



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-02-2017

PROPOSED EDUARDO'S NO. 17 SUBDIVISION, PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP DEVELOPER: IZAGUIRRE REAL ESTATES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 78 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTHSIDE OF MILE 6 NORTH ROAD APPROXIMATELY ¼ MILE WEST OF TROSPER 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 1-19-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: WILL BE PROVIDED BY STORM DRAINAGE SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DITCH.

ROAD R.O.W. DEDICATION: 30 FEET ADDITIONAL ON MILE 6 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-26-2017 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-21-2017 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: ALTON LINE SIZE: 10" LOCATION: TROSPER ROAD.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 12" LOCATION: MILE 6 NORTH ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 2-17-2017 : 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.

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

EDUARDOS SUBDIVISION No. 17 MAP OF WATER DISTRIBUTION

A 20.937 ACRE TRACT OF LAND BEING THE EAST 20.00 ACRES OF LOT 45-3, AND THE 0.937 ACRE TRACT OUT OF LOT 46-3, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1383465, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,



SCALE 1" = 60'

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 17:
BY GILBERTO A. GRACIA

WATER SUPPLY: Description and Costs.

EDUARDO'S SUBDIVISION No. 17 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 8" DIAMETER LINE RUNNING ALONG THE SOUTH SIDE OF MILE 6 NORTH RD.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No. 17 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING LINE OF 8" DIAMETER THAT RUNS ALONG THE SOUTH SIDE OF MILE 6 NORTH ROAD. THE PROPOSED 8" DIAMETER LINE RUNS TOWARDS THE NORTH APPROXIMATELY 1165 FEET ON THE EAST SIDE OF PINE STREET THEN TURNS TOWARDS THE EAST FOR APPROXIMATELY 235 FEET ALONG THE SOUTH SIDE OF VICTORIA STREET AND FINALLY TURNS SOUTH FOR APPROXIMATELY 1165 FEET ALONG THE WEST SIDE OF GOYA STREET CONNECTING AGAIN WITH THE EXISTING 8" WATERLINE ON THE SOUTH SIDE OF MILE 6 NORTH ROAD.

FROM THE 8" DIAMETER WATER LINE, THIRTY-NINE (39) DOUBLE SERVICES OF 1" DIAMETER ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE DOUBLE SERVICES LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$80,974.00 OR \$1,038.13 PER LOT. IN ADDITION THE SUBDIVIDER WILL PAY S.W.S.C. THE AMOUNT OF \$83,433.48 WHICH COVERS THE \$1,069.66 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 4 FIRE HYDRANTS AT A UNIT COST OF \$1,500.00 FOR A TOTAL COST OF \$6,000.00. 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. 17 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF ALTON. THE SUBDIVIDER AND CITY OF ALTON HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF ALTON HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF ALTON 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 ALTON 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. 17 CONSISTS OF A PROPOSED 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING LINE OF 8" DIAMETER THAT RUNS WITHIN THE TROSPER RD ROW. THE PROPOSED 12" DIAMETER LINE RUNS TOWARDS THE WEST ON THE NORTH SIDE OF MILE 6 ROAD APPROXIMATELY 1535 FEET, THEN THE PROPOSED 12" DIAMETER LINE RUNS TOWARDS THE NORTH APPROXIMATELY 1115 FEET ALONG THE EAST SIDE OF GOYA STREET, AND FINALLY THE PROPOSED 12" DIAMETER LINE RUNS TOWARDS THE EAST APPROXIMATELY 400 FEET ALONG THE NORTH SIDE OF VICTORIA STREET ENDING AT FRONT OF LOT 18. ANOTHER PROPOSED 10" DIAMETER LINE CONNECTS WITH THE PROPOSED 12" DIAMETER LINE AT SOUTHWEST CORNER OF LOT 42 THEN RUNS TOWARDS THE WEST APPROXIMATELY 380 FEET ON THE NORTH SIDE OF MILE 6 NORTH ROAD, THEN TURNS TOWARDS THE NORTH APPROXIMATELY 1036 FEET ENDING AT FRONT OF LOT 16.

SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF EIGHTEEN (18) SANITARY SEWER SERVICES.

THE 12" LINE, THE 10" LINE, THE 4" SERVICE LINE AND TWELVE (12) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$93,398.00 OR \$1,197.41 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF ALTON THE SUM OF \$39,216.84 WHICH COVERS THE \$502.78 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 ALTON. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF ALTON 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 \$164,407.48 WHICH EQUALS TO \$2,107.78 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$132,614.84 WHICH EQUALS TO \$1,700.19 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. 17.

FOR: GILBERTO A. GRACIA

PROVISION DE AGUA, DESCRIPCION, Y GASTOS.

EDUARDO'S SUBDIVISION No. 17 SERA PROVISITA 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 SUFFICIENTE 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 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE MILE 6 RD.

EL SISTEMA EXISTENTE DE AGUA PARA EDUARDO'S No. 17 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE EN EL LADO SUR DE LA CALLE MILE 6 ROAD. LA LINEA PROPUUESTA DE 8" DE DIAMETRO CORRE HACIA EL NORTE APROXIMADAMENTE 1165 PIES POR EL LADO ESTE DE LA CALLE TROSPER RD. DESPUES CORRE HACIA EL NORTE APROXIMADAMENTE 1115 PIES POR EL LADO ESTE DE LA CALLE GOYA, Y FINALMENTE LA LINEA PROPUUESTA DE 12" CORRE HACIA EL OESTE APROXIMADAMENTE 400 PIES POR EL LADO NORTE DE LA CALLE VICTORIA TERMINANDO ENFRENTA DEL LOTE 18. OTRA LINEA PROPUUESTA DE 10" DE DIAMETRO CONECTA CON LA LINEA PROPUUESTA DE 12" DE DIAMETRO EN EL LADO SURESTE DEL LOTE 42 Y CORRE APROXIMADAMENTE 380 PIES POR EL LADO NORTE DE LA CALLE MILE 6 ROAD, DESPUES CORRE HACIA EL NORTE APROXIMADAMENTE 1036 PIES POR EL LADO OESTE DE LA CALLE REFUGIO TERMINANDO ENFRENTA DEL LOTE 16. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 12 Y 10 PULGADAS DIEZ Y OCHO (78) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN TREINTA Y NUEVE (39) SERVICIOS DOBLES DE 1" DE DIAMETRO, QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. 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 \$80,974.00 DE LOS CUALES SE CUBRIRAN US \$1,038.13 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD LA CANTIDAD DE \$83,433.48 O \$ 1,069.66 POR LOTE DE ADQUERIDO 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 MEMBERSHIP CUANDO EL DUEÑO DEL SOLAR SOLICITE MEDIDOR DE AGUA. LA COMPANIA AGUA SUD INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 1,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$6,000.00. 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. 17 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE ALTON. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE ALTON HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE ALTON HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA EDUARDO'S SUBDIVISION No. 17 CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CALLE TROSPER ROAD.

EL DRENAJE SANITARIO DE EDUARDO'S SUBDIVISION No. 17 CONSISTE DE UNA LINEA DE 12" DE DIAMETRO QUE SE CONECTARA A LA LINEA EXISTENTE QUE CORRE DENTRO DEL DERECHO DE VIA DE LA CALLE TROSPER RD. LA LINEA PROPUUESTA DE 12" DE DIAMETRO CORRE HACIA EL NORTE APROXIMADAMENTE 1535 PIES POR EL LADO NORTE DE LA CALLE MILE 6 ROAD, DESPUES CORRE HACIA EL NORTE APROXIMADAMENTE 1115 PIES POR EL LADO ESTE DE LA CALLE GOYA, Y FINALMENTE LA LINEA PROPUUESTA DE 12" CORRE HACIA EL OESTE APROXIMADAMENTE 400 PIES POR EL LADO NORTE DE LA CALLE VICTORIA TERMINANDO ENFRENTA DEL LOTE 18. OTRA LINEA PROPUUESTA DE 10" DE DIAMETRO CONECTA CON LA LINEA PROPUUESTA DE 12" DE DIAMETRO EN EL LADO SURESTE DEL LOTE 42 Y CORRE APROXIMADAMENTE 380 PIES POR EL LADO NORTE DE LA CALLE MILE 6 ROAD, DESPUES CORRE HACIA EL NORTE APROXIMADAMENTE 1036 PIES POR EL LADO OESTE DE LA CALLE REFUGIO TERMINANDO ENFRENTA DEL LOTE 16. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 12 Y 10 PULGADAS DIEZ Y OCHO (78) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y CUATRO (4) ALICANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$93,398.00 O \$1,197.41 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MISION UN COSTO ADICIONAL DE \$39,216.84 O \$502.78 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:

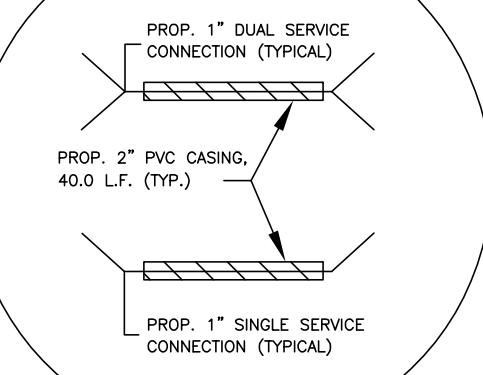
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS LOS MEDIDORS MECANICOS DE AGUA QUE COSTARA UN TOTAL DE \$ 164,407.48 \$ 2,107.78 POR LOTE

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$132,614.84 O \$1,700.19 POR LOTE.



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.



WATER SERVICE DETAIL N.T.S.

GENERAL CONSTRUCTION NOTES:

1. ALL PROPOSED WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

THE ANTONIO WILLAUBOS TRACT: THE EAST 8.8 ACRES OF THE WEST 18.8 ACRES OF LOT 45-3, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 2828, PAGE 078, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 46-4
WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

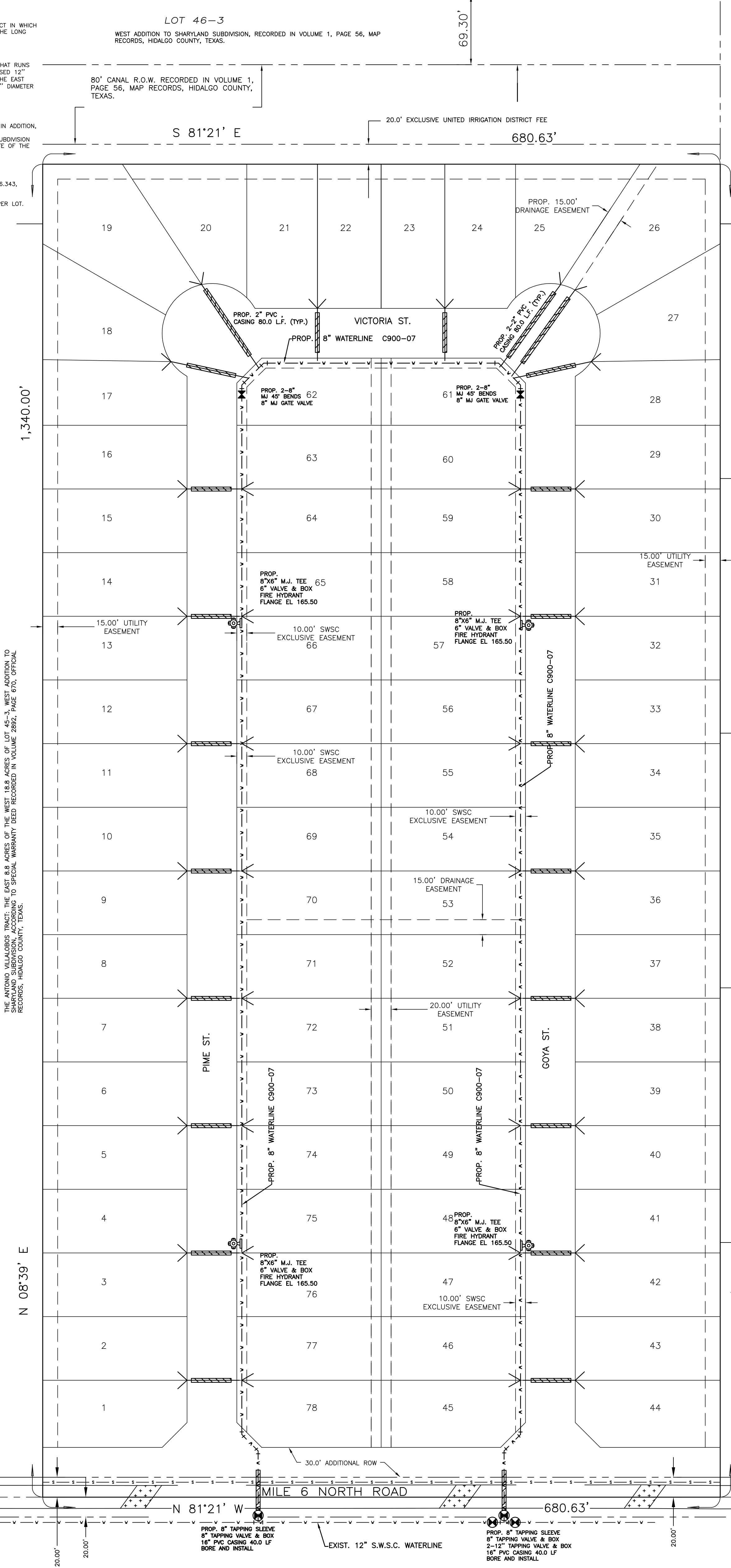
THE ALICANTAR LINDA TRACT: WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE TOWAR NORMA LINDA TRACT: WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE CANTU JOSE & ALICIA TRACT: WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE TOWAR NORMA LINDA TRACT: WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE TOWAR NORMA LINDA TRACT: WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.



COST ESTIMATE

WATER DISTRIBUTION:	\$ 80,974.00
PAVING IMPROVEMENTS:	\$ 326,664.44
DRAINAGE IMPROVEMENTS:	\$ 36,062.00
SANITARY SEWER IMPROVEMENTS:	\$ 93,398.00
TOTAL:	\$ 537,098.44

SHEET NO. 2 OF 6 SHEETS

IZAGUIRRE ENGINEERING GROUP, LLC.

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

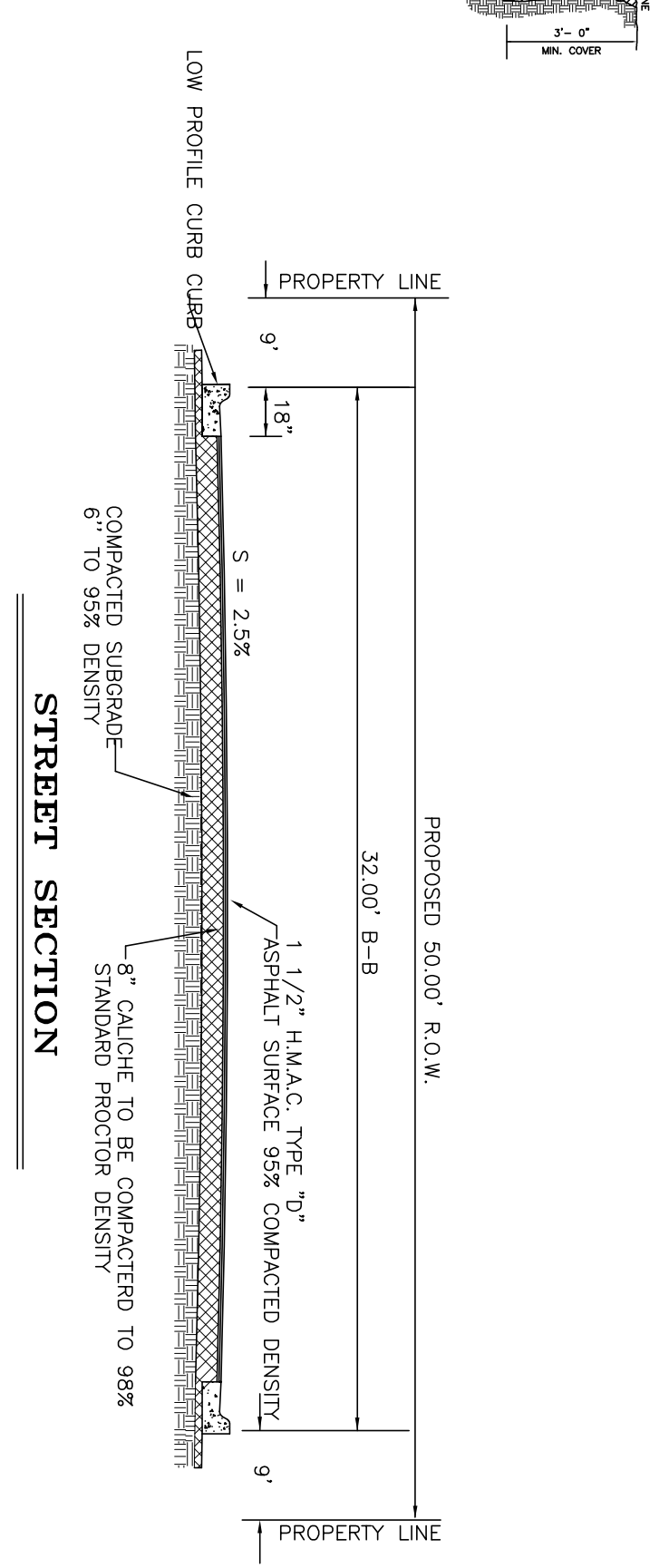
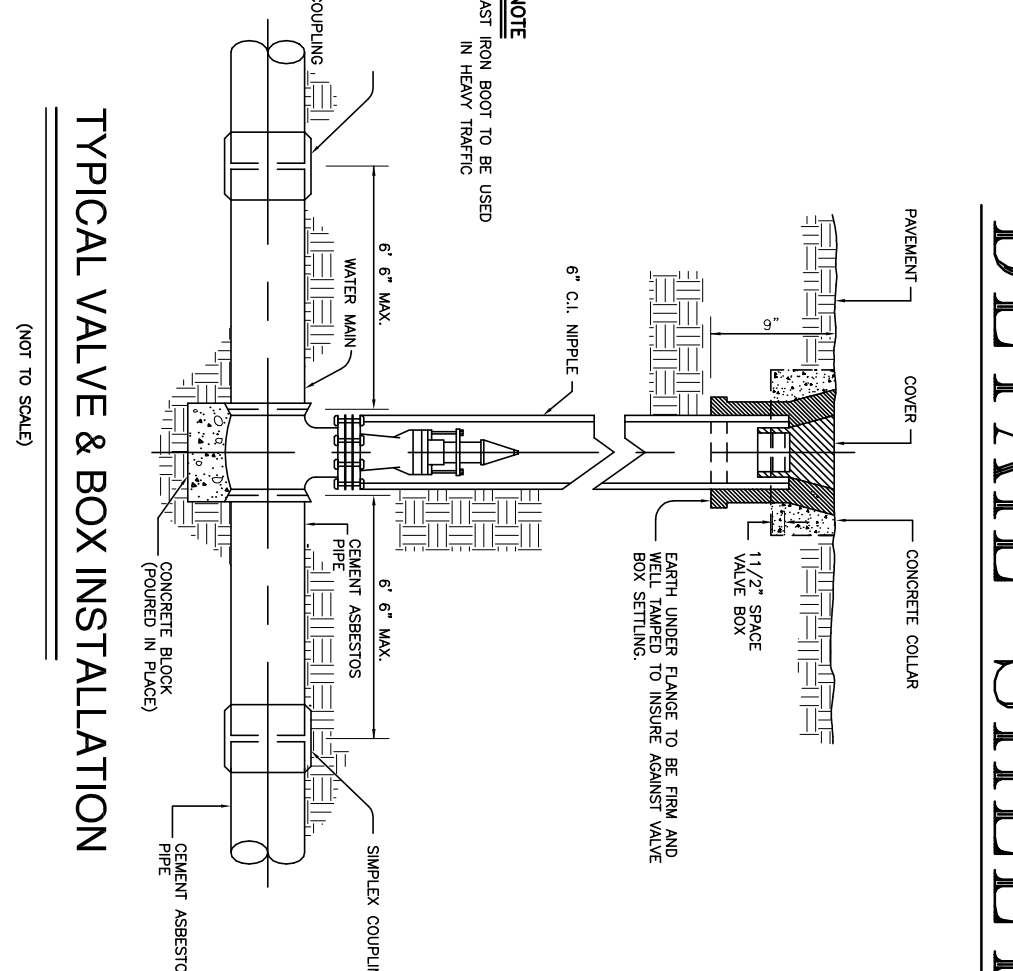
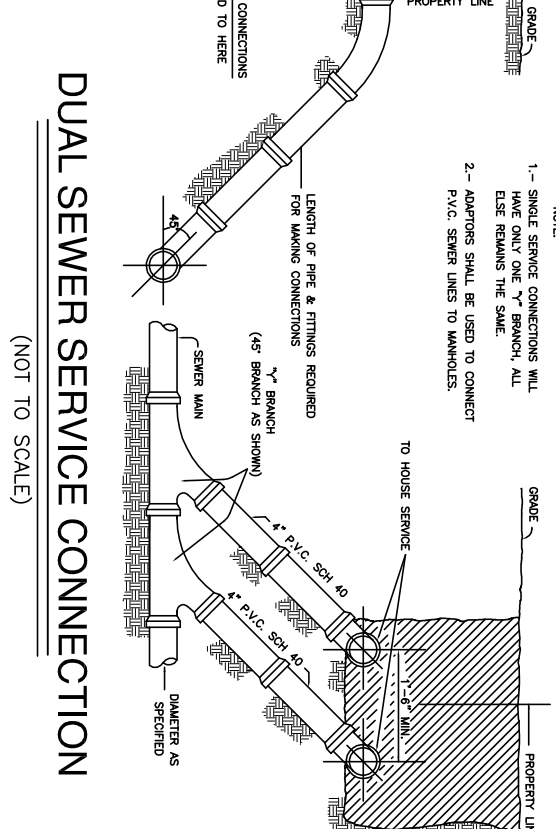
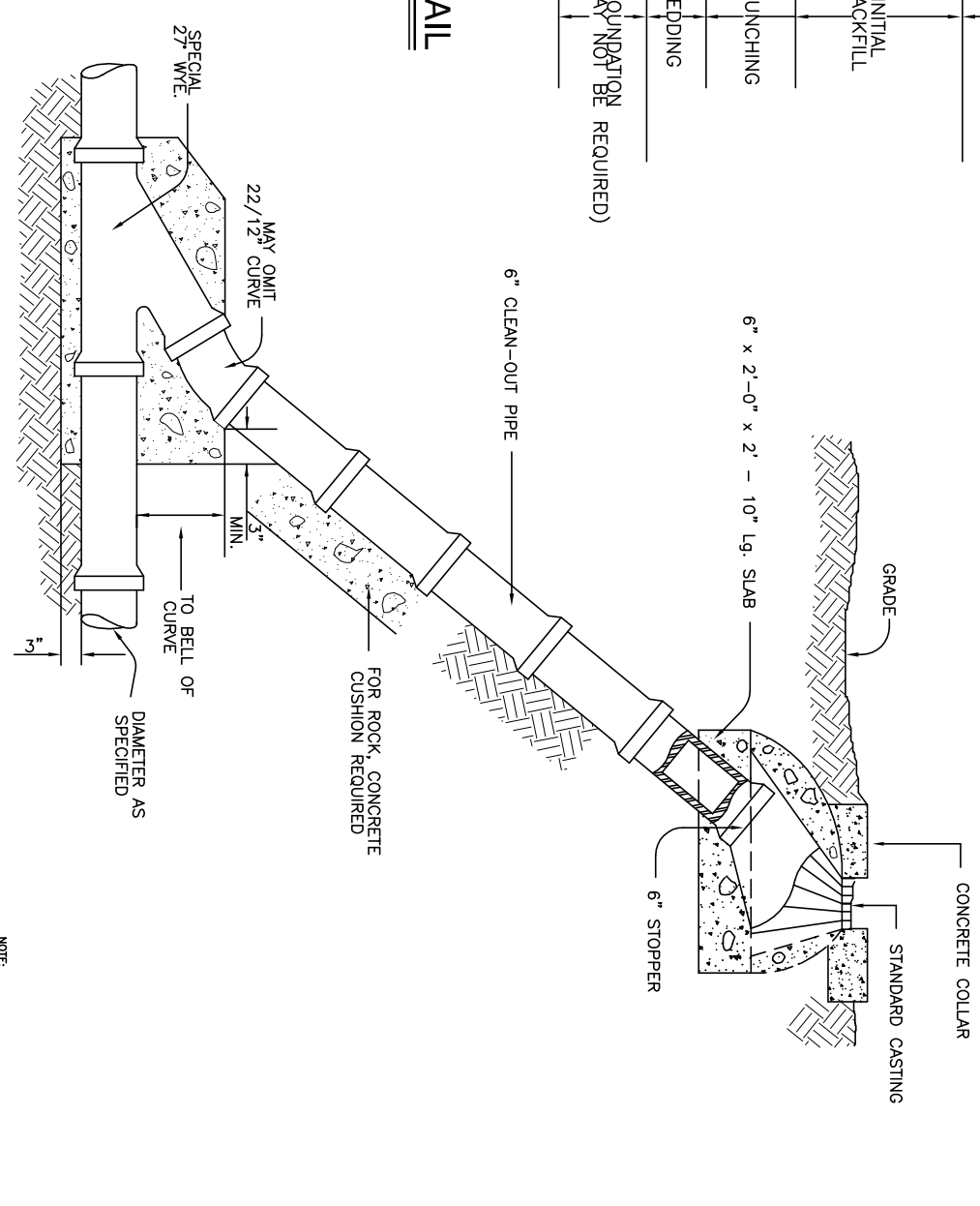
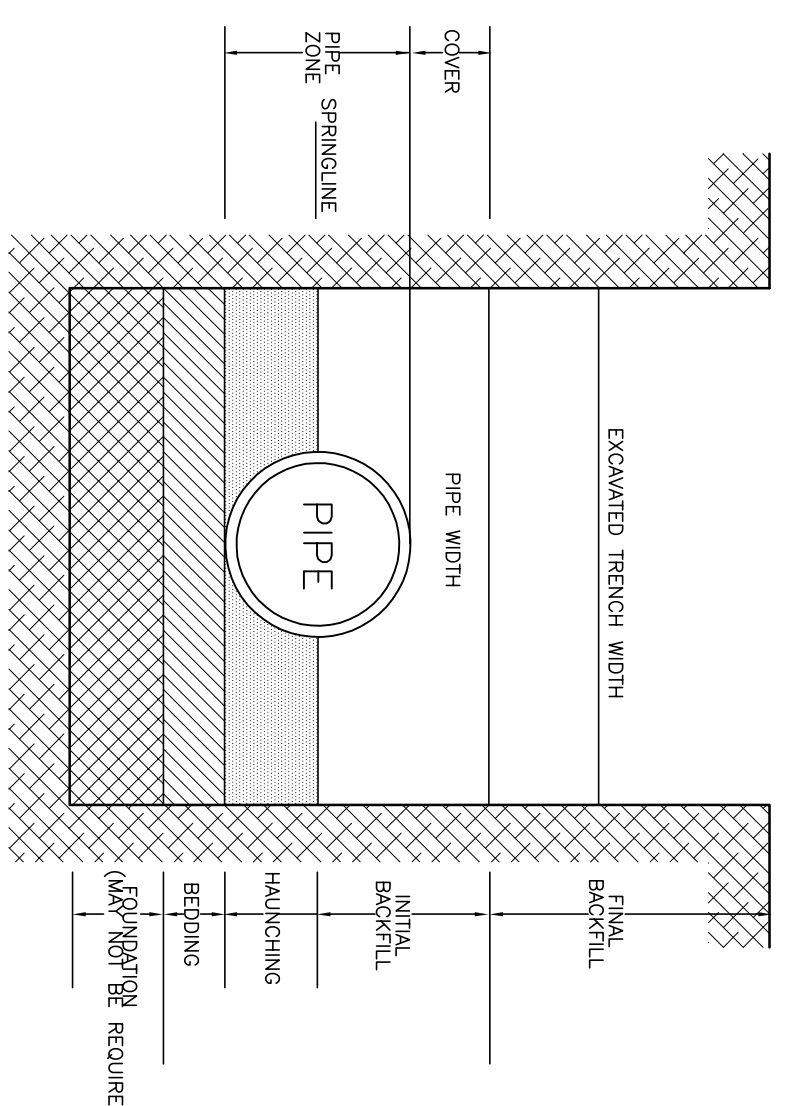
EDUARDOS SUBDIVISION No. 17

WATER DISTRIBUTION LAYOUT

PREPARED BY _____
CHECKED BY _____
SHEET _____

EDUARDOS SUBDIVISION No. 17

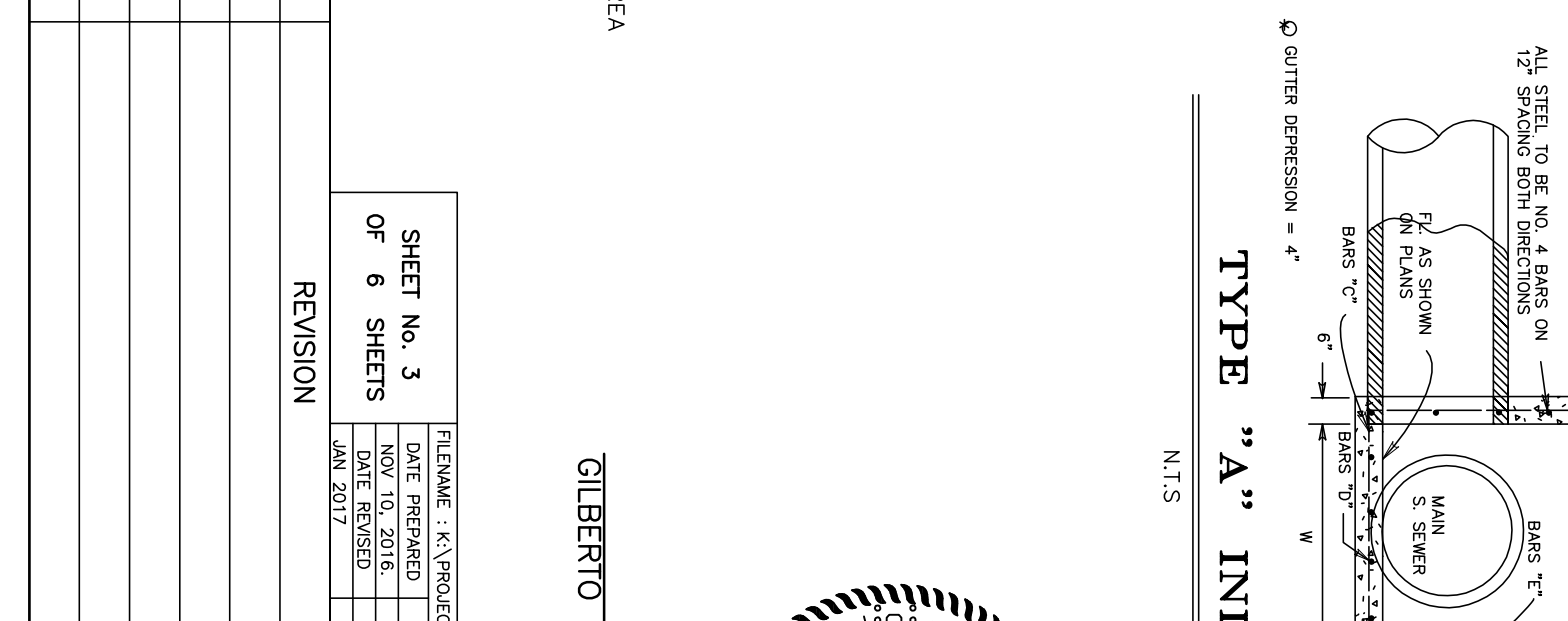
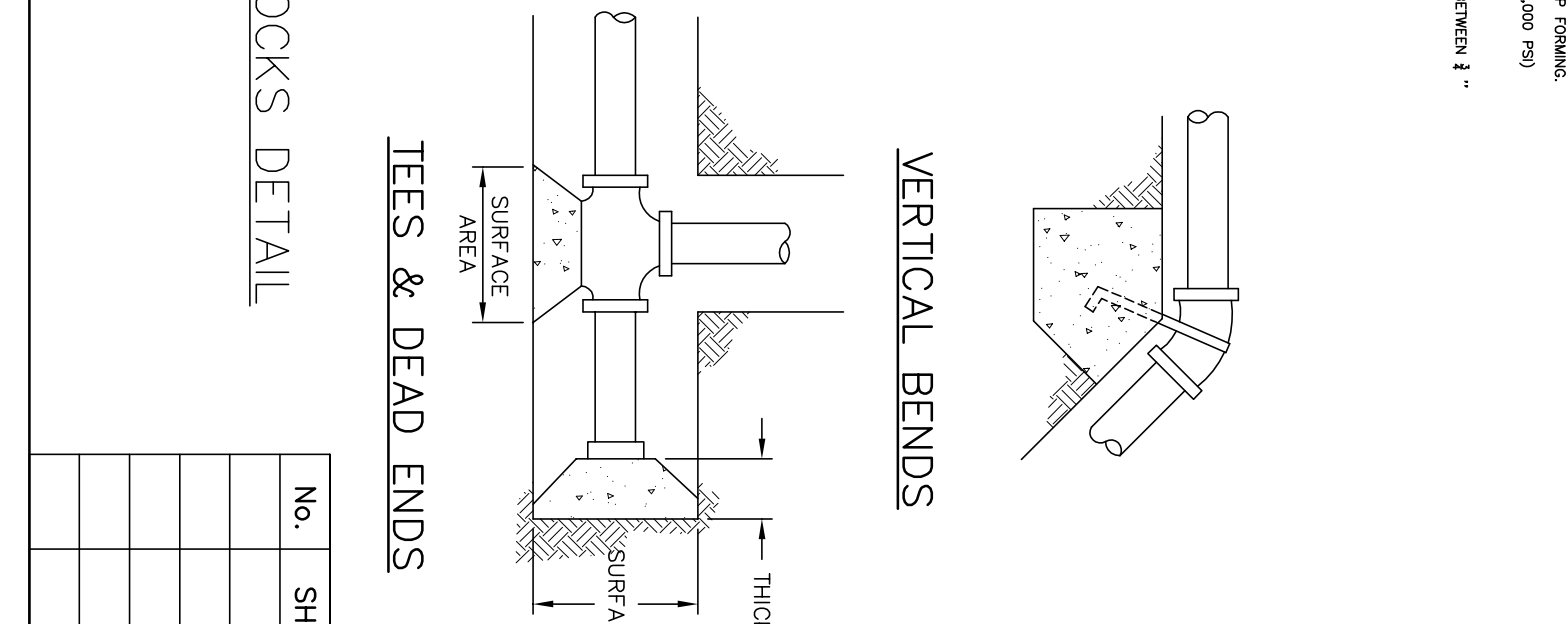
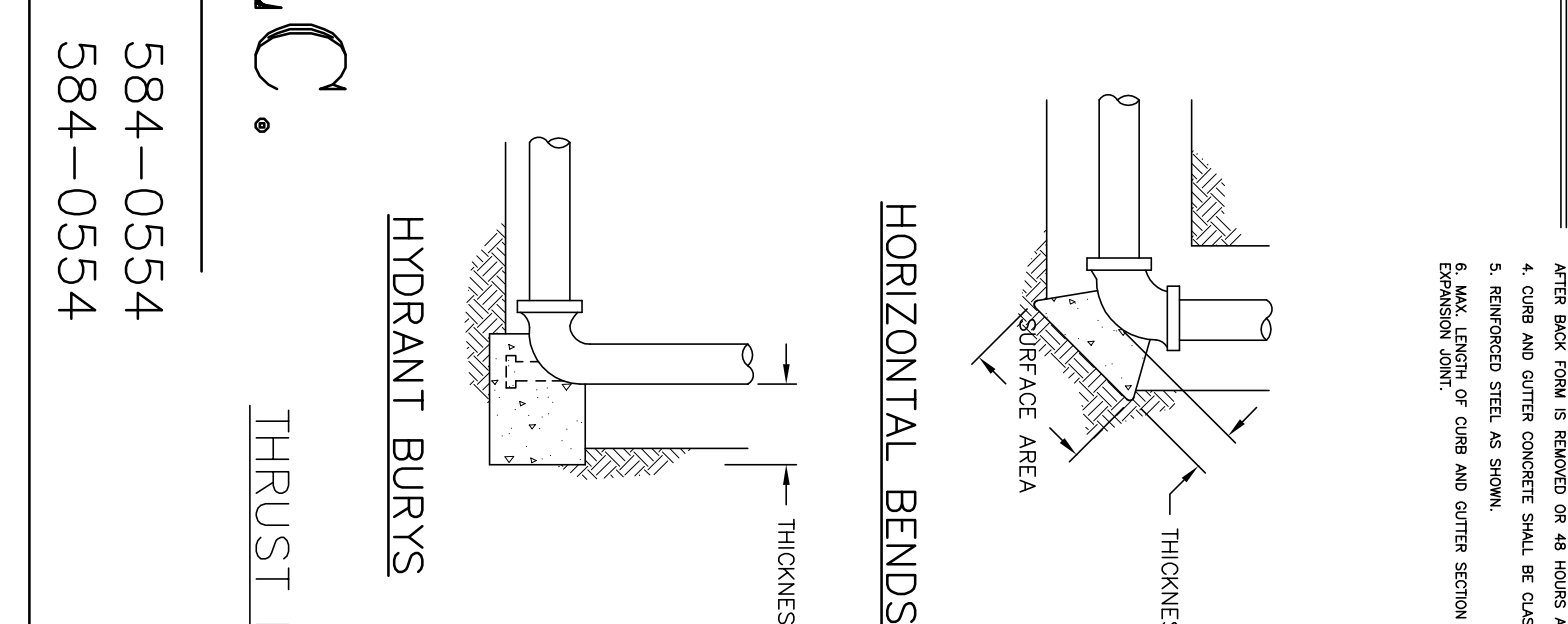
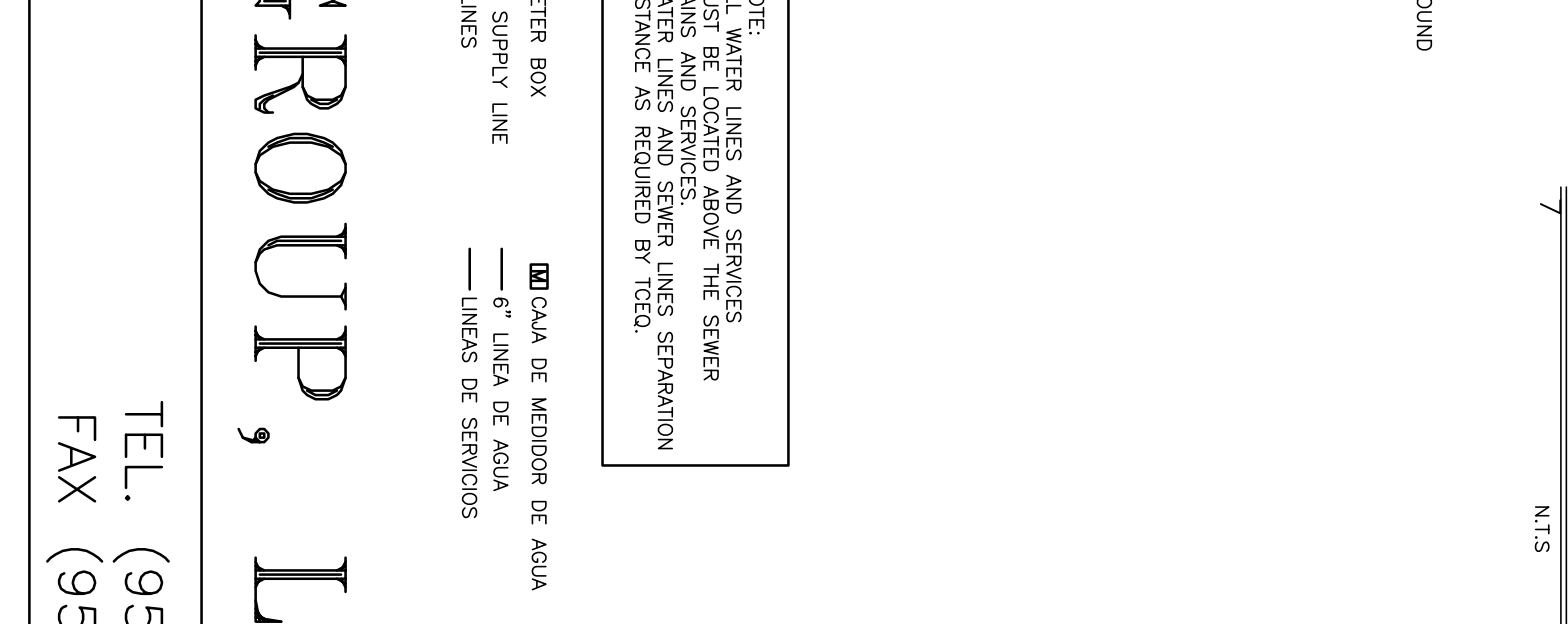
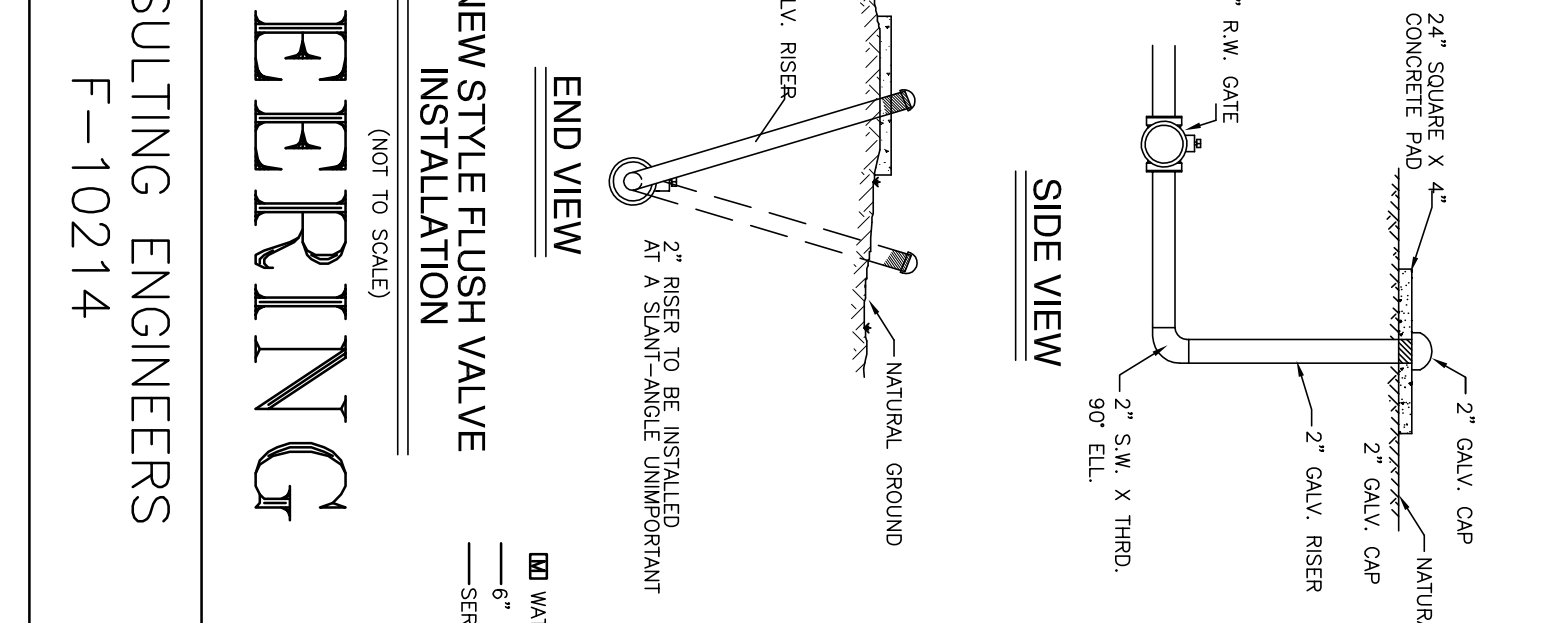
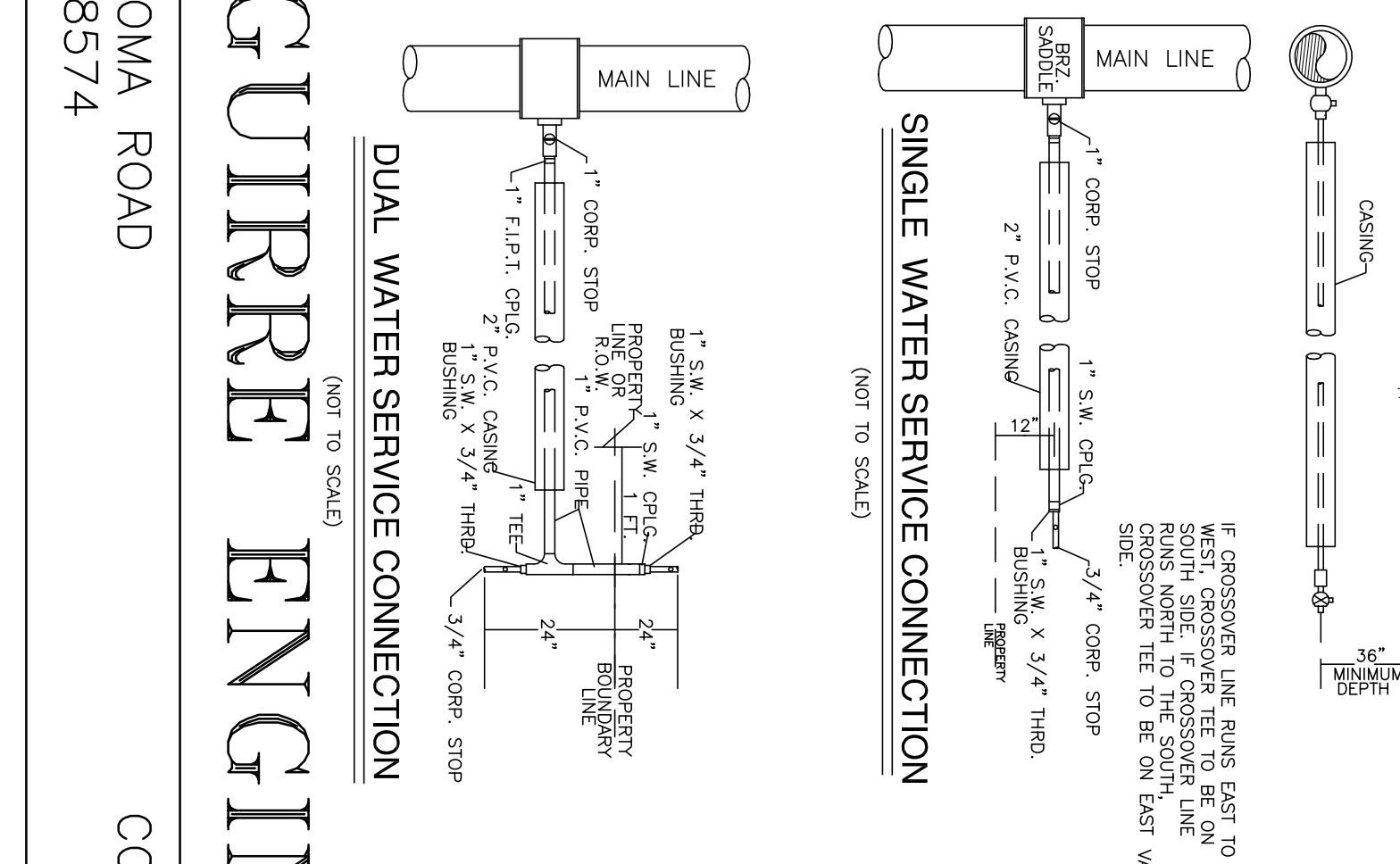
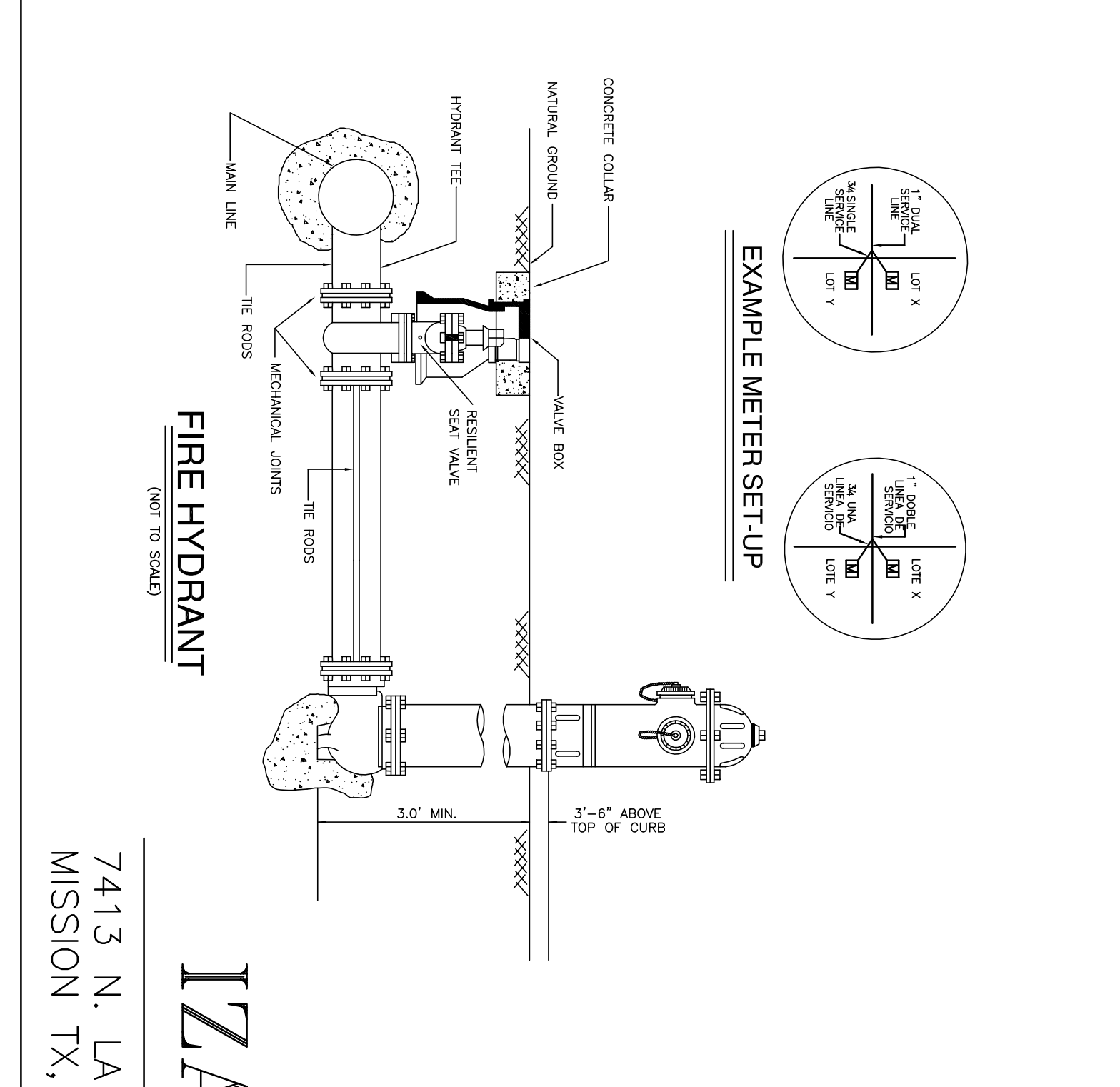
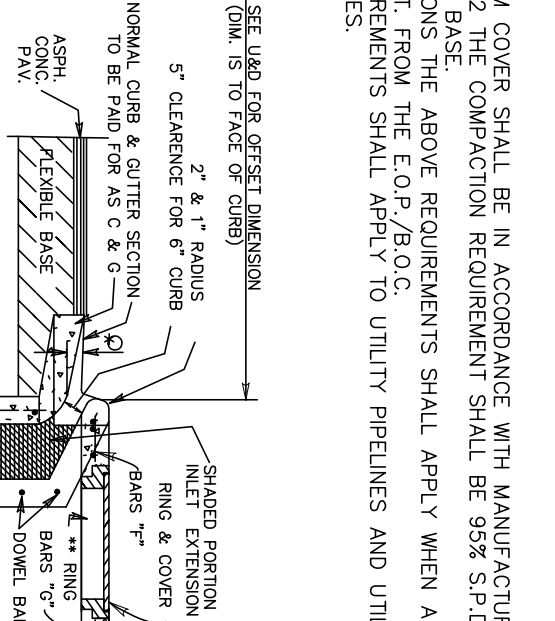
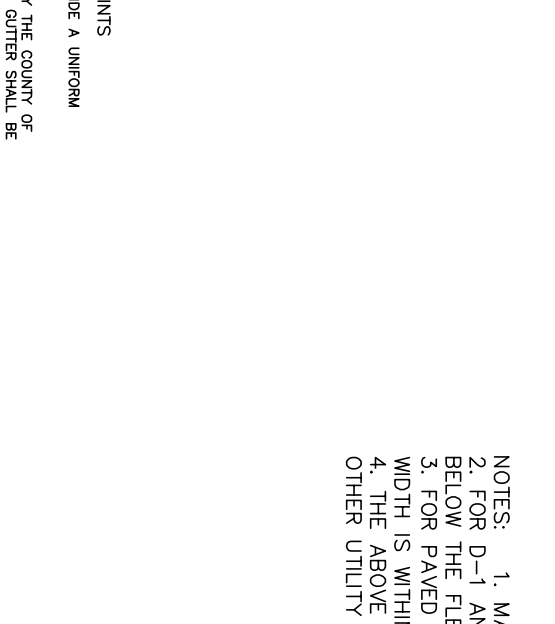
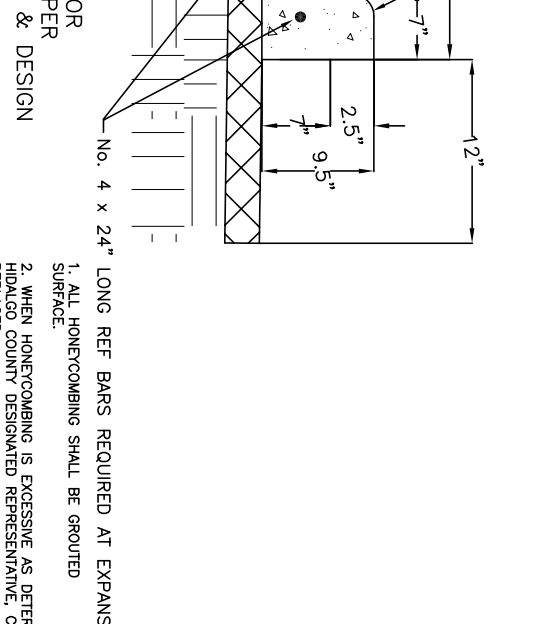
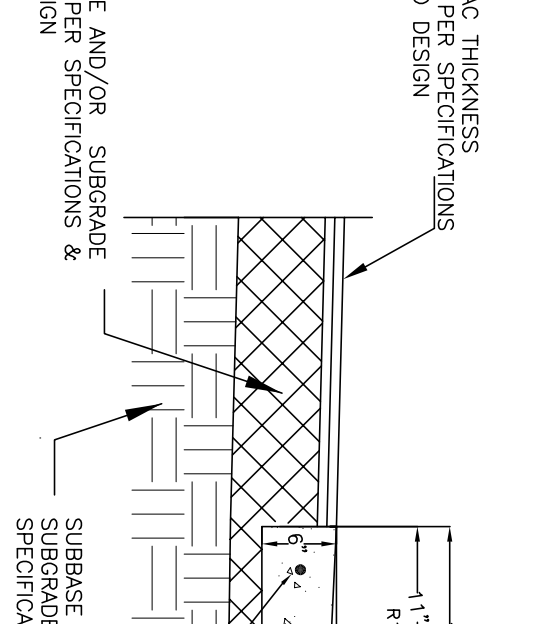
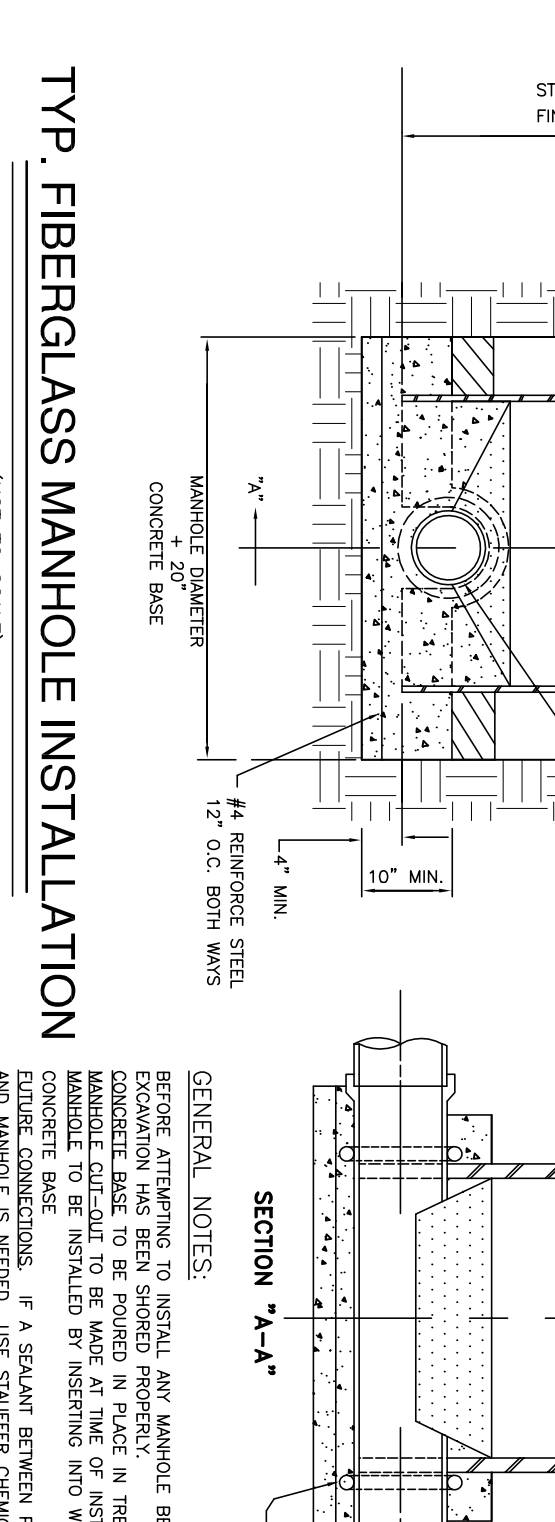
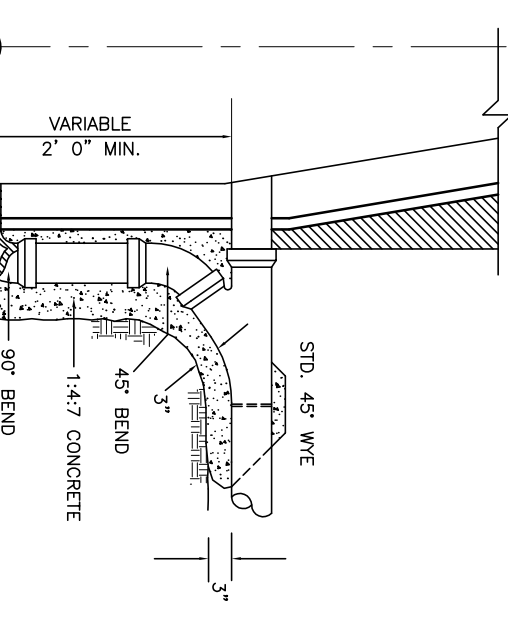
DETAIL SHEET



STANDARD DROP CONNECTION TO MANHOLE
(NOT TO SCALE)

NOTE: ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 12 PSI. ALL VALUES SHOWN ARE MINIMUM FOR A 2000 LBS./SQ. FT. WITH PIPE LINE A MINIMUM OF 2 FT. OF COVER.

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



NOTES:

- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- FOR 24" RCP BENDS, THE BEDDING REQUIREMENTS SHALL BE 95% S.P.D. WITHIN 12" IN.
- FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./R.O.C.
- EXISTING UTILITIES SHALL BE IDENTIFIED BY UTILITY PRELIMINARS AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

2. FOR 24" RCP BENDS, THE BEDDING REQUIREMENTS SHALL BE 95% S.P.D. WITHIN 12" IN.

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./R.O.C.

4. EXISTING UTILITIES SHALL BE IDENTIFIED BY UTILITY PRELIMINARS AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

5. 1" HAAC TYPE PIPE SHALL BE COMPACTED TO 98% DENSITY.

6. 6" DIA. TO BE COMPACTED TO 98% DENSITY.

7. 1" HAAC TYPE PIPE SHALL BE COMPACTED TO 98% DENSITY.

8. 6" DIA. TO BE COMPACTED TO 98% DENSITY.

9. 1" HAAC TYPE PIPE SHALL BE COMPACTED TO 98% DENSITY.

10. 6" DIA. TO BE COMPACTED TO 98% DENSITY.

11. 1" HAAC TYPE PIPE SHALL BE COMPACTED TO 98% DENSITY.

12. 6" DIA. TO BE COMPACTED TO 98% DENSITY.

13. 1" HAAC TYPE PIPE SHALL BE COMPACTED TO 98% DENSITY.

14. 6" DIA. TO BE COMPACTED TO 98% DENSITY.

15. 1" HAAC TYPE PIPE SHALL BE COMPACTED TO 98% DENSITY.

16. 6" DIA. TO BE COMPACTED TO 98% DENSITY.

STATE OF TEXAS
COUNTY OF TARRANT
CERTIFICATE OF LICENSE
62477
LIBERTO A. GRACIA
LIBERTO A. GRACIA - P.E. No. 62477

No.	SHEET	REVISION	DATE	APPROVED
OF 6 SHEETS				

FILENAME: X:\PROJECTS\SUBDIVISIONS\EDUARDOS No. 17\WATER-DETAIL SHEET
DATE REVISION: 01/15/2016
PREPARED BY: D.L.T.
CHECKED BY: G.A.C.
DATE: 01/15/2016
APPROVED BY: G.A.C.

7413 N. LA HOMA ROAD
MISSION TX, 78574

IZAGUIRRE ENGINEERING GROUP, LLC.

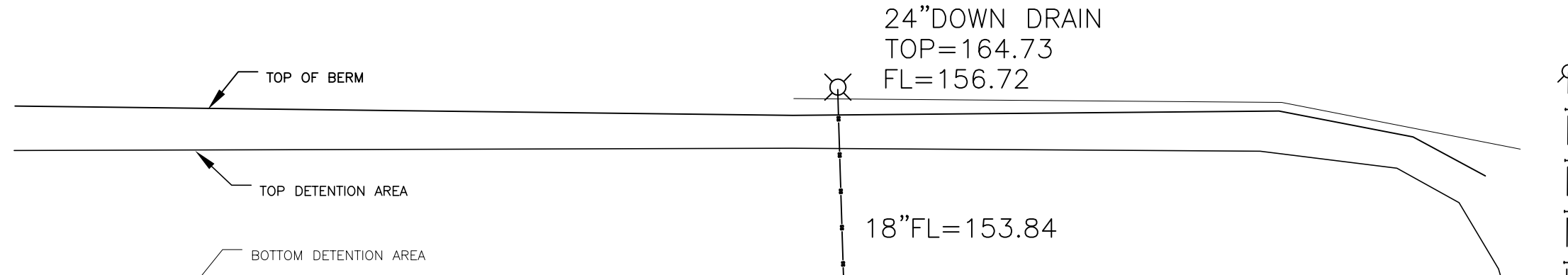
CONSULTING ENGINEERS
F-10214

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

LOT 46-3

WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT: A 2.11 ACRE TRACT OUT OF LOT 46-3, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO QUITCLAIM DEED RECORDED IN VOLUME 2974, PAGE 594, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

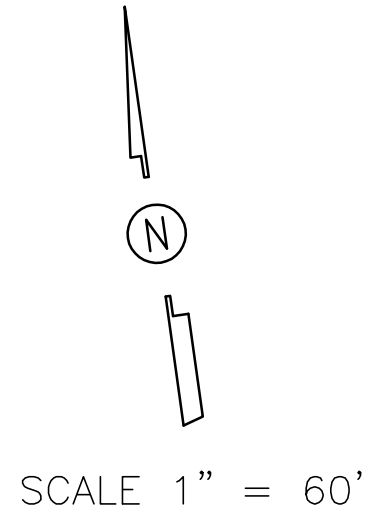
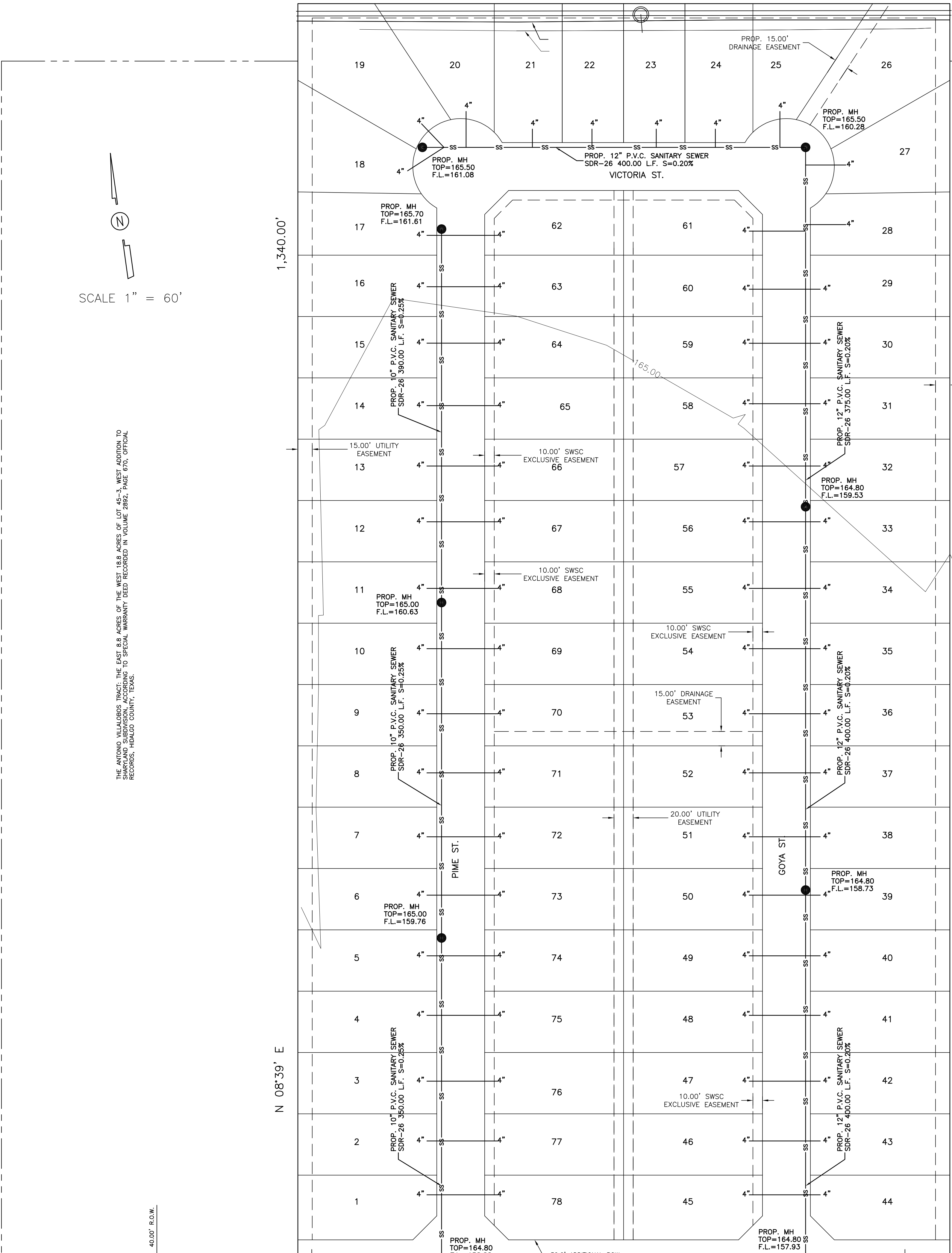


LOT 46-3
WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

TOP 18" STEEL CASING IRR=164.66
LOT 46-4
WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

S 81°21' E

680.63'



SCALE 1" = 60'

THE ANTONIO VILLALBA TRACT, THE EAST 8.8 ACRES OF THE WEST 18.8 ACRES OF LOT 45-3, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 2892, PAGE 670, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT 45-4
WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

C LOS EBANOS ROAD

1,340.00'

1,340.00'

N 08°39' E

S 08°39' W

S 81°21' E

N 81°21' W

680.63'

FND. 1/2" IRON ROD S.W. COR. LOT 45-3

PROP. 10" P.V.C. SANITARY SEWER SDR-26 380.00 L.F. S=0.25%

SEE OFFSITE LAYOUT

SHEET NO. 4 OF 6 SHEETS

IZAGUIRRE ENGINEERING GROUP, LLC.

EDUARDOS SUBDIVISION No. 17

PREPARED BY _____

CHECKED BY _____

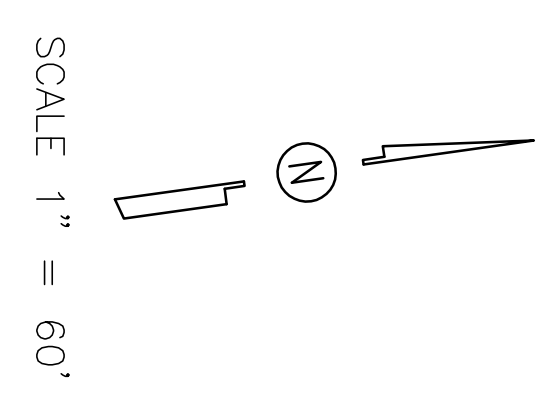
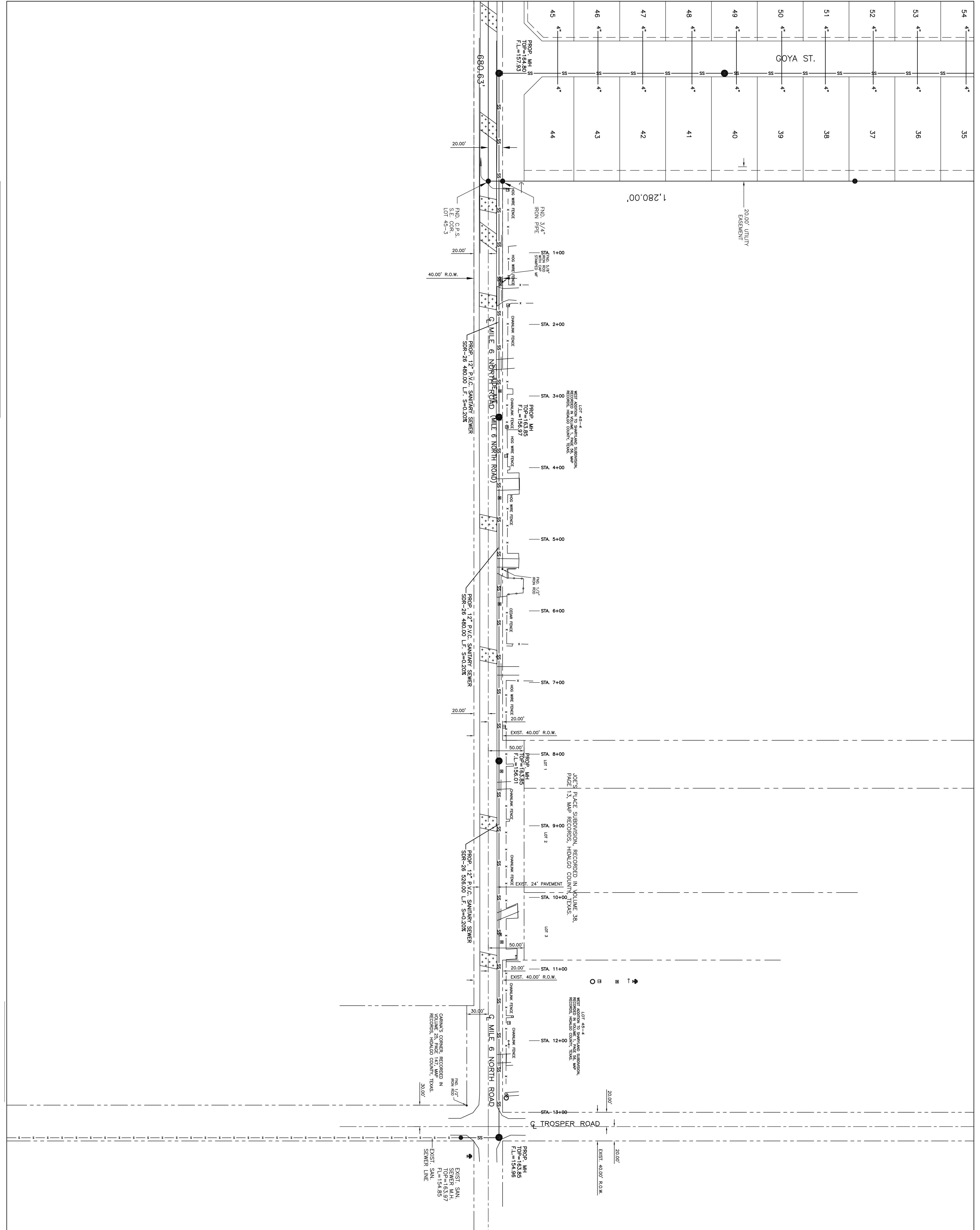
SHEET _____

7413 N. LA HOMA MISSION TX, 78574

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SANITARY SEWER DISTRIBUTION LAYOUT



SHEET NO. 5
OF 6 SHEETS

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

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

EDUARDOS SUBDIVISION No. 17
SANITARY SEWER OFFSITE LAYOUT

PREPARED BY _____
CHECKED BY _____
SHEET _____