

1/4 MILE 7 NORTH ROAD (F.M. 2221)

SUBDIVISION PLAT OF EDUARDO'S No. 9 SUBDIVISION

A 23.56 ACRE TRACT OF LAND BEING ALL OF LOTS 66 AND 67, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

METES AND BOUNDS
BEING A 23.56 ACRE TRACT OF LAND BEING ALL OF LOTS 66 & 67, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS HIDALGO COUNTY, TEXAS.

BEGINNING AT A COTTON PICKING SPINDLE FOUND AT THE NORTHEAST CORNER OF LOT 67, BLOCK 1, FOR THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND; SAID POINT AND CORNER BEING ON THE CENTERLINE OF 80.00 FOOT LA HOMA ROAD (F.M. 2894) RIGHT OF WAY;

THENCE WITH THE EAST LINE OF LOTS 67 AND 66, BLOCK 1, AND WITH SAID CENTERLINE OF LA HOMA ROAD; SOUTH 08° 50' 00" WEST, 1,087.22 FEET TO A NAIL FOUND AT NORTHEAST CORNER OF LOT 65, BLOCK 1, FOR THE SOUTHWEST CORNER HEREOF; SAID POINT AND CORNER BEING ON THE EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOD NO.6 CANAL LATERAL 3-M-1; SAID POINT AND CORNER ALSO BEING THE NORTHEAST CORNER OF ACEVEDO SUBDIVISION UNIT NO. 6;

THENCE WITH THE NORTH LINE OF LOT 65, BLOCK 1, WITH SAID SOUTH LINE OF SAID HOD NO.6, AND WITH THE NORTH LINE OF ACEVEDO SUBDIVISION UNIT NO. 6; NORTH 56° 01' 00" WEST, AT 44.19 FEET PASS A 2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF LA HOMA ROAD AND AT 1,459.03 FEET TO A 2" IRON ROD FOUND ON THE WEST LINE OF LOT 65, BLOCK 1, FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF LOTS 65, 66, AND 67; NORTH 08° 50' 00" EAST, 487.17 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 67, BLOCK 1, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF LOT 67, BLOCK 1; SOUTH 81° 10' 00" EAST, AT 1,280.71 FEET PASS A 3" IRON ROD FOUND ON WEST RIGHT-OF-WAY LINE OF LA HOMA ROAD AND AT 1,320.71 FEET TO THE POINT OF BEGINNING. CONTAINING 23.56 ACRES, MORE OR LESS, OF WHICH 1.49 ACRES LIE WITHIN LA HOMA ROAD RIGHT-OF-WAY.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ANICETO IZAGUIRRE, OWNER OF THE 23.56 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S No. 9 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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 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.

ANICETO IZAGUIRRE, OWNER
LAS DIANAS LAND DEVELOPMENT
500 SOLAR DR.
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE subscribed to me through his Texas Department of Public Safety Driver License to be the person whose name is provided to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2009.



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 02477
IZAGUIRRE ENGINEERING GROUP, L.L.C.
7413 N. LA HOMA
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE EDUARDO'S No. 9 SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____.



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

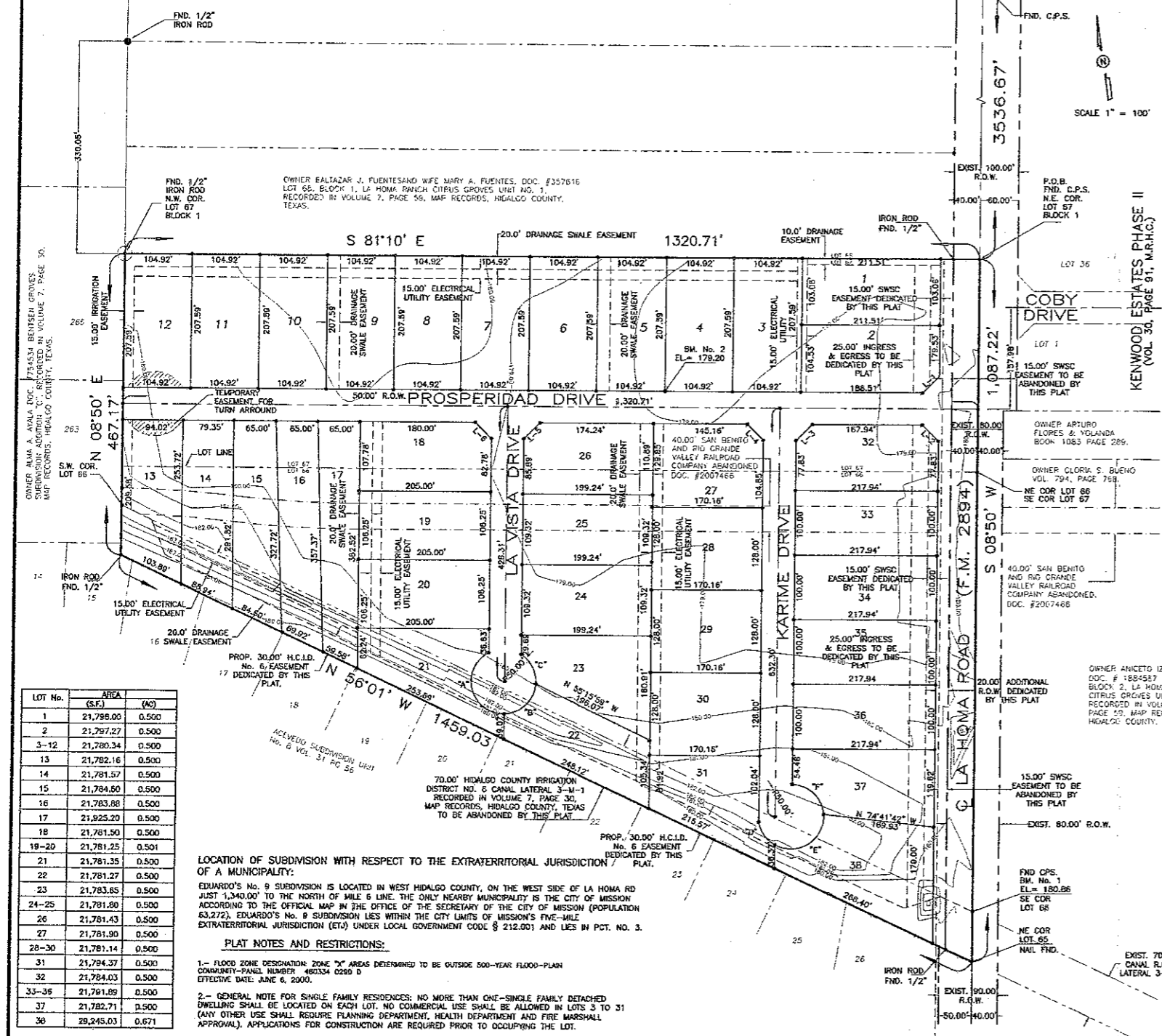
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S No. 9 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

- 1. FLOOD ZONE DESIGNATION ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN CONDUITY-PANEL NUMBER 46334 0290 0 EFFECTIVE DATE: JUNE 6, 2000.
- 2. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED IN LOTS 3 TO 31 (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 4. LEGEND -- DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 5. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 6. MINIMUM BUILDING SETBACK LINES:
FRONT: 25.00'
REAR: 15.00'
SIDE: 6.00'
90.00' FRONT SETBACK FOR ALL LOTS FRONTING LA HOMA ROAD OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- 7. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 21,322 CUBIC FEET OR 1.63 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 3.
- 8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 16 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 9. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. ELEV. 182.89 CPIS FOUND ON THE SOUTH EAST CORNER OF LOT 66, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT NO. 1 N.A.V.D. B.M. NO. 2 ELEVATION 179.20 LOCATED ON 2" IRON ROD SET IN CONC. W/DISK ON THE SOUTHWEST CORNER OF LOT 4 N.A.V.D. 88 DATUM.
- 10. EACH PURCHASED 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.
- 11. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE SWALE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 12. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO H.C.I.D. NO. 6 DISTRICT, AND NO OTHER UTILITIES OR USE IS ALLOWED WITHOUT EXPRESS APPROVAL BY THE DISTRICT.
- 13. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. (H.C.I.D. NO. 6 DISTRICT)
- 14. NO PERMANENT STRUCTURES, (EXAMPLE: FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- 15. GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1, 2, 32 TO 38 SHALL BE FOR COMMERCIAL USE ONLY LOT 2 AND LOT 32 SHALL NOT HAVE ACCESS FROM PROSPERIDAD DRIVE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 16. LOTS 3-31 ARE FOR RESIDENTIAL PURPOSES ONLY.
- 17. 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 SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL AND MULTIFAMILY 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 EXCEPTS PLAN SHALL ALSO BE SUBMITTED FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- 18. ANICETO IZAGUIRRE, THE OWNER & SUBDIVIDER OF EDUARDO'S No. 9 SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 19. AN OFF-STREET PARKING LOT SITE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY 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.
- 20. 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 OCCUPANCY AN EASEMENT.
- 21. NO SIDEWALKS ARE REQUIRED ON THIS PLAT FOR SINGLE FAMILY RESIDENTIAL USES.
- 22. THE EAST 15.00 FEET OF LOTS 1 & 2 AND LOTS 32 TO 38, INCLUSIVE, SHALL BE UTILIZED TO DETAIN 7,560 CUBIC-Feet OR 840 CUBIC-Feet PER LOT.
- 23. LOTS 1, 2, 32-38 HAVE A 15" NO FENCE EASEMENT TO SHARPLAND WATER SUPPLY CORPORATION
- 24. ALL LOTS IN EDUARDO'S SUBDIVISION NO. 9 ARE HEREBY GRANTED A "DRAINAGE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN EDUARDO'S SUBDIVISION NO. 9 TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF EDUARDO'S SUBDIVISION NO. 9 THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT AREA ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING EDUARDO'S SUBDIVISION NO. 9 BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN EDUARDO'S SUBDIVISION NO. 9, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF BEING TO LOT IN EDUARDO'S SUBDIVISION NO. 9 ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

IZAGUIRRE ENGINEERING GROUP, L.L.C.

7413 N. LA HOMA MISSION TX, 78574 CONSULTING ENGINEERS TEL. (956) 240-0749 FAX (956) 584-0049



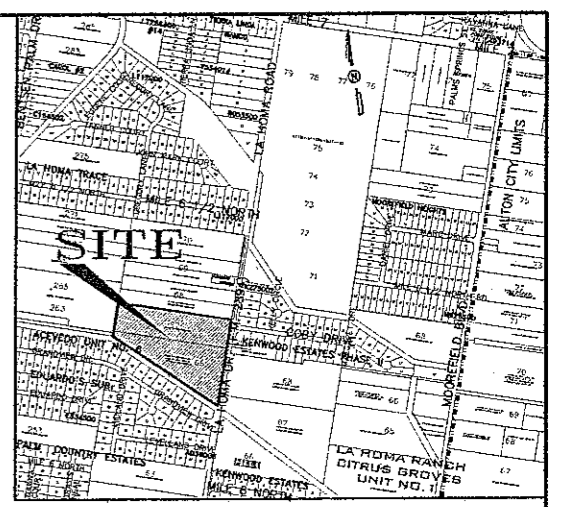
Lot No.	AREA (S.F.)	(AC)
1	21,795.00	0.500
2	21,797.27	0.500
3-12	21,780.34	0.500
13	21,782.16	0.500
14	21,781.57	0.500
15	21,784.50	0.500
16	21,783.88	0.500
17	21,925.20	0.500
18	21,781.50	0.500
19-20	21,781.25	0.501
21	21,781.35	0.500
22	21,781.27	0.500
23	21,783.65	0.500
24-25	21,781.80	0.500
26	21,781.43	0.500
27	21,781.90	0.500
28-30	21,781.14	0.500
31	21,794.37	0.500
32	21,784.03	0.500
33-35	21,791.89	0.500
37	21,782.71	0.500
38	29,245.03	0.671

CURVE	DELTA	RADIUS	LENGTH
"A"	02°19'40"	50.00'	135.22'
"B"	88°00'14"	50.00'	73.02'
"C"	32°42'13"	50.00'	53.49'
"D"	39°01'43"	50.00'	44.54'
"E"	85°24'36"	50.00'	107.89'
"F"	00°52'36"	50.00'	73.77'

LINE DATA TABLE	DATA	BEARING	LENGTH
L1	N 45°00'00"	E	35.36'
L2	S 45°00'00"	E	35.36'
L3	S 45°00'00"	W	35.36'
L4	N 45°00'00"	W	35.36'
L5	S 45°00'00"	W	35.36'
L6	S 45°00'00"	E	35.36'

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ANICETO IZAGUIRRE	500 SOLAR DR.	MISSION, TEXAS 78574	(956)240-0749	(956) 584-0049
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)384-0554	(956) 584-0049
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS ST.	EDINBURG, TEXAS 78539	(956)381-8480	(956) 381-0527



LOCATION MAP

SCALE: 1"=1000 Feet

CITY OF MISSION PLANNING AND ZONING

THIS PLAT OF EDUARDO'S No. 9 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 _____, 2009.

CITY OF MISSION CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EDUARDO'S No. 9 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____ ON _____.

Mayor of the City of Mission Date
ATTEST: _____
Secretary of the City of Mission Date

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED BY THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.
DATED THIS _____ DAY OF _____, 2009.

ATTEST: _____ SECRETARY _____ PRESIDENT

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028(c)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EDUARDO'S No. 9 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

Hidalgo County Judge date
ATTEST: _____
Hidalgo County Clerk date

STATE OF TEXAS COUNTY OF HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, certify that the plat bearing this certificate was filed for record at _____ o'clock _____ M. on _____ and _____ was recorded in instrument number _____ the Plat Records of Hidalgo County at _____ o'clock _____ M. on _____.

NOTE: _____ Hidalgo County Clerk

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S No. 9 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

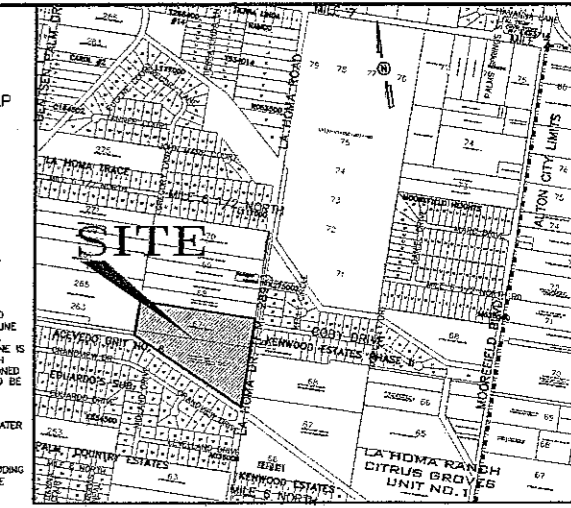
NO.	SHEET	REVISION	DATE	APPROVED
1	3			

MAP OF WATER DISTRIBUTION AND OSSF

EDUARDO'S SUBDIVISION No. 9

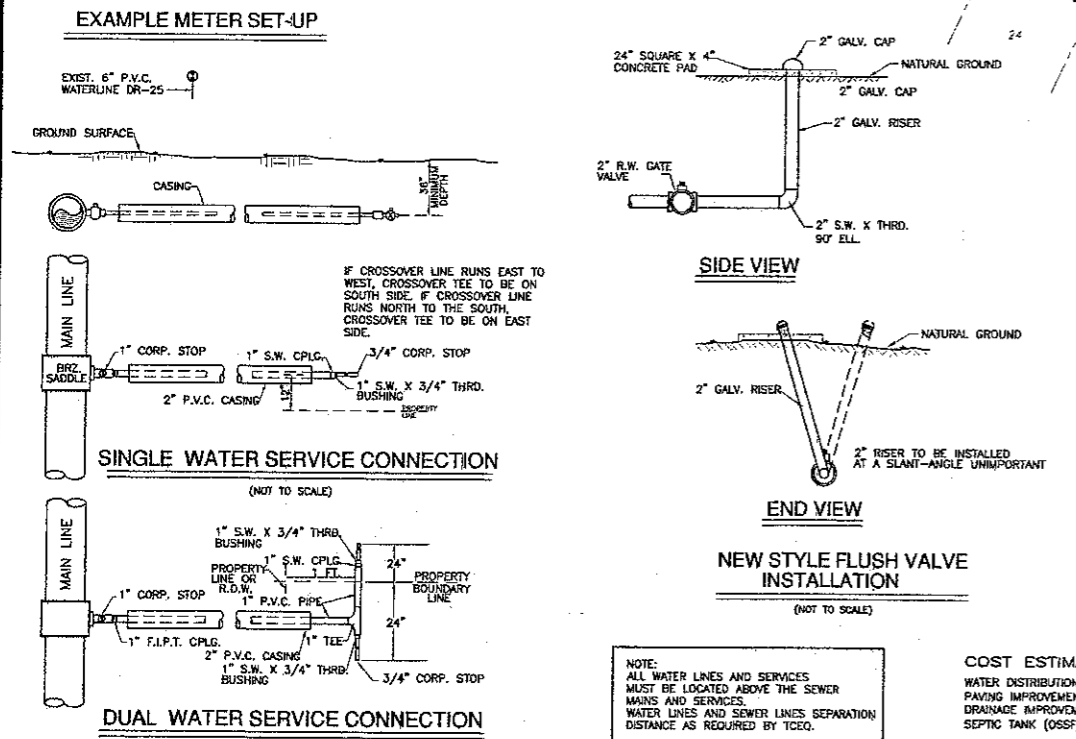
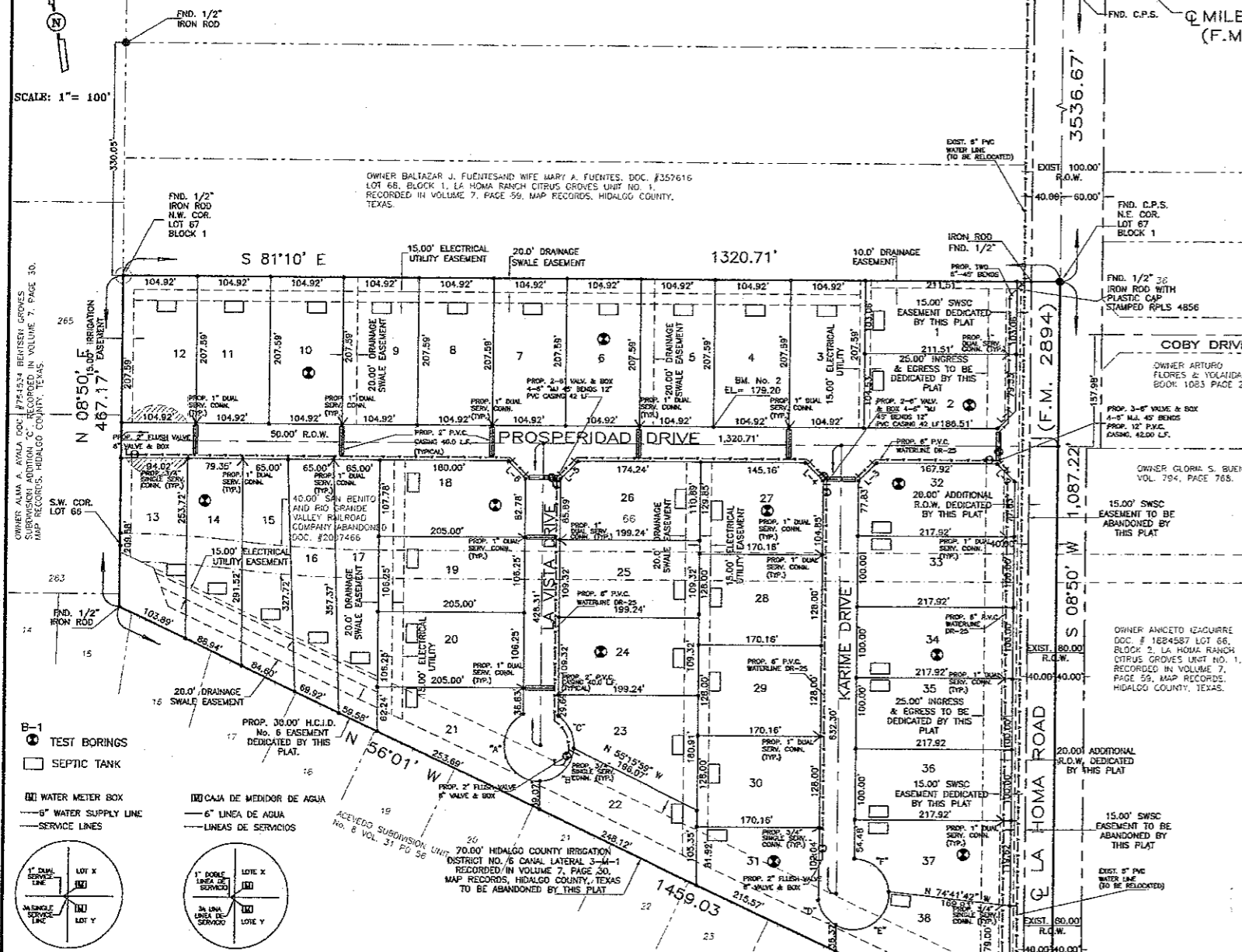
1/2 MILE 7 NORTH ROAD (F.M. 2221)

A 23.56 ACRE TRACT OF LAND BEING ALL OF LOTS 66 AND 67, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.



LOCATION MAP

SCALE: 1"=1000 Feet



FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 9:
By GILBERTO A. GRACIA

WATER SUPPLY: Description and Costs.

EDUARDO'S SUBDIVISION No. 9 WILL BE PROVIDED WITH POTABLE WATER BY SHARPLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. S.W.S.C. HAS AN EXISTING 6" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF LA HOMA RD. THE MAIN SERVICE WATERLINE FOR THE DEVELOPMENT CONSISTS OF 6" DIAMETER PVC WATERLINES.

THE EXISTING WATER SYSTEM FOR EDUARDO'S No. 9 CONSISTS OF AN EXISTING 15'-FOOT SWSC EASEMENT, TO BE ABANDONED BY THIS PLAT, LOCATED OUTSIDE OF AND ADJACENT TO THE EXISTING WEST RIGHT-OF-WAY LINE OF LA HOMA ROAD (FM 2894). THE PROPOSED WATER SYSTEM FOR EDUARDO'S No. 9 CONSISTS OF A WATERLINE TO BE CONSTRUCTED WITHIN A PROPOSED 15'-FOOT SWSC EASEMENT TO BE DEDICATED, BY THIS PLAT, OUTSIDE OF AND ADJACENT TO THE PROPOSED WEST RIGHT-OF-WAY LINE OF LA HOMA ROAD (FM 2894). THIS 6" WATERLINE IS PROPOSED TO CONNECT TO THE EXISTING 6" WATERLINE AT BOTH THE NORTH AND SOUTH BOUNDARIES OF THIS PROJECT. A 6" WATERLINE IS PROPOSED TO BE CONSTRUCTED TO THE WEST FROM THE LA HOMA ROAD 6" WATERLINE PREVIOUSLY MENTIONED ALONG THE SOUTH SIDE OF PROSPERIDAD DRIVE TO A PROPOSED FLUSH VALVE AT THE WEST BOUNDARY OF THIS PROJECT. A 6" WATERLINE IS PROPOSED TO BE CONSTRUCTED TO THE SOUTH FROM THE PROSPERIDAD DRIVE 6" WATERLINE PREVIOUSLY MENTIONED ALONG THE WEST SIDE OF KARIME DRIVE TO A PROPOSED FLUSH VALVE AT THE PROPOSED CUL-DE-SAC AT THE SOUTH BOUNDARY OF THIS PROJECT. A 6" WATERLINE IS PROPOSED TO BE CONSTRUCTED TO THE SOUTH FROM THE PROSPERIDAD DRIVE 6" WATERLINE PREVIOUSLY MENTIONED ALONG THE EAST SIDE OF LA VISTA DRIVE TO A PROPOSED FLUSH VALVE AT THE PROPOSED CUL-DE-SAC AT THE SOUTH BOUNDARY OF THIS PROJECT.

FROM THE 6" DIAMETER WATERLINES THERE ARE SEVENTEEN (17) 1" DIAMETER DUAL SERVICE LINES THAT SPLITTING INTO FOUR (4) 3/4" DIAMETER SINGLE SERVICE LINES GOING TO THE WATER METER BOXES OF EACH LOT.

THE 6" DIAMETER WATERLINES, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLES SERVICE LINE, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$49,654.84 OR \$1,300.70. IN ADDITION THE SUBDIVIDER WILL PAY S.W.S.C. THE SUM OF \$15,532.00 OR \$404.00 PER LOT FOR THE 30 YEAR WATER AGREEMENT WHICH COVERS WATER METER (INCLUDING INSTALLATION COST, ALL TWP FEES AND SERVICE FEES). UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN ACCEPTED AND APPROVED BY S.W.S.C. AND S.W.S.C. DISTRIBUTION SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDED PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM EDUARDO'S SUBDIVISION No. 9, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THIS REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL SURVEY BOOK OF HIDALGO COUNTY, TEXAS INDICATED A SANDY CLAY LOAM AND (15) TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION-THE CENTER OF LOTS 2, 6, 10, 13, 17, 23, 26, 30, 31, 33 & 35 (ADDITIONAL TEST BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,800.00 FOR A TOTAL COST OF \$69,000.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. OSSF HAVE BEEN INSTALLED AND APPROVED BY THE COUNTY HEALTH DEPARTMENT AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 65,006.84 WHICH EQUALS TO \$ 1,710.70 PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,800.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 69,000.00 FOR THE ENTIRE SUBDIVISION.

REPORTE FINAL DE INGENIERIA PARA EDUARDO'S SUBDIVISION No. 9:
POR: GILBERTO A. GRACIA

PROVISION DE AGUA: Descripción, y Costos.

EDUARDO'S SUBDIVISION No. 9 SERA PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE SHARPLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y S.W.S.C. HA PRESENTADO SUFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ADICIONADA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. S.W.S.C. TIENE UNA LINEA DE 6" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO OESTE DE LA CALLE LA HOMA. LA LINEA DE AGUA PRINCIPAL DE ESTE DESARROLLO CONSISTE EN LINEAS DE AGUA DE 6" DE DIAMETRO DE PVC.

EL SISTEMA EXISTENTE DE AGUA PARA EDUARDO'S No. 9 CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO DENTRO DE UN SERVICIO DE PASO EXISTENTE DE 15' DE ANCHO PARA EL USO DE SWSC, PARA SER ABANDONADO POR ESTE PLAT. EL SERVICIO DE PASO ES LOCALIZADO AL NORTE Y ADYACENTE A LA LINEA DEL OESTE EXISTENTE DEL DERECHO DE VIA DE LA CALLE LA HOMA (FM 2894). EL SISTEMA PROPOSTO DE AGUA PARA EDUARDO'S No. 9 CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO (APROXIMADAMENTE 1,065 PIES LINEALES) SERA CONSTRUIDO DENTRO DE UNA SERVICIO DE PASO PROPOSTO DE 15' DE ANCHO, CREADA POR ESTE PLAT, PARA EL USO DE SWSC. EL SERVICIO DE PASO ESTÁ LOCALIZADO AL NORTE Y ADYACENTE A LA LINEA DEL OESTE PROPOSTA DEL DERECHO DE VIA DE LA CALLE LA HOMA (FM 2894). ESTA LINEA DE AGUA DE 6" DE DIAMETRO SE PROPONE PARA CONECTAR CON LA LINEA DE AGUA DE 6" EXISTENTE, QUE FUE MENCIONADO PREVIAMENTE, EN LOS LÍMITES DEL NORTE Y DEL SUR DE ESTE PROYECTO. UNA 6" LINEA DE AGUA SE PROPONE PARA SER CONSTRUIDO AL OESTE (APROXIMADAMENTE 1,275 PIES LINEALES) DEL CAMINO LA HOMA. ES LA LINEA DE AGUA MENCIONADO PREVIAMENTE, A LO LARGO DEL LADO DEL SUR DE PROSPERIDAD DRIVE HASTA LLEGAR A UNA VALVULA DE DESAGUE PROPOSTA EN EL LÍMITE DEL OESTE DE ESTE PROYECTO. UNA 6" LINEA DE AGUA SE PROPONE PARA SER CONSTRUIDO AL SUR (APROXIMADAMENTE 540 PIES LINEALES) DEL CAMINO PROSPERIDAD DRIVE DE LA LINEA DE AGUA MENCIONADO PREVIAMENTE, A LO LARGO DEL LADO DEL OESTE DE LA CALLE KARIME HASTA LLEGAR A UNA VALVULA DE DESAGUE PROPOSTA EN EL LÍMITE DEL SUR DE ESTE PROYECTO. UNA 6" LINEA DE AGUA SE PROPONE PARA SER CONSTRUIDO AL SUR (APROXIMADAMENTE 440 PIES LINEALES) DE LA CALLE PROSPERIDAD DE LA LINEA DE AGUA MENCIONADO PREVIAMENTE, A LO LARGO DEL LADO DEL ESTE DE LA VISTA DRIVE HASTA LLEGAR A UNA VALVULA DE DESAGUE PROPOSTA EN EL LÍMITE DEL SUR DE ESTE PROYECTO.

DE LA LINEA DE 6" DE DIAMETRO SE DESPRENDEN DECETE (10) SERVICIOS DOBLES DE 1" DE DIAMETRO PARA DESPUES DIVIDIRSE EN CUATRO (4) SERVICIOS SENCILLOS DE 3/4". QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

LA LINEA DE 6" DE DIAMETRO, LAS LINEAS DE SERVICIOS DOBLES DE 1", LAS LINEAS DE SERVICIOS SENCILLOS DE 3/4" Y LAS CAJAS DE SERVICIOS SENCILLOS SERAN INSTALADOS A UN COSTO TOTAL DE US \$49,654.84 DE LOS CUALES SE CUBRIRA US \$1,300.70 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGARA ADICIONALMENTE A S.W.S.C. LA CANTIDAD DE US \$ 15,532.00 O US \$ 404.00 POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TAMPUN DE CONEXION Y MEDIDORES), CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA S.W.S.C. INSTALARA EL MEDIDOR SIN COSTO ALIENO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE SANITARIO: Descripción y Costos.

EL DRENAJE SANITARIO DE EDUARDO'S SUBDIVISION No. 9 TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL INGENIERO A INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS. EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION QUE SE PROPONE DEBE SER, AL MENOS DE 1/2 ACRE DE TAMAÑO, EL LIBRO DE SERVICIOS Y CONSERVACIONES DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. SE REALIZARON (15) PRUEBAS CON AGUJEROS EN AREAS DESTINADAS A LA SUBDIVISION EN LOS LOTES 2, 6, 10, 13, 17, 23, 26, 30, 31, 33 & 35 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES UNIFORME EN EL AREA DELIMITADA). EL SUELO ES UNIFORME, DE BARRO ARENOSO, EXTENDIDO A MAS DE 24 PULGADAS EN EL FONDO DE CUALQUIER EXCAVACION, NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO ESTIMADO DE LA INSTALACION DE UN SISTEMA SEPTICO PARA UN LOTE INDIVIDUAL ES DE US\$ 1,800.00 EL CUAL DA UN COSTO TOTAL DE \$ 69,000.00, INCLUYENDO LOS GASTOS PARA EL PERMISO Y LA LICENCIA REQUERIDOS. LOS SISTEMAS SEPTICOS HAN SIDO INSTALADOS Y APROBADOS POR EL DEPARTAMENTO DE SALUD DEL CONDADO EN TIEMPO Y FORMA PARA LA APLICACION DE APROBACION FINAL DEL PLANO.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBIERNANDO A 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 DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTÁ TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ 65,006.84 LO CUAL EQUIVALE A US\$ 1,710.70 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSAS SEPTICAS COSTARAN US\$ 1,800.00 A UN COSTO TOTAL DE US\$ 69,000.00 PARA TODA LA SUBDIVISION.



GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, L.L.C.
7413 N. LA HOMA RD.
MISSION, TEXAS 78574



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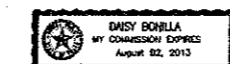
SUBDIVIDER CERTIFICATION

I, 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 BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, I (W/O) ANICETO IZAGUIRRE SUBDIVIDERS OF EDUARDO'S SUBDIVISION No. 9, HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ANICETO IZAGUIRRE
LAS DIAMAS LAND DEVELOPMENT, LLC
500 SOLAR DRIVE
MISSION, TX 78574
(956) 789-0019



NOTARY PUBLIC- STATE OF TEXAS

IZAGUIRRE ENGINEERING GROUP, L.L.C.

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MISSION TX, 78574 FAX. (956) 584-0049

NO.	SHEET	REVISION	DATE	APPROVED

NOTE:
ALL WATER LINES AND SERVICES MUST BE LOCATED ABOVE THE SEWER MAINS AND SERVICES.
WATER LINES AND SEWER LINES SEPARATION DISTANCE AS REQUIRED BY TCEQ.

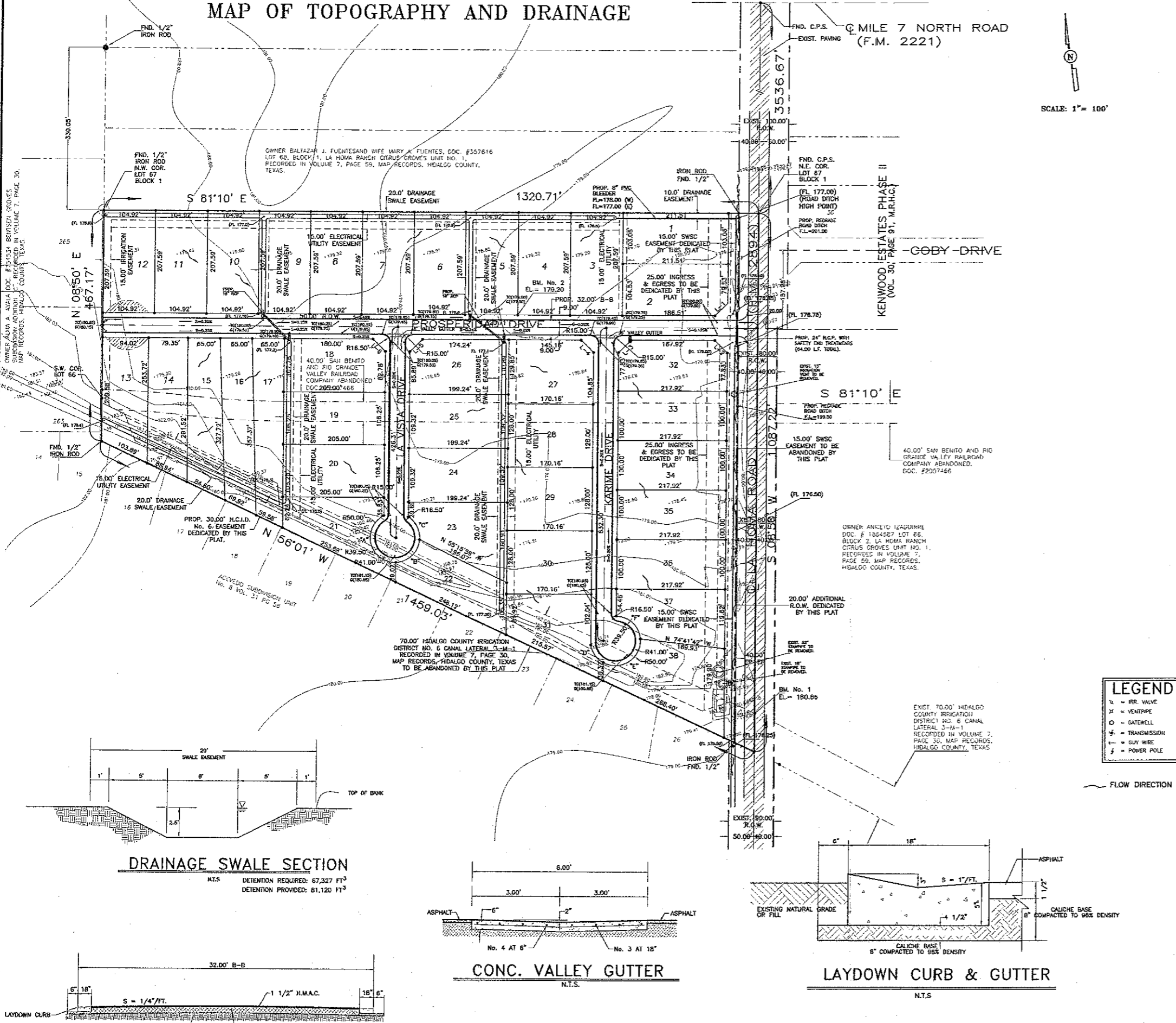
COST ESTIMATE

WATER DISTRIBUTION: \$ 49,654.84
PAVING IMPROVEMENTS: \$ 125,300.28
DRAINAGE IMPROVEMENTS: \$ 4,626.00
SEPTIC TANK (OSSF): \$ 69,000.00

MAP OF TOPOGRAPHY AND DRAINAGE

EDUARDO'S SUBDIVISION No 9

A 23.56 ACRE TRACT OF LAND BEING ALL OF LOTS 66 AND 67, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS, HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.



SCALE: 1" = 100'

DRAINAGE REPORT FOR: EDUARDO'S SUBDIVISION No. 9
By: GILBERTO A. GRACIA

I. PROJECT LOCATION
EDUARDO'S NO. 9 SUBDIVISION CONSISTS OF 29 RESIDENTIAL LOTS AND 9 COMMERCIAL LOTS, ALL BEING A MINIMUM OF ONE-HALF ACRE EACH. SAID SUBDIVISION BEING A 23.56 ACRE TRACT OF LAND, MORE OR LESS, OUT OF ALL OF LOTS 66 & 67, BLOCK 1, LA HOMA RANCH CITRUS GROVES UNIT NO. 1, HIDALGO COUNTY, TEXAS, VOL. 7, PG. 59, MAP RECORDS, AND HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ON THE EAST SIDE OF LA HOMA ROAD AND APPROXIMATELY 300.00 LINEAR FEET NORTH FROM MILE 8 NORTH.

II. FLOOD PLAN
THE SUBJECT TRACT LIES IN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334 0290 0, MAP REVISED JUNE 6, 2000.

III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA WHERE THE MAJORITY OF THE SOIL IS FINE SANDY LOAM. THIS SOIL IS WELL DRAINED, SURFACE RUNOFF IS FROM MEDIAN TO SLOW, PERMEABILITY IS MODERATE, AVAILABLE WATER CAPACITY IS MEDIUM. PLASTICITY INDEX HAS A RANGE OF 8-11. THIS SOIL IS LISTED IN HYDROLOGIC GROUP B. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS TABLES.

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED, VACANT LAND. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE APPROXIMATELY (0-0.50%). EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING OVERLAND IN VARIOUS DIRECTIONS AND WILL ULTIMATELY OUTFALL INTO THE WEST MAIN DRAIN DITCH. IN ACCORDANCE WITH THE DRAINAGE POLICIES OF HIDALGO COUNTY, THE RATIONAL METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE EXISTING RUNOFF FOR THE PROPOSED SUBDIVISION IS 0.1662 CUBIC FEET PER SECOND BASED ON A 10-YEAR STORM, UTILIZING THE RATIONAL METHOD. (REFER TO EXHIBIT B, DRAINAGE CALCULATIONS)

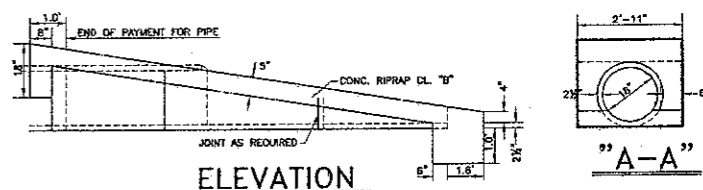
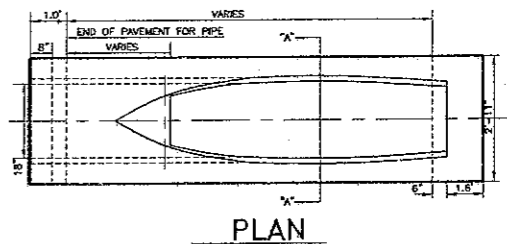
V. PROPOSED CONDITIONS
THE STORM WATER DETENTION WILL BE PROVIDED ON-SITE BY THE UTILIZATION OF DETENTION SWALES IN ACCORDANCE WITH THE DRAINAGE POLICIES OF HIDALGO COUNTY AND THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 500-YEAR FLOODPLAIN FOR ZONE "X" AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 0 (JUNE 6, 2000) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



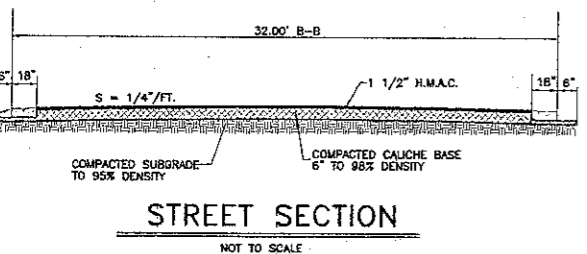
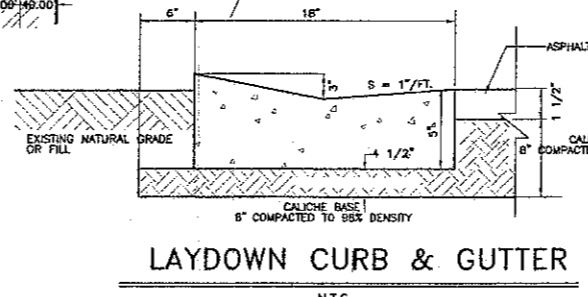
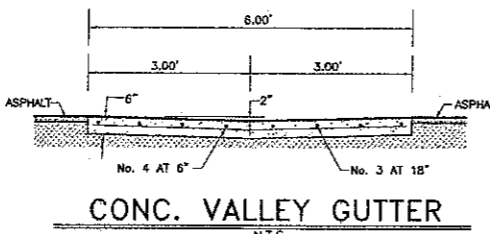
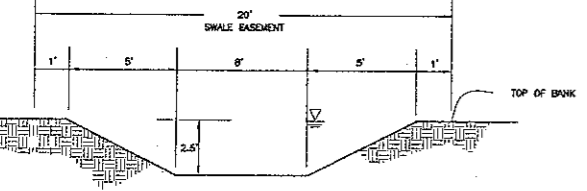
GILBERTO A. GRACIA
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DATE



LEGEND

- ⊕ = IRR. VALVE
- ⊗ = VENTPIPE
- ⊙ = GATEWELL
- = TRANSMISSION
- - - = GUY WIRE
- ⊚ = POWER POLE



COST ESTIMATE

WATER DISTRIBUTION:	\$ 49,854.04
PAVING IMPROVEMENTS:	\$ 125,503.28
DRAINAGE IMPROVEMENTS:	\$ 4,828.00
SEPTIC TANK (OSSF):	\$ 60,800.00

IZAGUIRRE ENGINEERING GROUP, LLC.

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NO.	SHEET	REVISION	DATE	APPROVED
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