



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-29-2024

PROPOSED LAS COMADRES NO 10, PRECINCT No. 3.

ENGINEER SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: CARLOS LEAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 56 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 13

FILLING STATIONS: 7

LOCATION DESCRIPTION: SOUTHEAST CORNER OF MILE 4 ROAD AND ABRAM ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-23-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY HCDD NO 1 REGIONAL FACILITY.

ROAD R.O.W. DEDICATION: 35.0 FEET ONTO MILE 4 ROAD, 42.0 FEET ONTO ABRAM ROAD AND 15.0 FEET ONTO BRUSHLINE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 6-06-2023 BY, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-30-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 8" LOCATION: ABRAM ROAD AND BRUSHLINE

H.C.E.O.C. FINAL APPROVAL DATE: 5-24-2023 : 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.

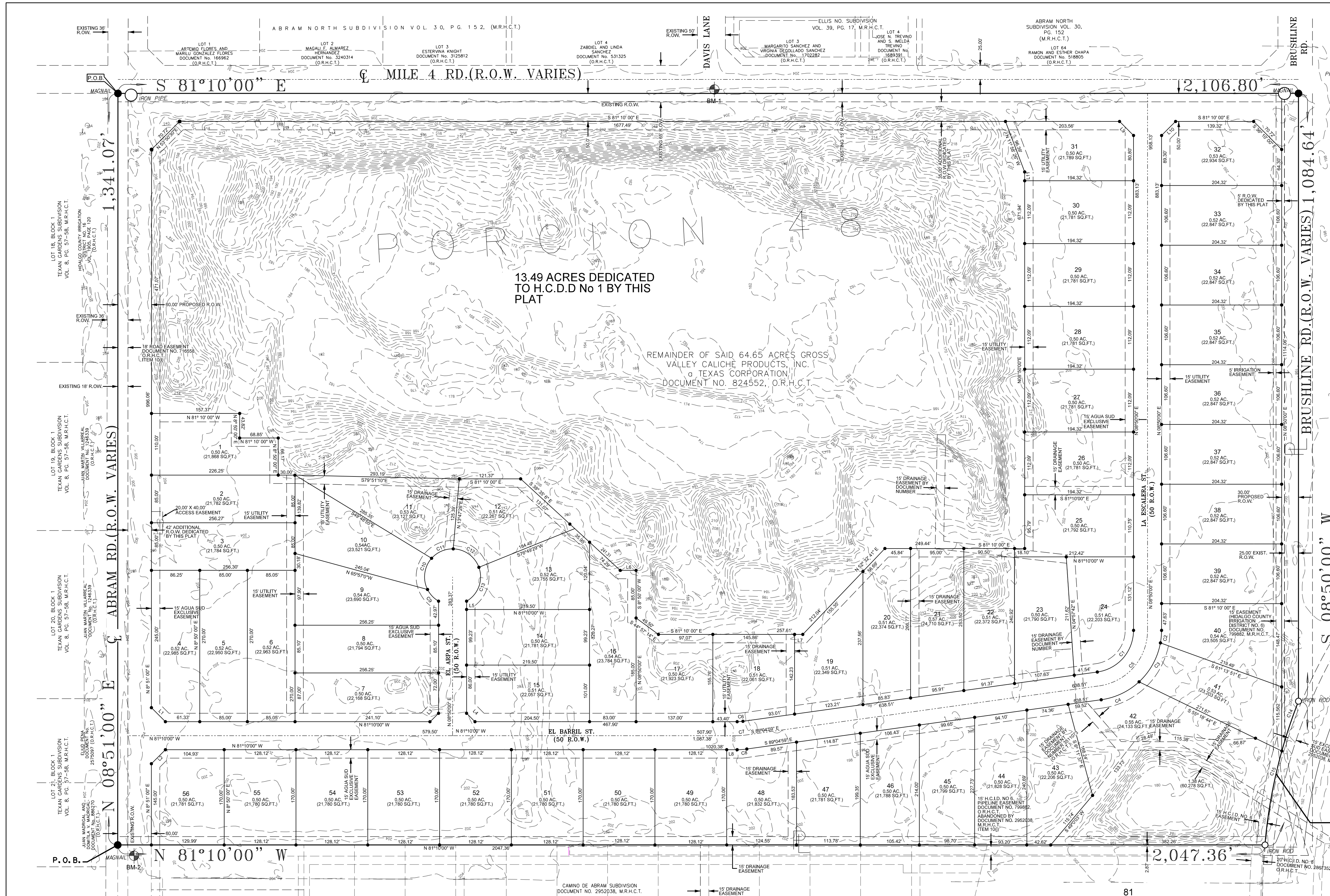
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JUNE 30, 2023

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, Other departments, and the approval of the City of MISSION.

Final Approval subject to recommendations other departments.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*



LEGEND:

- SET #8\"/>

OFFICIAL RECORDS
HIDALGO COUNTY TEXAS
M.R.H.C.T.

DEED RECORDS
HIDALGO COUNTY TEXAS
D.R.H.C.T.

RIGHT-OF-WAY
R.O.W.

HIDALGO COUNTY DRAINAGE DISTRICT
H.C.D.D.

SCALE 1" = 100' (24" X 36")

LOCATION MAP
SCALE: 1:2000

LOCATION DESCRIPTION

LAS COMADRES NO. 10 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, AT THE INTERSECTION OF 4 MILE LINE AND ABRAM 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. 10 SUBDIVISION LIES APPROXIMATELY 2 1/2 MILES FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/4 MILE EXTRAJURISDICTIONAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

INDEX OF SHEETS

- SHEET 1: HEADING INDEX, LOCATION MAP AND E.T.I., PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, METERS AND BOUNDS, OWNERS ACKNOWLEDGEMENT, H.C.D.D. NO. 1 CERTIFICATE, DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.D.D. NO. 4 CERTIFICATE, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE AND AGUA SUD CERTIFICATE.
- SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (DSSP) MAP, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTE WATERSHEDS AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH) SUBDIVISION CERTIFICATE STATEMENT.
- SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES, STORM WATER DRAINAGE PROFILES.
- SHEET 4: PAVING AND DRAINAGE DETAILS.
- SHEET 5: WATER DISTRIBUTION STANDARDS DETAILS.

GENERAL NOTES

- FLOOD ZONE STATEMENT: THE PROPERTY IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, COMMUNITY PANEL NO. 48034 026 D, REVISED JUNE 06, 2000.
- 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 FOR INTERIOR LOTS; 50 FEET FOR LOTS FRONTING MILE 4 ROAD; SIDE SETBACK: 6 FT; REAR SETBACK: 15 FEET OR EASEMENT, WHICHEVER IS GREATER; GARAGE SETBACKS: 50 FEET FOR LOTS FRONTING ABRAM ROAD.
- 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.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED ABOVE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PIPE 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 SET 5\"/>

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	82°5'1"	75	107.45	N43°52'30"E	98.49
C2	107°18'35"	125	22.49	N13°52'30"E	22.46
C3	30°56'34"	125	80.69	N37°35'5"E	79.21
C4	34°59'52"	125	75.99	N17°30'5"E	74.82
C5	82°5'1"	100	143.26	N49°52'30"E	131.32
C6	75°49'59"	75	10.36	S85°7'30"E	10.35
C7	75°49'59"	100	11.82	S85°7'30"E	11.81
C8	75°49'59"	125	17.27	S85°7'30"E	17.26
C9	33°15'4"	50	29.02	N14°32'28"W	28.61
C10	68°18'10"	50	59.61	N16°14'2"E	56.14
C11	49°48'25"	50	43.46	N57°12'7"E	43.10
C12	88°39'33"	50	59.92	S45°28'44"E	56.40
C13	79°58'48"	50	69.80	S38°50'36"W	64.27

R=911.90'
L=264.24
CH B=S°2158'00"W
CH D=263.32

NORTH SECTION LAS COMADRES No 11

OWNER ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION:
CARLOS LEAL, AS OWNER OF THE 64.65 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES NO. 10 SUBDIVISION, HEREBY SUBDUCE 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:

- 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.

CARLOS LEAL, DATE _____

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

HIDALGO COUNTY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 10 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 10 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

AGUA SUD

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CARRIZALES SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVEYANCE AND NECESSITY CONFERRED 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 UNDER ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

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

ENGINEER & SURVEYOR CERTIFICATE

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 CAMERON

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, 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.

VICTOR H. TREVIÑO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968

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

CITY OF MISSION

THIS PLAT OF LAS COMADRES NO. 10 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 212.011(b) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 10 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

METERS AND BOUNDS

BEING 64.65 ACRE TRACT OF LAND OUT OF A PART OF A CERTAIN 243.51 ACRE TRACT OUT OF PORTION 48, HIDALGO COUNTY, TEXAS, LYING WEST OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, HIDALGO COUNTY, TEXAS AS RECORDED BY SPECIAL WARRANTY DEED CONVEYED TO CARLOS LEAL, JR. AS RECORDED IN DOCUMENT NO. 295102, HIDALGO COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAGNAN, SET AT A POINT ON THE CENTERLINE OF THE BRUSHLINE RD. AT THE SOUTHWEST CORNER OF SAID 64.65 ACRE TRACT OF LAND;

THENCE NORTH 08°10'00" EAST 1,341.07 FEET WITH THE WEST LINE OF BLOCK 16 ALONGSIDE THE CENTERLINE OF THE ABRAM ROAD TO AN MAGNAN SET FOR THE COMMON CORNER BETWEEN SAID 64.65 ACRE TRACT OF LAND AND THE INTERSECTION AT MILE 4 RD. AND ABRAM RD. OF THIS HERIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 81°10'00" EAST 2,106.80 FEET CONTINUING WITH THE CENTERLINE OF MILE 4 RD. TO MAGNAN SET FOR THE COMMON CORNER OF SAID 64.65 ACRE TRACT OF LAND AND THE INTERSECTION AT MILE 4 RD. AND BRUSHLINE RD.;

THENCE SOUTH 08°10'00" WEST 1,084.64 FEET ALONGSIDE THE BRUSHLINE RD. TO AN IRON ROD FOUND FOR A POINT OF CURVATURE AND BEING A CORNER OF SAID 64.65 ACRE TRACT OF LAND;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 911.90 FEET AN ARC LENGTH OF 264.24 FEET A CHORD BEARING OF SOUTH 21°58'00" WEST AND A CHORD LENGTH OF 263.32 FEET TO IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 64.65 ACRE TRACT OF LAND;

THENCE NORTH 81°10'00" WEST 2,047.36 FEET WITH THE NORTH LINE OF CAMINO DE ABRAM SUBDIVISION AS PER DOCUMENT NUMBER 295038 MAP RECORDS HIDALGO COUNTY, TEXAS TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 64.65 ACRES TRACT OF LAND.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 6

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 WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT

SECRETARY _____

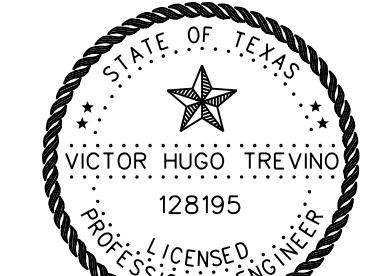
LOT LAYOUT
LAS COMADRES No. 10 SUBDIVISION

BEING A 64.65 ACRE TRACT OF LAND OUT OF A PART OF A CERTAIN 243.51 ACRE TRACT OUT OF PORTION 48, HIDALGO COUNTY, TEXAS, LYING WEST OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP

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

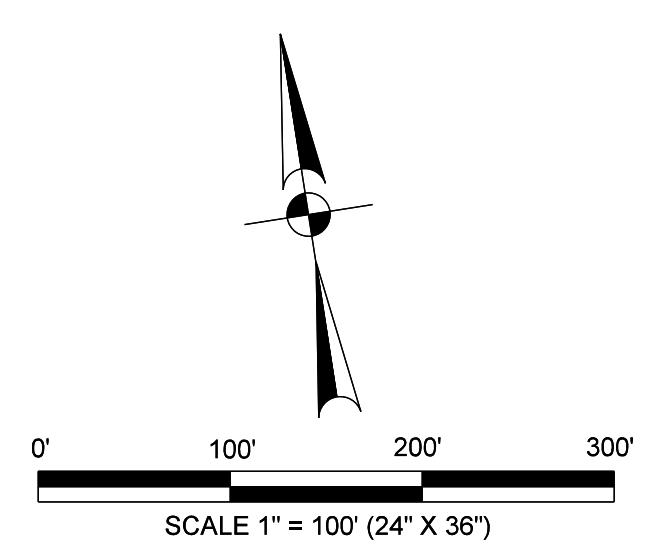
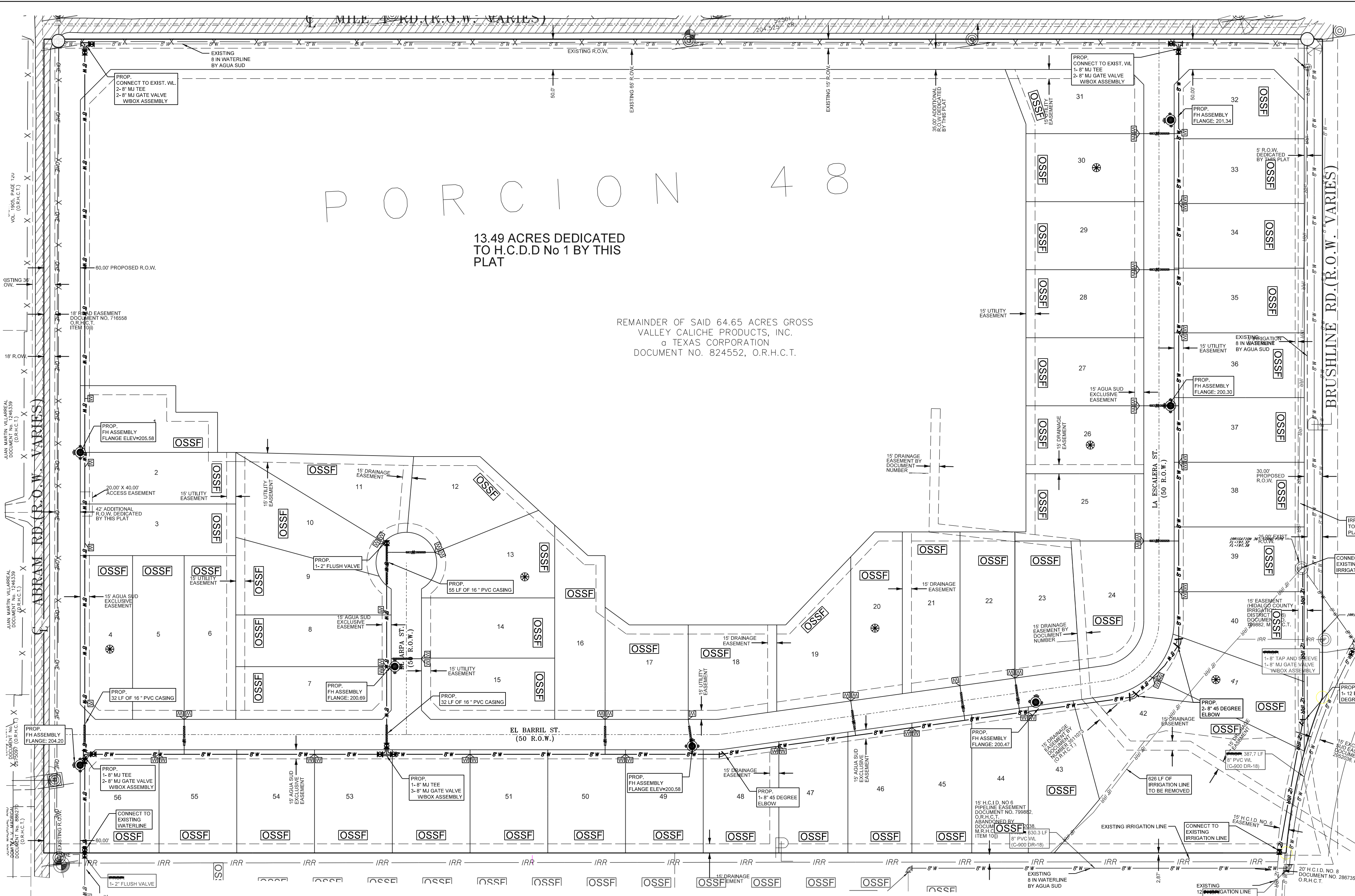
SOUTH TEXAS INFRASTRUCTURE GROUP



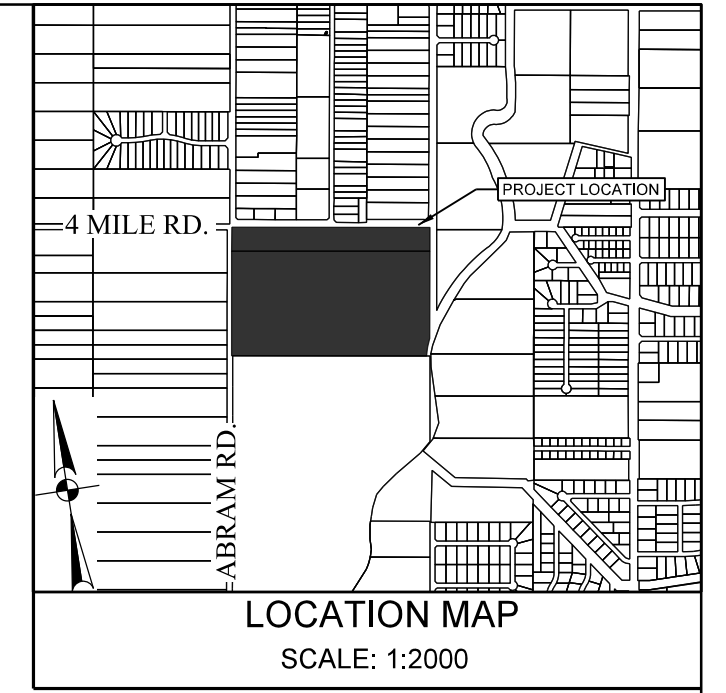
PORCION 48

13.49 ACRES DEDICATED TO H.C.D.D No 1 BY THIS PLAT

REMAINDER OF SAID 64.65 ACRES GROSS VALLEY CALICHE PRODUCTS, INC. TEXAS CORPORATION DOCUMENT NO. 824552, O.R.H.C.T.



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



WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):
 LAS COMADRES NO. 10 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVISOR 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.

LAS COMADRES NO. 10 SUBDIVISION HAS 56 LOTS. AGUA SUD HAS ONE EXISTING WATER LINE RUNNING IN MILE 4 RD. BEING A 8" DIAMETER LINE RUNNING THROUGH THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 4 RD., AND CONNECTING TO ANOTHER EXISTING 8" DIAMETER WATER LINE RUNNING THROUGH THE EAST SIDE OF THE RIGHT-OF-WAY OF BRUSHLINE RD.

LAS COMADRES NO. 10 SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH A TWO (2) 8" M/T EACH WITH TWO (2) GATE VALVES. WATER DISTRIBUTION FOR CARRIZALES CONSISTS OF TEN (10) 1" DIAMETER DOUBLE SERVICE SHORT LINES, FORTY (40) 1" DIAMETER DOUBLE SERVICE LONG LINES, TWO (2) 1" DIAMETER SINGLE SERVICE SHORT AND TWO (2) 1" DIAMETER SINGLE SERVICE LONG THAT RUN INTO THE LOTS. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ _____ PER LOT. IN ADDITION THE SUBDIVISOR HAS PROVIDED AGUA SUD THE SIB OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL NECESSARY PERMITS OR OTHER FEES ASSOCIATED WITH CONNECTING THE SUBDIVISION TO AGUA SUD. THE SUBDIVISION TO AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVISOR HAS INSTALLED FIVE (5) 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 THIS PLAT.

SEWER FACILITIES (DESCRIPTION, COSTS, AND OPERABILITY DATE):
 SEWERAGE FROM LAS COMADRES NO. 10 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 56. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE AREAS OF THE SUBDIVISION, A TOTAL OF 8 SOIL BORING EXCAVATIONS WERE PERFORMED. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 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. 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 OF \$ _____ 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 SEWERAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND THE UNCONSTRUCTED ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

SEWER FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

[Signature]
 VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195
 DATE: 10/31/2023



REPORT DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):
 LA SUBDIVISION LAS COMADRES NO. 10 RECIBIRÁ SU PROVISION 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 PROVISION 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.

LA SUBDIVISION LAS COMADRES NO. 10 TIENE 56 LOTES. AGUA SUD TIENE UNA LINEA DE AGUA EXISTENTE CORRIENDO EN LA VILLA 4 RD. SIENDO UNA LINEA DE 8" DE DIAMETRO QUE CORRE A TRAVES DEL LADO SUR DEL DERECHO DE VIA DE MILE 4 RD. Y SE CONECTA A OTRA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A TRAVES DEL LADO ESTE DEL DERECHO DE VIA DE BRUSHLINE RD.

LA SUBDIVISION LAS COMADRES NO. 10 SERA CONECTADA CON DOS (2) M/T DE 8" Y PUJADAS DE DIAMETRO CADA UNA CON DOS VALVULAS. LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CARRIZALES CONSISTE EN DIEZ (10) SERVICIOS DOBLES CORTOS DE 1" DE DIAMETRO, CATORCE (14) SERVICIOS DOBLES LARGOS DE 1" DE DIAMETRO, DOS (2) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO Y DOS (2) SERVICIOS SENCILLOS LARGOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO VIA LA LINEA DE 8" LOS SERVICIOS DE 1" Y LAS CASCAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$ _____ POR LOTE. EL DUEÑO REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$ _____ QUE CUBRE EL COSTO DE LOS MEDIDORES Y _____ POR CADA LOTE. ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LE INSTALARA SIN COSTO ALGUNO. EL DUEÑO REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 5 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 DE LA FECHA EN LA CUAL LA SUBDIVISION SERA REGISTRADA EN EL CONDADO DE HIDALGO.

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 LAS FOSAS SÉPTICAS (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 MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION, UN TOTAL DE 8 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO / SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE \$ _____ DOLARES. INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ _____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SÉPTICA DESDE _____.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA 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 SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ _____
 DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$ _____ A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.

[Signature]
 VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195
 DATE: 10/31/2023



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-1 CARLOS LEAL JR. SUBDIVIDER FOR LAS COMADRES NO. 10 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 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

REVISION NOTES			
No.	SHEET	REVISION	DATE

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

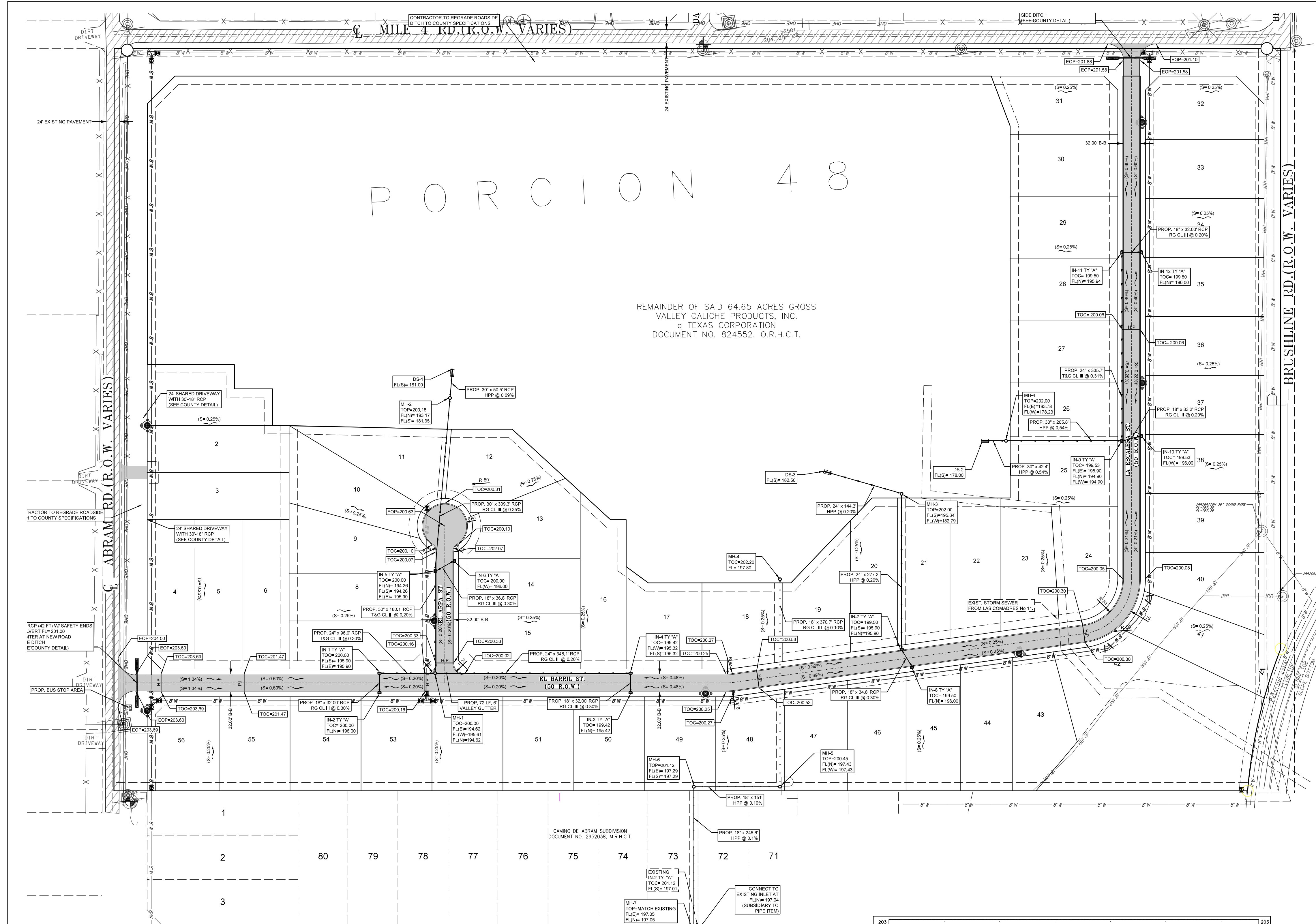
PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	CARLOS LEAL JR.	P.O. BOX 631	MISSION, TEXAS 78753		
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVIÑO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132

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



AS BUILT'S (09-11-2024) SHEET 2 OF 5

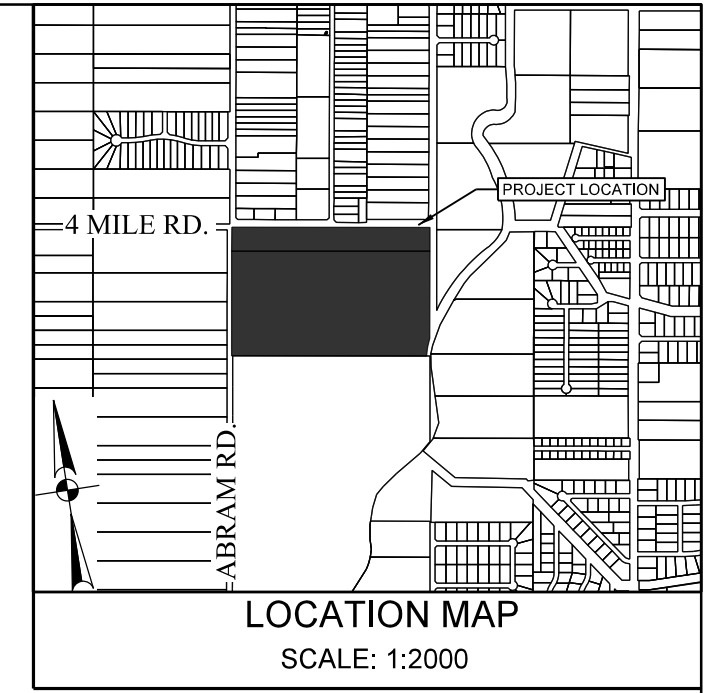
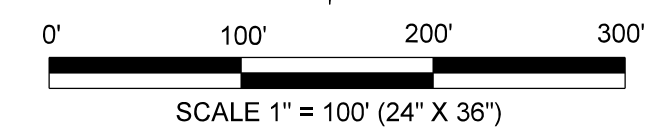
UTILITY LAYOUT
LAS COMADRES NO. 10 SUBDIVISION
 BEING A 64.65 ACRE TRACT OF LAND OUT OF A PART OF A CERTAIN 243.51 ACRE TRACT OUT OF PORCION 48, HIDALGO COUNTY, TEXAS, LYING WEST OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, HIDALGO COUNTY, TEXAS.



PORCION 48

REMINDER OF SAID 64.65 ACRES CROSS VALLEY CALICHE PRODUCTS, INC. TEXAS CORPORATION DOCUMENT NO. 824552, O.R.H.C.T.

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



- NOTES:**
- TRENCH PROTECTION SHALL BE UTILIZED WHEN TRENCH EXCEEDS 5 FEET IN DEPTH, AND SHALL BE SUBSIDIARY TO PERTINENT ITEMS.
 - ALL WORK DONE FOR CONNECTIONS SHOULD BE SUBSIDIARY TO PERTINENT ITEMS.
 - CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATING AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.

PROJECT LOCATION
LAS COMADRES NO. 10 SUBDIVISION IS A PROPOSED 96 LOT SINGLE FAMILY RESIDENTIAL LOTS SUBDIVISION LOCATED WITHIN THE CITY OF MISSION 3.1 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) BEING A 64.65 ACRE TRACT OF LAND OUT OF PORCION 48, HIDALGO COUNTY, TEXAS, LYING WEST OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT OF WAY, HIDALGO COUNTY, TEXAS BETWEEN MILES 3 & 4, RECORDED IN VOLUME 8 PAGE 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD PLAN
THE PROPERTY IS IN ZONE "X" ZONE "X" ARE AREAS OF 50-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 78.5% HIDALGO FINE SANDY LOAM WITH 0 TO 1 PERCENT SLOPES, 14.1% OF HIDALGO SANDY CLAY LOAM WITH 0 TO 1 PERCENT SLOPES, 3.4% OF HIDALGO FINE SANDY LOAM WITH 1 TO 1 PERCENT SLOPES, AND 2.0% OF BROWN FINE SANDY LOAM WITH 0 TO 1 PERCENT SLOPES. EXISTING TERRAIN HAS A WESTERLY NATURAL FLOW DIRECTION. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLECTIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THE SOILS ARE LISTED IN HYDROLOGIC GROUPS B, D, AND G. SEE APPENDIX C.

EXISTING CONDITIONS
THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A VERY SLIGHT GRADE, APPROXIMATELY (0.4%). IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF MISSION AND COUNTY OF HIDALGO, THE RATIONAL 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 48.47 CFS.

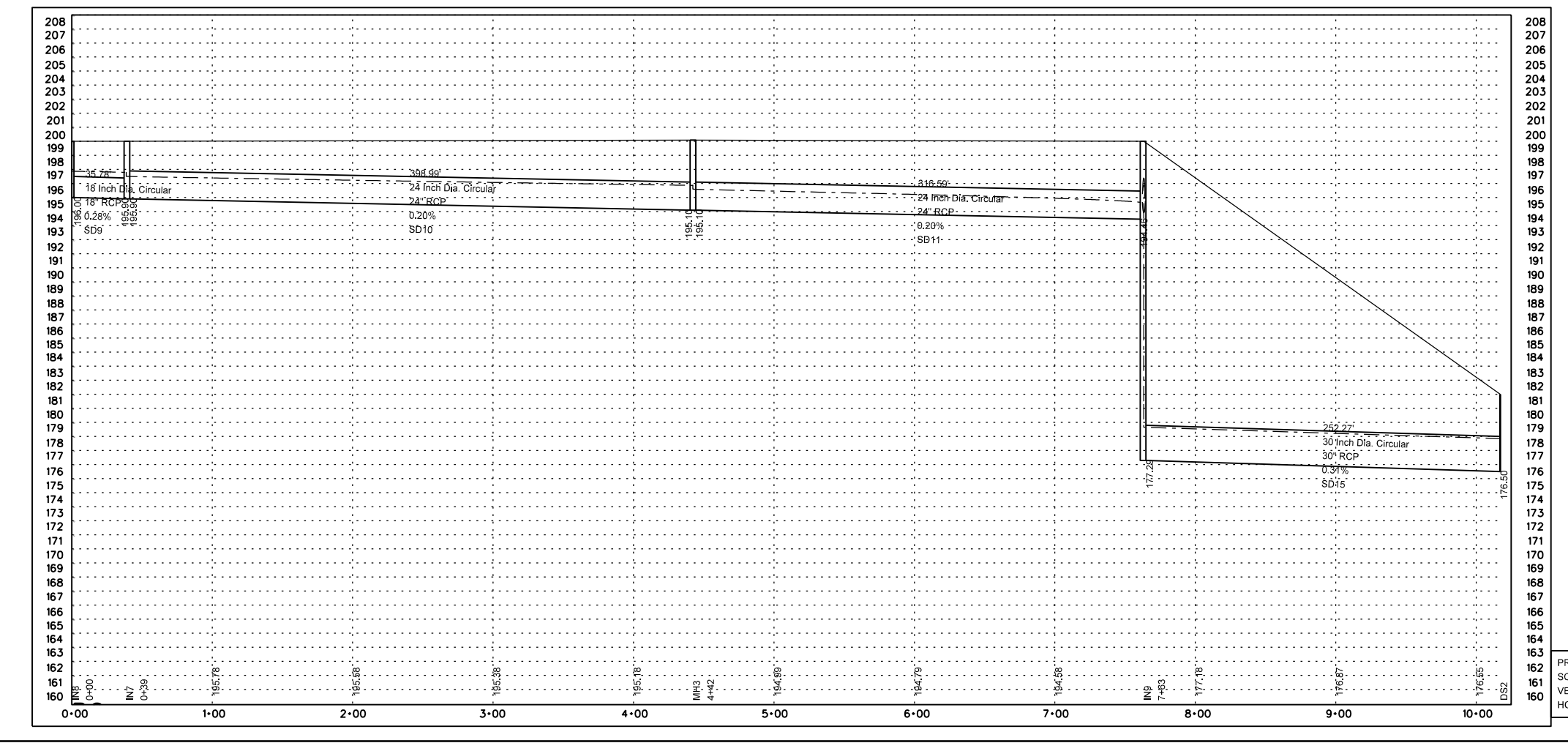
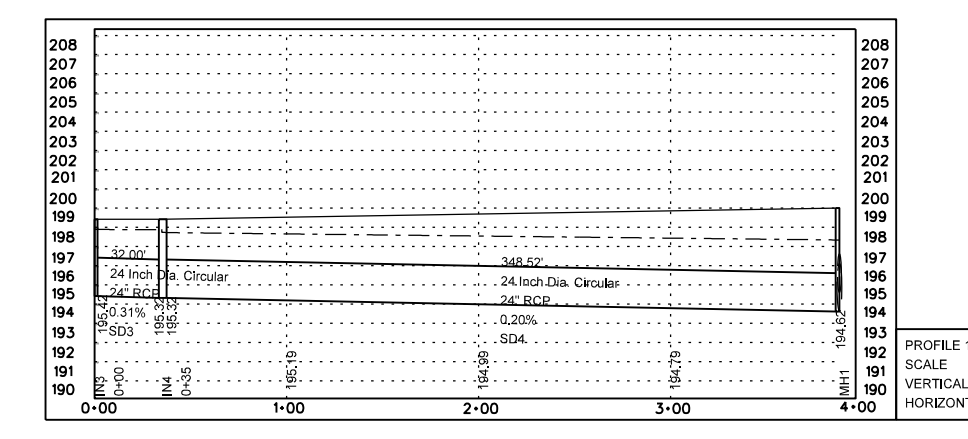
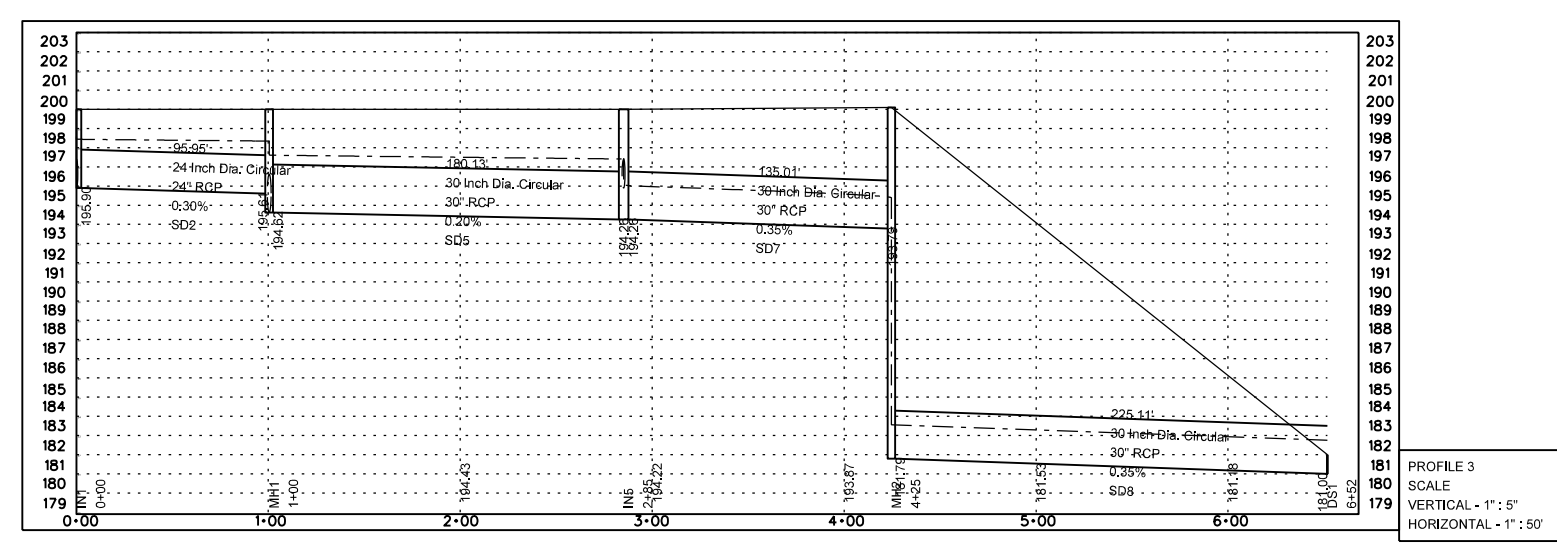
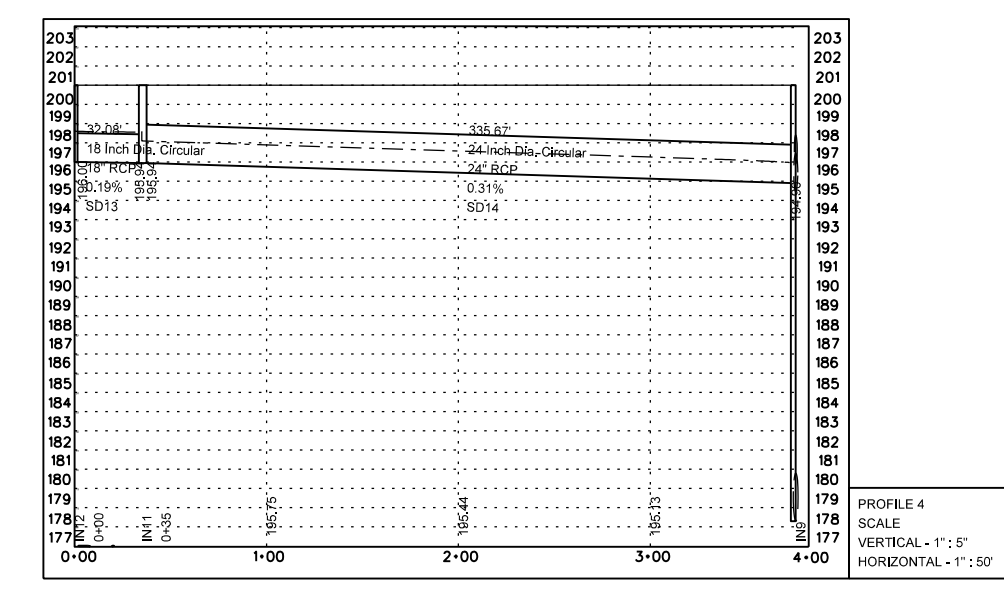
PROPOSED CONDITIONS
THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST ON THE INSTALLATION OF AN INTERNAL STORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THIS SYSTEM WILL BE SIZED AS PER CALCULATIONS ON APPENDIX D. PIPE SIZES RANGE FROM 18" TO 30" AND WILL CONSIST OF A PROPOSED OUTFALL TO A REGIONAL DETENTION POND THAT BEING DEDICATED BY PLAT TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1. A TOTAL OF 13.49 ACRES WILL BE DONATED BY THE OWNER OF LAS COMADRES NO. 10 SUBDIVISION TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 FOR DRAINAGE DETENTION PURPOSES. THIS REGIONAL DETENTION POND WITH AN AVERAGE DEPTH OF 30.00 FT. WILL PROVIDE A TOTAL CAPACITY OF 235.12 ACRES FT. (13,152,877.172).

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. THE PEAK RATE WILL BE 154.55 CFS WHICH WILL GIVE US A NET INCREASE OF 106.08 CFS FOR PROPOSED LAS COMADRES NO. 10 ONLY 194.1758 CUBIC FEET, OR 0.35 ACRES FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. THE TOTAL 3.76 ACRES FEET WILL BE DETAINED ON THE REGIONAL DETENTION POND LOCATED ON THE NORTHWEST CORNER OF LAS COMADRES NO. 10 SUBDIVISION. EXCEEDING THE DETENTION REQUIRED FOR LAS COMADRES NO. 10 SUBDIVISION, THE SURPLUS DETENTION PROVIDED IN THIS PROJECT, WILL BE TAKEN INTO ACCOUNT FOR LAS COMADRES NO. 11. THE REGIONAL DETENTION POND WILL ACCOMMODATE MORE THAN ENOUGH VOLUME FOR PROPOSED LAS COMADRES 10 & 11. BOTH DEVELOPMENT WILL HAVE A TOTAL AREA OF 92.01 ACRES AND REQUIRE A COMBINED DETENTION OF APPROXIMATE 6.14 ACRES FT.

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



REVISED 11/09/2023



PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS LEAL JR.	P.O. BOX 631	MISSION, TEXAS 78753		
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132

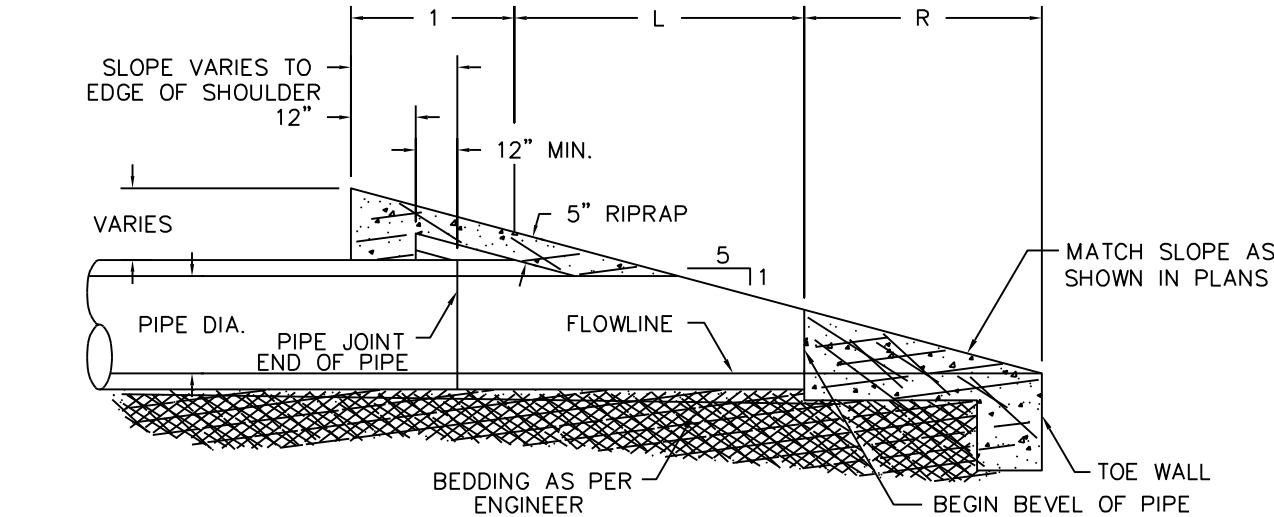
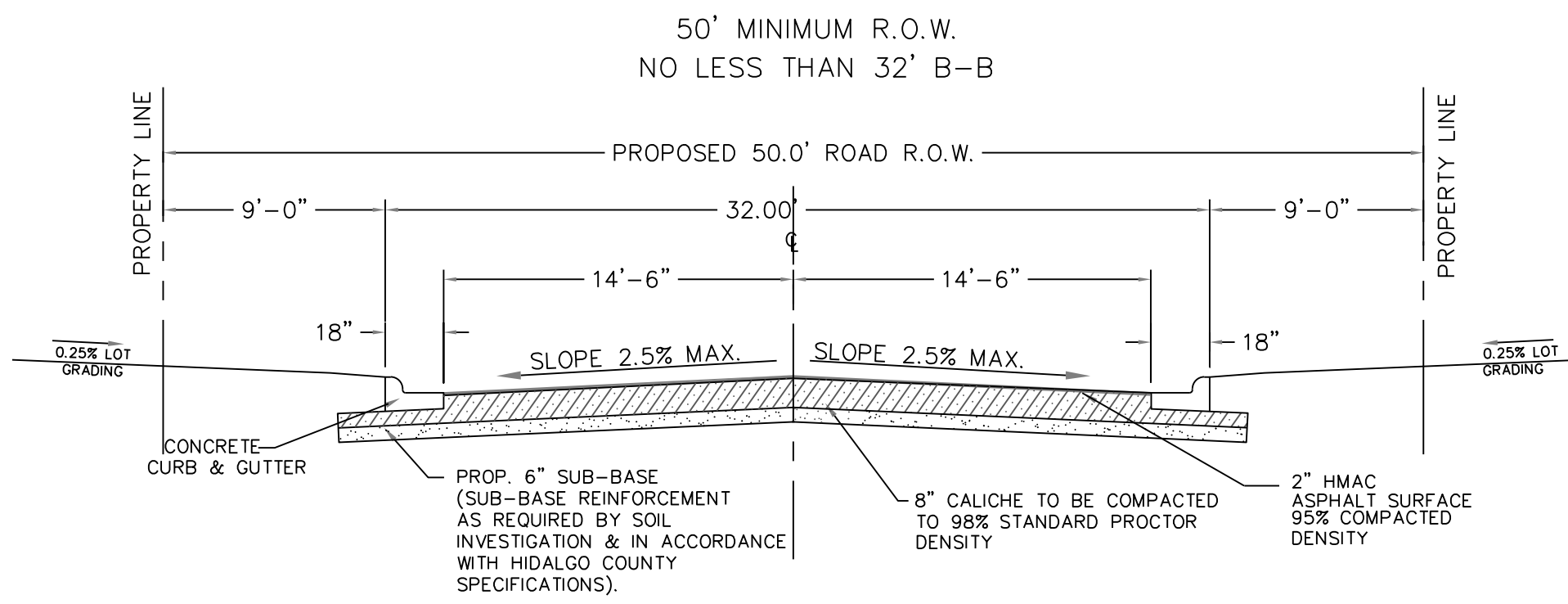
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MISSION, TEXAS 78752
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TBPE REG # 1500



AS BUILT'S (09-11-2024) SHEET 3 OF 5

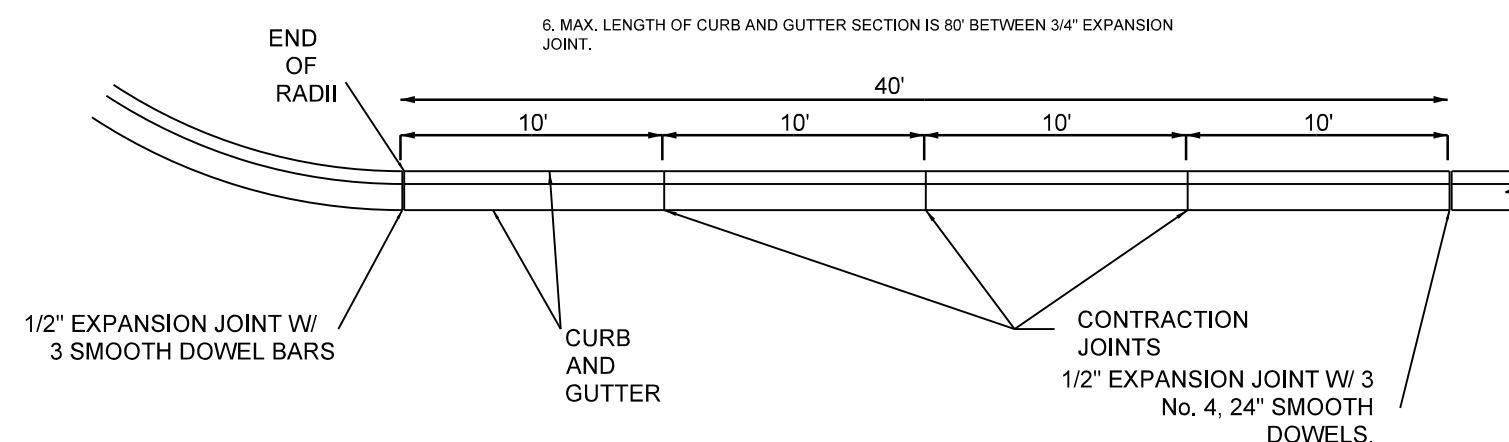
PAVING & DRAINAGE
LAS COMADRES NO. 10 SUBDIVISION
BEING A 64.65 ACRE TRACT OF LAND OUT OF A PART OF A CERTAIN 243.51 ACRE TRACT OUT OF PORCION 48, HIDALGO COUNTY, TEXAS, LYING WEST OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, HIDALGO COUNTY, TEXAS.

MINOR RESIDENTIAL STREET SECTION



SAFETY END TREATMENT (TYPE "P OR C")

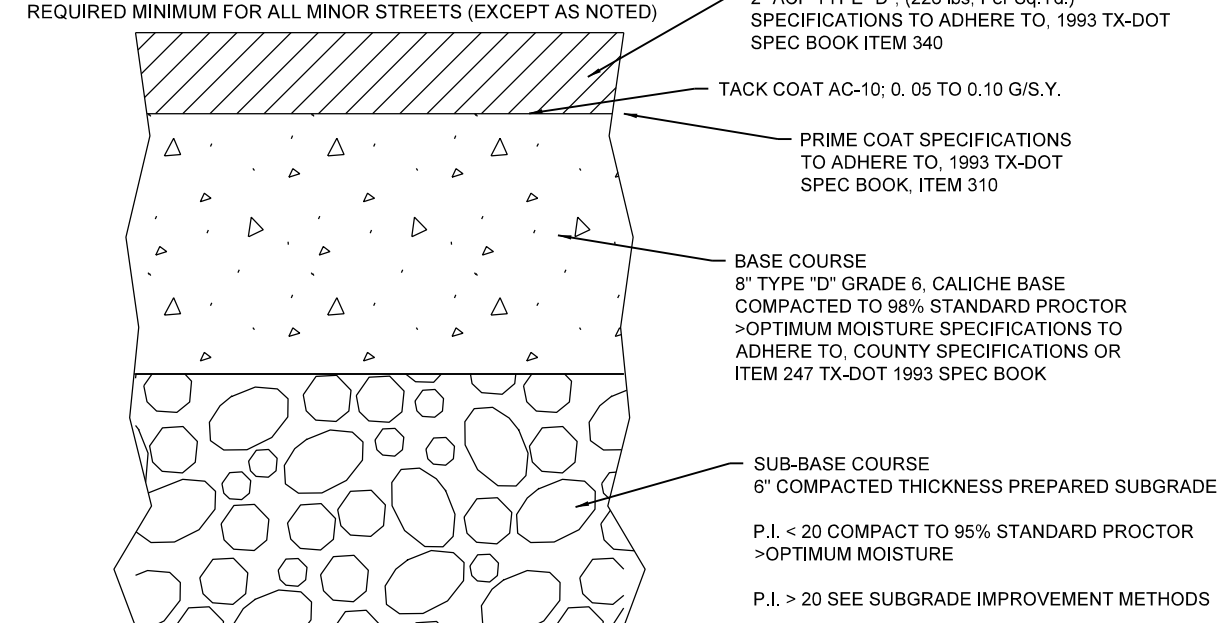
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



P-3 TYPICAL JOINTS N.T.S.

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

CLASS "D" PAVEMENT

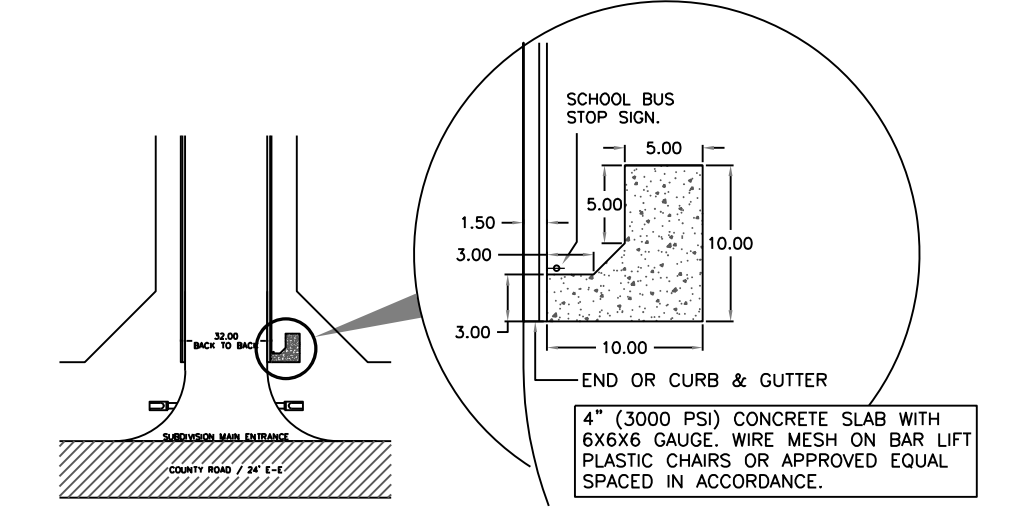
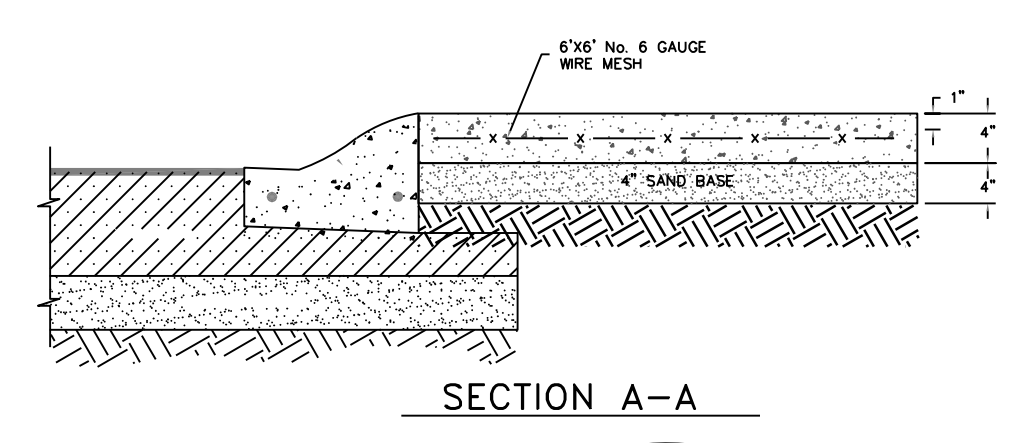


GENERAL NOTES:
1. IN LIEU OF THE ABOVE BASE DESIGN, AN ALTERNATE BASE MAY BE USED THAT USES 5" OF TYPE "A" GRADE 1 (CRUSHED Limestone) COMPACTED TO STANDARD PROCTOR > OPTIMUM MOISTURE SPECIFICATIONS TO ADHERE TO, COUNTY SPECIFICATIONS AS PER ITEM 247 1993 TX DOT SPEC BOOK.

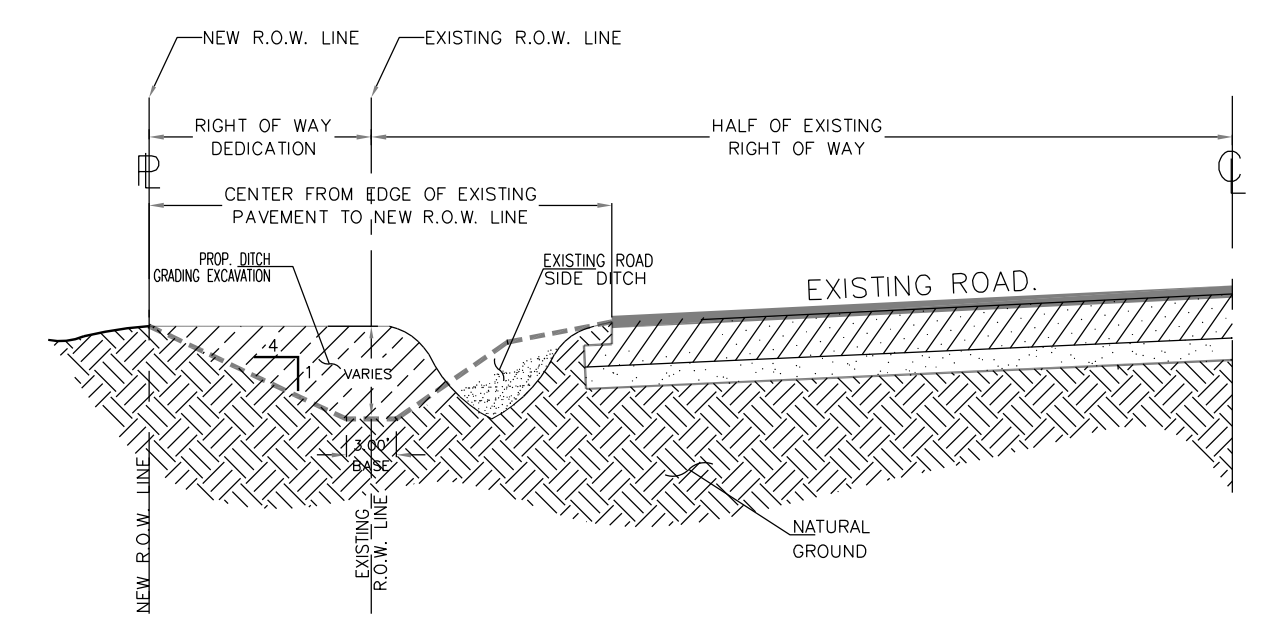
SUBGRADE IMPROVEMENT METHODS:
1. MECHANICAL STABILIZATION—AN APPROVED GEOGRID PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS.
2. CHEMICAL STABILIZATION—MODIFY SUBBASE COURSE THICKNESS AS FOLLOWS:
20-P.I. < 40 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR > OPTIMUM MOISTURE
P.I. > 40 6% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR > OPTIMUM MOISTURE

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

CONCRETE SCHOOL BUS STOP PICKUP AREA

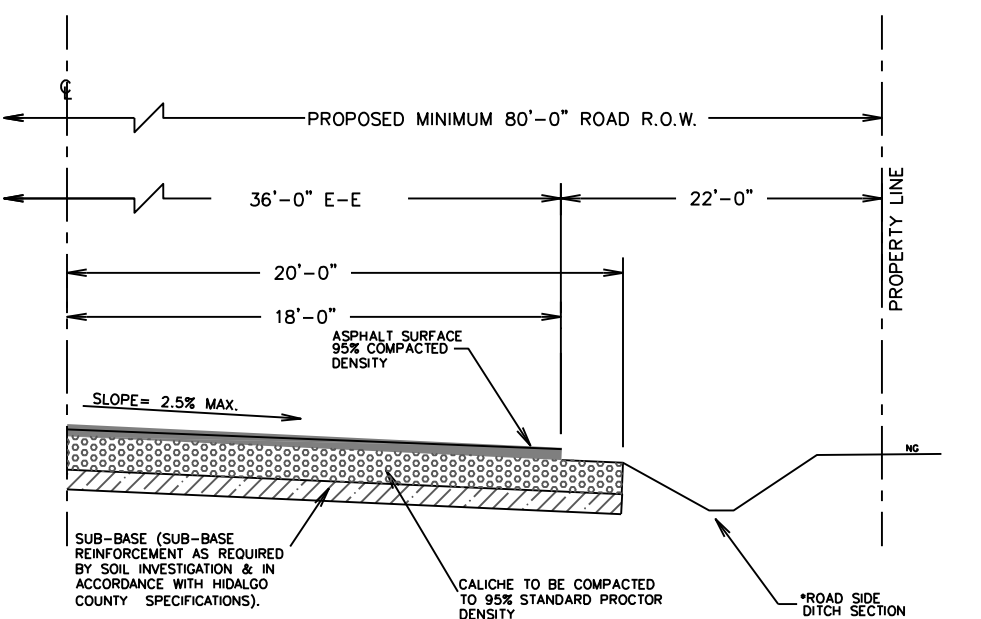


PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA



RECONSTRUCTION OF ROAD SIDE DITCH

COLLECTOR STREET PAVEMENT WIDTH OF NO LESS THAN 36' E-E



REFER TO ROAD SIDE DITCH CROSS SECTION DETAIL PLAT No. 9.37

HORIZONTAL CLEARANCE TO OBSTRUCTIONS TO BE DETERMINED BY THE ENGINEER

ROAD SECTION DETAIL APPLIES TO ANY SUBDIVISION IN WHICH ALL LOTS HAVE AN AREA OF GREATER THAN ONE ACRE, NET OF ALL EASEMENTS AND RIGHT OF WAYS

AS BUILTS (09-11-2024) SHEET 4 OF 5

PAVING & DRAINAGE DETAILS

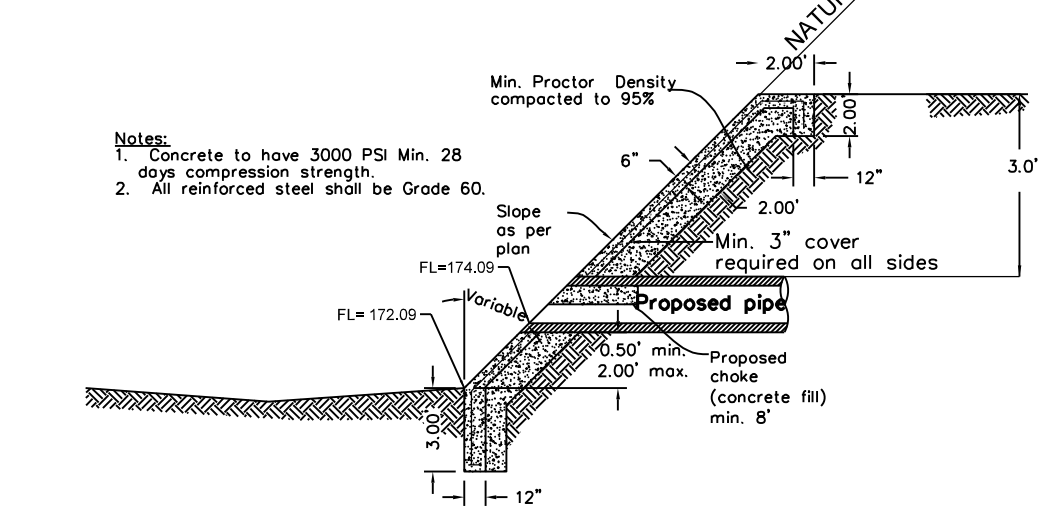
LAS COMADRES NO. 10 SUBDIVISION

BEING A 64.65 ACRE TRACT OF LAND OUT OF A PART OF A CERTAIN 243.51 ACRE TRACT OUT OF PORTION 48, HIDALGO COUNTY, TEXAS, LYING WEST OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT-OF-WAY, HIDALGO COUNTY, TEXAS.

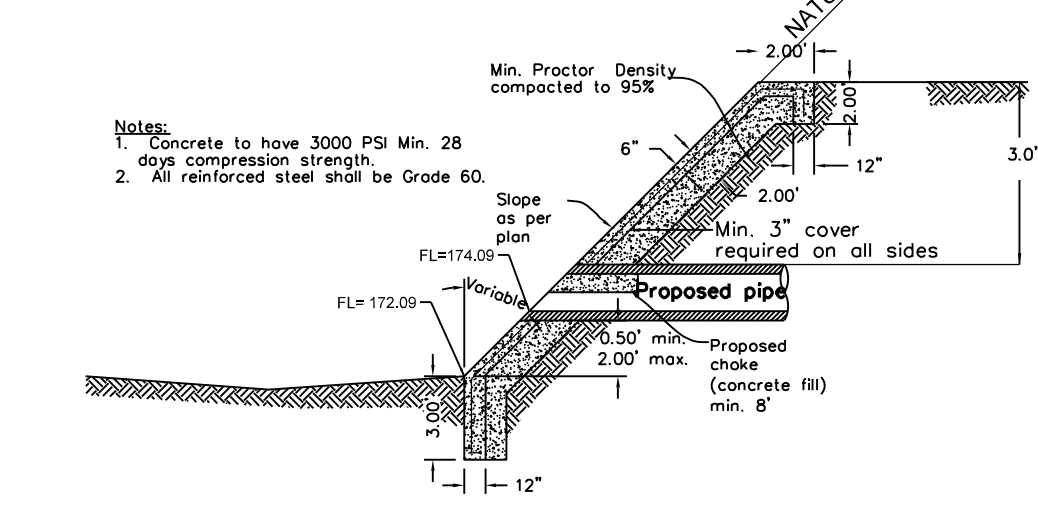


SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
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REVISION NOTES			
No.	SHEET	REVISION	DATE



D-2 STORM DISCHARGE STRUCTURE



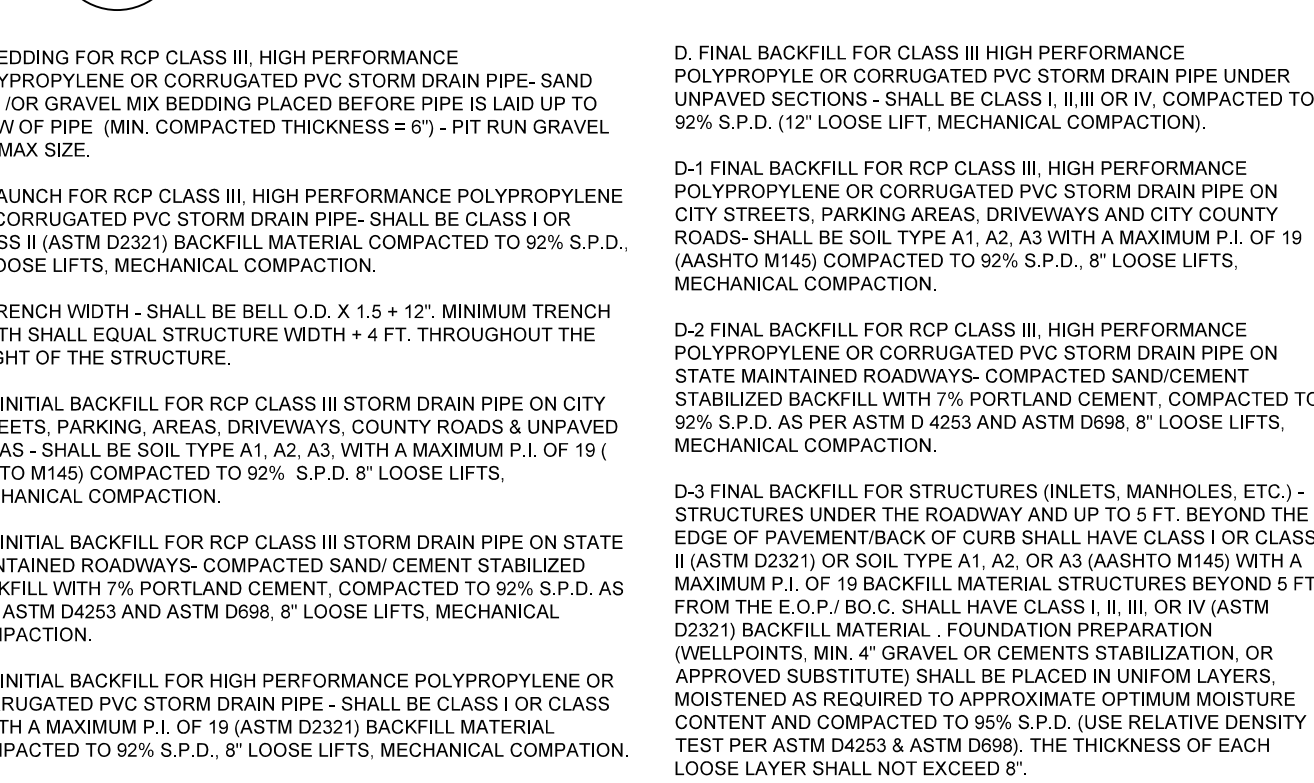
D-2 STORM DISCHARGE STRUCTURE



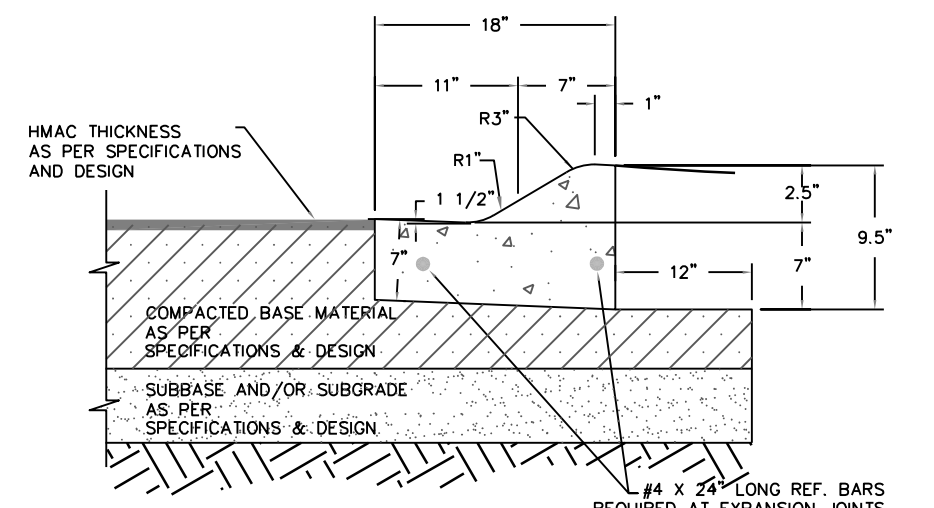
VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	CARLOS LEAL JR.	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.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-6154	(956) 380-6156

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



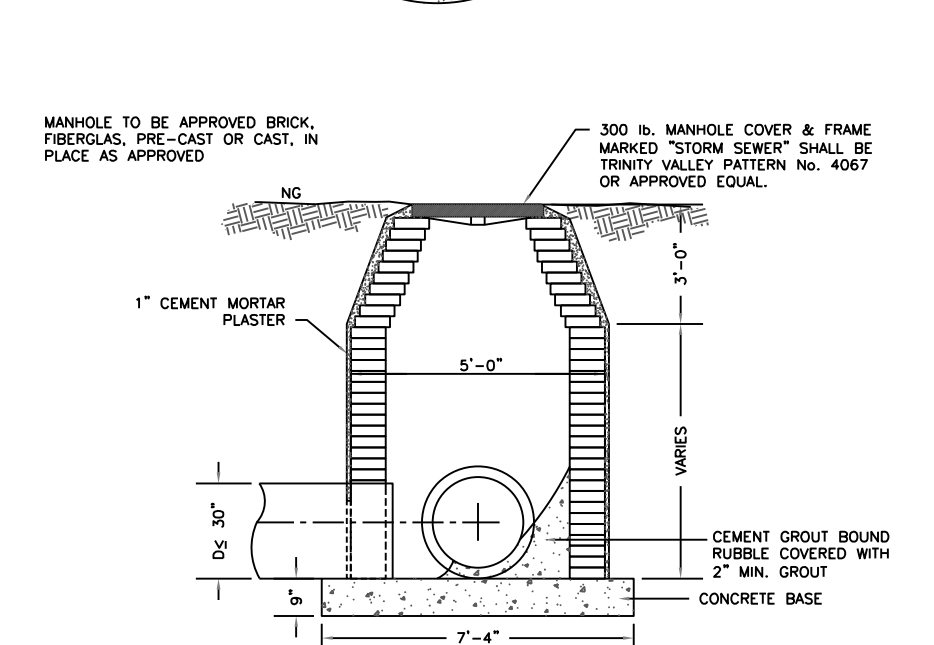
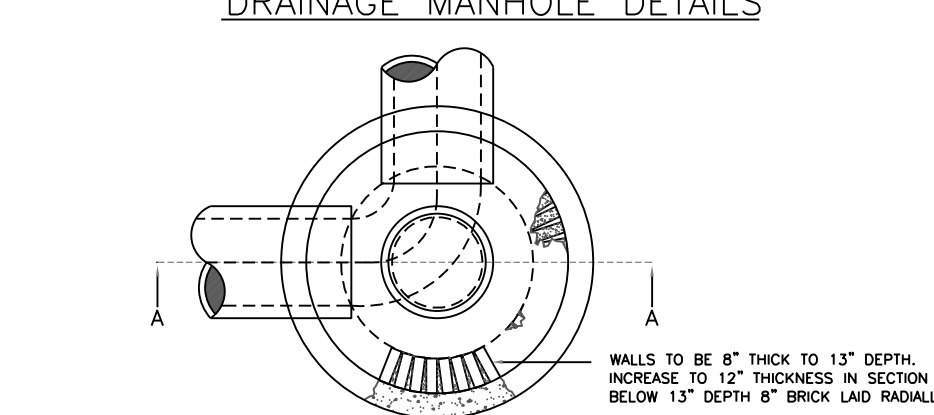
NOTE: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 4 FT. FROM THE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

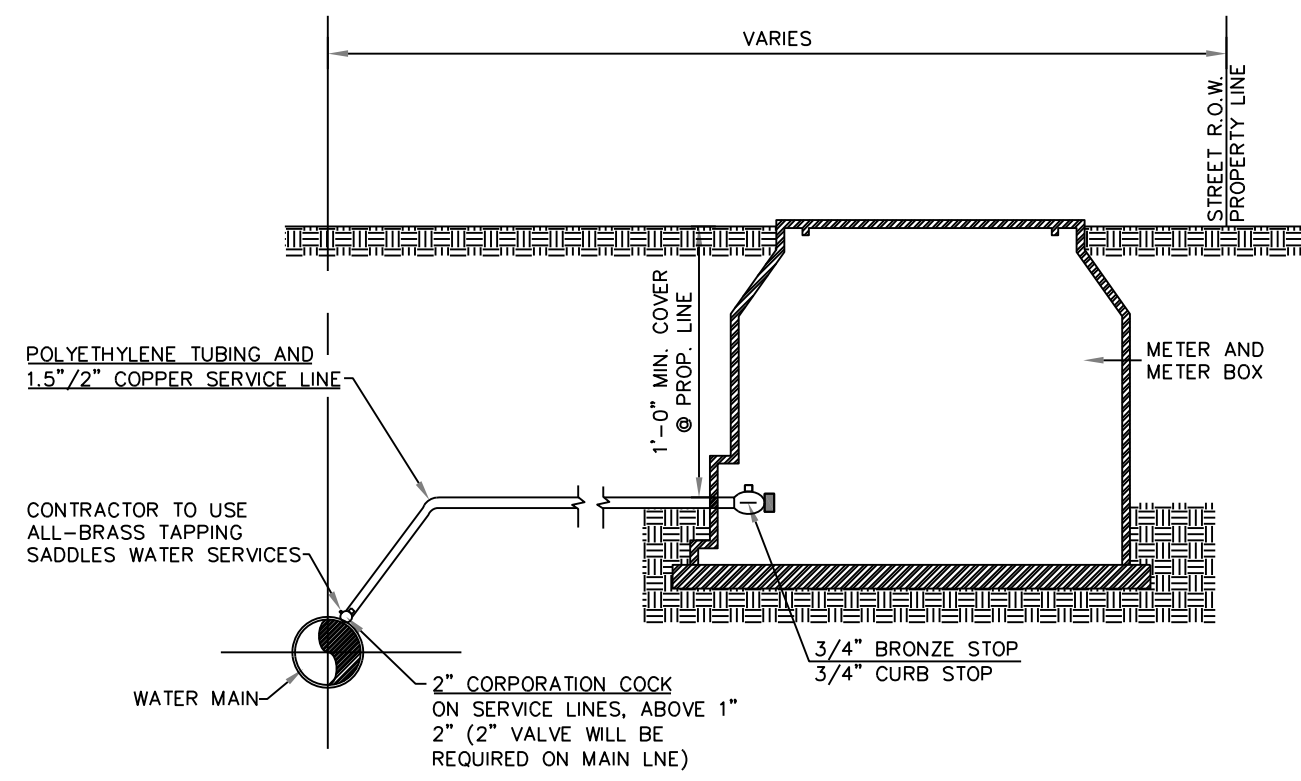
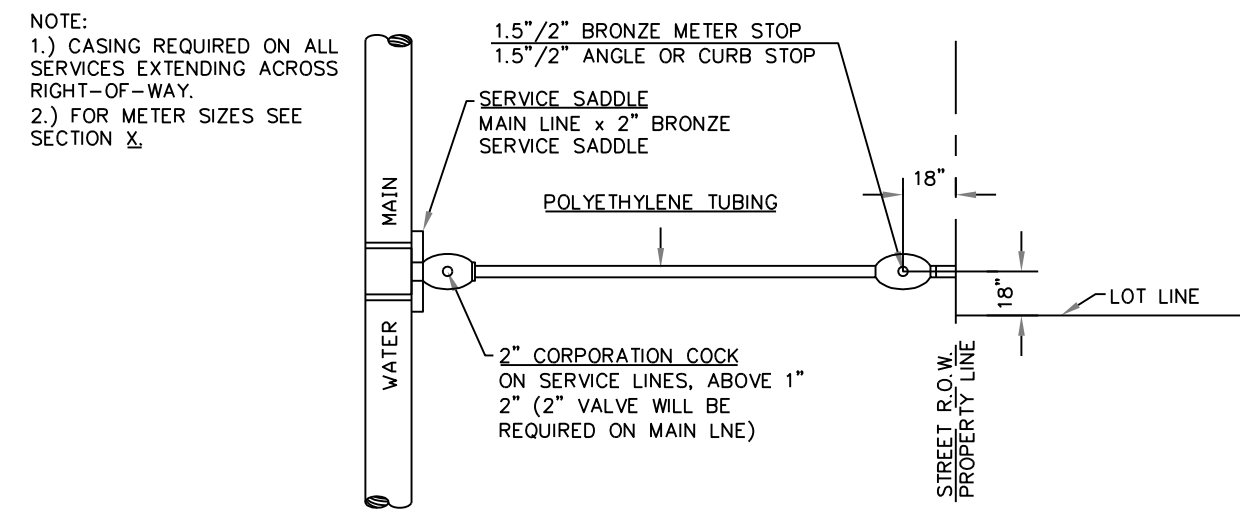


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
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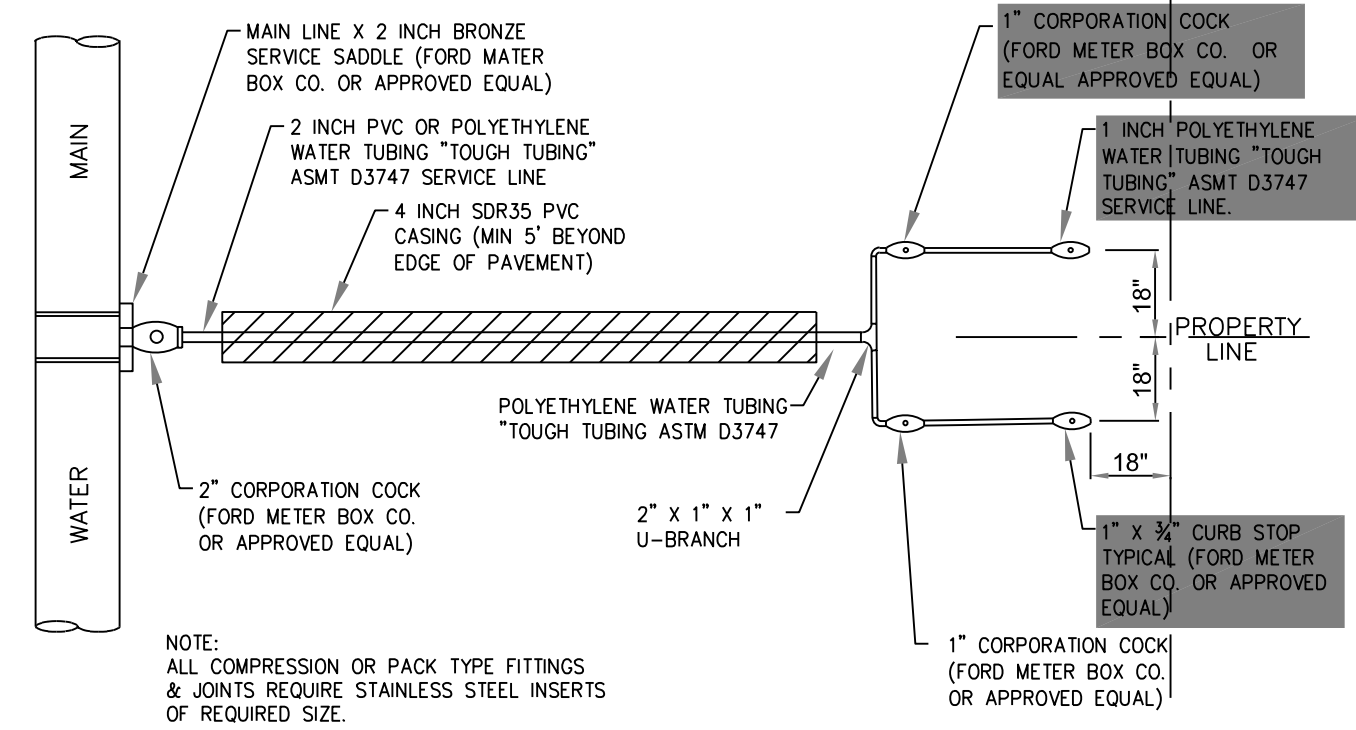
P-2 TYPICAL LOW PROFILE CURB & GUTTER SECTION N.T.S.

DRAINAGE MANHOLE DETAILS



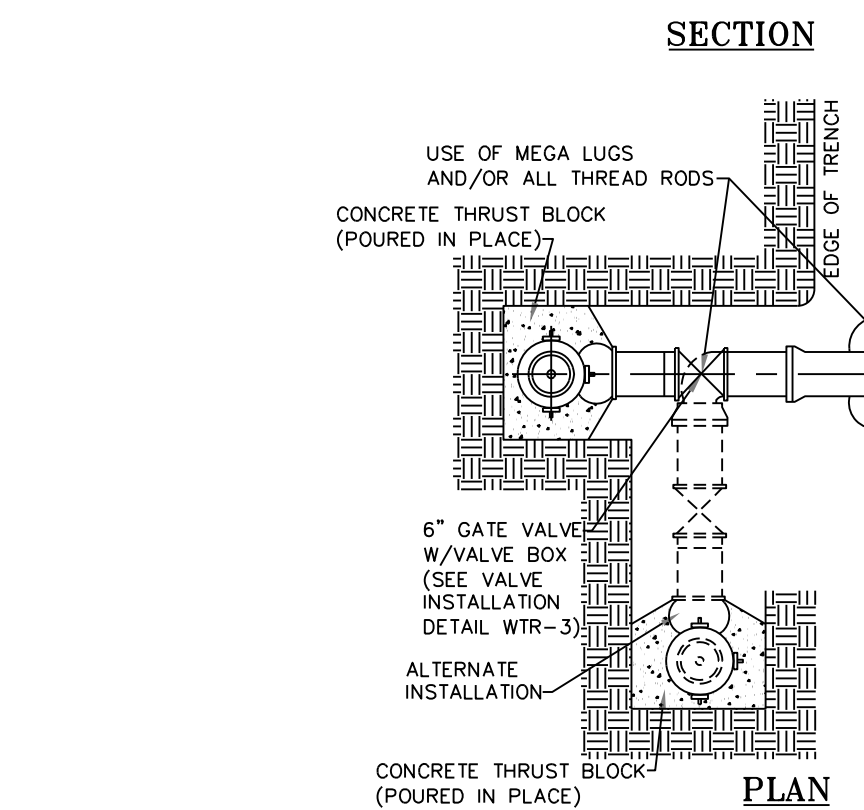
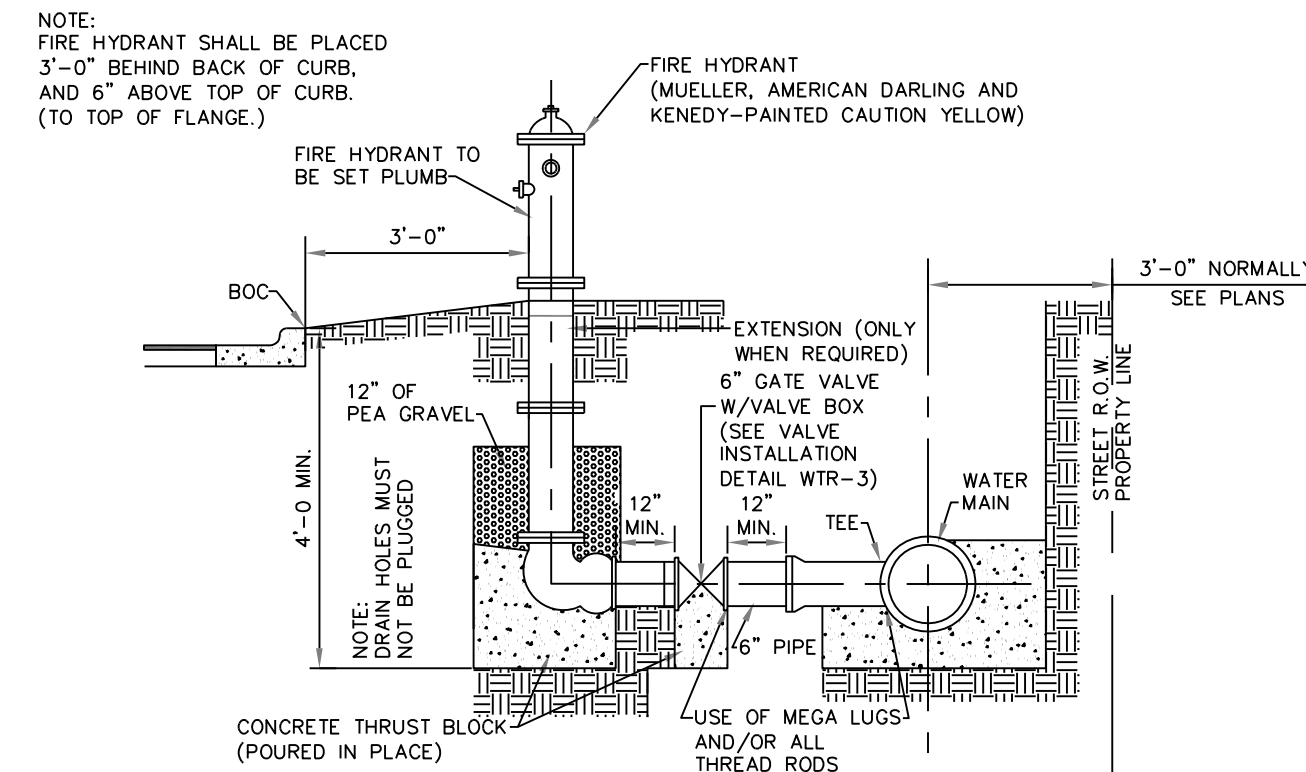


SINGLE WATER SERVICE CONNECTION

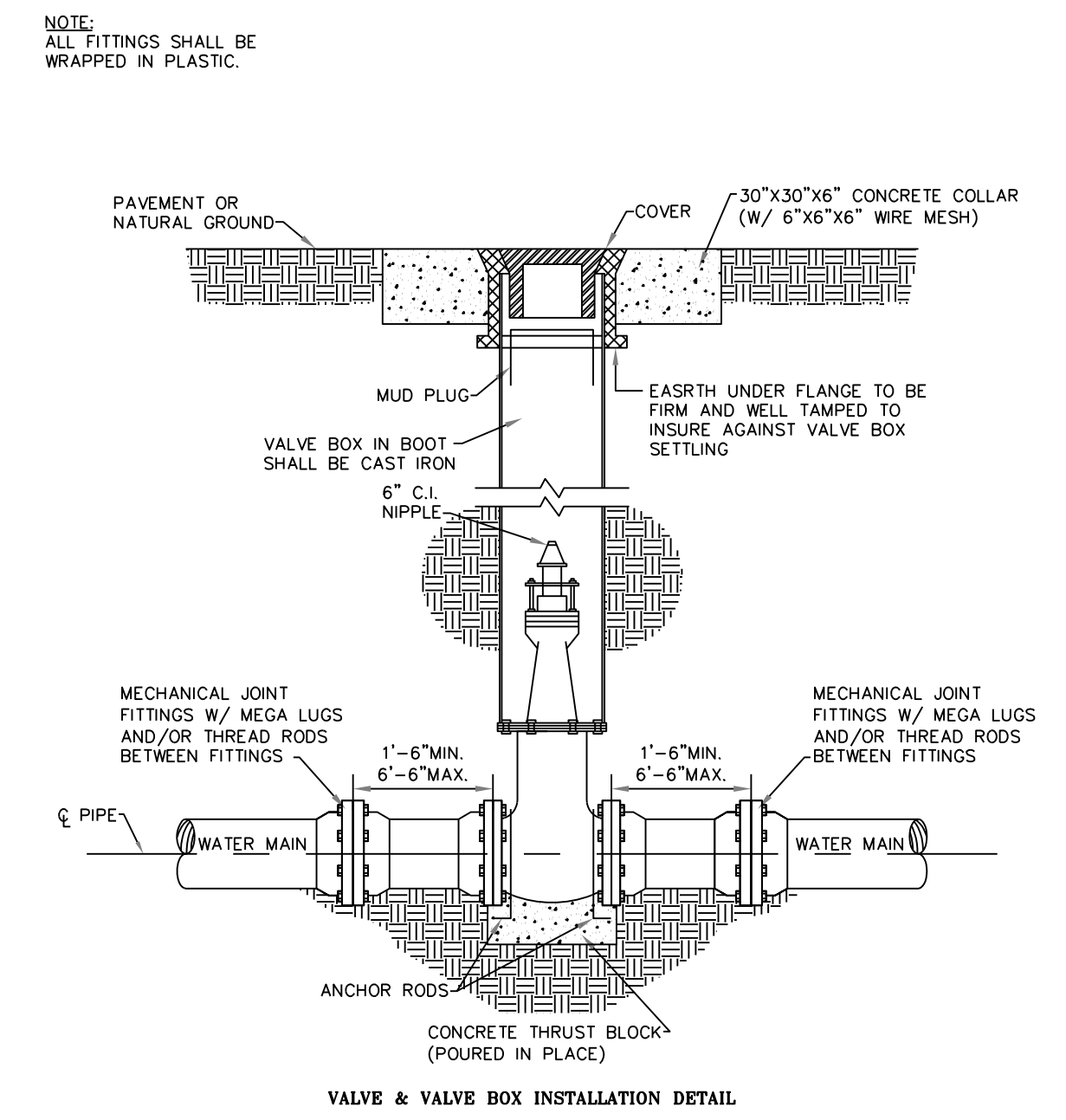


NOTE:
ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.

DUAL WATER SERVICE CONNECTION
N.T.S.

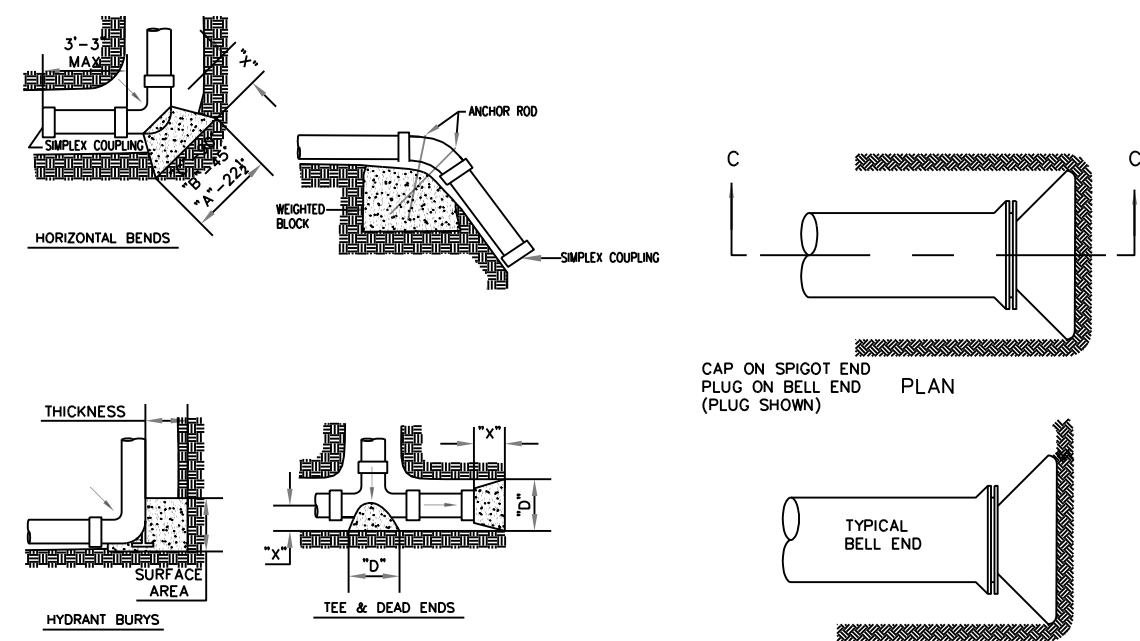


NOT TO SCALE
FIRE HYDRANT INSTALLATION DETAIL



VALVE & VALVE BOX INSTALLATION DETAIL

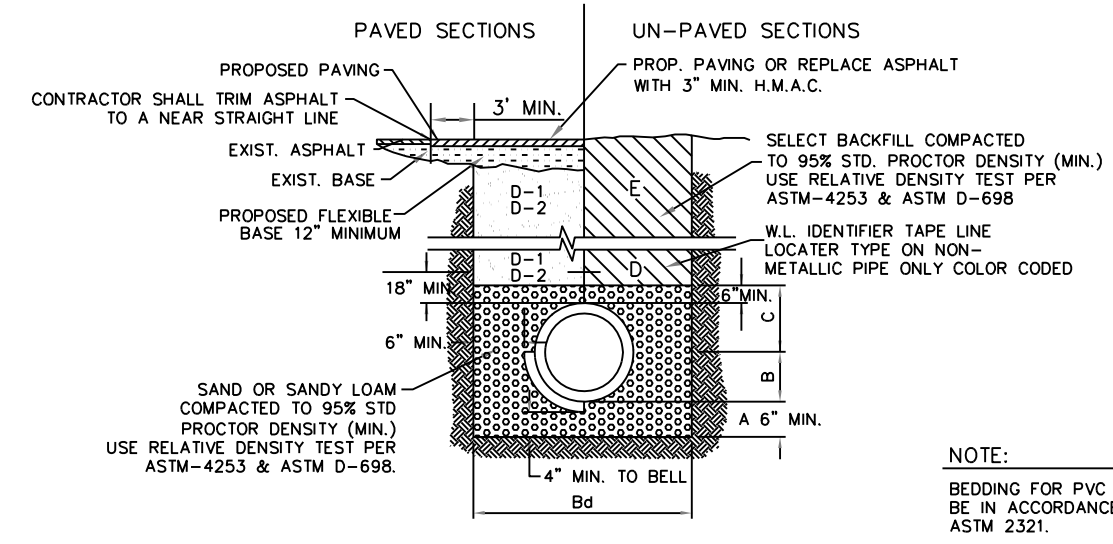
GENERAL NOTES:
1.) THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.
2.) THRUST BLOCK CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.
3.) "C" DIMENSIONS SHALL BE LARGE ENOUGH TO MAKE 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.



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
8"	1.50	1.08	1.18	1.52	2.31	2.07	4.27	1.74
10"	1.50	1.35	1.84	1.90	3.61	2.58	6.66	2.17
12"	1.50	1.63	2.65	1.86	5.19	3.10	9.60	2.61

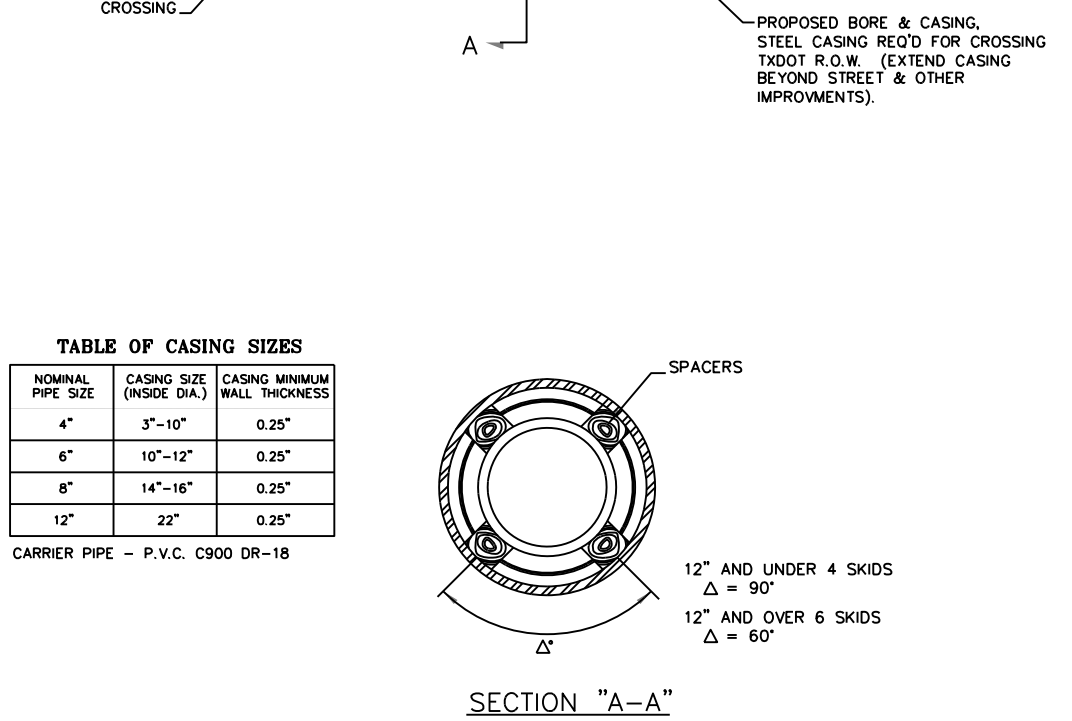
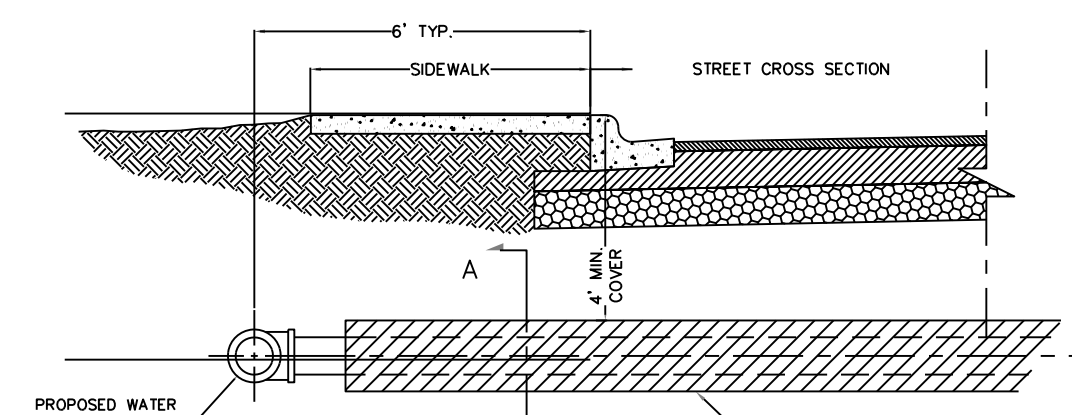
NOMINAL PIPE SIZE	CASING SIZE (INSIDE DIA.)	CASING MINIMUM WALL THICKNESS
16"	24"	0.25"

THRUST BLOCK DETAILS



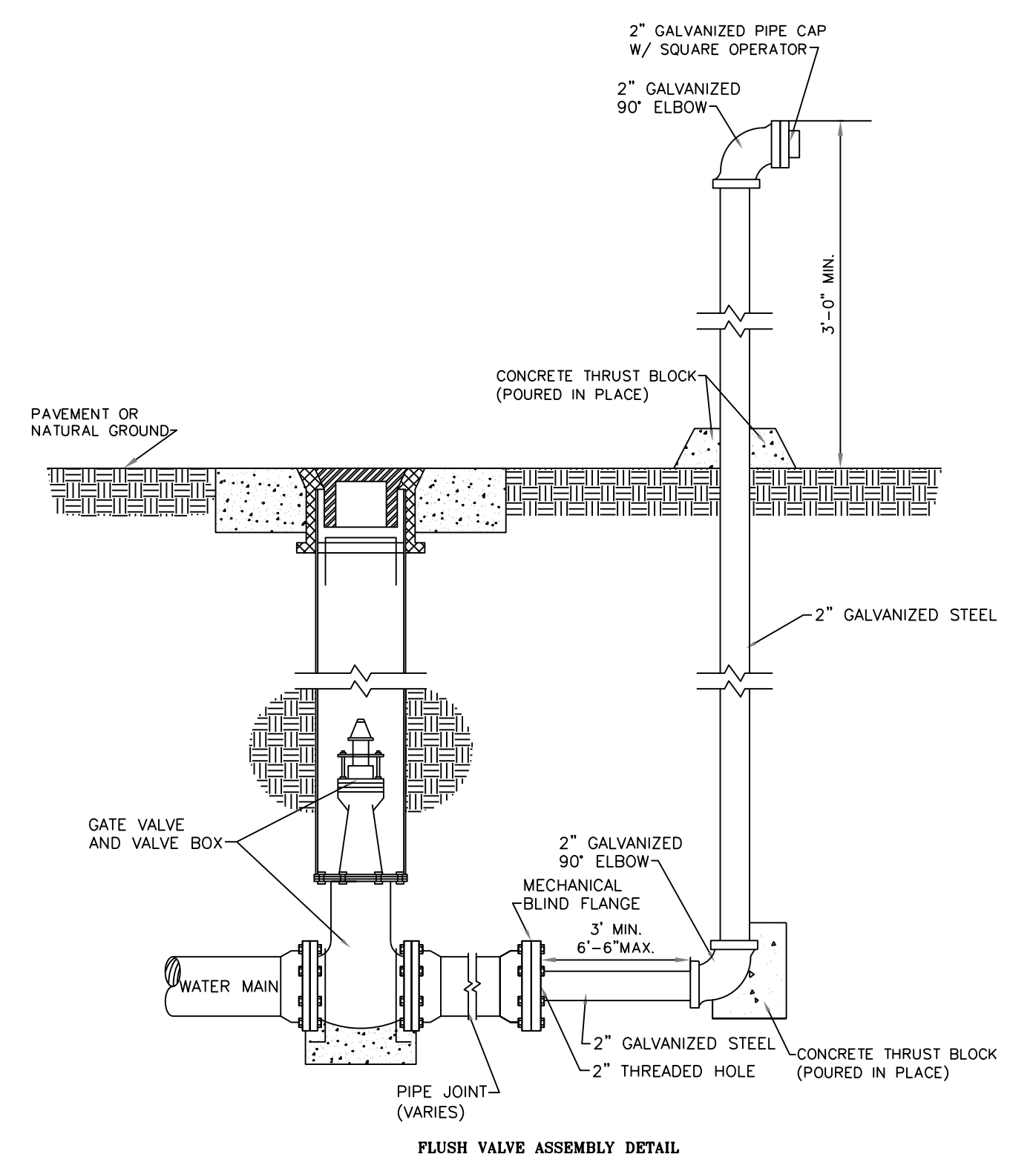
- NOTE:
BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 2321.
- SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=4")
 - SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B8 TRENCH WIDTHS 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)
 - (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

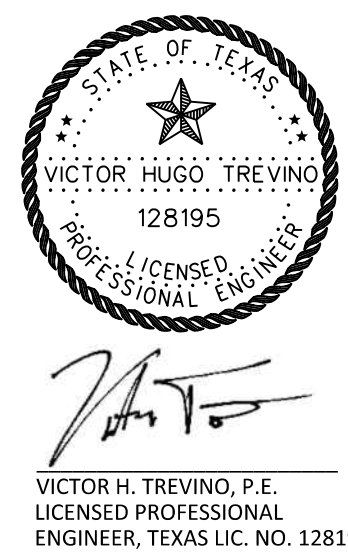


NOTE:
WATERLINE TO BE SLOPED DOWN OR UP @ CROSSING IF IT CONFLICTS W/ EXISTING SEWER LINES OR DRAINAGE STRUCTURES.

BORE & CASING DETAIL



FLUSH VALVE ASSEMBLY DETAIL



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

NO.	SHEET	REVISION	DATE	APPROVED

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
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ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
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MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBP REG # 1500



AS BUILTS (09-11-2024) SHEET 506 S
WATER DISTRIBUTION STANDARD DETAILS
LAS COMADRES NO. 10 SUBDIVISION
BEING 6.6465 ACRE TRACT OF LAND OUT OF A PART OF A CERTAIN 243.51 ACRE TRACT OUT OF PORTION 48, HIDALGO COUNTY, TEXAS, LYING WEST OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT-OF-WAY, HIDALGO COUNTY, TEXAS.