



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-05-2024

PROPOSED EDUARDO'S SUBDIVISION NO. 21 PRECINCT No. 3.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 62 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTH OF MILE 6 ½ NORTH APPROXIMATELY ¼ OF A MILE WEST OF TROSPER ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY (AREA HAS BEEN RELEASED FROM CITY'S ETJ)

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 05-20-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AND "A" 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: 80.0 FEET R.O.W. FOR MILE 6 ½ NORTH.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-19-2024 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 02-06-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER CITY OF ALTON LINE SIZE: 8" LOCATION: XAVIER AVE. & UNIVERSITY AVE.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: MILE 6 ½ NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 01-18-2024 : 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.*

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. 21

A 15.72-ACRE TRACT OF LAND, OUT OF LOT 46-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, AND ACCORDING TO THE GENERAL WARRANTY DEED RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2783067, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 15.72-ACRE TRACT OF LAND OUT OF LOT 46-4, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING OUT OF THAT TRACT 1 CONSISTING OF A 43.10-ACRE TRACT AS FURTHER DESCRIBED IN GENERAL WARRANTY DEED RECORDED UNDER County Clerk's DOCUMENT NUMBER 2783067, OFFICIAL RECORDS, COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER County Clerk's DOCUMENT NUMBER 575229, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED APPROXIMATELY 720 FEET WEST OF TROSPER ROAD APPROXIMATELY HALF A MILE NORTH OF MILE 6 NORTH ROAD AND BEING ON THE SOUTH SIDE OF MILE 6 1/2 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND "X" CUT MARK ON EXISTING CONCRETE, BEARING 410.00 FEET NORTH OF THE APPARENT SOUTHWEST CORNER OF SAID LOT 46-4 AND OF SAID 15.72-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 31 SECONDS 39 MINUTES EAST, WITH THE APPARENT WEST LOT LINE OF SAID LOT 46-4 AND OF SAID 15.72-ACRE TRACT, A DISTANCE OF 1,030.00 FEET TO A POINT ON THE PROPOSED DEDICATED NORTH RIGHT-OF-WAY LINE OF SAID MILE 6 1/2 NORTH ROAD VIA THIS PLAT FOR THE APPARENT NORTHWEST CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 28 MINUTES 54 SECONDS WEST, WITH SAID MILE 6 1/2 NORTH ROAD DEDICATED NORTH RIGHT-OF-WAY LINE AND THE NORTHERNMOST NORTH LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 377.06 FEET TO A POINT FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 22 DEGREES 10 MINUTES 21 SECONDS EAST, WITH THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 46.52 FEET TO A POINT WITHIN THE SAID MILE 6 1/2 NORTH ROAD PROPOSED RIGHT-OF-WAY FOR AN APPARENT EXTERNAL CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 28 MINUTES 21 SECONDS EAST, A DISTANCE OF 12.59 FEET TO A POINT FOR AN APPARENT INTERNAL CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 31 DEGREES 28 MINUTES 20 SECONDS EAST, WITH AN APPARENT EASTERN LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 78.32 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERNAL CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 28 MINUTES 21 SECONDS EAST, WITHIN THE APPARENT SOUTH LINE OF AN EXISTING 20-FOOT UNITED IRRIGATION DISTRICT EXCLUSIVE EASEMENT AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 193.44 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHERNMOST NORTHEAST CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 31 MINUTES 39 SECONDS WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 110.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERNAL CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 00 DEGREES 33 MINUTES 29 SECONDS WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 50.49 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERNAL CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 31 MINUTES 39 SECONDS WEST, WITH AN APPARENT EASTERN LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 831.98 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERNAL CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 06 DEGREES 12 MINUTES 05 SECONDS EAST, WITH AN APPARENT EASTERN LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 92.12 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERNAL CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 16 DEGREES 53 MINUTES 22 SECONDS WEST, WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 140.42 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 28 MINUTES 21 SECONDS WEST, WITHIN THE APPARENT SOUTHERNMOST SOUTH LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 42.59 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHERNMOST NORTHEAST CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 32 DEGREES 40 MINUTES 47 SECONDS WEST, WITH AN APPARENT SOUTHERN LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 385.47 FEET TO A POINT FOR AN APPARENT EXTERNAL CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 28 MINUTES 21 SECONDS WEST, WITHIN THE APPARENT NORTHERNMOST SOUTH LOT LINE OF SAID 15.72-ACRE TRACT, A DISTANCE OF 345.47 FEET TO THE SAID FOUND "X" CUT MARK ON EXISTING CONCRETE FOR THE SOUTHWEST CORNER OF SAID 15.72-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 15.72 ACRES OF LAND, MORE OR LESS.

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

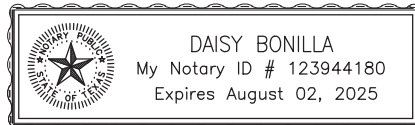
I, ANICETO IZAGUIRRE, OWNER OF THE 15.72 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EDUARDO'S SUBDIVISION No. 21, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS 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 _____ DATE _____
500 SOLAR DR.
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

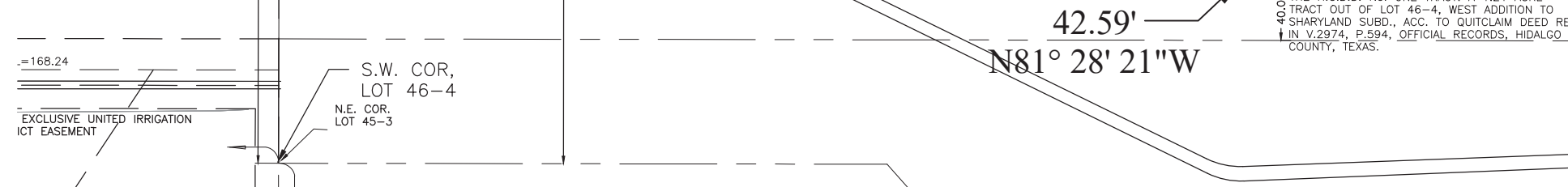
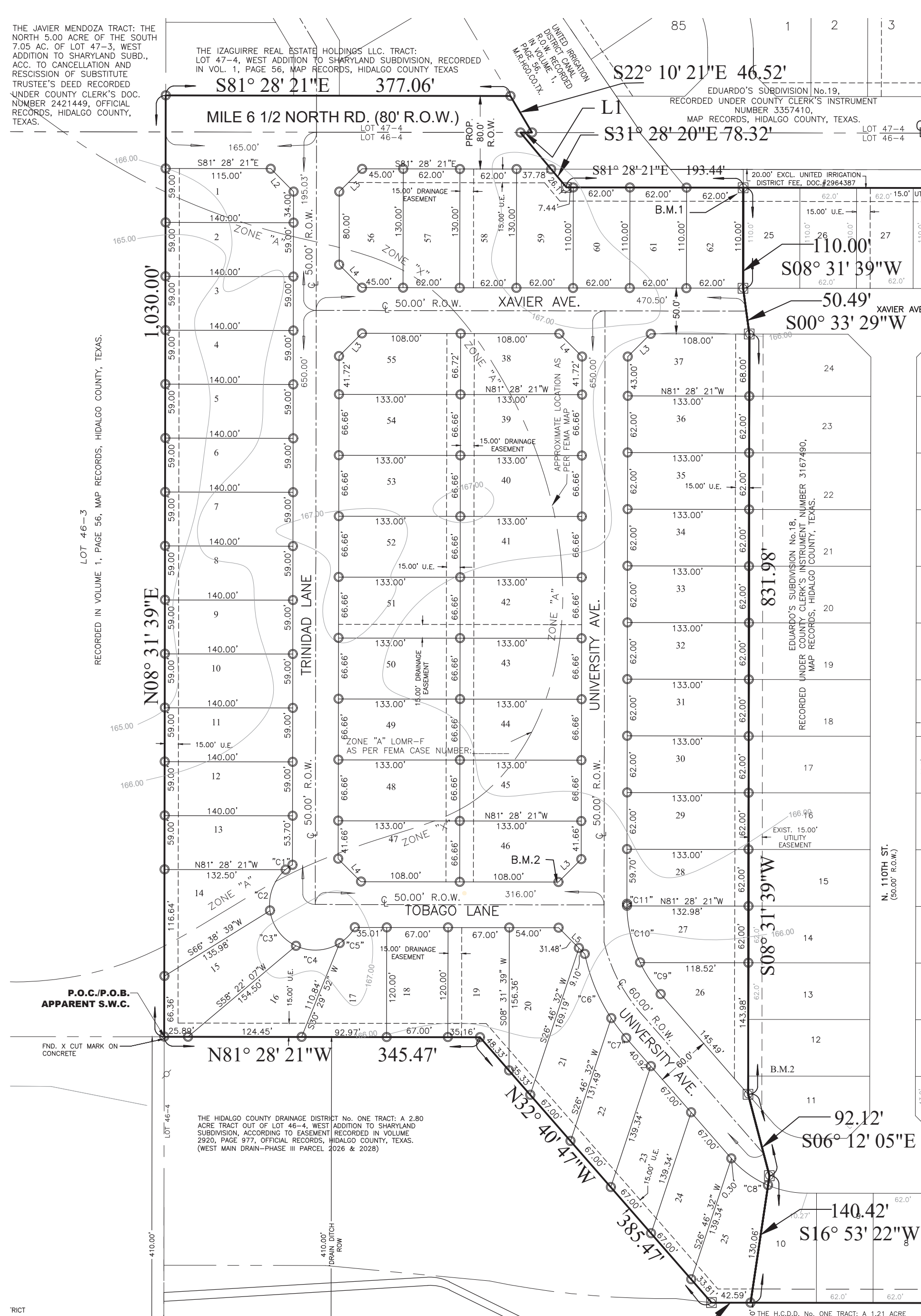
BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements 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 _____, 2024.



NOTARY PUBLIC— STATE OF TEXAS

Name	Address	City & Zip	Phone	Fax
OWNER: ANICETO IZAGUIRRE	500 SOLAR DR.	MISSION, TEXAS 78574	(956)789-0619	
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	



LOT No.	(S.F.)	AREA (AC)
1	7,948	0.182
2-13	8,260	0.190
14	9,505	0.218
15	9,118	0.209
16	8,395	0.193
17	8,147	0.187
18	8,040	0.185
19	8,619	0.198
20	9,137	0.210
21	8,911	0.204
22	8,056	0.185
23-24	8,040	0.185
25	8,152	0.187
26	8,985	0.206
27	7,942	0.182
28-36	8,246	0.189
37	8,732	0.200
38	8,561	0.196
39-45	8,866	0.203
46-47	8,553	0.196
48-54	8,866	0.203
55	8,561	0.196
56	8,475	0.194
57-58	8,060	0.185
59	7,743	0.178
60-62	6,820	0.156

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
"C1"	10°32'08"	50.00'	9.20'
"C2"	57°17'35"	50.00'	50.00'
"C3"	57°17'35"	50.00'	50.00'
"C4"	57°17'37"	50.00'	50.00'
"C5"	27°34'48"	50.00'	24.07'
"C6"	21°55'03"	200.00'	76.51'
"C7"	7°48'27"	200.00'	27.26'
"C8"	25°53'20"	110.00'	49.70'
"C9"	15°49'31"	150.00'	41.43'
"C10"	24°30'14"	150.00'	64.15'
"C11"	0°52'39"	150.00'	2.30'

LEGEND		
	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 2791 (BOUNDARY)	
	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 2791	
	IRON ROD FOUND	
	P.O.B. POINT OF BEGINNING	
	P.O.C. POINT OF COMMENCING	

LINE DATA TABLE		
LINE #	BEARING	LENGTH
L1	N 81°28'21" W	12.59'
L2	S 36°28'21" E	35.36'
L3	N 53°31'39" E	35.36'
L4	N 36°28'21" E	35.36'
L5	S 36°28'21" E	40.58'

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 CODE D, MAP REVISED, JUNE 6, 2000. A MINOR PORTION OF THE AREA OF THIS TRACT IS ALSO LOCATED IN FLOOD ZONE "A" WHERE A BFE OF 164.4 WAS DETERMINED LOMR-F BFE OF 164.4 (See Number).
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS.
- 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.
- LOTS 1, 56-62 SHALL HAVE NO ACCESS TO MILE 6 1/2 NORTH RD.
- MINIMUM BUILDING SETBACK LINES:
FRONT 25.00' OR GREATER FOR EASEMENTS
FRONT CURB OR SIDE 15.00' OR GREATER FOR EASEMENTS
GARAGE 18.00', EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
REAR 15.00' OR GREATER FOR EASEMENTS, EXCEPT 25.00' FOR DOUBLE FRONTING LOTS
INTERIOR SIDES 6.00', OR GREATER FOR EASEMENTS
CORNER 10.0' EXCEPT 20.0' FOR LOTS ADJACENT TO A STREET WITH A ROW GREATER THAN 50.0 FEET OR GREATER FOR EASEMENTS.
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 84,248 CUBIC FEET (1.89 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.5.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1: ELEV. 165.31 AT AN IRON ROD SET AT THE INTERSECTION OF EXISTING NORTH ROW LINE AND THE EAST PROPERTY LINE OF THIS DEVELOPMENT. N.A.V.D. 88 DATUM.
B.M. 2: ELEV. _____ AT AN IRON ROD SET AT THE S.E. COR. OF LOT 46 OF THIS SUBDIVISION. X=1042849.6167 Y=1663727.7149 N.A.V.D. 88 DATUM.
9. 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.
10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
11. 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.
12. 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.
13. 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.
14. 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 METERS(S).
15. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
16. 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.
17. 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.
18. DEVELOPER SHALL INSTALL A 6 FOOT CHAIN LINK FENCE ALONG THE REAR LOT LINE OF ALL SAID LOTS ABUTTING MILE 6 1/2 NORTH ROAD AND TROSPER ROAD.
19. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
20. UID BLANKET IRRIGATION EASEMENT RESERVATION
DOC. 1954-399, PER 01/12/1954 &
DOC. 1911-1140201, PER 04/06/1911

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.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWSC CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2- WATER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
- SHEET 3- SHARYLAND WATER SUPPLY DETAILS
- SHEET 3.1- SHARYLAND WATER SUPPLY DETAILS
- SHEET 3.2- SHARYLAND SEWER DETAILS
- SHEET 4- SANITARY SEWER DISTRIBUTION LAYOUT
- SHEET 5- PAVING AND DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.
- SHEET 6- DRAINAGE EXCAVATION MAP
- SHEET 7- STREETLIGHT LAYOUT

SHEET NO. 1 OF 7 SHEETS	FILENAME : 8-28-2023 01			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	DATE REVISION	REVISED BY	CHECKED BY	APPROVED BY
		M.G.		

CITY OF ALTON CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No. 21 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF ALTON _____ DATE _____
CITY SECRETARY _____ DATE _____

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____ 2024.

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

SHARYLAND WATER SUPPLY CORPORATION

Sharyland Conditional Approval Block for Preliminary Plats:
I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE EDUARDO'S SUBDIVISION No. 21 SUBDIVISION LOCATED WITHIN ALTON'S ETJ IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

CARLOS LIMA _____ DATE _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF GILBERTO A. GRACIA - P.E. 62477 ON 12-04-2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

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 _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
7413 N. LA HOMA
MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE EDUARDO'S SUBDIVISION No. 21 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON AUGUST 22, 2023



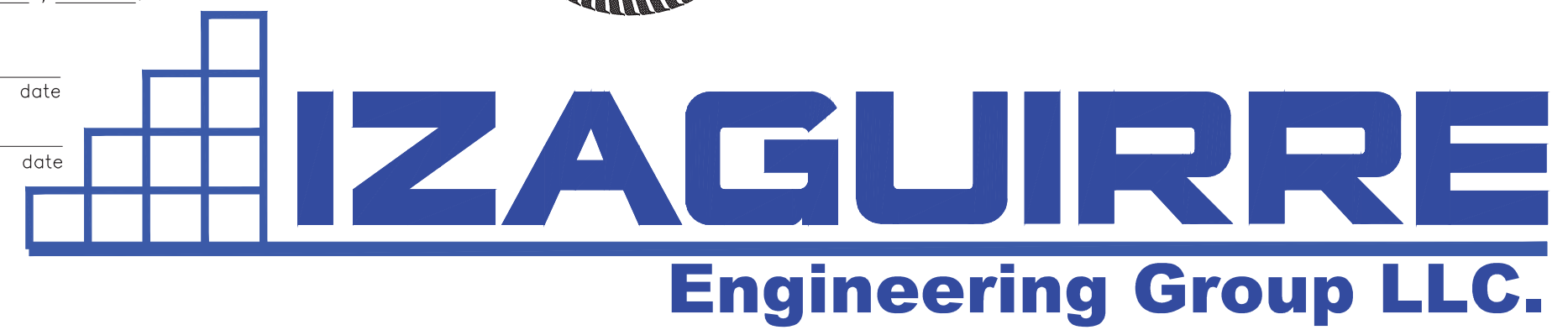
PRELIMINARY
HOMERO LUIS GUTIERREZ _____ DATE _____
R.P.L.S. No. 2791

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

THIS PLAT OF EDUARDO'S SUBDIVISION No. 21 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ALTON, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2023.

CHAIRMAN _____



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

WATER LAYOUT OF: EDUARDO'S SUBDIVISION No. 21

A 15.72-ACRE TRACT OF LAND, OUT OF LOT 46-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND ACCORDING TO THE GENERAL WARRANTY DEED RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2783067, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, LYING ON THE WEST SIDE OF TROSPER ROAD.

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 21:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
EDUARDO'S SUBDIVISION No. 21 WILL BE 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 THE SOUTH SIDE OF MILE 6 1/2 MILE N. RD., ON THE EAST SIDE OF THIS SUBDIVISION, INSTALLED FOR EDUARDO'S No.18 SUBDIVISION.
ANOTHER EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF XAVIER AVE., ON THE EAST SIDE OF THIS SUBDIVISION, INSTALLED FOR EDUARDO'S No.18 SUBDIVISION.
ALSO HAS ANOTHER 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF UNIVERSITY AVE., ON THE EAST SIDE OF THIS SUBDIVISION, INSTALLED FOR EDUARDO'S No.18 SUBDIVISION.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No. 21 CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE THAT RUNS ALONG THE SOUTH SIDE OF UNIVERSITY AVENUE. THE PROPOSED 8" DIAMETER WATER LINE RUNS WEST ALONG THE SOUTH SIDE OF SAID ROAD FOR APPROXIMATELY 598 L.F., THEN IT TURNS NORTH AROUND THE CUL-DE-SAC FOR APPROXIMATELY 942 L.F., ENDING WITH A 2" FLUSH VALVE ON THE NORTH SIDE OF MILE 6 1/2 N.RD.

ANOTHER PROPOSED 8" DIAMETER WATER LINE TAPS INTO THE EXISTING 8" DIAMETER WATER LINE THAT RUNS ALONG THE SOUTH SIDE OF MILE 6 1/2 MILE N. RD., SAID PROPOSED 8" DIAMETER WATERLINE RUNS WEST APPROXIMATELY 407 L.F. AND CONNECTS WITH THE PROPOSED 8" WATERLINE THAT RUNS NORTH ON THE WEST SIDE OF THIS SUBDIVISION.

ANOTHER PROPOSED 8" DIAMETER WATERLINE TAPS INTO THE EXISTING 8" DIAMETER WATERLINE THAT RUNS ALONG THE SOUTH SIDE OF XAVIER AVENUE, SAID PROPOSED 8" DIAMETER WATERLINE RUNS WEST APPROXIMATELY 496 L.F. AND CONNECTS WITH THE PROPOSED 8" WATERLINE THAT RUNS NORTH ON THE WEST SIDE OF THIS SUBDIVISION.

ANOTHER PROPOSED 8" DIAMETER WATERLINE TAPS INTO THE PROPOSED 8" DIAMETER WATERLINE THAT RUNS ALONG THE SOUTH SIDE OF UNIVERSITY AVE., SAID PROPOSED 8" DIAMETER WATERLINE RUNS NORTH ON THE WEST SIDE OF UNIVERSITY AVENUE, SAID PROPOSED 8" DIAMETER WATERLINE RUNS NORTH ON THE WEST SIDE OF UNIVERSITY AVENUE, SAID PROPOSED 8" DIAMETER WATERLINE RUNS NORTH ON THE WEST SIDE OF UNIVERSITY AVENUE, SAID PROPOSED 8" DIAMETER WATERLINE RUNS NORTH ON THE WEST SIDE OF UNIVERSITY AVENUE.

FROM THE PROPOSED 8" DIAMETER WATERLINE, TWENTY NINE (29) DOUBLE SERVICES OF 1" OF DIAMETER AND FOUR (4) 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 WILL BE INSTALLED AT A TOTAL COST OF \$238,942.00 OR \$3,853.90 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY S.W.S.C. THE AMOUNT OF \$198,400.00 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. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$5,000.00 FOR A TOTAL COST OF \$27,500.00, 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 \$437,342.00 WHICH EQUALS TO \$7,053.90 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. 21. POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

EDUARDO'S SUBDIVISION No. 21 SERA PROVISITA 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. FIRMARAN UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE S.W.S.C. PRESENTARÁ 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 AGUA DE 8" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE MILE 6 1/2 N. RD. DE LA SUBDIVISION EXISTENTE DE EDUARDO'S No. 18.
TAMBIEN TIENE OTRA LÍNEA DE AGUA DE 8" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE XAVIER AVE., DE LA SUBDIVISION EXISTENTE DE EDUARDO'S No. 18.
Y TAMBIEN TIENE UNA LÍNEA DE AGUA DE 8" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE UNIVERSITY AVE., DE LA SUBDIVISION EXISTENTE DE EDUARDO'S No. 18.

EL SISTEMA DE AGUA PARA EDUARDO'S No. 21 CONSISTE DE UNA LÍNEA DE AGUA PROPUESTA DE 8" DE DIÁMETRO QUE SE CONECTA CON LA LÍNEA EXISTENTE DE 8" DE DIÁMETRO QUE CORRE EN EL SUR DE LA CALLE UNIVERSITY AVE., DE AHI CORRE HACIA EL OESTE POR APROXIMADAMENTE 598 L.F., Y RODANDO EL CUL-DE-SAC HACIA EL NORTE POR APROXIMADAMENTE 942 L.F. Y TERMINANDO CON UNA VALVULA DE PURGA DE 2" EN EL LADO NORTE DE LA CALLE MILE 6 1/2 N. RD.
OTRA LÍNEA DE AGUA PROPUESTA DE 8" DE DIÁMETRO SE CONECTA CON LA LÍNEA DE AGUA EXISTENTE EN MILE 6 1/2 N. RD., ESTA LÍNEA PROPUESTA CORRE HACIA EL OESTE POR APROXIMADAMENTE 407 L.F. Y SE CONECTA CON LA LÍNEA DE AGUA DE 8" DE DIÁMETRO QUE CORRE DE SUR A NORTE EN EL LADO OESTE DE ESTA SUBDIVISION.
OTRA LÍNEA DE AGUA PROPUESTA DE 8" DE DIÁMETRO SE CONECTA CON LA LÍNEA DE AGUA EXISTENTE EN XAVIER AVE., ESTA LÍNEA PROPUESTA CORRE HACIA EL OESTE POR APROXIMADAMENTE 496 L.F. Y SE CONECTA CON LA LÍNEA DE AGUA DE 8" DE DIÁMETRO QUE CORRE DE SUR A NORTE EN EL LADO OESTE DE ESTA SUBDIVISION.
OTRA LÍNEA DE AGUA PROPUESTA DE 8" DE DIÁMETRO SE CONECTA CON LA LÍNEA DE AGUA PROPUESTA DE 8" DE DIÁMETRO EN UNIVERSITY AVE., ESTA LÍNEA PROPUESTA CORRE HACIA EL NORTE POR APROXIMADAMENTE 680 L.F. Y SE CONECTA CON LA LÍNEA DE AGUA DE 8" DE DIÁMETRO PROPUESTA EN EL LADO SUR DE LA CALLE XAVIER AVE.

DE LA LÍNEA DE 8" DE DIÁMETRO SE DESPRENDEN VEINTINUEVE (29) SERVICIOS DOBLES DE 1" DE DIÁMETRO Y CUATRO (4) SERVICIOS DE 1" DE DIÁMETRO 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 INSTALARAN A UN COSTO TOTAL DE US \$238,942.00 DE LOS CUALES SE CUBRIRÁ SU \$3,853.90 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGARÁ ADICIONALMENTE A S.W.S.C. LA CANTIDAD DE US \$198,400.00 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, TARIFAS DE CONEXION Y MEMBRESIAS). EL DUEÑO DE LA SUBDIVISION HA INSTALADO 5 HIDRANTES DE AGUA A UN COSTO INDIVIDUAL DE \$5,000.00 PARA UN COSTO TOTAL DE \$27,500.00. CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA S.W.S.C. INSTALARÁ 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 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:

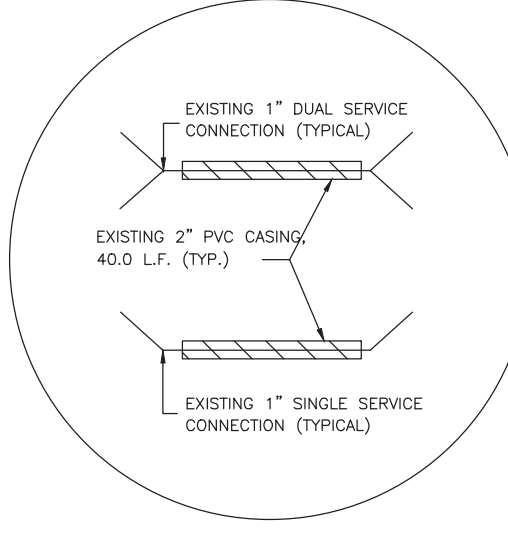
AGUA: EL SISTEMA/SERVICIO DE AGUA HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO TOTAL DE US \$437,342.00 O US \$7,053.90 POR LOTE.



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.



WATER SERVICE DETAIL N.T.S.

INDEX OF SHEETS

- SHEET 1.- HEADINGS, INDEX, LOCATION MAP AND ETU; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWCS CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2.- WATER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 3.- SHARYLAND WATER SUPPLY DETAILS
- SHEET 3.1-SHARYLAND WATER SUPPLY DETAILS
- SHEET 3.2-SHARYLAND SEWER DETAILS
- SHEET 4.- SANITARY SEWER DISTRIBUTION LAYOUT
- SHEET 5.- PAVING AND DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.
- SHEET 6.- STRETLIGHT 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. 21 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

COST ESTIMATE

WATER DISTRIBUTION:	\$ 238,942.00
PAVING IMPROVEMENTS:	\$ 493,494.00
DRAINAGE IMPROVEMENTS:	\$ 37,928.00
SANITARY SEWER IMPROVEMENTS:	\$ 245,965.00
TOTAL:	\$1,076,329.00

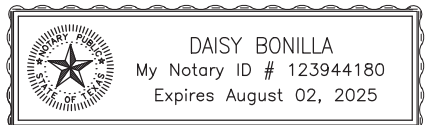
ANICETO IZAGUIRRE - PRESIDENT
IZAGUIRRE REAL ESTATE HOLDINGS
500 SOLAR DR.
MISSION, TEXAS 78574

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 _____, 2024.



NOTARY PUBLIC- STATE OF TEXAS

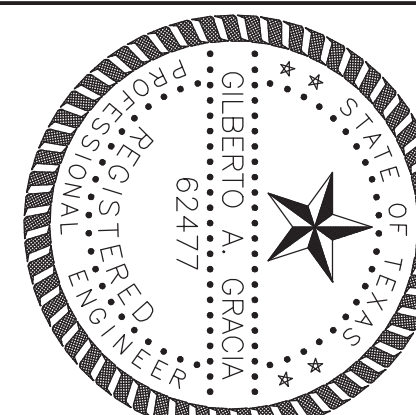
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF GILBERTO A. GRACIA - P.E. 62477 ON 2-2-2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

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

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

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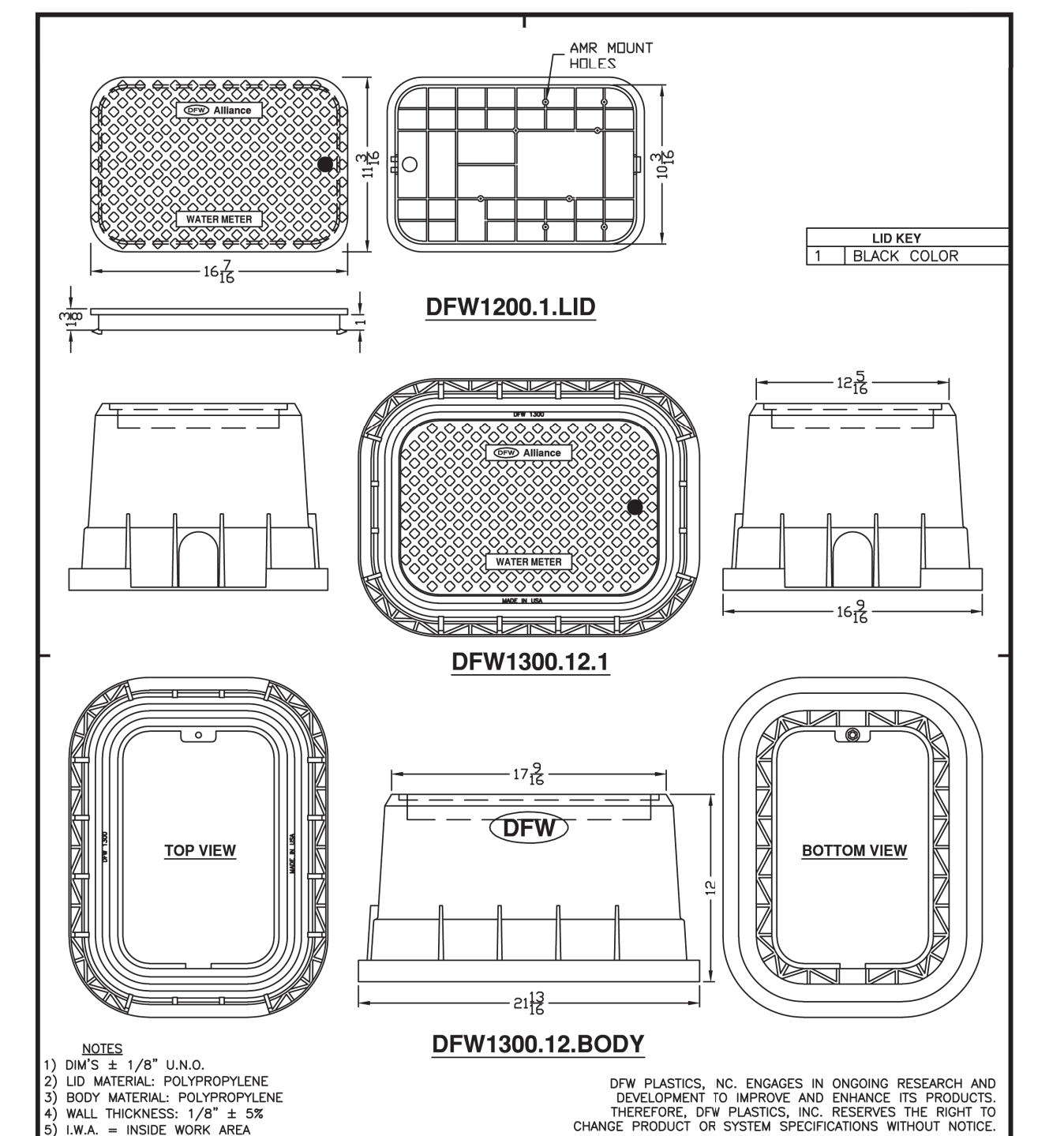
EDUARDO'S SUBDIVISION No. 21 WATER LAYOUT



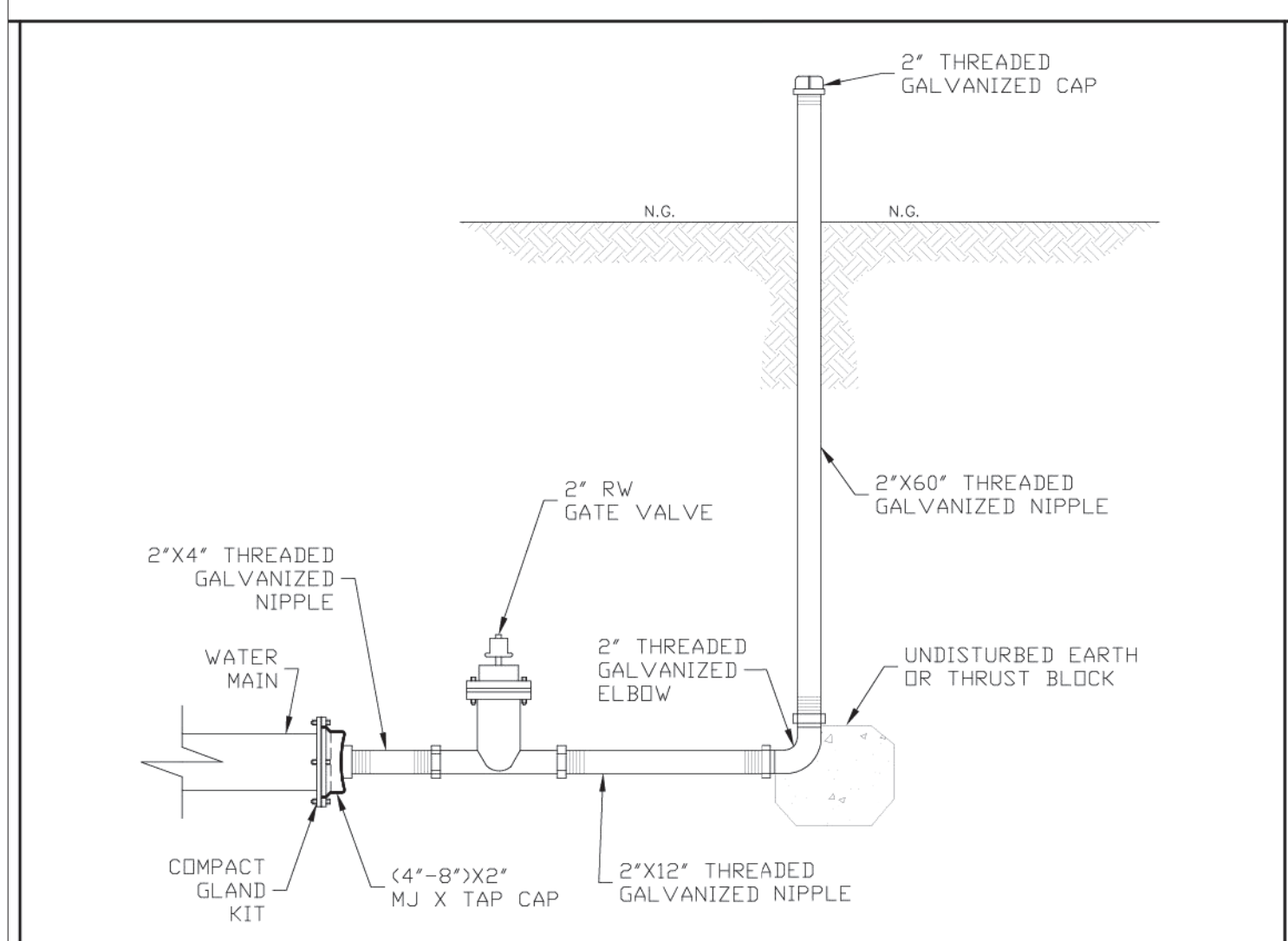
SHARYLAND WATER SUPPLY DETAILS EDUARDO'S SUBDIVISION No. 21



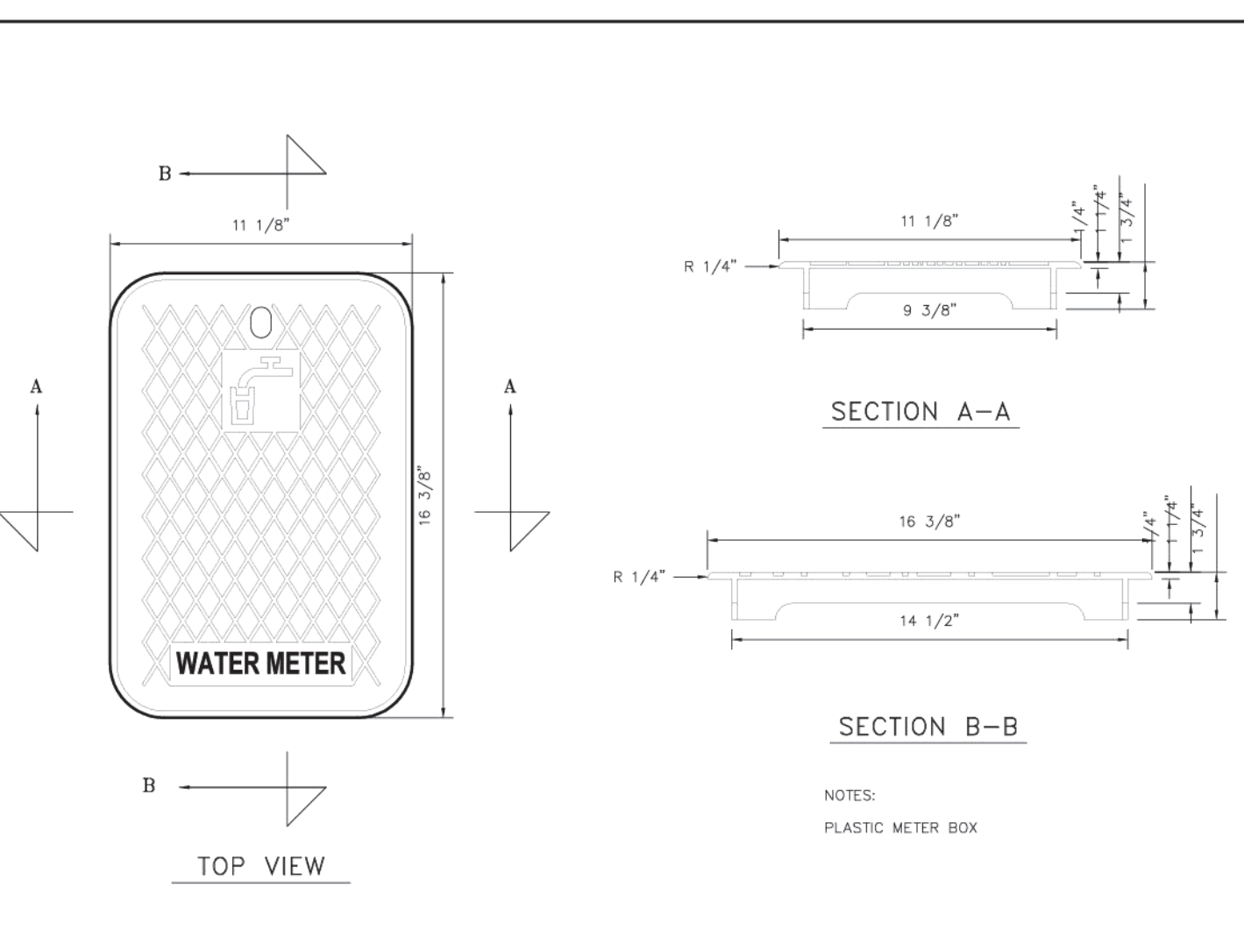
EDUARDO'S SUBDIVISION No. 21
SHARYLAND WATER SUPPLY DETAILS



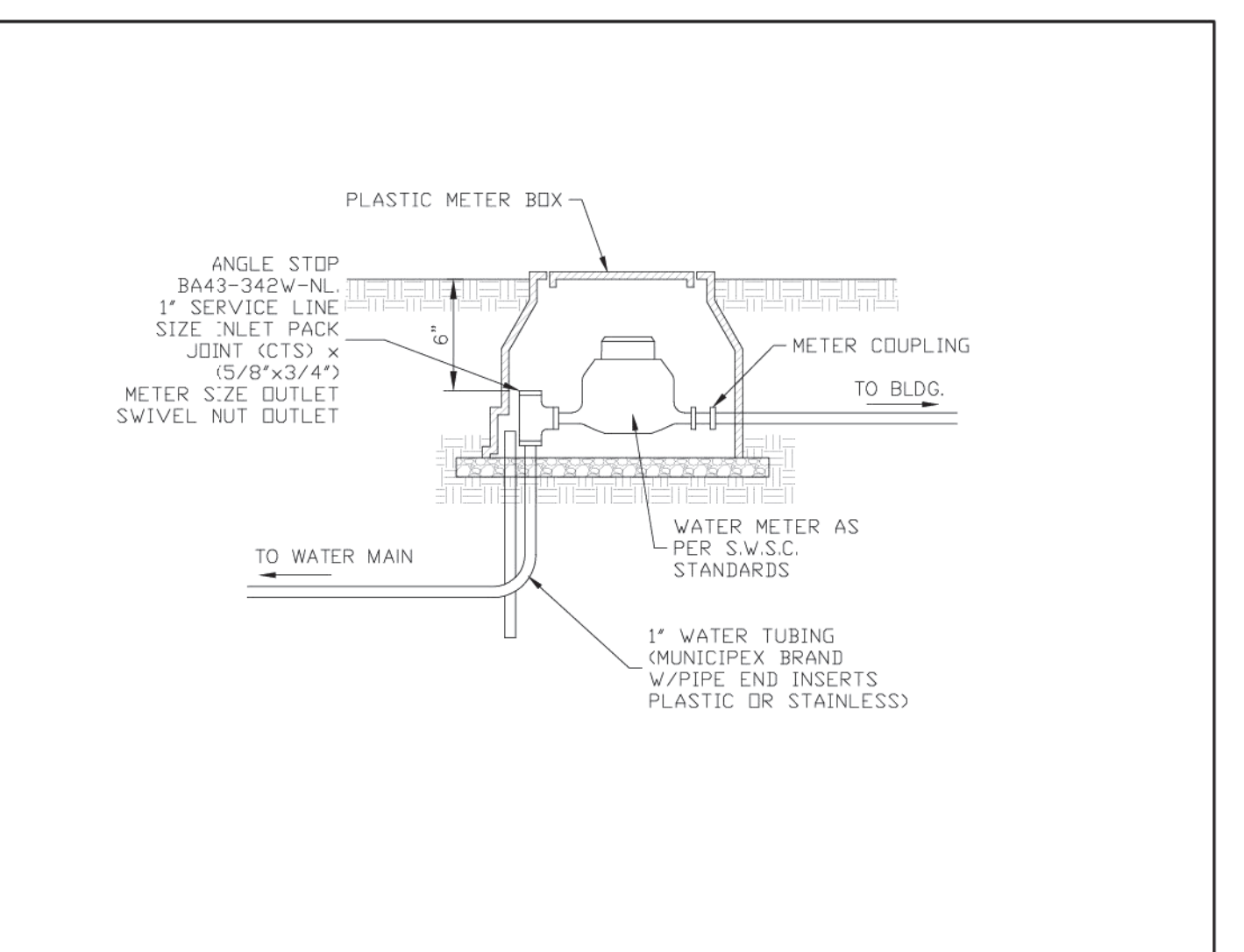
TYPICAL WATER METER BOX DETAIL



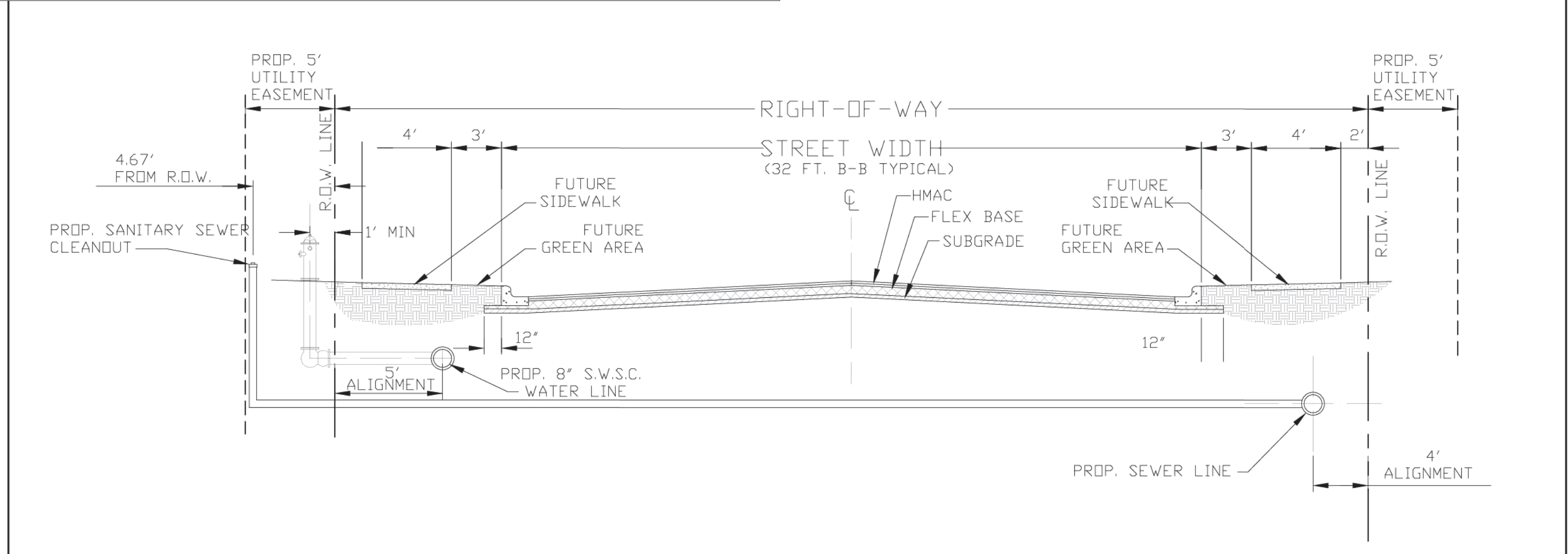
W-10 FLUSH VALVE DETAIL



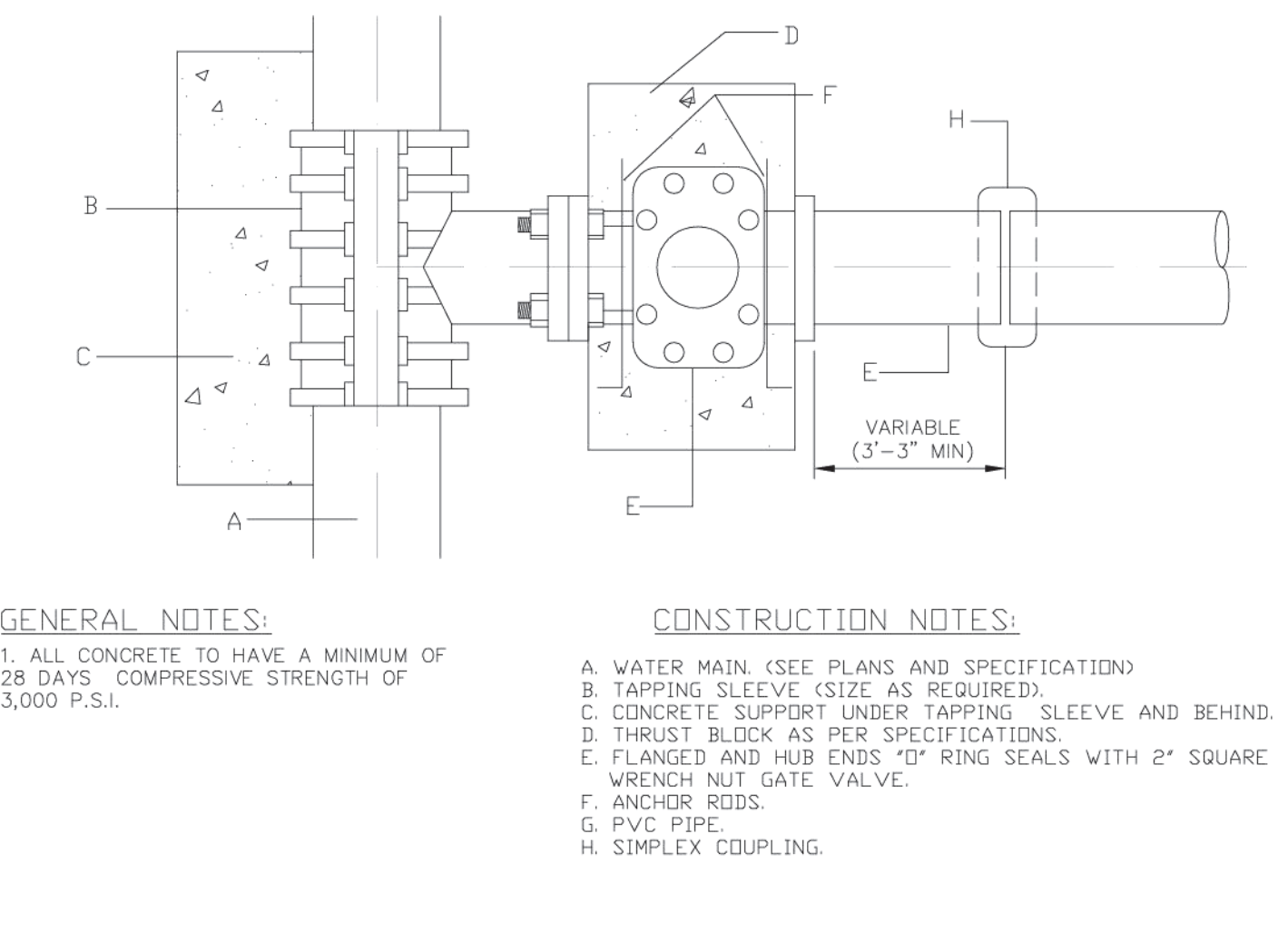
W-11 METER COVER DETAIL



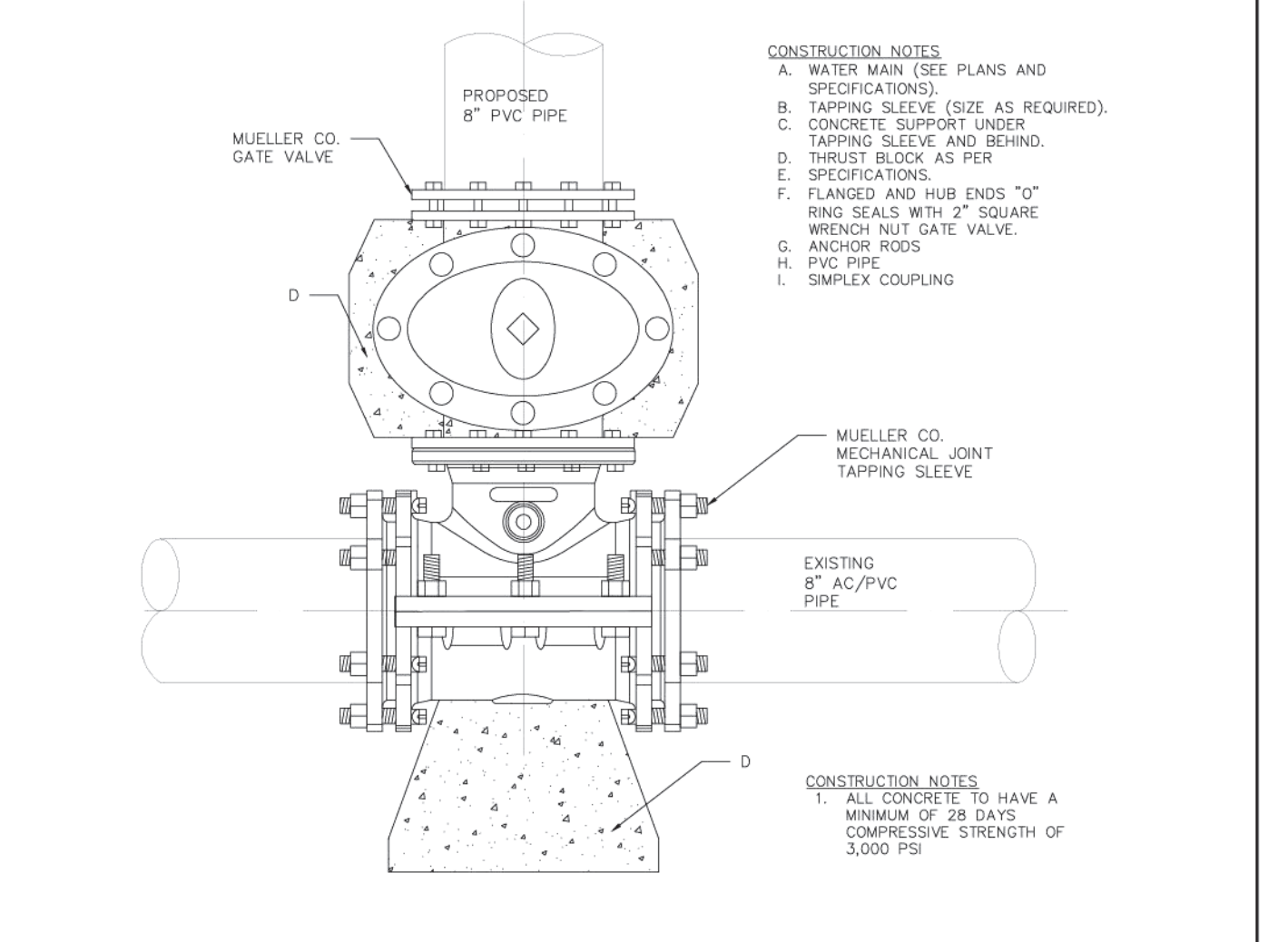
W-12 TYPICAL WATER METER INSTALLATION



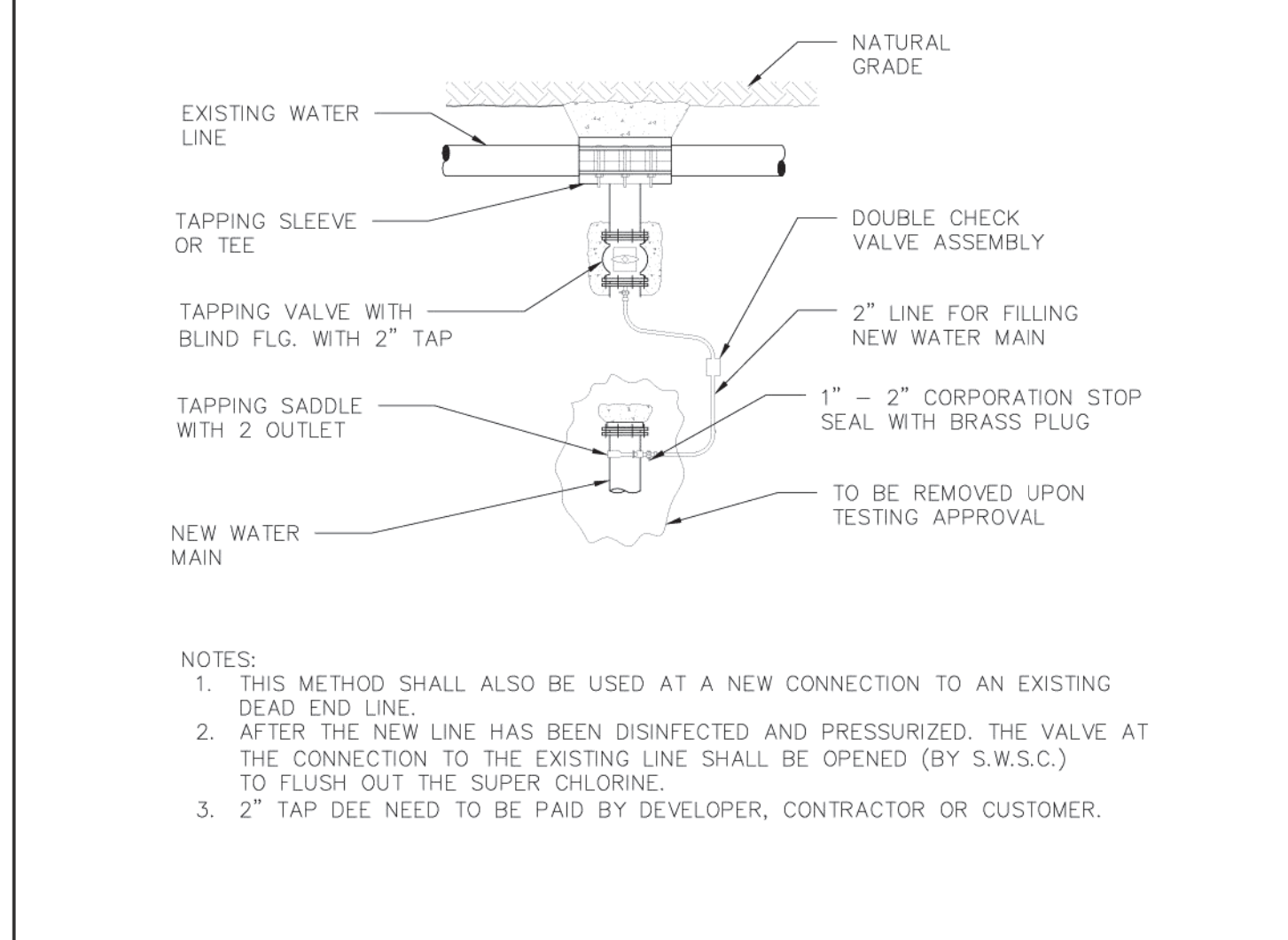
W-13 TYPICAL LOCAL STREET SECTION



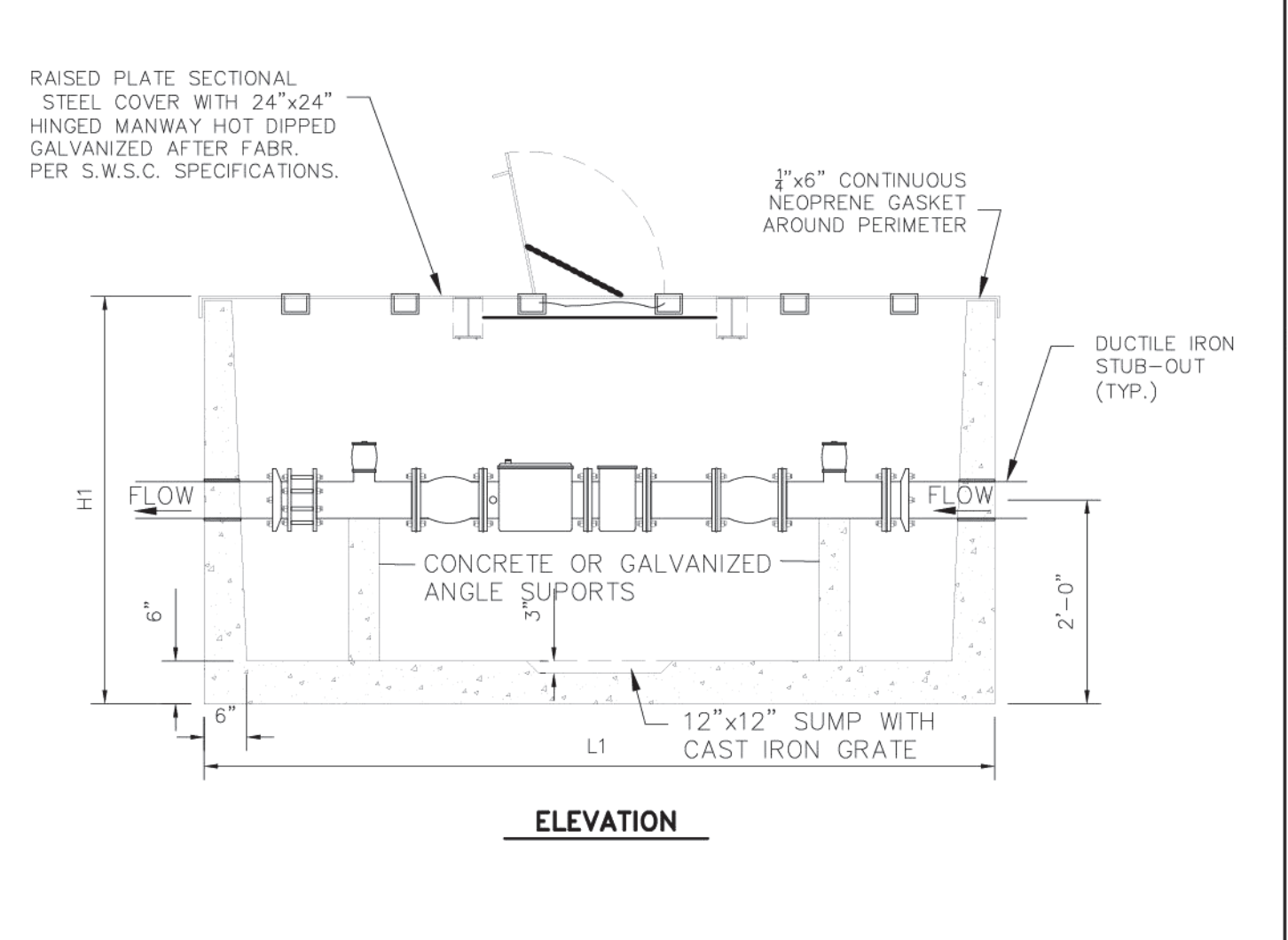
W-14 WATER TAPPING SLEEVE & VALVE INSTALLATION



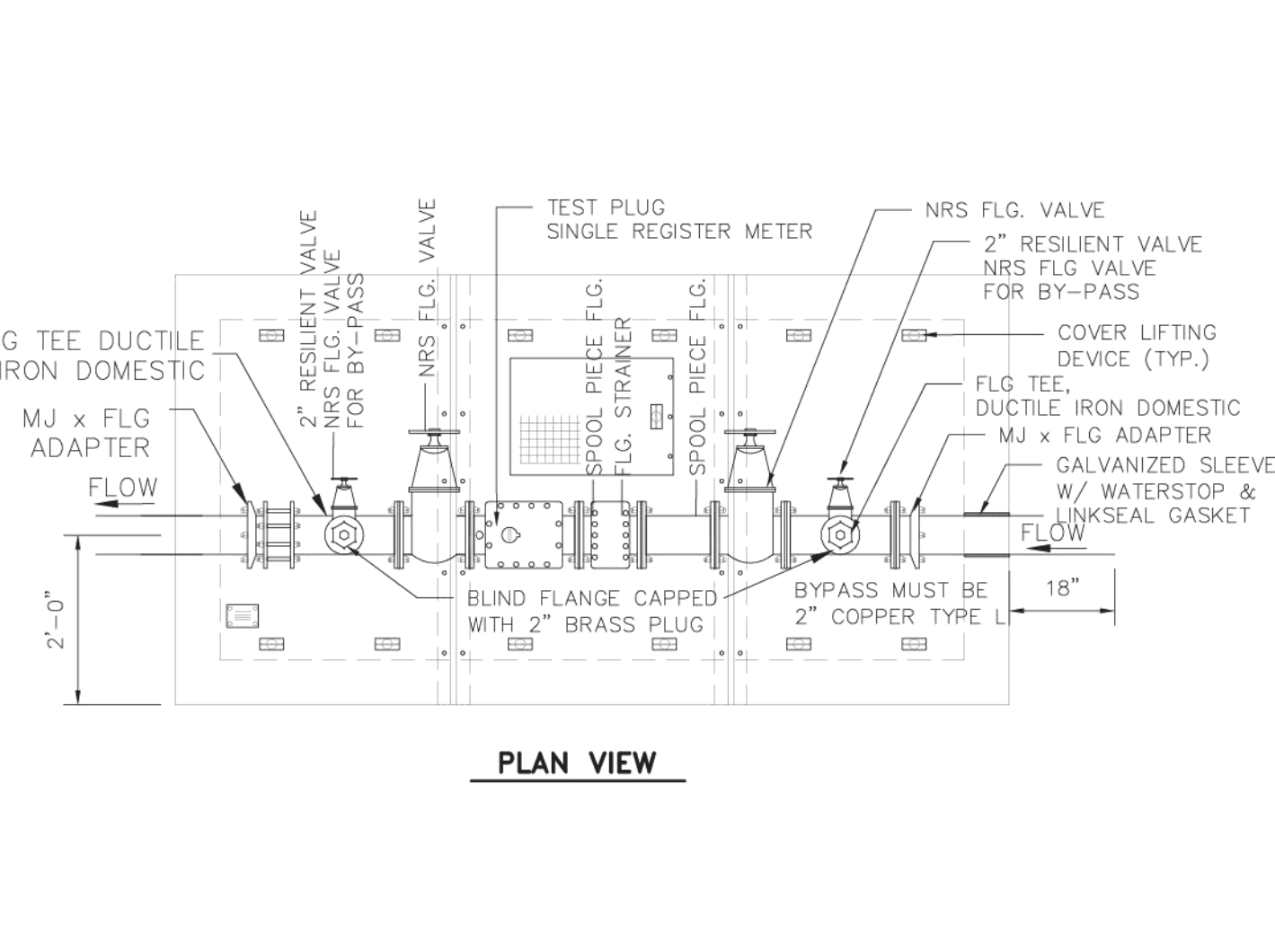
W-15 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



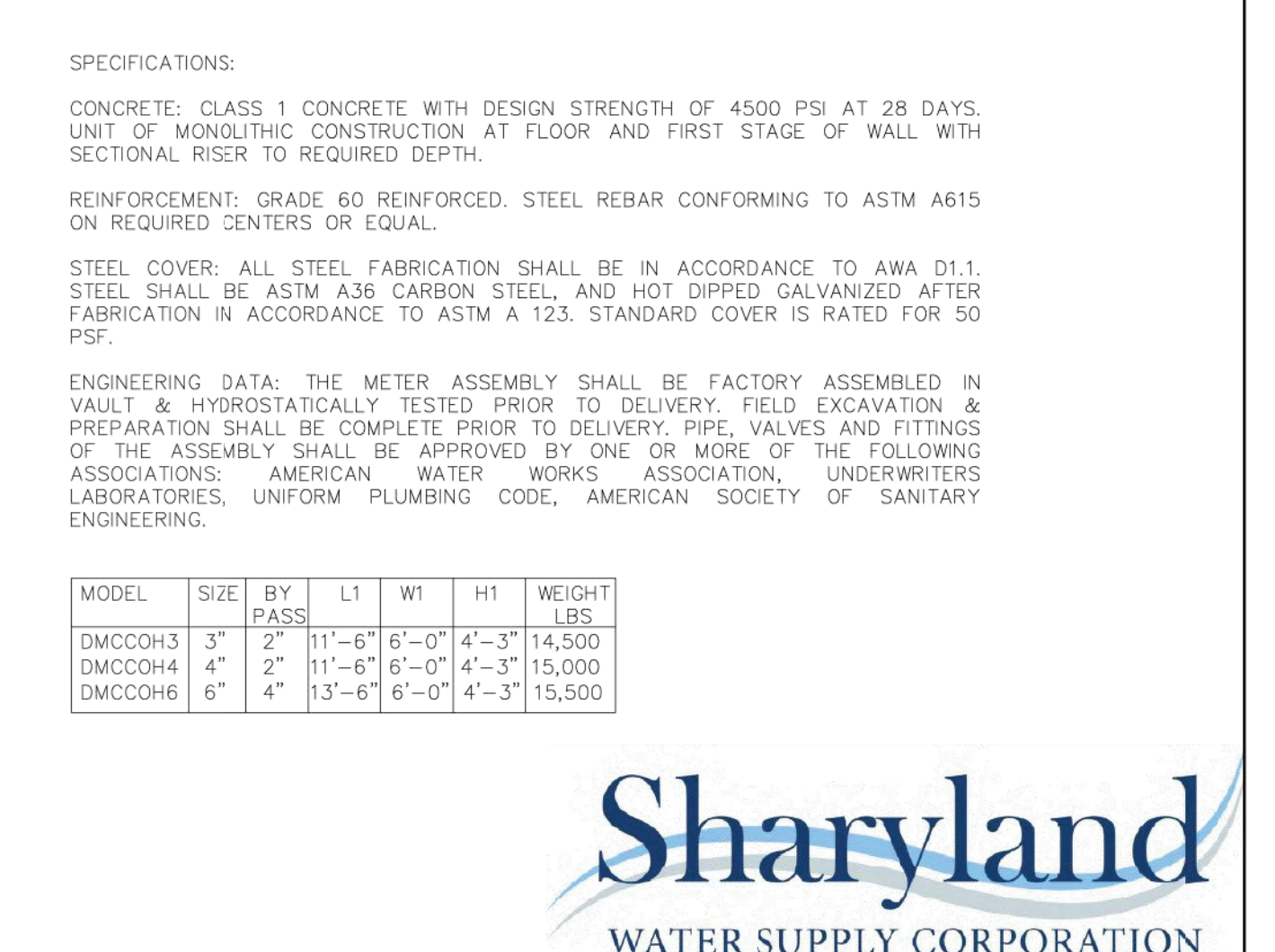
W-16 METHOD FOR FILLING NEW WATER LINES PRIOR TO CHLORINATION AND TESTING



W-17A METER VAULT DETAILS



W-17B METER VAULT DETAILS



W-17C METER VAULT GENERAL NOTES

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Engineering Group LLC.

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MISSION TEXAS, 78574

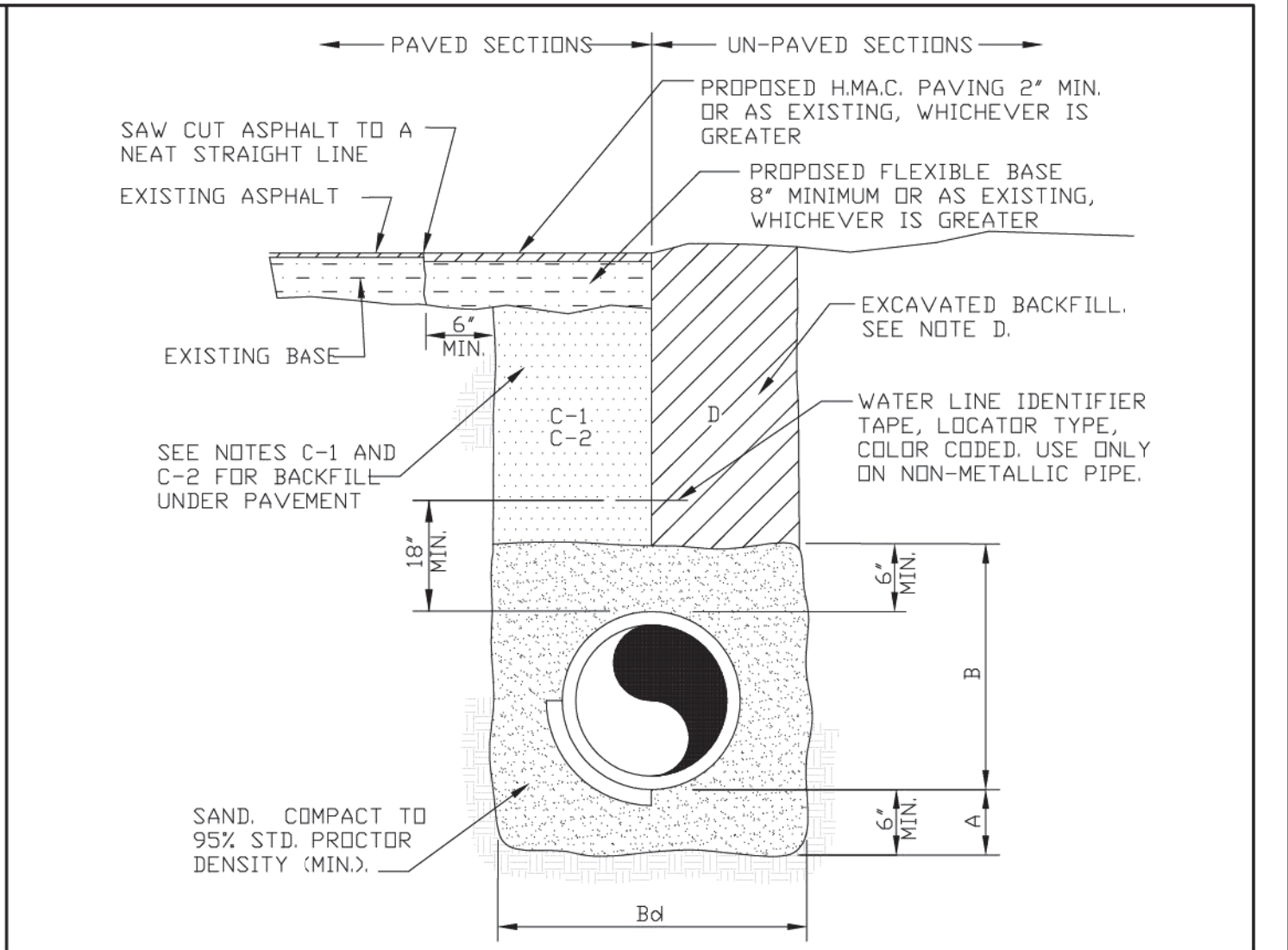
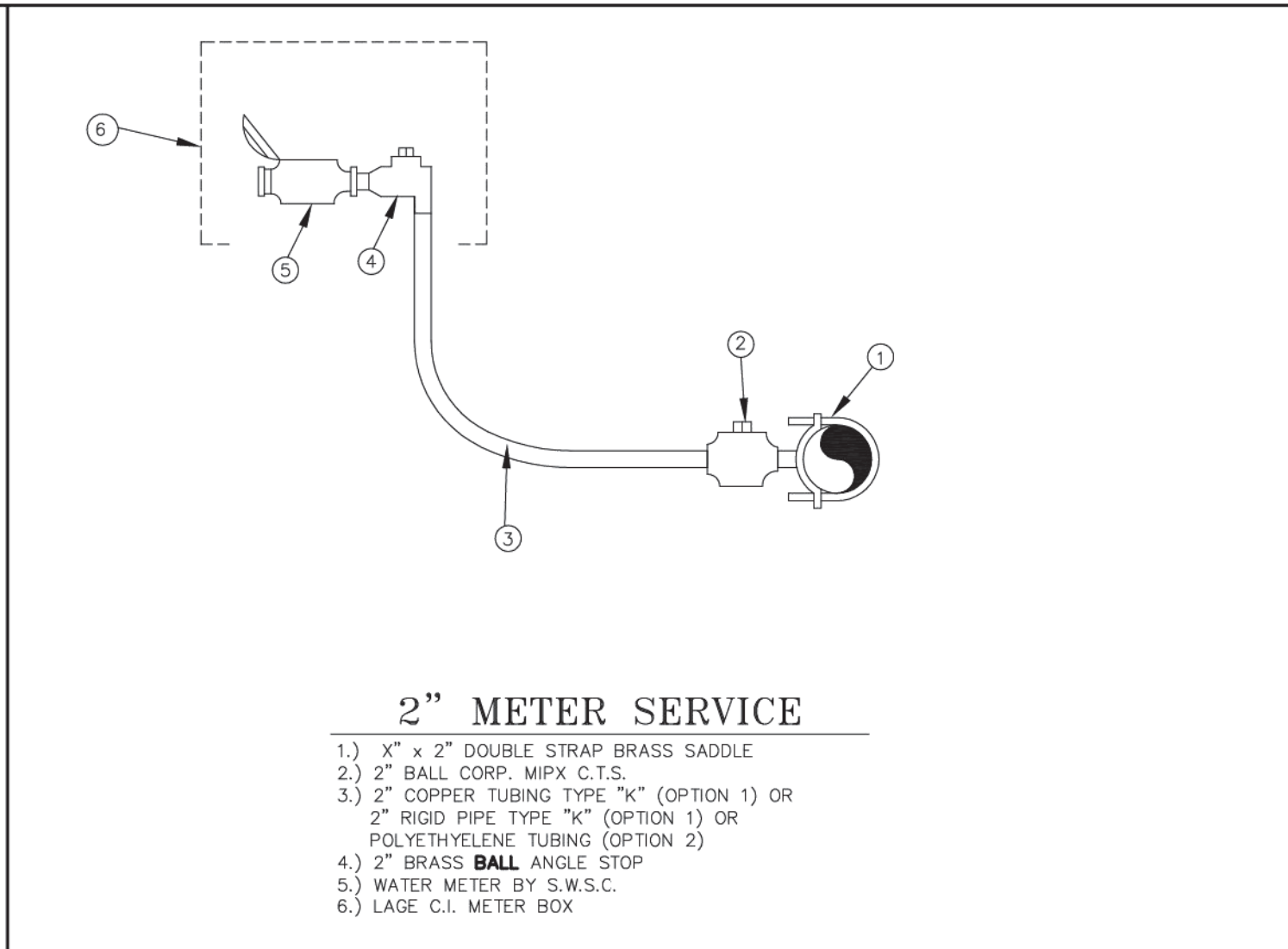
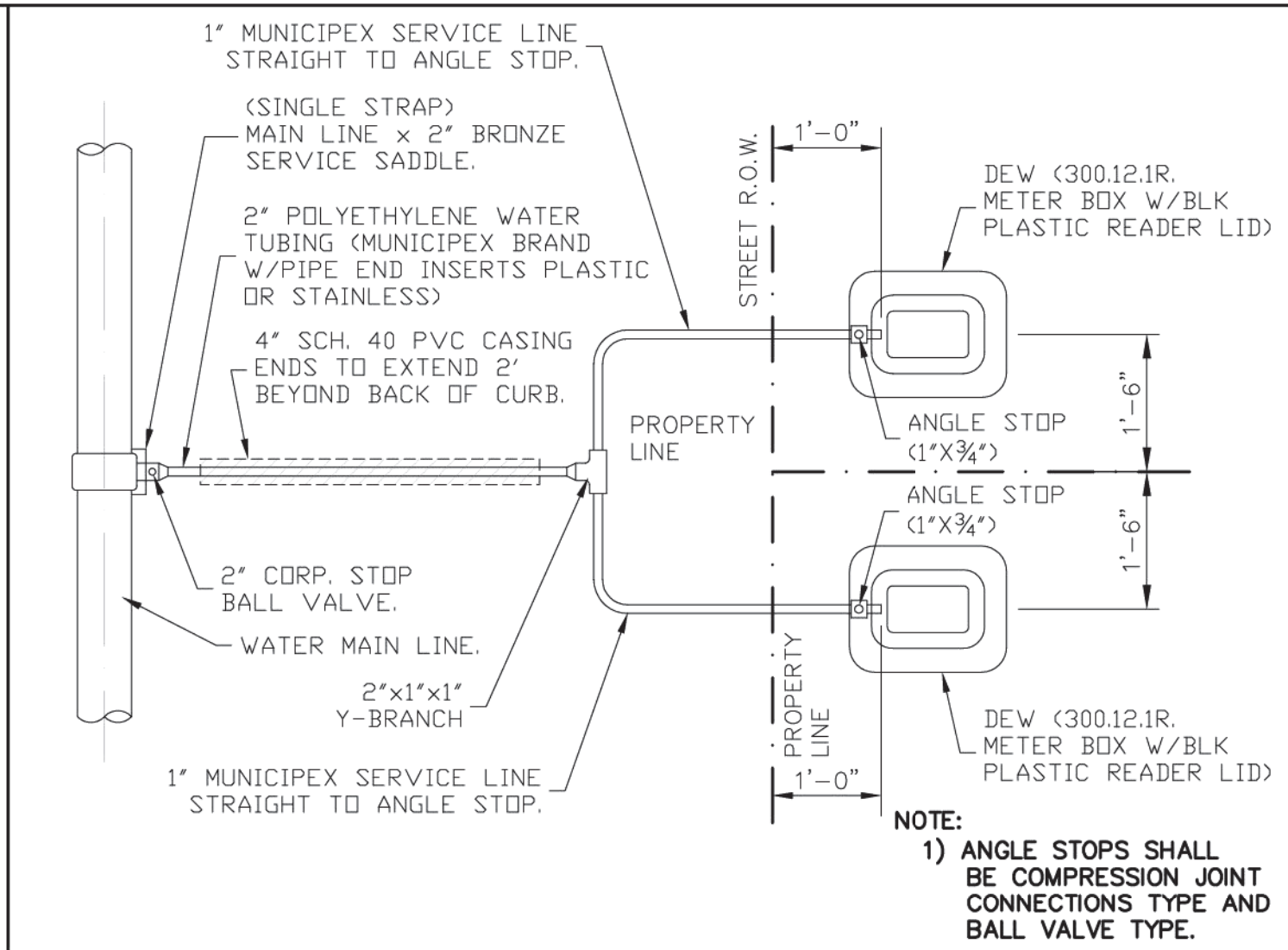
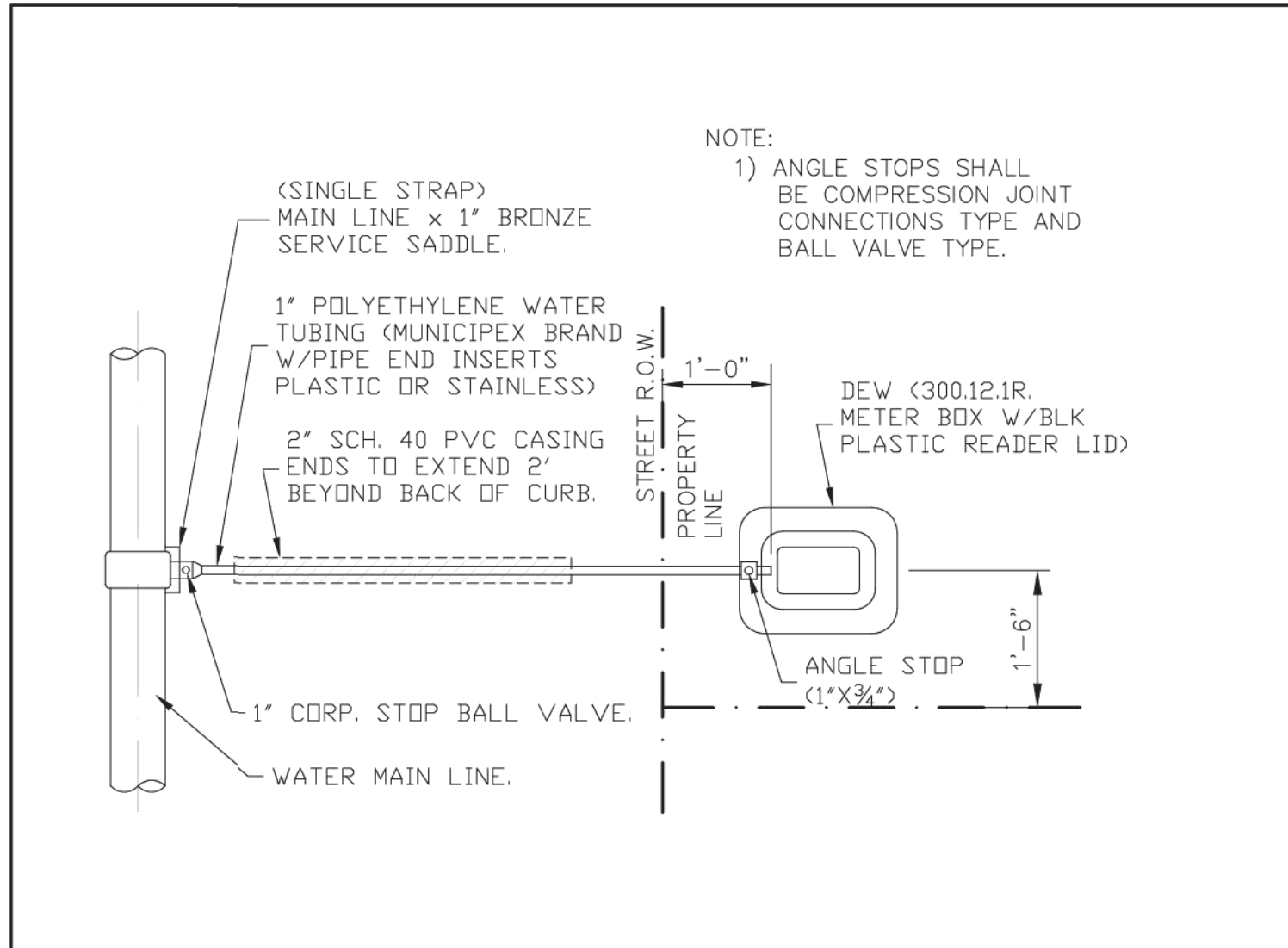
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SHARYLAND WATER SUPPLY DETAILS EDUARDO'S SUBDIVISION No. 21



EDUARDO'S SUBDIVISION No. 21
SHARYLAND WATER SUPPLY DETAILS

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MISSION TEXAS, 78574



W-1 RESIDENTIAL SINGLE WATER SERVICE CONNECTION

NOTES:

A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

B₄. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 90% INSIDE RIGHT OF WAY.

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH < 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

GENERAL NOTES:

1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

W-2 RESIDENTIAL DUAL WATER SERVICE CONNECTION

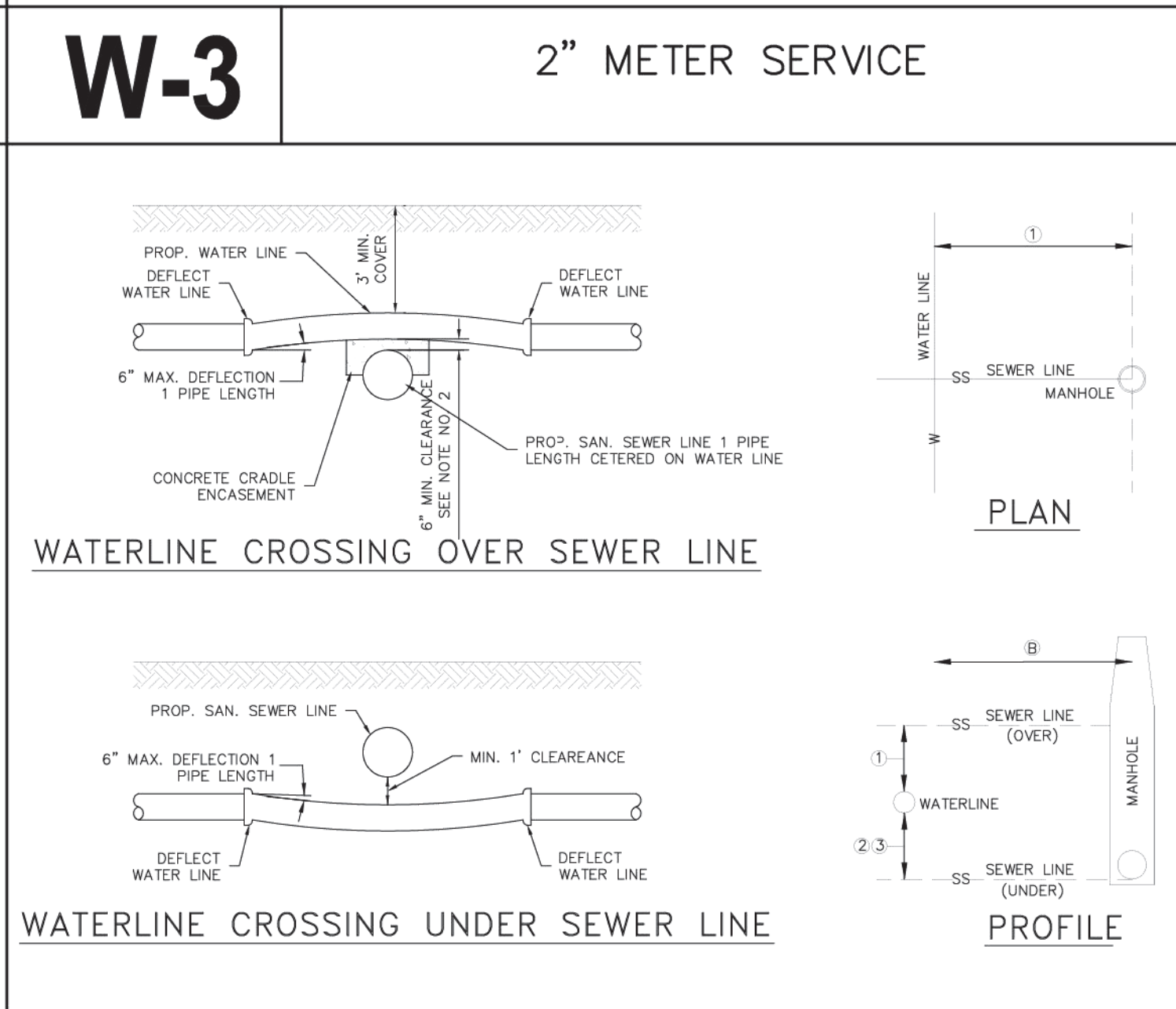
THRUST BLOCK SIZE				
HORIZONTAL BENDS				
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS	
22-1/2" BENDS				
6 OR LESS	2	8	1,700	
8	3	12	3,000	
10	3.5	12	4,500	
12	4	14	6,600	
14	5	18	9,000	
16	6	18	11,900	
45° BEND				
6 OR LESS	4	12	3,200	
8	5	14	5,800	
10	6	18	9,000	
12	7	18	13,000	
14	8	24	17,000	
16	11.5	24	23,000	
90° BEND				
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 VERTICAL BENDS

HORIZONTAL BENDS HYDRANT BURYS

THRUST BLOCKS DETAILS

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREA.



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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 3 CHAPTER 217- DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS

(1) COLLECTION SYSTEM PIPES MUST BE INSTALLED IN TRENCHES SEPARATE FROM WATER SUPPLY TRENCHES.

(2) WHEREVER POSSIBLE, A COLLECTION SYSTEM PIPE MUST BE LOCATED BELOW A WATER SUPPLY PIPE. IF A COLLECTION SYSTEM PIPE CANNOT BE LOCATED BELOW A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO LOCATE THE COLLECTION SYSTEM PIPE BELOW THE PUBLIC WATER SUPPLY PIPE.

(3) WHEREVER POSSIBLE, COLLECTION SYSTEM PIPES AND MANHOLES MUST BE LOCATED AT LEAST NINE FEET FROM ALL WATER SUPPLY PIPES. IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO PROVIDE AT LEAST NINE FEET OF SEPARATION. TABLE C.L. IN FIGURE 30 TAC 6211.5(D)(3) PROVIDES A REFERENCE TO PARAGRAPHS IN THIS SUBSECTION THAT APPLY IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPE TO THE WATER SUPPLY PIPE. EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST BE ENCASED. THE CASING PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PER SQUARE INCH (PSI) PRESSURE CLASS PIPE THAT:

(A) ENCASES THE ENTIRE LENGTH OF COLLECTION SYSTEM PIPE THAT IS WITHIN NINE FEET OF THE WATER SUPPLY PIPE.

(B) IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL.

(C) IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND

(D) IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASEING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

(5) IF A COLLECTION SYSTEM PIPE CROSSES ABOVE A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH. (A) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS: (I) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL; (II) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASEING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

(6) A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE AND MUST USE MANUFACTURER-APPROVED ADAPTERS, GASKETED JOINTS, COMPRESSION JOINTS, AND OTHER NON-BONDED JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

(6) IF A COLLECTION SYSTEM PIPE IS LOCATED BELOW A WATER SUPPLY PIPE AND RUNS PARALLEL TO THE WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH.

W-4B STANDARD WATER PIPE BEDDING DETAILS

(A) A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL TO AND BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE THAT:

(i) IS LOCATED AT LEAST TWO VERTICAL FEET BELOW THE WATER SUPPLY PIPE;

(ii) IS LOCATED AT LEAST FOUR HORIZONTAL FEET AWAY FROM THE WATER SUPPLY PIPE; AND

(iii) INCLUDES JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

(B) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT:

(i) IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;

(ii) IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND

(iii) IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASEING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 6 CHAPTER 217- DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS

(7) IF A COLLECTION SYSTEM PIPE CROSSES BELOW A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN CEMENT-STABILIZED SAND ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH. (A) A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:

(i) HAVE AT LEAST SIX INCHES OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES;

(ii) BE CENTERED ON THE CROSSING; (iii) BE AT LEAST 18 FEET LONG; AND

(iv) TERMINATE AT JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

(B) A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF ANY MATERIAL OTHER THAN AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:

(i) HAVE AT LEAST TWO FEET OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES; AND

(ii) BE ENCASED IN CEMENT-STABILIZED SAND BACKFILL THAT MEETS THE REQUIREMENTS OF SUBPARAGRAPH (C) OF THIS PARAGRAPH.

(C) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS:

(i) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;

(ii) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND

(iii) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASEING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

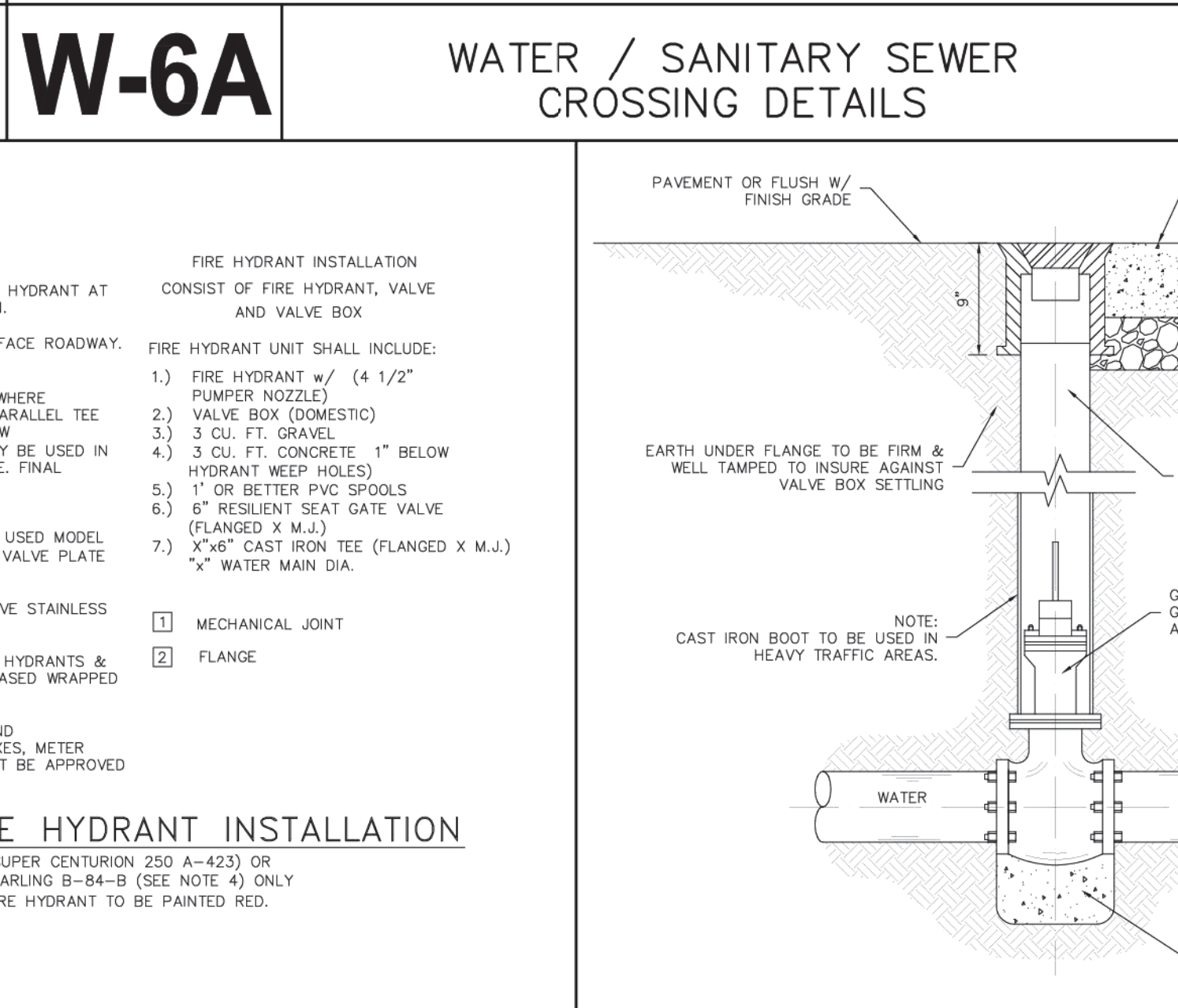
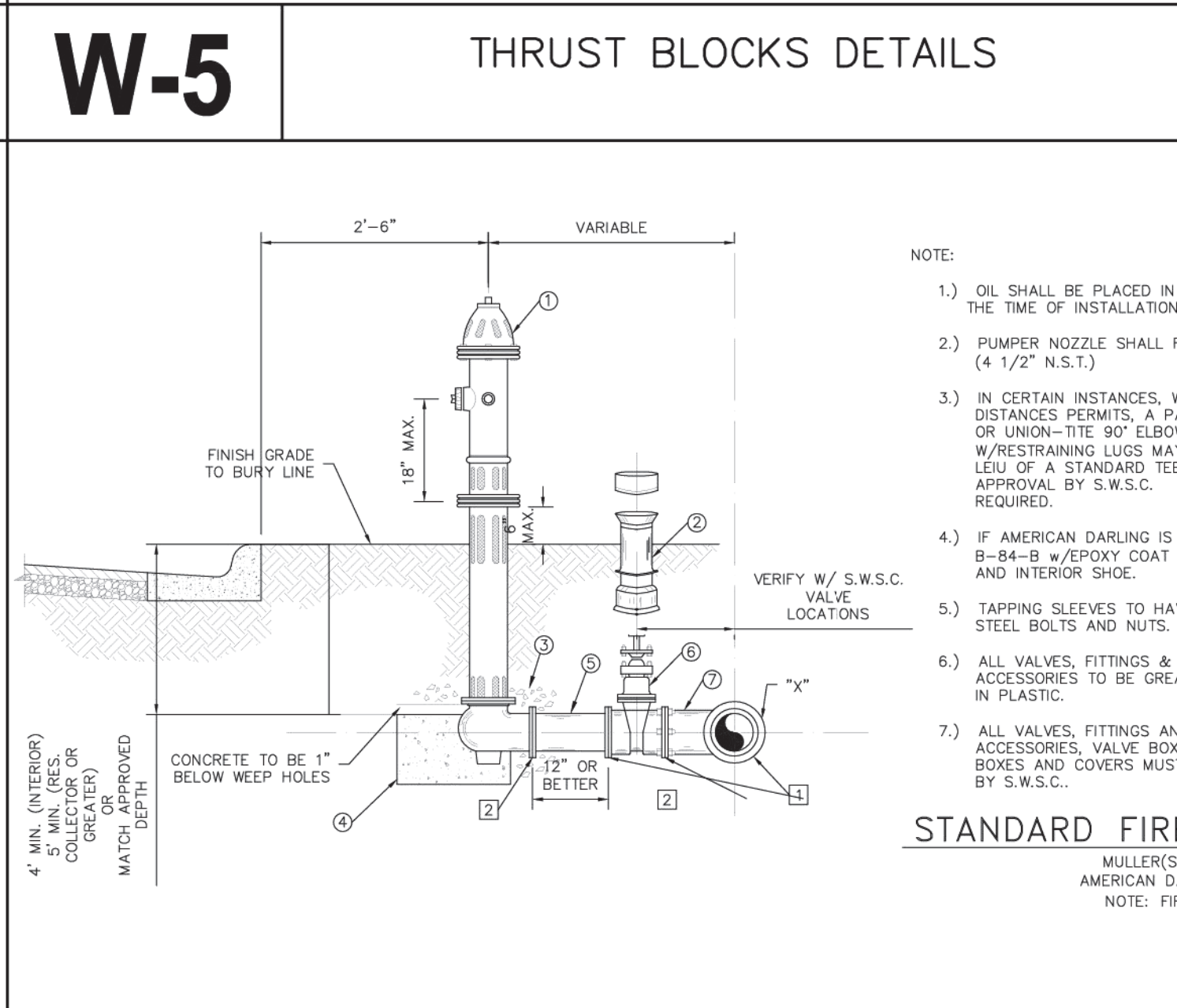
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 7 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS

(D) CEMENT-STABILIZED SAND FOR ENCASEING COLLECTION SYSTEM PIPES MUST:

(i) INCLUDE AT LEAST 160 POUNDS OF CEMENT FOR EVERY CUBIC YARD OF SAND;

(ii) BE INSTALLED BEGINNING ONE-QUARTER PIPE DIAMETER BELOW THE CENTERLINE OF THE COLLECTION SYSTEM PIPE;

(iii) BE INSTALLED ENDING ONE FULL PIPE DIAMETER ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, OR 12 INCHES ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, WHICHEVER IS GREATER.



W-6B WATER / SANITARY SEWER CROSSING DETAILS

INSTALL 6" CONC. COLLAR WHEN VALVE FALL INSIDE PAVEMENT

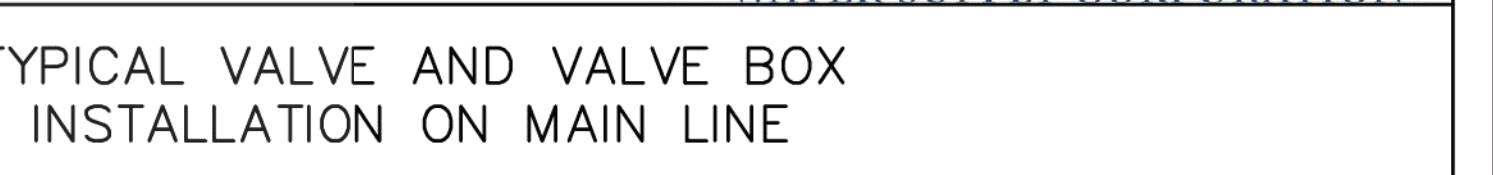
VALVE BOX COVER SHALL BE FOR A 4" ALAMO IRON WORKS 813-05-2 FOR A 6" - 12" ALAMO IRON WORKS 813-10-2 OR APPROVED EQUAL.

GATE VALVE SHALL BE RESILIENT SEAT GATE VALVE WITH RING-TIE ENDS OR APPROVED EQUAL.

NOTE: MULLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFC-2500) ONLY NOTE: ALL FITTINGS TO BE GREASED AND WRAPPED IN PLASTIC.

REV. DATE: 4/8/20

Sharyland
WATER SUPPLY CORPORATION



SANITARY SEWER LAYOUT OF: EDUARDO'S SUBDIVISION No. 21

A 15.72-ACRE TRACT OF LAND, OUT OF LOT 46-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND ACCORDING TO THE GENERAL WARRANTY DEED RECORDED UNDER HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 2783067, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, LYING ON THE WEST SIDE OF TROSPER ROAD.

EDUARDO'S SUBDIVISION No. 21:
BY GILBERTO A. GRACIA, P.E.
SEWER SUPPLY: Description and Costs.

SANITARY SEWAGE DESCRIPTION AND EXPENSES:

EDUARDO'S SUBDIVISION No. 21 SUBDIVISION HAS BEEN TREATED BY WASTEWATER SERVICE FROM THE CITY OF ALTON. THE SUBDIVISION 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 CITY OF ALTON HAS 2 EXISTING 8" PVC SANITARY SEWER LINES, ONE OF THEM RUNS ON THE NORTH SIDE OF XAVIER AVE. ENDING ON THE EAST SIDE OF THIS SUBDIVISION; INSTALLED FOR EDUARDO'S No.18 SUBDIVISION. THE OTHER EXISTING 8" SANITARY SEWER LINE RUNS ON THE NORTH SIDE OF UNIVERSITY AVENUE, ENDING ON THE EAST SIDE OF THIS SUBDIVISION; INSTALLED FOR EDUARDO'S No.18 SUBDIVISION.

THE SANITARY SEWER SYSTEM OF EDUARDO'S SUBDIVISION No. 21 CONSISTS OF A PROPOSED 8" DIAMETER SEWER LINE TAPS INTO A MANHOLE LOCATED ON UNIVERSITY AVE., THEN IT RUNS APPROXIMATELY 276 L.F. NORTH TO A MANHOLE, THEN IT RUNS 316 L.F. WEST TO A MANHOLE, THEN IT TURNS NORTH ON TRINIDAD LANE, RUNNING 865 L.F., ENDING WITH A PROPOSED CLEAN OUT ON THE NORTH SIDE OF MILE 6 1/2 N. ROAD.

ANOTHER PROPOSED 8" DIAMETER SEWER LINE TAPS INTO A MANHOLE LOCATED ON XAVIER AVE., THEN IT RUNS 448 L.F. WEST TO A MANHOLE, AND CONNECTS WITH THE PROPOSED 8" SAN. SEWER LINE ON TRINIDAD LANE.

ANOTHER PROPOSED 8" DIAMETER SEWER LINE TAPS INTO A PROPOSED MANHOLE LOCATED ON XAVIER AVE., THEN IT RUNS 650 L.F. SOUTH TO A MANHOLE, AND CONNECTS WITH THE PROPOSED 8" SAN. SEWER LINE ON THE SOUTH SIDE OF THIS SUBDIVISION.

SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF SIXTY-TWO (62) SANITARY SEWER SERVICES.

THE 8" SEWER LINES, THE 4" SERVICE LINES, THE SEVEN (7) SANITARY SEWER MANHOLES WILL BE INSTALLED, AT A TOTAL COST OF \$245,965.00 OR \$3,967.18 PER LOT. IN ADDITION, THE ENTIRE WASTEWATER FACILITIES WILL BE 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 SEWER 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 SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAS COST A GRAND TOTAL OF \$245,965.00 WHICH EQUALS TO \$3,967.18 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. 21.
POR: GILBERTO A. GRACIA, P.E.

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

LA SUBDIVISION DE EDUARDO'S SUBDIVISION No. 21 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 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. 21 CONSISTE EN LINEAS DE 8" PULGADAS QUE SE CONECTAN A UN MANHOLE EXISTENTE EN LA CALLE XAVIER AVE. DE AHI CORRE EN DIRECCION NOROCCIDENTE POR APROXIMADAMENTE 276 L.F. PARA LLEGAR A UN POZO DE VISITA PROPUESTO Y DE AHI DA VUELTA EN DIRECCION OESTE POR 316 L.F. HACIA OTRO POZO DE VISITA PROPUESTO, DESPUES DA VUELTA EN DIRECCION NORTE POR APROXIMADAMENTE 865 L.F. Y TERMINANDO EN UN POZO DE VISITA EN EL LADO NORTE DE LA CALLE MILE 6 1/2 N. RD. Y TAMBIEN EN EL LADO NOROCCIDENTE DE ESTA LA SUBDIVISION.

OTRA LINEA DE DRENAJE SANITARIO PROPUESTA DE 8" DE DIAMETRO SE CONECTA CON UN MANHOLE EXISTENTE EN LA CALLE XAVIER AVE., DE AHI CORRE POR APROXIMADAMENTE 448 L.F. AL OESTE Y SE CONECTA CON UN MANHOLE A LA LINEA DE 8" DE DRENAJE SANITARIO TAMBIEN PROPUESTA DEL LADO OESTE DE ESTA SUBDIVISION.

OTRA LINEA DE DRENAJE SANITARIO PROPUESTA DE 8" DE DIAMETRO SE CONECTA CON UN MANHOLE PROPUESTO EN LA CALLE XAVIER AVE., DE AHI CORRE POR APROXIMADAMENTE 650 L.F. AL SUR POR LA CALLE UNIVERSITY AVE. Y SE CONECTA CON LA LINEA DE 8" DE DRENAJE SANITARIO TAMBIEN PROPUESTA PARA ESTA SUBDIVISION.

LOS SERVICIOS DE DRENAJE SANITARIO TERMINAN EN LOS MEDIDORES DE DRENAJE SANITARIO DE CADA LOTE PARA DAR UN TOTAL DE SESENTA Y DOS (62) SERVICIOS.

LAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS, LOS SERVICIOS DE 4 PULGADAS, Y LOS SIETE (7) POZOS DE VISITA SERAN INSTALADOS, A UN COSTO TOTAL DE US \$245,965.00 O US \$3,967.18 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 \$245,965.00 O US \$3,967.18 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.

CERTIFICATION OF PROVISION OF SANITARY SEWER SERVICE

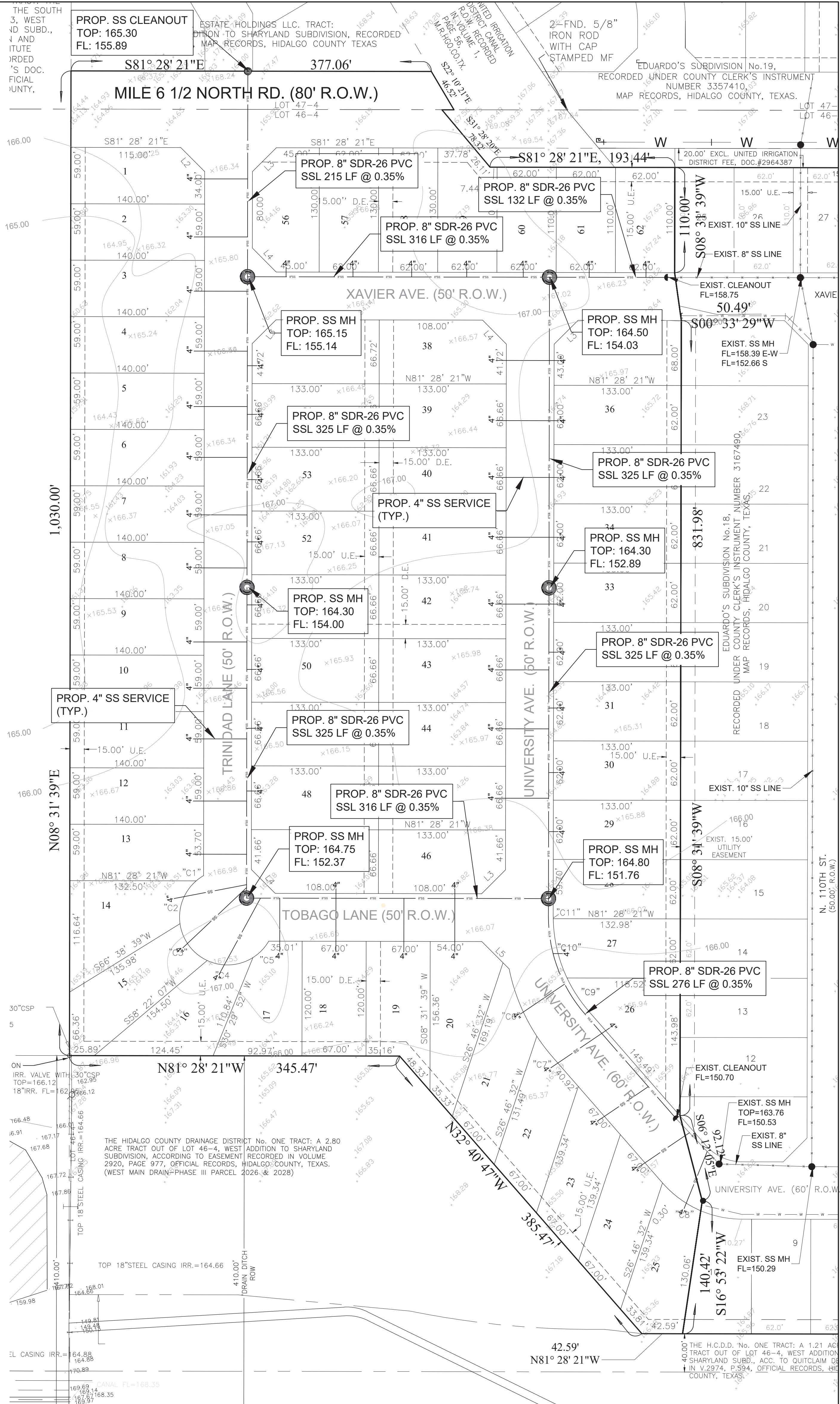
THE AREA WITHIN THIS PLAT IS NOT WITHIN ANY DESIGNATED CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) TO PROVIDE SEWER SERVICE. I HEREBY CERTIFY THAT THE CITY OF ALTON, HAS FACILITIES ACCESSIBLE TO THE EDUARDO'S SUBDIVISION No. 21. PROVISION OF DEVELOPMENT, CONSTRUCTION AND SERVICE IS CONTINGENT UPON 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

DATE

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; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWSC CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2.— WATER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 3.— SHARYLAND WATER SUPPLY DETAILS
- SHEET 3.1.— SHARYLAND WATER SUPPLY DETAILS
- SHEET 3.2.— SHARYLAND SEWER DETAILS
- SHEET 4.— SANITARY SEWER DISTRIBUTION LAYOUT
- SHEET 5.— PAVING AND DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.
- SHEET 6.— STREETLIGHT LAYOUT



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. 21, 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.

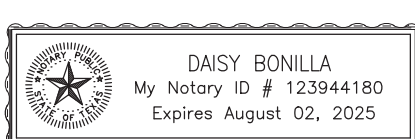
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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 _____, 2024.

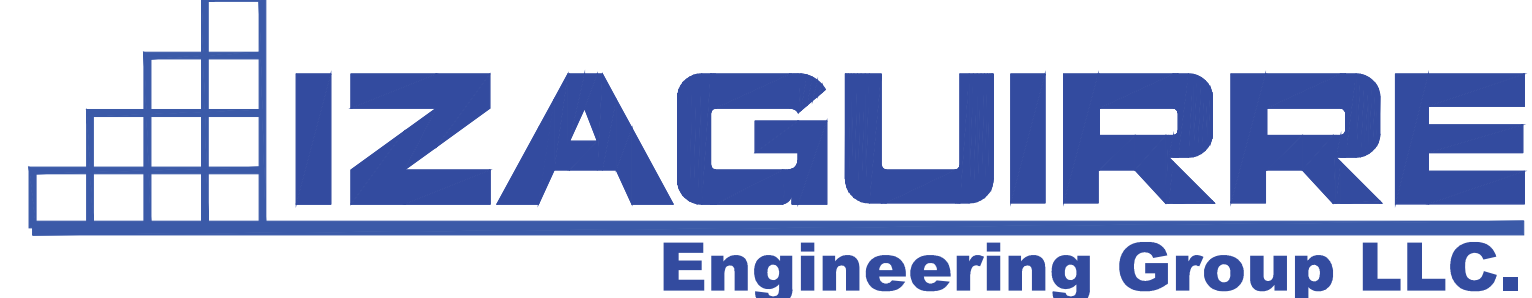
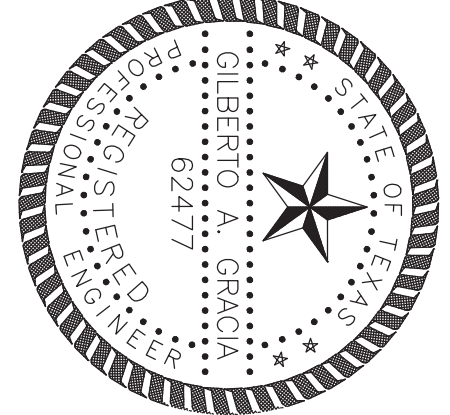


NOTARY PUBLIC— STATE OF TEXAS

COST ESTIMATE

WATER DISTRIBUTION:	\$ 238,942.00
PAVING IMPROVEMENTS:	\$ 493,494.00
DRAINAGE IMPROVEMENTS:	\$ 97,926.00
SANITARY SEWER IMPROVEMENTS:	\$ 245,965.00
TOTAL:	\$ 1,076,327.00

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF GILBERTO A. GRACIA - P.E. 62477 ON 2-2-2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.



EDUARDO'S SUBDIVISION No. 21 SANITARY SEWER LAYOUT

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

LOT 46-3

RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

ZONE "X"

EDUARDO'S 21 SUBDIVISION

EDUARDO'S 18 SUBDIVISION

SCALE: 1" = 100'

THE DIAZ DANIEL JR & MARISSA A TRACT: 9.40 ACRES OF LOT 46-2, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2148699, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT: 5.0 ACRES OUT OF LOT 46-2, WEST ADDITION TO SHARYLAND SUBDIVISION ACCORDING TO EASEMENT DEED RECORDED IN VOLUME 2974, PAGE 594, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE PEREZ HORTENCIA VELA ET AL. TRACT: 0.25 ACRES OF LOT 46-3, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1171, PAGE 10, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT: A TRACT OUT OF LOT 46-3, WEST ADDITION TO SHARYLAND SUBDIVISION ACCORDING TO EASEMENT DEED RECORDED IN VOLUME 2985, PAGE 594; VOLUME 2985, PAGE 294, VOLUME 2985 PAGE 297 AND VOLUME 2985 PAGE 300, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (WEST MAIN DRAIN-PARCELS 2029, 2030, 2030A AND 2030B)

THE DURAN TRINIDAD TRACT: 0.55 ACRES OF LOT 45-2, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 2691, PAGE 624, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE GONZALEZ JUAN E & SONIA TRACT: 2.28 ACRES OF LOT 45-2, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1214124, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND
○ = GATEWELL/STANDPIPE

LEGEND
● = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED

C LOS EBANOS ROAD

EL PARAISO STREET

REFUGIO ST.

WEST

451.44'

40.00'

150.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

15.00'

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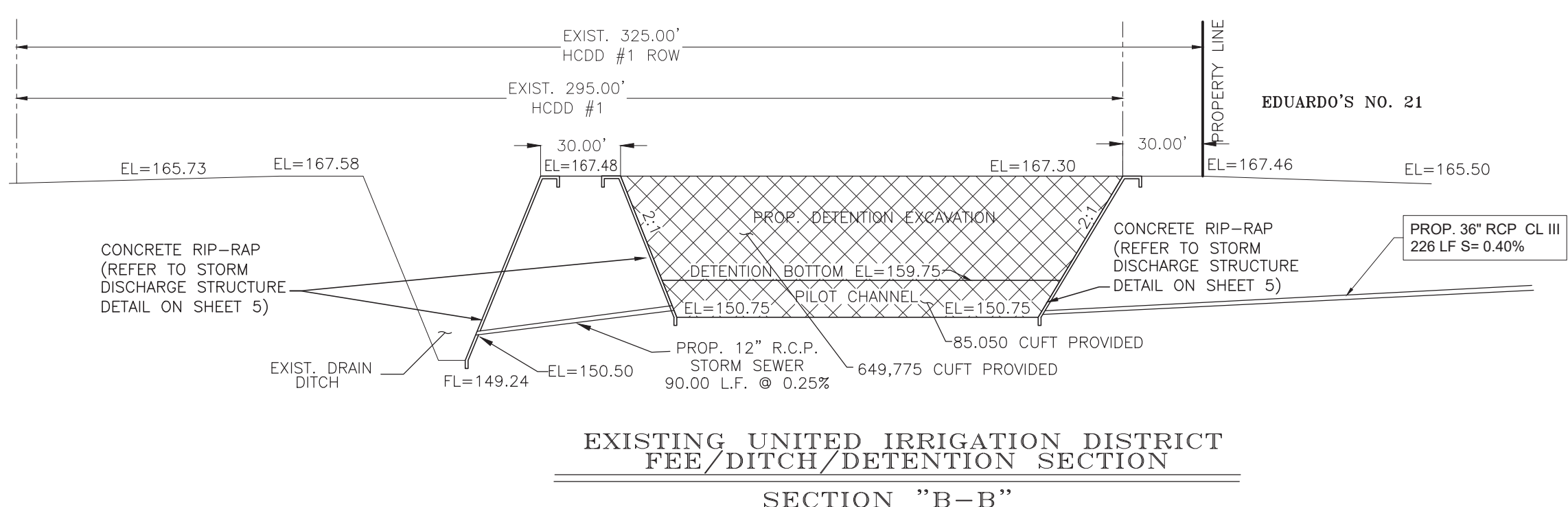
15.00'

15.00'

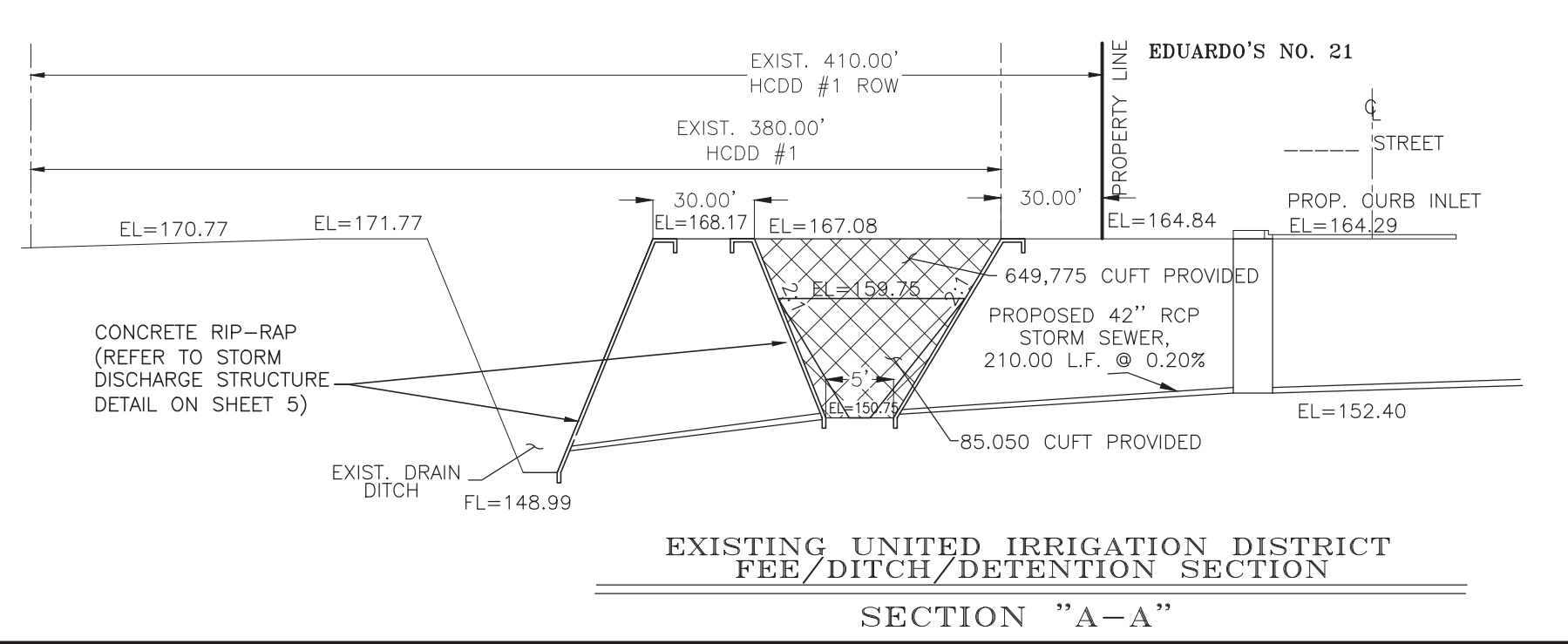
15.00'

15.00'

15.00'



VOL. = 301,451 CUFT REQUIRED
VOL. = 634,816 CUFT TOTAL PROVIDED
DETENTION VOLUME ABOVE CHANNEL = 549,776 CUFT
DETENTION VOLUME IN CHANNEL = 85,050 CUFT



HORIZONTAL DETENTION SURFACE AREA AT ELEV. 167.30 = 79,720 SQFT
HORIZONTAL DETENTION BOTTOM AREA AT ELEV. 159.75 = 65,916 SQFT
AVERAGE HORIZONTAL AREA AT ELEV. 163.53 = 72,818 SQFT
DETENTION DEPTH FROM ELEV. 167.30 TO 159.75 = 7.55 FT
DETENTION VOLUME ABOVE CHANNEL = 549,776 CUFT
DETENTION CHANNEL DEPTH = 9FT
DETENTION CHANNEL WIDTH AT TOP = 65FT
DETENTION CHANNEL WIDTH AT BOTTOM = 5FT
DETENTION CHANNEL END AREA = 35FT X 9FT = 315 SQFT
DETENTION CHANNEL LENGTH(S) = 120FT + 150FT = 270FT
DETENTION CHANNEL VOLUME = 315SQFT X 270FT = 85,050 CUFT
TOTAL DETENTION VOLUME = 549,766 CUFT + 85,050 CUFT = 634,816 CUFT

REVIEW DATE: 2-7-2024

SHEET NO. 6 OF 7 SHEETS

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

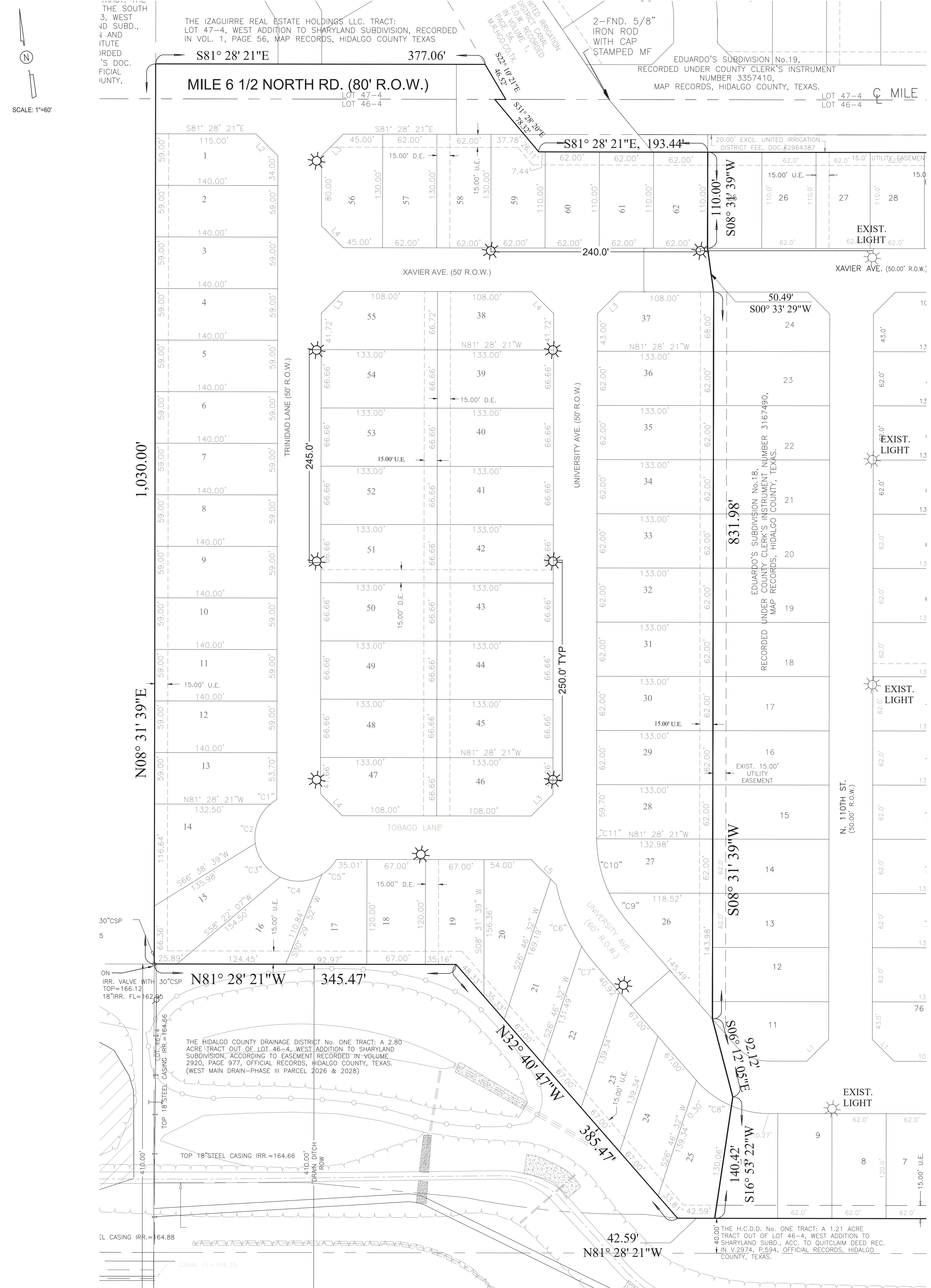
TEL. (956) 584-0554
FAX. (956) 584-0554

EDUARDO'S SUBDIVISION No. 21
EXISTING DETENTION AREA
H.C.D.D. #1
WEST MAIN DRAIN-PHASE III PARCEL
2026 & 2028



STREET LIGHT LAYOUT OF: EDUARDO'S SUBDIVISION No. 21

A 15.72-ACRE TRACT OF LAND, OUT OF LOT 46-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 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 2783067, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, LYING ON THE WEST SIDE OF TROSPER ROAD.



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; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWSC CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2.- WATER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 3.- SHARYLAND WATER SUPPLY DETAILS
- SHEET 3.1-SHARYLAND WATER SUPPLY DETAILS
- SHEET 3.2-SHARYLAND SEWER DETAILS
- SHEET 4.- SANITARY SEWER DISTRIBUTION LAYOUT
- SHEET 5.- PAVING AND DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.
- SHEET 6.- STREETLIGHT LAYOUT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF GILBERTO A. GRACIA - P.E. 62477 ON 2-2-2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

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.

IZAGUIRRE
Engineering Group LLC.

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

EDUARDO'S SUBDIVISION No. 21 STREETLIGHT LAYOUT

