



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: 9-02-2025

PROPOSED LAS COMADRES NO 14 SUBDIVISION, PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC DEVELOPER FIVE L. DEVELOPMENT LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 65 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 5

LOCATION DESCRIPTION: WEST OF TEXAN ROAD APPROXIMATELY ¼ OF A MILE SOUTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-26-2025 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 WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM: OSSF'S

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

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

Final Approval *subject to recommendations other departments*

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

SUBDIVISION MAP OF LAS COMADRES No. 14 SUBDIVISION

PLAT SHOWING 39.989 ACRES
BEING ALL OF LOTS 22, 23, 24 & 25 BLOCK 14
TEXAN GARDENS
VOLUME 8, PAGE 58 H.C.M.R.
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

FIVE L DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP
AS OWNER OF THE 39.989 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED
LAS COMADRES No. 14 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS
DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK,
AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §
232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE
MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE
MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM
STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE
MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

HIDALGO COUNTY IRRIGATION DISTRICT No. 16

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 16 ON THIS
THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND
BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 16 RIGHT
OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT
THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

- ATTEST: _____ PRESIDENT _____ SECRETARY _____
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
 - NO PERMANENT STRUCTURE, UTILITY POLE, FENCE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - NO UTILITY COMPANY OR PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES No. 14 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

FIVE DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP
CARLOS G. LEAR, JR., MANAGER
1601 E. GRIFFIN PARKWAY, SUITE B
MISSION, TEXAS 78572

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAR, JR., WHO HAS IDENTIFIED HIMSELF TO ME AS THE OWNER OF THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368
DATE SURVEYED: 02-06-2025
JOB NO. 25028.00

DATE: _____



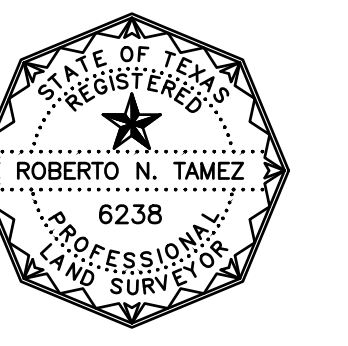
STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 01/10/2025
T-1044, PG. 29-31
SURVEY JOB # 25307.08

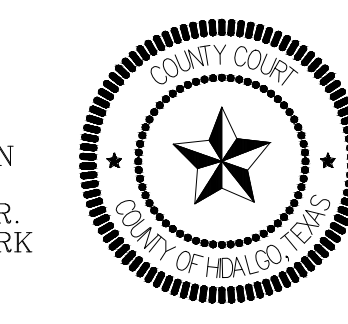


**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES No. 14 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE: _____
ATTEST: HIDALGO COUNTY CLERK _____ DATE: _____

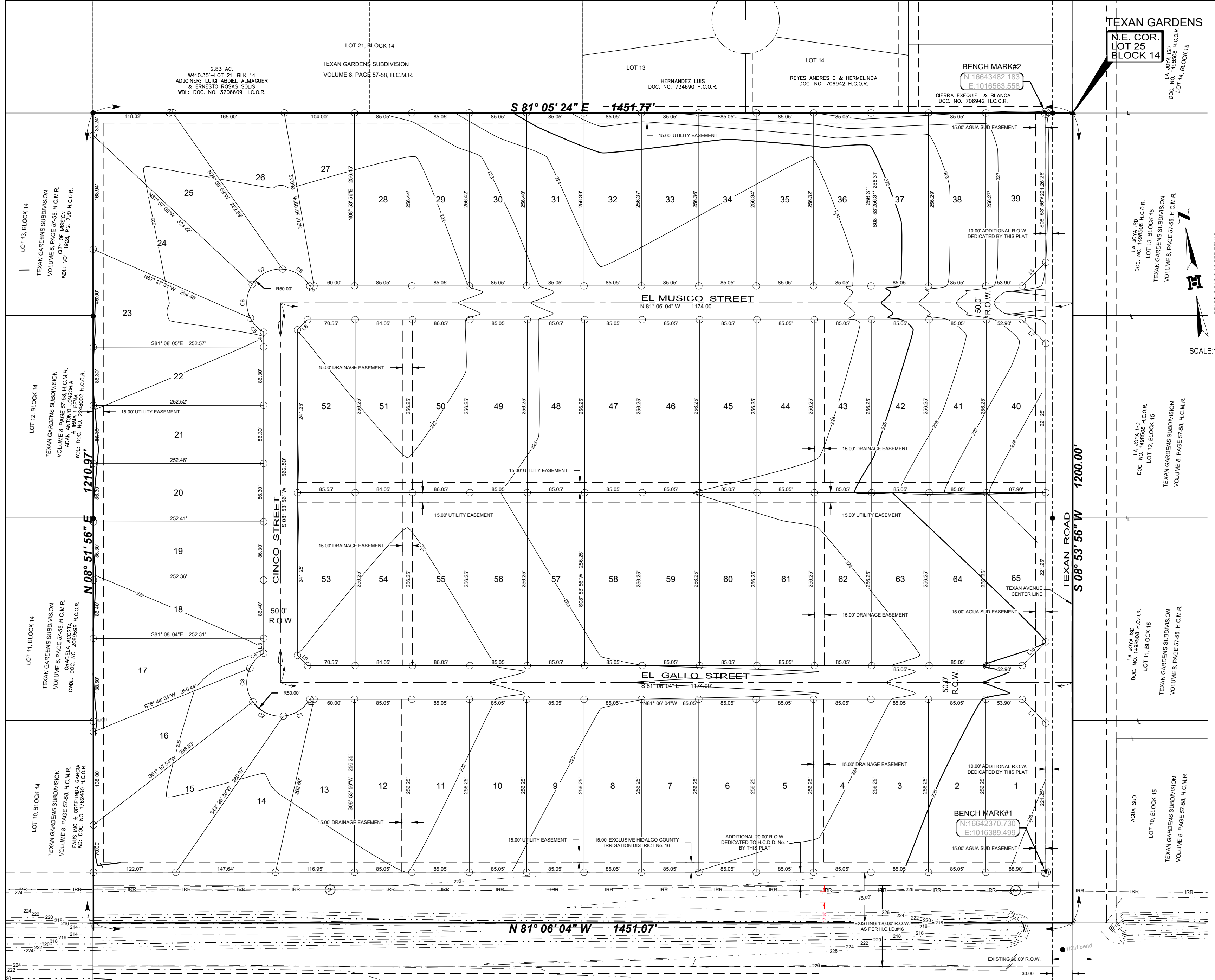
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK



ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

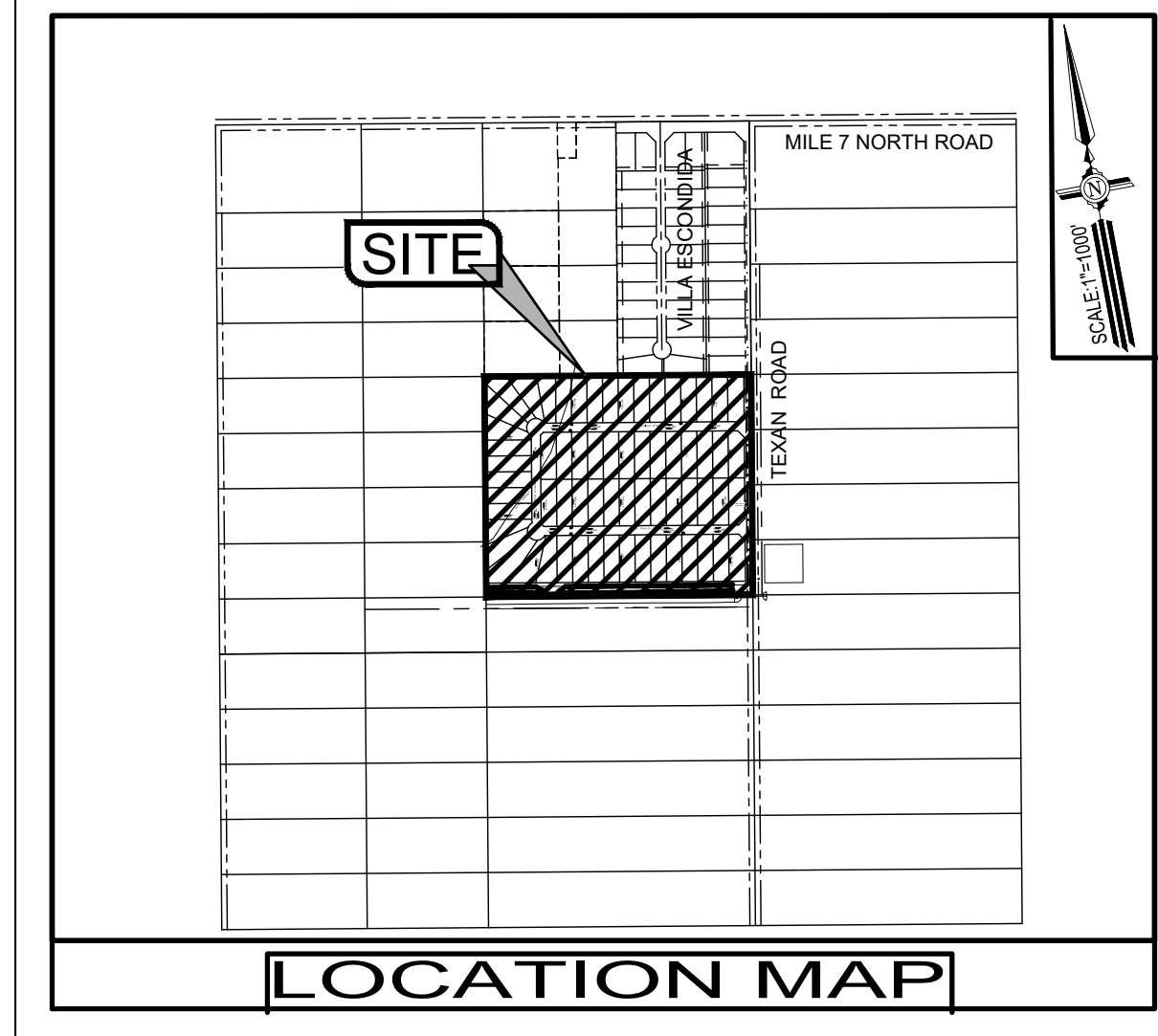


LEGEND

- FOUND No. 4 REBAR
- SET No. 1/2 IRON RODS WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⚡ SET 60D NAIL
- ⊕ MHI DISK SET IN CONCRETE
- AC. - OF ONE ACRE
- D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
- DOC. - DOCUMENT
- E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
- ESMT. - EASEMENT
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- No. - NUMBER
- N.W. COR. - NORTHWEST CORNER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- R.O.W.D. - RIGHT-OF-WAY DEED
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- Vol. - VOLUME
- W.D. - WARRANTY DEED
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- W.D.L. - WARRANTY DEED WITH VENDOR'S LIEN
- C.W.D.L. - CORRECTION WARRANTY DEED WITH VENDOR'S LIEN

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LAS COMADRES No. 14 IS LOCATED IN THE CENTER WEST OF HIDALGO COUNTY ON THE WEST SIDE OF TEXAN AVENUE APPROXIMATELY 1,300 FEET SOUTH OF MILE 2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF ALTON. LAS COMADRES No. 14 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.



INDEX TO SHEET OF LAS COMADRES No. 14

SHEET 1: HEADINGS; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; OWNERS DEDICATION; CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT No. 16, H.C.D.D. No. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; AGUA SPECIAL UTILITY DISTRICT CERTIFICATION.

SHEET 2: DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; LOT AREA TABLE, LINE TABLE, CURVE TABLE.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION, DETAILS.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE A. ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 5: DITCH CROSS SECTION.

SHEET 6: CONSTRUCTION DETAILS.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: J.CIRO DATE: 07/16/25
SURVEYED, CHECKED DATE: _____
FINAL CHECK DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	FIVE L DEVELOPMENT, LTD.	1601 E. GRIFFIN PARKWAY, SUITE B MISSION, TX 78572	MISSION, TX 78572	(956) 322-6295	(-)
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

SUBDIVISION MAP OF LAS COMADRES No. 14 SUBDIVISION

PLAT SHOWING 39.989 ACRES
BEING ALL OF LOTS 22, 23, 24 & 25 BLOCK 14
TEXAN GARDENS
VOLUME 8, PAGE 58 H.C.M.R.
HIDALGO COUNTY, TEXAS

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"(UNSHADED) & "A"

ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
ZONE "A" AREA OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 220.70 FEET, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. COMMUNITY-PANEL NO. 480334 0290 D MAP REVISED, JUNE 6, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LOTS 17 -28 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP AMENDMENT BASED ON FILL DATED _____ FEMA CASE NO. _____
2. SETBACKS:
FRONT: 25.00 FEET or 1/2 of the ROW not to exceed 50 feet 50.00 FEET When fronting a 100 foot ROW or greater
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 3 THROUGH 37 AND LOTS 42 THROUGH 63. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE 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 A DEVELOPMENT PERMIT APPLICATION.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BENCH MARK #1: SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 1, N:16642370.730 E: 1016389.499, ELEV. 225.00.
BENCH MARK #2: SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 39, N:16643482.183 E: 1016563.558, ELEV. 229.00
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 125,566 CUBIC-FEET 2.883 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)
7. 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) 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 ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
ANCHORING OF SEPTIC TANK(S)
BACK FLOW VALVES
SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
11. FIVE L DEVELOPMENT, LTD. , THE OWNER & SUBDIVIDER OF LAS COMADRES No. 14 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
12. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (TEXAN ROAD) ON TO LOTS 1, 39, 40 & 65.
13. LOT 1, 39, 40 & 65 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO TEXAN ROAD, UNLESS SAID LOT IS DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS /DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 3 AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT. LOTS 1, 39, 40 & 65, SHALL NOT HAVE ACCESS TO INTERNAL STREETS AS COMMERCIAL LOTS.
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.
15. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
16. 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.
17. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 39.989 ACRES SITUATED IN THE COUNTY OF HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 22, 23, 24 AND 25, BLOCK 14, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 58, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.334 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO FIVE L DEVELOPMENT, LTD, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3630625, HIDALGO COUNTY OFFICIAL RECORDS, SAID 39.989 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 25, BLOCK 14, AND A COTTON PICKER SPINDLE FOUND WITHIN THE EXISTING RIGHT-OF-WAY OF TEXAN ROAD;

1. THENCE, S 08° 52' 56" W ALONG THE EAST LINES OF SAID LOTS 22, 23, 24 & 25, AND WITHIN THE RIGHT-OF-WAY OF TEXAN ROAD A DISTANCE OF 1200.00 FEET TO A NAIL SET ON THE SOUTHEAST CORNER OF LOT 25 FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 06' 04" W ALONG THE SOUTH LINE OF SAID LOT 25, BLOCK 14, AT A DISTANCE OF 30.00 FEET PASS THE WEST RIGHT-OF-WAY OF TEXAN ROAD CONTINUING A TOTAL DISTANCE OF 1451.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25 FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 51' 56" E ALONG THE WEST SIDE OF SAID LOTS 25, 24, 23 AND 22, BLOCK 14 A DISTANCE OF 1210.697 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 22 AND THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 05' 24" E ALONG THE NORTH LINE OF SAID LOT 22, BLOCK 14 AT A DISTANCE OF 1421.77 FEET PASS THE WEST RIGHT-OF-WAY LINE OF TEXAN ROAD, CONTINUING A TOTAL DISTANCE OF 1451.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.989 ACRES OF WHICH 0.826 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TEXAN ROAD LEAVING A NET OF 39.163 ACRES OF LAND, MORE OR LESS.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	22168.23	0.509	21	21789.88	0.500	41	21794.06	0.500
2	21794.06	0.500	22	21794.06	0.500	42	21794.06	0.500
3	21794.06	0.500	23	22479.63	0.516	43	21794.06	0.500
4	21794.06	0.500	24	25635.21	0.589	44	21794.09	0.500
5	21794.06	0.500	25	25772.08	0.592	45	21794.06	0.500
6	21794.06	0.500	26	24412.12	0.560	46	21794.06	0.500
7	21794.06	0.500	27	21029.78	0.483	47	21794.04	0.500
8	21794.06	0.500	28	21810.64	0.501	48	21794.06	0.500
9	21794.06	0.500	29	21809.26	0.501	49	21794.06	0.500
10	21794.06	0.500	30	21808.02	0.501	50	22050.04	0.506
11	21794.06	0.500	31	21806.36	0.501	51	21538.12	0.494
12	21794.06	0.500	32	21805.12	0.501	52	21809.68	0.501
13	22671.18	0.520	33	21803.74	0.501	53	21809.70	0.501
14	22078.64	0.507	34	21802.36	0.501	54	21538.10	0.494
15	30390.78	0.698	35	21800.98	0.500	55	22050.04	0.506
16	22055.17	0.506	36	21799.60	0.500	56	21794.06	0.500
17	21819.48	0.501	37	21805.69	0.501	57	21794.06	0.500
18	21802.00	0.501	38	21796.84	0.500	58	21794.04	0.500
19	21781.19	0.500	39	22161.79	0.509	59	21794.06	0.500
20	21785.54	0.500	40	21911.85	0.503	60	21794.06	0.500

Lot Area Table		
Lot #	SQ. FT.	Area
61	21794.09	0.500
62	21794.06	0.500
63	21794.06	0.500
64	21794.06	0.500
65	21911.85	0.503

Line Table		
Line #	Length	Direction
L1	49.50'	S36° 06' 04"E
L2	6.25'	N81° 06' 04"W
L3	22.10'	N08° 53' 56"E
L4	22.20'	N08° 53' 56"E
L5	831.70'	N81° 06' 04"W
L6	49.50'	N53° 53' 56"E
L7	49.50'	N36° 06' 04"W
L8	21.21'	S53° 53' 56"W
L9	21.21'	N36° 06' 04"W
L10	49.50'	N53° 53' 56"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	48.07'	50.00'	055° 05' 05"	N66° 26' 29"E	46.24'	26.08
C2	52.36'	50.00'	060° 00' 00"	S56° 00' 58"E	50.00'	28.87
C3	52.36'	50.00'	060° 00' 00"	S3° 59' 02"W	50.00'	28.87
C4	30.47'	50.00'	034° 54' 55"	S51° 26' 29"W	30.00'	15.72
C5	28.80'	50.00'	033° 30' 16"	S34° 36' 55"E	28.41'	14.81
C6	52.36'	50.00'	060° 00' 00"	S11° 54' 13"W	50.00'	28.87
C7	52.75'	50.00'	060° 26' 31"	S72° 07' 28"W	50.33'	29.13
C8	49.35'	50.00'	056° 33' 12"	N49° 22' 40"W	47.37'	26.90

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
 WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

LAS COMADRES #14 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.), THE SUBDIVIDER AND A.S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH A.S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND A.S.U.D. 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.

A.S.U.D. HAS AN EXISTING 12" WATER LINE RUNNING WITHIN A 15 FOOT AGUA SUD EASEMENT RUNNING ALONG THE EAST RIGHT-OF-WAY OF TEXAN AVENUE. THE WATER SYSTEM FOR LAS COMADRES #14 SUBDIVISION CONSISTS OF 8" WATER LINE THAT CONNECT TO THE EXISTING 12" WATER LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 12" WATER LINE THEN CROSSES TEXAN AVENUE TO THE WEST AND CONTINUE ALONG THE SOUTH RIGHT-OF-WAY OF EL MUSICO STREET SOUTH ALONG THE EAST RIGHT-OF-WAY OF CINCO STREET THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF EL GALLO STREET CROSSING TEXAN ROAD CONNECTING TO THE EXISTING 12" WATER LINE TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LAS COMADRES #14 SUBDIVISION CONSISTS OF (65) SIXTY-FIVE 1" DIAMETER SINGLE SERVICE LINES SERVING SIXTY-FIVE SINGLE LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 179,444.20, OR \$ 2,760.60 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID A.S.U.D. THE SUM OF \$ 193,420.00, WHICH COVERS THE \$ 2,545.00 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 A.S.U.D. UPON REQUEST BY THE LOT OWNER, A.S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$ 3,850.00 FOR A TOTAL COST OF \$ 19,250.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY A.S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:

SEWAGE FROM LAS COMADRES #14 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE PROFESSIONAL ENGINEER NO. 117368, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT 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 HIDALGO FINE SANDY LOAM SOIL FOR THE AREA. THE SOIL IS A UNIFORM HIDALGO FINE SANDY LOAM EXTENDING UP TO 17" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

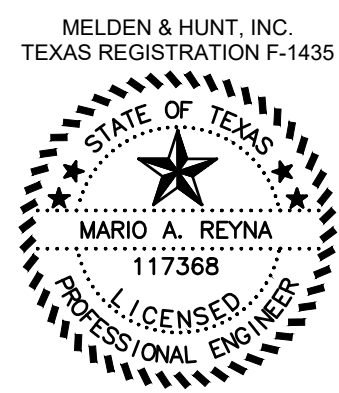
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$97,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON NOVEMBER 5, 2025.

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND 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 \$ 372,864.20 WHICH EQUALS TO \$ 5,736.37 PER LOT.

SEWAGE FACILITIES – SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$97,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LAS COMADRES #14 RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.). EL DUEÑO DE LA SUBDIVISION Y A.S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. A.S.U.D. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISION.

A.S.U.D. TIENE UNA LINEA EXISTENTE DE 12" A LO LARGO ESTE DEL DERECHO DEL VIA DE LA CARRETERA TEXAN AVENUE. EL SISTEMA DE AGUA PARA LA SUBDIVISION LAS COMADRES #14 CONSISTE DE LINEAS DE AGUA DE 8" QUE SE CONECTAN A LA LINEA EXISTENTE QUE PREVIAMENTE MENCIONADA LUEGO CRUSA AL OESTE DE TEXAN AVENUE LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILA DE EL MUSICO STREET LUEGO SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILA DE CINCO STREET LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VIA DE EL GALLO STREET CRUSANDO TEXAN AVENUE CONECTANDO A CONDUCTO EXISTENTE DEL 12" PARA SERVIR ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LAS COMADRES #14 CONSISTE DE SESENTA Y CINCO CONDUCTOS INDIVIDUALES DE AGUA DE 1" PARA 65 LOTES. LOS CONDUCTOS DE 1", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 179,444.20 O \$ 2,760.60 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA A.S.U.D. \$ 193,420.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ 2,975.69. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA A.S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE INCENDIO A UN COSTO DE \$ 3,850.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$19,250.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR, ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR SE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL TERRENO ES TERRENO ARCILLOSO FINO HILADO Y SE EXTIENDE A 17 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 80 PULGADAS MAS ARRIBA DE LO MAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. LA AGUA FLUYE BIEN EN ESTA AREA.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$1,500.00 DOLARES, INCLuyendo EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 97,500.00 DOLARES. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE NOVEMBER 5, 2025.

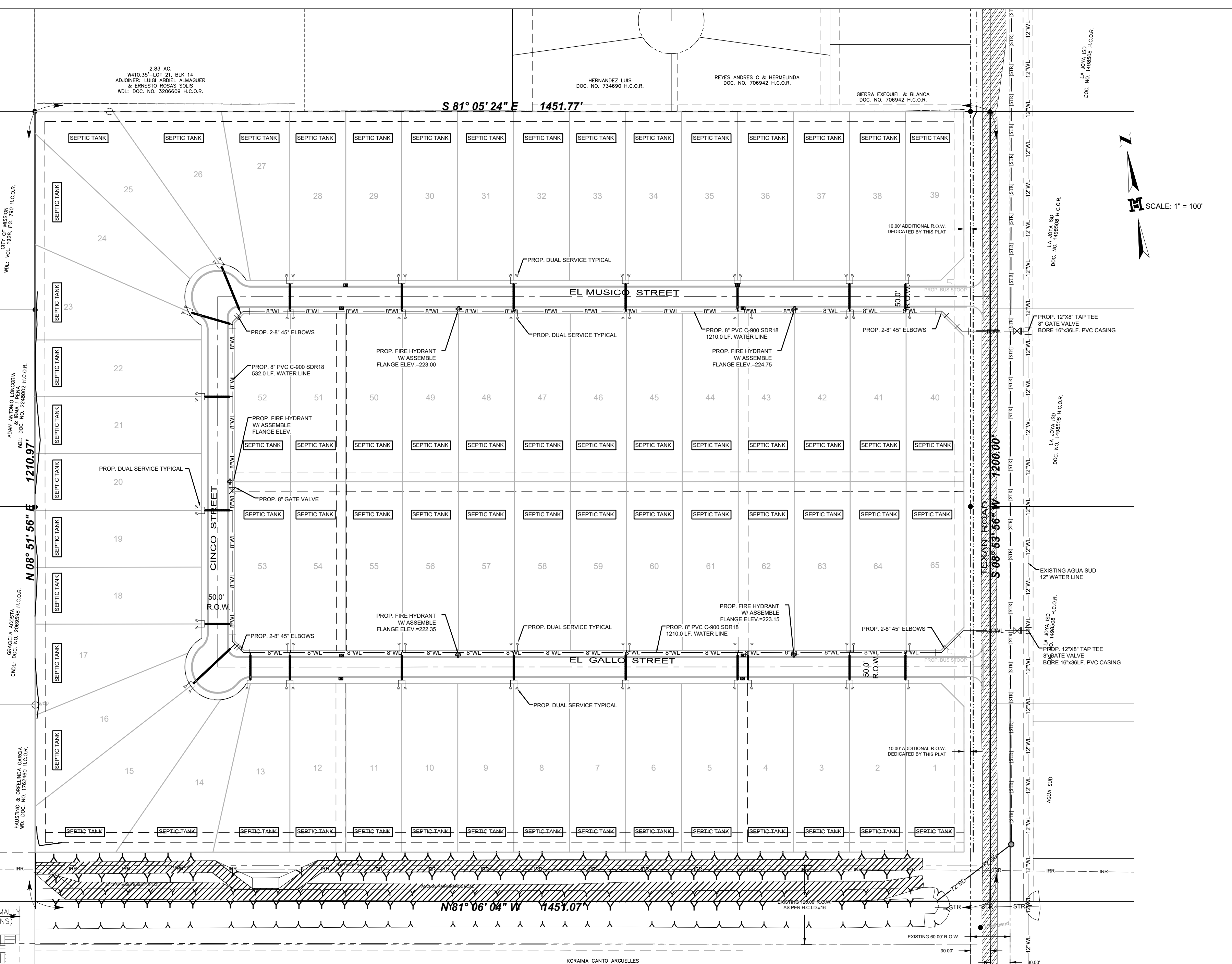
CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

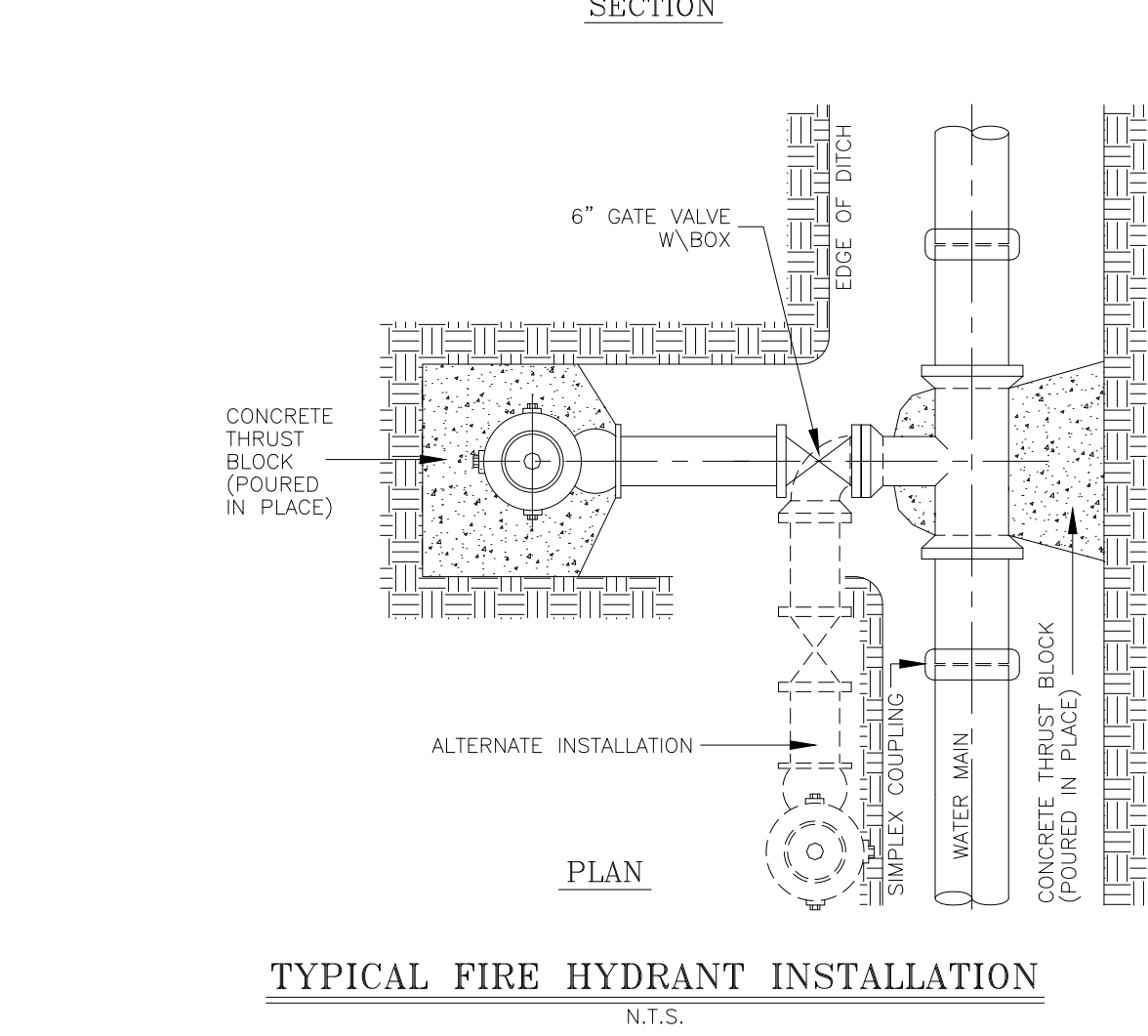
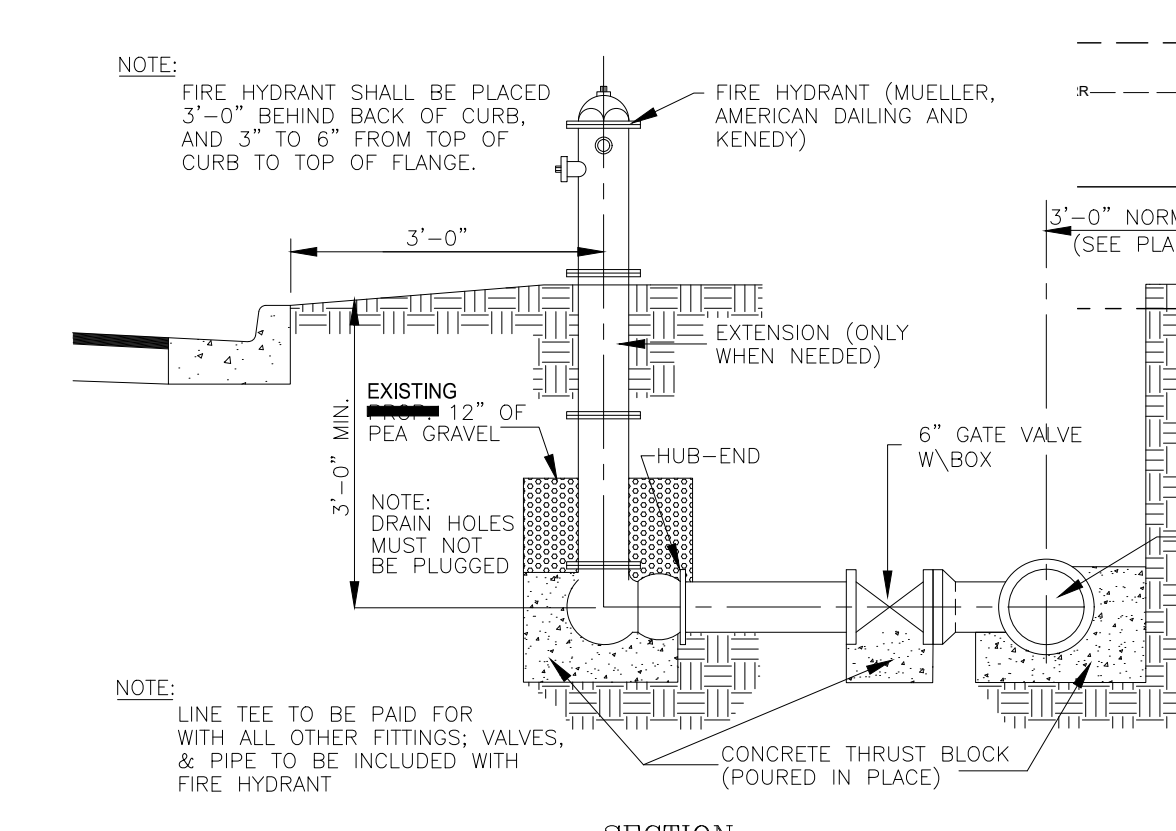
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIMOS MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 372,864.20 O \$ 5,936.37 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 DOLARES POR LOTE A UN COSTO TOTAL DE \$ 97,500.00 PARA TODA LA SUBDIVISION.

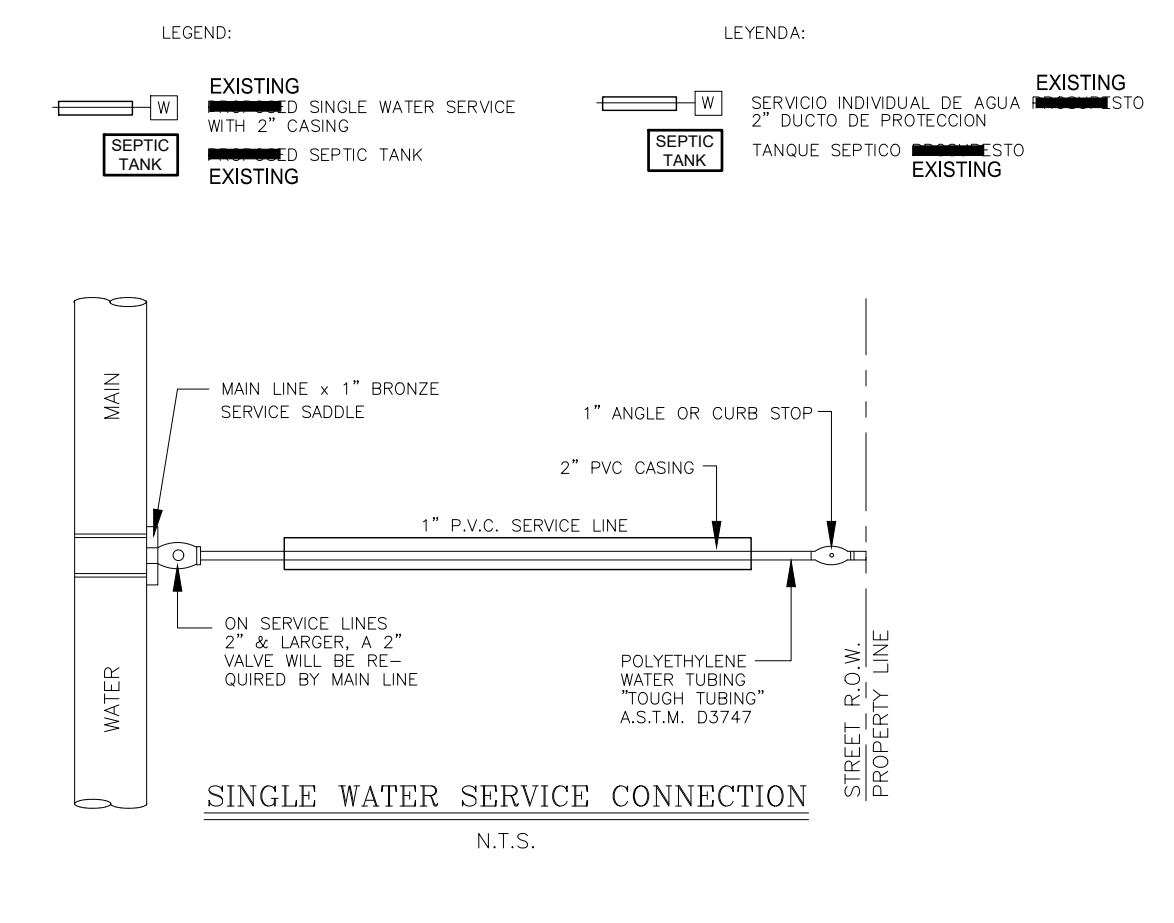
FIRMA DEL INGENIERO _____ FECHA _____



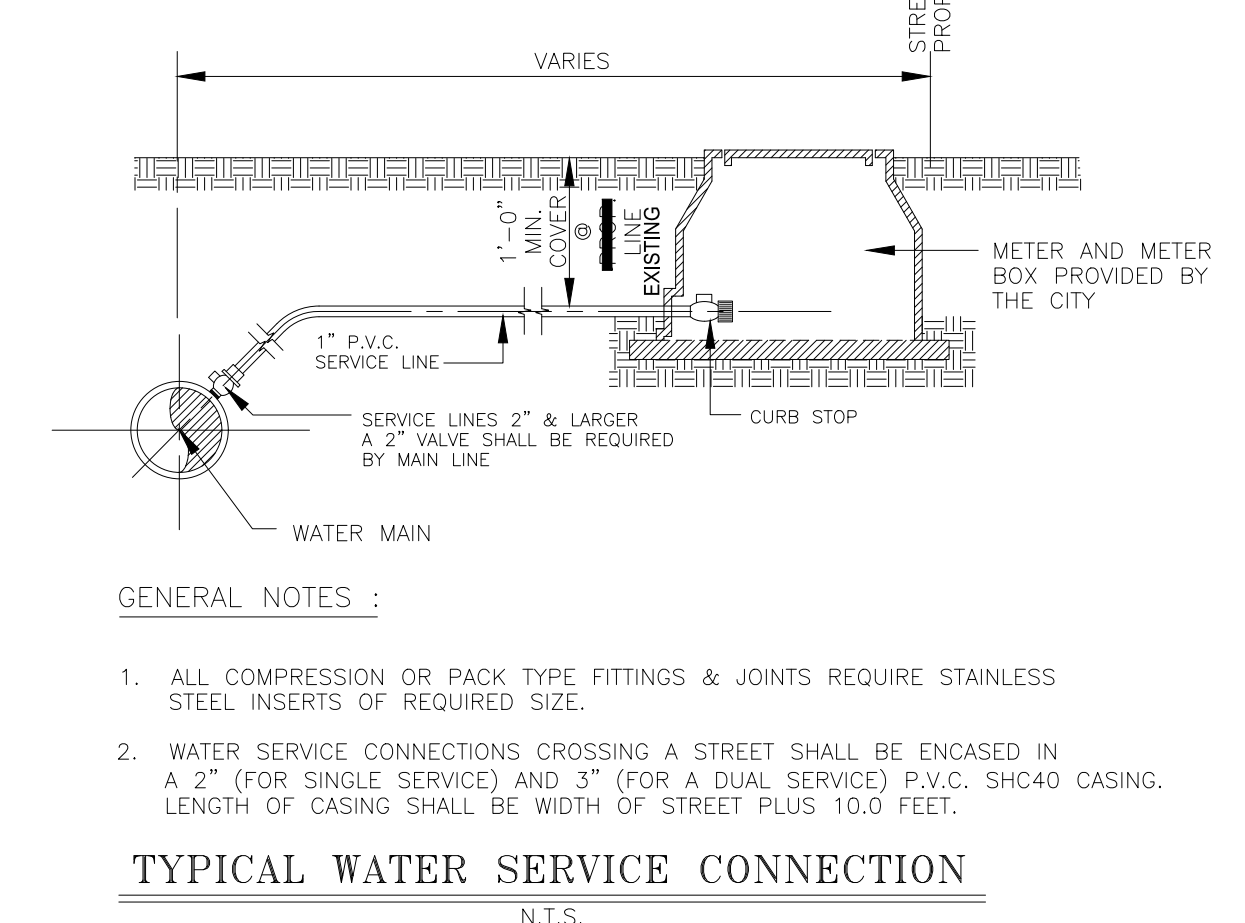
MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
LAS COMADRES No. 14 SUBDIVISION
 PLAT SHOWING 39.989 ACRES
 BEING ALL OF LOTS 22, 23, 24 & 25 BLOCK 14
 TEXAN GARDENS
 VOLUME 8, PAGE 58 H.C.M.R.
 HIDALGO COUNTY, TEXAS



TYPICAL FIRE HYDRANT INSTALLATION
 N.T.S.



SINGLE WATER SERVICE CONNECTION
 N.T.S.



TYPICAL WATER SERVICE CONNECTION
 N.T.S.

SUBDIVIDER CERTIFICATION:
 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 AND OR WATER WELLS FOR EACH LOT(S) 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:
 WE, FIVE L DEVELOPMENT LTD., SUBDIVIDERS OF LAS COMADRES #14 SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & 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.

FIVE L DEVELOPMENT, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CARLOS G. LEAL JR., MANAGER
 1601 E. GRIFFIN PARKWAY, SUITE B
 MISSION, TEXAS 78572

STATE OF TEXAS §
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN

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

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

COST ESTIMATE: ESTIMACION DE COSTOS:

PAVING IMPROVEMENTS:	\$ 468,617.40	PAVIMENTACION DE CALLES:	\$ 468,617.40
DRAINAGE IMPROVEMENTS:	\$ 851,651.00	DRENAJE PLUVIAL:	\$ 851,651.00
WATER DISTRIBUTION:	\$ 179,444.20	SERVICIO DE AGUA POTABLE:	\$ 179,444.20
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 117,420.00	SERVICIO DE DRENAJE SANITARIO:	\$ 117,420.00

- GENERAL NOTES :
- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" (FOR SINGLE SERVICE) AND 3" (FOR A DUAL SERVICE) P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF
LAS COMADRES No. 14
SUBDIVISION

PLAT SHOWING 39.989 ACRES
BEING ALL OF LOTS 22, 23, 24 & 25 BLOCK 14
TEXAN GARDENS
VOLUME 8, PAGE 58 H.C.M.R.
HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT
LAS COMADRES NO. 14 SUBDIVISION

LAS COMADRES NO. 14 SUBDIVISION IS A 39.989 ACRES TRACT OF LAND BEING ALL OF LOTS 22, 23, 24 & 25, BLOCK 14, TEXAS GARDENS, HIDALGO COUNTY TEXAS AS RECORDED IN VOLUME 8, PAGE 58, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE WEST SIDE OF TEXAN ROAD AND APPROXIMATELY 1380 FEET SOUTH OF 7 MILE NORTH ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 65 RESIDENTIAL LOTS. THIS PROPERTY IS LOCATED IN ZONE "X" & "A" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000. ZONE "X UNSHADED" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

ZONE "A" HAS A BASE FLOOD ELEVATION, BFE, DETERMINED TO BE 220.70 FEET PER THE FEMA ESTIMATED BASE FLOOD ELEVATION. A LOMA IS CURRENTLY SUBMITTED AND BEING PROCESSED BY FEMA.

THE SOILS ARE BRENNAN FINE SANDY LOAM, RAMADERO SANDY CLAY LOAM AND CUEVITAS-RANDADO COMPLEX, WHICH ARE IN HYDROLOGIC GROUP "B" & "D" RESPECTIVELY. SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "D" IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

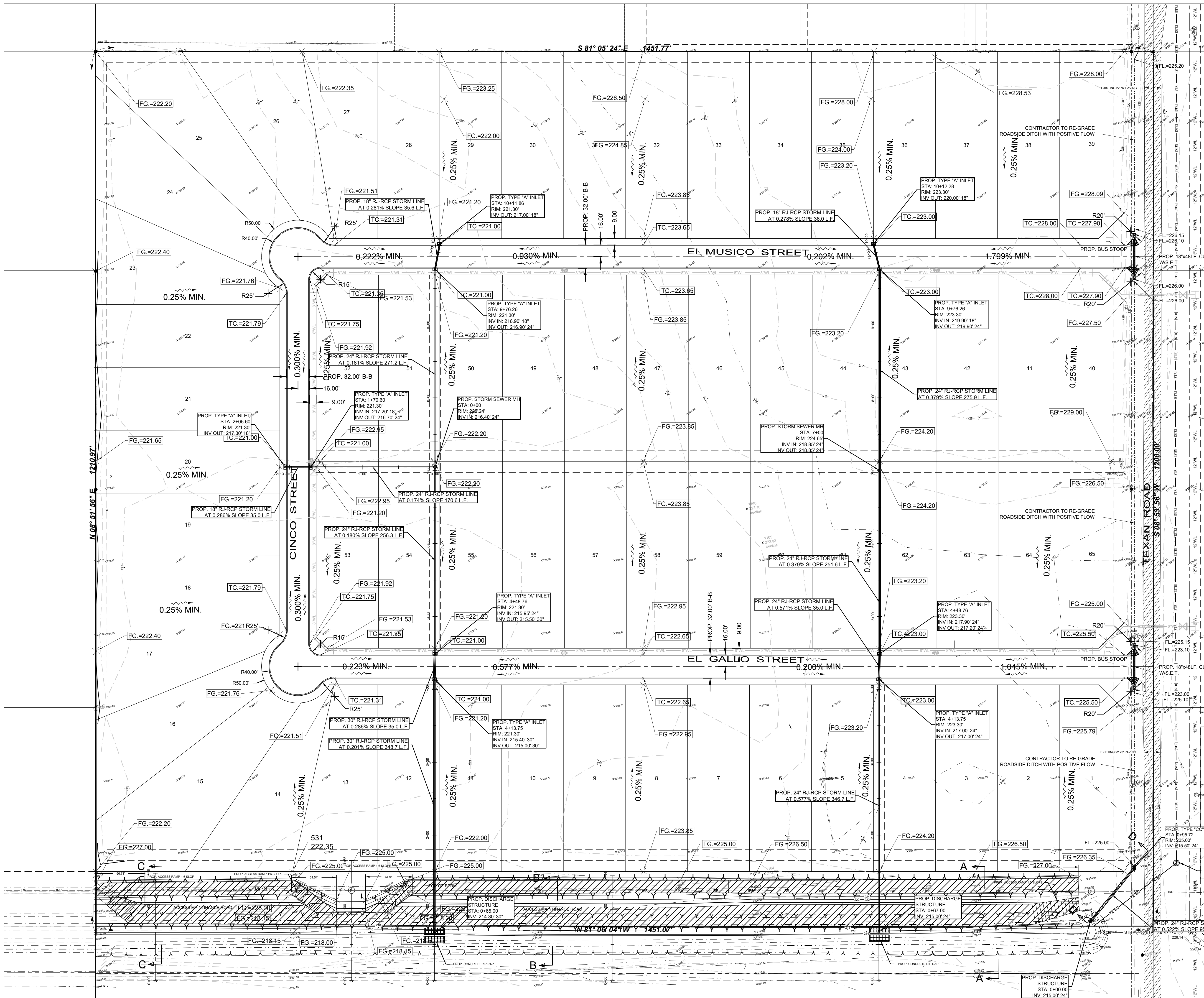
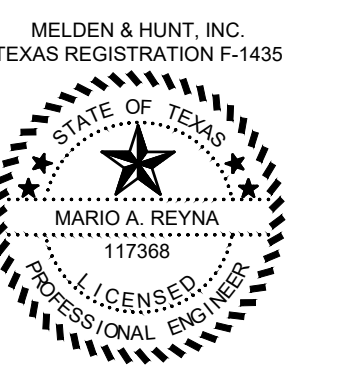
EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 16.81 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 53.30 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 36.49 C.F.S.

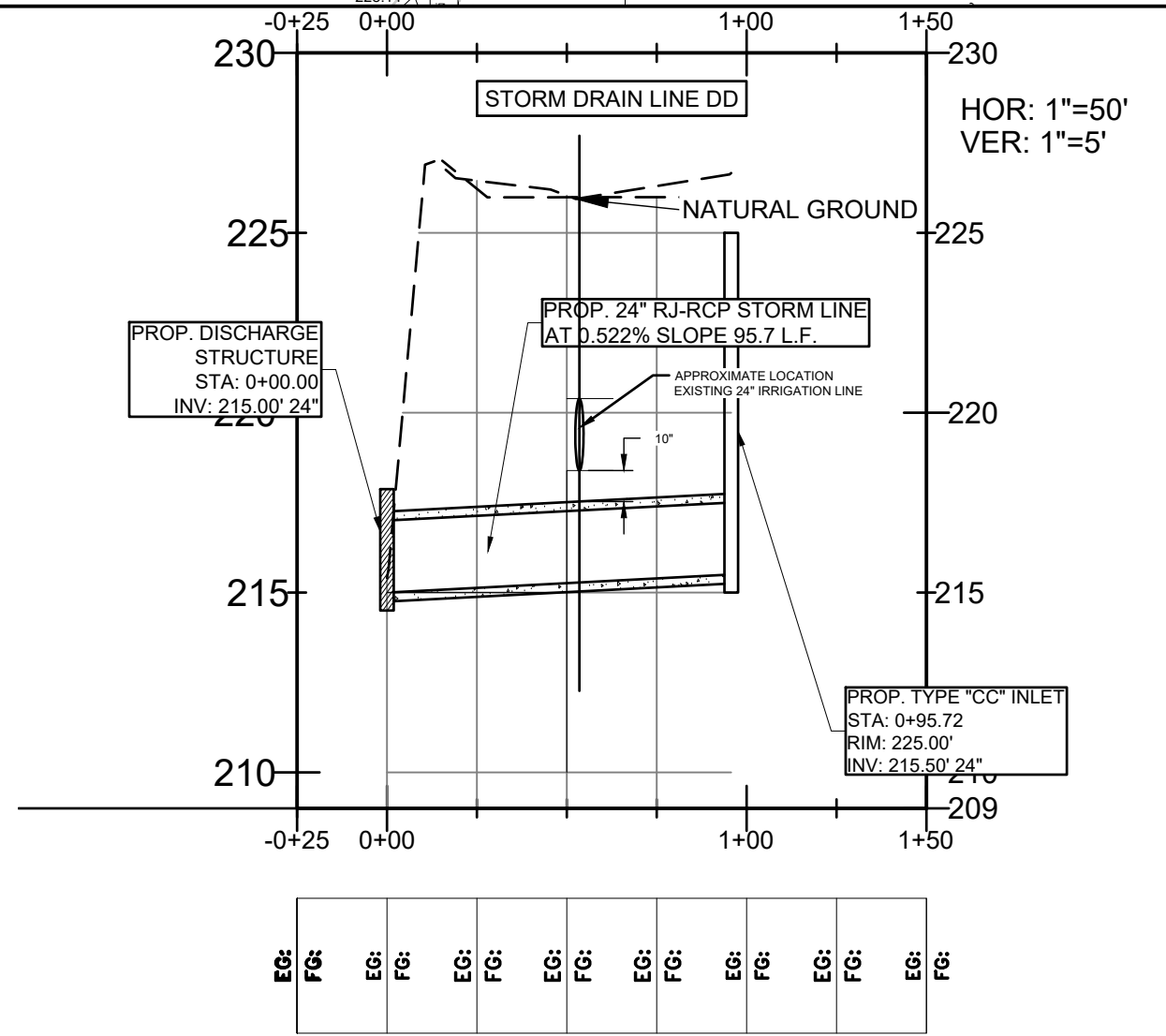
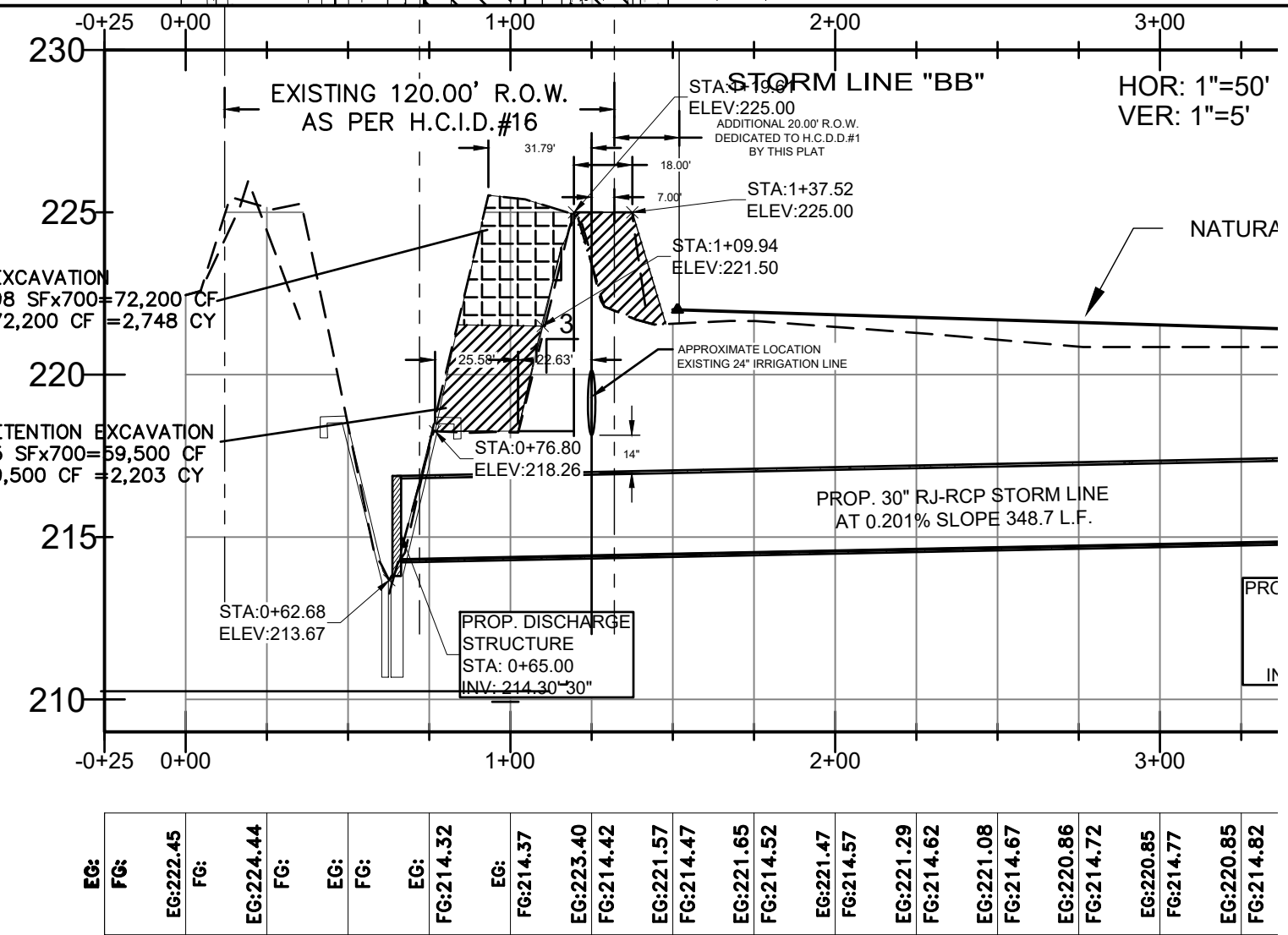
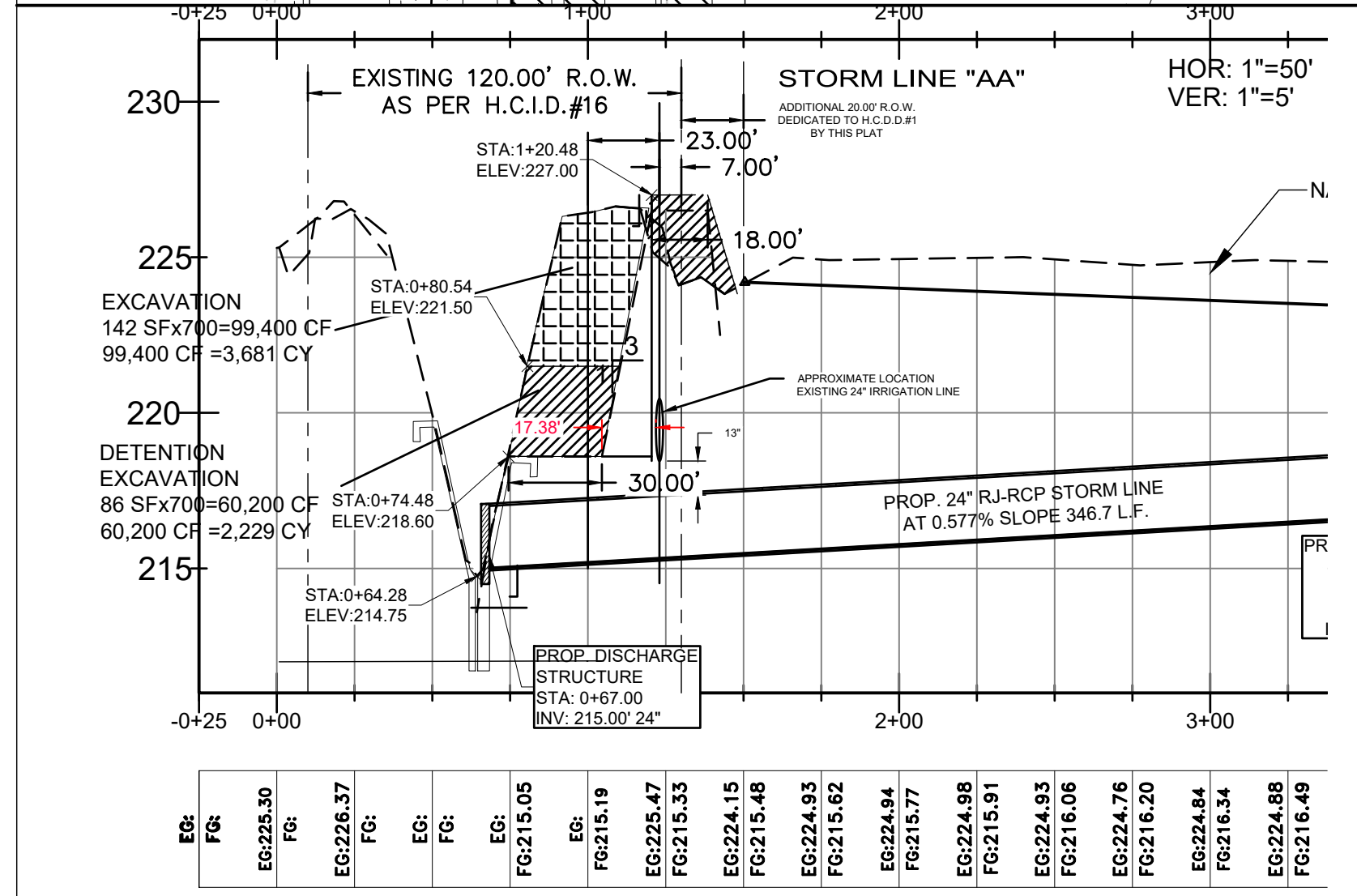
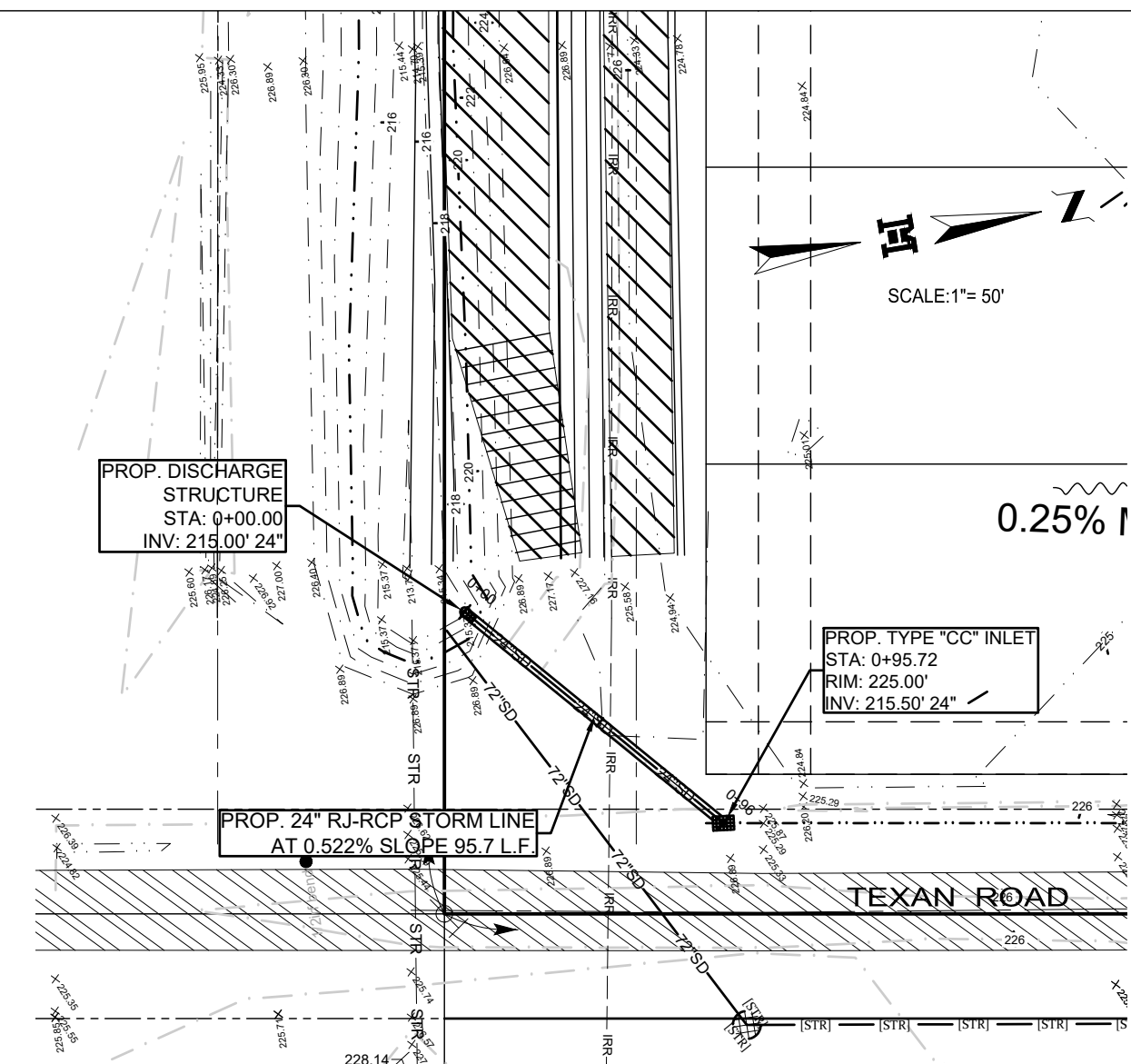
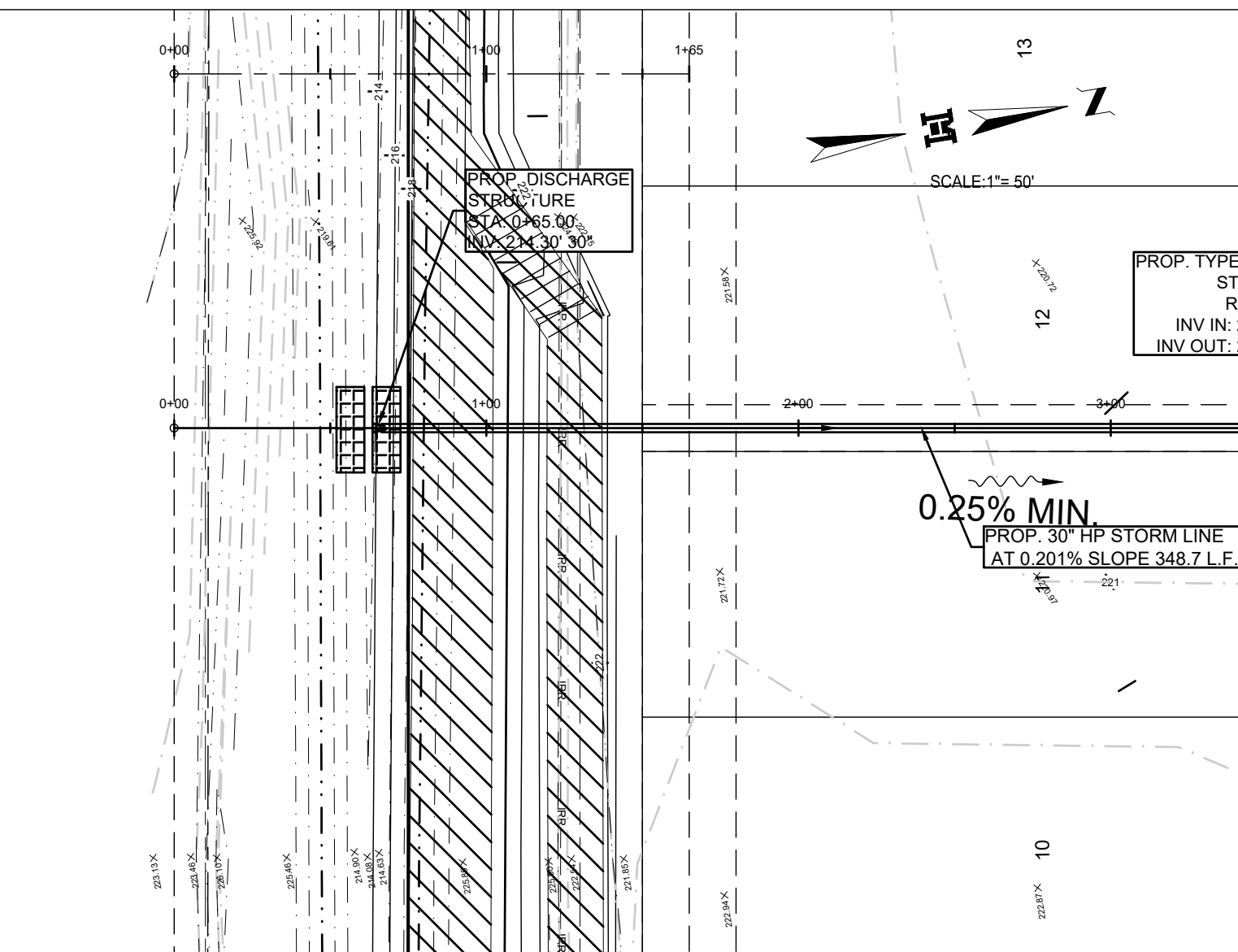
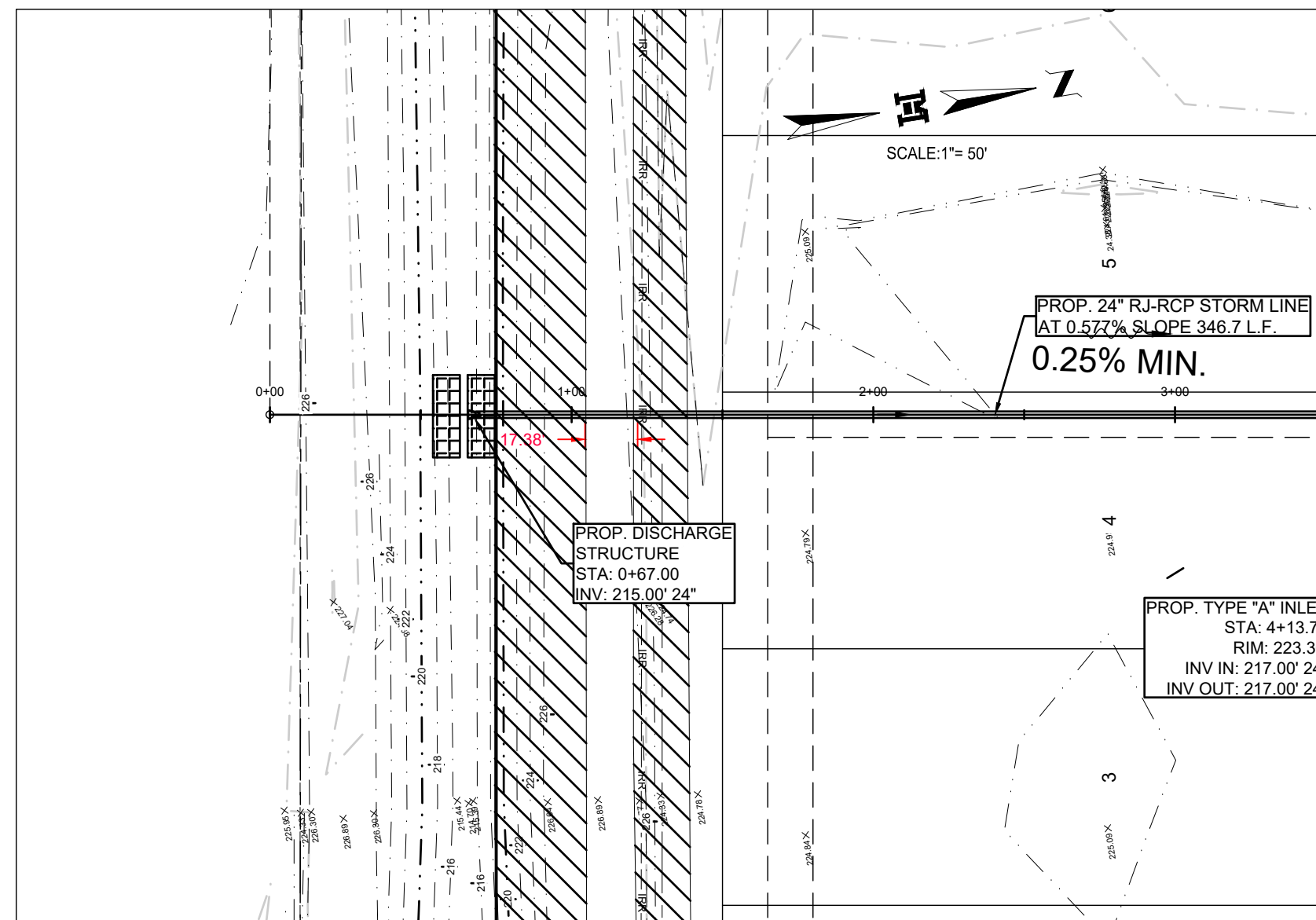
THE PROPOSED DRAINAGE FOR LAS COMADRES NO. 14 SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THIS SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 18" TO 30". THE PROPOSED STORM SYSTEM SHALL BE DISCHARGED INTO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 DRAIN DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 125,566 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 DITCH.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D, MAP REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE WIDEN DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.

MARIO A REYNA, PE # 117368 DATE: _____

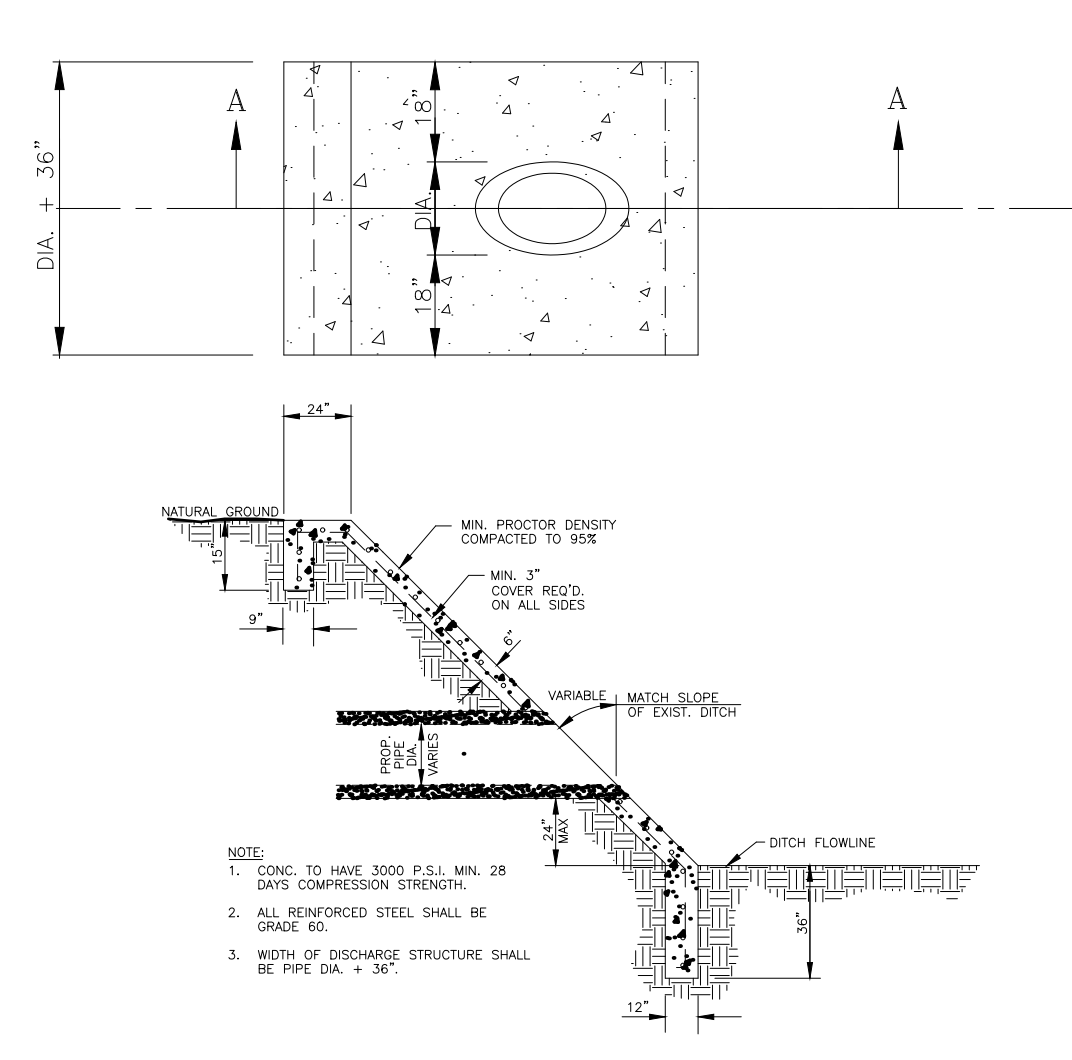




MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:

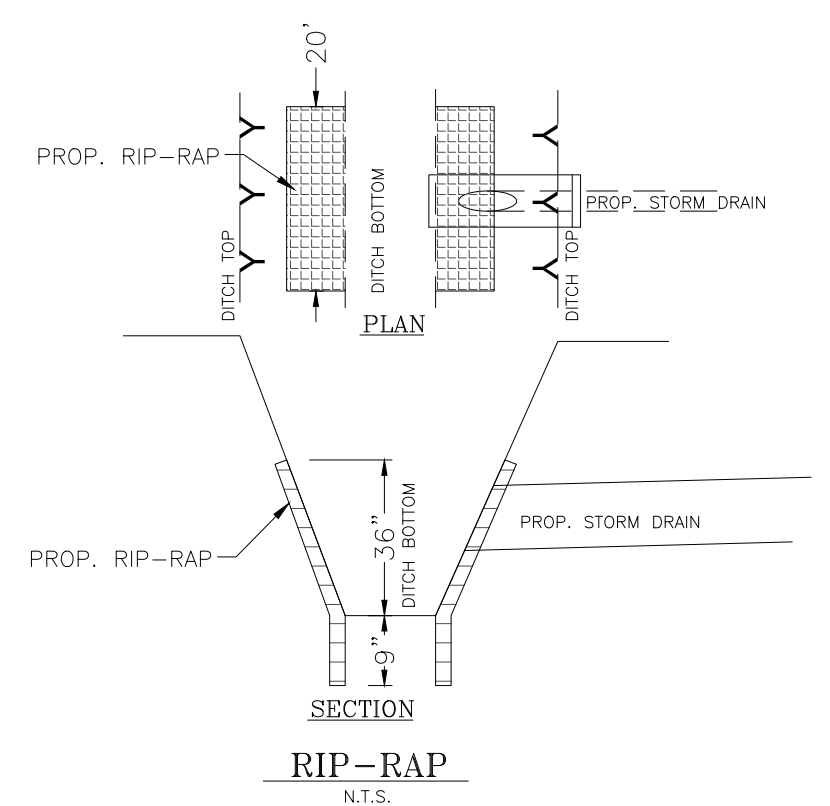
**SUBDIVISION MAP OF
 LAS COMADRES No. 14
 SUBDIVISION**
 PLAT SHOWING 39.989 ACRES
 BEING ALL OF LOTS 22, 23, 24 & 25 BLOCK 14
 TEXAN GARDENS
 VOLUME 8, PAGE 58 H.C.M.R.
 HIDALGO COUNTY, TEXAS



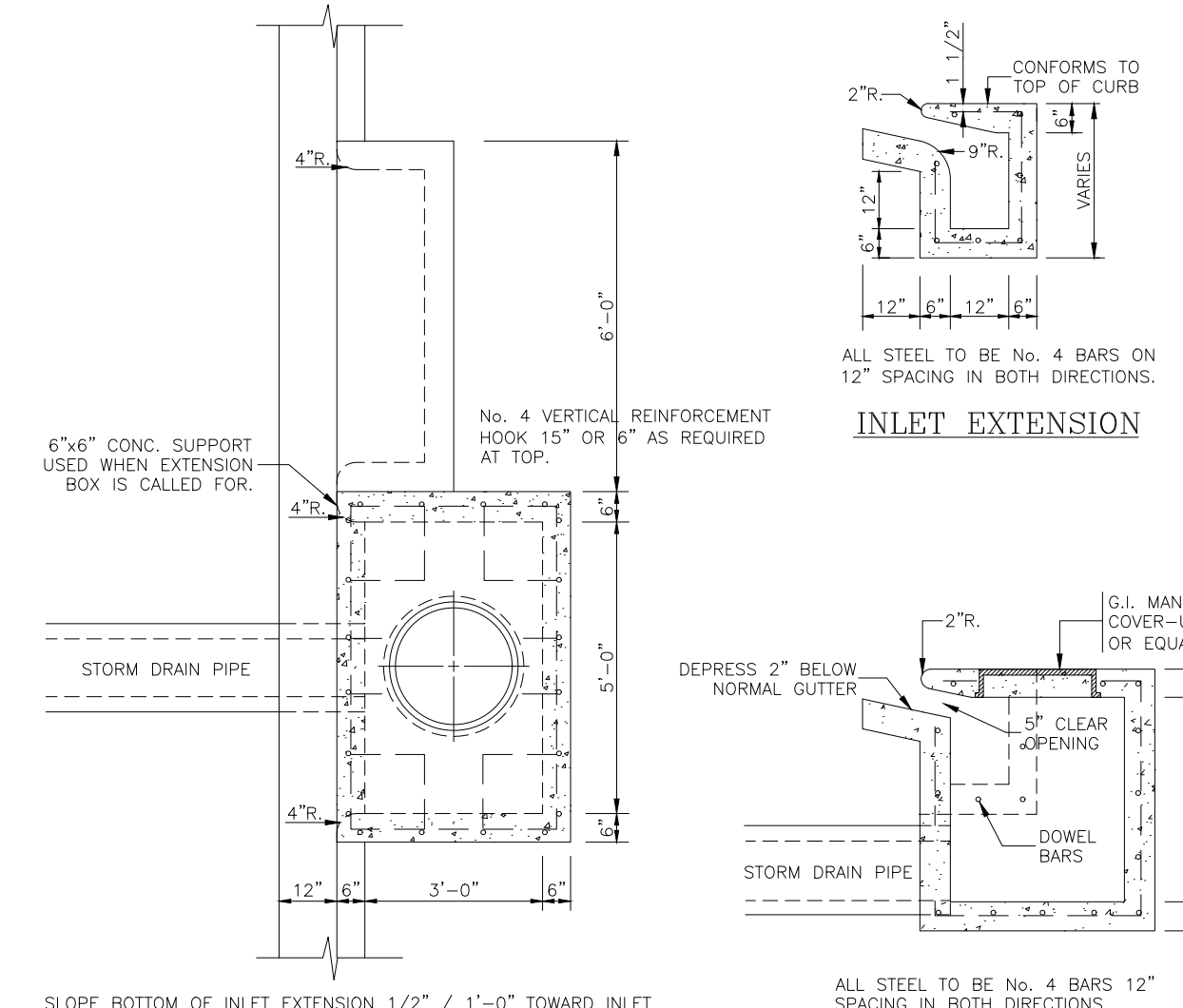


STORM DISCHARGE STRUCTURE
N.T.S.

H.C.D.#1 STORM DISCHARGE STRUCTURE

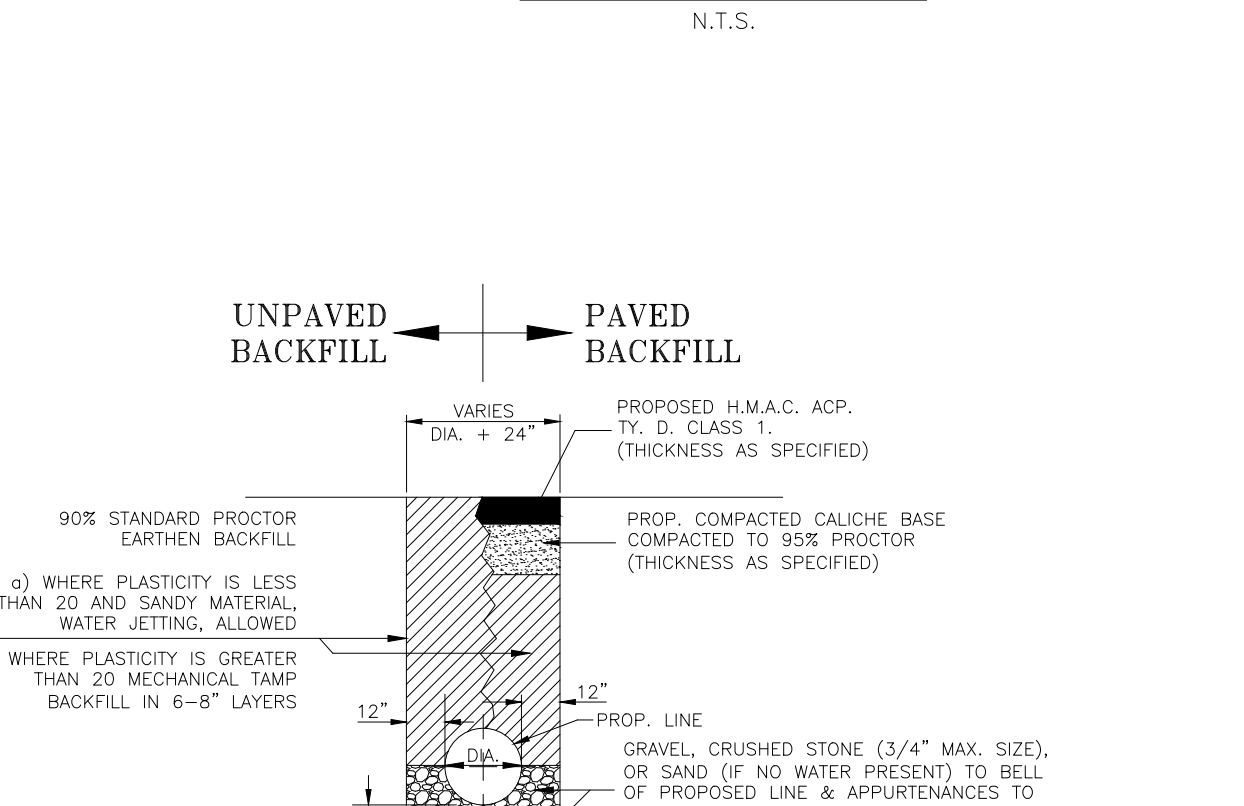


RIP-RAP
N.T.S.

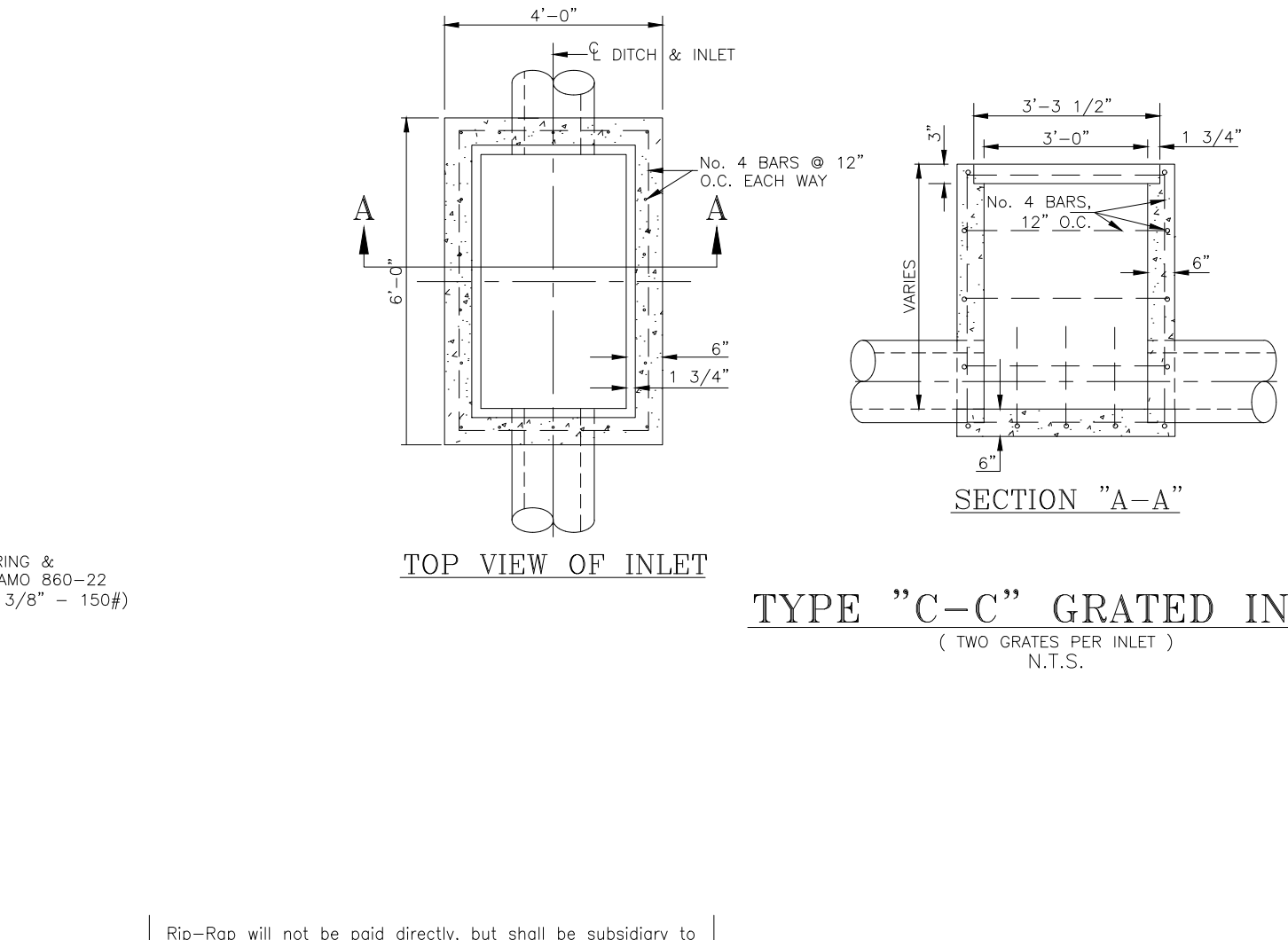


TYPE "A" INLET
N.T.S.

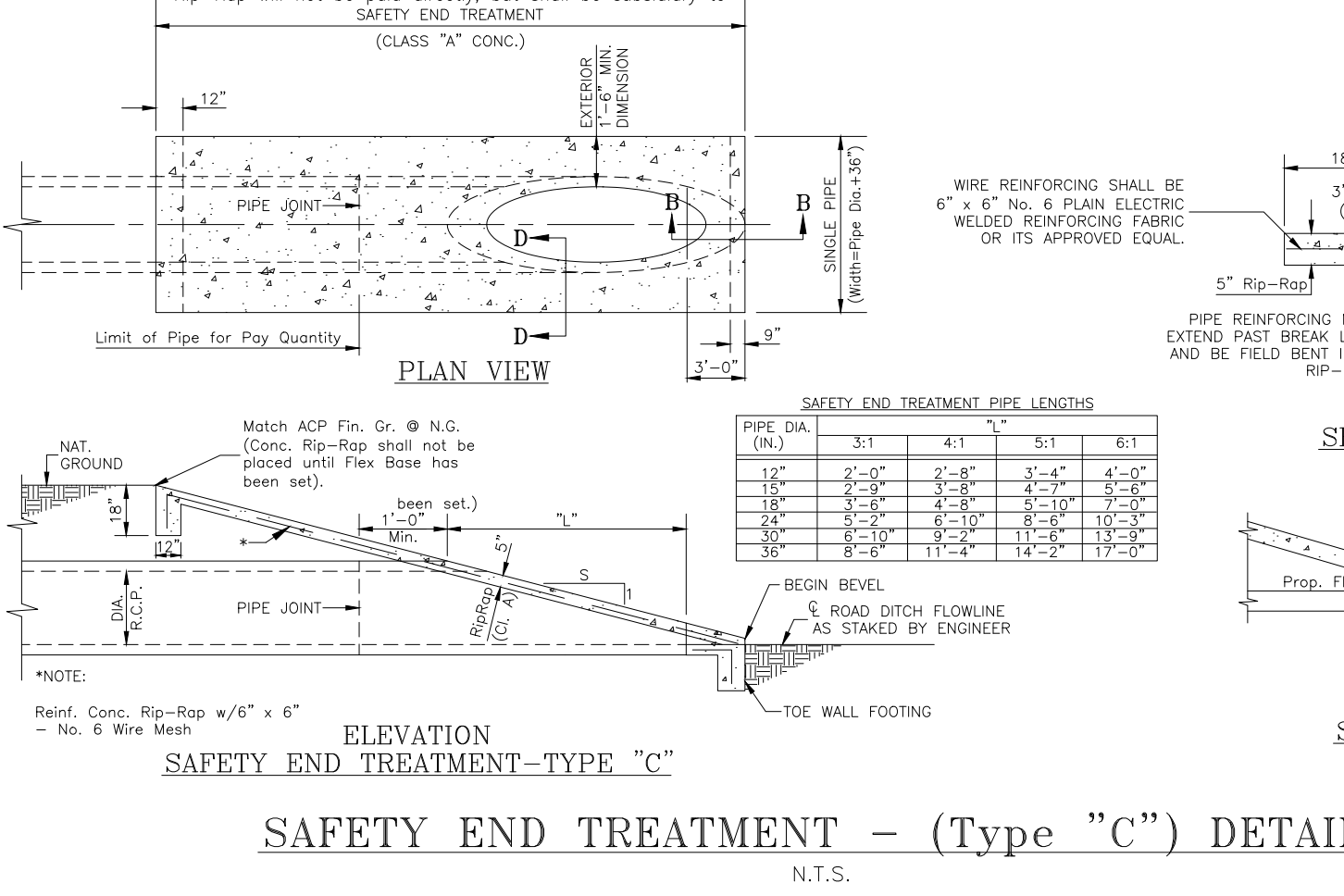
H.C.D.#1 STORM DISCHARGE STRUCTURE



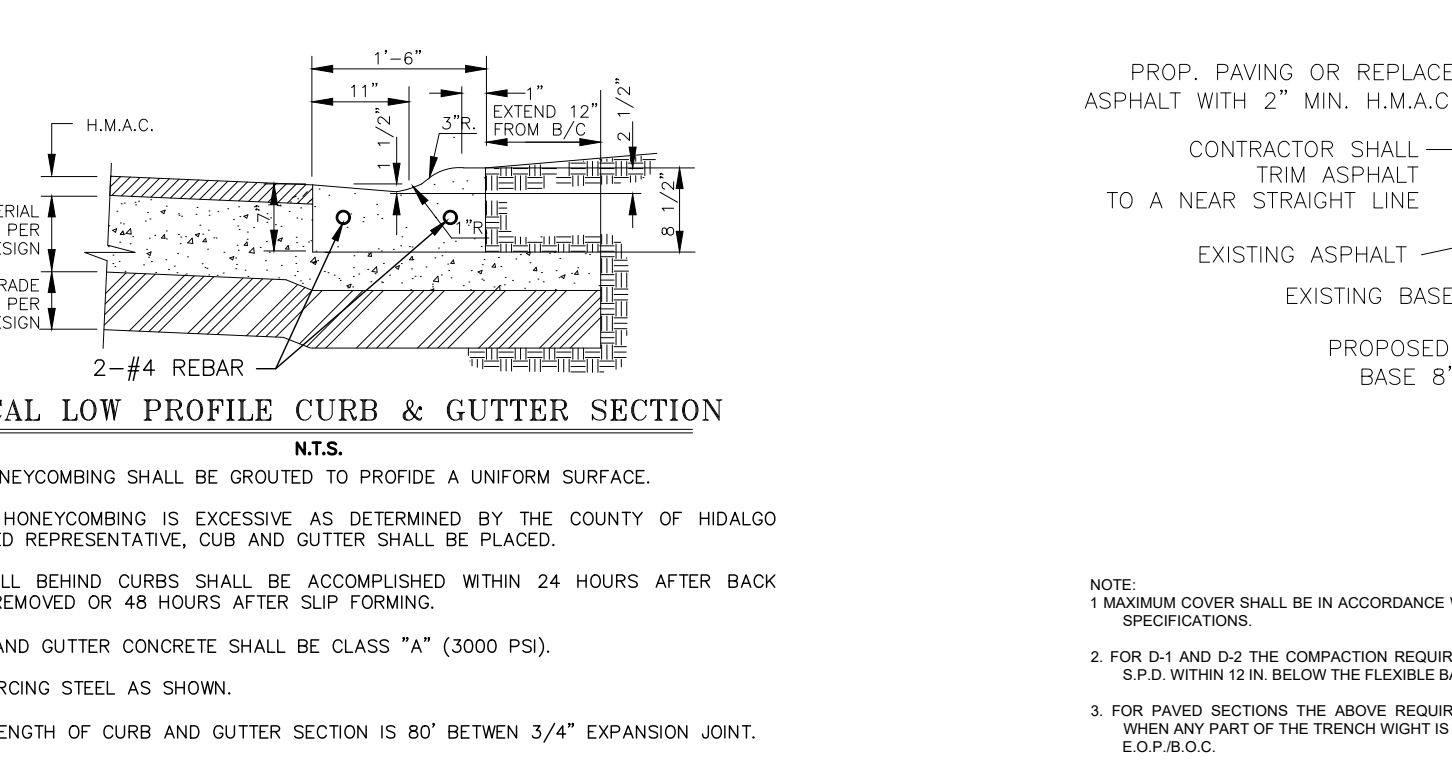
RJ RCP OR TG RCP BACK FILL DETAILS
N.T.S.



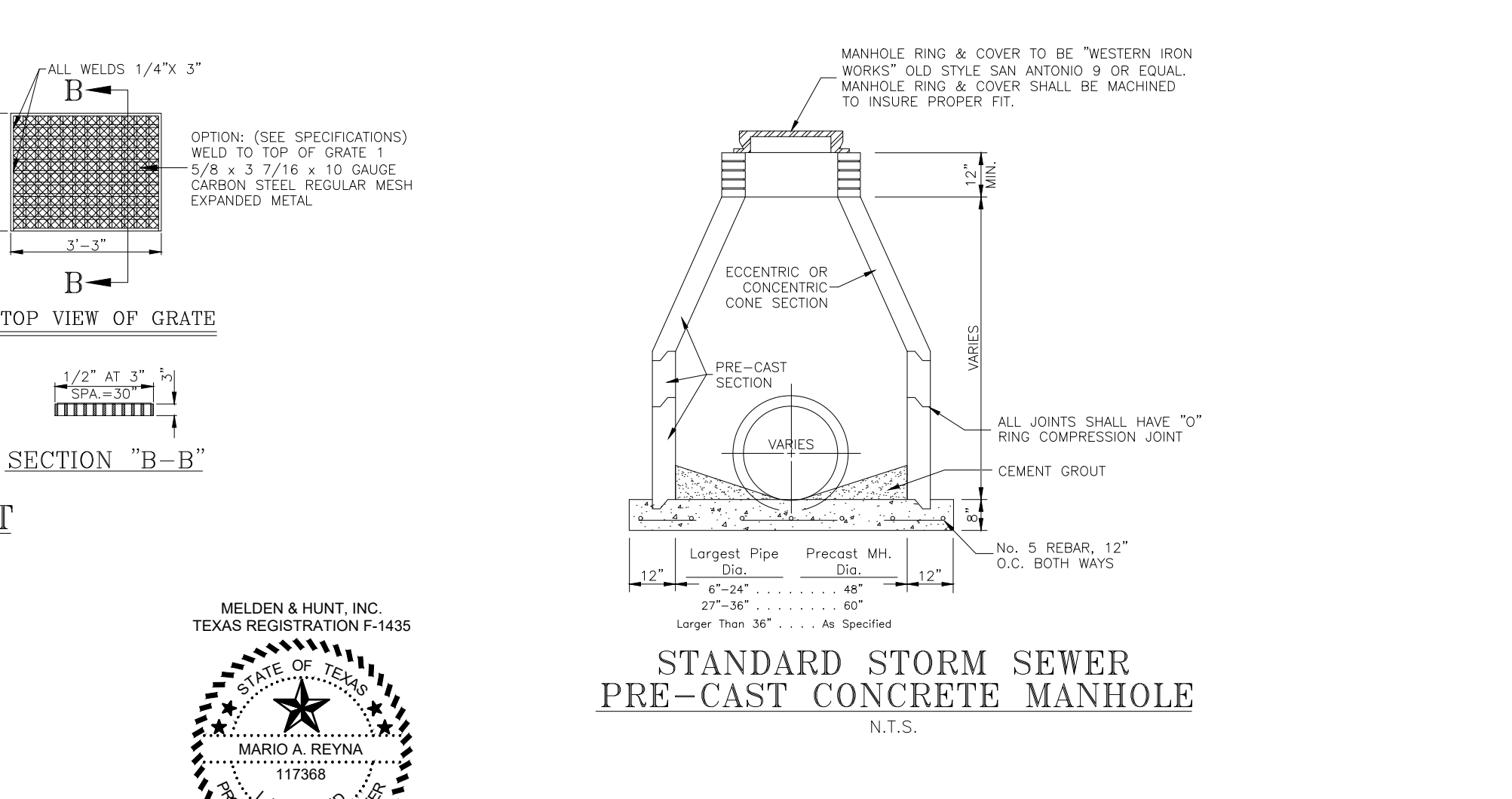
TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)
N.T.S.



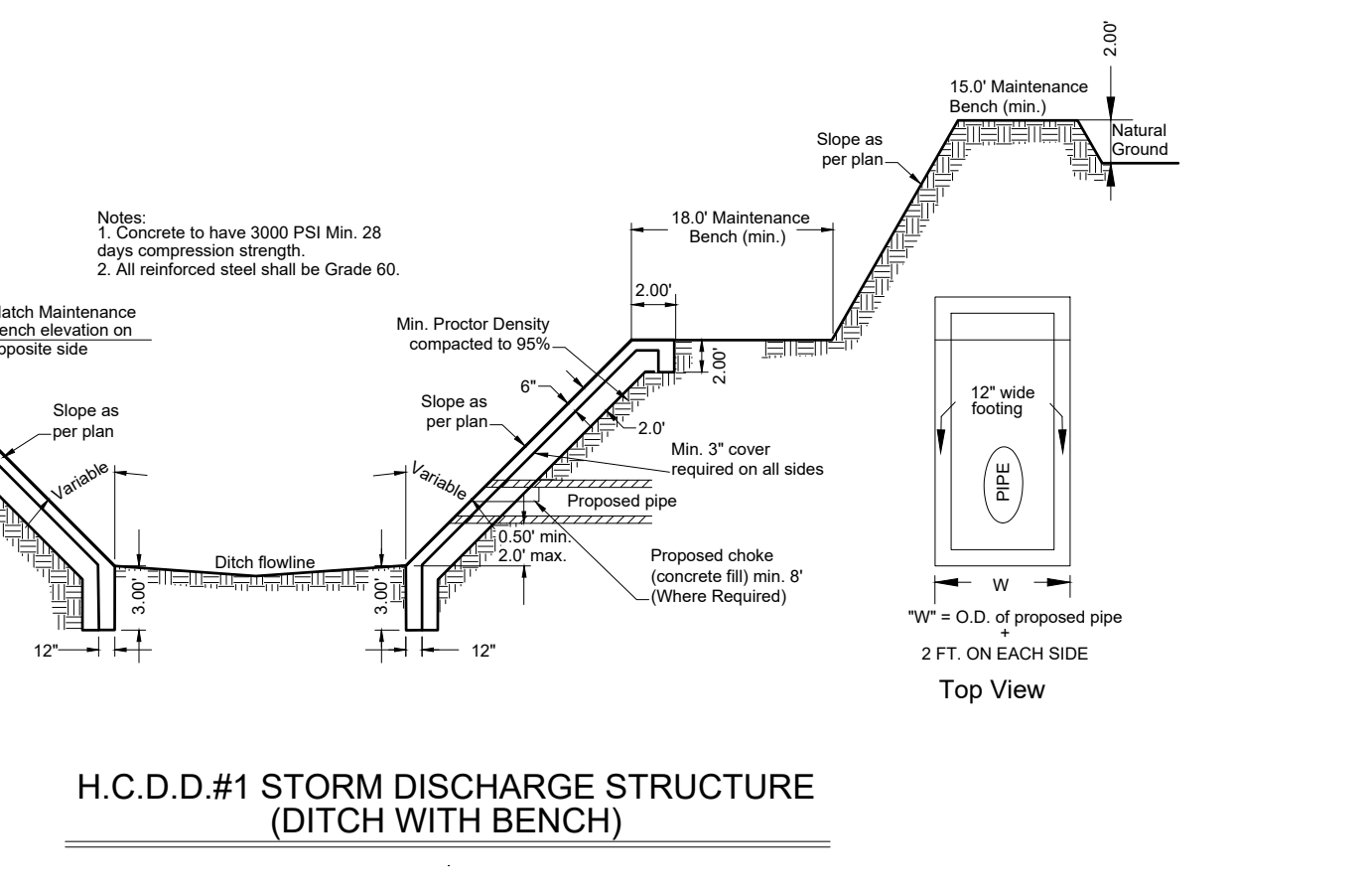
SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.



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



STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
N.T.S.

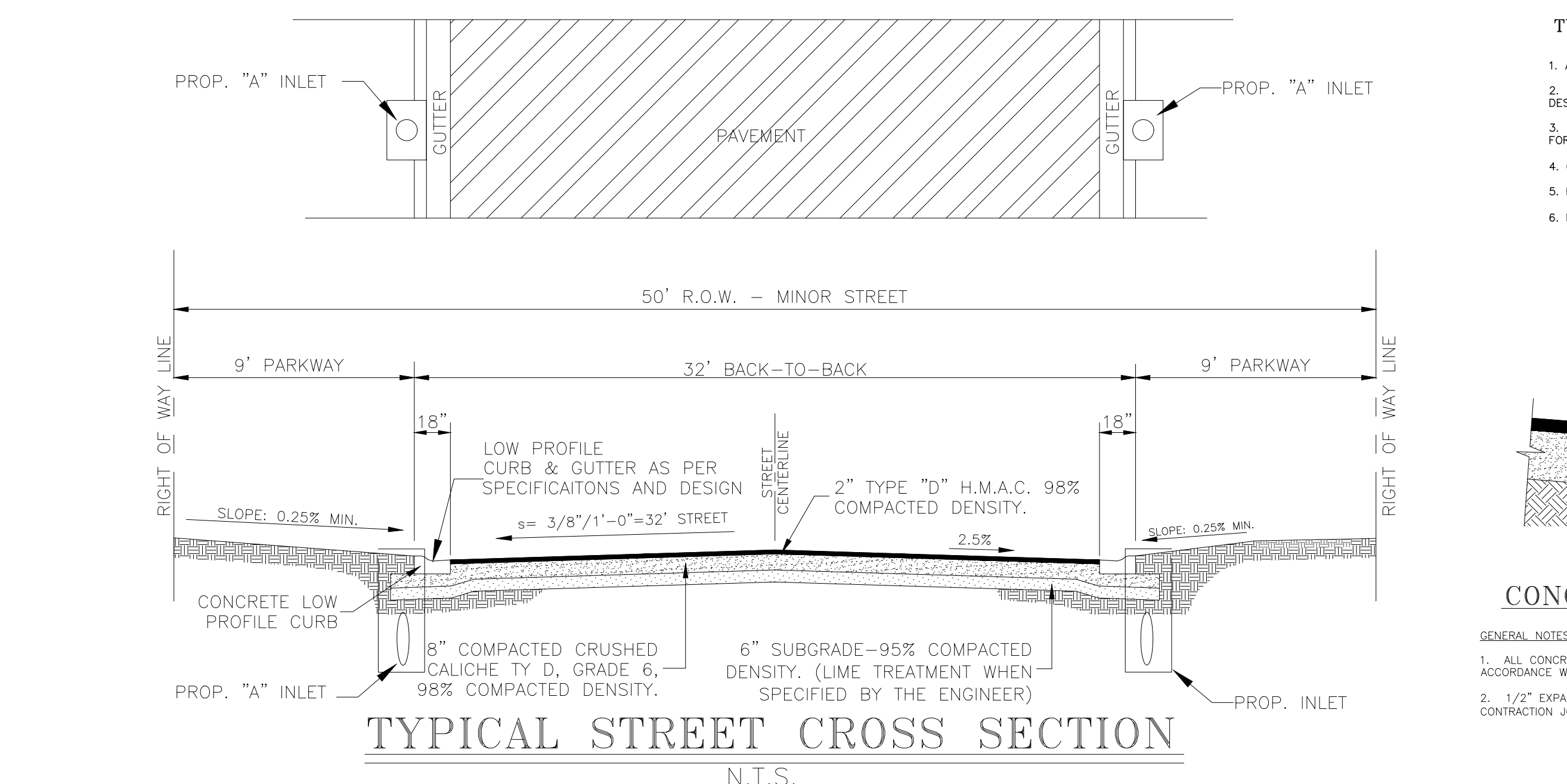


H.C.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH BENCH)
Top View

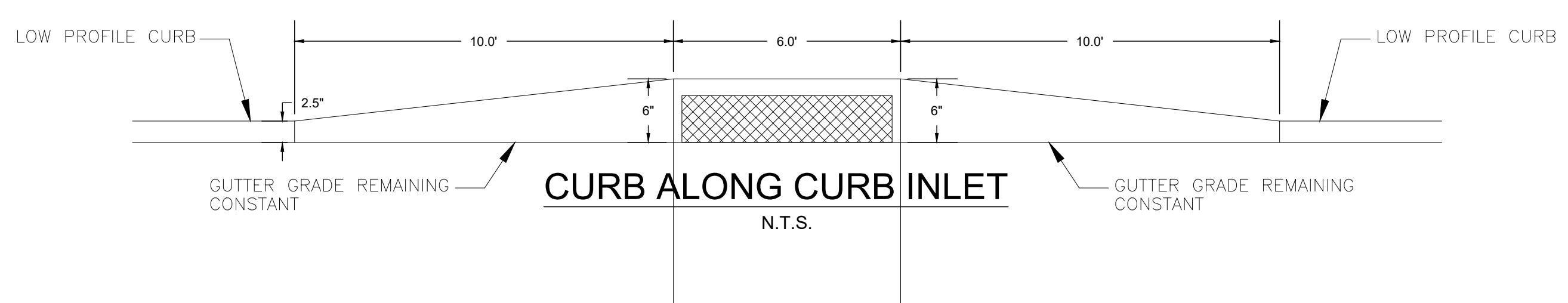
- A.** BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 2" MIX GRAVEL.
- B.** HAUNCH FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C.** TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1** INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2** INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3** INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D.** FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS II, III, OR IV, COMPACTED TO 92% S.P.D. 12" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-1** FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2** FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3** FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOIL TYPE 1A, A2 OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P.B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPOINTS, MINIMUM 4" GRAVEL OR CEMENTS 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% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

DRAINAGE DETAILS: DETALLES DESAGUE:

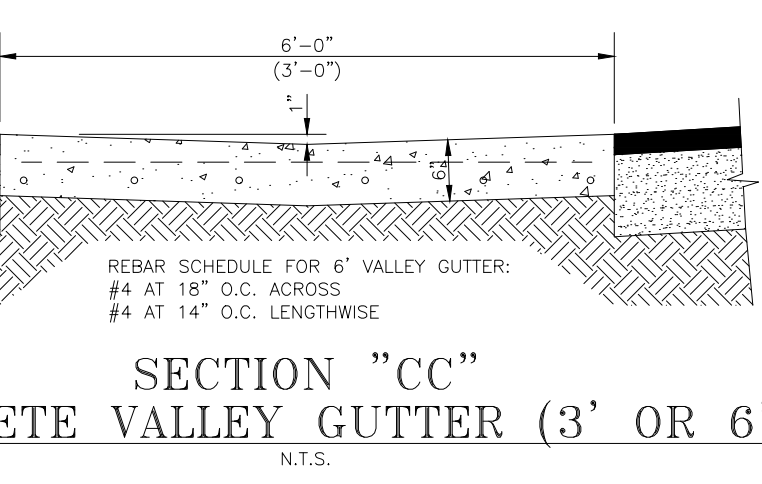
SUBDIVISION MAP OF LAS COMADRES No. 14 SUBDIVISION
PLAT SHOWING 39.989 ACRES
BEING ALL OF LOTS 22, 23, 24 & 25 BLOCK 14
TEXAN GARDENS
VOLUME 8, PAGE 58 H.C.M.R.
HIDALGO COUNTY, TEXAS



TYPICAL STREET CROSS SECTION
N.T.S.

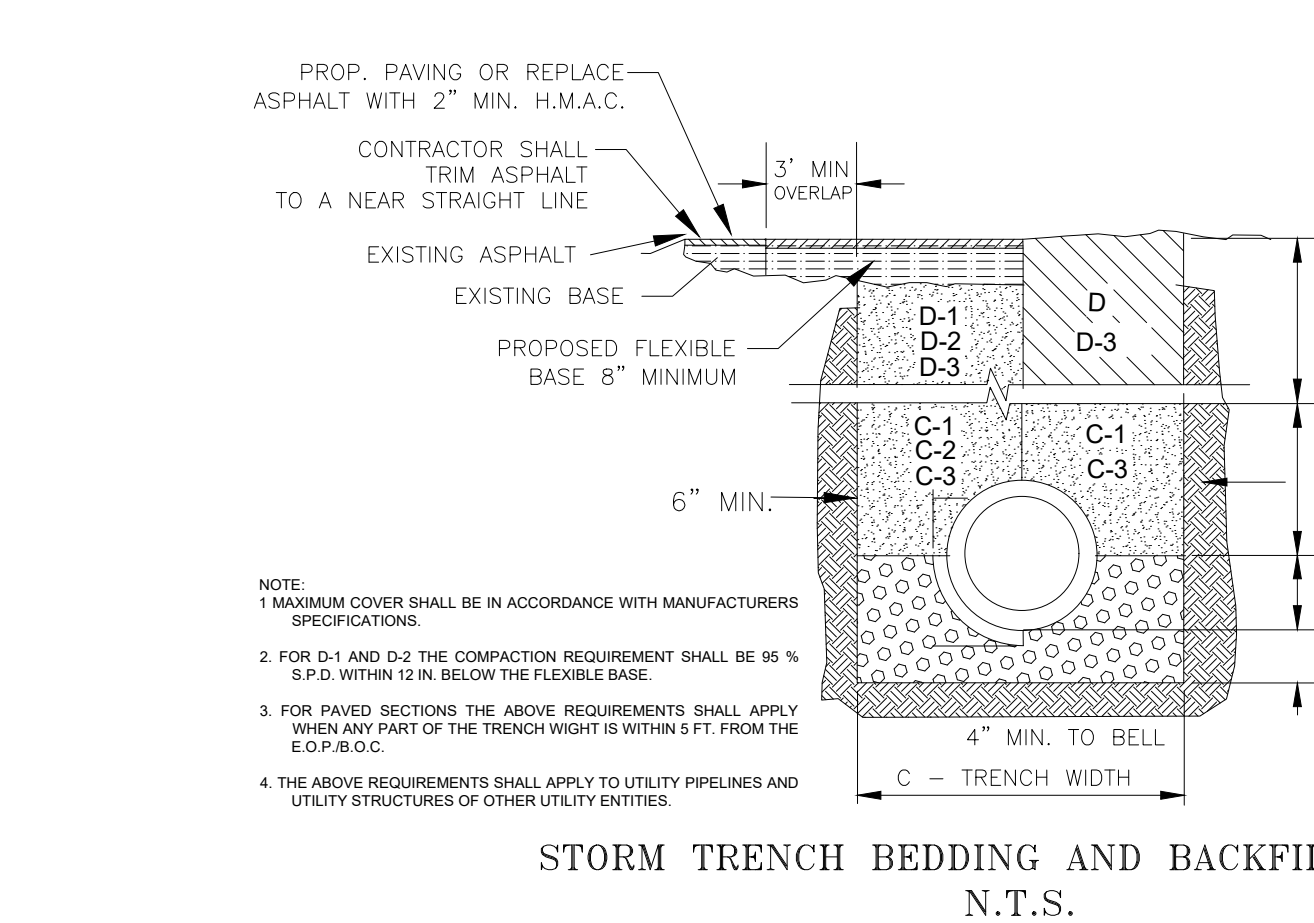


CURB ALONG CURB INLET
N.T.S.

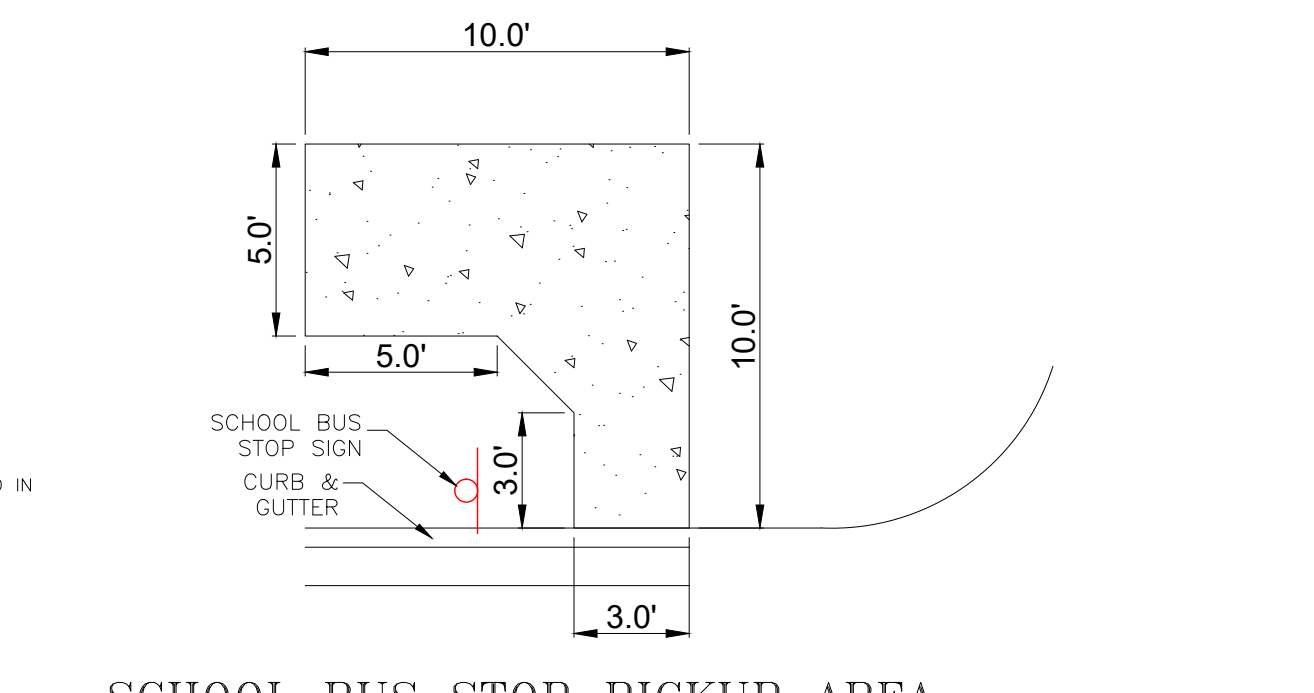


SECTION "CC" CONCRETE VALLEY GUTTER (3' OR 6')
N.T.S.

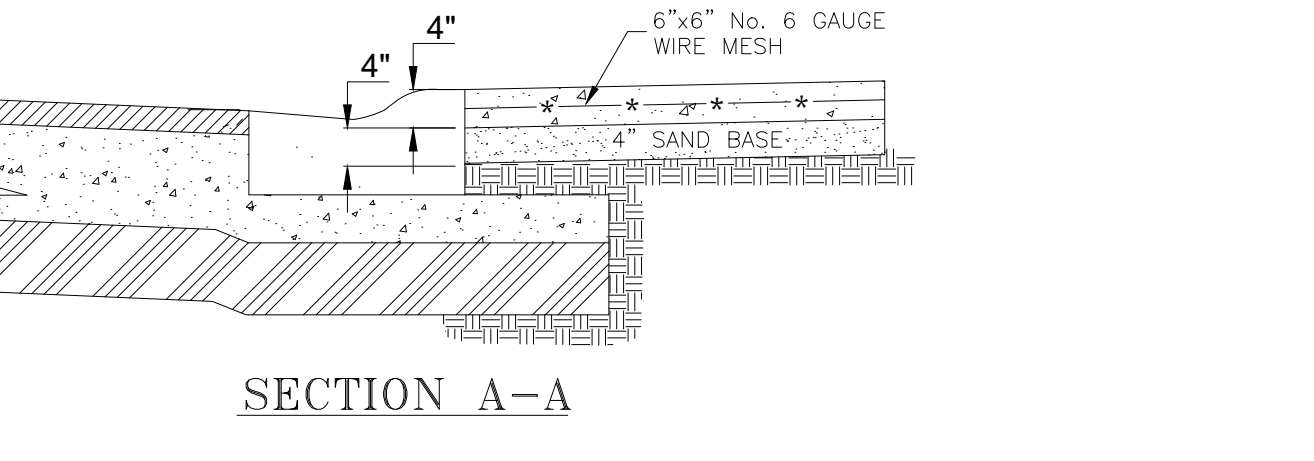
- GENERAL NOTES:**
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE FORMING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE WITH T.H.D. 1972 SPECIFICATIONS ITEM 531. CONSIDER INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.



STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.



SCHOOL BUS STOP PICKUP AREA



SECTION A-A