



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-24-2016

PROPOSED EDUARDO'S SUBDIVISION NO. 14, PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP, LLC. DEVELOPER: LAS DIANAS LAND DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 33 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF TROSPER ROAD APPROXIMATELY 1/2 MILE NORTH OF 3 MILE LINE.

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 4-06-2016 PROPERTY LIES WITHIN FLOOD ZONE: " X " AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY A STORM SEWER PIPE SYSTEM, DISCHARGING TO THE DRAIN DITCH ABUTTING WEST OF DEVELOPMENT. DETENTION WILL BE ACCOMPLISHED BY WIDENING OF THE EXISTING DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. DEDICATION REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-06-2016 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: CITY OF MISSION LINE SIZE: 8" LOCATION: TROSPER ROAD.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 8" LOCATION: TROSPER ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 4-27-2016 : 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: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

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.

METES AND BOUNDS

A 10.25 ACRE TRACT OF LAND OUT OF LOTS 34-3 AND 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING AT A COTTON PICKER SPINDLE FOUND ON THE CENTERLINE OF 40-FOOT TROSPER ROAD FOR THE NORTHEAST CORNER OF SAID LOT 34-4.

THENCE, ALONG THE NORTH LINE OF SAID LOT 34-4, N 81°21' W, A DISTANCE OF 1,069.69 FEET, TO A POINT FOR THE NORTHEAST CORNER OF HEREIN AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND;

THENCE, PARALLEL TO THE EAST LINE OF SAID LOT 34-4, S 08°39' W, A DISTANCE OF 311.20 FEET TO A POINT FOR THE MOST EASTERLY SOUTHEAST CORNER HEREOF;

THENCE, PARALLEL TO THE NORTH LINE OF SAID LOT 34-4, N 81°21' W, AT A DISTANCE OF 211.62 FEET TO A POINT FOR AN INTERIOR CORNER HEREOF;

THENCE, S 08°44'33" W, A DISTANCE OF 305.86 FEET TO A POINT FOR THE MOST WESTERLY SOUTHEAST CORNER HEREOF;

THENCE, PARALLEL TO THE NORTH LINE OF SAID LOT 34-4, N 81°21' W, A DISTANCE OF 580.66 FEET TO A POINT ON THE EAST LINE OF A 150-FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, ALONG THE EAST LINE OF SAID 150-FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, N 09°00'21" W, A DISTANCE OF 595.09 FEET TO A POINT ON THE SOUTH LINE OF A 100-FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF;

THENCE, ALONG THE SOUTH LINE OF SAID 100-FOOT UNITED IRRIGATION DISTRICT RIGHT-OF-WAY, S 81°21' E, A DISTANCE OF 761.45 FEET TO A POINT, FOR AN INTERIOR CORNER HEREOF;

THENCE, N 08°36'28" E, A DISTANCE OF 14.78 FEET TO A POINT, FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 82°34'08" E, A DISTANCE OF 8.92 FEET TO A POINT, FOR AN INTERIOR CORNER HEREOF;

THENCE, N 08°44'57" E, A DISTANCE OF 35.03 FEET TO A POINT, FOR THE MOST NORTHERLY NORTHWEST CORNER HEREOF;

THENCE, ALONG TO THE COMMON LINE OF LOTS 35-4 AND 34-4, S 81°21' E, AT A DISTANCE OF 202.84 FEET TO THE POINT OF BEGINNING, CONTAINING 10.25 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 10.25 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No.14, 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.

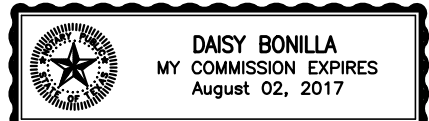
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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 _____, 2016.



NOTARY PUBLIC- STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY UNITED DISTRICT ON THIS THE ____ DAY OF _____, 2016.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: PRESIDENT SECRETARY

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. 14 was reviewed and approved by the Hidalgo County Commissioners Court on _____, 2016.

Hidalgo County Judge date

ATTEST: Hidalgo County Clerk date

NOTE: HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 DRAINAGE DISTRICT NO. 1

Raul Sesin P.E., C.F.M. Date General Manager

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

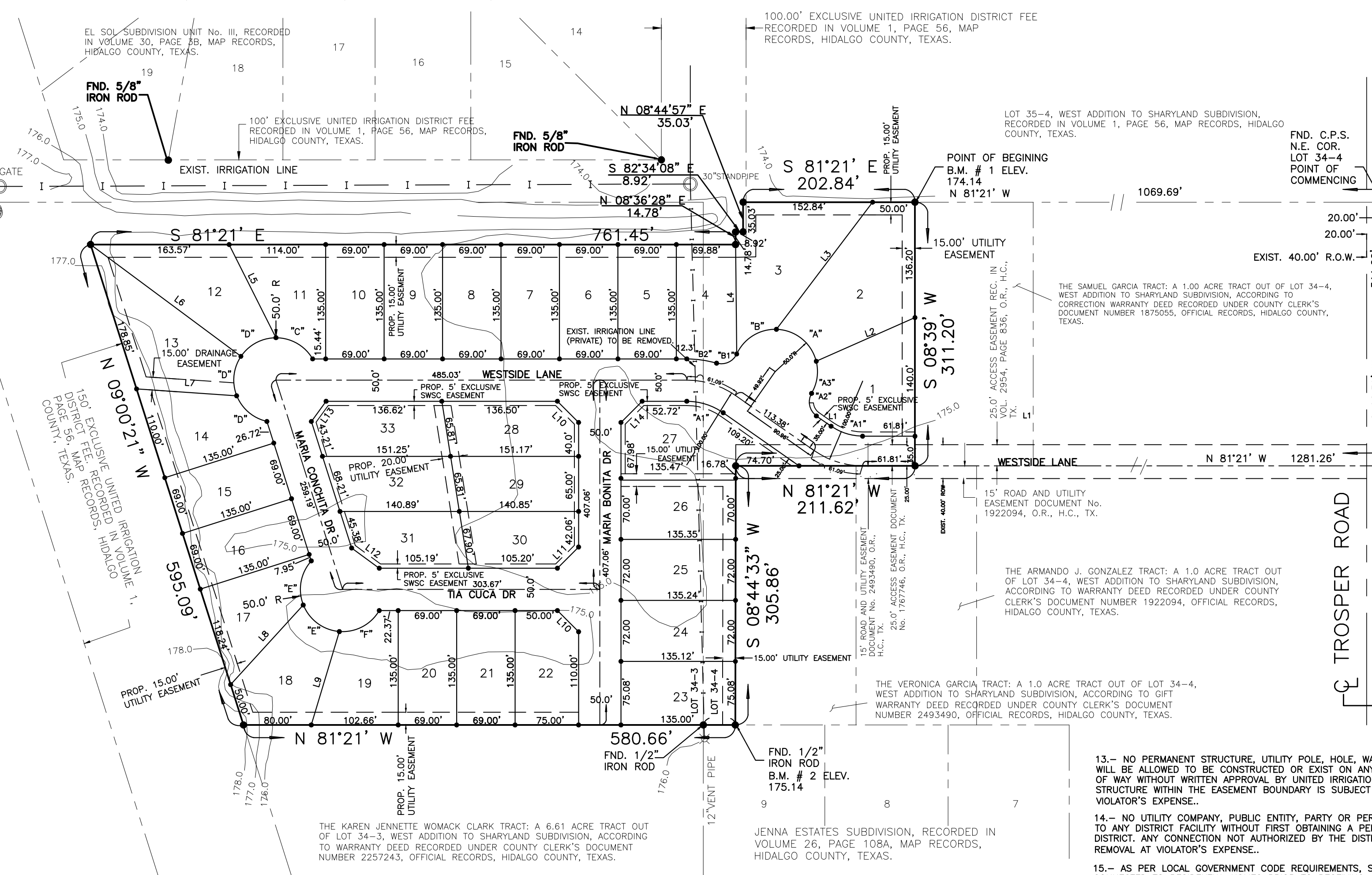
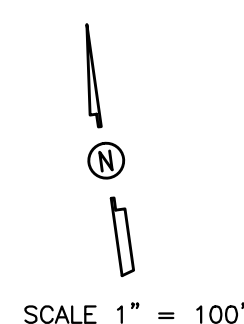
ON: AT AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

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

SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No. 14

AN 10.25 ACRE TRACT OF LAND OUT OF LOTS 34-3 AND 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1112422, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1767746, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EDUARDO'S SUBDIVISION No.14 IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 2300.0 FEET NORTH OF MILE 3 NORTH ROAD (FM 1924) AND APPROXIMATELY 800.0 FEET WEST OF TROSPER ROAD. 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.14 LIES APPROXIMATELY 0.37 MILE 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.14 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. 14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 20__

CITY OF MISSION CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No. 14 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION DATE
ATTEST: CITY SECRETARY DATE

INDEX OF SHEETS table with columns: SHEET No., DESCRIPTION, and SHEET No. Includes entries for headings, water distribution, sewer distribution, and PNP sheet.

SHEET NO. 1 OF 6 SHEETS table with columns: FILENAME, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY, DATE REVISED, REVISED BY, CHECKED BY, APPROVED BY.

- PLAT NOTES AND RESTRICTIONS:
1.- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING...
2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT...
3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND...
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', FRONT GARAGE 18.00', REAR 15.00', SIDE 6.00', SIDE CORNER 10.00' OR TO EASEMENT LINE WHICHEVER IS GREATER ON 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 13.02 CUBIC FEET (0.00298 ACRE FEET) OF STORM WATER RUNOFF...
8.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS...
9.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS...
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.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
12.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR 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 UNITED IRRIGATION DISTRICT.

CURVE table with columns: CURVE, DELTA, RADIUS, LENGTH. Lists curves A1 through F.

LINE DATA TABLE table with columns: DATA, BEARING, LENGTH. Lists line segments L1 through L14.

AREA table with columns: LOT No., (S.F.), (AC). Lists areas for lots 1 through 33.

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

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

MAP OF WATER DISTRIBUTION

EDUARDO'S SUBDIVISION No. 14

AN 10.25 ACRE TRACT OF LAND OUT OF LOTS 34-3 AND 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1112422, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1767746, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 14:
BY GILBERTO A. GRACIA

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
EDUARDO'S SUBDIVISION No. 14 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 TROSPER RD ROW ON THE EAST SIDE OF TROSPER ROAD.

THE WATER SYSTEM FOR EDUARDO'S No. 14 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING LINE OF 6" DIAMETER THAT RUNS WITHIN WESTSIDE LANE ROW LOCATED AT THE WEST SIDE OF TROSPER ROAD. THE PROPOSED 8" DIAMETER LINE RUNS TOWARDS THE WEST APPROXIMATELY 1190 FEET ON THE NORTH SIDE OF WESTSIDE LANE, THENCE THE PROPOSED 8" DIAMETER LINE SWITCH TO THE SOUTH SIDE OF WESTSIDE LANE AND CONTINUED FOR APPROXIMATELY 570 FEET, THENCE RUNS SOUTH ON THE EAST SIDE OF THE MARIA CONCHITA DRIVE AND CONTINUED TOWARDS THE WEST ALONG THE NORTH SIDE OF THE TIA CUCA DRIVE FOR AN APPROXIMATELY 230 FEET, FROM THIS POINT THE PROPOSED 8" DIAMETER WATER LINE RUNS SOUTH AND NORTH, ALONG THE WEST SIDE OF THE MARIA BONITA DRIVE, ON THE NORTH SIDE MAKING A LOOP WITH THE PROPOSED 8" WATERLINE RUNNING ON THE SOUTH SIDE OF THE WESTSIDE LANE, AND ON THE SOUTH SIDE ENDING WITH A PROPOSED 2" FLUSH VALVE. ANOTHER PROPOSED 8" DIAMETER WATER LINE RUNS ON THE WEST SIDE OF TROSPER RD SAID LINE CONNECTS ON THE PROPOSED 8" DIAMETER WATER LINE ON THE NORTH SIDE OF WESTSIDE LANE AND RUNS NORTH FOR APPROXIMATELY 504 FEET AND CONNECTS WITH THE EXISTING 6" DIAMETER LINE ON THE WEST SIDE OF TROSPER RD.

FROM THE 8" DIAMETER WATER LINE, FIFTEEN (15) DOUBLE SERVICES OF 1" AND THREE (3) 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 (33) WATER SERVICES. THE 8" DIAMETER LINE, THE DOUBLE SERVICES LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$28,560.51, OR \$865.47 PER LOT. IN ADDITION THE SUBDIVIDER WILL PAY S.W.S.C. THE AMOUNT OF \$82,500.00 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 TO S.W.S.C. 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. 14 CONSISTS OF A PROPOSED 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING LINE OF 8" DIAMETER THAT RUNS WITHIN THE TROSPER RD ROW. THE PROPOSED 8" DIAMETER LINE RUNS TOWARDS THE WEST APPROXIMATELY 1,436 FEET ALONG THE SOUTH SIDE OF WESTSIDE LANE AND THRU AN EASEMENT ON LOT 27 CONNECTING WITH A PROPOSED 8" DIAMETER SEWER LINE ON THE EAST SIDE OF THE MARIA BONITA DRIVE. ANOTHER PROPOSED 8" DIAMETER SEWER LINE RUNS ALONG THE WEST SIDE OF THE MARIA CONCHITA DRIVE, THENCE TURNS EAST ALONG THE SOUTH SIDE OF THE TIA CUCA DRIVE CONNECTING TO THE PROPOSED 8" DIAMETER SEWER LINE ON THE EAST SIDE OF MARIA BONITA DRIVE. ANOTHER PROPOSED 8" DIAMETER SEWER LINE RUNS ALONG THE NORTH SIDE OF WESTSIDE LANE (INSIDE OF THIS SUBDIVISION) AND DISCHARGES IN THE PROPOSED LINE RUNNING ON THE EAST SIDE OF THE MARIA BONITA DRIVE. SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF THIRTY EIGHT (33) SANITARY SEWER SERVICES.

CERTIFICATION: WITH MY SIGNATURE I CERTIFY THAT THE SERVICES AND SYSTEMS OF WATER AND SEWAGE SERVICE FACILITIES DESCRIBED IN THIS DOCUMENT, FULLY MEET 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 METER BOXES WERE SETTLED TO A TOTAL COST OF \$28,560.51, OR \$865.47 PER LOT. THE OWNER OF THE SUBDIVISION ADDITIONALLY PAID TO S.W.S.C. THE AMOUNT OF \$82,500.00 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 \$111,060.51 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\$ 33,347.16 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. 14.
POR: GILBERTO A. GRACIA

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

EDUARDO'S SUBDIVISION No. 14 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 PROXIMOS 30 AÑOS Y AGUA SUD PRESENTO SUFFICIENTE 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 LÍNEA DE 6" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO ESTE DE LA CALLE TROSPER RD. LA LÍNEA DE AGUA PRINCIPAL DE ESTE DESARROLLO CONSISTE EN LÍNEAS DE AGUA DE 8" DE DIÁMETRO DE PVC.

EL SISTEMA EXISTENTE DE AGUA PARA EDUARDO'S No. 14 CONSISTE DE UNA LÍNEA DE AGUA DE 8" DE DIÁMETRO QUE CONECTA CON LA LÍNEA EXISTENTE DE 6" DE DIÁMETRO QUE CORRE DENTRO DE UN ROW EN EL LADO OESTE DE TROSPER ROAD. LA LÍNEA PROPUESTA DE 8" DE DIÁMETRO CORRE HACIA EL OESTE APROXIMADAMENTE 1190 PIES POR EL LADO NORTE DE LA CALLE WESTSIDE LANE, DESPUES DA VUELTA HACIA EL ESTE POR EL LADO NORTE DE LA CALLE TIA CUCA DR. APROXIMADAMENTE 230 PIES. DE ESTE PUNTO LA LÍNEA CORRE HACIA EL NORTE Y HACIA EL SUR POR EL LADO OESTE DE LA CALLE MARIA BONITA DR. EN EL LADO NORTE CONECTA CON LA LÍNEA PROPUESTA DE 8" EN EL LADO SUR DE LA CALLE WESTSIDE LANE FORMANDO UN CIRCUITO, Y EN EL LADO SUR TERMINA EN UNA VALVULA DE PURGA DE 2" DE DIÁMETRO. OTRA LÍNEA PROPUESTA DE 8" CORRE DEL LADO OESTE DE LA CALLE TROSPER DICHA LÍNEA CONECTA CON LA LÍNEA PROPUESTA DE 8" QUE CORRE EN EL LADO NORTE DE LA CALLE WESTSIDE LANE, DESPUES CORRE HACIA EL NORTE UNA DISTANCIA APROXIMADA DE 504 PIES Y CONECTA CON LA LÍNEA EXATIENTE DE 6" EN EL LADO OESTE DE LA CALLE TROSPER.

DE LA LÍNEA DE 8" DE DIÁMETRO SE DESPRENDEN QUINCE (15) SERVICIOS DOBLES DE 1" DE DIÁMETRO Y TRES (3) SERVICIOS SENILLOS DE 1" DE DIÁMETRO, QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. PARA UN TOTAL DE TREINTA Y TRES (33) SERVICIOS DE AGUA.

LA LÍNEA DE 8" DE DIÁMETRO, LAS LÍNEAS DE SERVICIOS DOBLES DE 1", Y LAS CAJAS DE LOS MEDIDORES SE INSTALARAN A UN COSTO TOTAL DE US \$28,560.51 DE LOS CUALES SE CUBRIÓ US \$865.47 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD LA CANTIDAD DE \$82,500.00 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 MEMBERSÍAS). 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.

EL DRENAJE SANITARIO DE EDUARDO'S SUBDIVISION No. 14 TENDRÁ CLOACAS Y CONSISTIRÁ DE UNA LÍNEA DE 8" DE DIÁMETRO QUE SE CONECTARÁ A LA LÍNEA EXISTENTE QUE CORRE POR EL LADO ESTE DE LA CALLE TROSPER RD DENTRO DE EL DERECHO DE PASO. LA LÍNEA PROPUESTA DE 8" DE DIÁMETRO CORRE HACIA EL OESTE APROXIMADAMENTE 1,436 PIES EN EL LADO SUR DE LA CALLE WESTSIDE LANE Y POR UN DERECHO DE VIA A TRAVÉS DEL LOT 27 CONECTANDO CON UNA LÍNEA PROPUESTA DE 8" QUE CORRE POR EL LADO ESTE DE LA CALLE MARIA BONITA DR. OTRA LÍNEA PROPUESTA DE 8" DE DRENAJE SANITARIO CORRE POR EL LADO OESTE DE LA CALLE MARIA CONCHITA DR. DESPUES VOLTEA Y CORRE HACIA EL ESTE POR EL LADO SUR DE LA CALLE TIA CUCA DR. Y CONECTA EN EL LADO ESTE DE LA CALLE MARIA BONITA CON LA LÍNEA PROPUESTA DE 8". OTRA LÍNEA PROPUESTA DE 8" DE DRENAJE SANITARIO CORRE EN EL LADO NORTE DE LA CALLE WESTSIDE (DENTRO DE LA SUBDIVISION) Y DESCARGA EN LA LÍNEA PROPUESTA DE 8" EN EL LADO ESTE DE LA CALLE MARIA BONITA. DICHO SERVICIOS TERMINA EN LOS MEDIDORES DE CLOACA DE CADA LOTE INDIVIDUAL PARA LLEGAR A UN TOTAL DE TREINTAOCCHO (33) SERVICIOS DE CLOACA.

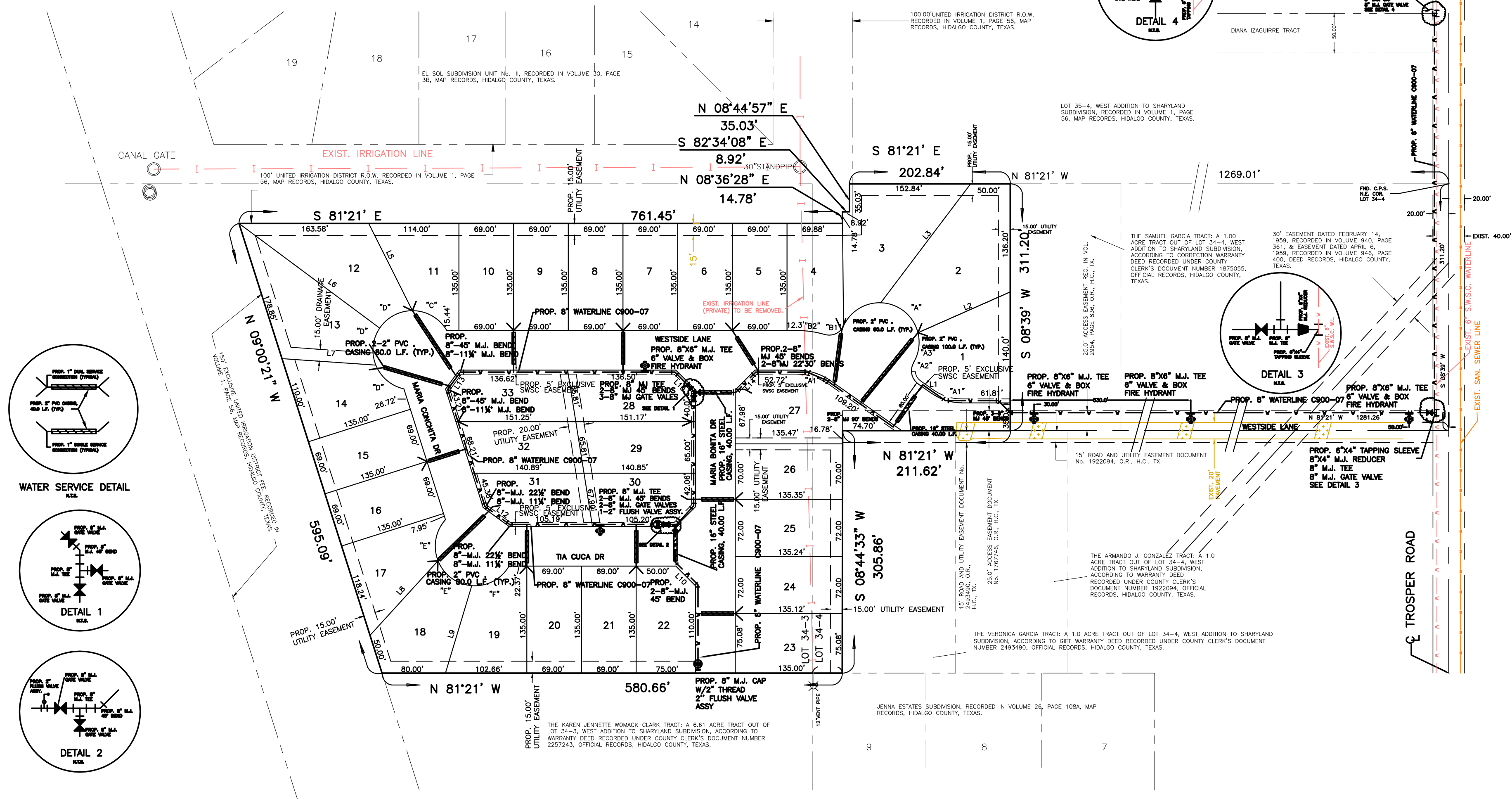
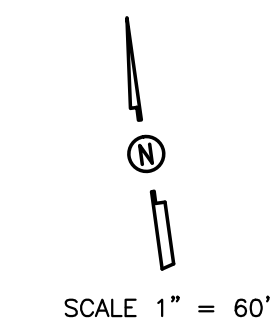
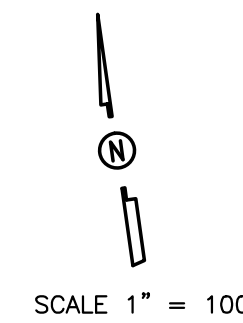
EL COSTO ESTIMADO DE LA INSTALACIÓN DE UN SISTEMA DE CLOACA PARA UN LOTE INDIVIDUAL ES DE US\$ 1,010.52 EL CUAL DA UN COSTO TOTAL DE \$ 33,347.16

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 INSTALACIÓN DE LOS MEDIDORES DE AGUA A \$3,365.47 POR LOTE. LO CUAL EQUIVALE A EL GRAN COSTO TOTAL DE \$111,060.51 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\$ 33,347.16 PARA TODA LA SUBDIVISION.



COST ESTIMATE

WATER DISTRIBUTION:	\$ 28,560.51
PAVING IMPROVEMENTS:	\$ 98,600.00
DRAINAGE IMPROVEMENTS:	\$ 24,300.00

LEGEND

	TEST BORINGS
	SEPTIC TANK
	WATER METER BOX
	WATER LINE
	SERVICE LINES

GENERAL CONSTRUCTION NOTES:

- ALL PROPOSED WATER LINES TO BE C-90 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 SEWAGE 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.



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.

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 78839	(956)381-6480	(956)381-0527

7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

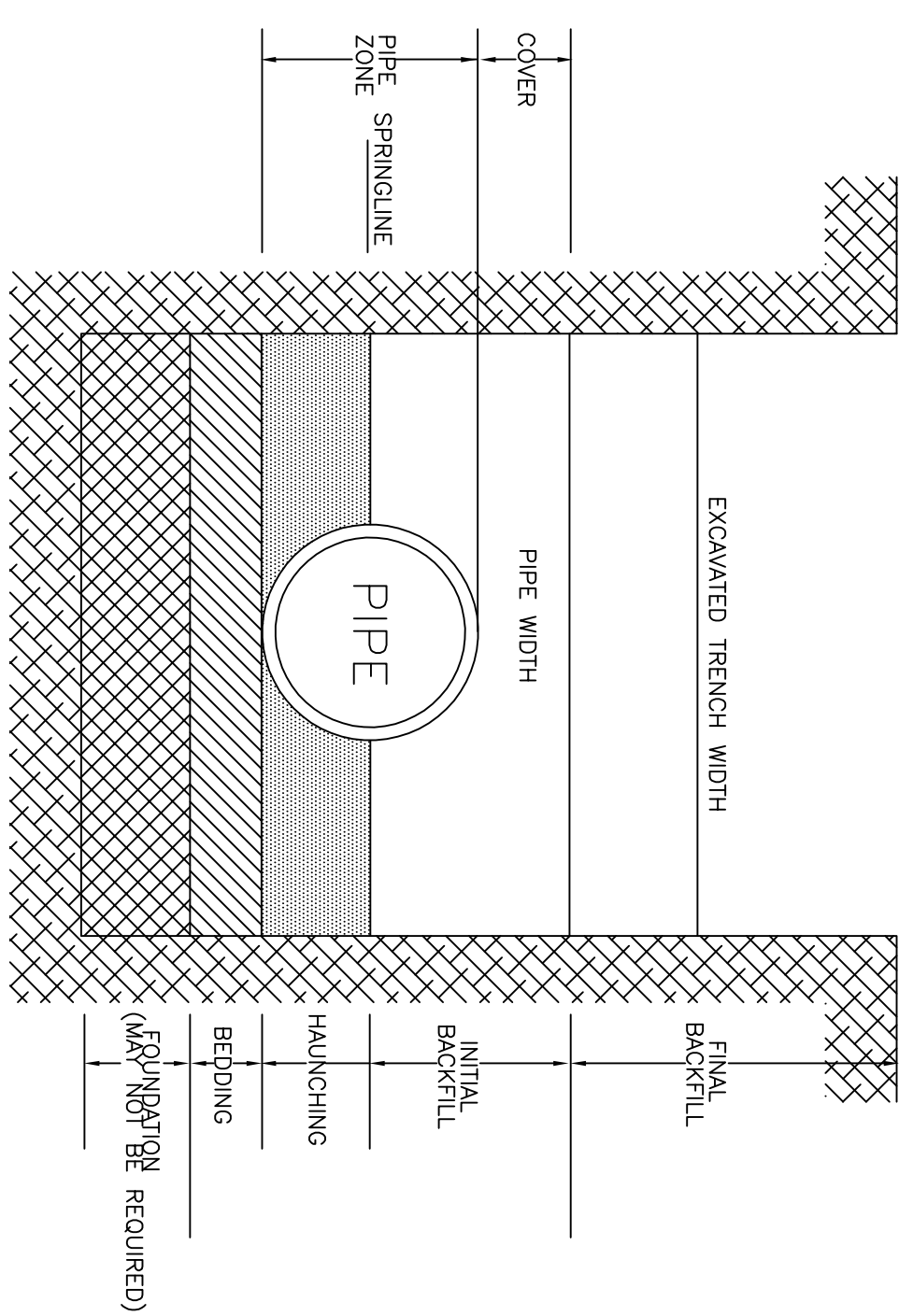
TEL. (956) 240-3246
FAX. (956) 584-0554

FILENAME : K:\PROJECTS\SUBDIVISIONS\EDUARDO'S No.14\WATER			
SHEET NO. 2 OF 6 SHEETS			
DATE PREPARED: MAY 3 2018	PREPARED BY: G.A.G.	CHECKED BY: G.A.G.	APPROVED BY:
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:

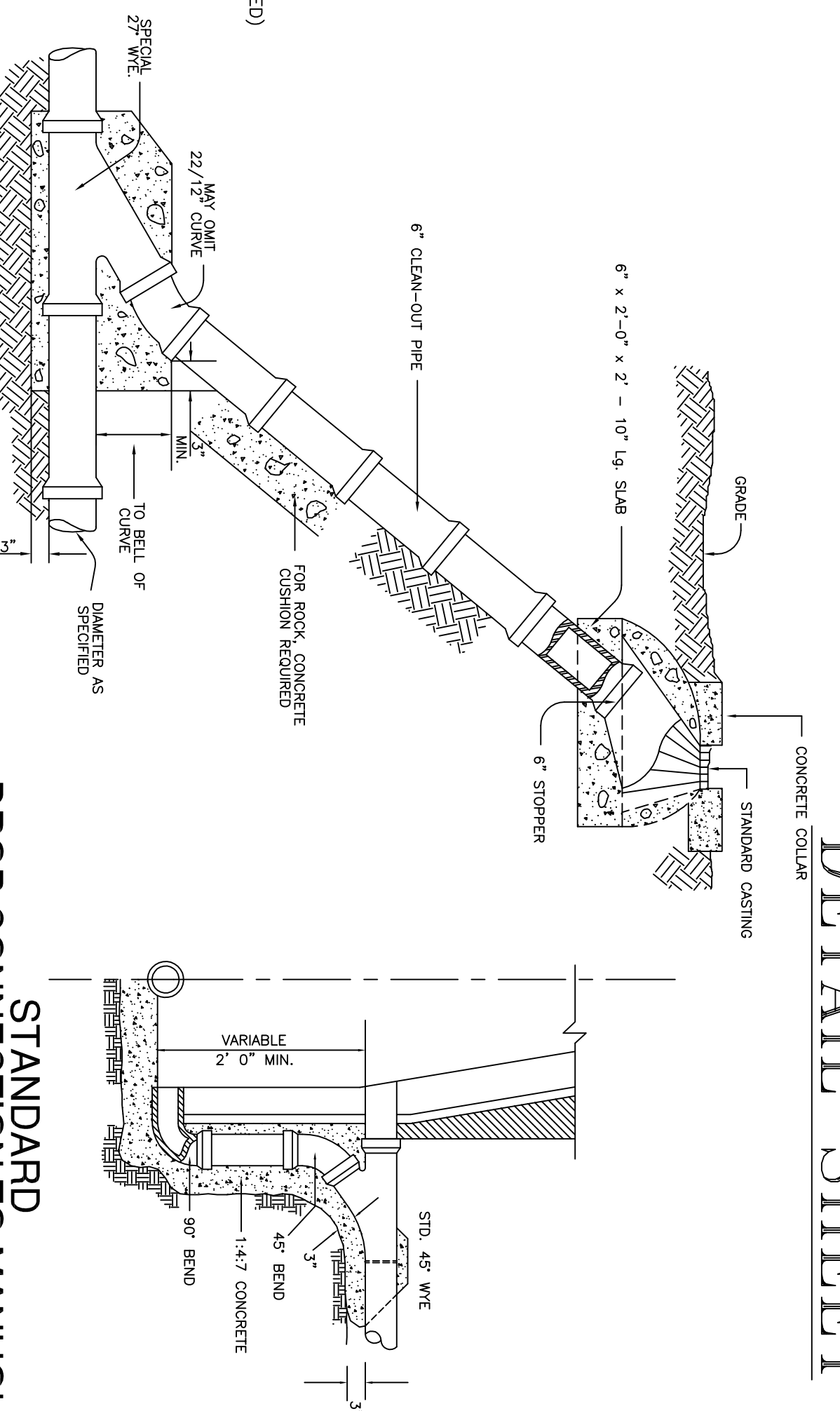
NO.	SHEET	REVISION	DATE	APPROVED

EDUARDOS SUBDIVISION No. 14

DETAIL SHEET



SANITARY SEWER PIPE EMBEDMENT DETAIL
(NOT TO SCALE)

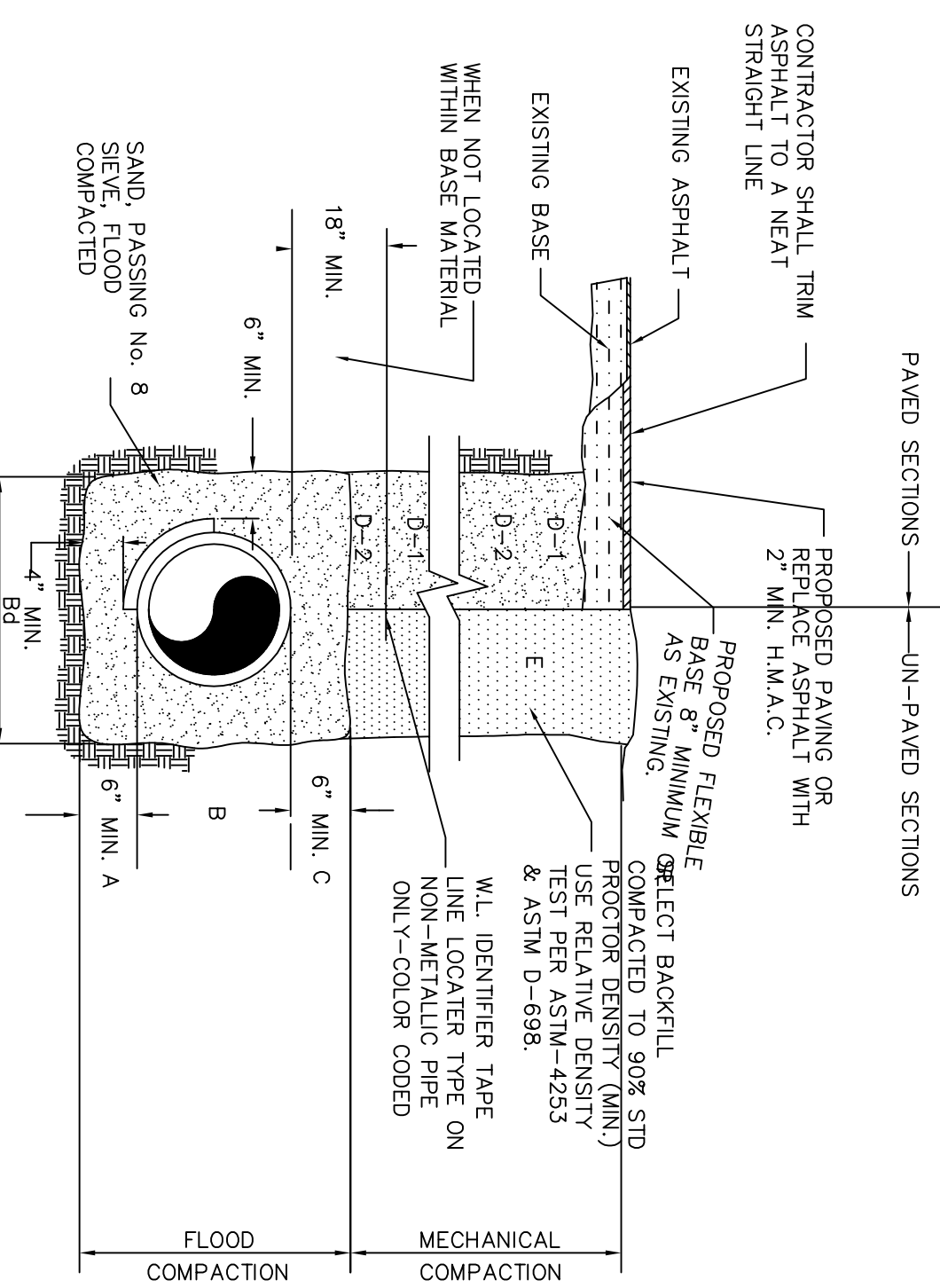


STANDARD CLEAN-OUT
(NOT TO SCALE)

STANDARD DROP CONNECTION TO MANHOLE
TO BE USED WITH NEW OR EXISTING MANHOLES
(NOT TO SCALE)

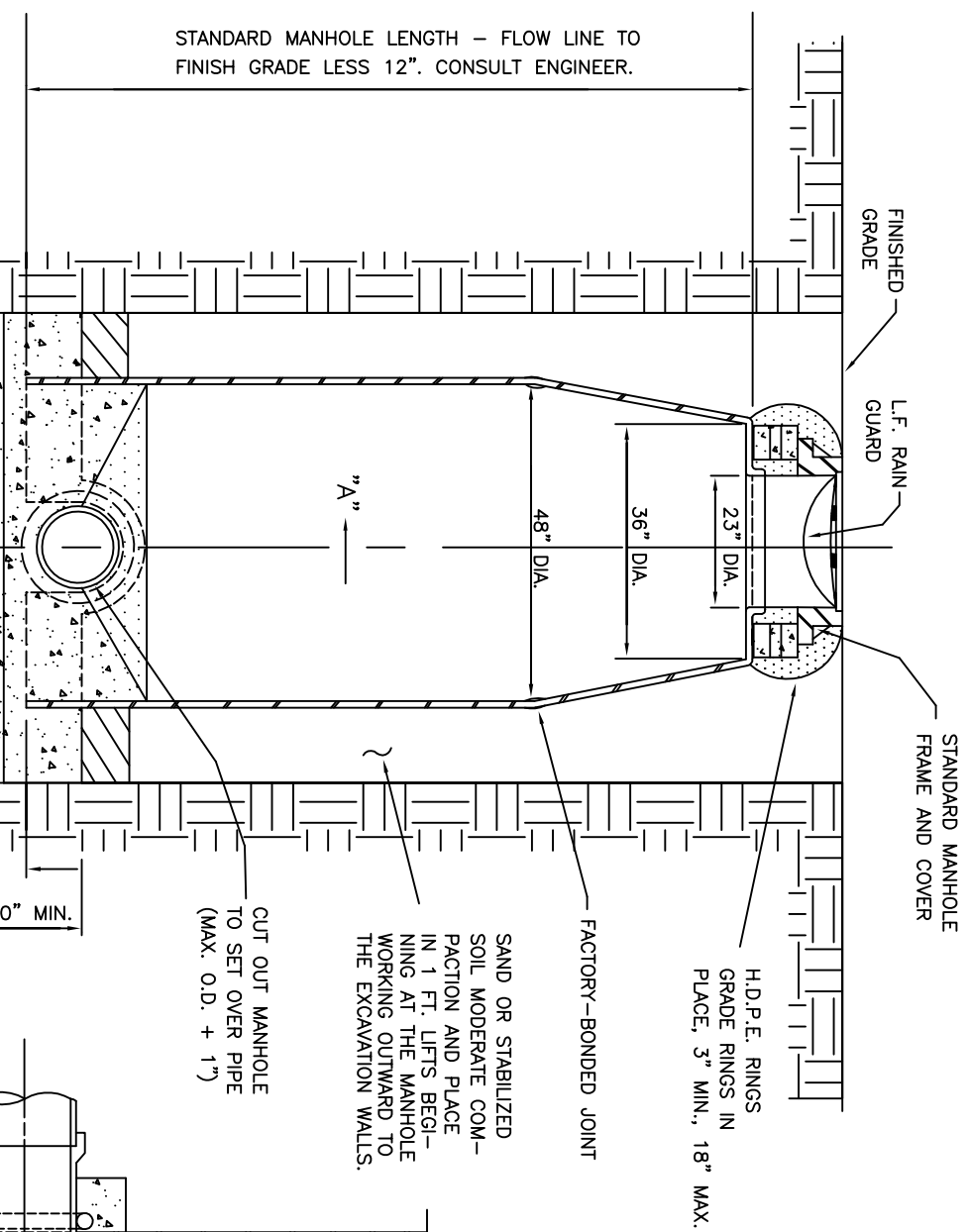
DIAMETER OF PIPE INCHES	THRUST BLOCK SIZE		WEIGHT AT VERTICAL BENDS - LBS
	SURFACE AREA SQ. FT.	THICKNESS INCHES	
22-1/2" BENDS	2	8	1,700
6" OR LESS	3	12	3,000
10	3.5	12	4,500
12	4	14	6,800
14	5	18	9,000
16	6	18	11,800
45° BENDS	4	14	3,200
6" OR LESS	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BENDS	6	12	6,000
6" OR LESS	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS	3	12	—
8	4	15	—
10	6	18	—
12	8.5	18	—
14	11.5	24	—
16	15	24	—

NOTE: ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ. FT. WITH PIPE LINE A MINIMUM OF 2 FT. OF COVER.



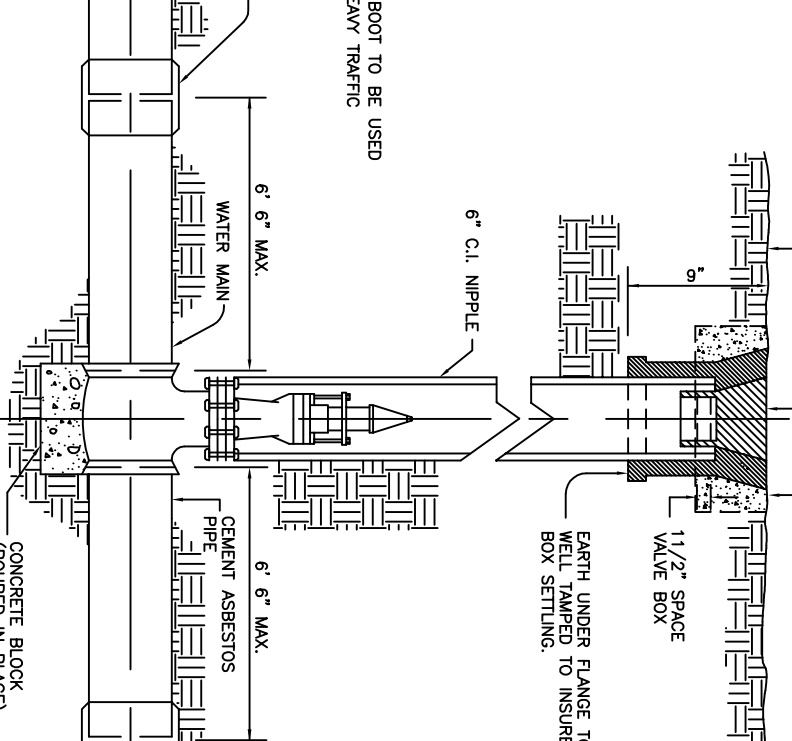
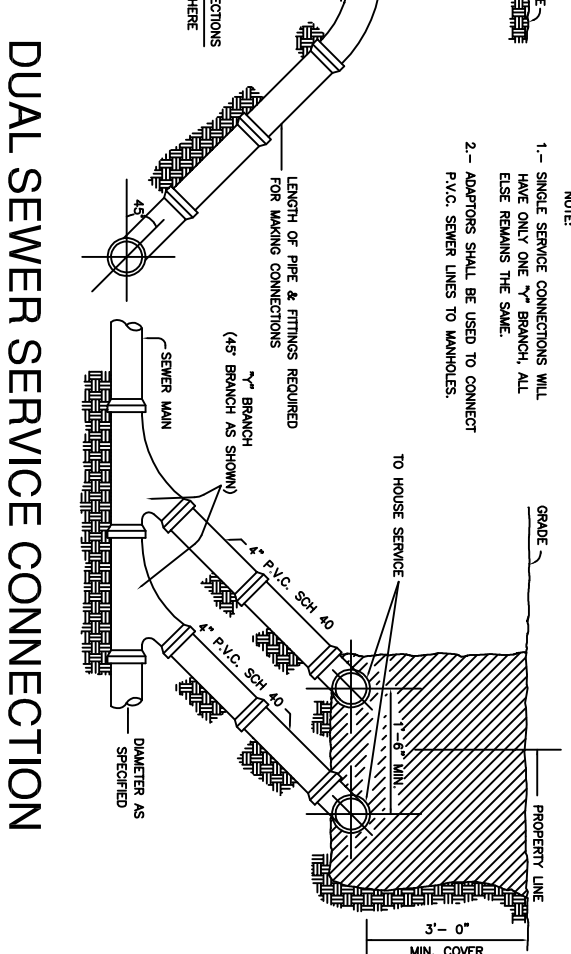
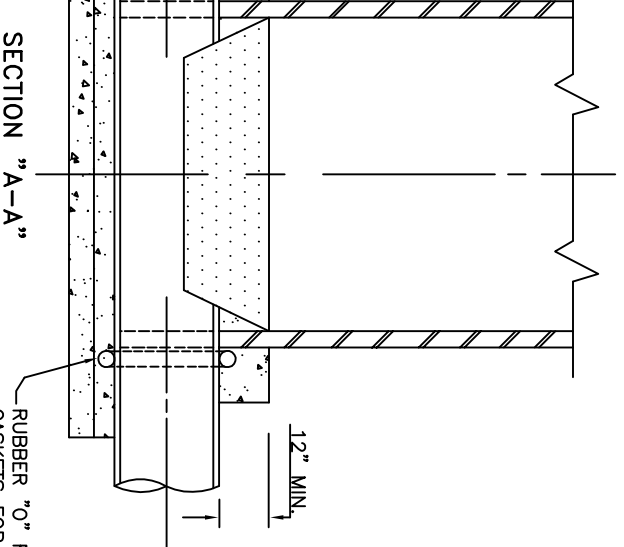
- A SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=6")
- B SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B4 TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
- C SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D-1 CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95 SPD (8" LIFTS, MECHANICAL COMPACTION)
- D-2 (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698
- E SELECT EARTH BACKFILL COMPACTED TO 90% FOUNDATION PREPARATION (WELLPOINTS, GRAVEL, OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT 2" STRUCTURES SHALL BE REQUIRED IN UNIFORM LAYERS, MOSTENED AS REQUIRED TO APPROXIMATE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

WATER LINE BEDDING DETAIL
SCALE: N.T.S.

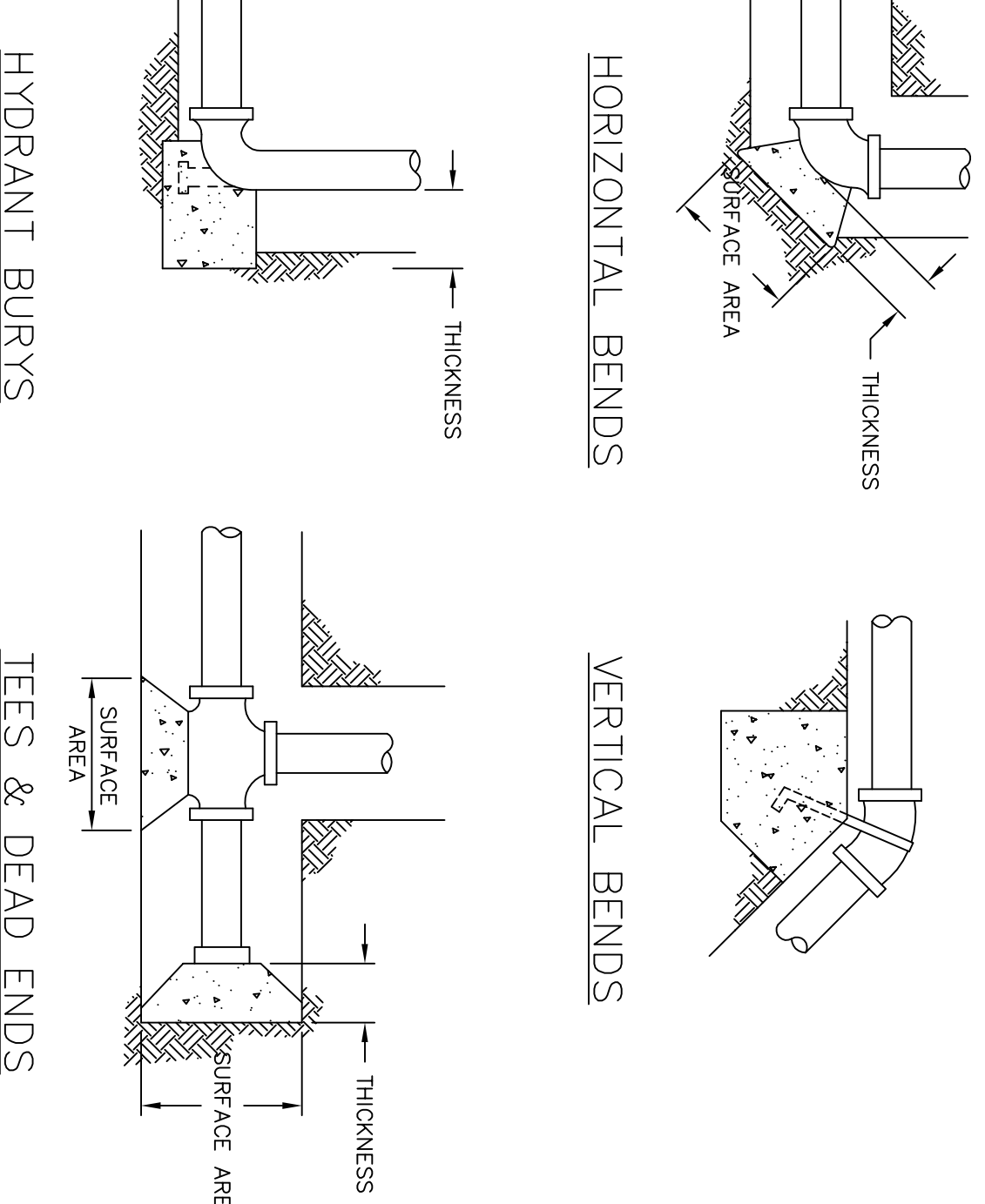
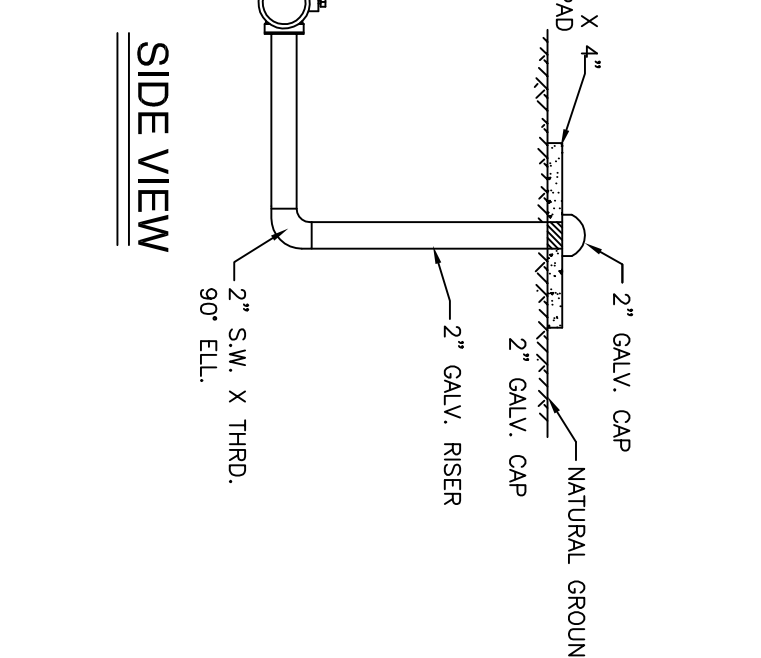
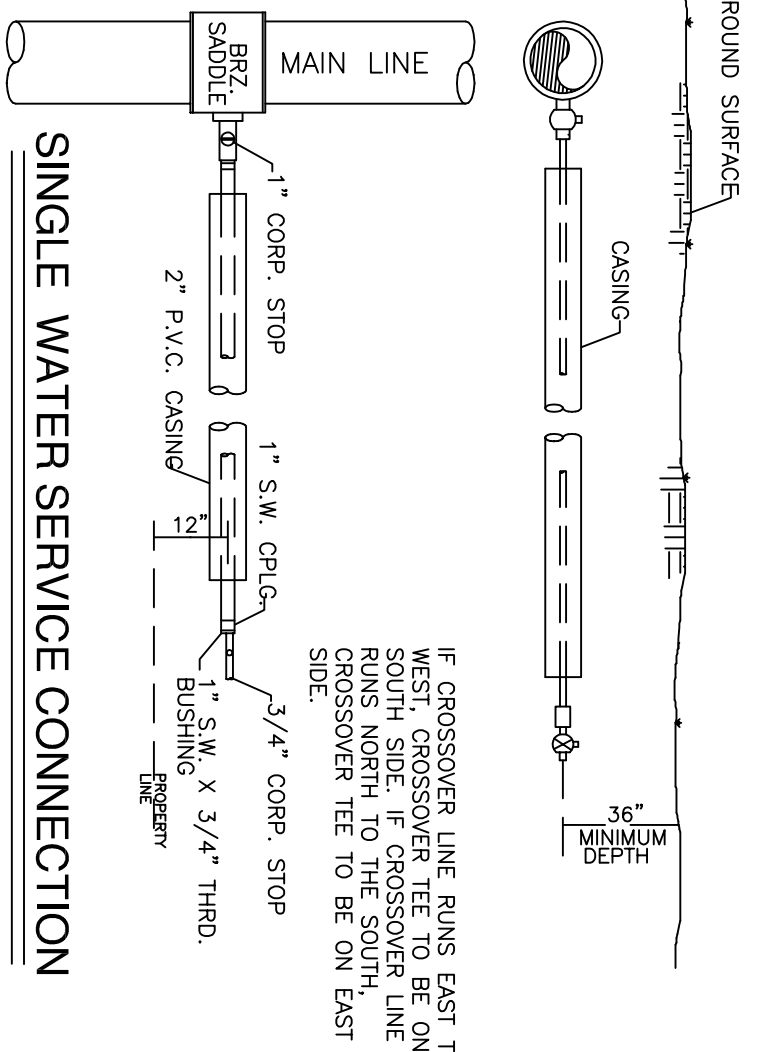


TYP. FIBERGLASS MANHOLE INSTALLATION
(NOT TO SCALE)

GENERAL NOTES:
BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SPORED PROPERLY. EXCAVATION SHOULD BE MADE AT THE OF INSTALLATION. MANHOLE TO BE INSTALLED BY INSERTING AND WET CONCRETE POSITIONS. IF A SLOANT BETWEEN PIPE AND MANHOLE IS NEEDED USE STRUFRER CHEMICAL SMOORADRY SILICONE SEALANT OR EQUAL.



TYPICAL VALVE & BOX INSTALLATION
(NOT TO SCALE)



HYDRANT BURYS

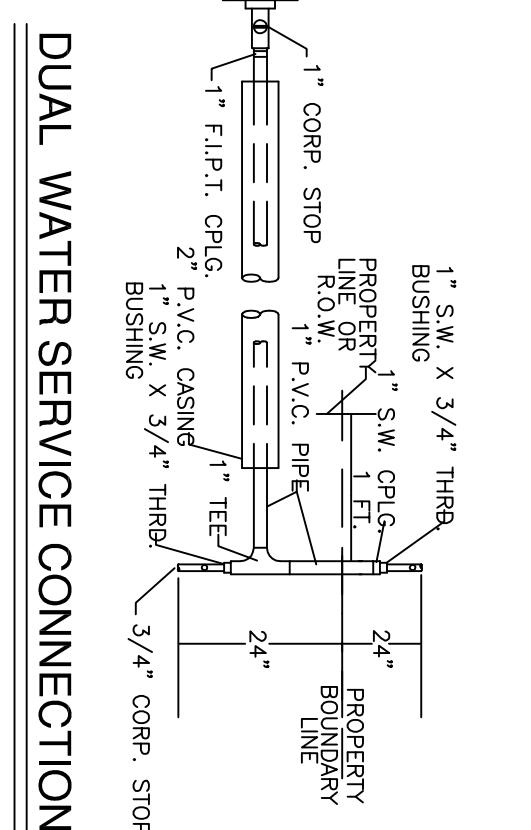
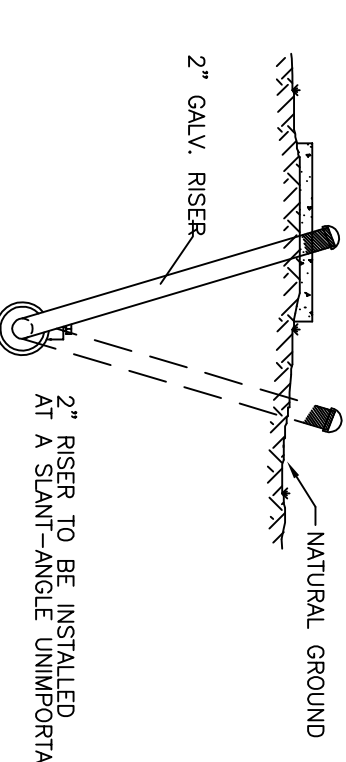
TEES & DEAD ENDS

THRUST BLOCKS DETAIL

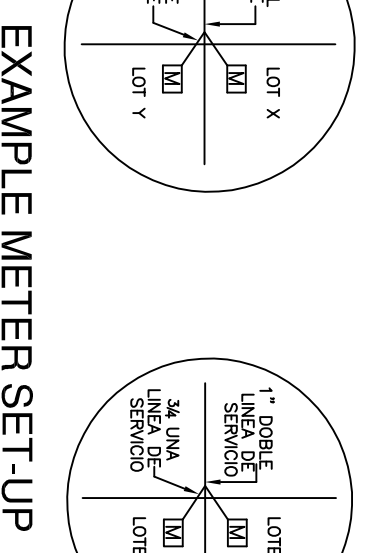
NOTE: ALL WATER LINES AND SERVICES MUST BE LOCATED ABOVE THE SEWER WATER LINES AND SEWER LINES SEPARATION DISTANCE AS REQUIRED BY TDCO.

- ▣ WATER METER BOX
- ▣ 6" WATER SUPPLY LINE
- ▣ 6" WATER SERVICE LINE
- ▣ CAJA DE MEDIDOR DE AGUA
- ▣ LINEAS DE SERVICIOS

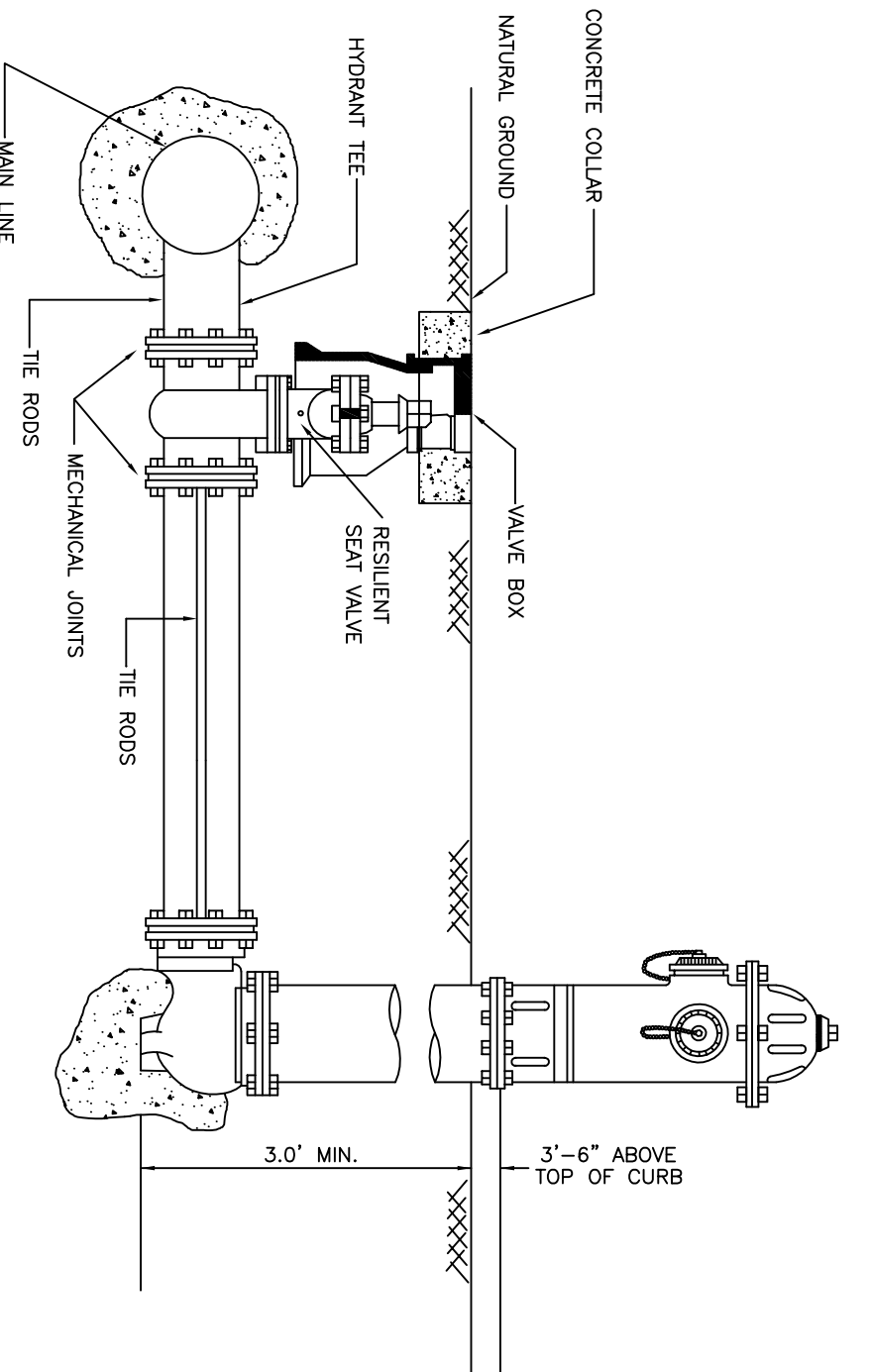
NEW STYLE FLUSH VALVE INSTALLATION
(NOT TO SCALE)



DUAL WATER SERVICE CONNECTION
(NOT TO SCALE)



EXAMPLE METER SET-UP



FIRE HYDRANT
(NOT TO SCALE)

7413 N. LA HOMA ROAD
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

TEL. (956) 584-0554
FAX (956) 584-0190

IZAGUIRRE ENGINEERING GROUP, LLC.

No.	SHEET	REVISION	DATE	APPROVED

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

EDUARDO'S SUBDIVISION No. 14

MAP OF TOPOGRAPHY AND DRAINAGE:

I. PROJECT LOCATION

This subdivision consists of 33 residential lots located 1/4 mile west of Trooper road at the dead end of Westside Lane, which is located 1/2 mile north of Mile 3 Road (FM 1924). Said subdivision, located within the city of Mission's 2-mile ETJ is a 10.23 acre tract out of lots 34-3 & 34-4, West Addition to Sharyland, Hidalgo County, Texas as per map thereof recorded in Volume 1, Pages 56, of the Hidalgo County Map Records.

II. FLOOD PLAIN

The subject tract is located within "Zone C", in accordance to the federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 480334 0400 C, Map revised November 16, 1982.

Flood Zone "X" indicates: a) area of the 500 year flood; areas of the 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and c) areas protected by levees from 100 year flood.

III. SOIL CONDITIONS

A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that the predominant soil of the subject site is classified as Hidalgo-25 (fine sandy loam) and Hidalgo-28 (sandy clay loam).

Hidalgo-25 typically consists of a surface layer of dark grayish brown fine sandy loam about 15 inches thick. The next soil layer down, from 15 to 30 inches, is brown fine sandy clay loam. The next soil layer from 30 to 39 inches, is pale brown sandy clay loam. The soil down thereafter to approximately 72 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has medium available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a moderate hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Survey of Hidalgo County, Texas.

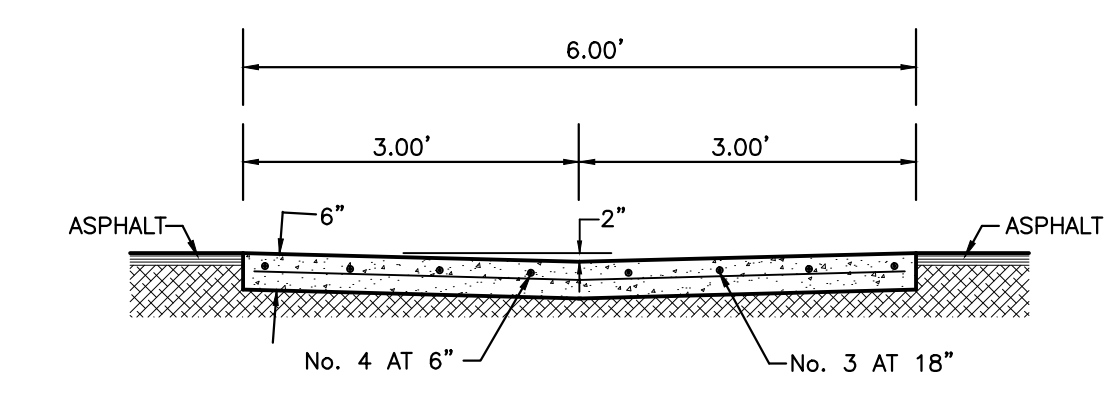
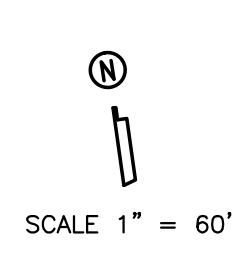
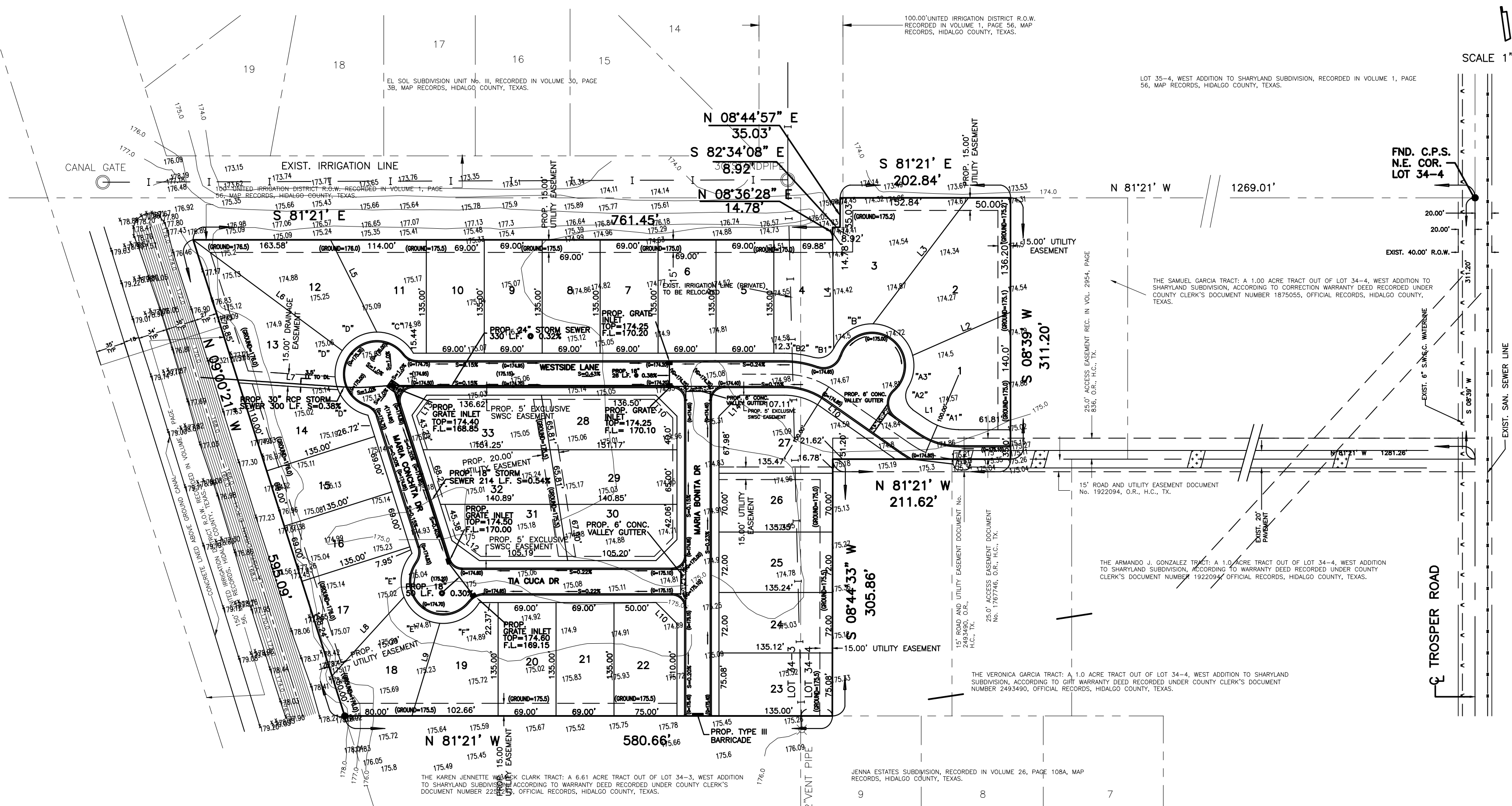
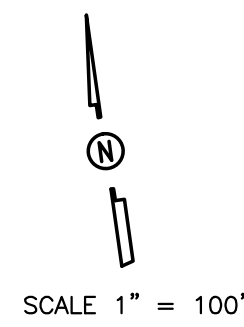
Hidalgo-28 typically consists of a surface layer of dark grayish brown sandy clay loam about 17 inches thick. The next soil layer down, from 17 to 28 inches, is brown sandy clay loam. The next soil layer down, from 28 to 36 inches, is pale brown sandy clay loam. The soil down thereafter to approximately 80 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has high available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a slight hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Survey of Hidalgo County, Texas.

IV. EXISTING CONDITIONS

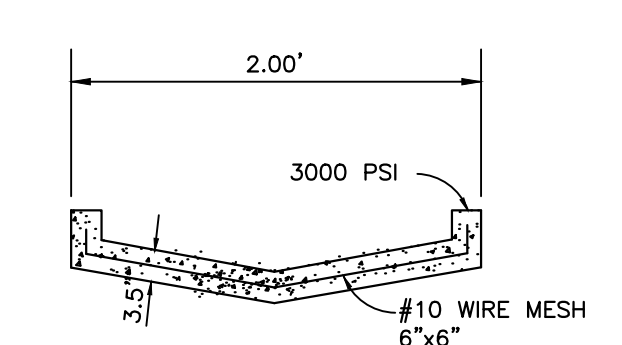
The subject tract is currently undeveloped moderate brush-land. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.35%). Existing runoff from the subject site is by form of sheet runoff flowing overland towards the east where it is intercepted by Trooper Road side ditch system. Said Trooper Roadside ditch system is serviced by the Hidalgo County Drainage District No. 1 drainage ditch network that will ultimately outfall onto the Arroyo Colorado. Additionally, located adjacent to and parallel to the west property boundary is an existing Hidalgo County Drainage District No. 1 ditch known as the Linda Vista Outfall. The Rational Method was utilized to determine the existing 25-year frequency event storm water runoff (Exist=9.06 cfs) for this site.

V. PROPOSED CONDITIONS

Utilizing the 10-year frequency storm event, after development of this subdivision storm water runoff will be 13.02 cfs and the total proposed detention volume, in accordance with the county of Hidalgo's drainage requirements, is 16,208 cubic feet (0.372). (Refer to attached Drainage Calculations). Detention of 32,130 cubic feet will be provided by the widening of Linda Vista Drain along the west side of the subdivision. The proposed development site surface storm water will be intercepted by proposed type CC-grate inlets installed at appropriate locations. Said inlets will drain into 18" - 24" storm sewer lines flowing west into said existing Linda Vista Drain. Required detention volume per Hidalgo County Drainage District No. 1 policies concerning increased storm water runoff will be added to said Linda Vista Outfall Drain Ditch.



CONC. VALLEY GUTTER
N.T.S.



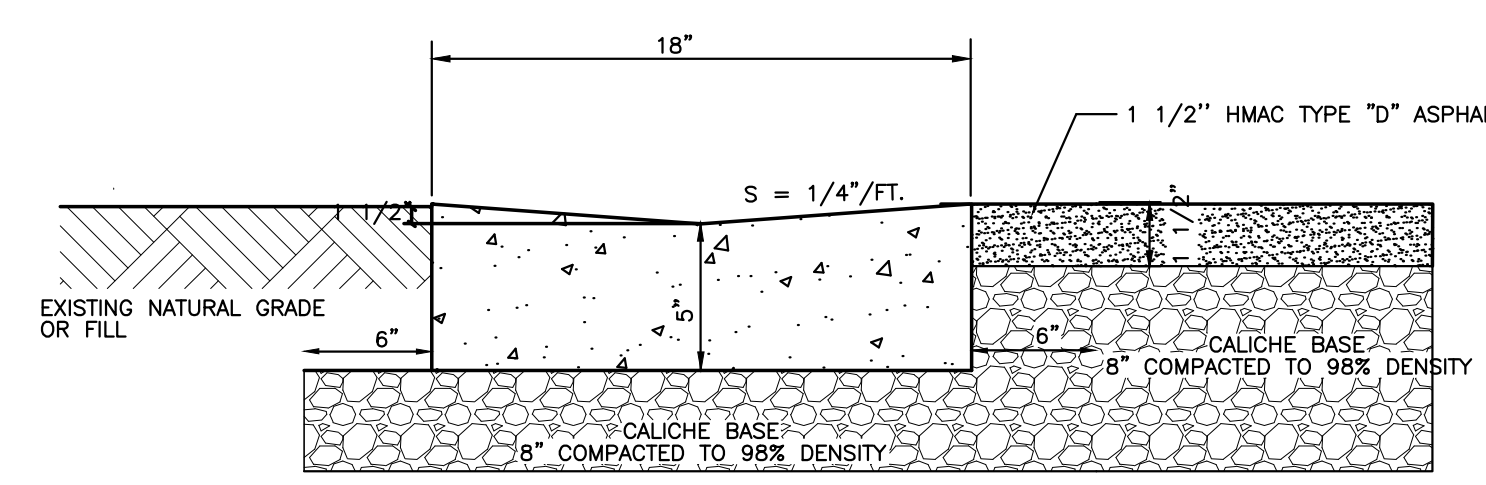
CONCRETE SPILLWAY
N.T.S.

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

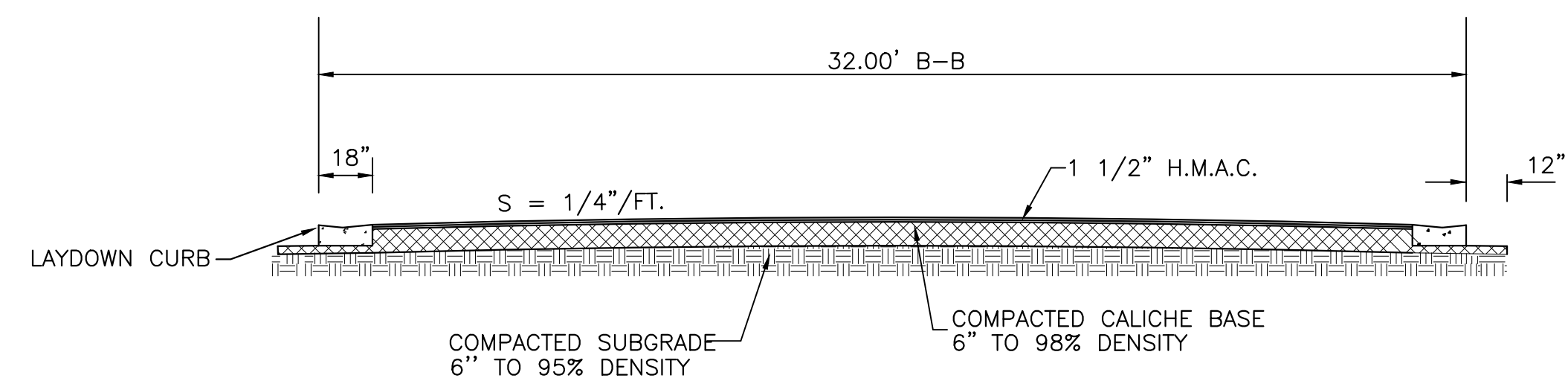


COST ESTIMATE

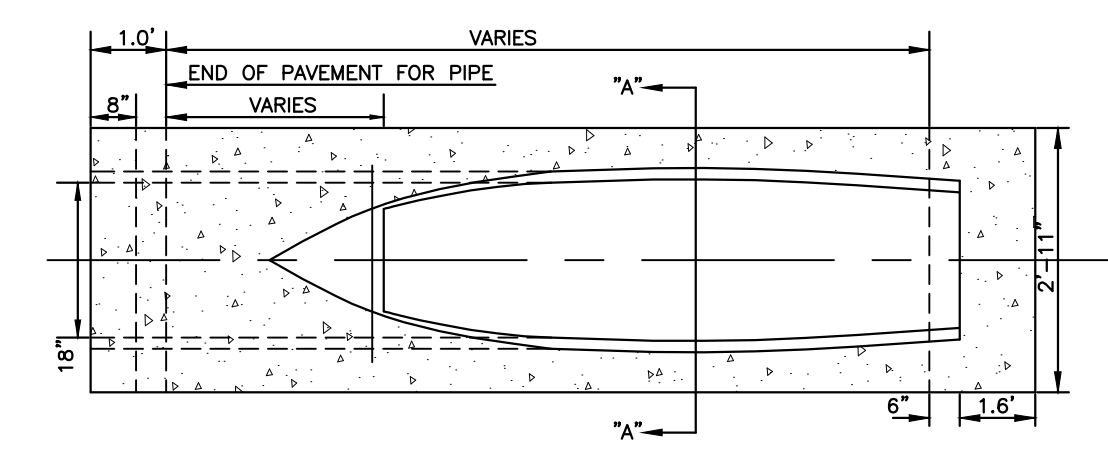
WATER DISTRIBUTION:	\$ 28,560.00
PAVING IMPROVEMENTS:	\$ 98,600.00
DRAINAGE IMPROVEMENTS:	\$ 24,300.00



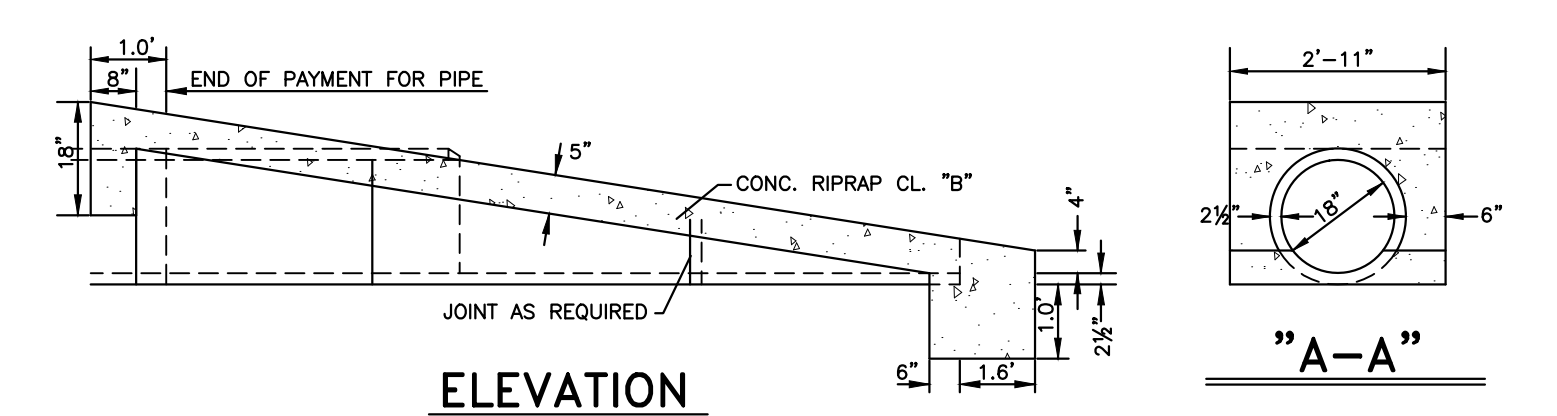
LAYDOWN CURB & GUTTER
N.T.S.



STREET SECTION

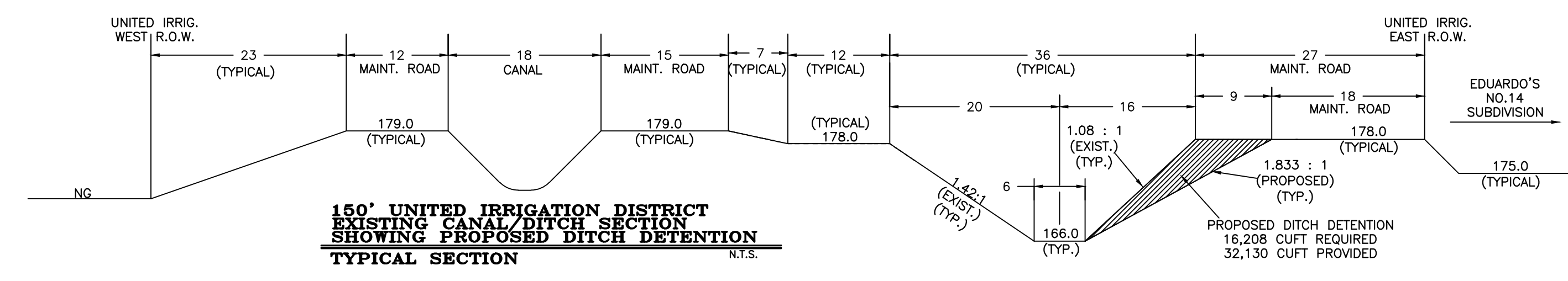


PLAN



ELEVATION

SAFETY END TREATMENT
NOT TO SCALE



150' UNITED IRRIGATION DISTRICT
 EXISTING CANAL/DITCH SECTION
 SHOWING PROPOSED DITCH DETENTION
 TYPICAL SECTION
 N.T.S.

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 78839	(956)381-6480	(956)381-0527

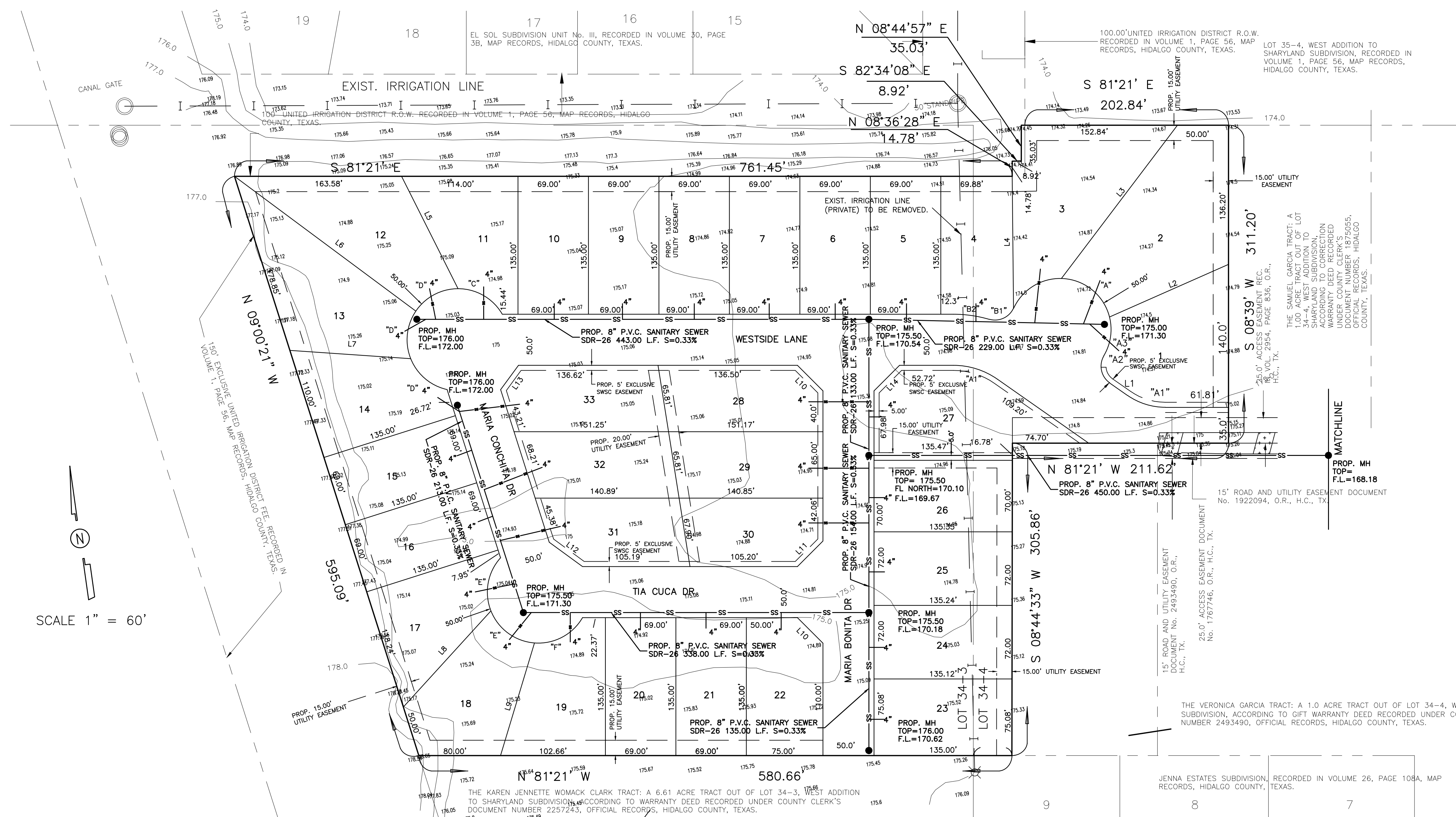
7413 N. LA HOMA
 MISSION TX, 78574
 CONSULTING ENGINEERS
 F-10214
 TEL. (956) 240-3246
 FAX. (956) 584-0554

FILENAME : K:\PROJECT\SUBDIVISIONS\EDUARDO'S No.12\PAVING SHEET			
SHEET NO. 4 OF 6 SHEETS			
DATE PREPARED: MAY 02, 2016	PREPARED BY: H.G.	CHECKED BY: D. L. I.	APPROVED BY: G.A.G.
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY: G.A.G.

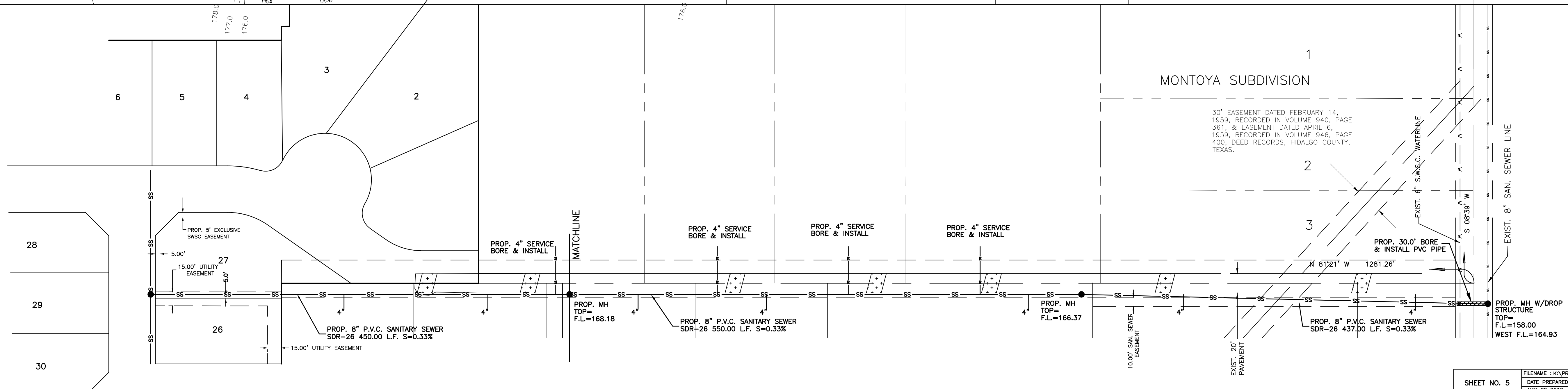
NO.	SHEET	REVISION	DATE	APPROVED

EDUARDOS SUBDIVISION No. 14

AN 10.25 ACRE TRACT OF LAND OUT OF LOTS 34-3 AND 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1112422, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1767746, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SCALE 1" = 60'



SCALE 1" = 60'

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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MAY 02 2018	M.S.	G.L.L.	G.A.C.
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

NO.	SHEET	REVISION	DATE	APPROVED

SHEET NO. 5
OF 6 SHEETS

FILENAME : K:\PROJECT\SUBDIVISIONS\EDUARDO'S No.14\BIPLAT SEWER