



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 07-02-2013

PROPOSED EDUARDO'S No.12 SUBDIVISION, PRECINCT No. 3.

ENGINEER FIRM: IZAGUIRRE ENGINEERING GROUP DEVELOPER: DIANA LAURA IZAGUIRRE

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 38 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: APPROXIMATELY ¾ MILE NORTH OF 3 MILE LINE, ON THE EAST SIDE OF BENTSEN PALM
SUBDIVISION LIES WITHIN THE: ETJ of MISSION and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 05/17/13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA. FLOOD ZONE "A"
HAS BEEN REVISED VIA LOMR-F CASE #13-06-2310A TO FLOOD ZONE "X" (UN SHADED) ELEV:182.80

DRAINAGE DESIGN: Storm drainage pipe system discharging to a proposed regional detention area located on the east side of the subdivision. From this regional detention area a proposed 8" PVC overflow bleeder line will be installed to connect to an existing drainage pond located on the Southwest corner of La Homa Meadows Phase 2. Also a proposed 18" overflow relief pipeline will be installed along the north side of Mile 4 North Rd from La Homa Meadows Phase 2 drainage pond going east connecting to a curb inlet along the west side of La Homa Road.

DISTANCE TO A DRAIN DITCH: Approximately half a mile north of subdivision

ROAD R.O.W. DEDICATION: 17.50 feet East of Bentsen Palm Drive

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-10-13 By, Victor Gallardo R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 04-05-2013 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: City of Mission LINE SIZE: 8" LOCATION: Along the east side of Bentsen Palm Drive.

WATER SERVICE PROVIDER: S.W.S.C LINE SIZE: 8" LOCATION: East side of Bentsen Palm Drive.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 03/12/13: By Martin Ramirez, Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON: JUNE 18, 2013.

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.

METES AND BOUNDS

BEING A 15.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 179 AND THE SOUTH 5.0 ACRES OF LOT 181, BENTSEN GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 15.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF SAID LOT 179 LOCATED WITHIN THE RIGHT-OF-WAY OF BENTSEN PALM BOULEVARD FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

- (1) THENCE, NORTH 08 DEGREES 50 MINUTES EAST, WITH THE EAST LINE OF SAID LOTS 179 AND 181, AT A DISTANCE OF 352.0 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 181 AND AT A DISTANCE OF 450.0 FEET IN ALL TO A NAIL FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
(2) THENCE, SOUTH 81 DEGREES 10 MINUTES EAST, PARALLEL TO AND 149.61' NORTH OF SOUTH LINE OF SAID LOT 181, AT A DISTANCE OF 32.5 FEET PASS A 1/2" DIAMETER IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN PALM DRIVE AND AT A DISTANCE OF 1,455.80 FEET IN ALL TO A 1/2" DIAMETER IRON ROD FOUND ON THE EAST LINE OF SAID LOT 181 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
(3) THENCE, SOUTH 08 DEGREES 50 MINUTES WEST, WITH THE WEST LINE OF SAID LOTS 181 AND 179, AT A DISTANCE OF 149.61 FEET PASS THE COMMON EAST CORNER OF SAID LOTS 181 AND 179 AND AT 450.0 FEET IN ALL TO A 1/2" DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER THIS HEREIN DESCRIBED TRACT;
(4) THENCE, NORTH 81 DEGREES 10 MINUTES WEST, WITH THE SOUTH LINE OF SAID LOT 179, AT A DISTANCE OF 1,423.3 FEET TO A 3/8" DIAMETER IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID BENTSEN PALM DRIVE, AT A DISTANCE OF 1,455.8 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 15.0 GROSS ACRES OF LAND MORE OR LESS.

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

I, DIANA LAURA IZAGUIRRE, OWNER OF THE 15.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No.12, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

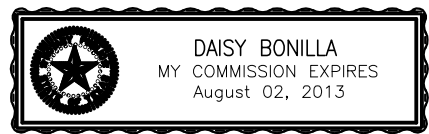
- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DIANA LAURA IZAGUIRRE DATE LAS DIANAS LAND DEVELOPMENT, LLC. 7413 N. LA HOMA MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared DIANA LAURA IZAGUIRRE proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed 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 thereby expressed.

Given under my hand and seal of office this day of 2013.



NOTARY PUBLIC- STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO 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 THE DAY OF 2013.

ATTEST: DIRECTOR DIRECTOR

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

WE THE UNDERSIGNED CERTIFY that this plat of the EDUARDO'S SUBDIVISION No. 12 was reviewed and approved by the Hidalgo County Commissioners Court on 2013.

Hidalgo County Judge date

ATTEST: Hidalgo County Clerk date

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

NOTE: 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. 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

By: DEPUTY



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

ON: AT AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

Table with 5 columns: Name, Address, City & Zip, Phone, Fax. Includes contact info for Diana Laura Izaguirre, Gilberto A. Gracia, and Alfonso Quintanilla.

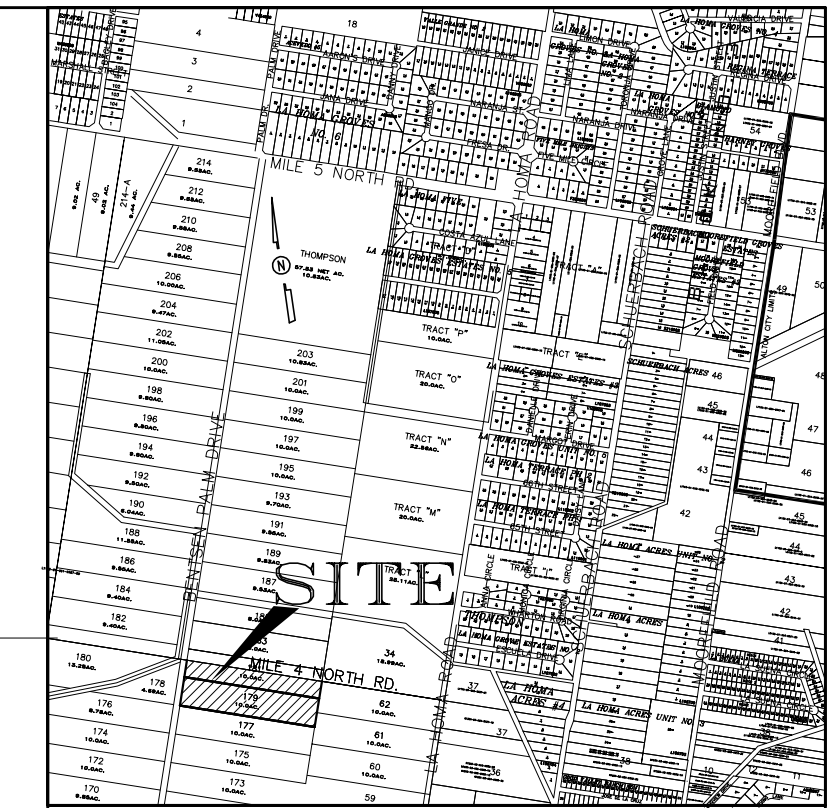
SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No. 12

A 15.0 ACRE TRACT OF LAND BEING ALL OF LOTS 179 AND THE SOUTH 5.0 ACRES OUT OF LOT 181, BENTSEN GROVES SUBDIVISION, HIDALGO COUNTY TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2270285, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Table with 3 columns: LOT No., AREA (S.F.), AREA (AC). Lists lots 1-38 and their respective areas.

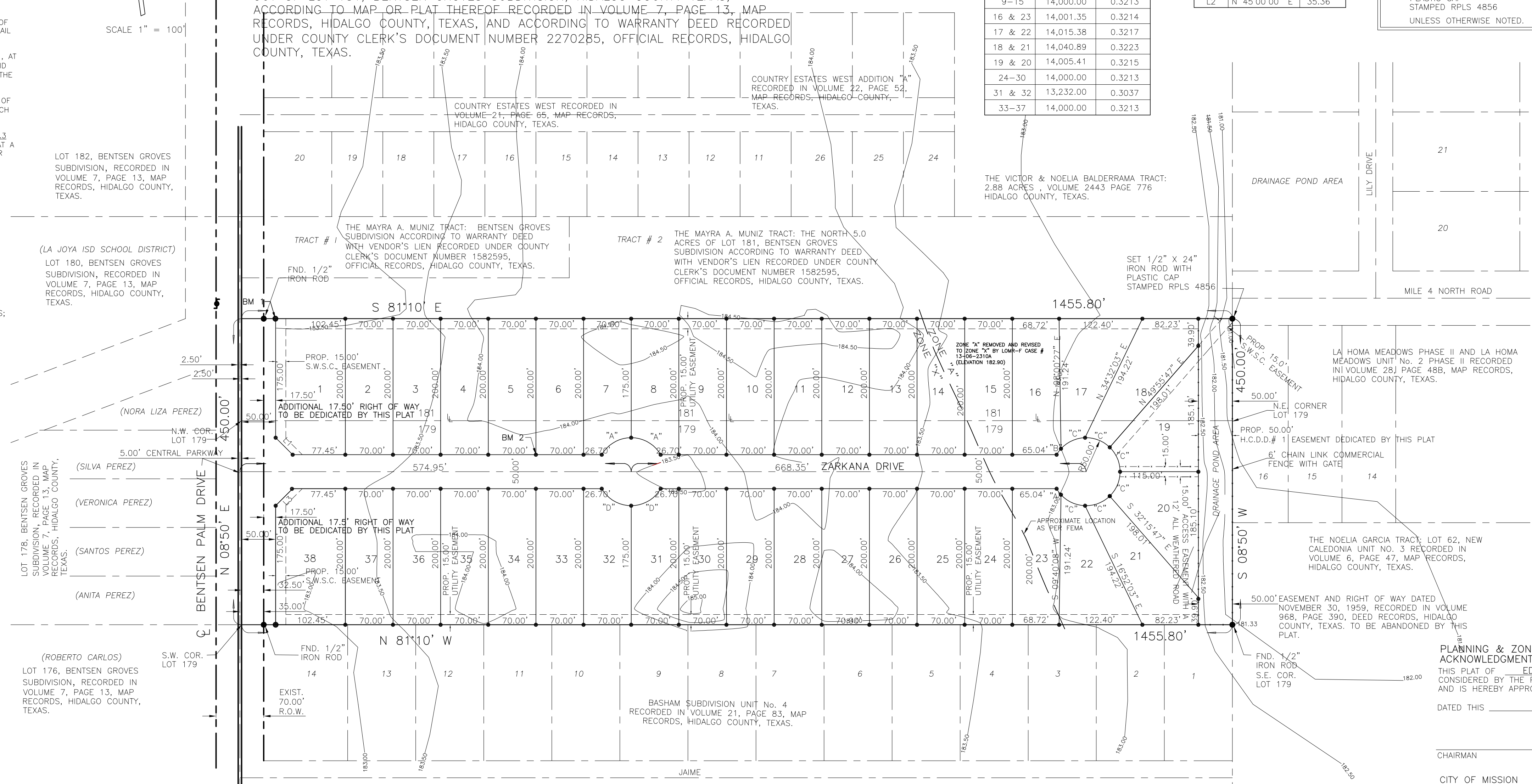
LINE DATA TABLE with columns: DATA, BEARING, LENGTH. Lists line data for L1 and L2.

LEGEND: SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.



LOCATION MAP SCALE= 1"=2000'

Table with 4 columns: CURVE, DELTA, RADIUS, LENGTH. Lists curve data for A, B, C, and D.



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No.12 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DIVISION ON

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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. 62477 IZAGUIRRE ENGINEERING GROUP, LLC. 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 SUBDIVISION No.12, 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 DATE

- PLAT NOTES AND RESTRICTIONS: 1.- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, & FLOOD ZONE "A" COMMUNITY-PANEL NUMBER 480334 0290 D, EFFECTIVE DATE: JUNE 6, 2000. THE PORTION THAT LIES WITHIN FLOOD ZONE "X" AS BEEN FILED TO AN ELEVATION OF 182.90 AND REDESIGNATED AS FLOOD ZONE "A". AS PER FEMA LETTER/CASE 13-06-2310A (LOW-R)
2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER NON-RESIDENTIAL USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2 - 37.
3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 182.90. 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: SET 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', FRONT GARAGE 18.00', REAR 15.00', SIDE 8.00', SIDE CORNER 20.00'. OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES LOT 1 & 38 FOR COMMERCIAL ONLY. 50.00'
7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 34,949 CUBIC FEET (0.8023 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. 4.
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 18 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. 1 ELEV. 183.93 AT A IRON ROD LOCATED ON THE NORTHWEST CORNER OF THIS DEVELOPMENT N.A.V.D. 88 DATUM. B.M. 2 ELEV. 184.30 ON A CONCRETE DISK LOCATED AT THE SOUTHWEST CORNER OF LOT 6 OF EDUARDO'S SUBDIVISION No.12. N.A.V.D. 88 DATUM.
10.- 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.
11.- EACH LOT HAS A 15' WIDE PUBLIC UTILITY EASEMENT RUNNING ALONG THE REAR OF THE LOT. THE REAR OF THE LOT IS DEFINED AS THAT PORTION FARTHEST FROM STREET.
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.- LOTS 1 & 38 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BENTSEN PALM DRIVE. FOR COMMERCIAL USE ONLY. IF THE AFORESAIDED LOTS ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER ABUTTING THE RESIDENTIAL LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 18 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT. DRIVEWAY ENTRANCE FROM ZARKANA DRIVE SHALL BE 50.00 FEET FROM CORNER CLIP OF COMMERCIAL LOTS.
16.- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOMES PRIOR TO RECEIVING A FINAL CLEARANCE FOR WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
17.- DIANA L. IZAGUIRRE, THE OWNER & SUBDIVIDER OF EDUARDO'S SUBDIVISION No.12, 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.
18.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, 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.
19. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
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 NOW COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
21. MAINTENANCE NOTE FOR REGIONAL DRAINAGE POND AREA

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EDUARDO'S SUBDIVISION No.12 IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 3,050.0 FEET NORTH OF MILE 3 NORTH ROAD (FM 2221) AND ON THE EAST SIDE OF BENTSEN PALM DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,058). EDUARDO'S SUBDIVISION No.12 LIES APPROXIMATELY 1.13 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY OF MISSION'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No.12 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT THIS PLAT OF EDUARDO'S SUBDIVISION No. 12, HAS BEEN SUBMITTED TO AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF 20

CHAIRMAN CITY OF MISSION CERTIFICATE OF APPROVAL UNDER LOCAL GOVERNMENT CODE 212.015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No. 12 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION. ATTEST: CITY SECRETARY DATE

INDEX OF SHEETS

- SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION; CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION, HCHD CERTIFICATION; REVISION NOTES.
SHEET 2.- WATER & SANITARY SEWER COLLECTION SYSTEM DISTRIBUTION MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT & SANITARY SEWER COLLECTION SYSTEM DISTRIBUTION.
SHEET 3.- DETAIL SHEET
SHEET 4.- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.
SHEET 5.- SANITARY SEWER PNP SHEET
SHEET 6.- DRAINAGE PNP SHEET

Table with 4 columns: DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY. Lists dates and names for SHEET NO. 1 OF 6 SHEETS.

Table with 5 columns: NO., SHEET, REVISION, DATE, APPROVED. A grid for tracking revisions and approvals.

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA MISSION TX, 78574 CONSULTING ENGINEERS F-10214 TEL. (956) 584-0554 FAX. (956) 584-0554

FEBRUARY 25, 2013.
 DRAINAGE REPORT: BY GILBERTO A. GRACIA.
 EDUARDO'S SUBDIVISION No. 12 HIDALGO COUNTY, TEXAS

I. PROJECT LOCATION

EDUARDO'S SUBDIVISION NO. 12 IS A 38 LOT SUBDIVISION THAT IS COMPRISED OF 36 SINGLE FAMILY RESIDENTIAL & 2 COMMERCIAL LOT SUBDIVISION, BEING A 15.00 ACRE TRACT OF LAND BEING ALL OF LOTS 179 AND THE SOUTH 5.0 ACRES OUT OF LOT 181, BENTSEN GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ON THE EAST SIDE OF BENTSEN ROAD AND APPROXIMATELY 5,275.00 LF. SOUTH FROM MILE 5 NORTH ROAD.
 (REFER TO EXHIBIT A, PROJECT LOCATION MAP).

II. FLOOD PLAIN

THE SUBJECT TRACT LIES IN 'ZONE X', AREAS-DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN & FLOOD ZONE "A", IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000. THAT PORTION THAT LIES WITHIN FLOOD ZONE "A" HAS BEEN FILLED TO AN ELEVATION OF 182.90 AND REDESIGNATED AS FLOOD ZONE "X", AS PER FEMA LETTER/CASE 13-06-2310A.

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 MEDIUM TO SLOW. PERMEABILITY IS MODERATE. PLASTICITY INDEX HAS A RANGE OF NP-9. 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. USGS TOPOGRAPHIC QUADRANT MAPS INDICATE THAT THE EXISTING TERRAIN OF THE GENERAL AREA HAS A SLIGHT SLOPE GRADE (APPROXIMATELY 0-0.5%) TOWARDS THE EAST. EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING OVERLAND IN A EASTERLY DIRECTION FROM BASIN OVERFLOW TO BASIN OVERFLOW AND WILL ULTIMATELY OUTFALL INTO THE WEST MAIN DRAIN DITCH. IN ACCORDANCE WITH THE DRAINAGE POLICIES OF HIDALGO COUNTY, THE RATIONALE METHOD, 25-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= 10.37 CUBIC FEET PER SECOND (REFER TO ATTACHED DRAINAGE CALCULATIONS). STORM WATER RUNOFF IN THIS AREA IS NATURALLY DIRECTED TOWARDS A DEDICATED POND AREA LOCATED AT THE SOUTHWEST CORNER OF LA HOMA MEADOWS PHASE II; MORE PARTICULARLY, MIDWAY BETWEEN LA HOMA RD AND BENTSEN PALM DRIVE ON THE NORTH SIDE OF ROAD.

V. PROPOSED CONDITIONS

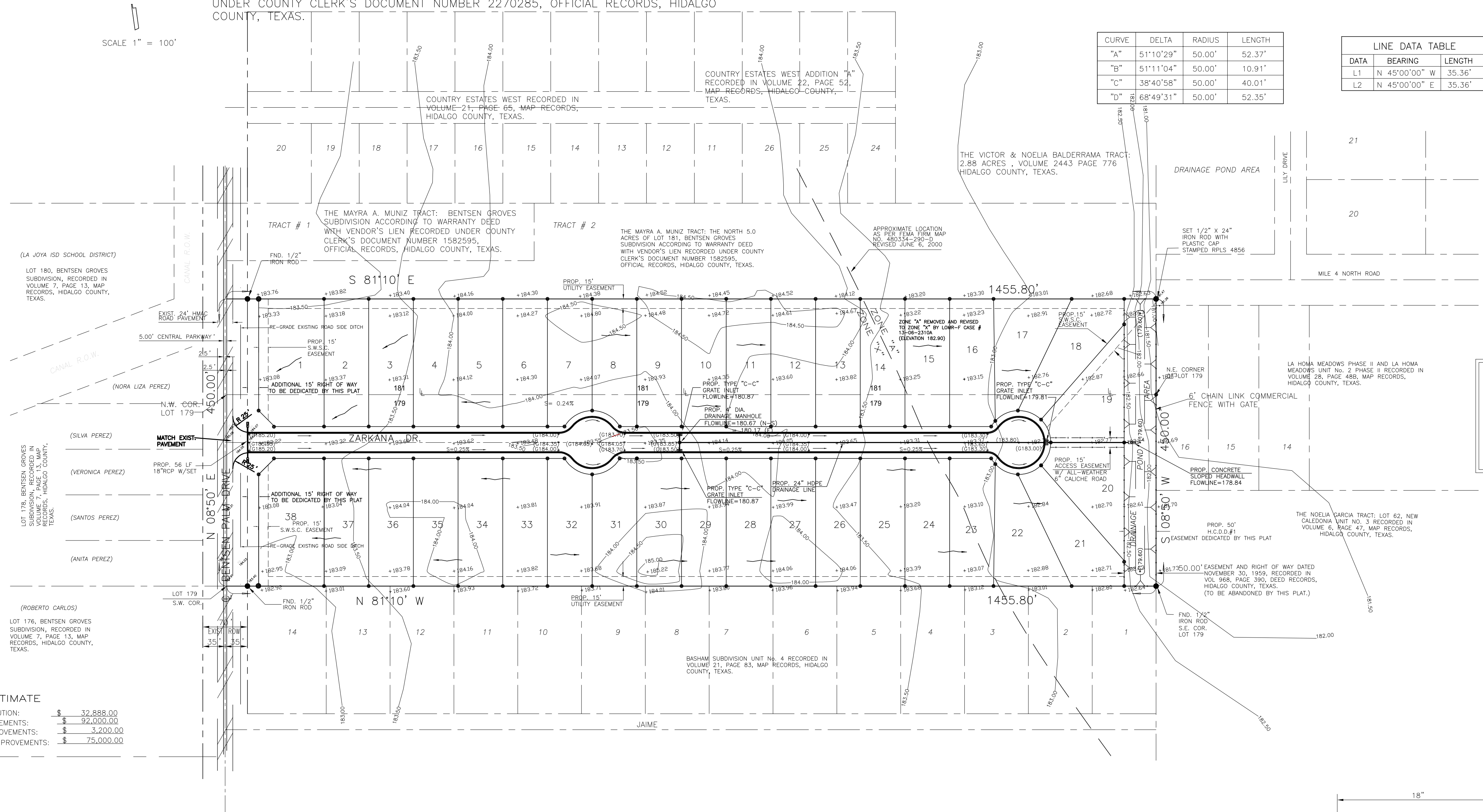
THE 25 YR STORM WATER RETENTION POND WITH A TOTAL VOLUME OF 34,948 CUBIC-FEET (0.8023 ACRE FEET) WILL BE CONSTRUCTED WITHIN THE SUBDIVISION. SAID POND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF HIDALGO COUNTY REFERENCED TO SUCH PONDS. STORM WATER RUNOFF SHALL BE DIRECTED TOWARDS THE CENTRAL STREET AND SHALL BE INTERCEPTED BY CURB INLETS TO BE LOCATED APPROXIMATELY 600 FEET EAST OF BENTSEN PALM DRIVE, BEING APPROXIMATELY 700 FEET WEST OF SAID POND. AN 18" DRAIN LINE SHALL CONNECT SAID CURB INLETS TO SAID POND AND A 8" BLEEDER LINE WILL BE INSTALLED FROM SAID POND APPROXIMATELY 100 FEET TO THE NORTHEAST TO CONNECT TO THE PREVIOUSLY MENTIONED LA HOMA MEADOWS PHASE II DRAINAGE POND AREA. ALSO A PROPOSED 18" OVERFLOW RELIEF PIPELINE WILL BE INSTALLED ALONG THE NORTH SIDE OF MILE 4 ROAD RIGHT-OF-WAY FROM THE PREVIOUSLY MENTIONED LA HOMA MEADOWS PHASE II DRAINAGE POND AREA EAST TO A TYPICAL CURB INLET ON THE WEST SIDE OF SAID LA HOMA RD.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT BY GRAPHICAL PLOTTING THIS SUBDIVISION LIES IN ZONE "X", AREAS-DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN & FLOOD ZONE "A", IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000. THAT PORTION THAT LIES WITHIN FLOOD ZONE "A" HAS BEEN FILLED TO AN ELEVATION OF 182.90 AND REDESIGNATED AS FLOOD ZONE "X", AS PER FEMA LETTER/CASE 13-06-2310A.

EDUARDO'S SUBDIVISION No. 12

A 15.0 ACRE TRACT OF LAND BEING ALL OF LOTS 179 AND THE SOUTH 5.0 ACRES OUT OF LOT 181, BENTSEN GROVES SUBDIVISION, HIDALGO COUNTY TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2270285, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



CURVE	DELTA	RADIUS	LENGTH
"A"	51°10'29"	50.00'	52.37'
"B"	51°11'04"	50.00'	10.91'
"C"	38°40'58"	50.00'	40.01'
"D"	68°49'31"	50.00'	52.35'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 45°00'00" W	35.36'
L2	N 45°00'00" E	35.36'

LOT No.	AREA	
	(S.F.)	(AC)
1 & 38	20,177.52	0.4632
2-6	14,000.00	0.3213
7-8	13,232.00	0.3037
9-15	14,000.00	0.3213
16 & 23	14,001.35	0.3214
17 & 22	14,015.38	0.3217
18 & 21	14,040.89	0.3223
19 & 20	14,005.41	0.3215
24-30	14,000.00	0.3213
31 & 32	13,232.00	0.3037
33-37	14,000.00	0.3213

LEGEND

— EXIST. SURFACE RUNOFF FLOW

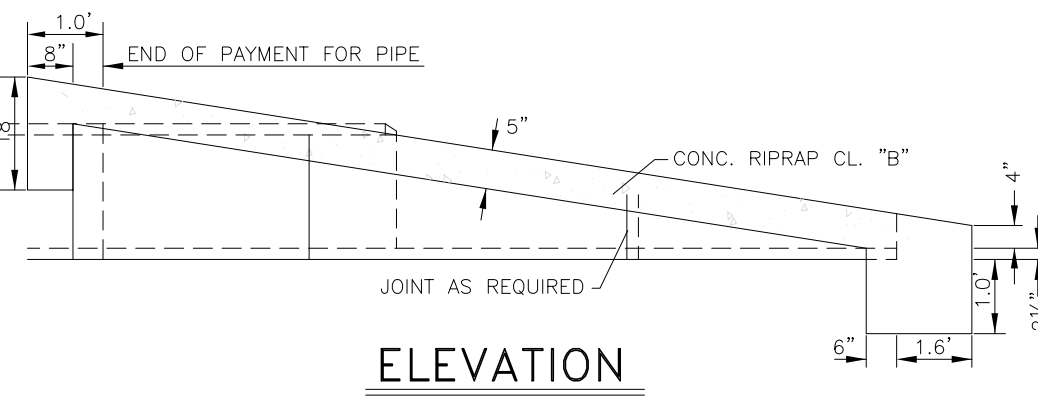
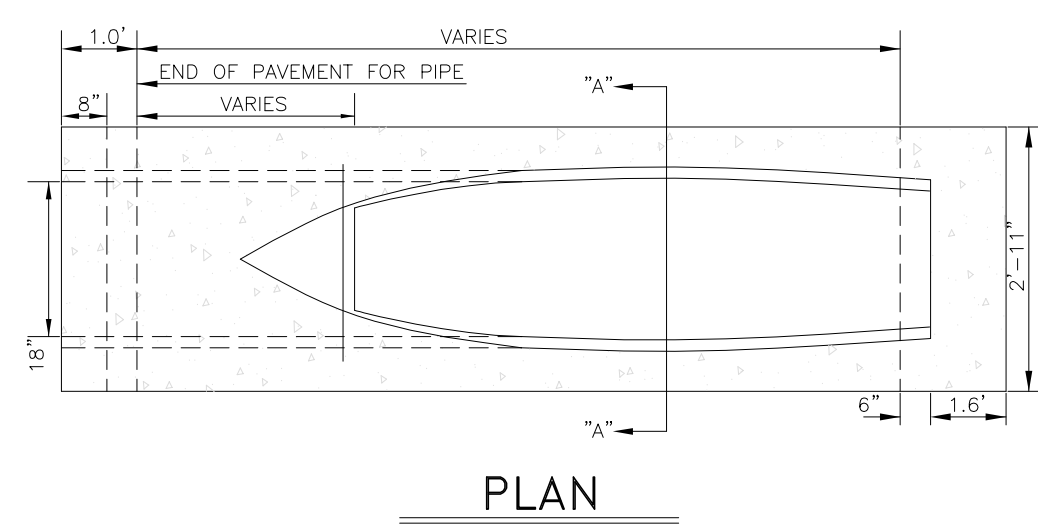
● SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.



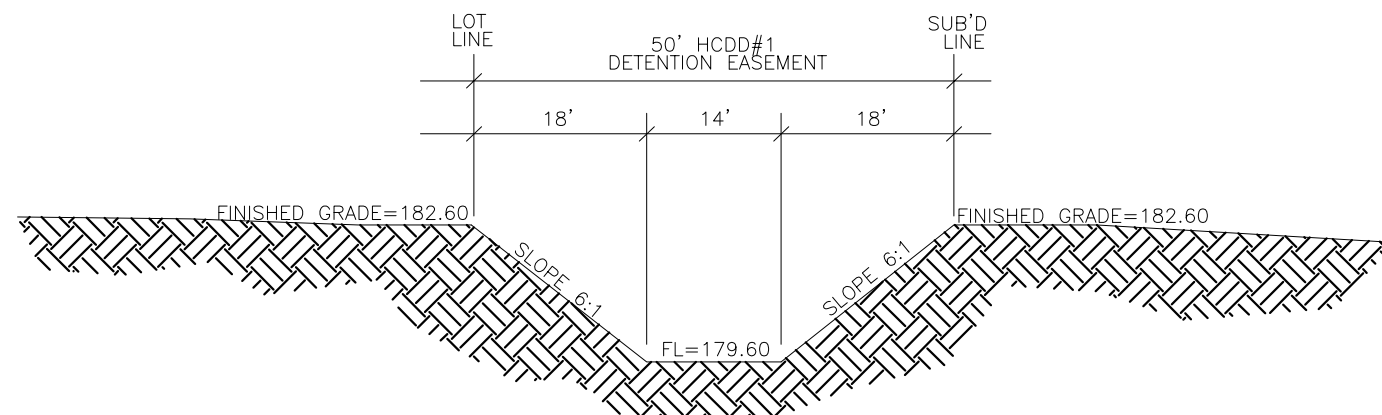
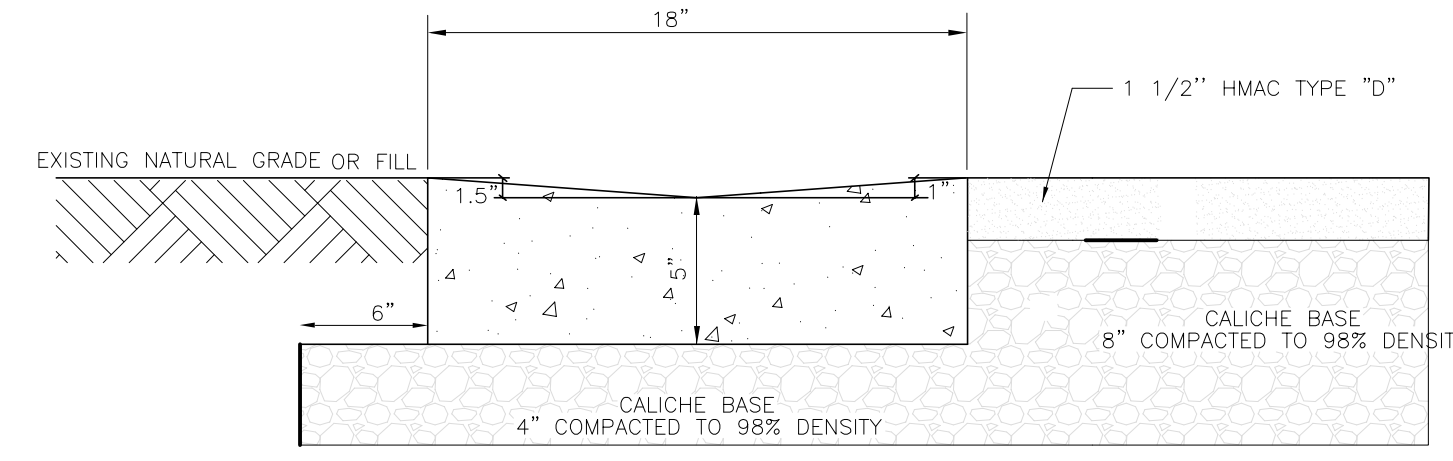
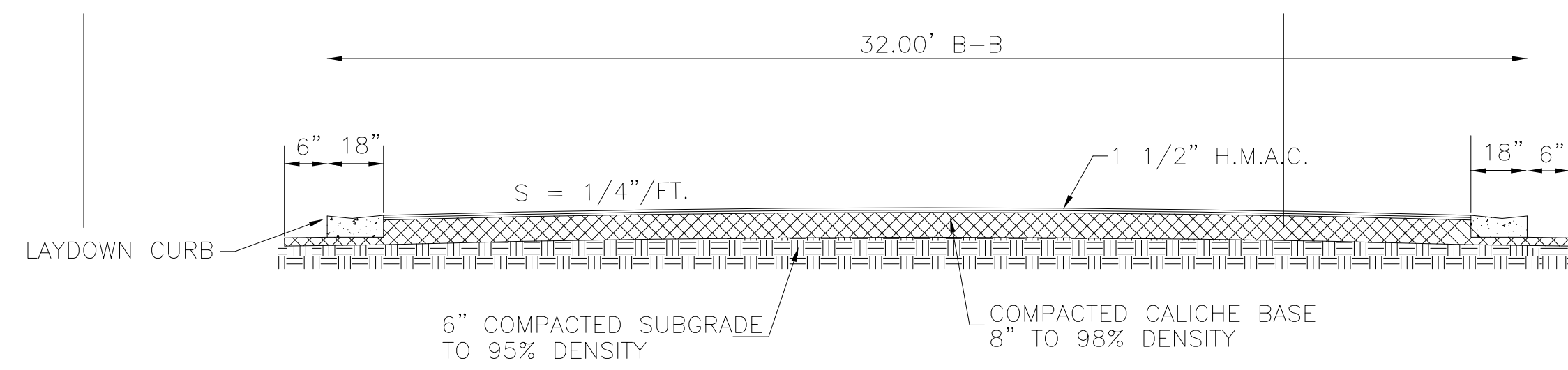
GILBERTO A. GRACIA
 REGISTERED PROFESSIONAL ENGINEER No. 62477
 IZAGUIRRE ENGINEERING GROUP, LLC.
 7413 N. LA HOMA ROAD
 MISSION, TEXAS 78574

COST ESTIMATE

WATER DISTRIBUTION:	\$ 32,888.00
PAVING IMPROVEMENTS:	\$ 92,000.00
DRAINAGE IMPROVEMENTS:	\$ 3,200.00
SANITARY SEWER IMPROVEMENTS:	\$ 75,000.00



SAFETY END TREATMENT
 NOT TO SCALE



IZAGUIRRE ENGINEERING GROUP, LLC.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: DIANA LAURA IZAGUIRRE	7413 N. LA HOMA RD	MISSION, TEXAS 78574	(956)240-3246	(956)585-0190
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0190
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TEXAS 78539	(956)381-6480	(956)381-0527

7413 N. LA HOMA
 MISSION TX, 78574

CONSULTING ENGINEERS
 F-10214

TEL. (956) 240-3246
 FAX. (956) 584-0554

NO.	SHEET	REVISION	DATE	APPROVED

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
K:\PROJECT\SUBDIVISIONS\EDUARDO'S No.12\PAVING SHEET	DEC 23, 2012	H.G.	D.L.I.	G.A.G.
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	MAY 17 2013	D. L. I.	G.A.G.	G.A.G.

ALL WATERLINE CONSTRUCTION SHALL REFERENCE SHARYLAND WATER SUPPLY COMPANY CONSTRUCTION STANDARDS. CONTRACTOR SHALL REFERENCE SHARYLAND WATER SUPPLY COMPANY STANDARD DETAILS WHENEVER CONFLICTS ARISE.

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 12:
BY GILBERTO A. GRACIA

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
EDUARDO'S SUBDIVISION No. 12 WILL BE PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF SHARYLAND WATER SUPPLY COMPANY S.W.S.C. THE SUBDIVIDER AND COMPANY S.W.S.C. SIGNED A CONTRACT BY WHICH THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 6" DIAMETER LINE RUNNING WITHIN THE BENTSEN PALM DRIVE ROW ON THE EAST SIDE OF BENTSEN PALM DRIVE THAT WILL BE RELOCATED INTO A 15 FOOT EASEMENT DEDICATED BY THIS PLAT.

THE WATER SYSTEM FOR EDUARDO'S No. 12 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING LINE OF 6" DIAMETER THAT RUNS WITHIN BENTSEN PALM DRIVE ROW LOCATED AT THE EAST SIDE OF BENTSEN PALM DRIVE. THE PROPOSED 8" DIAMETER LINE RUNS TOWARDS THE EAST APPROXIMATELY 1,292 FEET ON THE NORTH SIDE OF ZARKANA DRIVE AND RUNS NORTHEAST ALONG THE NORTH LOT LINE OF LOT 19 TO A 2" FLUSH VALVE WHERE IT CONNECTS TO A 4" EXISTING LINE THAT RUNS ALONG THE SOUTH SIDE ON MILE 4 RD.

FROM THE 8" DIAMETER WATER LINE, SEVENTEEN (17) DOUBLE SERVICES OF 1" AND FOUR (4) SINGLE SERVICE OF 1" OF DIAMETER ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT FOR A TOTAL OF THIRTY EIGHT (38) WATER SERVICES. THE SUBDIVIDER WILL INSTALL THREE (3) FIRE HYDRANTS THAT WILL SERVE AS FILLING STATIONS AT A UNIT COST OF \$1,500.00 FOR A TOTAL OF \$4,500.00. THE 8" DIAMETER LINE, THE DOUBLE SERVICES LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$32,888.00, OR \$865.42 PER LOT. IN ADDITION THE SUBDIVIDER WILL PAY S.W.S.C. THE AMOUNT OF \$95,000.00 WHICH COVERS THE \$2,500.00 COST PER LOT STATED IN THE 30 YR 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 S.W.S.C. 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 APPROVED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SANITARY SEWER COLLECTION SYSTEM DESCRIPTION AND EXPENSES:

EDUARDO'S SUBDIVISION No. 12 WILL BE TREATED BY THE CITY OF MISSION. THE SUBDIVIDER AND THE CITY OF MISSION HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MISSION HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF MISSION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUALITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF MISSION HAS AN EXISTING 8" DIAMETER SEWERLINE RUNNING NORTH ALONG THE EAST SIDE OF THE RIGHT OF WAY OF BENTSEN PALM DRIVE.

THE WASTEWATER SYSTEM FOR EDUARDO'S SUBDIVISION No. 12 CONSISTS OF A 10" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING LINE OF 8" DIAMETER THAT RUNS WITHIN THE BENTSEN PALM DRIVE RIGHT OF WAY. THE PROPOSED 10" DIAMETER LINE RUNS TOWARDS THE EAST APPROXIMATELY 1292 FEET ON THE SOUTH SIDE OF ZARKANA DRIVE ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE NORTHWEST SIDE OF LOT 20. SAID SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF THIRTY EIGHT (38) SANITARY SEWER SERVICES.

THE 10" DIAMETER SANITARY SEWER LINE, THIRTY EIGHT (38) SANITARY SEWER 4" SERVICE LINE AND THREE (3) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED AT A TOTAL COST OF \$75,000.00 OR \$1,973.68 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID THE CITY OF MISSION THE SUM OF \$13,680.00 WHICH COVERS THE COST OF \$360.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MISSION. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF MISSION AND SAID DISTRIBUTION SYSTEM IS OPERABLE ON THE DATE OF THE RECORDING PLAT.

ENGINEER CERTIFICATION:

CERTIFICATION: WITH MY SIGNATURE, I CERTIFY THAT THE SERVICES AND SYSTEMS OF WATER AND SEWAGE DESCRIBED IN THIS DOCUMENT, FULFILL THE MODEL SUBDIVISION RULES ADOPTED IN SECTION 16.343 OF TEXAS WATER CODE. I ALSO CERTIFY THAT THE EXPENSES TO INSTALL THE DRAINAGE AND WATER SYSTEMS ARE THE FOLLOWING: THE LINE OF 8" DIAMETER, THE LINES OF DOUBLE SERVICES OF 1", THE LINES OF SINGLE SERVICES OF 3/4" AND THE WATER METERS BOXES WERE SETTLED TO A TOTAL COST OF \$32,888.00 OR \$865.42 PER LOT. THE OWNER OF THE SUBDIVISION ADDITIONALLY PAID TO S.W.S.C. THE AMOUNT OF \$95,000.00 OR \$ 2,500.00 PER LOT ACCORDING TO THE CONTRACT AND THE DOCUMENT OF 30 YEARS OF POTABLE WATER SERVICE, THAT COVERS THE WATER METER WITH WATER, (INCLUDING COSTS OF THE INSTALLATION OF EACH WATER METER, TARIFFS OF CONNECTION AND MEMBERSHIPS).

WATER:
THE WATER SYSTEM IS COMPLETELY CONSTRUCTED, WITH THE INSTALLATION OF THE WATER METERS, THE GRAND TOTAL COST IS US \$3,365.47 PER LOT WHICH IS EQUIVALENT TO US \$127,888.00 FOR THE WHOLE SUBDIVISION.

SEWAGE:
I ALSO CERTIFY THAT THE SANITARY SEWER COLLECTION SYSTEM COST US \$1,973.68 EACH AND A TOTAL COST OF US\$ 75,000.00 FOR THE WHOLE SUBDIVISION.



GILBERTO A. GRACIA-P.E. No. 62477

This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.

EDUARDO'S SUBDIVISION No. 12.
POR: GILBERTO A. GRACIA

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

EDUARDO'S SUBDIVISION No. 12 SERÁ PROVISITA DE AGUA POTABLE POR LA COMPAÑIA DE SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, S.W.S.C FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y AGUA SUD PRESENTO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

S.W.S.C TIENE UNA LINEA DE 6" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO ESTE DE LA CALLE BENTSEN PALM DRIVE QUE SERA REUBICADA DENTRO DE UN DERECHO DE VIA DE 15.00 PIES DEDICADO POR ESTE PLAT. LA LINEA DE AGUA PRINCIPAL DE ESTE DESARROLLO CONSISTE EN LINEAS DE AGUA DE 8" DE DIAMETRO DE PVC.

EL SISTEMA EXISTENTE DE AGUA PARA EDUARDO'S No. 12 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CONECTA CON LA LINEA EXISTENTE DE 6" DE DIAMETRO QUE CORRE DENTRO DE UN ROW EN EL LADO ESTE DE BENTSEN PALM DRIVE. LA LINEA PROPUESTA DE 8" DE DIAMETRO CORRE HACIA EL ESTE APROXIMADAMENTE 1292 PIES POR EL LADO NORTE DE LA CALLE ZARKANA DR. Y CORRE DENTRO DE UN ROW DE LA CALLE ZARKANA DRIVE EN EL LADO NORTE.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN DIECISIETE (17) SERVICIOS DOBLES DE 1" DE DIAMETRO Y CUATRO (4) SERVICIOS SENILLOS DE 1" DE DIAMETRO, QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. PARA UN TOTAL DE TREINTAOCHO (38) SERVICIOS DE AGUA.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIOS DOBLES DE 1" Y LAS CAJAS DE LOS MEDIDORES SE INSTALARAN A UN COSTO TOTAL DE US \$32,888.00 DE LOS CUALES SE CUBRIÓ SU \$865.42 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD LA CANTIDAD DE \$95,000.00 O \$ 2,500.00 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, TARIFFAS DE CONEXIÓN Y MEMBERSIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA AGUA SUD INSTALARÁ EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE SANITARIO: DESCRIPCIÓN Y GASTOS:

LA SUBDIVISION EDUARDO'S No. 12 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. EL DUEÑO Y LA CIUDAD DE MISSION HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MISSION HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESSIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE MISSION TIENE UN CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE BENTSEN PALM DRIVE DENTRO DE EL DERECHO DE PASO DE LA CALLE.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISION EDUARDO'S SUBDIVISION No. 12 CONSISTE DE UN CONDUCTO DRENAJE DE 10" DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE BENTSEN PALM DRIVE DENTRO DE EL DERECHO DE PASO DE LA CALLE LA LINEA PROPUESTA DE 10" DE DIAMETRO CORRE HACIA EL ESTE APROXIMADAMENTE 1,292 PIES EN EL LADO SUR DE LA CALLE ZARKANA DRIVE., TERMINARÁ CON UNA ALCANTARIA DE 48" DE DIAMETRO LOCALIZADA EN EL LADO NOROESTE DE EL LOTE 20. DICHO SERVICIOS TERMINA EN LOS MEDIDORES DE DRENAJE SANITARIO DE CADA LOTE PARA LLEGAR A UN TOTAL DE TREINTA Y OCHO (38) SERVICIOS DE DRENAJE SANITARIO.

EL CONDUCTO DE DRENAJE SANITARIO DE 10" DE DIAMETRO, LOS TREINTA Y OCHO (38) SERVICIOS DE 4" DE DRENAJE SANITARIO, Y TRES (3) ALCANTARIAS DE 48" DE DIAMETRO HAN SIDO INSTALADAS HA UN COSTO TOTAL DE \$75,000.00 O \$1,973.68 POR LOTE. EN ADICIONAL EL DUEÑO DE EL DESARROLLO LE A PAGADO A LA CIUDAD DE MISSION LA SUMA DE \$13,680.00 QUE CUBRE EL COSTO DE \$360.00 POR LOTE COMO ACORDADO EN LA CARTA DE 30 AÑOS DE DRENAJE SANITARIO EN LA CUAL LA SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y GASTOS DE ADQUISICIÓN, Y TODAS LAS MEMBERSIAS Y OTROS GASTOS ASOCIADOS CON LA CONNECCION DE LOTES INDIVIDUALES EN EL DESARROLLO A LA CIUDAD DE MISSION. EL SISTEMA DE DRENAJE SANITARIO HA SIDO APROVADA Y ACEPTADA EN SU TOTALIDAD, Y DICHO SISTEMA ESTA OPERABLE DESDE LA FECHA DE GRABACION DE EL PLAT.

CERTIFICACIÓN:
CON MI FIRMA CERTIFICO QUE: LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE SANITARIO, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LOS MODELOS Y LAS REGLAS DE SUBDIVISION (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON LOS SIGUIENTES:

AGUA: EL SISTEMA DE AGUA SERÁ TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA A \$3,365.47 POR LOTE. LO CUAL EQUIVALE A EL GRAN COSTO TOTAL DE \$127,888.00 PARA LA SUBDIVISION COMPLETA.

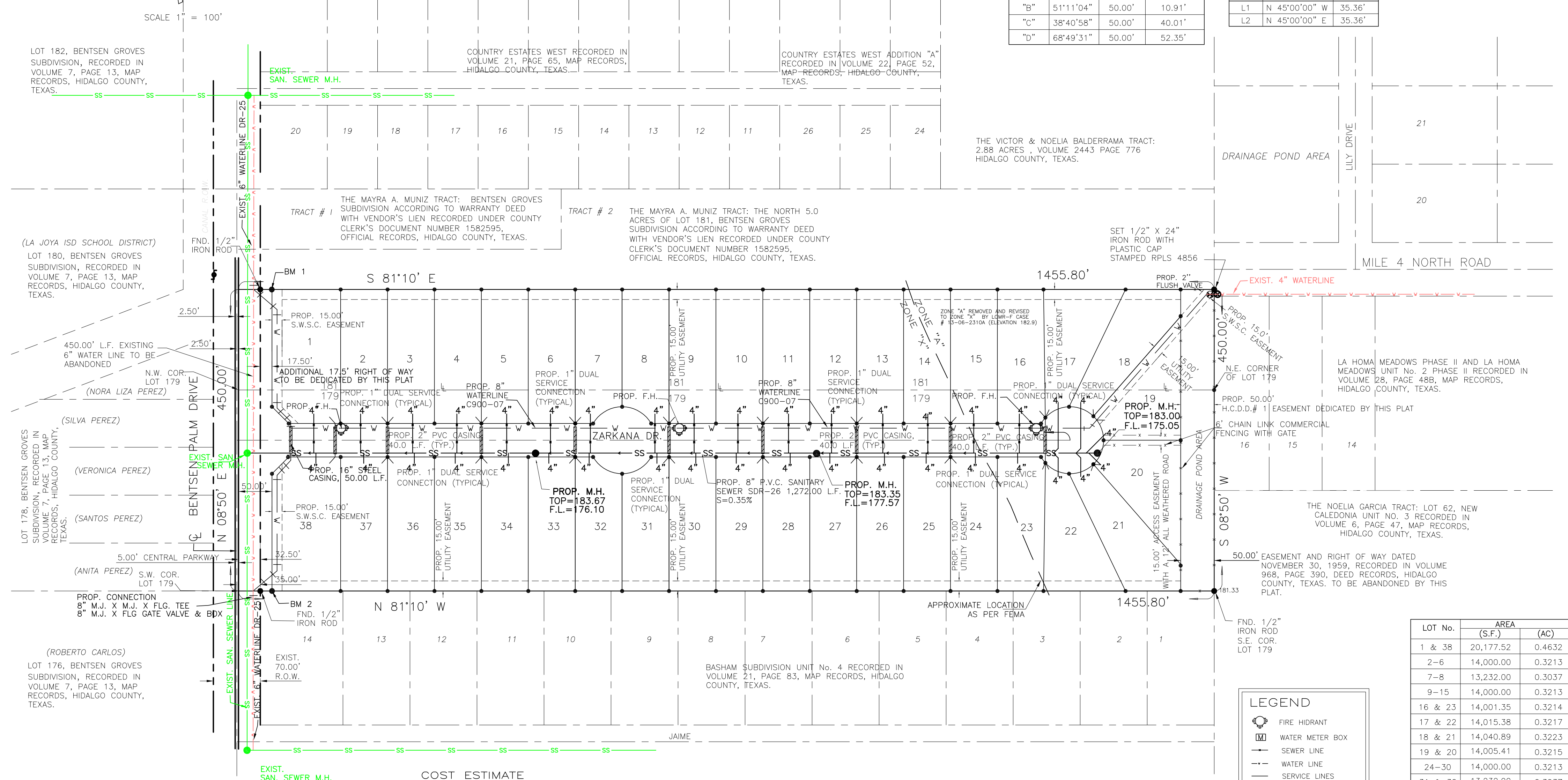
DRENAJE SANITARIO: SE AFIRMA QUE EL SISTEMA DE DRENAJE SANITARIO COSTO US\$ 1,973.68 CADA UNA Y UN COSTO TOTAL DE US\$ 75,000.00 PARA TODA LA SUBDIVISION.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: DIANA LAURA IZAGUIRRE	7413 N. LA HOMA RD	MISSION, TEXAS 78574	(956)240-3246	(956)585-0190
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0190
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TEXAS 78539	(956)381-6480	(956)381-0527

EDUARDO'S SUBDIVISION No. 12

A 15.0 ACRE TRACT OF LAND BEING ALL OF LOTS 179 AND THE SOUTH 5.0 ACRES OUT OF LOT 181, BENTSEN GROVES SUBDIVISION, HIDALGO COUNTY TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2270285, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



CURVE	DELTA	RADIUS	LENGTH
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LINE DATA TABLE		
DATA	BEARING	LENGTH
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L2	N 45°00'00" E	35.36'

COST ESTIMATE

WATER DISTRIBUTION:	\$ 32,888.00
PAVING IMPROVEMENTS:	\$ 92,000.00
DRAINAGE IMPROVEMENTS:	\$ 3,200.00
SANITARY SEWER:	\$ 75,000.00

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 WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

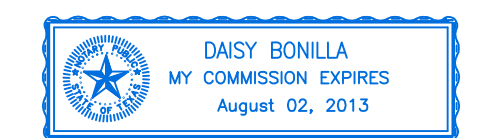
I - I (WE), DIANA L. IZAGUIRRE SUBDIVIDERS OF EDUARDO'S SUBDIVISION No. 12, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HOCD AND ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DIANA L. IZAGUIRRE
LAS DIANAS LAND DEVELOPMENT LLC.
7413 N. LA HOMA RD
MISSION, TX. 78574
(956) 240-3246

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared DIANA L. IZAGUIRRE, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to 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 thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2013.



NOTARY PUBLIC - STATE OF TEXAS

GENERAL CONSTRUCTION NOTES:

- ALL PROPOSED WATER LINES TO BE C-900
- CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
- SEE WATER DETAIL SHEET FOR MORE INFORMATION.
- ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

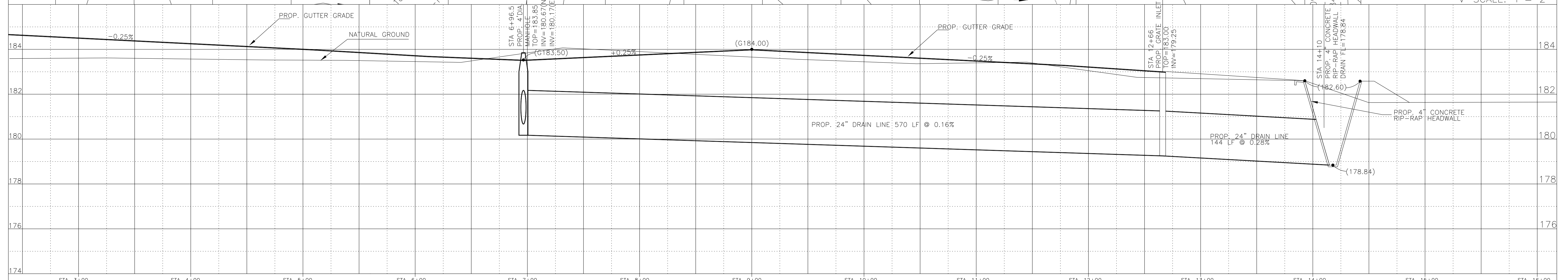
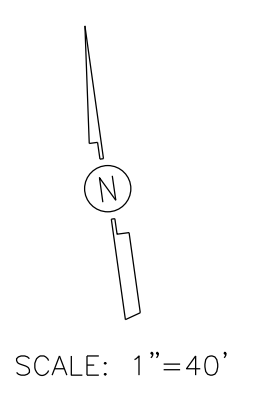
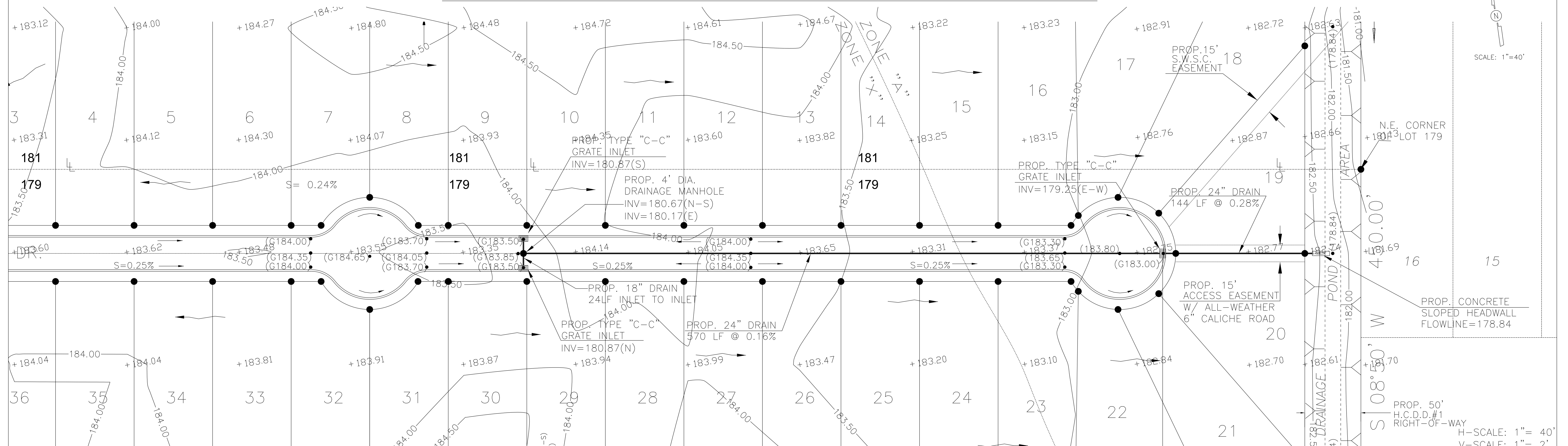
SHEET NO. 2 OF 6 SHEETS					
FILENAME : K:\PROJECTS\SUBDIVISIONS\EDUARDO'S No.12\WATER	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	G.A.G.
DEC 23 2012	H.B.	D.L.I.	G.A.G.	G.A.G.	G.A.G.
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	G.A.G.	G.A.G.
MAY 13 2013	D. L. I.				

NO.	SHEET	REVISION	DATE	APPROVED

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA MISSION TX, 78574 CONSULTING ENGINEERS F-10214 TEL. (956) 240-3246 FAX. (956) 584-0554

DRAINAGE PLAN AND PROFILE



STA. 3+00 STA. 4+00 STA. 5+00 STA. 6+00 STA. 7+00 STA. 8+00 STA. 9+00 STA. 10+00 STA. 11+00 STA. 12+00 STA. 13+00 STA. 14+00 STA. 15+00 STA. 16+00



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: DIANA LAURA IZAGUIRRE	7413 N. LA HOMA RD	MISSION, TEXAS 78574	(956)240-3246	(956)585-0190
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0190
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TEXAS 78539	(956)381-6480	(956)381-0527

7413 N. LA HOMA
MISSION TX, 78574

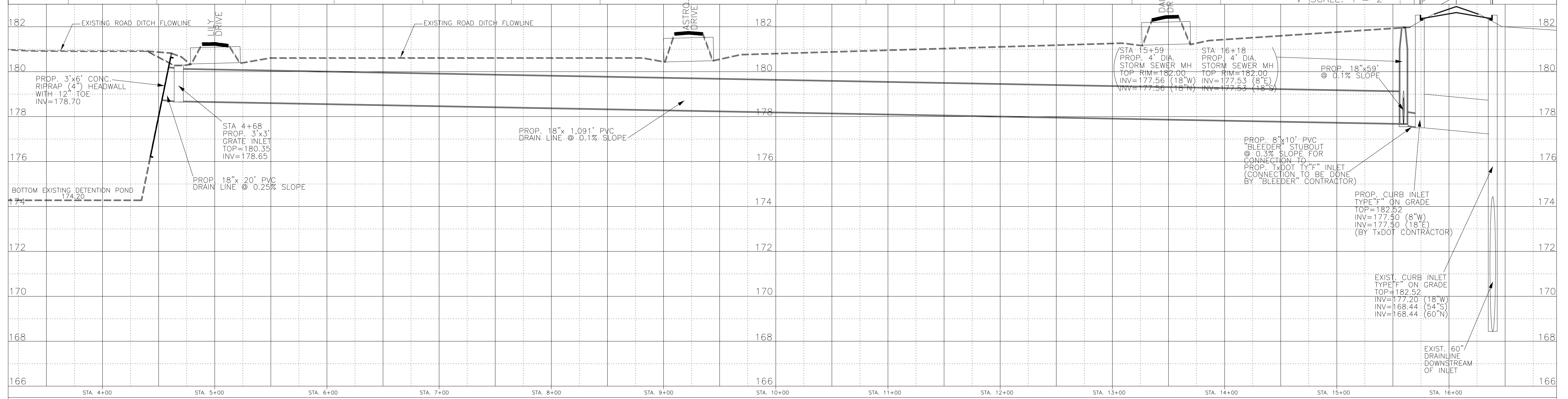
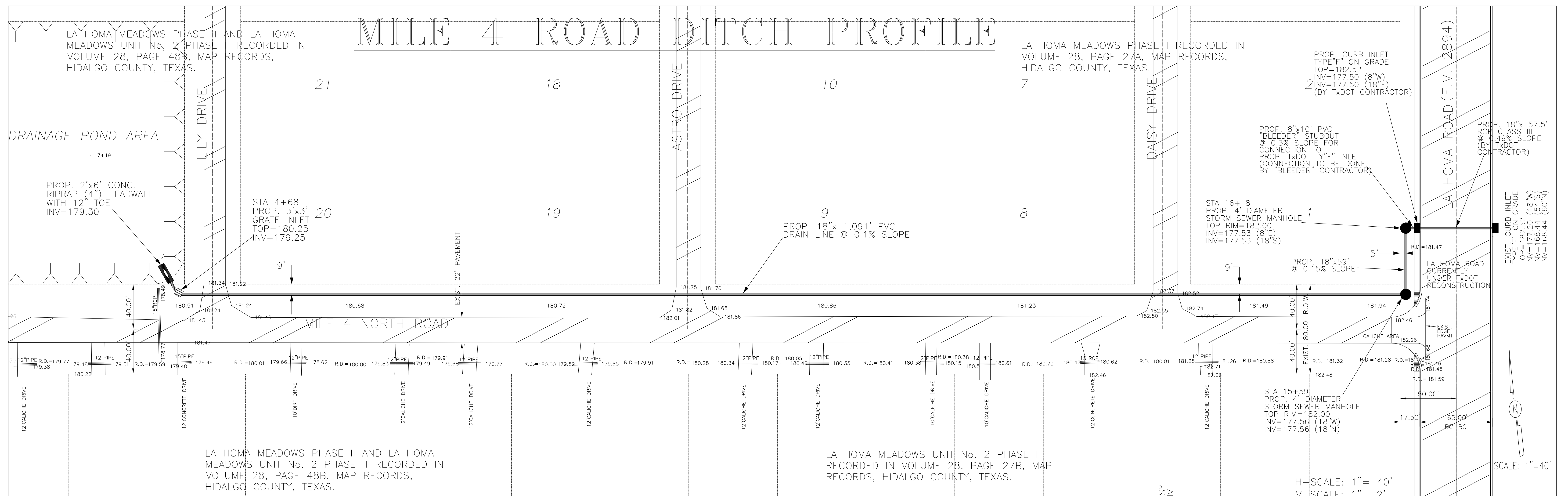
CONSULTING ENGINEERS
F-10214

TEL. (956) 240-3246
FAX. (956) 584-0554

FILENAME: K:\PROJECTS\SUBDIVISIONS\VEDUARDO'S No.12\PLAT	DATE PREPARED: MARCH 23, 2012	PREPARED BY: H.G.	CHECKED BY: G.A.G.	APPROVED BY: G.A.G.
SHEET NO. 6 OF 6 SHEETS	DATE REVISED: JAN. 14, 2013	REVISED BY: G.A.G.	CHECKED BY: G.A.G.	APPROVED BY: G.A.G.

REVISION	DATE	APPROVED

MILE 4 ROAD DITCH PROFILE



PRINCIPAL CONTACTS:			
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ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554
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SHEET NO. 1		OF 1 SHEETS	
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 23, 2013	D.L.S.	G.A.G.	G.A.G.
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
JAN. 14, 2013	G.A.G.	G.A.G.	G.A.G.

REVISION	DATE	APPROVED

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 CONSULTING ENGINEERS
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