



Anthony Uresti  
Assistant Director

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-22-2023

PROPOSED EL CRUCERO III 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: 22  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 5 ROAD AND TEXAN ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-07-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY SURFACE RUNOFF THAT WILL DRAIN INTO MILE 5 ROAD AND TEXAN ROAD SIDE DITCH. DICHARGING INTO A TYPE "C" INLET AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO MILE 5 ROAD, AND 10.0 FEET ONTO TEXAN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-02-2023 BY, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-09-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-07-2023 : 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.

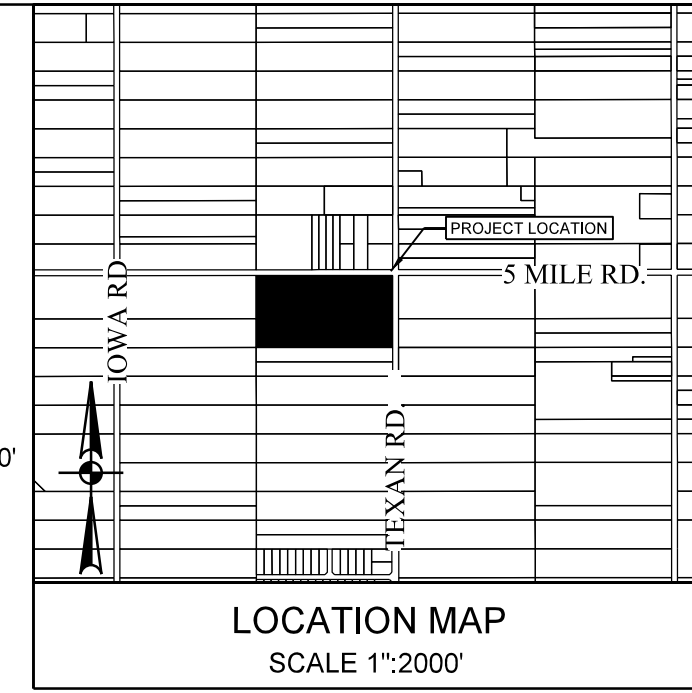
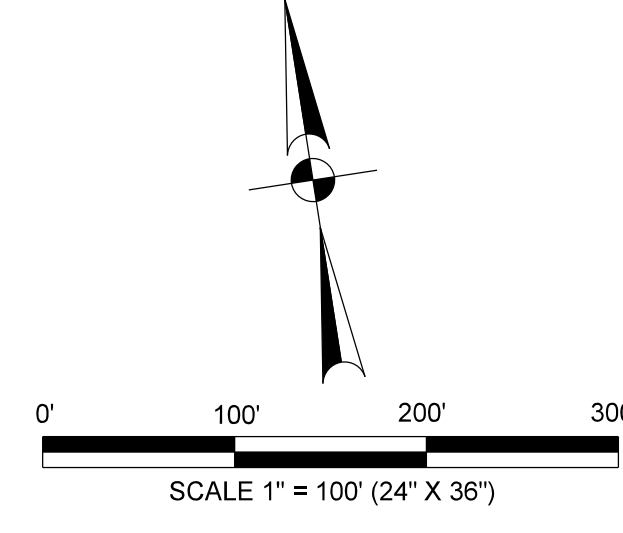
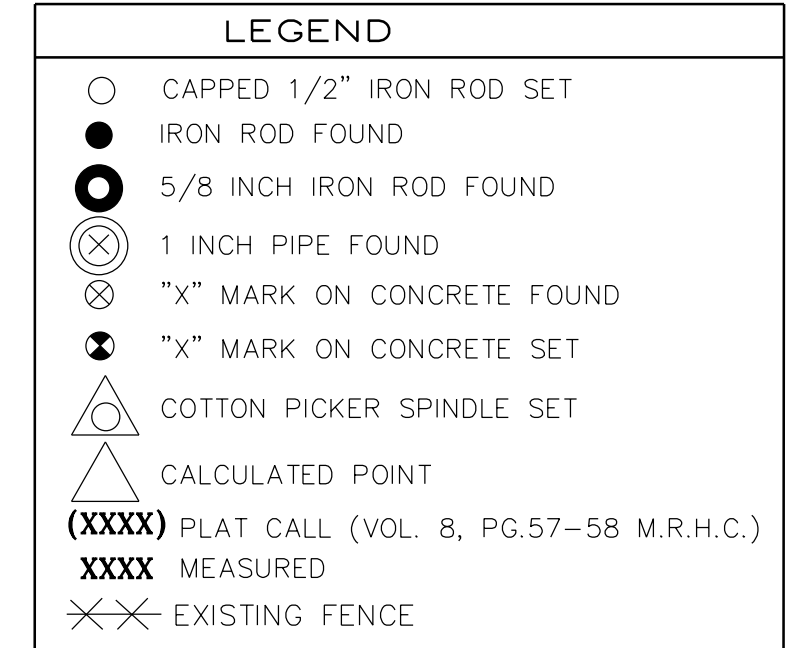
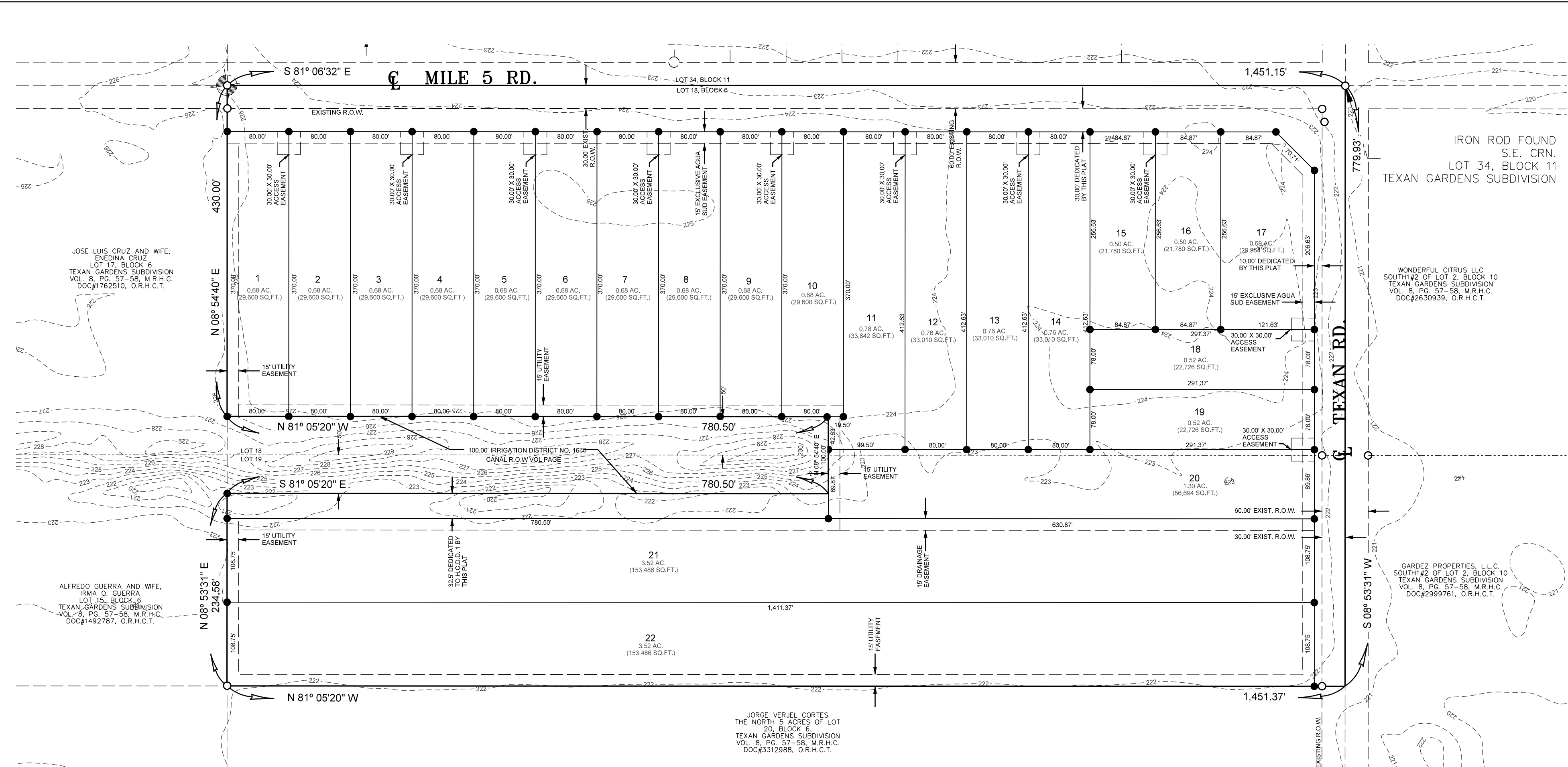
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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.

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LOCATION MAP  
SCALE 1":2000'

LOCATION DESCRIPTION  
EL CRUCERO III SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, IN 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, 2010 CENSUS). EL CRUCERO III SUBDIVISION PHASE III LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 10 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.01.

- GENERAL NOTES:
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: "X"  
ZONE "X" 500-YEAR FLOOD ZONE  
COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 06, 2000.
  - MINIMUM BUILDING SETBACK LINES:  
FRONT SETBACK:  
50 FEET FOR LOTS FRONTING 5 MILE  
50 FEET FOR LOTS FRONTING TEXAN RD.  
SIDE SETBACK:  
5 FEET OR EASEMENT, WHICHEVER IS GREATER  
REAR SETBACK:  
15 FEET OR EASEMENT, WHICHEVER IS GREATER
  - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1 THROUGH 22. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
  - COMMERCIAL USE SHALL BE ALLOWED ON ALL LOTS 17, 21 & 22.
  - 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 WITH 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.

BM-1 IS A FOUND COTTON PICKER SPINDLE AT THE CENTERLINE OF 5 MILE LINE.  
N= 16.634.632.5630  
E= 1 013.746.7284  
ELEV.= 224.70

BM-2 IS A FOUND COTTON PICKER SPINDLE AT THE CENTERLINE OF TEXAN RD  
N= 16.634.632.5630  
E= 1 013.746.7284  
ELEV.= 000.00

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 51,098 CUBIC FEET, 1.173 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION. DRAINAGE REQUIREMENT IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET 3 FOR PAVING & DRAINAGE LAYOUT).

8. A. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

B. 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.

C. NO PERMANENT STRUCTURE, UTILITY POLE, 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.

D. NO UTILITY COMPANY, 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.

9. 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.

10. 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.

11. 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 SEWAGE 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 HAS 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.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

13. PENA CHAPA DEVELOPMENT, THE OWNER & SUBDIVIDER OF EL CRUCERO III SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE IN 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.

15. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (5 MILE LINE RD) ON TO LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9, 10, 11 & 12, 13 & 14, 15 & 16, (TEXAN RD) 17 & 18, 19 & 20. A 24' SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 19 & 20.

16. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING 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 THAN THAT STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

17. LOTS 17, 21 & 22 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 17, 21 & 22 ARE FOR NON RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

18. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

THIS PLAT OF EL CRUCERO III 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 \_\_\_\_\_



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

LOT LAYOUT  
EL CRUCERO III SUBDIVISION

BEING A 21.48 ACRE TRACT OF LAND OUT OF ALL OF LOT EIGHTEEN (18) & LOT NINETEEN (19), BLOCK 6, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

PENA CHAPA DEVELOPMENT AS OWNER OF THE 21.48 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL CRUCERO III 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 1959  
MISSION, TEXAS 78572

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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL CRUCERO III 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. 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. 16 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 \_\_\_\_\_

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.

IVAN GARCIA, P.E., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR #6496  
REG.#01194027

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 46.21(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 \_\_\_\_\_

I, JOSE E. SAENZ, 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.

JOSE E. SAENZ  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL CRUCERO III SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

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

BEING 21.48-ACRE TRACT OF LAND OUT OF LOT 18 & 19, BLOCK 6, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO PENA-CHAPA DEVELOPMENT, INC., BY WARRANTY DEED WITH VENDORS LIEN DATED JULY 30, 2021 AND RECORDED ON AUGUST 04, 2021, AS DESCRIBED IN DOCUMENT NUMBER 3250045, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 21.48 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 34, BLOCK 11, TEXAN GARDENS SUBDIVISION, ALSO BEING ON THE CENTERLINE OF TEXAN ROAD;

THENCE, SOUTH 08°53'31" WEST A DISTANCE OF 779.93 FEET, ALONGSIDE THE CENTERLINE OF THE TEXAN ROAD, TO A MAGNAN SET ON THE CENTERLINE OF TEXAN ROAD FOR THE COMMON CORNER OF A TRACT CONVEYED TO JORGE VERJEL CORTES AS DESCRIBED BY DOCUMENT NUMBER 3312988, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°05'20" WEST A DISTANCE OF 40.00 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROWSS PROP COR" SET FOR THE WEST RIGHT-OF-WAY OF TEXAN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,451.37 FEET, TO IRON ROD FOUND FOR THE COMMON CORNER OF SAID JORGE VERJEL CORTES, AND A TRACT OF LAND CONVEYED TO ALFREDO GUERRA AND WIFE, IRMA O. GUERRA AS DESCRIBED IN DOCUMENT NUMBER 1492787, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°53'31" EAST A DISTANCE OF 234.58 FEET, ALONG SAID THE EAST LINE OF SAID ALFREDO GUERRA AND WIFE, IRMA O. GUERRA TRACT, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROWSS PROP COR" SET FOR A 100' IRRIGATION DISTRICT NO. 16 CANAL RIGHT-OF-WAY AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°05'20" EAST A DISTANCE OF 780.50 FEET, ALONG SAID 100' IRRIGATION DISTRICT NO. 16 CANAL RIGHT-OF-WAY, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°54'40" EAST A DISTANCE OF 100.00 FEET, ALONG SAID 100' IRRIGATION DISTRICT NO. 16 CANAL RIGHT-OF-WAY, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°05'20" WEST A DISTANCE OF 780.50 FEET, ALONG SAID 100' IRRIGATION DISTRICT NO. 16 CANAL RIGHT-OF-WAY, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROWSS PROP COR" SET FOR A COMMON OF A TRACT OF LAND CONVEYED TO JOSE LUIS CRUZ AND WIFE, ENEDINA CRUZ, AS DESCRIBED IN DOCUMENT NUMBER 1762510, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°54'40" EAST A DISTANCE OF 430.00 FEET, ALONG THE EAST LINE OF SAID JOSE LUIS CRUZ AND WIFE, ENEDINA CRUZ, TO A MAGNAN FOUND ON THE CENTERLINE OF MILE 5 ROAD, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 81°05'32" EAST A DISTANCE OF 1,451.15 FEET, ALONG THE CENTERLINES OF 5 MILE ROAD, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 21.48 ACRES TRACT OF LAND;  
BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL CRUCERO III SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_

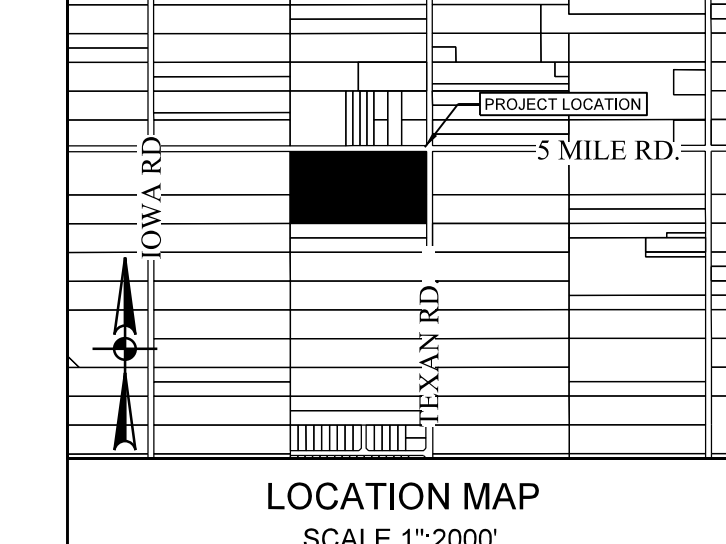
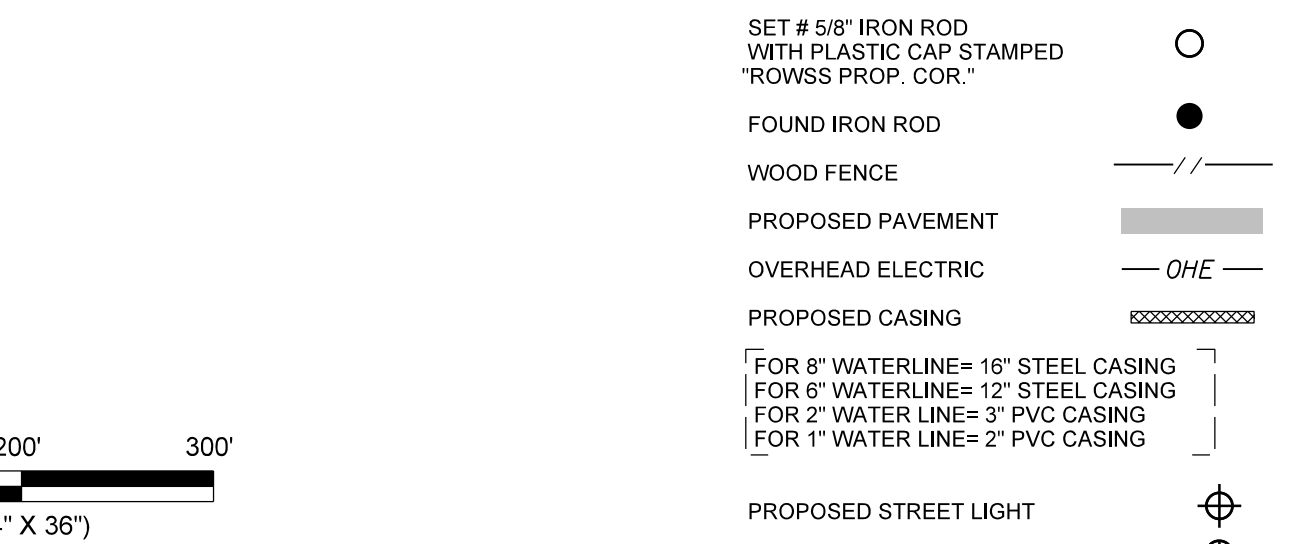
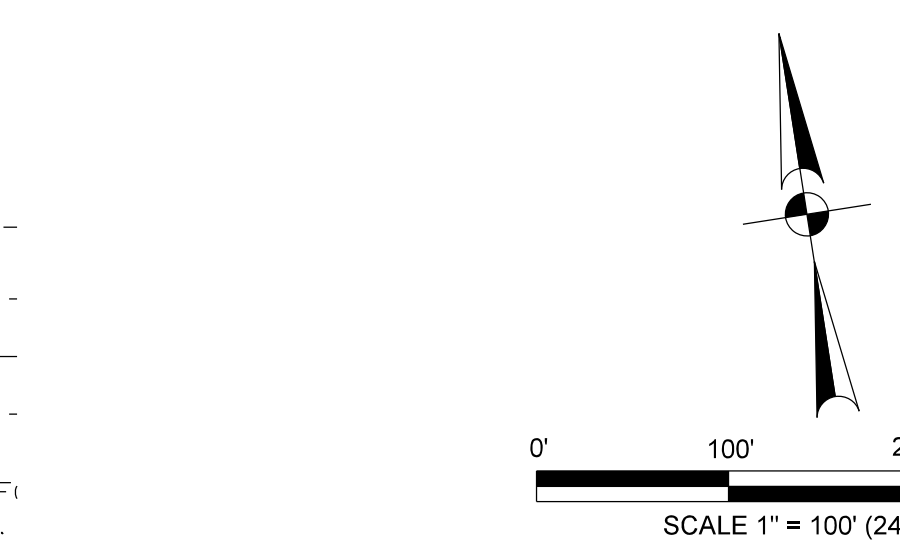
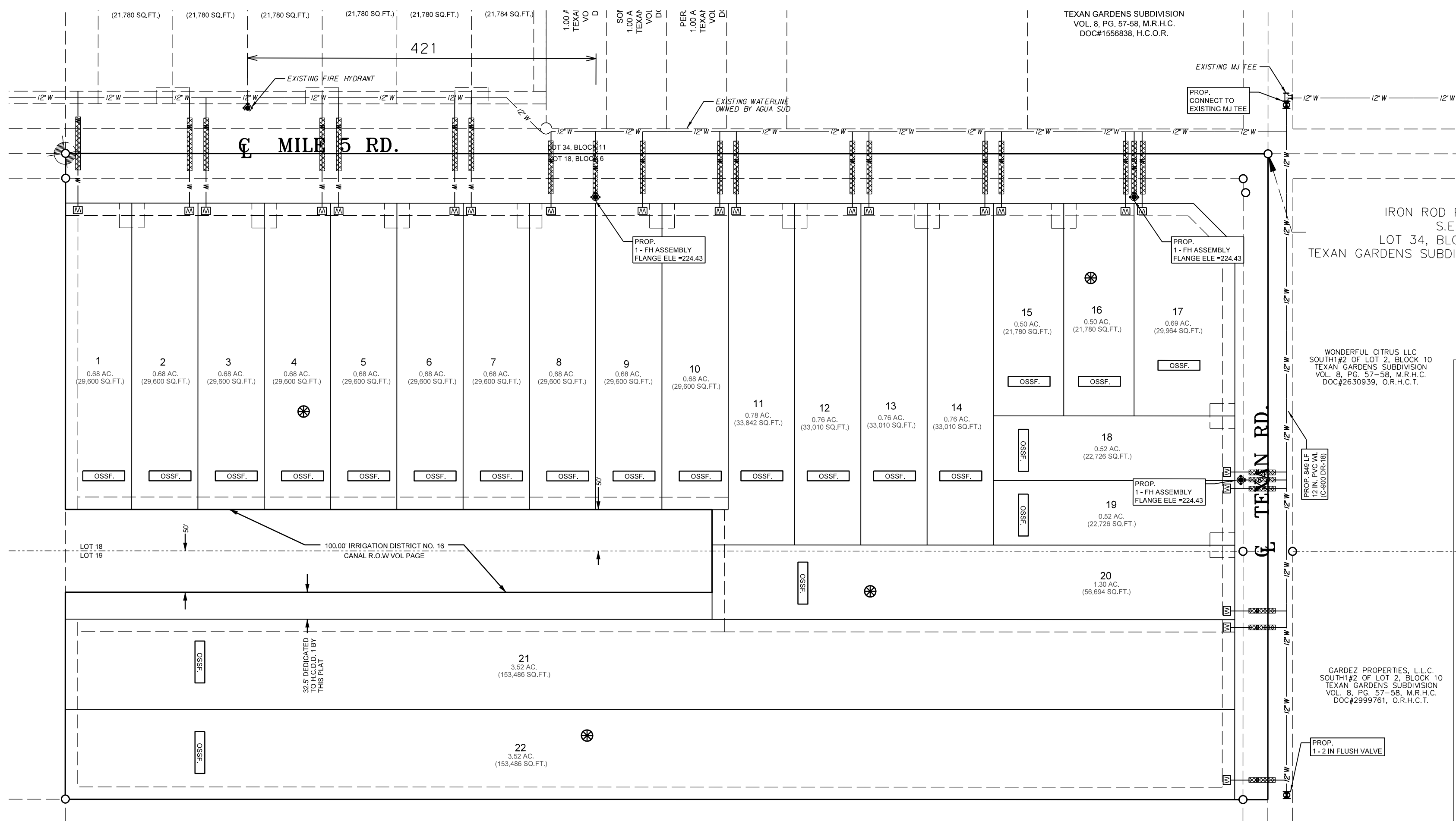
ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

| REVISION NOTES |       |          |      |          |
|----------------|-------|----------|------|----------|
| NO.            | SHEET | REVISION | DATE | APPROVED |
|                |       |          |      |          |
|                |       |          |      |          |
|                |       |          |      |          |

| 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. 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) 380-6152 | (956) 380-6083 |

SOUTH TEXAS INFRASTRUCTURE GROUP  
800 S. STEWART RD., SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 424-3132  
TBP# REG # 15000





**WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY (DESCRIPCION, COST, AND OPERABILITY DATE):**

EL CRUCERO III 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 ONE EXISTING WATER LINE RUNNING THROUGH EL CRUCERO III SUBDIVISION, A 12" WATER LINE RUNNING THRU THE NORTH RIGHT-OF-WAY OF 5 MILE LINE RD AND A PROPOSED 12" WATER LINE RUNNING THRU THE EAST RIGHT-OF-WAY OF TEXAN RD. THESE WATER LINES INTERSECT WITH AN EXISTING 12" X 12" MJ CROSS.

EL CRUCERO III SUBDIVISION HAS 22 LOTS. WATER DISTRIBUTION FOR EL CRUCERO III SUBDIVISION WILL CONSIST OF CONNECTING TO THE PROPOSED 12" WATERLINE ON TEXAN RD WITH THE EXISTING 12" X 12" MJ TEE, WITH A GATE VALE TO THE SOUTH, THE EXISTING 12" WATERLINE ON 5 MILE WILL CONNECT THE TO THE EXISTING 12" WATERLINE ON TEXAN RD.

EL CRUCERO III SUBDIVISION WILL HAVE TWENTY TWO (22) 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 \$ \_\_\_\_\_ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$ \_\_\_\_\_ WHICH COVERS THE \$ \_\_\_\_\_ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ \_\_\_\_\_ FOR A TOTAL COST OF \$ \_\_\_\_\_. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE**

SEWAGE FROM EL CRUCERO III 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 23. 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. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE AREAS OF THE SUBDIVISION, A TOTAL OF 14 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 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 \$ \_\_\_\_\_.

**REPORT DE INGENIERIA DE AGUA Y DRENAJE**

**WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):**

LA SUBDIVISION EL CRUCERO III RECIBIRÁ SU PROVISIÓN DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UNA LINEA EXISTENTE QUE CORRE DENTRO LA SUBDIVISION EL CRUCERO III, UNA LINEA DE 12" QUE CORRE POR NORTE DEL DERECHO DE VIA DE LA CALLE 5 MILE Y LA LINEA PROPUESTA DE 12" QUE CORRE POR EL ESTE DEL DERECHO DE VIA DE LA CALLE TEXAN. ESTAS LINEAS DE AGUA SE INTERSECTAN CON LA CRUZ DE 12" X 12" EXISTENTE.

LA SUBDIVISION EL CRUCERO III TIENE 22 LOTES LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION EL CRUCERO III CONSISTIRA DE CONECTARSE A LA LINEA PROPUESTA EN LA CALLE TEXAN, SE CONECTARA CON UNA TEE EXISTENTE DE 12" X 12" CON UNA VALVULA AL SUR, LA LINEA EXISTENTE DE 12" DE LA CALLE 5 MILE SERA CONECTADA CON LA LINEA PROPUESTA DE 12" EN LA CALLE TEXAN.

EN VEINTIDOS (22) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO. SE HAN INSTALADO YA LA LINEA 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 (\$ \_\_\_\_\_ POR CADA LOTE). ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO TRES (3) HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ \_\_\_\_\_ POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ \_\_\_\_\_. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA LOS SOLARES DEL 1 AL 23. 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 SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

**REPORT DE EVALUACION DE SUELO:**

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION, UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARENOSO 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 AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES DE \$ \_\_\_\_\_ DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ \_\_\_\_\_. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA 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 SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON: AGUA- EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ \_\_\_\_\_. DRENAJE- SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ \_\_\_\_\_.

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

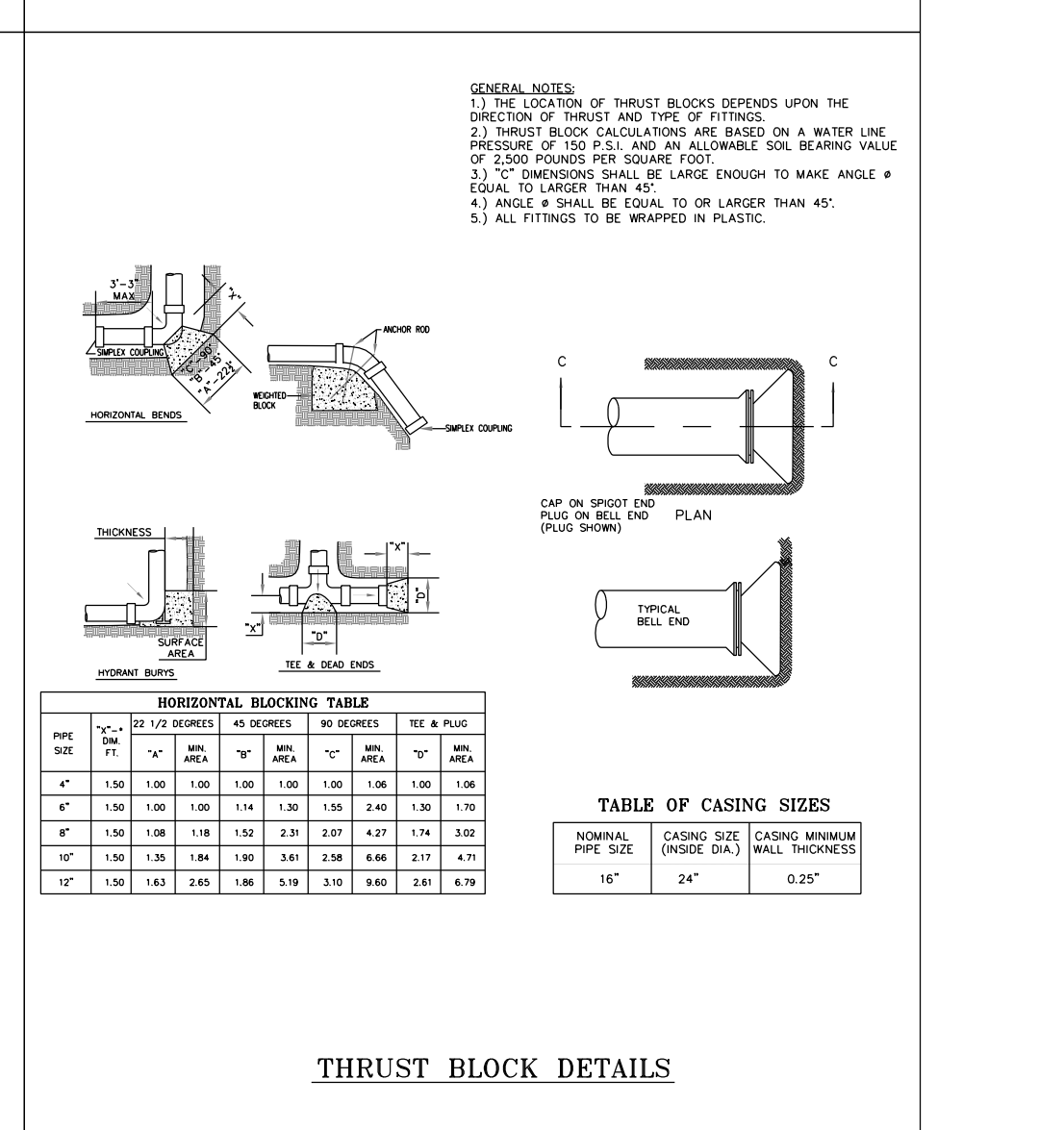
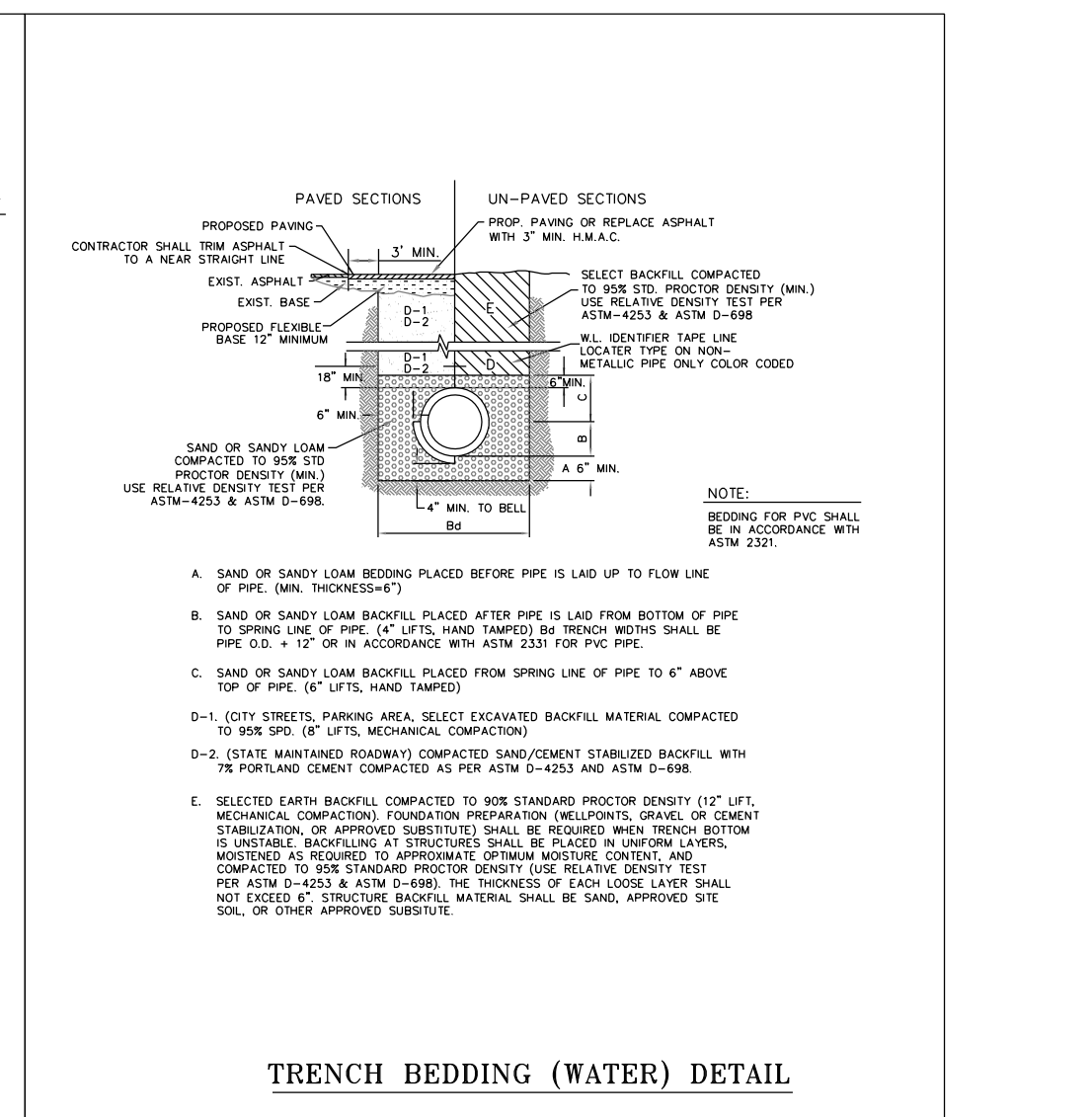
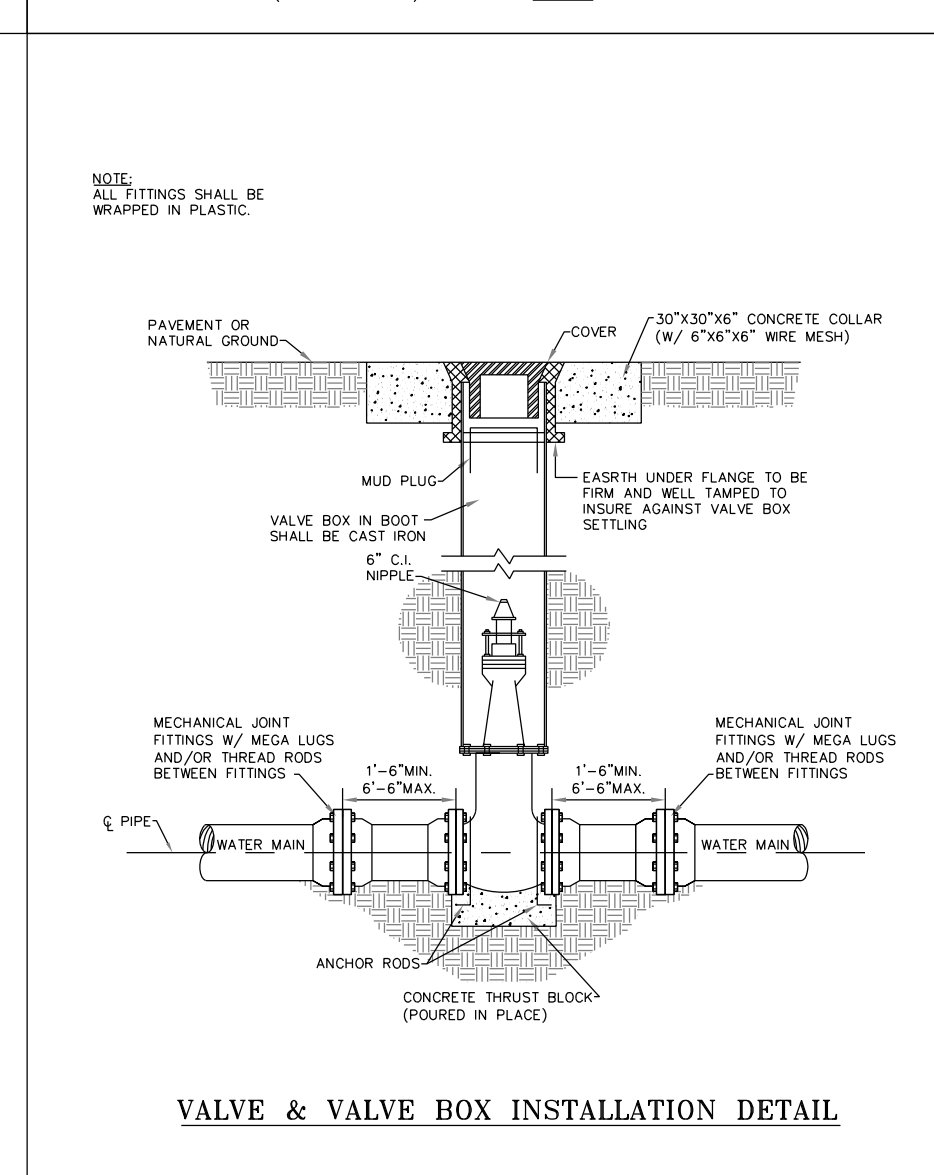
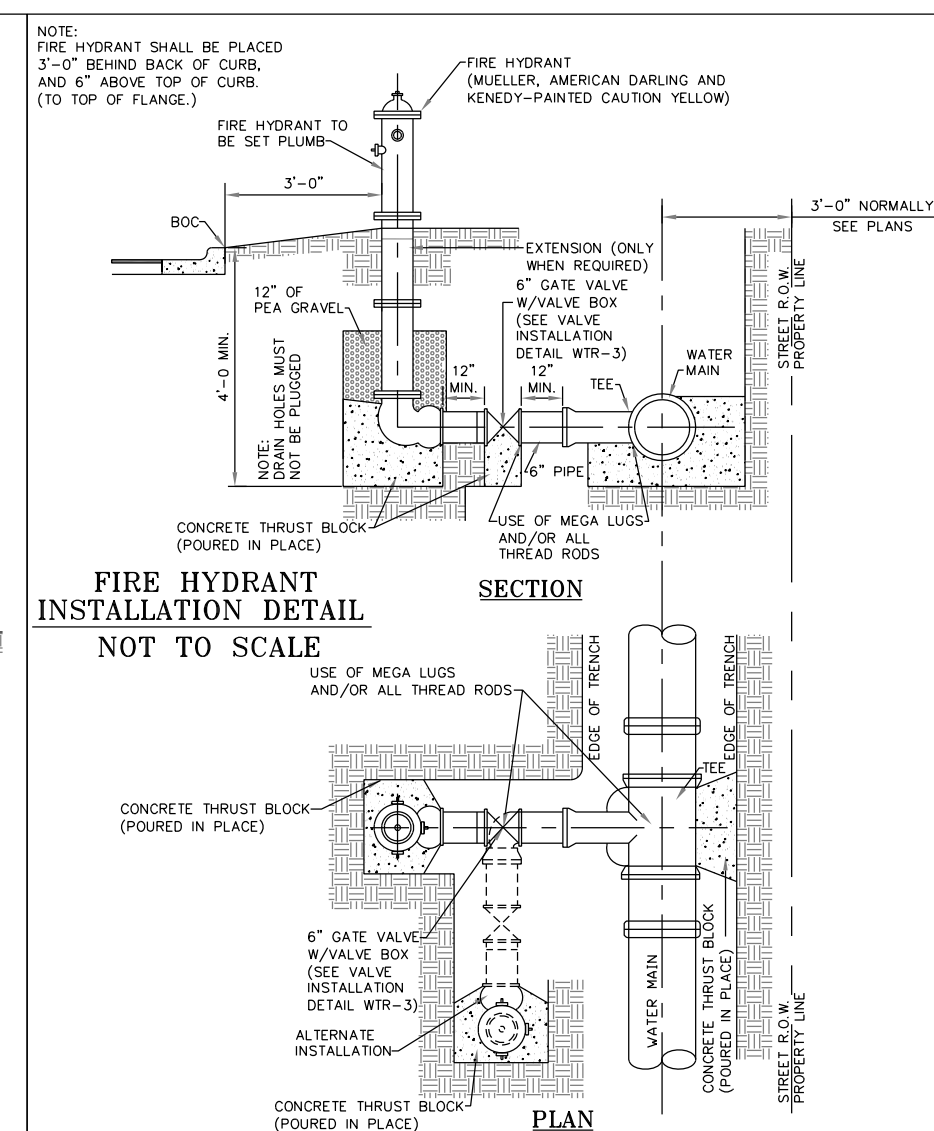
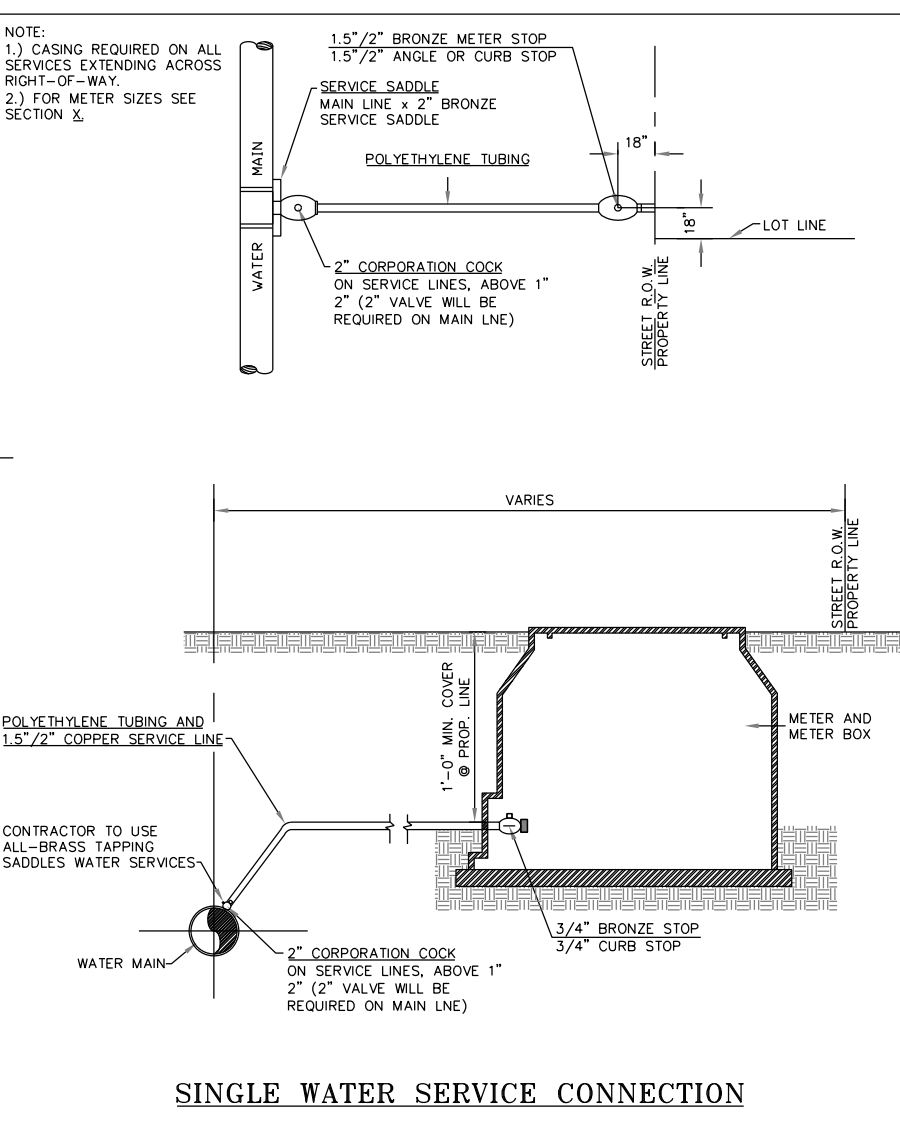
PENA CHAPA DEVELOPMENT  
MANUEL CHAPA (MEMBER)

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



**HORIZONTAL BLOCKING TABLE**

| PIPE SIZE | 12" MIN. MIN. H.A.C. | 12" MIN. MIN. H.A.C. | 12" MIN. MIN. H.A.C. | 12" MIN. MIN. H.A.C. | 12" MIN. MIN. H.A.C. | 12" MIN. MIN. H.A.C. | 12" MIN. MIN. H.A.C. |
|-----------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| 4"        | 1.00                 | 1.00                 | 1.00                 | 1.00                 | 1.00                 | 1.00                 | 1.00                 |
| 6"        | 1.50                 | 1.50                 | 1.50                 | 1.50                 | 1.50                 | 1.50                 | 1.50                 |
| 8"        | 2.00                 | 2.00                 | 2.00                 | 2.00                 | 2.00                 | 2.00                 | 2.00                 |
| 10"       | 2.50                 | 2.50                 | 2.50                 | 2.50                 | 2.50                 | 2.50                 | 2.50                 |
| 12"       | 3.00                 | 3.00                 | 3.00                 | 3.00                 | 3.00                 | 3.00                 | 3.00                 |

**TABLE OF CASING SIZES**

| MINIMUM CASING SIZE (INSIDE DIA.) | CASING MANHOLE WALL THICKNESS |
|-----------------------------------|-------------------------------|
| 16"                               | 0.25"                         |

**COST ESTIMATE**

WATER DISTRIBUTION: \$ \_\_\_\_\_  
 DRAINAGE IMPROVEMENT: \$ \_\_\_\_\_  
 PAVING IMPROVEMENT: \$ \_\_\_\_\_  
 SEPTIC TANK (OSSF): \$ \_\_\_\_\_  
 FIRE HYDRANT: \$ \_\_\_\_\_  
 EROSION CONTROL: \$ \_\_\_\_\_

**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. | 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  
 PH: (956) 424-3335  
 FAX: (956) 424-3132  
 TPBE REG # 15000

**UTILITY LAYOUT**  
**EL CRUCERO III SUBDIVISION**

BEND A 31.48 ACRE TRACT OF LAND OUT OF ALL OF LOT EIGHTEEN (18) & LOT NINETEEN (19), BLOCK ELEVEN (11), BLOCK 5, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS

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

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

**PROJECT LOCATION**  
EL CRUCERO III SUBDIVISION IS A PROPOSED 22 LOT SINGLE FAMILY RESIDENTIAL & COMMERCIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION JURISDICTION LOCATED AT THE INTERSECTION OF TEXAN ROAD & 5 MILE RD. BEING A 25.86 ACRE TRACT OF LAND OUT OF ALL OF LOT EIGHTEEN (18) LOT NINETEEN (19) BLOCK ELEVEN (11) TEXAN GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

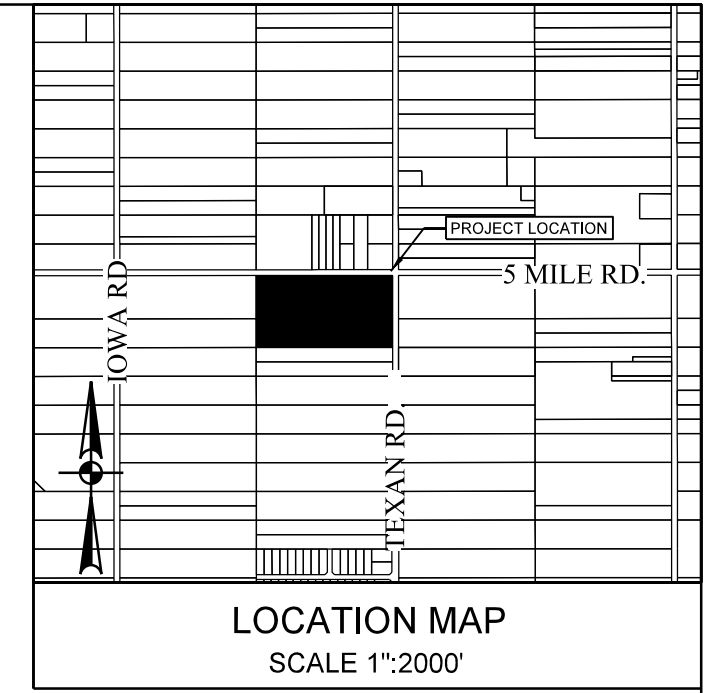
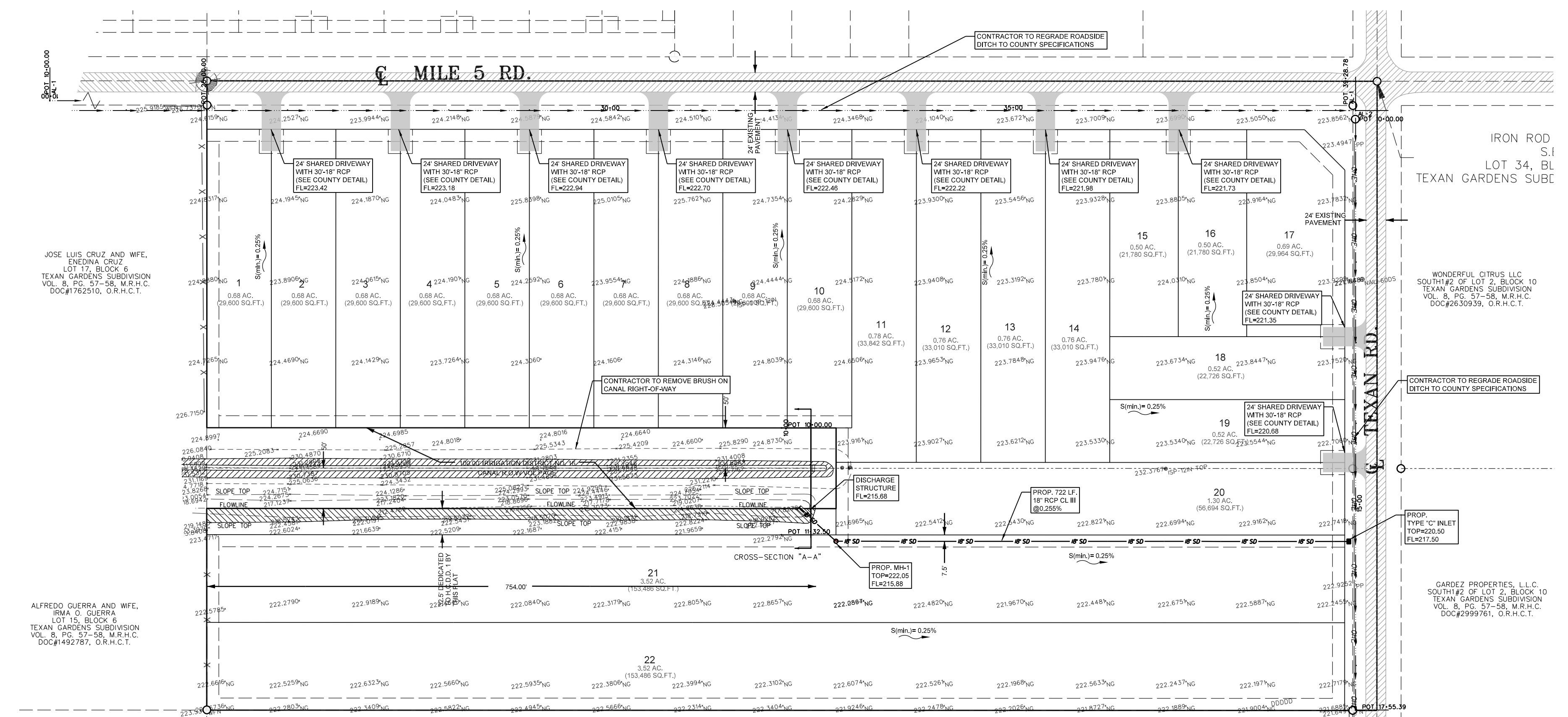
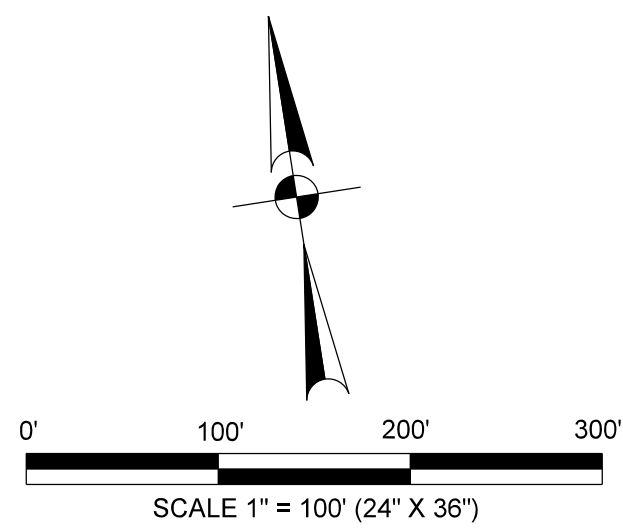
**FLOOD PLAN**  
THE PROPERTY IS IN ZONE "X" ZONE "X" ARE AREAS OF 500-YEAR FLOOD; COMMUNITY PANEL NO. 480334 0200 D, REVISED JUNE 06, 2000.

**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 63.1% OF BIRENMAN FINE SANDY LOAM (2) WITH 0 TO 1 PERCENT SLOPE, AND OF 6.9% OF CULYATASHANDADO COMPLEX (S1) WITH 0 TO 3 PERCENT SLOPE; THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLECTABLE, PERMEABILITY IS MODERATELY HIGH AND THE WATER CAPACITY IS HIGH. THIS SOILS ARE LISTED IN HYDROLOGIC GROUP II. 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 2383 CFS.

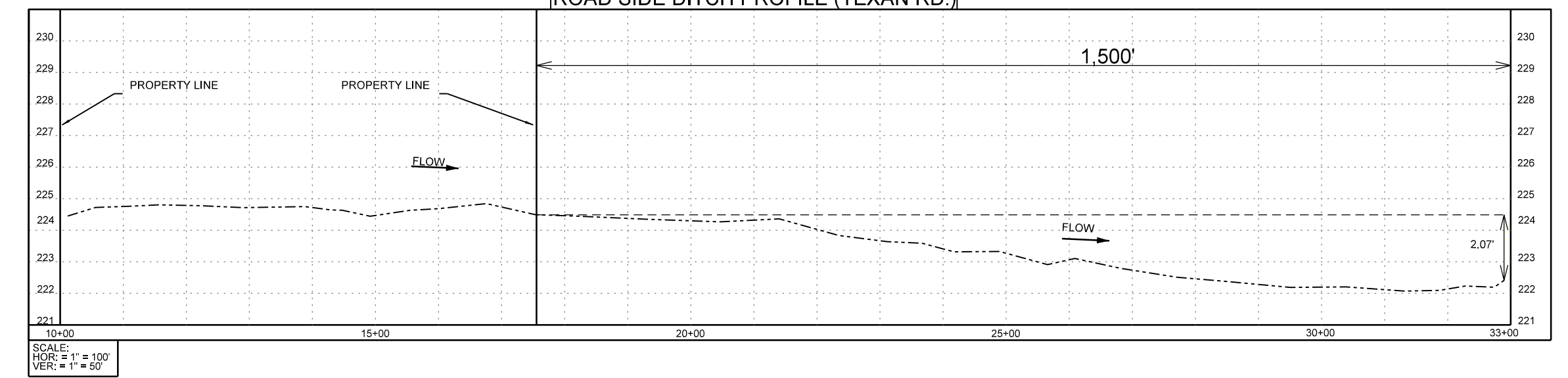
**PROPOSED CONDITIONS**  
IN ACCORDANCE WITH THE CITY OF MISSION AND COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE MITIGATED TO THE PROPOSED 10-YEAR STORM WATER RUNOFF, AS PER ATTACHED CALCULATIONS. THE PEAK RATE WILL BE 48.44 CFS, WHICH WILL GIVE US A NET INCREASE OF 25.81 CFS. FOR PROPOSED EL CRUCERO III SUBDIVISION, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 51,098 CFT OR 1,173 ACRES-FT. WILL BE MITIGATED BY INSTALLING A GRATE INLET ON TEXAN ROAD THAT WILL DRAIN INTO AN EXISTING DRAIN DITCH (S/LATERAL 3, I.D. 18") LOCATED WITHIN THE PROPERTY. DEVELOPER IS DESIGNATING THE PROPERTY TRACT ENCOMPASSES THE EXISTING DRAIN DITCH WHICH WILL ACCOUNT FOR A VOLUME OF 52,568 CFT FOR DETENTION PURPOSES. SEE APPENDIX G.

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

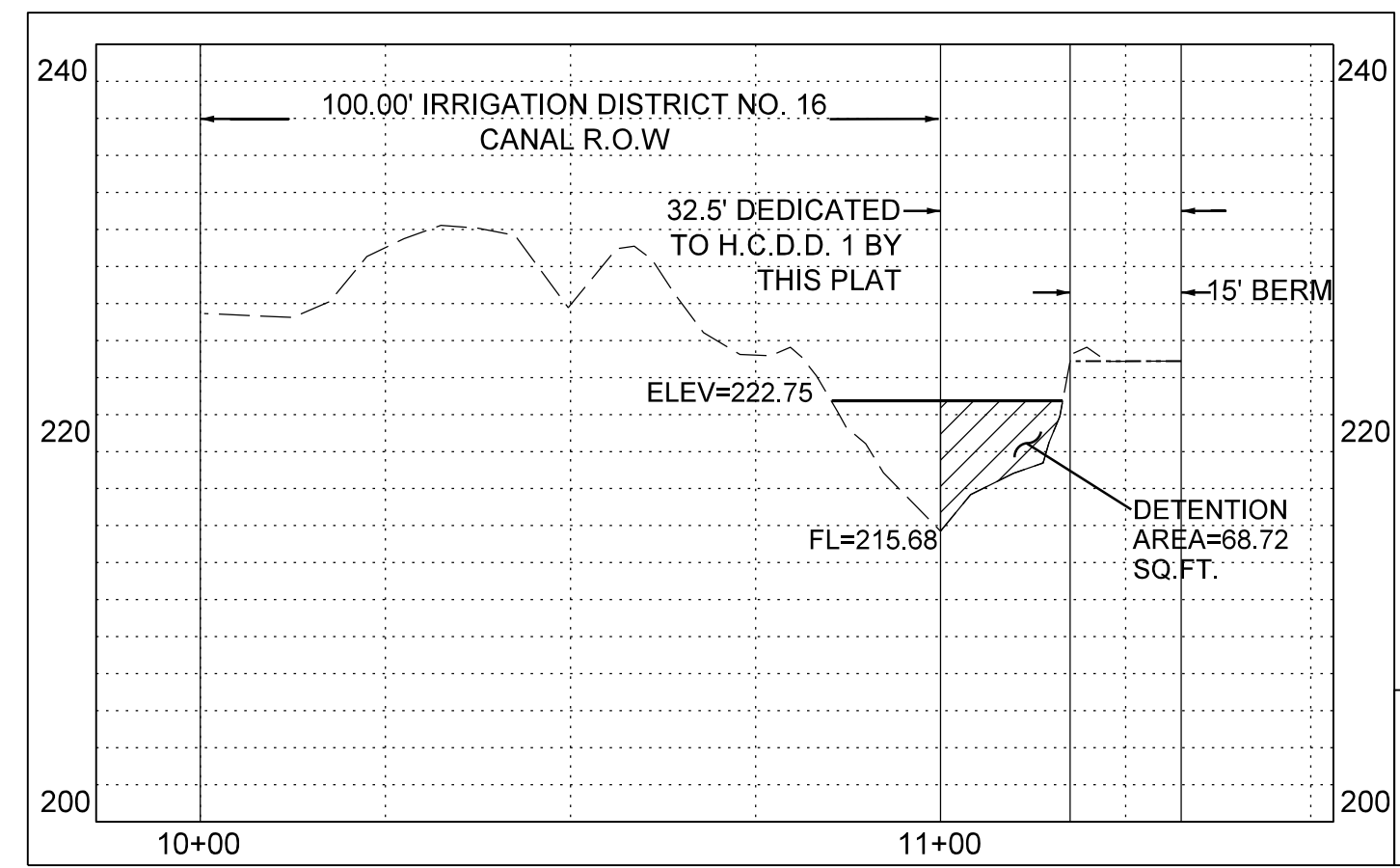
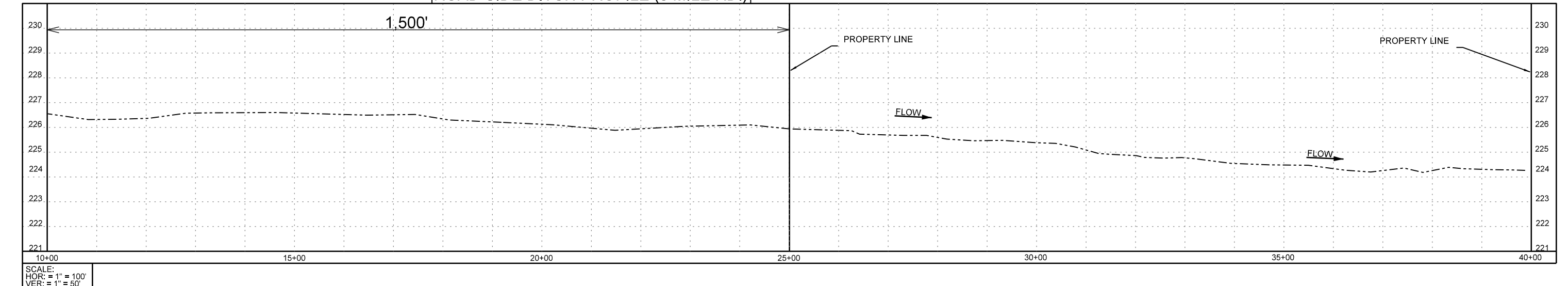


- LEGEND:**
- CHAIN LINK FENCE
  - WOOD FENCE
  - PROPOSED PAVEMENT
  - PROPOSED SINGLE WATER SERVICE
  - IRRIGATION LINE
  - OVERHEAD ELECTRIC
  - PROPOSED CASING
  - PROPOSED STREET LIGHT
  - SOIL BORING LOCATION
  - EXISTING POWER POLE

**ROAD SIDE DITCH PROFILE (TEXAN RD.)**



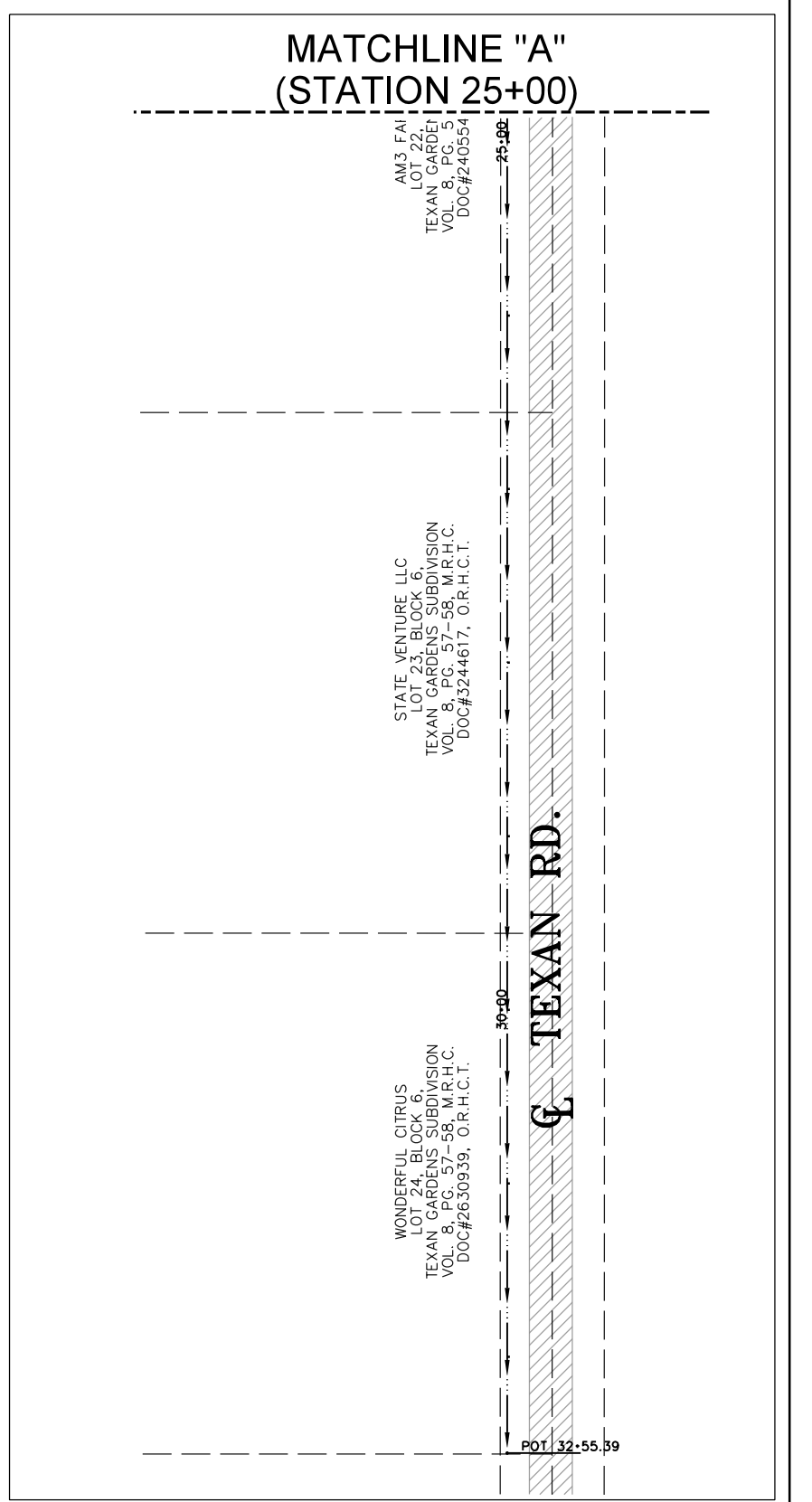
**ROAD SIDE DITCH PROFILE (5 MILE RD.)**



- DETENTION REQUIRED  
51,098 CFT.

- DETENTION PROVIDED  
AVERAGE AREA = 69.72 SQ.FT.  
LENGTH = 754 FT.  
=52,568 CFT.

CROSS-SECTION "A-A"  
SCALE  
VERTICAL - 1" : 5'  
HORIZONTAL - 1" : 25'



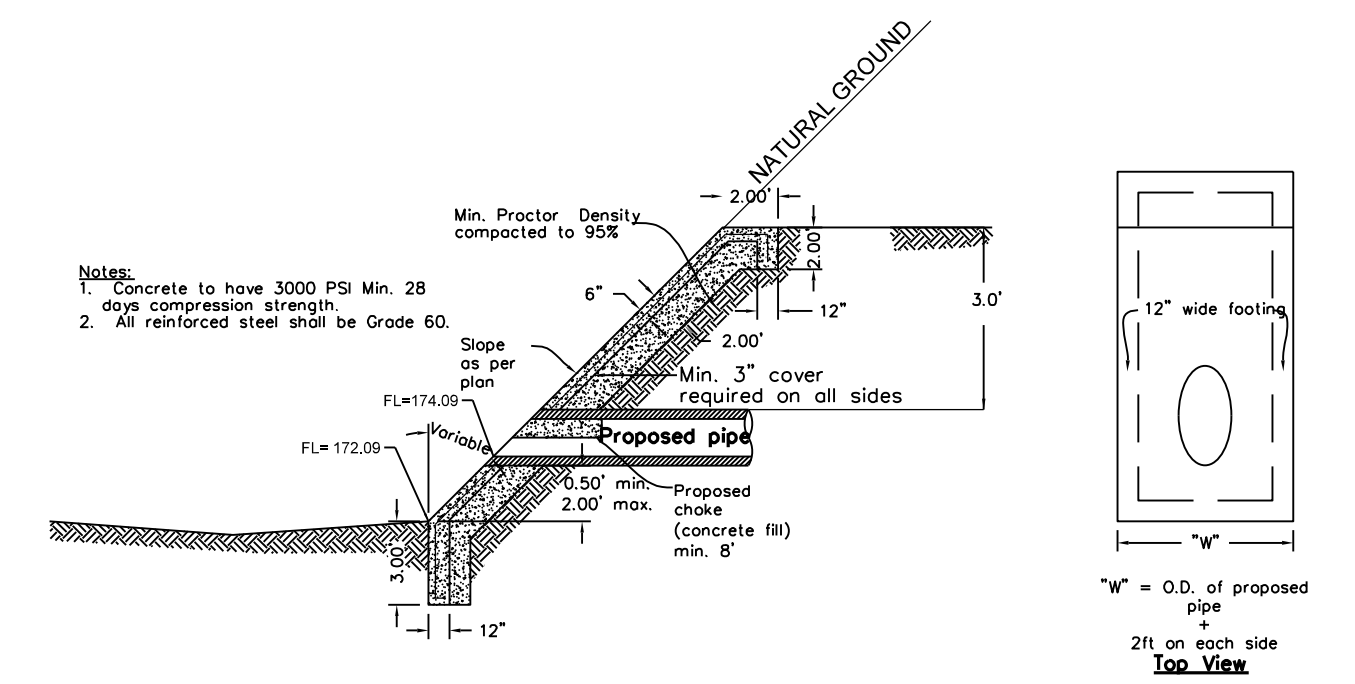
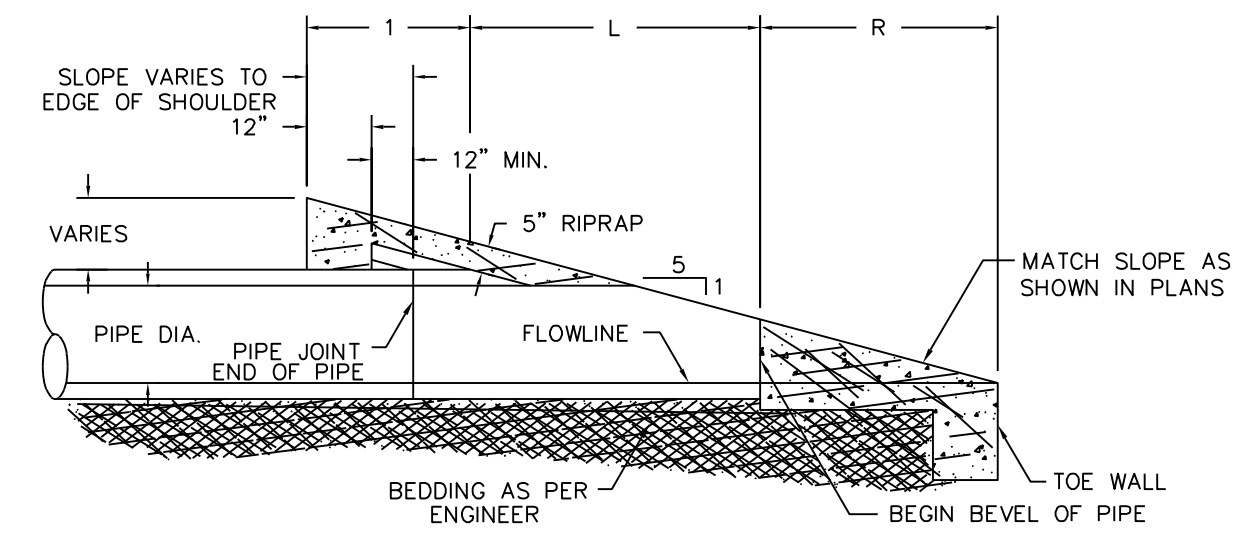
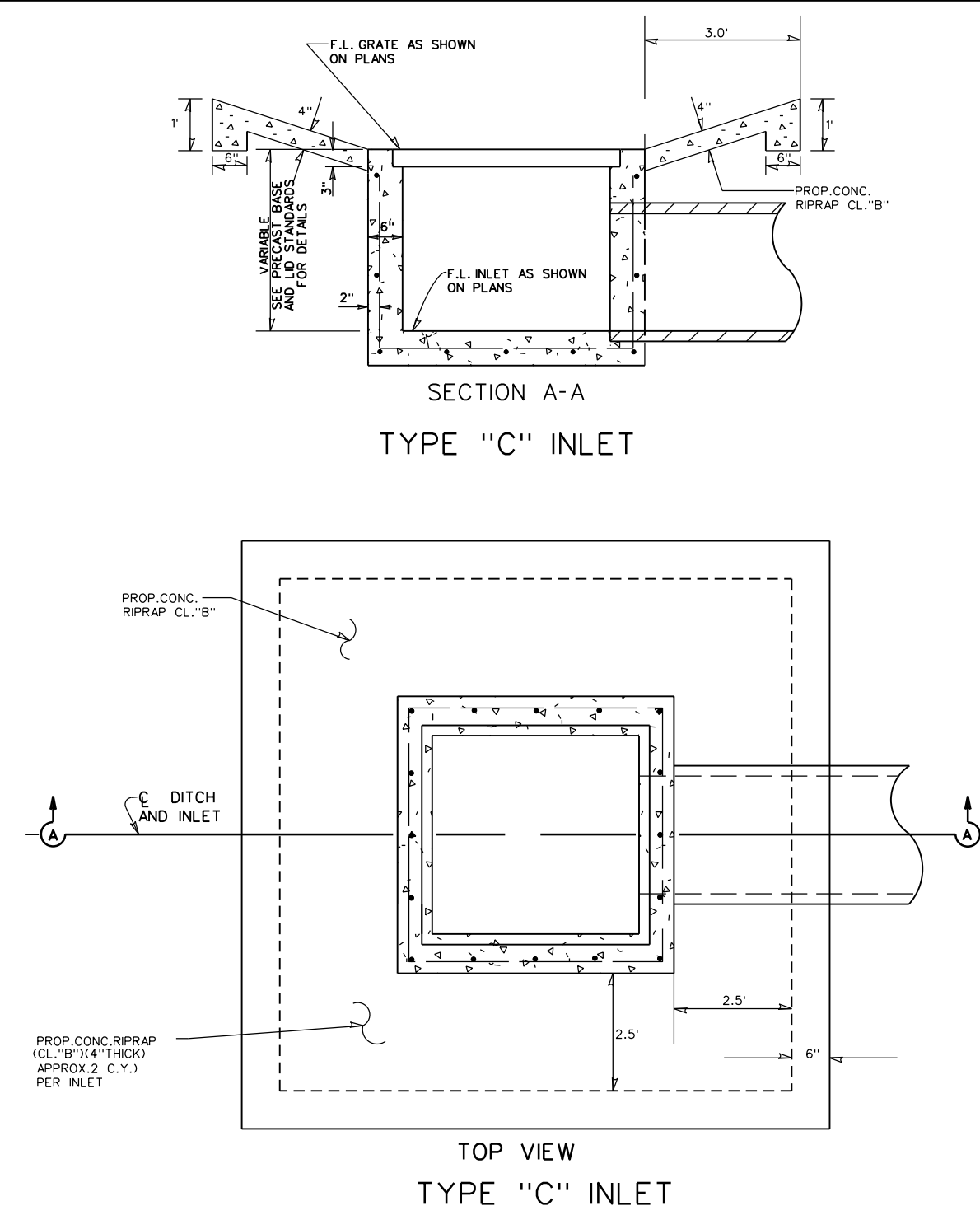
**PAVING & DRAINAGE  
EL CRUCERO III SUBDIVISION**

BEING A 24.48 ACRE TRACT OF LAND OUT OF ALL OF LOT EIGHTEEN (18) & LOT NINETEEN (19), BLOCK ELEVEN (11), BLOCK 8, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

| 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. 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) 380-6152 | (956) 380-6083 |

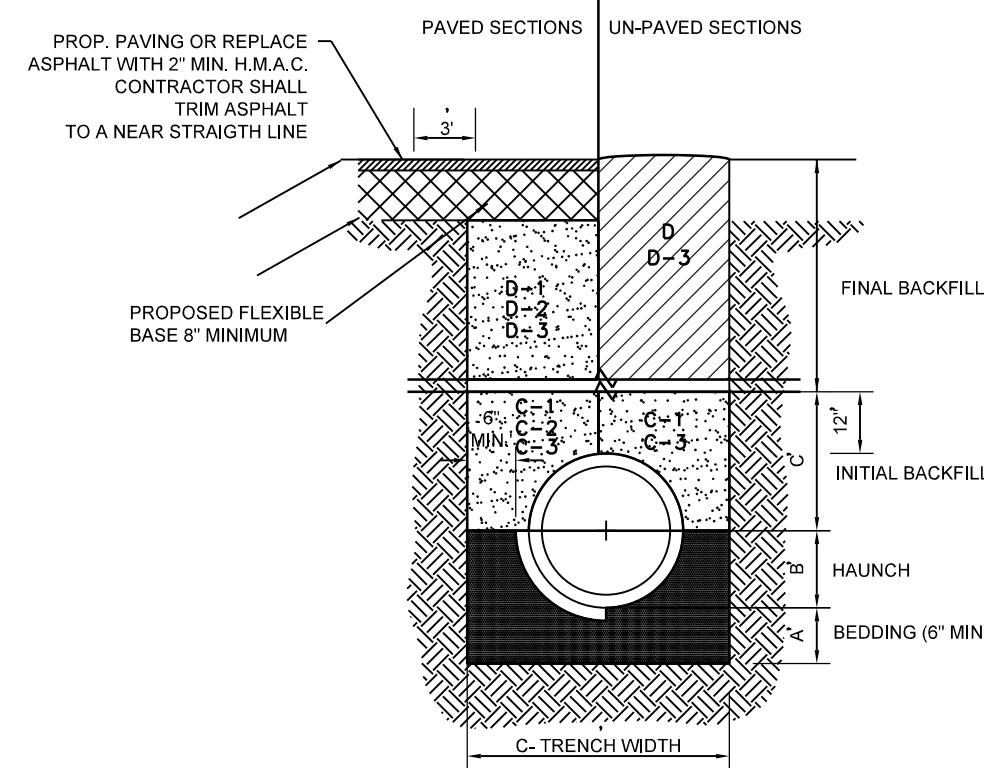
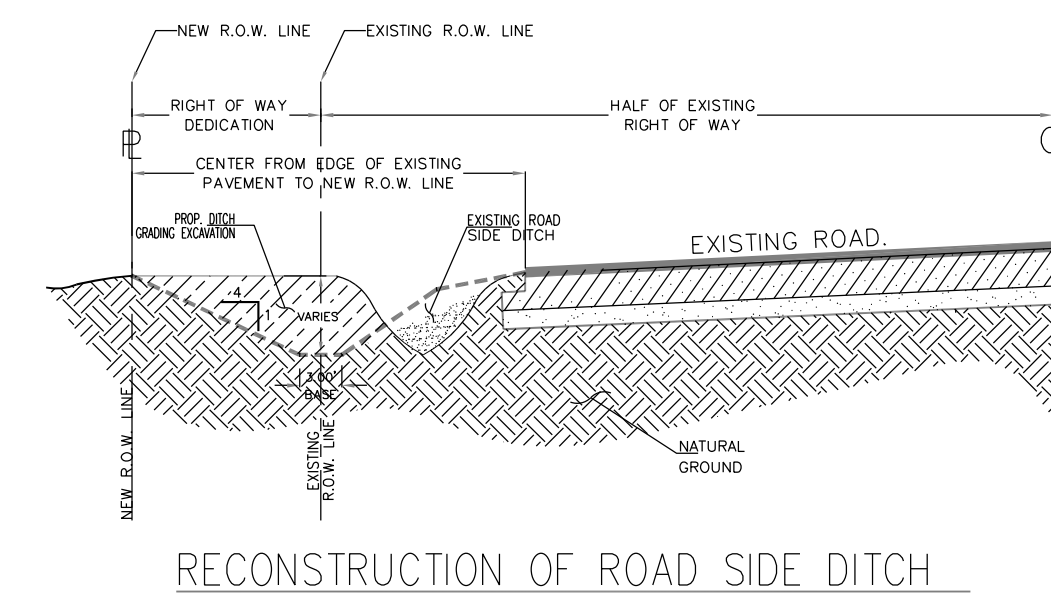
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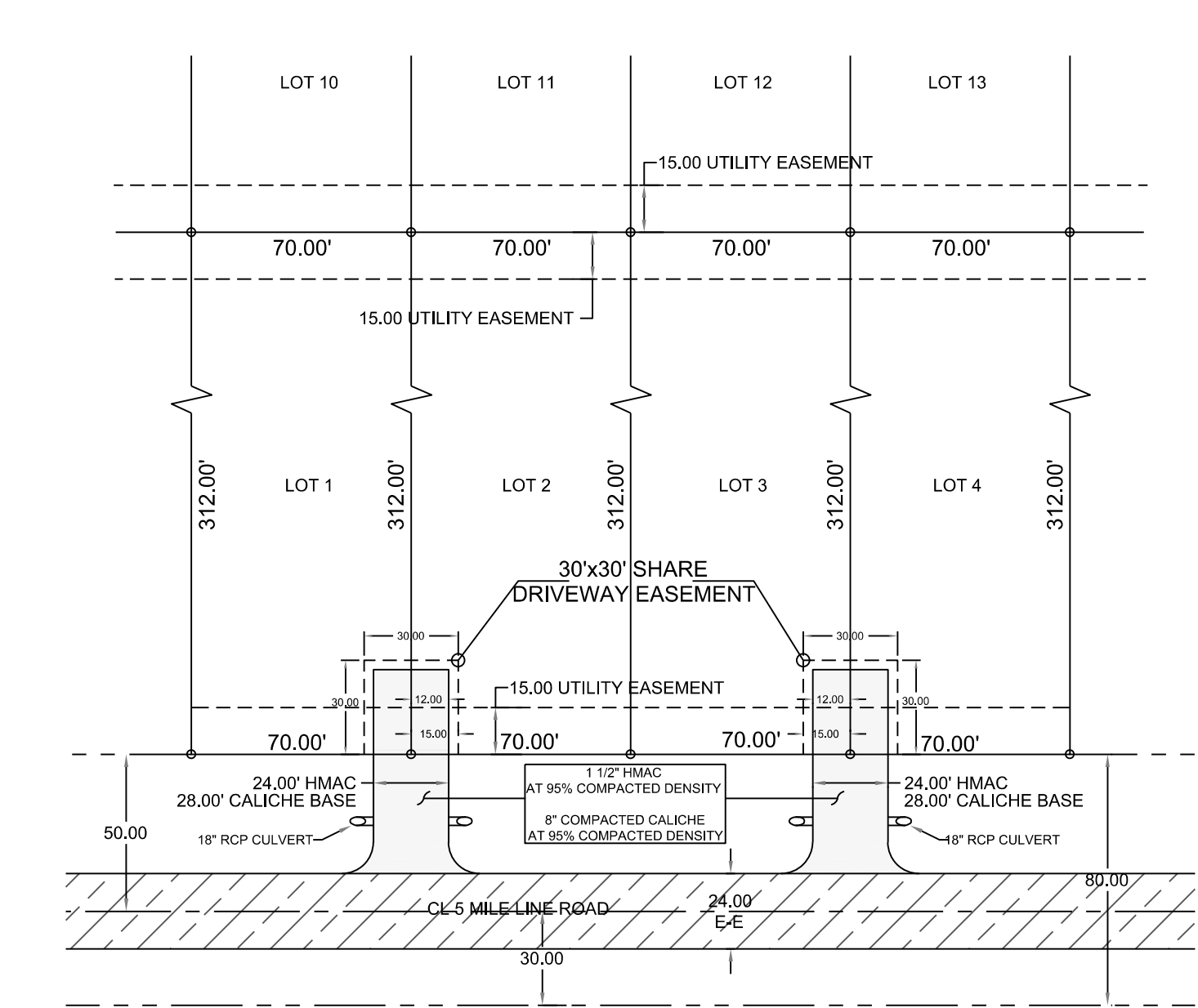
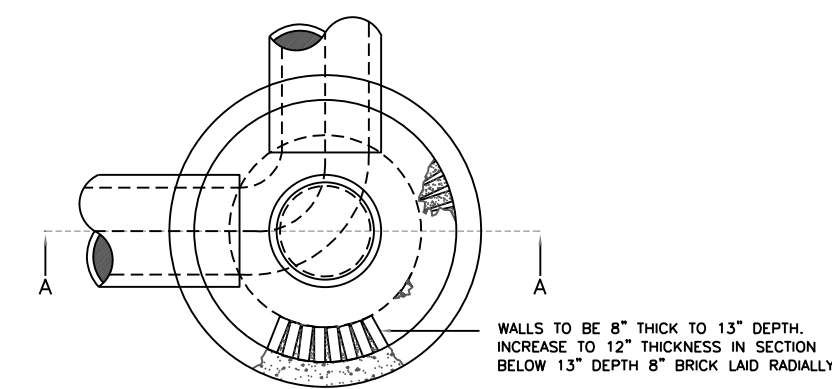
SAFETY END TREATMENT (TYPE "P OR C")

D-2 STORM DISCHARGE STRUCTURE



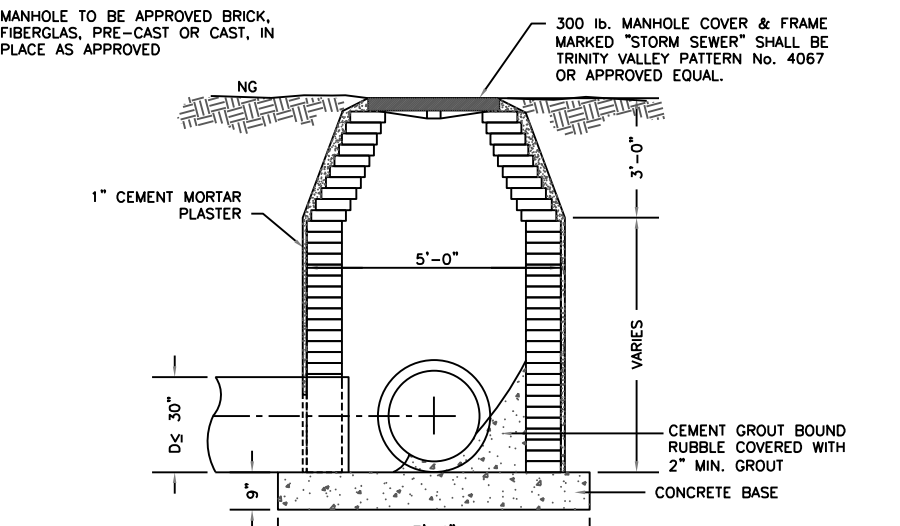
D-3 STORM TRENCH BEDDING AND BACKFILL DETAILS  
N.T.S.

DRAINAGE MANHOLE DETAILS



- 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, COUNTY ROADS & 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 I, 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, AS 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 (WELLPOINTS, MIN. 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE PLACED IN UNIFORM LAYERS, MOSTENED 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.



CONSTRUCTION DETAILS  
EL CRUCERO III SUBDIVISION

BEING A 31.48 ACRE TRACT OF LAND OUT OF ALL OF LOT EIGHTEEN (18) & LOT NINETEEN (19), BLOCK 8, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS

| 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 |
| SURVEYOR:          | IVAN GARCIA, R.P.L.S.   | 921 S. 10TH AVE.            | EDINBURG, TEXAS 78539 | (956) 380-6152 | (956) 380-6083 |

SOUTH TEXAS INFRASTRUCTURE GROUP  
 900 S. STEWART RD., SUITE 13  
 MISSION, TEXAS 78572  
 PH: (956) 424-3335  
 FAX: (956) 424-3132  
 TBPE REG # 15000

