



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-27-2017

PROPOSED EDUARDO'S NO. 15 SUBDIVISION, PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP DEVELOPER: DIANA LAURA IZAGUIRRE

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 24 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF TROSPER ROAD APPROXIMATELY ¼ MILE NORTH OF 3 MILE NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of MISSION and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-04-2017 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.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-05-2017 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-30-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: CITY OF MISSION LINE SIZE: 8" LOCATION: MARIA BONITA DR.

WATER SERVICE PROVIDER: S.W.S.C LINE SIZE: 8" LOCATION: MARIA BONITA DR.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-30-2017 : 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.

METES AND BOUNDS

A 6.64 ACRE TRACT OF LAND (DEED RECORD: 6.61 ACRES) OUT OF LOT 34-3, WEST ADDITION TO SHARPLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 28623296 AND 28623297, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTHWEST CORNER OF JENNA ESTATES SUBDIVISION (RECORDED IN VOLUME 26, PAGE 1084, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

STATE OF TEXAS COUNTY OF HIDALGO OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, DIANA LAJBA IZAGUIRRE, OWNER OF THE 6.64 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No.15, HEREBY SUBDIVIDE THE LAND AS OFFICED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

STATE OF TEXAS COUNTY OF HIDALGO

DIANA LAJBA IZAGUIRRE L&S DIANA'S LAND DEVELOPMENT, L.L.C. 7413 N. LA HOMA MISSION, TEXAS 78574

BEFORE ME, the undersigned notary public, on this day personally appeared DIANA LAJBA IZAGUIRRE known to me to be the owner of the above described premises, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed.



NOTARY PUBLIC - STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY UNITED DISTRICT ON THIS DAY OF 2017. NO IMPROVEMENTS OF ANY KIND INCLUDING UTILITY LINES, STREETS, AND BUILDINGS SHALL BE CONSTRUCTED OR COMPLETED ON THE PREMISES DESCRIBED IN THIS PLAT UNLESS THEY DO NOT VIOLATE ANY APPLICABLE ORDINANCES, RULES, AND REGULATIONS OF HIDALGO COUNTY, TEXAS.

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS AND THE EDUARDO'S SUBDIVISION No. 15 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

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 ACT OF 1909 AND THE DRAINAGE ACT OF 1956 AND THAT 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.



FILED FOR RECORD IN HIDALGO COUNTY, ARTURO COUNARO, JR., HIDALGO COUNTY CLERK

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

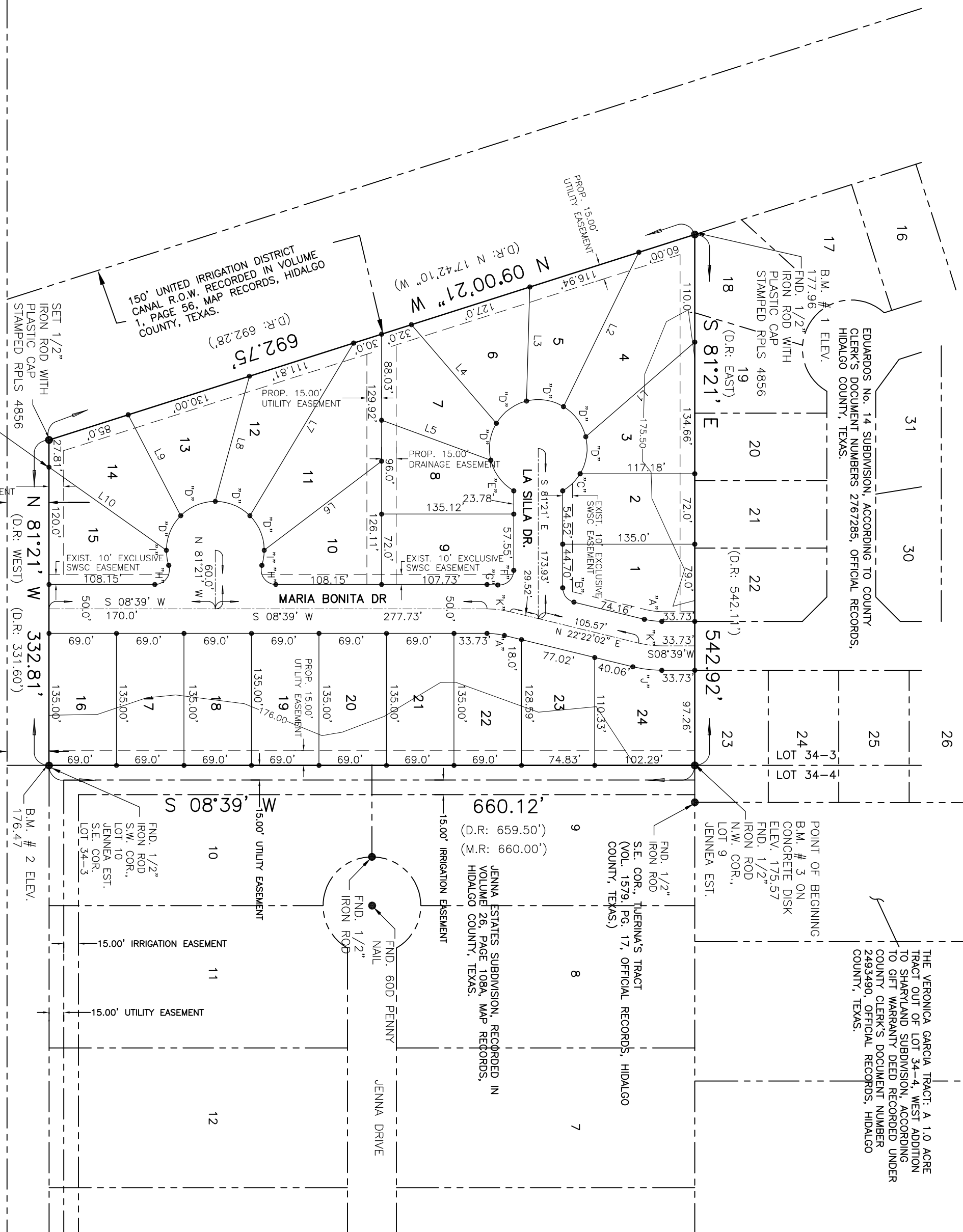
BY: DEPUTY

PRINCIPAL CONTACTS:

Name Address City & Zip Phone Fax
OWNER: DIANA LAJBA IZAGUIRRE 7413 N. LA HOMA RD MISSION, TEXAS 78574 (956)585-0130
ENGINEER: GILBERTO A. GRACIA 7413 N. LA HOMA MISSION, TEXAS 78574 (956)584-0554 (956)584-0100
SURVEYOR: ALONSO QUINZANILLA 1241 E. STUBBS EDINBURG, TEXAS 78539 (956)381-6489 (956)381-6927

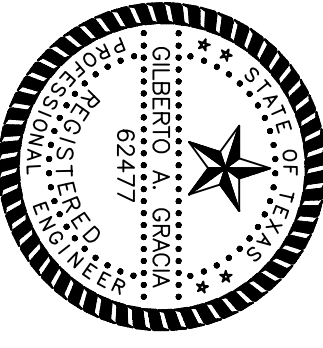
SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No. 15

A 6.64 ACRE TRACT OF LAND (DEED RECORD: 6.61 ACRES) OUT OF LOT 34-3, WEST ADDITION TO SHARPLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2857243, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

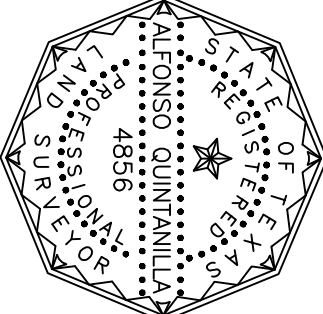


PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: Zone "C" AREAS OF MINIMAL FLOODING REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 10,288 CUBIC FEET (0.2477 ACRE FEET) OF STORM WATER RETENTION DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE...
2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE CONSTRUCTED ON ANY LOTS 1-24...
3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 1'4" ABOVE EXISTENCE OF STREET OR 18" 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.- LOTNO - 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: 25.00'
SIDE YARD: 15.00'
REAR YARD: 15.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL SIDES



STATE OF TEXAS COUNTY OF HIDALGO I, ALONSO QUINZANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE EDUARDO'S SUBDIVISION, No.15, OR UNDER MY SUPERVISION ON



DATE

IZAGUIRRE ENGINEERING GROUP, LLC.

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



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EDUARDO'S SUBDIVISION No.15 IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 1280.0 FEET NORTH OF MILE 3 NORTH ROAD (FM 1922) AND APPROXIMATELY 1300.0 FEET WEST OF TROSPER ROAD OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,394). EDUARDO'S SUBDIVISION No.15 LIES APPROXIMATELY 0.25 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 PCT. NO. 3.

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT THIS PLAT OF EDUARDO'S SUBDIVISION No. 15 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.

CITY OF MISSION CERTIFICATE OF APPROVAL UNDER LOCAL GOVERNMENT CODE 212.015(9) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No. 15 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

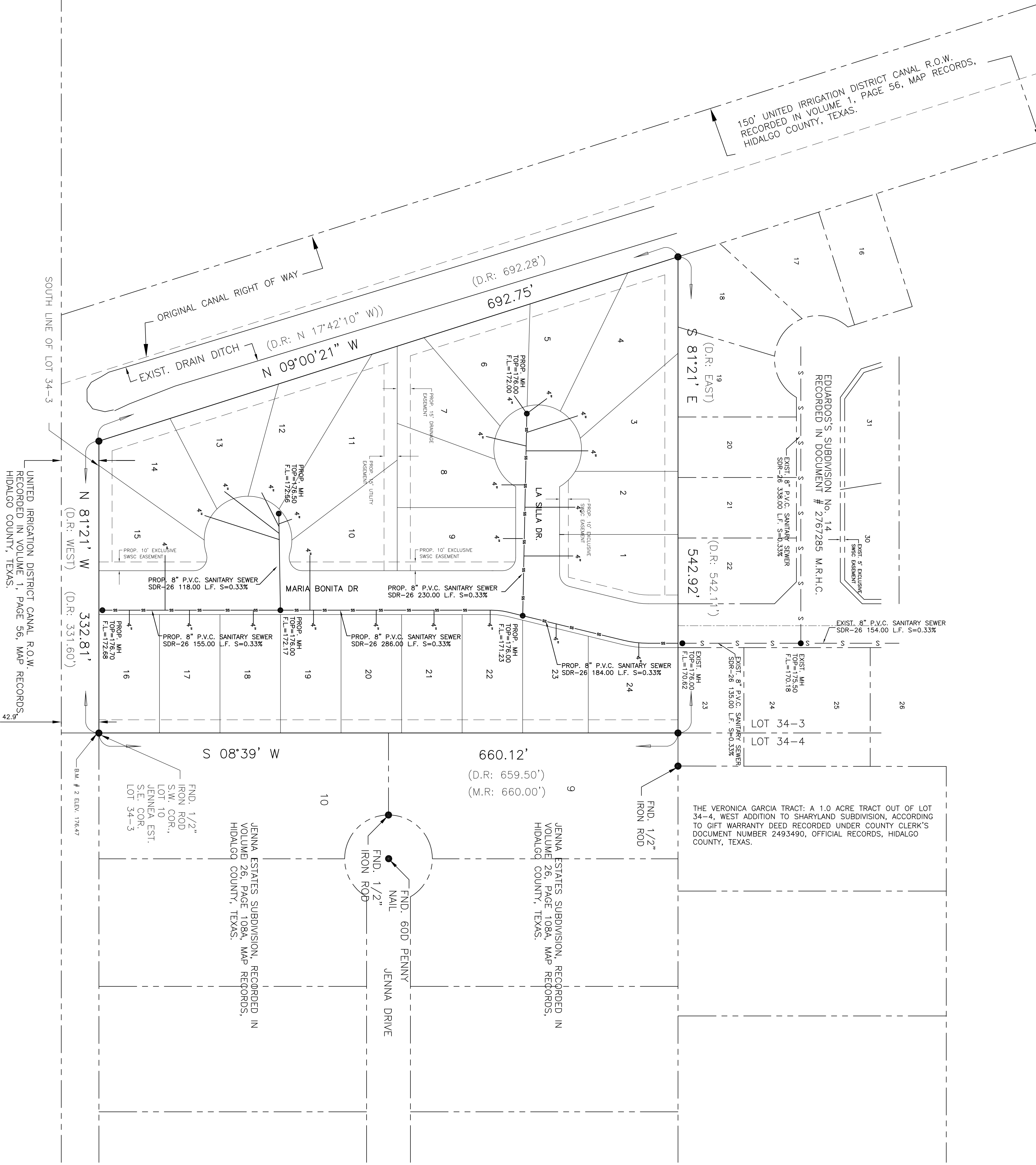
MAYOR OF CITY OF MISSION DATE

CITY SECRETARY DATE

Table with columns: CURVE, DELTA, RADIIUS, LENGTH, LOT No., AREA (SF), AREA (AC)

Table with columns: DATA, BEARING, LENGTH, LOT No., AREA (SF), AREA (AC)

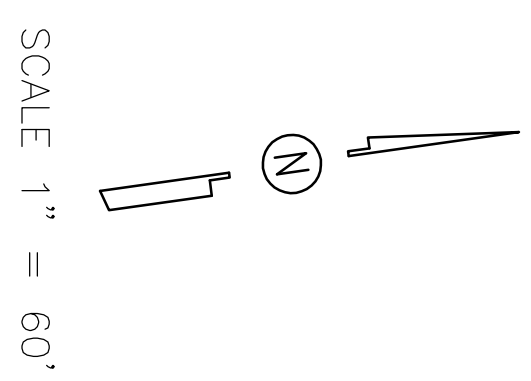
Table with columns: SHEET NO. 1 OF 5 SHEETS, REVISION, DATE, APPROVED



150' UNITED IRRIGATION DISTRICT CANAL R.O.W.
RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

EDUARDO'S SUBDIVISION No. 14
RECORDED IN DOCUMENT # 2767285 M.R.H.C.

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.



COST ESTIMATE

| | |
|-------------------------------------|----------------------|
| WATER DISTRIBUTION: | \$ 52,828.00 |
| RAINWATER IMPROVEMENTS: | \$ 178,296.89 |
| SEWER IMPROVEMENTS: | \$ 33,480.00 |
| SANITARY SEWER IMPROVEMENTS: | \$ 231,202.89 |
| TOTAL: | |

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

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

| | | | | |
|-------------|---------------|-----------------------|------------|-------------|
| SHEET NO. 4 | DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY |
| OF 5 SHEETS | 08/20/2018 | G.A.G. | G.A.G. | G.A.G. |
| | PROJECT NO. | PROJECT NAME | | |
| | 1507 | EDUARDO'S SUBDIVISION | | |

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F-10214

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EDUARDO'S SUBDIVISION No. 15 SANITARY SEWER COLLECTION SYSTEM

PREPARED BY J.G.
CHECKED BY G.A.G.
SHEET 4

THIS SUBDIVISION CONSISTS OF 24 RESIDENTIAL LOTS LOCATED 1/4-MILE WEST OF TROSPER ROAD AT THE DEAD END OF WESTSIDE LANE AND SOUTH ON MARIA BONITA DR., WHICH IS LOCATED 1/2-MILE NORTH OF MILE 3 ROAD (FM 1924). SAID SUBDIVISION, LOCATED WITHIN THE CITY OF MISSION'S 2-MILE ETJ IS A 6.64 ACRE TRACT OUT OF LOTS 34-3, WEST ADDITION TO SHARPLAND, HIDALGO COUNTY, TEXAS, AS PER MAP HEREBY RECORDED IN VOLUME 1, PAGES 56, OF THE HIDALGO COUNTY MAP RECORDS.

II. FLOOD PLAIN
 THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "C" INDICATES AREAS OF MINIMAL FLOODING. (NO SHADING) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48034 0400 C, MAP RECORDED NOVEMBER 16, 1992.

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 20 INCHES, IS VERY PALE BROWN SANDY CLAY LOAM. THE SOIL BELOW THIS LAYER IS SANDY SILTY CLAY LOAM. THIS SOIL (A) IS CALICOUS THROUGHOUT, (B) IS WELL DRAINED, (C) HAS MODERATE 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 60 INCHES IS A SANDY SILTY CLAY LOAM. THIS SOIL (A) IS CALICOUS THROUGHOUT, (B) IS WELL DRAINED, (C) HAS MODERATE AVAILABLE WATER CAPACITY, (D) HAS SLOW SURFACE RUNOFF, (E) HAS MODERATE PERMEABILITY, (F) HAS A 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.

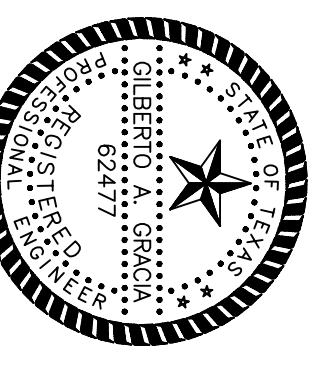
IV. EXISTING CONDITIONS
 THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED MODERATE BRUSH-LAND. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE TO THE EAST APPROXIMATELY (0.35%).

EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING OVERLAND TOWARDS THE EAST WHERE IT IS INTERCEPTED BY TROSPER ROAD ROADSIDE DITCH SYSTEM. SAID TROSPER ROAD ROADSIDE DITCH SYSTEM IS SERVICED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAINAGE DITCH NETWORK THAT WILL ULTIMATELY OUTFALL INTO THE ARROYO CULVERTS.

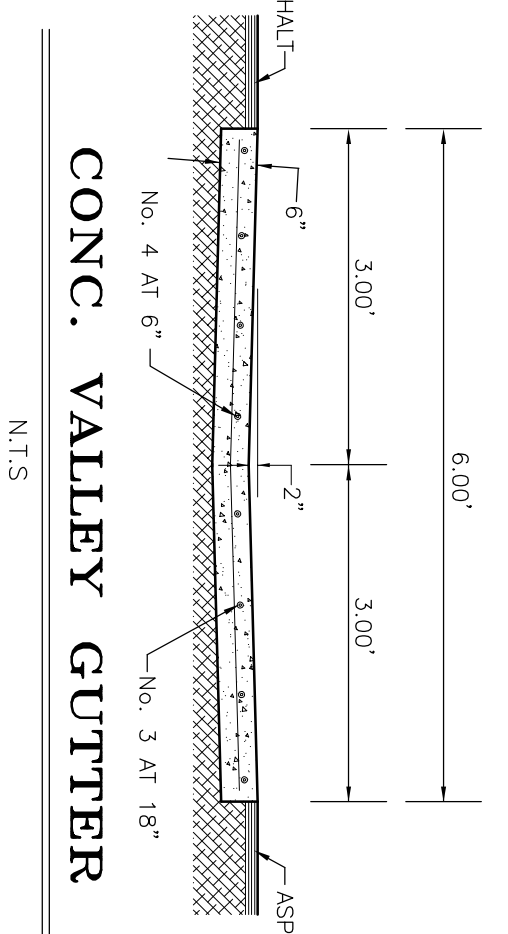
ADDITIONALLY, LOCATED ADJACENT TO AND PARALLEL TO THE WEST PERMETER OF THE SUBJECT PROPERTY IS AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAIN DITCH KNOWN AS "V. PROPOSED CONDITIONS"

UTILIZING THE 25-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 12.25 CFS WITH AN INCREASED Q₁₀ OF 4.17 CFS. THE TOTAL PROPOSED DRAINAGE VOLUME IN ACCORDANCE WITH THE COUNTY OF HIDALGO DRAINAGE REQUIREMENTS, IS 10,788 CUBIC FEET (0.2477 ACRE-FEET) (REFER TO ATTACHED DRAINAGE VOLUME CALCULATION SHEET). THE PROPOSED DRAINAGE SYSTEM WILL BE PROVIDED BY THE HOLDING OF LINDA VISA DRAIN ALONG THE WEST SIDE OF EDUARDO'S SUBDIVISION NO. 15. (SEE ATTACHED LINEAR DETENTION CALCULATION)

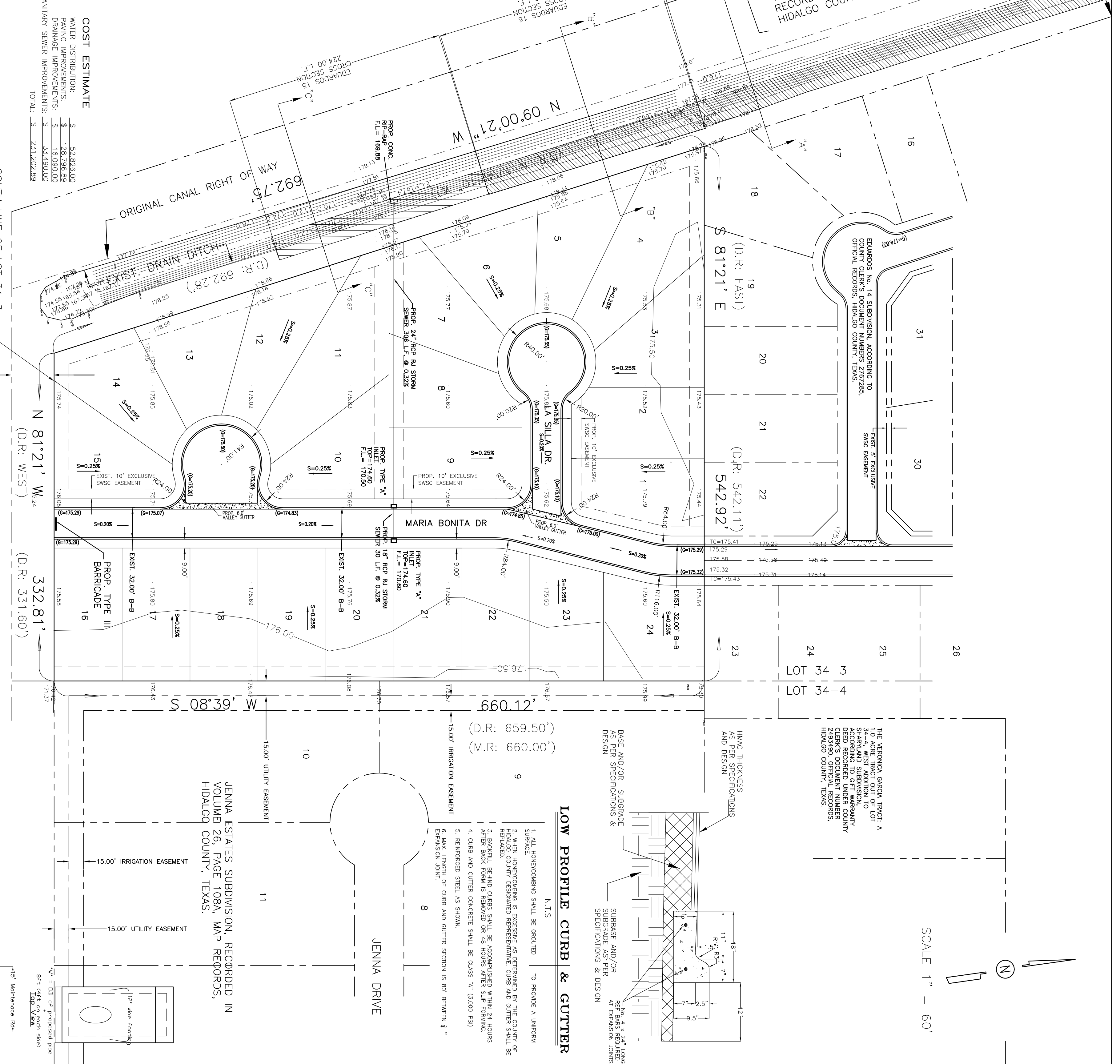
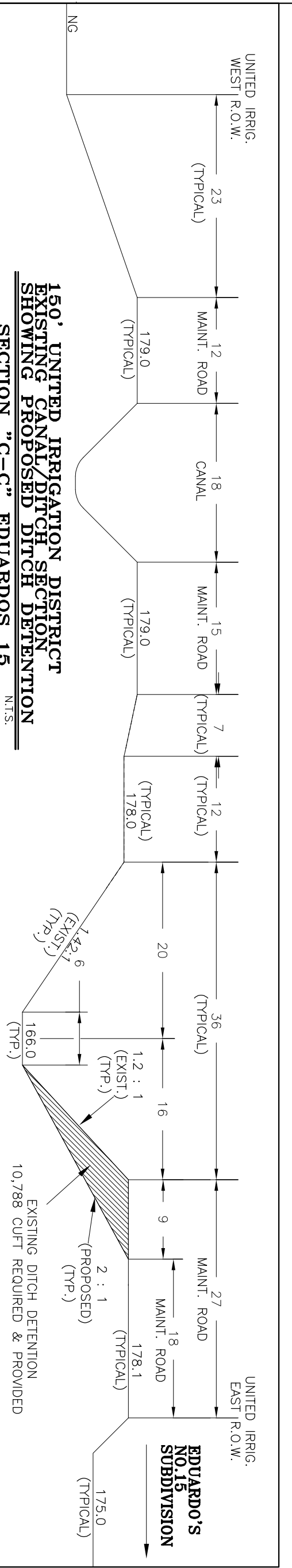
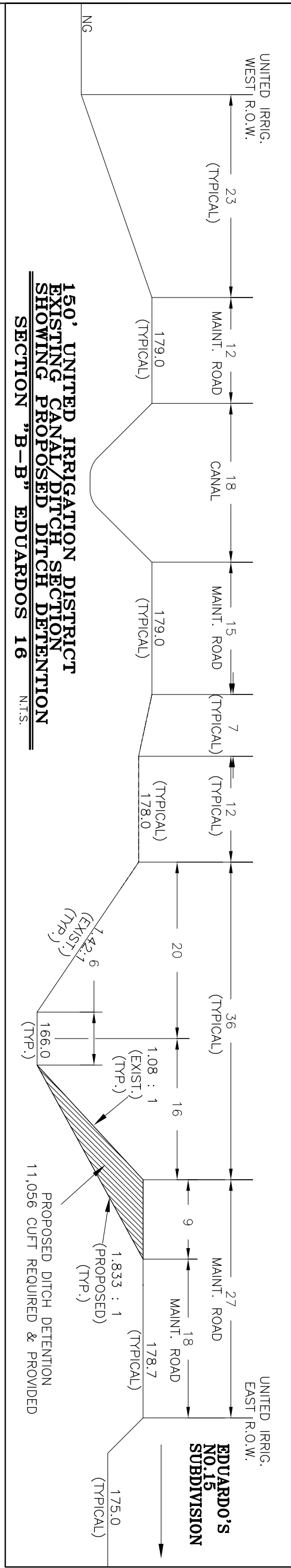
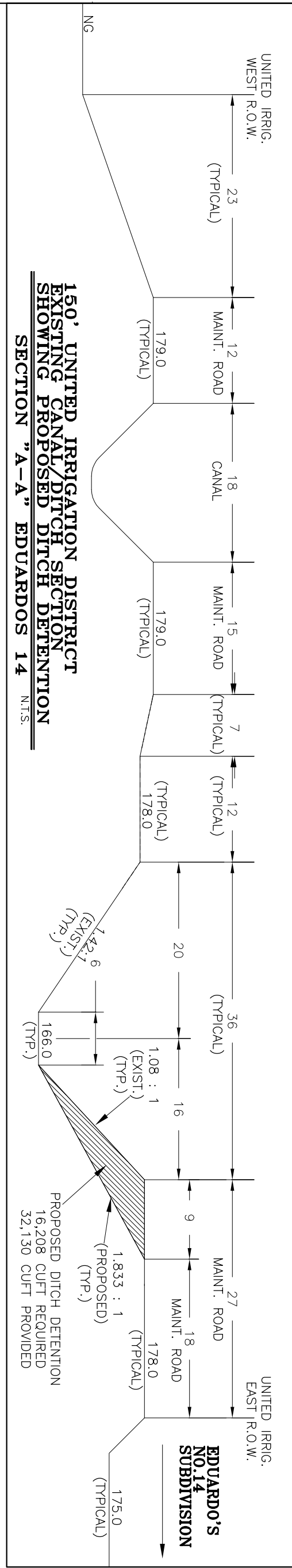
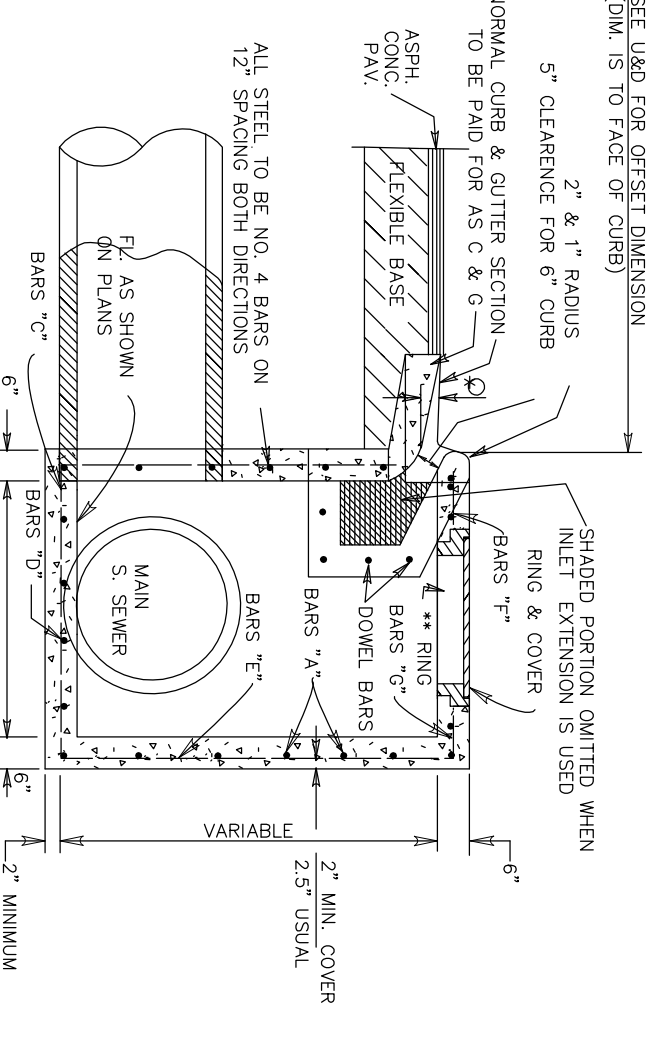
THE PROPOSED DEVELOPMENT SITE SURFACE STORM WATER RUNOFF WILL BE INTERCEPTED BY PROPOSED TYPE "A" INLETS INSTALLED AT APPROPRIATE LOCATIONS. SAID INLETS WILL DRAIN INTO PROPOSED 2" STORM WATER PIPES. FLOWING WEST TOWARD EXISTING LINDA VISA DRAIN ALONG THE WEST SIDE OF EDUARDO'S SUBDIVISION NO. 15. (SEE ATTACHED DRAINAGE VOLUME CALCULATION SHEET). THE PROPOSED DRAINAGE SYSTEM WILL BE PROVIDED BY THE HOLDING OF LINDA VISA DRAIN ALONG THE WEST SIDE OF EDUARDO'S SUBDIVISION NO. 15. (SEE ATTACHED DRAINAGE VOLUME CALCULATION SHEET).



GILBERTO A. GRACIA
 REGISTERED PROFESSIONAL ENGINEER No. 62477
 IZAGUIRRE ENGINEERING GROUP, LLC.
 7200 W. LOOP WEST, SUITE 100
 MISSION, TEXAS 78574

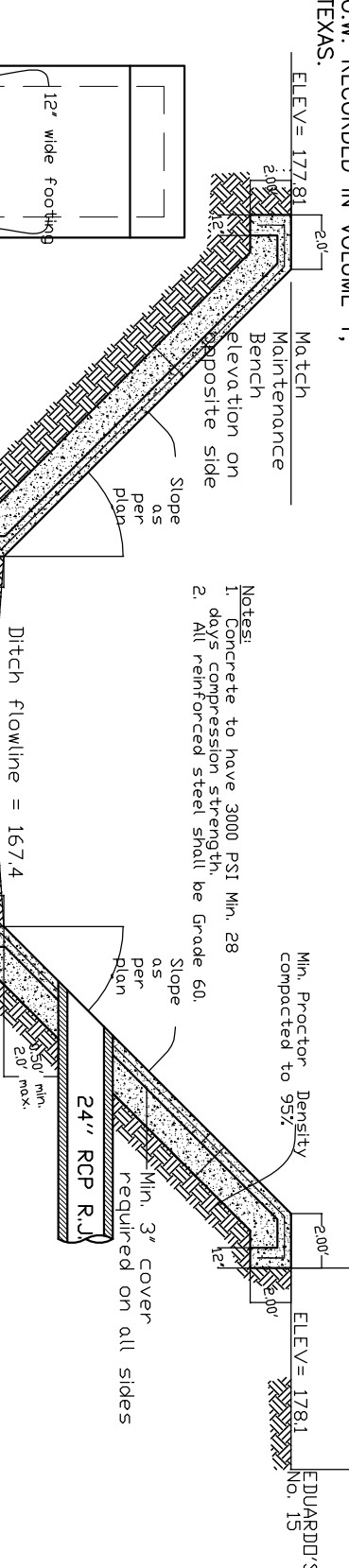
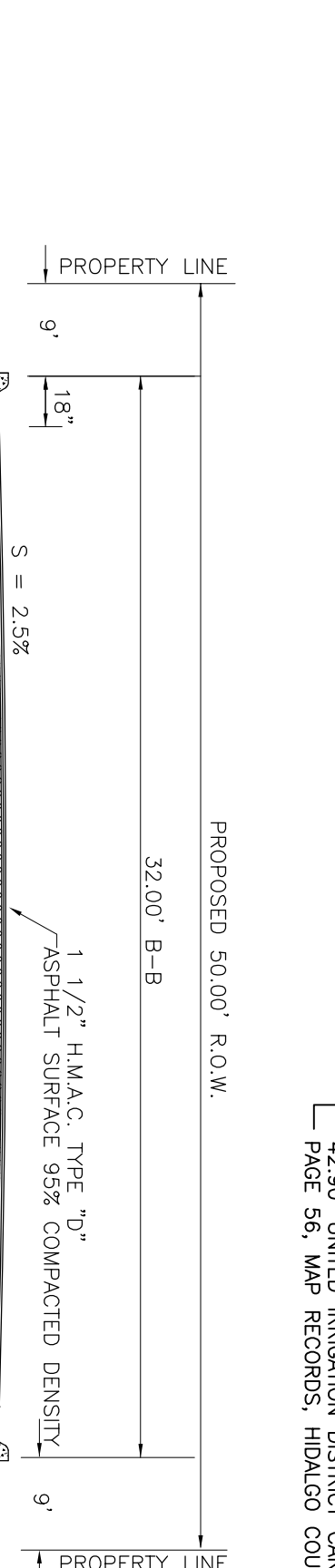


TYPE "A" INLET



COST ESTIMATE

| | |
|------------------------------|------------------------|
| WATER DISTRIBUTION: | \$ 52,826.00 |
| DRAINAGE IMPROVEMENTS: | \$ 1,660,000.00 |
| PROPOSED DITCH DETENTION: | \$ 33,290.00 |
| SANITARY SEWER IMPROVEMENTS: | \$ 231,202.89 |
| TOTAL: | \$ 1,987,318.89 |



LOW PROFILE CURB & GUTTER
 N.T.S.
 1. ALL INTERCONNECTING SHALL BE PROVIDED TO PROVIDE A UNIFORM SURFACE.
 2. WHEN HORIZONTALING IS EXERCISED AS PERMITTED BY THE COUNTY OF HIDALGO COUNTY DESIGNATED REPRESENTATIVE CURB AND GUTTER SHALL BE PROVIDED.
 3. CURB AND GUTTER SHALL BE ACCOMPANIED WITHIN 24 HOURS AFTER BACK FILL IS REMOVED OR 48 HOURS AFTER SITE PAVING.
 4. CURB AND GUTTER CONCRETE SHALL BE CLASS "C" (1,000 PSI).
 5. REMOVED STEEL AS SHOWN.
 6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 1" MANHOLE JOINTS.