



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: 11-22-2016

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

ENGINEER: IZAGUIRE ENGINEERING GROUP, LLC. DEVELOPER: DIANA LAURA IZAGUIRE

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: "C" AS PER FEMA.

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 11-09-2016 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL 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: 6" LOCATION: TROSPER ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 10-25-2016: 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 25, 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.

METES AND BOUNDS

A 10.24 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 WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2673000, 2682396 AND 2682397, 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.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT 34-4 FOR THE NORTHWEST CORNER OF THE SAMUEL GARCIA TRACT (A 1.0 ACRE TRACT OUT OF LOT 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1875055, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°21' W, 1.069.69 FEET FROM THE NORTHEAST CORNER OF LOT 34-4.

THENCE: S 08°39' W, ALONG THE WEST LINE OF THE SAMUEL GARCIA TRACT, PASSING AT 286.20 FEET THE NORTH RIGHT OF WAY LINE OF WESTSIDE LANE.

A TOTAL DISTANCE OF 311.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED 4856 SET ON THE NORTH LINE OF THE ARMANDO J. GONZALEZ TRACT (A 1.0 ACRE TRACT OUT OF LOT 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1922094, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81°21' W, ALONG THE NORTH LINE OF ARMANDO J. GONZALEZ TRACT, THE NORTH LINE OF THE VERONICA GARCIA TRACT (A 1.0 ACRE TRACT OUT OF LOT 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2493490, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND WITHIN THE RIGHT OF WAY OF WESTSIDE LANE, A DISTANCE OF 211.62 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE VERONICA GARCIA TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°44'33" W, ALONG THE WEST LINE OF THE VERONICA GARCIA TRACT, A DISTANCE OF 305.86 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF JENNA ESTATES (RECORDED IN VOLUME 26, PAGE 108A, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°21' W, ALONG THE NORTH LINE OF JENNA ESTATES AND THE NORTH LINE OF THE DIANA IZAGUIRRE TRACT (A 6.64 ACRE TRACT OUT OF LOT 34-3, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2736572, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 580.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF A 150.00 FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY FOR THE NORTHWEST CORNER OF THE DIANA IZAGUIRRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°00'21" W, ALONG THE EAST LINE OF SAID 150.00 FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY, A DISTANCE OF 580.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF A 100.00 FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°21' E, ALONG THE SOUTH LINE OF SAID 100.00 FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY, A DISTANCE OF 761.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36'28" E, A DISTANCE OF 14.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 82°34'08" E, A DISTANCE OF 8.92 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°44'57" E, A DISTANCE OF 35.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT 34-4 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°21' E, ALONG THE NORTH LINE OF LOT 34-4, A DISTANCE OF 202.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.24 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH JENNA ESTATES SUBDIVISION, RECORDED IN VOLUME 26, PAGE 108A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

I, DIANA LAURA IZAGUIRRE, OWNER OF THE 10.24 ACRES 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 herein 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.

DAISY BONILLA MY COMMISSION EXPIRES August 02, 2017 NOTARY PUBLIC - STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY UNITED DISTRICT ON THIS 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

Hidalgo County Judge date

ATTEST: Hidalgo County Clerk date

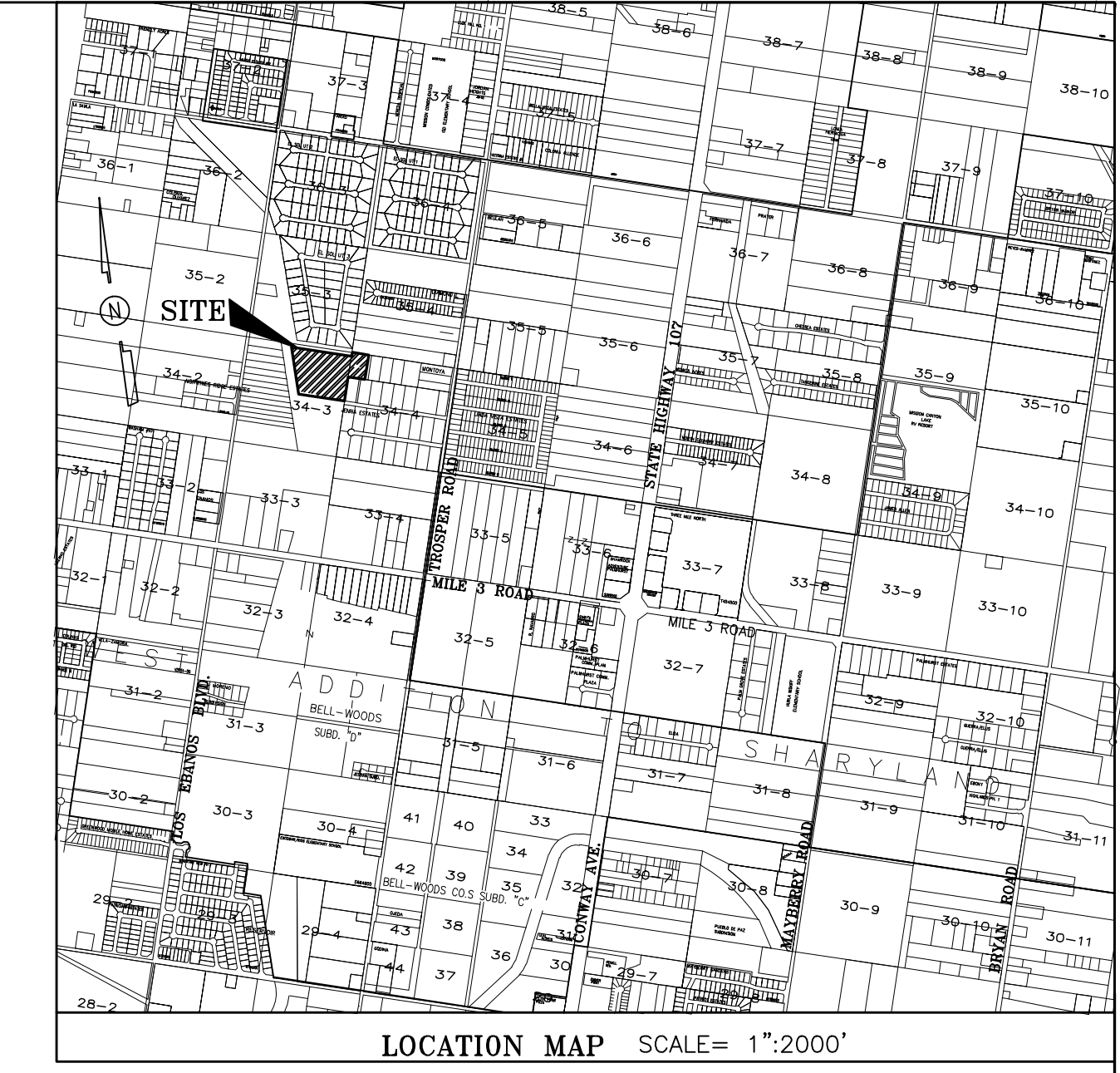
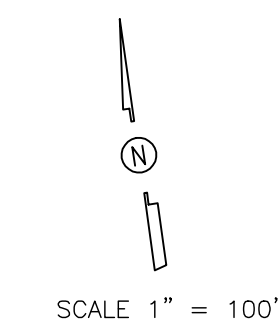
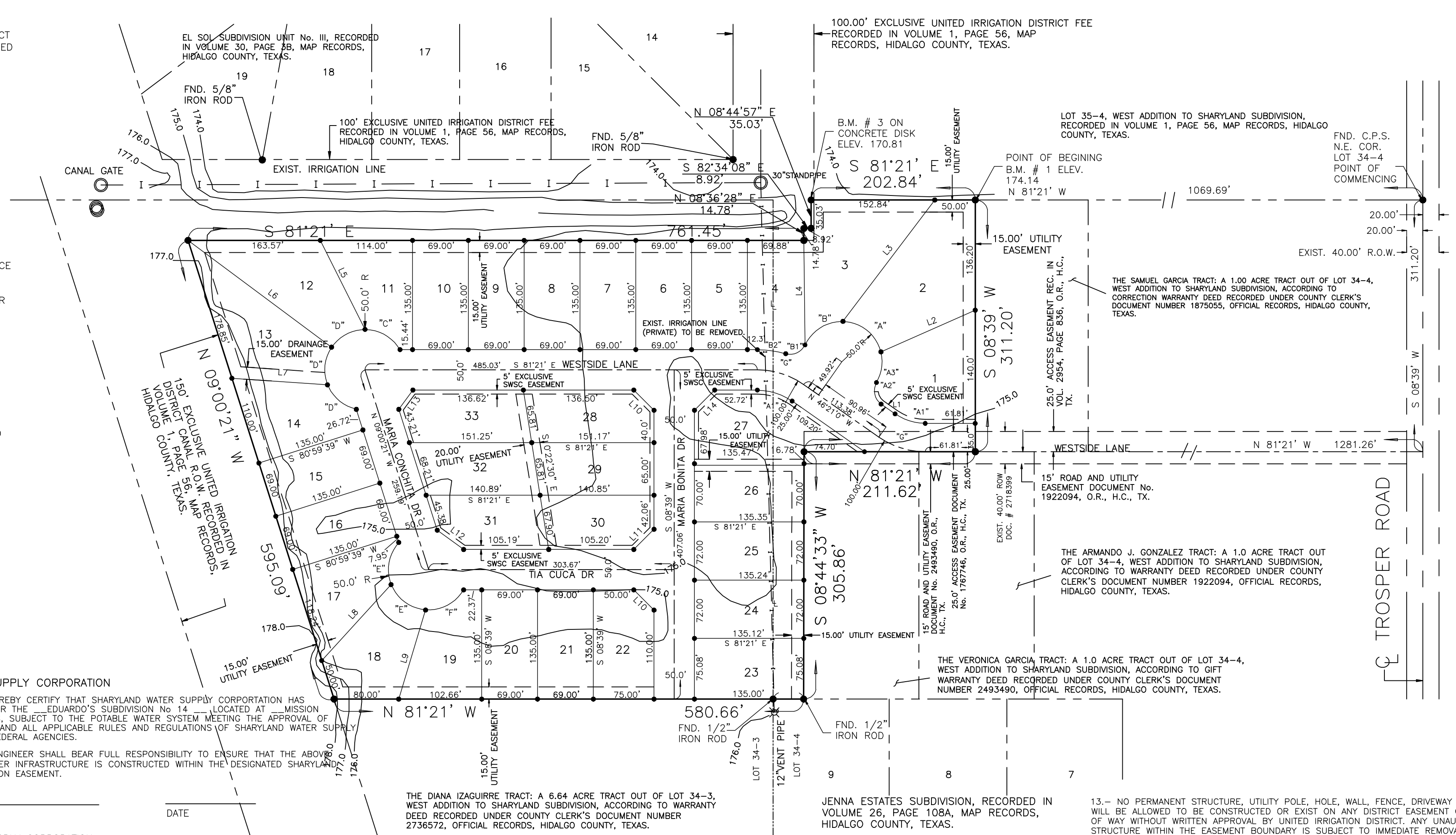
ON: AT AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No. 14

A 10.24 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 WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2673000, 2682396 AND 2682397, 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.

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 CHAIRMAN

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

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, WHICHEVER IS GREATER.
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', DISTRICT CORNER 10.00' OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13.02 CUBIC FEET (0.00298 ACRE FEET) OF STORM WATER RUNOFF.
8.- NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. 1 ELEV. 174.14 AT AN IRON ROD LOCATED ON THE NORTHEAST CORNER OF THIS DEVELOPMENT N.A.V.D. 88 DATUM.
10.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
11.- 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.

INDEX OF SHEETS

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

Table with columns: LINE DATA TABLE (DATA, BEARING, LENGTH), LOT No., AREA (S.F., AC). Lists lot dimensions and areas.

Table with columns: CURVE, DELTA, RADIUS, LENGTH. Lists curve data for the plat.

Table with columns: FILENAME, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY. Includes revision history.

Table with columns: NO., SHEET, REVISION, DATE, APPROVED. Revision control table.

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA MISSION TX, 78574 CONSULTING ENGINEERS F-10214 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.

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

WATER SUPPLY: Description and Costs.

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 SUBDIVISION 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, FOURTEEN (14) DOUBLE SERVICES OF 1" AND FIVE (5) 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 THREE (33) WATER SERVICES. THE 8" DIAMETER LINE, THE DOUBLE SERVICES LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$49,780.00 OR \$1,642.74 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 YEAR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$1,500.00 FOR A TOTAL COST OF \$7,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED 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:

EDUARDO'S SUBDIVISION No. 14 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF MISSION. THE SUBDIVIDER AND CITY OF MISSION HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF MISSION HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF MISSION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF MISSION HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF TROSPER ROAD.

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 THE 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 (38) SANITARY SEWER SERVICES.

THE 8" LINE, 4" SERVICE LINE AND ELEVEN (11) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$41,175.00 OR \$1,247.72 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF MISSION THE SUM OF \$8,250.00 WHICH COVERS THE \$250.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MISSION. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MISSION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER 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 FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$132,280.00 WHICH EQUALS TO \$4,008.48 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$49,425.00 WHICH EQUALS TO \$1,497.72 PER LOT.



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

PROVISION DE AGUA: DESCRIPCION, Y GASTOS.

EDUARDO'S SUBDIVISION No. 14 SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.). EL SUBDIVIDOR Y LA COMPANIA DE AGUA, S.W.S.C. FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y AGUA SUD PRESENTO SUFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA DE 6" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO ESTE DE LA CALLE TROSPER RD. LA LINEA DE AGUA PRINCIPAL DE ESTE DESARROLLO CONSISTE EN LINEAS DE AGUA DE 8" DE DIAMETRO DE PVC.

EL SISTEMA EXISTENTE DE AGUA PARA EDUARDO'S No. 14 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CONECTA CON LA LINEA EXISTENTE DE 6" DE DIAMETRO QUE CORRE DENTRO DE UN ROW EN EL LADO OESTE DE TROSPER ROAD. LA LINEA PROPUESTA DE 8" DE DIAMETRO CORRE HACIA EL OESTE APROXIMADAMENTE 1190 PIES POR EL LADO NORTE DE LA CALLE WESTSIDE LANE, DESPUES LA LINEA CRUZA AL LADO SUR DE LA CALLE Y CONTINUA HACIA EL OESTE 570 PIES APROXIMADAMENTE. DESPUES CORRE HACIA EL SUR POR EL LADO ESTE DE LA CALLE MARIA CONCHITA DR. DESPUES DA VUELTA HACIA EL ESTE POR EL LADO NORTE DE LA CALLE TIA CUCA DR. APROXIMADAMENTE 230 PIES. DE ESTE PUNTO LA LINEA 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 LINEA 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 DIAMETRO. OTRA LINEA PROPUESTA DE 8" CORRE DEL LADO OESTE DE LA CALLE TROSPER DICHA LINEA CONECTA CON LA LINEA 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 LINEA EXISTENTE DE 6" EN EL LADO OESTE DE LA CALLE TROSPER.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN CATORCE (14) SERVICIOS DOBLES DE 1" DE DIAMETRO Y CINCO (5) SERVICIOS SENCILLOS DE 1" DE DIAMETRO, QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. PARA UN TOTAL DE TREINTA Y TRES (33) SERVICIOS DE AGUA. LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIOS DOBLES DE 1", Y LAS CAJAS DE LOS MEDIDORES SE INSTALARAN A UN COSTO TOTAL DE US \$49,780.00 DE LOS CUALES SE CUBRIÓ SU \$1,642.74 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 INSTALACION DE CADA MEDIDOR, TARIFAS DE CONEXION Y MEMBRÍAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA SUD INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 1,500.00 POR CADA UNO CUAL CUESTA UNA CANTIDAD TOTAL \$7,500.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION DE EDUARDO'S SUBDIVISION No. 14 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MISSION HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MISSION HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA EDUARDO'S SUBDIVISION No. 14 CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA TROSPER ROAD.

EL DRENAJE SANITARIO DE EDUARDO'S SUBDIVISION No. 14 CONSISTE DE UNA LINEA DE 8" DE DIAMETRO QUE SE CONECTARA A LA LINEA EXISTENTE QUE CORRE DENTRO DEL DERECHO DE VIA DE LA CALLE TROSPER RD. LA LINEA PROPUESTA DE 8" DE DIAMETRO CORRE HACIA EL OESTE APROXIMADAMENTE 1,436 PIES EN EL LADO SUR DE LA CALLE WESTSIDE LANE Y POR UN DERECHO DE VIA A TRAVES DEL LOT 27 CONECTANDO CONECTANDO CON UNA LINEA DE 8" DE DIAMETRO EN EL LADO ESTE DE LA CALLE MARIA BONITA DRIVE. OTRA LINEA PROPUESTA DE 8" DE DIAMETRO CORRE POR EL OESTE DE LA CALLE MARIA CONCHITA DRIVE, DESPUES DA VUELTA HACIA EL ESTE POR EL LADO SUR DE TIA CUCA DRIVE CONECTANDOSE A LA LINEA PROPUESTA DE 8" DE DIAMETRO EN EL LADO ESTE DE MARIA BONITA DRIVE. OTRA LINEA PROPUESTA DE 8" DE DIAMETRO CORRE POR EL LADO NORTE DE LA CALLE WESTSIDE LANE (DENTRO DE LA SUBDIVISION) Y DESCARGA EN LA LINEA PROPUESTA CORRIENDO EN EL LADO ESTE DE LA CALLE MARIA BONITA DRIVE.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS TREINTA Y TRES (33) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LA LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y CINCO (5) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$41,175.00 O \$1,247.72 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MISSION UN COSTO TOTAL DE \$8,250.00, O \$250.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:

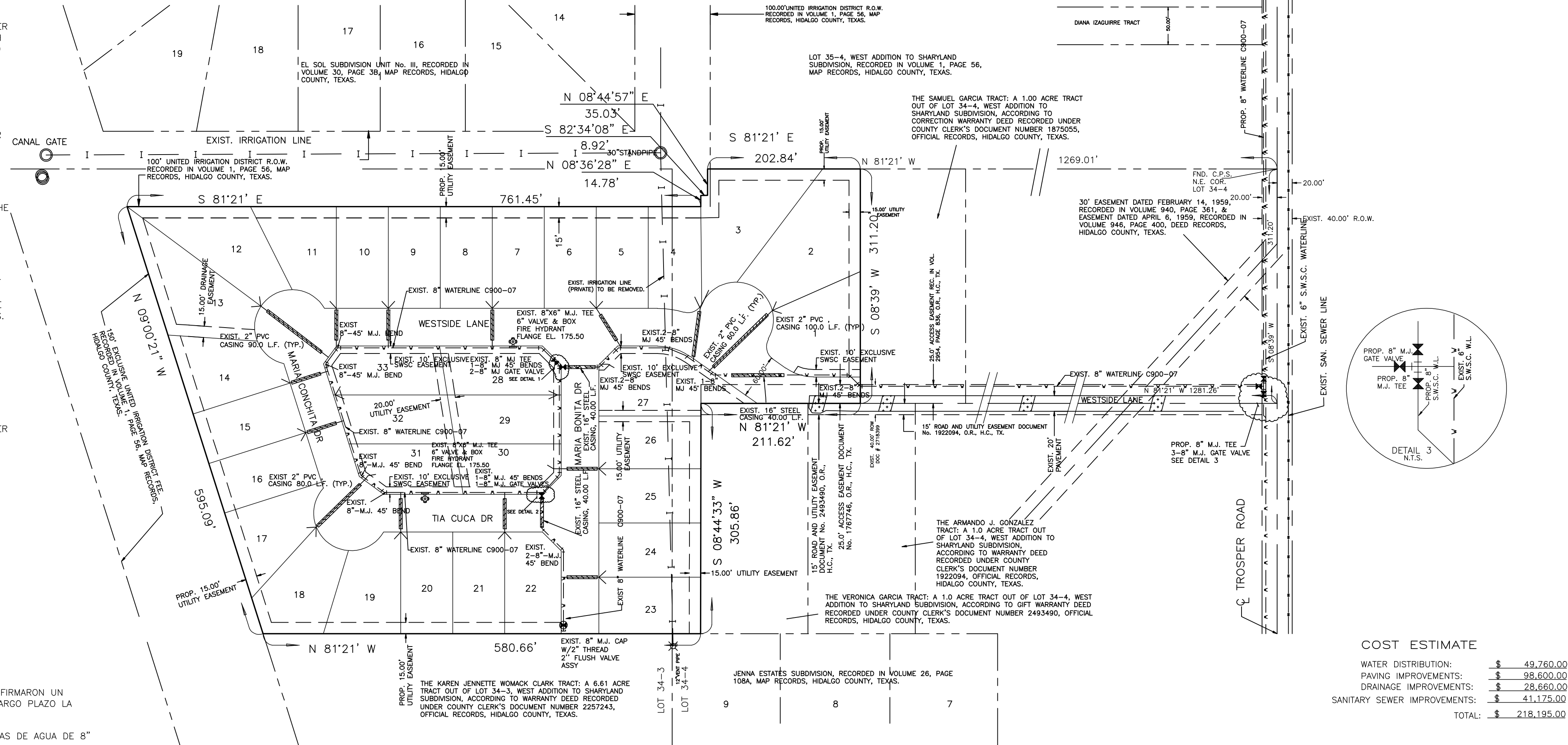
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 132,280.00 \$ 4,008.48 POR LOTE

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$49,425.00 O \$1,497.72 POR LOTE.

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.

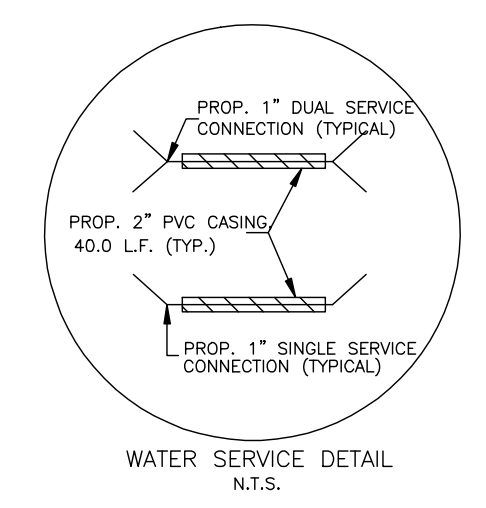
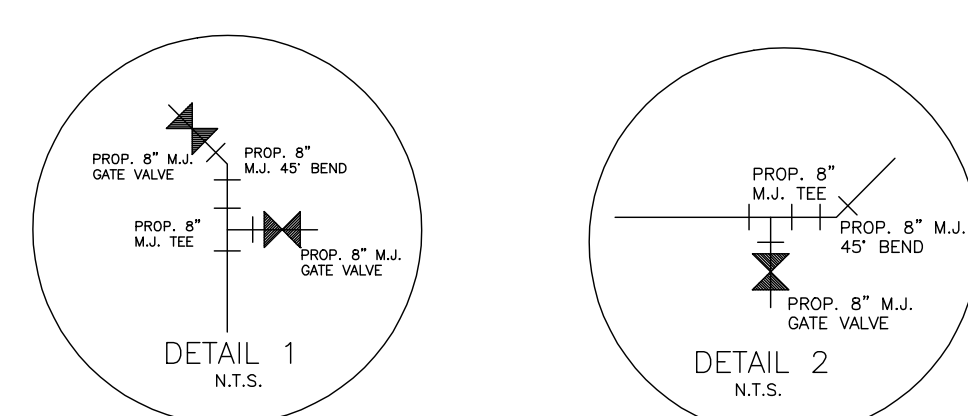


COST ESTIMATE

WATER DISTRIBUTION:	\$ 49,780.00
PAVING IMPROVEMENTS:	\$ 98,600.00
DRAINAGE IMPROVEMENTS:	\$ 28,660.00
SANITARY SEWER IMPROVEMENTS:	\$ 41,175.00
TOTAL:	\$ 218,195.00

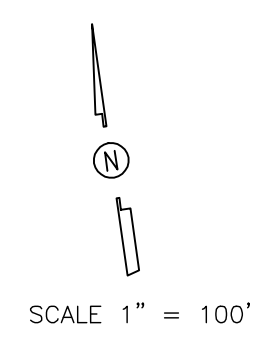
LEGEND

- TEST BORINGS
- SEPTIC TANK
- ▣ WATER METER BOX
- WATER LINE
- SERVICE LINES



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.

MAP OF WATER DISTRIBUTION AS-BUILT



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

IZAGUIRRE ENGINEERING GROUP, LLC.

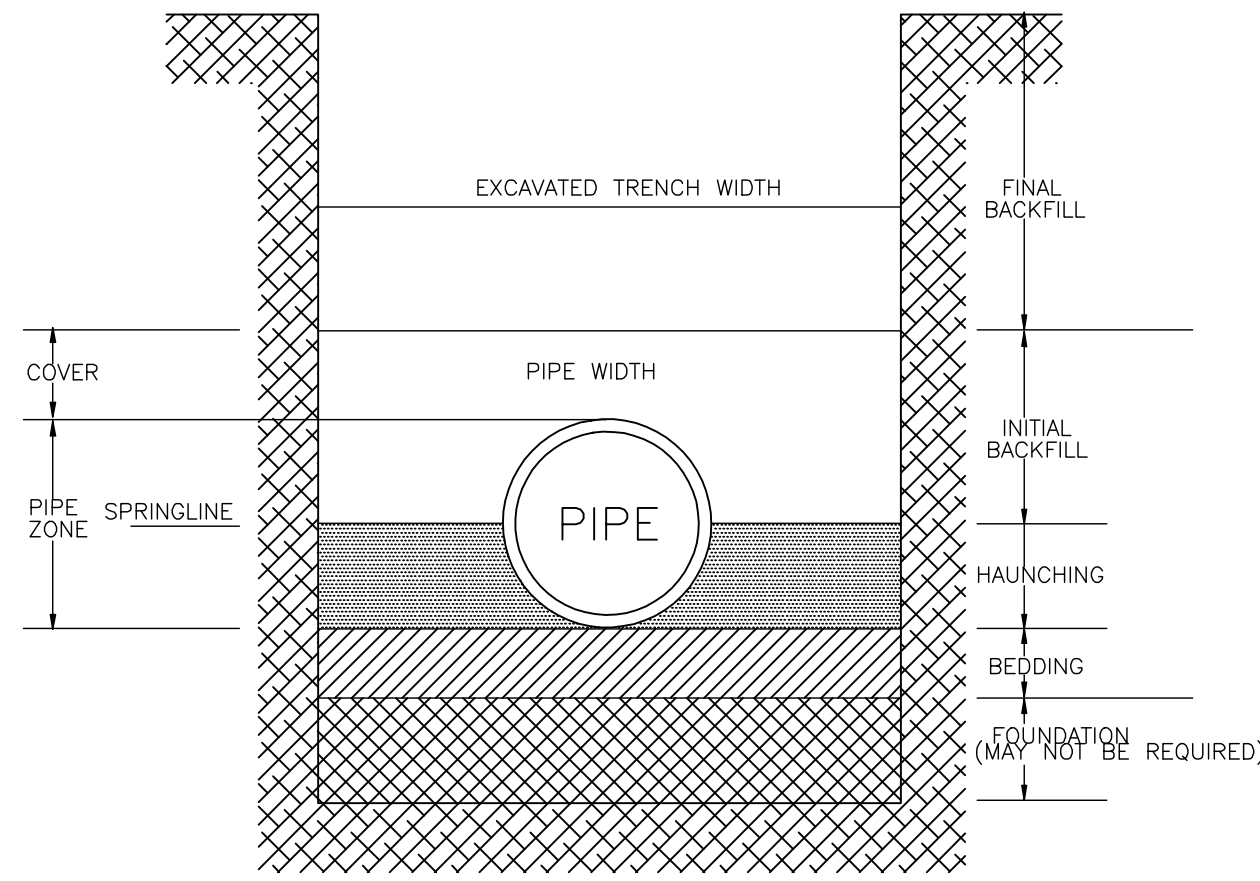
SHEET NO. 2 OF 5 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
APR 09 2016	K.G.	G.A.G.	G.A.G.
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
OCT 21 2016	ALFONSO	G.A.G.	G.A.G.

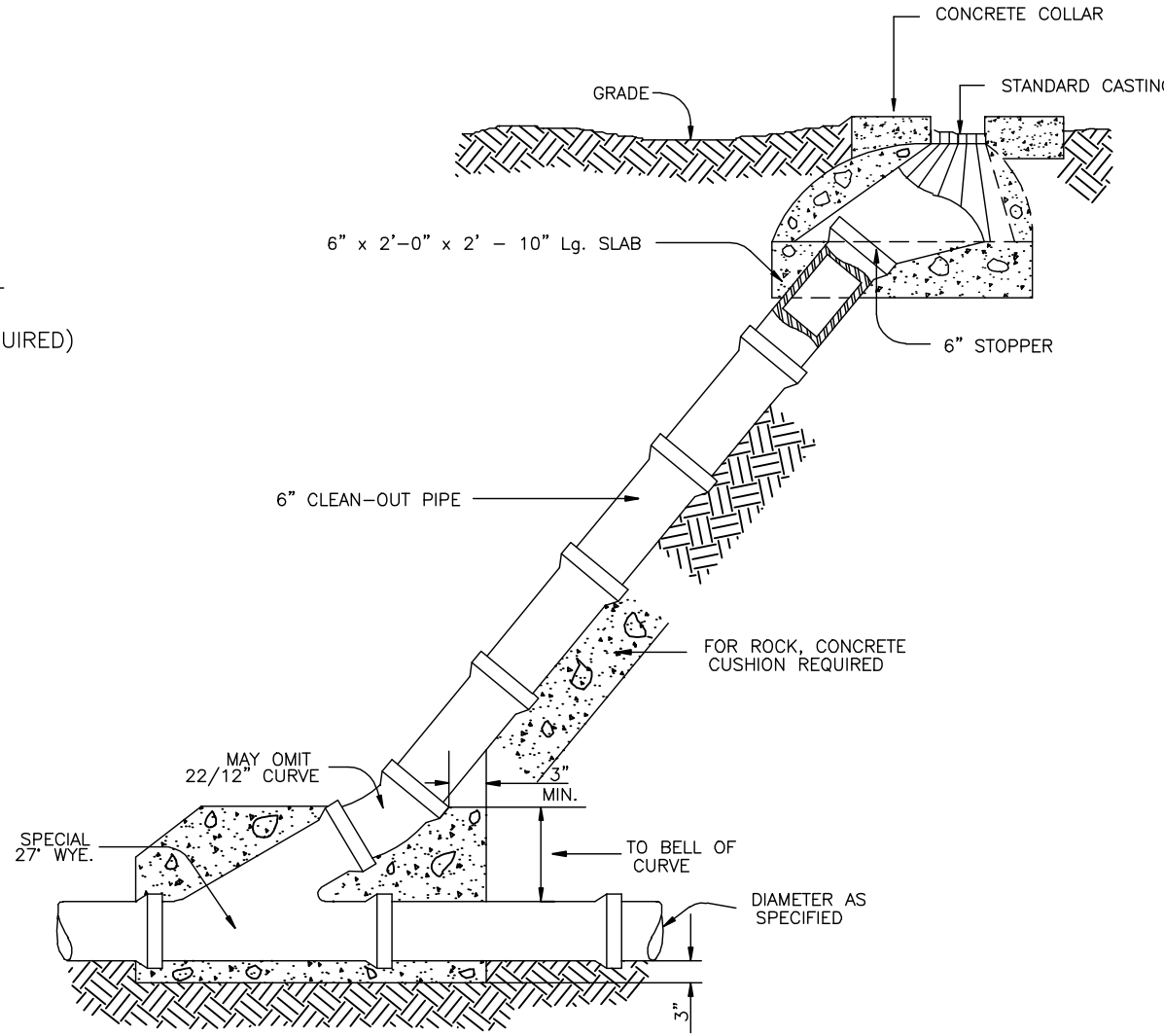
NO.	SHEET	REVISION	DATE	APPROVED

EDUARDOS SUBDIVISION No. 14

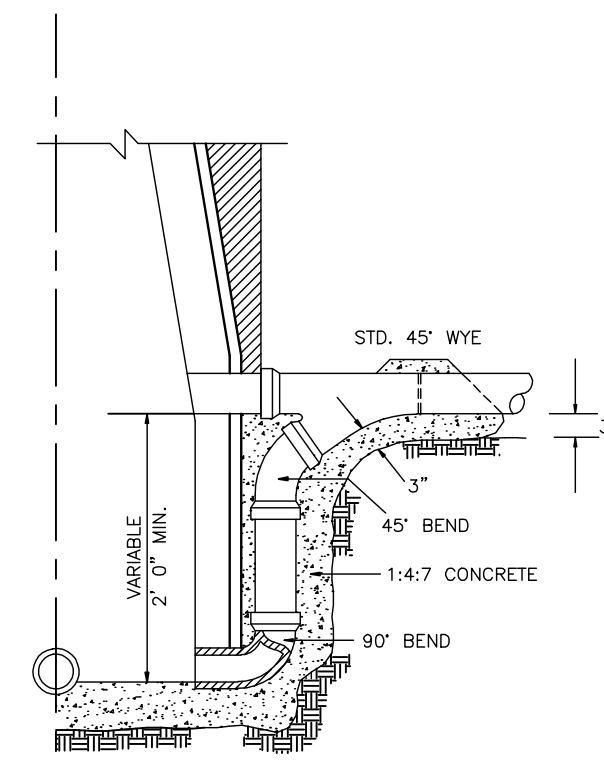
DETAIL SHEET



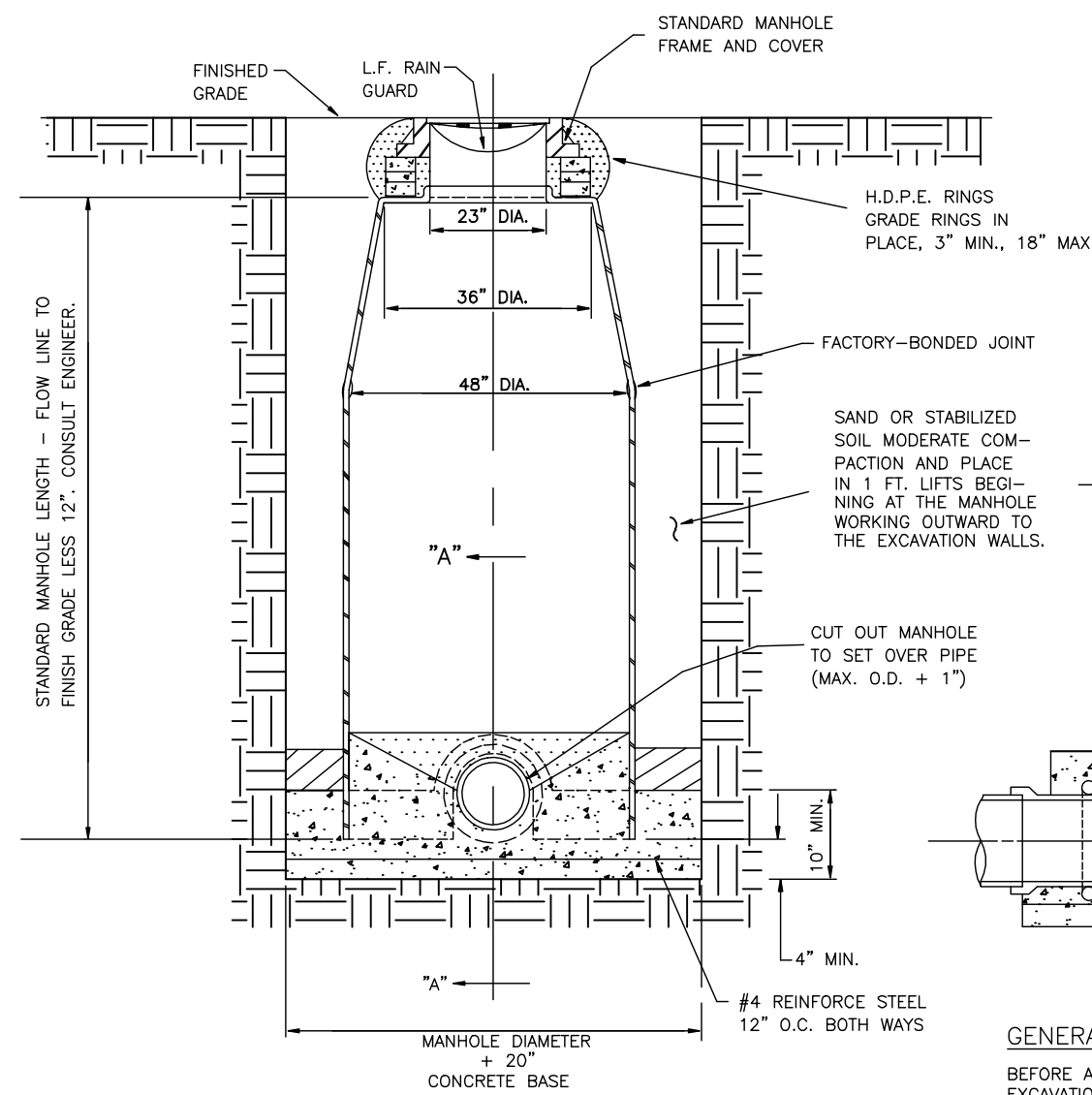
SANITARY SEWER PIPE EMBEDMENT DETAIL
(NOT TO SCALE)



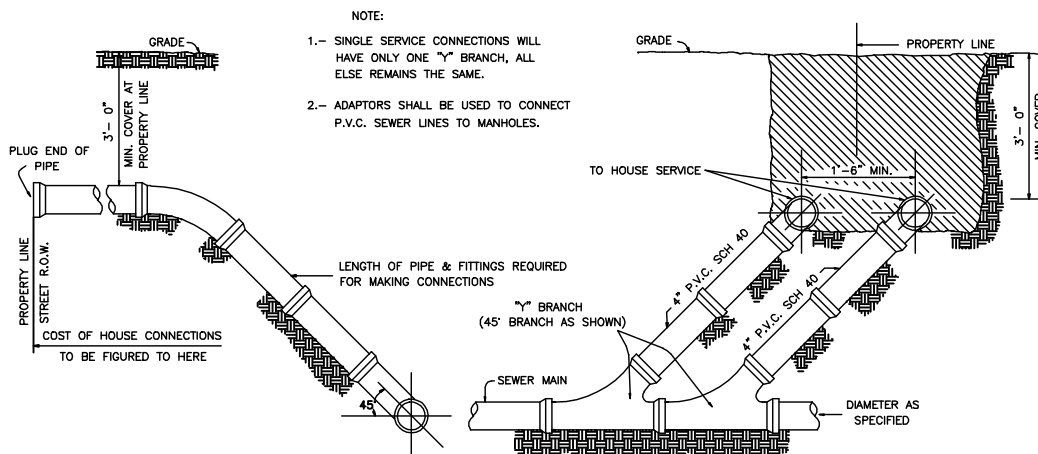
STANDARD CLEAN-OUT
(NOT TO SCALE)



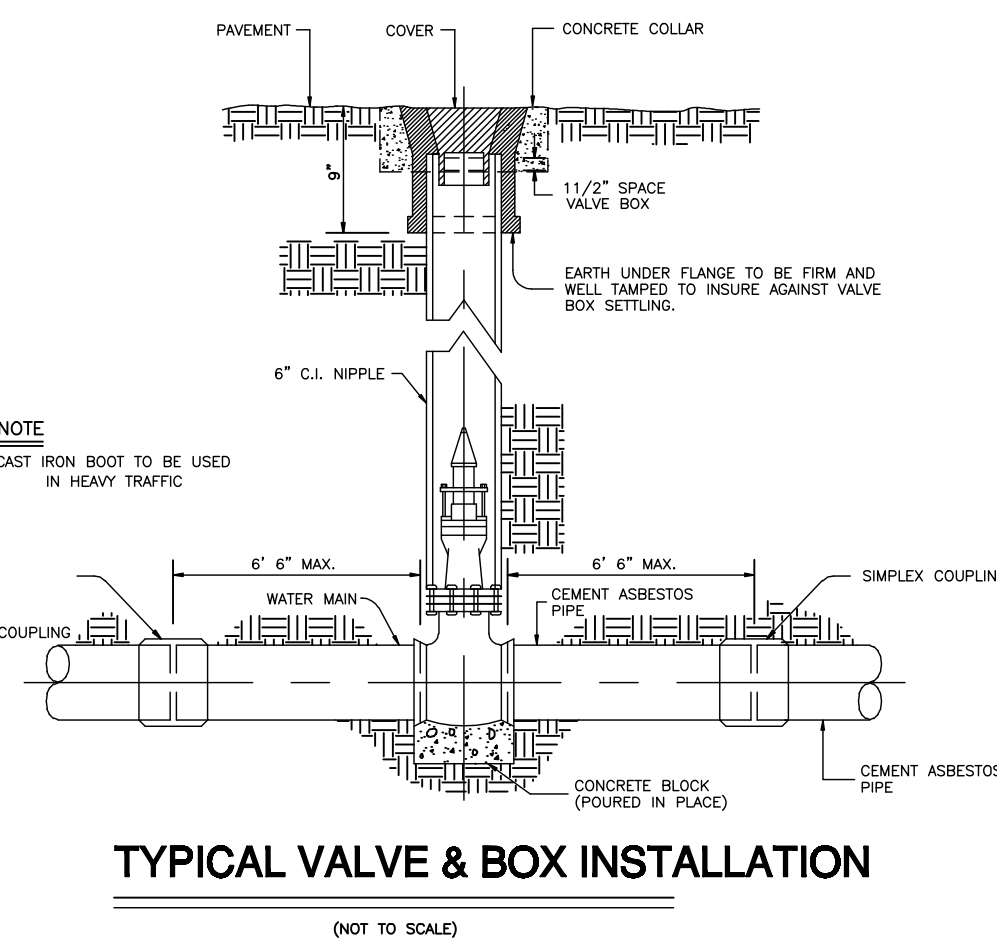
STANDARD DROP CONNECTION TO MANHOLE
(NOT TO SCALE)



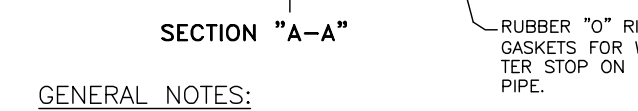
TYP. FIBERGLASS MANHOLE INSTALLATION
(NOT TO SCALE)



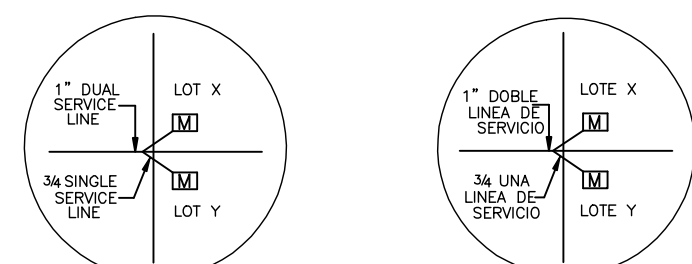
DUAL SEWER SERVICE CONNECTION
(NOT TO SCALE)



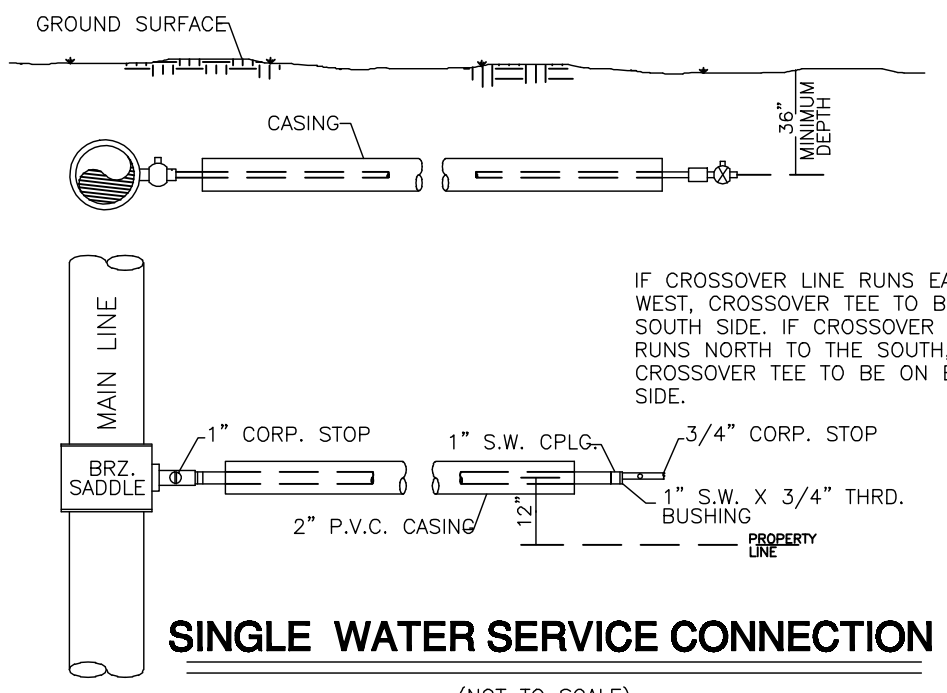
TYPICAL VALVE & BOX INSTALLATION
(NOT TO SCALE)



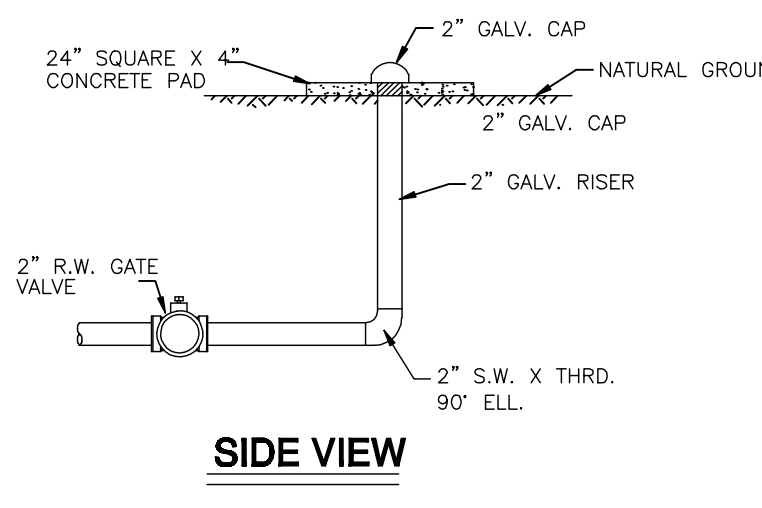
GENERAL NOTES:
BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY. CONCRETE BASE TO BE POURED IN PLACE IN TRENCH. MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION. MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE. FUTURE CONNECTIONS: IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED, USE STAUFFER CHEMICAL "SWISSPORT" SILICONE SEALANT OR EQUAL.



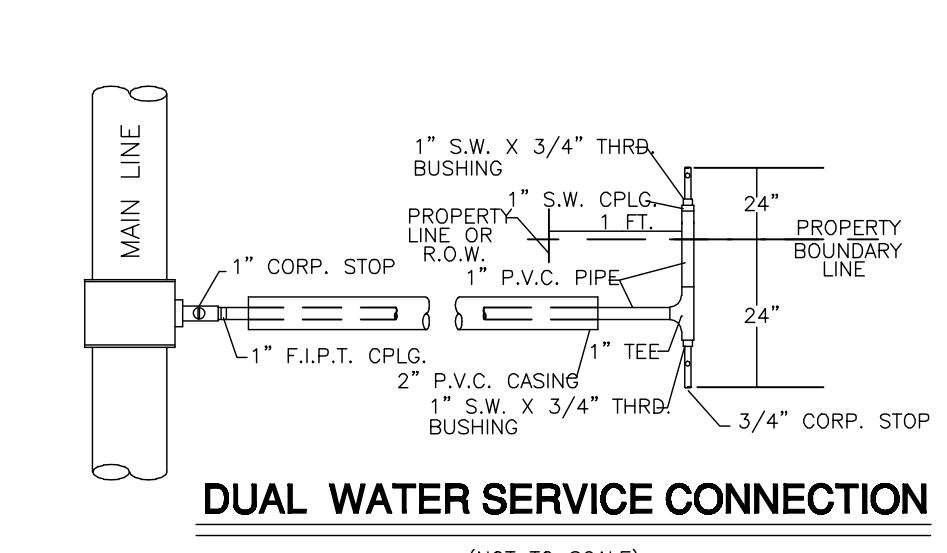
EXAMPLE METER SET-UP
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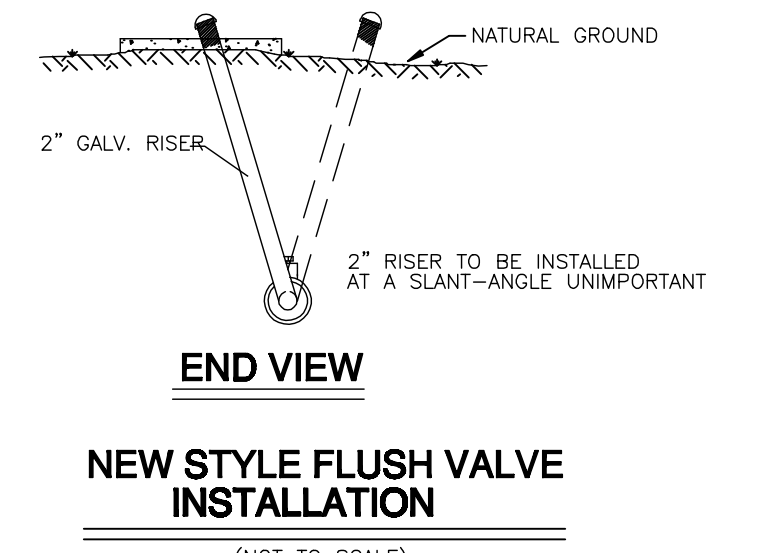
SINGLE WATER SERVICE CONNECTION
(NOT TO SCALE)



SIDE VIEW
(NOT TO SCALE)



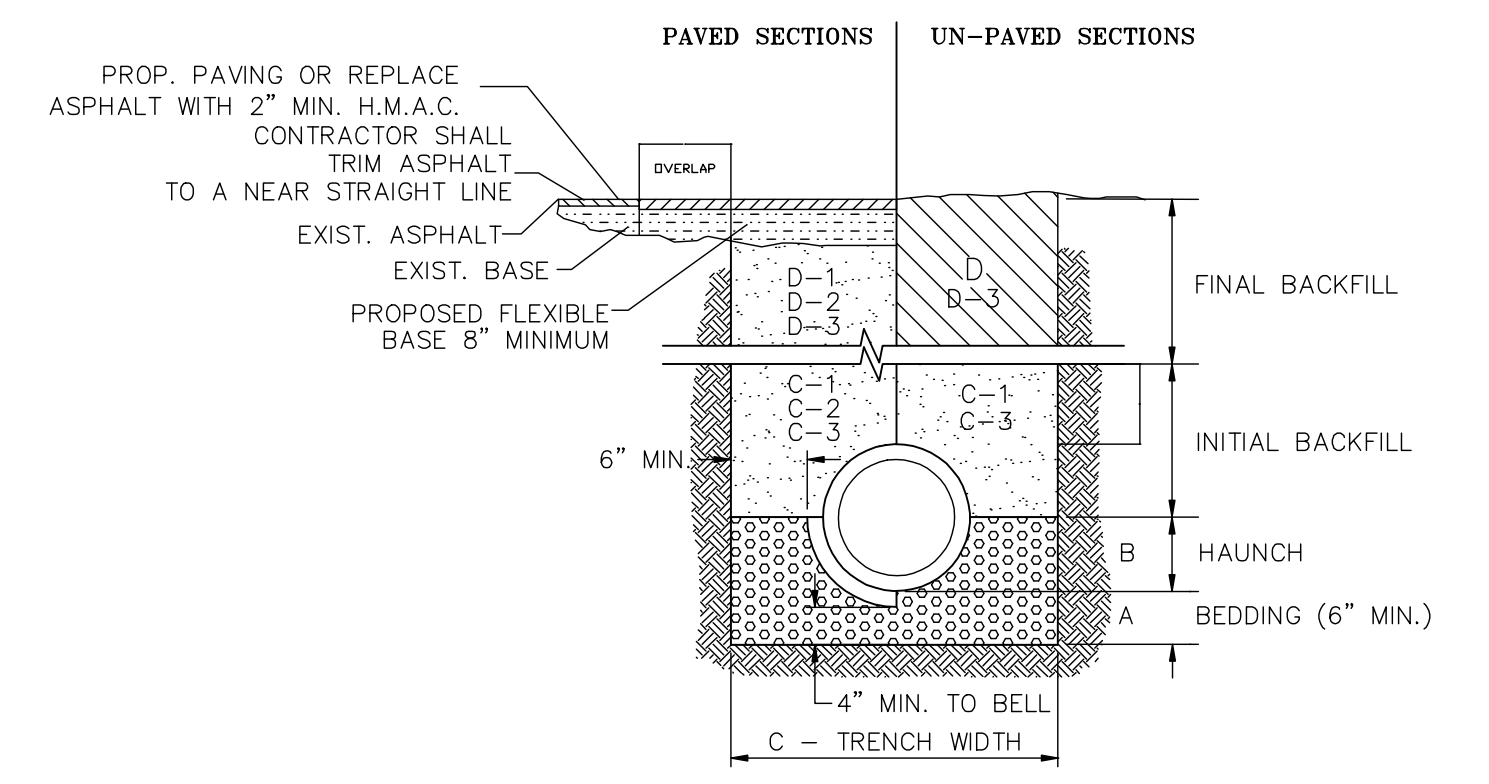
DUAL WATER SERVICE CONNECTION
(NOT TO SCALE)



NEW STYLE FLUSH VALVE INSTALLATION
(NOT TO SCALE)

THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - LBS
22-1/2" BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45" BENDS			
6 OR LESS	4	12	3,200
8	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 OR LESS	6	12	6,000
8	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			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

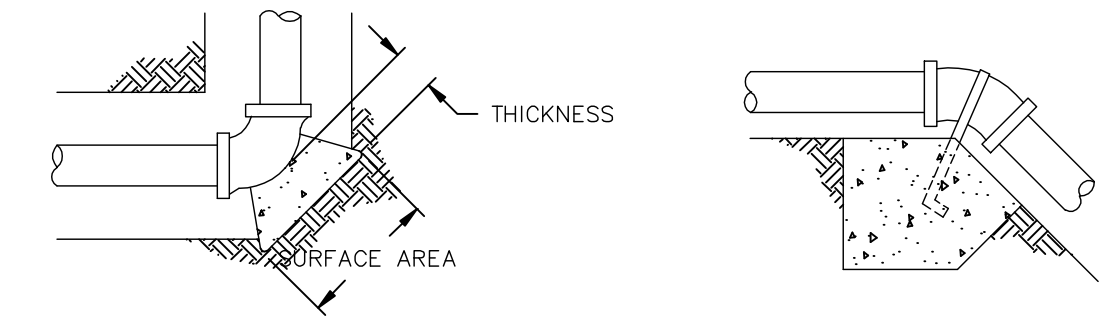
NOTE:
ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ. FT. WITH PIPE LINE A MINIMUM OF 2 FT. OF COVER



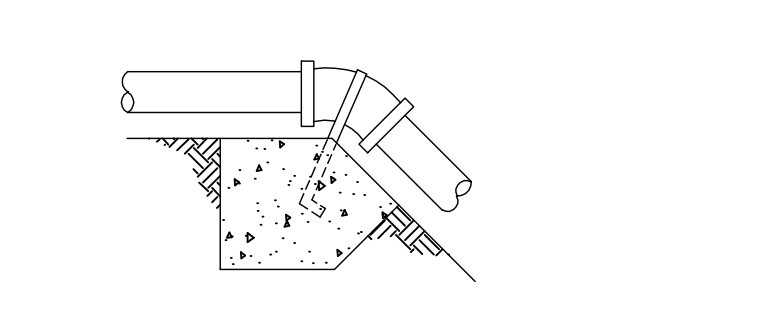
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 1/2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE 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 TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFT, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

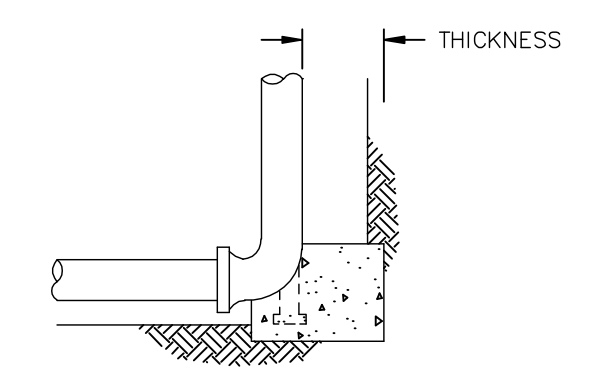
- NOTES:**
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



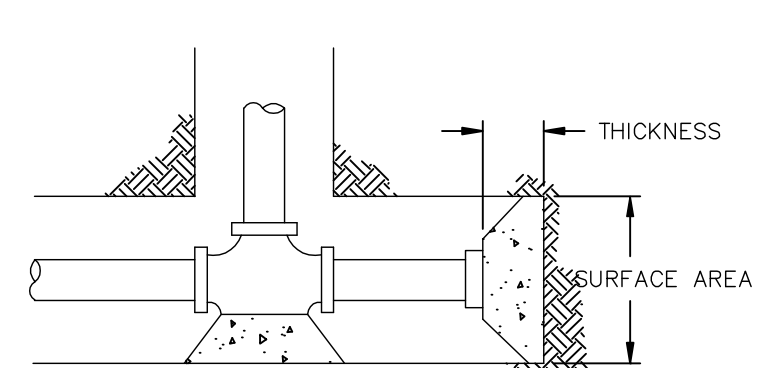
HORIZONTAL BENDS



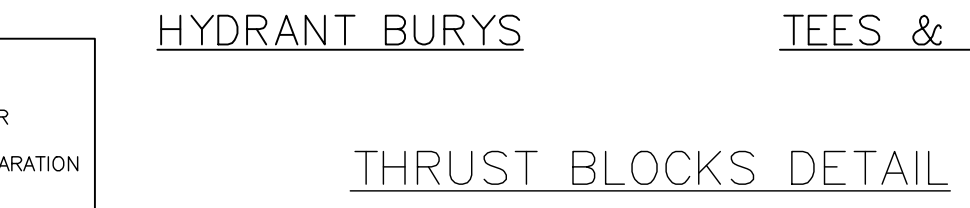
VERTICAL BENDS



HYDRANT BURYS



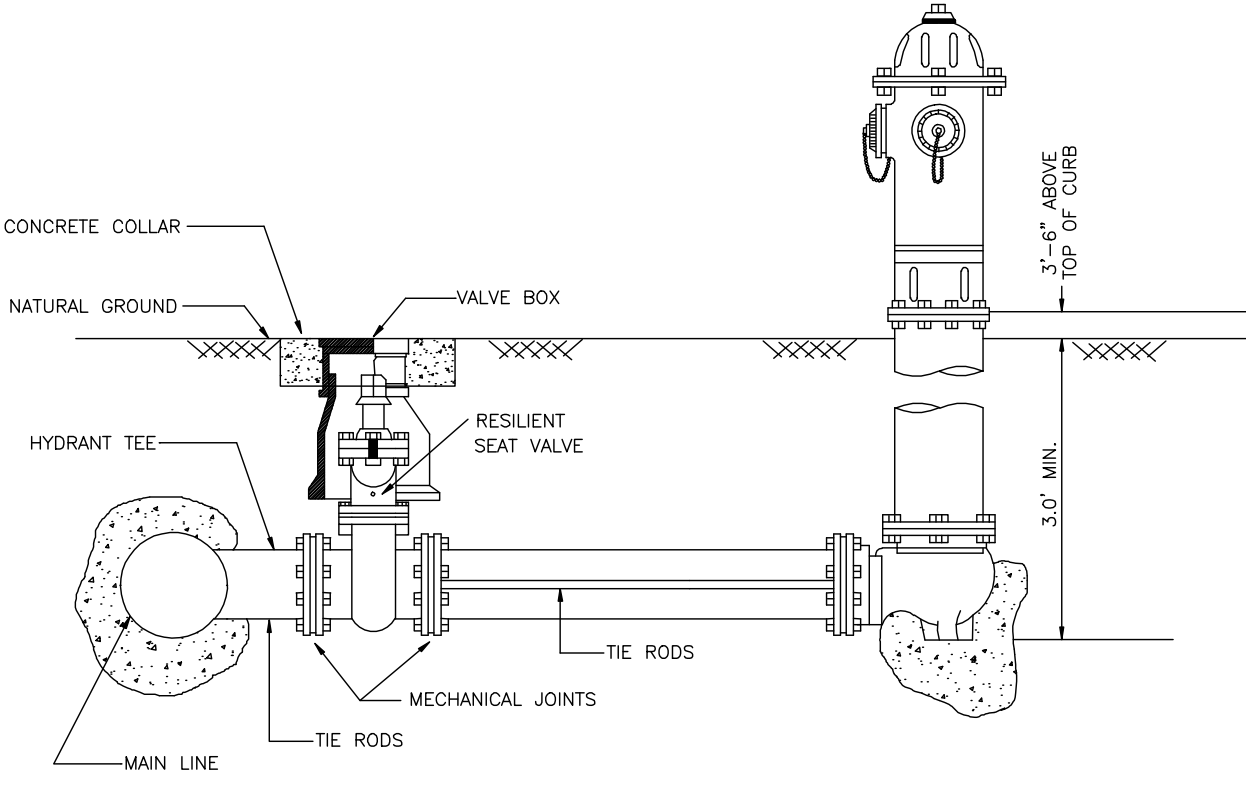
TEES & DEAD ENDS



THRUST BLOCKS DETAIL

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

- ☒ WATER METER BOX
- ☒ CAJA DE MEDIDOR DE AGUA
- 6" WATER SUPPLY LINE
- 6" LINEA DE AGUA
- SERVICE LINES
- LINEAS DE SERVICIOS



FIRE HYDRANT
(NOT TO SCALE)



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.

SHEET No. 3	FILENAME: K:\PROJECT\SUBDIVISION\EDUARDOS No.14\WATER-DETAIL SHEET
OF 5 SHEETS	DATE PREPARED: FEB 10, 2016
	PREPARED BY: D. L. L.
	DATE REVISION: OCT 21, 2016
	REVISION: B. L. L.
	CHECKED BY: G.A.G.
	APPROVED BY: G.A.G.

No.	SHEET	REVISION	DATE	APPROVED

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA ROAD
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

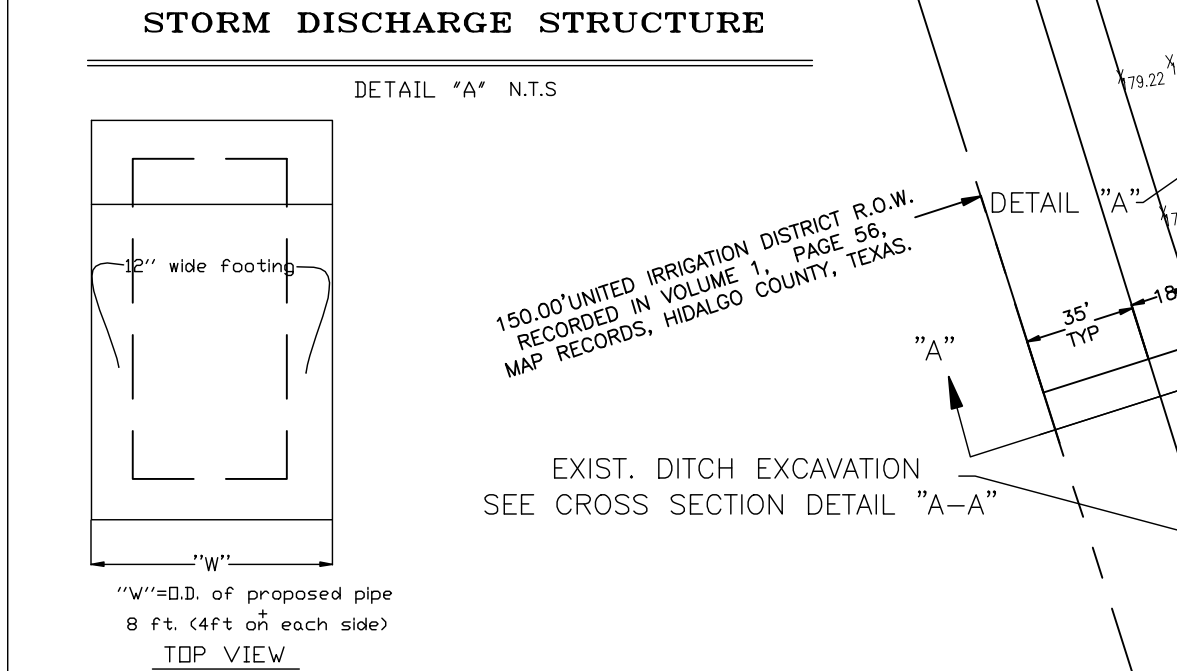
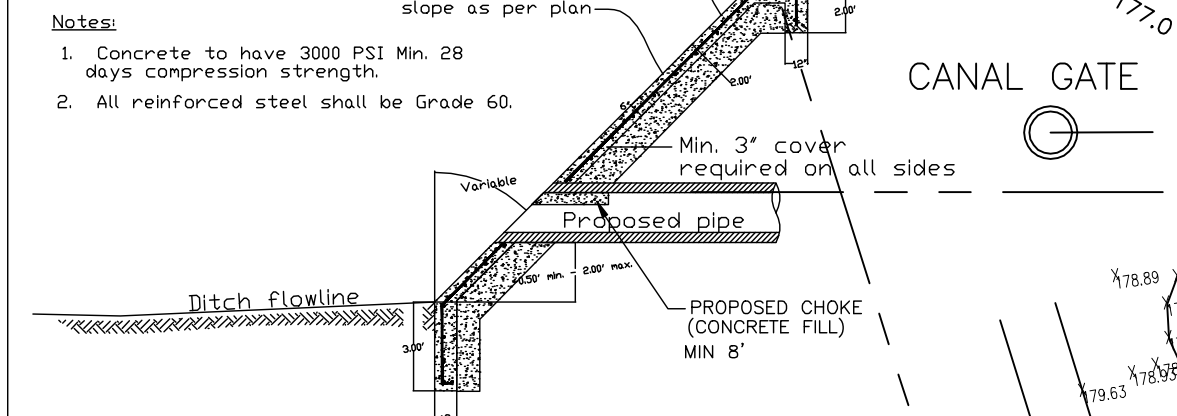
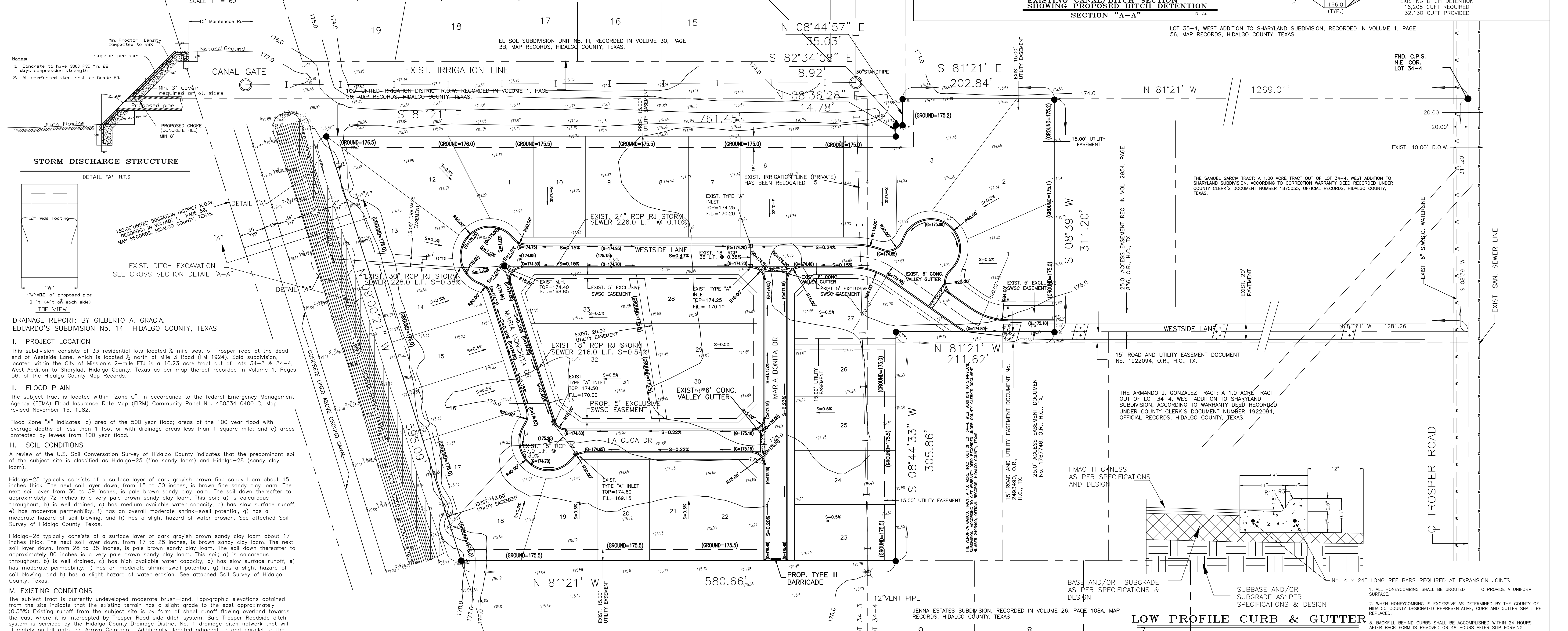
TEL. (956) 584-0554
FAX (956) 584-0554

MAP OF TOPOGRAPHY AND DRAINAGE:

AS-BUILT

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.



DRAINAGE REPORT: BY GILBERTO A. GRACIA.
EDUARDO'S SUBDIVISION No. 14 HIDALGO COUNTY, TEXAS

I. PROJECT LOCATION
This subdivision consists of 33 residential lots located 1/4 mile west of Trospier road at the dead end of Westside Lane, which is located 1/2 north of Mile 3 Road (FM 1024). Said subdivision, located within the City of Mission's 2-mile ETJ is a 10.25 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 38 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 38 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 moderate 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 Trospier Roadside ditch system. Said Trospier 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 perimeter of the subject property is an existing Hidalgo County Drainage District No. 1 ditch known as the Linda Vista Outfall. The Rationale Method was utilized to determine the existing 25-year frequency event storm water runoff (Q_{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 "A" 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.

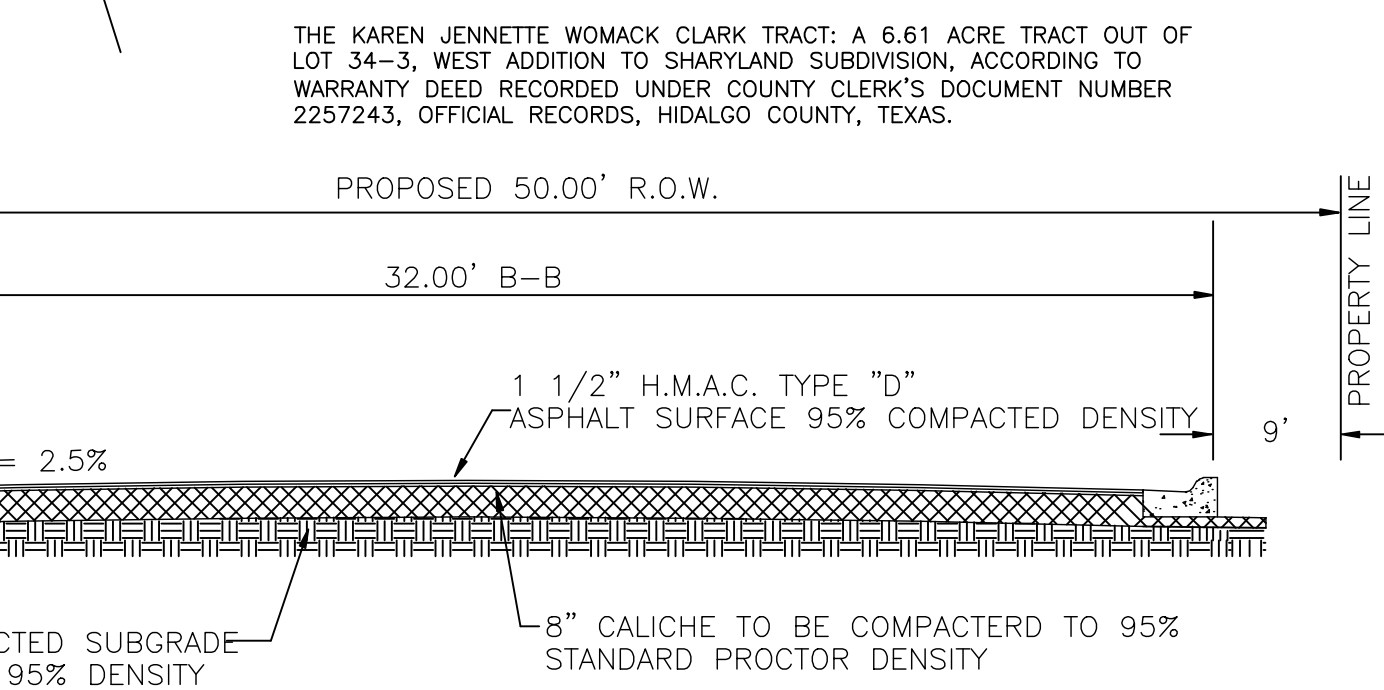
GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA ROAD
MISSION, TEXAS 78574

COST ESTIMATE

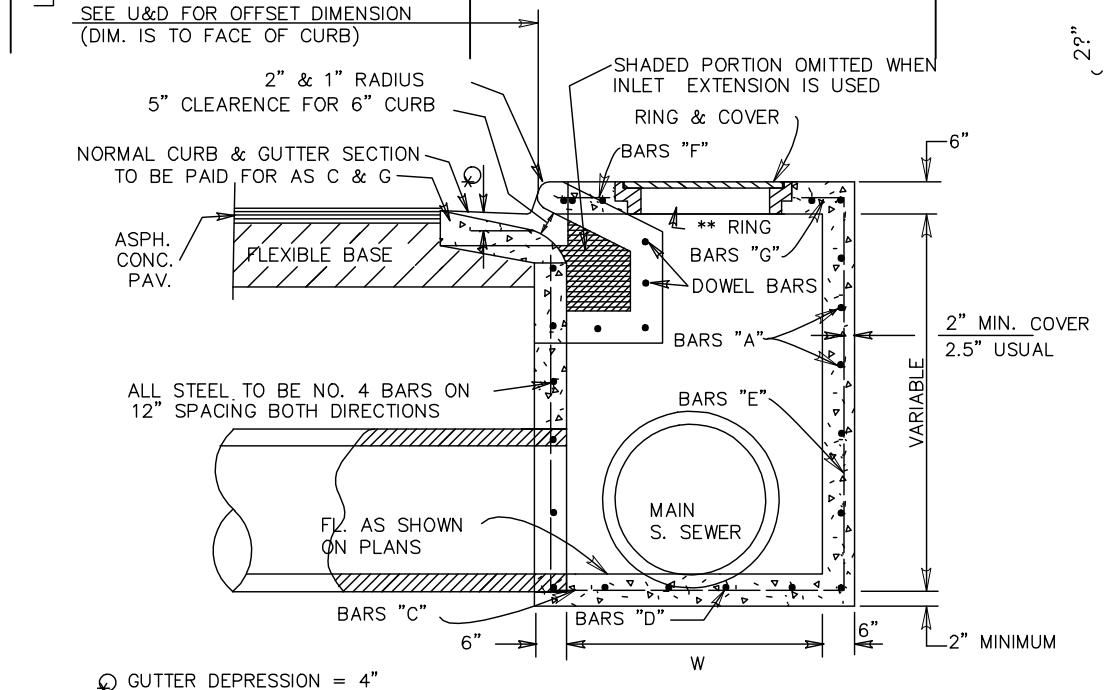
WATER DISTRIBUTION:	\$ 49,760.00
PAVING IMPROVEMENTS:	\$ 98,600.00
DRAINAGE IMPROVEMENTS:	\$ 28,660.00
SANITARY SEWER IMPROVEMENTS:	\$ 41,175.00
TOTAL:	\$ 218,195.00

PRINCIPAL CONTACTS:

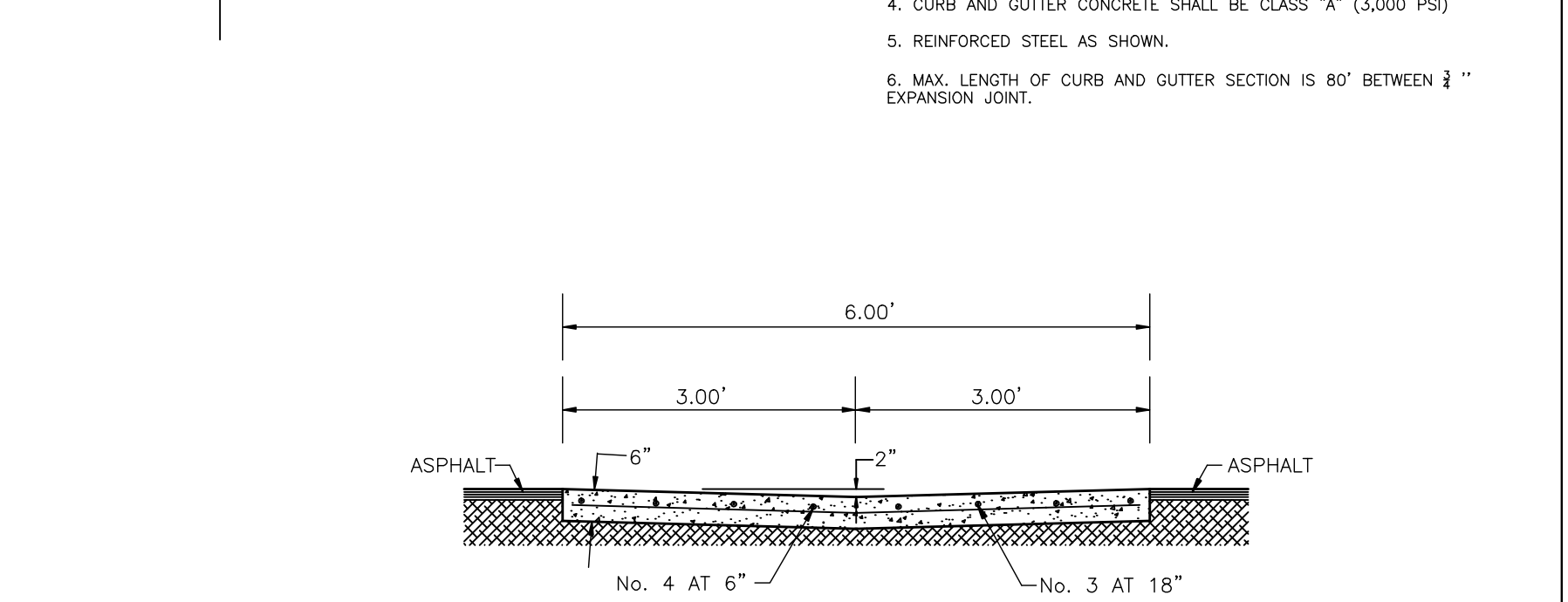
Name	Address	City & Zip	Phone	Fax
OWNER: DIANA LAURA IZAGUIRRE	7413 N. LA HOMA RD	MISSION, TEXAS 78574	(956)240-3246	(956)585-0190
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0190
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TEXAS 78539	(956)381-6480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



STREET SECTION



TYPE "A" INLET



CONC. VALLEY GUTTER

IZAGUIRRE ENGINEERING GROUP, LLC.

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

NO.	SHEET	REVISION	DATE	APPROVED

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
K:\PROJECT\SUBDIVISIONS\EDUARDO'S No.14\PAVING SHEET	MAY 02, 2016	H.G.	D. L. I.	G.A.G.
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	OCT 21 2016			G.A.G.

