



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: 10-22-2019

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

STREETLIGHTS: 5

LOCATION DESCRIPTION: EAST SIDE OF LA HOMA ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 5 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 12-14-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER 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. FINAL APPROVAL DATE: 10-03-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A 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. FINAL APPROVAL DATE: 10-04-2019: BY 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: FEBRUARY 26, 2019

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.

SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No.23

A 9.886-ACRE TRACT OF LAND, OUT OF TRACT I, 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 I, 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;

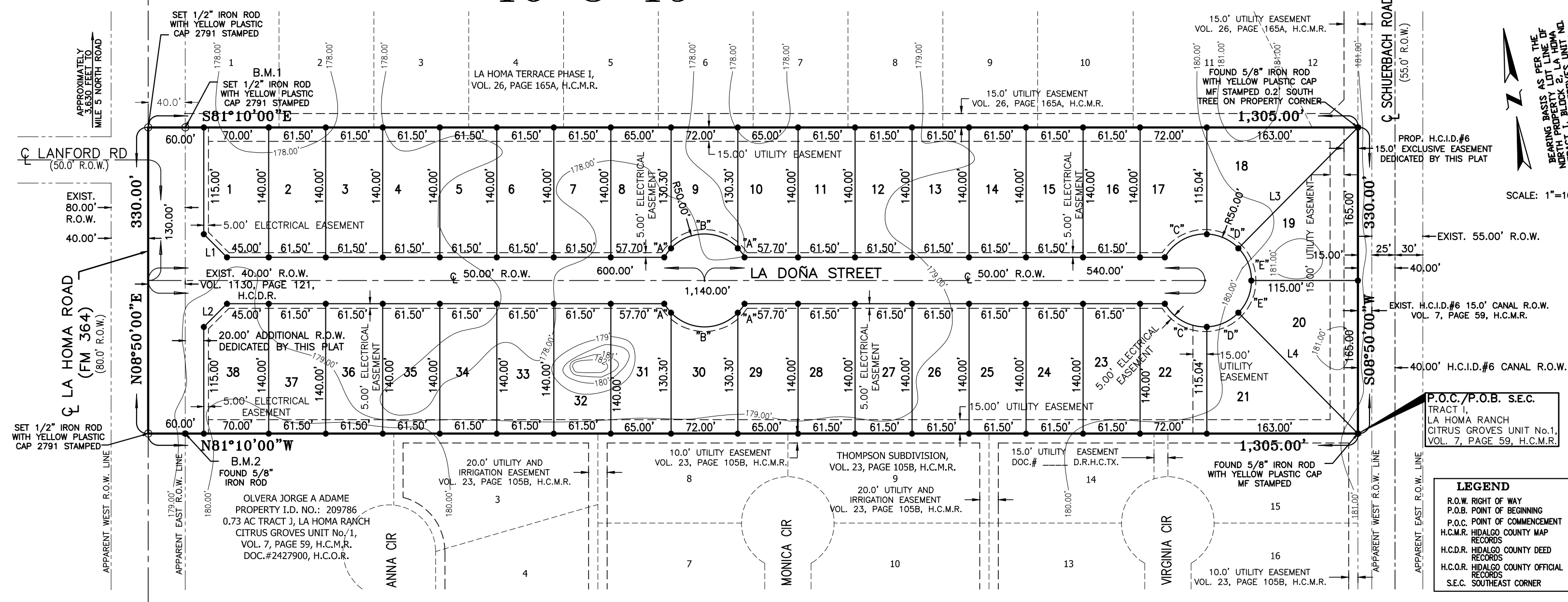
THENCE, N 81°10'00" W, WITH THE APPARENT SOUTH LOT LINE OF SAID 9.886-ACRE TRACT, A DISTANCE OF 1,265.00 FEET TO AT A FOUND FIVE-EIGHT INCH IRON ROD ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF LA HOMA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,305.00 FEET TO A SET 1/2-INCH IRON ROD (WITH YELLOW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

AS-BUILT 10-3-19



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C" (UNSHADDED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 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 WITHIN 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 NOT ACCESS TO LA HOMA ROAD (F.M.364)
- MINIMUM BUILDING SETBACK LINES:
 - B.M.2 FRONT GARAGE.....25.00'
 - FRONT GARAGE.....18.00'
 - REAR.....15.00'
 - SIDE.....6.00'
 - SIDE CORNER.....10.07/20.0' WHERE ROW IS GREATER 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 ACRES 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. DATE
 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 DATE
 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



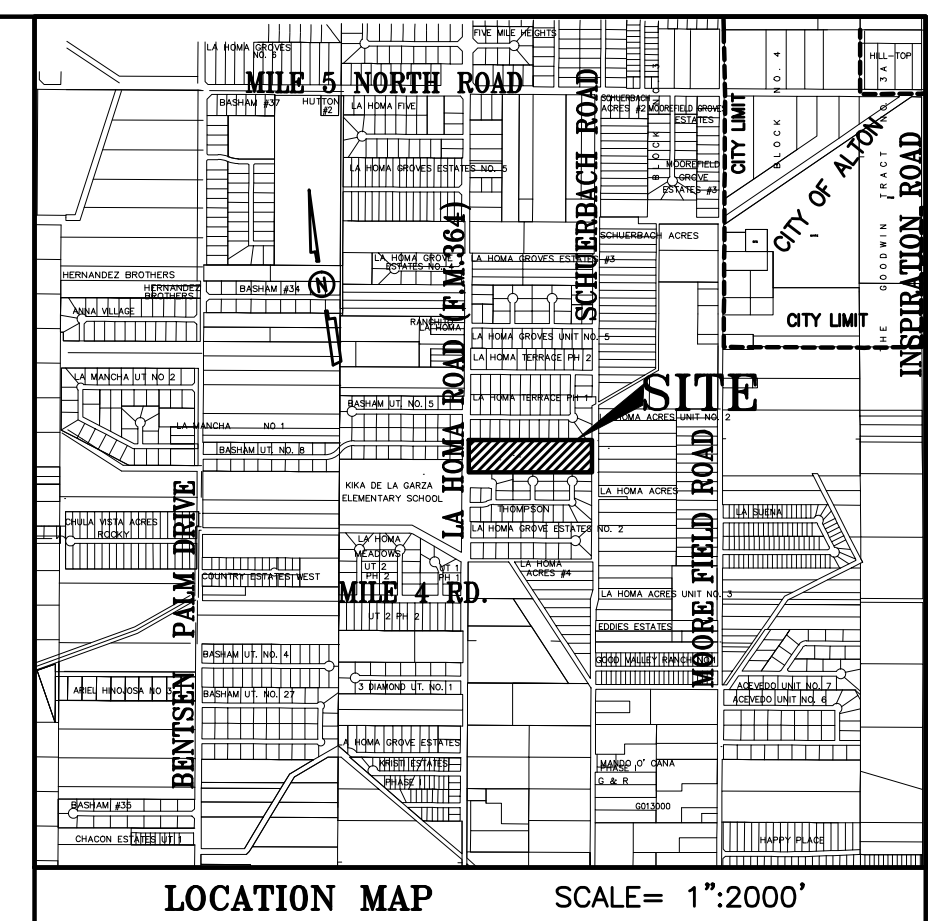
FILED FOR RECORD IN HIDALGO COUNTY TEXAS BY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

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

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	9,262.50	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 3,630.00 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 DATE
 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 _____, 2019.

CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.015(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; OWNERS 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; SWIS CERTIFICATION; P&Z 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	CHECKED BY	APPROVED BY
	10-3-19			

NO.	SHEET	REVISION	DATE	APPROVED

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

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

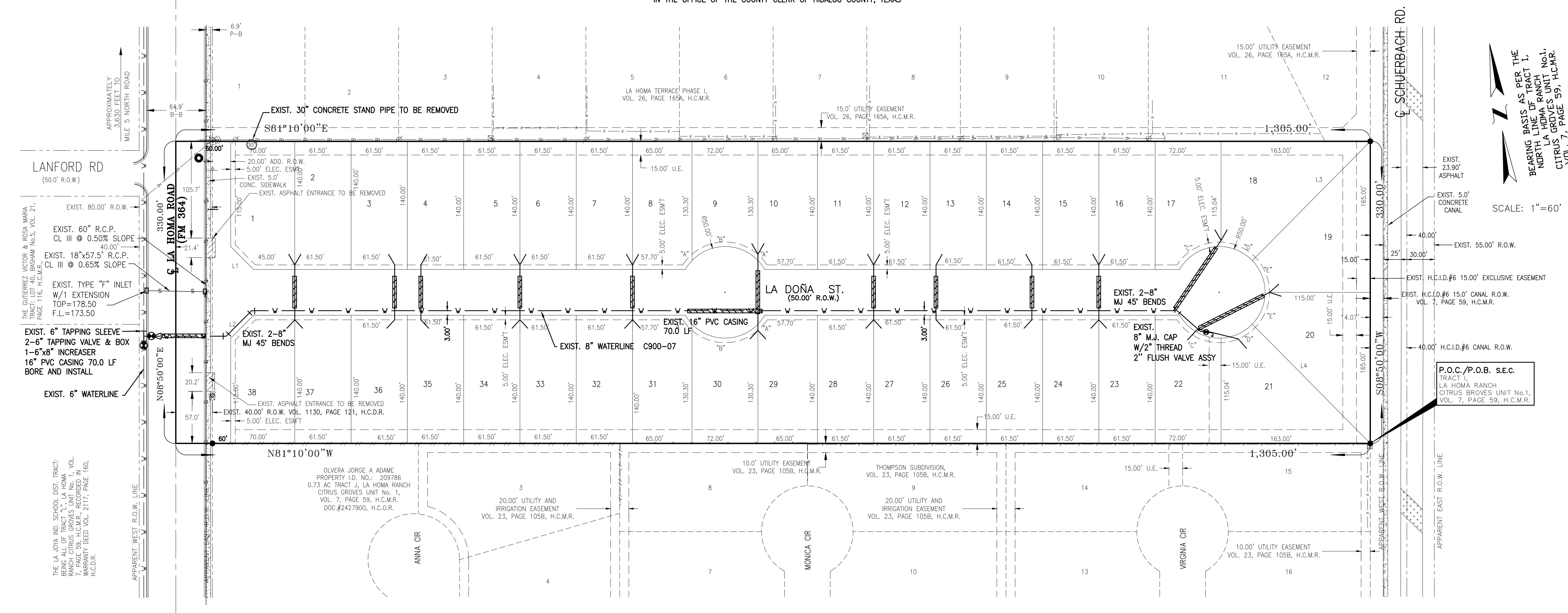
IZAGUIRRE ENGINEERING GROUP, LLC.

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

EDUARDO'S SUBDIVISION No.23 MAP OF WATER DISTRIBUTION

AS-BUILT
10-3-19

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

SCALE: 1"=60'

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

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 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.), THE SUBDIVIDOR AND COMPANY S.W.S.C. SIGNED A CONTRACT BY WHICH THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND CITY OF MISSION 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 EXISTING 8" DIAMETER WATER LINE RUNS EAST FOR APPROXIMATELY 1,177.0 FEET ALONG THE SOUTH SIDE OF EXISTING STREET ENDING WITH A FLUSH VALVE.

FROM THE EXISTING 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 HAS BEEN INSTALLED AT A TOTAL COST OF \$ 52,792.00 OR \$1,389.26 PER LOT. IN ADDITION THE SUBDIVIDOR HAS PAID 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 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 HAS BEEN TREATED BY WASTEWATER SERVICE FROM CITY OF MISSION, THE SUBDIVIDOR 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 EXISTING 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING MAN HOLE LOCATED ON THE NORTH WEST SIDE OF THIS SUBDIVISION. SAID EXISTING 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 EXISTING 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 HAS BEEN 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 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 HAS COST A GRAND TOTAL OF \$ 127,462.00 WHICH EQUALS TO \$3,354.26 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAS 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 HA SIDO PROVISITA 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 SUFICIENTE 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 EXISTENTE DE 8" DE DIÁMETRO CORRE HACIA EL OESTE POR APROXIMADAMENTE 1,177.0 PIES A LO LARGO DEL LADO SUR DE LA CALLE EXISTENTE 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 INSTALARON A UN COSTO TOTAL DE US \$52,792.00 DE LOS CUALES SE CUBRIO US \$1,389.26 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO 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 PASO DE 30 AÑOS DE SERVIDO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFAS DE CONEXIÓN Y MEMBRESIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA AGUA SUD INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA 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 SUBDIVISION

LA SUBDIVISION DE EDUARDO'S SUBDIVISION No. 23 RECIBE SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MISSION HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA 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 EXISTENTE DE 8" DE DIÁMETRO QUE SE CONECTARA A UN POZO DE VISITA LOCALIZADO EN EL LADO NOROESTE DE ESTA SUBDIVISION. ESTA LINEA EXISTENTE 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 EXISTENTE Y TERMINANDO EN UN POZO DE VISITA EXISTENTE AL FINAL DE LA CALLE.

LOS SERVICIOS DE DRENAJE SANITARIO TERMINAN 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, LOS SERVICIOS DE 4 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 ESTA 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:

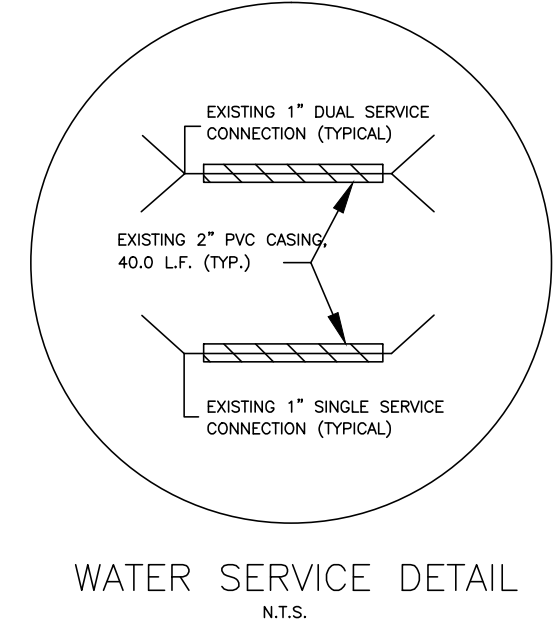
AGUA: EL SISTEMA/SERVICIO DE AGUA HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO TOTAL DE US \$127,462.00 O US \$3,354.26 POR LOTE.

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

- GENERAL CONSTRUCTION NOTES:**
- ALL EXISTING 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.

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

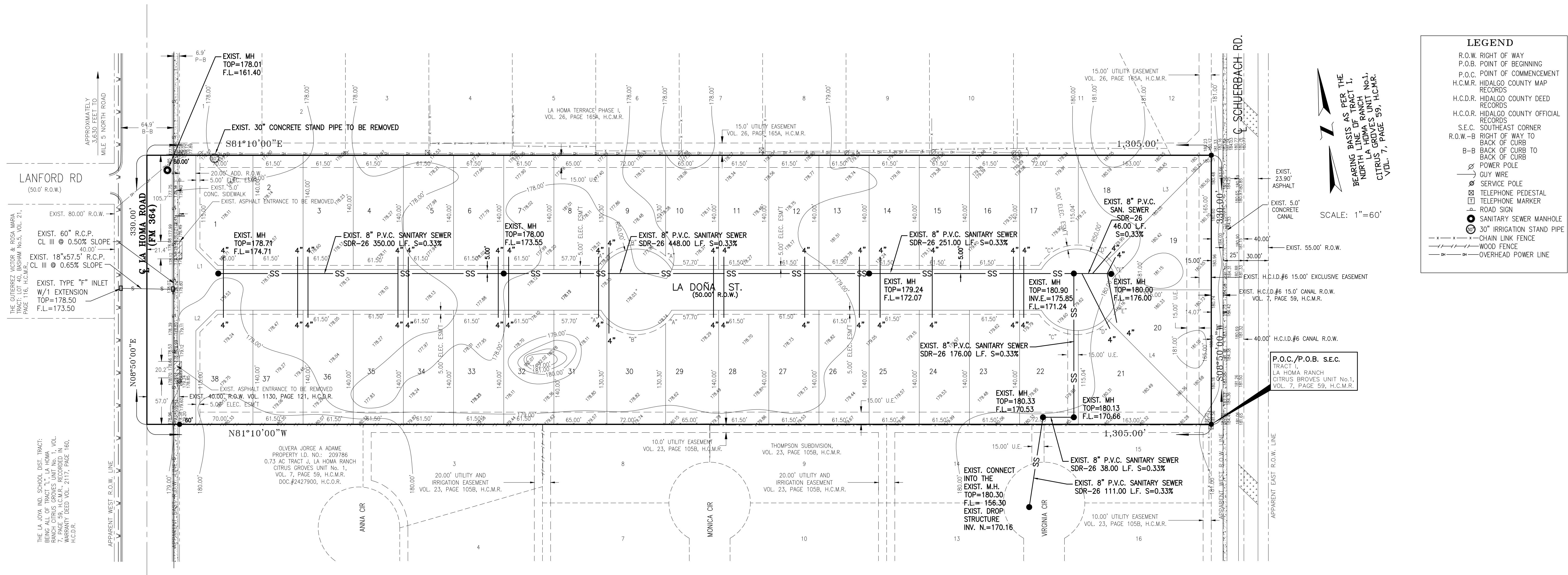
CONSULTING ENGINEERS
P-10214

7413 N. LA HOMA
MISSION TX, 78574

AS-BUILT
10-3-19

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 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

SCALE: 1"=60'

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

COST ESTIMATE

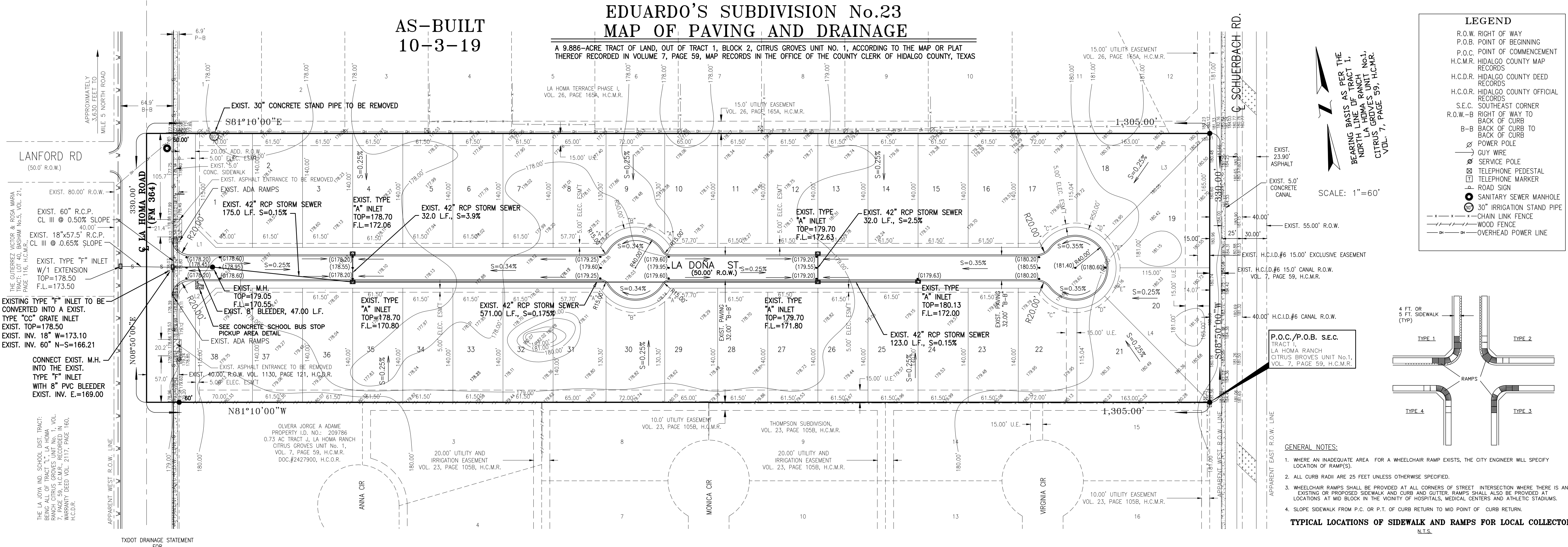
WATER DISTRIBUTION:	\$ 52,792.00
PAVING IMPROVEMENTS:	\$ 72,810.00
DRAINAGE IMPROVEMENTS:	\$ 53,104.44
SANITARY SEWER IMPROVEMENTS:	\$ 33,230.60
TOTAL:	\$ 211,937.04

EDUARDO'S SUBDIVISION No.23
SANITARY SEWER LAYOUT

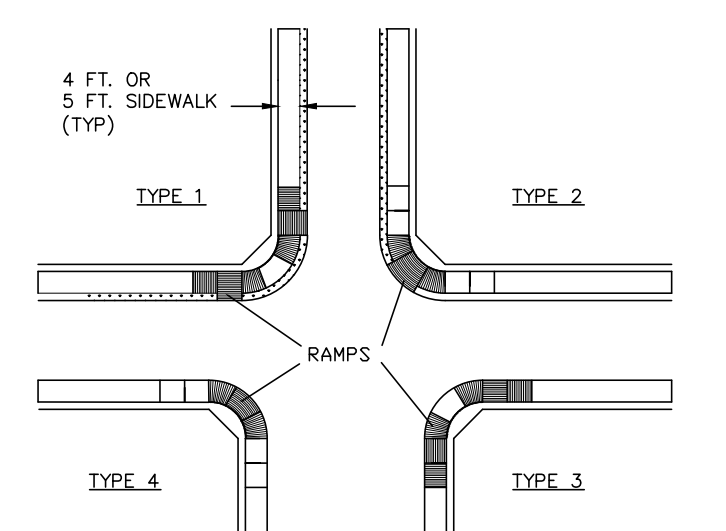
IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA
MISSION TX, 78574
CONSULTING ENGINEERS
F-10214
TEL. (956) 584-0554
FAX. (956) 584-0554

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	—
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	—



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

- 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 RAMPS SHALL BE PROVIDED AT ALL CORNERS OF STREET INTERSECTION WHERE THERE IS AN EXISTING OR PROPOSED SIDEWALK AND CURB AND GUTTER. RAMPS 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 RAMPS FOR LOCAL COLLECTORS**
N.T.S.

I. PROJECT LOCATION
THIS SUBDIVISION CONSISTS OF 38 RESIDENTIAL LOTS LOCATED ON LA HOMA RD & 4 1/4-MILE EAST SIDE OF LA HOMA RD, AND IS LOCATED 6,800 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" (UNSHADED) INDICATES AREAS TO BE OUTSIDE 500-YEAR FLOODPLAIN 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 BRENNAN (3) & HIDALGO-25 (FINE SANDY LOAM). THIS SOIL IS LISTED IN HYDROLOGIC GROUP B. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS TABLES.

BRENNAN-3 FINE SANDY LOAM TYPICALLY CONSISTS OF A SURFACE LAYER OF 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 FINE SANDY LOAM 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. THIS SOIL IS LISTED IN HYDROLOGIC GROUP B. 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 DROPS APPROXIMATELY 2.5' FROM EAST TO WEST.

CORRESPONDINGLY, EXISTING RUNOFF FROM THE SUBJECT SITE IS TOWARDS THE WEST VIA OVERLAND SHEET FLOW WHICH IS CAPTURED BY EXISTING STORM INLETS AT SH 364. SAID STORM INLETS ON SH 364 ARE CONNECTED TO AN EXISTING 60" DRAIN LINE WHICH, APPROXIMATELY 2,100 FEET TO THE NORTH, OUTFALLS INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 WEST MAIN DRAIN AND ITS DRAINAGE DITCH NETWORK THAT WILL ULTIMATELY OUTFALL INTO THE ARROYO COLORADO.

THE RATIONALE METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF (QEXIST = 7.56 CFS) FOR THIS SITE.

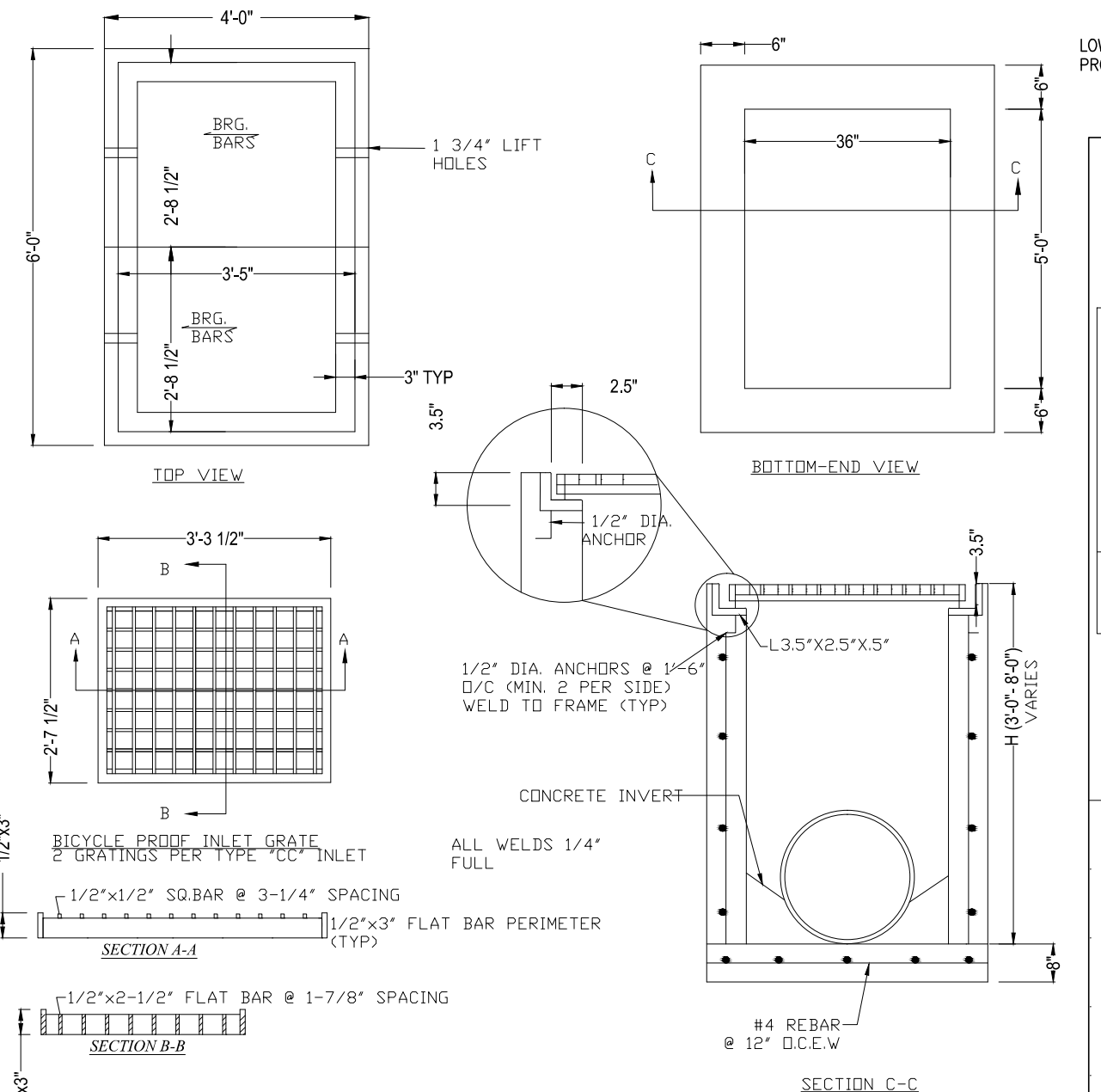
V. PROPOSED CONDITIONS
UTILIZING THE 10-YEAR FREQUENCY STORM EVENT, IT IS ESTIMATED THAT POST-DEVELOPMENT STORM WATER RUNOFF WILL BE Q = 12.35 CFS, WHICH RESULTS IN A PRE- TO POST-DEVELOPMENT INCREASE OF Q = 4.79 CFS.

THE TOTAL PROPOSED POST-DEVELOPMENT DETENTION VOLUME FOR THIS SITE, IN ACCORDANCE WITH SAID TXDOT DRAINAGE REQUIREMENTS, IS 10,103 CUBIC FEET (0.231 ACRE-Feet) (REFER TO ATTACHED DRAINAGE CALCULATIONS) AND WILL BE PROVIDED ON SITE IN THE MANNER HEREAFTER DESCRIBED.

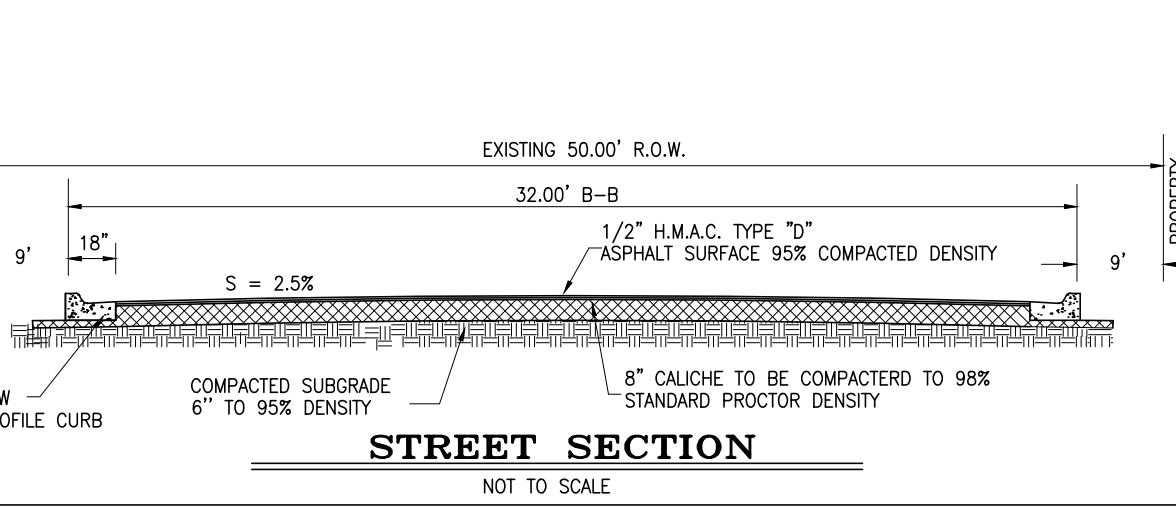
POST-DEVELOPMENT SURFACE STORM WATER RUNOFF WILL BE INTERCEPTED AND DETAINED BY FOUR (4) PROPOSED INTERIOR STREET TYPE "A" INLETS (588 CUBIC FEET DETENTION VOLUME), ONE (1) 6'-FT DIAMETER STORM WATER MANHOLE (283 CUBIC FEET DETENTION VOLUME), AND THE RESPECTIVE INTER-CONNECTING DRAIN LINES, WHICH HAVE BEEN OVERSIZED FROM 24" TO 42" DIAMETER PIPE (9,689 CUBIC FEET DETENTION VOLUME). (REFER TO ATTACHED PAVING AND DRAINAGE PLAN). TOTAL ON-SITE DETENTION VOLUME PROVIDED IS 10,560 CUBIC FEET (0.242 ACRE-Feet).

IN ACCORDANCE WITH TXDOT DRAINAGE POLICIES AN 8" PVC BLEEDER WILL CONNECT THE ABOVE DESCRIBED PROPOSED DRAINAGE SYSTEM INTO AN EXISTING TYPE "F" INLET ON THE EAST SIDE OF SH 364, WHICH IS SERVICED BY THE PREVIOUSLY DESCRIBED EXISTING 60" DRAIN LINE. SAID TYPE "F" INLET, WHICH IS PROPOSED TO BE CONVERTED TO A TYPE "C-C" GATE INLET, IS LOCATED APPROXIMATELY 134 FEET SOUTH OF LANFORD ROAD AND AT THE APPROXIMATE CENTER OF THE ENTRANCE OF THE PROPOSED INTERIOR RESIDENTIAL STREET OF THIS DEVELOPMENT.

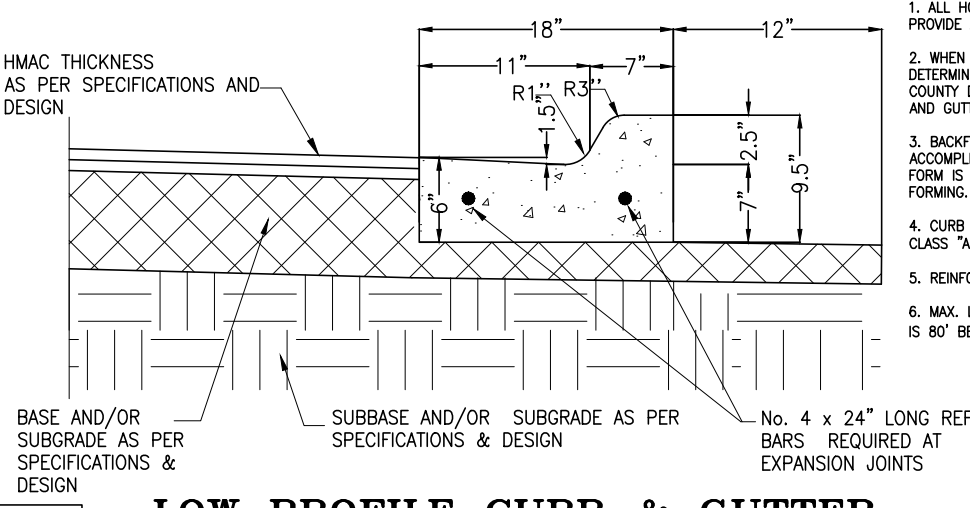
COST ESTIMATE	
WATER DISTRIBUTION:	\$ 52,732.00
PAVING IMPROVEMENTS:	\$ 72,810.00
DRAINAGE IMPROVEMENTS:	\$ 33,104.44
SANITARY SEWER IMPROVEMENTS:	\$ 33,230.60
TOTAL:	\$ 211,877.04



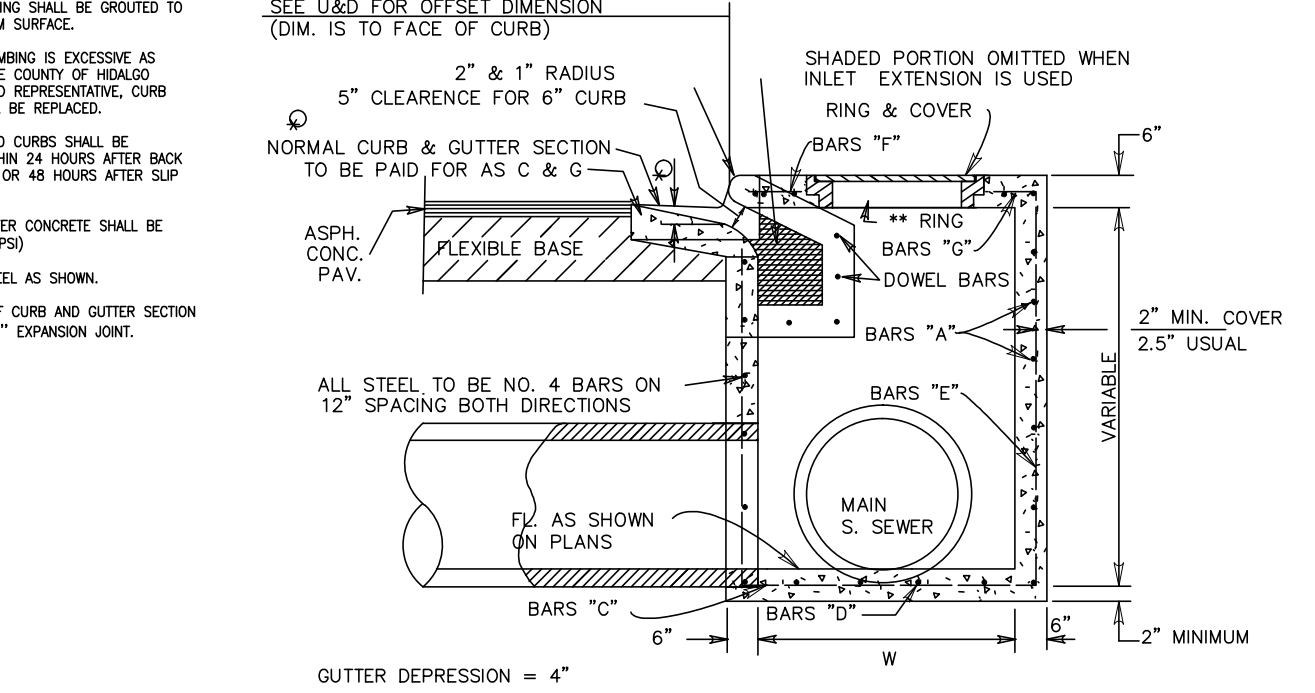
TYPE "CC" INLET DETAIL
NOT TO SCALE



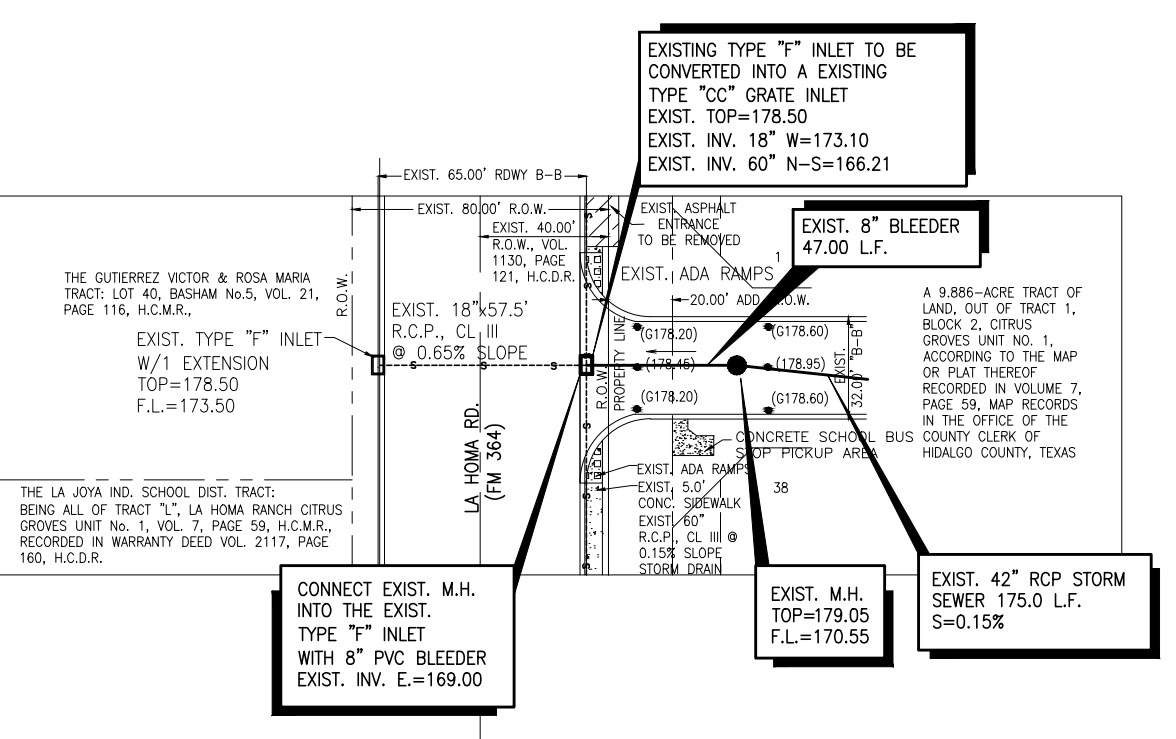
STREET SECTION
NOT TO SCALE



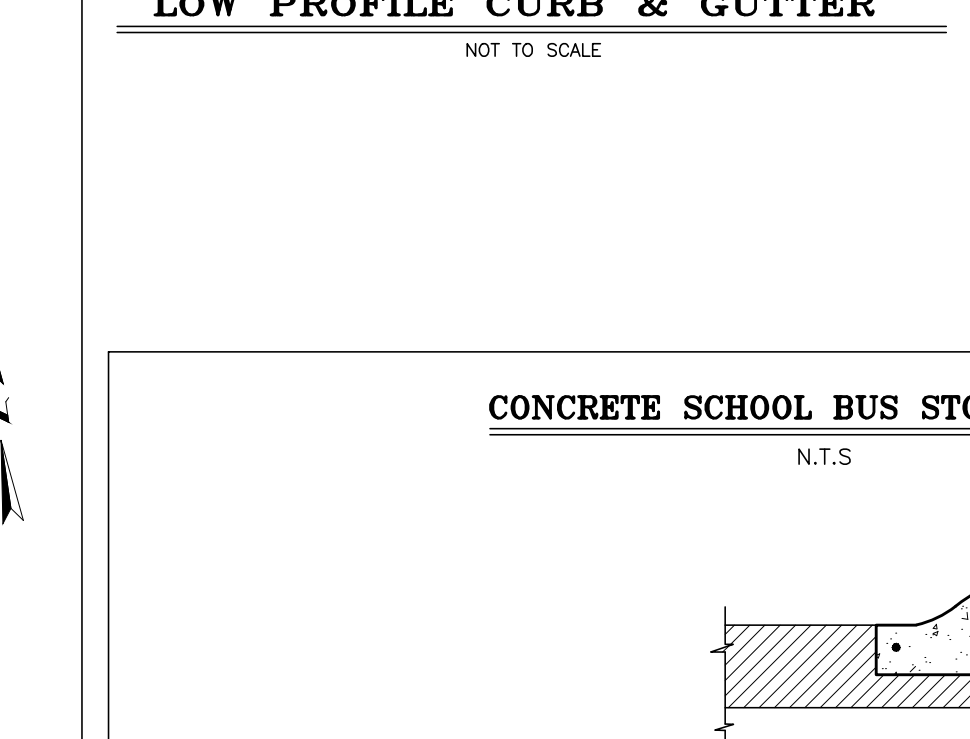
LOW PROFILE CURB & GUTTER
NOT TO SCALE



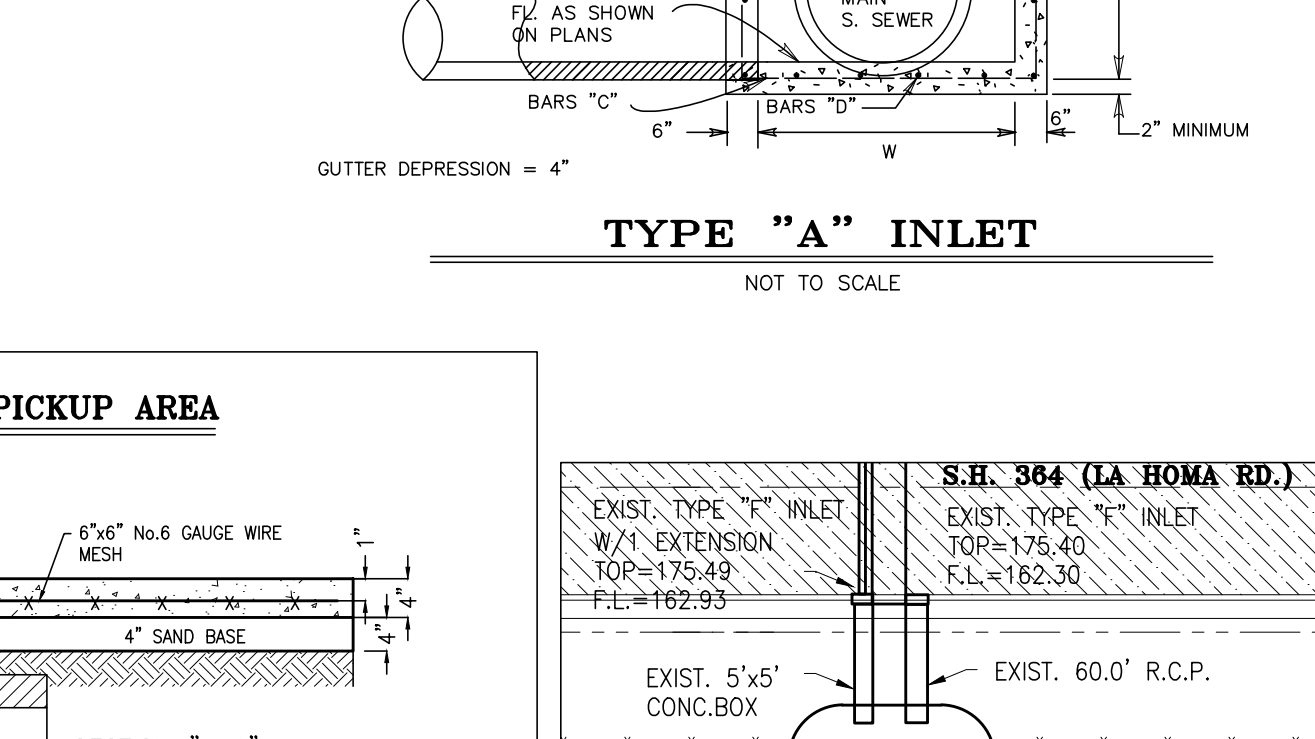
TYPE "A" INLET
NOT TO SCALE



STORM SEWER CONNECTION DETAIL
NOT TO SCALE



CONCRETE SCHOOL BUS STOP PICKUP AREA
N.T.S.



STORM DISCHARGE STRUCTURE
N.T.S.



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.



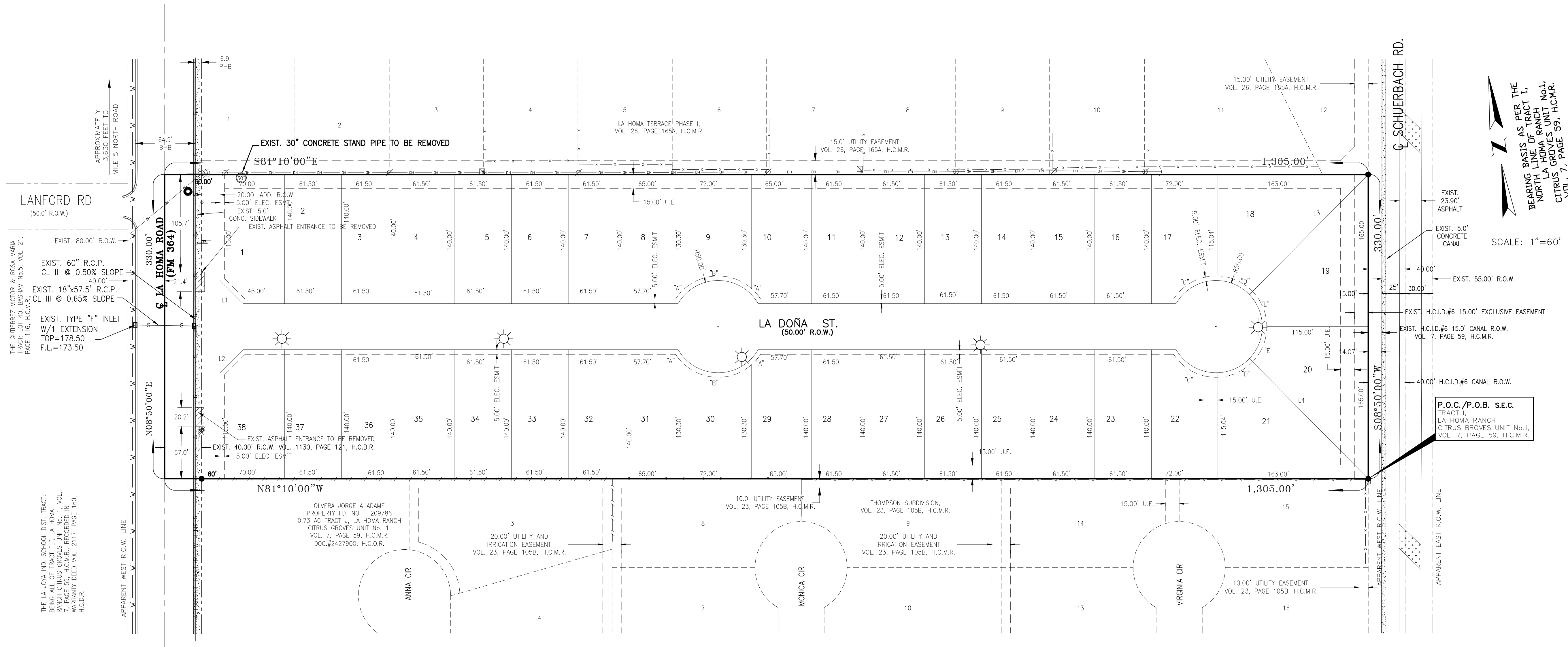
EDUARDO'S SUBDIVISION No.23
PAVING AND DRAINAGE LAYOUT

IZAGUIRRE ENGINEERING GROUP, LLC.
CONSULTING ENGINEERS
F-10214
7413 N. LA HOMA MISSION TX, 78674
TEL. (966) 684-0554
FAX. (966) 684-0554

EDUARDO'S SUBDIVISION No.23 STREETLIGHT LAYOUT

AS-BUILT
10-3-19

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

SCALE: 1"=60'

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.

EXISTING STREET LIGHT FIXTURES

THE STREET LIGHT FIXTURES FOR RESIDENTIAL STREETS ARE TO CONSIST OF 250 WATT HIGH PRESSURE SODIUM, COBRA TYPE FIXTURES WITH 6' EXTENSIONS MOUNTED ON 35" CONCRETE STANDARD.

EDUARDO'S SUBDIVISION No.23
SANITARY SEWER LAYOUT

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