



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: 12-12-2023

PROPOSED LAS COMADRES NO. 11 SUBDIVISION PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP. DEVELOPER: FIVE L. DEVELOPMENT, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 17

FILLING STATIONS: 7

LOCATION DESCRIPTION: WEST OF DOFFING ROAD APPROXIMATELY 1/2 OF MILE NORTH OF MILE 3 ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-14-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ADDITIONAL R.O.W. ONTO DOFFING ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 11-28-2023 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-04-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 10-10-2023 : 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.

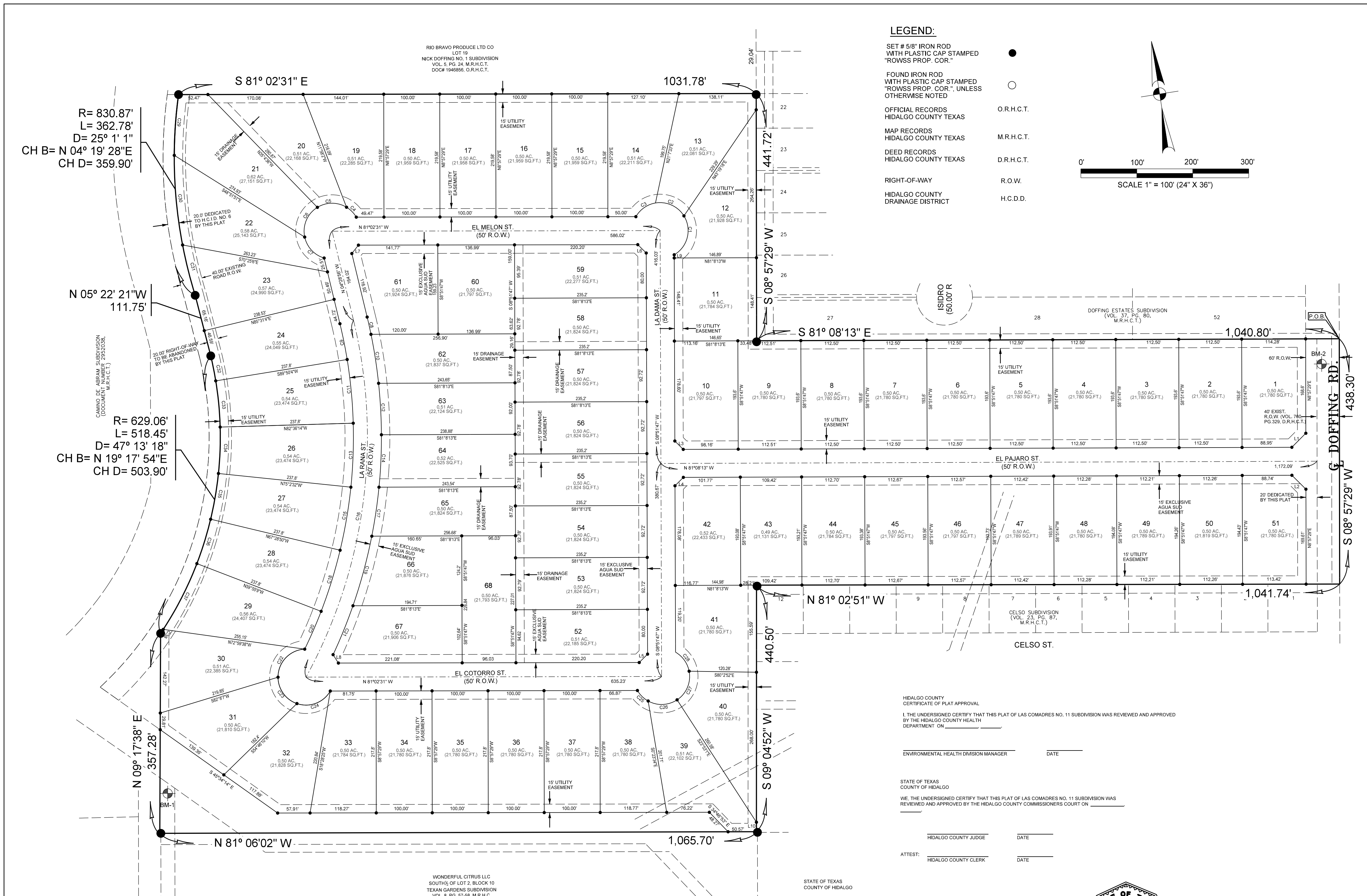
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 20, 2022

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning and other departments. and the approval of the CITY OF MISSION.*

Final Approval *subject to recommendations other departments*

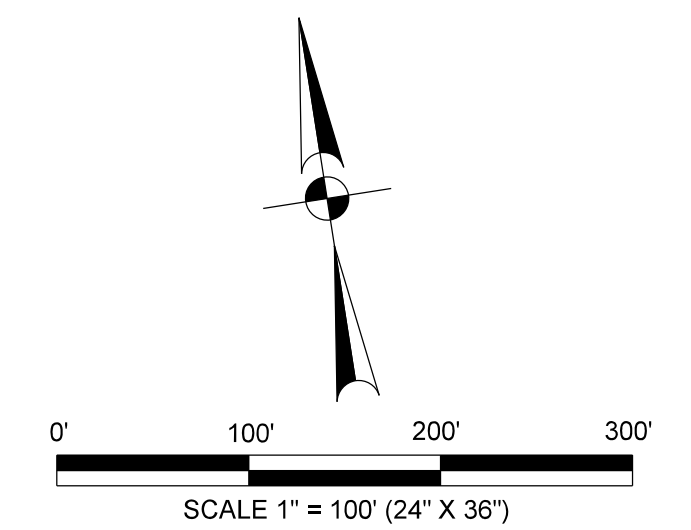
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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

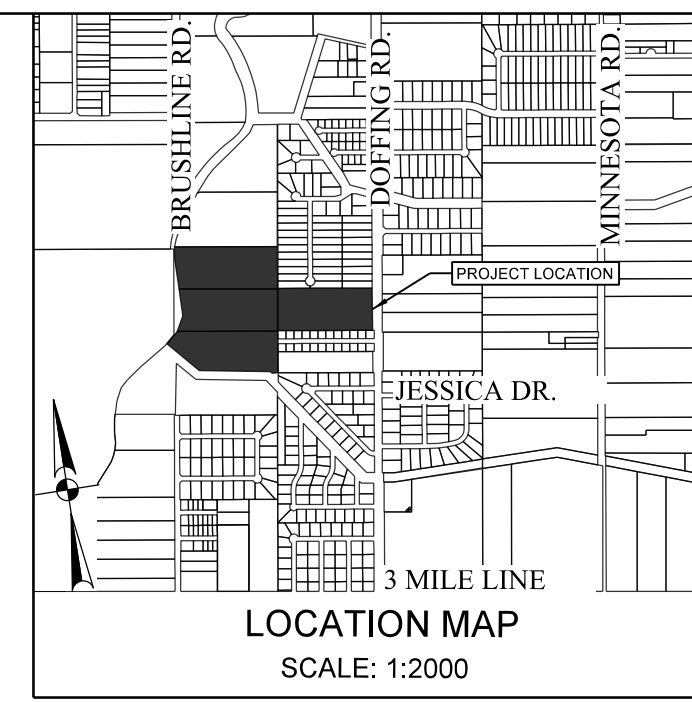


LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- 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.



- GENERAL NOTES:
- FLOOD ZONE STATEMENT: THE PROPERTY IS IN ZONE "C", ZONE "C" ARE AREAS OF MINIMAL FLOODING; COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 1982. ALSO IN ZONE "X", ZONE "X" ARE AREAS DETERMINED TO BE SUITABLE FOR FLOOD-PLAIN; COMMUNITY PANEL NO. 480334 0250 D, REVISED JUNE 20, 2008.
 - 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. SIDE SETBACK: 10 FEET FOR LOTS FRONTING ON DOFFING ROAD. REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. CORNER LOT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER. 20 FEET IF ROW IS GREATER THAN 50 FT OR EASEMENT WHICHEVER IS GREATER.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY OF THE INTERNAL LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
 - NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS.
 - 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 ELEVATIONS. 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.V.S. CONTROL" LOCATED ON EAST RIGHT-OF-WAY OF BRUSHLINE ROAD. N 1652430.2388 E 101752.8073 ELEV = 195.94
 - BM2 IS A SET 5/8" IRON ROD WITH BLUE PLASTIC CAP "R.O.V.S. CONTROL" LOCATED ON WEST RIGHT-OF-WAY OF DOFFING ROAD. N 1652583.3659 E 1022380.9819 ELEV = 195.47
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, A TOTAL OF 103.79 CUBIC FEET, 2.36 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION. DRAINAGE REQUIREMENT IN ACCORDANCE WITH THE LOCAL REGULATIONS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET # 4 FOR PAVING LAYOUT AND DRAINAGE DESIGN)
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS, OR 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 UTILITY EASEMENTS DECEDED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MOULD 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.
 - AN OFF-STREET PARKING LOT, SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL MANAGEMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION. THE OFFICE OF ENVIRONMENTAL MANAGEMENT SHALL BE REQUIRED TO CONDUCT A VISUAL ANALYSIS OF THE PROPOSED IMPROVEMENTS TO BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - ON-SITE SEWAGE FACILITIES: 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 OSSP ON LOT. A OSSP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - LOSS SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 - APPROVED "OSSP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - CARLOS LEAL, JR. OWNER & SUBDIVIDER OF LAS COMADRES NO. 11 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSP ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX C COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED IN ANY STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.



LOCATION DESCRIPTION

LAS COMADRES NO. 11 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). LAS COMADRES NO. 11 SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/5 MILE EXTRAJURISDICTIONAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.



FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 11 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

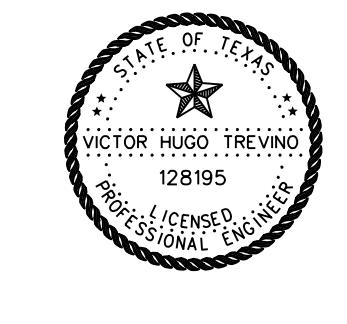
STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 11 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

ATTEST: _____ DATE _____



STATE OF TEXAS COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

STATE OF TEXAS COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS:

I, ROBERTO SALINAS, 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.

ROBERTO SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

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

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 82.110. 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. BERN, P.E., C.F.S.A. DATE _____

NO.	SHEET	REVISION	DATE	APPROVED

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	97°50'00"	50	79.52	N20°00'00"W	31.88
C2	0°00'00"	50	0.00	N00°00'00"W	0.00
C3	97°50'00"	50	79.52	S20°00'00"W	31.88
C4	0°00'00"	50	0.00	N00°00'00"W	0.00
C5	82°42'00"	50	84.78	N82°42'00"W	33.02
C6	97°50'00"	50	79.52	S20°00'00"W	31.88
C7	0°00'00"	50	0.00	N00°00'00"W	0.00
C8	0°00'00"	50	0.00	S00°00'00"W	0.00
C9	0°00'00"	50	0.00	N00°00'00"W	0.00
C10	0°00'00"	50	0.00	S00°00'00"W	0.00
C11	0°00'00"	50	0.00	N00°00'00"W	0.00
C12	0°00'00"	50	0.00	S00°00'00"W	0.00
C13	0°00'00"	50	0.00	N00°00'00"W	0.00
C14	0°00'00"	50	0.00	S00°00'00"W	0.00
C15	0°00'00"	50	0.00	N00°00'00"W	0.00
C16	0°00'00"	50	0.00	S00°00'00"W	0.00
C17	0°00'00"	50	0.00	N00°00'00"W	0.00
C18	0°00'00"	50	0.00	S00°00'00"W	0.00
C19	0°00'00"	50	0.00	N00°00'00"W	0.00
C20	0°00'00"	50	0.00	S00°00'00"W	0.00
C21	0°00'00"	50	0.00	N00°00'00"W	0.00
C22	0°00'00"	50	0.00	S00°00'00"W	0.00
C23	0°00'00"	50	0.00	N00°00'00"W	0.00
C24	0°00'00"	50	0.00	S00°00'00"W	0.00
C25	0°00'00"	50	0.00	N00°00'00"W	0.00
C26	0°00'00"	50	0.00	S00°00'00"W	0.00
C27	0°00'00"	50	0.00	N00°00'00"W	0.00
C28	0°00'00"	50	0.00	S00°00'00"W	0.00

LINE	BEARING	DISTANCE
L1	N57°24'30"W	35.30
L2	N49°27'00"W	35.32
L3	S30°00'00"W	21.21
L4	S53°14'00"W	21.21
L5	N57°24'30"W	21.20
L6	S30°00'00"W	19.11
L7	S30°00'00"W	19.11
L8	S30°00'00"W	19.11
L9	S30°00'00"W	19.11
L10	S30°00'00"W	19.11
L11	S30°00'00"W	19.11
L12	S30°00'00"W	19.11
L13	S30°00'00"W	19.11
L14	S30°00'00"W	19.11
L15	S30°00'00"W	19.11
L16	S30°00'00"W	19.11
L17	S30°00'00"W	19.11
L18	S30°00'00"W	19.11
L19	S30°00'00"W	19.11
L20	S30°00'00"W	19.11

LOT LAYOUT
LAS COMADRES NO. 11 SUBDIVISION

BEING A 41.318 ACRE TRACT OF LAND OUT OF ALL OF LOTS 14, 15, 16 & 18, NICK DOFFING CO. SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 54, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	FIVE L. DEVELOPMENT, LTD., P.O. BOX 631	MISSION, TEXAS 78713	(956) 607-0444	
ENGINEER:	VICTOR H. TREVINO, P.E., 900 S. STEWART RD., STE. 13	MISSION, TEXAS 78712	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S., 900 S. STEWART RD., STE. 13	MISSION, TEXAS 78712	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78712
PH: (956) 424-3335
FAX: (956) 424-3132
TPEE REG # 15000

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

FIVE L. DEVELOPMENT, LTD. AS OWNER OF THE 41.318 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES NO. 11 SUBDIVISION, HEREBY SUBMIT THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- 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.

DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

FIVE L. DEVELOPMENT CARLOS LEAL, JR. (MEMBER P.O. BOX 631) MISSION, TEXAS 78713

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS LEAL, 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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS _____ DAY OF _____, 20____.

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

ATTEST: _____ PRESIDENT _____ SECRETARY _____

THIS PLAT OF LAS COMADRES NO. 11 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 212.0115(B) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 11 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION _____ DATE _____

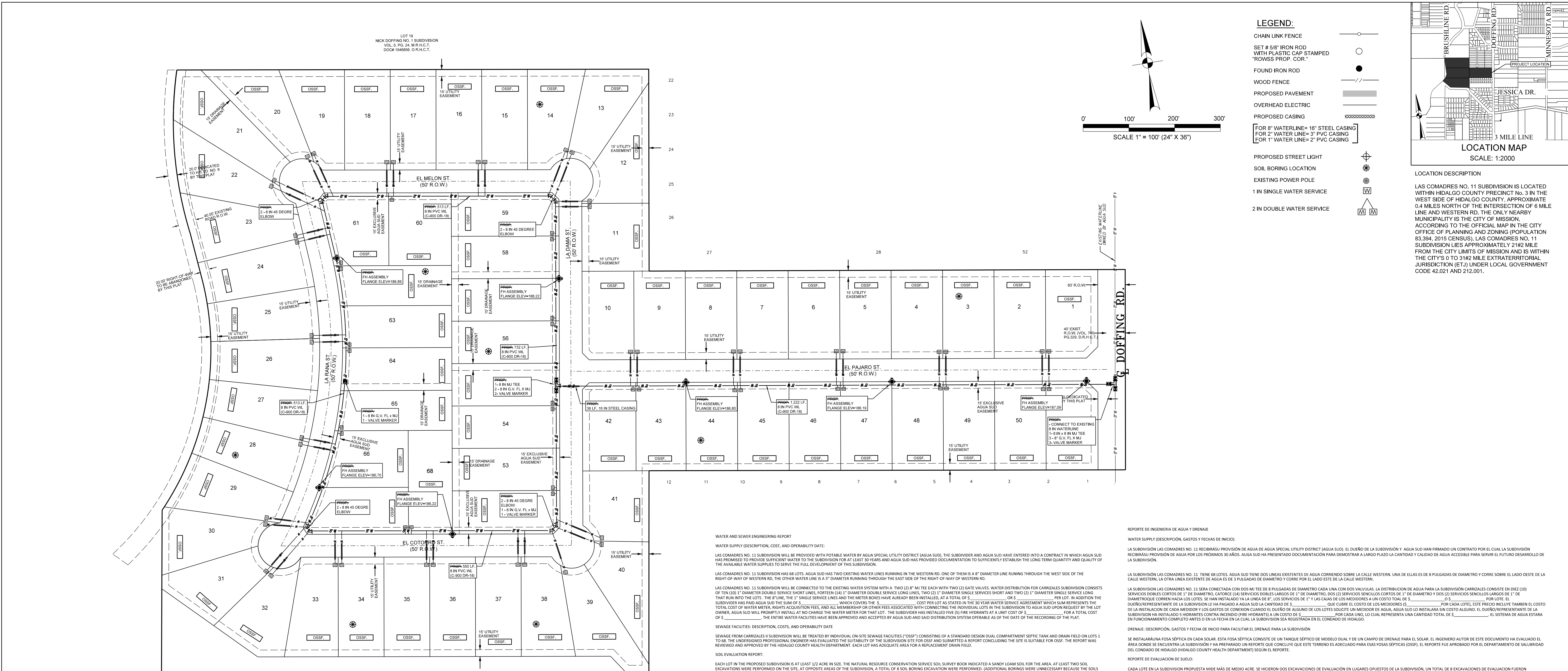
ATTEST: CITY SECRETARY _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 82.110. 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. BERN, P.E., C.F.S.A. DATE _____



WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):
 LAS COMADRES NO. 11 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.

SEWERAGE FACILITIES (DESCRIPTION, COSTS, AND OPERABILITY DATE):
 SEWAGE FROM CARRIZALES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWERAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 68. 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 UNIT 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 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 SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.34A, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE WATER CONSTRUCTED ON-SITE SEWERAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.
 SEWERAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

REPORT DE INGENIERIA DE AGUA Y DRENAJE
WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):
 LA SUBDIVISION LAS COMADRES NO. 11 RECIBIRÁ 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 PROVISIÓN DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA 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) SEGÚN 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 8 EXCAVACIONES FUERON REALIZADAS (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARENOSO) SUBSOLO FIENCO Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN. EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE \$ _____ DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ _____. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SÉPTICA DESE _____.
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 (CODIGO 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 CONSTRUINDO MENOS DE MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ _____. DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$ _____ A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.

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:
 I, CARLOS LEAL JR., SUBDIVIDER FOR LAS COMADRES NO. 11 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 THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

CARLOS LEAL JR. _____ DATE _____
 STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS LEAL JR. 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 _____

AS-BUILTS (11-07-23)

REVISION NOTES			
No.	SHEET	REVISION	DATE

COST ESTIMATE	
WATER DISTRIBUTION:	\$ 179,480.00
DRAINAGE IMPROVEMENT:	\$ 918,268.80
PAVING IMPROVEMENT:	\$ 639,450.80
SEPTIC TANK (OSSF):	\$ 103,600.00
FIRE HYDRANT:	\$ 31,500.00
EROSION CONTROL:	\$ 28,820.00

PRINCIPAL CONTACTS						
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	OWNER:	ENGINEER:
FIVE L. DEVELOPMENT, LTD.	P.O. BOX 631	MISSION, TEXAS 78573	(956) 607-0444		OWNER:	FIVE L. DEVELOPMENT, LTD.
VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132	ENGINEER:	VICTOR H. TREVIÑO, P.E.
VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132	SURVEYOR:	VICTOR H. TREVIÑO, P.E.

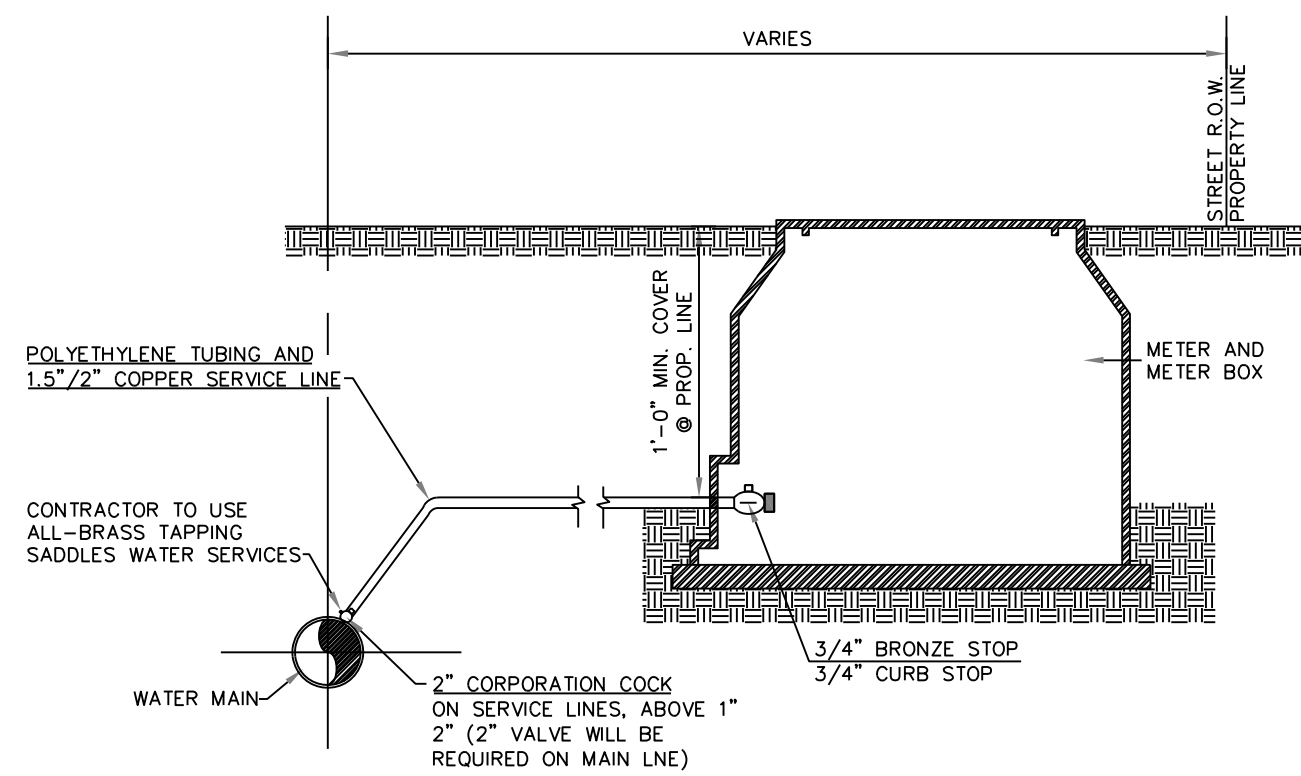
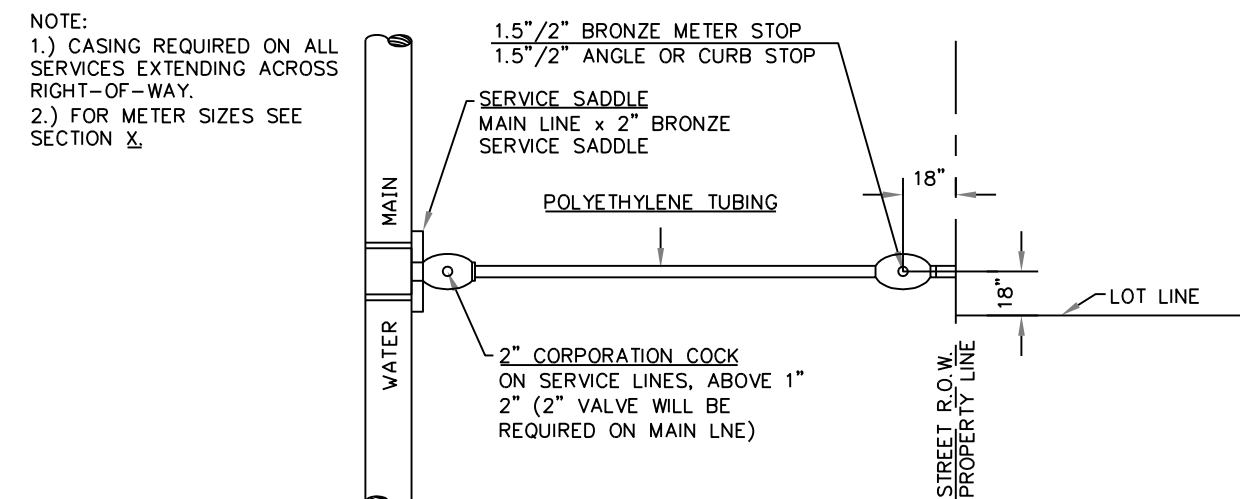
SOUTH TEXAS INFRASTRUCTURE GROUP
 900 S. STEWART, SUITE 13
 MISSION, TEXAS 78572
 PH: (956) 424-3335
 FAX: (956) 424-3132
 TBPE REG. # 1500

SHEET 2 OF 5

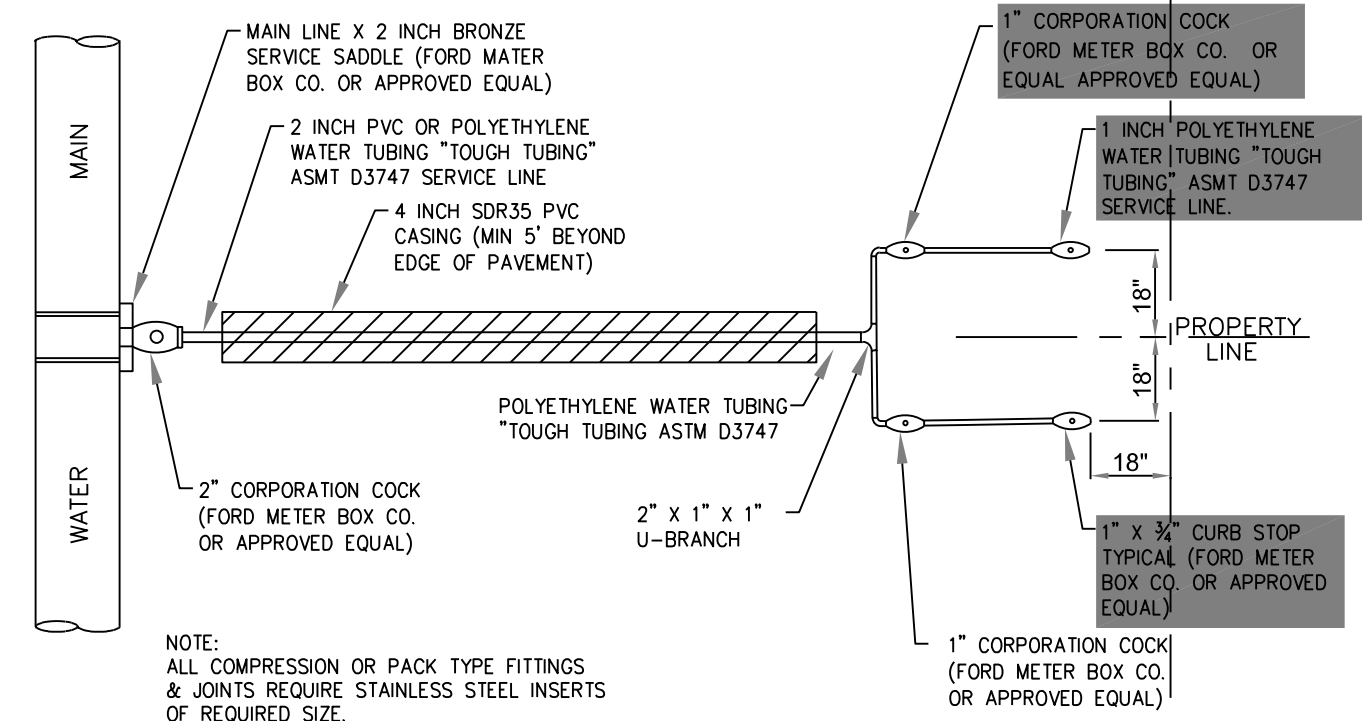
UTILITY LAYOUT
LAS COMADRES NO. 11 SUBDIVISION

BEING A 40.85 ACRE TRACT OF LAND OUT OF ALL OF LOTS 14, 15, 16 & 18, NICK DOFFING CO. SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 54, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

AS-BUILTS ON OCTOBER 10, 2023.

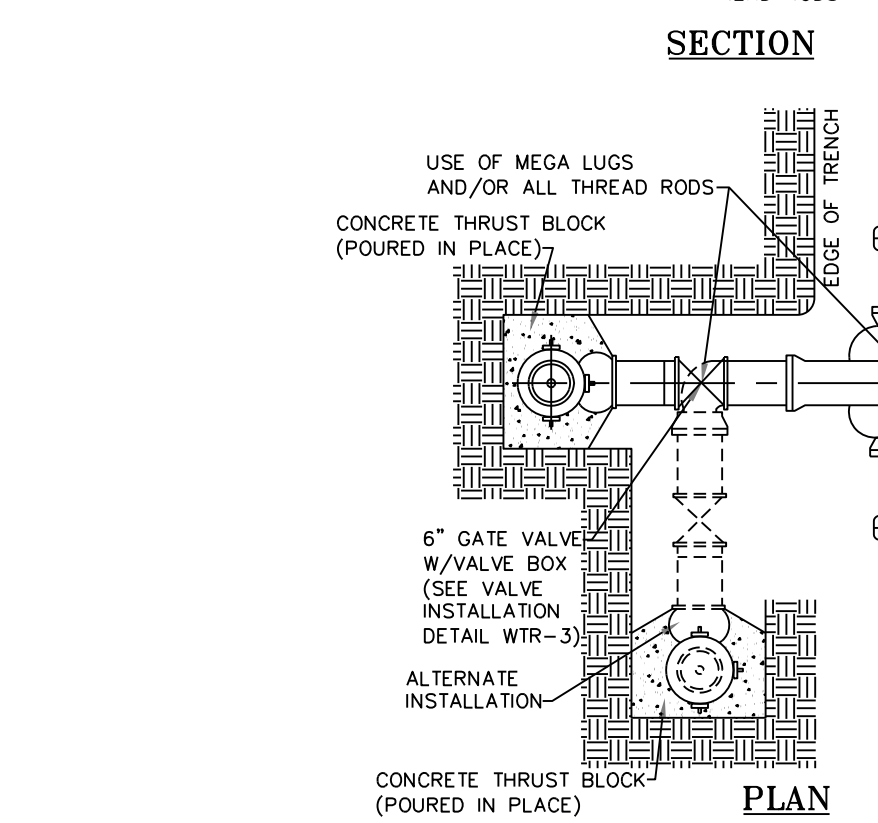
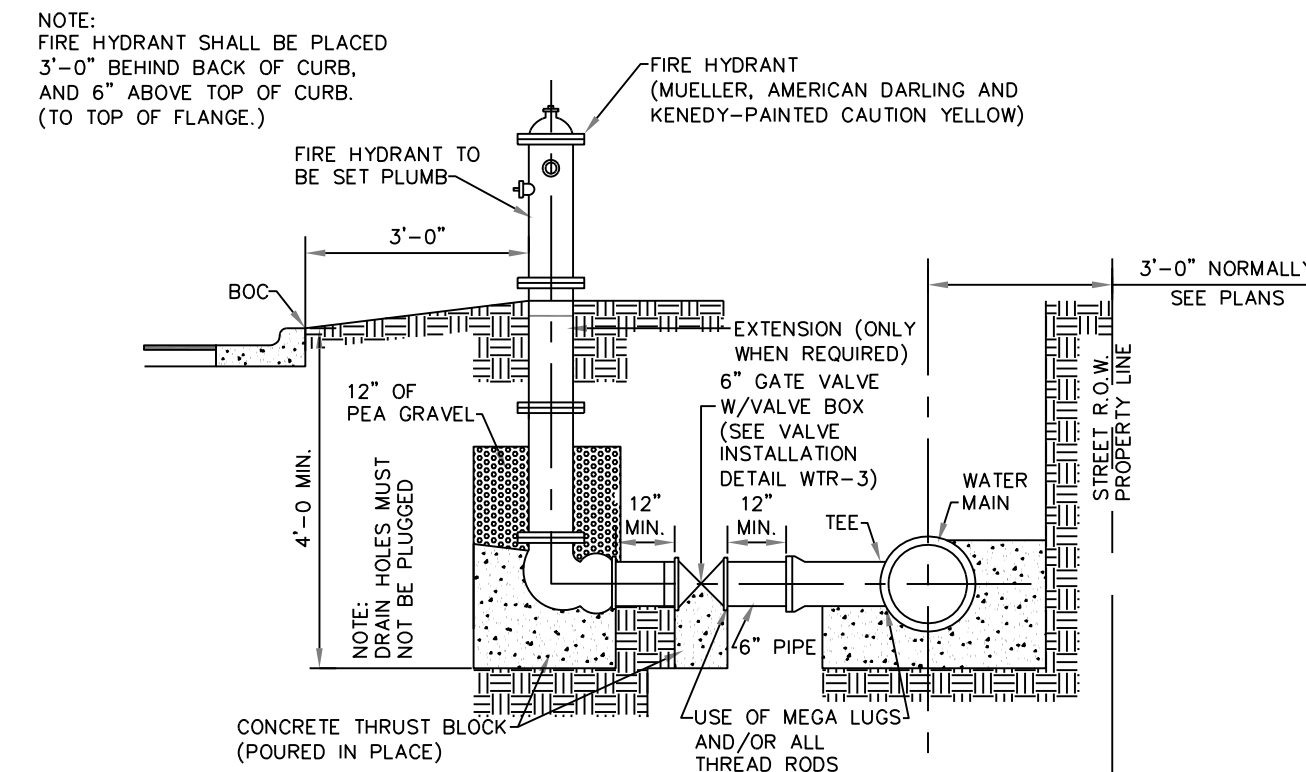


SINGLE WATER SERVICE CONNECTION

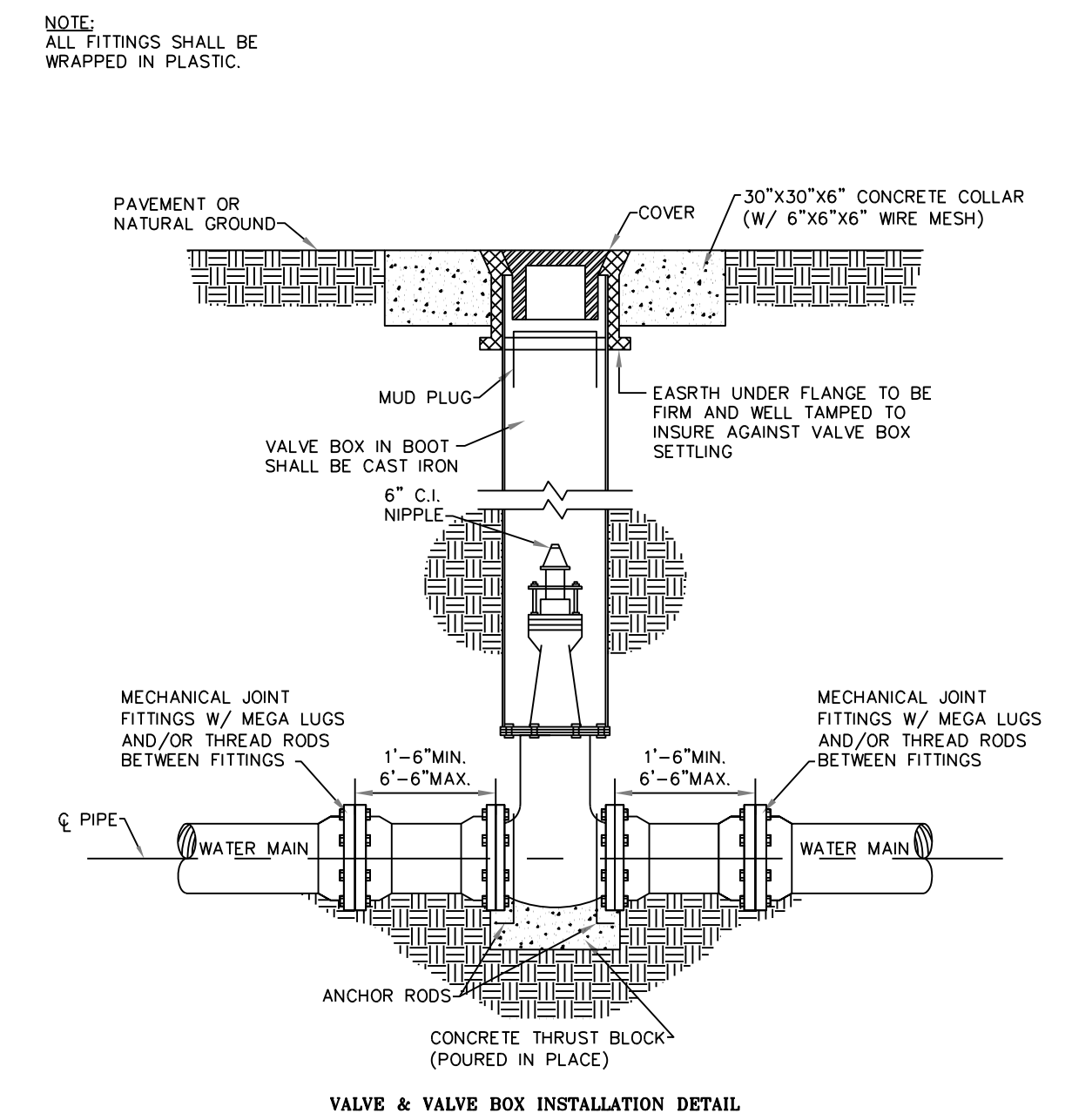


NOTE: ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.

DUAL WATER SERVICE CONNECTION
N.T.S.

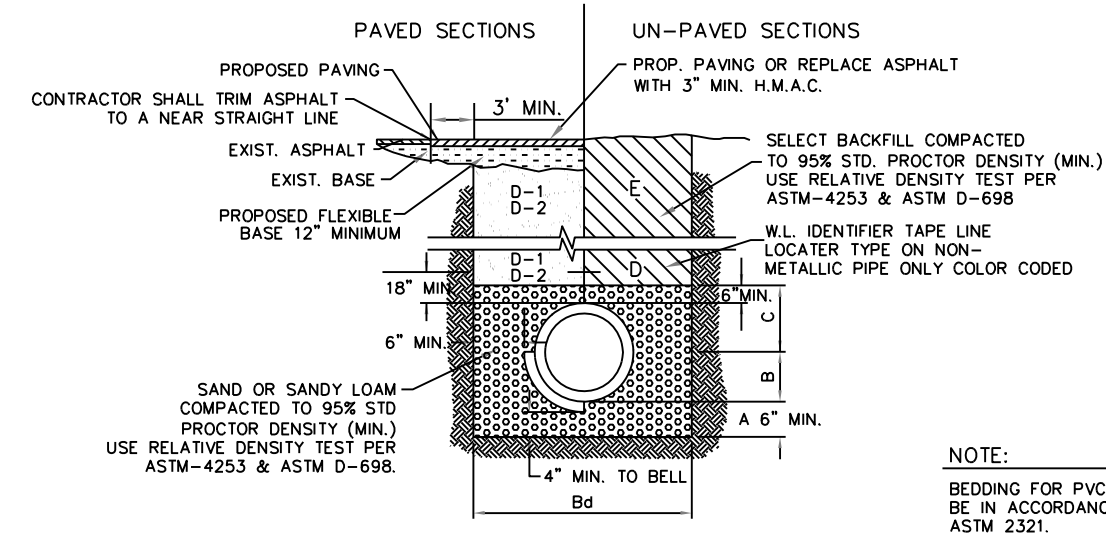


SECTION
PLAN
NOT TO SCALE
FIRE HYDRANT INSTALLATION DETAIL



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 EQUAL TO LARGER THAN 45°.
4.) ANGLE Θ SHALL BE EQUAL TO OR LARGER THAN 45°.
5.) ALL FITTINGS TO BE WRAPPED IN PLASTIC.



- NOTE: BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 2321.
- SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=4")
 - SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B8 TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
 - SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
 - (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% STD. (8" 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.
 - SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELPPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) 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 95% 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

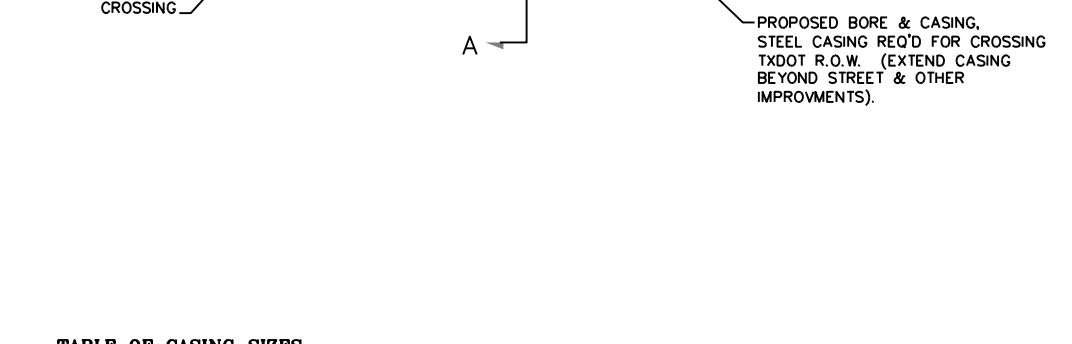
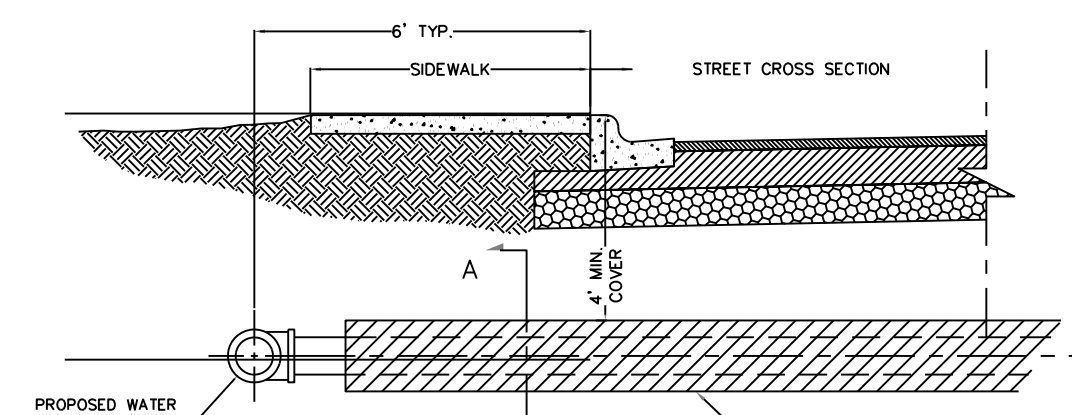
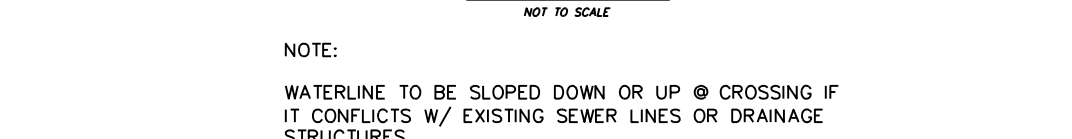


TABLE OF CASING SIZES

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"

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



SECTION "A-A"
NOT TO SCALE

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

BORE & CASING DETAIL

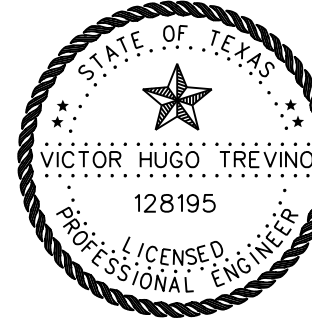
HORIZONTAL BLOCKING TABLE

PIPE SIZE	DIA. FT.	22 1/2 DEGREES		45 DEGREES		90 DEGREES		TEE & PLUG	
		"A"	MIN. AREA	"B"	MIN. AREA	"C"	MIN. AREA		
4"	1.50	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



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

01/03/2023

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	FIVE L. DEVELOPMENT, LTD.	P.O. BOX 631 MISSION, TEXAS 78573	(956) 607-0444	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, 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

WATER DISTRIBUTION STANDARD DETAILS
LAS COMADRES NO. 11 SUBDIVISION
BEING A 41.32 ACRE TRACT OF LAND OUT OF ALL OF LOTS 14, 15, 16 & 18, NICK DOFFING CO. SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 54 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS



SHEET 5 OF 5