



# 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: 10-27-2020

PROPOSED EDUARDOS SUBDIVISION NO. 18, PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP LLC. DEVELOPER: IZAGUIRRE REAL ESTATES HOLDINGS LLC.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 76  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 6

LOCATION DESCRIPTION: WEST OF TROSPER ROAD APPROXIMATELY 1360 FEET NORTH OF MILE 6 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MCALLEN AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-29-2018 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 TROSPER ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-07-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-08-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: MISSION LINE SIZE: 6" LOCATION: MILE 6 NORTH ROAD.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: TROSPER ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 10-20-2020 : 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: OCTOBER 09, 2018

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

**Final Approval** subject to recommendations other departments

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

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# SUBDIVISION PLAT OF EDUARDOS SUBDIVISION No. 18

A 18.724-ACRE TRACT OF LAND, OUT OF LOT 46-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2964387, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

## METES AND BOUNDS

A 18.724-ACRE TRACT OF LAND, OUT OF LOT 46-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2964387, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT FOUND COTTON PICKER SPINDLE ON THE APPARENT EXISTING TROSPER ROAD CENTERLINE, AND APPARENT SOUTHWEST CORNER OF SAID LOT 46-4, WEST ADDITION TO SHARYLAND SUBDIVISION; THENCE, NORTH, WITH SAID EXISTING TROSPER ROAD CENTERLINE AND APPARENT EAST LOT LINE OF SAID LOT 46-4, A DISTANCE OF 40.00 FEET TO A FOUND COTTON PICKER SPINDLE AND FOR THE POINT OF BEGINNING (P.O.B.) SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 20.00 FEET TO A FOUND 5/8-INCH IRON ROD ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID TROSPER ROAD, CONTINUING WITH SAID SOUTH LOT LINE OF 18.724-ACRE TRACT AND THE APPARENT EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 NORTH RIGHT-OF-WAY LINE OF A 40-FOOT STRIP OF LAND FOR ANOTHER 20.00 FEET PASS A SET ONE-HALF INCH IRON ROD ON THE PROPOSED WEST RIGHT-OF-WAY LINE FOR SAID TROSPER ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 678.00 FEET TO A SET ONE-HALF INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 09°21' 42" E, WITH THE SOUTHERNMOST WEST LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 140.42 FEET TO A SET ONE-HALF INCH IRON ROD FOR AN INTERNAL CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 14°43' 44" W, WITH A WEST LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 192.22 FEET TO A SET ONE-HALF INCH IRON ROD FOR AN EXTERNAL CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, PARALLEL TO THE SAID EAST LOT LINE OF LOT 46-4 AND WITH A WEST LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 831.98 FEET TO A SET ONE-HALF INCH IRON ROD FOR AN INTERNAL CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 07°58' 11" W, WITH A WEST LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 50.49 FEET TO A POINT FOR AN EXTERNAL CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, PARALLEL TO THE SAID EAST LOT LINE OF LOT 46-4 AND WITH THE NORTHERNMOST WEST LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 110.00 FEET TO A SET ONE-HALF INCH IRON ROD ON THE NORTH LOT LINE OF SAID 18.724-ACRE TRACT FOR THE NORTHWEST CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, 60.00 FEET SOUTH OF AND PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 46-4, AND WITH THE ADJOINING EXISTING SOUTH RIGHT-OF-WAY LINE OF THE UNITED IRRIGATION DISTRICT 20-FOOT STRIP FEE SIMPLY CANAL RIGHT-OF-WAY AND WITH THE NORTH LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 589.72 FEET TO A SET ONE-HALF INCH IRON ROD ON THE PROPOSED FUTURE MILE 6 1/2 ROAD SOUTHWEST CORNER CLIP FOR AN EXTERIOR CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 45°00' E, WITH A LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 54.14 FEET TO A POINT FOR AN EXTERIOR CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, 60.00 FEET WEST OF AND PARALLEL TO THE SAID EAST LOT LINE OF LOT 46-4 AND WITH A LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 682.55 FEET TO A POINT FOR AN INTERIOR CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 51°30' E, WITH A LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 25.56 FEET TO A POINT FOR AN INTERIOR CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, 40 FEET WEST OF AND PARALLEL TO THE SAID EAST LOT LINE OF LOT 46-4 AND WITH A LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 706.80 FEET TO A POINT FOR AN INTERIOR CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 45°00' W, WITH A LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 70.71 FEET TO A POINT FOR AN EXTERIOR CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, 40.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LOT LINE OF LOT 46-4, THE FUTURE SOUTH RIGHT-OF-WAY LINE OF MILE 6 1/2 NORTH ROAD AND WITH THE NORTHERNMOST NORTH LOT LINE OF SAID 18.724-ACRE TRACT, A DISTANCE OF 50.00 FEET TO A SET ONE-HALF INCH IRON ROD ON THE PROPOSED DEDICATED TROSPER ROAD WEST RIGHT-OF-WAY LINE, CONTINUING 20.00 FEET PASS A FOUND FIVE-EIGHTH INCH IRON ROD ON THE SAID EXISTING WEST RIGHT-OF-WAY LINE OF TROSPER ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 90.00 FEET TO A FOUND COTTON PICKER SPINDLE ON THE SAID EXISTING TROSPER ROAD CENTERLINE FOR THE EASTERMOST NORTHEAST CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH SAID EXISTING TROSPER ROAD CENTERLINE, AND EAST LOT LINE OF SAID LOT 46-4 AND 18.724-ACRE TRACT, A DISTANCE OF 1,240.00 FEET TO A FOUND COTTON PICKER SPINDLE ON SAID EXISTING TROSPER ROAD CENTERLINE AND THE SOUTHEAST CORNER OF SAID 18.724-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING 18.724 ACRES OF LAND, OF WHICH 0.569 OF AN ACRE IS IN EXISTING TROSPER ROAD RIGHT-OF-WAY AND 0.598 OF AN ACRE IN PROPOSED ADDITIONAL DEDICATED TROSPER ROAD RIGHT-OF-WAY VIA THIS SUBDIVISION, FOR A NET OF 17.557 ACRES, MORE OR LESS.

## PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0295 D. MAP REVISED: JUNE 6, 2020.
- 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 OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 - 76.
- 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, 33-48 SHALL HAVE NO ACCESS TO TROSPER ROAD. LOT 1 WILL HAVE ACCESS THRU TROSPER ROAD ONLY FOR LIFT STATION PURPOSES. & LOTS 25-33 SHALL HAVE NO ACCESS TO FUTURE MILE 6 1/2 NORTH ROAD
- MINIMUM BUILDING SETBACK LINES:
  - FRONT.....25.00' OR GREATER FOR EASEMENTS
  - FRONT CUL-DE-SAC.....25.00' OR GREATER FOR EASEMENTS
  - GARAGE.....18.00', EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
  - REAR.....15.00' OR GREATER FOR EASEMENTS, EXCEPT 25.00' FOR DOUBLE FRONTING LOTS
  - FROM LOT 44 THRU LOT 48.....15.00' UTILITY EASEMENT
  - INTERIOR SIDES.....6.00', OR GREATER FOR EASEMENTS
  - CORNER.....10.0' EXCEPT 20.0' FOR LOTS ADJACENT TO A STREET WITH A ROW GREATER THAN 50.0 FEET, OR GREATER FOR EASEMENTS
  - 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 98,292 CUBIC FEET (1,348 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. 164.76 AT A C.P.S. FOUND ON THE SOUTHEAST CORNER OF THIS DEVELOPMENT N.A.V.D. 88 DATUM. B.M. 2 ELEV. 165.31 AT AN IRON ROD LOCATED AT THE INTERSECTION OF EXISTING NORTH ROW LINE AND THE WEST PROPERTY LINE OF THIS DEVELOPMENT. N.A.V.D. 88 DATUM. B.M. 3 ELEV. 162.47 AT A IRON ROD LOCATED AT THE NORTHWEST CORNER OF LOT 1. 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, OR 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 PIP 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.
- DEVELOPER SHALL INSTALLED A 6 FOOT CHAIN LINK FENCE ALONG THE REAR LOT LINE OF ALL SAID LOTS ABUTTING MILE 6 1/2 NORTH ROAD AND TROSPER ROAD.
- 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.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. TROSPER ROAD AND FOR LOTS 25 THRU 33 ALONG FUTURE YALE AVE. (6 1/2 MILE NORTH ROAD).
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG N. TROSPER ROAD.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS, AND UNIVERSITY AVENUE (6 1/2 MILE NORTH ROAD), AND N. TROSPER ROAD, AND FUTURE YALE AVE. (6 1/2 MILE NORTH ROAD). SIDEWALKS MAY INCREASE TO 5 FT. ALONG N. TROSPER ROAD AND 6 1/2 MILE NORTH ROAD, AS PER ENGINEERING.

## 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.18, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_ DATE \_\_\_\_\_, 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

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: \_\_\_\_\_ PRESIDENT \_\_\_\_\_ SECRETARY

## HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EDUARDO'S SUBDIVISION No.18 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Hidalgo County Judge DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ Hidalgo County Clerk DATE \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

### OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ANICETO IZAGUIRRE, OWNER OF THE 18.724 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No.18, HEREBY SUBSIDE 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

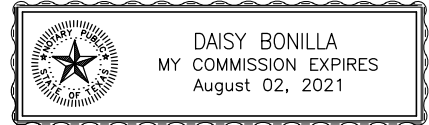
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ANICETO IZAGUIRRE - PRESIDENT DATE \_\_\_\_\_  
IZAGUIRRE REAL ESTATE HOLDINGS  
500 SOLAR DR.  
MISSION, TEXAS 78574

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

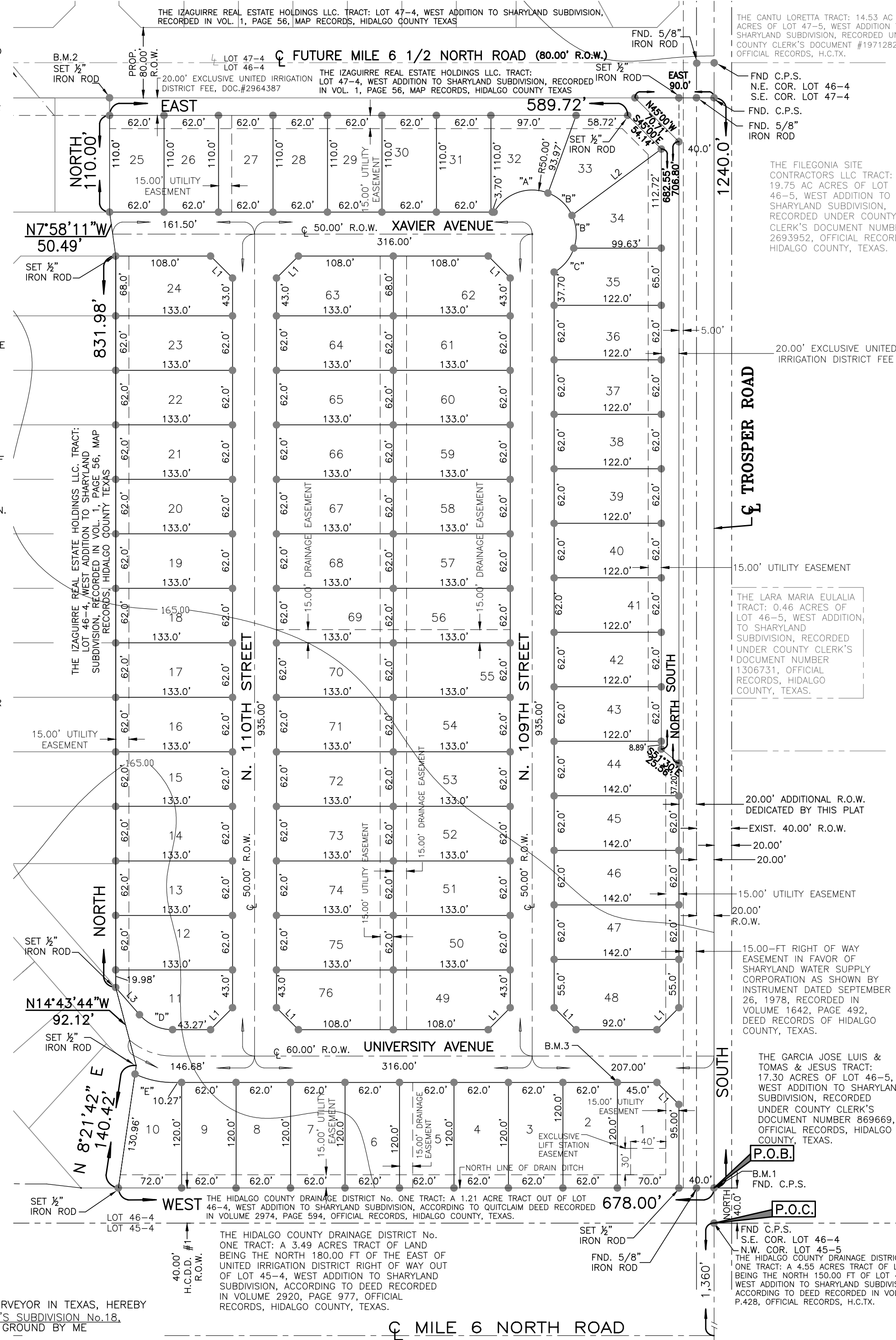


DAISY BONILLA NOTARY PUBLIC- STATE OF TEXAS  
MY COMMISSION EXPIRES August 02, 2021

## PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ANICETO IZAGUIRRE	500 SOLAR DR.	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	

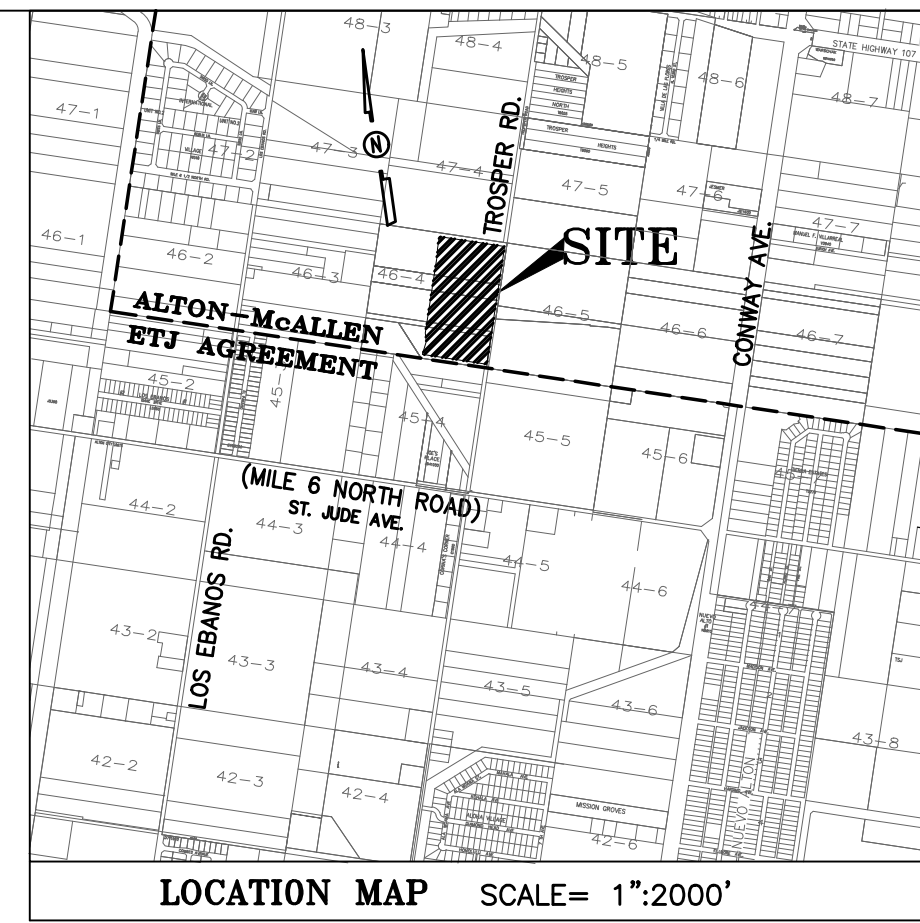
# AS-BUILT 10-09-20



CURVE	DELTA	RADIUS	LENGTH
"A"	63°27'44"	50.00'	55.38'
"B"	40°58'29"	50.00'	35.76'
"C"	64°35'19"	50.00'	56.36'
"D"	48°47'34"	50.00'	42.58'
"E"	24°23'47"	100.00'	42.58'

1	8,787.50	0.202
2-9	8,060.00	0.185
10	8,244.49	0.189
11	9,315.00	0.214
12-14	8,804.00	0.202
15	8,467.08	0.194
16-23	7,564.00	0.174
24	7,062.48	0.162
25	8,323.42	0.191
26	8,433.63	0.193
27	8,285.66	0.190
28-33	8,060.00	0.185
34	8,032.00	0.184
35	8,665.00	0.199
36-46	8,645.00	0.198
47-48	8,665.00	0.199
49-59	8,645.00	0.198
60-61	8,665.00	0.199
62-72	8,645.00	0.198
73	7,586.09	0.174

DATA	BEARING	LENGTH
L1	S 45°00'00" E	35.35'
L2	S 50°49'04" W	137.18'
L3	N 41°12'26" W	41.15'
L4	S 25°26'07" E	116.37'
L5	N 45°00'00" E	46.14'
L6	N 45°00'00" E	8.00'
L7	N 75°8'11" W	20.20'



SCALE: 1"=100'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EDUARDO'S SUBDIVISION No. 18 IS LOCATED IN WEST HIDALGO COUNTY, ON THE WEST SIDE OF TROSPER ROAD AND APPROXIMATELY 1,400.0 FEET NORTH OF MILE 6 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 142,696). EDUARDO'S SUBDIVISION No.18 LIES ON THE CITY LIMITS AND IT IS WITHIN THE CITY OF McALLEN'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.18 SUBDIVISION LOCATED AT McALLEN 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 DESCRIBED 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. 18 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHAIRMAN

## CITY OF McALLEN CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(b) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No.18 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McALLEN.

MAYOR OF CITY OF McALLEN DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY SECRETARY DATE \_\_\_\_\_

## INDEX OF SHEETS

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- 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:\PROJECTS\SUBDIVISIONS\EDUARDO'S No.18\EDUARDOS 18-PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	AUG 16th 2018			
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	12-31-19			

NO.	SHEET	REVISION	DATE	APPROVED

# 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 DETAILS WHENEVER CONFLICTS ARISE.

FINAL ENGINEERING REPORT FOR EDUARDOS SUBDIVISION No. 18:  
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

EDUARDOS SUBDIVISION No. 18 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.) P. THE SUBDIVIDER AND COMPANY S.W.S.C. SIGNED A CONTRACT BY WHICH, THE SUBDIVIDER 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 8" DIAMETER LINE RUNNING ALONG THE SOUTH SIDE OF MILE 6 NORTH ROAD.

THE WATER SYSTEM FOR EDUARDOS SUBDIVISION No. 18 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE THAT RUNS ALONG THE SOUTH SIDE OF MILE 6 NORTH ROAD. THE 8" DIAMETER WATER LINE RUNS WITHIN AN EXISTING 15'-FT S.W.S.C. EASEMENT (AS SHOWN BY INSTRUMENT DATED SEPTEMBER 26, 1978, RECORDED IN VOLUME 1642, PAGE 492, DEED RECORDS OF HIDALGO COUNTY, TEXAS). FOR APPROXIMATELY 1,494 FEET NORTH ALONG THE WEST SIDE OF TROSPER ROAD, THEN IT TURNS EAST AND RUNS FOR APPROXIMATELY 700.00 FEET ALONG THE NORTH SIDE OF UNIVERSITY AVE. ENDING WITH A FLUSH VALVE AT THE END OF THE STREET. FROM SAID 8" DIAMETER WATER LINE, ANOTHER 8" DIAMETER LINE CONNECTS AND IT RUNS NORTH FOR APPROXIMATELY 830.00 FEET ALONG THE WEST SIDE OF N. 109TH ST., AFTER THAT IT TURNS WEST AND RUNS APPROXIMATELY 490.00 FEET ALONG THE SOUTH SIDE OF XAVIER AVE., ENDING WITH A FLUSH VALVE AT THE END OF STREET. ANOTHER 8" DIAMETER WATER LINE CONNECTS WITH THE 8" DIAMETER WATER LINE ON UNIVERSITY AVE. AND IT RUNS NORTH FOR APPROXIMATELY 830.00 FEET ALONG THE EAST SIDE OF N. 110TH ST., MAKING A LOOP WITH THE 8" WATER LINE ON XAVIER AVE.

FROM THE EXISTING 8" DIAMETER WATERLINES, THIRTY (30) DOUBLE SERVICES OF 1" OF DIAMETER AND SIXTEEN (16) SINGLE SERVICES ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER WATER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$128,310.00 OR \$1,688.29 PER LOT. IN ADDITION THE SUBDIVIDER WILL PAY S.W.S.C. THE AMOUNT OF \$243,200.00 WHICH COVERS THE \$1,200.00 SERVICE FEE PER LOT STRAIGHT 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 SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$1,200.00 EACH FOR A TOTAL COST OF \$7,200.00. 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 PLAN.

SANITARY SEWAGE DESCRIPTION AND EXPENSES:

EDUARDOS SUBDIVISION No.18 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 CITY OF MISSION HAS AN EXISTING LIFT STATION LOCATED AT LOT 1 FOR THIS DEVELOPMENT, WHICH WILL SERVE THIS SUBDIVISION.

THE SANITARY SEWER SYSTEM OF EDUARDOS SUBDIVISION No. 18 CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO A MANHOLE LOCATED ON THE NORTH EAST SIDE OF THIS SUBDIVISION. SAID 8" DIAMETER SEWER LINE RUNS APPROXIMATELY 1,110.00 FEET SOUTH ON THE EAST SIDE OF N. 109TH ST. TO A MANHOLE ON THE SOUTH SIDE OF UNIVERSITY AVE., FROM THERE IT TURNS EAST AND RUNS APPROXIMATELY 145.00 FEET TO A MANHOLE AND IT TURNS SOUTH RUNNING APPROXIMATELY 85.00 FEET ALONG A 15'-FT UTILITY EASEMENT TO AND CONNECTING WITH THE EXISTING LIFT STATION. ANOTHER 8" DIAMETER SEWER LINE STARTS ON THE SOUTH WEST SIDE OF UNIVERSITY AVE. AND RUNS APPROXIMATELY 449.00 FEET EAST ALONG THE SOUTH SIDE OF THE SAME STREET AND CONNECTS WITH THE MANHOLE. ANOTHER 8" DIAMETER SEWER LINE STARTS ON THE NORTH SIDE OF N. 110TH ST. AND RUNS SOUTH APPROXIMATELY 867.00 FEET ALONG THE WEST SIDE OF THE SAME STREET AND IT CONNECTS WITH THE PROPOSED 8" DIAMETER SEWER LINE. THE 8" DIAMETER SEWER LINE STARTS ON THE NORTH WEST SIDE OF XAVIER AVE. AND IT RUNS APPROXIMATELY 449.00 FEET EAST ALONG THE NORTH SIDE OF THE SAME STREET AND CONNECTS WITH THE PROPOSED MANHOLE LOCATED ON THE CURB OF SAC. FROM THE LIFT STATION THERE IS A 6" FORCE MAIN LINE THAT RUNS EAST ON UNIVERSITY AVE. AND IT RUNS NORTH FOR APPROXIMATELY 830.00 FEET ALONG THE WEST SIDE OF TROSPER ROAD RUNNING APPROXIMATELY 1,415.00 FEET WHERE IT CONNECTS WITH AN EXISTING MANHOLE.

SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF SEVENTY SIX (76) SANITARY SEWER SERVICES.

THE 8" SEWER LINES, THE 4" SERVICE LINES, THE TEN (10) SANITARY SEWER MANHOLES AND THE 6" FORCE MAIN LINE HAVE BEEN INSTALLED, AT A TOTAL COST OF \$356,056.00 OR \$4,684.95 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 PLAN.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION 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 \$371,510.00 WHICH EQUALS TO \$4,888.29 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$356,056.00 WHICH EQUALS TO \$4,684.95 PER LOT.



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.

REPORTE FINAL DE INGENIERIA PARA EDUARDOS SUBDIVISION No. 18.  
POR: GILBERTO A. GRACIA, P.E.

PROVISION DE AGUA: DESCRIPCION, Y GASTOS.

EDUARDOS SUBDIVISION No. 18 SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.). EL SUBDIVIDOR Y LA COMPANIA DE AGUA, S.W.S.C. FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPANIA DE AGUA S.W.S.C. PROPORCIONARA LA DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL DESARROLLO DE LA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE MILE 6 NORTH ROAD.

EL SISTEMA EXISTENTE DE AGUA PARA EDUARDOS No. 18 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE EN EL LADO SUR DE LA CALLE MILE 6 NORTH ROAD, LA LINEA DE 8" DE DIAMETRO CORRE APROXIMADAMENTE 1,494 PIES HACIA EL NORTE POR EL LADO OESTE DE LA CALLE TROSPER ROAD DENTRO DE UN EASEMENT DE LA COMPANIA DE AGUA S.W.S.C. DE 15 PIES DE ANCHO YA EXISTENTE (DOCUMENTADO EN EL INSTRUMENTO DATED SEPTEMBER 26, 1978, REC. IN VOLUME 1642, PAGE 492, DEED RECORDS OF HIDALGO COUNTY, TEXAS). DESPUES DA VUELTA A LA IZQUIERDA POR APROXIMADAMENTE 85.00 PIES POR EL LADO NORTE DE LA CALLE UNIVERSITY AVE. TERMINANDO CON UNA VALVULA DE PURGA AL FINAL DE LA CALLE UNIVERSITY AVE. OTRA LINEA DE 8" DIAMETRO Y CORRE HACIA EL NORTE POR EL LADO OESTE DE LA CALLE XAVIER AVE. TERMINANDO EN UNA VALVULA DE PURGA AL FINAL DE LA CALLE XAVIER AVE. OTRA LINEA DE AGUA DE 8" DIAMETRO SE CONECTA CON LA LINEA DE 8" DIAMETRO QUE CORRE EN LA CALLE UNIVERSITY AVE. Y CORRE HACIA EL NORTE APROXIMADAMENTE 830.00 PIES POR EL LADO ESTE DE LA CALLE N. 110TH ST. CONECTANDOSE Y HACIENDO UN CIRCUITO CERRADO CON LA LINEA DE AGUA DE LA CALLE XAVIER AVE.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN TREINTA (30) SERVICIOS DOBLES DE 1" DE DIAMETRO Y DIECISEIS (16) SERVICIOS SENCILLOS, QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARAN A UN COSTO TOTAL DE US \$128,310.00 DE LOS CUALES SE CUBRIRON US \$1,688.29 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA HACIA LA CANTIDAD DE US \$243,200.00 O US \$3,000.00 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, TARRIFAS DE CONEXION Y MEMBRASIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA S.W.S.C. INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION HA INSTALADO (6) BOCAS DE RIEGO A UN COSTO DE US \$1,200.00 POR CADA UNO, EN UN COSTO TOTAL DE US \$7,200.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE A LA SUBDIVISION

LA SUBDIVISION DE EDUARDOS SUBDIVISION No. 18 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MISSION FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MISSION HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE MISSION CUENTA CON UNA ESTACION DE BOMBEO PARA ESTE DESARROLLO LA CUAL SERVIRA A ESTA SUBDIVISION DE EDUARDOS SUBDIVISION No.18 - LOCALIZADA EN EL LOTE 1.

EL DRENAJE SANITARIO DE EDUARDOS SUBDIVISION No. 18 CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE SE CONECTARA A UN POZO DE VISITA LOCALIZADO EN EL LADO NOROESTE DE ESTA SUBDIVISION. ESTA LINEA MENCIONADA CORRE APROXIMADAMENTE 1,110.00 PIES AL SUR POR EL LADO ESTE DE LA CALLE N. 109TH ST. LLEGANDO A UN POZO DE VISITA EN LA CALLE UNIVERSITY AVE. DE AHI LA LINEA DA VUELTA HACIA EL ESTE Y CORRE APROXIMADAMENTE 145.00 PIES A UN POZO DE VISITA Y A LA VEZ DA VUELTA AL SUR Y CORRIENDO APROXIMADAMENTE 85.00 PIES POR EL DERECHO DE PASO DE 15 PIES DE ANCHO Y CONECTANDOSE A LA ESTACION DE BOMBEO DE DRENAJE SANITARIO LOCALIZADA EN EL LOTE 1. OTRA LINEA DE DRENAJE SANITARIO DE 8" DIAMETRO COMIENZA EN EL LADO SUR OESTE DE LA CALLE UNIVERSITY AVE. Y CORRE APROXIMADAMENTE 449.00 PIES HACIA EL ESTE POR EL LADO SUR OESTE DE LA CALLE UNIVERSITY AVE. Y CORRE APROXIMADAMENTE 449.00 PIES HACIA EL ESTE POR EL LADO NORTE DE LA MISMA CALLE Y CONECTANDOSE CON EL POZO DE VISITA. DE LA ESTACION DE BOMBEO SALE UNA LINEA DE DRENAJE SANITARIO A PRESION DE 8" DIAMETRO QUE CORRE APROXIMADAMENTE 60.00 PIES HACIA EL ESTE Y AHI DOBLA Y CORRE HACIA EL SUR APROXIMADAMENTE 1,415.00 PIES POR EL LADO OESTE DE LA CALLE TROSPER, FINALMENTE AHI SE CONECTA CON UN POZO DE VISITA EXISTENTE.

LOS SERVICIOS DE DRENAJE SANITARIO TERMINARAN EN LOS MEDIDORES DE DRENAJE SANITARIO DE CADA LOTE PARA DAR UN TOTAL DE SETENTA Y SEIS (76) SERVICIOS.

LAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS, LOS SERVICIOS DE 4 PULGADAS, LOS DIEZ (10) POZOS DE VISITA Y LA LINEA DE 6" A PRESION HAN SIDO INSTALADAS, A UN COSTO TOTAL DE US \$356,056.00 O US \$4,684.95 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

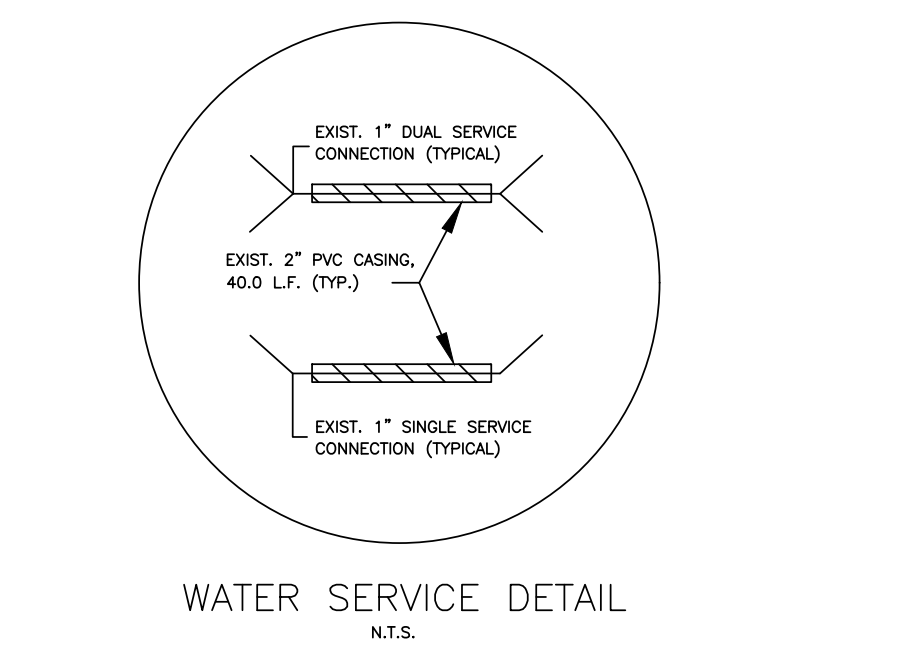
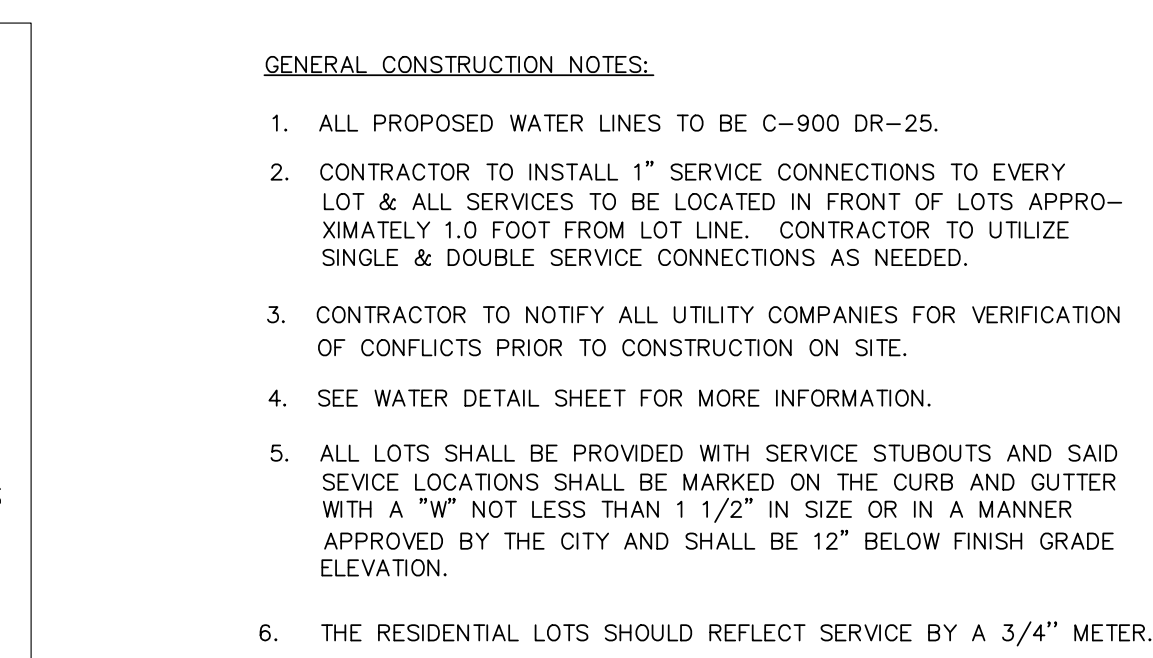
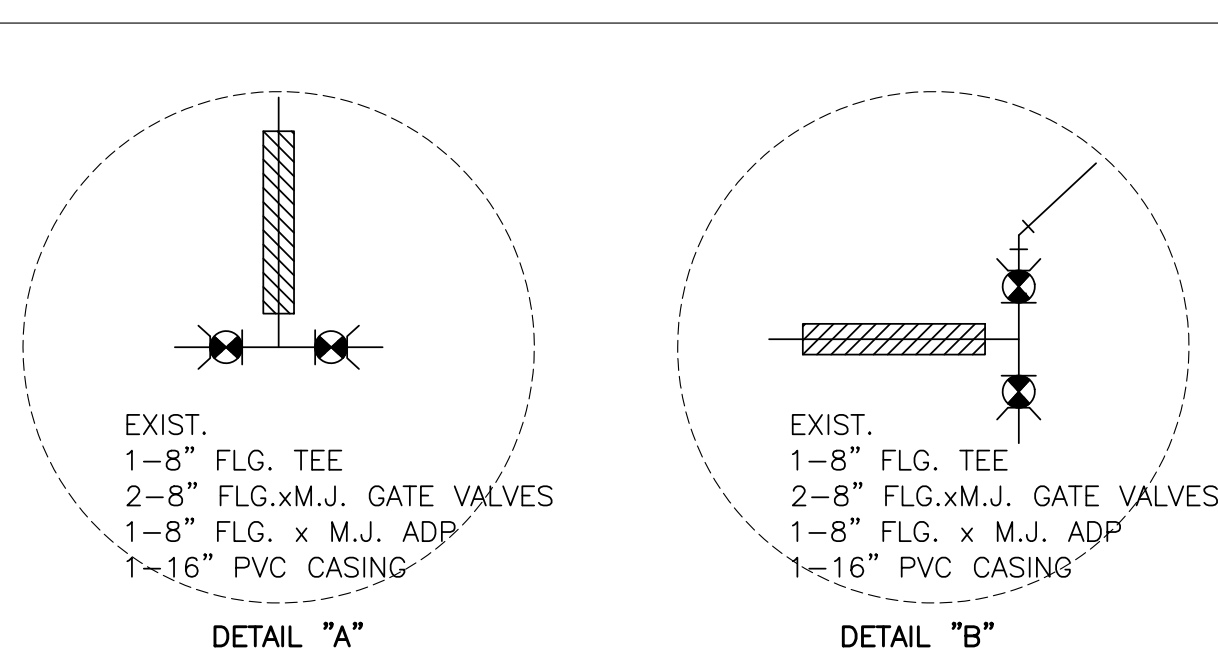
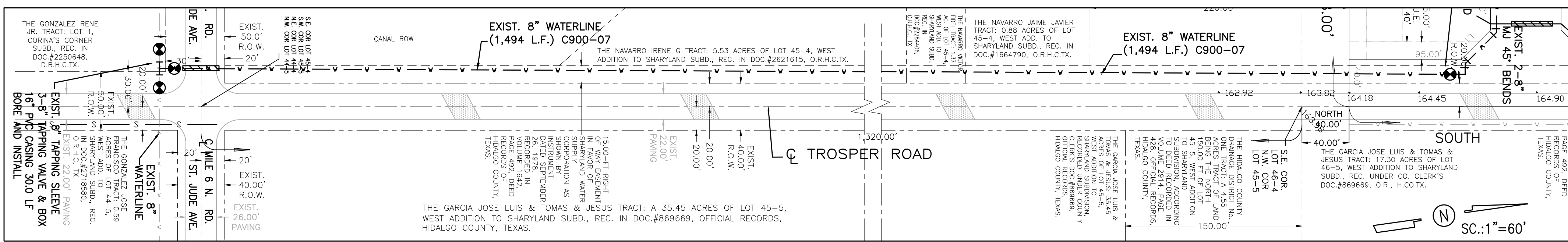
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLEMENTADO CONSTRUINDO MENOS LOS MEDIDORES MECANICOS DE AGUA QUE COSTARA UN TOTAL DE US \$371,510.00 O US \$4,888.29 POR LOTE

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US \$356,056.00 O US \$4,684.95 POR LOTE.



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.



- 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 CUTTER WITH A "W" 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:	\$ 128,310.00
PAVING IMPROVEMENTS:	\$ 385,765.11
DRAINAGE IMPROVEMENTS:	\$ 88,466.00
SANITARY SEWER IMPROVEMENTS:	\$ 356,056.00
<b>TOTAL:</b>	<b>\$ 958,597.11</b>

**AS-BUILT**  
**10-09-20**

**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. 18**  
**WATER DISTRIBUTION LAYOUT**

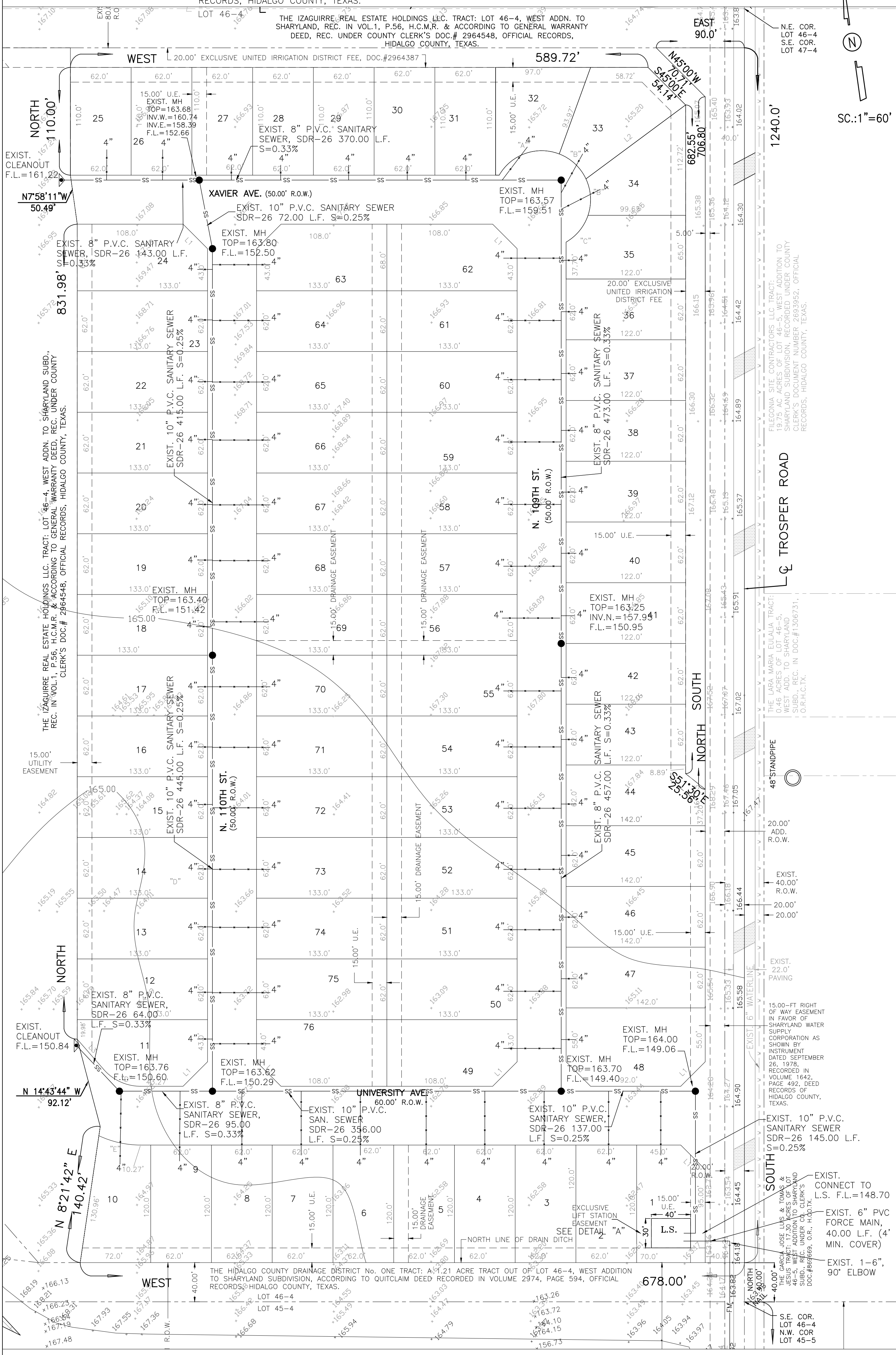


SHEET NO. 2 OF 6 SHEETS

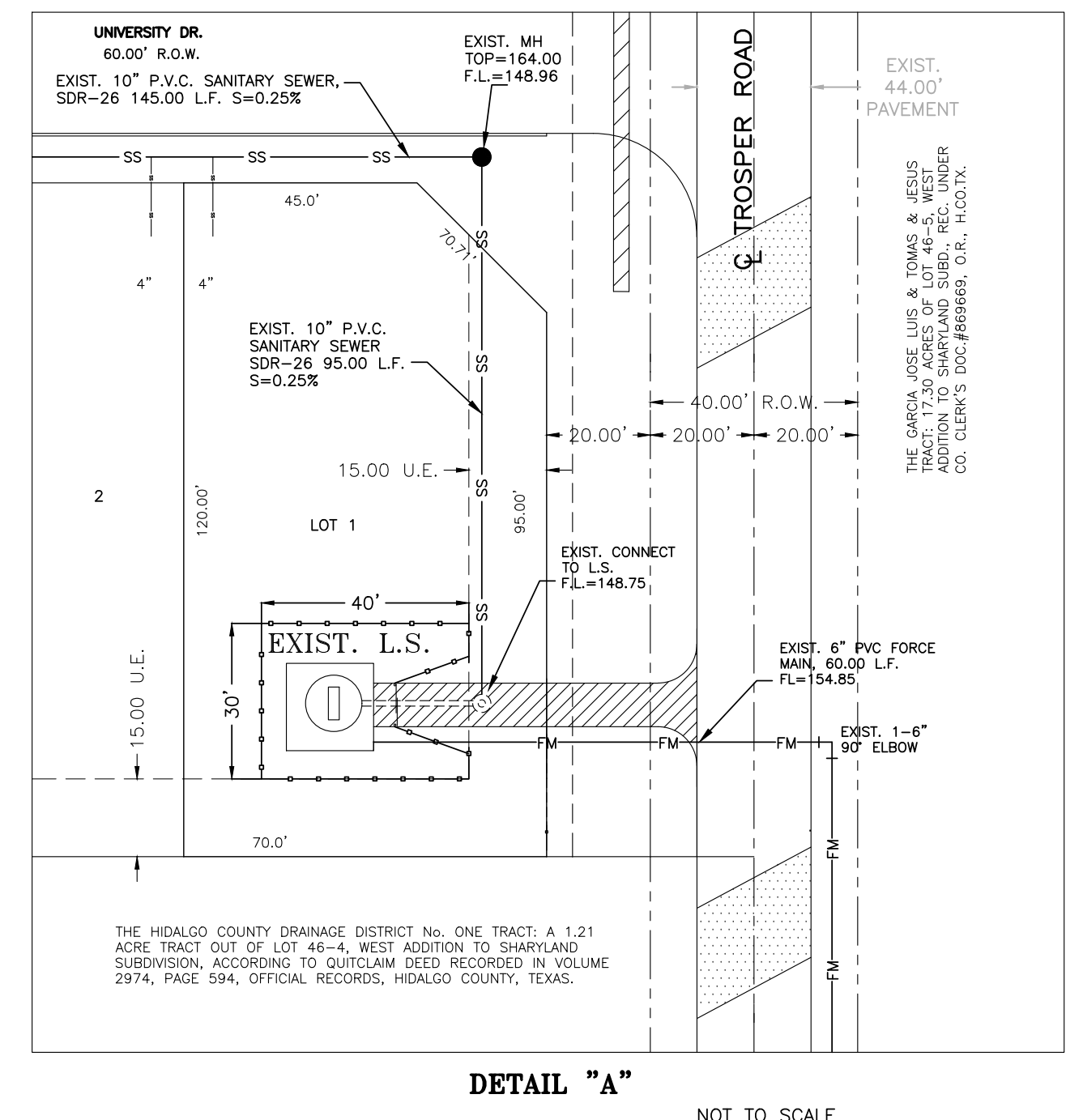
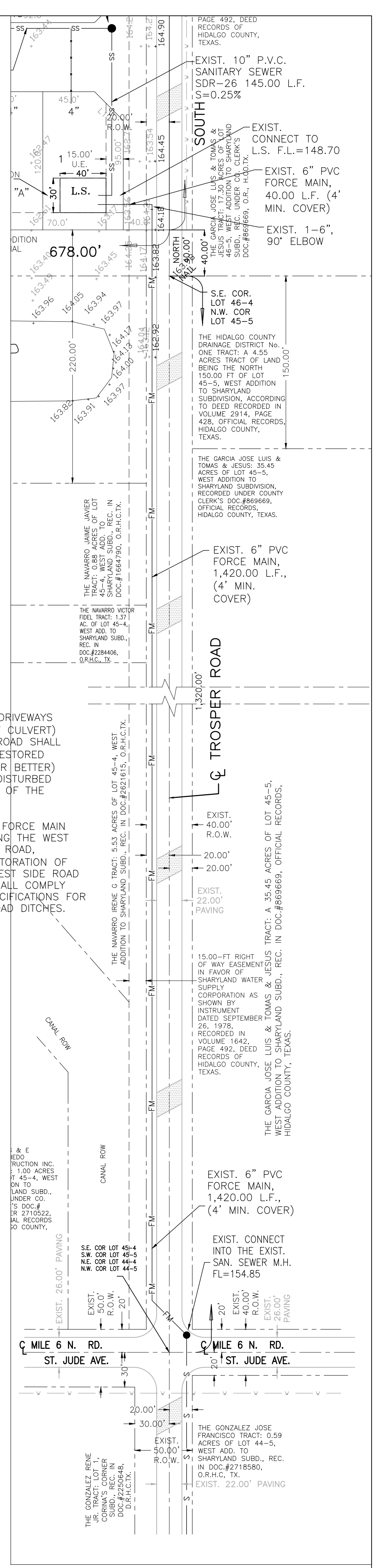
# EDUARDOS SUBDIVISION No. 18 MAP OF SANITARY SEWER

A 18,724-ACRE TRACT OF LAND, OUT OF LOT 46-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2964387, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE IZAGUIRRE REAL ESTATE HOLDINGS LLC, TRACT, LOT 46-4, WEST ADDN. TO SHARYLAND, REC. IN VOL. 1, P. 56, H.C.M.R. & ACCORDING TO GENERAL WARRANTY DEED, REC. UNDER COUNTY CLERK'S DOC. # 2964548, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

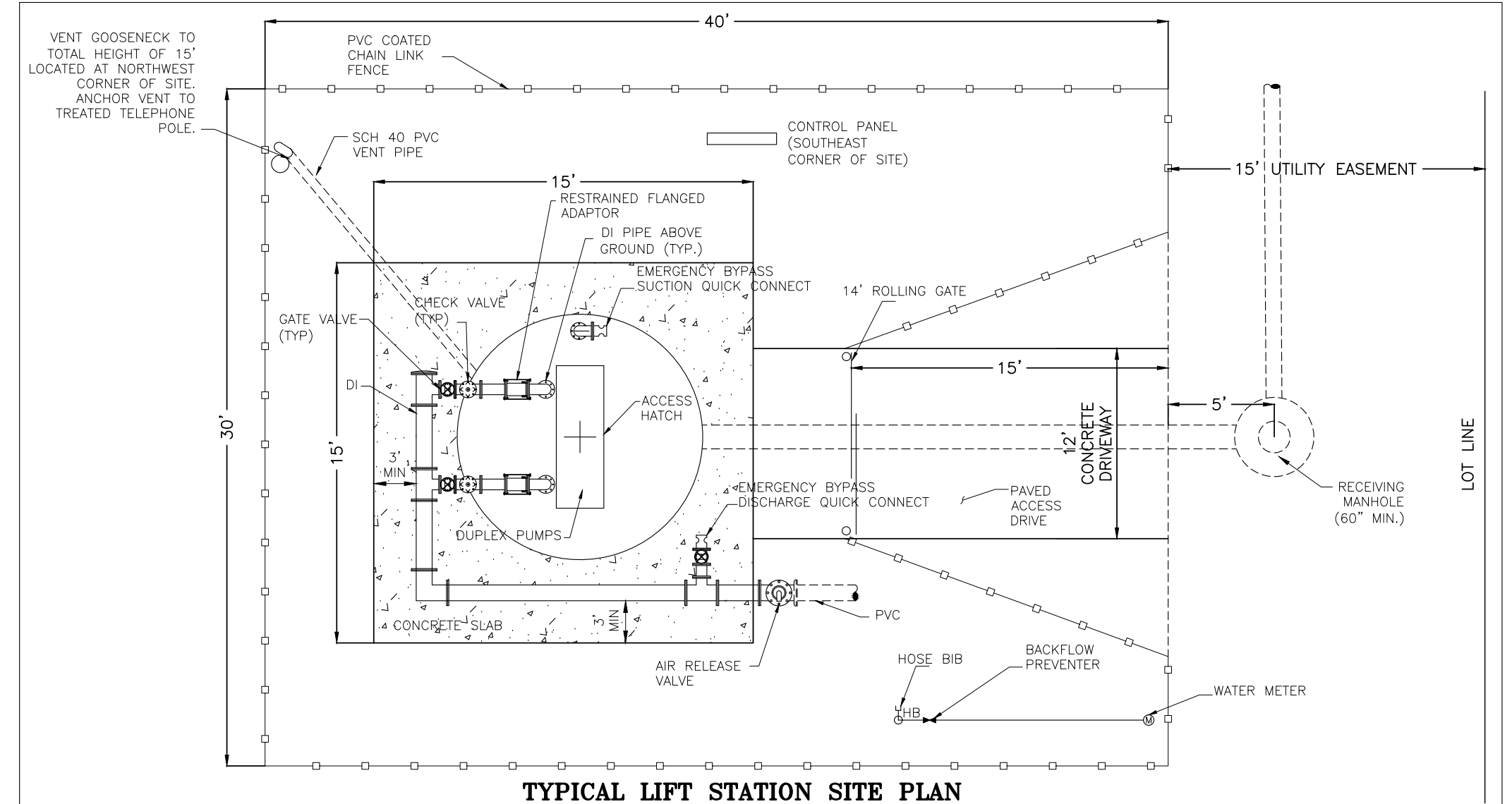


- NOTES:
- 1.) ALL EXISTING DRIVEWAYS (WITH OR WITHOUT CULVERT) ALONG TROSPER ROAD SHALL BE REPAIRED / RESTORED AS THEY WERE (OR BETTER) PRIOR TO BEING DISTURBED BY CONSTRUCTION OF THE FORCE MAIN.
  - 2.) AFTER SEWER FORCE MAIN IS INSTALLED ALONG THE WEST SIDE OF TROSPER ROAD, REGRADING / RESTORATION OF TROSPER ROAD WEST SIDE ROAD DITCH SECTION SHALL COMPLY WITH COUNTY SPECIFICATIONS FOR NON-COMPLEX ROAD DITCHES.



**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 128,310.00
PAVING IMPROVEMENTS:	\$ 385,765.11
DRAINAGE IMPROVEMENTS:	\$ 88,466.00
SANITARY SEWER IMPROVEMENTS:	\$ 356,056.00
<b>TOTAL:</b>	<b>\$ 958,597.11</b>



**AS-BUILT**  
10-09-20

SHEET NO. 4  
OF 6 SHEETS

**IZAGUIRRE ENGINEERING GROUP, LLC.**

7413 N. LA HOMA  
MISSION TX, 78574

CONSULTING ENGINEERS  
F-10214

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FAX. (956) 584-0554

**EDUARDOS SUBDIVISION No. 18**

**SANITARY SEWER LAYOUT**

