



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: 5-16-2017

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 ½ MILE NORTH FROM 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 1,100.00 FEET WEST OF SUBDIVISION.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO TROSPER ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 4-27-2017 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A By, 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.E.O.C. FINAL APPROVAL DATE: 3-28-2017 : 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:

JANUARY 24, 2017

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.

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METES AND BOUNDS

A 4.48-acre tract of land out of the North 5.00 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 of the Map Records of said County and according to warranty deeds recorded under Hidalgo County clerk's document number 2714053, 2776439, official records, Hidalgo County, Texas; said

- 1. Thence with the North line of Rosendo Resendiz' Tract as described in Volume 2218 Page 71 Official Records, North 81'-29'-05" West, at 200.00 feet found a one-half (1/2) inch diameter iron rod set for the Southwest corner hereof;
2. Thence 50.0 feet towards East end parcel from the West line of a 100 foot Canal Right of Way recorded in Volume 1 Page 56 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;
3. Thence with the South line of Palmer Subdivider recorded in Document Number 217827 Map Records, South 81'-27'-44" East 1066.00 feet to the Southeast corner hereof and PLACE OF BEGINNING;
4. Thence parallel with the East line of said Lot 35-4, South 08'-32'-16" West 121.10 feet to a one-half (1/2) inch diameter iron rod set for an inside corner hereof;
5. 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, at 254.00 feet in all to the most Southerly Northeast corner hereof;
6. Thence with the East line of said Lot, the centerline of Trospier Road, South 08'-32'-16" West 50.00 feet to the Place of Beginning, containing four and forty-eight hundredths (4.48) acres, more or less.

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

- 1. I, NEGRO ASTRID IZAGUIRE, OWNER OF THE 4.48 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPERTY DEPICTED ON PUBLIC RECORDS AND EMPLOYED IN THIS SUBDIVISION PUBLIC DEDICATION TO PUBLIC USE, HEREBY CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 222.0232 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.

NEGRO ASTRID IZAGUIRE
L.A.S. HERMANAS LAND DEVELOPMENT, L.L.C.
7413 N. LA HOMA
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

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



THIS PLAT IS HEREBY APPROVED BY UNITED DISTRICT ON THIS, THE ___ DAY OF _____, 2017.
NO INSTRUMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION FEES, FINANCES, AND BIDDINGS) SHALL BE FILED FOR RECORD IN THIS OFFICE UNTIL THE INSTRUMENT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. RECORDS WILL NOT BE RELEASED UNTIL THE INSTRUMENT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

ATTEST:
PRESIDENT
SECRETARY
HIDALGO COUNTY
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 222.0238(C)

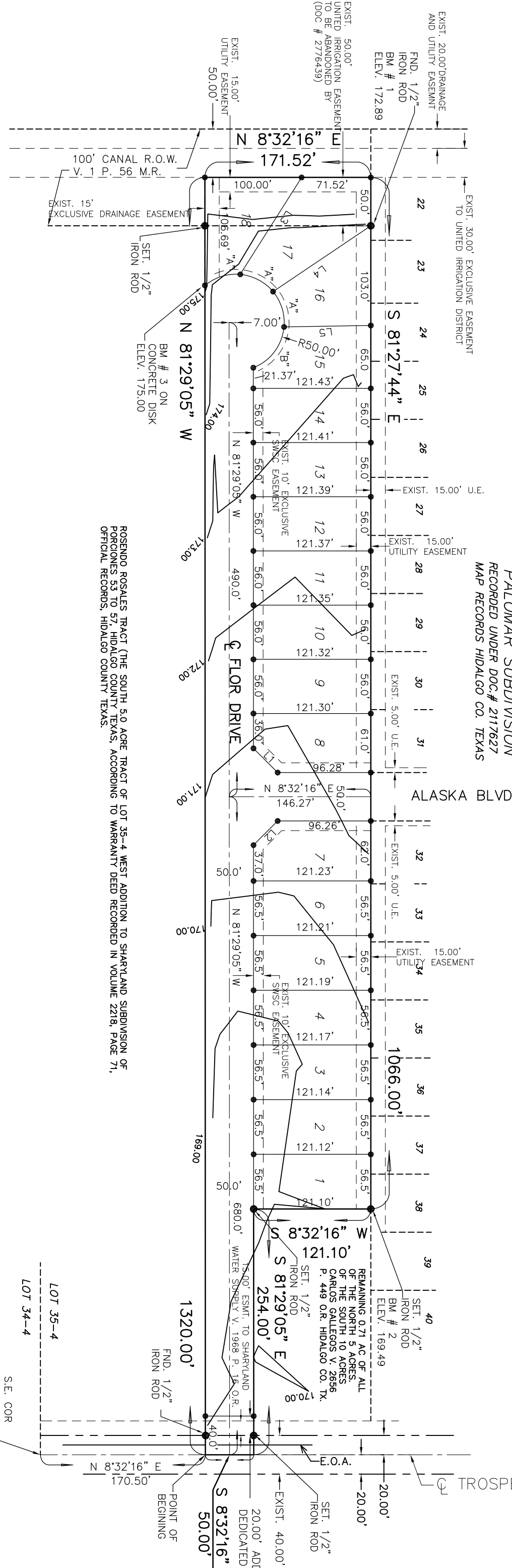
Hidalgo County Judge
Hidalgo County Clerk
DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
GENERAL MANAGER

PRINCIPAL CONTACTS:
OWNER: NEGRO ASTRID IZAGUIRE
ENGINEER: GILBERTO A. GRACIA
SURVEYOR: ALONSO QUINANILLA

SUBDIVISION PLAT OF
EDUARDO'S SUBDIVISION No. 16

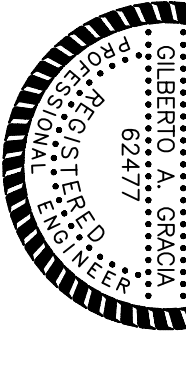
A 4.48 ACRE TRACT OF LAND OUT OF THE NORTH 5 ACRES, OF THE SOUTH 10 ACRES OF LOT 35-4 WEST ADDITION TO SHARPLAND SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY TEXAS AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2714053, 2776439, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.



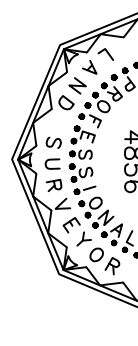
SHARPLAND WATER SUPPLY CORPORATION:
SHERWIN DALLBERG, HEREBY CERTIFY THAT SHARPLAND WATER SUPPLY CORPORATION IS THE DESIGNATED WATER SUPPLY CORPORATION FOR THE ENTIRE TRACT OF LAND SHOWN ON THIS PLAT OF MISION IN HIDALGO COUNTY, TEXAS SUBJECT TO THE PORTABLE WATER SYSTEM REGULATIONS OF SHARPLAND WATER SUPPLY AND LOCAL, STATE, AND FEDERAL AGENCIES.
DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT DESIGNATED SHARPLAND WATER SUPPLY CORPORATION IS NOTIFIED WITHIN THE DESIGNATED SHARPLAND WATER SUPPLY CORPORATION ESSENTIAL

STATE OF TEXAS
COUNTY OF HIDALGO

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



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



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

- 1.- FLOOD ZONE DESIGNATION, ZONE "X" AREAS OF ANNUAL FLOODING, COMMERCIAL PANEL NUMBER 480341 0400 C, EFFECTIVE DATE NOVEMBER 18, 1982.
2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE PERMITTED ON ANY LOT.
3.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FINE AND POST DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
4.- LEGEND - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

PLAT NOTES AND RESTRICTIONS:

- 1.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
2.- MINIMUM BUILDING SETBACK LINES:
FRONT YARD: 18.00'
REAR: 15.00'
SIDE: 10.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE PERMITTED ON ANY LOT.
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 YARD: 18.00'
REAR: 15.00'
SIDE: 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 OBTAIN A TOTAL OF 11000 CUBIC FEET (0.253 ACRE FEET) ACCUMULATED AS FOLLOWS: SET DRAINAGE REPORT ON SHEET No. 18. THE LOCAL REQUIREMENTS WILL BE:
8.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES TALLER HEIGHT, MINIMUM COVER OF GRASS, OR COMPOST) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9.- EROSION CONTROL: THE FOLLOWING EROSION CONTROL MEASURES ARE REQUIRED ON THE SITE OF THE PLAT AND ON THE ADJACENT DEVELOPING PLATS: B.M. 1, ELEV. 1728.88 AT A IRON ROD LOCATED AT THE MOST NORTHERN CORNER OF LOT 16 OF THIS PLAT. B.M. 2, ELEV. 1728.88 AT A IRON ROD LOCATED AT THE MOST NORTHERN CORNER OF LOT 16 OF THIS PLAT. B.M. 3 ON CONCRETE DISK ELEV. 1730.00 AT THE SOUTHEAST CORNER OF LOT 18. N.A.V.D. 88 DATUM.
10.- EACH RELEASE CONTRACT MUST SETBACK A SEWER, 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 DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
12.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW OPENING A CONSTRUCTION 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.
14.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT.
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 DENOTED 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 SPANISH RESIDENTIAL SEWER SERVICE WITH THE SIZE REQUIRED 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.

Table with 3 columns: DATA, BEARING, LENGTH. Rows 1 through 18.

Table with 3 columns: LOT No., (S/E) AREA (AC), (A/D). Rows 1 through 18.

Table with 3 columns: CURVE, DELTA, RADII, LENGTH. Rows 1 through 2.



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 TROSPIER ROAD, APPROXIMATELY 2765.0 FEET NORTH OF MILE 3 NORTH ROAD (FM 1924) AND TROSPIER ROAD INTERSECTION. THE ONLY REARER MUNICIPALITY IS THE CITY OF MISSION (POPULATION 77,028). EDUARDO'S SUBDIVISION No. 16 IS 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

INDEX OF SHEETS
SHEET 1.- HEADNG, INDEX LOCATION MAP AND ETJ, PRINCIPAL COMMANDS, PLAT WITH LOTS, SHEETS, AND EASEMENT(S), SURVEYORS' AND ENGINEER'S CERTIFICATION, PLAT NOTES' AND ATTESTATION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY, H.C.O.D. CERTIFICATION, LOCAL GOVERNMENT CODE CERTIFICATION, REVISION NOTES, CERTIFICATION, HOND 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.- SEWER DISTRIBUTION SHEET
SHEET 5.- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF PAVEMENT AND DRAINAGE, AND SECTION, CURB AND GUTTER SECTION, VALLEY CUTTER SECTION.

Table with 2 columns: NO., SHEET

Table with 4 columns: SHEET NO. 1 OF 5 SHEETS, REVISION, DATE, APPROVED

Table with 4 columns: DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY

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

IZAGUIRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA
MISSION TX, 78574