



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: 1-24-2017

PROPOSED EDUARDO'S NO. 16 SUBDIVISION, PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP, LLC. DEVELOPER: INGRID IZAGUIRRE

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 18 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST SIDE OF TROSPER ROAD APPROXIMATELY 2,765 FEET NORTH OF MILE 3 NORTH ROAD (F.M. 1924)

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 12-09-2016 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY A STORM SEWER PIPE SYSTEM CONNECTING TO AN EXISTING 30" STORM SEWER LINES THAT DISCHARGES ONTO LINDA VISTA DRAIN. DETENTION WILL BE ACCOMPANIED BY SLOPING THE EAST SIDE LINDA VISTA DRAIN DITCH.

DISTANCE TO A DRAIN DITCH: APPROXIMATELY 1,100 FEET WEST OF SUBDIVISION.

ROAD R.O.W. DEDICATION: 20.00 FEET ON TO TROSPER ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-20-2016 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: 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: 12-22-2016 : 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:

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.

METERS AND BOUNDS

A 4.48-acre tract of land out of the North 5.00 acre of the South 10 acres of Lot 35-4, WEST ADDITION TO SHARPLAND SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 1 Page 56 of the Map Records of said County, said 4.29 acres being more particularly described by metes and bounds as follows: the Southeast corner of the said Lot 35-4, the East line of said Lot 35-4, the East line of the centerline of Trooper Road North 08-32-16" East 170.50 feet to the Southeast corner thereof and PLACE OF BEGINNING; Thence with the North line of Escobedo Road: first as described in Volume 228 of the Map Records of said County, East 81.2905 feet to a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof; thence 50.0 feet towards East and parallel from the West line of a 100 foot Conduit Right of Way recorded in Volume 1 Page 58 Map Records of said County, North 08-32-16" East 171.52 feet to a one-half (1/2) inch diameter iron rod set for the Northwest corner hereof; line of Palomar Subdivision recorded in Document Number 2117627 Map Records, South 81-27-44" East 1068.00 feet to a one-half (1/2) inch diameter iron rod set for the most Northern Northeast corner hereof; Thence parallel with the East line of said Lot 35-4, South 81-22-16" West 171.52 feet to a one-half (1/2) inch diameter iron rod set for an inside corner hereof; Thence South 81-29-05" East, of 234.00 feet set a one-half (1/2) inch diameter iron rod at the West Right of Way of said Road, of 234.00 feet in all to the corner 08-32-16" West 50.00 feet to the PLACE OF BEGINNING, containing four and four-eighths (4.48) acres, more or less.

**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION
I, DANA LAJRA IZAGUIRE, OWNER OF THE 4.48 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPERTY DESCRIBED ABOVE, DO HEREBY DEDICATE AND EMPLOY IN THIS SUBDIVISION PUBLIC DEDICATED TO PUBLIC STREET PURPOSES, THE FOLLOWING STANDARDS:
§ 32.032 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 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.

DANA LAJRA IZAGUIRE
L.A.S. DANKS AND DEVELOPMENT, L.L.C.
7413 N. LA HOMA
MISSION, TEXAS 78574

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared DANA LAJRA IZAGUIRE proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing plat and acknowledged that she executed the same for the purposes and consideration hereby expressed.

Given under my hand and seal of office this _____ day of _____, 2017.



NOTARY PUBLIC - STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY UNITED DISTRICT ON THIS THE _____ DAY OF _____, 2017.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES, AND BOUNDRIES) SHALL BE REQUIRED FOR THIS PLAT TO BE RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. 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 § 232.02(8)(C)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EDUARDO'S SUBDIVISION No. 16 was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ date _____
Hidalgo County Clerk _____ date _____

NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

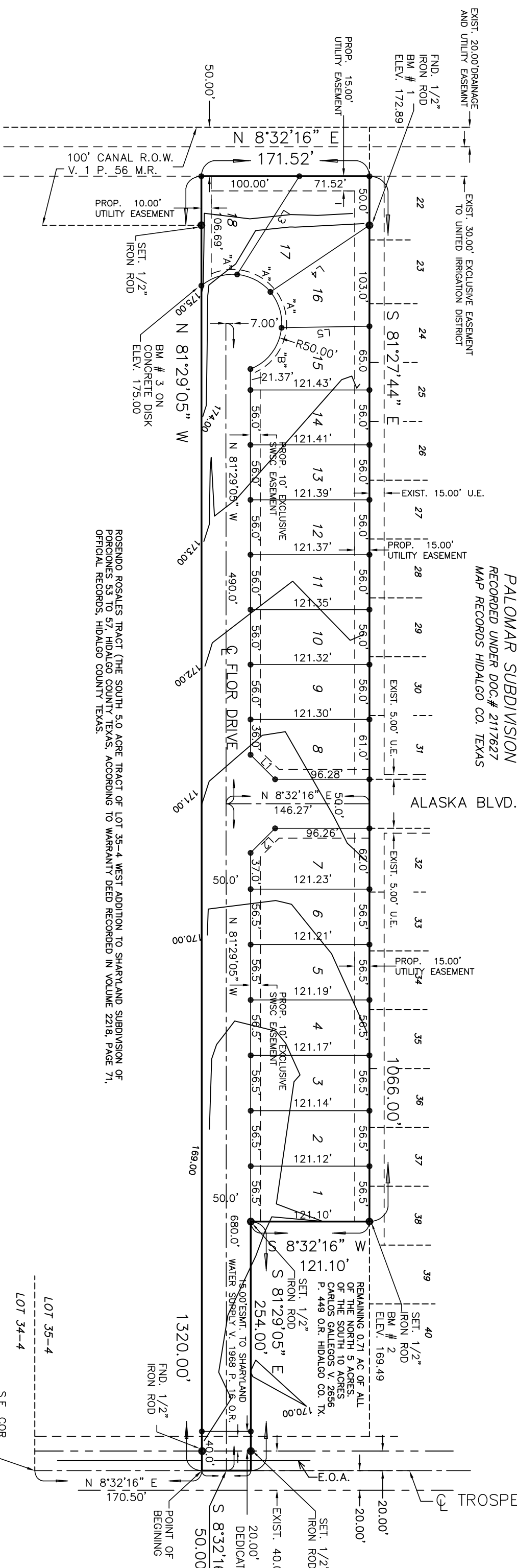
BY: _____

PRINCIPAL CONTACTS:

Name Address City & Zip Phone Fax
OWNER: DANA LAJRA IZAGUIRE 7413 N. LA HOMA RD MISSION, TEXAS 78574 (956)240-3246 (956)584-0190
ENGINEER: GILBERTO A. GRACIA 7413 N. LA HOMA MISSION, TEXAS 78574 (956)584-0554 (956)584-0190
SURVEYOR: ALONSO QUINANILLA 741 E. STUBBS EDINBURG, TEXAS 78539 (956)381-6489 (956)381-6927

**SUBDIVISION PLAT OF
EDUARDO'S SUBDIVISION No. 16**

A 4.48 ACRE TRACT OF LAND OUT OF THE NORTH 5 ACRES, OF THE SOUTH 10 ACRES OF LOT 35-4 WEST ADDITION TO SHARPLAND SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY TEXAS.



SCALE 1" = 100'

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No. 16 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

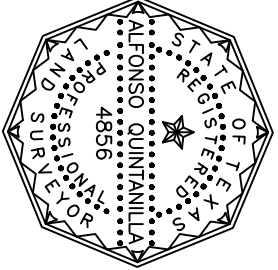
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO THIS CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRE ENGINEERING GROUP, L.L.C.
7400 N. MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO
I, ALONSO QUINANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE EDUARDO'S SUBDIVISION No. 16, OR UNDER MY SUPERVISION ON _____



ALONSO QUINANILLA
R.P.L.S. No. 4896 DATE _____



FILED FOR RECORD IN
HIDALGO COUNTY
ARFURIO GOUARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION, ZONE "X" AREAS OF ANNUAL FLOODING.
- 2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE PERMITTED ON ANY LOT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 - 18.
- 3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 1'8" ABOVE CENTERLINE OF STREET OR 1'8" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 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 GARAGE:..... 25.00'
FRONT GARAGE:..... 18.00'
REAR:..... 15.00'
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 DRAIN A TOTAL OF 0.000 CUBIC FEET (0.000 ACRE FEET) ACCUMULATED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 16. THE LOCAL REQUIREMENTS WILL BE AS FOLLOWS:
8.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BOUNDRIES, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LAW, LESS THAN 18 INCHES TALL) HEIGHT, MINIMUM COVER OF GRASS, OR COMPOST) AND OTHER RESTRICTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE SYSTEM.
9.- REQUIREMENT NOTE: THE FOLLOWING REQUIREMENT IS APPLICABLE ON THE FACE OF THE PLAT AND ON THE ATTACHED DEVELOPING PLANS: B.M. 1 ELEV. 172.88 AT A IRON ROD LOCATED AT THE NORTHWEST CORNER OF LOT 16 OF THIS N.A.V.D. 88 DATUM. B.M. 3 ON CONCRETE DISK ELEV. 179.00 AT THE SOUTHWEST CORNER OF LOT 18 N.A.V.D. 88 DATUM.
10.- EACH RELEASE CONTRACT MUST BETWEEN A SUBDIVISOR AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE AVAILABLE TO THE SUBDIVISION.
11.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER IRRIGATION SYSTEMS.
12.- NO UTILITIES COMPANY, PUBLIC UTILITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GRABBING A DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
13.- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT. ANY STRUCTURE OR ROAD CONSTRUCTION WITHIN THE DISTRICT EASEMENT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
14.- NO UTILITY COMPANY, PUBLIC UTILITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHIN THE DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
15.- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOMES PRIOR TO RECEIVING A FINAL CLEARANCE FOR WATER METERS. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
16. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
17. ALL PUBLIC UTILITIES EASEMENTS DETACHED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT THE SHOWN EASEMENTS CORRELATE WITH THE STATE REQUIREMENTS BY EACH UTILITY PROVIDER OCCUPANCY AND EASEMENT.
18.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.3% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 33°31'35" W	33.35
L2	N 36°28'25" W	33.35
L3	N 49°07'19" W	118.56
L4	N 29°23'35" W	121.79
L5	S 07°34'02" W	89.68

LOT No.	(S/E)	AREA (AC)
1	6,842.78	0.1571
2	6,844.04	0.1571
3	6,845.29	0.1571
4	6,846.55	0.1572
5	6,847.81	0.1572
6	6,849.06	0.1572
7	7,204.72	0.1684
8	7,088.16	0.1627
9	6,793.50	0.1560
10	6,794.74	0.1560
11	6,795.97	0.1560
12	6,797.21	0.1560
13	6,798.44	0.1561
14	6,799.68	0.1561
15	6,800.92	0.1569
16	6,793.20	0.1550
17	8,909.48	0.2045
18	6,955.00	0.1597

CURVE	DELTA	RAIUS	LENGTH
"A"	45°00'00"	50.00'	39.27'
"B"	63°38'34"	50.00'	55.54'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
EDUARDO'S SUBDIVISION No. 16 IS LOCATED IN WEST HIDALGO COUNTY, ON THE WEST SIDE OF TROSPER ROAD, APPROXIMATELY 2765.0 FEET NORTH OF MILE 3 NORTH ROAD (FM 1924) AND TROSPER ROAD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION (POPULATION 77,058). EDUARDO'S SUBDIVISION No. 16 LIES APPROXIMATELY 0.52 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY OF MISSION'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PLOT NO. 3.

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

THIS PLAT OF EDUARDO'S SUBDIVISION No. 16 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS _____ DAY OF _____, 20__

CHAIRMAN _____
CITY OF MISSION
CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.015(8) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No. 16 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

SHEET 1.- HEADNG, INDEX, LOCATION MAP AND E.T.V. PRINCIPAL CONDATRS, PLAT WITH LOTS, SHEETS, AND EASEMENT. SURVEYORS' AND ENGINEERS' CERTIFICATION, PLAT NOTES AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY, H.C.D. CERTIFICATION, OF MISSION'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PLOT NO. 3.

SHEET 2.- WATER DISTRIBUTION, MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEERS' CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3.- DETAIL SHEET

SHEET 4.- SEWER DISTRIBUTION SHEET

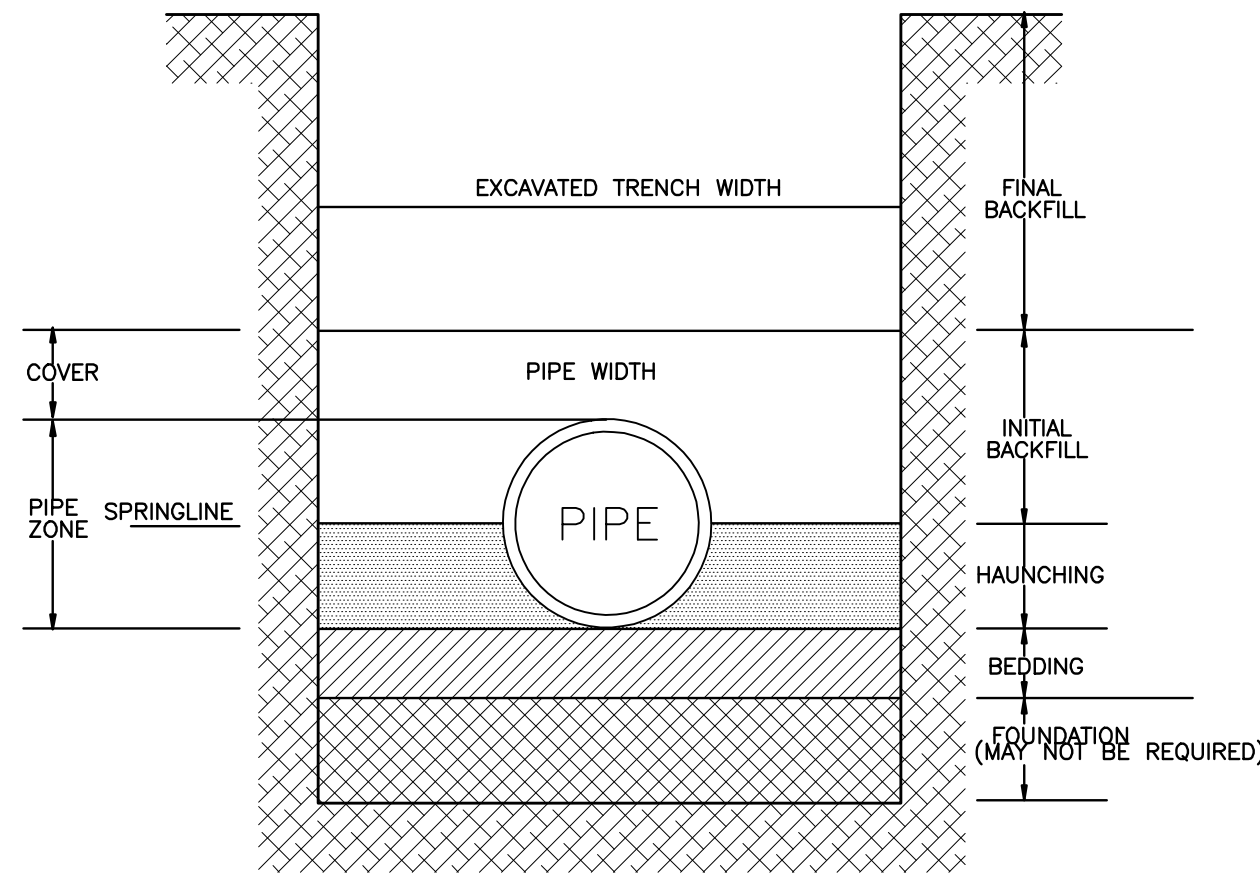
SHEET 5.- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF PAVEMENT AND DRAINAGE, AND DETAIL SHEET OF TROSPER ROAD AND DRAINAGE, AND SECTION, CURB AND GUTTER SECTION, VALLEY CUTTER SECTION.

NO.	SHEET	REVISION	DATE	APPROVED

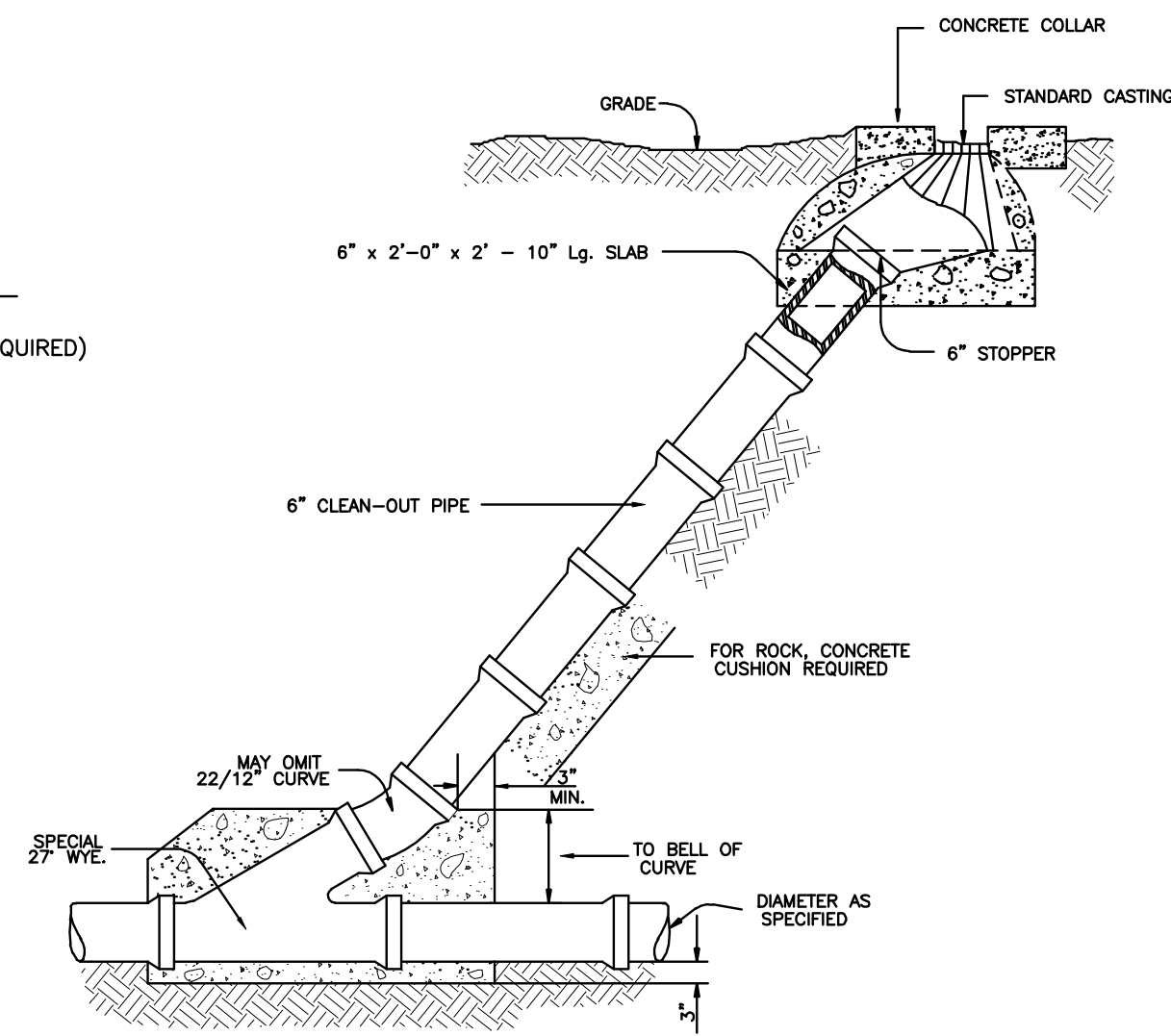
IZAGUIRE ENGINEERING GROUP, LLC.
CONSULTING ENGINEERS
7413 N. LA HOMA
MISSION TX, 78574
TEL. (956) 584-0554
FAX. (956) 584-0554

EDUARDOS SUBDIVISION No. 16

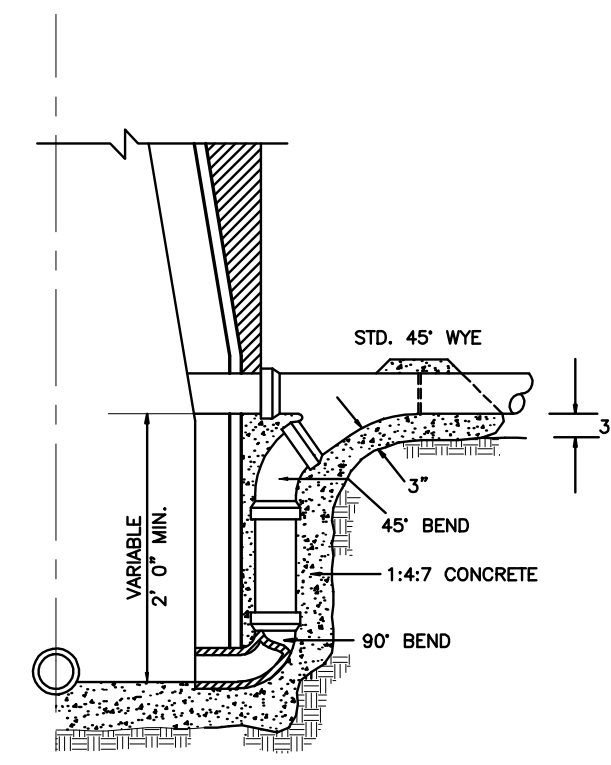
DETAIL SHEET



SANITARY SEWER PIPE EMBEDMENT DETAIL
(NOT TO SCALE)



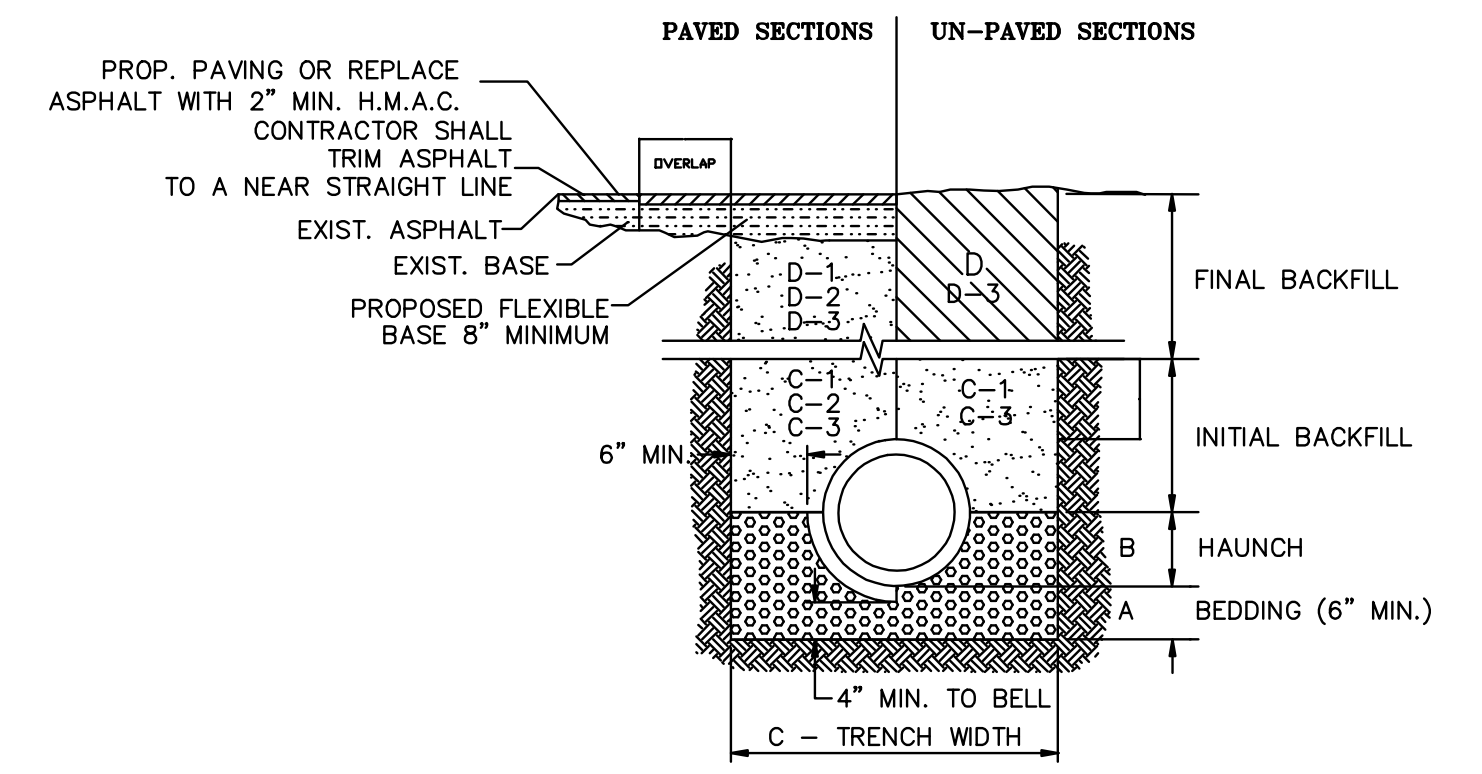
STANDARD CLEAN-OUT
(NOT TO SCALE)



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

THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - LBS
22-1/2\"/> 			

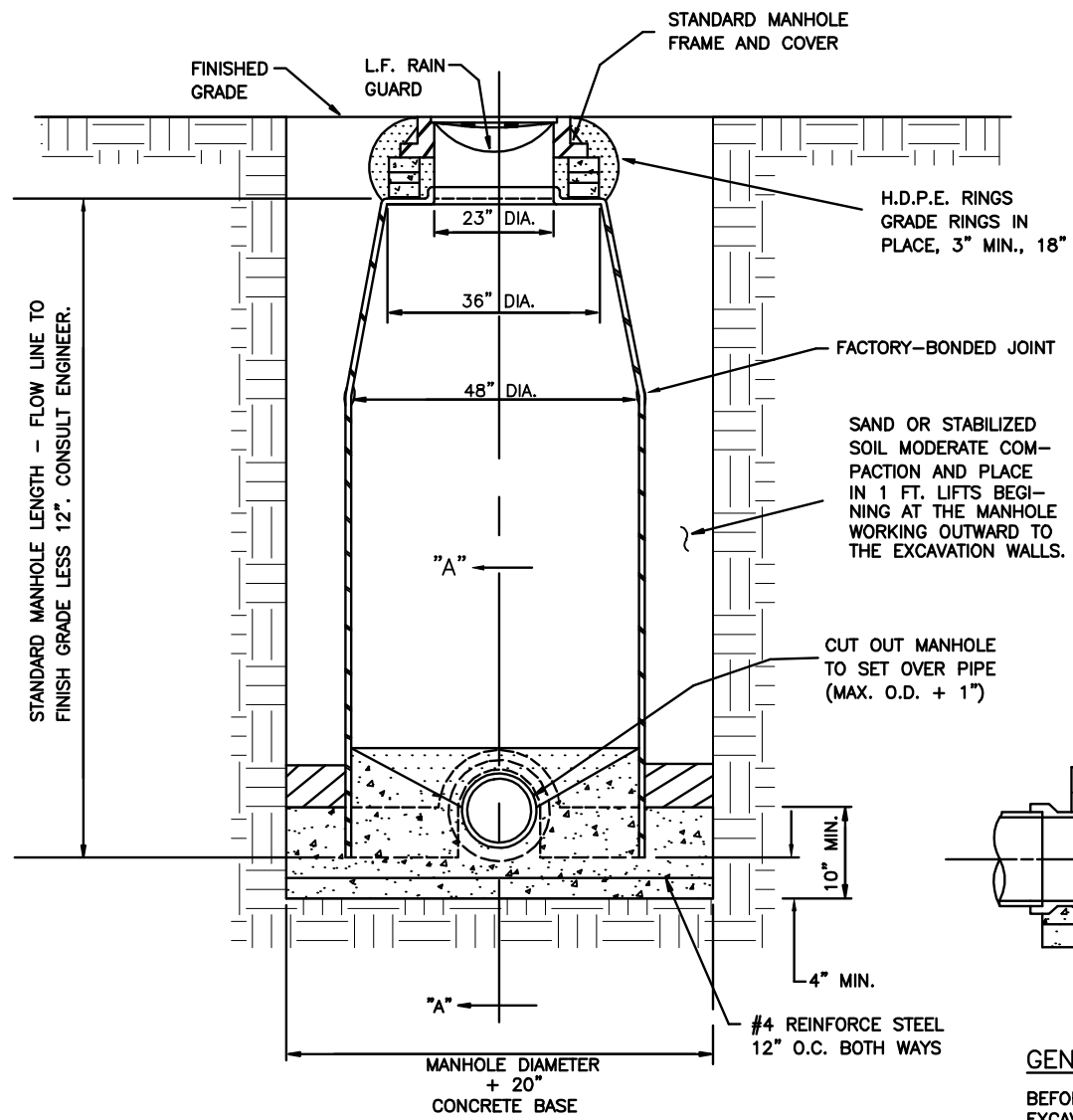
NOTE: ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ. FT. WITH PIPE LINE A MINIMUM OF 2 FT. OF COVER



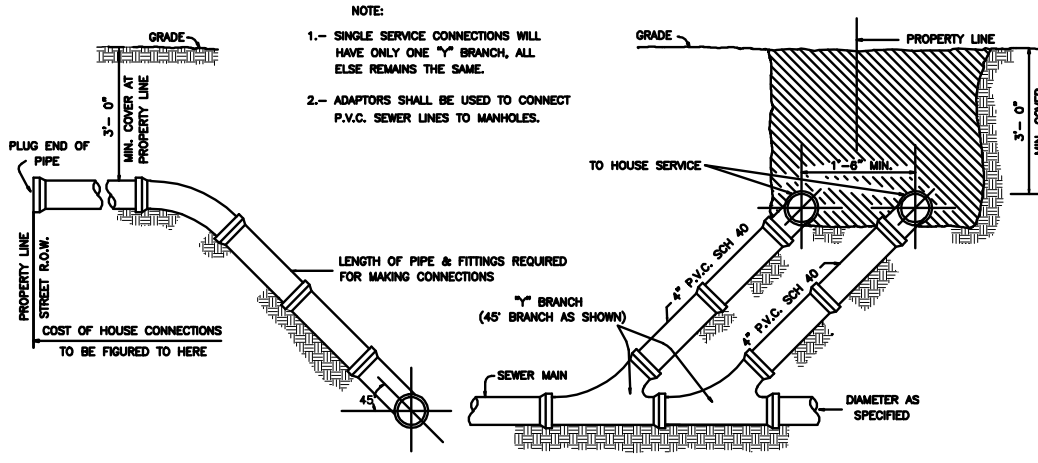
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

- 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 7" 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 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-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".

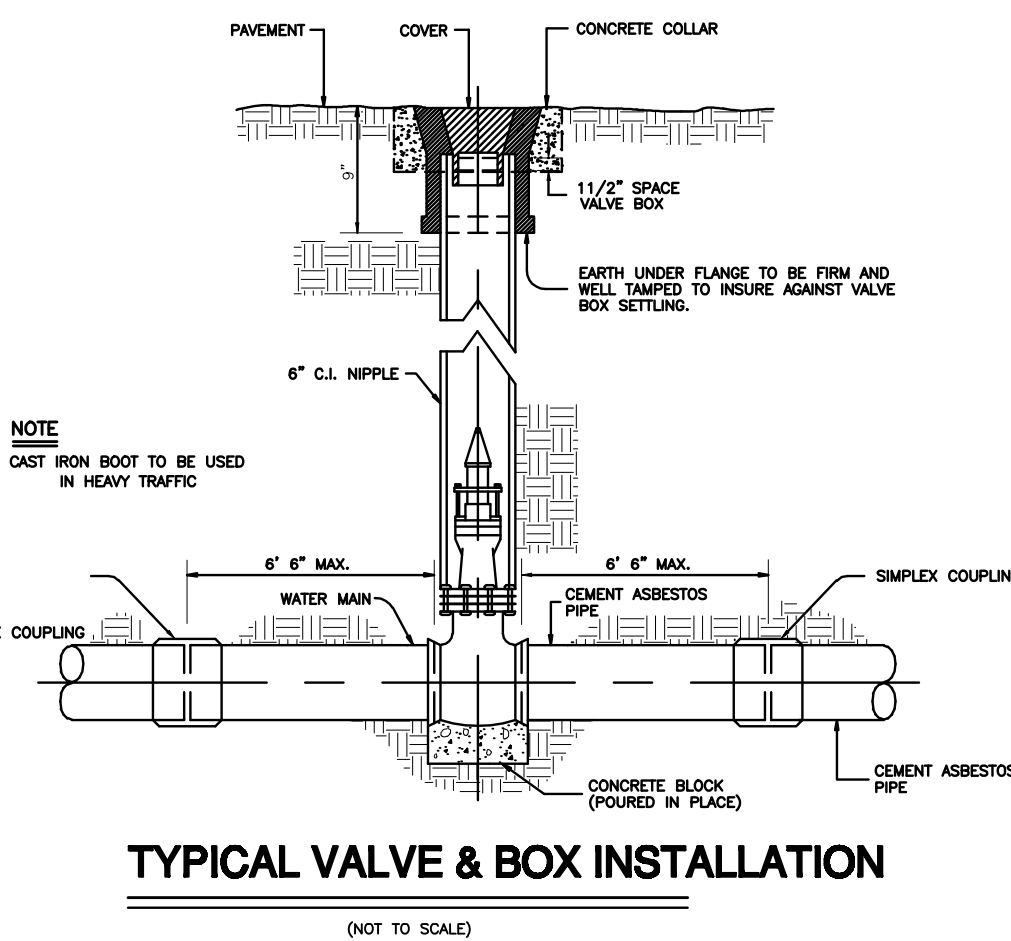
- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM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



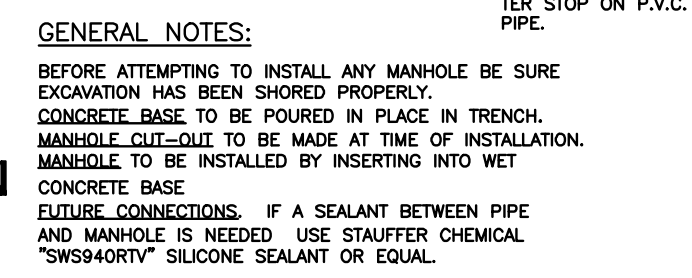
TYP. FIBERGLASS MANHOLE INSTALLATION
(NOT TO SCALE)



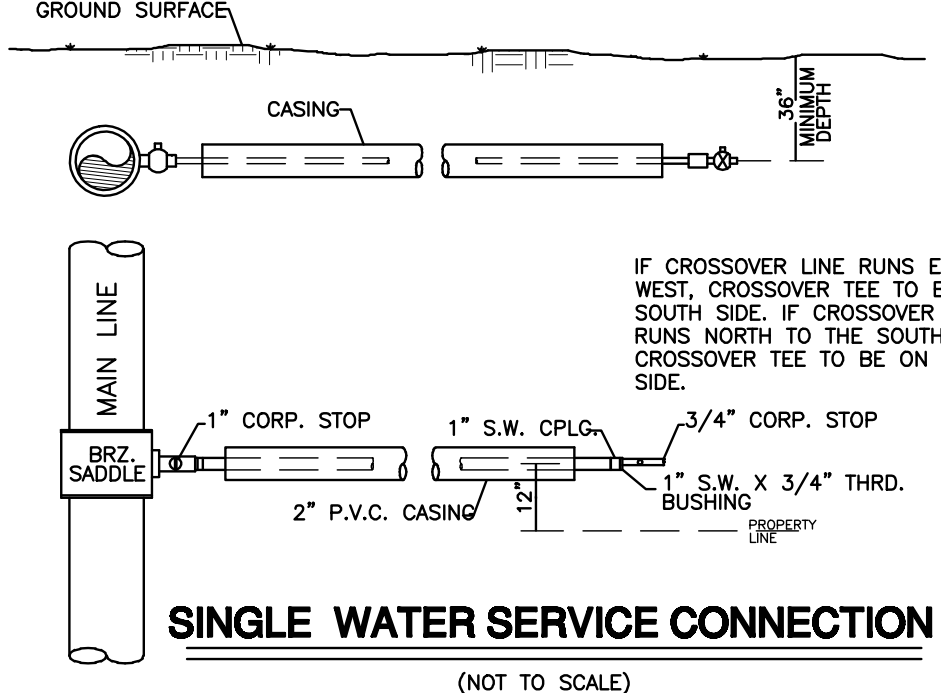
DUAL SEWER SERVICE CONNECTION
(NOT TO SCALE)



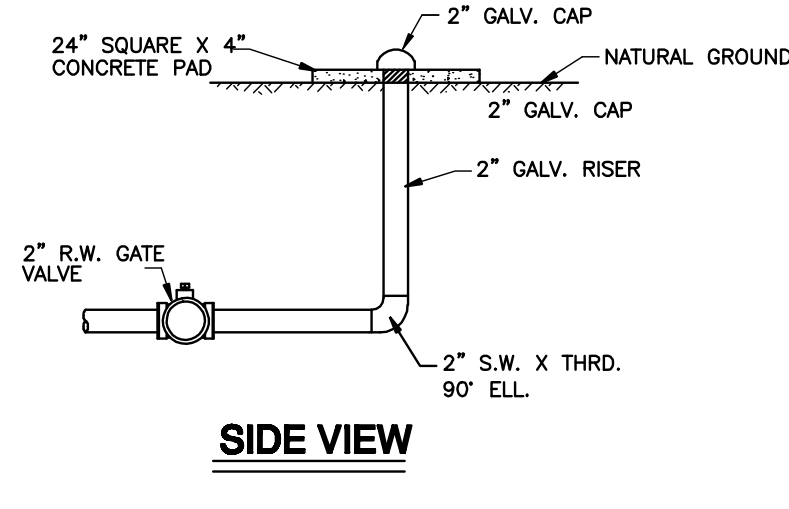
TYPICAL VALVE & BOX INSTALLATION
(NOT TO SCALE)



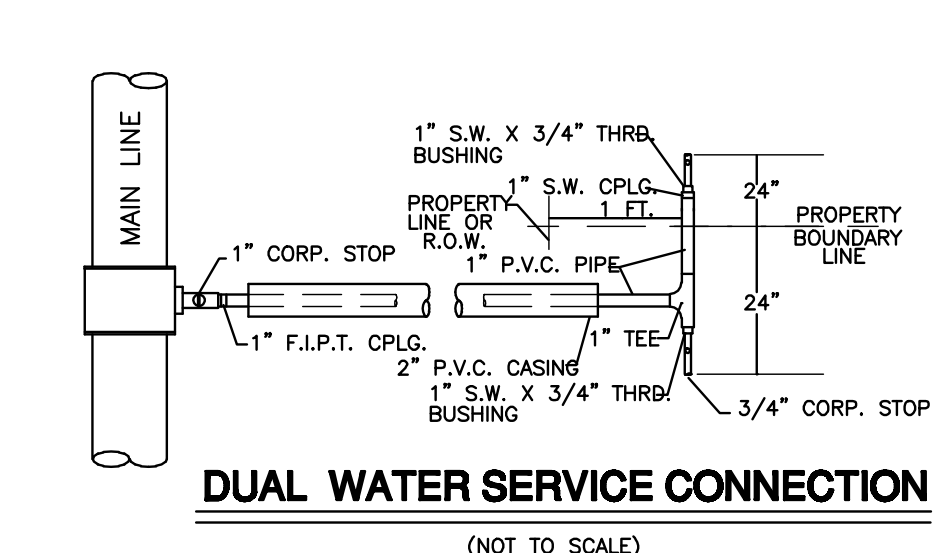
SECTION "A-A"
(NOT TO SCALE)



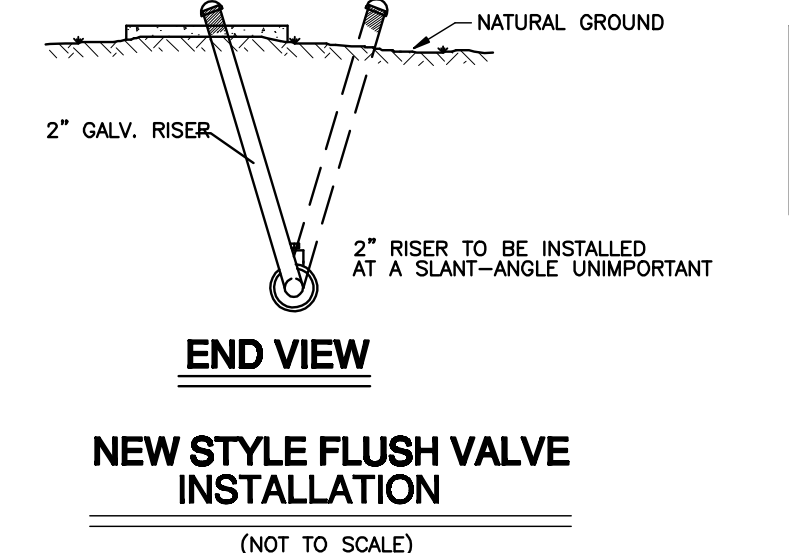
SINGLE WATER SERVICE CONNECTION
(NOT TO SCALE)



SIDE VIEW
(NOT TO SCALE)



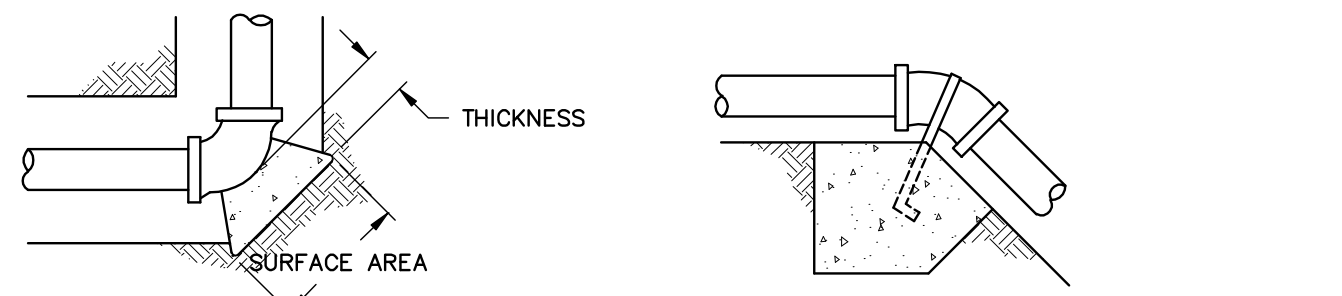
DUAL WATER SERVICE CONNECTION
(NOT TO SCALE)



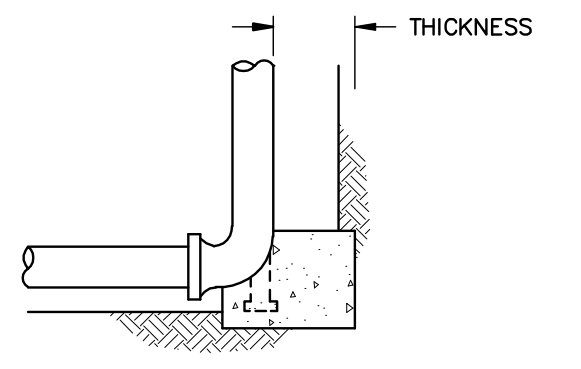
NEW STYLE FLUSH VALVE INSTALLATION
(NOT TO SCALE)

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
- 6" WATER SUPPLY LINE
- SERVICE LINES
- ☐ CAJA DE MEDIDOR DE AGUA
- 6" LINEA DE AGUA
- LINEAS DE SERVICIOS



HORIZONTAL BENDS

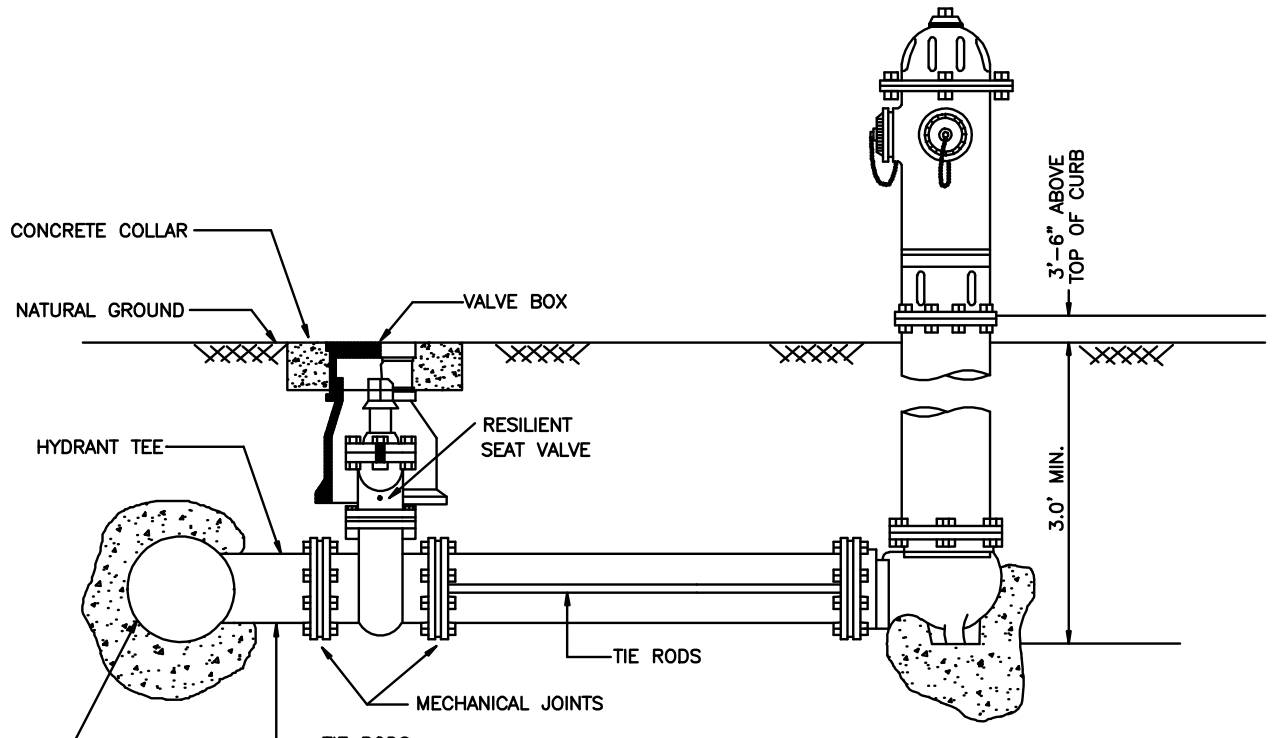


VERTICAL BENDS

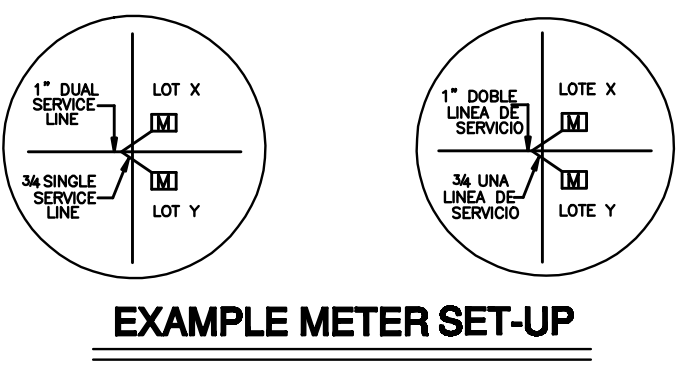
HYDRANT BURYS

TEES & DEAD ENDS

THRUST BLOCKS DETAIL



FIRE HYDRANT
(NOT TO SCALE)



EXAMPLE METER SET-UP
(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\EDUARDO'S No.16\WATER-DETAIL SHEET
OF 5 SHEETS	DATE PREPARED: DEC 10, 2016
	PREPARED BY: B. L. L.
	DATE REVISION: DEC 10, 2016
	REVISION: B. L. L.
	CHECKED BY: G.A.G.
	APPROVED BY: G.A.G.

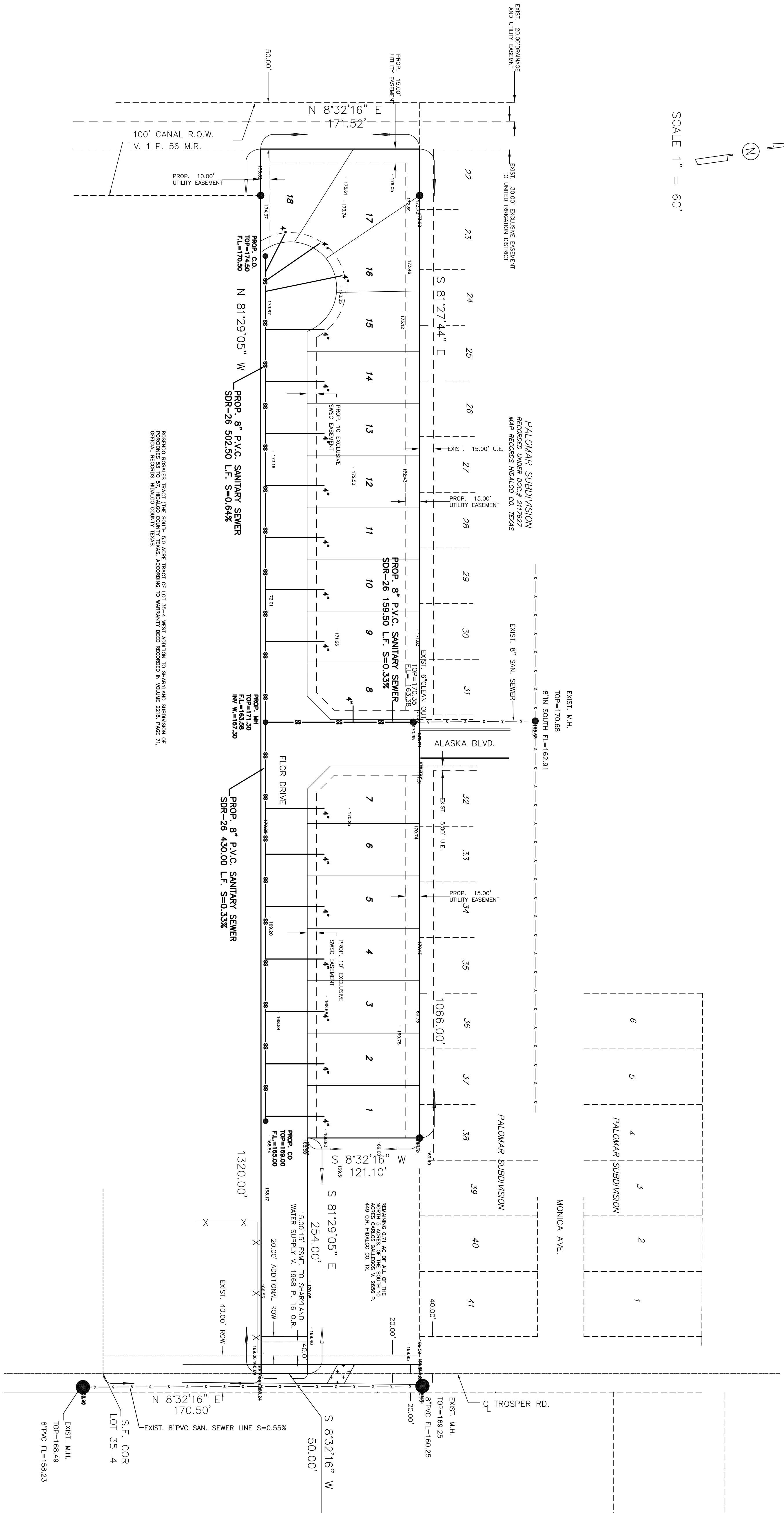
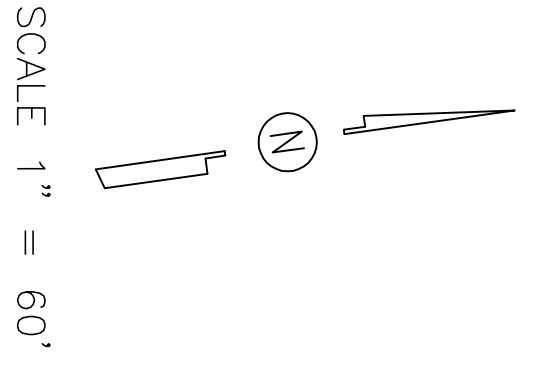
No.	SHEET	REVISION	DATE	APPROVED

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA ROAD
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

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



RECORDING REQUESTS TRACT (THE SOUTH 4.0 ACRE TRACT OF LOT 35-4 WEST ADDITION TO SHARPLAND SUBDIVISION OF PALOMAR SUBDIVISION) AND TRACT (THE SOUTH 4.0 ACRE TRACT OF LOT 35-4 WEST ADDITION TO SHARPLAND SUBDIVISION OF PALOMAR SUBDIVISION) BEING RECORDED IN PALOMAR COUNTY TEXAS.

PALOMAR SUBDIVISION
RECORDED UNDER DOC# 2117227
MAP RECORDED HIDALGO CO. TEXAS

PALOMAR SUBDIVISION

PALOMAR SUBDIVISION

IZAGUIRRE ENGINEERING GROUP, LLC.

EDUARDOS SUBDIVISION No. 16
SANITARY SEWER COLLECTION SYSTEM LAYOUT

PREPARED BY _____
CHECKED BY _____
SHEET _____

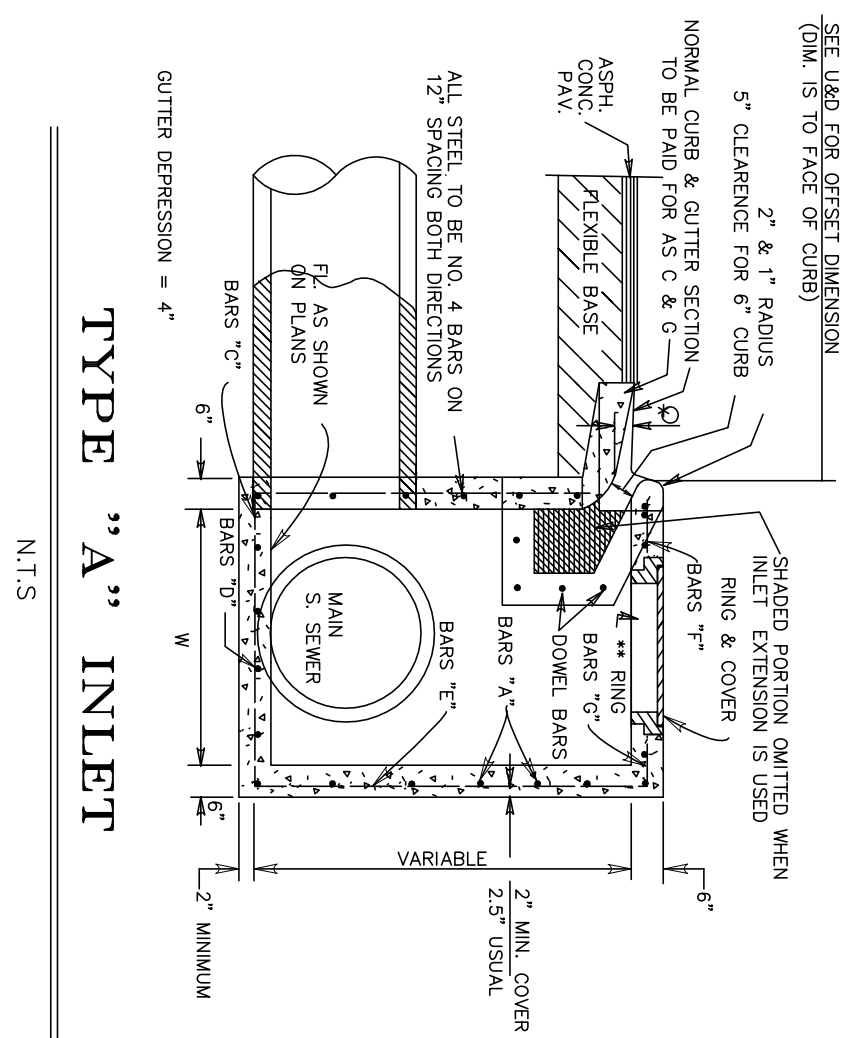
7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

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

SHEET NO. 4
OF 5 SHEETS

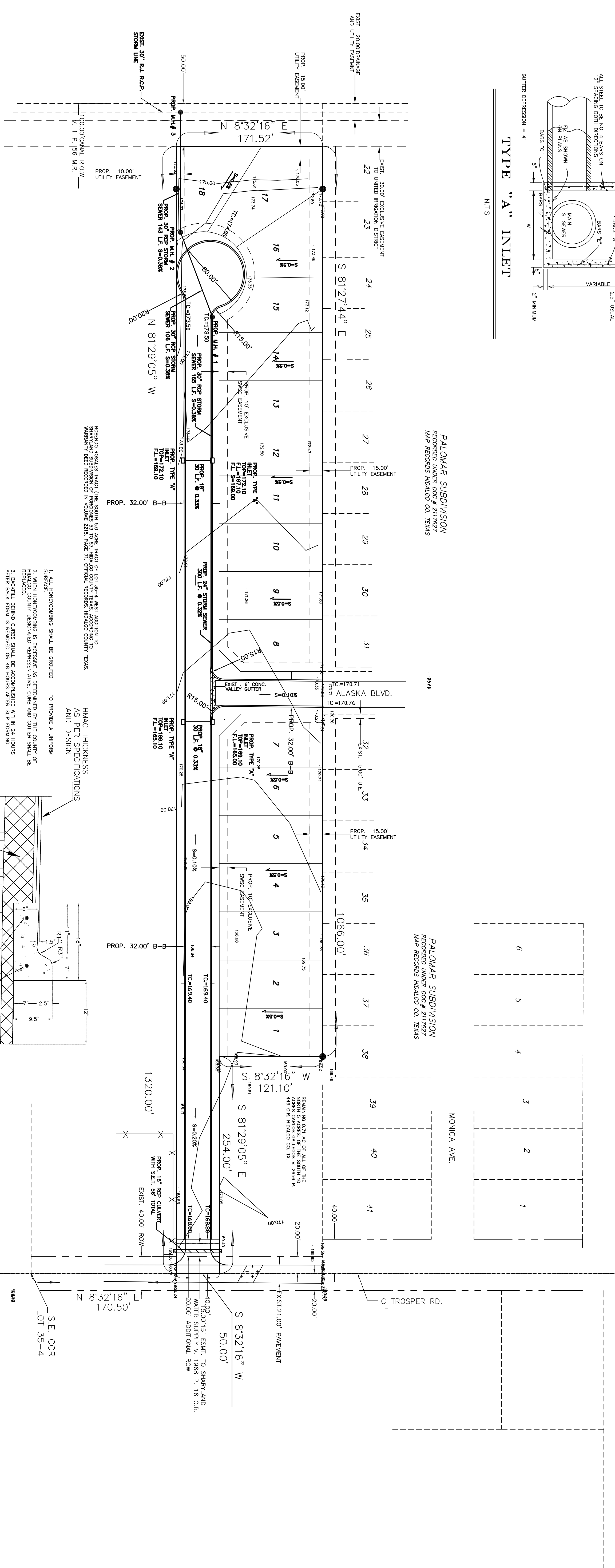
MAP OF TOPOGRAPHY AND DRAINAGE:



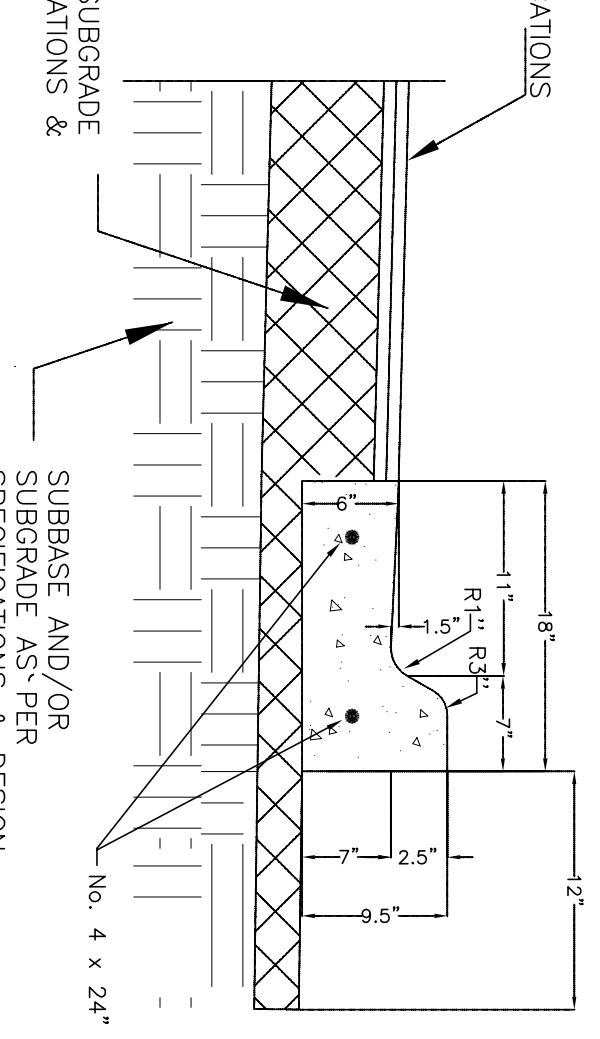
TYPE "A" INLET
N.T.S.

EDUARDOS SUBDIVISION No. 16
A 4.48 ACRE TRACT OF LAND OUT OF THE NORTH 5 ACRES, OF THE SOUTH 10 ACRES OF LOT 35-4 WEST ADDITION TO SHARPLAND SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY TEXAS.

SCALE 1" = 60'



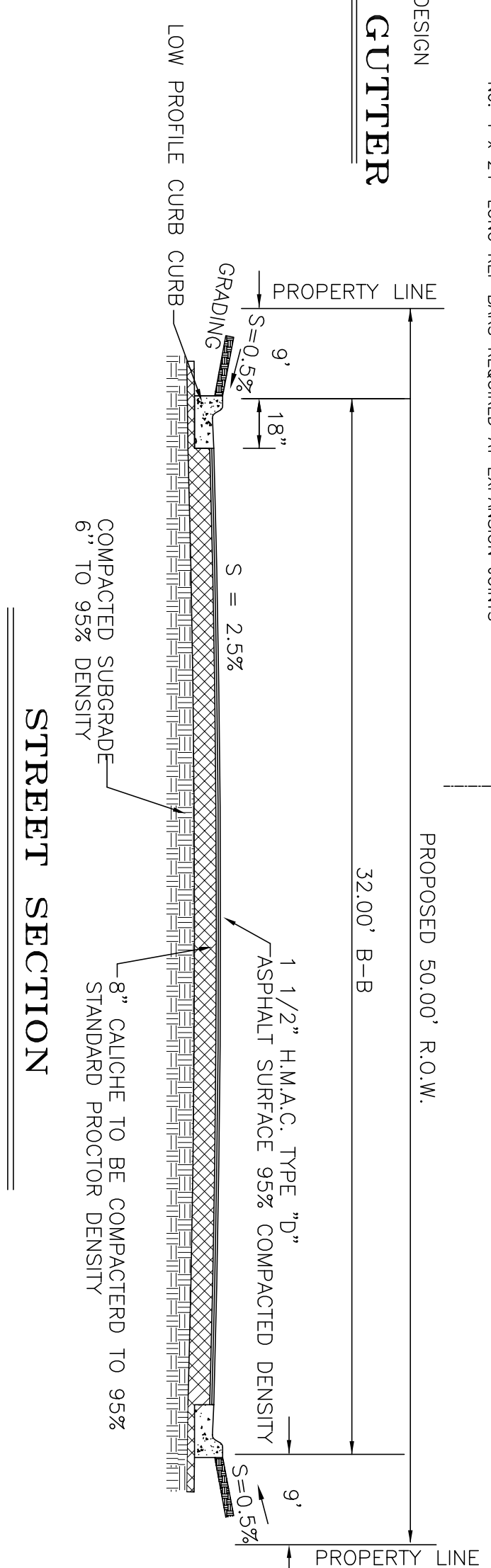
1. ALL UNDERCUTTING SHALL BE GROUDED
2. WHEN UNDERCUTTING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO COUNTY DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPAIRED.
3. ALL EXISTING CURBS SHALL BE RECONSTRUCTED WITHIN 24 INCHES OF THE EXISTING CURB AND GUTTER.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "C" (2000 PSI)
5. REINFORCED STEEL AS SHOWN
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 1'-6" EXPANSION JOINTS.



LOW PROFILE CURB & GUTTER
N.T.S.

COST ESTIMATE

WATER DISTRIBUTION:	\$ 30,415.00
PAVING IMPROVEMENTS:	\$ 121,380.11
DRAINAGE IMPROVEMENTS:	\$ 13,842.00
SANITARY SEWER IMPROVEMENTS:	\$ 23,028.00
TOTAL:	\$ 188,665.11



LOW PROFILE CURB CURB
N.T.S.

STREET SECTION
N.T.S.

DRAINAGE REPORT: BY GILBERTO A. GRACIA
EDUARDOS SUBDIVISION NO. 16 HIDALGO COUNTY, TEXAS

I. PROJECT LOCATION
This subdivision consists of 18 residential lots located 1/2 mile north of 3 Mile Road (FM 1924) on the west side of Trosper Road. Said subdivision, located within the City of Mission's 2.5-mile EIU boundary, is shown on the City of Mission's 2.5-mile EIU Addition to Sharpland, 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.

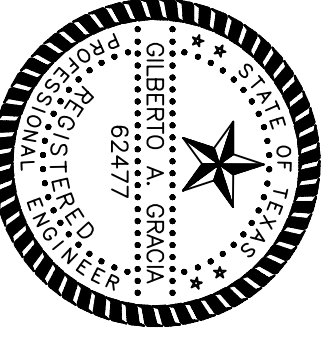
III. SOIL CONDITIONS
A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that the predominant soil of the subject site is classified as Hidalgo-26 (sandy, clay loam).

Hidalgo-26 typically consists of a surface layer of dark grayish brown fine sandy clay loam about 17 inches thick. The next soil layer down, from 17 to 28 inches, is brown sandy clay loam. The soil below 28 inches is a very pale brown sandy clay loam. This soil: a) is colorless to 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 a 20-foot contour interval topographic map of the subject site is by ground level elevations towards the east, where it is intercepted by Trosper Road side ditch system. Said Trosper Road side ditch system is serviced by the Hidalgo County Drainage District No. 1 drainage ditch network that will collect runoff from the subject site and discharge it into the Hidalgo County Drainage District No. 1 ditch known as the Linda Valo Outfall. The Rational Method was utilized to determine the existing 10-year frequency event storm water runoff (detention: 150 SFD) for this site.

V. PROPOSED CONDITIONS
During the 10-year frequency storm event, after development of this subdivision storm water runoff from the subject site is to be collected and conveyed to the Hidalgo County Drainage District No. 1 drainage ditch system. The proposed development site surface storm water will be intercepted by proposed Type "A" inlets installed at appropriate locations. Said inlets will drain into 30" x 42" storm sewer lines flowing in accordance with the County of Hidalgo's drainage requirements, is 11,056 cubic feet (0.25) (Refer to attached Drainage Calculations), and will be provided by the widening of the east slope of Linda Valo Drain (approximately 189.00 L.F. to the south from the westward extension of the south boundary of Eduardo's Subdivision No. 16).

The proposed development site surface storm water will be intercepted by proposed Type "A" inlets installed at appropriate locations. Said inlets will drain into 30" x 42" storm sewer lines flowing in accordance with the County of Hidalgo's drainage requirements, is 11,056 cubic feet (0.25) (Refer to attached Drainage Calculations), and will be provided by the widening of the east slope of Linda Valo Drain (approximately 189.00 L.F. to the south from the westward extension of the south boundary of Eduardo's Subdivision No. 16).



GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, L.L.C.
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MISSION, TEXAS 78574

SHEET NO. 5
OF 5 SHEETS

