



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: 5-12-2026

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

NUMBER OF STREETLIGHTS: 3

FILLING STATIONS: 4

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

SUBDIVISION LIES WITHIN THE:  RURAL AREA

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 AND ONSITE DETENTION AT BUILDING PERMIT STAGE.

SEWER SYSTEM:  OSSF'S WILL BE INSTALLED AT BUILDING PERMIT STAGE.

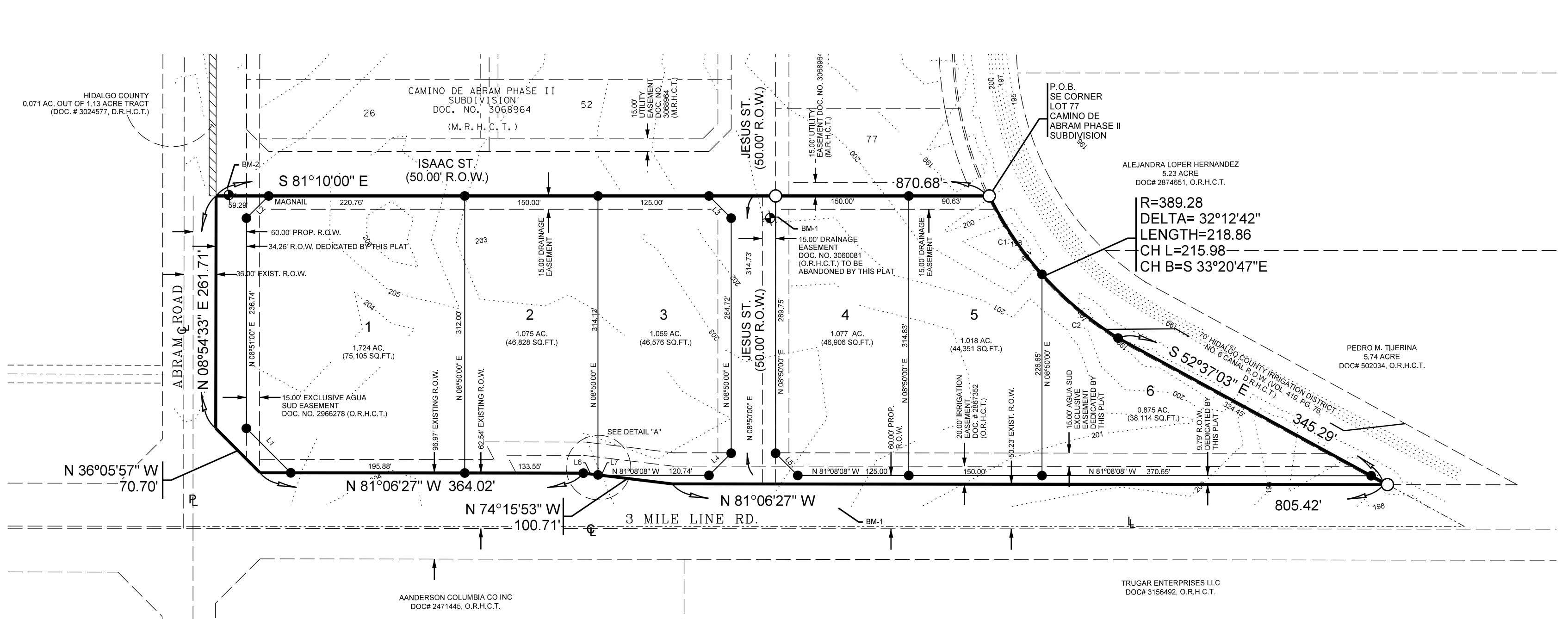
WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: 3 MILE LINE AND ABRAM ROAD.

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

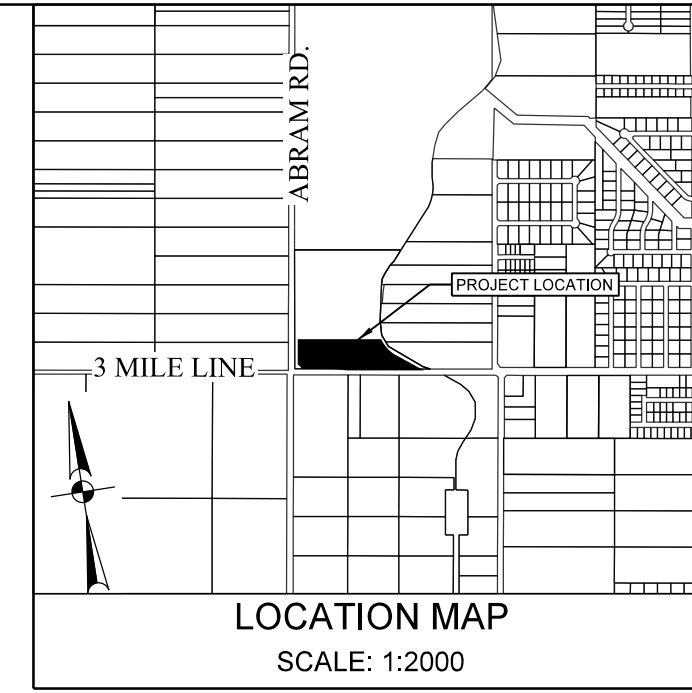
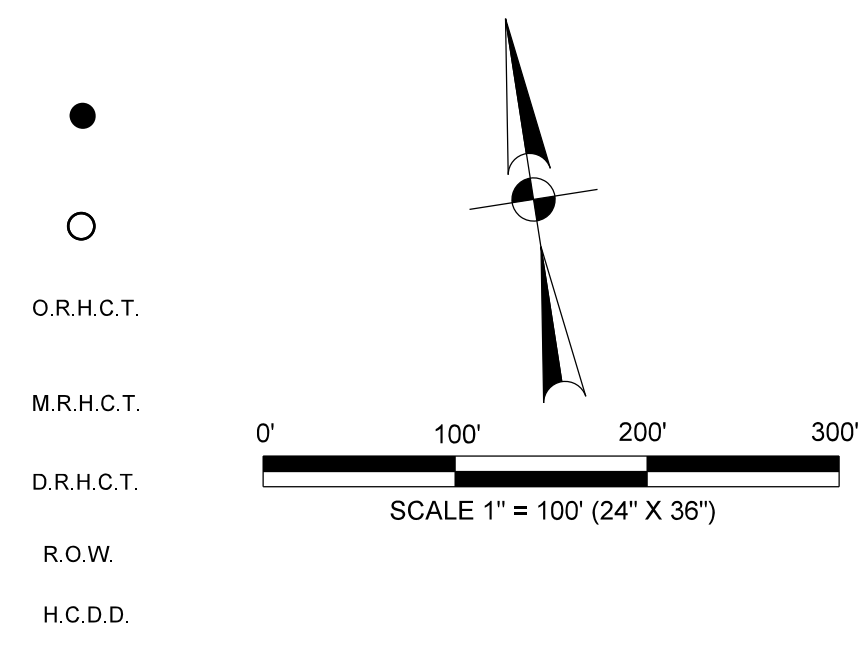
**Final Approval** subject to recommendations other departments

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\"/>



**LOCATION DESCRIPTION**  
 CAMINO DE ABRAM SUBDIVISION PHASE III IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, AT THE NORTHWEST CORNER OF THE INTERSECTION OF MILE 3 (FM 1924) 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.

**OWNER ACKNOWLEDGMENT**

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION:  
 EVERMAN DEVELOPMENT, LLC AS OWNER OF THE 7.662 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CAMINO DE ABRAM SUBDIVISION PHASE III, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.  
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:  
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

EVERMAN DEVELOPMENT, LLC  
 MANUEL CHAPA (MEMBER)  
 1801 MOZELLE ST  
 PHARR, TEXAS 78577  
 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  
 STATE OF TEXAS  
 COUNTY OF HIDALGO  
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAMINO DE ABRAM SUBDIVISION PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

**CITY OF MISSION CERTIFICATE**

THIS PLAT OF CAMINO DE ABRAM SUBDIVISION PHASE III 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 \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF MISSION CERTIFICATE OF APPROVAL  
 UNDER LOCAL GOVERNMENT CODE 212.015(16) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAMINO DE ABRAM SUBDIVISION PHASE III 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 49.211(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 ENGINEER TO MAKE THEIR DETERMINATIONS.  
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
 RAUL E. SESIN, P.E., C.F.M.  
 GENERAL MANAGER  
 DATE \_\_\_\_\_

**HIDALGO COUNTY IRRIGATION DISTRICT CERTIFICATE**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 6 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.  
 ATTEST:  
 PRESIDENT \_\_\_\_\_  
 SECRETARY \_\_\_\_\_

**COUNTY OF HIDALGO**

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

**CITY OF MISSION CERTIFICATE**

THIS PLAT OF CAMINO DE ABRAM SUBDIVISION PHASE III 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 \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF MISSION CERTIFICATE OF APPROVAL  
 UNDER LOCAL GOVERNMENT CODE 212.015(16) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAMINO DE ABRAM SUBDIVISION PHASE III WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.  
 MAYOR CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: CITY SECRETARY \_\_\_\_\_ 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. TREVINO, 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. TREVINO, R.P.L.S.  
 REG. PROFESSIONAL LAND SURVEYOR # 6968  
 FIRM # 10193886  
 900 S. STEWART RD., SUITE 13  
 MISSION, TEXAS 78572  
 STATE OF TEXAS  
 COUNTY OF HIDALGO  
 KNOW ALL MEN BY THESE PRESENTS:  
 I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.  
 VICTOR H. TREVINO, P.E.  
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

**GENERAL NOTES:**

- FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: "X"  
 ZONE "X" AREA OF 500-YEAR FLOOD.  
 COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 06, 2000.
- MINIMUM BUILDING SETBACK LINES:  
 FRONT SETBACK:  
 50 FEET FOR LOTS FRONTING MILE 3 ROAD  
 50 FEET FOR LOTS FRONTING ABRAM ROAD  
 SIDE SETBACK: 6 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.
- 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.
- 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 OF DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 BM-1 IS A SQUARE CUT ON CONCRETE  
 LOCATED EAST OF JESUS ST.  
 N= 1626233.973  
 E= 1019669.4982  
 ELEV= 199.82  
 BM-2 IS A SQUARE CUT ON CONCRETE  
 LOCATED EAST OF ABRAM RD.  
 N= 16262443.1102  
 E= 1019271.0976  
 ELEV= 201.27
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT A TOTAL OF 74,363 CURB-FEET, OR 1.707 ACRE-FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED, EACH WILL BE DETAINING THE FOLLOWING:  
 LOT 1: 15,993 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
- DRAINAGE REQUIREMENT IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET 3 FOR PAVING AND DRAINAGE LAYOUT).
- 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.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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.
- 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.

- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- LOSS SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBENT DRAINFIELD SYSTEM.
- EAPPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- EVERMAN DEVELOPMENT, LLC, 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.
- 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.
- 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.

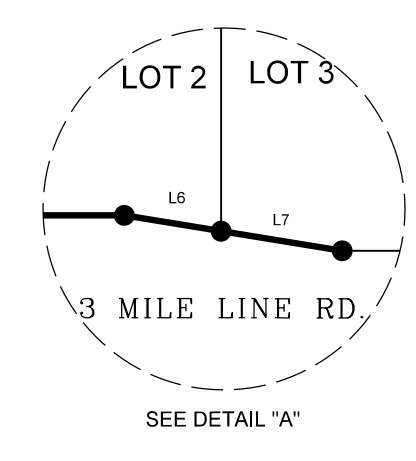
**METES AND BOUNDS**

BEING A 7.662 ACRE TRACT OUT OF A 130.465 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, PORCION 48, HIDALGO COUNTY, TEXAS, CONVEYED TO EVERMAN DEVELOPMENT, LLC BY "GENERAL WARRANTY DEED" AS DESCRIBED IN DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 7.662 AC BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROVSS PROP COR" FOUND FOR THE SOUTHEAST CORNER OF LOT 77, CAMINO DE ABRAM PHASE II SUBDIVISION AS DESCRIBED IN DOCUMENT NUMBER 3068964, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ON THE WEST LINE OF A 70' HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, AS DESCRIBED IN VOLUME 419, PAGE 76, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A POINT OF CURVATURE TO THE LEFT, FOR THE NORTH-EAST 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", A CHORD DISTANCE OF 215.98 FEET AND A CHORD BEARING OF SOUTH 33°20'47" EAST, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROVSS PROP COR" SET AT 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' HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, TO A POINT BEING ON A CUTBACK CORNER OF ABRAM ROAD, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;  
 THENCE, SOUTH 81°06'27" WEST AT A DISTANCE OF 100.71 FEET, CONTINUING ALONG SAID EXISTING NORTH RIGHT-OF-WAY OF 3 MILE LINE ROAD (R.O.W. VARIES), TO A POINT FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;  
 THENCE, NORTH 74°15'53" WEST AT A DISTANCE OF 16.57 FEET, CONTINUING ALONG SAID EXISTING NORTH RIGHT-OF-WAY OF 3 MILE LINE ROAD (R.O.W. VARIES), TO A POINT FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;  
 THENCE, NORTH 81°06'27" WEST AT A DISTANCE OF 364.02 FEET, CONTINUING ALONG SAID EXISTING NORTH RIGHT-OF-WAY OF 3 MILE LINE ROAD (R.O.W. VARIES), TO A POINT BEING ON A CUTBACK CORNER OF ABRAM ROAD, TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF ABRAM ROAD (R.O.W. VARIES), AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;  
 THENCE, NORTH 09°04'14" WEST AT A DISTANCE OF 261.71 FEET, ALONG SAID EXISTING EAST RIGHT-OF-WAY LINE OF ABRAM ROAD (R.O.W.), TO A POINT BEING A CORNER OF A 0.071 ACRE TRACT OUT OF 1.13 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 3024577, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;  
 THENCE, SOUTH 81°10'00" EAST AT A DISTANCE OF 59.29 FEET, TO A MAGNANL SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF ISAAC STREET (50' R.O.W.) AS RECORDED IN DOCUMENT NUMBER 3068964, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ON THE SOUTH LINE OF SAID CAMINO DE ABRAM PHASE II SUBDIVISION, CONTINUING FOR A TOTAL DISTANCE OF 670.8 FEET, TO THE POINT OF BEGINNING AND CONTAINING A CORNERED AREA OF 7.662 ACRES.

BEARINGS AND DISTANCES REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (4205). A SURVEY PLAT ACCOMPANIES THIS HEREIN METES AND BOUNDS DESCRIPTION.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°07'44"W	70.74'
L2	N53°52'12"E	35.38'
L3	S36°10'00"E	35.36'
L4	S53°50'56"W	35.35'
L5	N36°09'04"W	35.36'
L6	N74°15'53"W	16.57'
L7	N74°15'53"W	4.29'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	
			CHORD DISTANCE		
C1	15°42'20"	389.25'	106.71'	S25°05'36"E	106.37'
C2	16°30'22"	389.25'	112.15'	S41°11'57"E	111.76'



- 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 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.

**LOT LAYOUT**  
**CAMINO DE ABRAM**  
**SUBDIVISION PHASE III**  
 BEING A 7.662 ACRE TRACT OUT OF A 130.465 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, PORCION 48, HIDALGO COUNTY, TEXAS



PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EVERMAN DEVELOPMENT, LLC	1801 MOZELLE ST	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

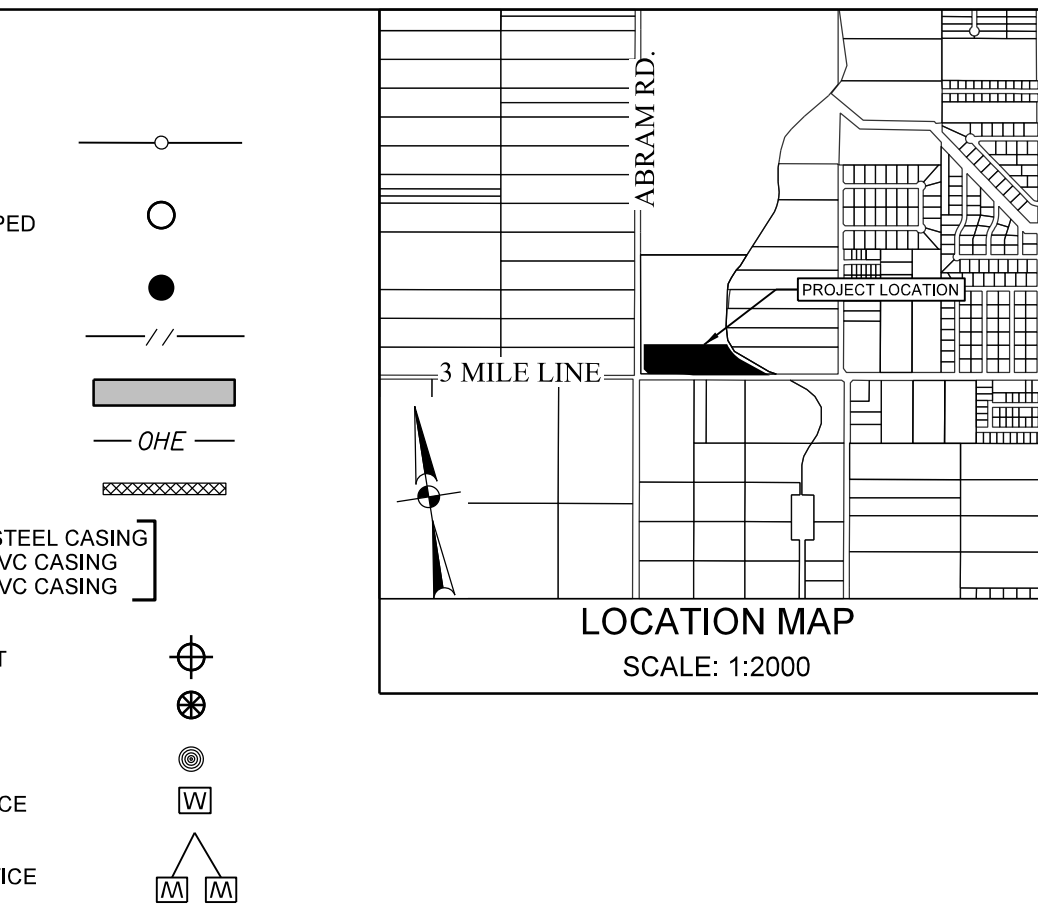
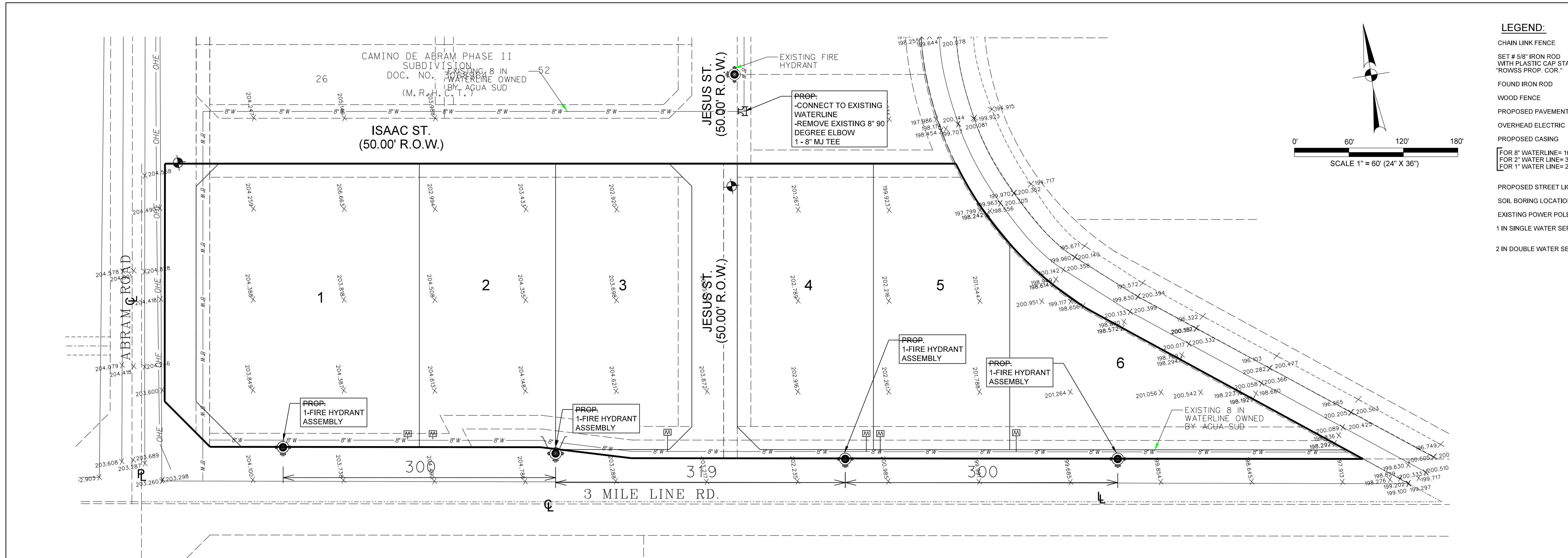
**SOUTH TEXAS INFRASTRUCTURE GROUP**  
 900 S. STEWART, SUITE 13  
 MISSION, TEXAS 78572  
 PH: (956) 424-3335  
 FAX: (956) 424-3132  
 TBPE REG # 1500

REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED



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

ON \_\_\_\_\_ AT \_\_\_\_\_ AMPM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY



**GENERAL NOTES**

- THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTING IN WATER LINE.
- THRUST BLOCK CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING VALUE OF 2,000 POUNDS PER SQUARE FOOT.
- 12" DIMENSIONS SHALL BE LARGE ENOUGH TO MAKE ANGLE # EQUAL TO LARGER THAN 45°.
- ANGLE # SHALL BE EQUAL TO OR LARGER THAN 45°.
- ALL FITTINGS TO BE WRAPPED IN PLASTIC.

**TABLE OF CASING SIZES**

NOMINAL PIPE SIZE	CASING SIZE	CASING MINIMUM WALL THICKNESS
12"	14"	0.25"
18"	20"	0.25"
24"	26"	0.25"
30"	32"	0.25"
36"	38"	0.25"
42"	44"	0.25"
48"	50"	0.25"
54"	56"	0.25"
60"	62"	0.25"
66"	68"	0.25"
72"	74"	0.25"
78"	80"	0.25"
84"	86"	0.25"
90"	92"	0.25"
96"	98"	0.25"
102"	104"	0.25"
108"	110"	0.25"
114"	116"	0.25"
120"	122"	0.25"
126"	128"	0.25"
132"	134"	0.25"
138"	140"	0.25"
144"	146"	0.25"
150"	152"	0.25"
156"	158"	0.25"
162"	164"	0.25"
168"	170"	0.25"
174"	176"	0.25"
180"	178"	0.25"
186"	182"	0.25"
192"	188"	0.25"
198"	194"	0.25"
204"	200"	0.25"
210"	206"	0.25"
216"	212"	0.25"
222"	218"	0.25"
228"	224"	0.25"
234"	230"	0.25"
240"	236"	0.25"
246"	242"	0.25"
252"	248"	0.25"
258"	254"	0.25"
264"	260"	0.25"
270"	266"	0.25"
276"	272"	0.25"
282"	278"	0.25"
288"	284"	0.25"
294"	290"	0.25"
300"	296"	0.25"
306"	302"	0.25"
312"	308"	0.25"
318"	314"	0.25"
324"	320"	0.25"
330"	326"	0.25"
336"	332"	0.25"
342"	338"	0.25"
348"	344"	0.25"
354"	350"	0.25"
360"	356"	0.25"
366"	362"	0.25"
372"	368"	0.25"
378"	374"	0.25"
384"	380"	0.25"
390"	386"	0.25"
396"	392"	0.25"
402"	398"	0.25"
408"	404"	0.25"
414"	410"	0.25"
420"	416"	0.25"
426"	422"	0.25"
432"	428"	0.25"
438"	434"	0.25"
444"	440"	0.25"
450"	446"	0.25"
456"	452"	0.25"
462"	458"	0.25"
468"	464"	0.25"
474"	470"	0.25"
480"	476"	0.25"
486"	482"	0.25"
492"	488"	0.25"
498"	494"	0.25"
504"	500"	0.25"
510"	506"	0.25"
516"	512"	0.25"
522"	518"	0.25"
528"	524"	0.25"
534"	530"	0.25"
540"	536"	0.25"
546"	542"	0.25"
552"	548"	0.25"
558"	554"	0.25"
564"	560"	0.25"
570"	566"	0.25"
576"	572"	0.25"
582"	578"	0.25"
588"	584"	0.25"
594"	590"	0.25"
600"	596"	0.25"
606"	602"	0.25"
612"	608"	0.25"
618"	614"	0.25"
624"	620"	0.25"
630"	626"	0.25"
636"	632"	0.25"
642"	638"	0.25"
648"	644"	0.25"
654"	650"	0.25"
660"	656"	0.25"
666"	662"	0.25"
672"	668"	0.25"
678"	674"	0.25"
684"	680"	0.25"
690"	686"	0.25"
696"	692"	0.25"
702"	698"	0.25"
708"	704"	0.25"
714"	710"	0.25"
720"	716"	0.25"
726"	722"	0.25"
732"	728"	0.25"
738"	734"	0.25"
744"	740"	0.25"
750"	746"	0.25"
756"	752"	0.25"
762"	758"	0.25"
768"	764"	0.25"
774"	770"	0.25"
780"	776"	0.25"
786"	782"	0.25"
792"	788"	0.25"
798"	794"	0.25"
804"	800"	0.25"
810"	806"	0.25"
816"	812"	0.25"
822"	818"	0.25"
828"	824"	0.25"
834"	830"	0.25"
840"	836"	0.25"
846"	842"	0.25"
852"	848"	0.25"
858"	854"	0.25"
864"	860"	0.25"
870"	866"	0.25"
876"	872"	0.25"
882"	878"	0.25"
888"	884"	0.25"
894"	890"	0.25"
900"	896"	0.25"
906"	902"	0.25"
912"	908"	0.25"
918"	914"	0.25"
924"	920"	0.25"
930"	926"	0.25"
936"	932"	0.25"
942"	938"	0.25"
948"	944"	0.25"
954"	950"	0.25"
960"	956"	0.25"
966"	962"	0.25"
972"	968"	0.25"
978"	974"	0.25"
984"	980"	0.25"
990"	986"	0.25"
996"	992"	0.25"
1002"	998"	0.25"
1008"	1004"	0.25"
1014"	1010"	0.25"
1020"	1016"	0.25"
1026"	1022"	0.25"
1032"	1028"	0.25"
1038"	1034"	0.25"
1044"	1040"	0.25"
1050"	1046"	0.25"
1056"	1052"	0.25"
1062"	1058"	0.25"
1068"	1064"	0.25"
1074"	1070"	0.25"
1080"	1076"	0.25"
1086"	1082"	0.25"
1092"	1088"	0.25"
1098"	1094"	0.25"
1104"	1100"	0.25"
1110"	1106"	0.25"
1116"	1112"	0.25"
1122"	1118"	0.25"
1128"	1124"	0.25"
1134"	1130"	0.25"
1140"	1136"	0.25"
1146"	1142"	0.25"
1152"	1148"	0.25"
1158"	1154"	0.25"
1164"	1160"	0.25"
1170"	1166"	0.25"
1176"	1172"	0.25"
1182"	1178"	0.25"
1188"	1184"	0.25"
1194"	1190"	0.25"
1200"	1196"	0.25"

**WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):**  
 LA SUBDIVISION CAMINO DE ABRAM FASE II RECIBIRA 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 RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. 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 CAMINO DE ABRAM FASE II TIENE 6 LOTES. AGUA SUD TIENE UNA LINEA EXISTENTE DE AGUA DE 8 PULGADAS DE DIAMETRO Y CORRE SOBRE EL LADO OESTE DE LA CALLE 3 MILE LINE.**

**LA SUBDIVISION CAMINO DE ABRAM FASE II SE RA CONECTADA CON UN M.J. TEE EXISTENTE DE 8 PULGADAS DE DIAMETRO A LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CAMINO DE ABRAM FASE III (SI SERVICIOS SEAN COSTOS DE 3" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO YA LA LINEA DE 8" Y LAS CUALES DE LOS MEDIDORES A UN COSTO TOTAL DE \$ 49,700.00. POR LOTE, EL DUEÑO REPRESENTANTE DE LA SUBDIVISION HA PAGADO A AGUA SUD LA CANTIDAD DE \$ 31,000.00 QUE CUBRE EL COSTO DE LOS MEDIDORES (\$ 5,150.00 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 INSTALARA SIN COSTO ALGUNO, EL DUEÑO REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 4 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ 8,150.00 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ 32,600.00. 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 PARA LA SUBDIVISION**  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSP). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HEALTH DEPARTMENT) SEGUN EL REPORTE.

**REPORTE DE EVALUACION DE SUELO:**  
 CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES DEPUES DE LA SUBDIVISION, UN TOTAL DE 8 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SUFFICIENTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUFLO 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 SEPTICA ES DE \$ 49,700.00. LOS GASTOS, INCLUYENDO EL COSTO DEL PERMISO REGULATORIO Y LICENCIAL, TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 49,700.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE EL 11/11/2023.**

**CERTIFICACION:**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBIERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 66.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:  
 AGUA: EL SISTEMA SERVICIO DE AGUA SUD INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ 49,700.00.  
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ \_\_\_\_\_ A UN COSTO TOTAL DE \$ \_\_\_\_\_ TODA LA SUBDIVISION.

**REPORTE DE INGENIERIA DE AGUA Y DRENAJE**

**WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):**  
 LA SUBDIVISION CAMINO DE ABRAM FASE II RECIBIRA 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 RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. 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.

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**LA SUBDIVISION CAMINO DE ABRAM FASE II SE RA CONECTADA CON UN M.J. TEE EXISTENTE DE 8 PULGADAS DE DIAMETRO A LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CAMINO DE ABRAM FASE III (SI SERVICIOS SEAN COSTOS DE 3" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO YA LA LINEA DE 8" Y LAS CUALES DE LOS MEDIDORES A UN COSTO TOTAL DE \$ 49,700.00. POR LOTE, EL DUEÑO REPRESENTANTE DE LA SUBDIVISION HA PAGADO A AGUA SUD LA CANTIDAD DE \$ 31,000.00 QUE CUBRE EL COSTO DE LOS MEDIDORES (\$ 5,150.00 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 INSTALARA SIN COSTO ALGUNO, EL DUEÑO REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 4 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ 8,150.00 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ 32,600.00. 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 PARA LA SUBDIVISION**  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSP). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HEALTH DEPARTMENT) SEGUN EL REPORTE.

**REPORTE DE EVALUACION DE SUELO:**  
 CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES DEPUES DE LA SUBDIVISION, UN TOTAL DE 8 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SUFFICIENTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUFLO 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 SEPTICA ES DE \$ 49,700.00. LOS GASTOS, INCLUYENDO EL COSTO DEL PERMISO REGULATORIO Y LICENCIAL, TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 49,700.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE EL 11/11/2023.**

**CERTIFICACION:**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBIERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 66.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:  
 AGUA: EL SISTEMA SERVICIO DE AGUA SUD INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ 49,700.00.  
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA 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**

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND TO OTHER 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, EVERMAN DEVELOPMENT LLC, SUBDIVIDER FOR CAMINO DE ABRAM SUBDIVISION PHASE II HEREBY CERTIFY SEVERAL 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.

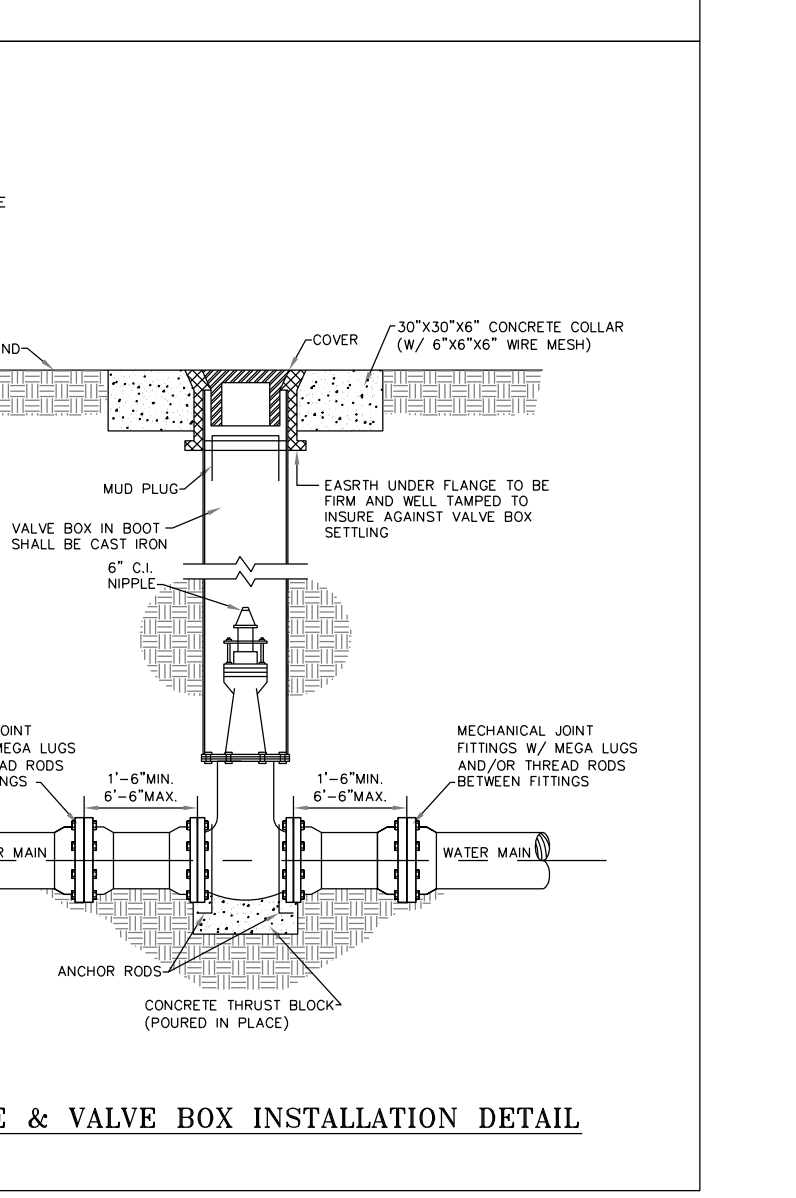
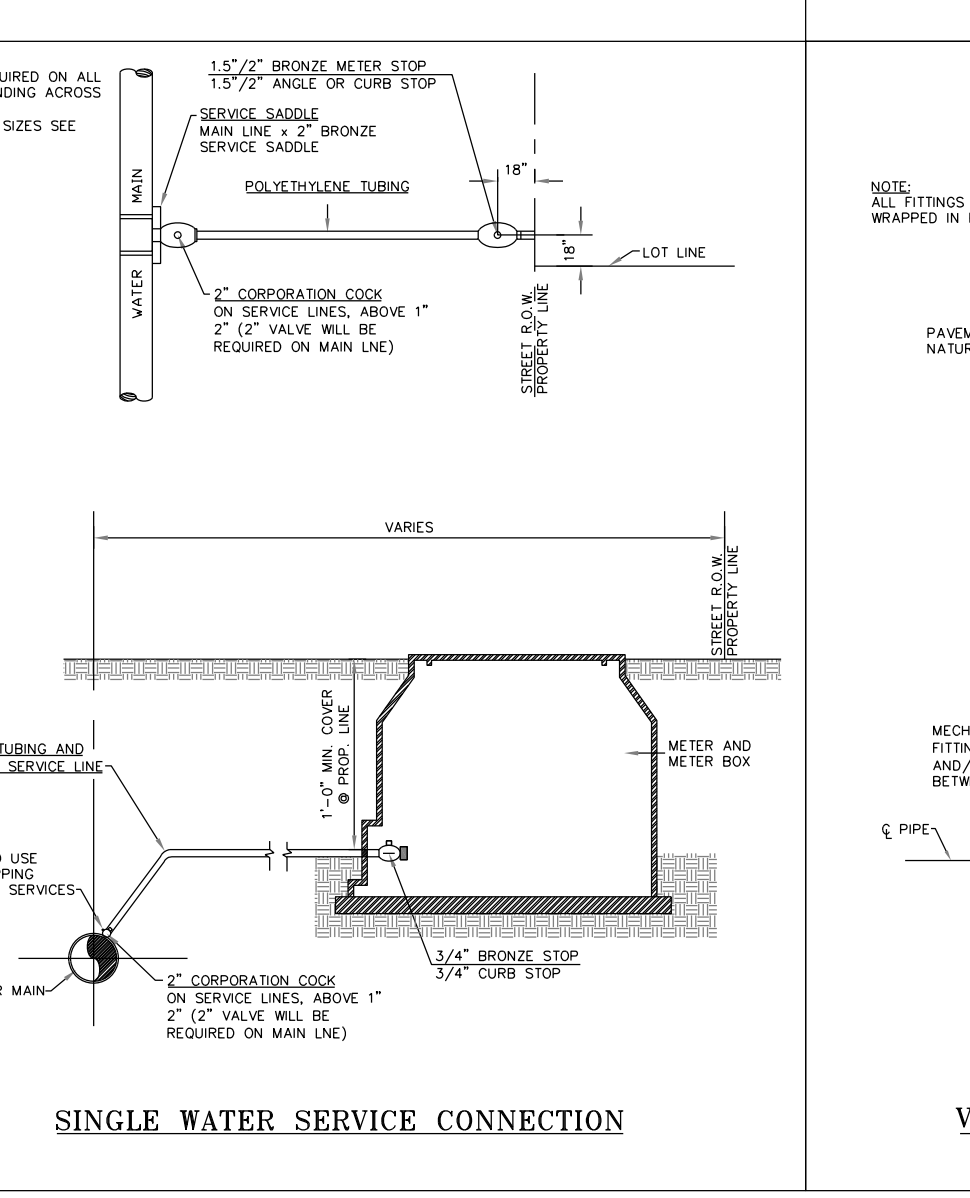
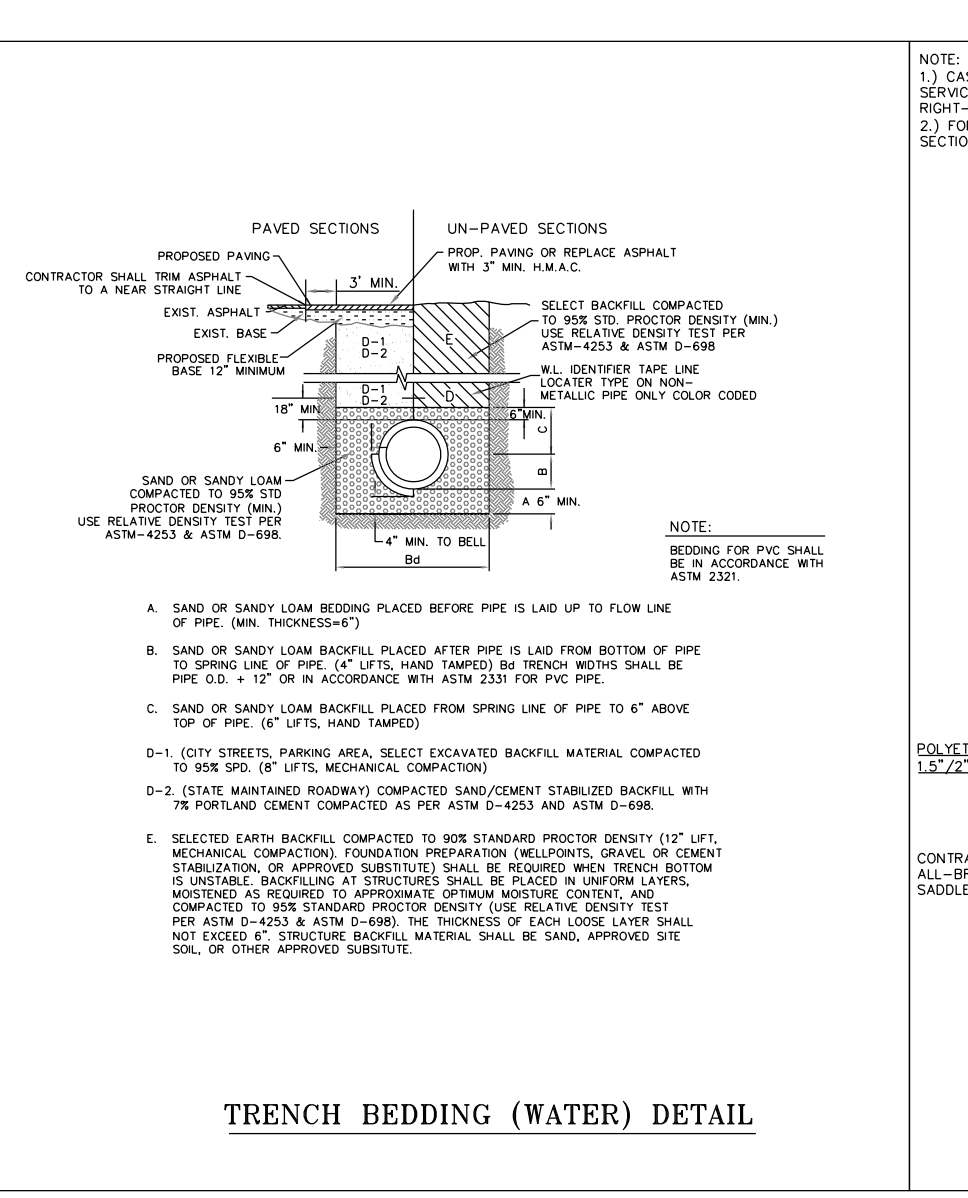
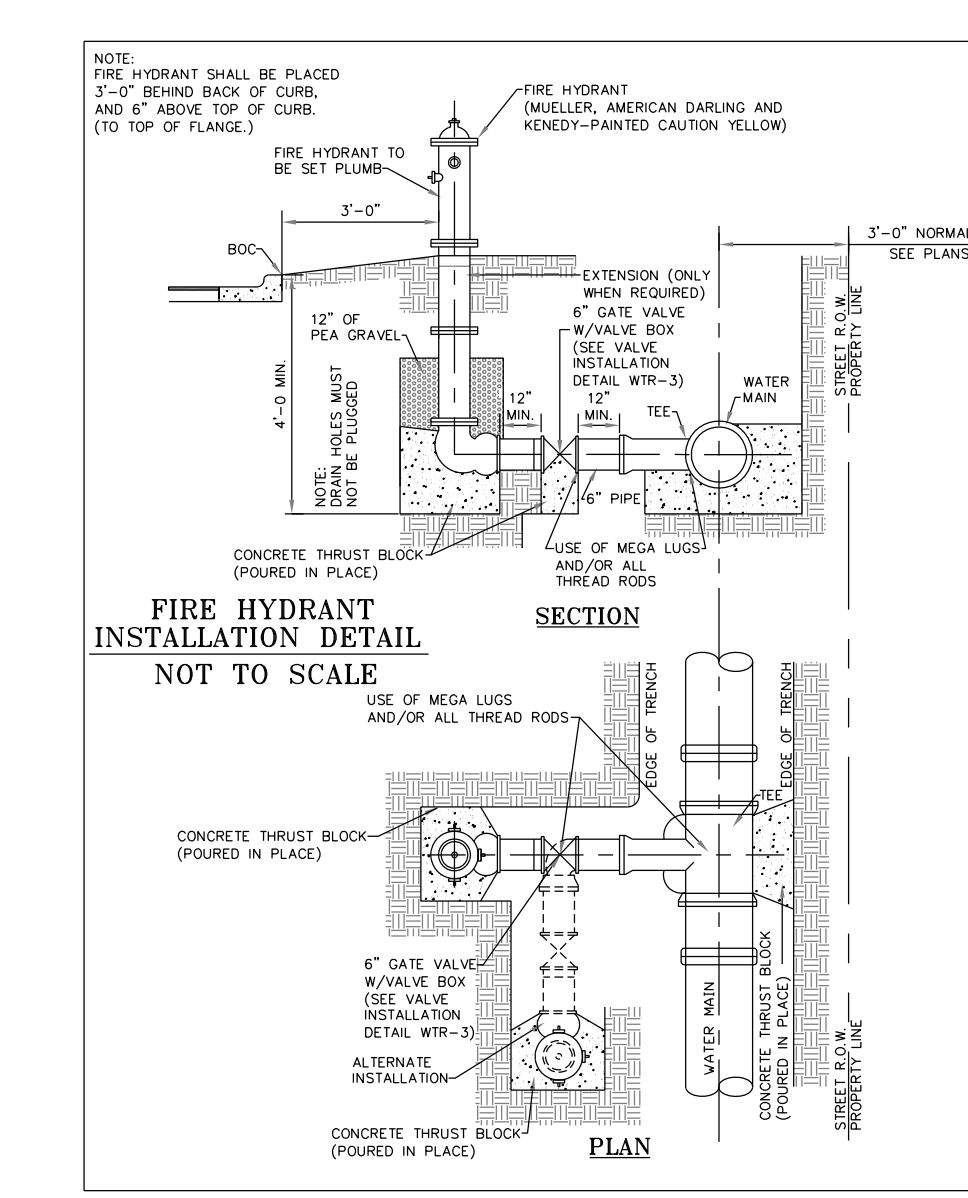
DATE: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

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.

DATE: \_\_\_\_\_

EVERMAN DEVELOPMENT LLC  
 MANUEL CHAPA (MEMBER)  
 1801 MOZELLE ST  
 PHARR, TEXAS 78777

NOTARY PUBLIC



**REVISION NOTES**

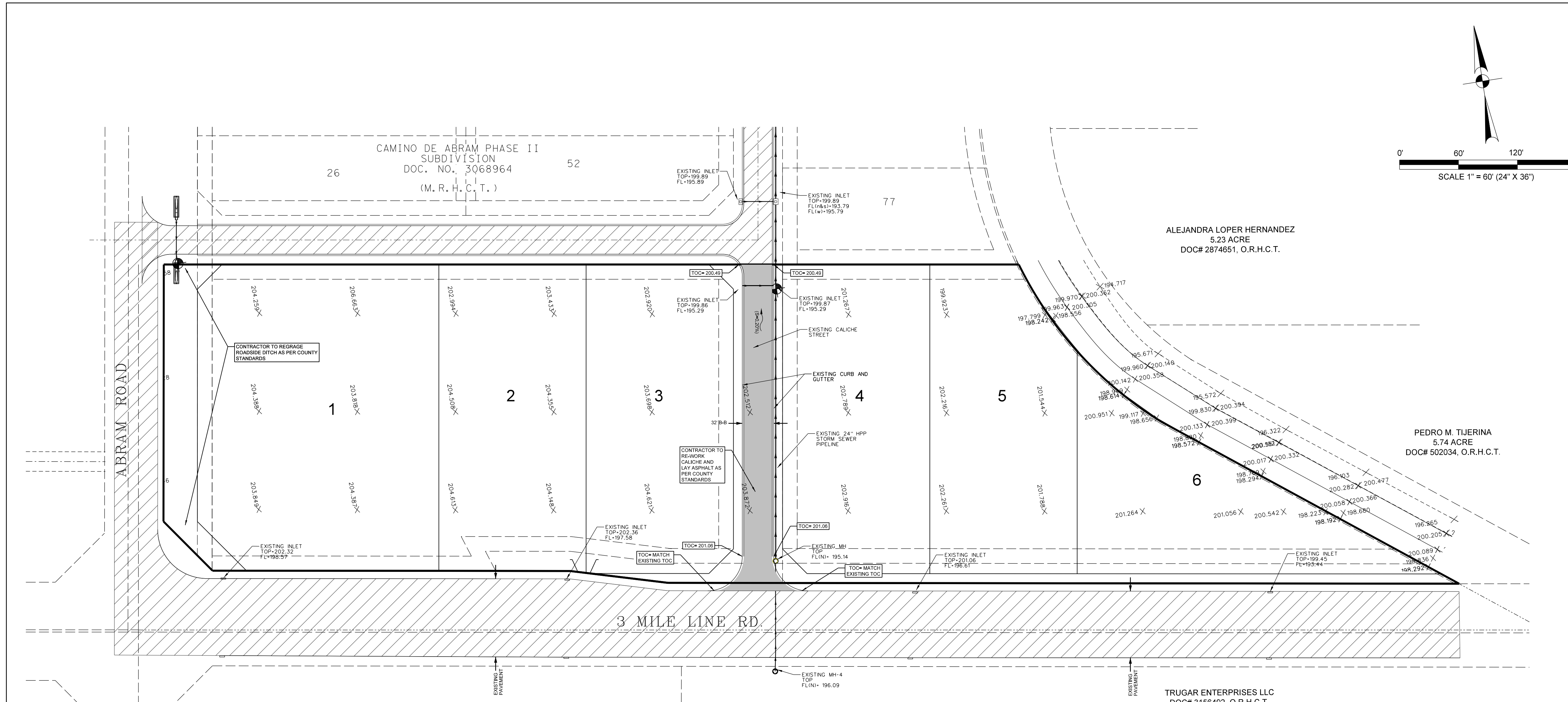
No.	SHEET	REVISION	DATE	APPROVED

**COST ESTIMATE**

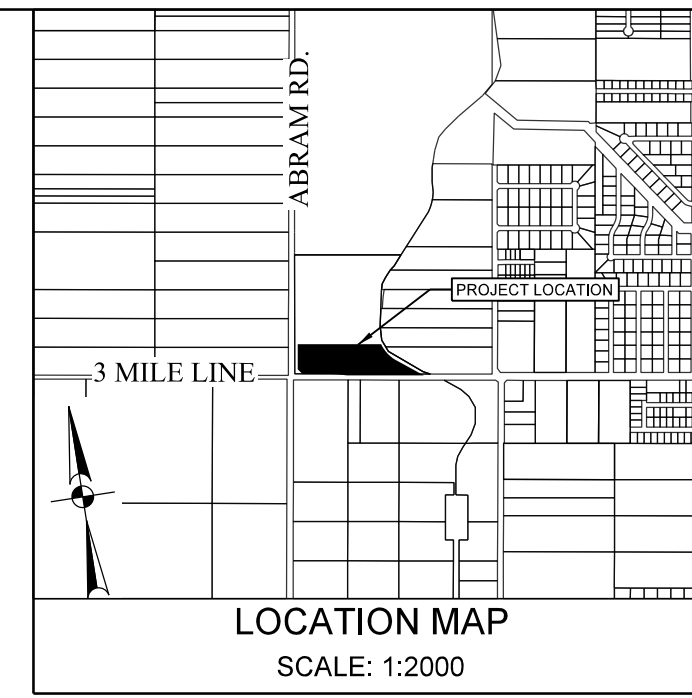
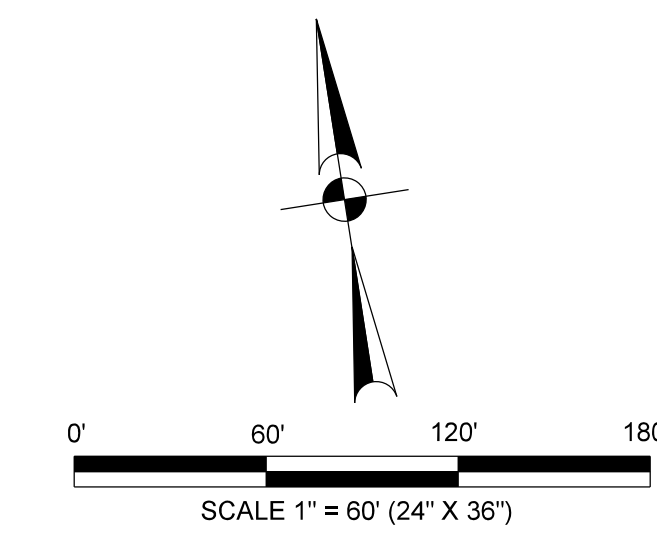
WATER DISTRIBUTION:	\$ 49,700.00
DRAINAGE IMPROVEMENT:	\$ N/A
PAVING IMPROVEMENT:	\$ 28,800.00
SEPTIC TANK (OSSP):	\$ N/A
FIRE HYDRANT:	\$ 32,600.00
EROSION CONTROL:	\$ N/A

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EVERMAN DEVELOPMENT, LLC	1801 MOZELLE ST	PHARR, TEXAS 78757	(956) 778-3404
ENGINEER:	VICTOR H. TREVIÑO, P.E.	800 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335 (956) 424-3132
SURVEYOR:	VICTOR H.			



- LEGEND:**
- CHAIN LINK FENCE
  - SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROVSS 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 7.638 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A 76, PORCION 48, HIDALGO COUNTY, TEXAS.

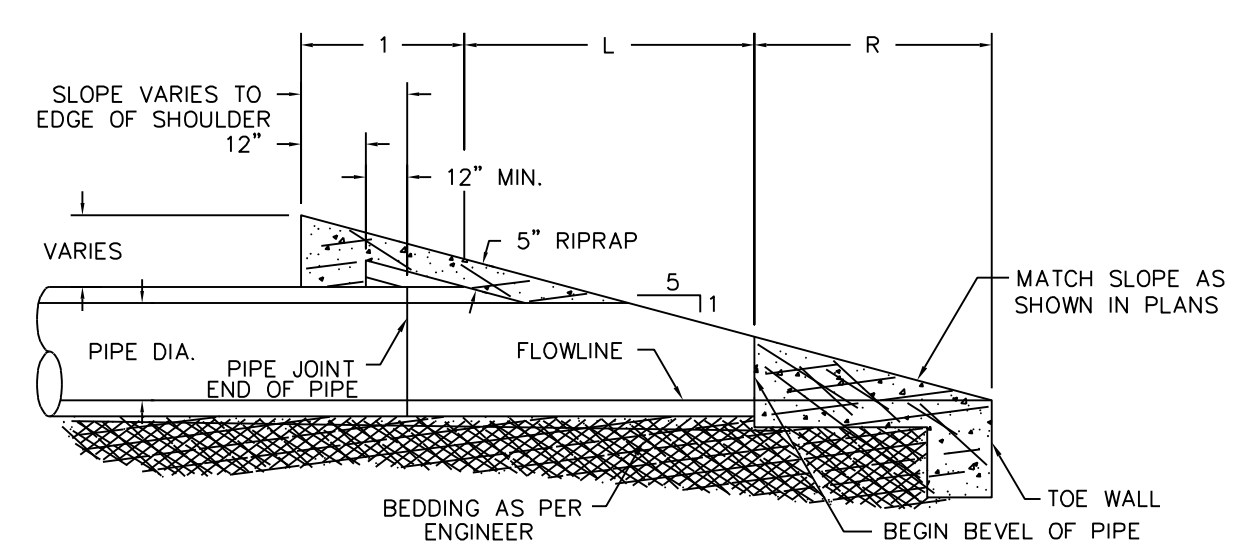
**FLOOD PLAIN**  
 THE PROPERTY IS IN ZONE "C". AREAS OF MINIMAL FLOODING (NO SHADING): COMMUNITY PANEL NO. 480334 0400 C, EFFECTIVE NOVEMBER 16, 1982.

**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.

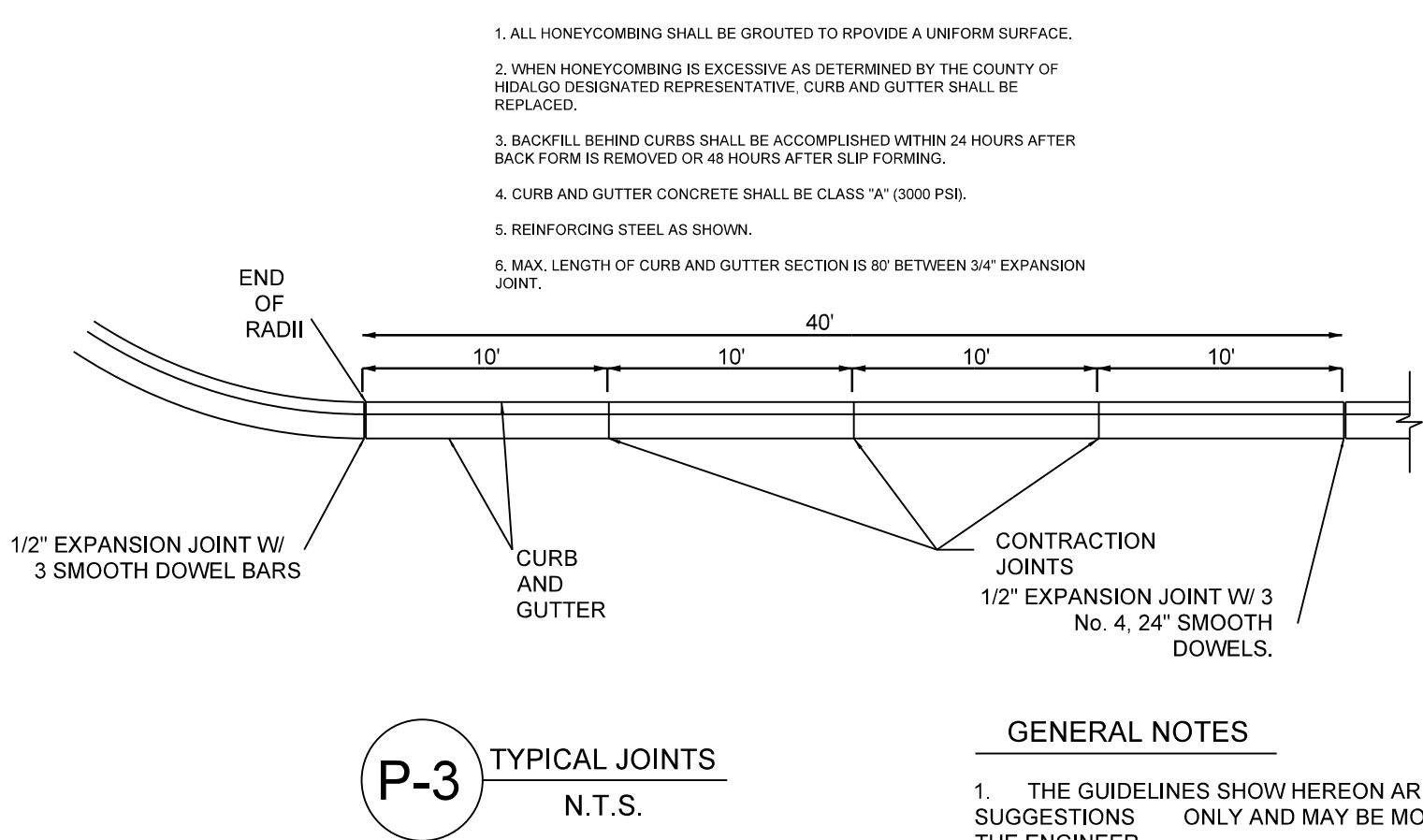
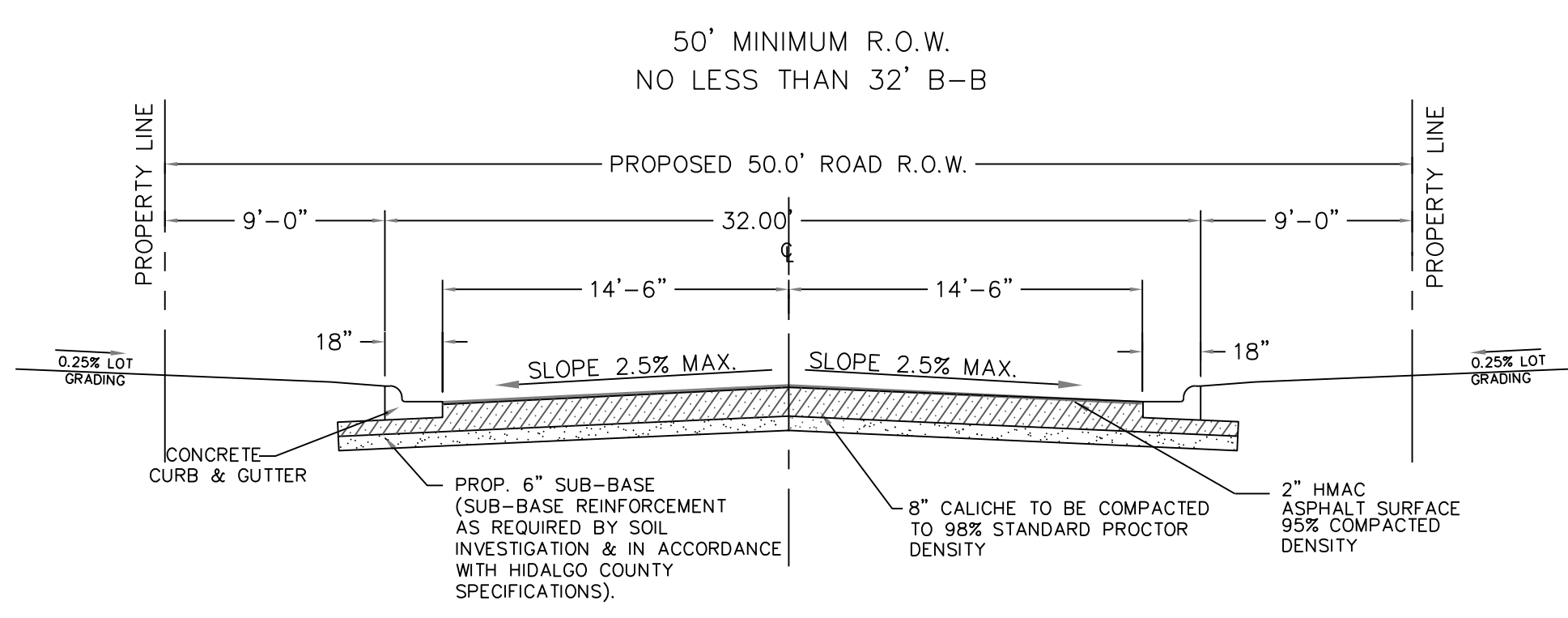
**PROPOSED CONDITIONS**  
 IN ACCORDANCE WITH THE CITY OF MISSION AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 POLICY, THE DIFFERENCE BETWEEN THE EXISTING (10-YR) AND THE POST (50-YR) DEVELOPMENT STORM RUNOFF WILL BE 46.92 CFS. A TOTAL OF 74,363 CUBIC FEET OR 1,707 ACRE-FEET OF STORM WATER RUNOFF WILL 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: 11,833 CFT
- LOT 4: 11,715 CFT
- LOT 5: 11,023 CFT
- LOT 6: 9,303 CFT

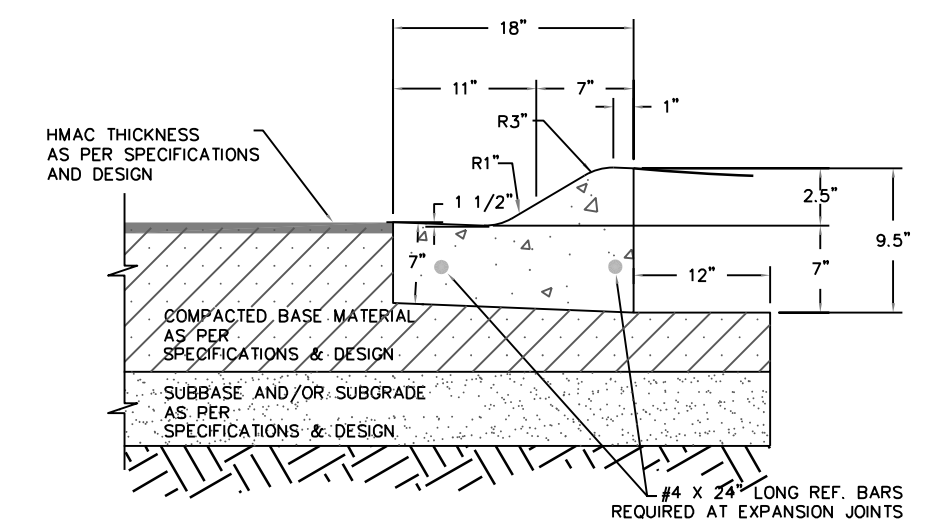


SAFETY END TREATMENT (TYPE "P OR C")

**MINOR RESIDENTIAL STREET SECTION**



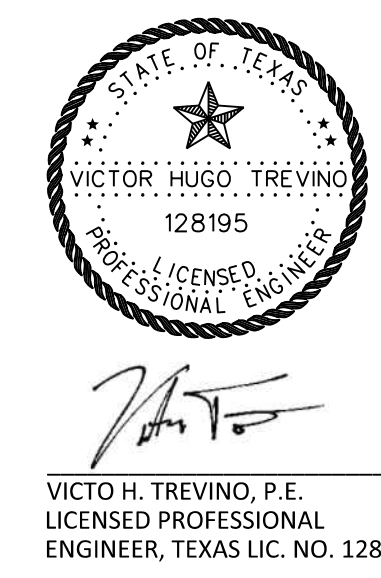
**P-3** TYPICAL JOINTS  
N.T.S.



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

**GENERAL NOTES**

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



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

07/31/2025  
 DATE

AS-BUILTS 03/17/2026

**PAVING AND DRAINAGE LAYOUT**  
**CAMINO DE ABRAM**  
**SUBDIVISION PHASE III**

BEING A 7.662 ACRE TRACT OUT OF A 130.465 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, PORCION 48, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS					
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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
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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