



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-31-2023

PROPOSED EDUARDO'S NO. 26 SUBDIVISION, PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP DEVELOPER: LAS DIANAS LAND DEVELOPMENT, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 16 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST OF WESTERN ROAD APPROXIMATELY 1/2 OF MILE NORTH OF MILE 6 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-07-2023 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 AN EXISTING HCDD No. 1 REGIONAL DETENTION POND.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO WESTERN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-04-2023 BY, VICTOR GALLARDO, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-05-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 8" LOCATION: WESTERN ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-30-2023 : 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: N/A

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.26

A 9.93 ACRE TRACT OF LAND (NORTH 10 ACRES RECORDED) OUT OF BLOCK 16 TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3121924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3121924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 9.93 ACRE TRACT OF LAND (NORTH 10 ACRES RECORDED) OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3121924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 9.93-ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH WEST CORNER OF LOT 46-1 WEST ADDITION TO SHARYLAND SUBDIVISION ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOL. 2937 PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTH WEST CORNER OF SAID 16.92-ACRE TRACT HEREIN DESCRIBED;

THENCE, S 81°10'00" E, ALONG THE SOUTH LINE OF THE GAYTAN ANA HERNANDEZ TRACT PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE EAST RIGHT OF WAY OF INSPIRATION ROAD, A TOTAL DISTANCE OF 1116.05 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR NORTHEAST CORNER OF THIS TRACT.

THENCE, S 08°50'00" W, ALONG THE WEST LINE OF A UNITED IRRIGATION DISTRICT CANAL RIGHT OF WAY, A TOTAL DISTANCE OF 660.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 81°10'00" W, ALONG THE NORTH LINE OF THE JAMES R. ROBERT TRACT PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1097.68 FEET FOR THE EAST RIGHT OF WAY OF INSPIRATION ROAD, A TOTAL DISTANCE OF 1117.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTH WEST CORNER OF THIS TRACT.

THENCE, N 08°58'30" E ALONG THE WEST LINE OF LOT 46-1 AND INSPIRATION ROAD, A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.92 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH INTERNATIONAL VILLAGE UNIT No. 2 RECORDED IN VOLUME 34, PAGE 100, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

I, DIANA IZAGUIRRE, OWNER OF THE 9.93 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No.26, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

DIANA IZAGUIRRE - PRESIDENT
LAS DIANAS LAND DEVELOPMENT
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 DIANA 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 _____, 2022.



NOTARY PUBLIC - STATE OF TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT No.16

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.16 ON THIS _____ DAY OF _____, 20____ NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREE, FENCES, AND BUILDING) 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.

PRESIDENT

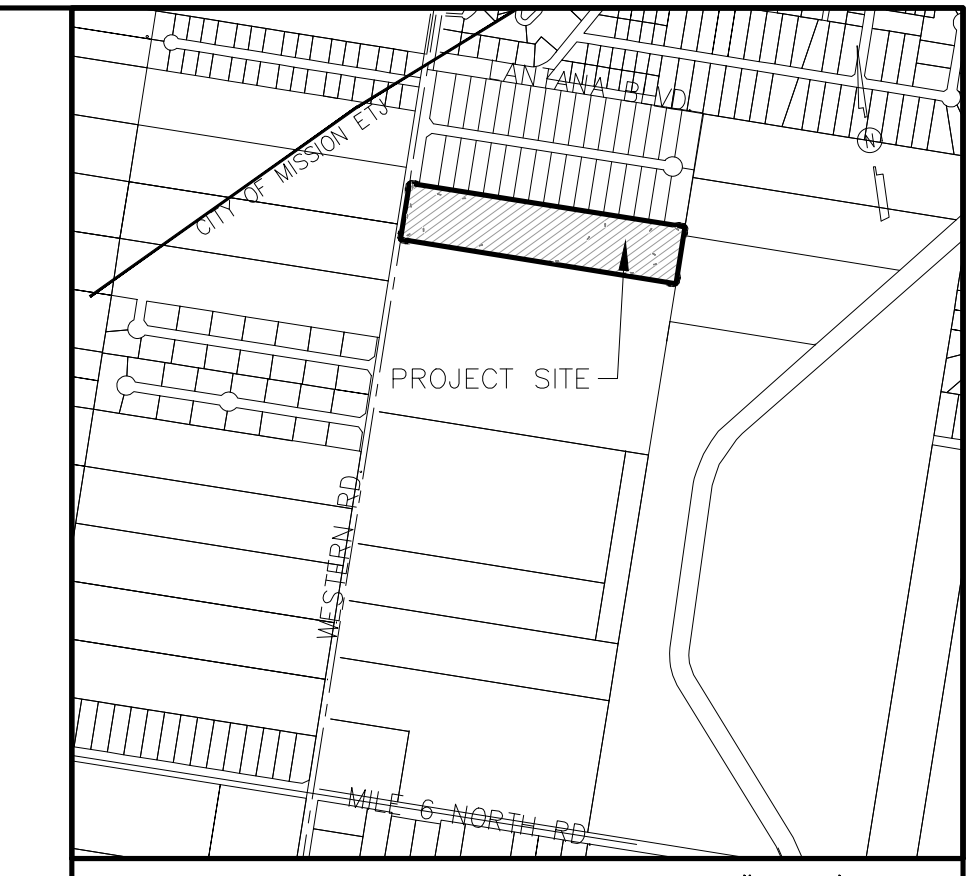
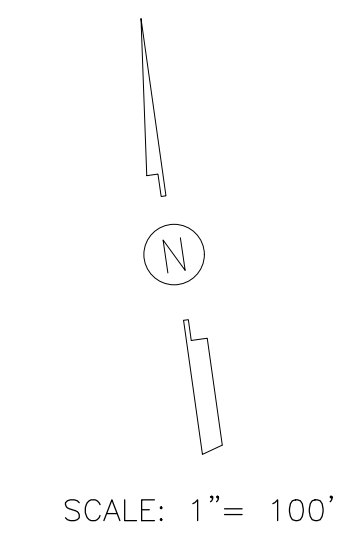
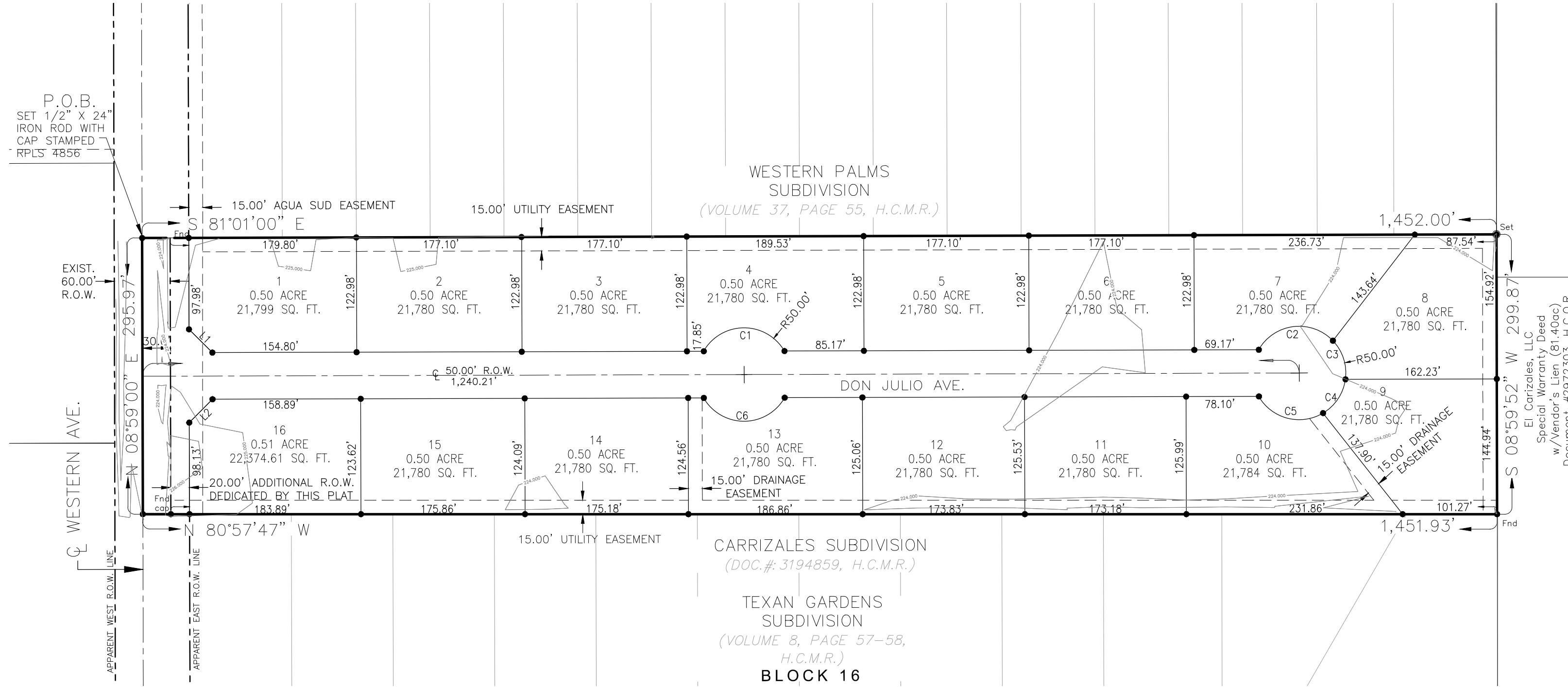
SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE THE UNDERSIGNED CERTIFY that this plat of the EDUARDO'S SUBDIVISION No.26 was reviewed and approved by the Hidalgo County Commissioners Court on _____, _____.

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

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		



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EDUARDO'S SUBDIVISION No.26 IS LOCATED IN WEST HIDALGO COUNTY, ON THE EAST SIDE OF WESTERN ROAD AND APPROXIMATELY 2,920 FEET NORTH OF MILE 6 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.

DATA	BEARING	LENGTH
L1	S 36°01'00" E	35.36'
L2	S 53°59'00" W	35.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	104.54'	86.51'	N81°01'00"W
C2	50.00'	92.82'	80.06'	N87°50'02"W
C3	50.00'	45.00'	43.50'	S08°52'04"E
C4	50.00'	45.00'	43.50'	S42°41'55"W
C5	50.00'	78.98'	71.02'	N66°16'02"W
C6	50.00'	104.90'	86.69'	N81°01'00"W

AGUA SPECIAL UTILITY DISTRICT
I, ROBERTO SALINAS, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE PORTABLE WATER SUPPLY FOR THE EDUARDO'S SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH PORTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PORTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METER ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

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.

RAUL SESIN, P.E. C.F.M.
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
902 N. ABRAM RD.
EDINBURG, TEXAS 78542

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT
THIS PLAT OF EDUARDO'S SUBDIVISION No.26 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 _____, 2022.

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.26 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION _____ DATE _____
ATTEST: CITY SECRETARY _____ DATE _____



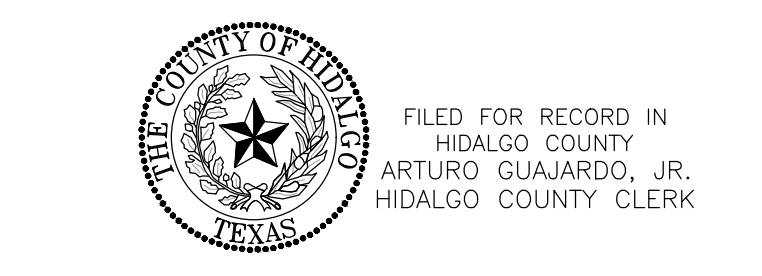
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



PRELIMINARY
GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA
MISSION, TEXAS 78574

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 6, 2000.
- 2.- 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 OCCUPYING THE LOT.
- 3.- 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.
- 4.- LEGEND - ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 5.- LOTS 1 & 16 SHALL HAVE NO ACCESS TO WESTERN ROAD.
- 6.- MINIMUM BUILDING SETBACK LINES:
FRONT25.00'
FRONT GARAGE18.00'
REAR15.00'
SIDE6.00'
SIDE CORNER10.00'/20.00' WHERE ROW IS GRATER THAN 50.0 FEET.
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- 7.- 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 42,300 CUBIC FEET (0.81 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
- 8.- 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.
- 9.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. 1 ELEV. 174.66 AT THE NORTHWEST CORNER N.A.V.D. 88 DATUM.
B.M. 2 ELEV. 176.25 AT THE SOUTH WEST CORNER N.A.V.D. 88 DATUM.
- 10.- 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.
- 11.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HOID #16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 12.- 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.
- 13.- 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..
- 14.- 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..
- 15.- 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).
- 16.- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
- 17.- 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.
- 18.- 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.



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

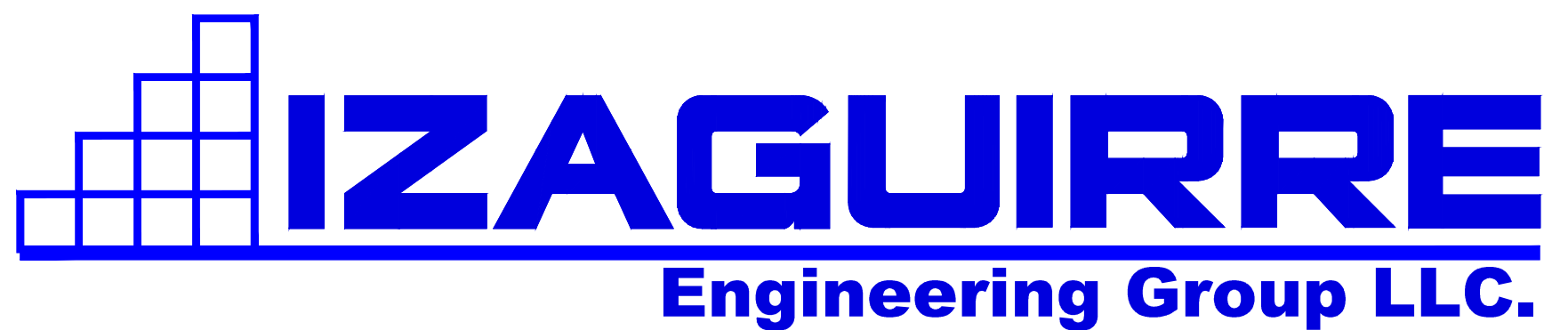
INDEX OF SHEETS

- SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWSC CERTIFICATION, P&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2.- WATER DISTRIBUTION MAP, ON-SITE SEWAGE FACILITIES 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 SHEETS
- SHEET 4.- 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 5.- STREETLIGHT LAYOUT

SHEET NO. 1 OF 5 SHEETS	FILENAME : S:\1 Izaguirre Engineering\Subdivision Projects\Eduardo's 26			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	JUN 10, 2022			
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	9-2-21			

NO.	SHEET	REVISION	DATE	APPROVED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF GILBERTO A. GRACIA - P.E. 62477 ON 12-1-2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.



2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

ALL WATERLINE CONSTRUCTION SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT STANDARDS. CONTRACTOR SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT DETAILS WHENEVER CONFLICTS ARISE.

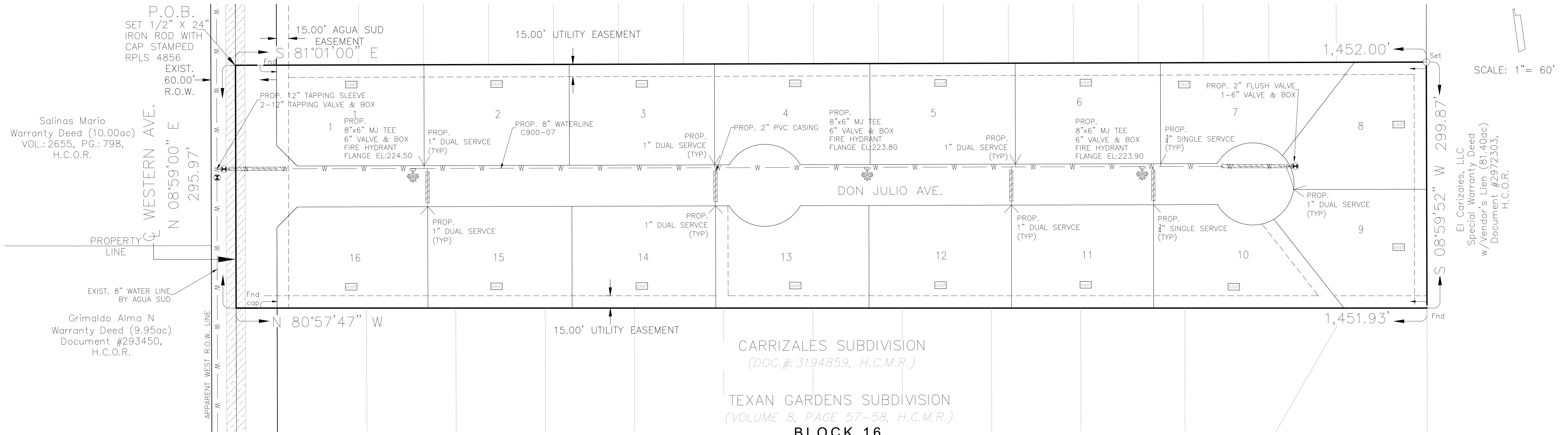
EDUARDO'S SUBDIVISION No.26 MAP OF UTILITIES DISTRIBUTION

A 9.93 ACRE TRACT OF LAND (NORTH 10 ACRES RECORDED) OUT OF BLOCK 16 TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.



PRELIMINARY

EDUARDO'S SUBDIVISION No.26 UTILITIES LAYOUT



SCALE: 1" = 60'

Salinas Mario
Warranty Deed (10.00ac)
VOL.:2655, PG.:798,
H.C.O.R.

Grimaldo Alma N
Warranty Deed (9.95ac)
Document #293450,
H.C.O.R.

El Carizales, LLC
Special Warranty Deed
w/Vendor's Lien (81.40ac)
Document #2972303,
H.C.O.R.

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 26:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
EDUARDO'S SUBDIVISION No. 26 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND COMPANY AGUA SUD 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.

AGUA SUD HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG WESTERN RD.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No.26 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE THAT RUNS ALONG THE WEST SIDE OF WESTERN ROAD. THE PROPOSE 8" DIAMETER WATER LINE RUNS EAST FOR ALONG THE SOUTH SIDE OF _____ STREET.

FROM THE PROPOSE 8" DIAMETER WATERLINE, SEVEN (7) 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 8" DIAMETER LINE, 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 AGUA SUD 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 AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE EDUARDO'S SUBDIVISION NO 26 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS # AND # (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 3,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 48,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON JULY 2022.

CERTIFICATION:

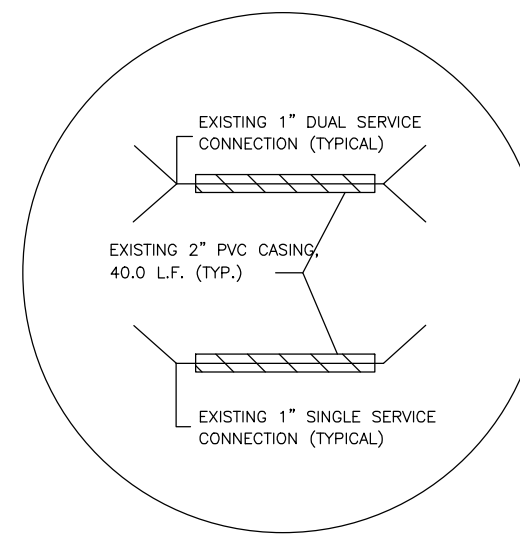
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES-- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ 000,000.00 WHICH EQUALS TO \$,###.## PER LOT.

SEWAGE FACILITIES-- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 3,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 48,000.00 FOR THE ENTIRE SUBDIVISION.

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 "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.

ossf ON-SITE SEWAGE FACILITIES

EDUARDO'S SUBDIVISION No. 26.
POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

EDUARDO'S SUBDIVISION No. 26 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISIÓN DE AGUA SUFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE AGUA SUD PRESENTO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO OESTE DE LA CALLE WESTERN ROAD.

EL SISTEMA DE AGUA PARA EDUARDO'S No. 26 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 OESTE DE LA CALLE WESTERN ROAD, LA LINEA PROPUESTA DE 8" DE DIAMETRO CORRE HACIA EL ESTE DEL LADO SUR DE LA CALLE _____.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN SIETE (7) SERVICIOS DOBLES DE 1" DE DIAMETRO Y DOS (2) SERVICIOS DE AGUA 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 INSTALARON A UN COSTO TOTAL DE US \$ _____ DE LOS CUALES SE CUBRIÓ US \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD 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 INSTALACION DE CADA MEDIDOR, TARIFAS DE CONEXION 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: Description and Costs.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION EDUARDO'S SUBDIVISION NO 26. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES # Y # (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 3,000.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US \$48,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _____

CERTIFICACION

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 ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ 000,000.00 LO CUAL EQUIVALE A US\$ 0,000.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 3,000.00 A UN COSTO TOTAL DE \$ 48,000.00 TODA LA SUBDIVISION.

COST ESTIMATE

WATER DISTRIBUTION:	\$ _____
PAVING IMPROVEMENTS:	\$ _____
DRAINAGE IMPROVEMENTS:	\$ _____
OSSF IMPROVEMENTS:	\$ _____
TOTAL:	\$ _____

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF GILBERTO A. GRACIA - P.E. 62477 ON 12-1-2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.



PRELIMINARY
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.



PRELIMINARY
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.

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

IZAGUIRRE
Engineering Group LLC.

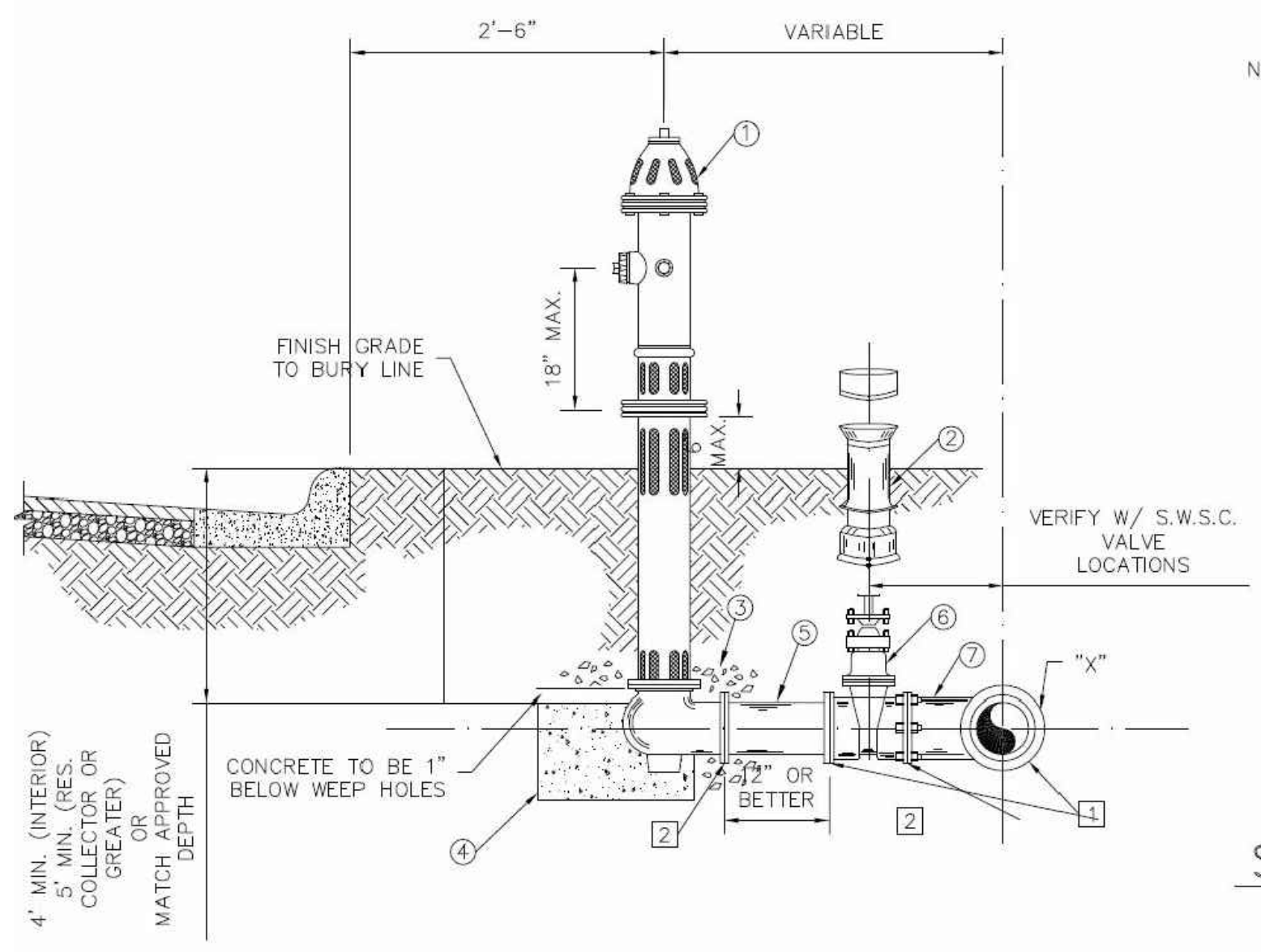
2121 E GRIFFIN PKWY SUITE 2
MISSION, TEXAS, 78574

PHONE (956) 584-0554
FAX (956) 584-0049



PRELIMINARY

EDUARDO'S SUBDIVISION No.26
TYPICAL WATER SYSTEM DETAILS

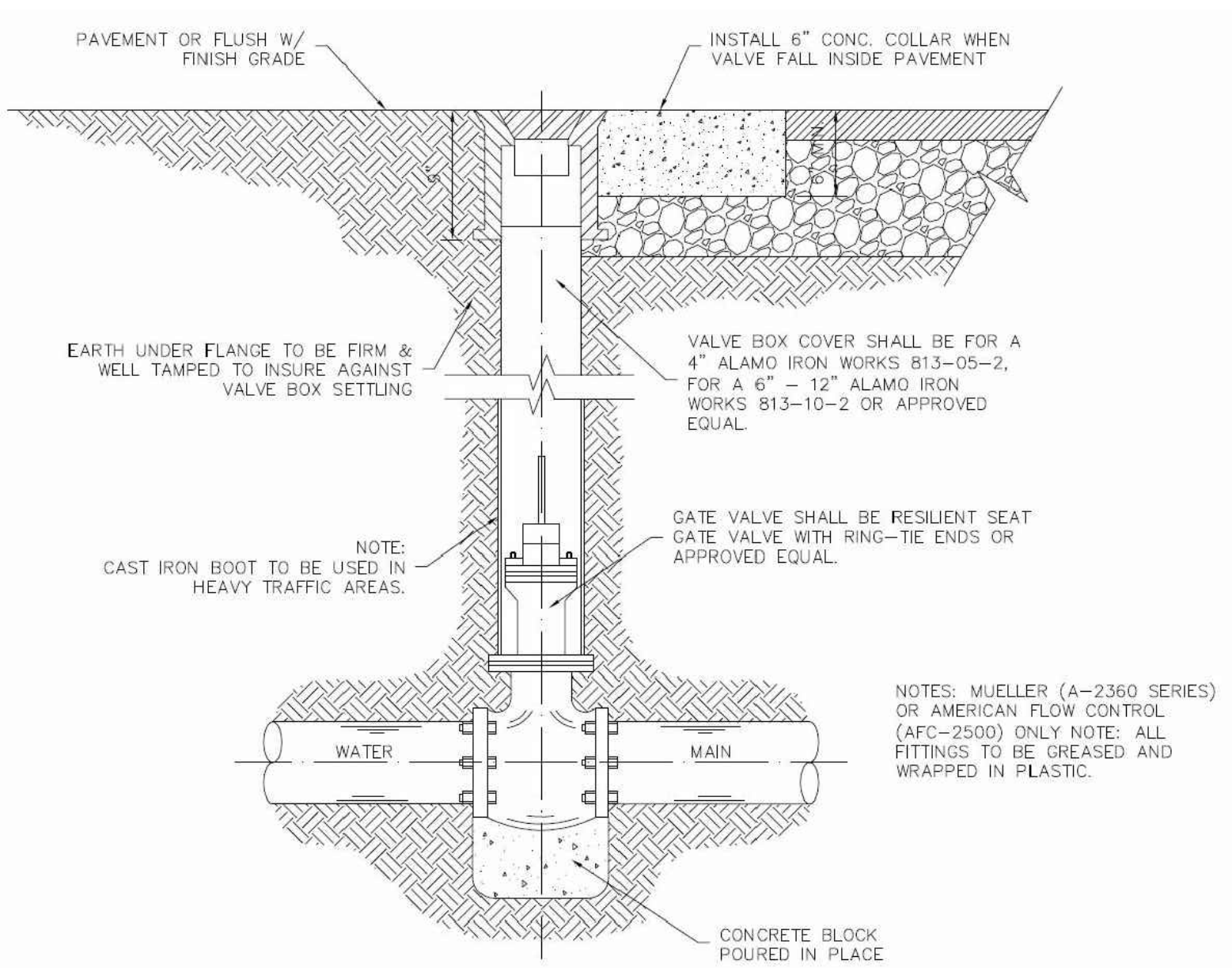


- NOTE:**
- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
 - PUMPER NOZZLE SHALL FACE ROADWAY. (4 1/2" N.S.T.)
 - IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEU OF A STANDARD TEE. FINAL APPROVAL BY S.W.S.C. REQUIRED.
 - IF AMERICAN DARLING IS USED MODEL B-84-B w/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
 - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
 - ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
 - ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY S.W.S.C..
- FIRE HYDRANT INSTALLATION**
CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
- FIRE HYDRANT UNIT SHALL INCLUDE:**
- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
 - VALVE BOX (DOMESTIC)
 - 3 CU. FT. GRAVEL
 - 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
 - 1" OR BETTER PVC SPOOLS
 - 8" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
 - X"x6" CAST IRON TEE (FLANGED X M.J.)
- 1 MECHANICAL JOINT
2 FLANGE

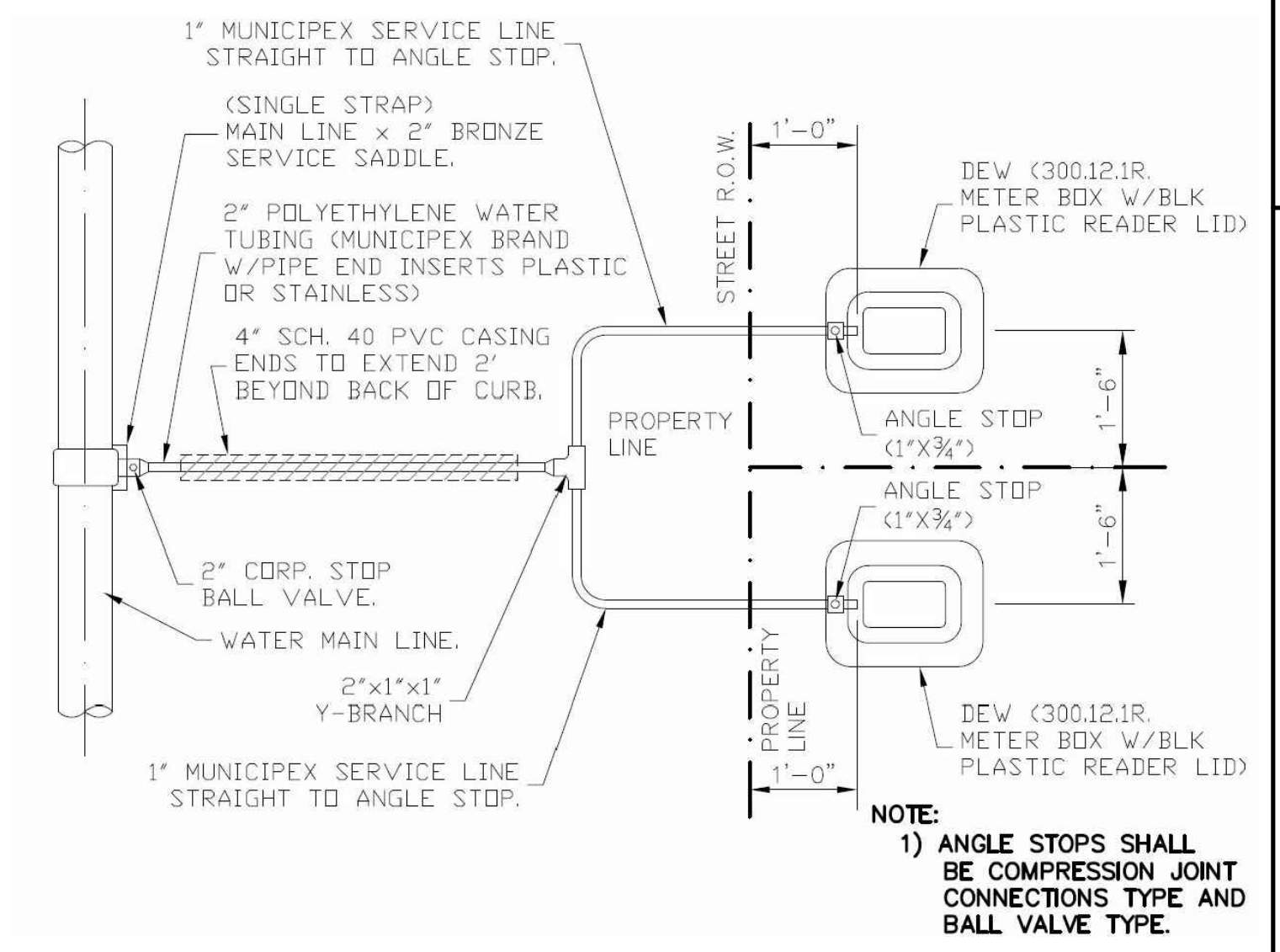
STANDARD FIRE HYDRANT INSTALLATION

MULLER/SUPER CENTURION 250 A-423 OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY
NOTE: FIRE HYDRANT TO BE PAINTED RED.

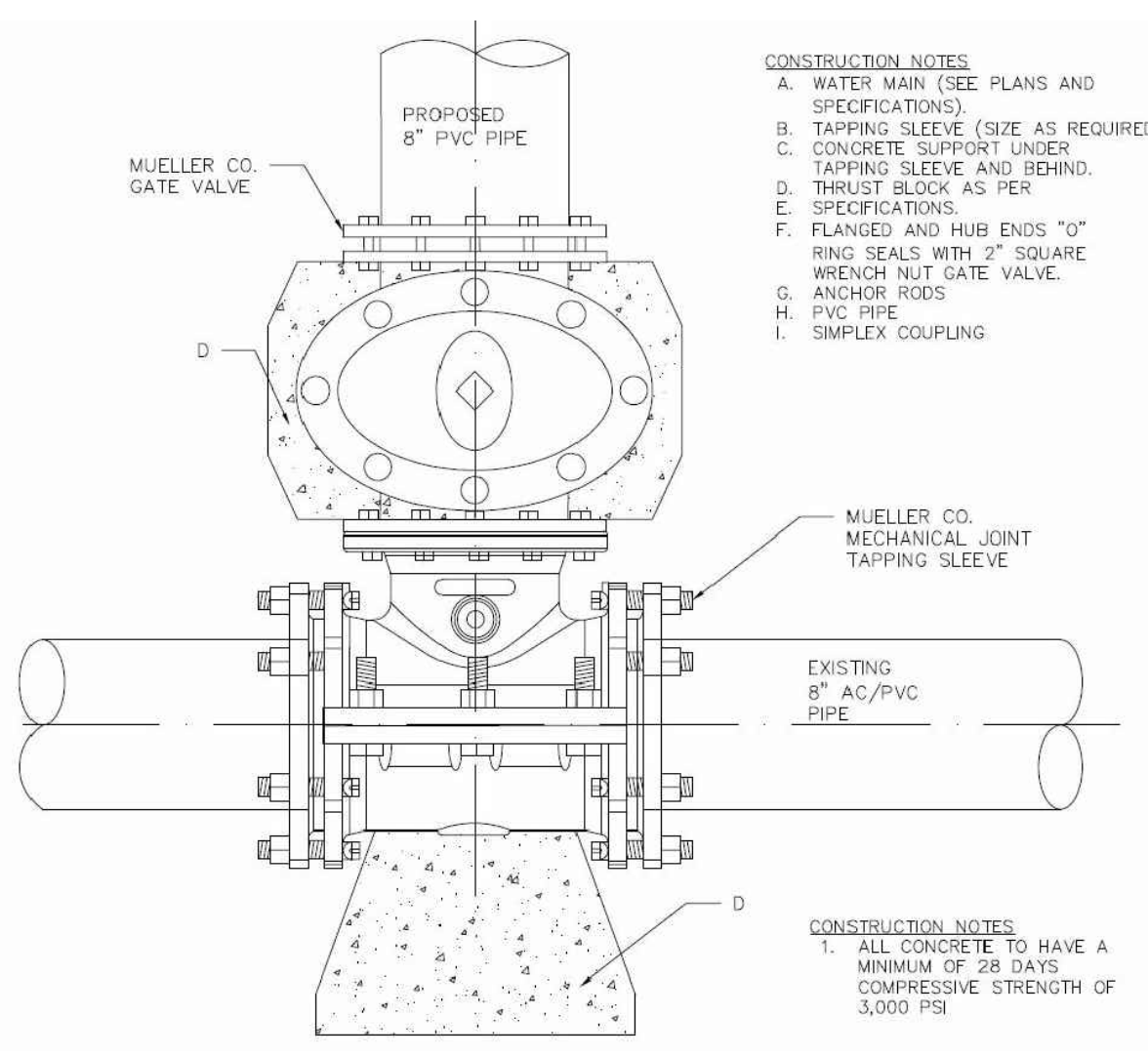
TYPICAL FIRE HYDRANT DETAIL



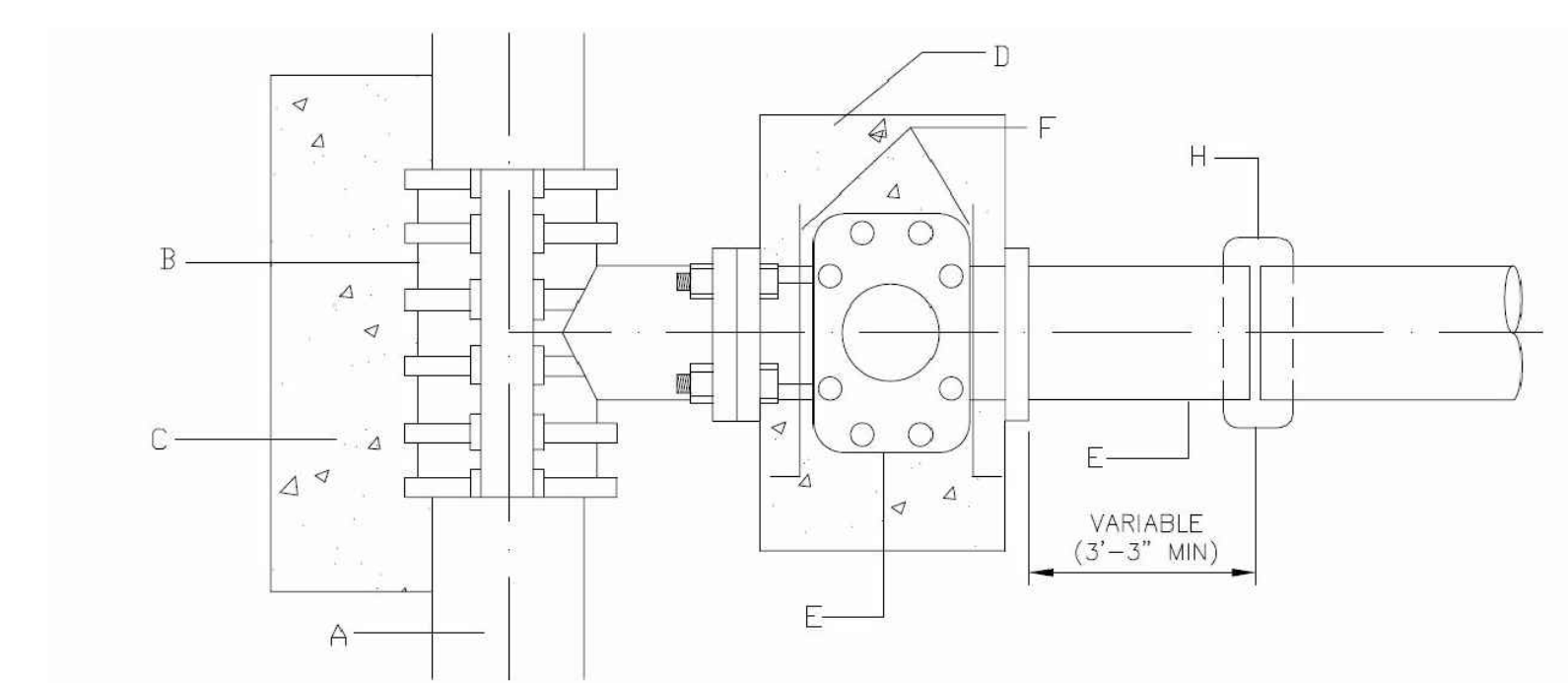
TYPICAL VALVE AND VALVE BOX INSTALLATION



TYPICAL DUAL WATER SERVICE CONNECTION

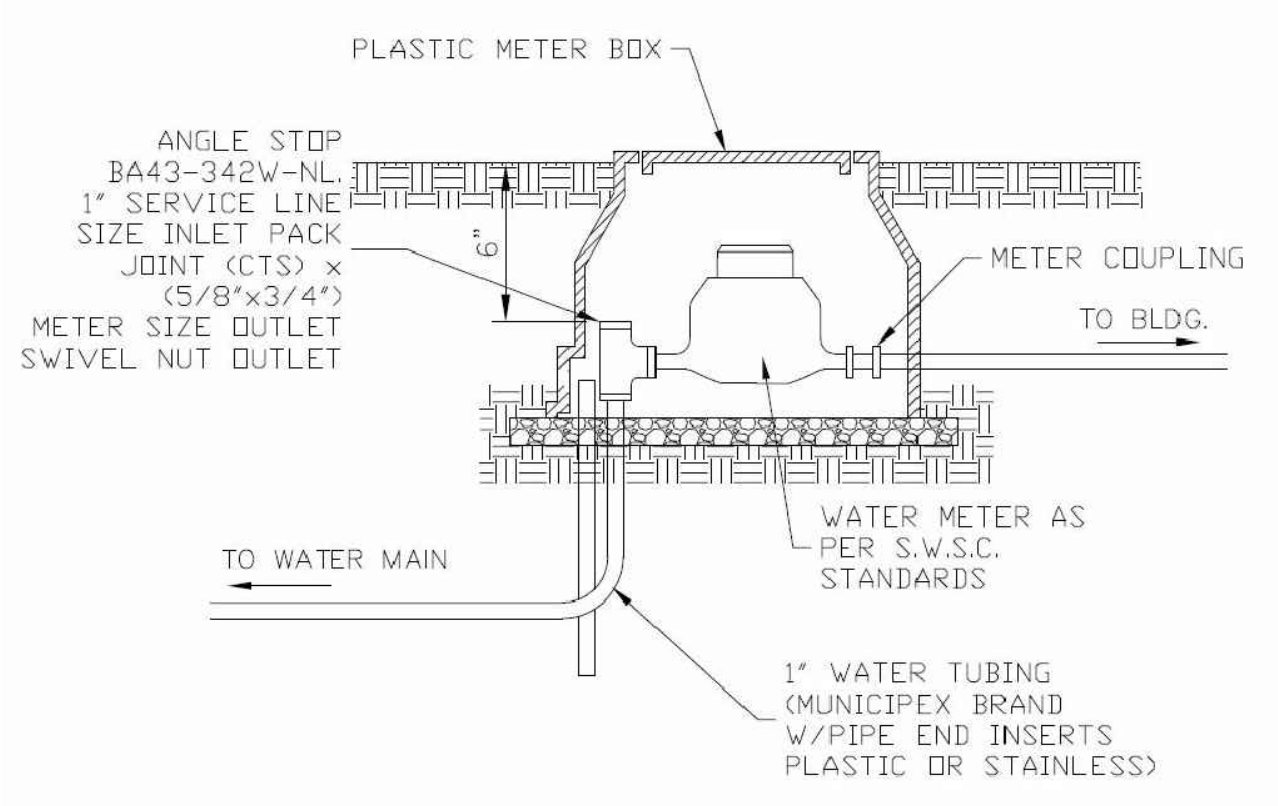


SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION

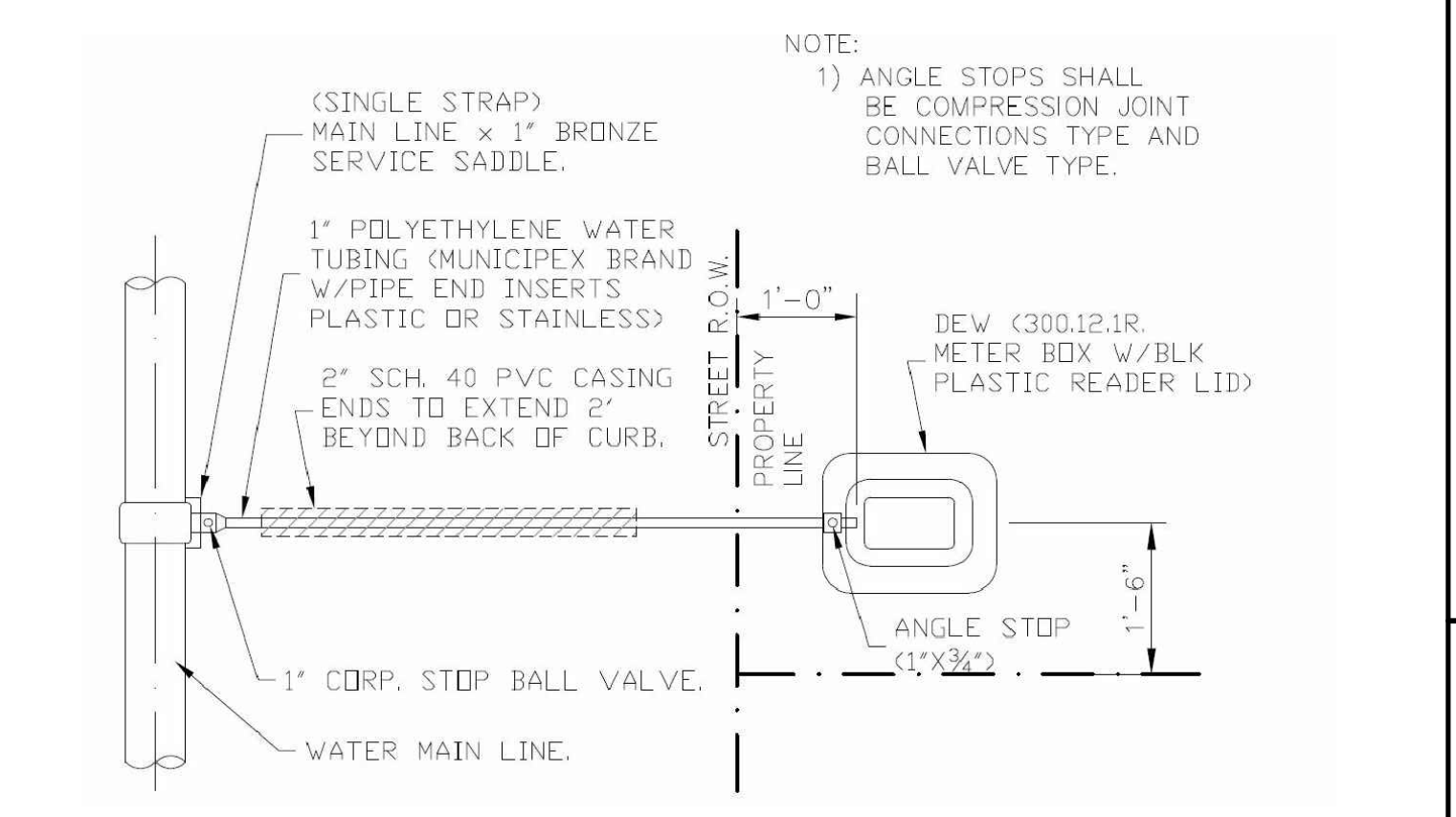


- GENERAL NOTES:**
- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- CONSTRUCTION NOTES:**
- WATER MAIN, (SEE PLANS AND SPECIFICATIONS)
 - TAPPING SLEEVE (SIZE AS REQUIRED).
 - CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND THRUST BLOCK AS PER SPECIFICATIONS.
 - FLANGED AND HUB ENDS "D" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
 - ANCHOR RODS.
 - PVC PIPE.
 - SIMPLEX COUPLING.

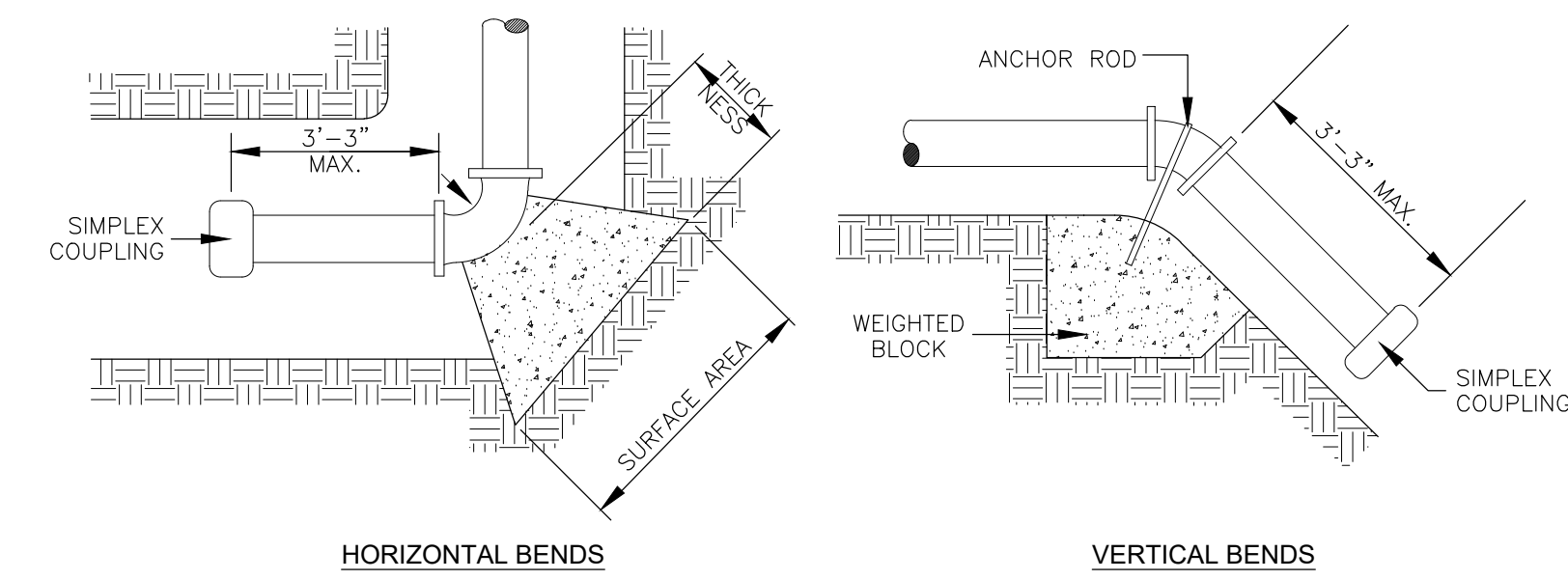
WATER TAPPING SLEEVE AND VALVE INSTALLATION



TYPICAL WATER SERVICE CONNECTION



TYPICAL SINGLE WATER SERVICE CONNECTION

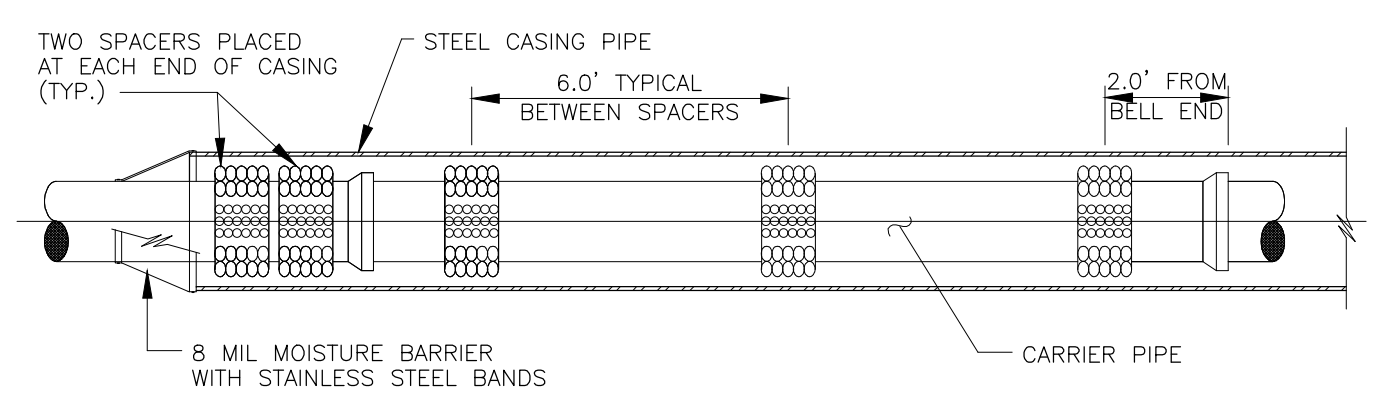


TYPICAL THRUST BLOCK DETAILS

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:**
- 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 3' OF COVER WITH C&G AND A 5' MIN. W/O C&G.
 - THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
 - THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.

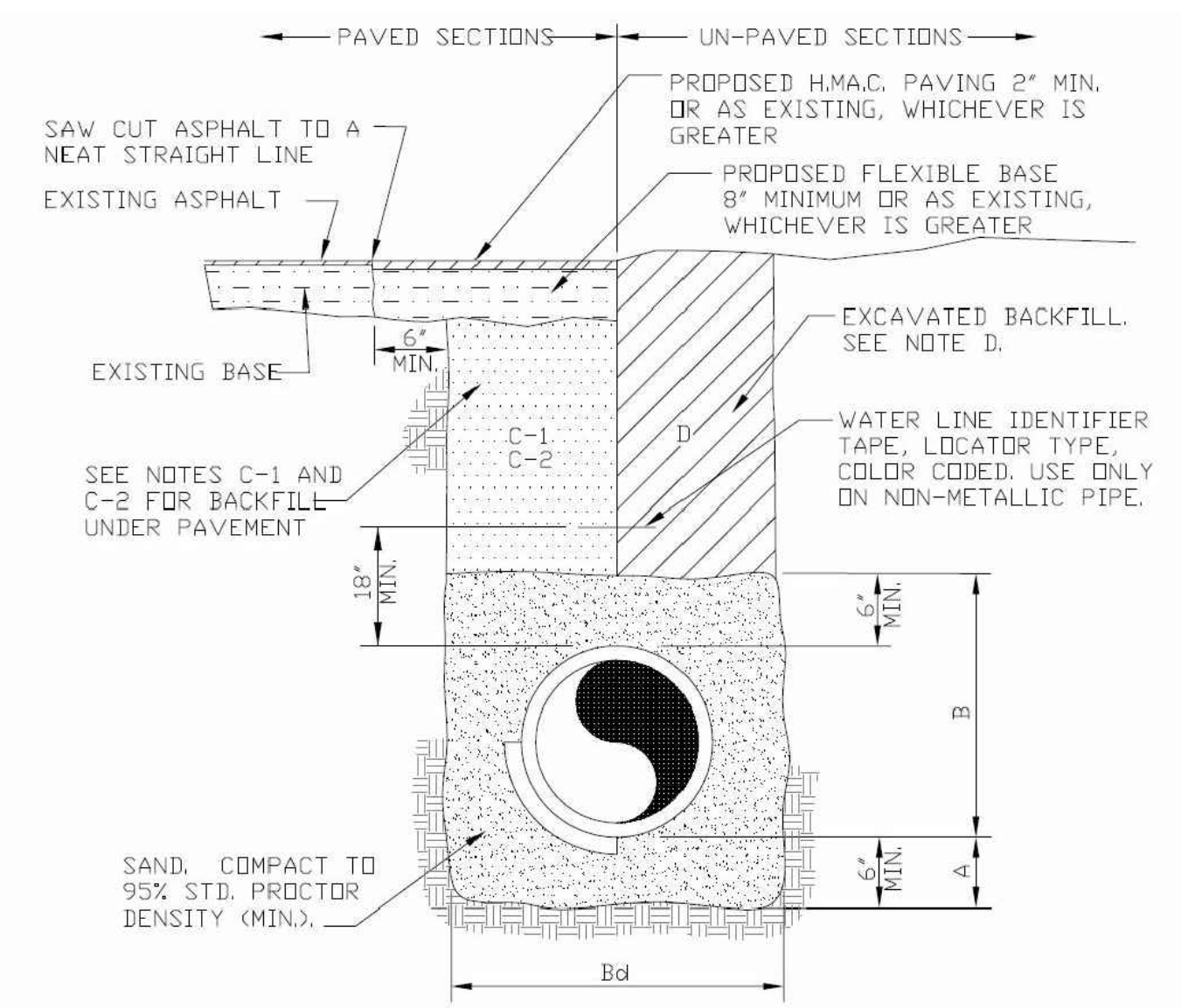
BORING INSTALLATION	
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
18" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"



TYPICAL BORING AND CASING DETAIL

- GENERAL NOTES:**
- ALL DETAILS ARE TYPICAL AND NOT TO SCALE.
 - PART OF THESE DETAILS MAY NOT APPLY TO THIS PROJECT.
 - ALL DETAILS ARE TYPICAL; CONTRACTOR IS RESPONSIBLE TO MEET THE LATEST INSTALLATION REQUIREMENTS AS PER CITY OF ALTON, AND SHARYLAND WATER SUPPLY CORP. (S.W.S.C.).

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TYPICAL WATER LINE & SEWER FORCEMAIN BEDDING DETAIL

IZAGUIRRE
Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2
MISSION TEXAS, 78574
PHONE (956) 584-0554
FAX (956) 584-0049
F-10214

EDUARDO'S SUBDIVISION No.26 MAP OF PAVING AND DRAINAGE

A 9.93 ACRE TRACT OF LAND (NORTH 10 ACRES RECORDED) OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3121924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

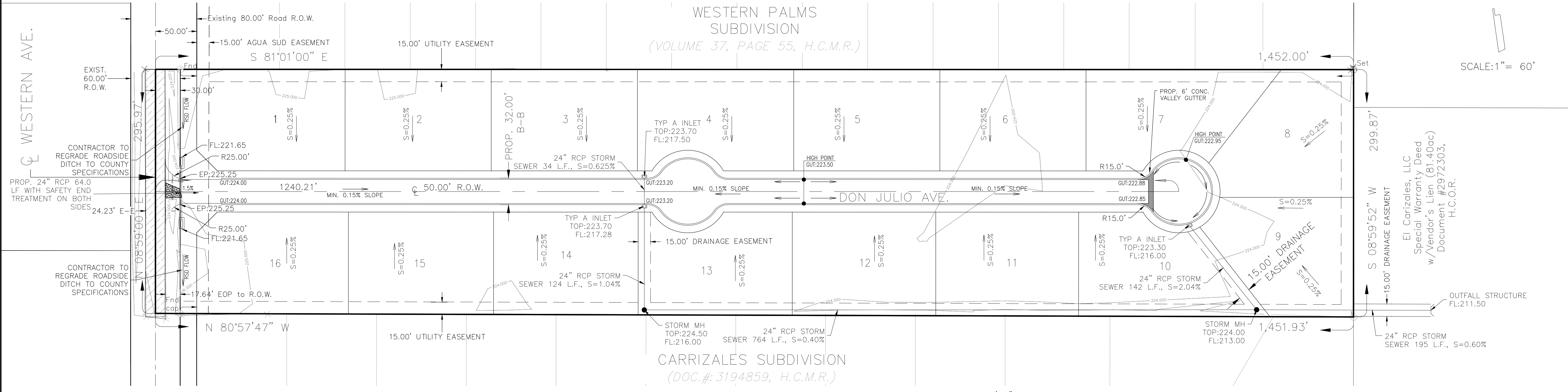
WESTERN PALMS SUBDIVISION
(VOLUME 37, PAGE 55, H.C.M.R.)

CARRIZALES SUBDIVISION
(DOC.#: 3194859, H.C.M.R.)



PRELIMINARY

EDUARDO'S SUBDIVISION No.26
PAVING AND DRAINAGE LAYOUT



SCALE: 1" = 60'

DRAINAGE STATEMENT FOR EDUARDO'S SUBDIVISION No.26

I. PROJECT LOCATION
This subdivision consists of 16 residential lots located on Western Rd & 6 1/2 mile on the east side of the road. Said subdivision, located within the City of Mission's 5-Mile ETJ is a 9.93-acre tract of land (north 10 acres recorded) out of Block 16, Texan Gardens subdivision, Hidalgo County, Texas, as per map thereof recorded in Volume 8, Pages 57-58, of the Hidalgo County Map Records.

II. FLOOD PLAIN
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 0295 D, map revised June 6, 2000.

III. SOIL CONDITIONS
A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that the predominant soil of the subject site is classified as Hidalgo-25 (fine sandy loam) & Hidalgo-28 (sandy clay loam).

Brennan-3 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. See attached Soil Survey of Hidalgo County, Texas.

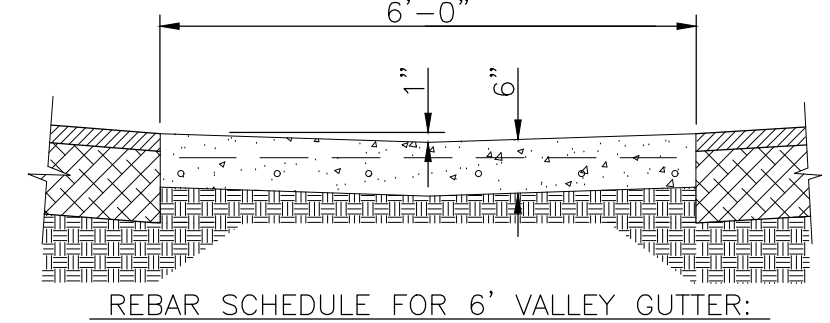
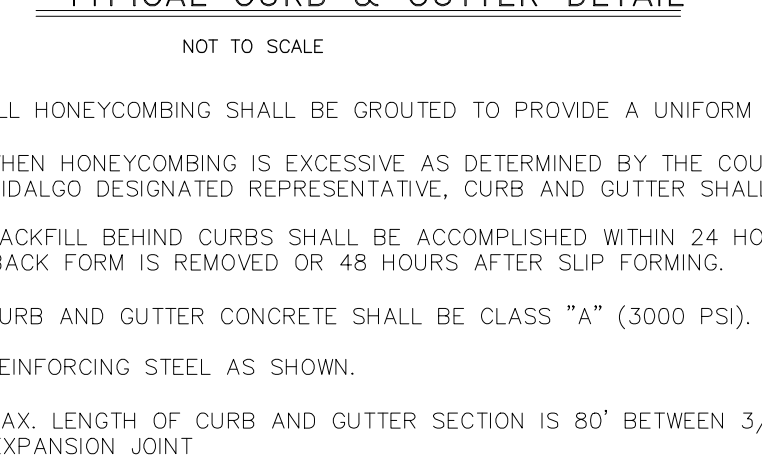
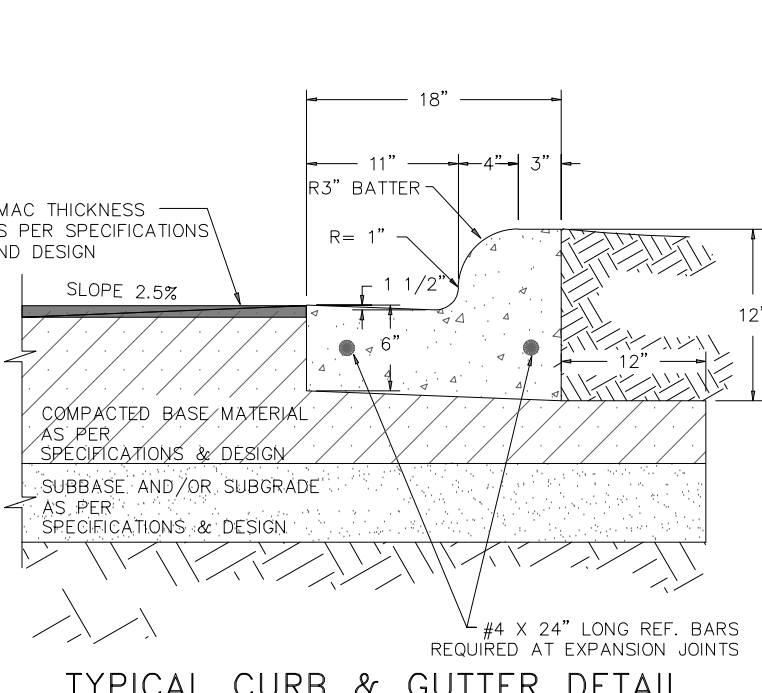
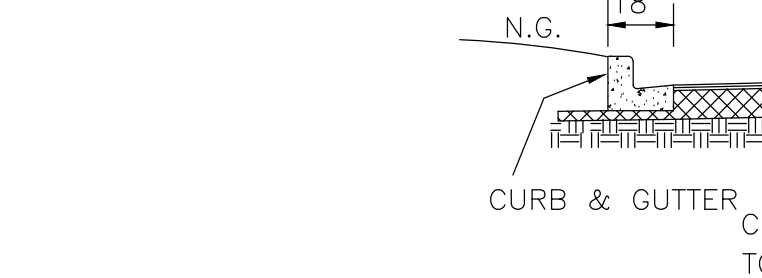
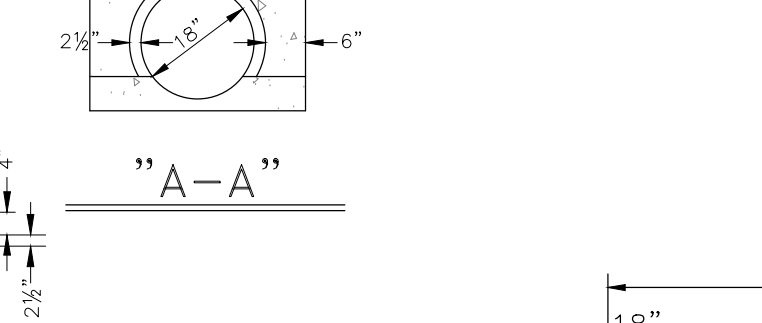
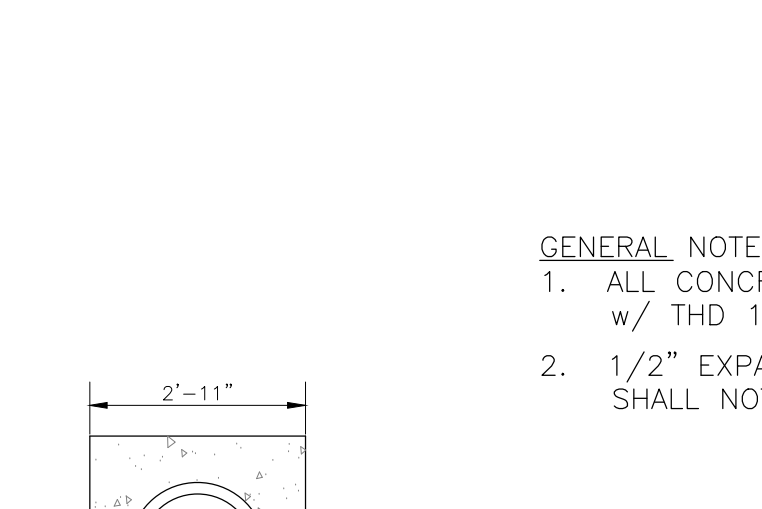
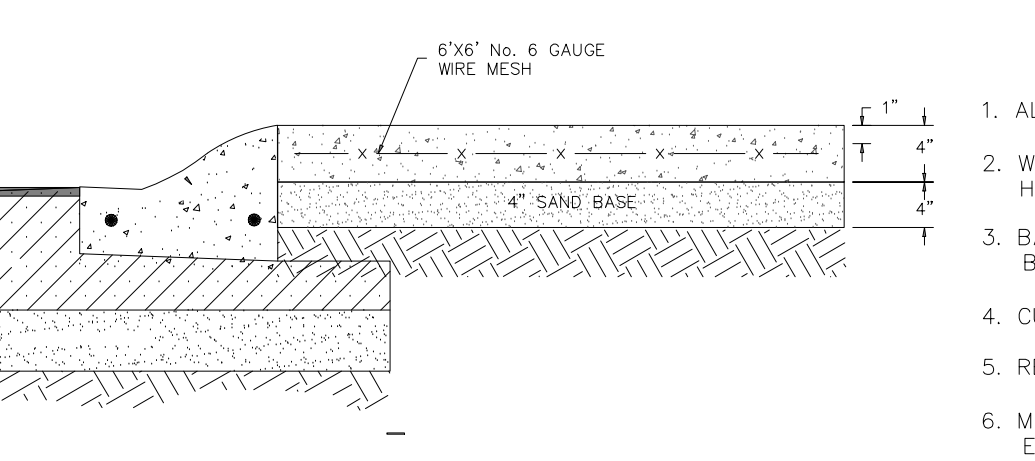
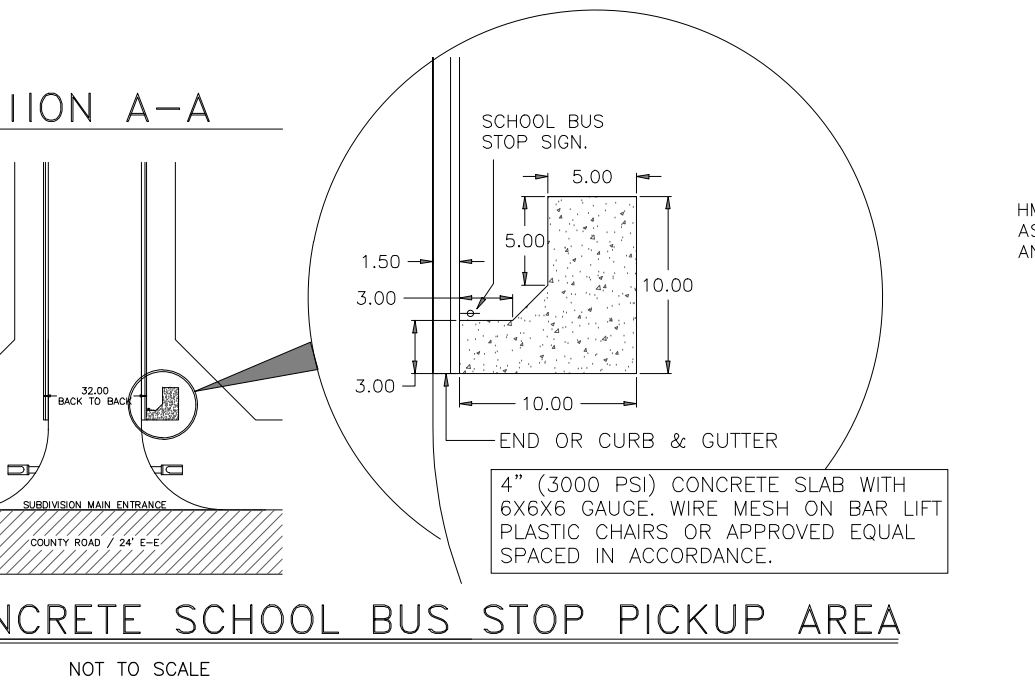
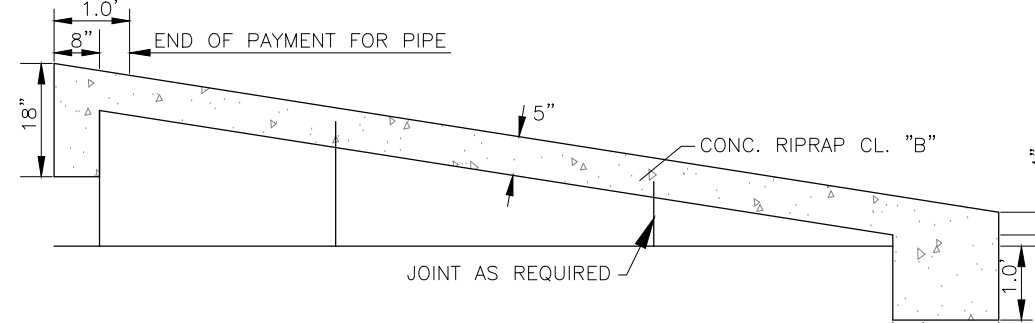
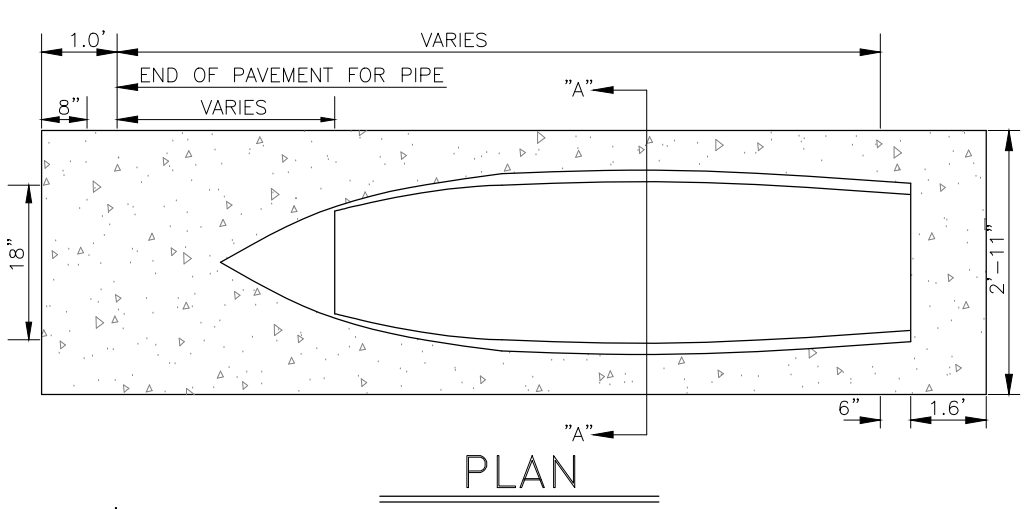
IV. EXISTING CONDITIONS
The subject tract is currently undeveloped moderate brush-land. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.35%).

Existing runoff from the subject site is by form of sheet runoff flowing overland towards the east where it is intercepted by the Regional detention pond owned by the HCDD#1.

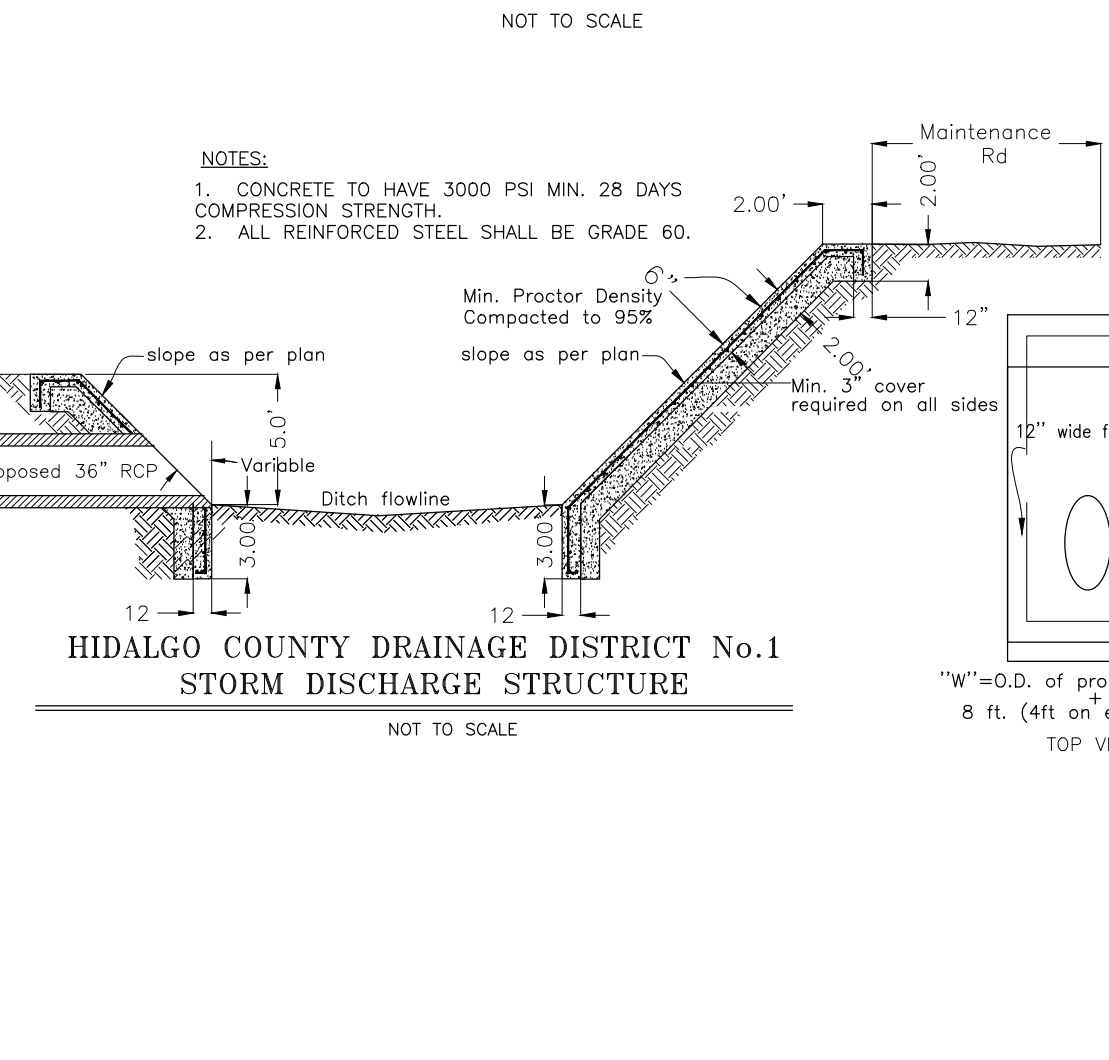
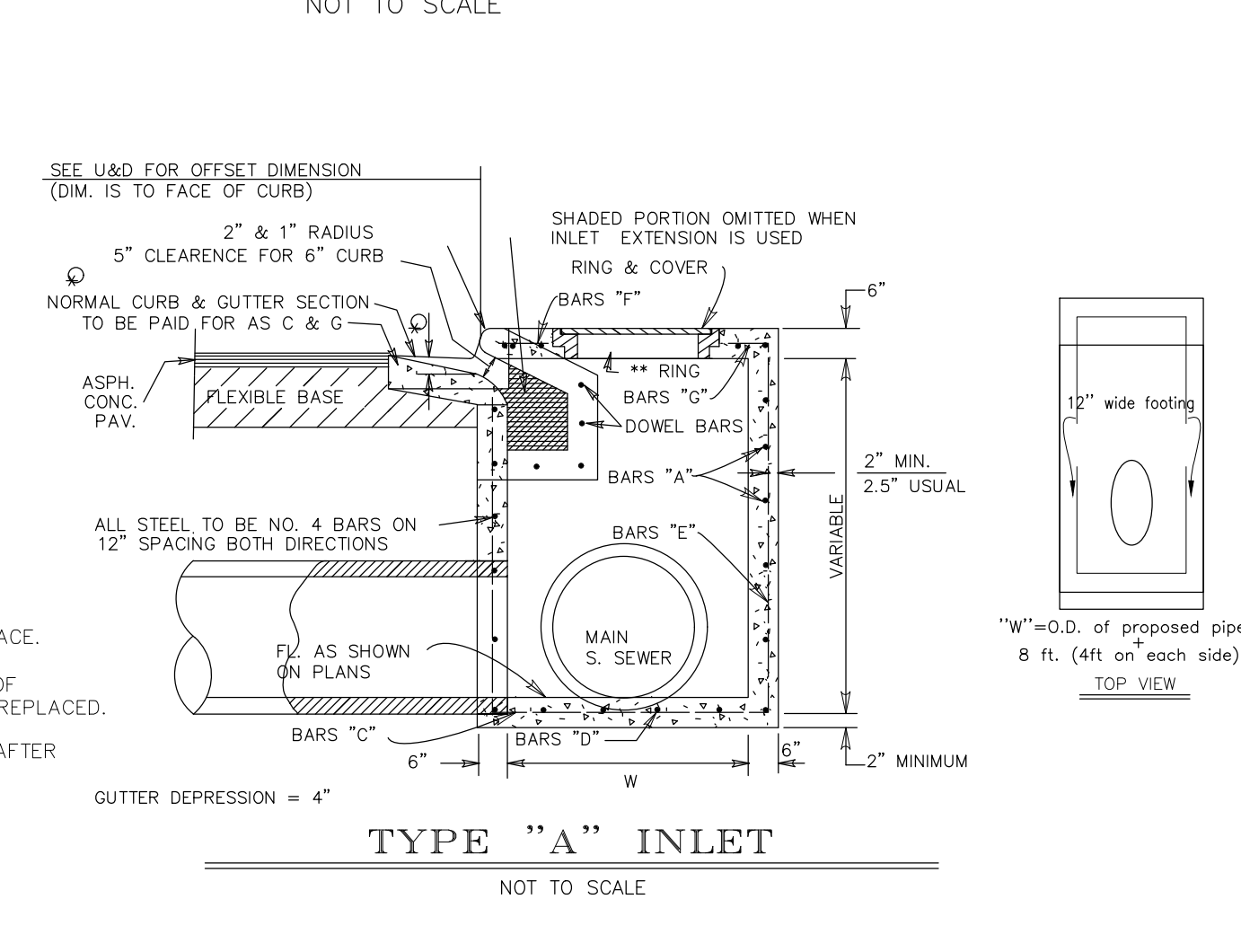
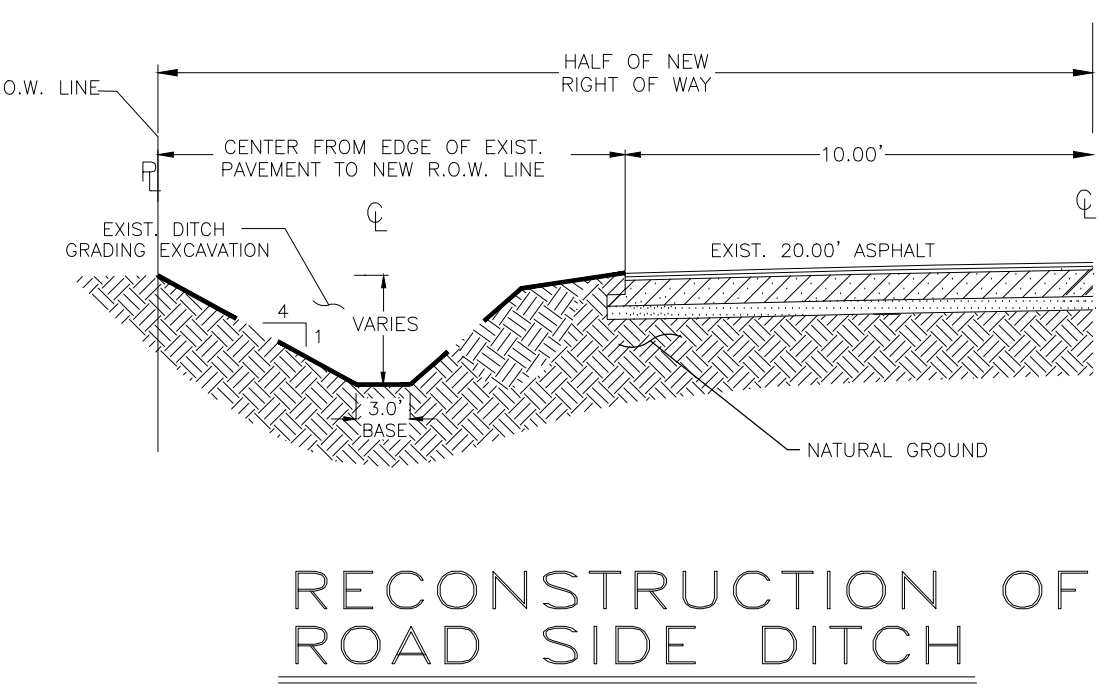
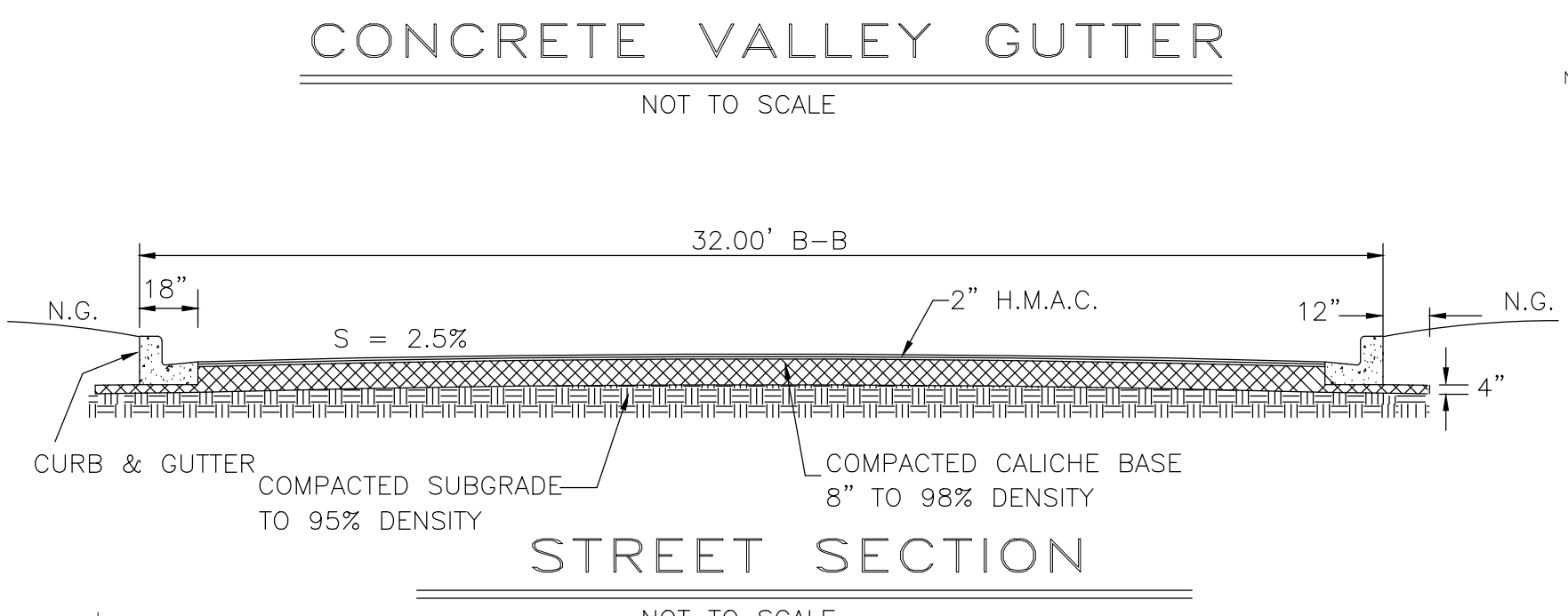
The Rational Method was utilized to determine the existing 10-year frequency event storm water runoff ($Q_{exist} = 6.38$ cfs) for this site.

V. PROPOSED CONDITIONS
Utilizing the 50-year frequency storm event, after development of this subdivision storm water runoff will be 23.58 cfs with an increased $Q = 17.2$ cfs the total proposed detention volume, in accordance with the County of Hidalgo's drainage requirements, is 35,392 cubic feet (0.81 acre-feet) (Refer to attached Drainage Calculations). Detention of 42,300 cubic feet will be provided by the widening of the West Main Drain III. (See attached Linear Detention Calculations).

The proposed development site surface storm water runoff will be intercepted by proposed Type "A" inlets installed at appropriate locations. Said inlets will drain into proposed 32" storm sewer lines flowing east into said existing Regional detention pond owned by the HCDD#1. Required detention volume per Hidalgo County Drainage District No.1 policies concerning increased storm water runoff will be added to said Regional detention pond owned by the HCDD#1.



- GENERAL NOTES:**
- ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 - 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.



COST ESTIMATE

WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
OSSF IMPROVEMENTS:	\$
TOTAL:	\$



PRELIMINARY
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.

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

IZAGUIRRE
Engineering Group LLC.

2121 E. GRIFFIN PKWY SUITE 2
MISSION, TEXAS 78574

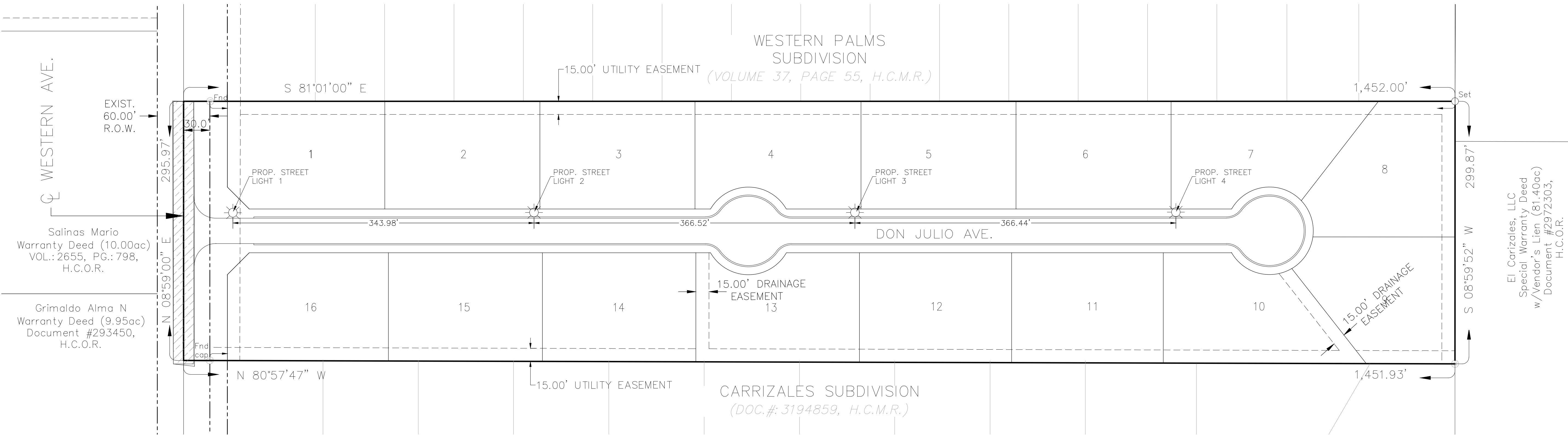
PHONE (956) 584-0554
FAX (956) 584-0049

EDUARDO'S SUBDIVISION No.26 MAP OF STREET LIGHT LAYOUT

A 9.93 ACRE TRACT OF LAND (NORTH 10 ACRES RECORDED) OUT OF BLOCK 16 TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.



SCALE: 1" = 60'



WESTERN AVE.
EXIST. 60.00' R.O.W.
Salinas Mario Warranty Deed (10.00ac) VOL.: 2655, PG.: 798, H.C.O.R.
Grimaldo Alma N Warranty Deed (9.95ac) Document #293450, H.C.O.R.

El Carrizales, LLC
Special Warranty Deed
w/ Vendor's Lien (81.40ac)
Document #2972303,
H.C.O.R.

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF GILBERTO A. GRACIA - P.E. 62477 ON 12-1-2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

EDUARDO'S SUBDIVISION No.26
PROPOSED STREET LIGHT LAYOUT

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