



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: 03-04-2014

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 3/4 mile North of 3 Mile Line, on the East side of Bentsen Palm Dr.
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
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 south west 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.

DRAINAGE DESIGN:

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. FINAL APPROVAL DATE: 02-11-14 By, Victor Gallardo PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 02-11-14 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. FINAL APPROVAL DATE: 02-12-14 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit: Amount:\$ 9,000.00 For: FILLING STATIONS (HYDRANTS)**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 09, 2013

STAFF RECOMMENDS: **Final Approval with financial guarantee.**

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.

EDUARDOS 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.

MAP OF TOPOGRAPHY AND DRAINAGE:

JANUARY 7, 2014.
DRAINAGE REPORT: BY GILBERTO A. GRACIA, P.E.
EDUARDO'S SUBDIVISION No. 12, HIDALGO COUNTY, TEXAS

I. PROJECT LOCATION
EDUARDO'S SUBDIVISION No. 12 consists of 38 single-family residential lots and is comprised of a 15.00 acre tract of land being all of Lot 179 and the south 5.00 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 Palm Road and approximately 5,275.00 L.F. south from Mile 5 Road.

II. FLOOD PLAIN
The subject tract lies in Flood Zone "X" (areas of 500-year flood plain) and in Flood Zone "A" (areas 100-year flood with no base flood elevation determined) in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334 0290 D, Map Revised June 6, 2006 (Refer to attached FEMA FIRM Map). The portion of this property that lies within Flood Zone "A" has been filled to a minimum elevation of 182.90 and re-designated as Flood Zone "X" as per FEMA LOMR-F letter/case 13-06-2310A, dated May 9, 2013.

III. SOIL CONDITIONS
A review of the Soil Survey of Hidalgo County, prepared by the USDA Soil Conservation Service, indicates the soil of the subject property is cataloged as #3 of the Brennan series, a nearly level soil on convex uplands. The surface layer of #3 Brennan soil is characteristically fine sandy loam, from 0 to 13 inches (1.5in. thick), well drained, and permeability is moderately rapid (2.0 to 6.0 in/hr with soil saturated). The subsoil is characteristically sandy clay loam, from 13 to 65 inches (52 in. thick), well drained, and permeability is moderate (0.6 to 2.0 in/hr with soil saturated). This soil is listed in Hydrologic Group B. Soils of this hydrologic group do not contain soil layers that impede or obstruct the downward movement of water through the soil (permeability). Surface runoff is medium.

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 0.45%) towards the east. Existing runoff from the subject property is by form of sheet runoff flowing overland in an 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 Rational Method was employed to determine existing storm water runoff of a 25-year storm event for this proposed subdivision as Q=10.37 cubic feet per second. Storm water runoff in this general area is naturally directed towards a dedicated drainage pond area located at the southwest corner of La Homa Meadows Phase II; more particularly, midway between La Homa Road and Bentsen Palm Drive on the north side of Mile 4 Road.

V. VI. CERTIFICATION-PROPOSED CONDITIONS
A 25-year storm water detention pond with a total volume of 34,949 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 an 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 TxDOT curb inlet on the west side of said La Homa Road.

VI. CERTIFICATION:
By my signature below, I certify that by graphical plotting this subdivision lies in Flood Zone "X" (areas of 500-year flood plain) and in Flood Zone "A" (areas 100-year flood with no base flood elevation determined) in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334 0290 D, Map Revised June 6, 2006, and that the portion of this property that lies within Flood Zone "A" has been filled to a minimum elevation of 182.90 and is re-designated as Flood Zone "X" as per FEMA LOMR-F letter/case 13-06-2310A, dated May 9, 2013.

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
SEPTIC TANK (OSSF):	\$ 38,400.00

SCALE 1" = 100'

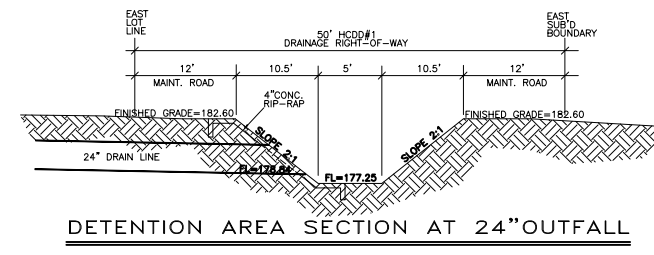
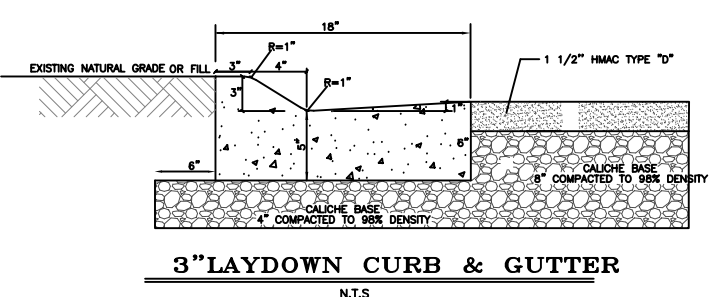
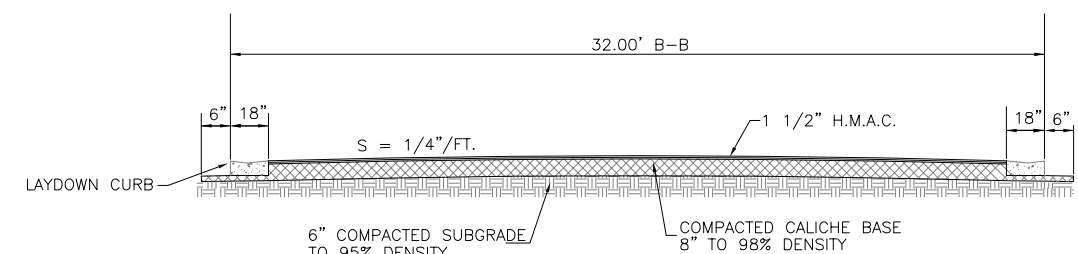
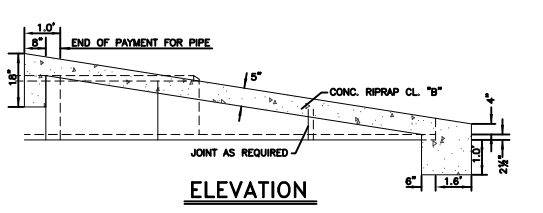
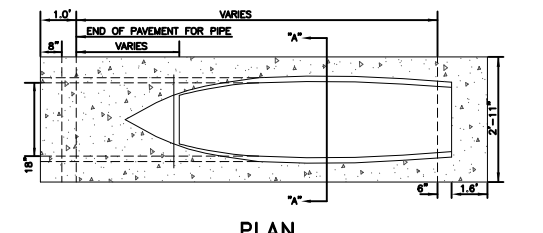
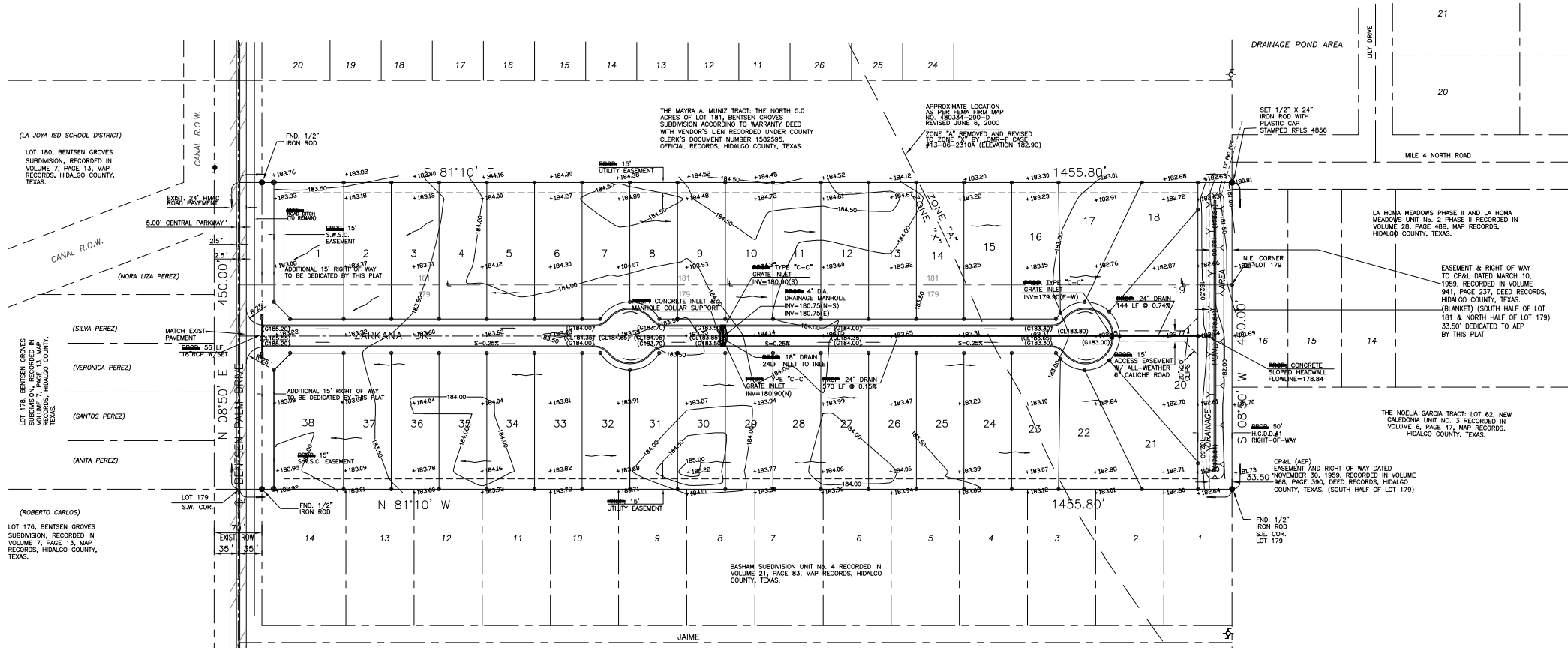
AS-BUILT
JANUARY 7, 2014



CURVE	DELTA	RADIUS	LENGTH
"A"	60°00'00"	50.00'	52.37'
"B"	12°30'06"	50.00'	10.91'
"C"	45°50'38"	50.00'	40.01'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 36°10'00" W	35.36'
L2	N 53°50'00" 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



SAFETY END TREATMENT
NOT TO SCALE

STREET SECTION
NOT TO SCALE

DETENTION AREA SECTION AT 24"OUTFALL
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)240-3248	(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

SHEET NO. 4 OF 5 SHEETS	FILENAME: K:\PROJECTS\EDUARDO'S EDUARDO'S No.12\PAVING SHEET
DATE PREPARED: DEC 23, 2012	PREPARED BY: G.A.G.
DATE REVISION: JUN 14, 2013	REVISION BY: G.A.G.
CHECKED BY: G.A.G.	APPROVED BY: 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 RD ROW ON THE EAST SIDE OF BENTSEN ROAD.

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 ZARKANA DRIVE ROW LOCATED AT THE EAST SIDE OF BENTSEN ROAD, THE PROPOSED 8" DIAMETER LINE RUNS TOWARDS THE EAST APPROXIMATELY 1292 FEET ON THE NORTH SIDE OF NEVADA DR.

FROM THE 8" DIAMETER WATER LINE, EIGHTEEN (18) DOUBLE SERVICES OF 1" AND TWO (2) 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 8" DIAMETER LINE, THE DOUBLE SERVICES LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$32,888.00, OR \$865.47 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.C.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 SEWAGE DESCRIPTION AND EXPENSES:

THE SANITARY SEWAGE SYSTEM OF EDUARDO'S SUBDIVISION No. 12 CONSISTS OF A 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING LINE OF 8" DIAMETER THAT RUNS WITHIN THE BENTSEN PALM RD ROW. THE PROPOSED 8" DIAMETER LINE RUNS TOWARDS THE EAST APPROXIMATELY 1292 FEET ON THE SOUTH SIDE OF NEVADA DR. SAID SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF THIRTY EIGHT (38) SANITARY SEWER SERVICES.

CERTIFICATION: WITH MY SIGNATURE, I CERTIFY THAT THE SERVICES AND SYSTEMS OF WATER AND SEWAGE SERVICE FACILITIES 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 6" OF 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 \$865.47 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 SYSTEM COST US \$1,010.52 EACH AND A TOTAL COST OF US\$ 38,400.00 FOR THE WHOLE SUBDIVISION.



GILBERTO A. GRACIA P.E.—No. 62477

DATE

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 PROVISTA 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 PRÓXIMOS 30 AÑOS Y S.W.S.C. PRESENTÓ 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 DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO ESTE DE LA CALLE BENTSEN RD. LA LINEA DE AGUA PRINCIPAL DE ESTE DESARROLLO CONSISTE EN LINEAS DE AGUA DE 8" DE DIÁMETRO DE PVC.

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

DE LA LINEA DE 8" DE DIÁMETRO SE DESPRENDEN DIOCHO (18) SERVICIOS DOBLES DE 1" DE DIÁMETRO Y DOS (2) SERVICIOS SENCILLOS DE 1" DE DIÁMETRO, QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. PARA UN TOTAL DE TREINTAOCCHO (38) SERVICIOS DE AGUA.

LA LINEA DE 8" DE DIÁMETRO, HAY 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 US \$865.47 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A S.W.S.C. 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 INSTALACIÓN DE CADA MEDIDOR, TARIFFAS DE CONEXIÓN Y MEMBERSHIPS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA S.W.S.C. 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.

EL DRENAJE SANITARIO DE EDUARDO'S SUBDIVISION No. 12 TENDRÁ CLOACAS Y CONSISTIRÁ DE UNA LINEA DE 8" DE DIÁMETRO QUE SE CONECTARÁ A LA LINEA EXISTENTE QUE CORRE POR EL LADO ESTE DE LA CALLE BENTSEN RD DENTRO DE EL DERECHO DE PASO. LA LINEA PROPUESTA DE 8" DE DIÁMETRO CORRE HACIA EL ESTE APROXIMADAMENTE 1292 PIES EN EL LADO SUR DE LA CALLE NEVADA DR. DICHO SERVICIOS TERMINA EN LOS MEDIDORES DE CLOACA DE CADA LOTE INDIVIDUAL PARA LLEGAR A UN TOTAL DE TREINTAOCCHO (38) SERVICIOS DE CLOACA.

EL COSTO ESTIMADO DE LA INSTALACIÓN DE UN SISTEMA DE CLOACA PARA UN LOTE INDIVIDUAL ES DE US\$ 1,010.52 EL CUAL DA UN COSTO TOTAL DE \$ 38,400.00.

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 CONSTRUÍDO, CON LA INSTALACIÓN 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 CLOACAS COSTARON US\$ 1,010.52 CADA UNA Y UN COSTO TOTAL DE US\$ 38,400.00 PARA TODA LA SUBDIVISION.



GILBERTO A. GRACIA P.E.—No. 62477

DATE

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

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

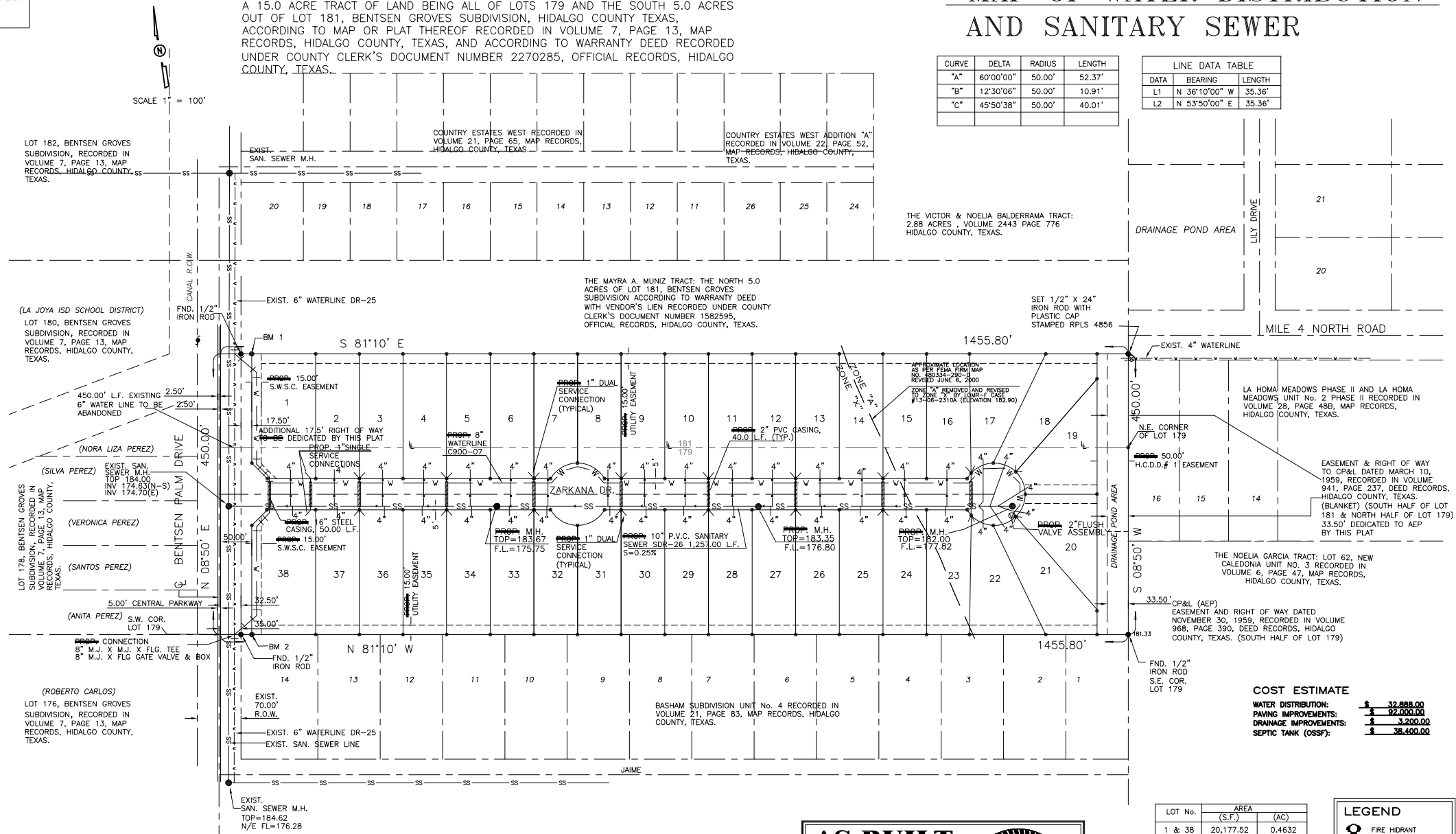
EDUARDO'S SUBDIVISION No. 12

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.

MAP OF WATER DISTRIBUTION AND SANITARY SEWER

CURVE	DELTA	RADIUS	LENGTH
"A"	60°00'00"	50.00'	52.37'
"B"	12°30'06"	50.00'	10.91'
"C"	45°50'38"	50.00'	40.01'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 36°10'00" W	35.36'
L2	N 53°50'00" E	35.36'



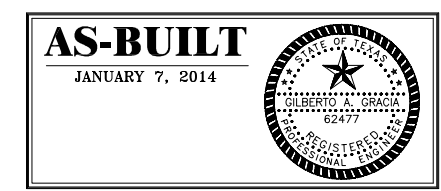
COST ESTIMATE

WATER DISTRIBUTION:	\$ 32,888.00
PAVING IMPROVEMENTS:	\$ 92,000.00
DRAINAGE IMPROVEMENTS:	\$ 3,200.00
SEPTIC TANK (OSSP):	\$ 38,400.00

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

- FIRE HYDRANT
- WATER METER BOX
- SEWER LINE
- WATER LINE
- SERVICE LINES



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, (WE) DIANA L. IZAGUIRRE SUBDIVIDER OF EDUARDO'S SUBDIVISION No.12 HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HCHD AND ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE AND QUALITY 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 ROAD
MISSION, TEXAS 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 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 _____, 2012.

NOTARY PUBLIC - STATE OF TEXAS

GENERAL CONSTRUCTION NOTES:

- ALL PROPOSED WATER LINES TO BE C-900 DR-25.
- 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 SEVICE 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 5 SHEETS							
FILENAME: K:\PROJECTS\SUBDIVISIONS\EDUARDO'S No.12\WATER							
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
SEP 23, 2012	HLG	B. L. L.	G.A.G.				
JAN 14, 2013	B. L. L.	G.A.G.	G.A.G.				

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