



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: 6-07-2016

PROPOSED EDUARDO'S NO. 13 SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: ANICETO IZAGUIRRE

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 71 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: EAST OF TROSPER ROAD APPROXIMATELY 1,000 FEET SOUTH OF MILE 4 NORTH ROAD.

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 10-29-15 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE PIPE SYSTEM DISCHARGING TO A REGIONAL DETENTION POND.

ROAD R.O.W. DEDICATION: 20 FEET ONTO TROSPER ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-17-16 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

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

SEWER SYSTEM: SANITARY SEWER BY: MISSION LINE SIZE: 8" LOCATION: S.H. 107.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 6" LOCATION: TROSPER ROAD

H.C.O.E.C. FINAL APPROVAL DATE: 5-17-16 : 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: 1-05-2016

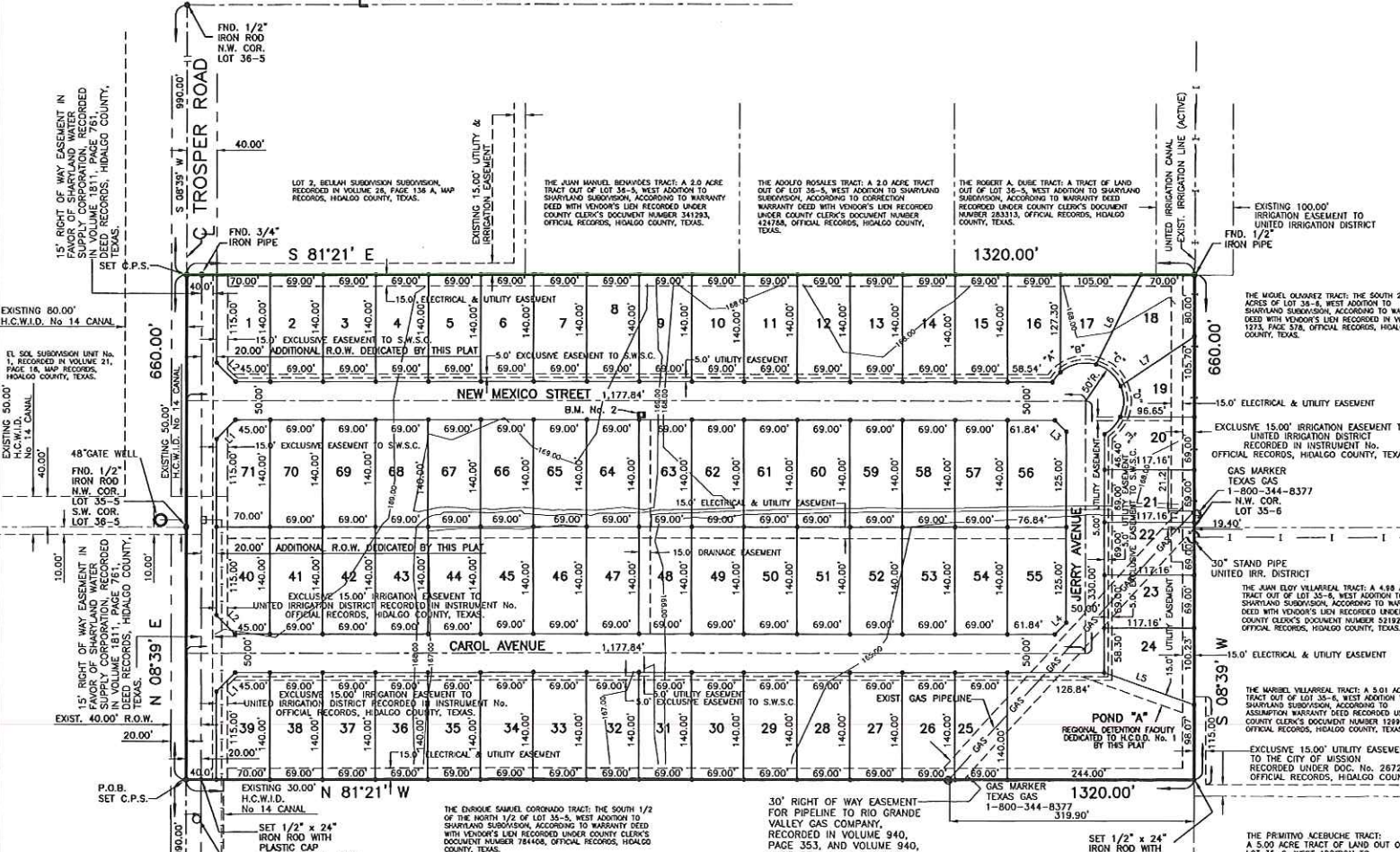
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of Mission.

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.*

1/4 MILE 4 NORTH ROAD



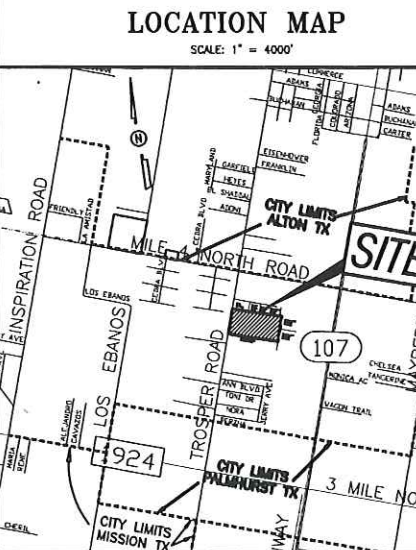
REVISION NOTES table with columns: No., Sheet, REVISION, Date, Approved.

LEGEND: M = MANHOLE, G = GATEWELL, S = GAS MARKER

CURVE DATA table with columns: CURVE, DELTA, RADIUS, LENGTH.

LINE TABLE table with columns: LINE, BEARING, LENGTH.

AREAS TABLE table with columns: LOT, AREA (S.F.).



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. EDUARDO'S SUBDIVISION No. 13 IS LOCATED IN SOUTHWEST HIDALGO COUNTY ON THE EAST SIDE OF TROSPER ROAD, APPROXIMATELY 990 FEET SOUTH OF MILE 4 NORTH ROAD...

- PLAT NOTES AND RESTRICTIONS: 1. FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINOR FLOODING... 2. MINIMUM BUILDING SETBACKS... 3. GENERAL NOTE FOR SINGLE FAMILY RESIDENTIAL... 4. MINIMUM FINISH FLOOR NOTE... 5. BENCHMARK NOTE... 6. DRAINAGE... 7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT... 8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER... 9. THIS SUBDIVISION HAS SANITARY SEWER SERVICE FROM THE CITY OF MISSION.

SUBDIVISION PLAT OF: EDUARDO'S SUBDIVISION No 13

A 20.00 ACRE TRACT OF LAND BEING THE NORTH 10.00 ACRES OF LOT 35-5 AND THE SOUTH 10.00 ACRES OF LOT 36-5, 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 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2659881, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS: A 20.00 ACRE TRACT OF LAND BEING THE NORTH 10.00 ACRES OF LOT 35-5 AND THE SOUTH 10.00 ACRES OF LOT 36-5, 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 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2659881, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS...

STATE OF TEXAS COUNTY OF HIDALGO. I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

APPROVED BY DRAINAGE DISTRICT: 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 THE TEXAS WATER CODE 49.211(C), G. J. 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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.

APPROVED BY CITY OF MISSION: UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No 13 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

PLANNING & ZONING COMMISSION CERTIFICATION: I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plat known as EDUARDO'S SUBDIVISION No. 13 conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the ___ day of ___, 20__.

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

I, ANICETO IZAGUIRRE MANAGER OF IZAGUIRRE REAL ESTATE HOLDINGS, LLC, AS OWNER OF THE 20.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No 13, HEREBY SUBDUCE 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 5232.032 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 PROMISED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ANICETO IZAGUIRRE MANAGER OF IZAGUIRRE REAL ESTATE HOLDINGS, LLC. P.O. BOX 3372 MISSION, TEXAS 78573 STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE MANAGER OF IZAGUIRRE REAL ESTATE HOLDINGS, LLC 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 10TH day of MAY, 2016.

LULIA A. QUINTANILLA Notary Public, State of Texas My Commission Expires July 23, 2018. LULIA A. QUINTANILLA - NOTARY PUBLIC

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 13 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ___/___/20__.

Hidalgo County Judge, Date. Attest: Hidalgo County Clerk, Date.

APPROVED BY DRAINAGE DISTRICT: 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 THE TEXAS WATER CODE 49.211(C), G. J. 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

RUIL SESIN, P.E., C.F.M. GENERAL MANAGER. DATE: 5-10-16

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 13 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION, Date. ATTEST: CITY SECRETARY, Date.

PLANNING & ZONING COMMISSION CERTIFICATION. I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plat known as EDUARDO'S SUBDIVISION No. 13 conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the ___ day of ___, 20__.

CHAIRPERSON-PLANNING & ZONING COMMISSION

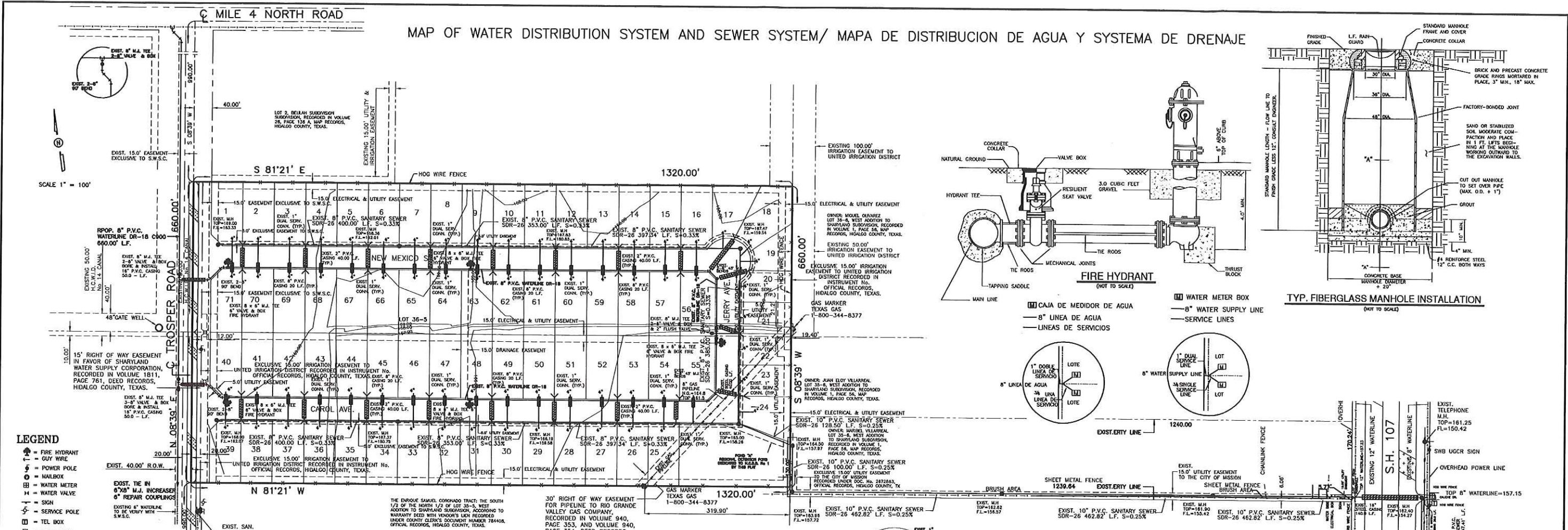
UNITED IRRIGATION DISTRICT CERTIFICATION. THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE ___ DAY OF ___, 20__.

INDEX TO SHEETS. SHEET 1: HEADING INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL CERTIFICATE; MAYOR'S CERTIFICATE; ADMINISTRATOR'S CERTIFICATE; COUNTY JUDGE SIGNATURE, PLANNING & ZONING CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, UNITED IRRIGATION DISTRICT CERTIFICATION, REVISION NOTES.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS. 124 E. STUBBS ST. EDINBURG, TEXAS 78539. ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00. OFFICE@QHAENGINEERING.COM

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK. SHEET 1 OF 3 SHEETS. F:\DATA\SUBDIVISION\MISSION\EDUARDO'S SUBDIVISION No 13\PLAT. DATE PREPARED: 5-10-16. PREPARED BY: ALIS GARIBAY. CHECKED BY: ALIS GARIBAY. APPROVED BY: ALIS GARIBAY.

MAP OF WATER DISTRIBUTION SYSTEM AND SEWER SYSTEM/ MAPA DE DISTRIBUCION DE AGUA Y SISTEMA DE DRENAJE



- LEGEND**
- ☼ FIRE HYDRANT
 - CITY WIRE
 - ⊕ POWER POLE
 - ⊙ MAILBOX
 - ⊕ WATER METER
 - WATER VALVE
 - SIGN
 - SERVICE POLE
 - ⊕ TEL BOX
 - ⊕ ELECT BOX
 - ⊕ GAS METER
 - ⊕ GAS MARKER
 - ⊕ GAS VALVE
 - TRANSMISSION POLE
 - ⊕ TRAFFIC CONTROL BOX
 - ⊕ GAS SERVICE

EDUARDO'S SUBDIVISION No 13

A 20.00 ACRE TRACT OF LAND BEING THE NORTH 10.00 ACRES OF LOT 35-5 AND THE SOUTH 10.00 ACRES OF LOT 36-5, 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 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2633724, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No 13: WATER SUPPLY: Description and Costs.

EDUARDO'S SUBDIVISION No 13 IS BEING PROVIDED WITH POTABLE WATER BY THE SHARYLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER AND THE SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION HAS AN EXISTING 6" DIAMETER WATERLINE THAT HAS BEEN REPLACED 600 FEET WITH AN 8" WATER LINE RUNNING ALONG THE WEST SIDE OF TROSPER ROAD.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No 13 CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXIST. 8" DIAMETER WATERLINE REPLACED LOCATED ON TROSPER ROAD. FROM THE 8" DIAMETER WATERLINE THERE ARE THIRTY (30) 2" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES AND ALSO ONE (1) 3/4" SINGLE SERVICE LINE THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 97,298.36 OR \$ 1,370.40 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID TO SHARYLAND WATER SUPPLY CORPORATION THE SUM OF \$ 141,500.00 OR \$ 1,994.08 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO SHARYLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER HAS SIGNED THE (3) FIRE HYDRANTS AT A UNIT COST OF \$ 2,807.98 FOR A TOTAL COST OF \$ 13,039.90. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY SHARYLAND WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

EDUARDO'S SUBDIVISION No 13 IS TREATED BY WASTEWATER SERVICE FROM 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 PROMISED TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF MISSION HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING NORTH ALONG THE EAST SIDE OF STATE HIGHWAY 107.

THE WASTEWATER SYSTEM FOR EDUARDO'S SUBDIVISION No 13 CONSISTS OF AN EXIST. 8" AND 10" DIAMETER SEWER LINES. THE 10" DIAMETER SEWER LINE RUNS NORTH A DISTANCE OF 802.34 FEET ALONG THE EAST SIDE OF S.H. 107 (NORTH CONWAY AVE). THENCE WEST A DISTANCE OF 1381.82 FEET ALONG THE SOUTH LINE OF MARBEL VILLAREAL TRACT, THENCE NORTH A DISTANCE OF 1067.3 FEET ALONG THE WEST LINE OF MARBEL VILLAREAL TRACT, THENCE WEST A DISTANCE OF 119.87 FEET ENDING THE 10" DIAMETER SEWER LINE THEN THE 8" DIAMETER SEWER LINE RUNS NORTH A DISTANCE OF 355 FEET AND WEST A DISTANCE OF 1150.37 FEET ALONG STREET RIGHT OF WAY.

THE 8" AND THE 10" LINE, 4" SERVICE LINES AND FOURTEEN (14) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 152,000.00 OR \$ 2,140.85 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF MISSION THE SUM OF \$ 75,863.50 WHICH COVERS THE \$ 1,068.50 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 WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF MISSION AND SAID SANITARY SEWER SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED AT A COST OF \$ 97,298.36 OR \$ 1,370.40. ADDITIONALLY, WATER TAP FEES WERE PAID TO THE CITY OF MISSION AT \$ 1,494.08 PER LOT OR \$ 141,500.00 TOTAL.

SEWAGE FACILITIES - THESE FACILITIES WERE FULLY CONSTRUCTED AT A COST OF \$ 152,000.00 OR \$ 2,140.85 PER LOT. ADDITIONALLY SANITARY SEWER TAP FEES WERE PAID TO THE CITY OF MISSION AT \$ 1,068.50 PER LOT OR \$ 75,863.50 TOTAL.

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No 13: WATER SUPPLY: Description and Costs.

EDUARDO'S SUBDIVISION No 13 SERA PROVEISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA S.W.S.C. SE UNEN COMPROMETIDOS A PROVEER AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA S.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. S.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 6" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE TROSPER ROAD.

SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) CONTIENE UNA LINEA DE 8" DE DIAMETRO QUE FUE REEMPLAZADA POR UNA LINEA DE 8" DE DIAMETRO UNA DISTANCIA DE 600 PIES DE LINEA DE AGUA EN EL LADO OESTE DE LA CALLE TROSPER ROAD.

EL SISTEMA DE AGUA PARA EDUARDO'S SUBDIVISION No 13 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA REEMPLAZADA DE 8" DE DIAMETRO QUE PASA POR LA CALLE TROSPER ROAD. DE LA LINEA DE AGUA DE 8" DE DIAMETRO TREINTA Y CINCO (35) DOBLE-CONDUCTOS DE AGUA DE 1" PULGADA QUE CORREN ASIA UN PAR DE LOTES ANTES DE SEPARARSE EN DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. HA UNO(1) CONDUCTO INDIVIDUAL DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LA LINEA DE AGUA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, Y LAS CASAS DE LOS MEDIDORES DE AGUA HAN SIDO INSTALADAS A UN COSTO TOTAL DE US\$ 97,298.36 O US\$ 1,370.40 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A S.W.S.C. LA CANTIDAD DE US\$ 141,500.00 O US\$ 1,994.08 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE. EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBERSHIPS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA S.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN PAGO PARA CINCO (5) BOCAS DE RESERVOIR (FIRE HYDRANT) A UN COSTO DE US\$ 2,807.98 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 13,039.90. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

SEWAGE FACILITIES: Description and Costs.

EDUARDO'S SUBDIVISION No 13 SERA TRATADA POR EL SERVICIO DE DRENAJE DE LA CIUDAD DE MISSION. EL SUBDIVIDER Y LA CIUDAD DE MISSION HAN ENTRADO EN UN CONTRATO EN EL CUAL LA CIUDAD DE MISSION HA PROMETIDO PROPORCIONAR SUFFICIENTE SERVICIO DE DRENAJE POR LO MENOS 30 AÑOS Y LA CIUDAD DE MISSION HA PRESENTADO LA SUFFICIENTE DOCUMENTACION PARA ESTABLECER TIEMPO LARGO DE CANTIDAD Y CALIDAD DEL SERVICIO DISPONIBLE DE LINEAS DE DRENAJE PARA SUPLENIR LA CONSTRUCCION DE LA EXISTENTE SUBDIVISION.

LA CIUDAD DE MISSION CONTIENE CON UNA LINEA EXISTENTE DE DRENAJE DE 8" DIAMETRO QUE CORRE ASIA EL NORTE AL COSTADO ESTE DE LA CALLE STATE HWY 107. (NORTH CONWAY AVE.).

EL SISTEMA DE DRENAJE PARA EDUARDO'S SUBDIVISION No 13 CONSISTE CON UNA LINEA EXISTENTE DE DRENAJE DE 8" Y 10" DIAMETRO LA LINEA DE DRENAJE DE 10" DIAMETRO SE CONECTA A UNA EXISTENTE ALcantarilla DE DRENAJE LOCALIZADA EN EL LADO ESTE DE LA CALLE S.H. 107 (NORTH CONWAY AVE.). LA EXISTENTE LINEA DE DRENAJE DE 10" DIAMETRO CORRE ASIA EL NORTE A UNA DISTANCIA DE 802.34 PIES AL COSTADO ESTE DE LA CALLE S.H. 107 (NORTH CONWAY AVE.) BOLTANDO AL OESTE A UNA DISTANCIA DE 1381.82 PIES AL COSTADO DEL LADO SUR DEL TERRENO DE MARBEL VILLAREAL, LOTE 35-5, WEST ADDITION TO SHARYLAND SUBDIVISION, BOLTANDO AL NORTE A UNA DISTANCIA DE 1067.3 PIES AL COSTADO DE LA LINEA OESTE DEL TERRENO DE MARBEL VILLAREAL, BOLTANDO NOROESTE A UNA DISTANCIA DE 119.87 PIES TERMINANDO LA LINEA DE DRENAJE DE 10" DIAMETRO, LUEGO UN LINEA DE DRENAJE DE 8" DIAMETRO CORRE ASIA EL NORTE A UNA DISTANCIA DE 355 PIES Y ASIA EL OESTE A UNA DISTANCIA DE 1150.37 PIES AL COSTADO DEL DERECHO DE CAMINO DE LA EXISTENTE CALLE.

LA LINEA DE DRENAJE DE 8" Y LA LINEA DE DRENAJE DE 10" Y LA LINEA DE DRENAJE DE 4" Y LOS CATORCE (14) ALcantarillas HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ 152,000.00 O \$ 2,140.85 POR LOTE. EN ADICION, EL SUBDIVIDER HA PAGADO A LA CIUDAD DE MISSION UN CANTIDAD DE \$ 75,863.50 LO CUAL CUBRE \$ 1,068.50 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE DRENAJE LO CUAL LA CANTIDAD REPRESENTA UNA SUMA TOTAL DE COSTOS DE SERVICIO Y MEMBERSHIP E OTROS COSTOS ASOCIADOS CON LA CONEXION DE CADA LOTE EN LA SUBDIVISION EN LA CIUDAD DE MISSION.

LA DISTRIBUCION DE DRENAJE EN LA SUBDIVISION HA SIDO ACEPTADA Y APROBADA POR LA CIUDAD DE MISSION Y DICHA SISTEMA DE DRENAJE ESTARA FUNCIONANDO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO CON LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ 97,298.36 O US\$ 1,370.40 POR LOTE. ADICIONALMENTE LAS CONEXIONES DE DRENAJE FUERON PAGADAS. A LA CIUDAD DE MISSION A UN COSTO \$ 1,494.08 POR LOTE O \$ 141,500.00 TOTAL.

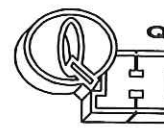
DRENAJE: EL SISTEMA DE DRENAJE FUE CONSTRUIDO, CON UN COSTO TOTAL ES DE US\$ 152,000.00 O US\$ 2,140.85 POR LOTE. ADICIONALMENTE LAS CONEXIONES DE DRENAJE FUERON PAGADAS. A LA CIUDAD DE MISSION A UN COSTO \$ 75,863.50 POR LOTE O \$ 75,863.50 TOTAL.



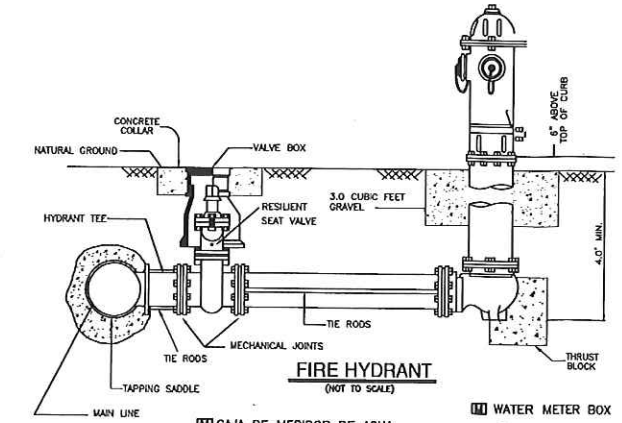
Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
5-10-16
DATE



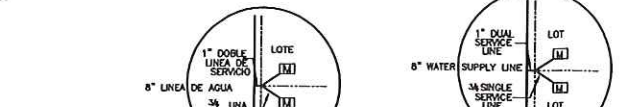
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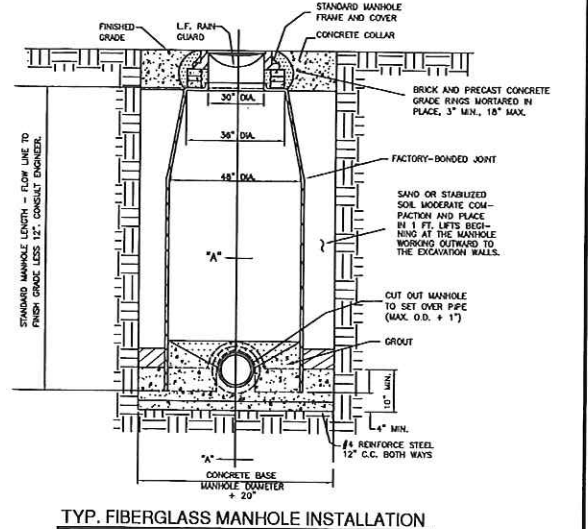
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
MISSION, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1315 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00



CAJA DE MEDIDOR DE AGUA
8" LINEA DE AGUA
LINEAS DE SERVICIOS



WATER METER BOX
8" WATER SUPPLY LINE
SERVICE LINES



TYP. FIBERGLASS MANHOLE INSTALLATION (NOT TO SCALE)

No.	Sheet	REVISION	Date	Approved

SUBDIVIDER CERTIFICATION:

1. - 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 THE SELLER AS REQUIRED BY SECTION 7.25.12 OF THE COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. - I, (WE), ANICETO IZAGUIRRE MANAGER OF IZAGUIRRE REAL ESTATE HOLDINGS, LLC SUBDIVIDER (S) OF EDUARDO'S SUBDIVISION No 13 HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT; THAT AN ADEQUATE DRAINING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY SECTION 7.4.1.4. (a) OF THE COUNTY REGULATIONS.

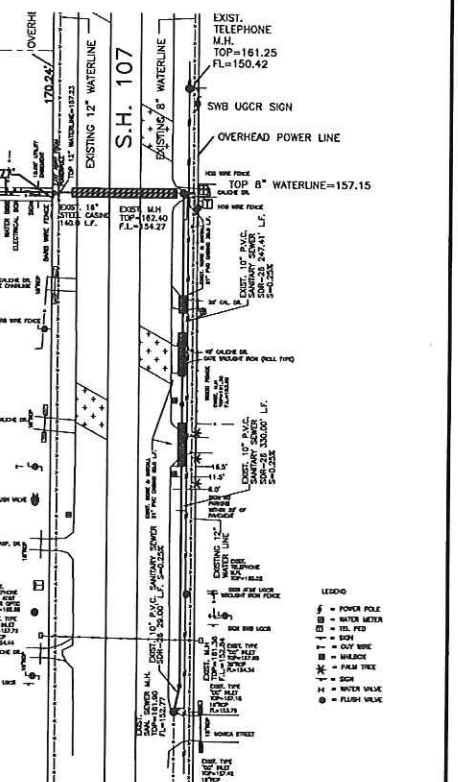
Aniceto Izaguirre
ANICETO IZAGUIRRE MANAGER OF IZAGUIRRE REAL ESTATE HOLDINGS, LLC
P.O. BOX 3372
MISSION, TEXAS 78573
5-10-16
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared ANICETO IZAGUIRRE MANAGER OF IZAGUIRRE REAL ESTATE HOLDINGS, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this 10th day of MAY, 2016.

Lisa A. Quintanilla
LISA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires July 23, 2018



COST ESTIMATE

PAVING IMPROVEMENTS:	\$ 150,000.00
DRAINAGE IMPROVEMENTS:	\$ 44,500.00
WATER DISTRIBUTION:	\$ 97,298.36
SANITARY SEWER:	\$ 152,000.00

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

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

DATE PREPARED	DATE CHECKED	DATE APPROVED

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

EDUARDO'S SUBDIVISION No 13

A 20.00 ACRE TRACT OF LAND BEING THE NORTH 10.00 ACRES OF LOT 35-5 AND THE SOUTH 10.00 ACRES OF LOT 36-5, 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 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2633724, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

DRAINAGE REPORT FOR: EDUARDO'S SUBDIVISION No 13 BY ALFONSO QUINTANILLA, P.E.

Eduardo's Subdivision No. 13 is a 20.00 acre tract of land being the north 10.00 acres of Lot 35-5 and the south 10.00 acres of Lot 36-5 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 warranty deed recorded under County Clerk's Document Number 2633724, official records, Hidalgo County, Texas. This subdivision is located within the extrajurisdiction of the City of Mission on the east side of Trospier Road and approximately 990' south of Mile 4 North Road. The EXIST. subdivision will consist of 72 residential lots. The site is currently open land.

The tract is Zone "C" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0400 C, dated on November 16, 1982.

This soil is fine sandy loam, sandy clay loam and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of NP-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site runoff flows overland in an easterly direction. The existing runoff for is Q=7.89 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=36.72 cubic feet per second based on a 50-year storm for an increase of for an increase of Q=28.83 cubic feet per second. Detention will be 111,734.00 cubic feet (2,565 ac-ft) in accordance with the County's drainage requirements. Excess runoff and runoff created by this new development will be collected by a storm sewer system consisting of type "A" curb inlets and 24" drain pipes. This new system will connect to an EXIST. Regional Detention Pond being dedicated as Pond "A" to the Hidalgo County Drainage District No.1 and to be located at the southeast corner of the subdivision. The pond will be sized to hold the detention based on a 50 year storm event. The detention pond will be constructed in accordance with the requirements of the Hidalgo County Drainage District No.1.

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT LIES INTO LAGUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITH THE RIGHT-OF-WAY OF THE STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS OF THE RUNOFF.

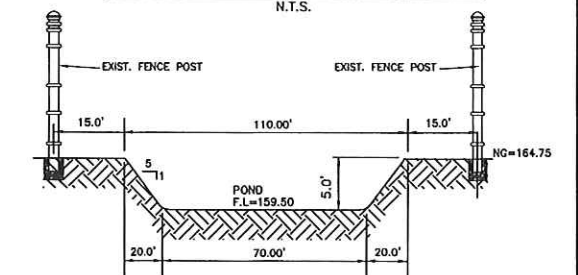
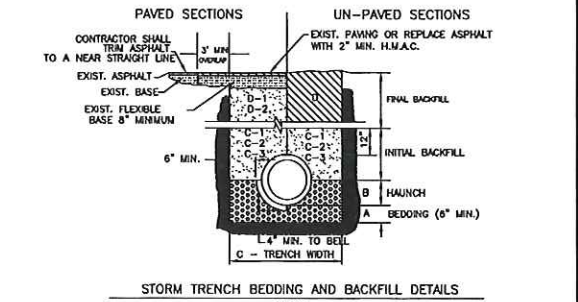
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480338 0400 C, DATED ON NOVEMBER 16, 1982



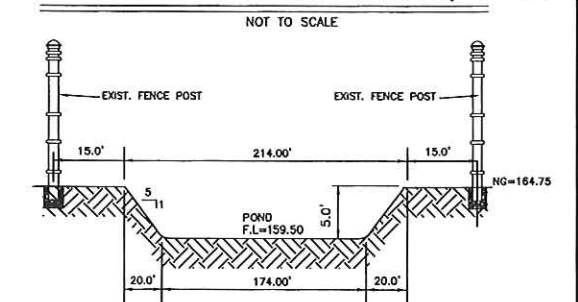
Alfonso Quintanilla, P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 5-10-16

- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 = 12".
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (ASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (ASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- D. FINAL BACKFILL - COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MONSTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 90% STANDARD PROCTOR DENSITY (USE RELATIVE 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.

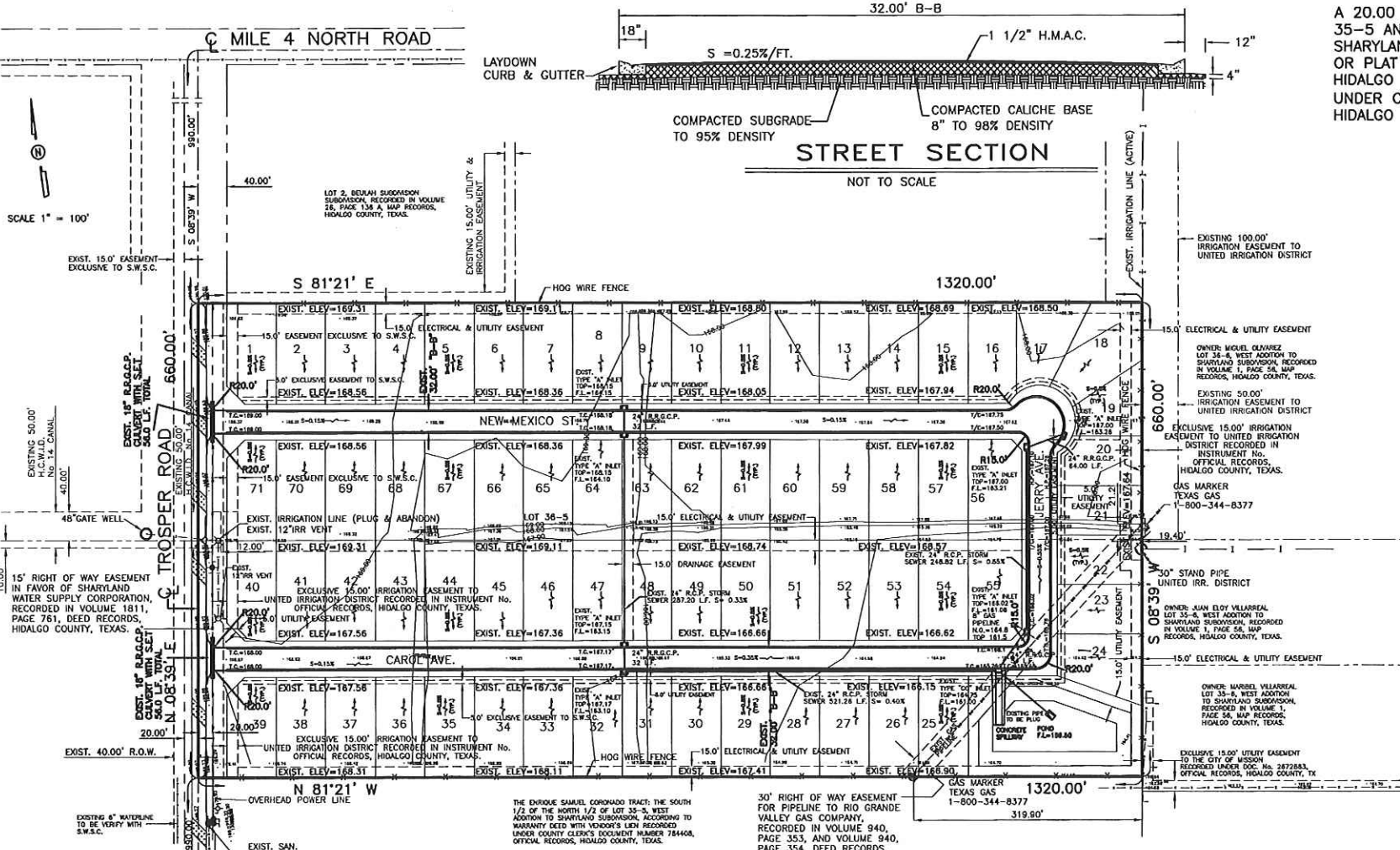
NOTE: MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



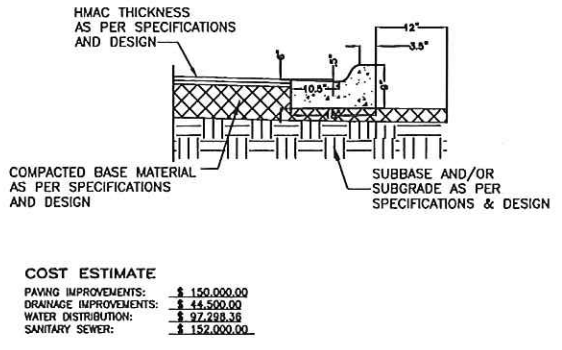
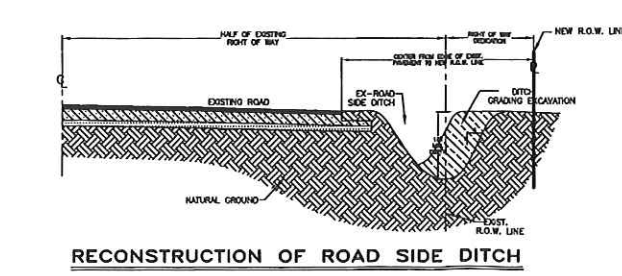
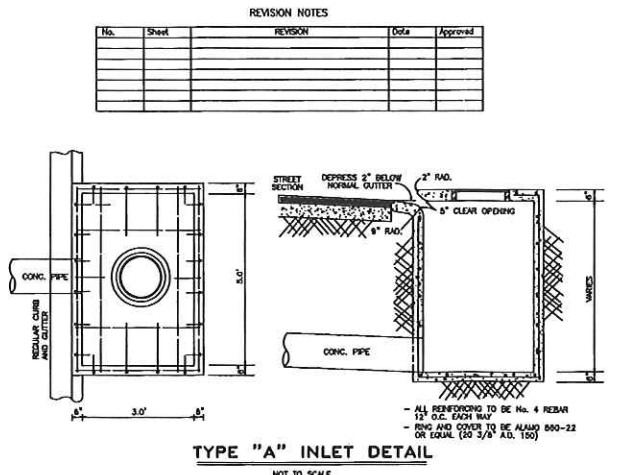
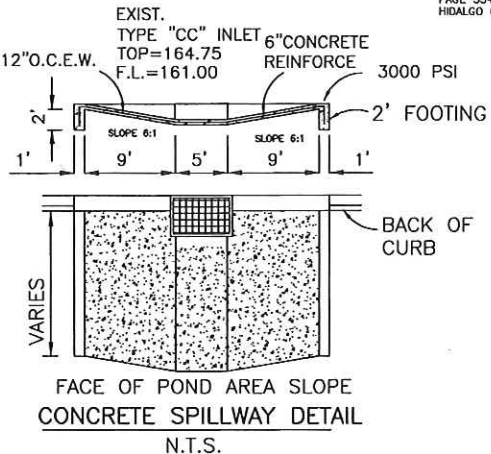
DETENTION AREA DETAIL NORTH/SOUTH



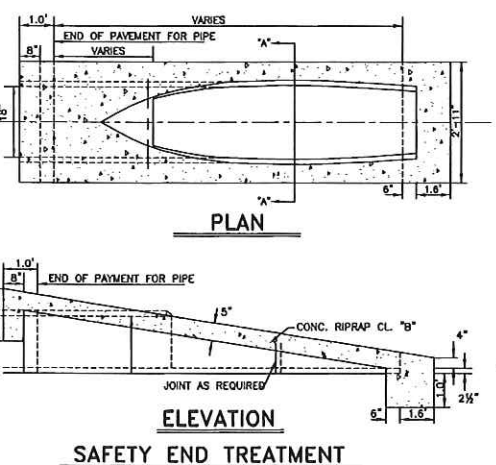
DETENTION AREA DETAIL EAST/WEST



- LEGEND**
- ⊕ = FIRE HYDRANT
 - ⊙ = GUY WIRE
 - ⊖ = POWER POLE
 - ⊞ = MAILBOX
 - ⊞ = WATER METER
 - ⊞ = WATER VALVE
 - ⊞ = SIGN
 - ⊞ = SERVICE POLE
 - ⊞ = TEL. BOX
 - ⊞ = ELECT. BOX
 - ⊞ = GAS METER
 - ⊞ = GAS MARKER
 - ⊞ = GAS VALVE
 - ⊞ = TRANSMISSION POLE
 - ⊞ = TRAFFIC CONTROL BOX
 - ⊞ = GAS SERVICE



- 1.- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- 2.- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
- 3.- BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
- 4.- CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
- 5.- REINFORCING STEEL AS SHOWN.
- 6.- MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
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MISSION, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1315 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

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
BY: _____ DEPUTY

SHEET NO. 3 OF 3	FILED	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
		11-25-15	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA
		DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY