CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION
Benjamin L. Worsham, P.E. ★ County Engineer

March 7, 2025

CASA Engineering, LLC
Attn: Mr. Juan V. Garcia, P.E.
P.O. Box 532954
Harlingen, Texas 78553

RE: Haciendas Subdivision Phase II Subdivision

Mr. Garcia:

Our office has reviewed the plat of the above referenced subdivision. Review indicates that the items listed below need to be addressed before submitting for Commissioners Court for plat approval. After each item's description are citations to the Subdivision Rules and state statute(s) in bold parenthesis. References to the Texas Local Government Code (typically Chapter 232 thereof) are given simply by section number 232.000.

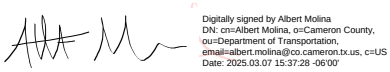
PREPLAT-000001-2024
Preliminary Plat

1. Submit approval from TxDOT. **(Chapter 3, Subsection 3.1.3.A.6)**
2. The recent submittal changed the boundaries of the subdivision. Verify the bearings and distances of the subdivision and proposed lots. **(Chapter 2, Subsection 2.1.3.F.3)**

3. Submit lacking Drainage Report requirements. If drainage district will accept off-site detention, then on-site detention is not required; provide approval from drainage district. **(Chapter 2, Subsection 2.1.3.F.19; Chapter 3, Section 3.1.6)**
   A. General Requirements.
      i. All grading and drainage on a given tract shall not adversely affect adjacent properties and shall be in full accordance with Texas Water Code. **Verify the proposed slope based on the provided elevations.**
      ii. For grass-lined channels, including roadside channels/ditches, the maximum permissible velocity for the design storm is six (6) feet per second and includes all transitions to or from channels and waterways with similar or different materials. In all cases, the velocity for the design storm must be non-erosive. The minimum permissible velocity for the two (2) year storm is two (2) feet per second. **Add slope labels to the flow arrows provided.**
      iii. The engineer shall strive to achieve a minimum cover of 3 feet over all storm sewer in paved or unpaved areas where possible. If a minimum cover of 3 feet is not possible, the engineer shall provide a storm sewer type that is structurally capable of supporting the proposed loads. **Show and label the existing pipe connecting the Resaca crossing under the proposed S. Cordillera Dr. on Exhibit G-2 (Preliminary Comprehensive Drainage Plan). Label the pipe's flow lines and verify if it complies with the minimum cover of 3 feet based on the proposed pavement.**
   B. Comprehensive Drainage Plan and Report
      i. Analyze and provide calculations showing that conveyance to the final drainage outfall is adequate for the flow from the subdivision.
         - **Provide roadside ditch capacity calculations.**
      ii. Detailed plans and specifications for all on-site improvements.
         - **The sections (A-A, B-B, C-C, D-D, E-E, F-F, H-H, I-I) are not indicated in the plan. Include them in the plan as reference.**
   C. Roadway Drainage
      i. Be designed so that a twenty-five (25) year storm event will be contained within the right-of-way of the street.
         - **Provide street capacity calculations.**
   D. Stormwater Management
      i. The detention basin shall be designed to collect the post-development 50-year rainfall event and release at the pre-development 10-year rainfall event**. Detention for the commercial lots is not required until site development. Detention for the multifamily lots is required, but may be waved, if the MUD will allow direct drainage into their system without detention.**
4. Submit a pdf of revised preliminary plat. See comment log attached, which must be included with each subsequent resubmittal along with a written response to each comment. **(Chapter 2, Subsection 2.1.3.A Chapter 2, Subsection 2.3.4)**

If you have any questions, please contact my office at (956) 247-3500.

Thank you,



Albert Molina
County Development Planner