



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-21-2017

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 1/4 MILE NORTH OF MILE 3 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 STORM DRAINAGE 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. FINAL APPROVAL DATE: 10-19-2017 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: 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. FINAL APPROVAL DATE: 10-03-2017: 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: JUNE 27, 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*

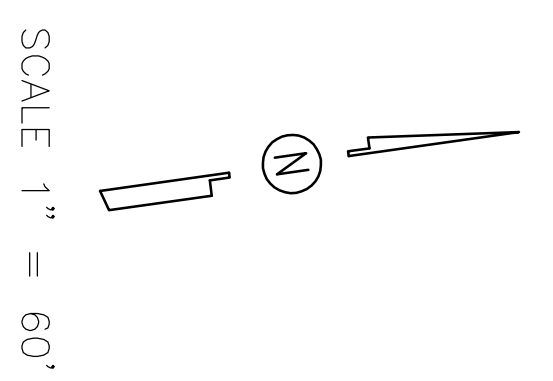
\* *Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



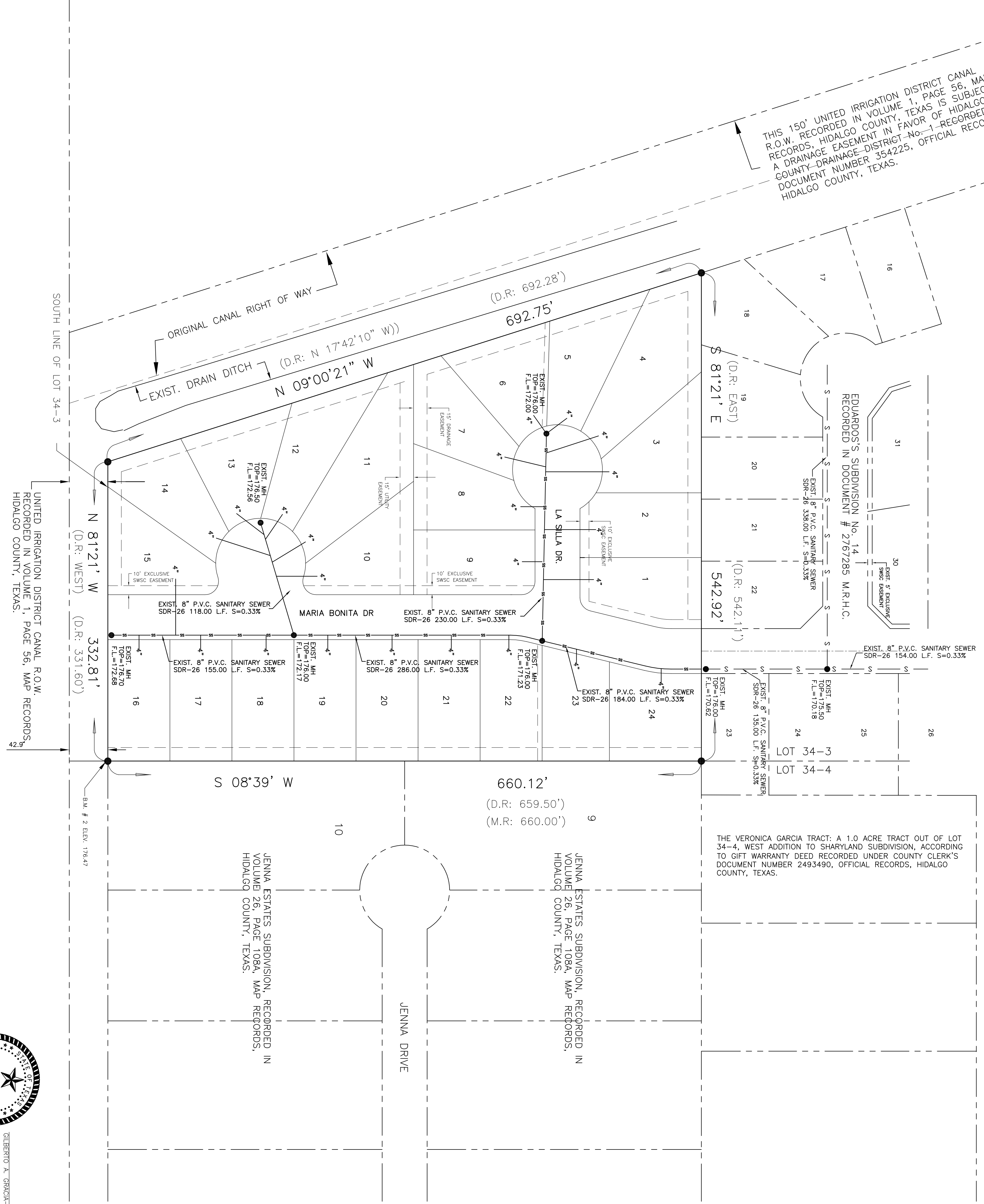




AS-BUILT



THIS 150' UNITED IRRIGATION DISTRICT CANAL R.O.W. RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF HIDALGO COUNTY-DRAINAGE-DISTRICT-NO. 1-RECORDED IN DOCUMENT NUMBER 354225, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



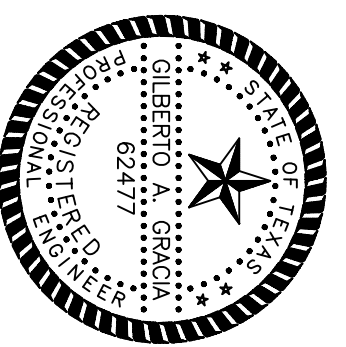
THE VERONICA GARCIA TRACT: A 1.0 ACRE TRACT OUT OF LOT 34-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2493490, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

JENNA DRIVE

**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 52,828.00
RAINING IMPROVEMENTS:	\$ 178,296.89
SEWER IMPROVEMENTS:	\$ 33,480.00
<b>SANITARY SEWER IMPROVEMENTS:</b>	<b>\$ 33,480.00</b>
TOTAL:	231,202.89



GILBERTO A. GARCIA-P.E. No. 62477  
 This seal appearing on this document was authorized by Gilberto A. Garcia, P.E. No. 62477 on the above designated date.

SHEET NO. 4	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 5 SHEETS	08.10.2010	G.A.G.	G.A.G.	G.A.G.

**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. 15**  
**SANITARY SEWER COLLECTION SYSTEM**

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

DRAINAGE REPORT BY GILBERTO A. GRACIA  
 EDUARDO'S SUBDIVISION NO. 15 HIDALGO COUNTY, TEXAS

THIS SUBDIVISION CONSISTS OF 24 RESIDENTIAL LOTS LOCATED 1/2-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 MISSOURI'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 PLAN**  
 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. 48034H 0400 C, MAP REVISION NUMBER 16, 1992.

**III. SOIL CONDITIONS**  
 A REVIEW OF THE U.S. SOIL CONSERVATION SURVEY OF HIDALGO COUNTY INDICATES THAT 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 CLAY LOAM. THIS SOIL (A) IS CALICREOUS 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 CLAY LOAM. THIS SOIL (A) IS CALICREOUS 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.

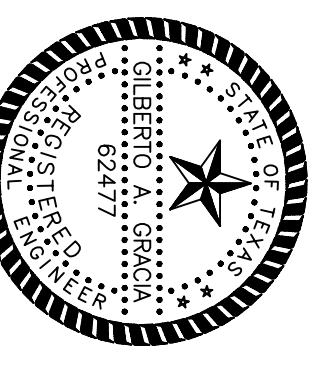
**IV. EXISTING CONDITIONS**  
 THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED MODERATE BRUSH-LAND. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE TO THE EAST APPROXIMATELY (0.35%).

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 ROADSIDE DITCH SYSTEM IS SERVICED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH NETWORK THAT WILL ULTIMATELY OUTFLOW INTO THE ARROYO COUNTRYSIDE.

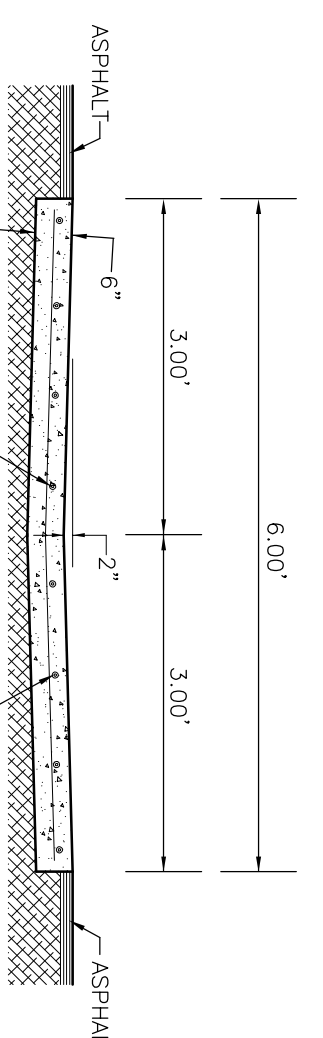
ADDITIONALLY, LOCATED ADJACENT TO AND PARALLEL TO THE WEST BERMETER OF THE SUBJECT PROPERTY IS AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH KNOWN AS "V. PROPOSED CONDITIONS"

UTILIZING THE 25-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 12.25 CFS WITH AN INCREASED Q<sub>10</sub> OF 1.17 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 DESIGN OF LINDA VISA DRAIN ALONG THE WEST SIDE OF EDUARDO'S SUBDIVISION NO. 15. (SEE ATTACHED LINEAR DETENTION CALCULATION)

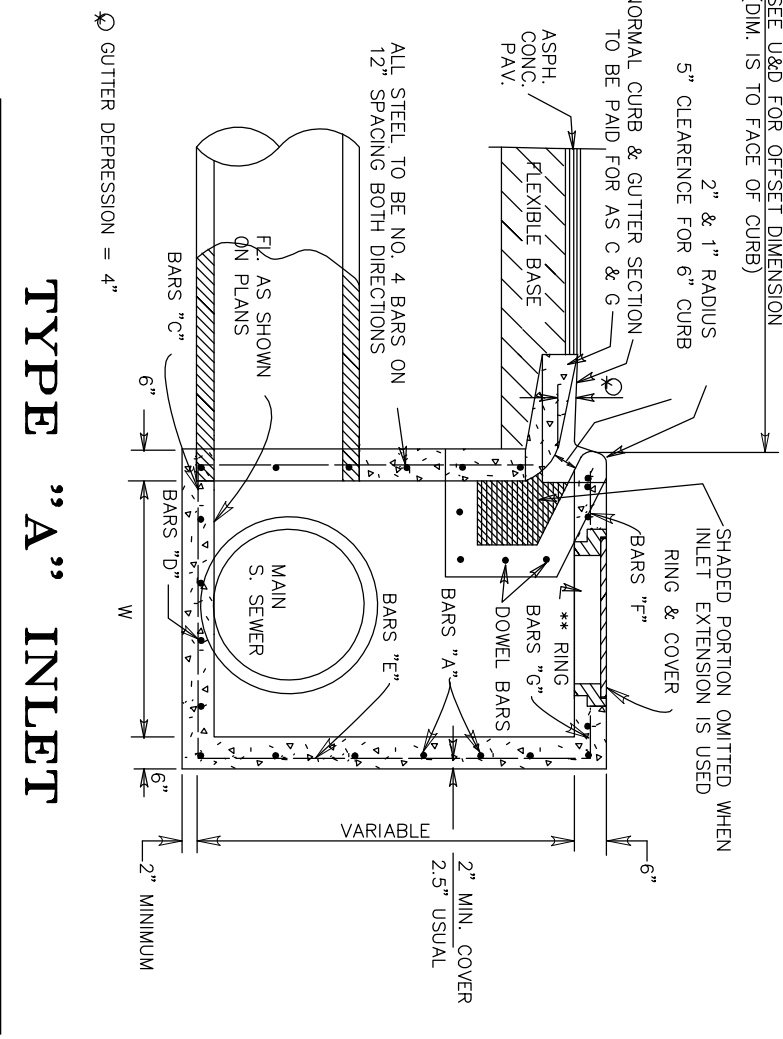
THE PROPOSED DEVELOPMENT SITE SURFACE STORM WATER RUNOFF WILL BE INTERCEPTED BY PROPOSED TYPE "A" INLETS INSTALLED AT APPROPRIATE LOCATIONS. SAID INLETS WILL DRAIN INTO PROPOSED 24" STORM WATER PIPES WITH SAID EXISTING UNDERLAIN DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH NETWORK. THE PROPOSED DRAINAGE SYSTEM WILL BE PROVIDED BY THE DESIGN OF LINDA VISA DRAIN ALONG THE WEST SIDE OF EDUARDO'S COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH.



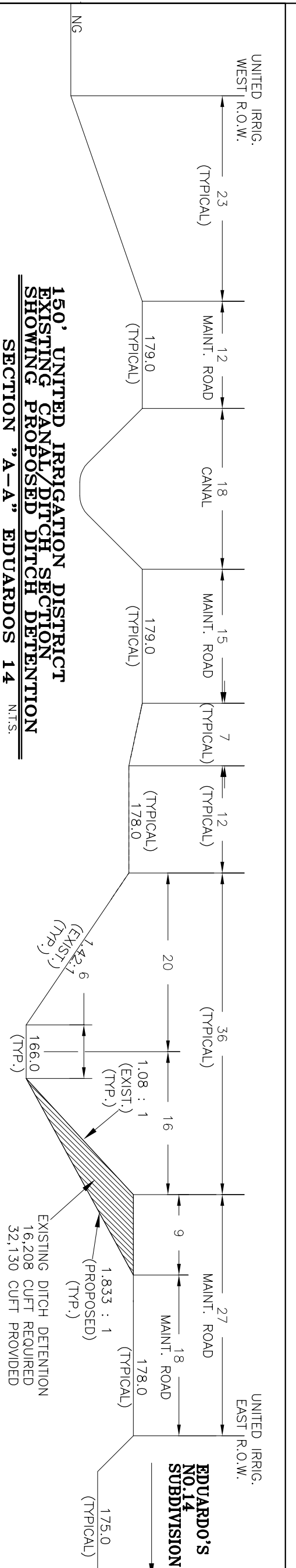
GILBERTO A. GRACIA  
 REGISTERED PROFESSIONAL ENGINEER No. 62477  
 IZAGUIRRE ENGINEERING GROUP, LLC.  
 7200 W. LOOP WEST, SUITE 100  
 MISSION, TEXAS 78574



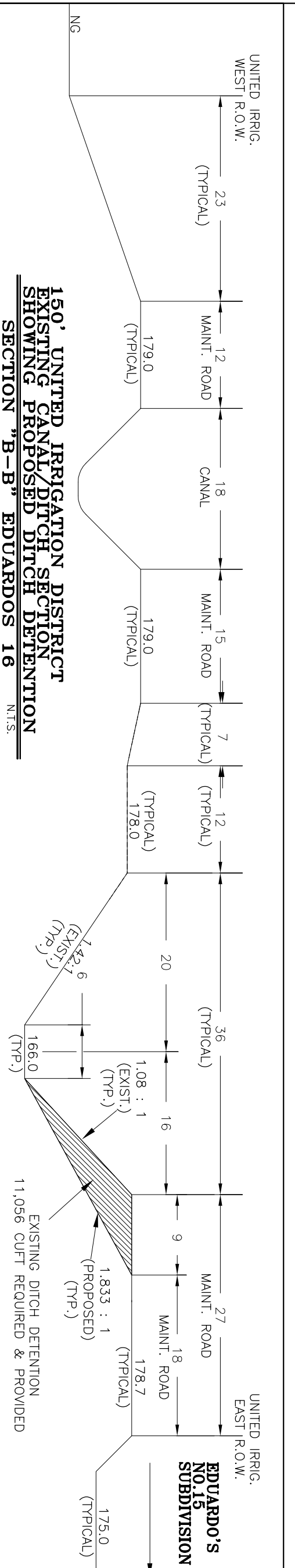
CONC. VALLEY GUTTER  
 N.T.S.



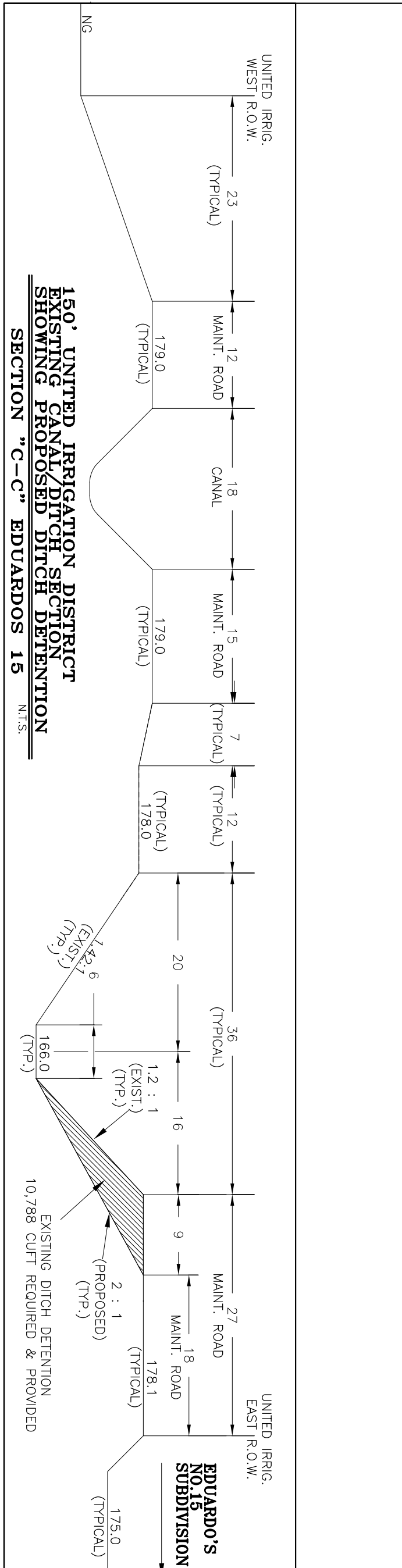
TYPE "A" INLET  
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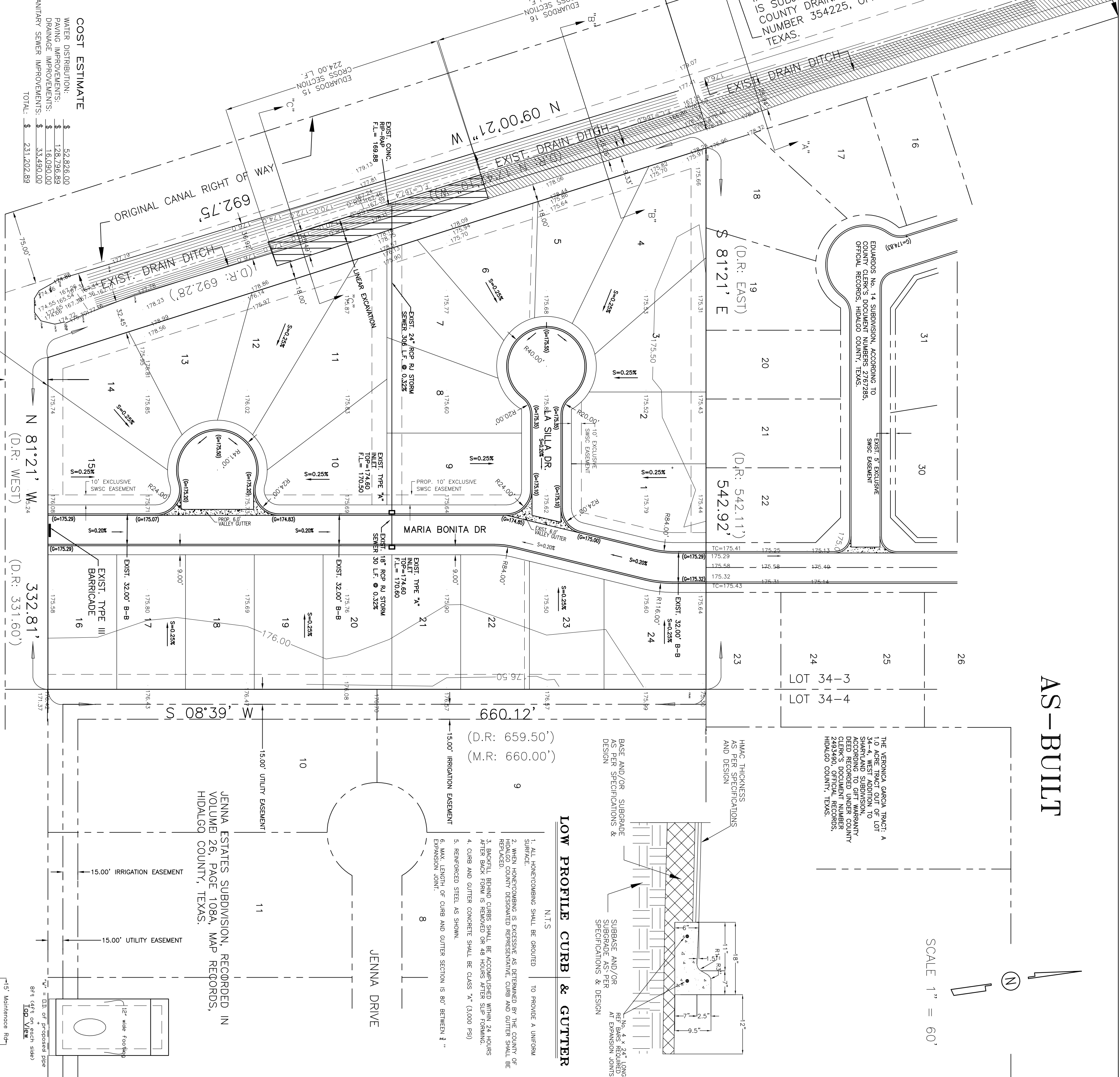
150' UNITED IRRIGATION DISTRICT  
 EXISTING CANAL/DITCH SECTION  
 SHOWING PROPOSED DITCH DEFINITION  
 SECTION "A-A'" EDUARDO'S 14  
 N.T.S.



150' UNITED IRRIGATION DISTRICT  
 EXISTING CANAL/DITCH SECTION  
 SHOWING PROPOSED DITCH DEFINITION  
 SECTION "B-B'" EDUARDO'S 16  
 N.T.S.



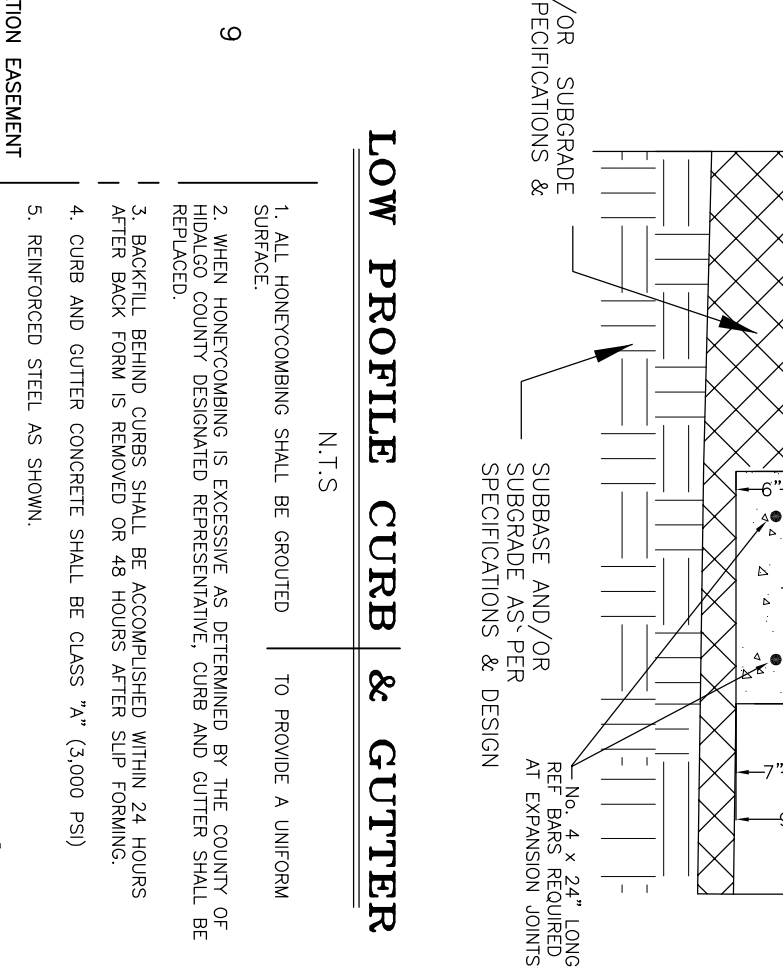
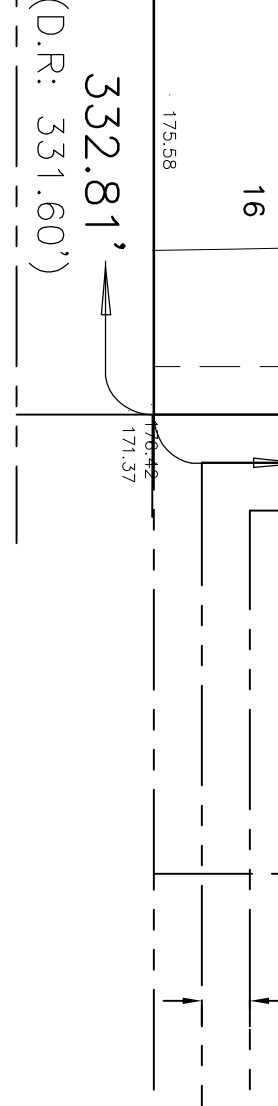
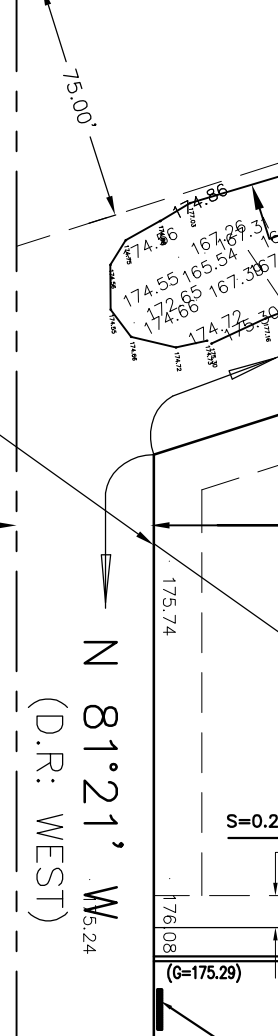
150' UNITED IRRIGATION DISTRICT  
 EXISTING CANAL/DITCH SECTION  
 SHOWING PROPOSED DITCH DEFINITION  
 SECTION "C-C'" EDUARDO'S 15  
 N.T.S.



THIS 150' UNITED IRRIGATION DISTRICT CANAL R.O.W. RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS IS SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RECORDED IN DOCUMENT NUMBER 354225, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 52,826.00
PAVING IMPROVEMENTS:	\$ 1,282,282.88
DRAINAGE IMPROVEMENTS:	\$ 16,039.00
SANITARY SEWER IMPROVEMENTS:	\$ 33,290.00
<b>TOTAL:</b>	<b>\$ 1,424,437.88</b>



LOW PROFILE CURB & GUTTER  
 N.T.S.

AS-BUILT

SCALE 1" = 60'