



Anthony Uresti
Assistant Director

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: **8-22-2023**

PROPOSED **EDUARDO'S SUBDIVISION NO. 20** PRECINCT No. **3**

ENGINEER: **IZAGUIRRE ENGINEERING GROUP, LLC.** DEVELOPER: **IZAGUIRRE REAL ESTATE HOLDINGS, LLC.**

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: **79** *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: **11**

FILLING STATIONS: **5**

LOCATION DESCRIPTION: **NORTHWEST OF TROSPER ROAD AND MILE 6 1/2 NORTH ROAD.**

SUBDIVISION LIES WITHIN THE: ETJ OF **MISSION.**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **9-16-2022** PROPERTY LIES WITHIN FLOOD ZONE: **"X"** AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM THAT WILL CONNECT TO THE EXISTING STORM DRAINAGE SYSTEM OF EDUARDO'S NO. 19 SUBDIVISION.**

ROAD R.O.W. DEDICATION: **20.00 FEET ONTO TROSPER ROAD.**

H.C.R.O.W. FINAL APPROVAL DATE: **7-25-2023** BY, **PRECINCT 3** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: **N/A** BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: **CITY OF ALTON** LINE SIZE: **8"** LOCATION: **XAVIER AVENUE, 109TH STREET - 111TH STREET**

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

H.C.E.O.C. FINAL APPROVAL DATE: **7-25-2023** : 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: **N/A**

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

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.

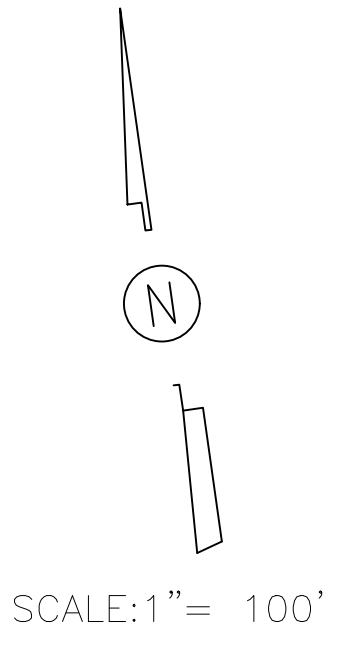
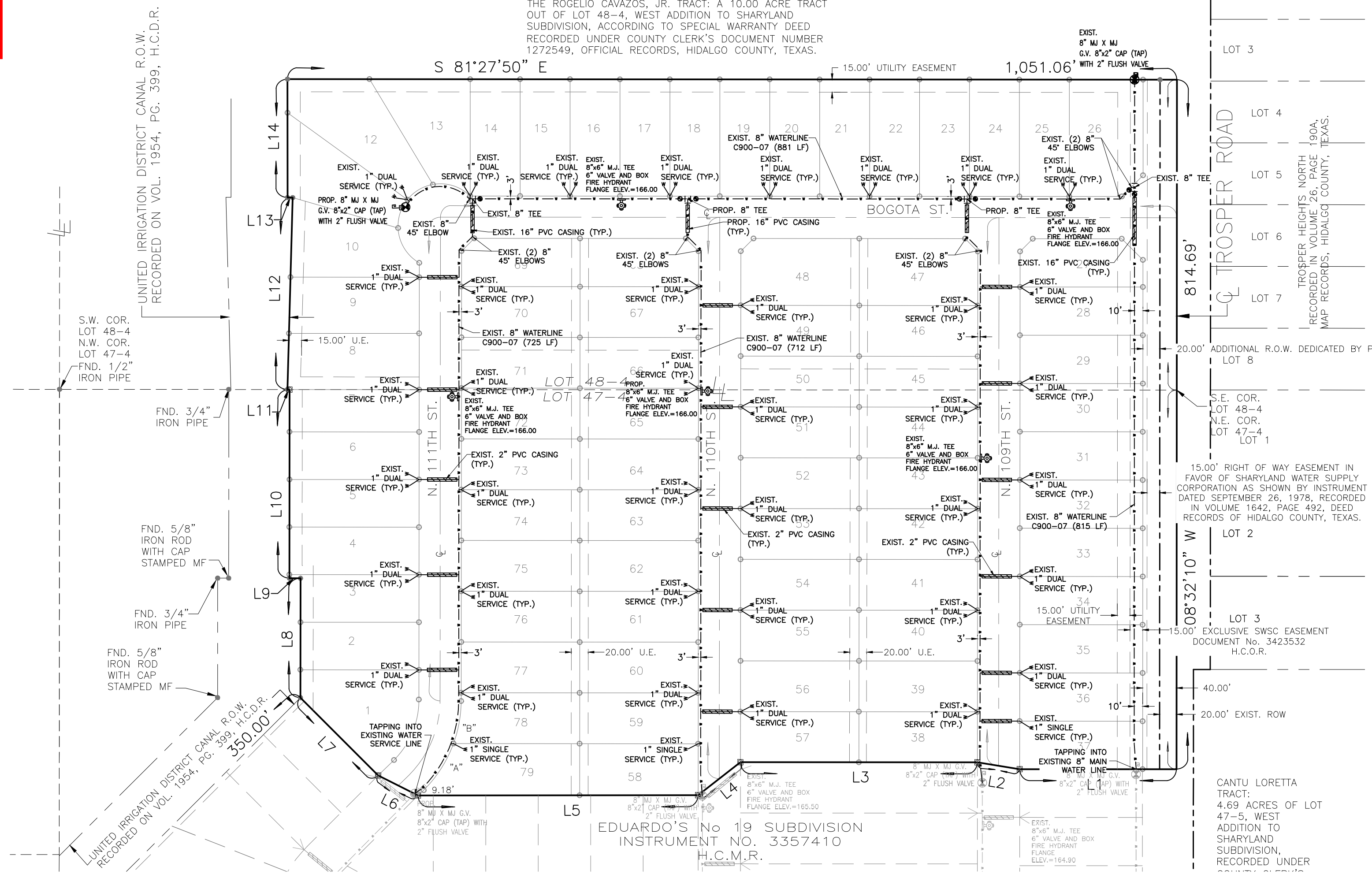
ALL WATERLINE CONSTRUCTION SHALL REFERENCE S.W.S.C. UTILITY DISTRICT STANDARDS. CONTRACTOR SHALL REFERENCE S.W.S.C. DETAILS WHENEVER CONFLICTS ARISE.

AS-BUILT PLAN

DATE: 8/2/2023

WATER LAYOUT OF: EDUARDO'S SUBDIVISION No. 20

A 19.67-ACRE TRACT OF LAND, OUT OF LOTS 47-4 AND 48-4, 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, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, AND ACCORDING TO THE GENERAL WARRANTY DEED RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2964387, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, LYING ON THE WEST SIDE OF TROSPER ROAD.



EDUARDO'S SUBDIVISION No.20
WATER LAYOUT

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

I, ANICETO IZAGUIRRE, OWNER OF THE 19.67 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No. 20, 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.

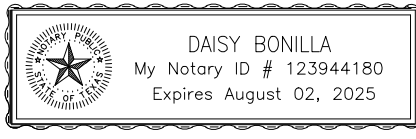
ANICETO IZAGUIRRE - PRESIDENT
IZAGUIRRE REAL ESTATE HOLDINGS
500 SOLAR DR.
MISSION, TEXAS 78574

DATE _____

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 _____, 2023.



FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 20:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
EDUARDO'S SUBDIVISION No. 20 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 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 N. 111TH ST., N. 110TH ST., AND N. 109TH ST. FROM EDUARDO'S NO. 19 SUBDIVISION.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No.20 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE THAT RUNS ALONG THE EAST SIDE OF N. 111TH ST., THE WEST SIDE OF N. 110TH ST., AND THE WEST SIDE OF N. 109TH ST. THE PROPOSE 8" DIAMETER WATER LINE RUNS NORTH ALONG THE EAST SIDE OF N.111TH ST AND THE WEST SIDE OF N. 110TH ST., AND N.109TH ST. THEN LOPNS IN TO THE NORTH SIDE OF BOGOTA STREET AT TROSPER RD.

FROM THE PROPOSE 8" DIAMETER WATERLINE, THIRTY EIGHT (38) 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 \$241,140.00 OR \$3,052.40 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY S.W.S.C. THE AMOUNT OF \$252,800.00 WHICH COVERS THE \$3,200.00 COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

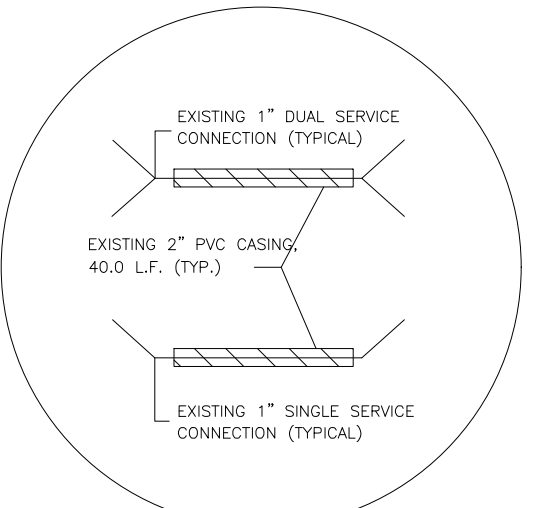
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAS COST A GRAND TOTAL OF \$493,940.00 WHICH EQUALS TO \$6,252.41 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-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.

EDUARDO'S SUBDIVISION No. 20.
POR: GILBERTO A. GRACIA, P.E.

PROVISION DE AGUA: DESCRIPCION, Y GASTOS.

EDUARDO'S SUBDIVISION No. 20 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. FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE S.W.S.C. PRESENTO SUFICIENTE DOCUMENTACION 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 DIAMETRO EXISTENTE, CORRIENDO POR LA CALLE N. 111TH ST., N. 110TH ST., Y N. 109TH ST. DE LA SUBDIVISION EXISTENTE DE EDUARDO'S NO. 19.

EL SISTEMA DE AGUA PARA EDUARDO'S No. 20 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 ESTE DE LA CALLE N. 111TH ST., OTRA LINEA QUE CONECTA EN EL LADO OESTE DE LA CALLE N. 110TH ST. Y UNA LINEA QUE CONECTA EN EL LADO OESTE DE LA CALLE N. 109TH ST. LAS LINEAS PROPUESTA DE 8" DE DIAMETRO CORREN HACIA EL NORTE DE LAS MENCIONADAS CALLES TERMINANDO EN UNA LINEA DE 8" DE DIAMETRO QUE CORRE EN EL LADO NORE DE LA CALLE BOGOTA ALATURA DE LA CALLE TROSPER .

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN TREINTA Y OCHO (38) 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 \$241,140.00 DE LOS CUALES SE CUBRIO US \$3,052.40 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A S.W.S.C. LA CANTIDAD DE US \$252,800.00 O US \$3,200.00 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, TARIAS DE CONEXION Y MEMBRESIAS), 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.

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 HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO TOTAL DE US \$493,940.00 O US \$6,252.41 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:	\$241,140.00
PAVING IMPROVEMENTS:	\$423,950.00
DRAINAGE IMPROVEMENTS:	\$212,500.00
SANITARY SEWER IMPROVEMENTS:	\$263,190.00
TOTAL:	\$1,140,820.00

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

IZAGUIRRE
Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2
MISSION TEXAS, 78574

F--10214
PHONE (956) 584-0554
FAX (956) 584-0049

SANITARY SEWER LAYOUT OF: EDUARDO'S SUBDIVISION No. 20

A 19.67-ACRE TRACT OF LAND, OUT OF LOTS 47-4 AND 48-4, 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, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, AND ACCORDING TO THE GENERAL WARRANTY DEED RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2964387, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, LYING ON THE WEST SIDE OF TROSPER ROAD.

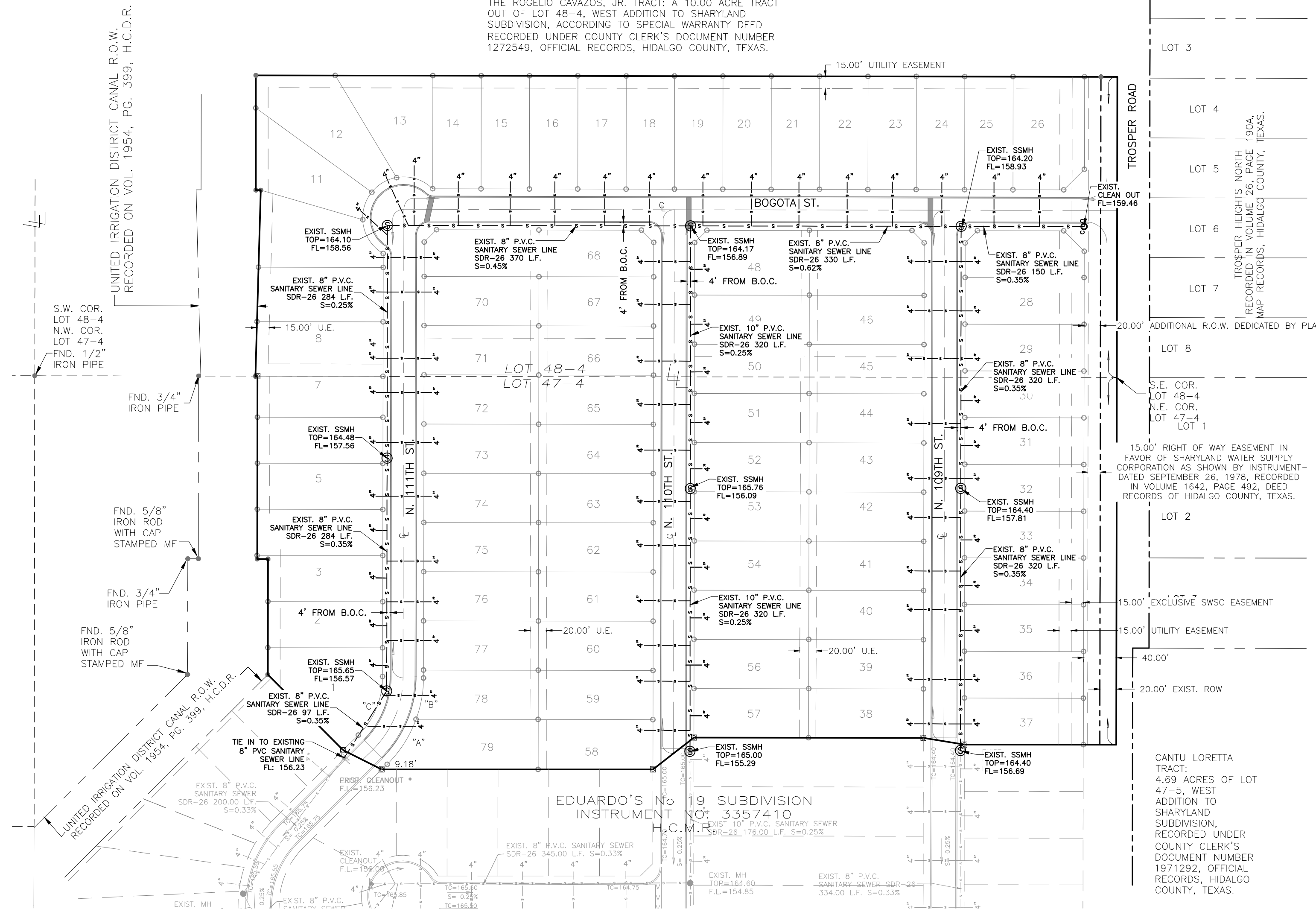
THE ROGELIO CAVAZOS, JR. TRACT: A 10.00 ACRE TRACT OUT OF LOT 48-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1272549, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SCALE: 1" = 100'

AS-BUILT PLAN

DATE: 8/2/2023



CERTIFICATION OF PROVISION OF SANITARY SEWER SERVICE

THE AREA WITHIN THIS PLAT IS NOT WITHIN ANY DESIGNATED CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE SEWER SERVICE. I HEREBY CERTIFY THAT THE CITY OF ALTON, HAS FACILITIES ACCESSIBLE TO THE EDUARDO'S SUBDIVISION No. 20. PROVISION OF DEVELOPMENT, CONSTRUCTION AND SERVICE IS CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFFSITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO GRAVITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY THE CITY OF ALTON AND CONSTRUCTED ACCORDING TO THE DEVELOPER'S DESIGN ENGINEER, CITY OF ALTON DESIGN MANUAL, LOCAL STATE AND FEDERAL AGENCIES APPROVED PLANS AND SPECIFICATIONS. ALL EASEMENTS REQUIRED FOR THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO THE CITY OF ALTON, TEXAS.

JEFF UNDERWOOD, CITY MANAGER
CITY OF ALTON, TEXAS

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

I, ANICETO IZAGUIRRE, OWNER OF THE 19.67 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No. 20, 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.

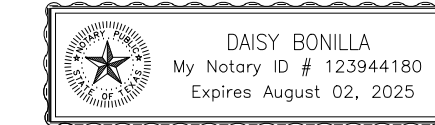
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ANICETO IZAGUIRRE — PRESIDENT
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 _____, 2023.



NOTARY PUBLIC - STATE OF TEXAS

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 20:

BY: GILBERTO A. GRACIA, P.E.

SEWER SUPPLY Description and Costs.

SANITARY SEWAGE DESCRIPTION AND EXPENSES:

EDUARDO'S SUBDIVISION No. 20 SUBDIVISION HAS BEEN TREATED BY WASTEWATER SERVICE FROM THE CITY OF ALTON. THE SUBDIVIDER AND THE CITY OF ALTON HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF ALTON HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF ALTON HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE SANITARY SEWAGE SYSTEM OF EDUARDO'S SUBDIVISION No. 20 CONSISTS OF A PROPOSED 8" & 10" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER SYSTEM LOCATED ON THE EXISTING EDUARDO'S SUBDIVISION No. 19. SAID EXISTING SEWER SYSTEM CONSISTS TAPS INTO A MANHOLE LOCATED ON THE NORTH EAST SIDE OF EDUARDO'S No. 19 SUBDIVISION THAT RUNS AN 8" DIAMETER SEWER LINES 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 65.00 FEET ALONG A 15'-FT UTILITY EASEMENT AND CONNECTING WITH THE EXISTING LIFT STATION.

SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF SEVENTY-NINE (79) SANITARY SEWER SERVICES.

THE 8" AND 10" SEWER LINES, THE 4" SERVICE LINES, THE SEVEN (7) SANITARY SEWER MANHOLES HAS BEEN INSTALLED, AT A TOTAL COST OF \$263,190.00 OR \$3,331.52 PER LOT. IN ADDITION, THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF ALTON 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:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAS COST A GRAND TOTAL OF \$263,190.00 WHICH EQUALS TO \$3,331.52 PER LOT.

COST ESTIMATE

WATER DISTRIBUTION:	\$241,140.00
PAVING IMPROVEMENTS:	\$123,990.00
DRAINAGE IMPROVEMENTS:	\$212,500.00
SANITARY SEWER IMPROVEMENTS:	\$263,190.00
TOTAL:	\$1,140,820.00

EDUARDO'S SUBDIVISION No. 20.

FOR: GILBERTO A. GRACIA, P.E.

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

LA SUBDIVISION DE EDUARDO'S SUBDIVISION No. 20 RECIBE SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE ALTON. EL DUERO DE LA SUBDIVISION Y LA CIUDAD DE ALTON HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE ALTON HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL DRENAJE SANITARIO DE EDUARDO'S SUBDIVISION No.20 CONSISTE EN DOS LINEAS DE 8" PULGADAS Y UNA DE 10" PULGADAS QUE SE CONECTAN A UN SISTEMA EXISTENTE DE DRENAJE LOCALIZADO EN LA SUBDIVISION ADJUNTA DE EDUARDO'S SUBDIVISION No. 19. DICHO SISTEMA SE CONECTA A UN POZO DE VISITA LOCALIZADO APROXIMADAMENTE 1,100 PIES AL SUR EN EL LADO ESTE DE LA CALLE N. 109TH ST. A UN POZO DE VISITA LOCALIZADO EN EL LADO SUR DE UNIVERSITY AVE., EL CUAL CORRE HACIA EL ESTE APROXIMADAMENTE 145.00 PIES, DICHA LINEA CONTINUA AL SUR EN UN DERECHO DE PASO ASIGNADO DE UTILIDADES DE 15.00 PIES POR APROXIMADAMENTE 85.00 PIES CONECTANDOSE FINALMENTE A UNA ESTACION DE BOMBEO DE DRENAJE EXISTENTE.

LOS SERVICIOS DE DRENAJE SANITARIO TERMINAN EN LOS MEDIDORES DE DRENAJE SANITARIO DE CADA LOTE PARA DAR UN TOTAL DE CUARENTA Y DOS (79) SERVICIOS.

LAS LINEAS DE DRENAJE SANITARIO DE 10 Y 8 PULGADAS, LOS SERVICIOS DE 4 PULGADAS, Y LOS SIETE (7) POZOS DE VISITA HAN SIDO INSTALADAS, A UN COSTO TOTAL DE US \$263,190.00 O US \$3,331.52 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTO EN TOTAL US \$263,190.00 O US \$3,331.52 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.



GILBERTO A. GRACIA—P.E. No. 62477

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EDUARDO'S SUBDIVISION No.20
SANITARY SEWER LAYOUT

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

PAVING & DRAINAGE LAYOUT OF: EDUARDO'S SUBDIVISION No. 20

A 19.67-ACRE TRACT OF LAND, OUT OF LOTS 47-4 AND 48-4, 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, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, AND ACCORDING TO THE GENERAL WARRANTY DEED RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2964387, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, LYING ON THE WEST SIDE OF TROSPER ROAD.

THE ROGELIO CAVAZOS, JR. TRACT, A 10.00-ACRE TRACT OUT OF LOT 48-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1372549, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

MASTER DRAINAGE STATEMENT FOR EDUARDO'S SUBDIVISIONS NOS. 18, 19, 20, 21, & 22

I. PROJECT CHARACTER AND LOCATION
The Eduardo's Subdivisions Nos. 18 thru 22 master development tract acreage (refer to location map) and relative required detention volume(s) is a completion of five (5) proposed single-family residential subdivisions as follows (refer to drainage calculation sheets):
Eduardo's Subdivision No. 18 18.724 ac. net 76 proposed lots Det. 79,837 cu.ft.
Eduardo's Subdivision No. 19 22.030 ac. net 85 proposed lots Det. 93,613 cu.ft.
Eduardo's Subdivision No. 20 19.670 ac. net 79 proposed lots Det. 69,211 cu.ft.
Eduardo's Subdivision No. 21 14.837 ac. net 59 proposed lots Det. 64,748 cu.ft.
Eduardo's Subdivision No. 22 17.878 ac. net 70 proposed lots Det. 78,683 cu.ft.
Total Detention Required for Eduardo's Subdivisions Nos. 18 thru 22 Det. 386,092 cu.ft.

Said proposed master development tract is located within the Extraterritorial Jurisdiction of the City of McAllen, Texas, approximately one-quarter (1/4) mile north of Mile 6 North Road and stretches between Trooper Road and Las Ebanas Road, with frontage on both of those roads. All five (5) proposed subdivision tracts consist of a combined total of 93,139 acres net out of Lots 46-4, 47-3, 47-4, & 48-4, West Addition to Sharyland Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas.

II. FLOOD PLAN
Referring to the attached Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No.480334 0295 D, revised JUNE 6, 2000, the five (5) proposed subdivision tracts are located in zones as follows:

Eduardo's Subdivision No. 18 is located within "Zone X"
Eduardo's Subdivision No. 19 is located within "Zone X"
Eduardo's Subdivision No. 20 is located within "Zone X"
Eduardo's Subdivision No. 21 is located within "Zone X" and "Zone A"
Eduardo's Subdivision No. 22 is located within "Zone X"

Flood Zone "A" is a flood area categorized as "Special Flood Hazard Area Inundated by a 100-year flood" and indicates an area where no base flood elevations have been determined.

Flood Zone "X" is a flood area categorized as "Other" and indicates: a) areas determined to be areas of 500-year flood; b) areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and c) areas protected by levees from 100-year flood.

III. SOIL CONDITIONS
Referring to the U.S.D.A. Soil Conservation Survey of Hidalgo County (1979) and attached USDA Natural Resource Conservation Service Custom Soil Report for the master development tract, the predominant soils of the master development tract are classified as Comdis-8 (loamy fine sand), Hidalgo-25 (fine sandy loam), and Hidalgo-28 (sandy clay loam).

Comdis-8 soil, typically found with 0-3% slopes, consists of a surface layer of brown loamy fine sand about 28 inches thick. The soil from 28 to 80 inches down, is reddish yellow fine sandy loam. This soil: a) is non-calcareous to 49 inches down, b) is well drained, c) has medium available water capacity, d) has very slow surface runoff, e) has moderately rapid permeability, f) has an overall low shrink-swell potential, g) has a severe hazard of soil blowing, and h) has a moderate hazard of water erosion.

Hidalgo-25 soil, typically found with 0-1% slopes, 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 Report.

Hidalgo-28 soil, typically found with 0-1% slopes, consists of a surface layer of dark grayish brown 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 down, from 28 to 38 inches, is pale brown 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 Report.

IV. EXISTING CONDITIONS
Historically, the master development tract consists of brush land. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.30%). Runoff from the master development tract is by sheet runoff flowing overland towards the east and is intercepted by an existing road side ditch along the west side of Trooper Road. Said roadside ditch flows south and outfalls into the Hidalgo County Drainage District No. 1 (HCCDD#1) drain ditch known as the West Main III Outfall, which is located parallel and adjacent to the south perimeter of the subject master development tract. Said West Main III Outfall drain ditch is serviced by the HCCDD#1 drain ditch network which will ultimately outfall into the Arroyo Colorado.

V. PROPOSED CONDITIONS
On-site drainage improvements will be constructed in accordance with the drainage standards and requirements of HCCDD#1. The development surface is to be graded to direct storm water runoff towards proposed curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Said curb inlets will be connected to an appropriately sized drain pipeline system, which will outfall into a proposed post development storm water runoff detention facility (described in Section IV below) to be located within HCCDD#1 south of and immediately adjacent to the subject 93,912 acres of this master development. Said detention facility will be drained by a 24-inch "bleeder" drain line, which will in turn outfall into the previously mentioned existing HCCDD#1 West Main III Outfall Drain Ditch.

VI. RUNOFF CALCULATIONS
In accordance with the drainage policies of the City of McAllen and HCCDD#1, the storm water surface runoff was determined utilizing the Rational Method as follows (refer to drainage calculation sheets):
a) the 10-yr storm for pre-development-face water runoff, $Q_{dev} = 44.11$ cfs; and
b) the 25-yr storm for post-development surface water runoff, $Q_{post} = 152.48$ cfs.
After-development storm water surface runoff of entire 93,912-acre tract, will be increased by $Q = 180.37$ cfs.

In accordance with the drainage standards and requirements of the City of McAllen and HCCDD#1, the total detention requirement for this subject master development (acre feet) is 386,092 cu-ft (8.83 acre feet) as outlined previously in Section I above. Said detention volume will be provided for the subject master development 93,912-acre tract by the proposed detention facility previously mentioned in Section III above and will provide the capacity to detain a total volume of approximately 634,826 cu-ft (14,574 acre-feet).



GILBERTO A. GRACIA—P.E. No. 62477

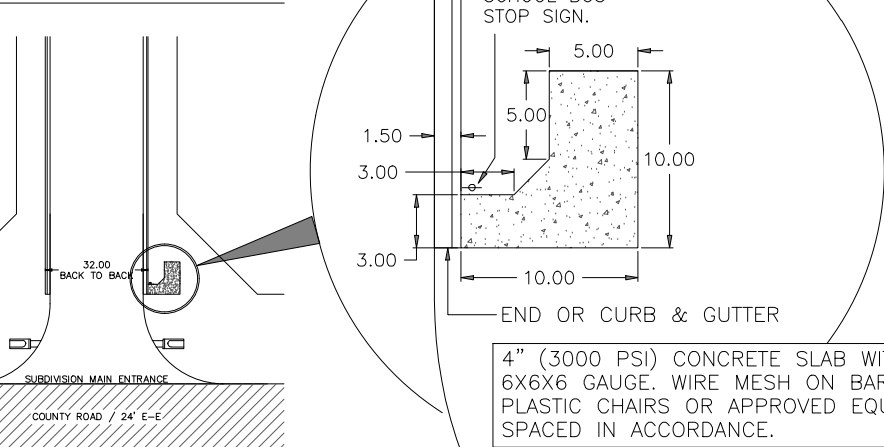
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.

- GENERAL 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.

CONCRETE VALLEY GUTTER

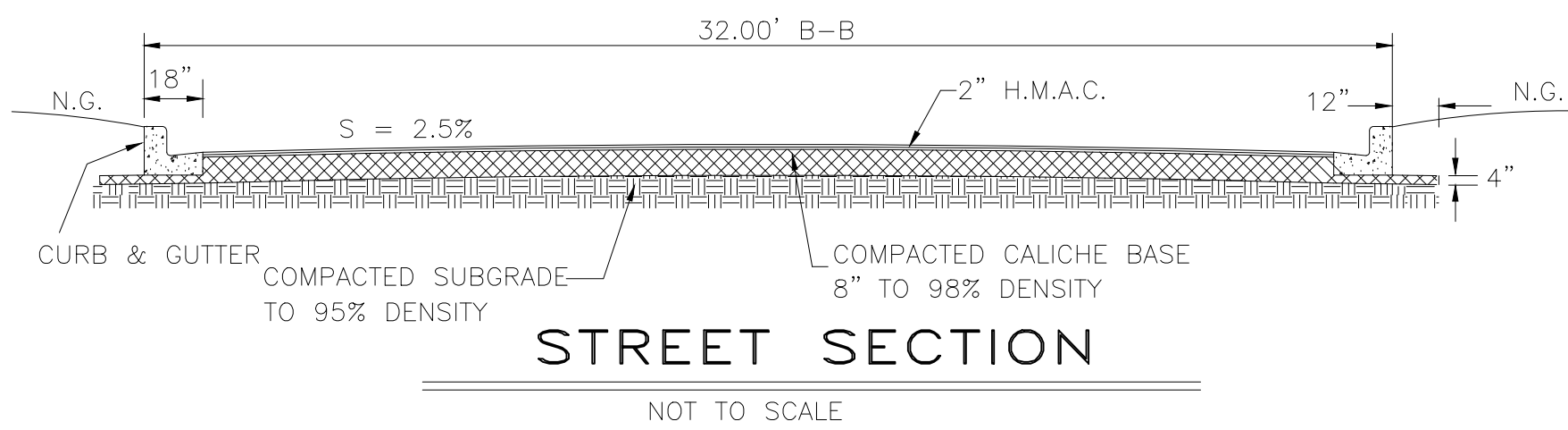
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SECTION A-A



CONCRETE SCHOOL BUS STOP PICKUP AREA

NOT TO SCALE

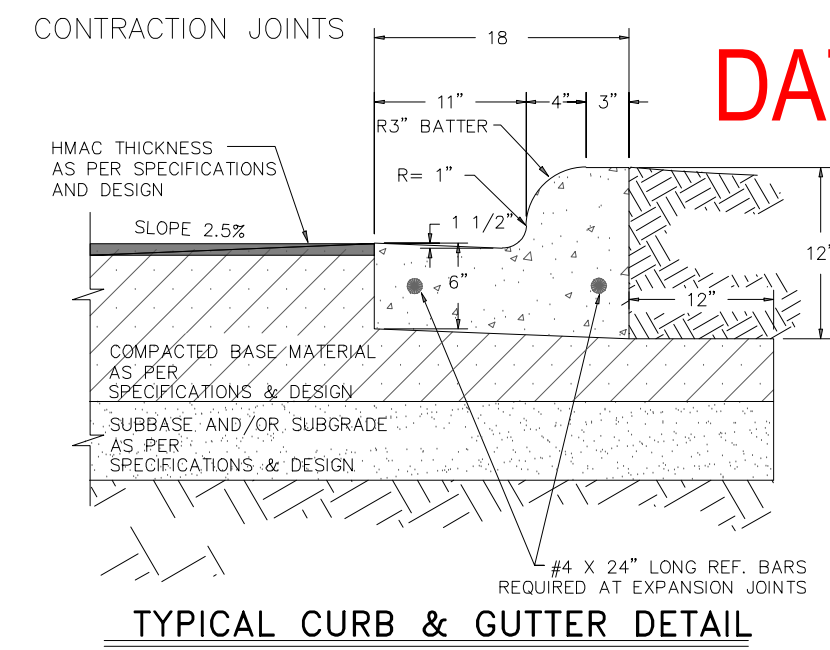


AS-BUILT PLAN

DATE: 8/2/2023

RECONSTRUCTION OF ROAD SIDE DITCH

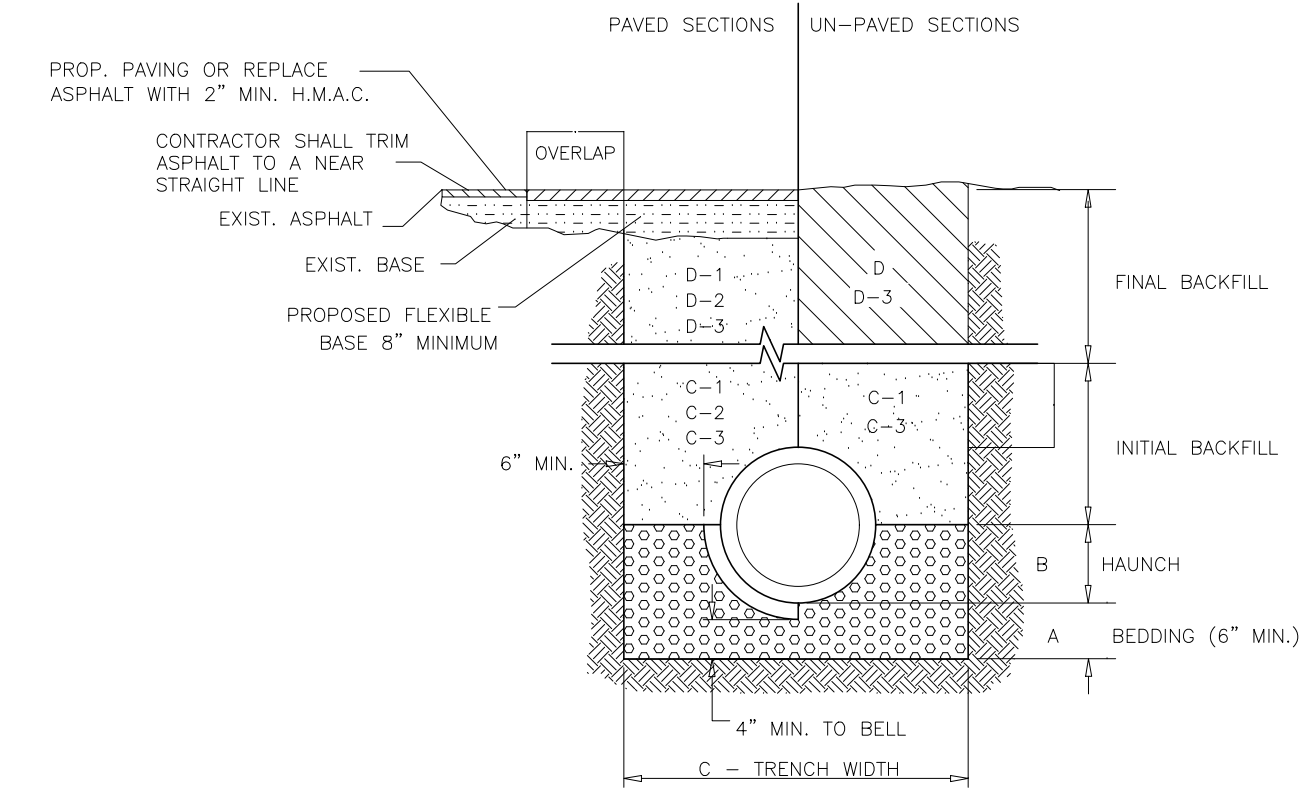
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- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
- BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 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.

TYPE "A" INLET

NOT TO SCALE

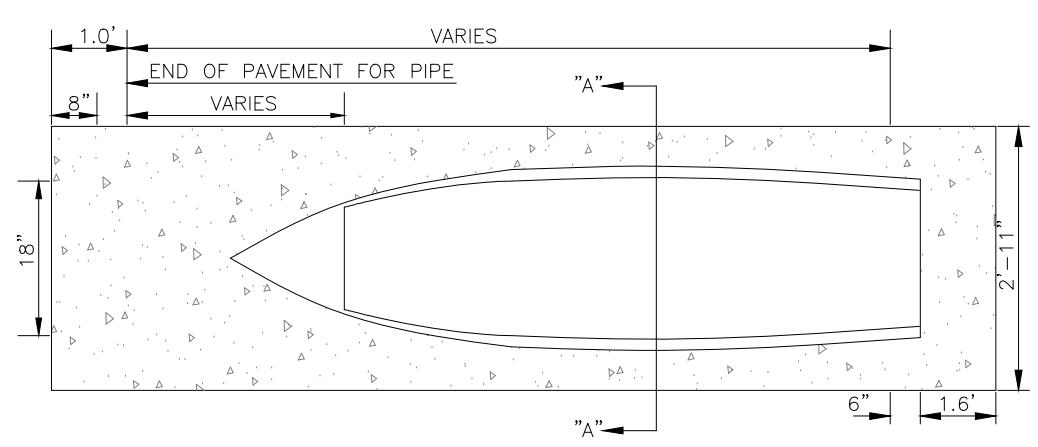


STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S.

- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 1/2" MAX SIZE.
- 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 COMPACTON.
- TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 1/2" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- 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 COMPACTON.
- 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 COMPACTON.
- 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 COMPACTON.
- 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 COMPACTON.
- 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 COMPACTON.
- 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 (WELPPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTES) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTURE CONTENT 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".

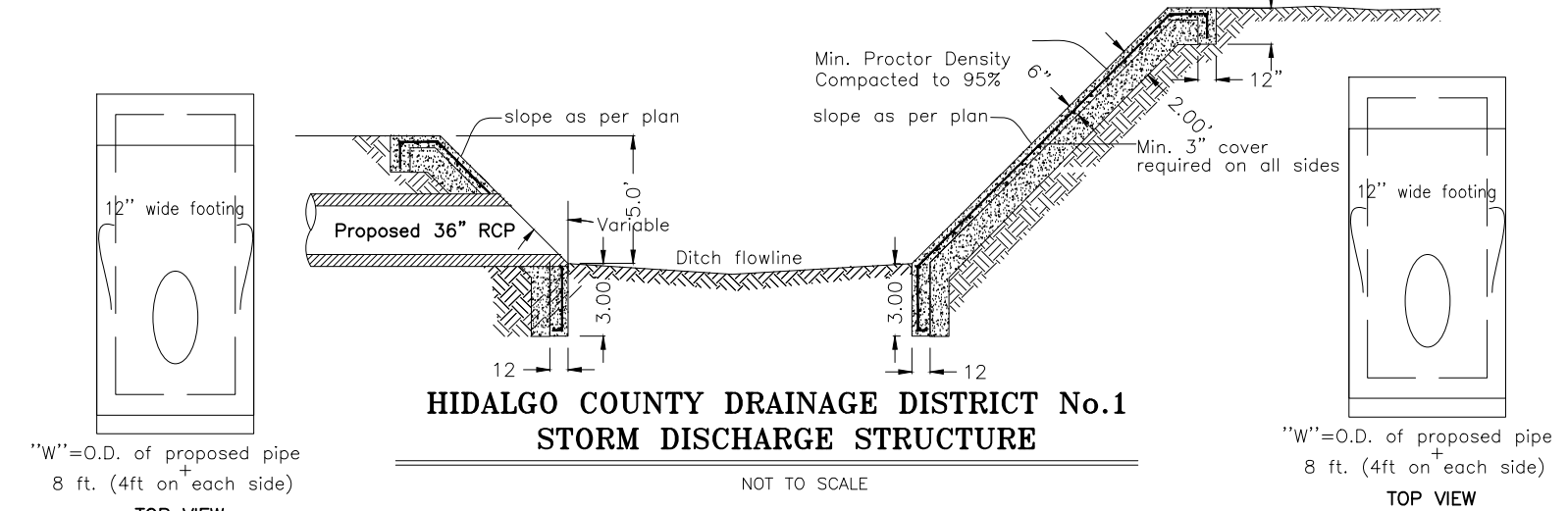
- NOTES:**
- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - FOR D-1 AND D-2 THE COMPACTON REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 - FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM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



HIDALGO COUNTY DRAINAGE DISTRICT No.1 STORM DISCHARGE STRUCTURE

NOT TO SCALE

- NOTES:**
- CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPACTED TO 95% STRENGTH.
 - ALL REINFORCED STEEL SHALL BE GRADE 60.



COST ESTIMATE

WATER DISTRIBUTION:	\$241,140.00
PAVING IMPROVEMENTS:	\$423,990.00
DRAINAGE IMPROVEMENTS:	\$212,500.00
SANITARY SEWER IMPROVEMENTS:	\$263,190.00
TOTAL:	\$1,140,820.00



EDUARDO'S SUBDIVISION No.20

PAVING AND DRAINAGE LAYOUT

IZAGUIRRE
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