



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: 4-29-2025

PROPOSED CAMINO DE ABRAM SUBDIVISION PHASE III, PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER EVERMAN DEVELOPMENT LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 6 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 4

LOCATION DESCRIPTION: NORTHWEST CORNER OF 3 MILE LINE AND ABRAM ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-04-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO 3 MILE LINE ROAD.

SEWER SYSTEM: OSSF'S

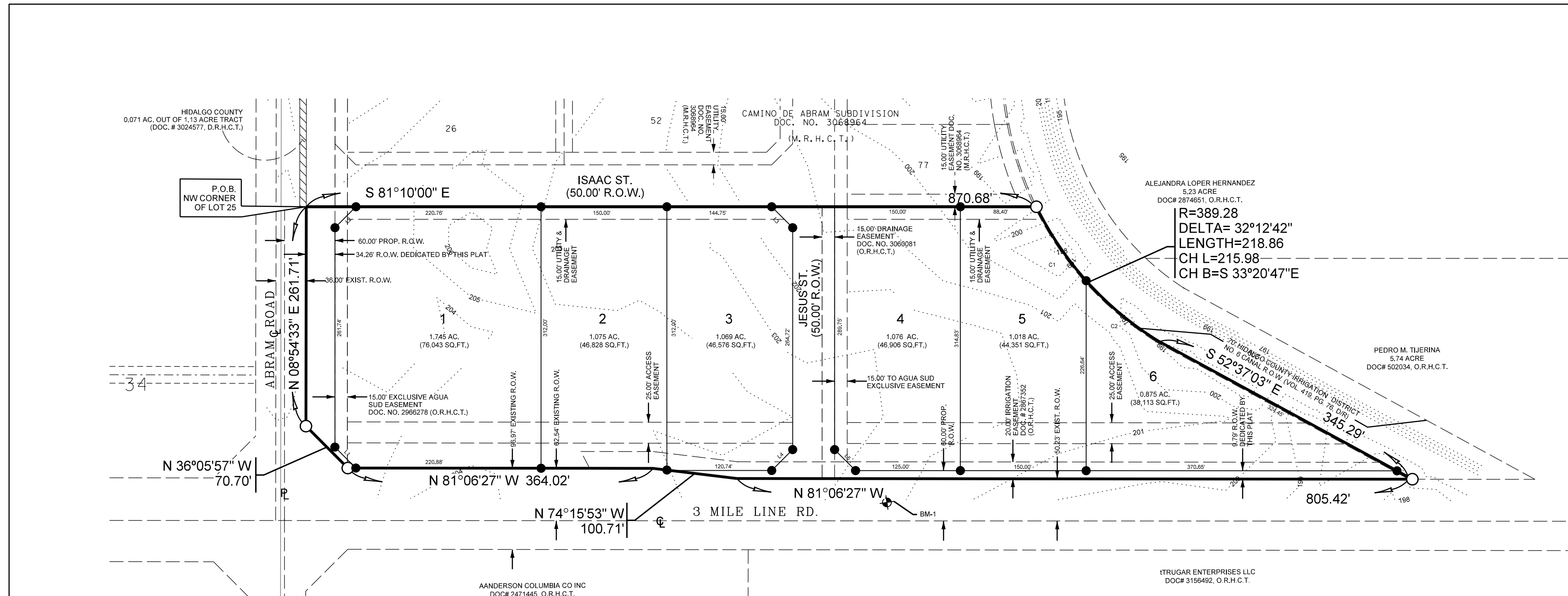
WATER SERVICE PROVIDER: AGUA SUD

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

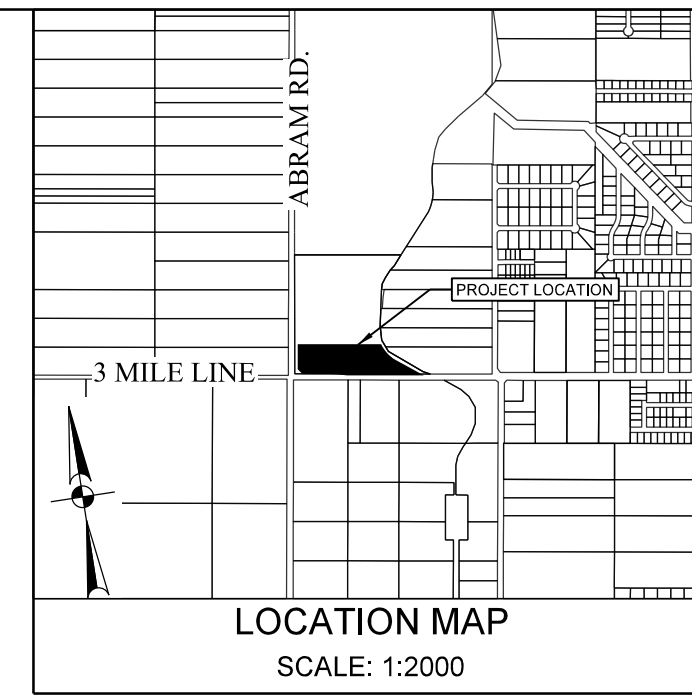
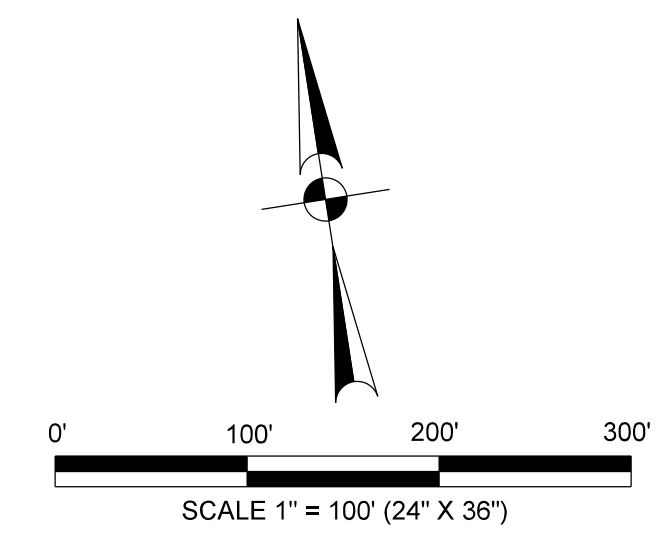
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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



LEGEND:

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



LOCATION DESCRIPTION

CAMINO DE ABRAM SUBDIVISION PHASE III IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 350 FT NORTH OF THE INTERSECTION OF MILE 3 (FM 194) 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). CAMINO DE ABRAM SUBDIVISION PHASE III LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 3 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "X" ZONE "X" AREA OF 500-YEAR FLOOD. COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 06, 2000.
2. MINIMUM BUILDING SETBACK LINES: FRONT SETBACK: 50 FEET FOR LOTS FRONTING MILE 3 ROAD 50 FEET FOR LOTS FRONTING ABRAM ROAD SIDE SETBACK: 8 FEET OR EASEMENT WHICHEVER IS GREATER REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SETBACK: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. LOTS 1 THROUGH 6 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THERE SHALL BE NO OTHER USE THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. DEVELOPER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 24" 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 WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BM-1 IS A SET 5/8" IRON ROD WITH PLASTIC CAP "ROVSS CONTROL" LOCATED EAST OF MILE 3 ROAD AND ABRAM ROAD INTERSECTION. N= 1062289.40 E= 1019586.74 ELEV= 201.83
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT A TOTAL OF 74,363 CUBIC FEET, OR 1,707 ACRE-FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. EACH WILL BE DETAINING THE FOLLOWING: LOT 1: 18,393 CFT LOT 2: 11,696 CFT LOT 3: 11,533 CFT LOT 4: 11,715 CFT LOT 5: 11,623 CFT LOT 6: 9,303 CFT
7. NO STRUCTURE SHALL BE PERMITTED UNDER 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) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. 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.
9. 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.
10. 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.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. PENA CHAPA DEVELOPMENT, THE OWNER & SUBDIVIDER OF CAMINO DE ABRAM PHASE 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. 3 OF THIS PLAT.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
14. 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 STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES AND BOUNDS

BEING A 7.662 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY A-76, PORCION 48, HIDALGO COUNTY, TEXAS, OUT OF A 130,465 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO EVERMAN DEVELOPMENT, LLC BY "SPECIAL WARRANTY DEED" AS DESCRIBED IN DOCUMENT NUMBER 2897445, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 7.662 IS BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT MAGNAIL FOUND ON A 0.071 ACRE TRACT OUT OF 1.13 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 3024677, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ON THE EXISTING EAST RIGHT-OF-WAY LINE OF ABRAM ROAD AND ALSO BEING ON THE SOUTH LINE OF CAMINO DE ABRAM PHASE II SUBDIVISION AS DESCRIBED IN DOCUMENT NUMBER 3068864, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THENCE, SOUTH 81°10'00"EAST AT A DISTANCE OF 870.68 FEET ALONG THE SOUTH LINE OF SAID CAMINO DE ABRAM PHASE II SUBDIVISION TO AN IRON ROD FOUND FOR THE COMMON CORNER OF LOT 77, CAMINO DE ABRAM PHASE II SUBDIVISION AND A 70' HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY AS DESCRIBED IN VOLUME 419, PAGE 76, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A POINT OF CURVATURE TO LEFT AND BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, ALONG SAID CURVE TO THE LEFT, WITH A RADIUS OF 389.28 A LENGTH OF 218.86 FEET, A DETAIL ANGLE OF 32°12'42" AND A CHORD DISTANCE OF 215.98 FEET AND A CHORD BEARING OF SOUTH 33°20'47" EAST, TO A POINT FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, SOUTH 52°37'03" EAST AT A DISTANCE OF 345.29 FEET CONTINUING ALONG SAID 70' CANAL RIGHT-OF-WAY TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY OF 3 MILE LINE ROAD, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 81°06'27" WEST AT A DISTANCE OF 805.42 FEET, ALONG SAID EXISTING NORTH RIGHT-OF-WAY OF 3 MILE LINE ROAD, TO A POINT FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 74°15'53" WEST AT A DISTANCE OF 100.71 FEET, ALONG SAID EXISTING NORTH RIGHT-OF-WAY OF 3 MILE LINE ROAD, TO A POINT FOR A CUTBACK CORNER AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 81°06'27" WEST AT A DISTANCE OF 364.02 FEET, ALONG SAID CUTBACK CORNER, TO A POINT FOR ON THE EXISTING EAST RIGHT-OF-WAY LINE OF ABRAM ROAD, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 08°54'33" EAST AT A DISTANCE OF 261.71 FEET, ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE OF ABRAM ROAD, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 7.662 ACRES.

LINE	BEARING	DISTANCE
L1	S36°7'44"E	35.36
L2	S53°52'12"W	35.36
L3	S32°10'07"E	35.36
L4	N3°52'56"E	35.36
L5	N08°49'30"E	35.36

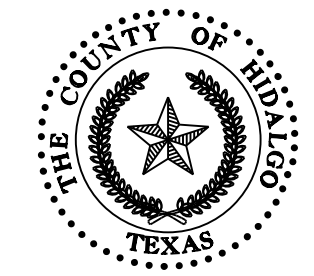
CURVE RADIUS ANGLE LENGTH CH DISTANCE CH BEARING

C1 389.28 32°12'42" 106.70 215.98 S 33°20'47"E

C2 389.28 32°12'42" 218.86 112.15 S 33°20'47"E

INDEX OF SHEETS

- SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNERS ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 16 CERTIFICATE, ENGINEER'S AND SURVEYOR'S CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE.
- SHEET 2 - WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER CROSS-SECTION AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT, WATER DISTRIBUTION STANDARDS DETAILS.
- SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, DRAINAGE AREAS, PIPE CALCULATIONS, REVISION NOTES.




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

ON _____ AT _____ AMPM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LOT LAYOUT
CAMINO DE ABRAM
SUBDIVISION PHASE III

BEING A 7.662 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY A-76, PORCION 48, HIDALGO COUNTY, TEXAS, OUT OF A 130,465 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SOUTH TEXAS INFRASTRUCTURE GROUP

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

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

PENA CHAPA DEVELOPMENT AS OWNER OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CAMINO DE ABRAM PHASE III SUBDIVISION, HEREBY SUBSCRIBES THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE OF 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.

DATE _____

MANUEL CHAPA, MEMBER
 P.O. BOX 1658
 MISSION, TEXAS 78752

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

CITY OF MISSION CERTIFICATE

THIS PLAT OF CAMINO DE ABRAM PHASE 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 _____

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAMINO DE ABRAM PHASE III SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT CERTIFICATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(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.
 GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS THE ____ DAY OF _____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON 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

COUNTY OF HIDALGO

STATE OF TEXAS
 COUNTY OF HIDALGO

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAMINO DE ABRAM PHASE III SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

AGUA SUD CERTIFICATE

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CAMINO DE ABRAM PHASE III 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.

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

ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS
 COUNTY OF HIDALGO

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 # 6668
 FIRM # 10193886
 900 S. STEWART RD., SUITE 13
 MISSION, TEXAS 78752

COUNTY OF HIDALGO

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.

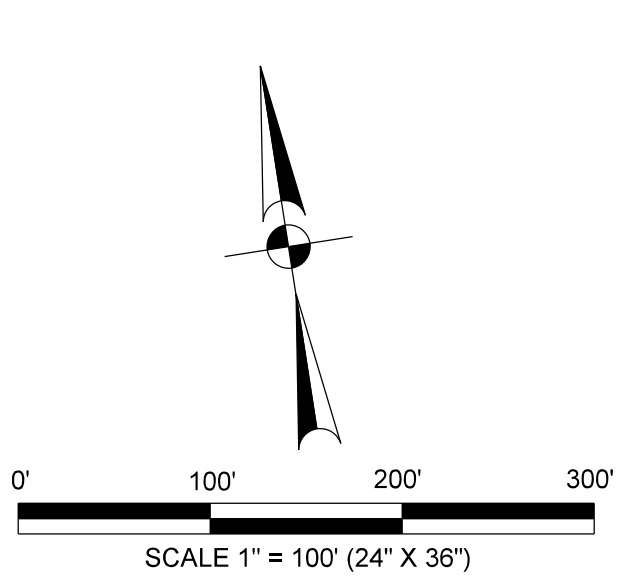
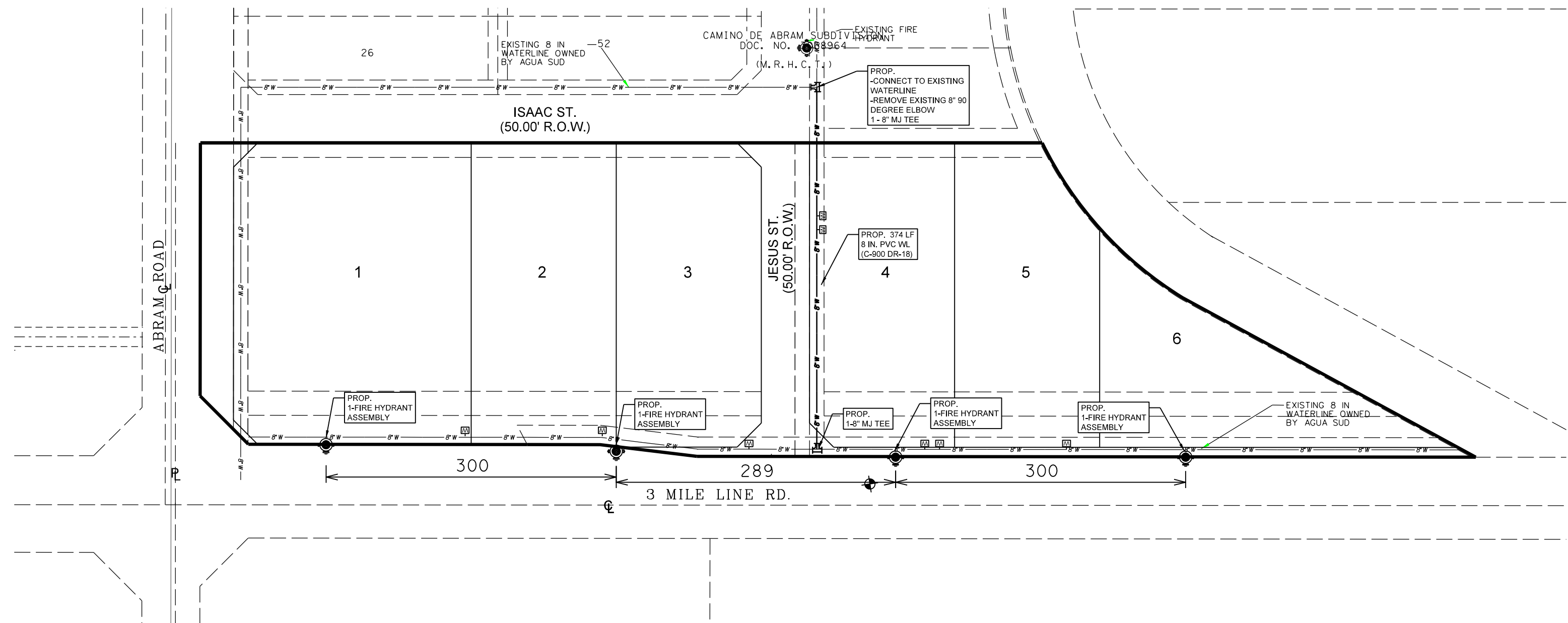
VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

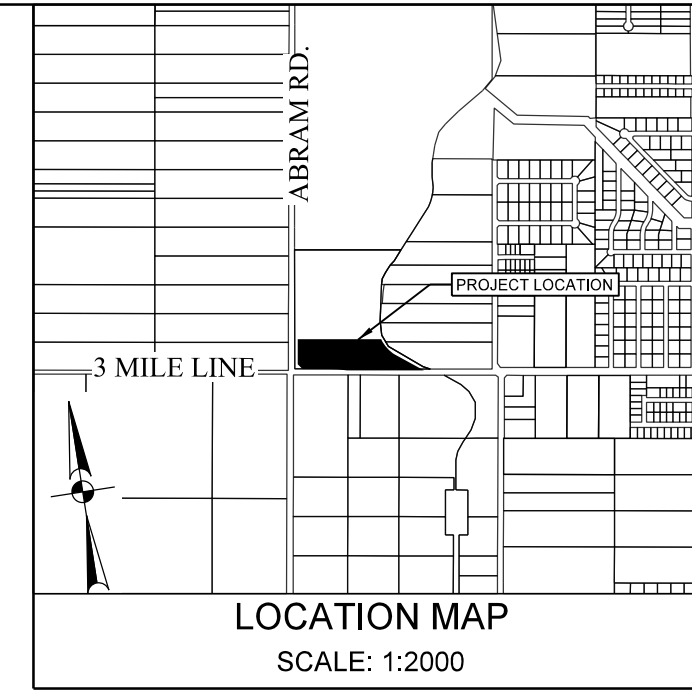
PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1658	MISSION, TEXAS 78752	(956) 581-3918	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVIÑO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132

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 TBPE REG # 1500



- 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
 - 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):
 CAMINO DE ABRAM PHASE III SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAS 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CAMINO DE ABRAM PHASE III SUBDIVISION SUBDIVISION HAS 6 LOTS. AGUA SUD HAS ONE EXISTING 8" DIAMETER WATER LINE RUNNING THROUGH THE NORTH SIDE OF THE RIGHT-OF-WAY OF 3 MILE LINE RD.

CAMINO DE ABRAM PHASE III SUBDIVISION SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH ONE (1) 8" M/T TEE EACH WITH ONE (1) GATE VALVE. WATER DISTRIBUTION FOR CAMINO DE ABRAM PHASE III SUBDIVISION CONSISTS OF SIX (6) 3" DIAMETER SINGLE SERVICES SHORT THAT RUN INTO THE LOTS. THE 3" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST 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 FOUR (4) 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 DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES- DESCRIPTION, COSTS, AND OPERABILITY DATE:
 SEWAGE FROM CAMINO DE ABRAM PHASE 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 6. THE UNDERDESIGNED 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 EXCAVATION WERE PERFORMED. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$_____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. LOTS. 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 SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.041, 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 \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.
 SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

REPORTE DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO):
 LA SUBDIVISION CAMINO DE ABRAM FASE 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.

CAMINO DE ABRAM PHASE III SUBDIVISION CAMINO DE ABRAM FASE III TIENE 6 LOTES. AGUA SUD TIENE UNA LINEA EXISTENTE DE AGUA DE 8 PULGADAS DE DIAMETRO Y DRENAJE SOBRE EL LADO OESTE DE LA CALLE 3 MILE LINE.

LA SUBDIVISION CAMINO DE ABRAM FASE III SERÁ CONECTADA CON UN M/T TEE EXISTENTE DE 8 PULGADAS DE DIAMETRO UNA VALVULA. LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CAMINO DE ABRAM FASE III CONSISTE EN SIX (6) SERVICIOS CORTOS DE 3" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO YA LA LINEA DE 8" Y LAS CAJAS 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 (S_____ 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 LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 4 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- DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARÁN FOSAS SÉPTICAS 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.

REPORTE DE EVALUACIÓN DE SUELO:
 CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN 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 SIGNIFICANTEMENTE UNIFORME. EL TERRENO ES UNIFORME (TERRENO ARGILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 30 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA DRENA BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS ES DE \$_____ DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. 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 (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:
 AGUA- EL SISTEMA SERVIDO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$_____.
 DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARA \$_____ A UN COSTO TOTAL DE \$_____ TODA LA SUBDIVISION.

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

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

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 MANUEL CHAPA (MEMBER) P.O. BOX 1958 MISSION, TEXAS 78572

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 _____

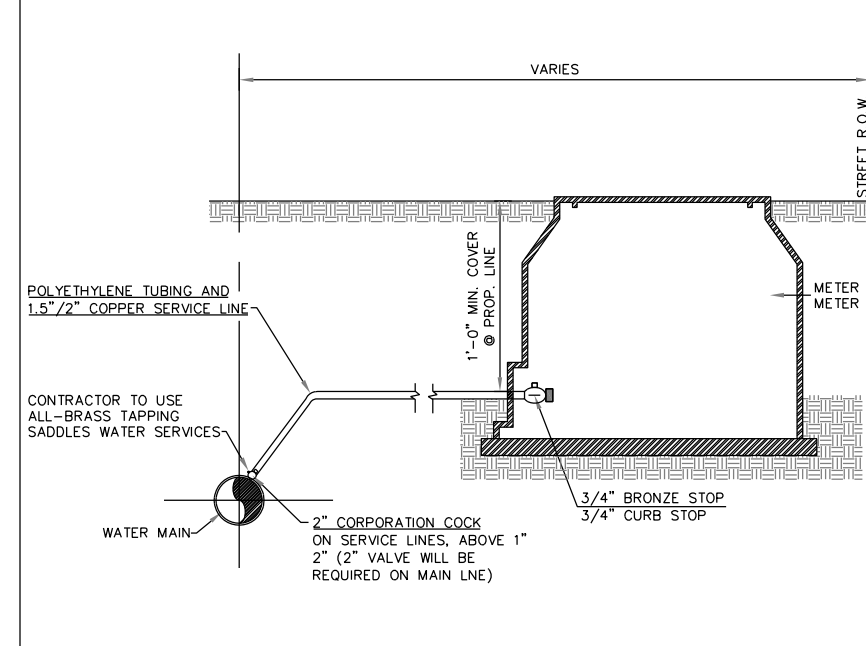
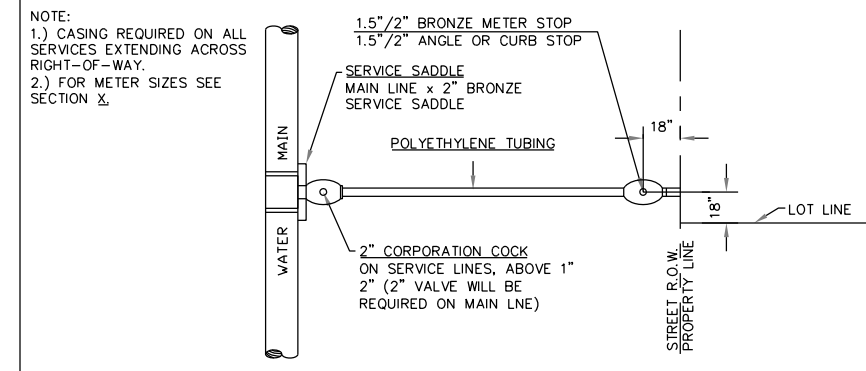
PENA CHAPA DEVELOPMENT
 MANUEL CHAPA (MEMBER)
 P.O. BOX 1958
 MISSION, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

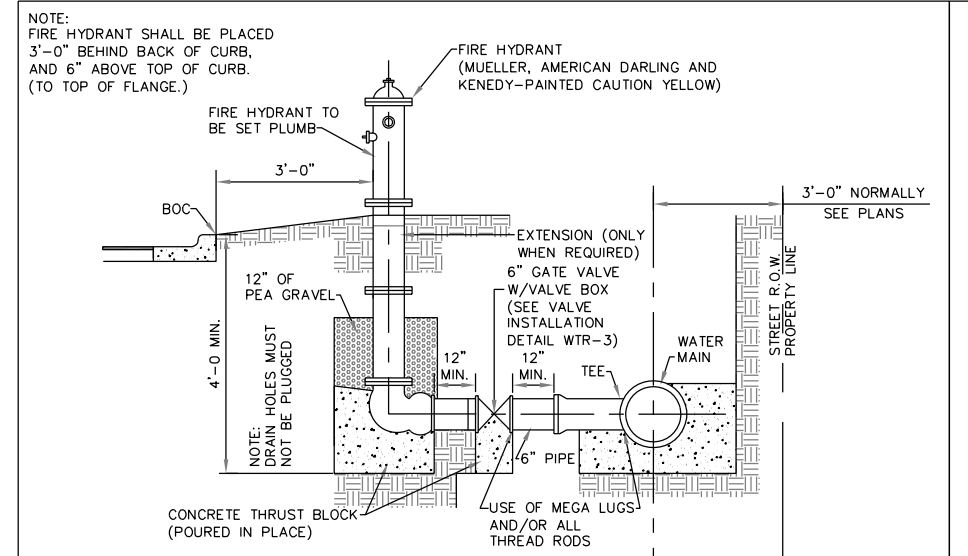
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

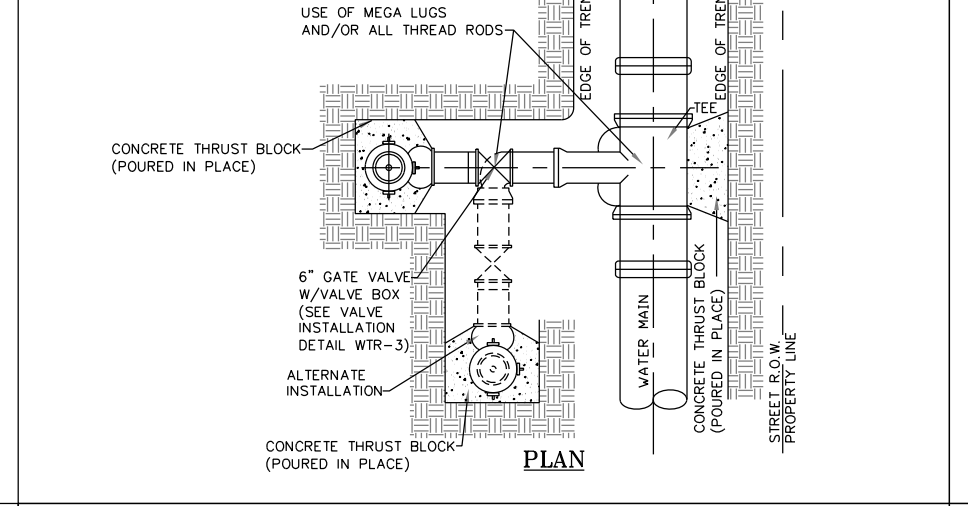
NOTARY PUBLIC



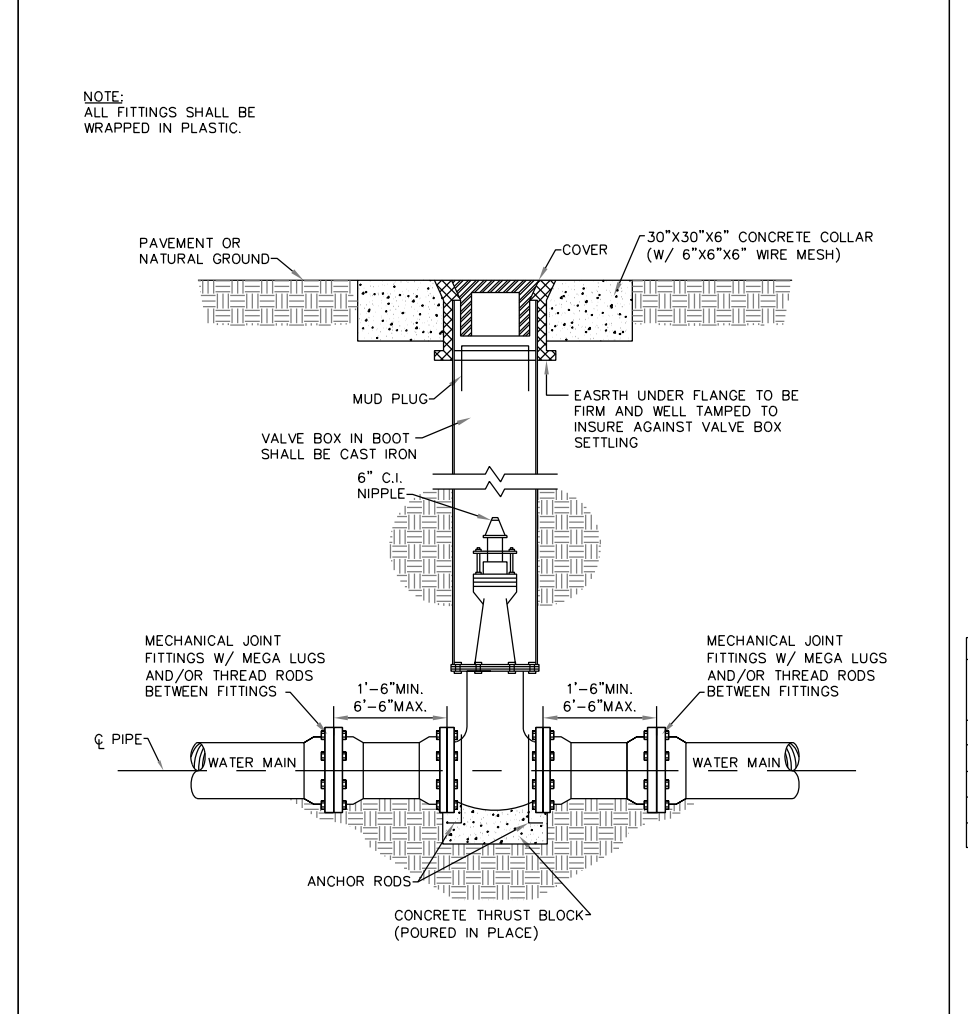
SINGLE WATER SERVICE CONNECTION



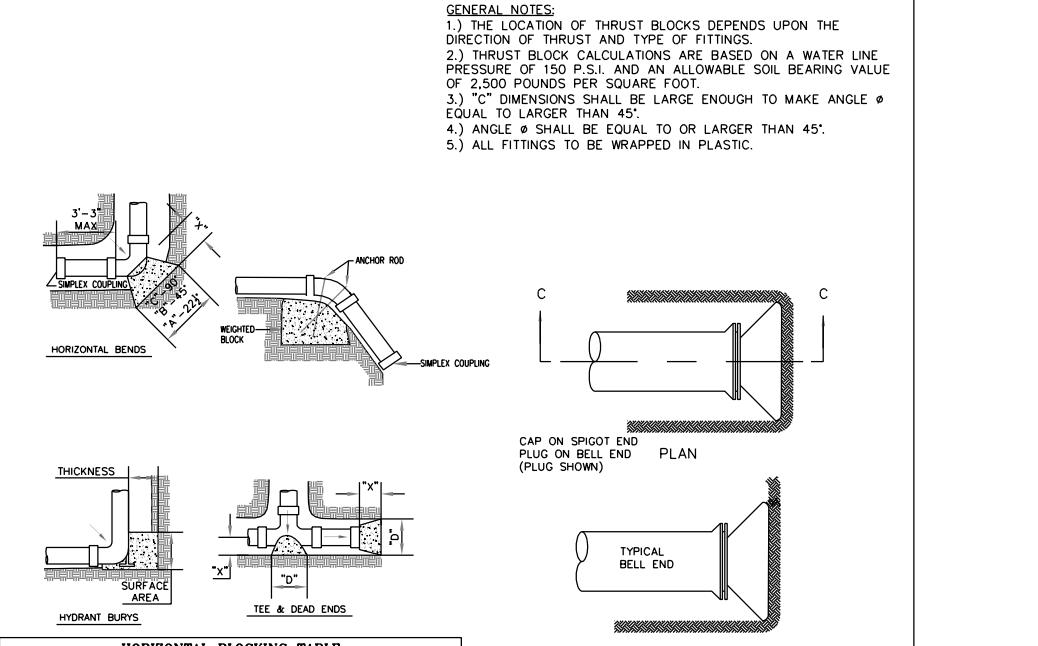
FIRE HYDRANT INSTALLATION DETAIL



TRENCH BEDDING (WATER) DETAIL



VALVE & VALVE BOX INSTALLATION DETAIL



THRUST BLOCK DETAILS

GENERAL NOTES:
 1. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE SECTION OF THRUST AND TYPE OF FITTING.
 2. THRUST BLOCK CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 100 P.S.I. AND AN ALLOWABLE SOIL BEARING VALUE OF 2,000 POUNDS PER SQUARE FOOT.
 3. T.C. DIMENSIONS SHALL BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO LARGER THAN 45°. ALL FITTINGS TO BE WRAPPED IN PLASTIC.

PIPE SIZE	2" (2) SPACES	4" SPACES	6" SPACES	8" SPACES
1/2"	1.00	1.00	1.00	1.00
3/4"	1.00	1.00	1.00	1.00
1"	1.00	1.00	1.00	1.00
1 1/2"	1.00	1.00	1.00	1.00
2"	1.00	1.00	1.00	1.00
3"	1.00	1.00	1.00	1.00
4"	1.00	1.00	1.00	1.00
6"	1.00	1.00	1.00	1.00
8"	1.00	1.00	1.00	1.00
10"	1.00	1.00	1.00	1.00
12"	1.00	1.00	1.00	1.00

TABLE OF FITTING SIZES
 NOMINAL PIPE SIZE: 16" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300"

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE

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

PRINCIPAL CONTACTS

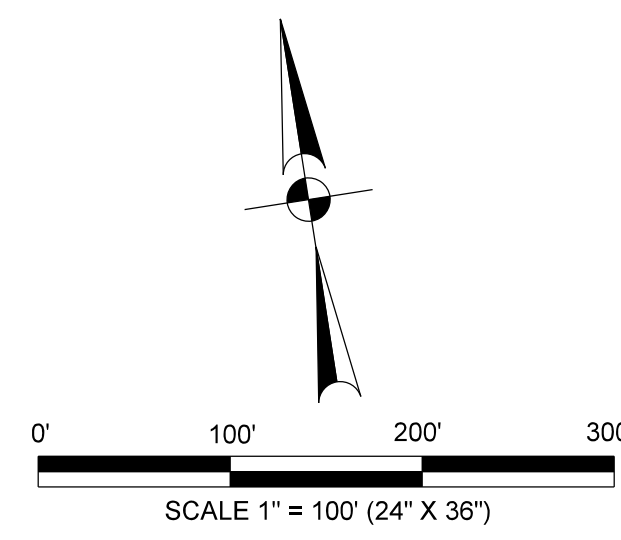
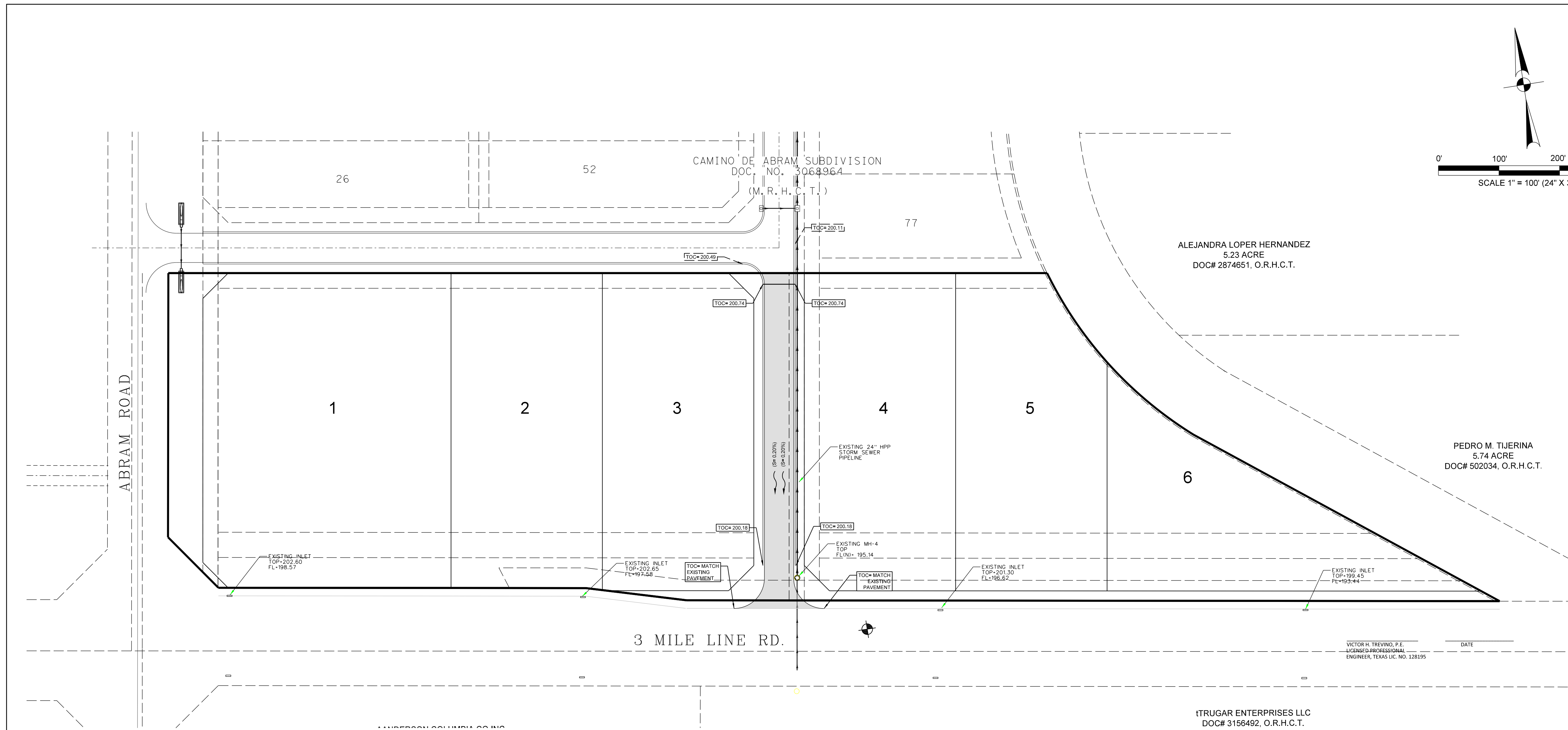
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	MISSION, TEXAS 78572	(956) 581-3918
ENGINEER:	VICTOR H. TREVIÑO, P.E.	800 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335 (956) 424-3132
SURVEYOR:	VICTOR H. TREVIÑO, R.P.L.S.	800 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335 (956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
 800 S. STEWART, SUITE 13
 MISSION, TEXAS 78572
 P.O. BOX 424-3335
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 TPBE REG. # 15000

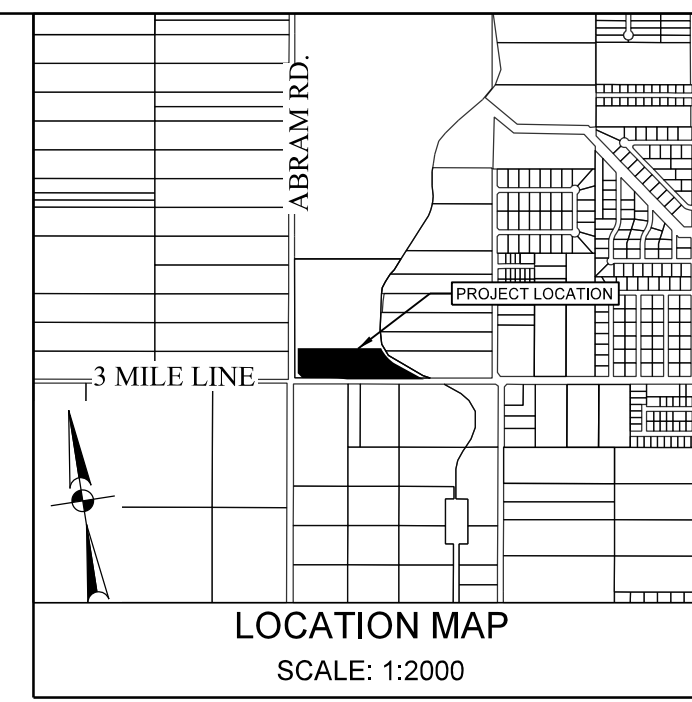


UTILITY LAYOUT
 CAMINO DE ABRAM
 SUBDIVISION PHASE III

BEING A 7.892 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, FORCION 46, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



- 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



******* DRAINAGE REPORT *******

PROJECT LOCATION
 THE CAMINO DE ABRAM SUBDIVISION PHASE III IS A PROPOSED 6 COMMERCIAL LOTS SUBDIVISION. THE PROPOSED SUBDIVISION IS LOCATED AT THE INTERSECTION OF 3 MILE ROAD AND ABRAM RD. THIS DEVELOPMENT IS LOCATED WITHIN THE JURISDICTION OF THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, BEING A 7.838 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A 76, PORCION 48, HIDALGO COUNTY, TEXAS.

FLOOD PLAIN
 THE PROPERTY IS IN ZONE "C", AREAS OF MINIMAL FLOODING (NO SHADING); COMMUNITY PANEL NO. 480334 0400 C, EFFECTIVE NOVEMBER 16, 1982.

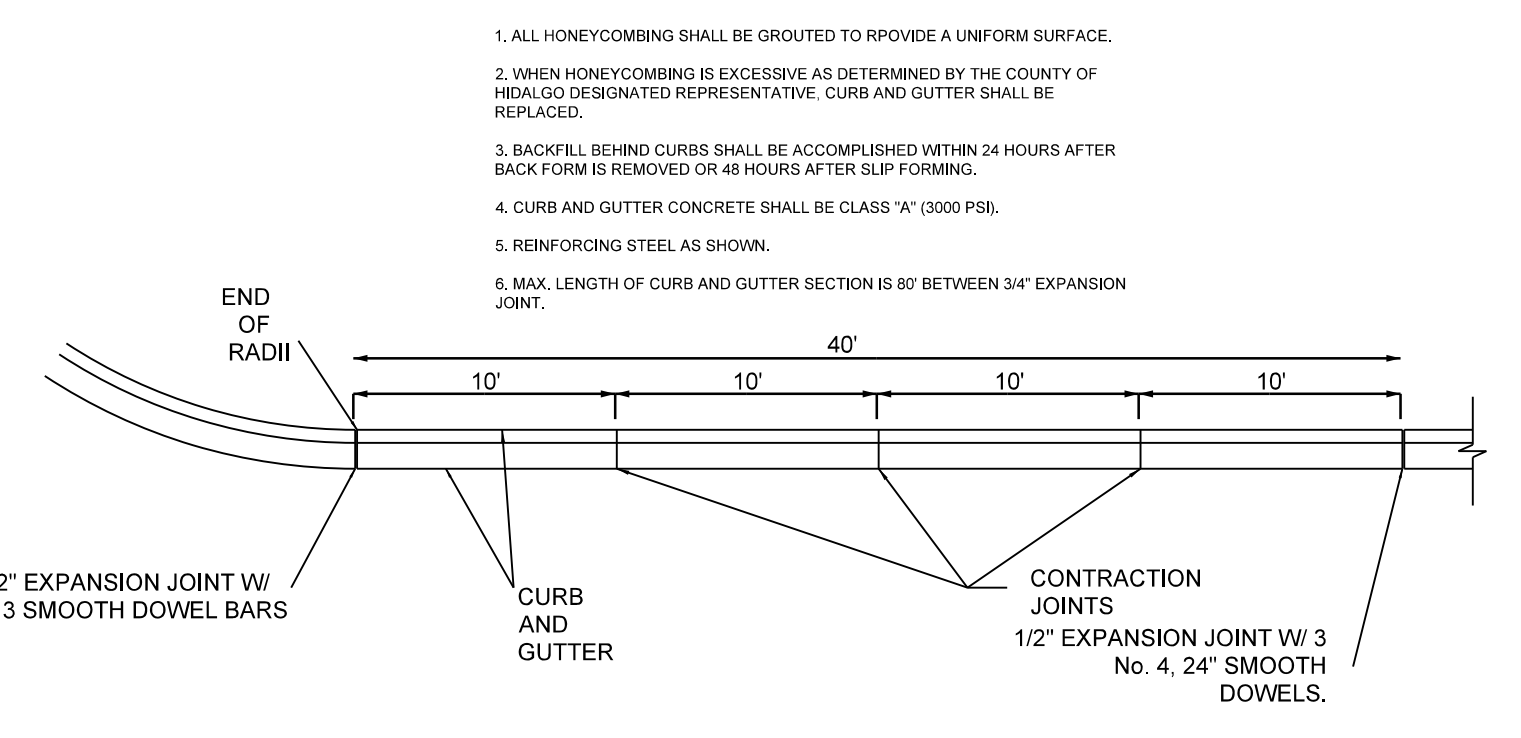
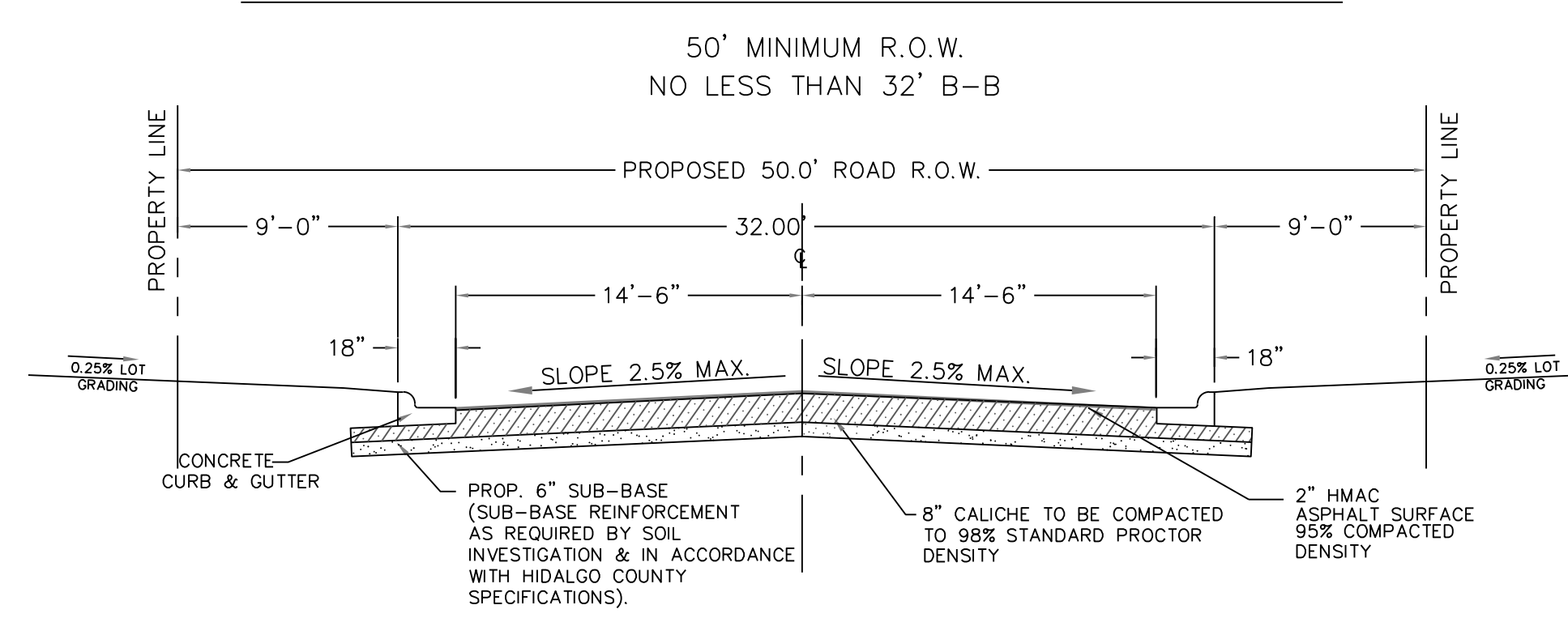
SOIL CONDITIONS
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 14.8% OF BRENNAN FINE SANDY LOAM 0 TO 1% PERCENT SLOPES AND 85.2% HIDALGO FINE SANDY LOAM 0 TO 3% PERCENT SLOPES. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THE SOILS ARE LISTED IN HYDROLOGIC GROUPS B, D, AND C/D. SEE APPENDIX C.

EXISTING CONDITIONS
 THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING STORM RUNOFF OF THIS TRACT OVERFLOWS TOWARDS THE EAST SIDE OF THE PROPERTY, IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE MISSION HIDALGO COUNTY, TEXAS. 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 9.72 CFS.

PROPOSED CONDITIONS
 IN ACCORDANCE WITH THE CITY OF MISSION AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 POLICY, THE DIFFERENCE BETWEEN THE EXISTING (10-YR) AND THE POST (50-YR) DEVELOPMENT STORM RUNOFF WILL BE 46.92 CFS, A TOTAL OF 74,363 CUBIC-Feet OR 1,707 ACRE-Feet OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. DETENTION REQUIREMENTS WILL BE ADDRESSED AT THE BUILDING PERMIT STAGE. EACH WILL BE DETAINING THE FOLLOWING:

- LOT 1: 18,983 CFT
- LOT 2: 11,696 CFT
- LOT 3: 11,633 CFT
- LOT 4: 11,715 CFT
- LOT 5: 11,023 CFT
- LOT 6: 9,303 CFT

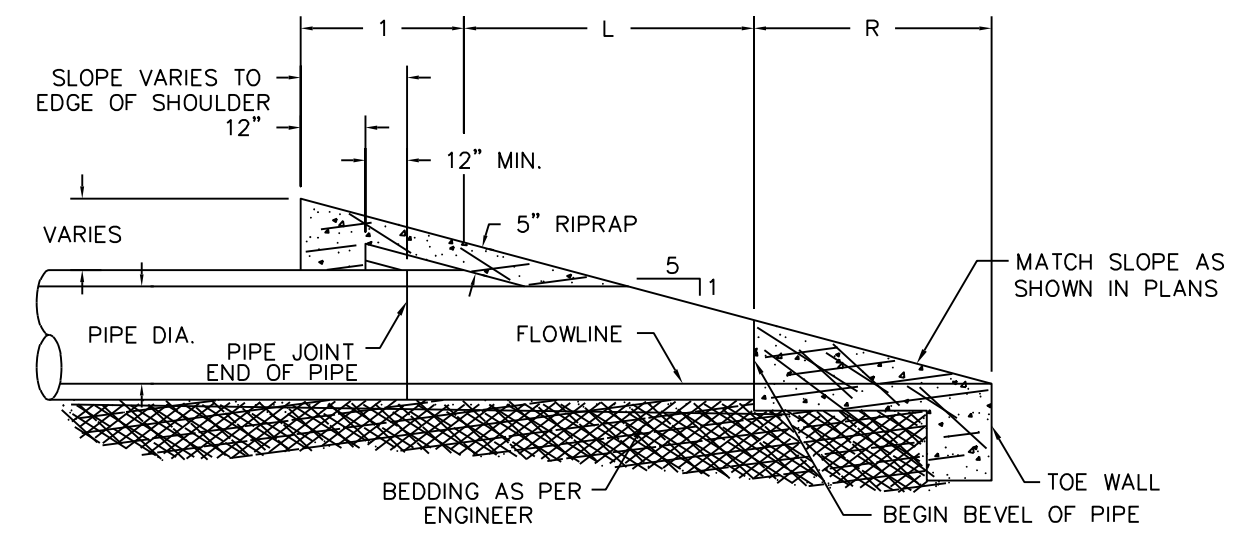
MINOR RESIDENTIAL STREET SECTION



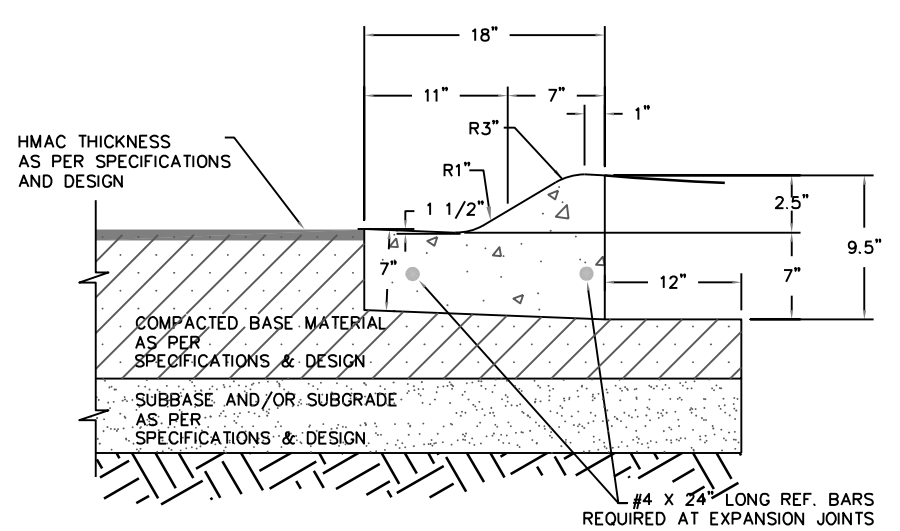
P-3 TYPICAL JOINTS
N.T.S.

GENERAL NOTES

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



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-2 TYPICAL LOW PROFILE CURB & GUTTER SECTION
N.T.S.

DRAINAGE LAYOUT
CAMINO DE ABRAM
SUBDIVISION PHASE III
 BEING A 7.838 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, PORCION 48, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1658	MISSION, TEXAS 78572	(956) 581-2918	
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

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

