



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-26-2019

PROPOSED EDUARDO'S NO. 23 SUBDIVISION, PRECINCT No. 3.

ENGINEER: JZAGUIRRE ENGINEERING GROUP DEVELOPER: LAS DIANAS LAND DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 38 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: EAST SIDE OF LA HOMA ROAD (FM 364) APPROXIMATELY 3,630 FEET SOUTH OF MILE 5 N. 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 12-14-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO LA HOMA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-19-2018 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-11-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF MISSION CONNECTING INTO AN EXISTING MANHOLE LOCATED ON VIRGINIA CIRCLE.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 6" LOCATION: LA HOMA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-11-2019 : 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.

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SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No.23

A 9.886-ACRE TRACT OF LAND, OUT OF TRACT 1, BLOCK 2, CITRUS GROVES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 9.886-ACRE TRACT OF LAND, OUT OF TRACT 1, BLOCK 2, CITRUS GROVES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 9.886-ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

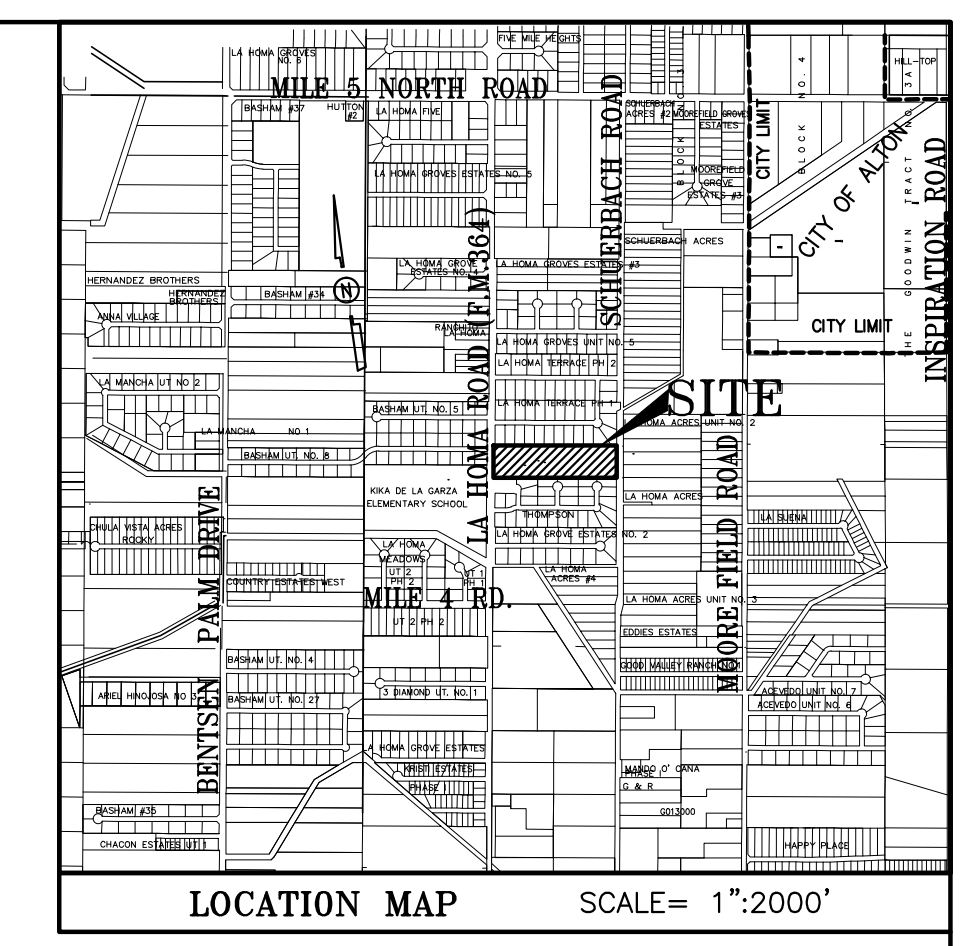
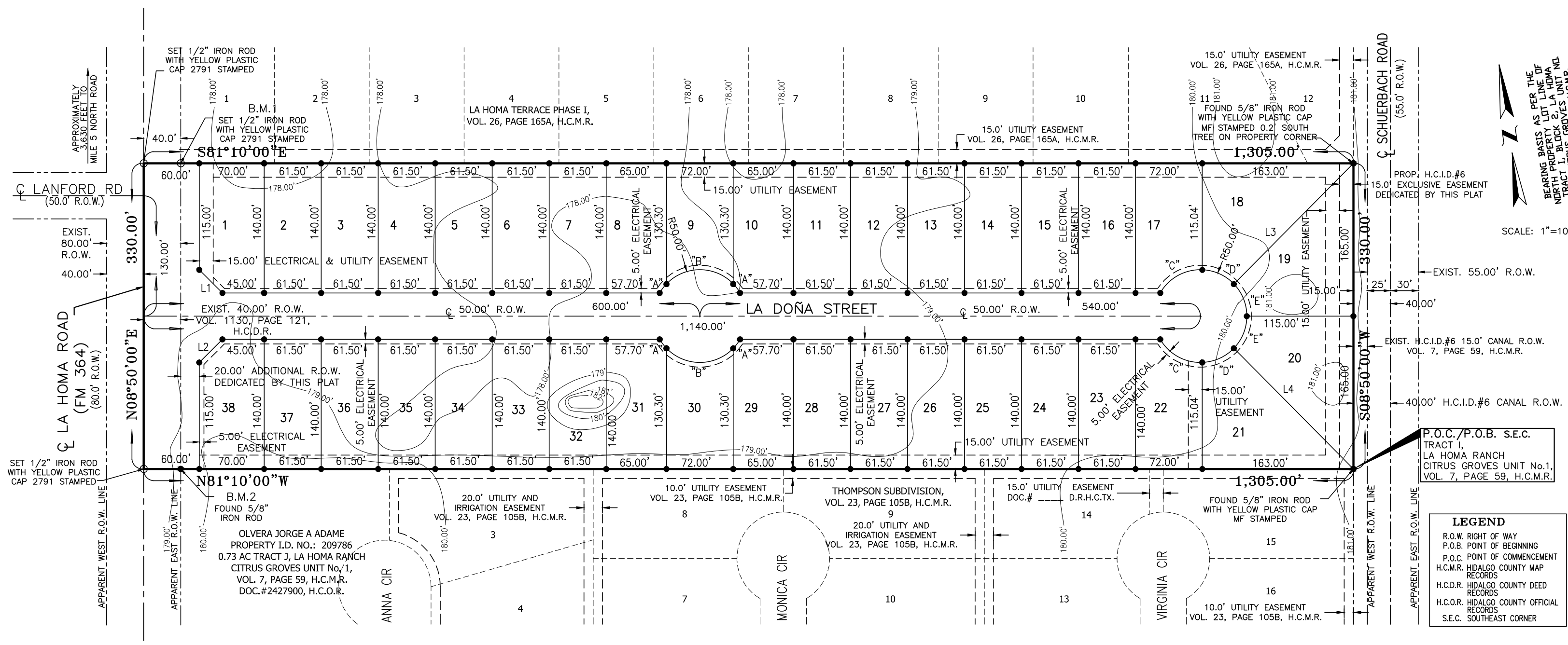
THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND FIVE-EIGHT INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED MF) ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SCHUERBACH ROAD AND FOR THE APPARENT SOUTHEAST CORNER OF SAID 9.886-ACRE, AND THE POINT OF BEGINNING (P.O.B.) OF SAID 9.886-ACRE TRACT HEREIN DESCRIBED;

THENCE, N 81°10'00" W, WITH THE APPARENT SOUTH LOT LINE OF SAID 9.886-ACRE TRACT, A DISTANCE OF 1,265.00 FEET TO AT A FOUND FIVE-EIGHT INCH IRON ROD ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF LA HOMA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,305.00 FEET TO A SET 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) ON THE APPARENT EXISTING LA HOMA ROAD CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID 9.886-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 8°50'00" E, WITH SAID EXISTING LA HOMA ROAD CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID 9.886-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A SET 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) ON SAID EXISTING LA HOMA ROAD CENTERLINE FOR THE APPARENT NORTHWEST CORNER OF SAID 9.886-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°10'00" E, WITH THE APPARENT NORTH LOT LINE OF SAID 9.886-ACRE TRACT, A DISTANCE OF 40.00 FEET TO A SET 1/2-INCH IRON ROD (WITH PLASTIC CAP STAMPED 2791) ON SAID EXISTING LA HOMA ROAD EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,305.00 FEET TO A FOUND FIVE-EIGHT INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED MF) AT 0.20 OF A FOOT SOUTH OF A TREE ON PROPERTY CORNER AND ON SAID EXISTING WEST RIGHT-OF-WAY LINE OF SCHUERBACH ROAD FOR THE NORTHWEST CORNER OF SAID 9.886-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 8°50'00" W, WITH THE SAID EXISTING WEST RIGHT-OF-WAY LINE OF SCHUERBACH ROAD AND THE APPARENT EAST LOT LINE OF SAID 9.886-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A FOUND FIVE-EIGHT INCH IRON ROD (WITH YELLOW PLASTIC CAP STAMPED MF) FOR THE SOUTHWEST CORNER OF SAID 9.886-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 9.886 ACRES OF LAND, OF WHICH 0.303 OF AN ACRE IS IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 9.583 ACRES OF LAND, MORE OR LESS.



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

I, DIANA IZAGUIRRE, OWNER OF THE 9.886 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No.23, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 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 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.

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER #80334 0290 D, MAP REVISED: JUNE 6, 2000.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 & 38.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE 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 CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND: ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- LOTS 1 & 38 SHALL HAVE NO ACCESS TO LA HOMA ROAD (F.M.364)
- MINIMUM BUILDING SETBACK LINES:
FRONT25.00'
REAR15.00'
SIDE5.00'
SIDE CORNER.....10.07/20.0' WHERE ROW IS GRATER THAN 50.0 FEET. OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 23,650 CUBIC FEET (0.5429 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.4.
- 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 MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. 1 ELEV. 177.89 AT A 1/2" IRON ROD SET ON THE NORTHWEST CORNER OF THIS DEVELOPMENT N.A.V.D. 88 DATUM.
B.M. 2 ELEV. 179.20 AT A 3/8" IRON ROD FOUND ON THE SOUTHWEST CORNER OF THIS DEVELOPMENT N.A.V.D. 88 DATUM.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- 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 UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOMES PRIOR TO RECEIVING A FINAL CLEARANCE FOR WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED 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 ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

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 TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E. C.F.M. GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE EDUARDO'S SUBDIVISION No.23, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON AUGUST 18TH, 2018



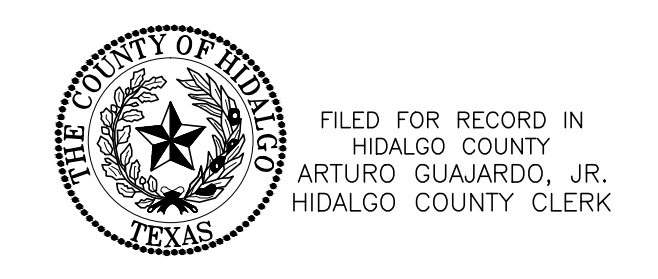
HOMERO LUIS GUTIERREZ R.P.L.S. No. 2791

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 IZAGUIRRE ENGINEERING GROUP, LLC. 7413 N. LA HOMA MISSION, TEXAS 78574



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

LOT No.	AREA	
	(S.F.)	(AC)
1 & 38	9,487.50	0.218
2-7	8,610.00	0.198
8,10,29 & 31	9,061.60	0.208
9 & 30	8,621.34	0.198
11-16	8,610.00	0.198
17 & 22	9,262.30	0.213
18 & 21	12,492.41	0.287
19-20	12,539.06	0.288
23-28	8,610.00	0.198
32-37	8,610.00	0.198

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
"A"	13°56'44"	50.00'	12.17'
"B"	92°06'32"	50.00'	80.38'
"C"	62°17'33"	50.00'	54.36'
"D"	43°51'14"	50.00'	38.27'
"E"	43°51'14"	50.00'	38.27'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 36°10'00" W	35.36'
L2	N 53°50'00" E	35.36'
L3	S 53°31'15" W	183.36'
L4	N 35°51'15" W	183.36'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EDUARDO'S SUBDIVISION No. 23 IS LOCATED IN WEST HIDALGO COUNTY, ON THE EAST SIDE OF LA HOMA ROAD (F.M. 364) AND APPROXIMATELY 3,630.0 FEET SOUTH OF MILE 5 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,563). EDUARDO'S SUBDIVISION No.23 LIES APPROXIMATELY 1.30 MILE OUTSIDE OF 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.

SHARYLAND WATER SUPPLY CORPORATION

Sharyland Conditional Approval Block for Preliminary Plats: I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE EDUARDO'S SUBDIVISION No. 23 SUBDIVISION LOCATED AT MISSION, ETJ'S IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES. DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

THIS PLAT OF EDUARDO'S SUBDIVISION No.23 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.

DATED THIS _____ DAY OF _____, 2018.

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No.23 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- HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWSC CERTIFICATION, FAZ CITY 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- SANITARY SEWER DISTRIBUTION LAYOUT
- SHEET 5- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.
- SHEET 6- DRAINAGE EXCAVATION MAP

SHEET NO. 1 OF 6 SHEETS	FILENAME: K:\PROJECT\SUBDIVISIONS\EDUARDO'S No.23\EDUARDO'S 23-PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	AUG 27th, 2018			
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
	1-30-19			

PRINCIPAL CONTACTS:				
Name	Address	City & Zip	Phone	Fax
OWNER: DIANA IZAGUIRRE	7413 N. LA HOMA MISSION, TEXAS 78574		(956)240-3246	(956)585-0554
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA MISSION, TEXAS 78574		(956)584-0554	(956)584-0554
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST. MISSION, TEXAS 78574		(956)369-0988	

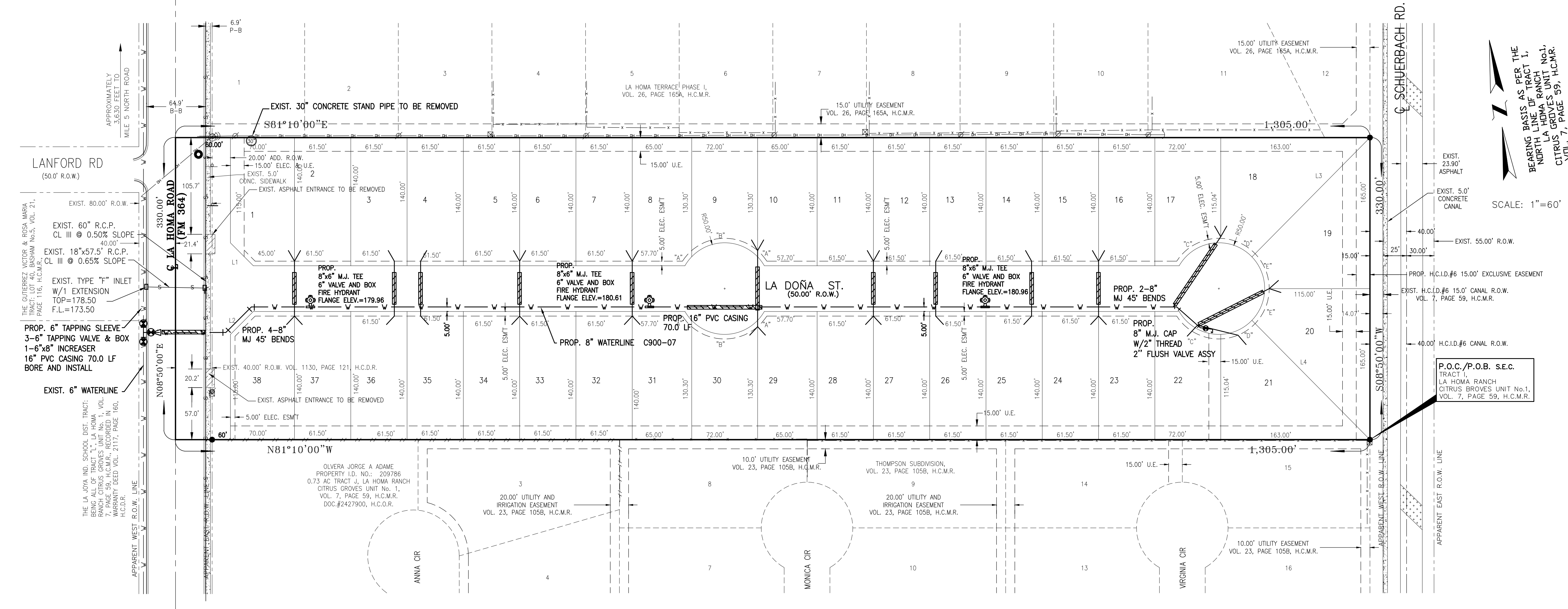
IZAGUIRRE ENGINEERING GROUP, LLC.

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

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

EDUARDO'S SUBDIVISION No.23 MAP OF WATER DISTRIBUTION

A 9.886-ACRE TRACT OF LAND, OUT OF TRACT 1, BLOCK 2, CITRUS GROVES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS



LEGEND	
—	R.O.W. RIGHT OF WAY
—	P.O.B. POINT OF BEGINNING
—	P.O.C. POINT OF COMMENCEMENT
—	H.C.M.R. HIDALGO COUNTY MAP RECORDS
—	H.C.D.R. HIDALGO COUNTY DEED RECORDS
—	H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
—	S.E.C. SOUTHEAST CORNER
—	R.O.W.-B RIGHT OF WAY TO BACK OF CURB
—	B-B BACK OF CURB TO BACK OF CURB
—	POWER POLE
—	GUY WIRE
—	SERVICE POLE
—	TELEPHONE PEDESTAL
—	TELEPHONE MARKER
—	ROAD SIGN
—	SANITARY SEWER MANHOLE
—	30" IRRIGATION STAND PIPE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE

BEARING BASIS AS PER THE BEARING LINE OF TRACT 1, NORTH LA HOMA RANCH, CITRUS GROVES UNIT NO. 1, VOL. 7, PAGE 59, H.C.M.R.

SCALE: 1" = 60'

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 23:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
EDUARDO'S SUBDIVISION No. 23 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 6" DIAMETER LINE RUNNING ALONG THE WEST SIDE OF LA HOMA RD.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No.23 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 6" DIAMETER WATER LINE THAT RUNS ALONG THE WEST SIDE OF LA HOMA ROAD. THE PROPOSED 8" DIAMETER WATER LINE RUNS EAST FOR APPROXIMATELY 1,177.0 FEET ALONG THE SOUTH SIDE OF PROPOSED STREET ENDING WITH A FLUSH VALVE.

FROM THE PROPOSED 8" DIAMETER WATERLINE, FIFTEEN (15) DOUBLE SERVICES OF 1" OF DIAMETER AND EIGHT (8) SINGLE SERVICES ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ 52,792.00 OR \$1,369.26 PER LOT. IN ADDITION THE SUBDIVIDER WILL PAY S.W.S.C. THE AMOUNT OF \$74,670.00 WHICH COVERS THE \$1,965.00 COST PER LOT STATED IN THE 30 YR 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 THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$1,500.00 EACH FOR A TOTAL COST OF \$4,500.00. 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.23 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF MISSION. THE SUBDIVIDER AND CITY OF MISSION HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF MISSION HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF MISSION 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.

THE SANITARY SEWAGE SYSTEM OF EDUARDO'S SUBDIVISION No.23 CONSISTS OF A PROPOSED 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING MAN HOLE LOCATED ON THE NORTH WEST SIDE OF THIS SUBDIVISION. SAID PROPOSED 8" DIAMETER SEWER LINE RUNS APPROXIMATELY 138.00 FEET SOUTH WITHIN A 15-FT UTILITY EASEMENT AND THEN IT TURNS EAST AND RUNS APPROXIMATELY 1114.00 FEET ALONG THE NORTH SIDE OF THE PROPOSED STREET ENDING WITH A MANHOLE AT THE END OF STREET.

SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF THIRTY-EIGHT (38) SANITARY SEWER SERVICES.

THE 8" SEWER LINES, THE 4" SERVICE LINES, THE FIVE (5) SANITARY SEWER MANHOLES WILL BE INSTALLED, AT A TOTAL COST OF \$33,230.60 OR \$874.49 PER LOT. IN ADDITION, THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MISSION 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 \$ 127,462.00 WHICH EQUALS TO \$3,354.26 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$42,730.60 WHICH EQUALS TO \$1,124.48 PER LOT.

EDUARDO'S SUBDIVISION No. 23:
POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

EDUARDO'S SUBDIVISION No. 23 SERÁ PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, S.W.S.C FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE AGUA S.W.S.C. PRESENTO SUFFICIENTE DOCUMENTACIÓN 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 6" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO OESTE DE LA CALLE LA HOMA ROAD.

EL SISTEMA DE AGUA PARA EDUARDO'S No. 23 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIÁMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 6" DE DIÁMETRO QUE CORRE EN EL LADO OESTE DE LA CALLE LA HOMA ROAD, LA LINEA PROPUESTA DE 8" DE DIÁMETRO CORRE HACIA EL OESTE POR APROXIMADAMENTE 1,177.0 PIES A LO LARGO DEL LADO SUR DE LA CALLE PROPUESTA TERMINANDO CON UNA VALVULA DE PURGA.

DE LA LINEA DE 8" DE DIÁMETRO SE DESPRENDEN QUINCE (15) SERVICIOS DOBLES DE 1" DE DIÁMETRO Y OCHO (8) SERVICIOS DE AGUA SENCILLOS QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIÁMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARÁN A UN COSTO TOTAL DE US \$52,792.00 DE LOS CUALES SE CUBRIRÁN US \$1,369.26 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGARÁ ADICIONALMENTE A S.W.S.C. LA CANTIDAD DE US \$74,670.00 O US \$1,965.00 POR LOTE DE ACUERDO 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 MEMBRÍAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA AGUA SUD INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION HA INSTALADO TRES (3) BOCAS DE RIEGO A UN COSTO DE US \$ 1,500.00 POR CADA UNO, EN UN COSTO TOTAL DE US \$ 4,500.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

LA SUBDIVISIÓN DE EDUARDO'S SUBDIVISION No. 23 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. EL DUEÑO DE LA SUBDIVISIÓN Y LA CIUDAD DE MISSION HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. LA CIUDAD DE MISSION HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL DRENAJE SANITARIO DE EDUARDO'S SUBDIVISION No.23 CONSISTE DE UNA LINEA DE DRENAJE SANITARIO PROPUESTA DE 8" DE DIÁMETRO QUE SE CONECTARÁ A UN POZO DE VISITA LOCALIZADO EN EL LADO NOROCCIDENTE DE ESTA SUBDIVISION. ESTA LINEA PROPUESTA DE 8" DE DIÁMETRO CORRE APROXIMADAMENTE 138.00 PIES AL SUR POR UN DERECHO DE PASO DE 15-PIES DE ANCHO, DE AHI LA LINEA DA VUELTA HACIA EL ESTE Y CORRE APROXIMADAMENTE 1114.00 PIES A LO LARGO DEL LADO NORTE DE LA CALLE PROPUESTA Y TERMINANDO EN UN POZO DE VISITA PROPUESTO AL FINAL DE LA CALLE.

LOS SERVICIOS DE DRENAJE SANITARIO TERMINARÁN EN LOS MEDIDORES DE DRENAJE SANITARIO DE CADA LOTE PARA DAR UN TOTAL DE TREINTA Y OCHO (38) SERVICIOS.

LAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS, Y LOS CINCO (5) POZOS DE VISITA HAN SIDO INSTALADAS, A UN COSTO TOTAL DE US \$33,230.60 O US \$874.48 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACIÓN:

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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

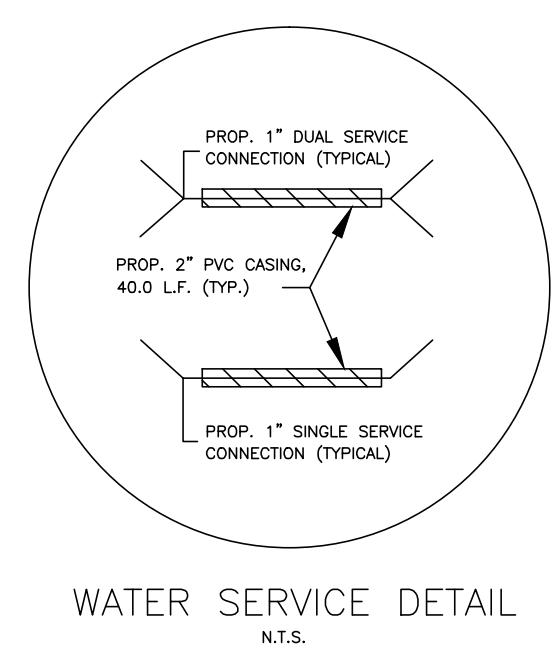
AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS LOS MEDIDORES MECÁNICOS DE AGUA QUE COSTARÁ UN TOTAL DE US \$127,462.00 O US \$3,354.26 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARÁ UN COSTO TOTAL DE US \$42,730.60 O US \$1,124.48 POR LOTE.

- GENERAL CONSTRUCTION NOTES:**
- ALL PROPOSED WATER LINES TO BE C-900 DR-25.
 - 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.
 - CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
 - SEE WATER DETAIL SHEET FOR MORE INFORMATION.
 - ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "M" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
 - THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

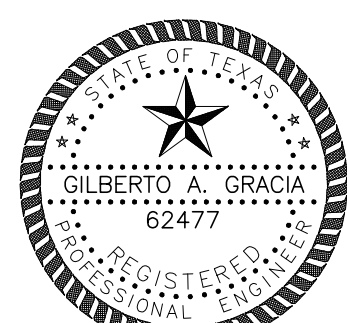
COST ESTIMATE

WATER DISTRIBUTION:	\$ 52,792.00
PAVING IMPROVEMENTS:	\$ 72,810.00
DRAINAGE IMPROVEMENTS:	\$ 53,104.44
SANITARY SEWER IMPROVEMENTS:	\$ 33,230.60
TOTAL:	\$ 211,937.04



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.



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.23 WATER DISTRIBUTION LAYOUT

IZAGUIRRE ENGINEERING GROUP, LLC.

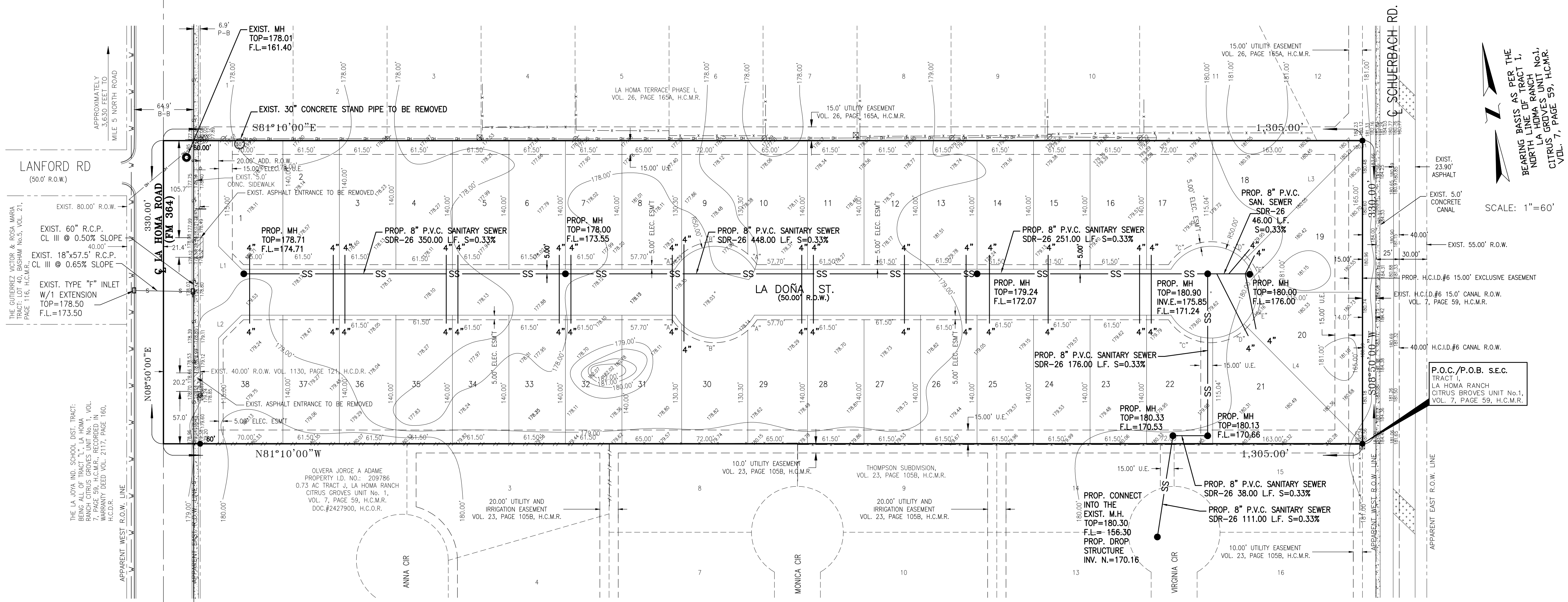
7413 N. LA HOMA MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

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

EDUARDO'S SUBDIVISION No.23 MAP OF SANITARY SEWER DISTRIBUTION

A 9.886-ACRE TRACT OF LAND, OUT OF TRACT 1, BLOCK 2, CITRUS GROVES UNIT NO. 1, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS



LEGEND

- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- S.E.C. SOUTHEAST CORNER
- R.O.W.-B RIGHT OF WAY TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- POWER POLE
- SERVICE POLE
- ⊠ TELEPHONE PEDESTAL
- ⊠ TELEPHONE MARKER
- ⊠ ROAD SIGN
- ⊙ SANITARY SEWER MANHOLE
- 30" IRRIGATION STAND PIPE
- - - CHAIN LINK FENCE
- - - WOOD FENCE
- - - OVERHEAD POWER LINE

SCALE: 1"=60'

BASIS AS PER THE BEARING LINE OF TRACT 1, NORTH LINE OF LA HOMA RANCH, CITRUS GROVES UNIT NO. 1, VOL. 7, PAGE 59, H.C.M.R.

P.O.C./P.O.B. S.E.C.
TRACT 1, LA HOMA RANCH, CITRUS GROVES UNIT No. 1, VOL. 7, PAGE 59, H.C.M.R.

COST ESTIMATE

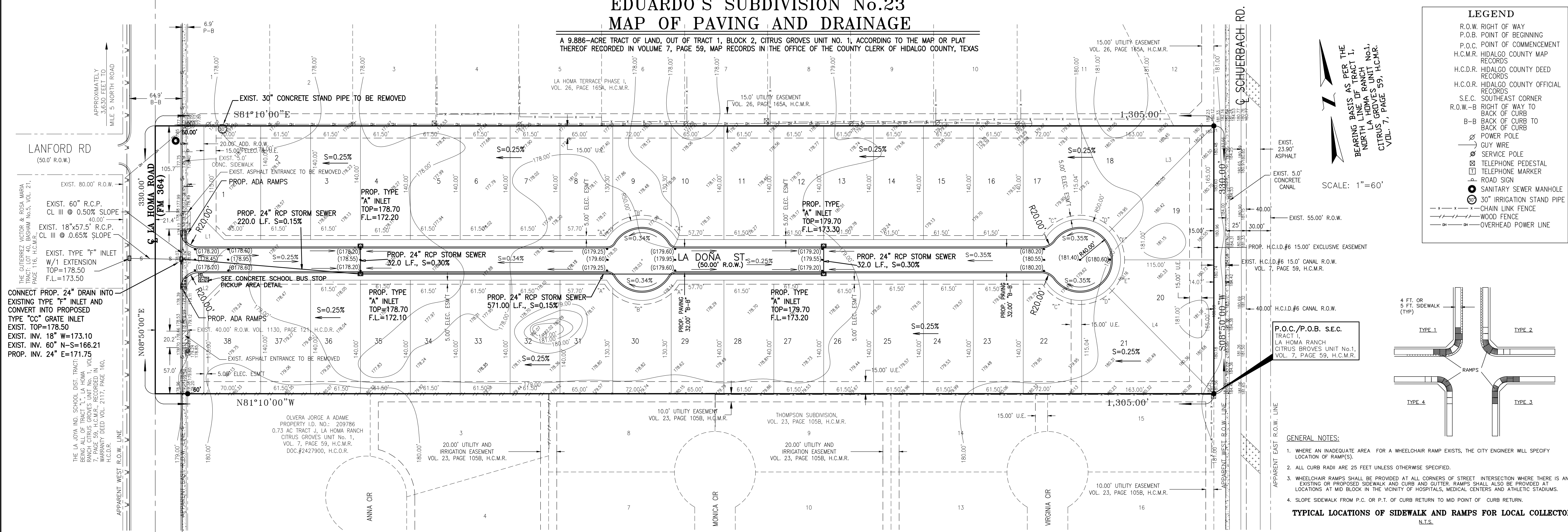
WATER DISTRIBUTION:	\$ 52,792.00
PAVING IMPROVEMENTS:	\$ 72,810.00
DRAINAGE IMPROVEMENTS:	\$ 53,104.44
SANITARY SEWER IMPROVEMENTS:	\$ 33,230.60
TOTAL:	\$ 211,937.04

EDUARDO'S SUBDIVISION No.23 SANITARY SEWER LAYOUT

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

EDUARDO'S SUBDIVISION No.23 MAP OF PAVING AND DRAINAGE

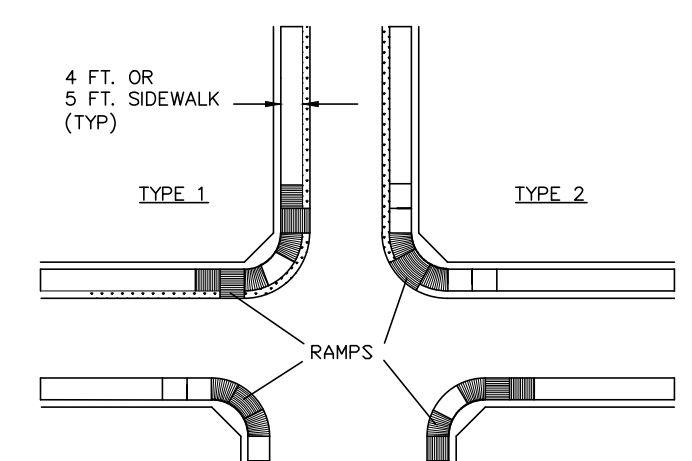
A 9.886-ACRE TRACT OF LAND, OUT OF TRACT 1, BLOCK 2, CITRUS GROVES UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS



LEGEND

- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- S.E.C. SOUTHEAST CORNER
- R.O.W.-B RIGHT OF WAY TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- LA HOMA RANCH (N.A.) LA HOMA UNITS UNIT No. 1, CITRUS GROVES UNIT No. 1, VOL. 7, PAGE 59, H.C.M.R.
- POWER POLE
- GUY WIRE
- SERVICE POLE
- TELEPHONE PEDESTAL
- TELEPHONE MARKER
- ROAD SIGN
- SANITARY SEWER MANHOLE
- 30" IRRIGATION STAND PIPE
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD POWER LINE

SCALE: 1"=60'



- ### GENERAL NOTES:
- WHERE AN INADEQUATE AREA FOR A WHEELCHAIR RAMP EXISTS, THE CITY ENGINEER WILL SPECIFY LOCATION OF RAMP(S).
 - ALL CURB RADII ARE 25 FEET UNLESS OTHERWISE SPECIFIED.
 - WHEELCHAIR RAMP(S) SHALL BE PROVIDED AT ALL CORNERS OF STREET INTERSECTION WHERE THERE IS AN EXISTING OR PROPOSED SIDEWALK AND CURB AND GUTTER. RAMP(S) SHALL ALSO BE PROVIDED AT LOCATIONS AT MID BLOCK IN THE VICINITY OF HOSPITALS, MEDICAL CENTERS AND ATHLETIC STADIUMS.
 - SLOPE SIDEWALK FROM P.C. OR P.T. OF CURB RETURN TO MID POINT OF CURB RETURN.
- ### TYPICAL LOCATIONS OF SIDEWALK AND RAMP(S) FOR LOCAL COLLECTORS
- N.T.S.

DRAINAGE STATEMENT FOR EDUARDO'S SUBDIVISION NO.23

I. PROJECT LOCATION
THIS SUBDIVISION CONSISTS OF 38 RESIDENTIAL LOTS LOCATED ON LA HOMA RD & 1/4 MILE EASE OF LA HOMA RD, WHICH IS LOCATED 1,332 FEET NORTH OF MILE 3 ROAD (FM1924). SAID SUBDIVISION, LOCATED WITHIN THE CITY OF MISSION'S 2-MILE ETJ IS A 9.883 ACRE BEING ALL OF TRACT 1, LA HOMA RANCH CITRUS GROVES UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 7, PAGES 59, OF THE HIDALGO COUNTY MAP RECORDS.

II. FLOOD PLAN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" INDICATES AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAN. (NO SHADING) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000.

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).

BRENNAN - FINE SANDY LOAM - TYPICALLY THE SURFACE LAYER IS DARK BROWN FINE SANDY LOAM ABOUT 13 INCHES THICK. THE UPPER PART OF THE SUBSOIL FROM 13 TO 29 INCHES IS BROWN SANDY CLAY LOAM. THE SOIL IS NONCALCAREOUS TO 29 INCHES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS MEDIUM AND PERMEABILITY IS MODERATE.

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 30 INCHES, IS BROWN SANDY CLAY LOAM. THE NEXT SOIL LAYER DOWN, FROM 30 TO 39 INCHES, IS PALE BROWN SANDY CLAY LOAM. THE SOIL DOWN THEREAFTER TO APPROXIMATELY 72 INCHES IS A VERY PALE BROWN SANDY CLAY LOAM. THIS SOIL: A) IS CALCAREOUS THROUGHOUT, B) IS WELL DRAINED, C) HAS MEDIUM 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.

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%).

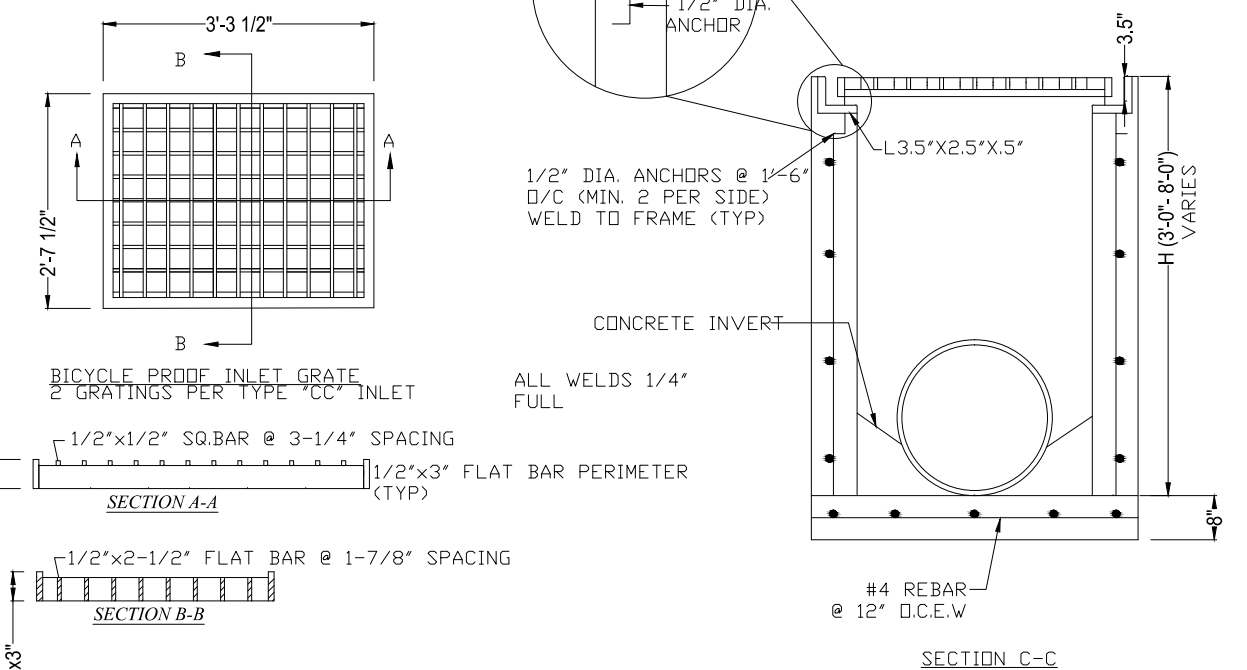
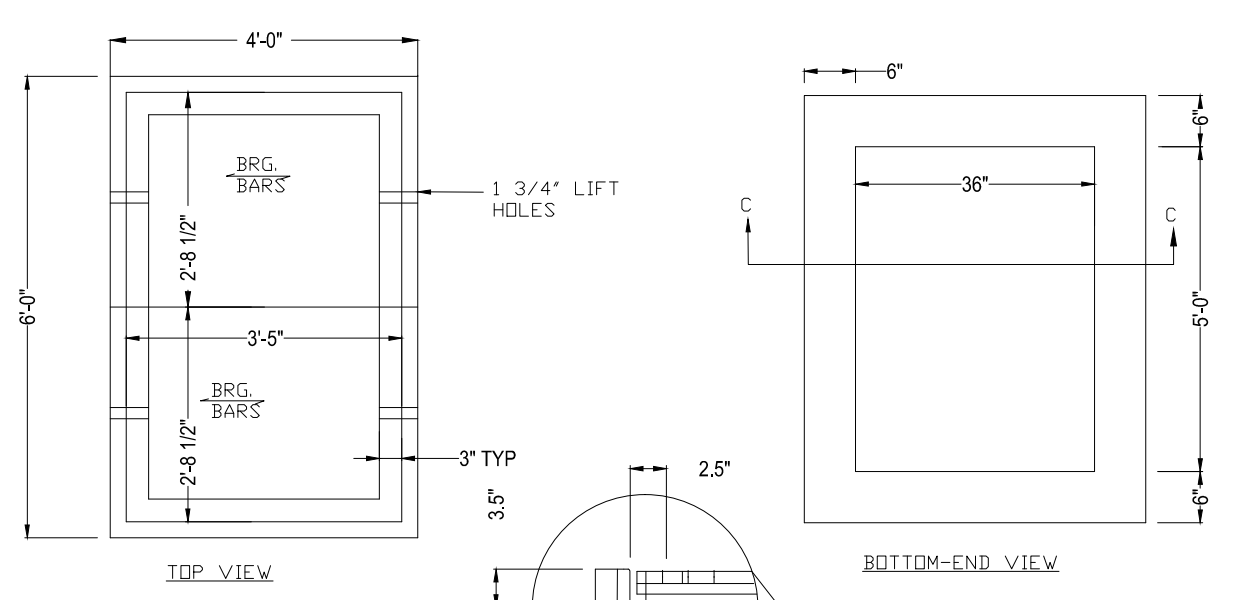
EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING OVERLAND TOWARDS THE EAST WHERE IT IS INTERCEPTED BY FM 364 STORM INLET SYSTEM. SAID FM 364 STORM INLET SYSTEM IS SERVICED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAINAGE DITCH NETWORK THAT WILL ULTIMATELY OUTFALL INTO THE ARROYO COLORADO.

ADDITIONALLY, LOCATED ADJACENT TO AND PARALLEL TO THE WEST PERIMETER OF THE SUBJECT PROPERTY IS AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAIN DITCH KNOWN AS THE LINDA VISTA OUTFALL. THE RATIONALE METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF (COEXIST = 3.91 CFS) FOR THIS SITE.

V. PROPOSED CONDITIONS
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 32" STORM SEWER LINES FLOWING NORTH INTO SAID EXISTING WEST MAIN DRAIN III. REQUIRED DETENTION VOLUME PER HIDALGO COUNTY DRAINAGE DISTRICT NO.1 POLICIES CONCERNING INCREASED STORM WATER RUNOFF WILL BE ADDED TO SAID WEST MAIN DRAIN III.

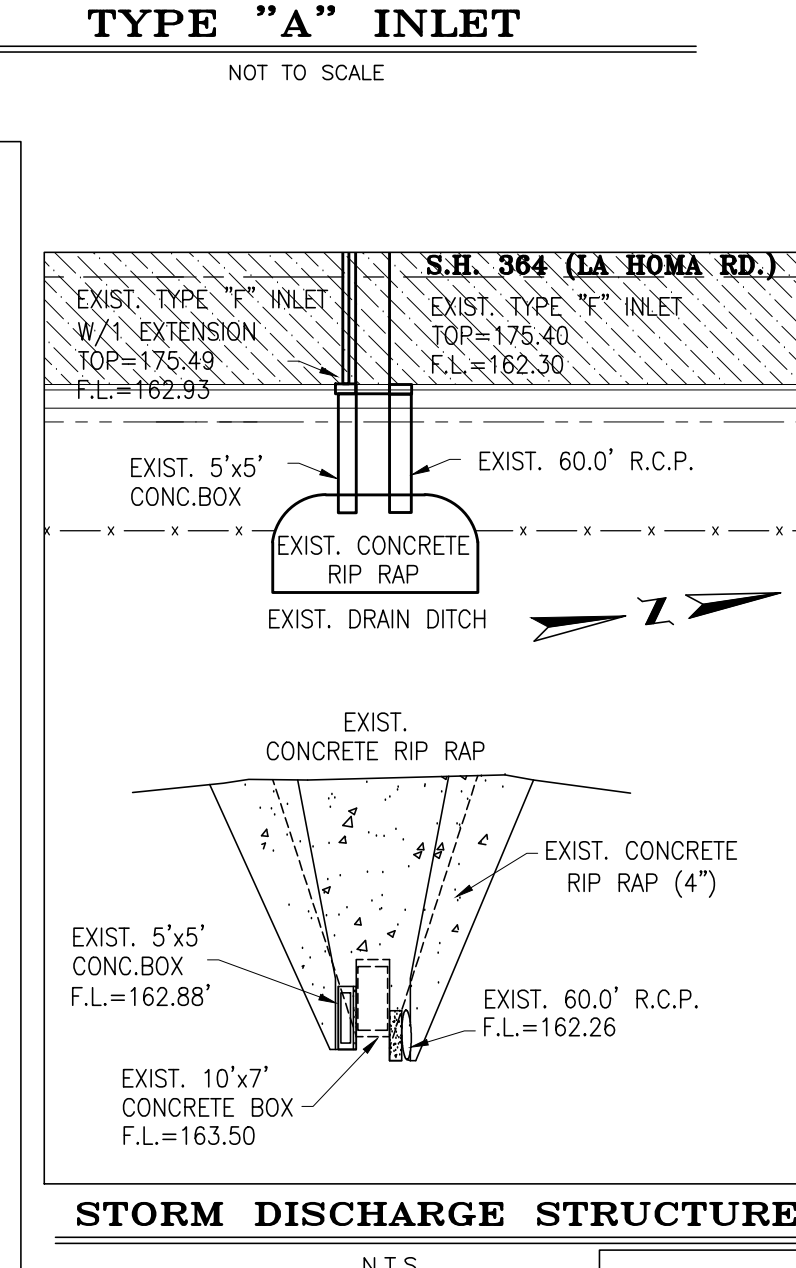
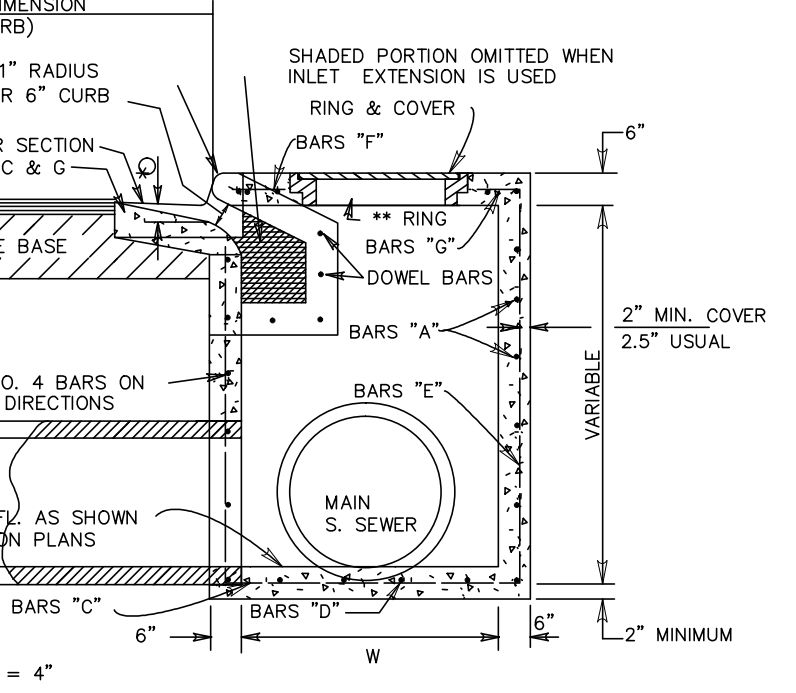
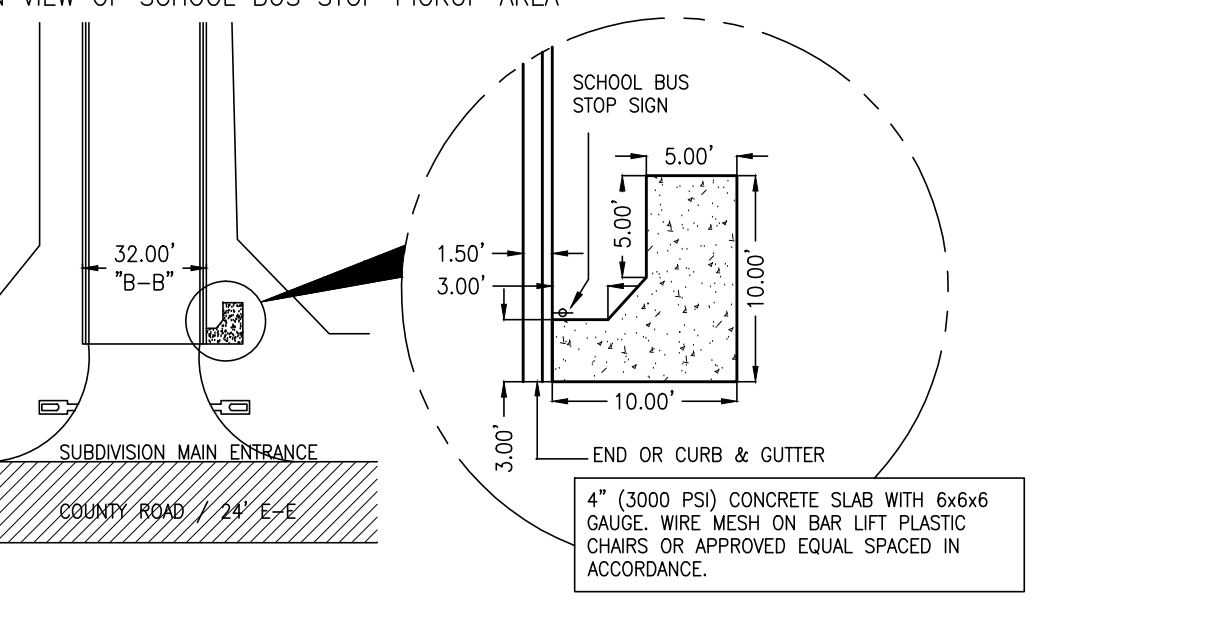
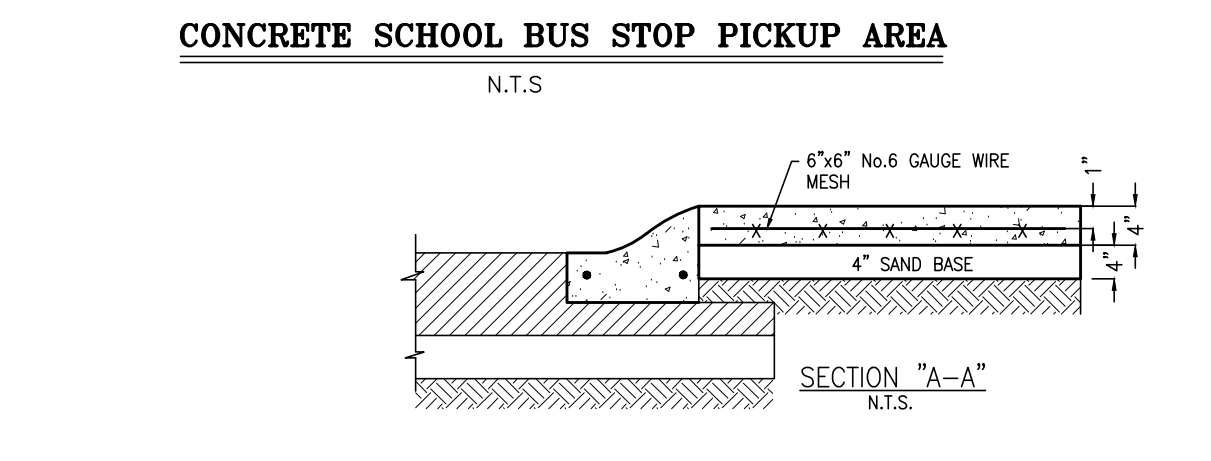
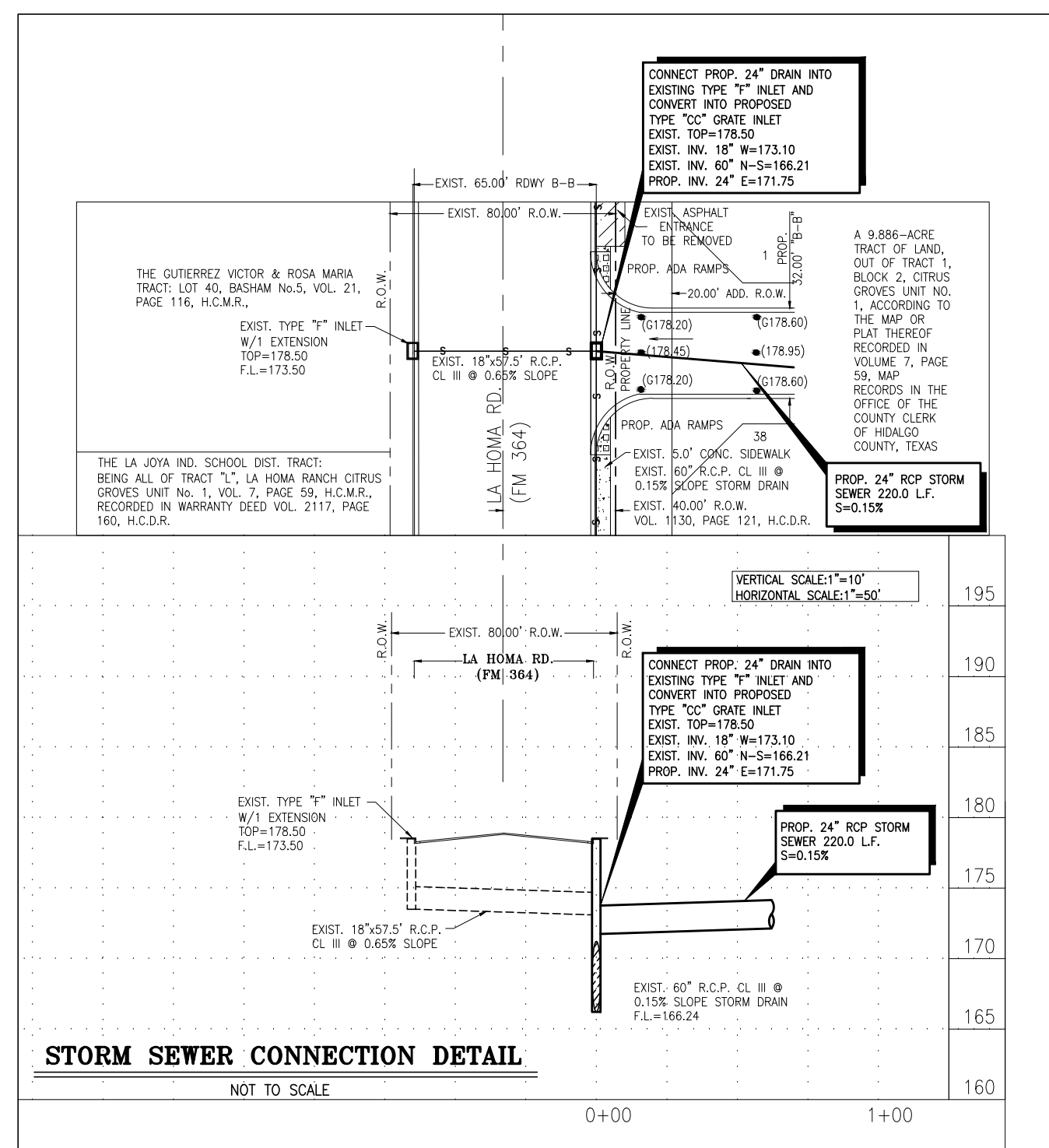
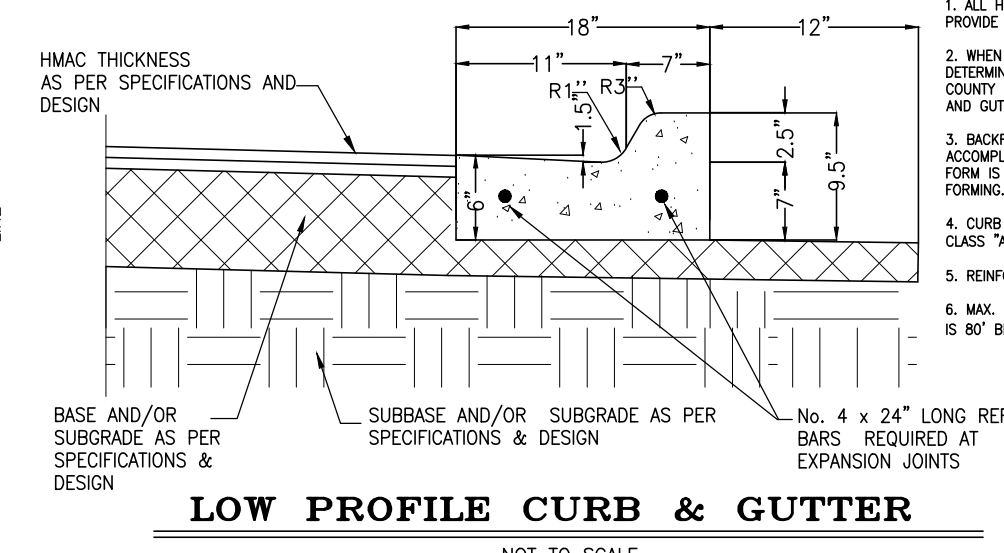
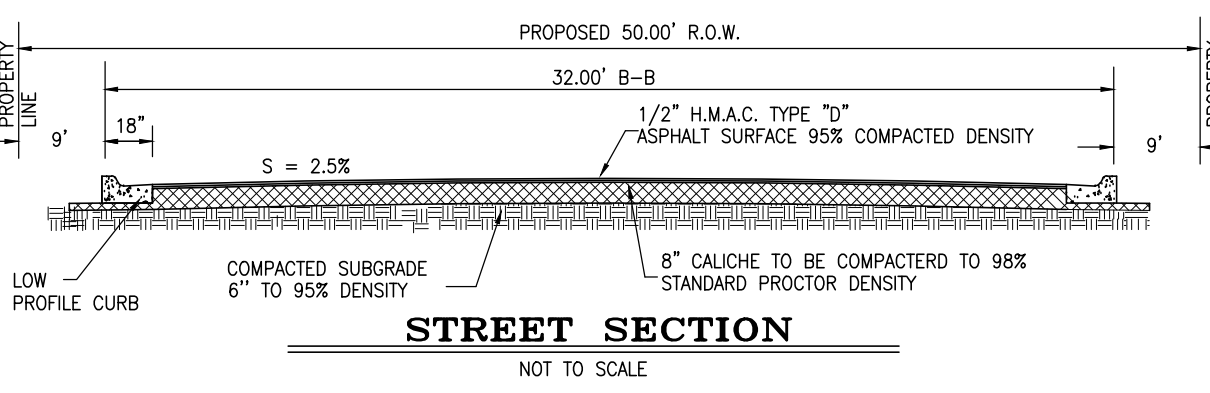
COST ESTIMATE

WATER DISTRIBUTION:	\$ 52,292.00
PAVING IMPROVEMENTS:	\$ 22,810.00
DRAINAGE IMPROVEMENTS:	\$ 53,104.44
SANITARY SEWER IMPROVEMENTS:	\$ 33,230.60
TOTAL:	\$ 211,937.04



GENERAL NOTES:

- REINFORCEMENT: #4 BARS AT 12" O.C. EACH WAY.
- CONCRETE TO HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
- "H" DIMENSION AVAILABLE IN 6" INCREMENTS FROM 3" TO 8" O.
- INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
- 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.
- BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.



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.23
PAVING AND DRAINAGE LAYOUT

IZAGUIRRE ENGINEERING GROUP, L.L.C.
CONSULTING ENGINEERS
F-10214
7413 N. LA HOMA MISSION TX, 78574
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FAX: (956) 584-0554