



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED EDUARDO'S NO. 16 PHASE II SUBDIVISION PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP, LLC. DEVELOPER: LAS HERMANAS LAND DEVELOPMENT, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 14 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 2

LOCATION DESCRIPTION: WEST OF TROSPER ROAD ½ MILE NORTH OF MILE 3 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-14-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY AN EXISTING STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY AN EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-25-2022 REVIEWED BY VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRILIMINARY APPROVAL DATE: 3-08-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER CITY OF MISSION EXISTING LINE SIZE: 8" LOCATION: FLOR DRIVE.

WATER SERVICE PROVIDER: S.W.S.C. EXISTING LINE SIZE: 8" LOCATION: FLOR DRIVE.

H.C.E.O.C. PRILIMINARY APPROVAL DATE: 2-25-2022 : 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:

STAFF RECOMMENDS: **Preliminary Approval** *subject 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.*

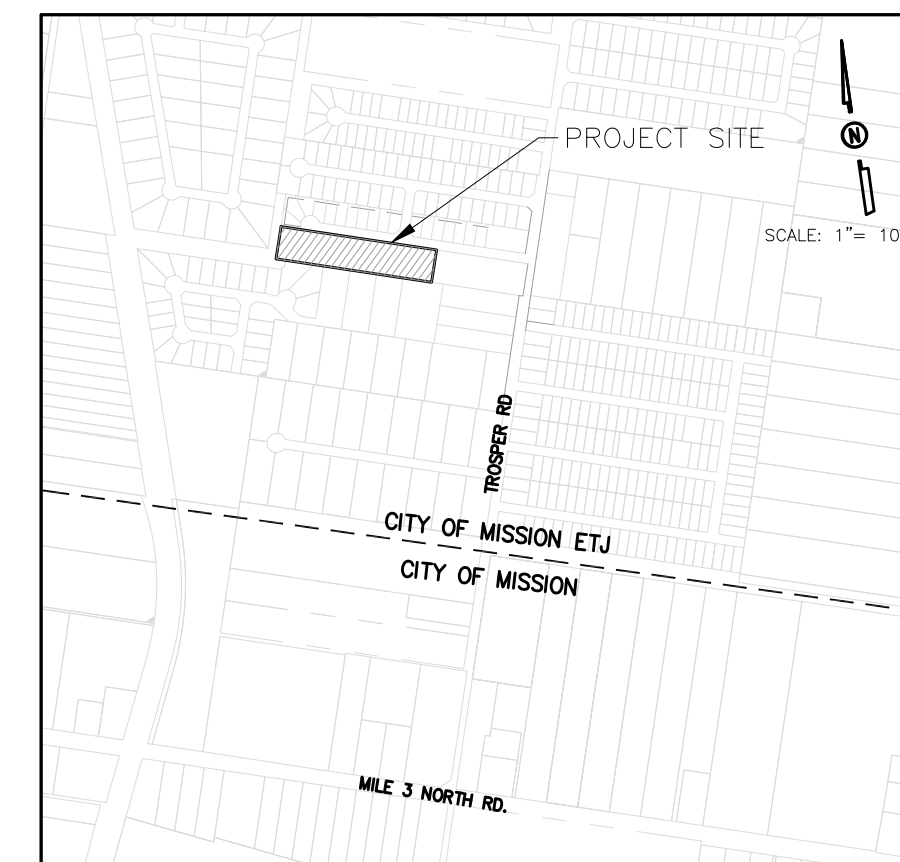
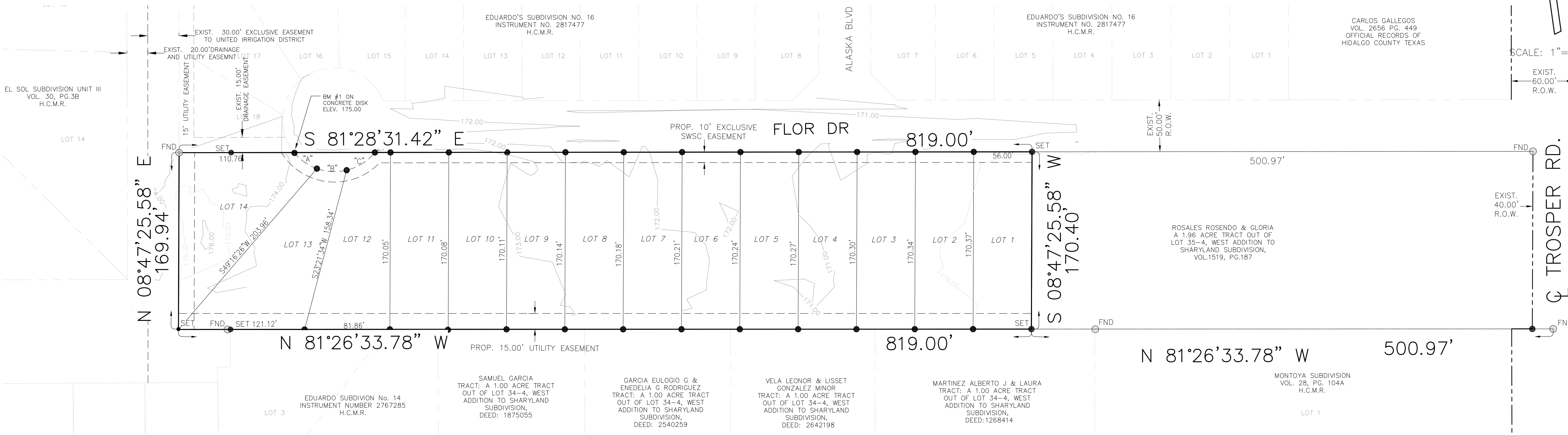
SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No.16 PHASE II

A 3.19 ACRE TRACT OUT OF THE SOUTH 5 ACRES, OF THE SOUTH (10) ACRES OF LOT 35-4 WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY TEXAS AND ACCORDING TO THE WARRANTY DEEDS RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2714053, 2776439, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	ARC LENGTH
"A"	28°53'29"	50.00'	27.11'
"B"	47°8'14"	50.00'	29.02'
"C"	44°43'11"	50.00'	32.61'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 81°28'31" E	14.98'

LOT No.	AREA	
	(S.F.)	(AC)
1	9,541.75	0.2190
2	9,539.97	0.2190
3	9,538.18	0.2189
4	9,536.39	0.2189
5	9,534.60	0.2188
6	9,532.81	0.2188
7	9,531.02	0.2188
8	9,529.23	0.2187
9	9,527.45	0.2187
10	9,525.66	0.2186
11	9,523.87	0.2186
12	9,912.85	0.2275
13	11,544.35	0.2650
14	12,064.18	0.2769



LOCATION MAP SCALE= 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
EDUARDO'S SUBDIVISION No. 16 PHASE II IS LOCATED IN WEST HIDALGO COUNTY, ON THE WEST SIDE OF TROSPER ROAD AND APPROXIMATELY 2,700 FEET NORTH OF MILE 3 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 83,394). THIS SUBDIVISION LIES WITHIN THE CITY OF MISSION 5-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

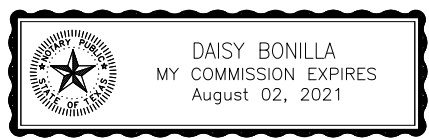
**STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, INGRID IZAGUIRRE, OWNER OF THE 3.19 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No.16 PHASE II, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

INGRID IZAGUIRRE - PRESIDENT _____ DATE _____
LAS HERMANAS LAND DEVELOPMENT LLC
2121 E. GRIFFIN PARKWAY SUITE 2
MISSION, TEXAS 78574

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared INGRID 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 _____, 2021.



NOTARY PUBLIC - STATE OF TEXAS

**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.16 PHASE II was reviewed and approved by the Hidalgo County Commissioners Court on _____, _____.

Hidalgo County Judge _____ date _____
Attest: Hidalgo County Clerk _____ date _____

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.I.F.M. _____ DATE _____
GENERAL MANAGER

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: DIANA IZAGUIRRE	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78574	(956)240-3246	(956)585-0554
ENGINEER: GILBERTO A. GRACIA	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369-0988	

**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

**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.16 PHASE II, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ MONTH DAY, 2021.



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

METES AND BOUNDS

A 3.19-ACRE TRACT, MORE OR LESS, OUT OF THE SOUTH 5.00 ACRES OF LOT 35-4, WEST ADDITION TO SHARYLAND, A SUBDIVISION OF LAND OUT OF PORCIONES 53 TO 57 INCLUSIVE, IN HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND AS PER DOCUMENT NO. 2714053, WARRANTY DEED, RECORDED IN OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE WEST SIDE OF TROSPER ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND NO. 4 REBAR ON THE APPARENT EXISTING 40.00'-FOOT RIGHT-OF-WAY CENTERLINE OF SAID TROSPER ROAD FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 35-4; THENCE N 81°28'31" W, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 35-4, A DISTANCE OF 20.00 FEET PASSED THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID TROSPER ROAD, CONTINUING FOR A TOTAL DISTANCE OF 500.97 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE SOUTHWEST CORNER OF SAID 3.19-ACRE TRACT, AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 3.19-ACRE TRACT OF LAND HEREIN DESCRIBED;
THENCE N 81°26'33.78" W, WITH THE SAID SOUTH LOT LINE OF LOT 35-4 AND OF SAID 3.19-ACRE TRACT, A DISTANCE OF 769.00 FEET PASSED THE APPARENT SOUTHWEST CORNER OF SAID LOT 35-4, CONTINUING FOR A TOTAL DISTANCE OF 819.00 FEET TO A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 3.19-ACRE TRACT OF LAND HEREIN DESCRIBED;
THENCE N 08°47'25.58" E, WITH THE APPARENT WEST LOT LINE OF SAID 3.19-ACRE TRACT, A DISTANCE OF 169.94 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 3.19-ACRE TRACT OF LAND HEREIN DESCRIBED;
THENCE S 81°28'31.42" E, WITH THE APPARENT NORTH LOT LINE OF SAID 3.19-ACRE TRACT, A DISTANCE OF 50.00 FEET PASSED A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF EDUARDO'S SUBDIVISION No. 16 (DOCUMENT NO. 2817477, HIDALGO COUNTY MAP RECORDS), CONTINUING WITH THE APPARENT SOUTH LOT LINE OF SAID EDUARDO'S SUBDIVISION No. 16 AND THE NORTH LOT LINE OF SAID 3.19-ACRE TRACT, A TOTAL DISTANCE OF 819.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF SAID 3.19-ACRE TRACT OF LAND HEREIN DESCRIBED;
THENCE S 08°47'25.58" W, WITH THE EAST LOT LINE OF SAID 3.19-ACRE TRACT, A DISTANCE OF 170.40 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE SOUTHWEST CORNER OF SAID 3.19-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 3.000 ACRES OF LAND, MORE OR LESS.
BEARING BASIS AS PER NAD 1983 STATE PLANE COORDINATES TEXAS SOUTH FIPS 4205 FEET

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: THE SUBJECT TRACT IS LOCATED WITHIN "ZONE C", IN ACCORDANCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0400 C, MAP REVISED NOVEMBER 16, 1982.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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.
- MINIMUM BUILDING SETBACK LINES:
FRONT GARAGE.....25.00'
FRONT.....18.00'
REAR.....15.00'
SIDE.....6.00'
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 OBTAIN A TOTAL OF ###.### CUBIC FEET (### 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. 5
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF DEBRIS, 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. ON CONCRETE DISK ELEV. 175.00 AT THE NORTHEAST CORNER OF LOT 14 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 USE WITHOUT ITS EXPRESS WRITTEN APPROVAL. 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 OCCUPANCY 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.

**PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT**

THIS PLAT OF EDUARDO'S SUBDIVISION No.16 PHASE II 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 _____, 2021.

CHAIRMAN _____

**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.16 PHASE II 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.- HEADINGS; 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; SWSC CERTIFICATION, F&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.- STREETLIGHT LAYOUT



2121 E. GRIFFIN PKWY, SUITE Z
MISSION TEXAS, 78574
F-10214
PHONE (956) 584-0554
FAX (956) 584-0554



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

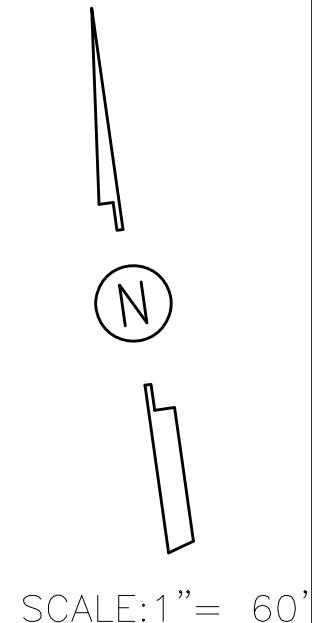
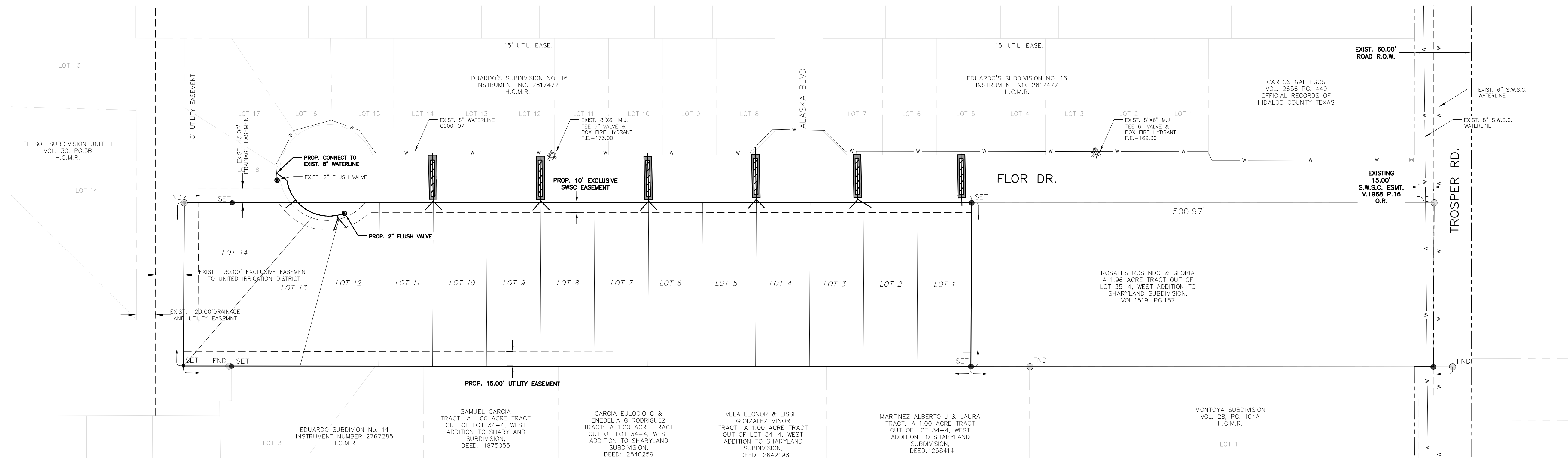
NO.	SHEET	REVISION	DATE	APPROVED

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
K:\PROJECTS\SUBDIVISIONS\EDUARDO'S No.16 PHASE II\ED.168-PLAT	DEC 28 2021			
	DATE REVISION	REVISED BY	CHECKED BY	APPROVED BY

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

EDUARDO'S SUBDIVISION No.16 PHASE II MAP OF WATER DISTRIBUTION

A 3.19 ACRE TRACT OUT OF THE SOUTH 5 ACRES, OF THE SOUTH (10) ACRES OF LOT 35-4 WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREFOR RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY TEXAS AND ACCORDING TO THE WARRANTY DEEDS RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2714053, 2776439, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.



EDUARDO'S SUBDIVISION No.16 PH. II WATER DISTRIBUTION LAYOUT

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 16 PHASE II:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY: EDUARDO'S SUBDIVISION No. 16 PHASE II HAS BEEN 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 AGUA SUD 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 FLOR DR.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No.16 PHASE II CONSISTS OF AN EXISTING 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE THAT RUNS ALONG THE WEST SIDE OF TROSPER ROAD. THE EXISTING 8" DIAMETER WATER LINE RUNS EAST FOR ALONG THE NORTH SIDE OF FLOR DR.

FROM THE EXISTING 8" DIAMETER WATERLINE, SIX (6) DOUBLE SERVICES OF 1" OF DIAMETER AND TWO (2) SINGLE SERVICES ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY S.W.S.C. THE AMOUNT OF \$_____ WHICH COVERS THE \$_____ 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. 16 PH. II 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.

CITY OF MISSION HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF ALASKA ROAD.

THE SANITARY SEWAGE SYSTEM OF EDUARDO'S SUBDIVISION No. 16 PH. II CONSISTS OF AN EXISTING 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING LINE OF 8" DIAMETER THAT RUNS WITHIN THE ALASKA RD ROW. THE PROPOSED 8" DIAMETER LINE RUNS TOWARDS THE WEST APPROXIMATELY 502 FEET AND IT ALSO RUNS TOWARDS THE EAST 430 FEET. SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF FOURTEEN (14) SANITARY SEWER SERVICES.

THE 8" LINE, 4" SERVICE LINE AND ONE (1) SANITARY SEWER MANHOLE HAVE BEEN INSTALLED, AT A TOTAL COST OF \$20,748.00 OR \$1,482.00 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID CITY OF MISSION THE SUM OF \$7,259.00 WHICH COVERS THE \$518.50 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MISSION. 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 HAS COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.

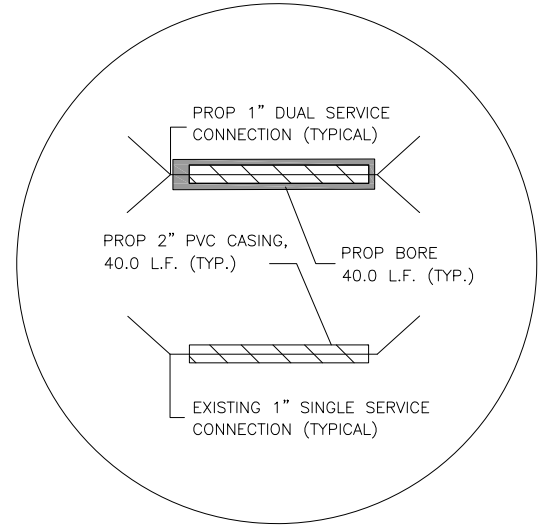
SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$28,007.00 WHICH EQUALS TO \$2,000.50 PER LOT.



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.

GENERAL CONSTRUCTION NOTES:

- ALL EXISTING WATER LINES TO BE C-90 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 "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.



WATER SERVICE DETAIL
N.T.S.

EDUARDO'S SUBDIVISION No. 16 PHASE II
POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

EDUARDO'S SUBDIVISION No. 16 PHASE II HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.). EL SUBDIVIDOR Y LA COMPAÑIA DE S.W.S.C. A FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE 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 8" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO NORTE DE LA CALLE FLOR DR. EL SISTEMA DE AGUA PARA EDUARDO'S No. 16 PHASE II CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIÁMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIÁMETRO QUE CORRE EN EL LADO OESTE DE LA CALLE TROSPER ROAD. LA LINEA EXISTENTE DE 8" DE DIÁMETRO CORRE HACIA EL NORTE DEL LADO NORTE DE LA CALLE FLOR DR.

DE LA LINEA DE 8" DE DIÁMETRO SE DESPRENDEN SEIS (6) SERVICIOS DOBLES DE 1" DE DIÁMETRO Y DOS (2) SERVICIOS DE AGUA SENCILLOS QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$_____ DE LOS CUALES SE CUBRIÓ US \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A S.W.S.C. LA CANTIDAD DE US \$_____ O US \$_____ 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 INSTALACIÓN DE CADA MEDIDOR, TARIFAS DE CONEXIÓN Y MEMBRASIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA S.W.S.C. 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. 16 PH. II RECIBIRÁ 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 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PROXIMOS 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 SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA EDUARDO'S SUBDIVISION No. 16 PH. II CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CALLE ALASKA ROAD.

EL DRENAJE SANITARIO DE EDUARDO'S SUBDIVISION No. 16 PH. II CONSISTE DE UNA LINEA DE 8" DE DIÁMETRO QUE SE CONECTARA A LA LINEA EXISTENTE QUE CORRE DENTRO DEL DERECHO DE VIA DE LA CALLE ALASKA RD. LA LINEA EXISTENTE DE 8" DE DIÁMETRO CORRE HACIA EL OESTE APROXIMADAMENTE 502 PIES Y TAMBIEN CORRE HACIA EL LADO ESTE 430 PIES. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS CATORCE (14) LINEAS DE SERVICIO DE 4 PULGADAS HAN SIDO EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y UNA (1) ALCANTARILLA HA SIDO INSTALADAS, HA UN COSTO TOTAL DE \$20,748.00 O \$1,482.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MISSION UN COSTOADICIONAL DE \$7,259.00 O \$518.50 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.

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 SECCIÓN 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 \$_____ O US \$_____ POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$28,007.00 O \$2,000.50 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.

COST ESTIMATE	
WATER DISTRIBUTION:	\$ _____
PAVING IMPROVEMENTS:	\$ _____
DRAINAGE IMPROVEMENTS:	\$ _____
SANITARY SEWER IMPROVEMENTS:	\$ _____
TOTAL:	\$ _____

*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 3

IZAGUIRRE
Engineering Group LLC.

2121 E. GRIFFIN PARKWAY, STE 2
MISSION TX, 78574

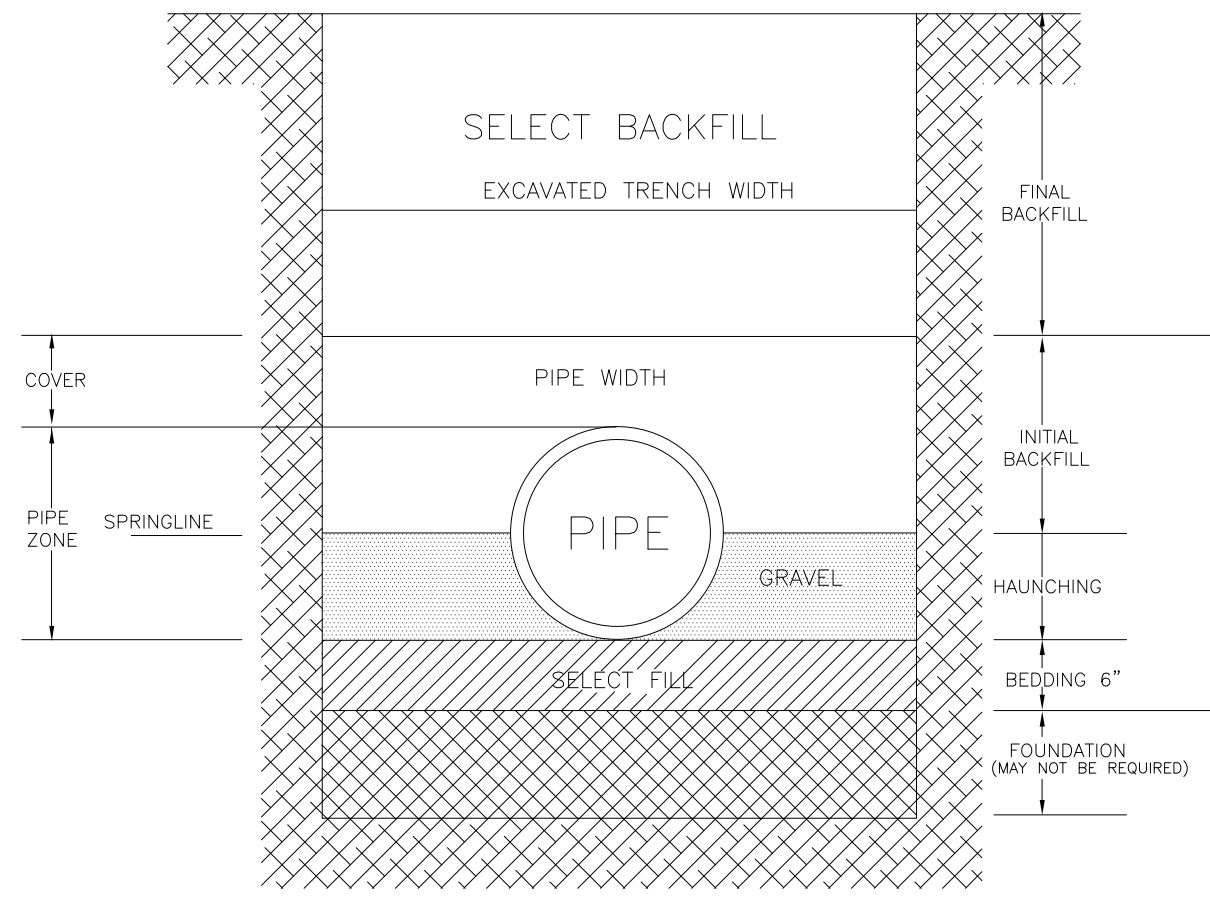
TEL. (956) 584-0554
FAX. (956) 584-0554
F-10214

EDUARDO'S SUBDIVISION No.16 PHASE II DETAIL SHEET

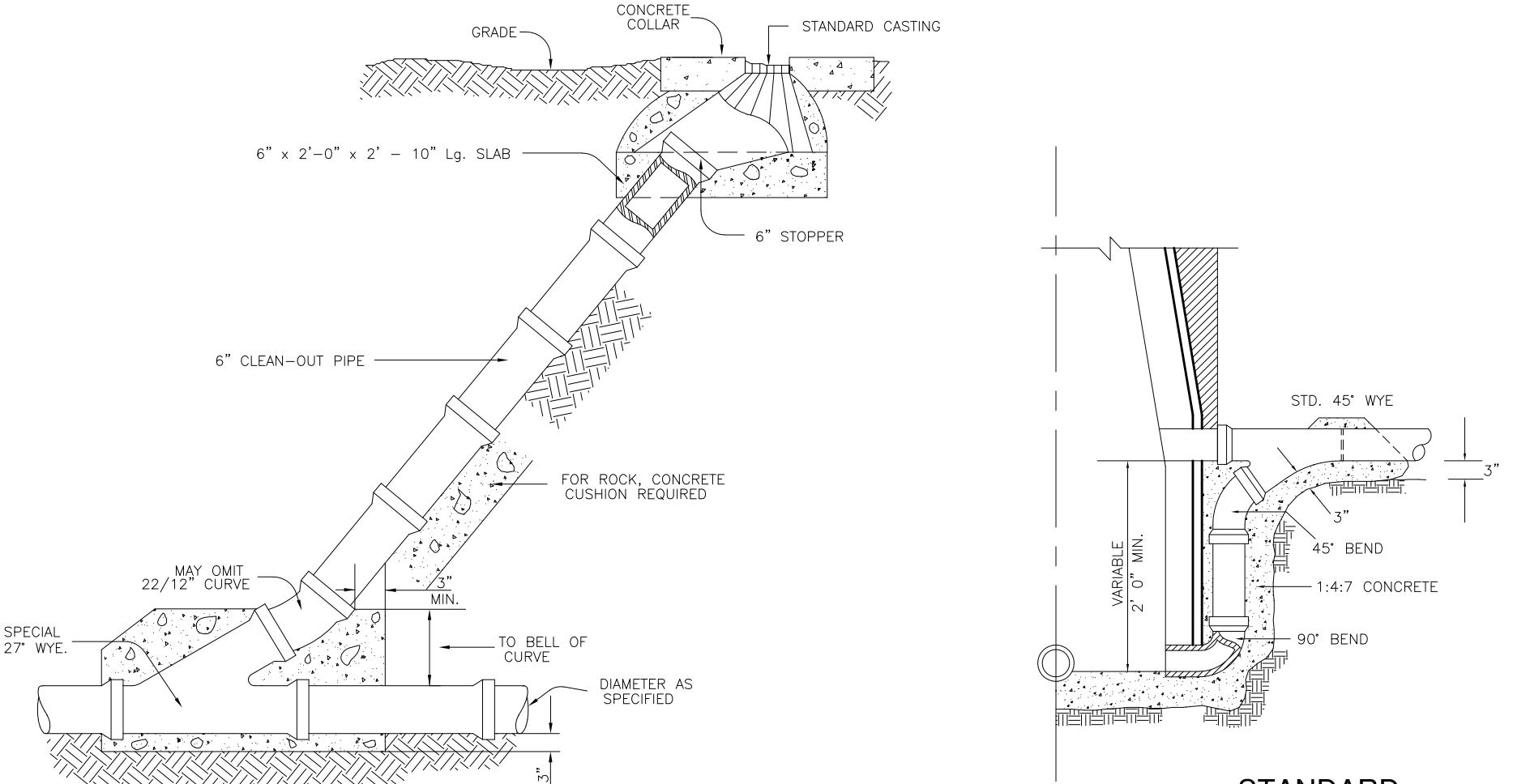
A 3.19 ACRE TRACT OUT OF THE SOUTH 5 ACRES, OF THE SOUTH (10) ACRES OF LOT 35-4 WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREFOR RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY TEXAS AND ACCORDING TO THE WARRANTY DEEDS RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2714053, 2776439, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.



EDUARDO'S SUBDIVISION No.16 PH. II
DETAIL SHEET

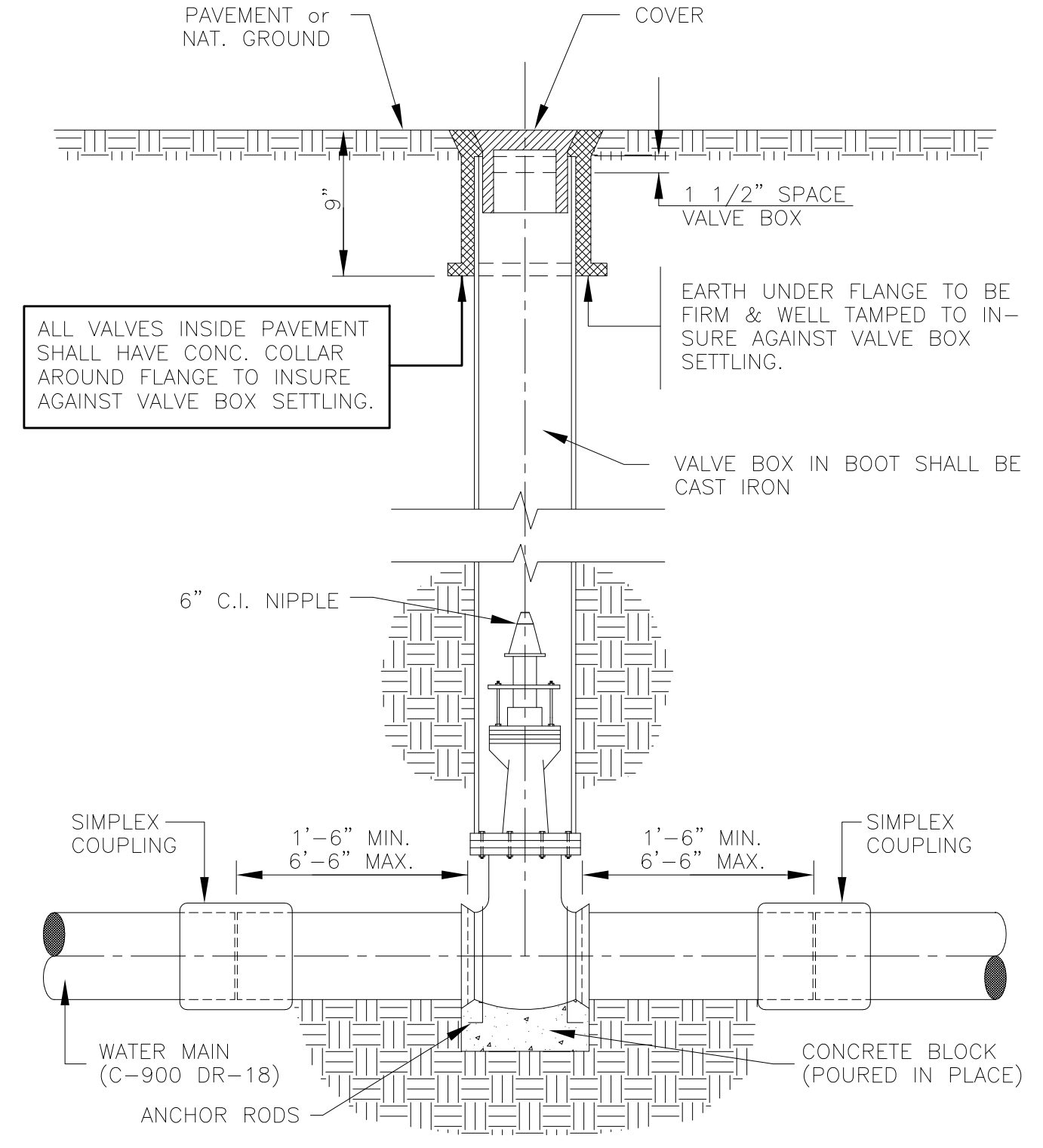


SANITARY SEWER PIPE EMBEDMENT DETAIL
N.T.S

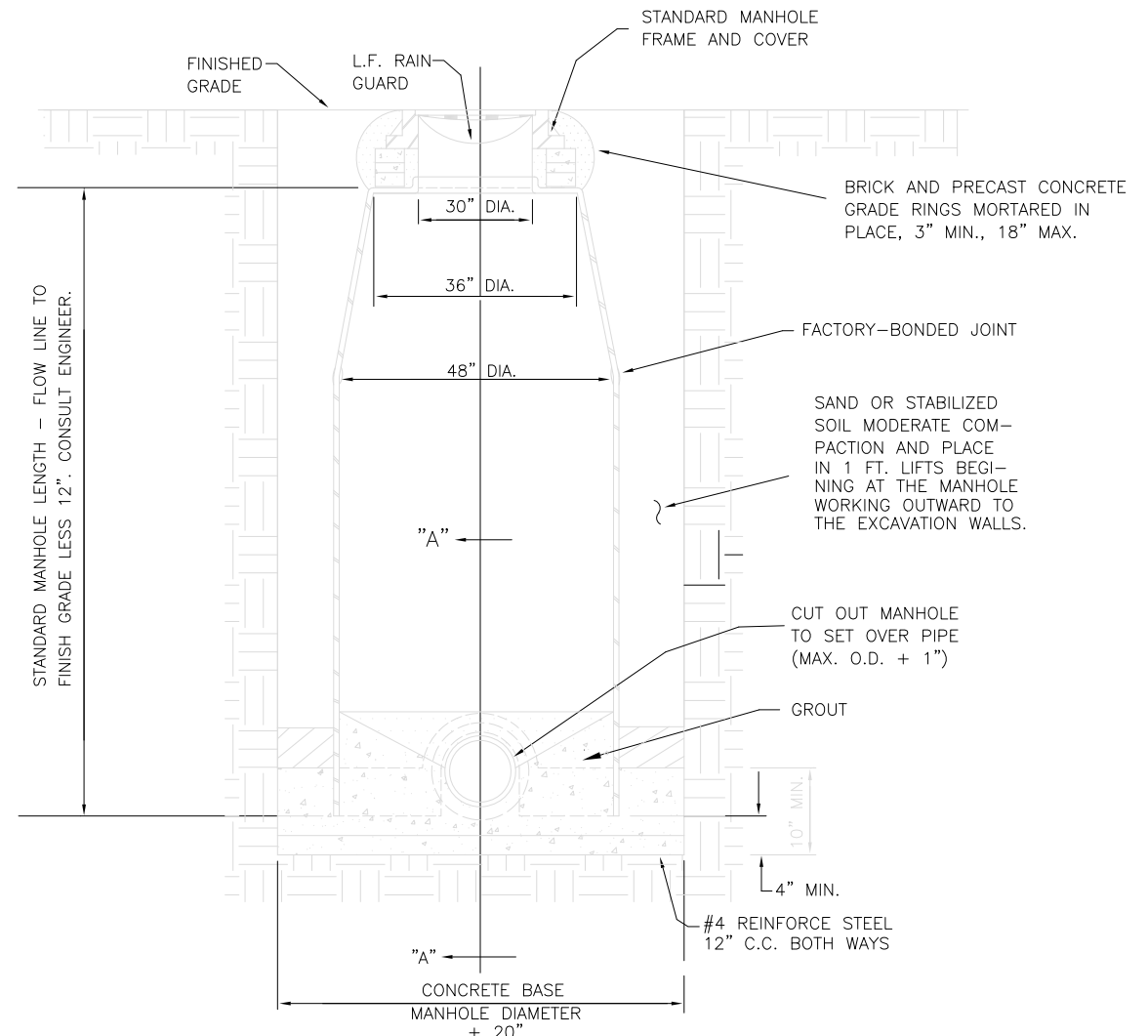


STANDARD CLEAN-OUT
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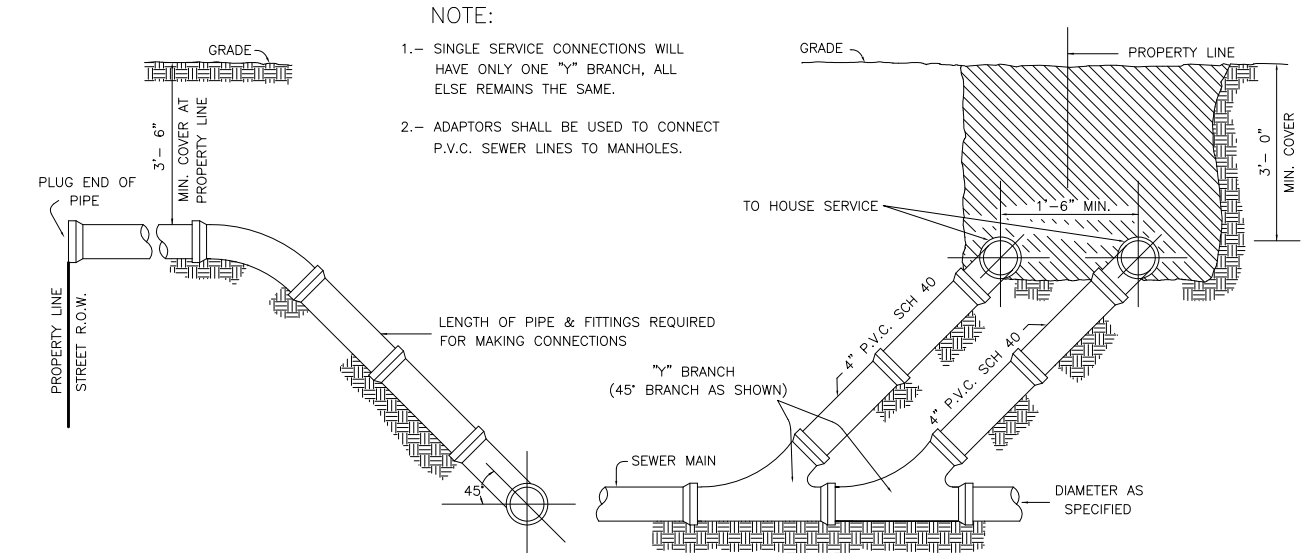
STANDARD DROP CONNECTION TO MANHOLE
(NOT TO SCALE) TO BE USED WITH NEW OR EXISTING MANHOLES



TYPICAL VALVE AND VALVE BOX INSTALLATION
(NOT TO SCALE)



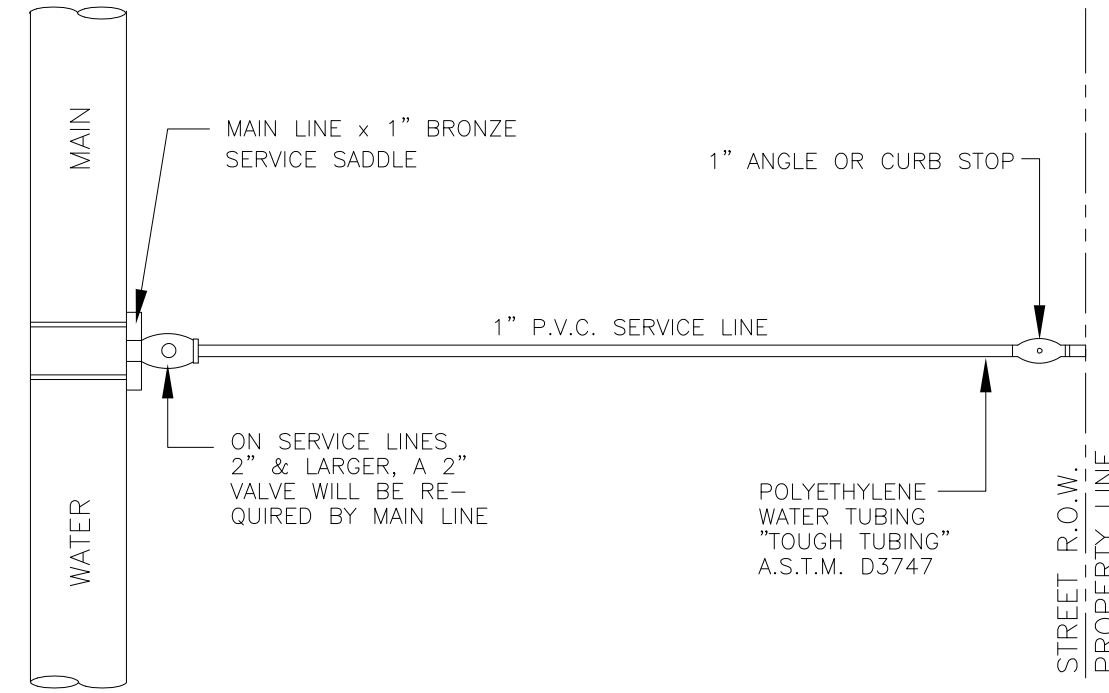
TYP. FIBERGLASS MANHOLE INSTALLATION
(NOT TO SCALE)



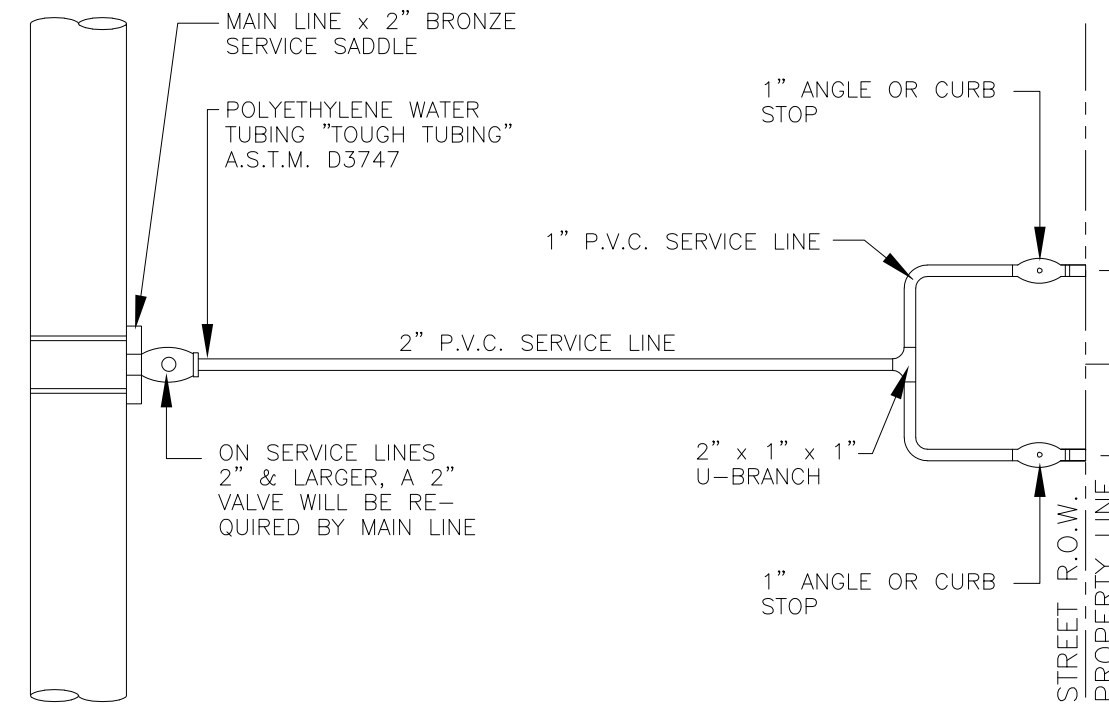
DUAL SEWER SERVICE CONNECTION
(NOT TO SCALE)

THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND		WEIGHT AT VERTICAL BENDS - lbs.
	SURFACE AREA SQ. FT.	THICKNESS INCHES	
22° 1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

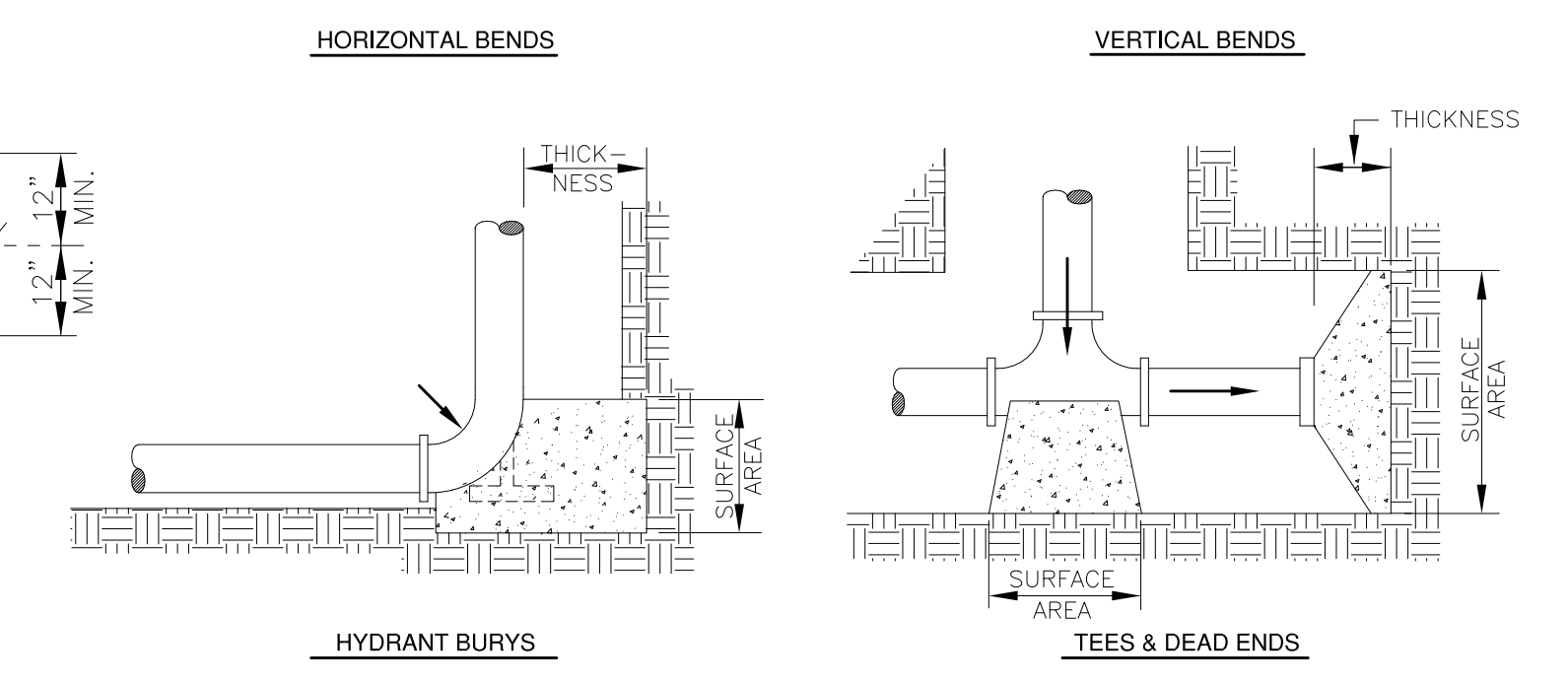
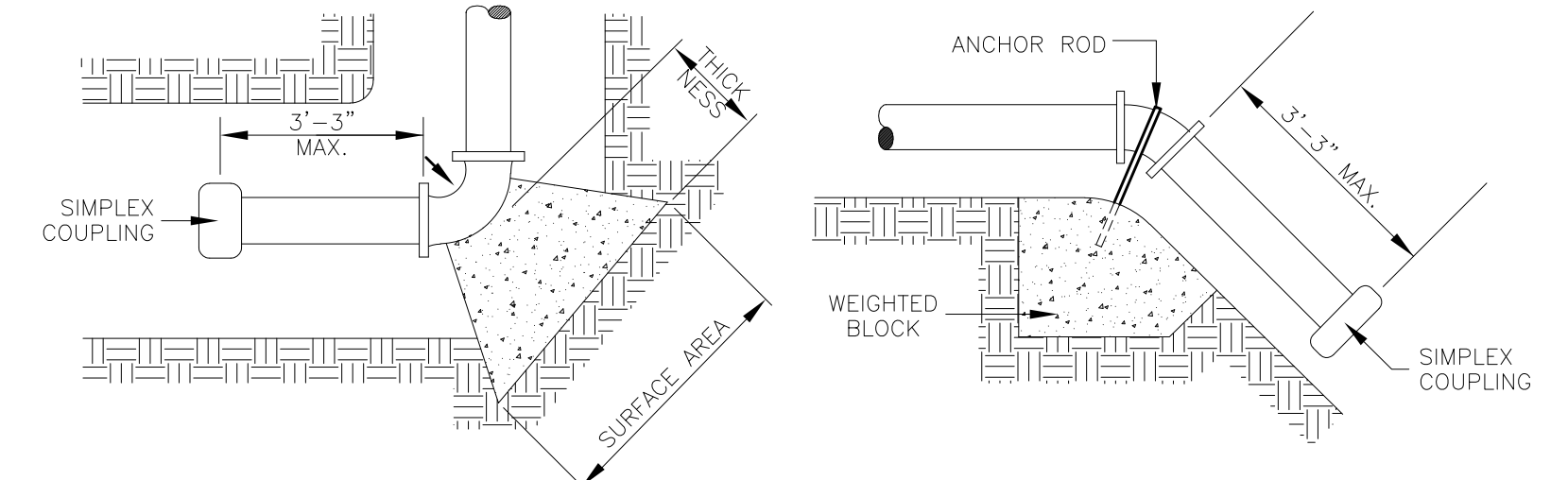
GENERAL NOTES :
1. ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT WITH PIPELINE HAVING A MINIMUM OF 2' OF COVER.



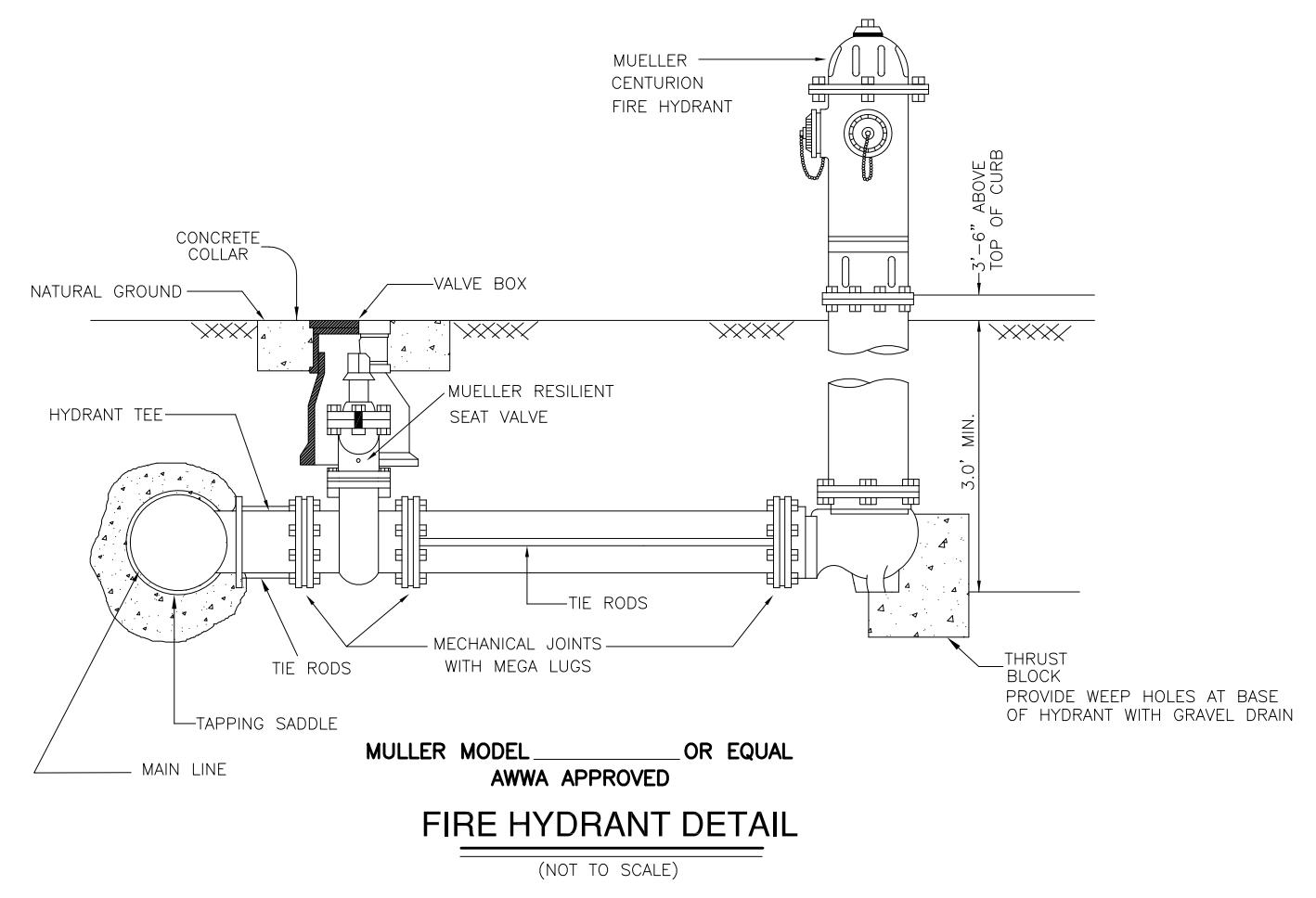
SINGLE WATER SERVICE CONNECTION
(NOT TO SCALE)



DUAL WATER SERVICE CONNECTION
(NOT TO SCALE)



TYPICAL THRUST BLOCK DETAIL
(NOT TO SCALE)

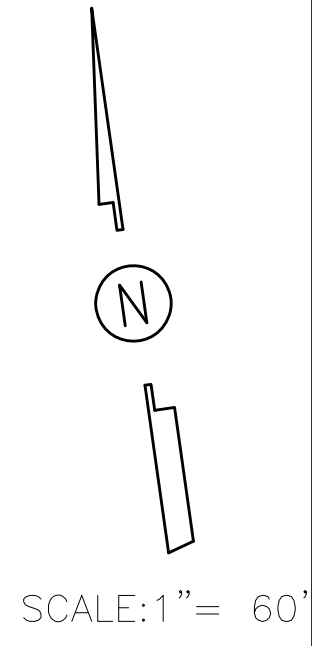
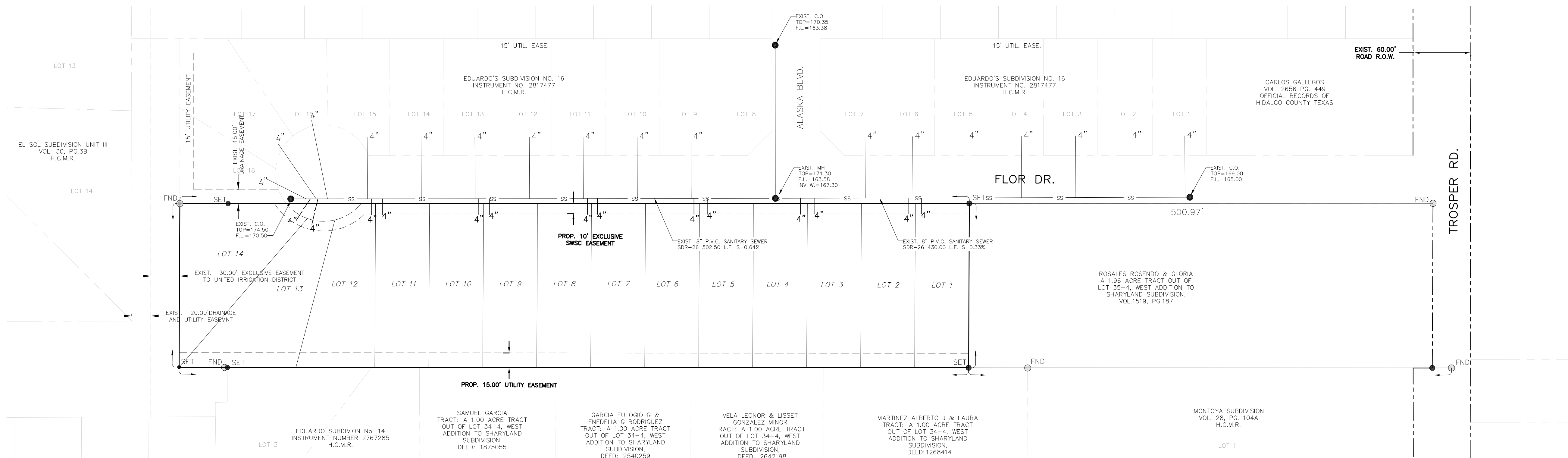


FIRE HYDRANT DETAIL
(NOT TO SCALE)

IZAGUIRRE
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EDUARDO'S SUBDIVISION No.16 PHASE II MAP OF SANITARY SEWER DISTRIBUTION

A 3.19 ACRE TRACT OUT OF THE SOUTH 5 ACRES, OF THE SOUTH (10) ACRES OF LOT 35-4 WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREFOR RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY TEXAS AND ACCORDING TO THE WARRANTY DEEDS RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2714053, 2776439, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.



**EDUARDO'S SUBDIVISION No.16 PH. II
SANITARY SEWER DISTRIBUTION LAYOUT**

COST ESTIMATE

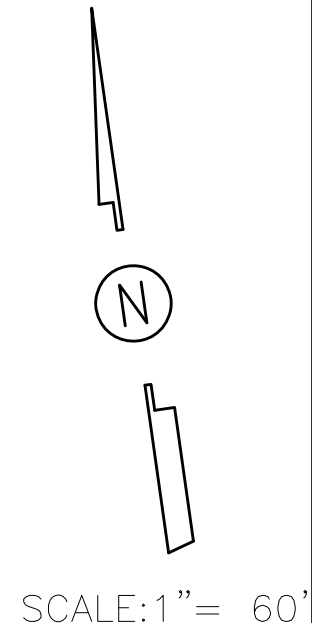
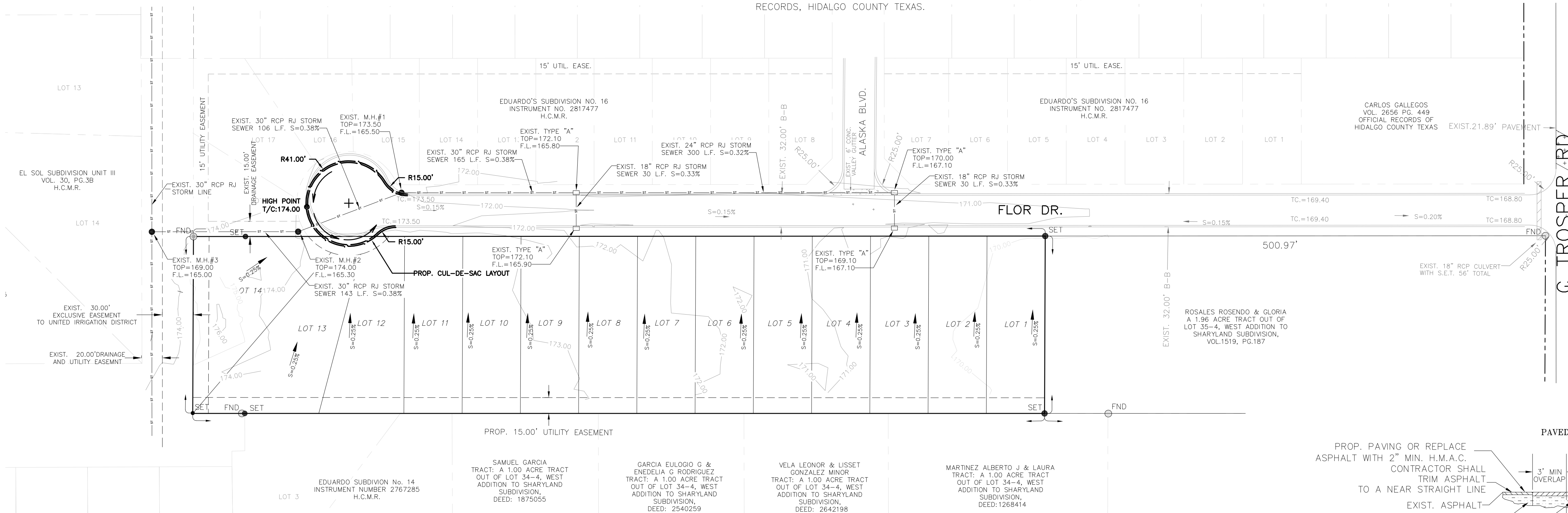
WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
SANITARY SEWER IMPROVEMENTS:	\$
TOTAL:	\$



2121 E. GRIFFIN PARKWAY, STE 2 MISSION TX, 78574
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FAX. (956) 584-0554

EDUARDO'S SUBDIVISION No.16 PHASE II MAP OF PAVING AND DRAINAGE

A 3.19 ACRE TRACT OUT OF THE SOUTH 5 ACRES, OF THE SOUTH (10) ACRES OF LOT 35-4 WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREFOR RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY TEXAS AND ACCORDING TO THE WARRANTY DEEDS RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2714053, 2776439, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.



**EDUARDO'S SUBDIVISION No.16 PH. II
PAVING AND DRAINAGE LAYOUT**

PROJECT LOCATION
This subdivision consists of 14 residential lots located 1/2 mile north of 3 Mile Road (FM 1924) on the west side of Trospers road. Said subdivision, located within the City of Mission's 2-mile ETJ is a 3.19 acre tract out of the south 5 acres of the south 10 acres out of the 35-4, West Addition to Sharyland, Hidalgo County, Texas as per map thereof recorded in Volume 1, Pages 56, of the Hidalgo County Map Records.

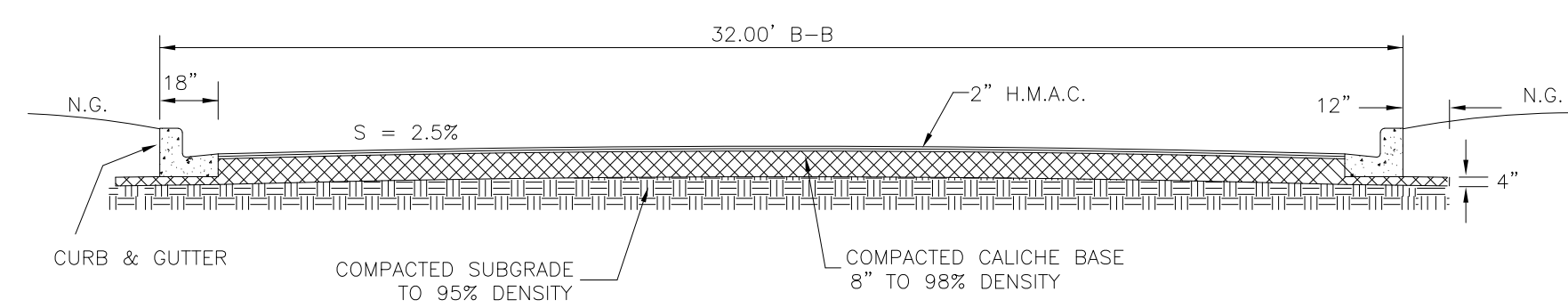
FLOOD PLAIN
The subject tract is located within "Zone C", in accordance to the federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 480334 0400 C, Map revised November 16, 1982.

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-28 (sandy clay loam).
Hidalgo-28 typically consists of a surface layer of dark grayish brown fine sandy clay loam about 17 inches thick. The next soil layer down, from 17 to 28 inches, is brown sandy clay loam. The next soil layer from 28 to 38 inches, is pale brown sandy clay loam. The soil down thereafter to approximately 80 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has high available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a slight hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Survey of Hidalgo County, Texas.

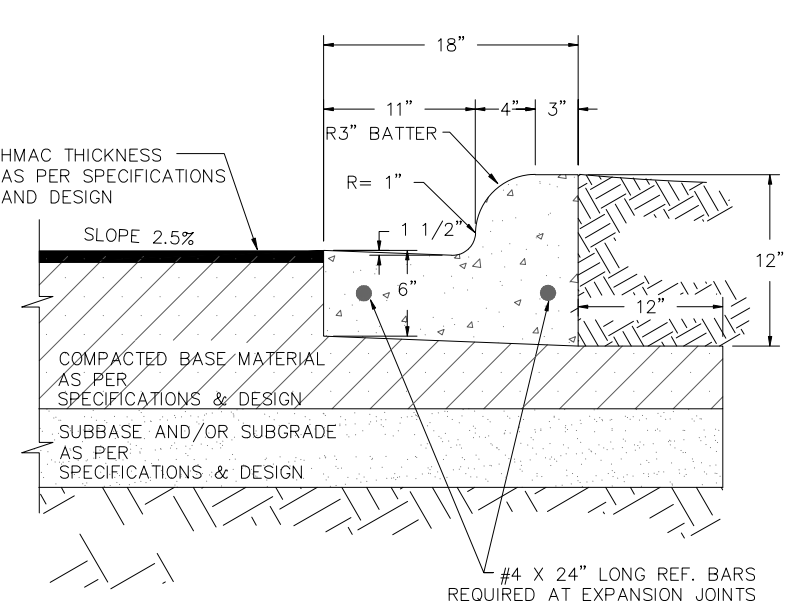
EXISTING CONDITIONS
The subject tract is currently undeveloped moderate brush-land. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.35%). Existing runoff from the subject site is by form of sheet runoff flowing overland towards the east where it is intercepted by Trospers Road side ditch system. Said Trospers Roadside ditch system is serviced by the Hidalgo County Drainage District No. 1 drainage ditch network that will ultimately outfall onto the Arroyo Colorado. Additionally, located adjacent to and parallel to the west perimeter of the subject property is an existing 20" drainage & utility easement that outfalls at the Hidalgo County Drainage District No. 1 ditch known as the Linda Vista Outfall. The Rational Method was utilized to determine the existing 10-year frequency event storm water runoff (Q_{exist}=1.83 cfs) for this site.

PROPOSED CONDITIONS
Utilizing the 10-year frequency storm event, after development of this subdivision storm water runoff will be 6.56 cfs with an increased Q=4.73 cfs the total proposed detention volume, in accordance with the county of Hidalgo's drainage requirements, is 11,056 cubic feet (0.25) (Refer to attached Drainage Calculations), and will be provided by the widening of the east slope of Linda Vista Drain approximately 189.00 L.F. to the south from the westward extension of the south boundary of Eduardo's Subdivision No. 14.

The proposed development site surface storm water will be intercepted by proposed type "A" inlets installed at appropriate locations. Said inlets will drain into 30" x 42" storm sewer lines flowing west into said existing Linda Vista Drain. Required detention volume per Hidalgo County Drainage District No. 1 policies.

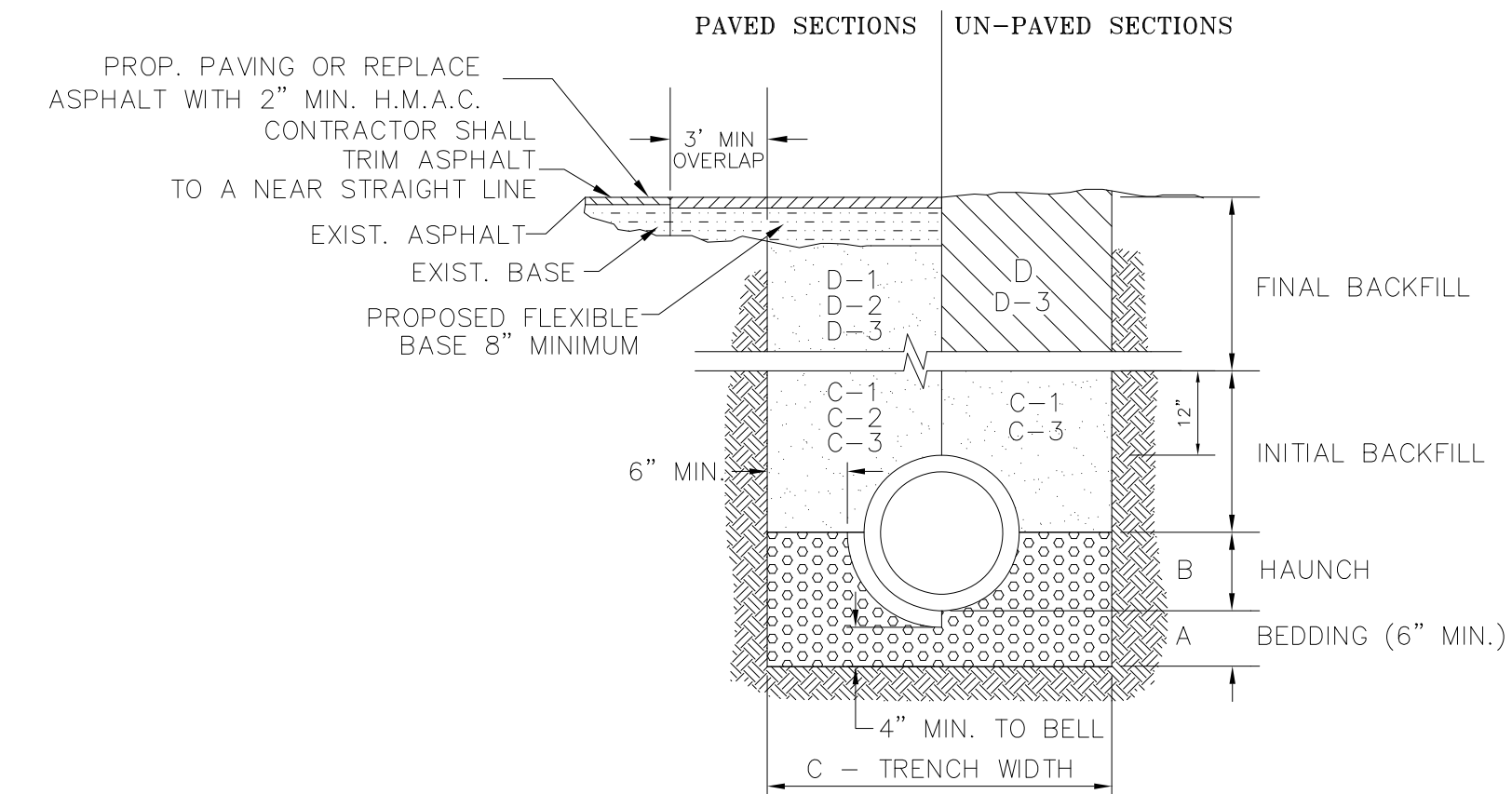


STREET SECTION
NOT TO SCALE



TYPICAL CURB & GUTTER DETAIL
NOT TO SCALE

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLA
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT



STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 1/2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II - (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



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.

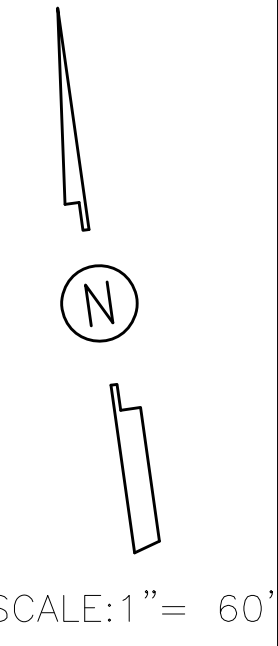
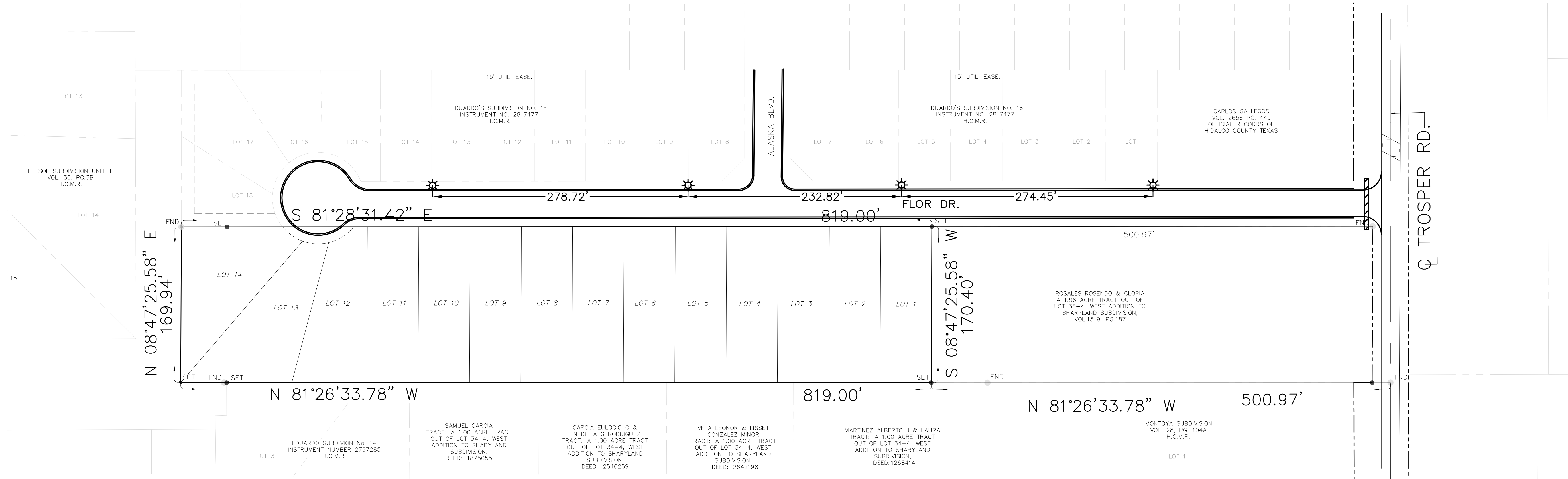
COST ESTIMATE	
WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
SANITARY SEWER IMPROVEMENTS:	\$
TOTAL:	\$

IZAGUIRRE
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F-10214

EDUARDO'S SUBDIVISION No.16 PHASE II MAP OF PAVING AND DRAINAGE

A 3.19 ACRE TRACT OUT OF THE SOUTH 5 ACRES, OF THE SOUTH (10) ACRES OF LOT 35-4 WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREFOR RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY TEXAS AND ACCORDING TO THE WARRANTY DEEDS RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2714053, 2776439, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS.



**EDUARDO'S SUBDIVISION No.16 PH. II
STREET LIGHT LAYOUT**

PROPOSED 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.

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