



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: 10-31-2023

PROPOSED EDUARDO'S NO. 24 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: 67 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 4

LOCATION DESCRIPTION: INSPIRATION ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 6 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 04-14-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 30 FEET ONTO INSPIRATION ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-08-2023 BY, PRECINT 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: 10" LOCATION: INSPIRATION ROAD.

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 6" LOCATION: INSPIRATION ROAD

H.C.E.O.C. FINAL APPROVAL DATE: 10-10-2023: 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: 4-27-2021

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.24

A 16.92 ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES) OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2213222, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

12/15/21
9/15/16



LOCATION MAP

SCALE = 1" : 1000'

INDEX

1. COVER SHEET
- 1A. SUBDIVISION PLAT
2. WATER DISTRIBUTION LAYOUT
- 3A. TYPICAL DETAILS SHEET
- 3B. TYPICAL DETAILS SHEET
4. SANITARY SEWER DISTRIBUTION LAYOUT
5. DRAINAGE AND PAVING LAYOUT
6. STREET LIGHT DESIGN

APPROVED FOR CONSTRUCTION
HIDALGO COUNTY PLANNING DEPARTMENT

BY: *[Signature]* DATE: 10/15/21
SUBDIVISION COORDINATOR

BY: *[Signature]* DATE: 11/21/21
HIDALGO COUNTY PLANNING DISTRICT No. 1

BY: *[Signature]* DATE: 10/15/21
CONSTRUCTION SUPERVISOR

BY: *[Signature]* DATE: 10/15/21
PLANNING DEPARTMENT

BY: *[Signature]* DATE: 10/15/21
PLANNING DEPARTMENT

THESE PLANS HAVE BEEN PREPARED FOR COMPLIANCE BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND ENGINEERED TO THE DISTRICTS. ALL CONSTRUCTION SHALL COMPLY WITH ALL STATE, LOCAL, FEDERAL, AND SOUND ENGINEERING PRACTICES. ANY CHANGES FROM THE PLANS SHALL BE APPROVED BY THE APPROPRIATE COUNTY DEPARTMENT AND THE ENGINEER. A FINAL SET OF AS-BUILT PLANS SHALL BE REQUIRED PRIOR TO THE PLAT BEING FILED FOR FINAL APPROVAL BY THE HIDALGO COUNTY COMMISSIONER'S COURT. AS-BUILT PLANS SHALL DOCUMENT ALL KNOWN CHANGES MADE DURING CONSTRUCTION. CONTACT THE DESIGN AND LOCATION OF IMPROVEMENTS.

PRINCIPAL CONTACTS:

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



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

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

NO.	SHEET	REVISION	DATE	APPROVED

SUBDIVISION PLAT OF EDUARDO'S SUBDIVISION No.24

A 16.92 ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES) OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2213222, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 16.92 ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES) OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2213222, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 16.92-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 HERIN 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. ROBERTS 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 16.92 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No.24, 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:

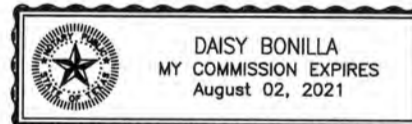
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM 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
7413 N. LA HOMA
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 _____, 2021.



NOTARY PUBLIC- STATE OF TEXAS

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 2021. 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.

BOARD MEMBER

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.24 was reviewed and approved by the Hidalgo County Commissioners on _____.

Hidalgo County Judge _____ date _____

ATTEST: Hidalgo County Clerk _____ date _____

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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



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

STATE OF TEXAS COUNTY OF HIDALGO

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



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



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



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

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

THE GAYTAN ANA HERNANDEZ TRACT: 5 ACRES OUT OF LOT 47-1, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2937, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

(D.R. 1117.07')

S 81°10' E

1116.05'

(D.R. 1118.70')

N 81°10' W

1117.68'

THE JAMES R. ROBERTS, JR. AND MARIA ESTELA ROBERTS TRACT: THE NORTH 5 ACRES OF THE SOUTH 16.85 ACRES OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2008, PAGE 427, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS WATER INFRASTRUCTURE FOR THE EDUARDO'S SUBDIVISION No. 24 SUBDIVISION LOCATED AT CITY OF ALTON ETLIS IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

THIS PLAT OF EDUARDO'S SUBDIVISION No.24 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 212.015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No.24 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN CORRELATION-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 OCCUPANCY OF 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 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, 39, 40 & 67 SHALL HAVE NO ACCESS TO INSPIRATION ROAD.
- 6.- MINIMUM BUILDING SETBACK LINES:
FRONT25.00'
FRONT GARAGE18.00'
REAR15.00'
SIDE6.00'
SIDE CORNER10.0'/20.0' 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 OBTAIN A TOTAL OF 63,057 CUBIC FEET (1.478 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 UNITED IRRIGATION DISTRICT, 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).

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
"A"	28°53'29"	50.00'	26.18'	25.88'
"B"	47°8'14"	50.00'	41.14'	39.98'
"C"	44°43'1"	50.00'	39.34'	38.35'
"D"	42°4'41"	50.00'	36.72'	35.90'
"E"	45°40'28"	50.00'	39.86'	38.81'
"F"	39°21'20"	50.00'	34.34'	33.67'
"G"	48°24'5"	50.00'	42.23'	40.99'
"H"	45°6'21"	50.00'	39.36'	38.35'
"I"	47°8'14"	50.00'	41.14'	39.98'
"J"	30°0'0"	50.00'	26.18'	25.88'

LOT No.	AREA	
	(S.F.)	(AC)
1,39,40 & 67	9,137.41	0.210
2-13	8,610.00	0.198
14	8,413.03	0.193
15	8,617.80	0.198
16	8,516.92	0.196
17	7,873.86	0.181
18	6,376.10	0.146
19-21	6,842.97	0.157
22	6,497.33	0.149
23	7,807.70	0.179
24	9,068.60	0.209
25	8,621.01	0.197
26	8,413.03	0.193
27-38	8,610.00	0.198
41-52	8,610.00	0.198
53-54	8,560.00	0.197
55-66	8,610.00	0.198

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 36°22'58" E	35.31'
L2	S 53°37'02" W	35.39'
L3	S 36°22'58" E	35.31'
L4	N 53°37'02" E	35.39'
L5	N 36°27'13" W	14.14'
L6	N 53°32'47" E	14.14'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. EDUARDO'S SUBDIVISION No. 24 IS LOCATED IN WEST HIDALGO COUNTY, ON THE EAST SIDE OF INSPIRATION ROAD AND APPROXIMATELY 1,850 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 ALTON (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.

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. 19 PROVISION OF DEVELOPMENT, CONSTRUCTION AND SPECIFICATIONS FOR REQUIRED ONSITE 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

DATE

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 OCCUPANCY 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.

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. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWSC CERTIFICATION, PA&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 3A-3B.- DETAIL SHEETS

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 NO. 1 OF 5 SHEETS				
FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
K:\PROJECT\SUBDIVISIONS\EDUARDO'S No.24\EDUARDO'S 24-PLAT	JUN 16, 2020			
	DATE REVISION	REVISED BY	CHECKED BY	APPROVED BY
	9-2-21			

NO.	SHEET	REVISION	DATE	APPROVED

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

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 24:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
EDUARDO'S SUBDIVISION No. 24 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 6" DIAMETER LINE RUNNING ALONG INSPIRATION RD.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No.24 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 6" DIAMETER WATER LINE THAT RUNS ALONG THE EAST SIDE OF INSPIRATION ROAD. THE PROPOSED 8" DIAMETER WATER LINE RUNS EAST FOR ALONG THE SOUTH SIDE OF _____ STREET. IT TURNS NORTH ALONG THE EAST SIDE OF _____ STREET, FINALLY TURNING EAST ALONG THE NORTH SIDE OF _____ STREET, TO LOOP BACK INTO THE EXISTING _____ WATERLINE ON INSPIRATION RD.

FROM THE PROPOSED 8" DIAMETER WATERLINE, THIRTY-TWO (32) DOUBLE SERVICES OF 1" OF DIAMETER AND ONE (1) SINGLE SERVICE 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 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.

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.



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

EDUARDO'S SUBDIVISION No. 24.
POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

EDUARDO'S SUBDIVISION No. 24 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, S.W.S.C FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE AGUA S.W.S.C. PRESENTO SUFICIENTE 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 LÍNEA DE 6" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO ESTE DE LA CALLE INSPIRATION ROAD.

EL SISTEMA DE AGUA PARA EDUARDO'S No. 24 CONSISTE DE UNA LÍNEA DE AGUA DE 8" DE DIÁMETRO QUE SE CONECTA CON LA LÍNEA EXISTENTE DE 6" DE DIÁMETRO QUE CORRE EN EL LADO ESTE DE LA CALLE INSPIRATION ROAD. LA LÍNEA PROPUESTA DE 8" DE DIÁMETRO CORRE HACIA EL ESTE DEL LADO SUR DE LA CALLE _____ Y VOLTEA AL NORTE DE LADO ESTE DE LA CALLE _____ VOLTANDO AL OESTE EN LA CALLE _____ Y FINALIZANDO EN LA LÍNEA EXISTENTE EN LA INSPIRATION ROAD.

DE LA LÍNEA DE 8" DE DIÁMETRO SE DESPRENDEN TREINTA Y DOS (32) SERVICIOS DOBLES DE 1" DE DIÁMETRO Y UNO (1) SERVICIOS DE AGUA SENCILLOS QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LÍNEAS DE 8" DE DIÁMETRO, LAS LÍNEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$ _____ O 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 MEMBRESÍAS). 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 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 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:

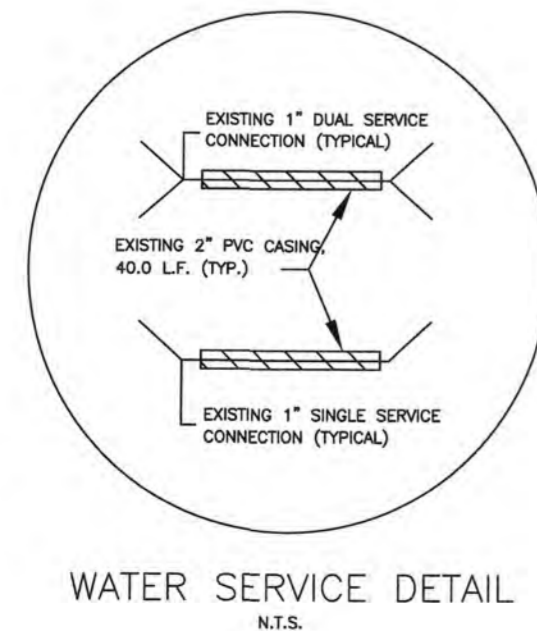
AGUA: EL SISTEMA/SERVICIO DE AGUA HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO TOTAL DE US \$ _____ O US \$ _____ POR LOTE



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.



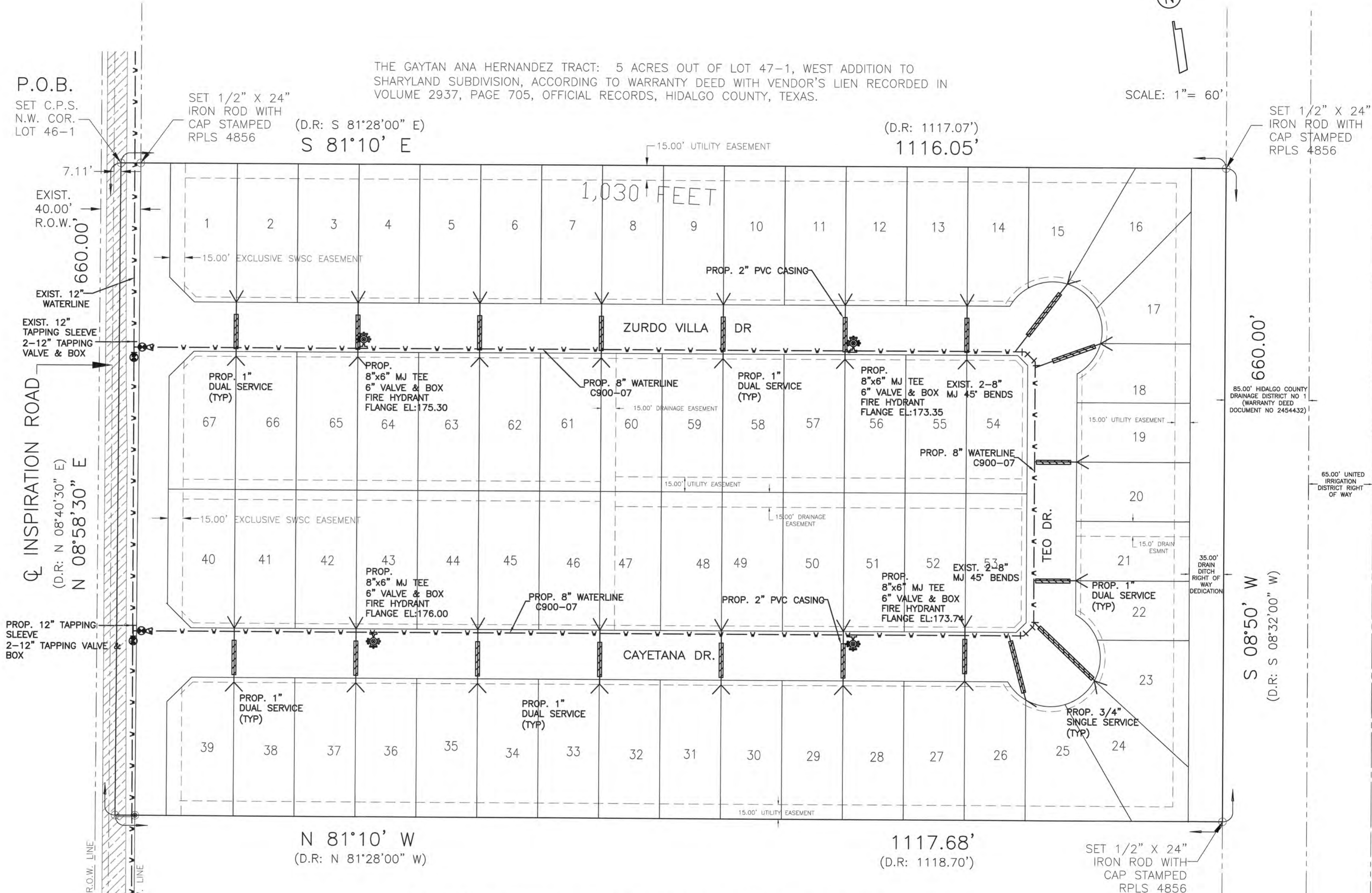
COST ESTIMATE

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

EDUARDO'S SUBDIVISION No.24
MAP OF WATER DISTRIBUTION

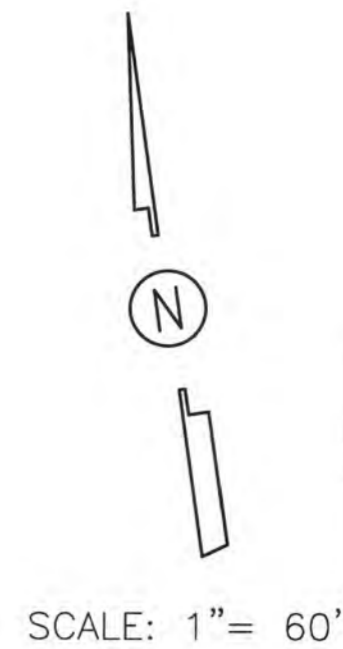
A 16.92 ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES) OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE GAYTAN ANA HERNANDEZ TRACT: 5 ACRES OUT OF LOT 47-1, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2937, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



THE JAMES R. ROBERTS, JR. AND MARIA ESTELA ROBERTS TRACT: THE NORTH 5 ACRES OF THE SOUTH 16.85 ACRES OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2008, PAGE 427, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

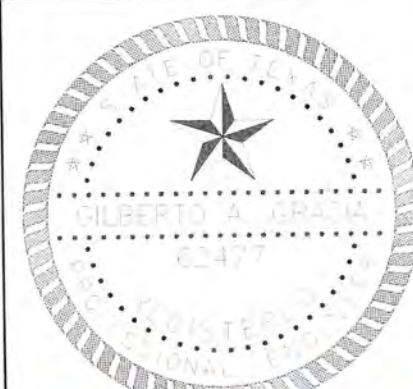
*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 3A



10/15/24

EDUARDO'S SUBDIVISION No.24
WATER DISTRIBUTION LAYOUT

IZAGUIRRE
Engineering Group LLC.
TEL: (956) 584-0554
FAX: (956) 584-0554
2121 E. GRIFFIN PARKWAY,
STE 2, MISSION TX, 78574

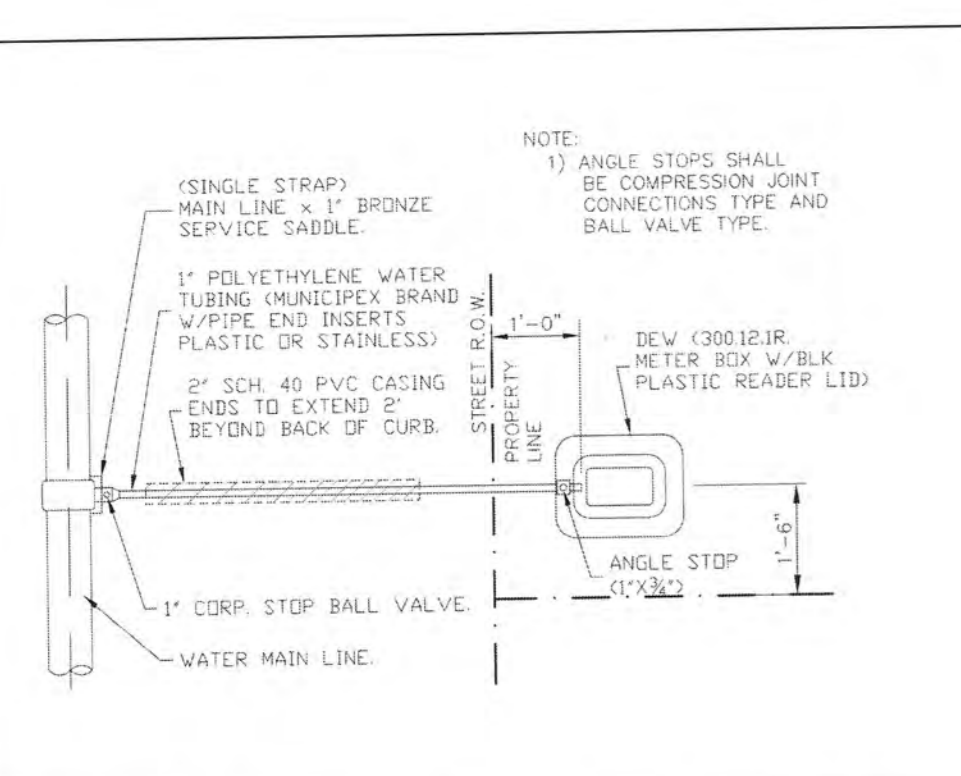


10/15/10

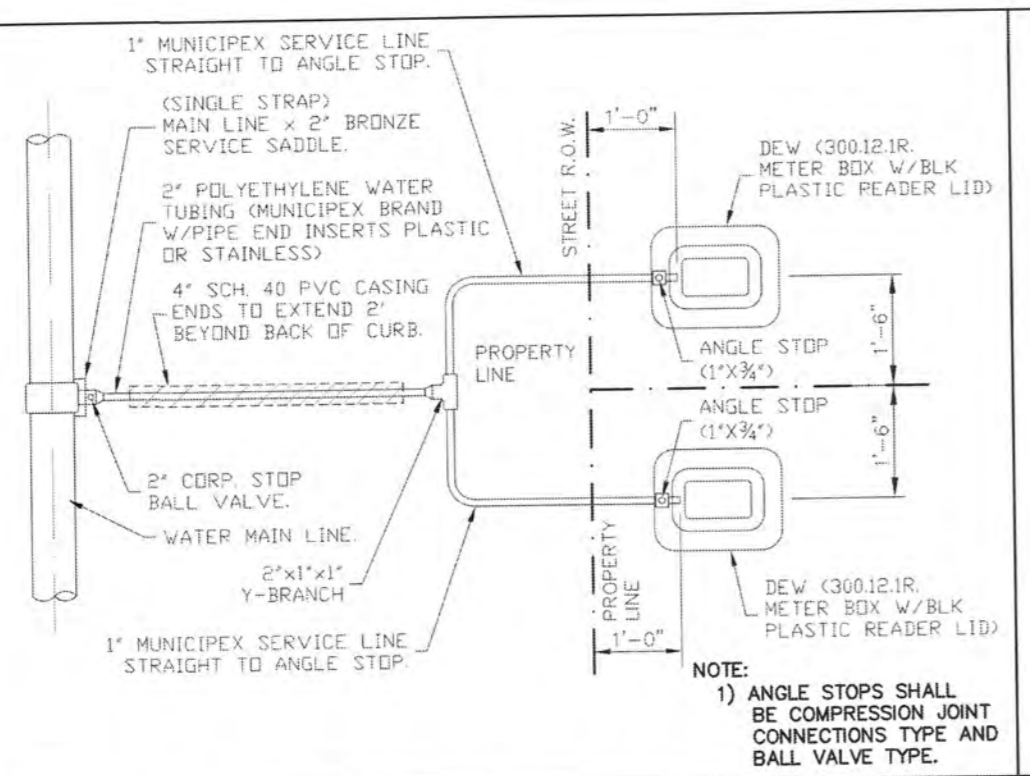
EDUARDO'S SUBDIVISION No.24
SHARYLAND WATER SUPPLY CORPORATION
STANDARD DETAILS.

IZAGUIRRE
Engineering Group LLC.
2121 E. GRIFFIN PARKWAY,
SUE 2, MISSION, TX, 78574
TEL: (956) 584-0554
FAX: (956) 584-0554

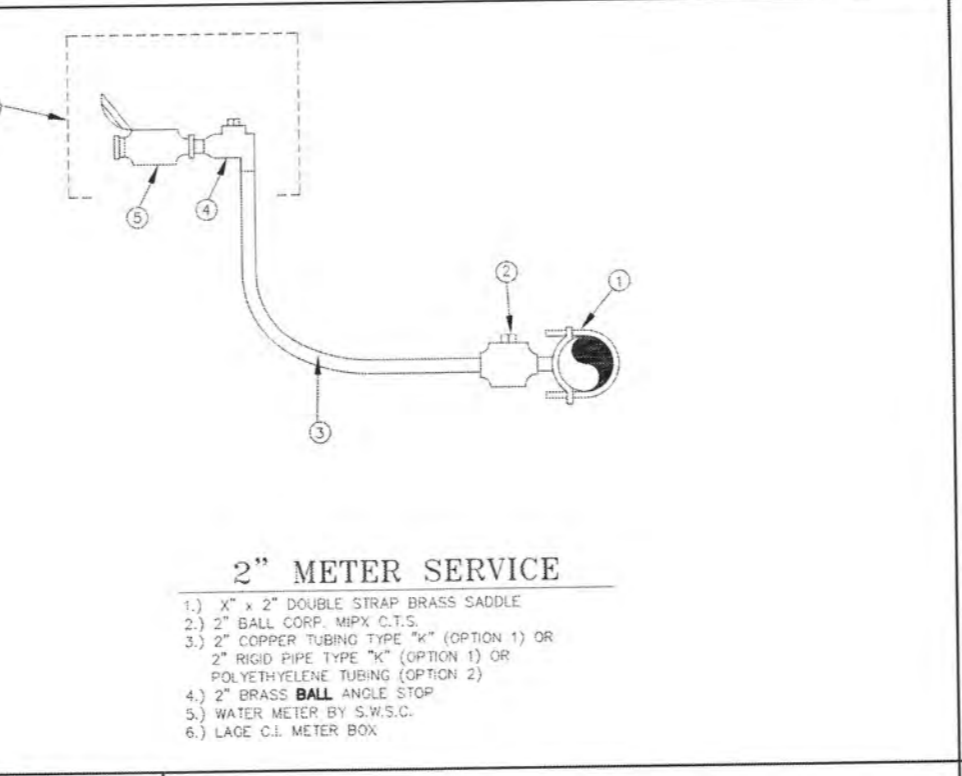
ALL WATERLINE CONSTRUCTION SHALL REFERENCE SHARYLAND WATER SUPPLY COMPANY CONSTRUCTION STANDARDS. CONTRACTOR SHALL REFERENCE SHARYLAND WATER SUPPLY COMPANY STANDARD DETAILS WHENEVER CONFLICTS ARISE.



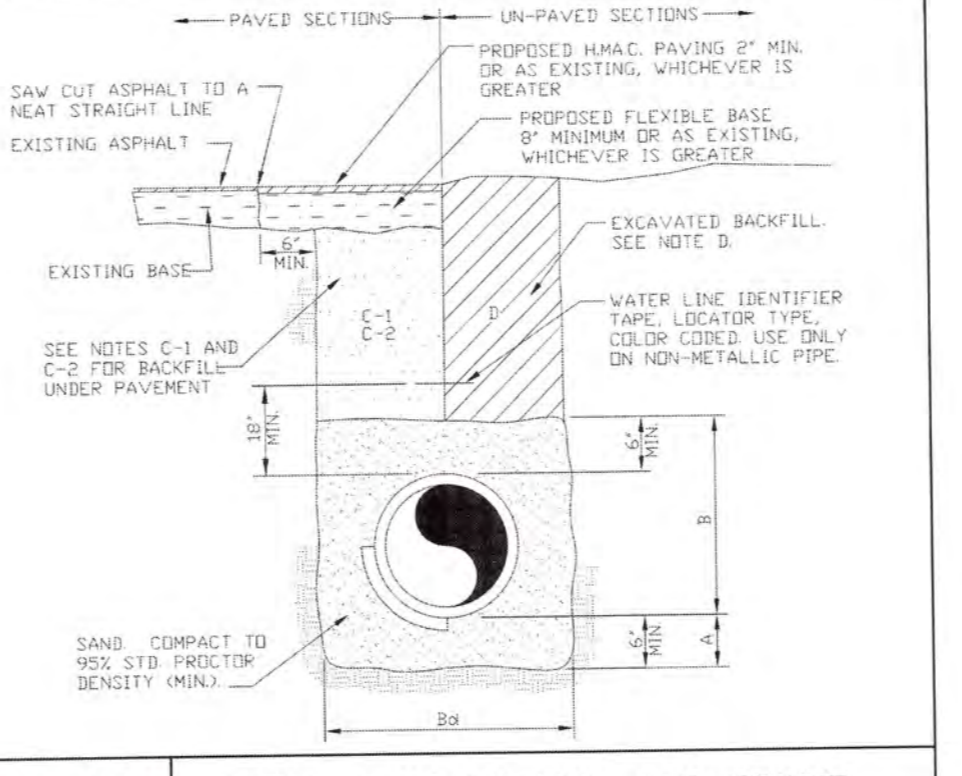
W-1 RESIDENTIAL SINGLE WATER SERVICE CONNECTION



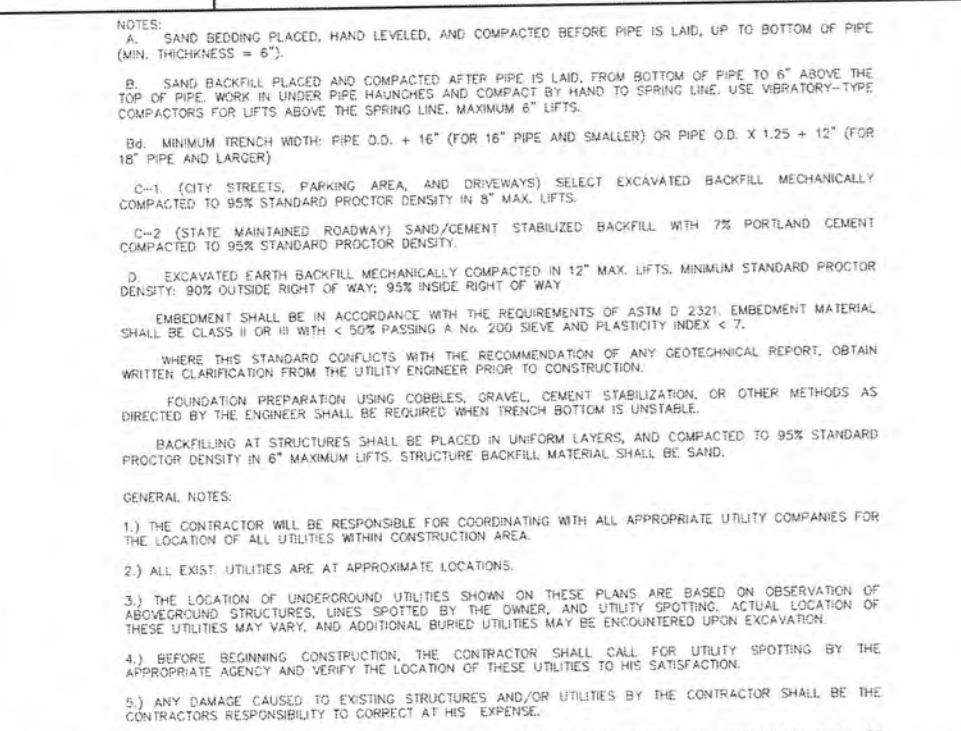
W-2 RESIDENTIAL DUAL WATER SERVICE CONNECTION



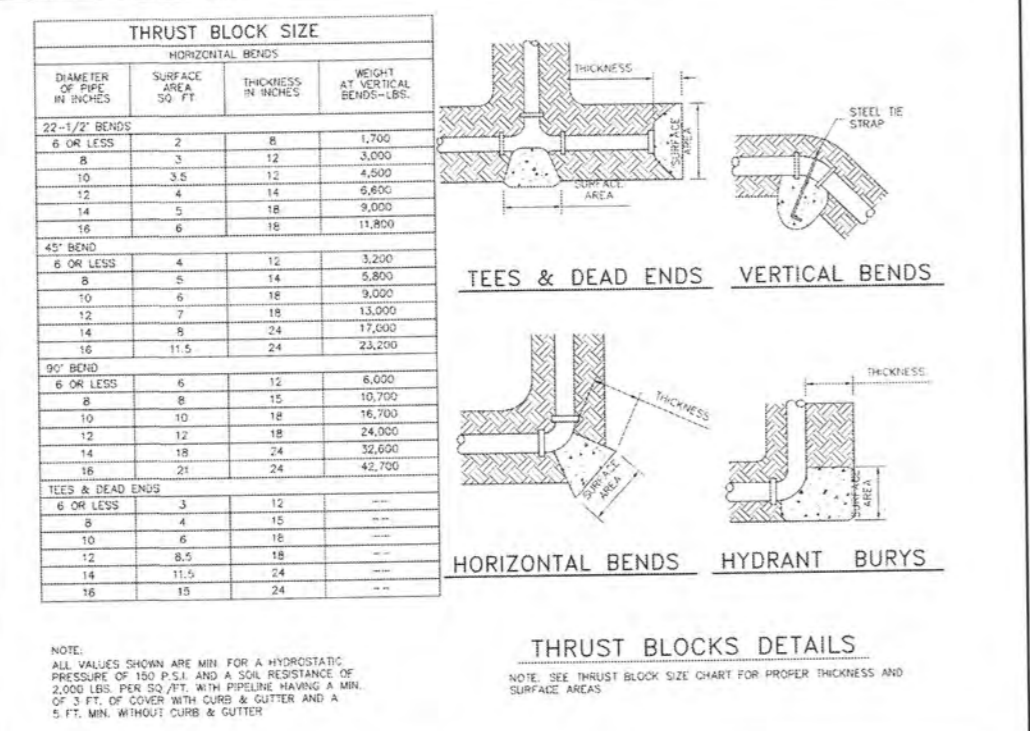
W-3 2" METER SERVICE



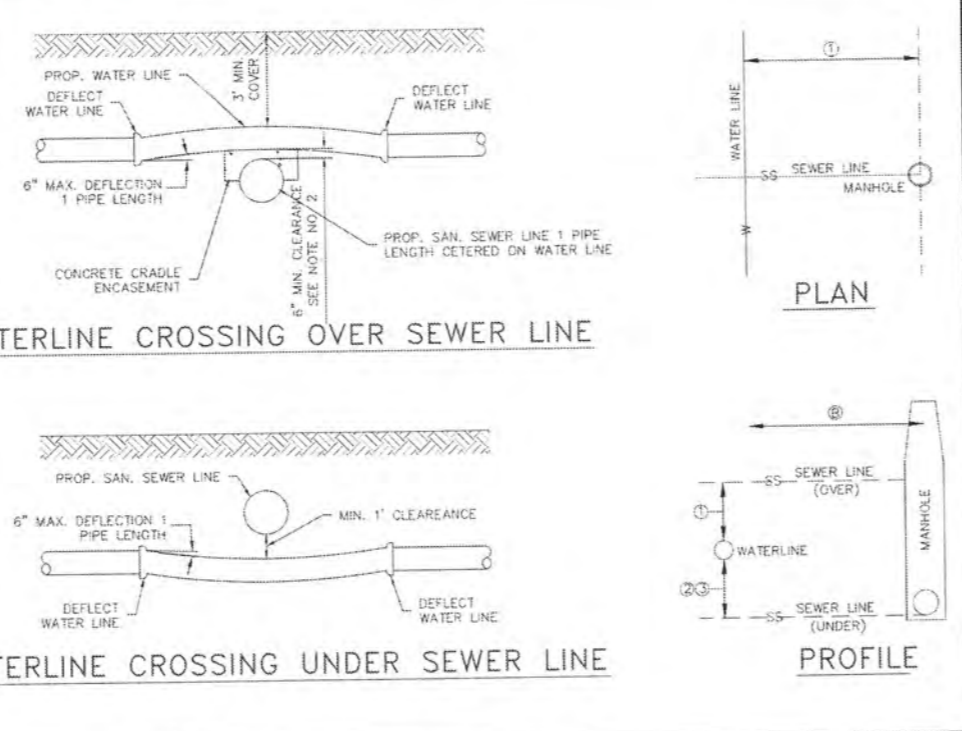
W-4A TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL



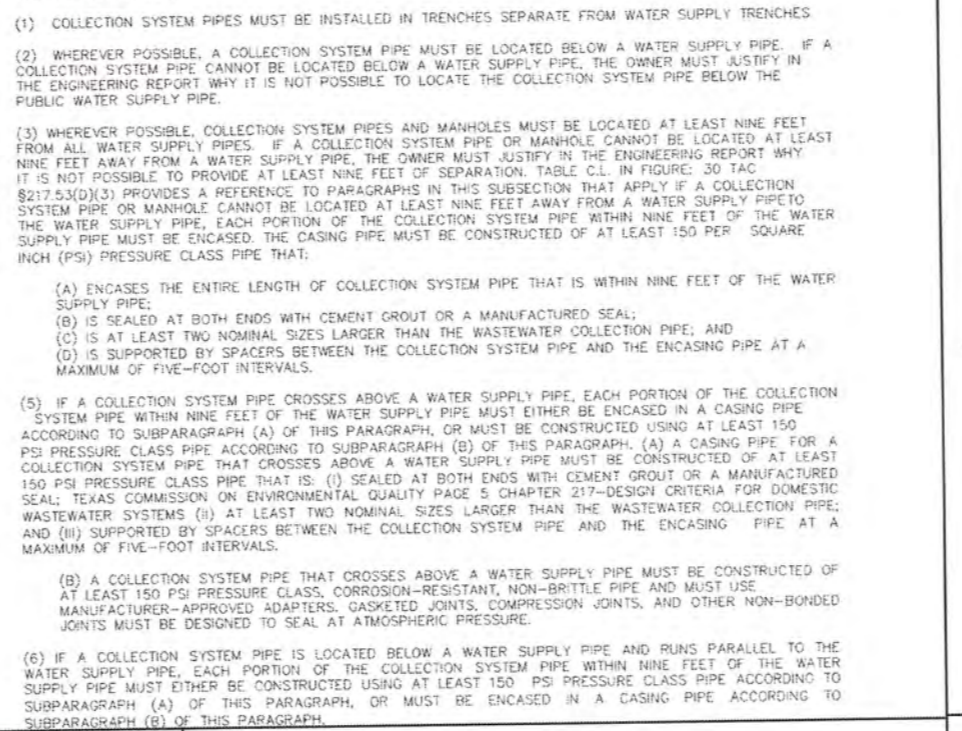
W-4B STANDARD WATER PIPE BEDDING DETAILS



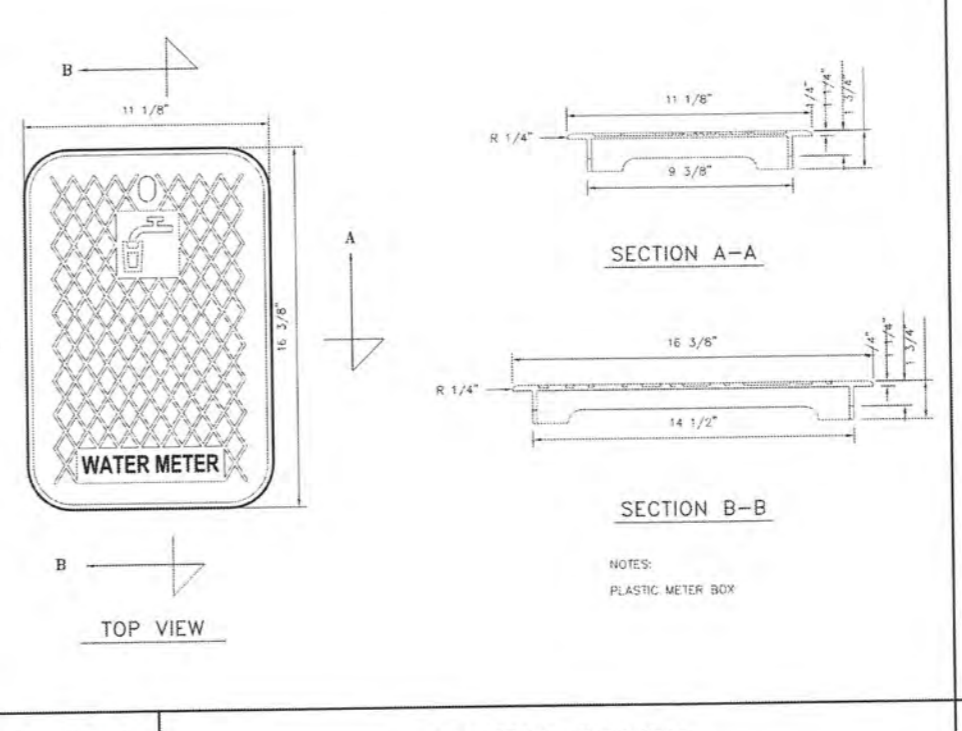
W-5 THRUST BLOCKS DETAILS



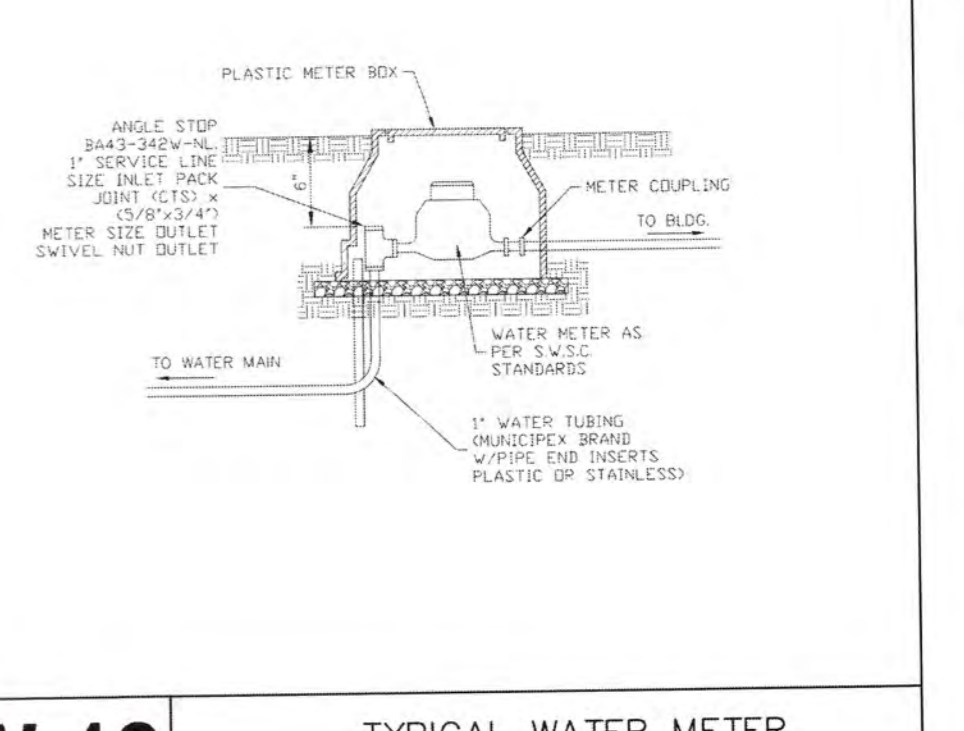
W-6A WATER / SANITARY SEWER CROSSING DETAILS



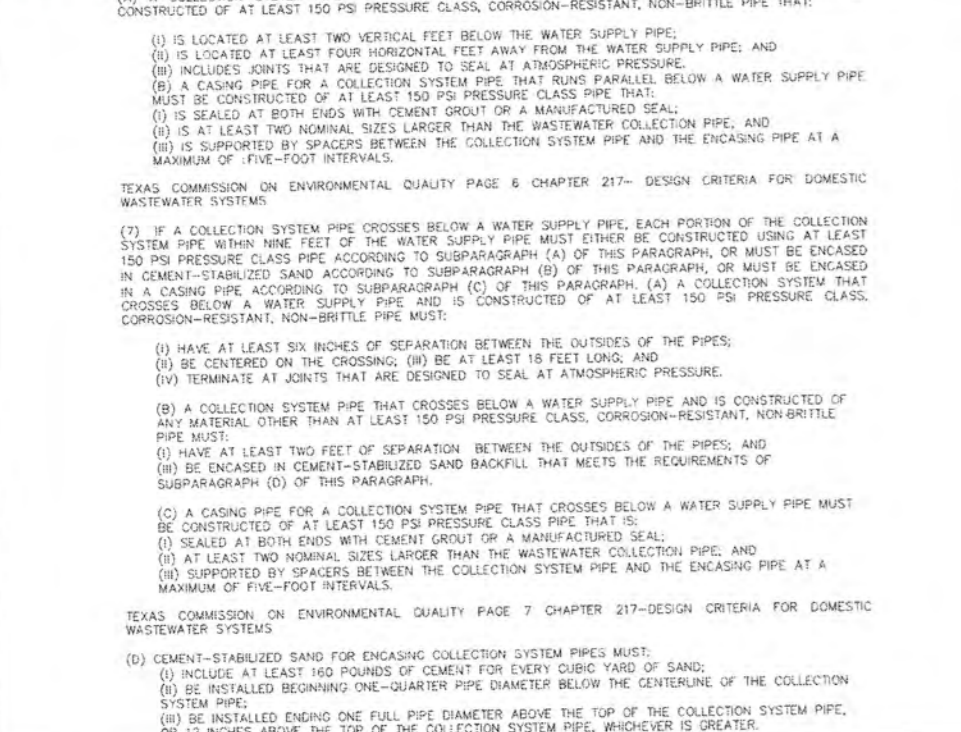
W-6B WATER / SANITARY SEWER CROSSING DETAILS



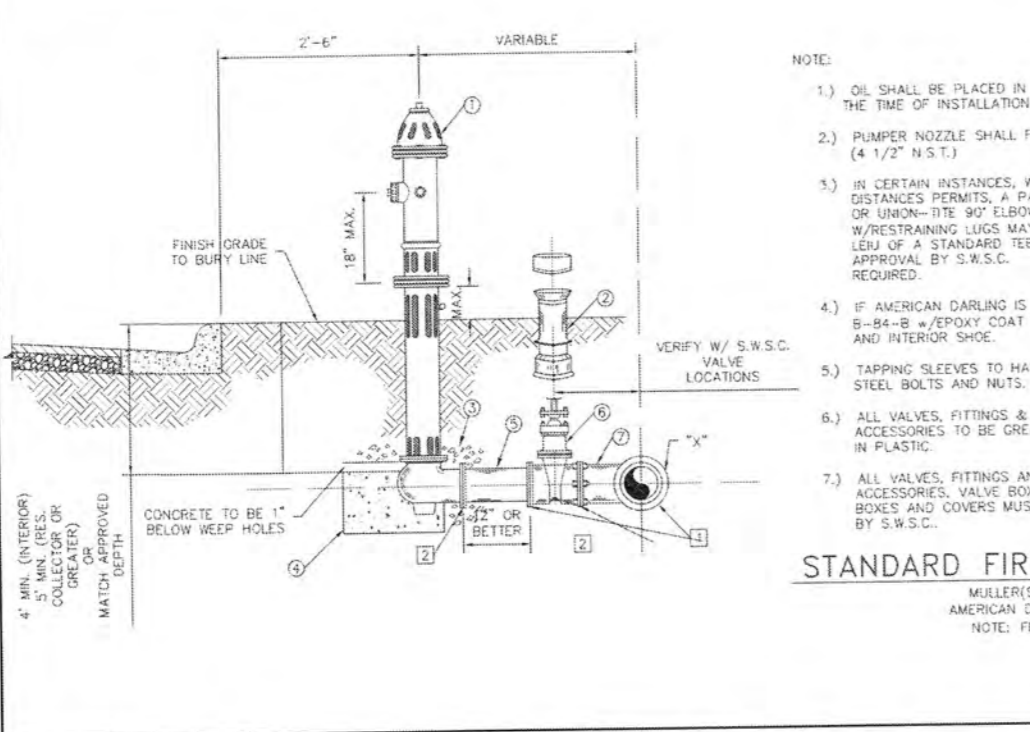
W-11 METER COVER DETAIL



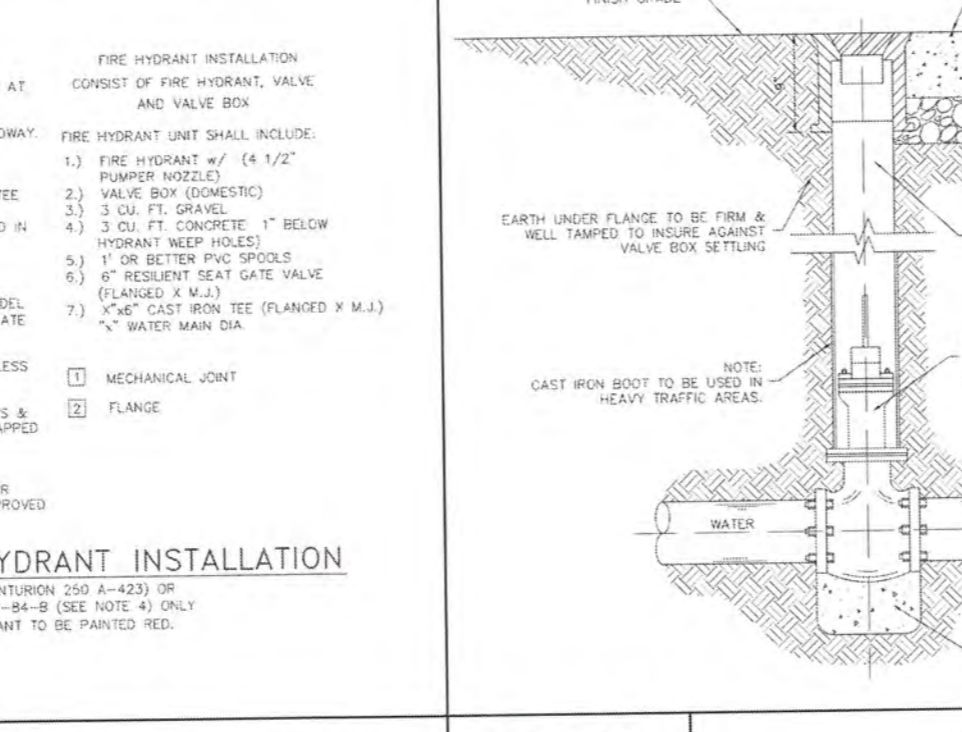
W-12 TYPICAL WATER METER INSTALLATION



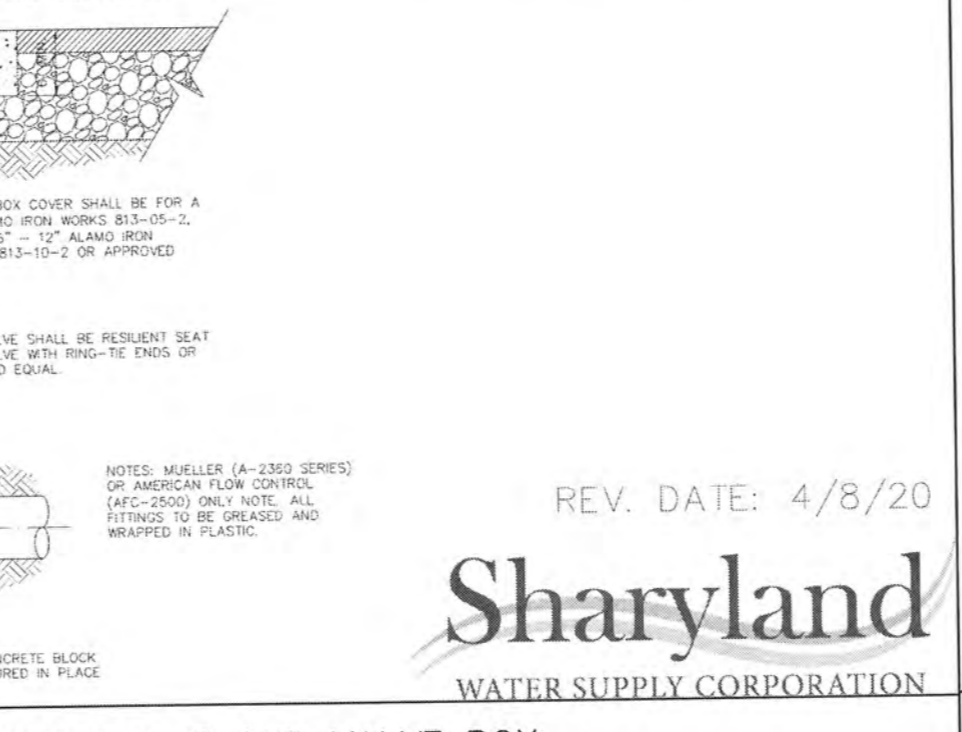
W-6C WATER / SANITARY SEWER CROSSING DETAILS



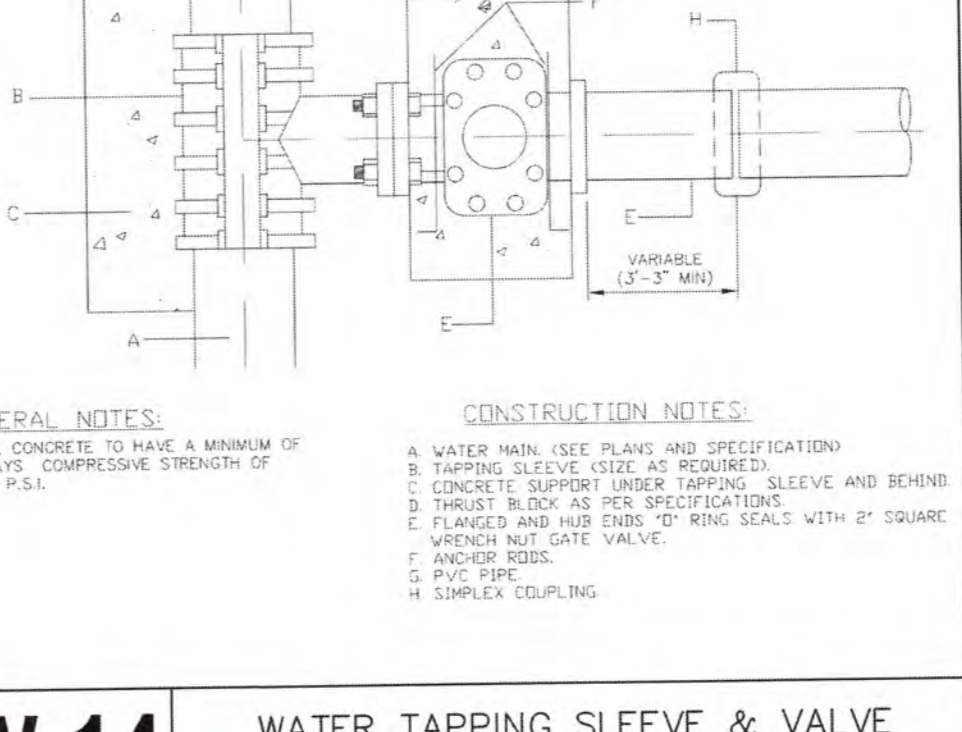
W-7 STANDARD WATER PIPE BEDDING DETAILS



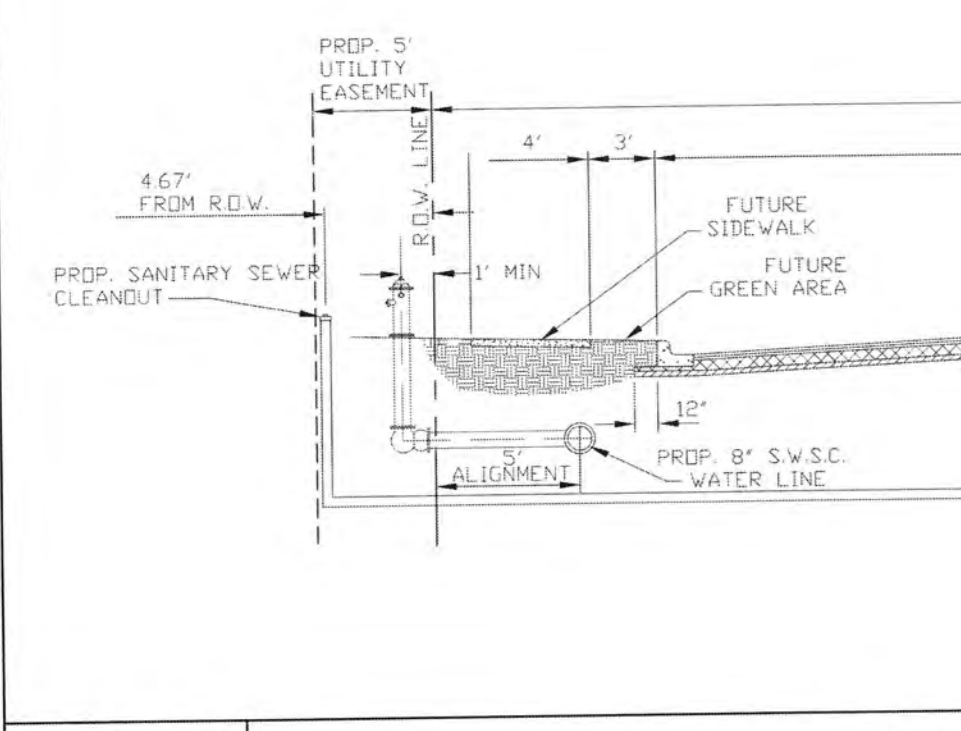
W-8 TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE



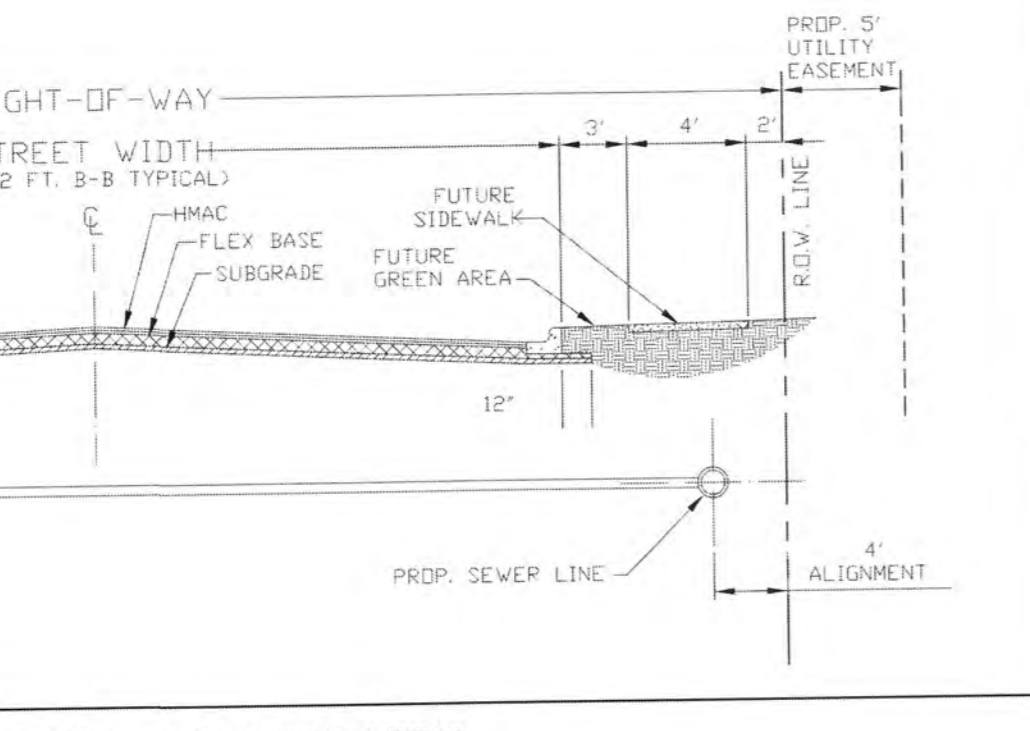
W-14 WATER TAPPING SLEEVE & VALVE INSTALLATION



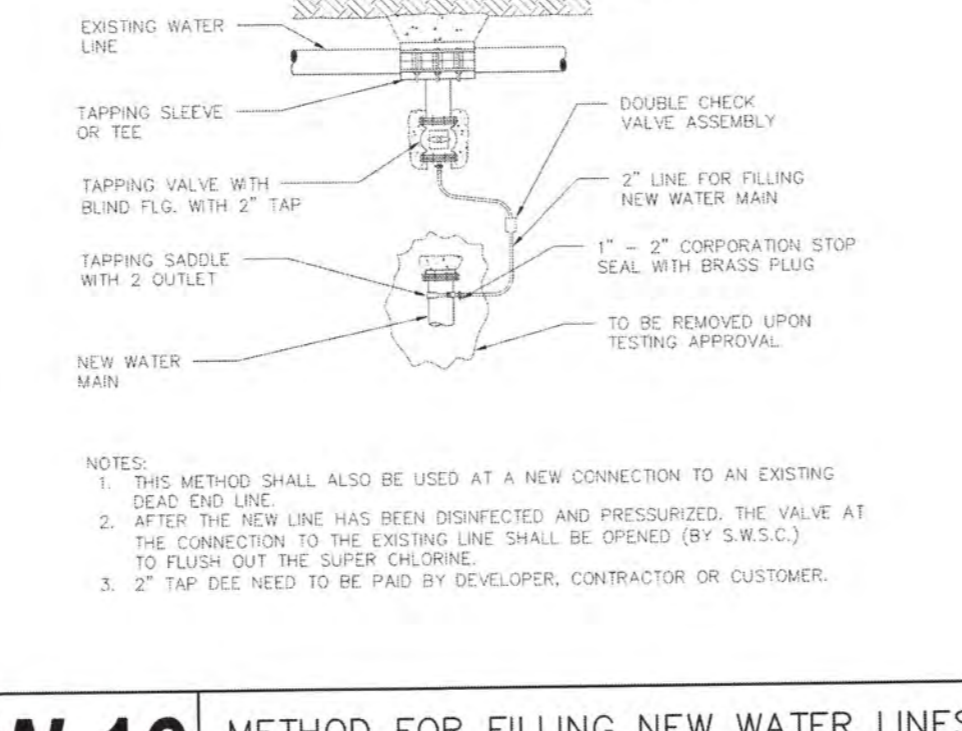
W-15 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



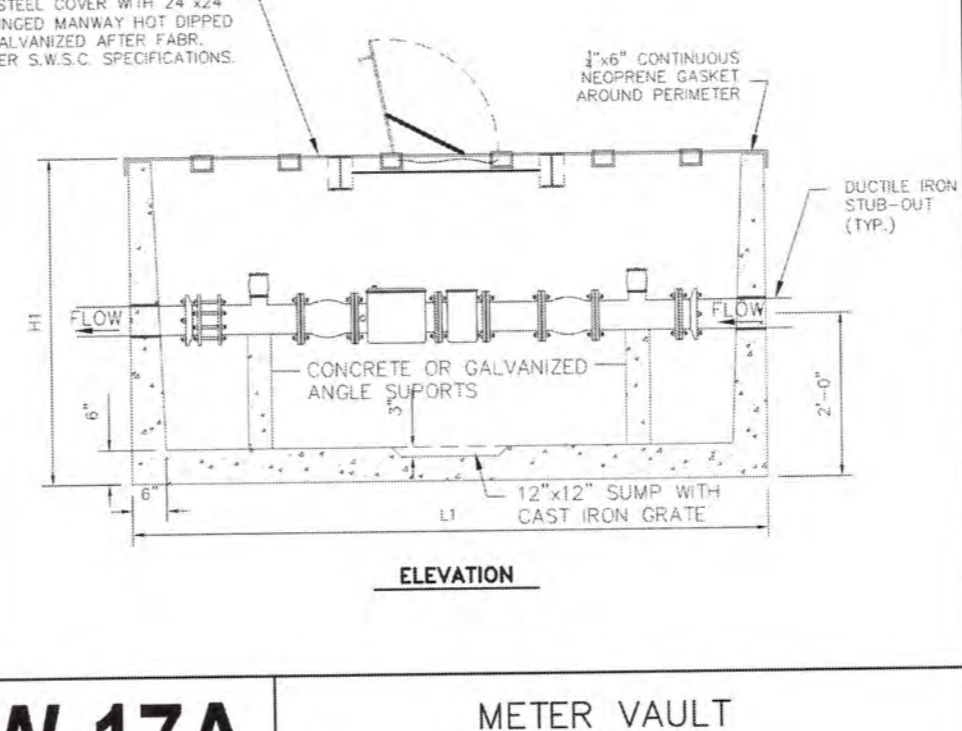
W-13 TYPICAL LOCAL STREET SECTION



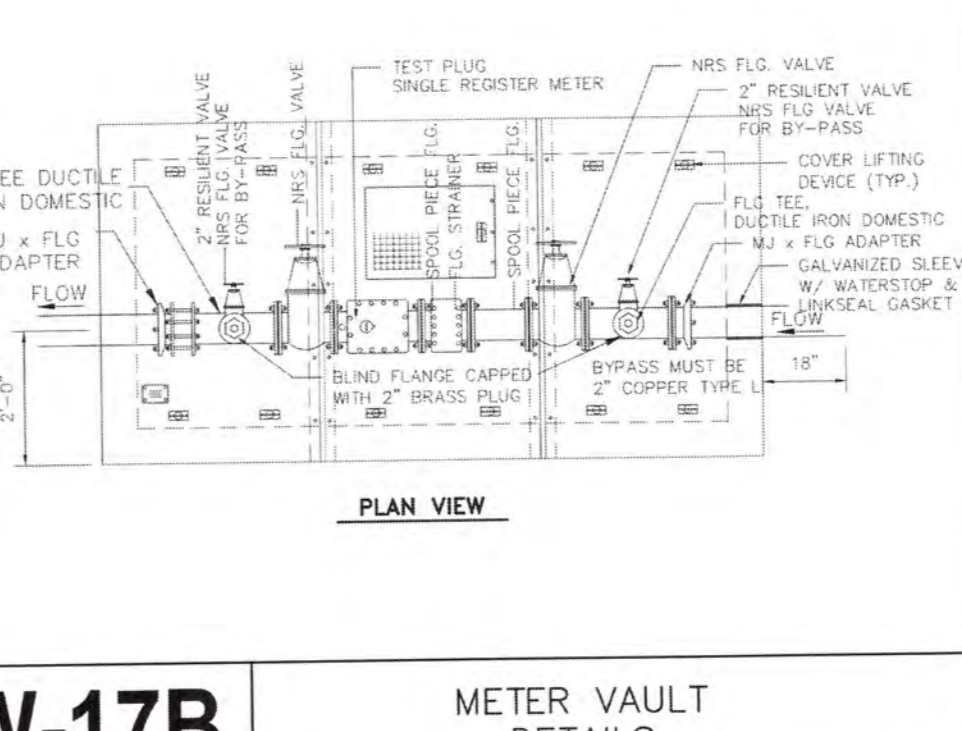
W-16 METHOD FOR FILLING NEW WATER LINES PRIOR TO CHLORINATION AND TESTING



W-17A METER VAULT DETAILS



W-17B METER VAULT DETAILS



W-17C METER VAULT GENERAL NOTES

EDUARDO'S SUBDIVISION No.24 MAP OF SANITARY SEWER DISTRIBUTION

A 16.92 ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES) OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 24:
BY GILBERTO A. GRACIA, P.E.
SEWER SUPPLY: Description and Costs.

SANITARY SEWAGE DESCRIPTION AND EXPENSES:

EDUARDO'S SUBDIVISION No.24 SUBDIVISION HAS BEEN TREATED BY WASTEWATER SERVICE FROM CITY OF ALTON. THE SUBDIVIDER AND CITY OF ALTON HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF ALTON HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND 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.24 CONSISTS OF A PROPOSED 10" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING MANHOLE LOCATED APPROXIMATELY 1/4 OF MILE SOUTH ALONG THE WEST SIDE OF INSPIRATION ROAD. SAID PROP. 8" DIAMETER SEWER LINE RUNS NORTH ALONG THE WEST SIDE OF INSPIRATION RD. CONTINUING EAST THEN AT A PROPOSED MANHOLE LOCATED ON THE WEST SIDE OF INSPIRATION RD. CONTINUING EAST RUNNING ALONG THE NORTH SIDE OF _____ STREET. THEN TURNING NORTH ALONG THE WEST SIDE OF _____ STREET. CONTINUING EAST ALONG THE SOUTH SIDE OF _____ STREET. LOOPING CONNECTION WITH A MANHOLE ON INSPIRATION RD.

SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF SIXTY-SEVEN (67) SANITARY SEWER SERVICES.

THE 10" SEWER LINES, THE 4" SERVICE LINES, THE SIX (6) SANITARY SEWER MANHOLES HAS BEEN INSTALLED. AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY 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 \$ _____ WHICH EQUALS TO \$ _____ 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.

EDUARDO'S SUBDIVISION No. 24.
POR: 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. 24 RECIBE SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE ALTON. EL DUEÑO 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 ANOS. 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.24 CONSISTE DE UNA LINEA DE DRENAJE SANITARIO EXISTENTE DE 10" DE DIAMETRO QUE SE CONECTARA A UN POZO DE VISITA LOCALIZADO AL SUR DE LA CALLE INSPIRATION APPROXIMADAMENTE 1/4 DE MILLA DE LADO OESTE. ESTA LINEA PROPUESTA DE 10" DE DIAMETRO CORRE HACIA EL NORTE POR LADO OESTE DE LA CALLE INSPIRATION RD. Y CONTINUA AL ESTE POR EL LADO NORTE DE LA CALLE _____ VOLTANDO HACIA EL NORTE POR EL LADO OESTE DE LA CALLE _____ CONTINUA VOLTANDO HACIA EL OESTE POR EL LADO SUR DE AL CALLE _____ PARA FINALIZAR EN CONTINUIDAD EN UN POZO DE VISITA EN LA CALLE INSPIRATION ROAD.

LOS SERVICIOS DE DRENAJE SANITARIO TERMINAN EN LOS MEDIADORES DE DRENAJE SANITARIO DE CADA LOTE PARA DAR UN TOTAL DE SESENTA Y SIETE (67) SERVICIOS.

LAS LINEAS DE DRENAJE SANITARIO DE 10 PULGADAS, LOS SERVICIOS DE 4 PULGADAS, Y LOS SEIS (6) POZOS DE VISITA HAN SIDO INSTALADAS, A UN COSTO TOTAL DE US \$ _____ O US \$ _____ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTO EN TOTAL US \$ _____ O US \$ _____ POR LOTE.



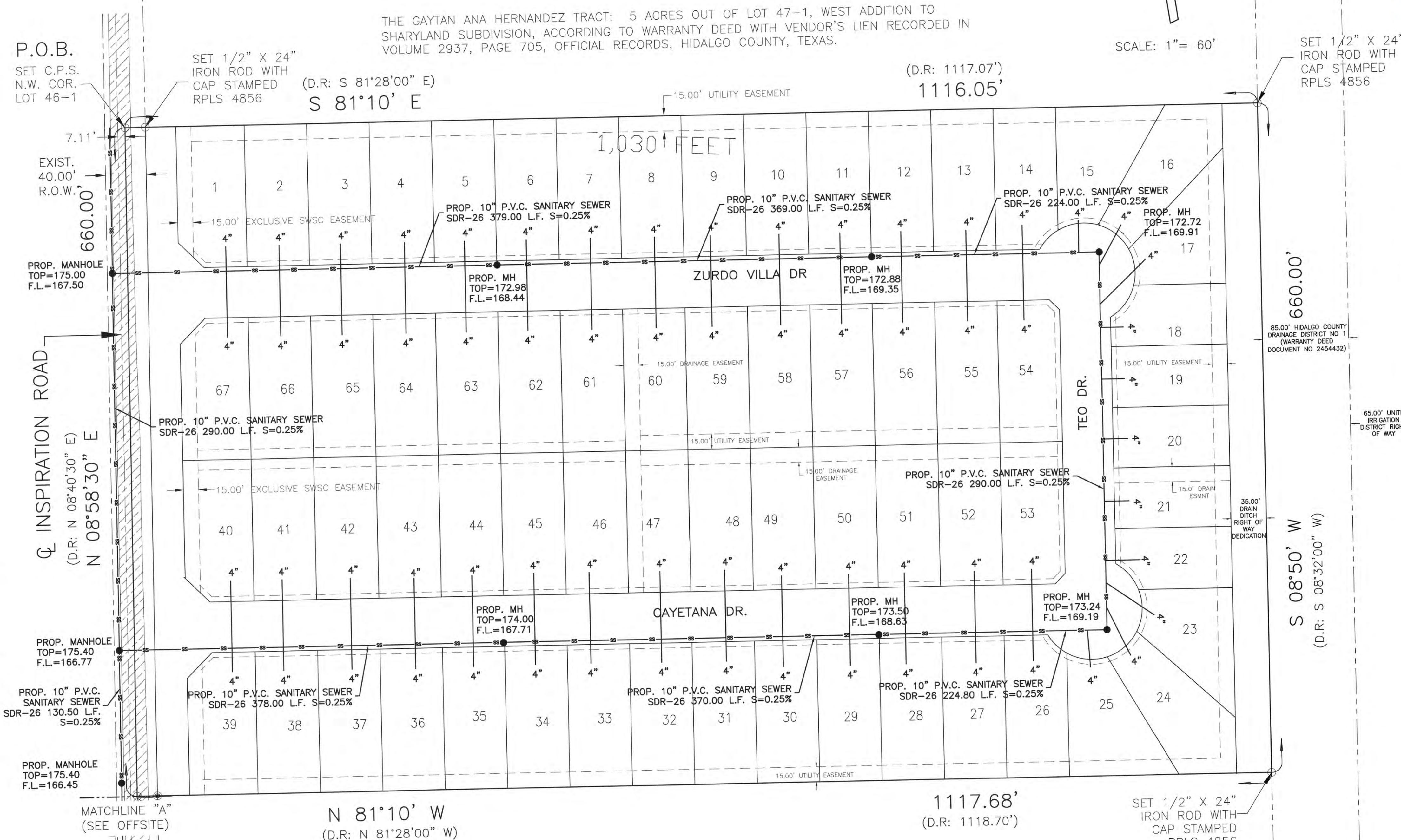
GILBERTO A. GRACIA-P.E. No. 62477

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:	\$

THE GAYTAN ANA HERNANDEZ TRACT: 5 ACRES OUT OF LOT 47-1, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2937, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



THE JAMES R. ROBERTS, JR. AND MARIA ESTELA ROBERTS TRACT: THE NORTH 5 ACRES OF THE SOUTH 16.85 ACRES OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2008, PAGE 427, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

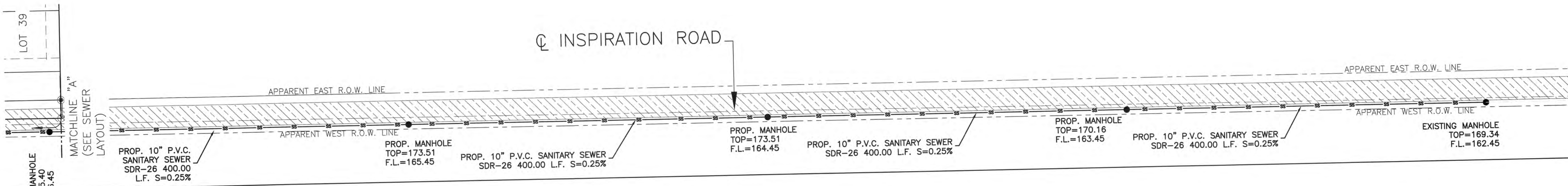
*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 3B

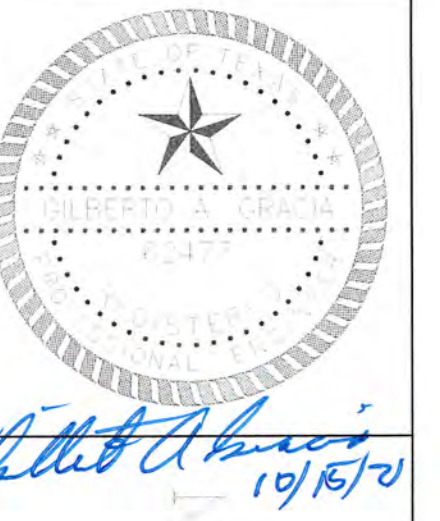


Handwritten signature and date: 10/15/23

EDUARDO'S SUBDIVISION No.24
SANITARY SEWER LAYOUT & OFFSITE

IZAGUIRRE
Engineering Group LLC.
2121 E. GRIFFIN PARKWAY,
SUE 2, MISSION TX, 78574
TEL. (956) 584-0554
FAX. (956) 584-0554

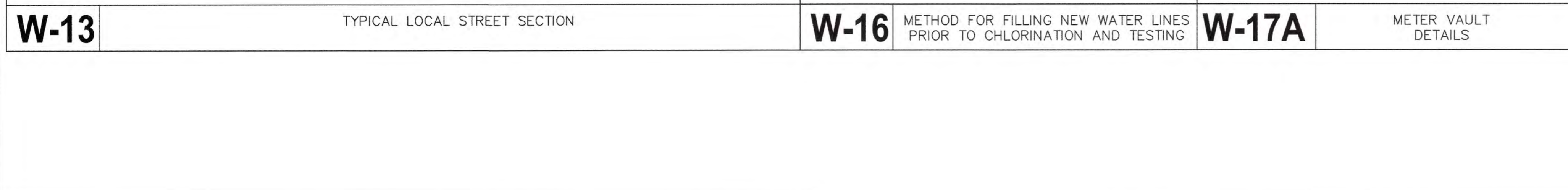
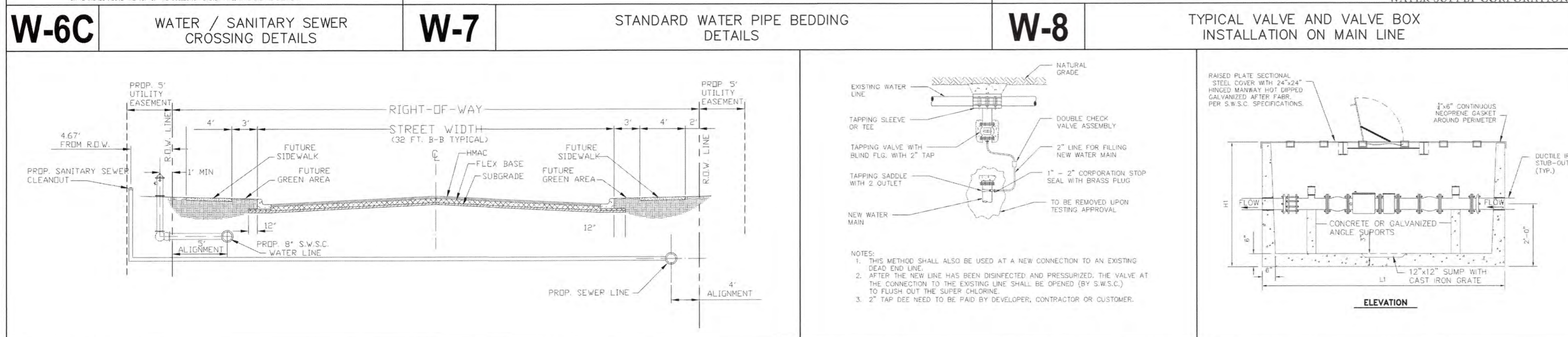
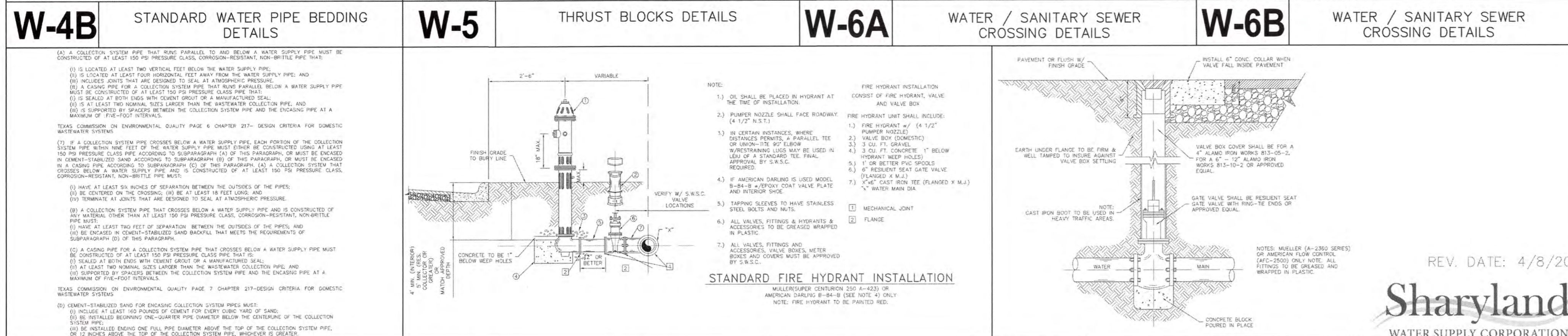
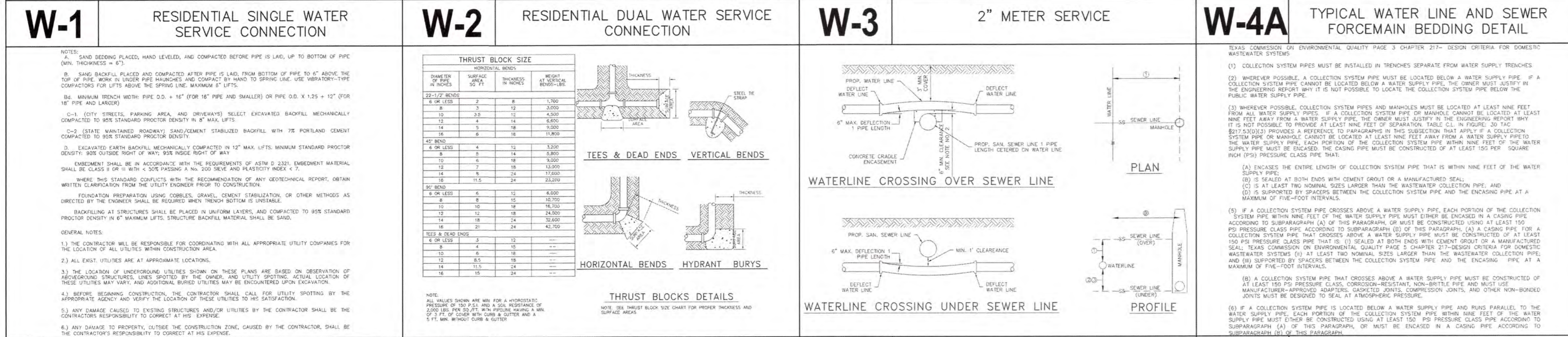
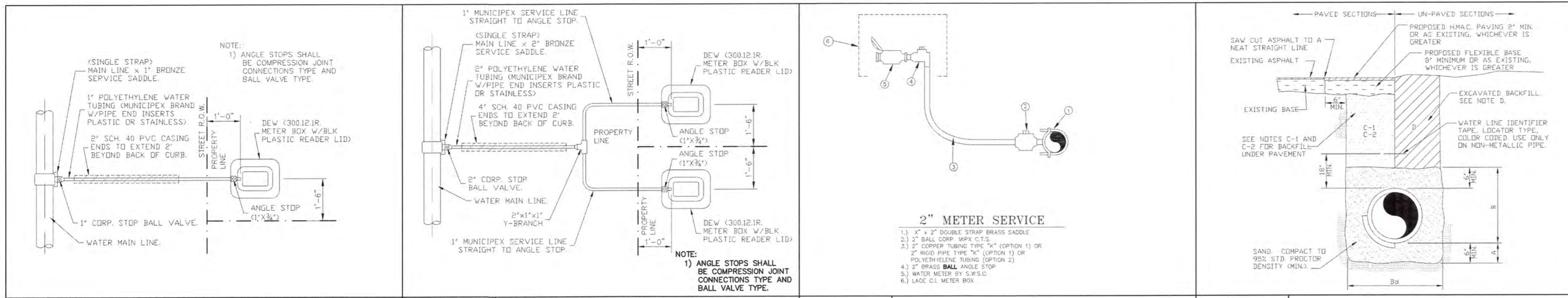




EDUARDO'S SUBDIVISION No.24
SHARYLAND WATER SUPPLY CORPORATION
STANDARD DETAILS.

IZAGUIRRE
Engineering Group LLC.
2121 E. GRIFFIN PARKWAY,
SUITE 2, MISSION TX, 78574
TEL. (956) 584-0554
FAX. (956) 584-0554

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



EDUARDO'S SUBDIVISION No.24 MAP OF PAVING AND DRAINAGE

A 16.92 ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES) OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE STATEMENT FOR EDUARDO'S SUBDIVISION NO.24

I. PROJECT LOCATION
This subdivision consists of 64 residential lots located on Inspiration Rd & 6 1/4-mile east side of Inspiration Rd. Said subdivision, located within the City of Mission's 5-Mile ETJ is a 16.92 acre tract out of lot 46-1, West Addition to Sharyland Subdivision, Hidalgo County, Texas, as per map thereof recorded in Volume 1, Pages 56, 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-30 (sandy clay loam).
Hidalgo-25 fine sandy loam typically consists of a surface layer of dark grayish brown fine sandy loam about 15 inches thick. The next soil layer down, from 15 to 30 inches, is brown sandy clay loam. The 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.
Hidalgo-30 sandy clay loam typically consists of a surface layer saline, dark grayish brown sandy loam about 15 inches thick. The next soil layer down, from 15 to 25 inches, is saline, brown sandy clay loam. The soil down thereafter to approximately 36 inches, is saline, pale brown sandy clay loam. The soil down thereafter 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.

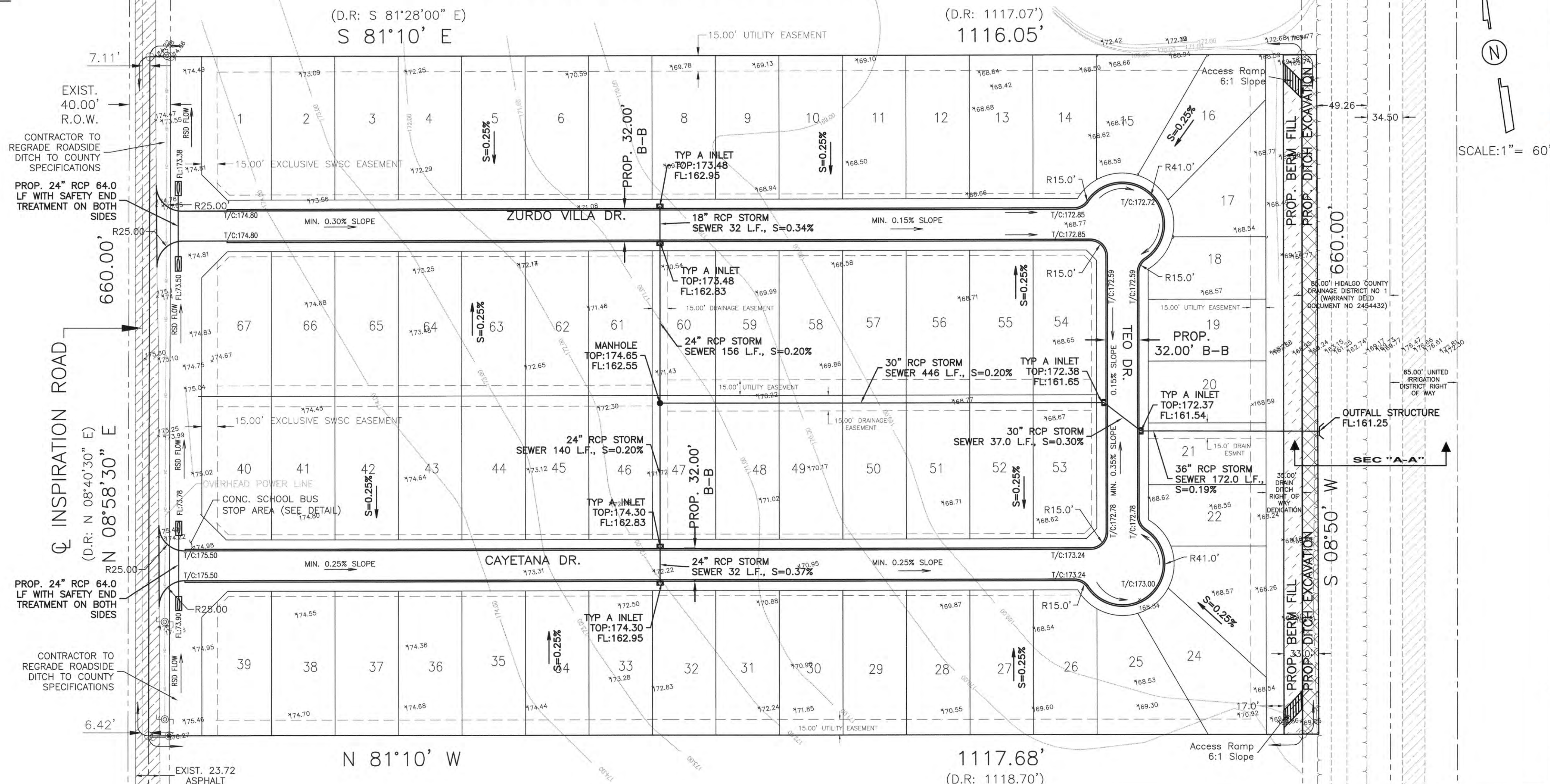
IV. EXISTING CONDITIONS
The subject tract is currently undeveloped land used for grazing with moderate brush-land at the east portion of the site. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.35%).
Existing runoff from the subject site is by form of sheet runoff flowing overland towards the east where it is intercepted by down drains which outfall into the Hidalgo County Drainage District No.1 FM 681 Outfall drainage ditch located on the east perimeter of the property. Said drain ditch is part of the Hidalgo County Drainage District No.1 drainage network that ultimately outfalls into the Arroyo Colorado.

The Rationale Method was utilized to determine the existing 10-year frequency event storm water runoff (Q_{exist} = 8.38 cfs) for this site.

V. PROPOSED CONDITIONS
Utilizing the 50-year frequency storm event, after development of this subdivision storm water runoff will be 36.99 cfs with an increased detention volume, in accordance with the County of Hidalgo's drainage requirements, is 63,057 cubic feet (1,4476 acre-feet) (Refer to attached Drainage Calculations). Detention of 63,100 cubic feet will be provided by the widening of the previously described Hidalgo County Drainage District No.1 FM 681 Outfall drain ditch located at the east perimeter of this site. (See attached Linear Detention Excavation)

The proposed development site surface storm water runoff will be intercepted by proposed "A" inlets installed at appropriate locations. Said inlets will drain into proposed storm sewer lines of appropriate capacity which will flow east into said existing drain ditch. Required detention volume per Hidalgo County Drainage District No.1 policies concerning increased storm water runoff will be added to said FM 681 Outfall drain ditch

THE GAYTAN ANA HERNANDEZ TRACT: 5 ACRES OUT OF LOT 47-1, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2937, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

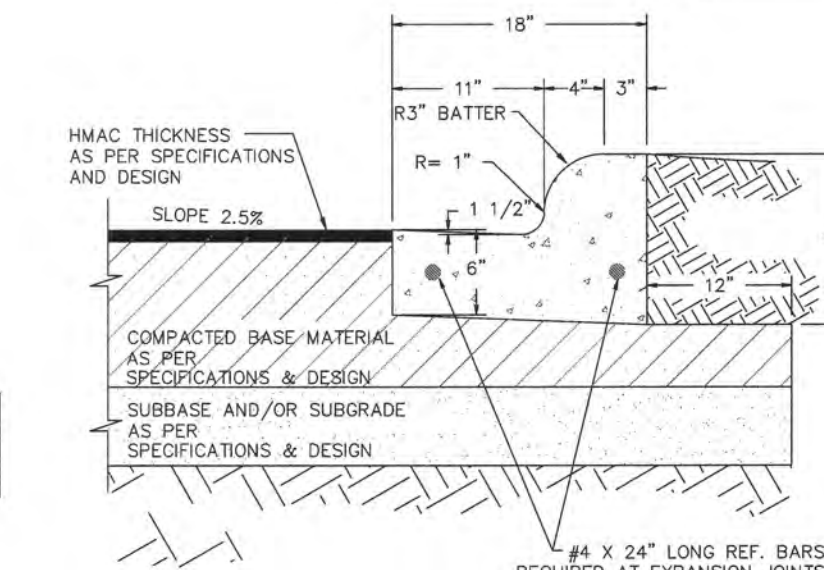
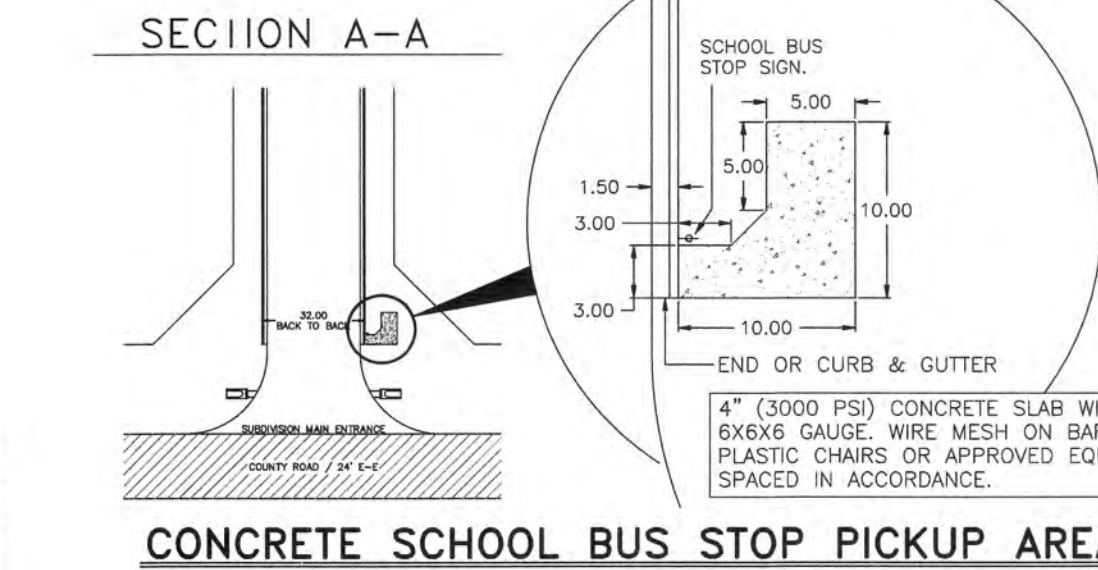
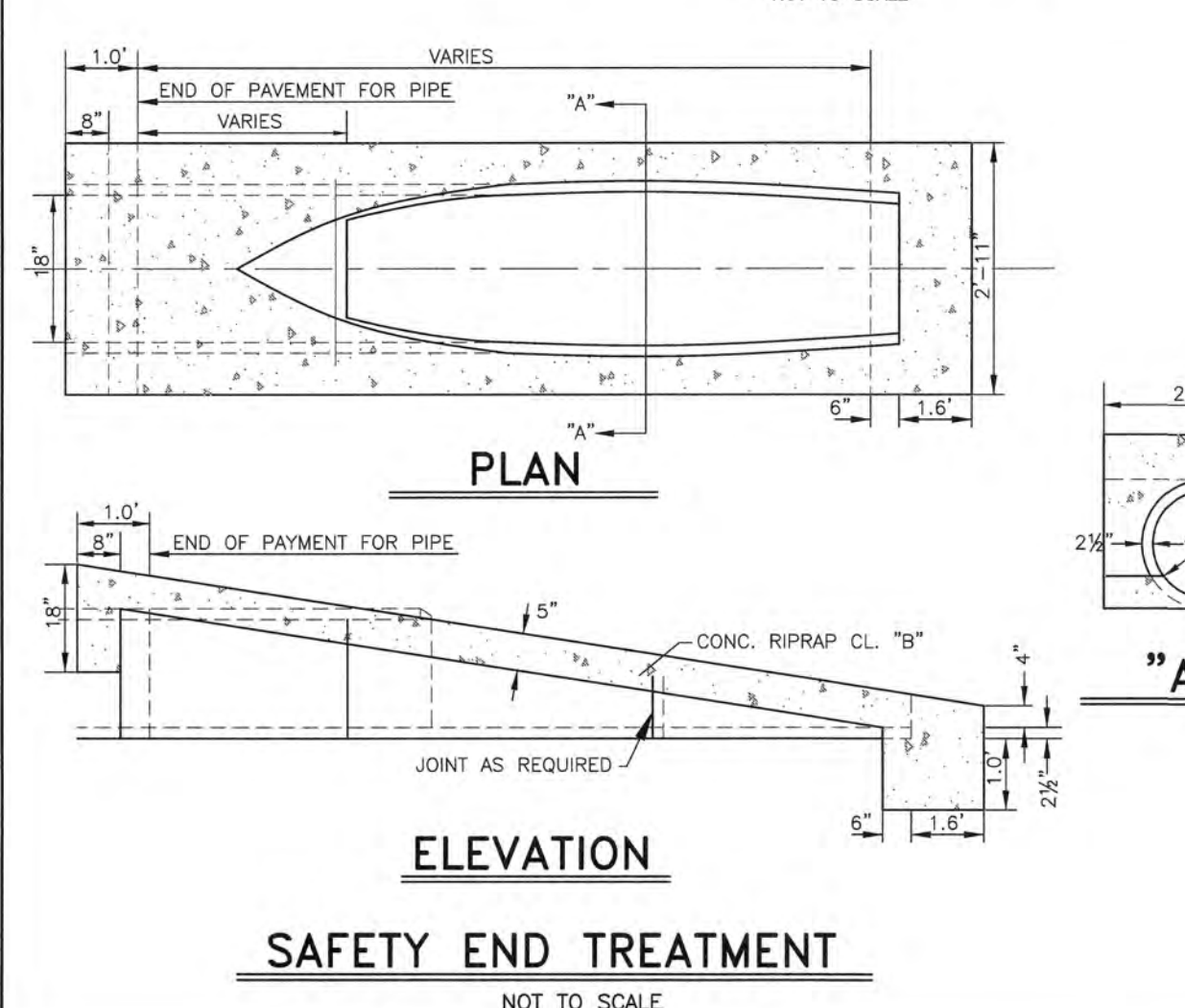
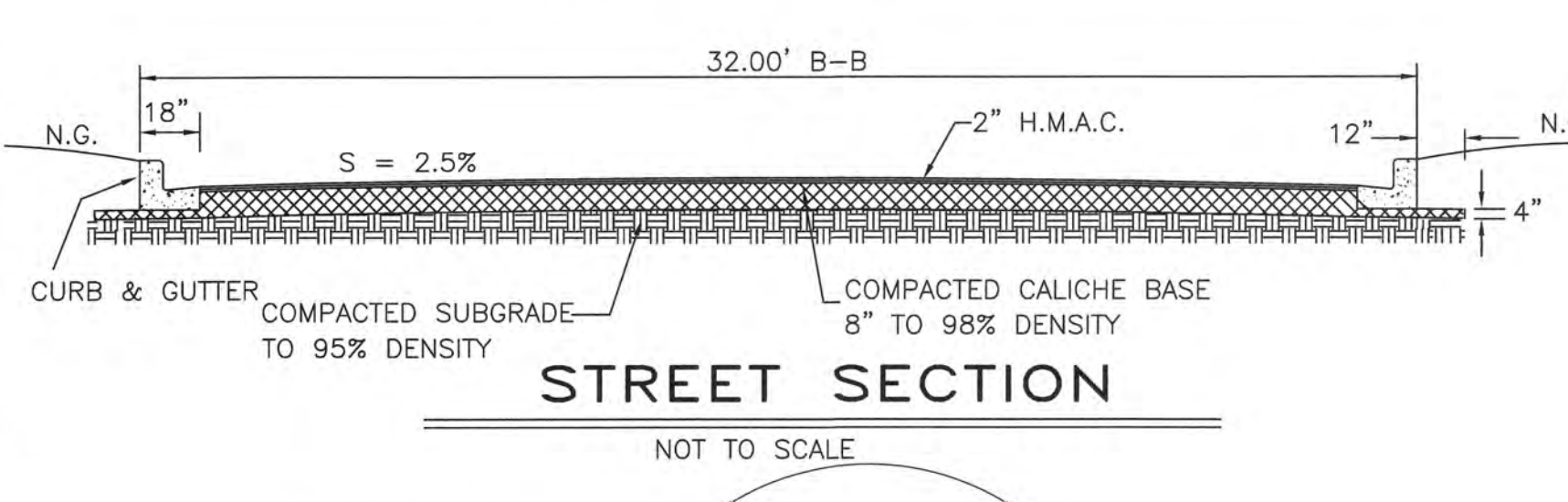
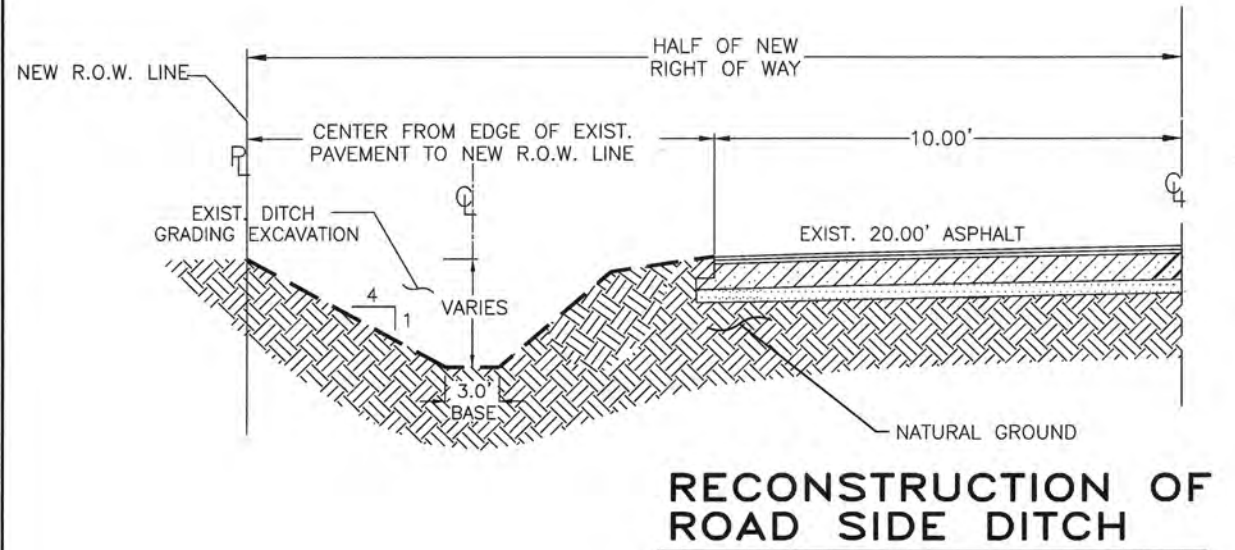


SCALE: 1" = 60'

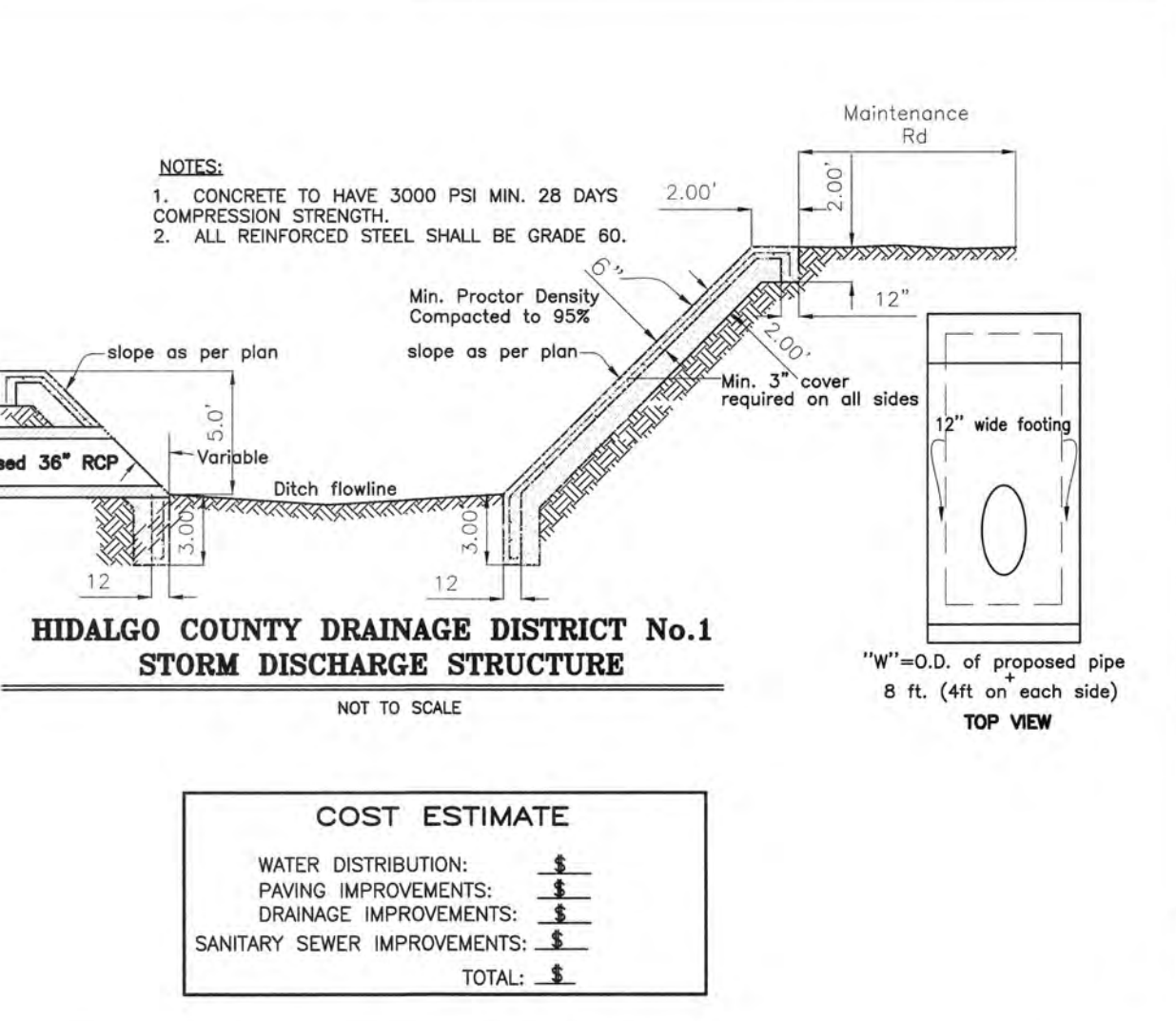
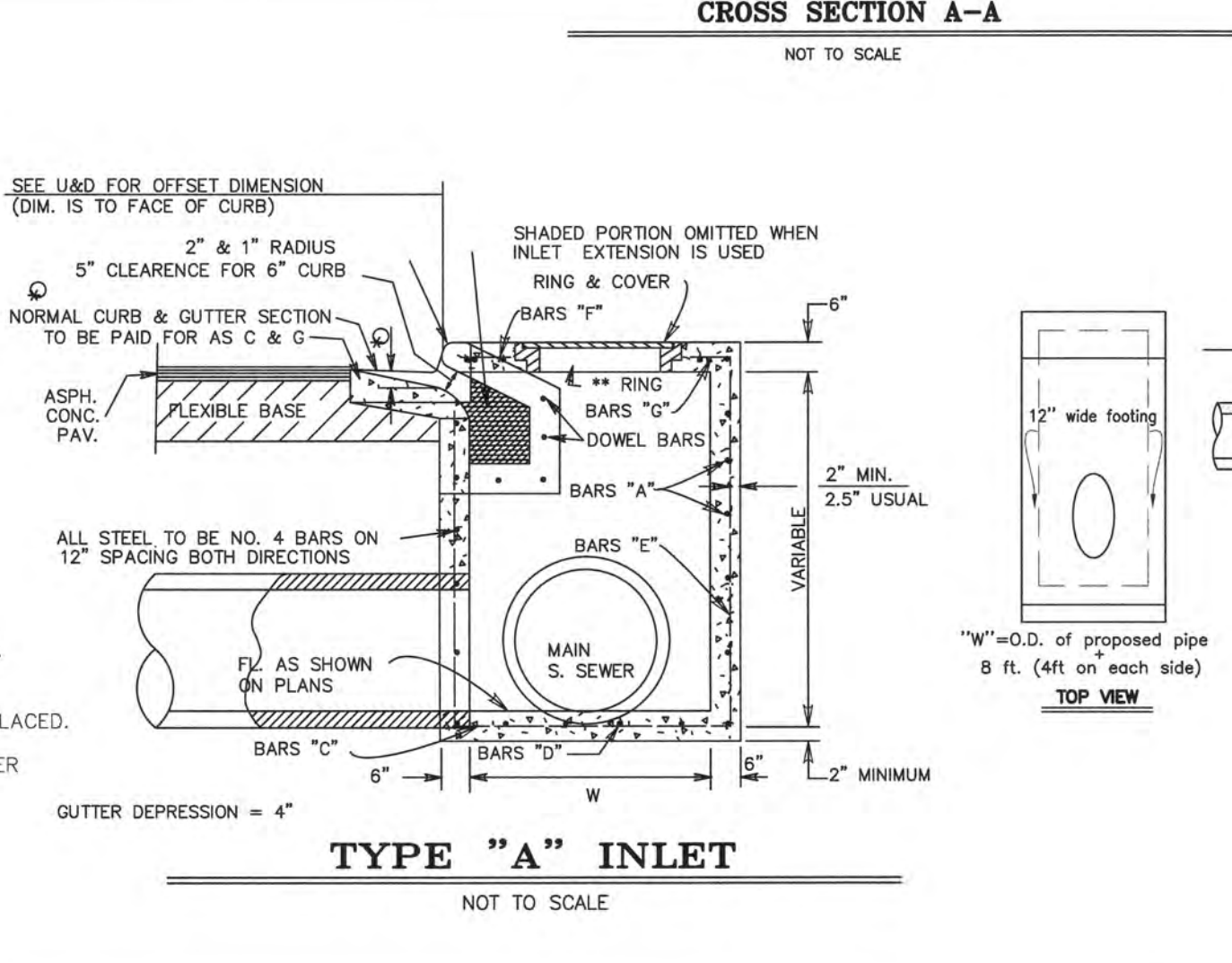
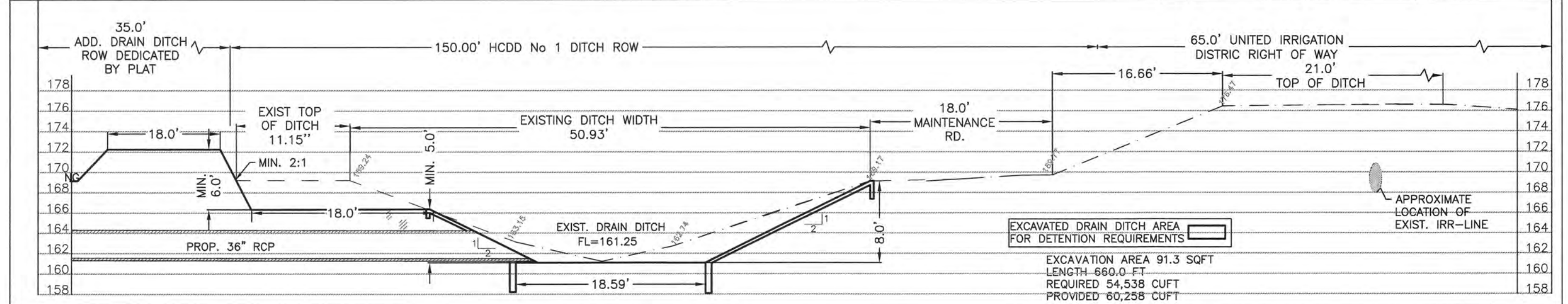
EDUARDO'S SUBDIVISION No.24
PAVING AND DRAINAGE LAYOUT



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.

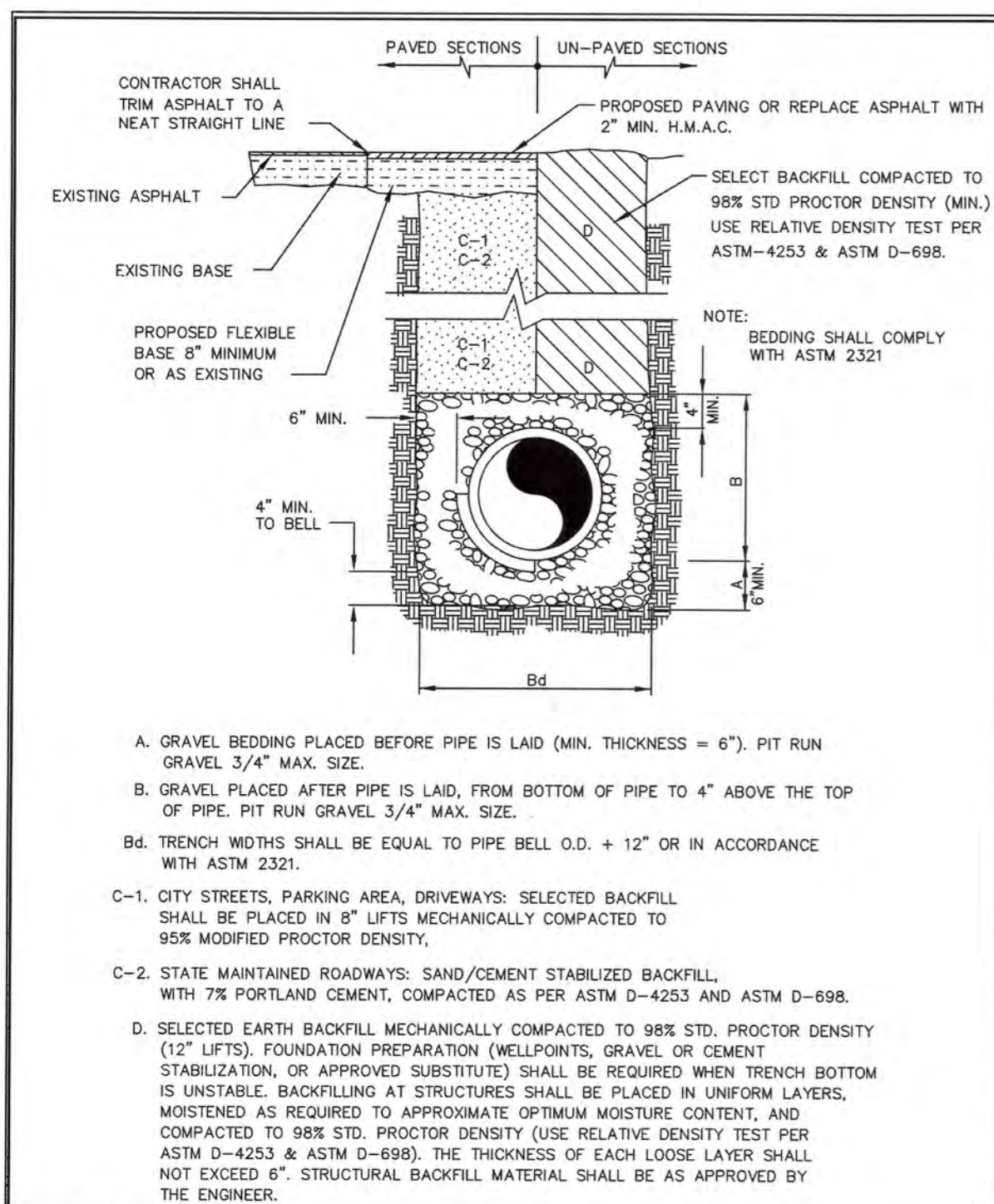


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS 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.

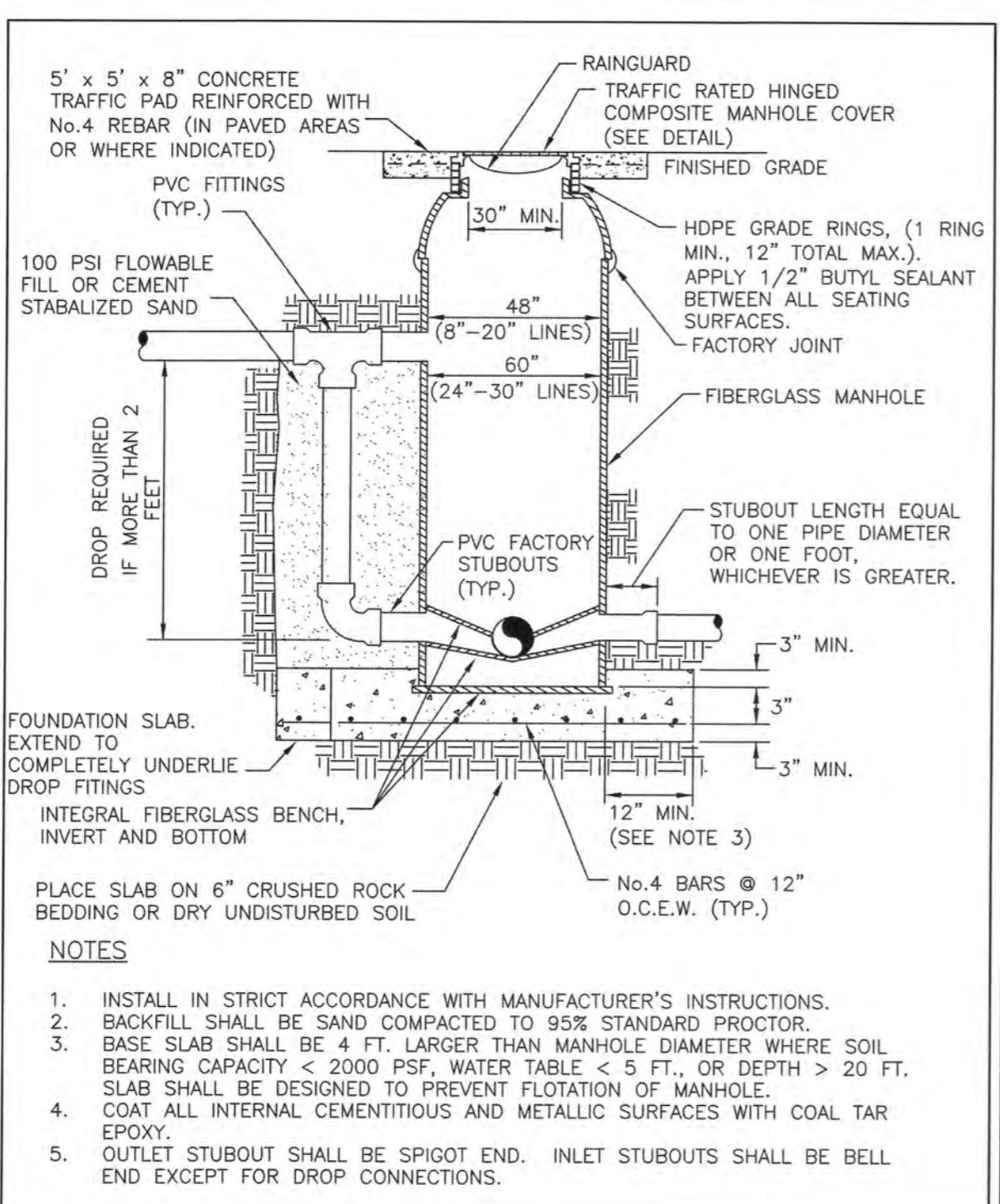


COST ESTIMATE	
WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
SANITARY SEWER IMPROVEMENTS:	\$
TOTAL:	\$

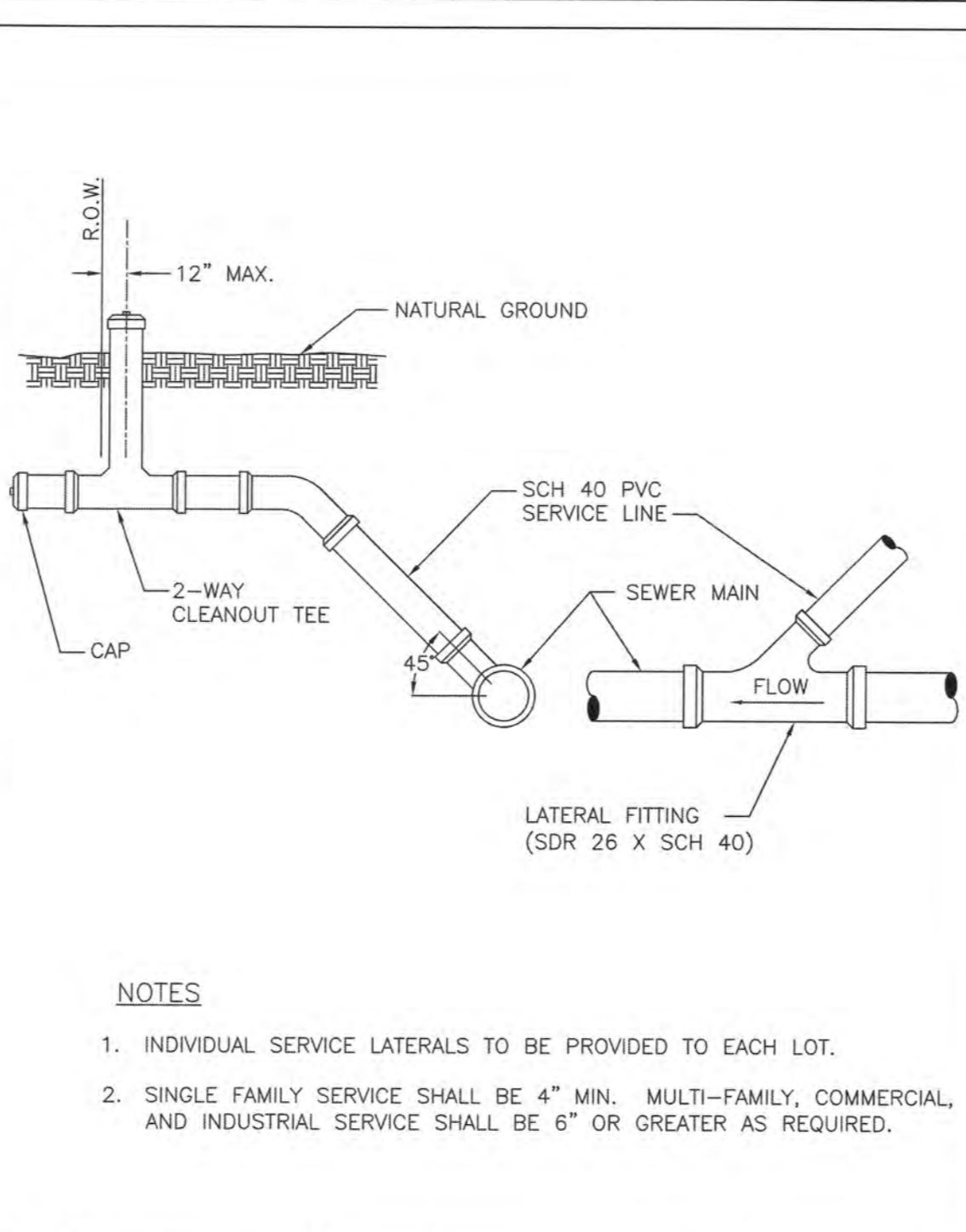
IZAGUIRRE
Engineering Group LLC.
2121 E. GRIFFIN PARKWAY,
STE 2, MISSION TX, 78574
TEL. (956) 584-0554
FAX. (956) 584-0554
SHEET NO. 5
OF 5 SHEETS



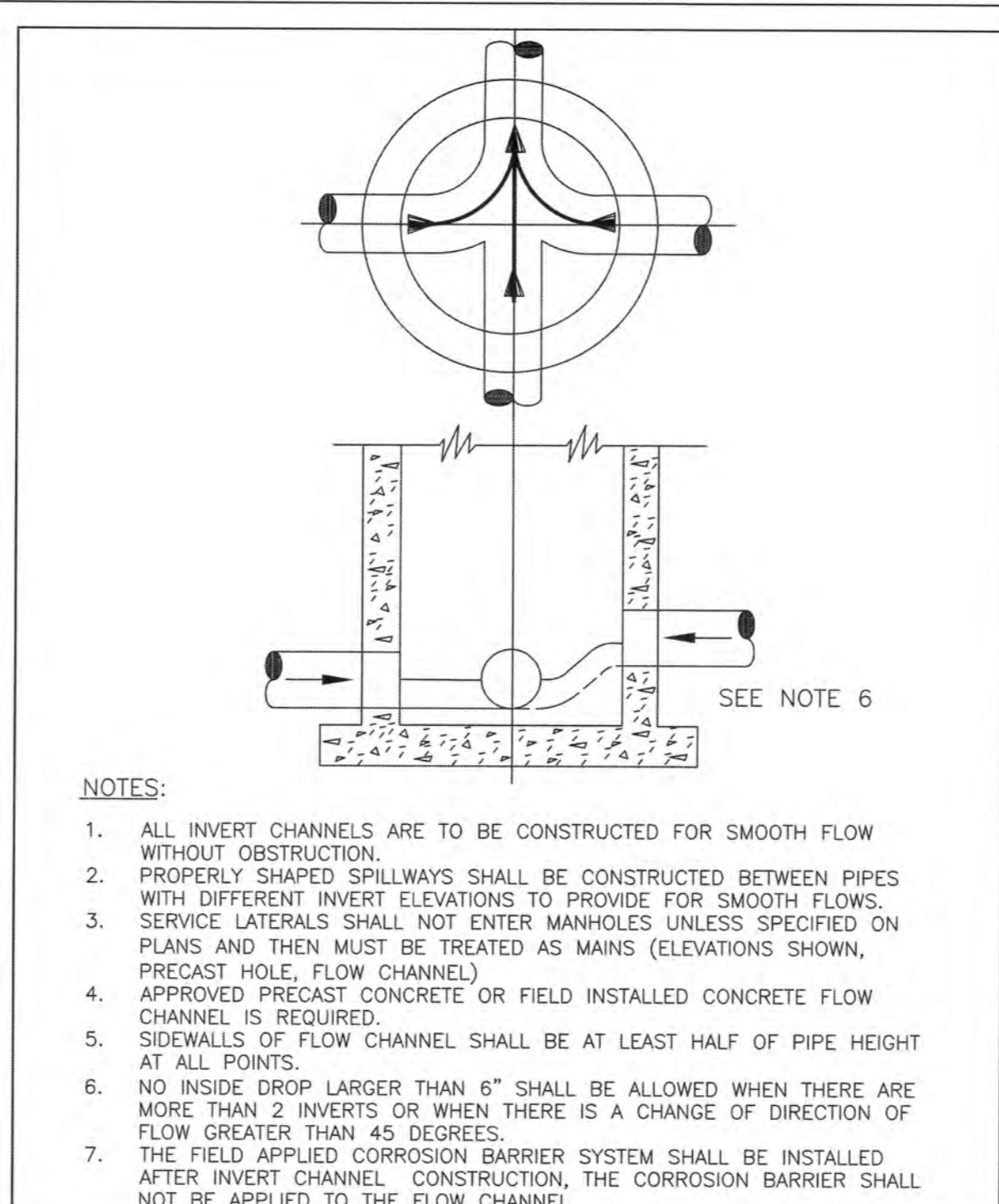
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	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-1	10/2020



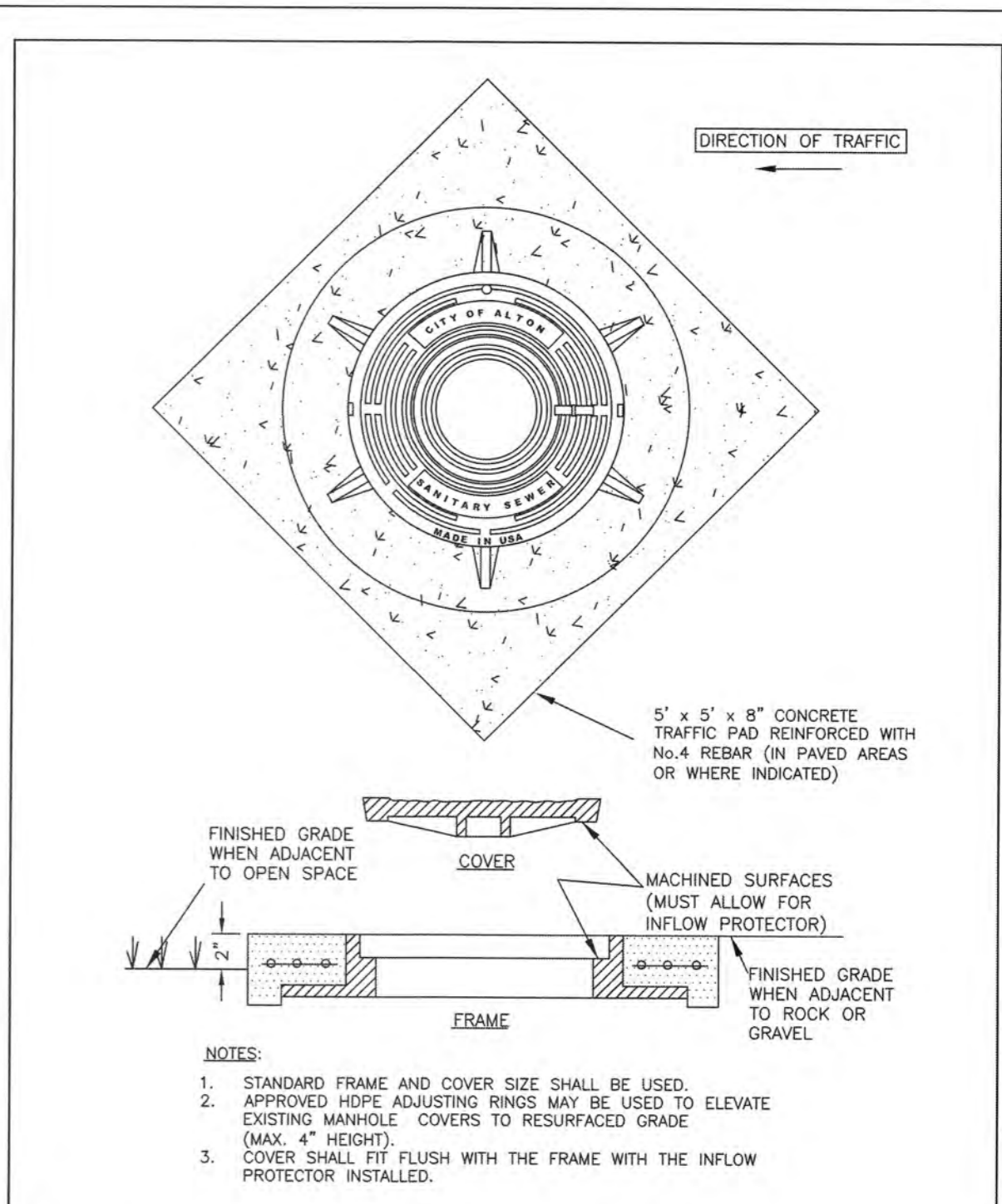
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	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-3	10/2020



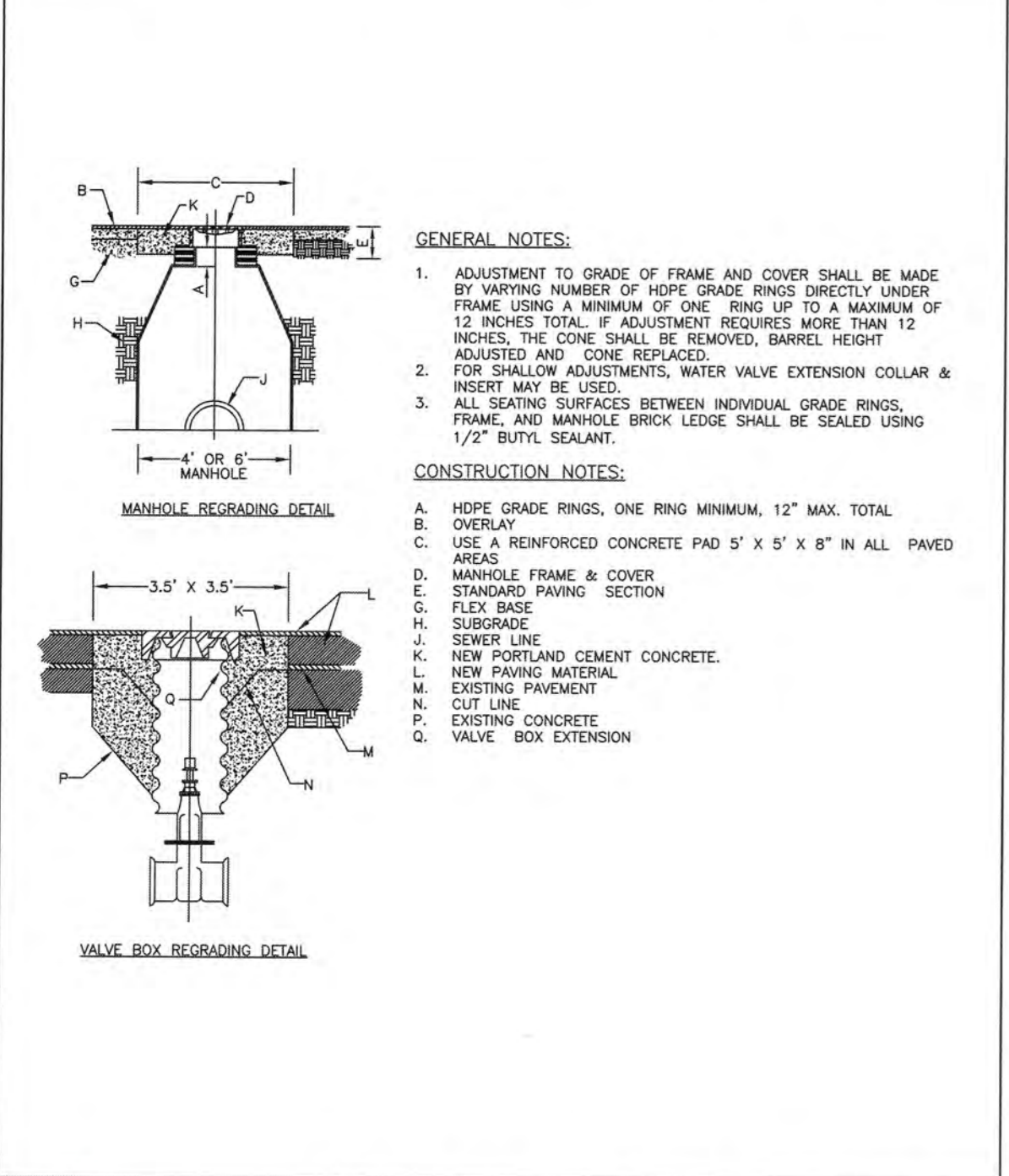
	509 S Alton Blvd. Alton, Texas 78573 (956)432-0760	WASTE WATER IMPROVEMENT DETAILS TYPICAL SANITARY SEWER SERVICE CONNECTION	HCE PROJECT NO. P234-01
	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-4	10/2020



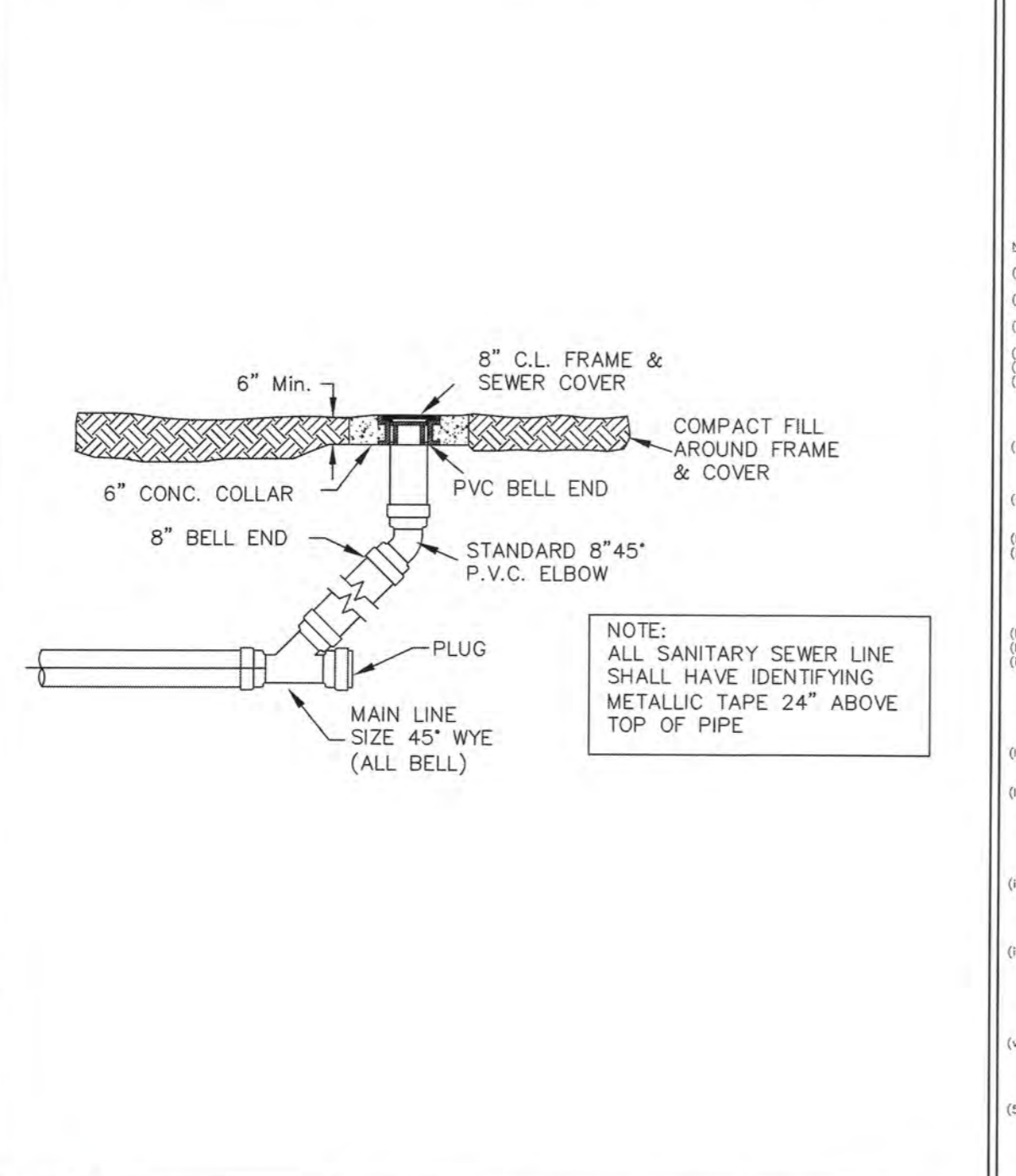
	509 S Alton Blvd. Alton, Texas 78573 (956)432-0760	WASTE WATER IMPROVEMENT DETAILS SANITARY SEWER MANHOLE INVERT	HCE PROJECT NO. P234-01
	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-5	10/2020



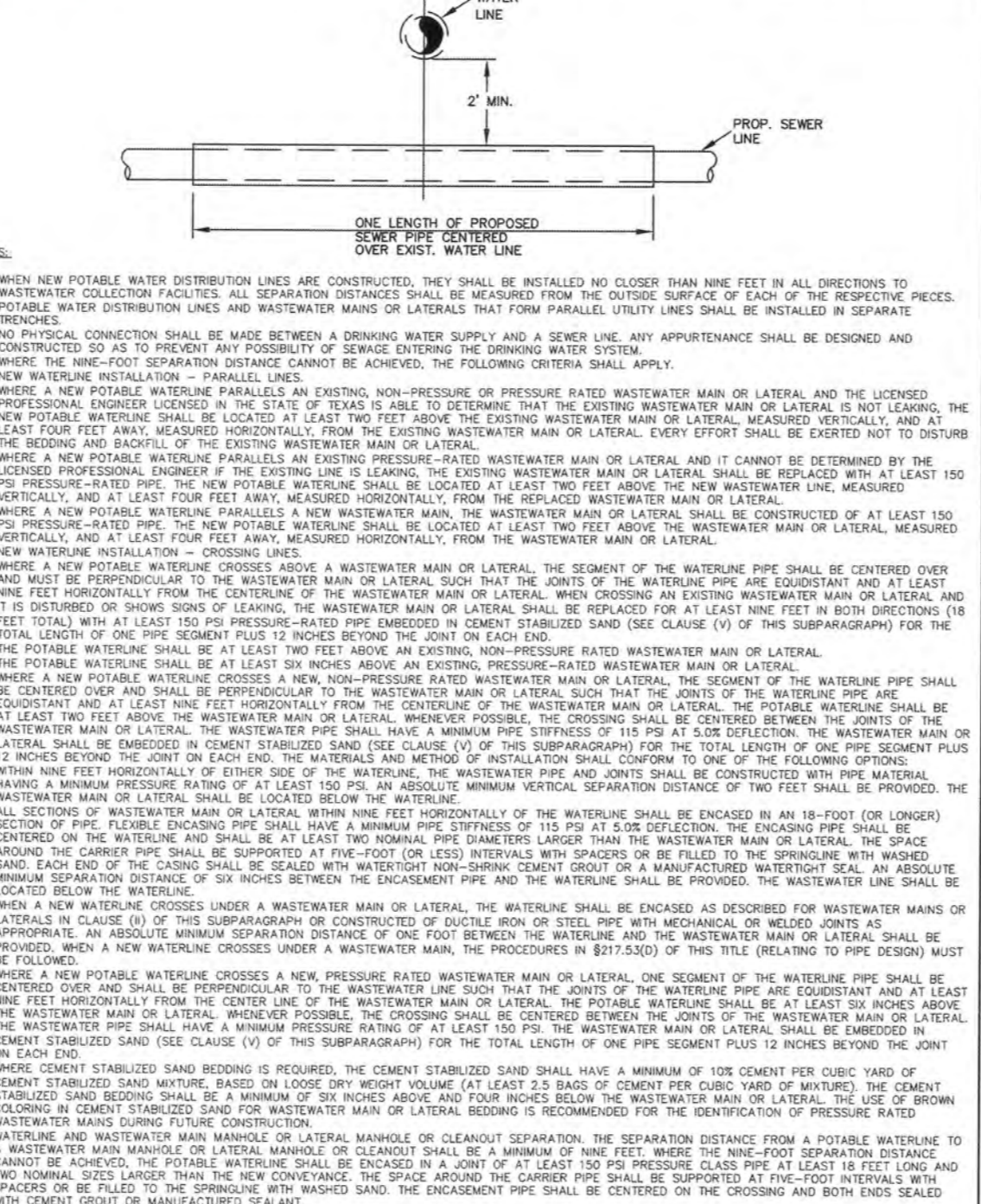
	509 S Alton Blvd. Alton, Texas 78573 (956)432-0760	WASTE WATER IMPROVEMENT DETAILS CONCRETE COLLAR FOR SANITARY SEWER MANHOLES	HCE PROJECT NO. P234-01
	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-12	10/2020



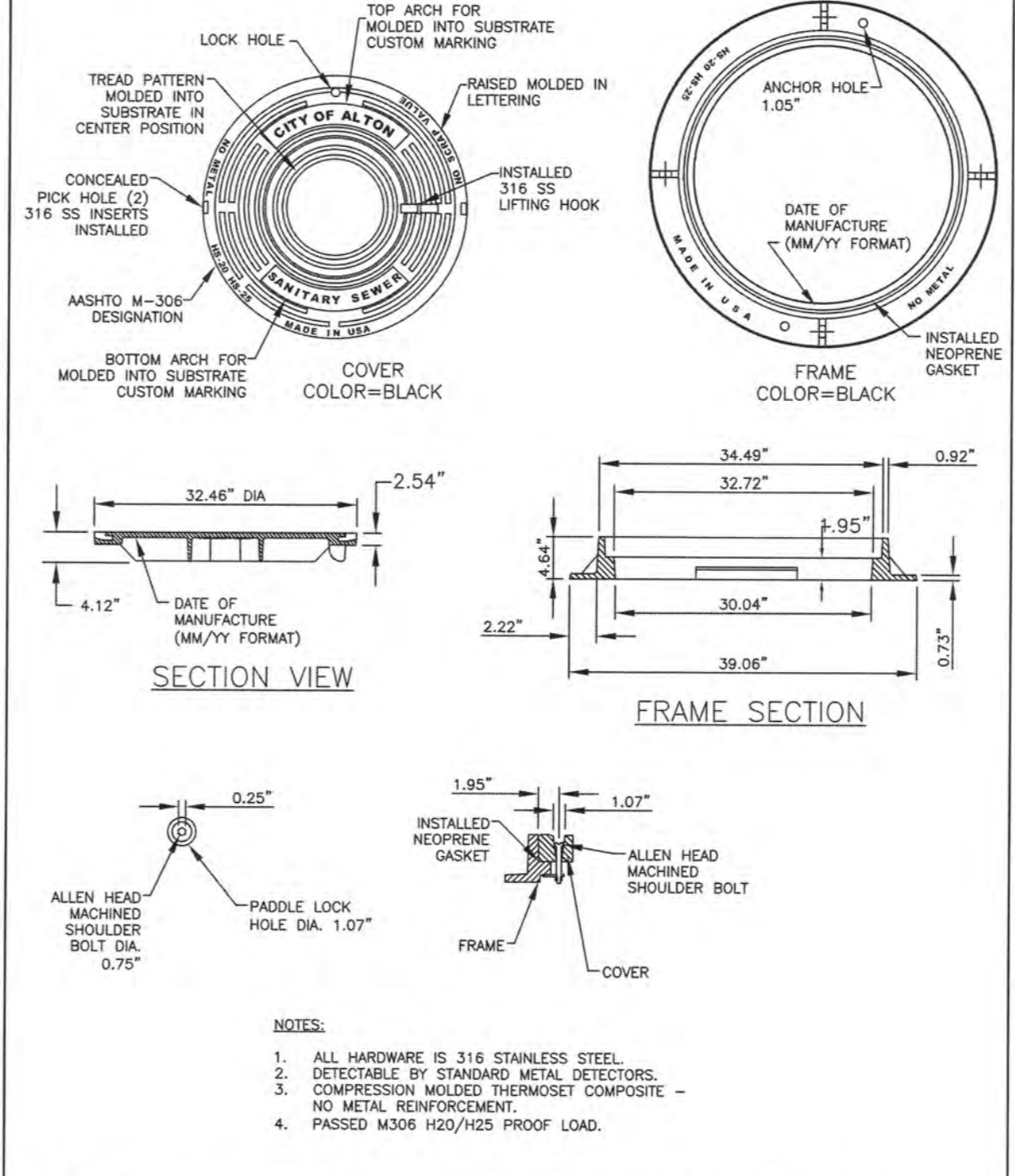
	509 S Alton Blvd. Alton, Texas 78573 (956)432-0760	WASTE WATER IMPROVEMENT DETAILS MANHOLE AND VALVE BOX REGRADING	HCE PROJECT NO. P234-01
	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-10	10/2020



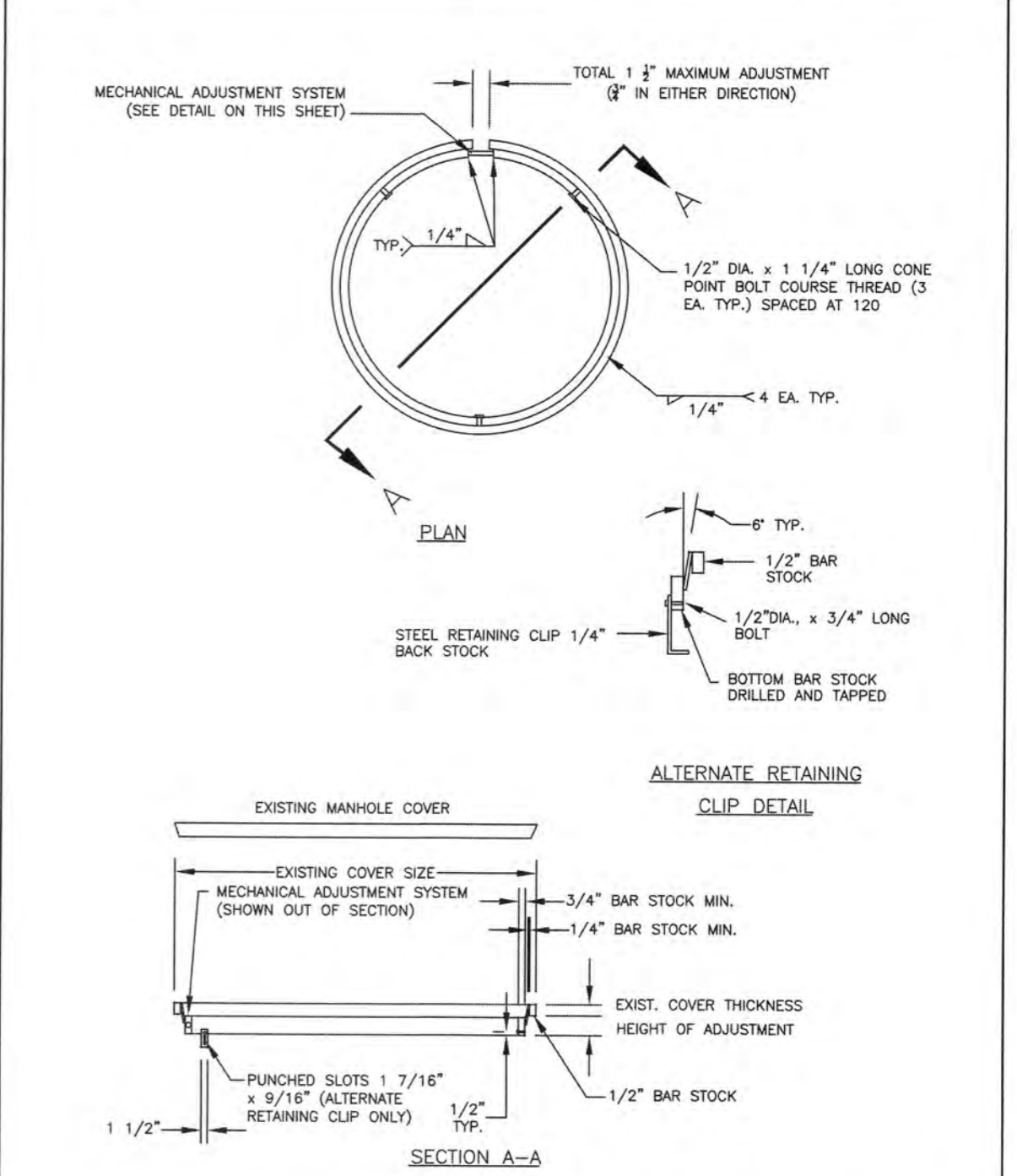
	509 S Alton Blvd. Alton, Texas 78573 (956)432-0760	WASTE WATER IMPROVEMENT DETAILS SANITARY SEWER CLEANOUT DETAIL	HCE PROJECT NO. P234-01
	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-6	10/2020



	509 S Alton Blvd. Alton, Texas 78573 (956)432-0760	WASTE WATER IMPROVEMENT DETAILS SANITARY SEWER LINE CROSSING	HCE PROJECT NO. P234-01
	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-7	10/2020



	509 S Alton Blvd. Alton, Texas 78573 (956)432-0760	WASTE WATER IMPROVEMENT DETAILS SANITARY SEWER MANHOLE COMPOSITE MATERIAL STANDARD RING & COVER	HCE PROJECT NO. P234-01
	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-13	10/2020



	509 S Alton Blvd. Alton, Texas 78573 (956)432-0760	WASTE WATER IMPROVEMENT DETAILS MANHOLE COVER ADJUSTMENT DETAIL 1 OF 2	HCE PROJECT NO. P234-01
	STANDARD DESIGN MANUAL CITY OF ALTON	SHEET NO. WW-14	10/2020

EDUARDO'S SUBDIVISION No. 24
SANITARY SEWER
CITY OF ALTON STANDARD DETAILS.

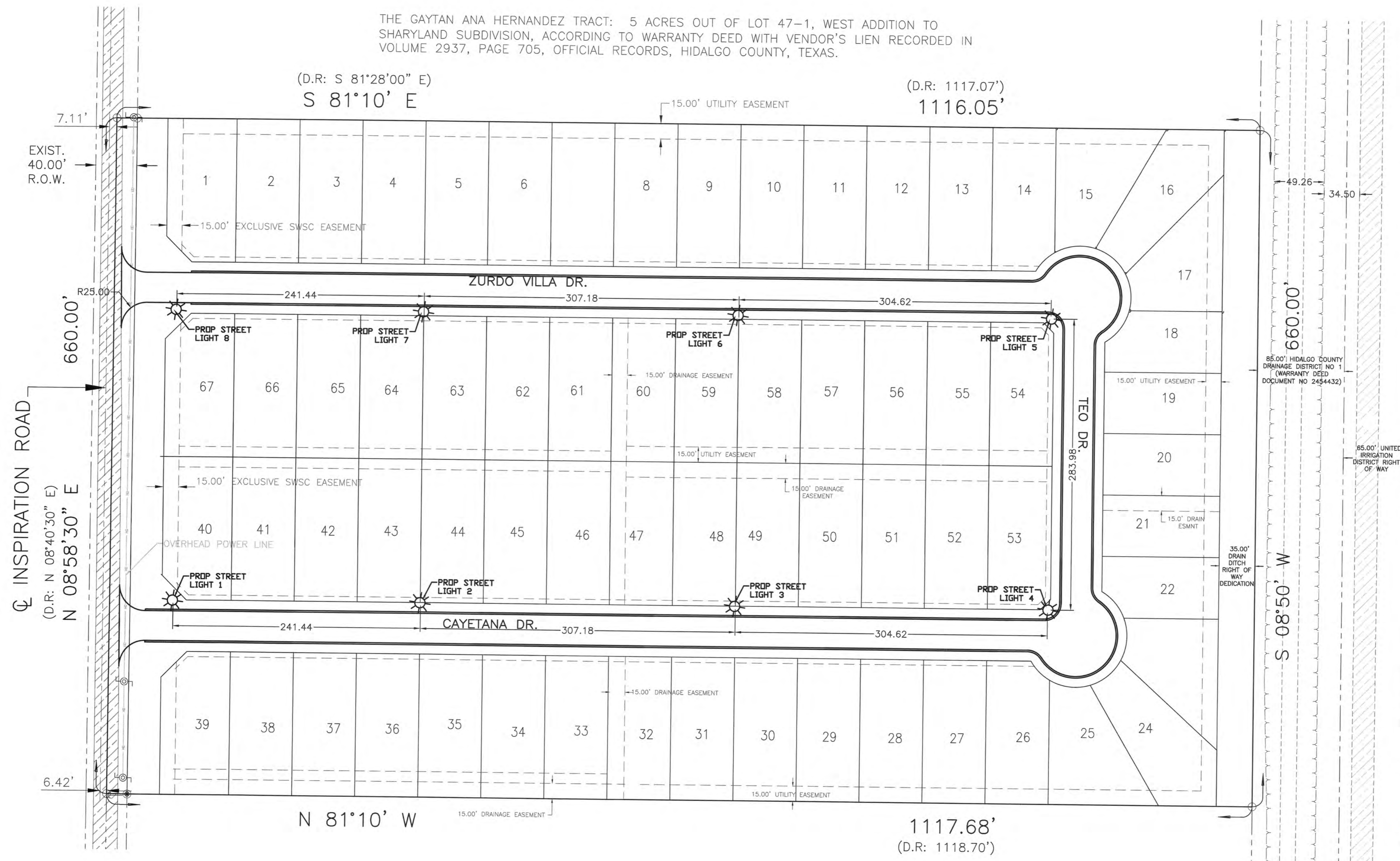
IZAGUIRRE
Engineering Group LLC.

STE. 2, MISSION TX, 78574
FAX: (956) 584-0554

SHEET NO. 38

EDUARDO'S SUBDIVISION No.24 STREETLIGHT LAYOUT

THE GAYTAN ANA HERNANDEZ TRACT: 5 ACRES OUT OF LOT 47-1, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2937, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



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



Gilberto A. Gracia
10/15/24

EDUARDO'S SUBDIVISION No.24
PROPOSED STREET LIGHT LAYOUT

IZAGUIRRE
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