



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. 22 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: 64 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTHWEST CORNER OF LOS EBANOS ROAD AND MILE 6 ½ NORTH 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: NO ADDITIONAL ROW.

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: MILE 6 ½ NORTH ROAD.

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. 22

A 16.684-ACRE TRACT OF LAND OUT OF LOT 47-3, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, HIDALGO COUNTY 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.

METES AND BOUNDS

A 16.684-ACRE TRACT OF LAND OUT OF LOT 47-3, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, HIDALGO COUNTY 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 PURPOSES, LOCATED APPROXIMATELY 975 FEET WEST OF TROSPER ROAD APPROXIMATELY HALF A MILE NORTH OF MILE 6 NORTH ROAD AND BEING ON THE NORTH SIDE OF MILE 6 1/2 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE AT A POINT ON THE APPARENT ORIGINAL EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE AND WEST LOT LINE OF LOT 47-3, AND THE APPARENT SOUTHWEST CORNER OF SAID LOT 47-3, THENCE, THENCE, NORTH 08 DEGREES 31 SECONDS 39 MINUTES EAST, WITH THE SAID NORTH LOS EBANOS ROAD ORIGINAL EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE AND WEST LOT LINE OF SAID LOT 47-3, A DISTANCE OF 471.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE APPARENT NORTHWEST CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 31 SECONDS 39 MINUTES EAST, WITH THE SAID NORTH LOS EBANOS ROAD ORIGINAL EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE AND WEST LOT LINE OF SAID LOT 47-3, A DISTANCE OF 471.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE APPARENT NORTHWEST CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 28 MINUTES 21 SECONDS EAST, WITH THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID 16.684-ACRE TRACT, A DISTANCE OF 20.00 FEET TO A FIVE-EIGHT (5/8) INCH REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID NORTH LOS EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 942.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 57 DEGREES 43 MINUTES 21 SECONDS EAST, WITH AN APPARENT NORTHERN LOT LINE OF SAID 16.684-ACRE TRACT, A DISTANCE OF 132.79 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 28 MINUTES 21 SECONDS EAST, WITH AN APPARENT NORTHERN LOT LINE OF SAID 16.684-ACRE TRACT, A DISTANCE OF 256.46 FEET TO A FIVE-EIGHT (5/8) INCH REBAR FOUND FOR AN APPARENT INTERNAL CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 31 SECONDS 39 MINUTES EAST, A DISTANCE OF 24.38 FEET TO A THREE-QUARTER (3/4) INCH REBAR FOUND ON THE APPARENT WEST LINE OF AN EXISTING UNITED IRRIGATION DISTRICT RIGHT-OF-WAY FOR THE APPARENT NORTHEAST CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 23 DEGREES 55 MINUTES 55 SECONDS EAST, WITH THE SAID EXISTING UNITED IRRIGATION DISTRICT WEST RIGHT-OF-WAY LINE AND THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID 16.684-ACRE TRACT, A DISTANCE OF 361.34 FEET TO A FIVE-EIGHT (5/8) INCH REBAR FOUND WITH PLASTIC CAP STAMPED MF FOR AN APPARENT EXTERNAL CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 66 DEGREES 03 MINUTES 36 SECONDS WEST, A DISTANCE OF 11.00 FEET TO A FIVE-EIGHT (5/8) INCH REBAR FOUND WITH PLASTIC CAP STAMPED MF FOR AN APPARENT INTERNAL CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 22 DEGREES 10 MINUTES 21 SECONDS EAST, WITH THE SAID EXISTING UNITED IRRIGATION DISTRICT WEST RIGHT-OF-WAY LINE AND THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 16.684-ACRE TRACT, A DISTANCE OF 377.06 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED DEDICATED NORTH RIGHT-OF-WAY LINE OF SAID MILE 6 1/2 NORTH ROAD VIA THIS PLAT FOR THE APPARENT SOUTHWEST CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 31 SECONDS 39 MINUTES EAST, WITH THE SAID LOT 47-4 WEST LOT LINE AND THE APPARENT SOUTHERNMOST WEST LOT LINE OF SAID 16.684-ACRE TRACT, A DISTANCE OF 192.44 FEET TO A FIVE-EIGHT (5/8) INCH REBAR FOUND WITH PLASTIC CAP STAMPED MF FOR AN APPARENT INTERNAL CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 28 MINUTES 21 SECONDS WEST, WITH THE APPARENT NORTHERNMOST SOUTH LOT LINE OF SAID 16.684-ACRE TRACT, A DISTANCE OF 1,280.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED DEDICATED NORTH RIGHT-OF-WAY LINE OF SAID MILE 6 1/2 NORTH ROAD VIA THIS PLAT, CONTINUING FOR ANOTHER 20.00 FEET TO A FIVE-EIGHT (5/8) INCH REBAR FOUND WITH PLASTIC CAP STAMPED MF ON THE SAID NORTH LOS EBANOS ROAD EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL OF 1,320.00 FEET TO THE SAID SOUTHWEST CORNER OF SAID 16.684-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 16.684 ACRES OF LAND, OF WHICH 0.216 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY EASEMENT AND 0.216 OF AN ACRE IN ADDITIONAL ROAD RIGHT-OF-WAY DEDICATED VIA THIS PLAT, FOR A NET OF 16.252 ACRES, MORE OR LESS.

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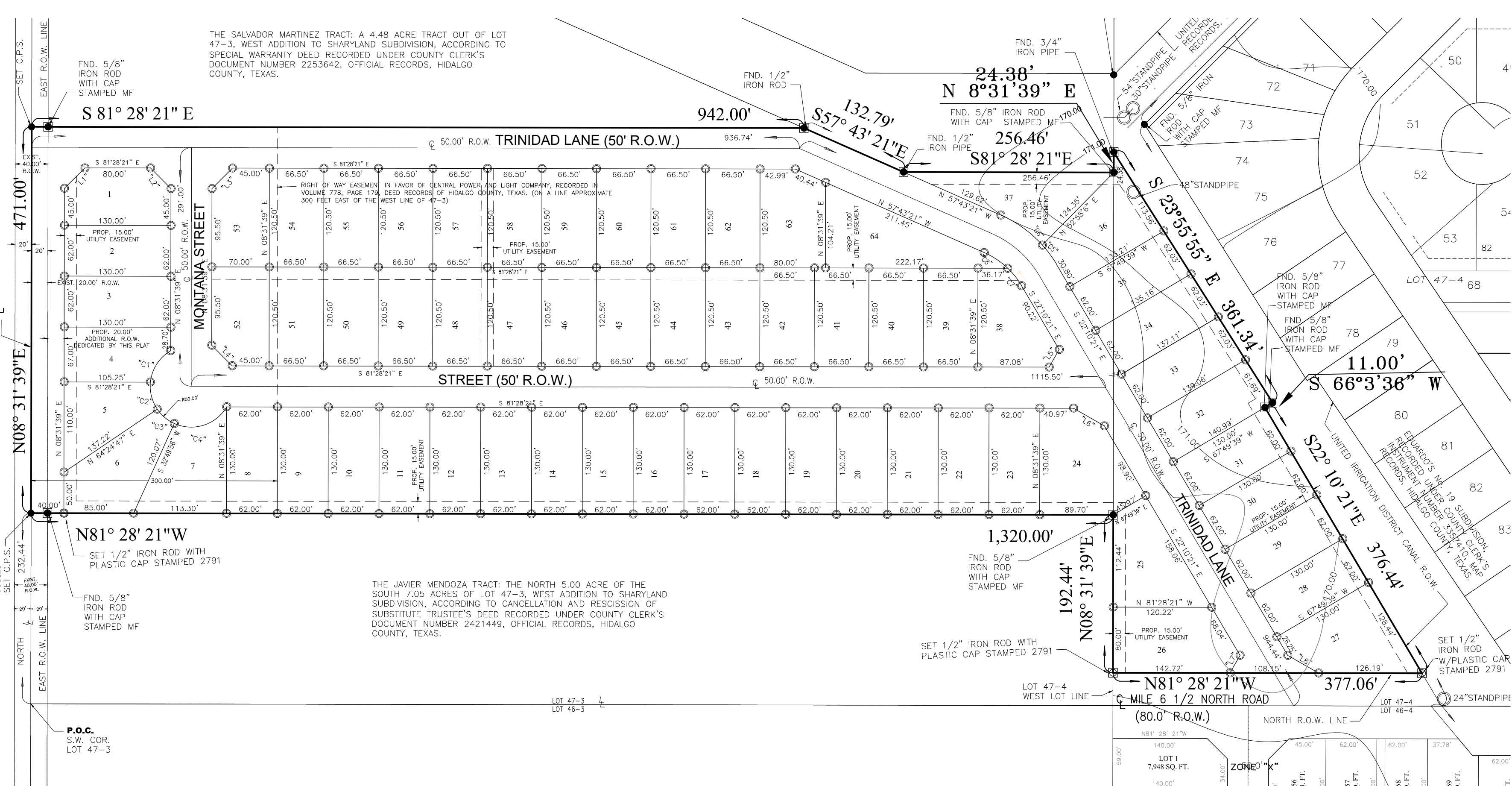
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LINE #	BEARING	LENGTH
L1	N 53°13'39" E	35.36'
L2	S 36°28'21" E	35.36'
L3	N 53°13'39" E	35.36'
L4	N 36°28'21" W	35.36'
L5	S 38°10'39" W	24.74'
L6	S 51°49'21" E	43.45'
L7	S 38°10'28" W	24.74'
L8	N 51°49'21" W	43.45'

LOT No.	(S.F.)	(AC)
1	8,475.00	0.195
2-3	8,066.00	0.185
4	8,066.85	0.185
5	7,918.63	0.182
6	9,773.52	0.224
7	9,756.21	0.224
8-23	8,060.00	0.185
24	12,697.17	0.291
25	10,391.31	0.239
26	11,249.24	0.258
27	11,411.25	0.262
28-31	8,060.00	0.185
32	8,657.58	0.199
33	8,561.10	0.197
34	8,440.30	0.194
35	8,319.50	0.191
36	10,513.09	0.241
37	10,297.97	0.236
38	8,896.88	0.204
39-51	8,013.25	0.184
52-53	8,122.50	0.186
54-62	8,013.25	0.184
63	9,338.59	0.214
64	12,235.50	0.281

CURVE	DELTA	RADIUS	LENGTH
"C1"	54°15'39"	50.00'	47.35'
"C2"	39°51'13"	50.00'	34.78'
"C3"	31°34'52"	50.00'	27.56'
"C4"	84°18'17"	50.00'	73.57'
"C5"	11°28'39"	150.00'	30.05'
"C6"	24°04'21"	150.00'	63.02'
"C7"	15°45'06"	100.00'	27.49'
"C8"	19°47'54"	100.00'	34.55'

THE SALVADOR MARTINEZ TRACT: A 4.48 ACRE TRACT OUT OF LOT 47-3, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2253642, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE JAVIER MENDOZA TRACT: THE NORTH 5.00 ACRES OF THE SOUTH 7.05 ACRES OF LOT 47-3, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO CANCELLATION AND REVISION OF SUBSTITUTE TRUSTEE'S DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2421449, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

UNITED IRRIGATION DISTRICT
THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE ____ DAY OF _____, 2023.

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. 22 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.

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. 22, HEREBY SUBDUCE 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.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(o)
WE THE UNDESIGNED CERTIFY that this plat of the EDUARDO'S SUBDIVISION No. 22 was reviewed and approved by the Hidalgo County Commissioners Court on _____, 2023.

CITY OF ALTON
CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDESIGNED CERTIFY THAT THIS PLAT OF EDUARDO'S SUBDIVISION No. 22 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, ON _____, 2023.

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

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

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

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

DAISY BONILLA
My Notary ID # 123944180
Expires August 02, 2025

NOTARY PUBLIC - STATE OF TEXAS

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT
THIS PLAT OF EDUARDO'S SUBDIVISION No. 22 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



SCALE: 1"=100'

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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
EDUARDO'S SUBDIVISION No. 22 IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 975 FEET WEST OF TROSPER ROAD APPROXIMATELY HALF A MILE NORTH OF MILE 6 NORTH ROAD AND BEING ON THE NORTH SIDE OF MILE 6 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALTON (POPULATION 19,673). EDUARDO'S SUBDIVISION No. 22 LIES APPROXIMATELY 2,640 FT. NORTH FROM THE CITY LIMITS AND IT IS WITHIN THE CITY OF ALTON'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

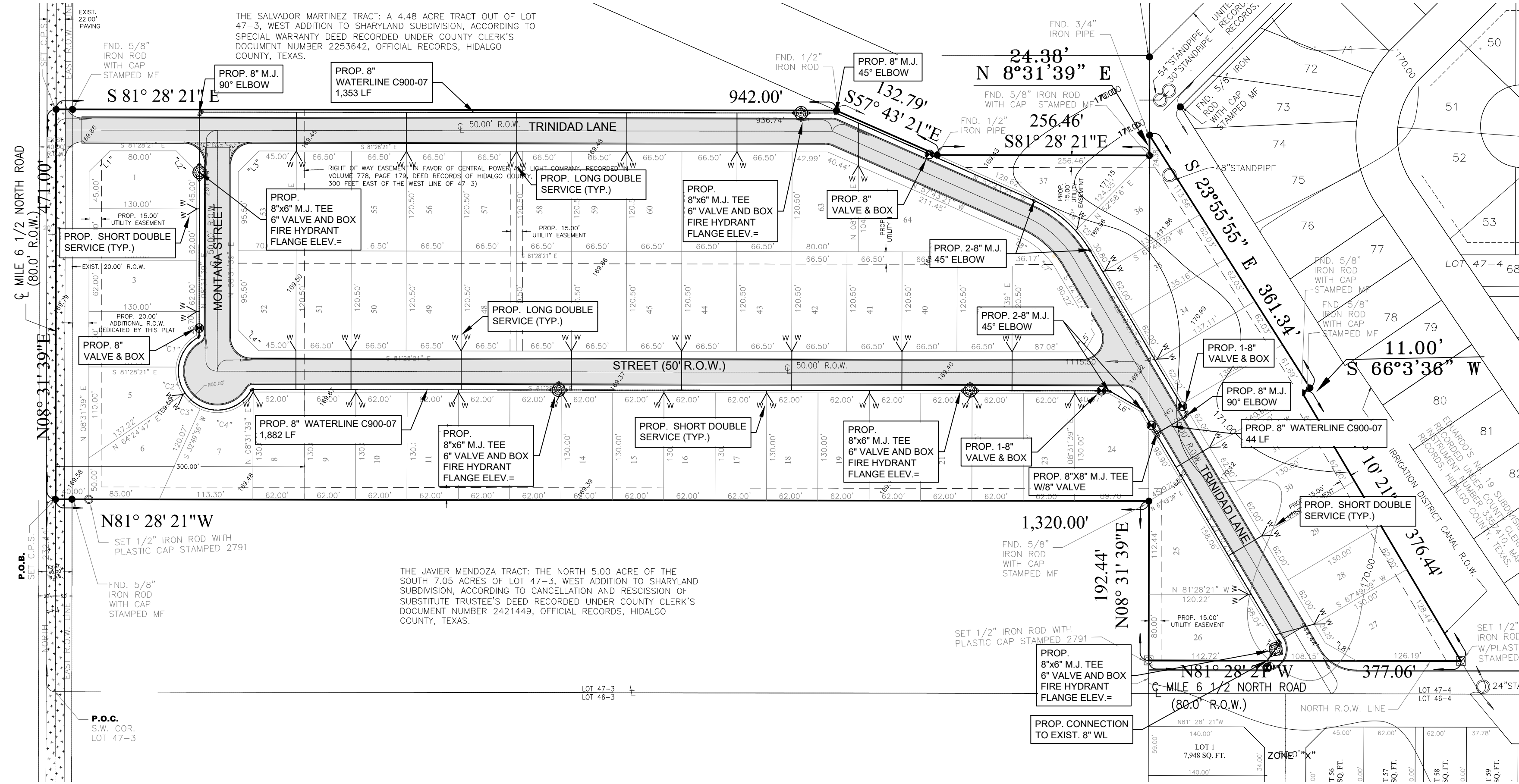
PLAT NOTES AND RESTRICTIONS:
 1- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 6, 2000.
 2- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 - 64.
 3- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR UTILITY PIPES 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- LOTS 1-6 SHALL HAVE NO ACCESS TO LOS EBANOS ROAD. LOTS 26-27 SHALL HAVE NO ACCESS TO MILE 6 1/2 NORTH ROAD.
 5- MINIMUM BUILDING SETBACK LINES:
 FRONT.....25.00' OR GREATER FOR EASEMENTS
 FRONT CUL-DE-SAC.....25.00' OR GREATER FOR EASEMENTS
 REAR.....18.00', EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 INTERIOR SIDES.....15.00' OR GREATER FOR EASEMENTS, EXCEPT 25.00' FOR DOUBLE FRONTING LOTS
 CORNER.....6.00', OR GREATER FOR EASEMENTS
 INTERIOR CORNER.....10.00' 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

6- 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 78,683 CUBIC FEET (1.81 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.5
 7- 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.
 8- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. 1 - ELEV. _____ AT A IRON ROD LOCATED AT THE INTERSECTION OF EXISTING NORTH ROW LINE OF MILE 6 1/2 N. ROAD AND THE SOUTH PROPERTY LINE OF THIS DEVELOPMENT, 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

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

WATER LAYOUT OF: EDUARDO'S SUBDIVISION No. 22

SCALE: 1"=100'



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. 22, 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.

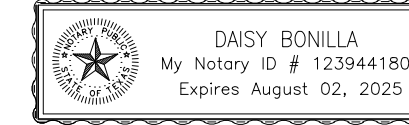
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ANICETO IZAGUIRRE - PRESIDENT
IZAGUIRRE REAL ESTATE HOLDINGS
2121 E. GRIFFIN PARKWAY SUITE 2
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2023.



NOTARY PUBLIC - STATE OF TEXAS

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 22:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
EDUARDO'S SUBDIVISION No. 22 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.). THE SUBDIVIDER AND COMPANY S.W.S.C. SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

S.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF N. MILE 6 1/2 N. RD., AND ANOTHER 8" DIAMETER WATERLINE RUNNING NORTH ON THE WEST SIDE OF TRINIDAD STREET, FROM EDUARDO'S SUBDIVISION No.21. SAID WATERLINE ENDS WITH A 2" FLUSH VALVE ON THE NORTH SIDE OF MILE 6 1/2 N.RD.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No.22 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE THAT RUNS NORTH ON THE WEST SIDE OF TRINIDAD LN., FROM THERE THE PROPOSED 8" DIAMETER WATERLINE RUNS APPROXIMATELY 400 FT. NORTH ALONG THE WEST SIDE OF TRINIDAD LN., THEN IT RUNS WEST APPROXIMATELY 1211 FT. ON THE SOUTH SIDE OF STREET, THEN IT RUNS NORTH APPROXIMATELY 271 FT. ALONG THE WEST SIDE OF MONTANA STREET, THEN IT TURNS RIGHT RUNNING APPROXIMATELY 1397 FT. ALONG THE SOUTH SIDE OF TRINIDAD LANE MAKING LOOP WITH THE PROPOSED 8" WATERLINE.

FROM THE PROPOSED 8" DIAMETER WATERLINE, THIRTY-ONE (31) DOUBLE SERVICES OF 1" OF DIAMETER AND TWO (2) SINGLE SERVICES ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$231,247.00 OR \$3,613.23 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID P.S.W.S.C. THE AMOUNT OF \$204,800.00 WHICH COVERS THE \$3,200 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 \$436,047.00 WHICH EQUALS TO \$6,813.23 PER LOT.



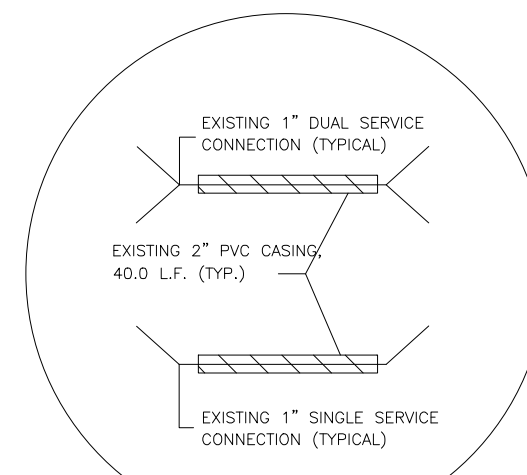
PRELIMINARY
GILBERTO A. GRACIA-P.E. No. 62477

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

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

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 APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
- SEE WATER DETAIL SHEET FOR MORE INFORMATION.
- ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



WATER SERVICE DETAIL
N.T.S.

EDUARDO'S SUBDIVISION No. 22
POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

EDUARDO'S SUBDIVISION No. 22 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE SHARYLAND WATER SUPPLY COMPANY (S.W.S.C.). EL SUBDIVIDOR Y LA COMPAÑIA DE S.W.S.C. FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE S.W.S.C. PRESENTO SUFFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR LA CALLE TRINIDAD LN. DE LA SUBDIVISION EXISTENTE DE EDUARDO'S No.21. LA CUAL TERMINA EN UNA VALVULA DE PURGA DE 2" EN EL LADO NORTE DE LA CALLE MILE 6 1/2 N.RD.

EL SISTEMA DE AGUA PARA EDUARDO'S No.22 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO QUE TERMINA EN EL LADO NORTE DE LA CALLE MILE 6 1/2 N.RD. DE AHI CORRE HACIA EL NORTE POR EL LADO OESTE DE LA CALLE TRINIDAD LANE POR APROXIMADAMENTE 400 PIES, DESPUES DA VUELTA AL OESTE Y CORRE POR EL LADO SUR DE LA CALLE POR APROXIMADAMENTE 1211 PIES, DANDO VUELTA HACIA EL NORTE CORRIENDO POR EL LADO OESTE DE LA CALLE MONTANA ST. APROXIMADAMENTE 271 PIES, DANDO VUELTA HACIA EL ESTE POR EL LADO SUR DE LA CALLE TRINIDAD LN. POR APROXIMADAMENTE 1397 PIES Y HACIENDO CONECCION CON LA LINEA DE 8" DE DIAMETRO PROPUESTA PARA ESTA SUBDIVISION.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN TREINTA Y UNO (31) SERVICIOS DOBLES DE 1" DE DIAMETRO Y DOS (2) SERVICIOS DE AGUA SENCILLOS QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$231,247.00 DE LOS CUALES SE CUBRIO US \$3,613.23 POR LOTE. EL DUERO DE LA SUBDIVISION PAGO ADICIONALMENTE A S.W.S.C. LA CANTIDAD DE US \$204,800.00 O US \$3,200 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 MEMBRASIAS). CUANDO EL DUERO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA S.W.S.C. INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUERO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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 (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO TOTAL DE US \$436,047.00 O US \$6,813.23 POR LOTE



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

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

COST ESTIMATE

WATER DISTRIBUTION:	\$211,247.00
PAVING IMPROVEMENTS:	\$453,823.78
DRAINAGE IMPROVEMENTS:	\$106,904.00
SANITARY SEWER IMPROVEMENTS:	\$279,942.00
TOTAL:	\$1,073,497.90

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



PRELIMINARY

EDUARDO'S SUBDIVISION No. 22

WATER LAYOUT



F-10214

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

2121 E GRIFFIN PKWAY SUITE 2
MISSION TEXAS, 78574

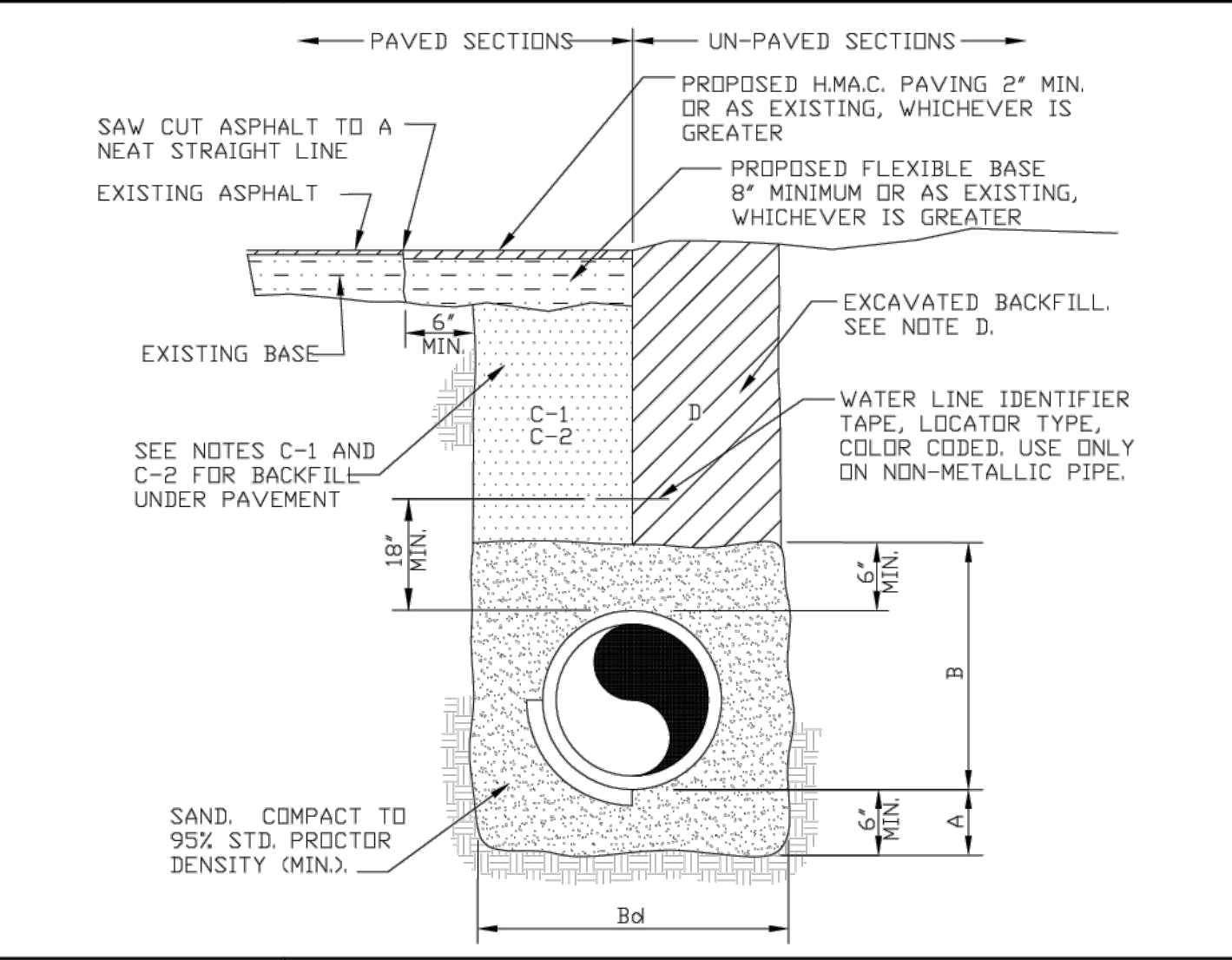
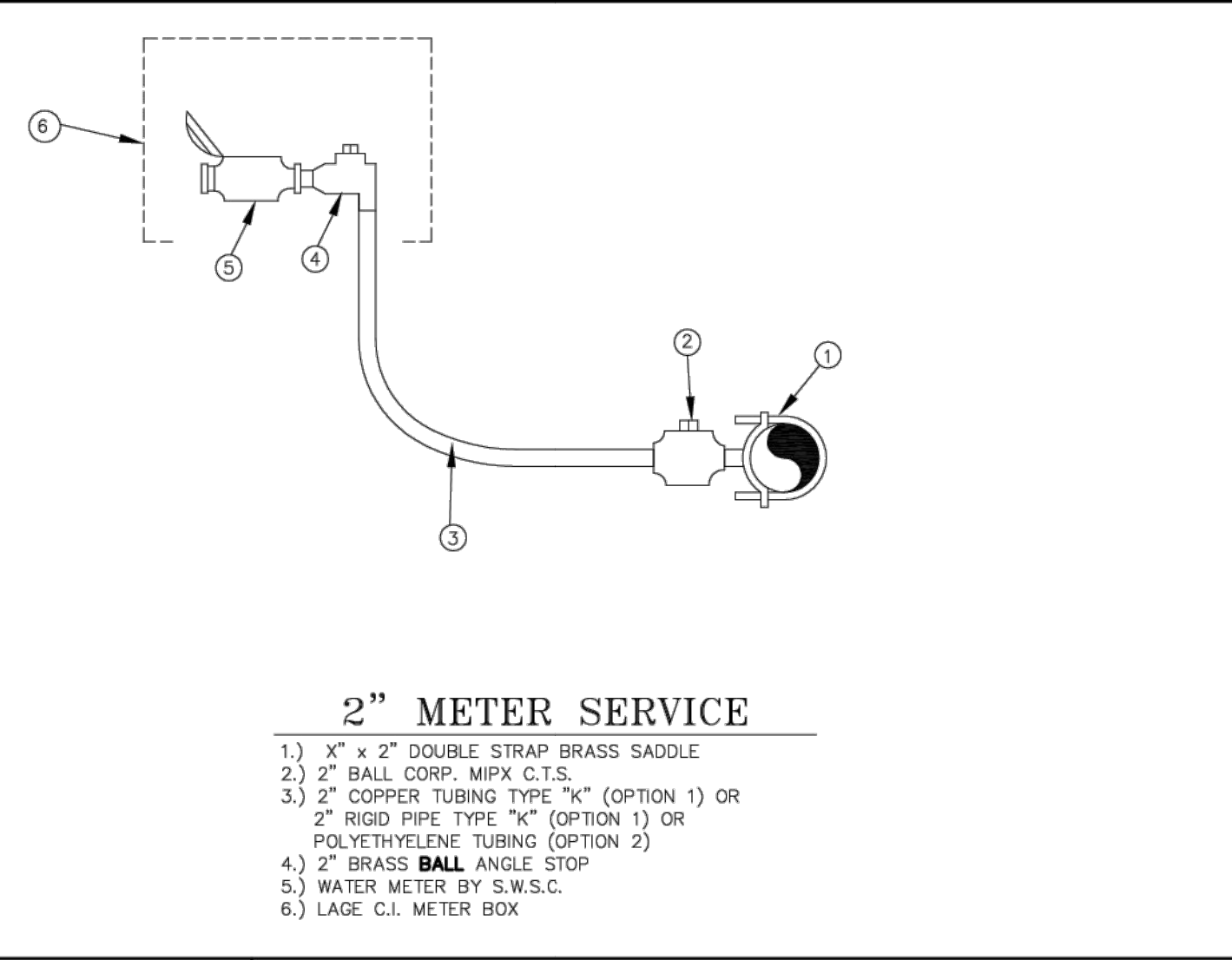
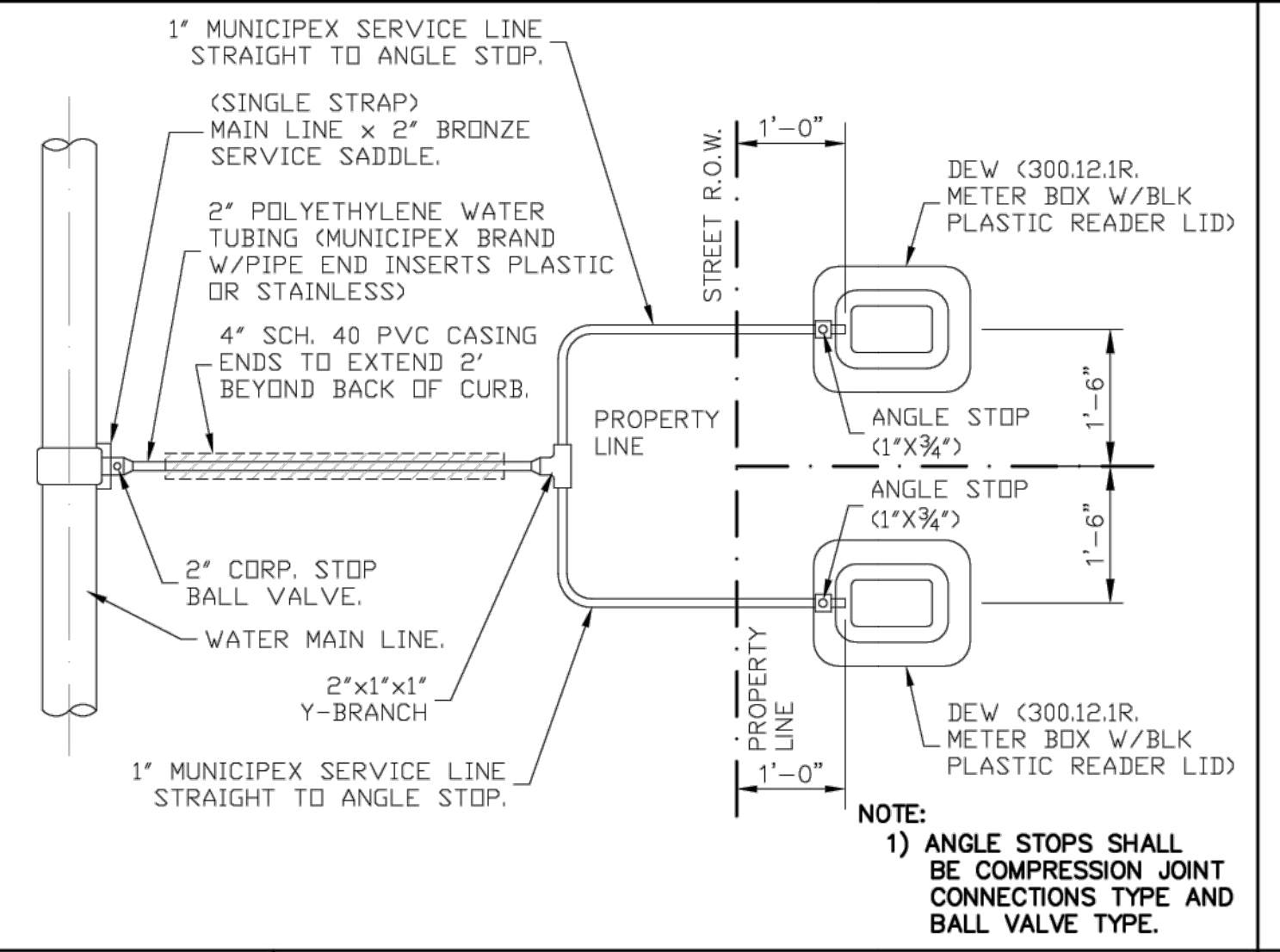
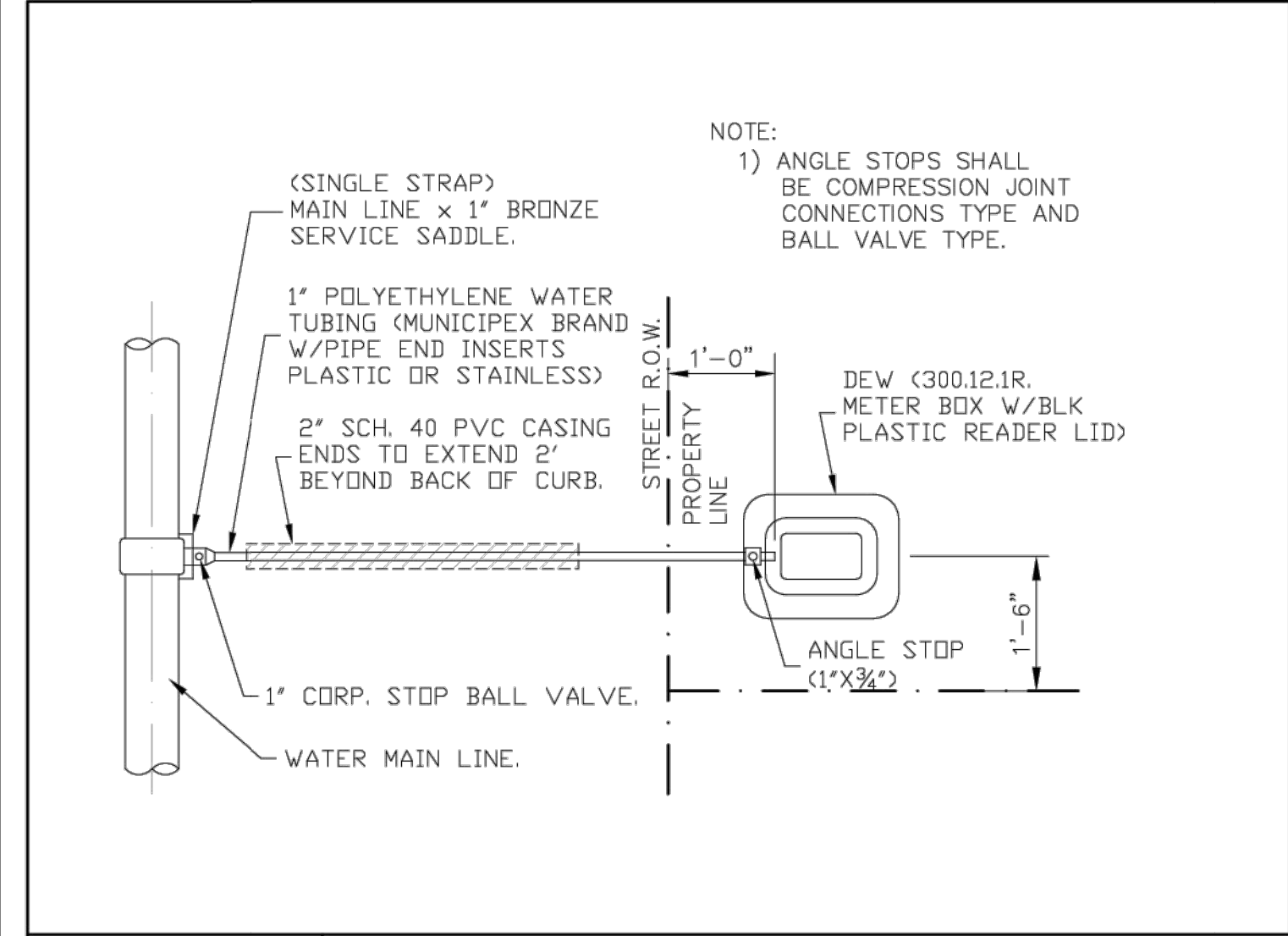
SHEET No. 2
OF 6 SHEETS

SHARYLAND WATER SUPPLY DETAILS EDUARDO'S SUBDIVISION No. 22



EDUARDO'S SUBDIVISION No. 22
SHARYLAND WATER SUPPLY DETAILS

IZAGUIRRE
Engineering Group LLC.
PHONE (956) 584-0554
FAX (956) 584-0049
F-10214
2121 E. GRIFFIN PKWY SUITE 2
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 HANDBENES 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; 95% INSIDE RIGHT OF WAY.
E. 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

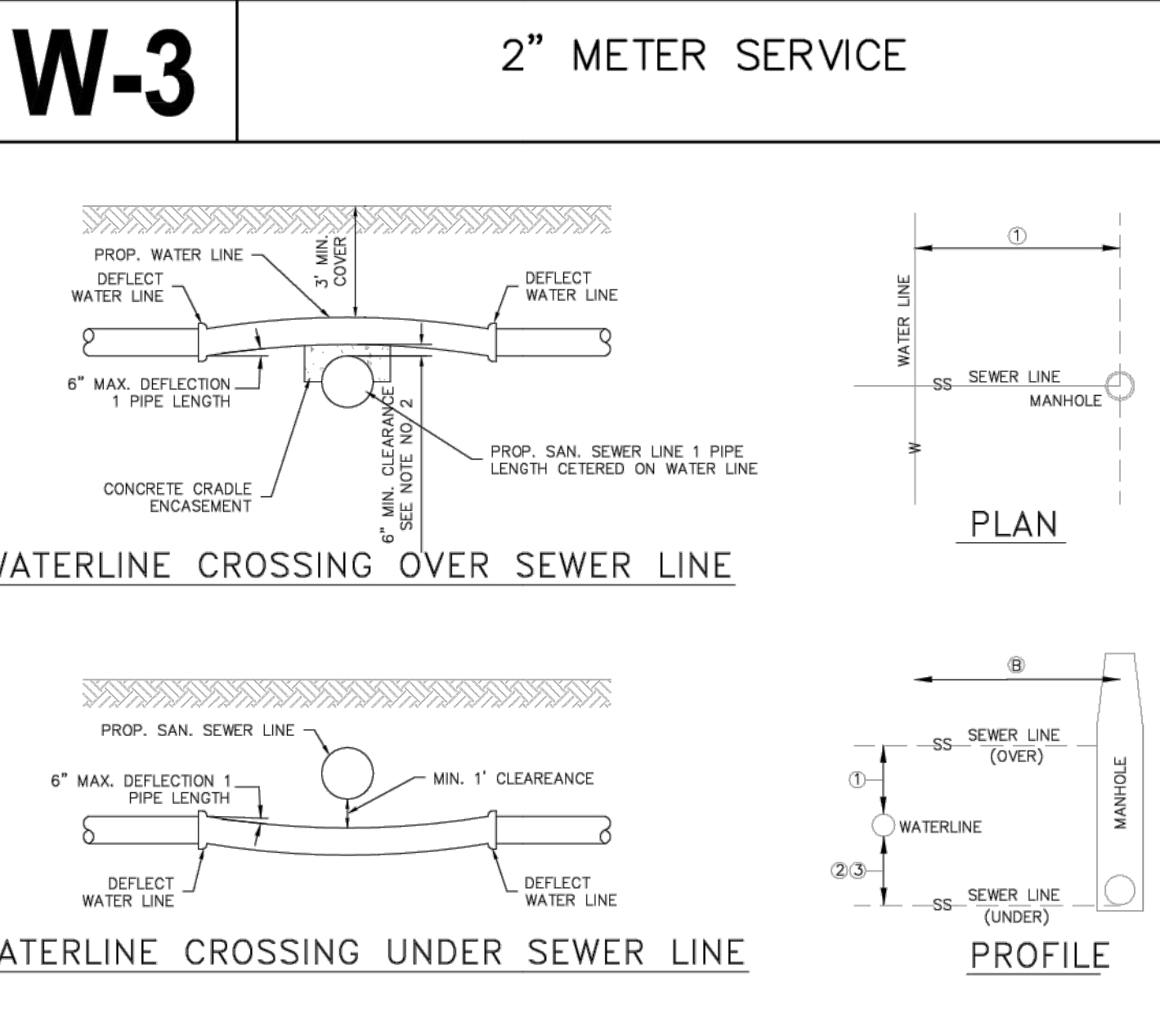
THRUST BLOCK SIZE				
HORIZONTAL BENDS				
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS LBS.	
22-1/2" BENDS				
6 OR LESS	2	8	1,700	
8	3	12	3,000	
10	3.5	12	4,500	
12	4	14	6,600	
14	5	18	9,000	
16	6	18	11,800	
45° BEND				
6 OR LESS	4	12	3,200	
8	5	14	5,800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

TEES & DEAD ENDS VERTICAL BENDS

HORIZONTAL BENDS HYDRANT BURYS

THRUST BLOCKS DETAILS

NOTE: ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ. FT. WITH PIPELINE HAVING A MIN. OF 3" I.D. WITH CURB & GUTTER AND A 5" FT. MIN. WITHOUT CURB & GUTTER.
NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS.



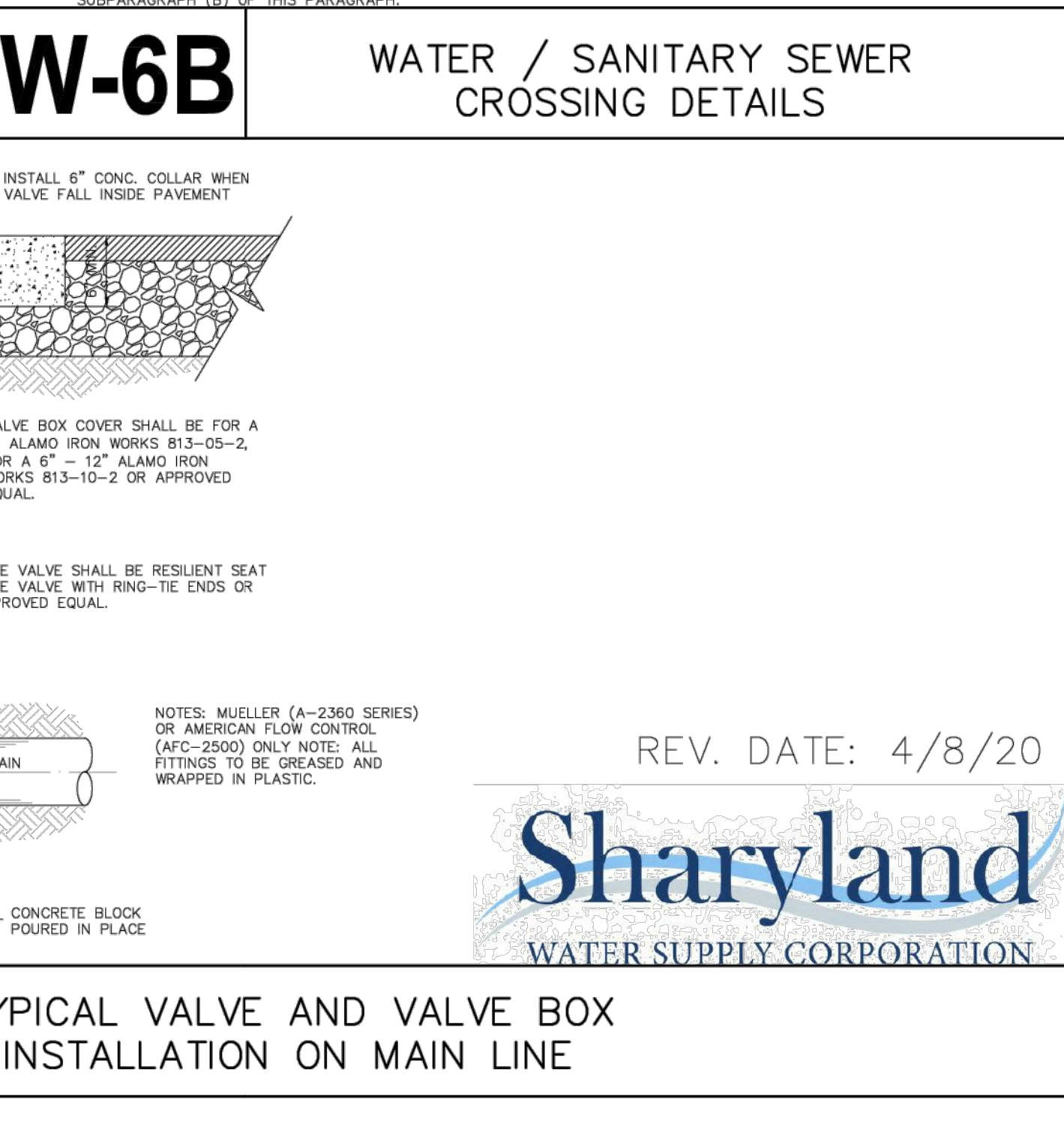
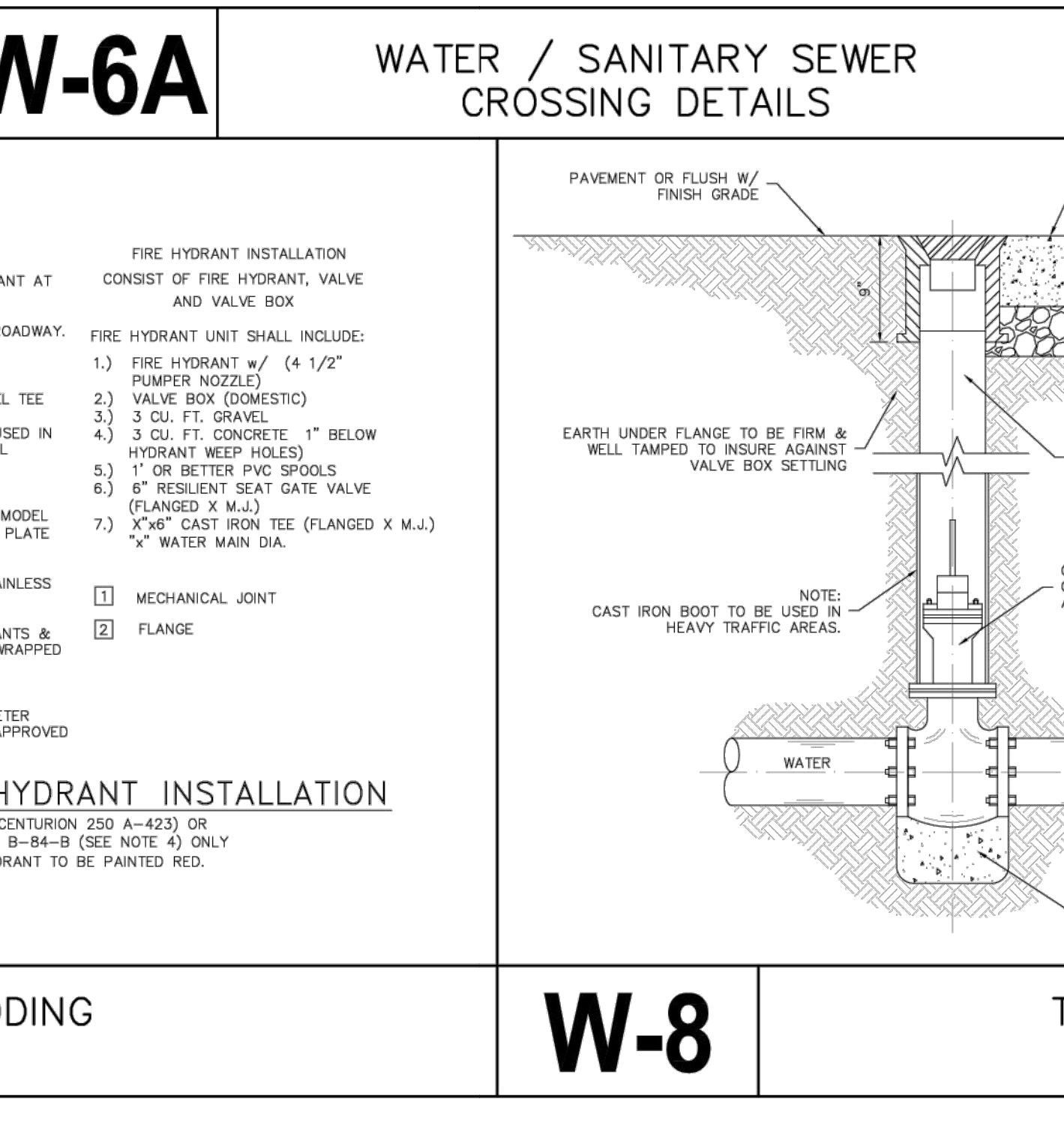
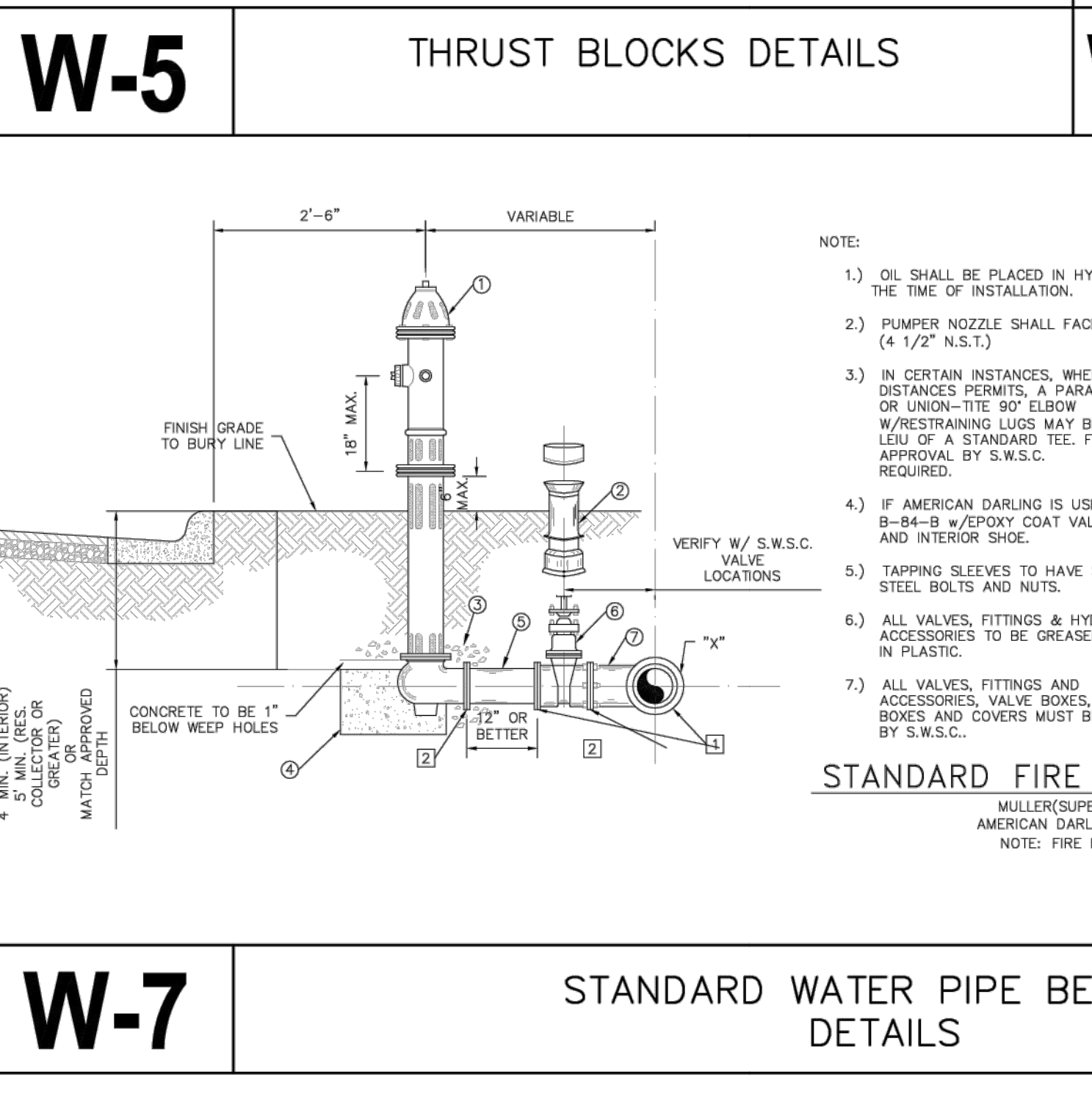
W-4A TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL

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

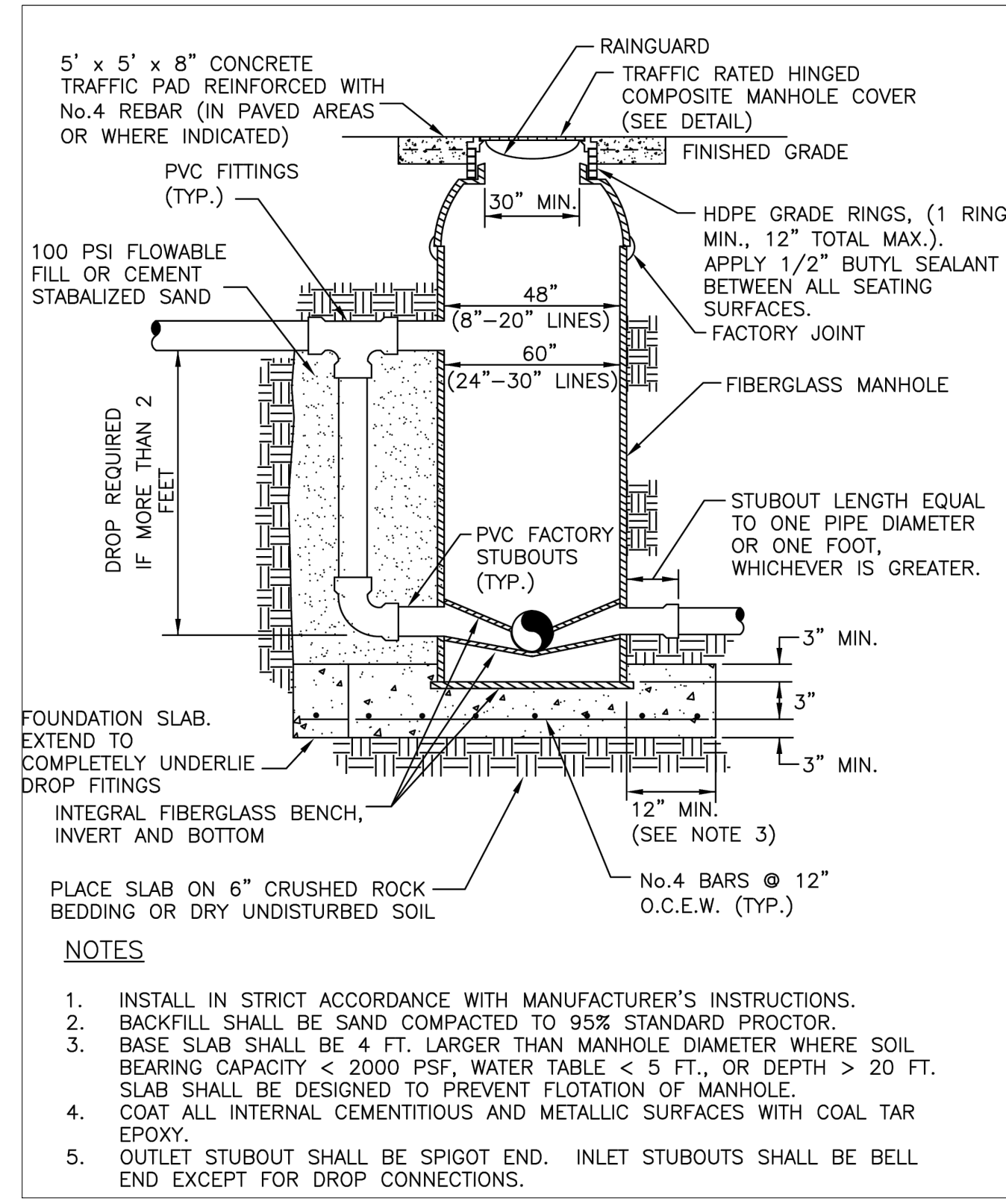
(1) COLLECTION SYSTEM PIPES MUST BE INSTALLED IN TRENCHES SEPARATE FROM WATER SUPPLY TRENCHES.
(2) WHEREVER POSSIBLE, A COLLECTION SYSTEM PIPE MUST BE LOCATED BELOW A WATER SUPPLY PIPE. IF A COLLECTION SYSTEM PIPE CANNOT BE LOCATED BELOW A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING 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 TAG #21133003 PROVIDES A REFERENCE TO PARAGRAPHS IN THIS SUBSECTION THAT APPLY TO 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 PSI PRESSURE CLASS PIPE THAT IS:
(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 ENCASED 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; TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 5 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS (II) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND (III) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
(6) IF 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

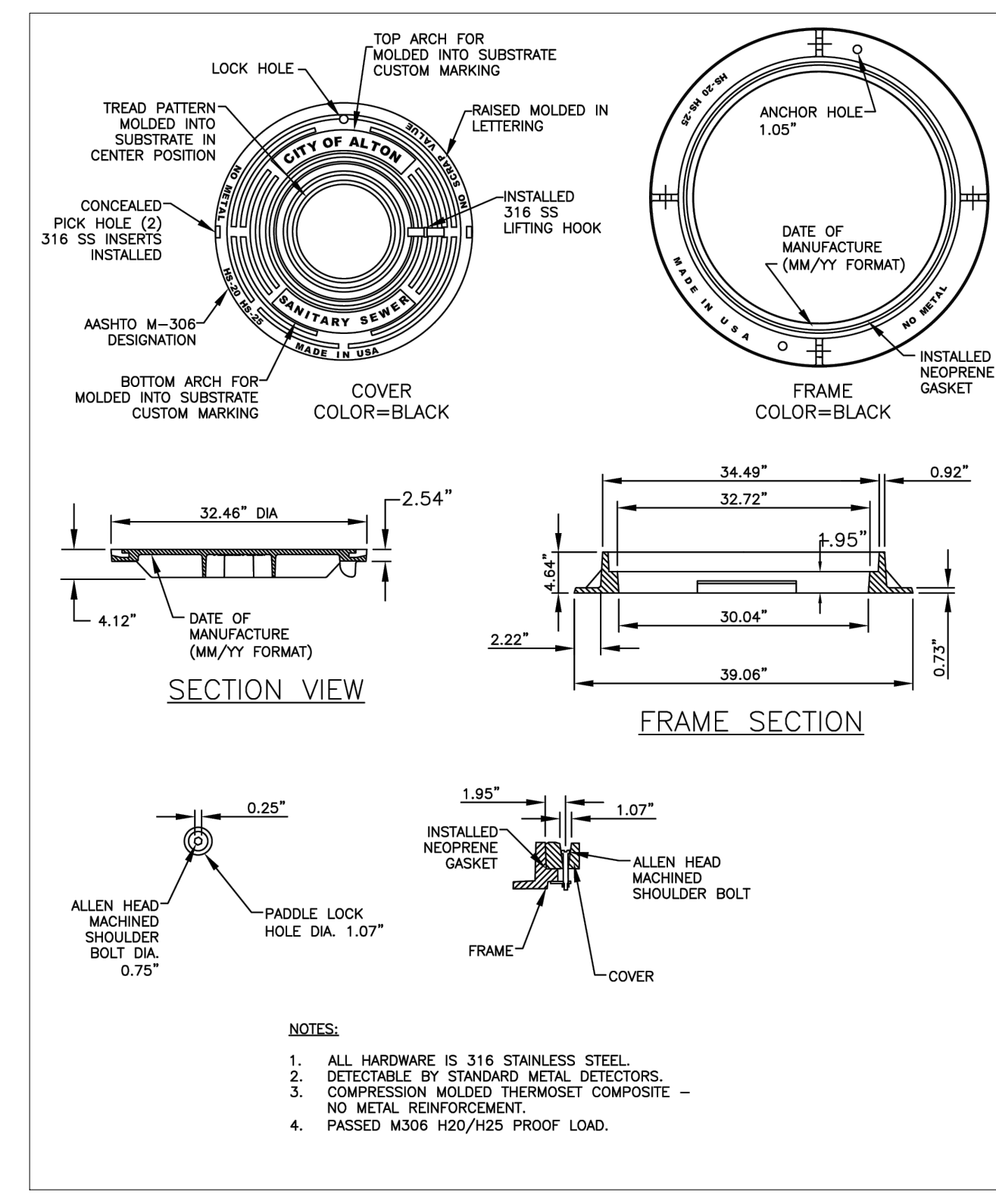
(A) A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL TO AND BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE THAT:
(i) IS LOCATED AT LEAST TWO VERTICAL FEET BELOW THE WATER SUPPLY PIPE;
(ii) IS LOCATED AT LEAST FOUR HORIZONTAL FEET AWAY 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 ENCASED 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 ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 7 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS
(8) CEMENT-STABILIZED SAND FOR ENCASED 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.



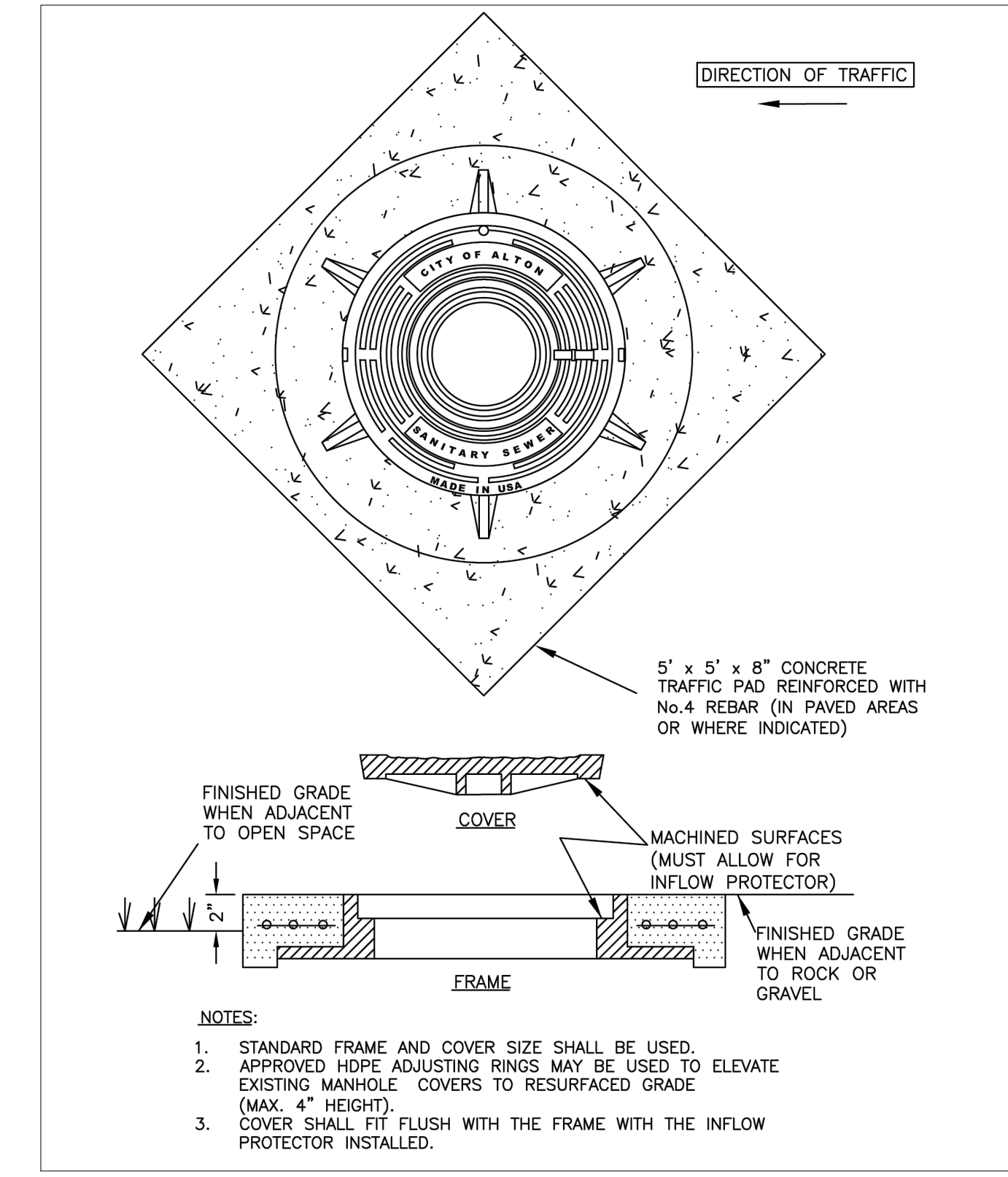
SANITARY SEWER DETAILS EDUARDO'S SUBDIVISION No. 22



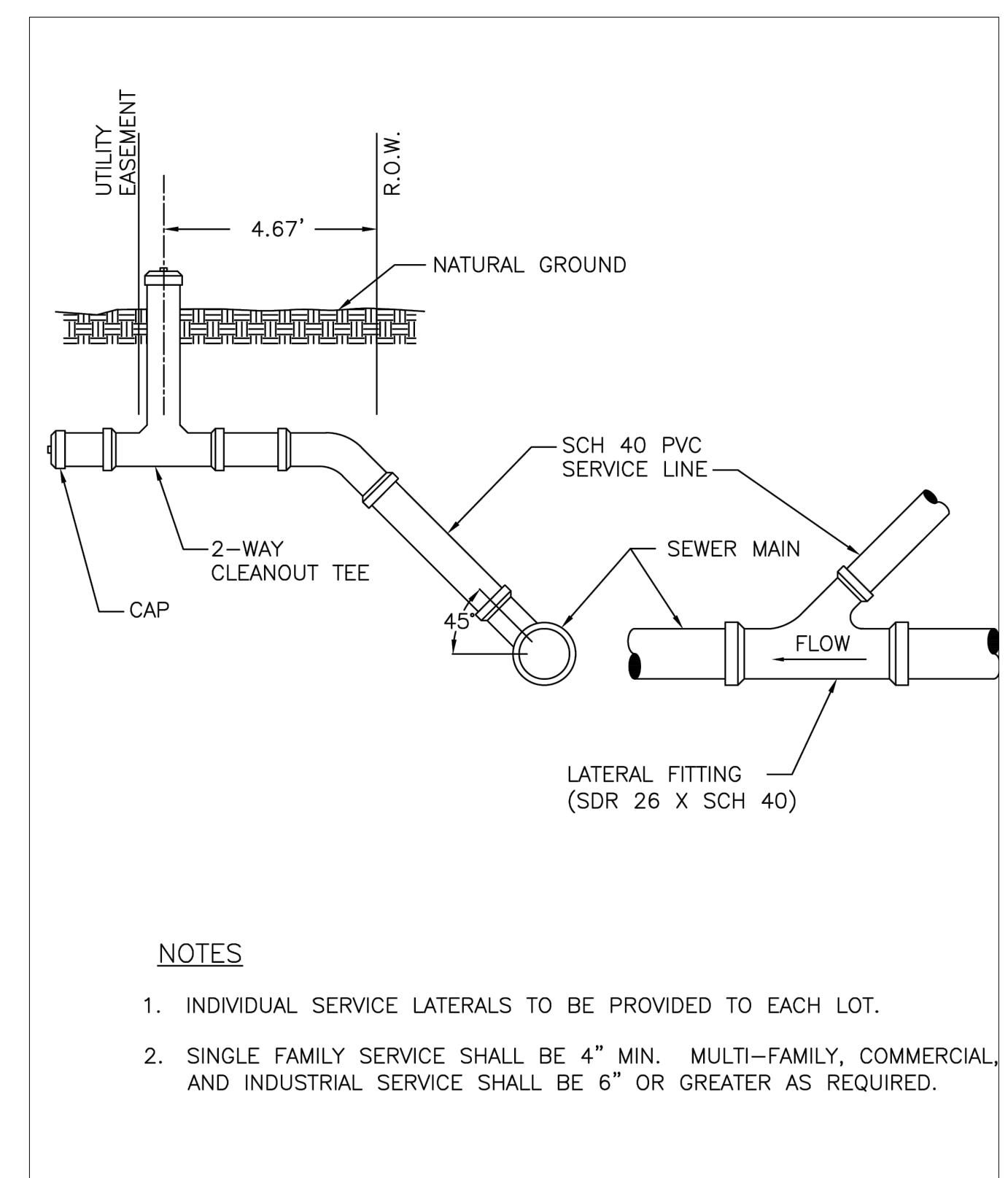
**TYPICAL SANITARY SEWER
MANHOLE DETAIL**



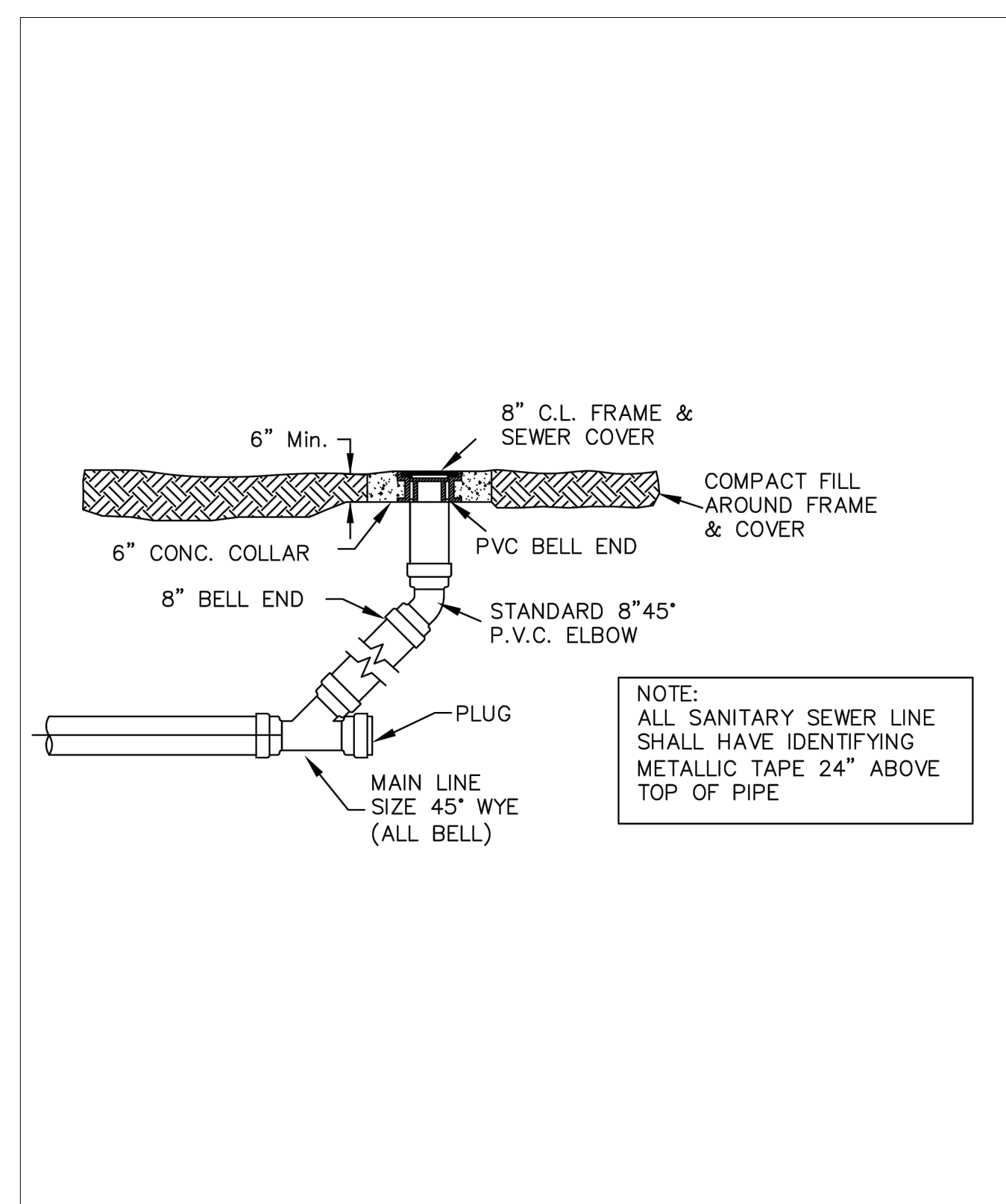
**SANITARY SEWER MANHOLE
RING AND COVER DETAIL**



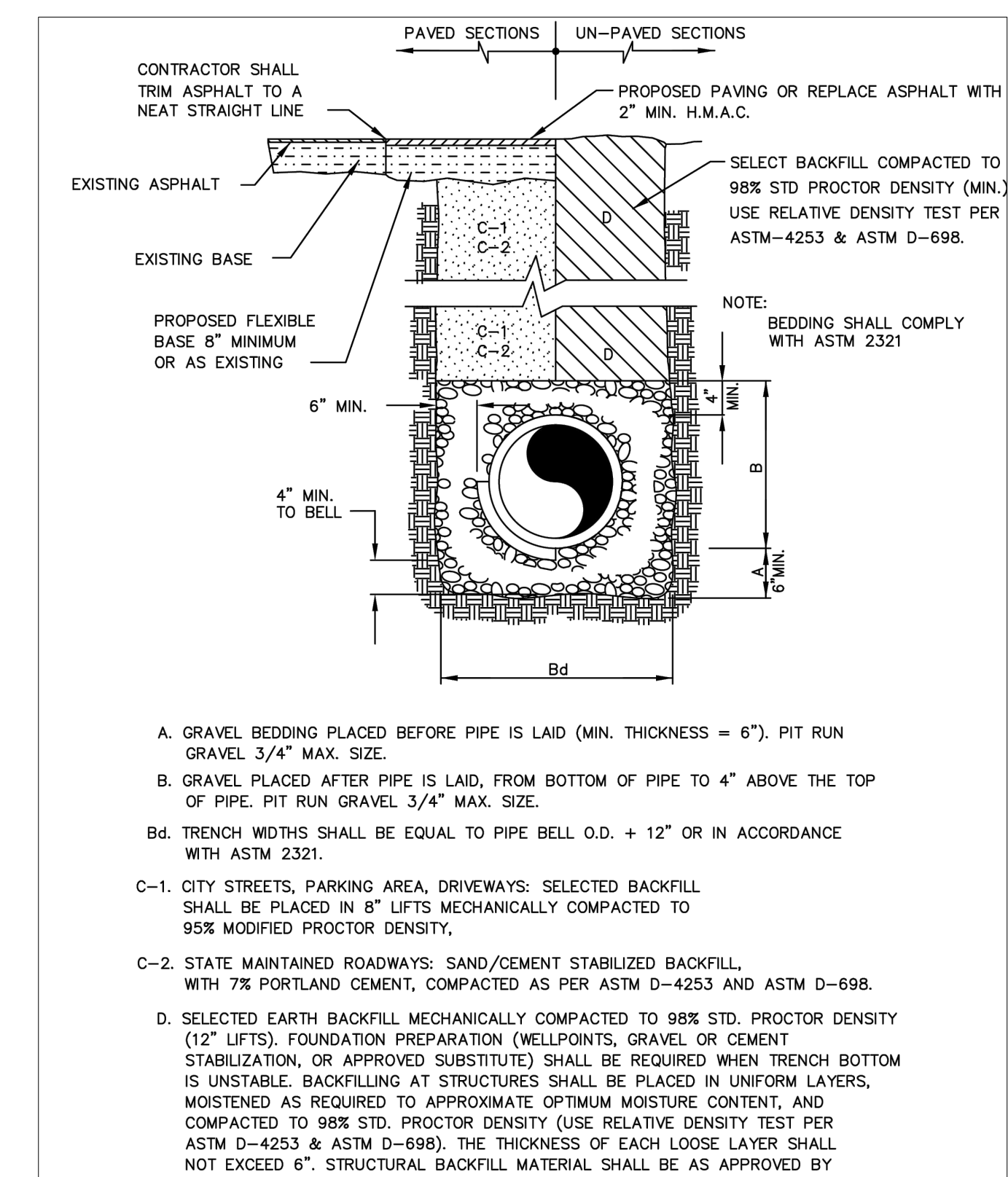
**SANITARY SEWER MANHOLE
CONCRETE COLLAR DETAIL**



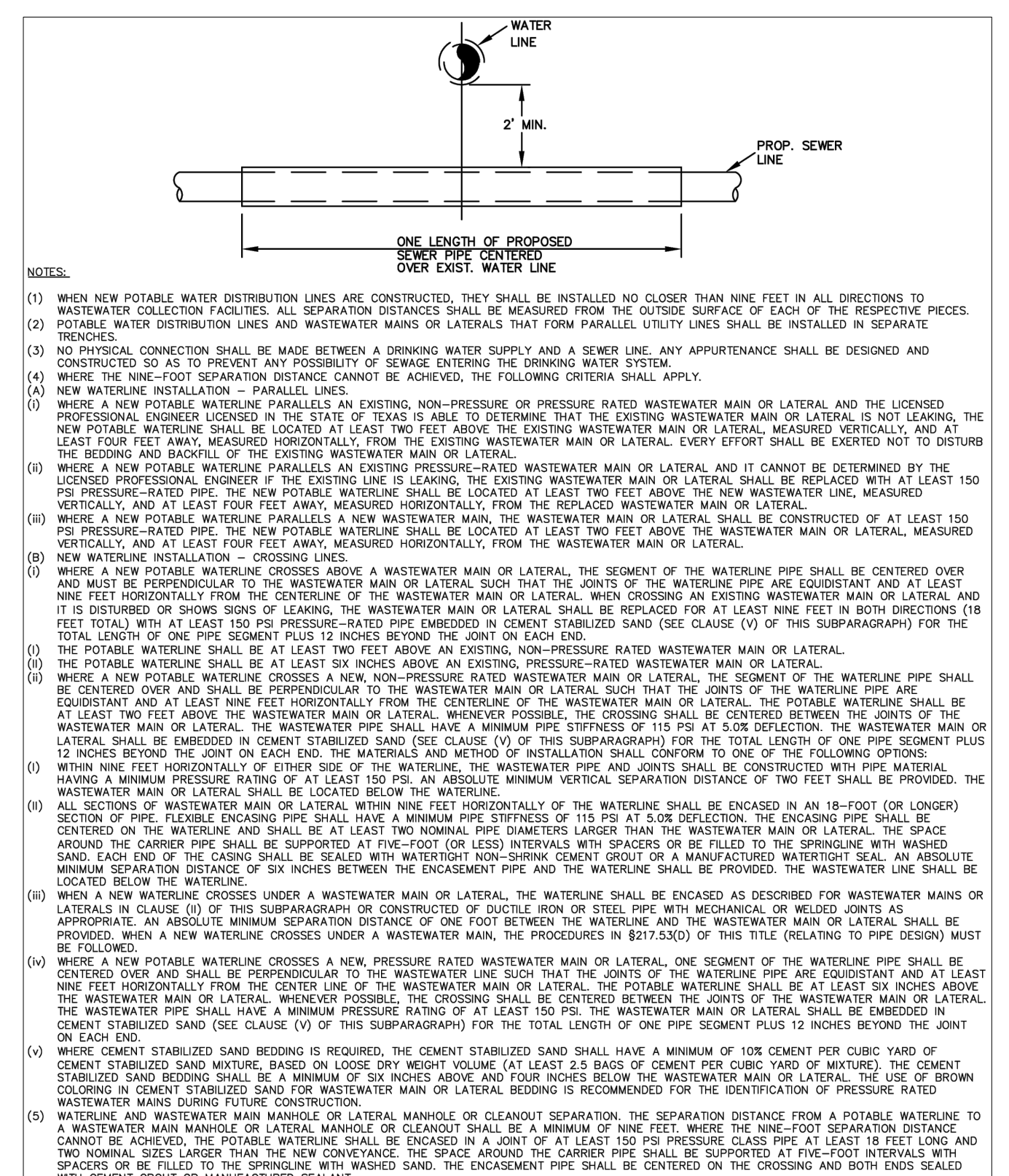
**TYPICAL SANITARY SEWER
SERVICE CONNECTION DETAIL**



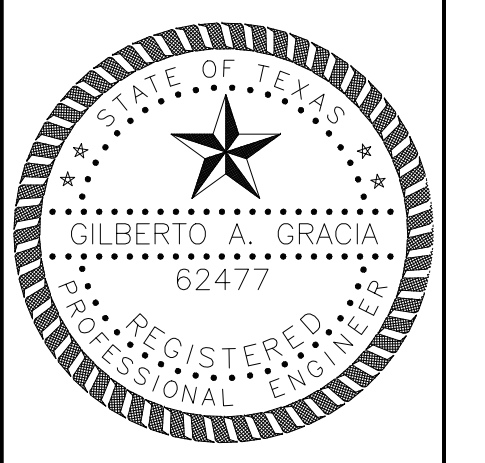
**TYPICAL SANITARY SEWER
CLEANOUT DETAIL**



**SANITARY SEWER LINE
TRENCH BEDDING**



**SANITARY SEWER LINE
CROSSING DETAIL**



EDUARDO'S SUBDIVISION No. 22
SANITARY SEWER DETAILS

IZAGUIRRE
Engineering Group LLC.

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MISSION TEXAS, 78574

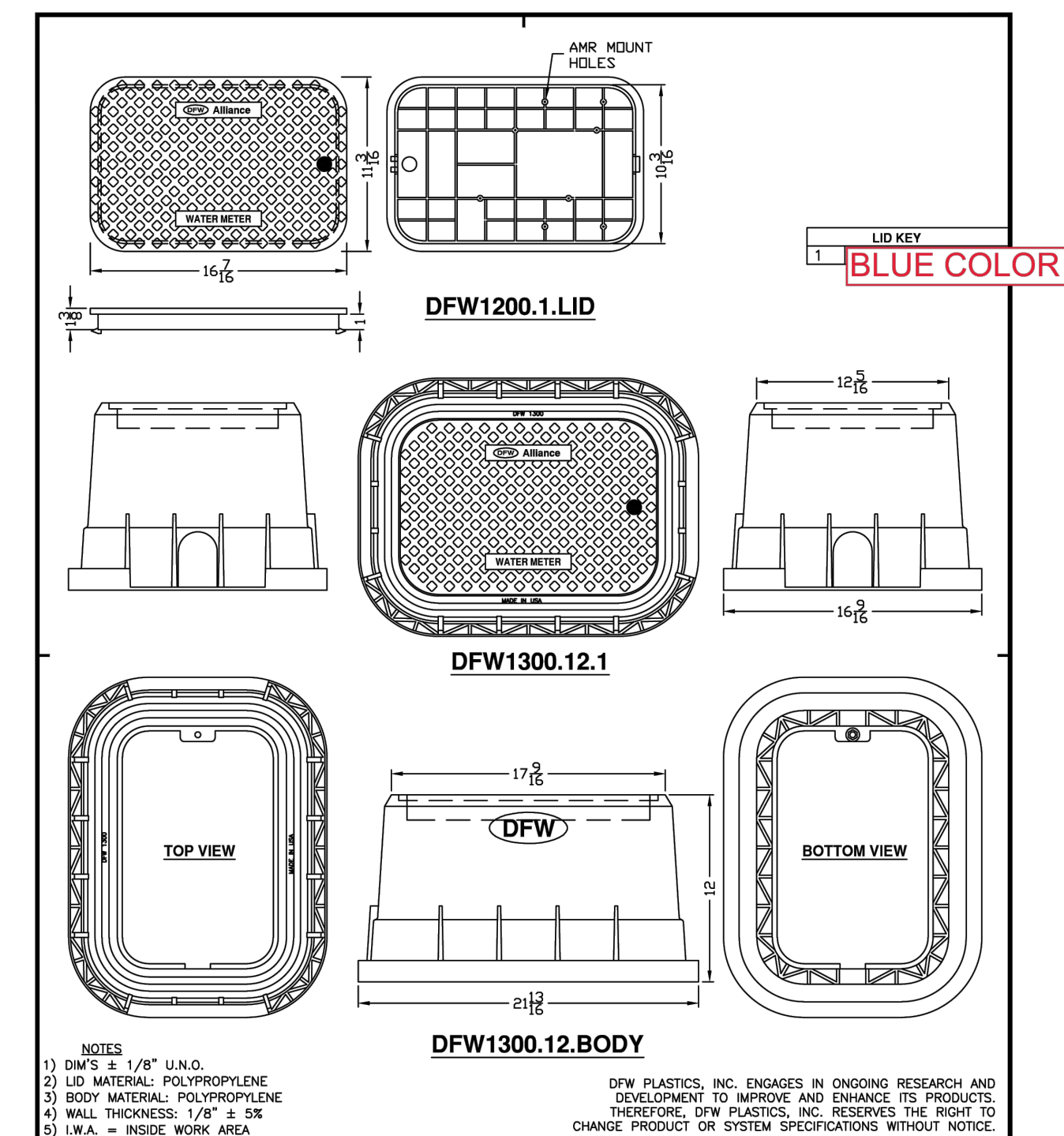
PHONE (956) 584-0554
FAX (956) 584-0049

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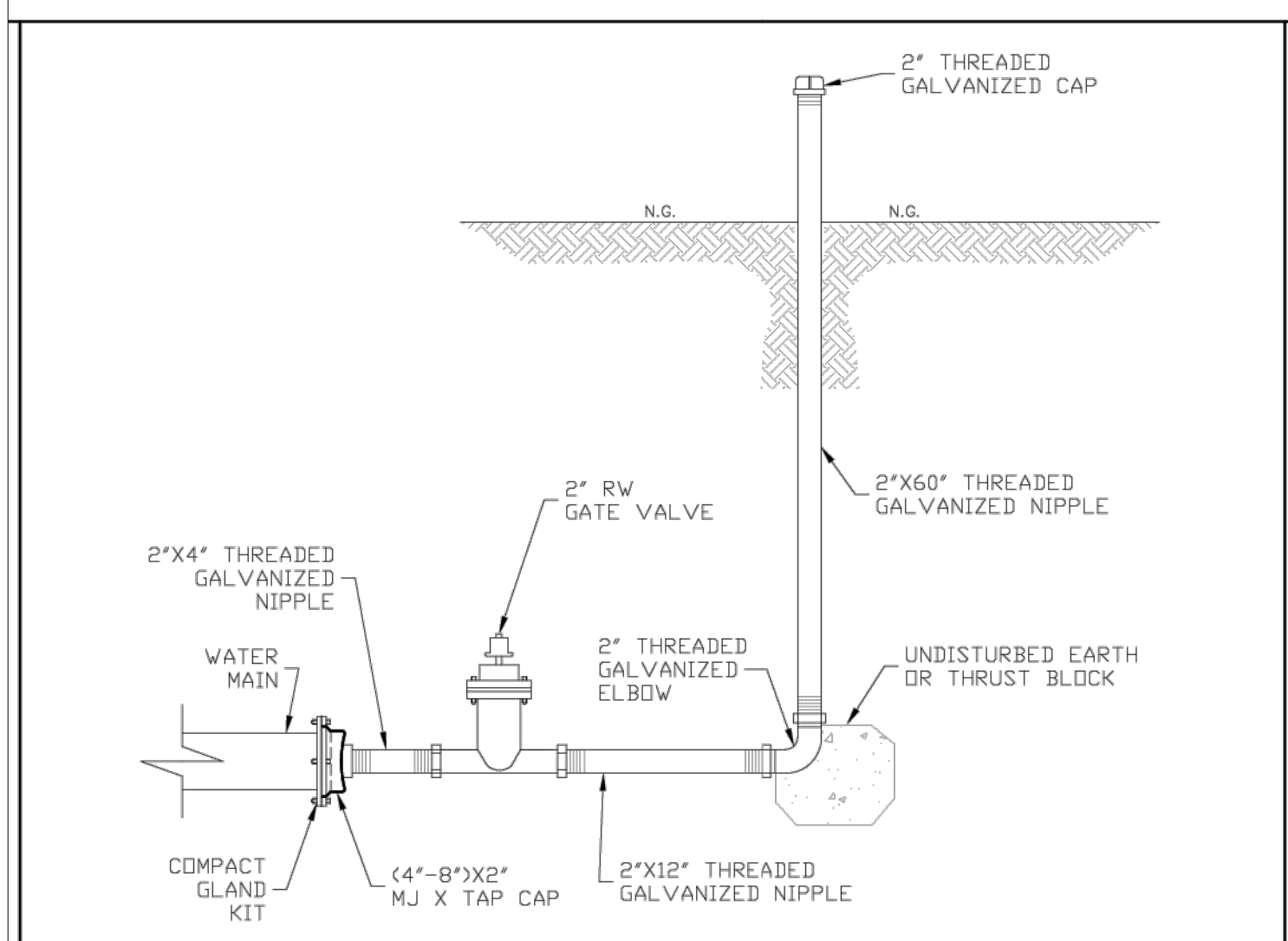
SHARYLAND WATER SUPPLY DETAILS EDUARDO'S SUBDIVISION No. 22



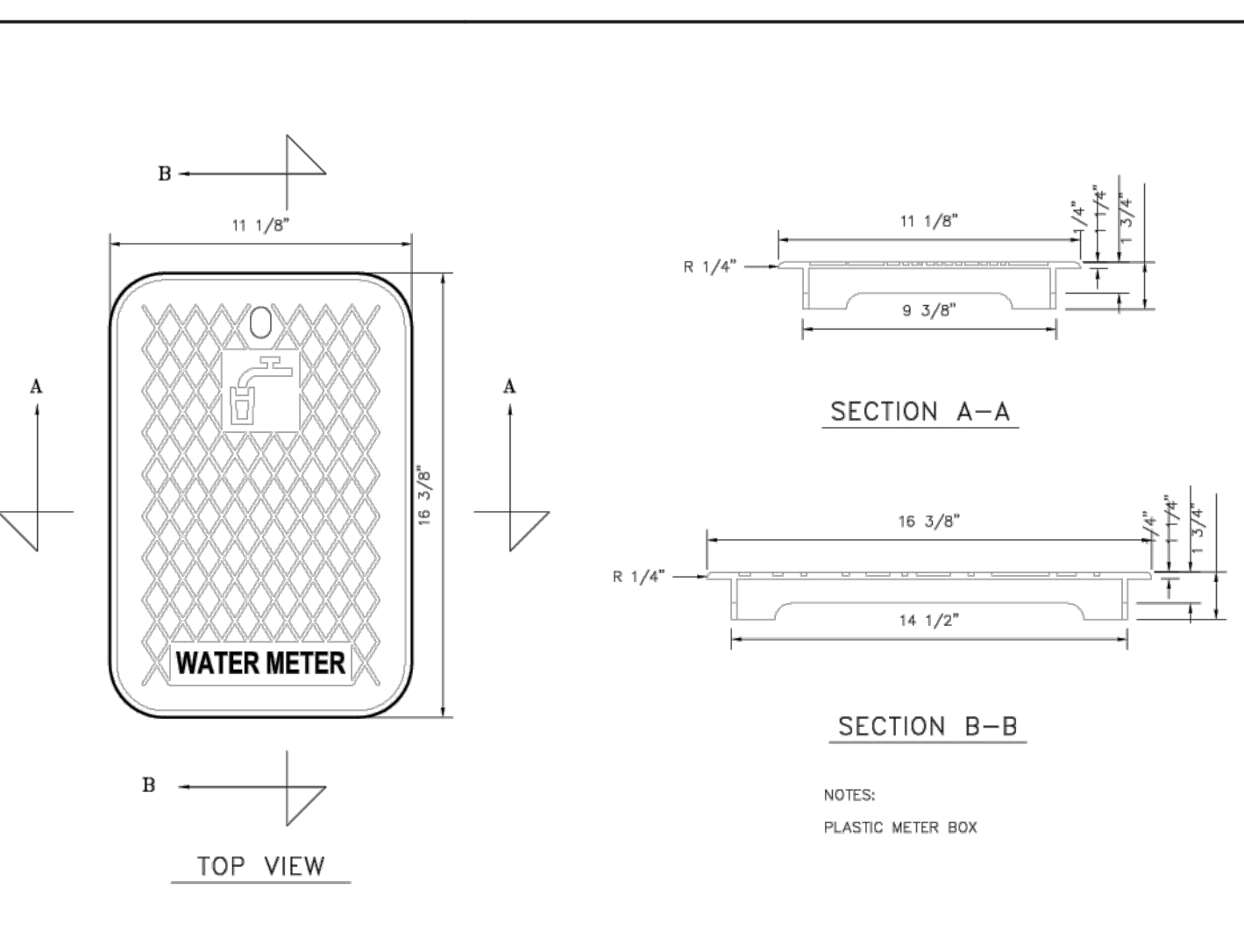
EDUARDO'S SUBDIVISION No. 22
SHARYLAND WATER SUPPLY DETAILS



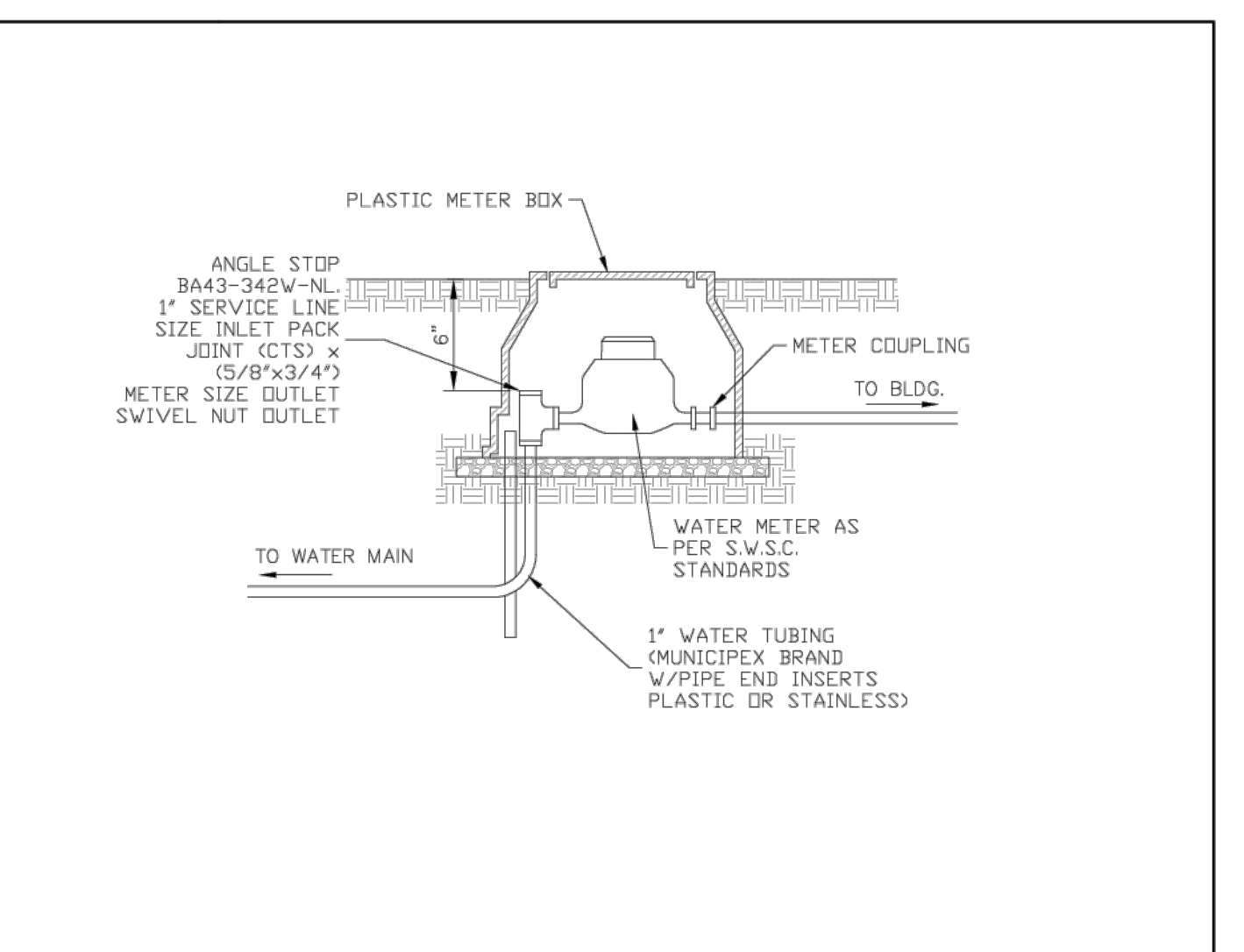
TYPICAL WATER METER BOX DETAIL



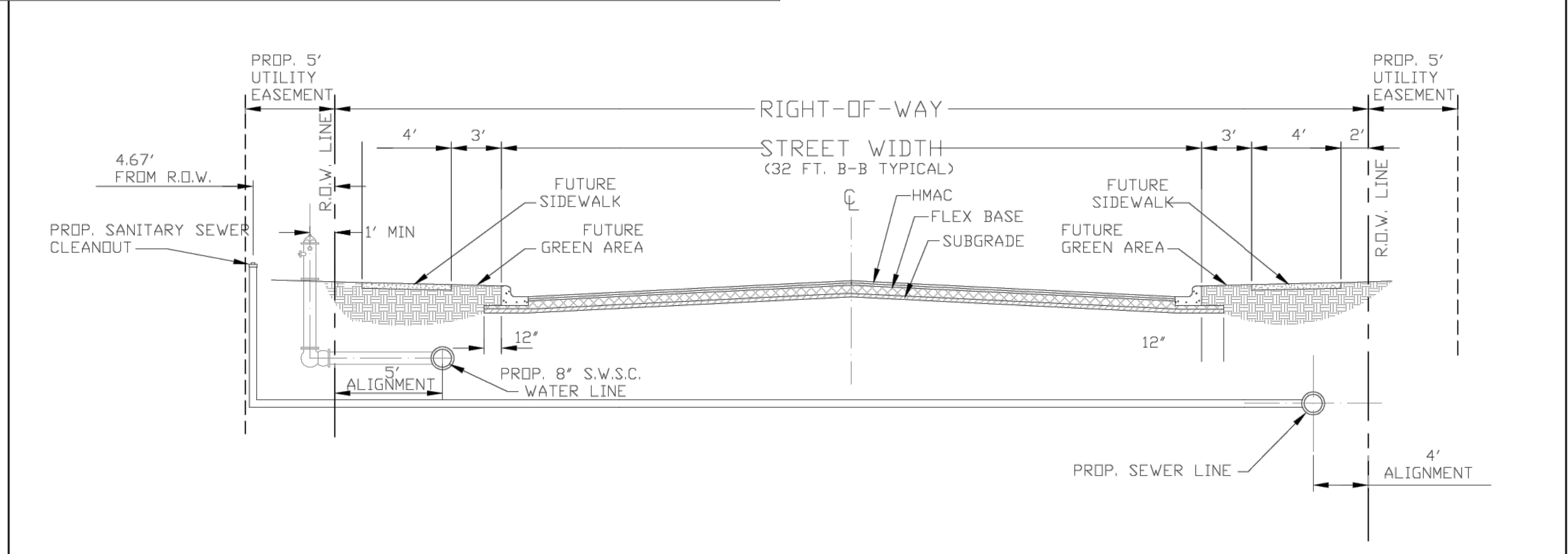
W-10 FLUSH VALVE DETAIL



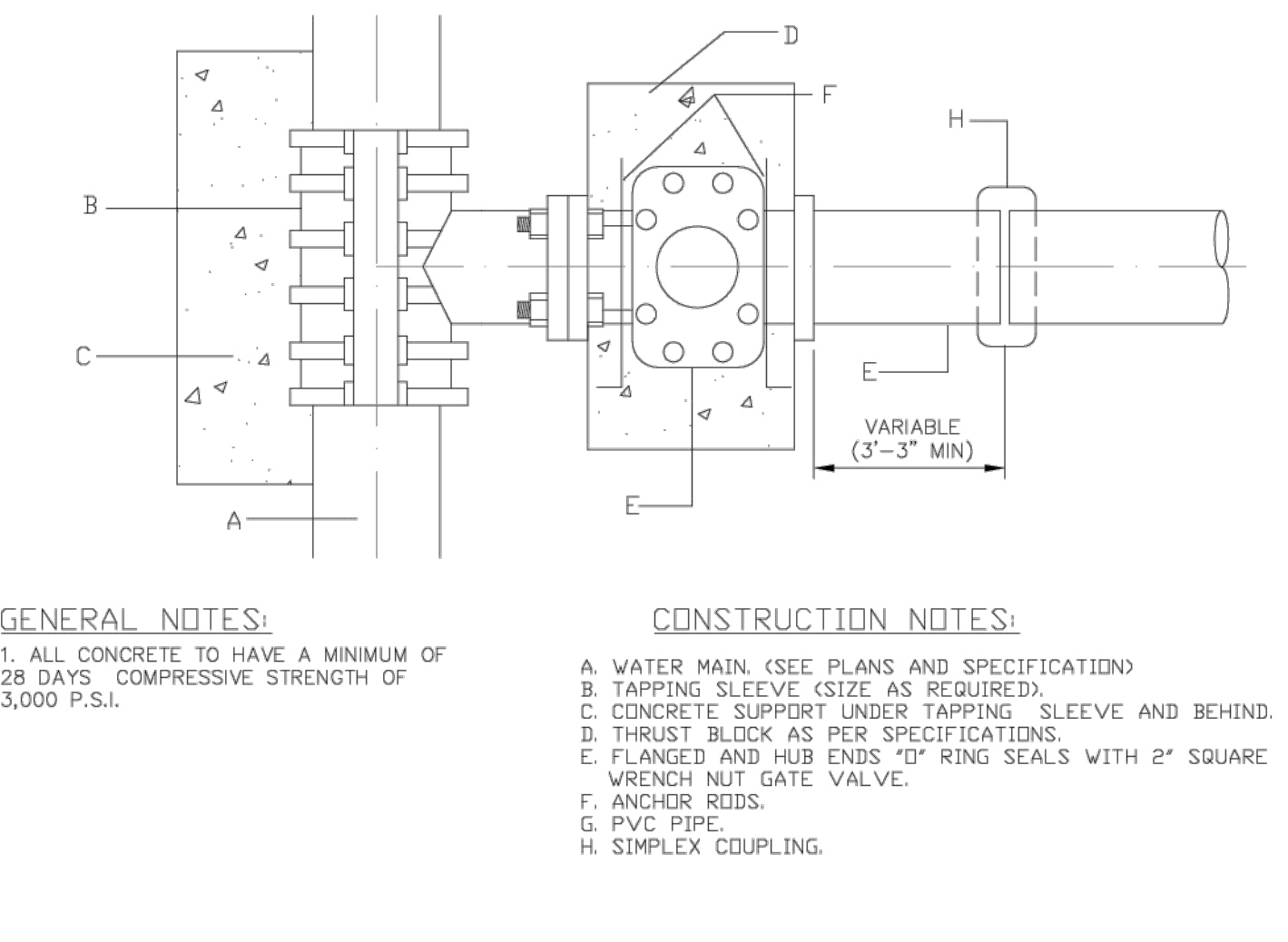
W-11 METER COVER DETAIL



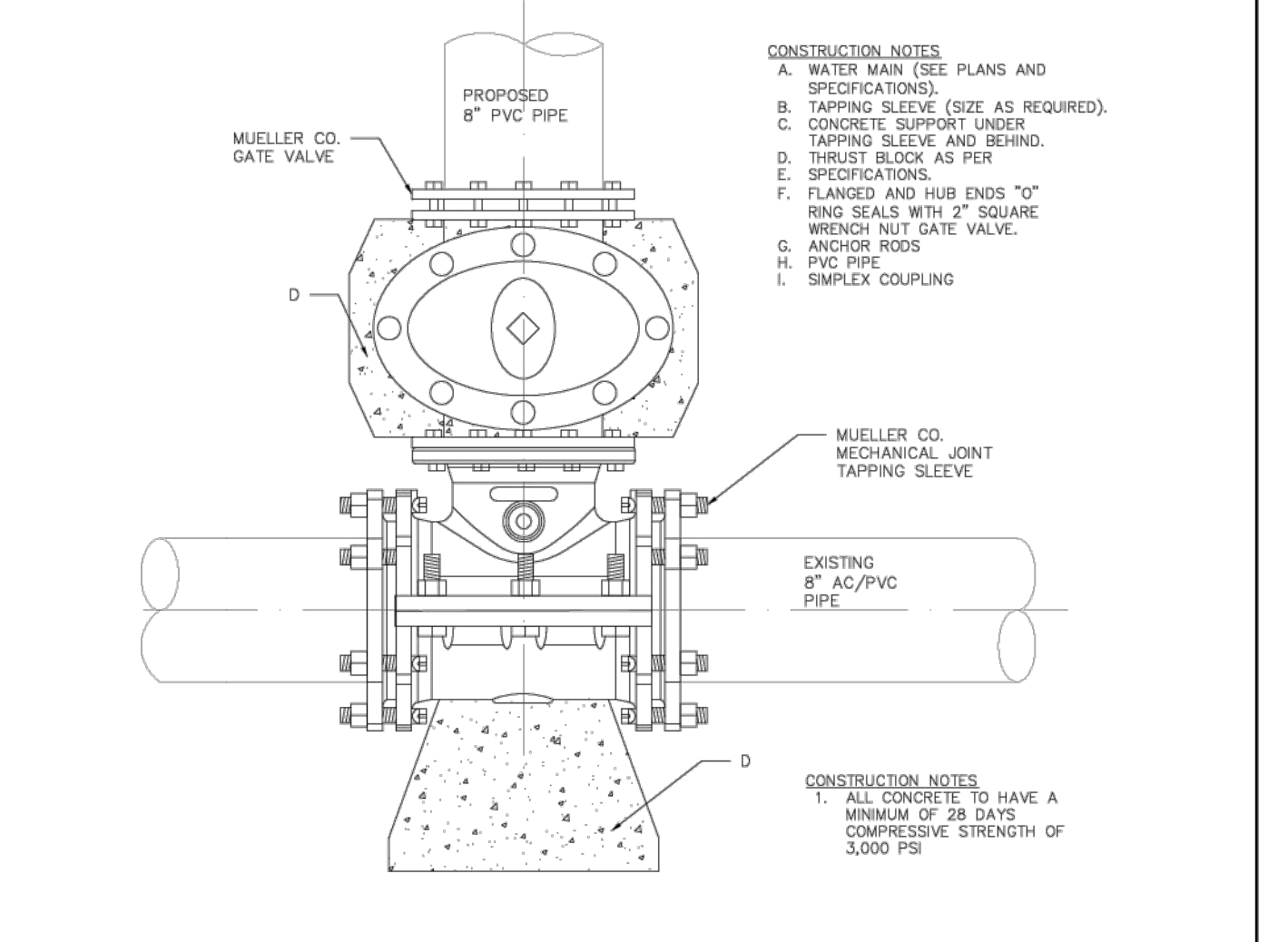
W-12 TYPICAL WATER METER INSTALLATION



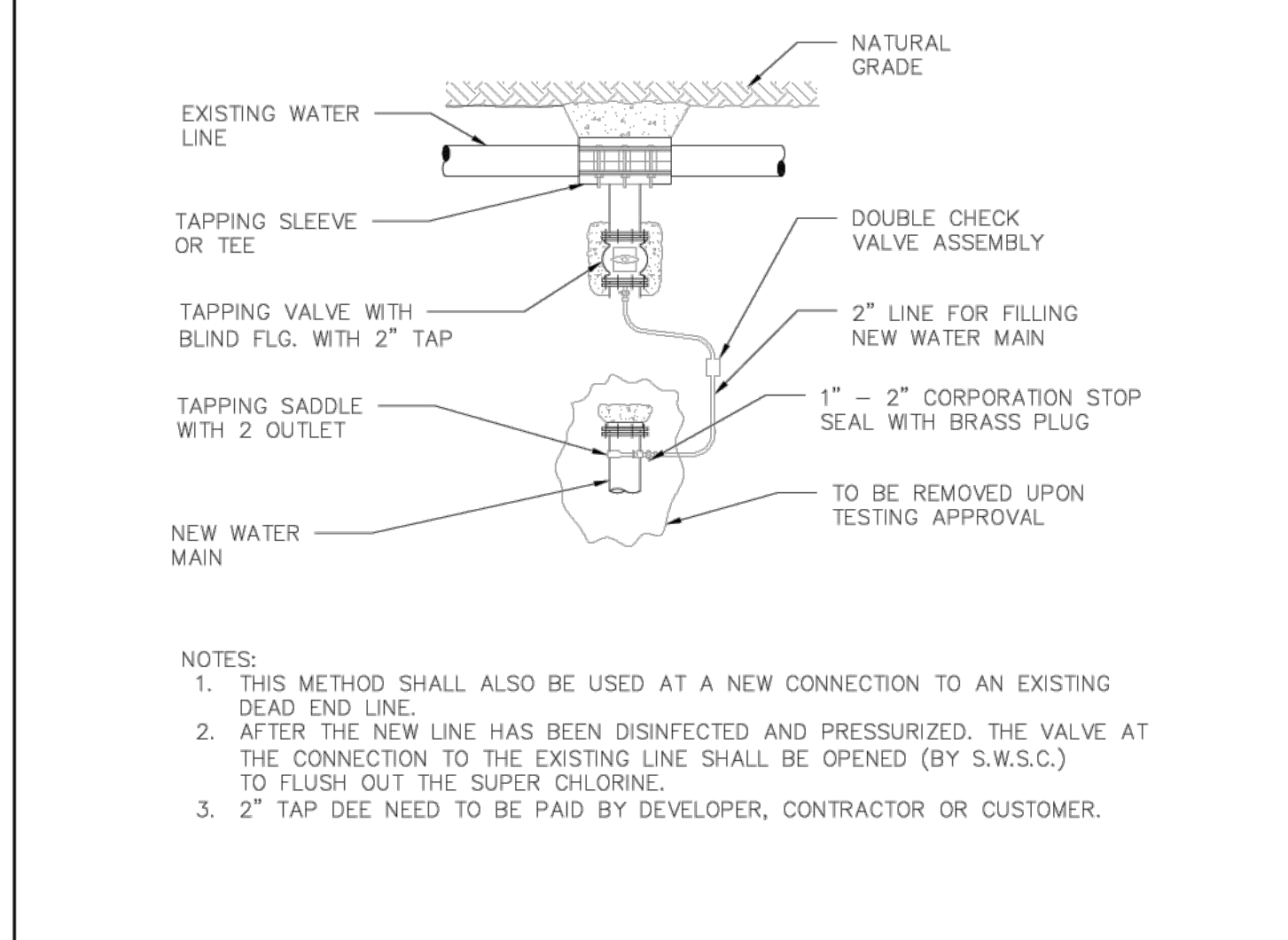
W-13 TYPICAL LOCAL STREET SECTION



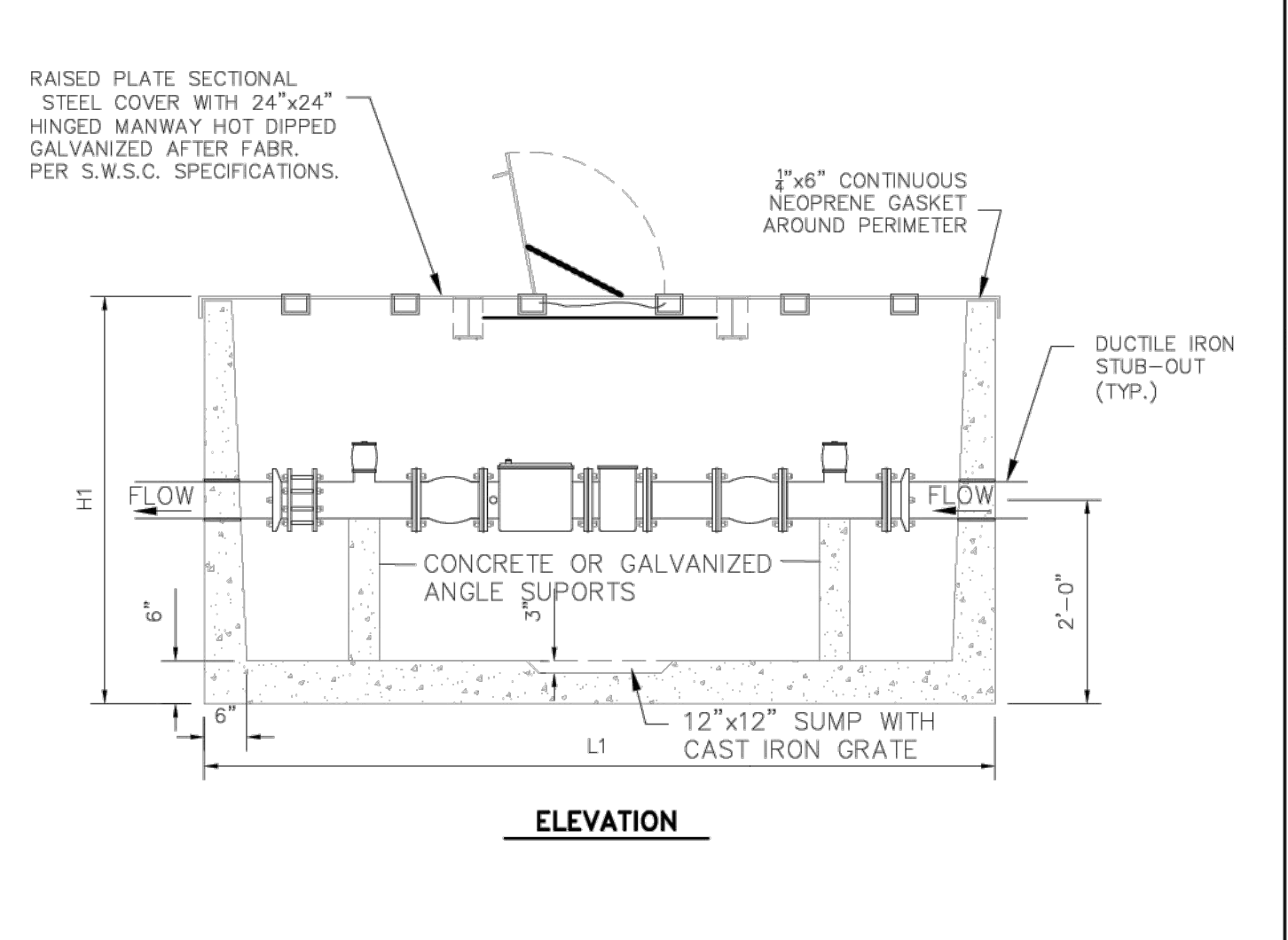
W-14 WATER TAPPING SLEEVE & VALVE INSTALLATION



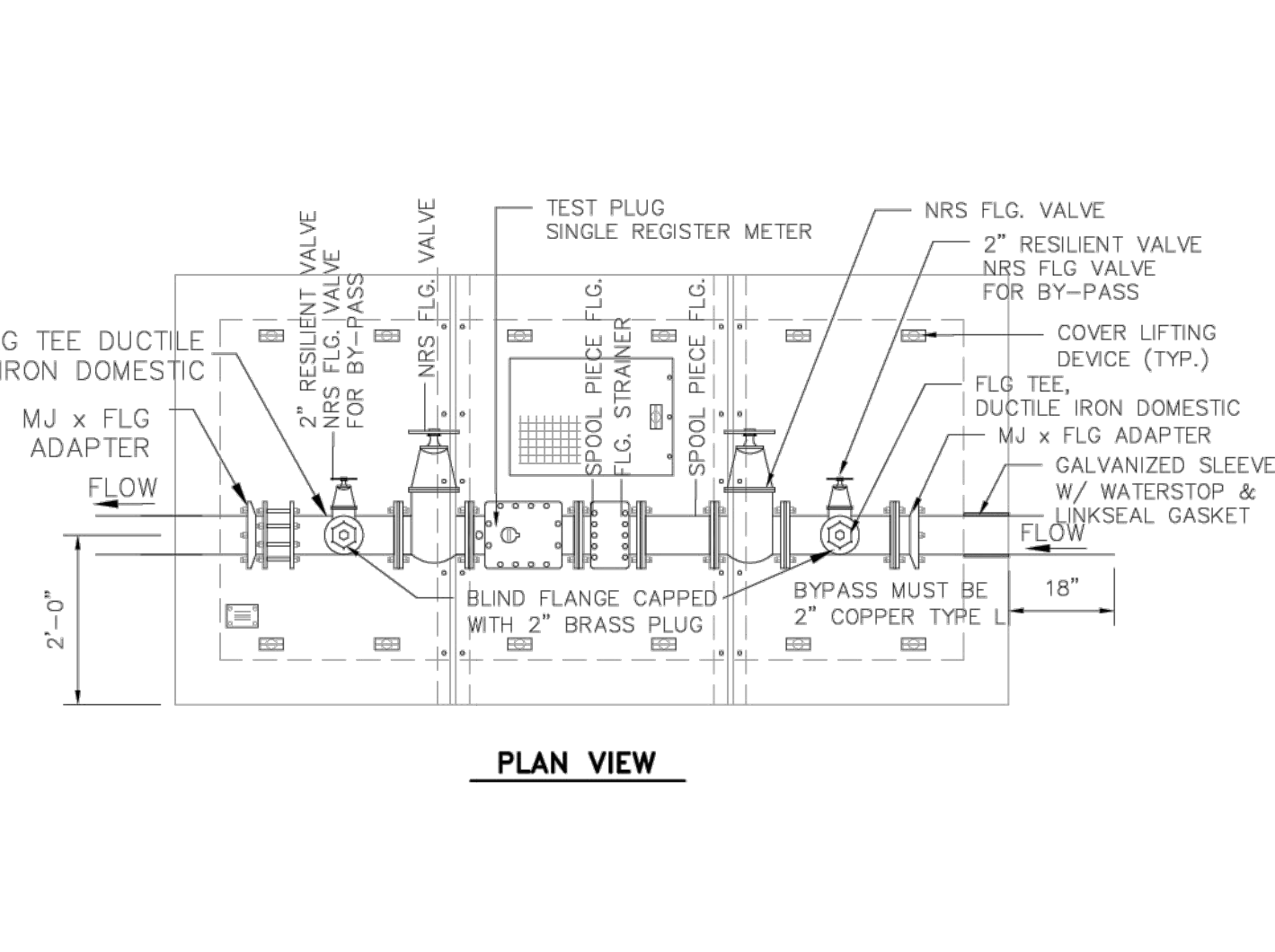
W-15 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



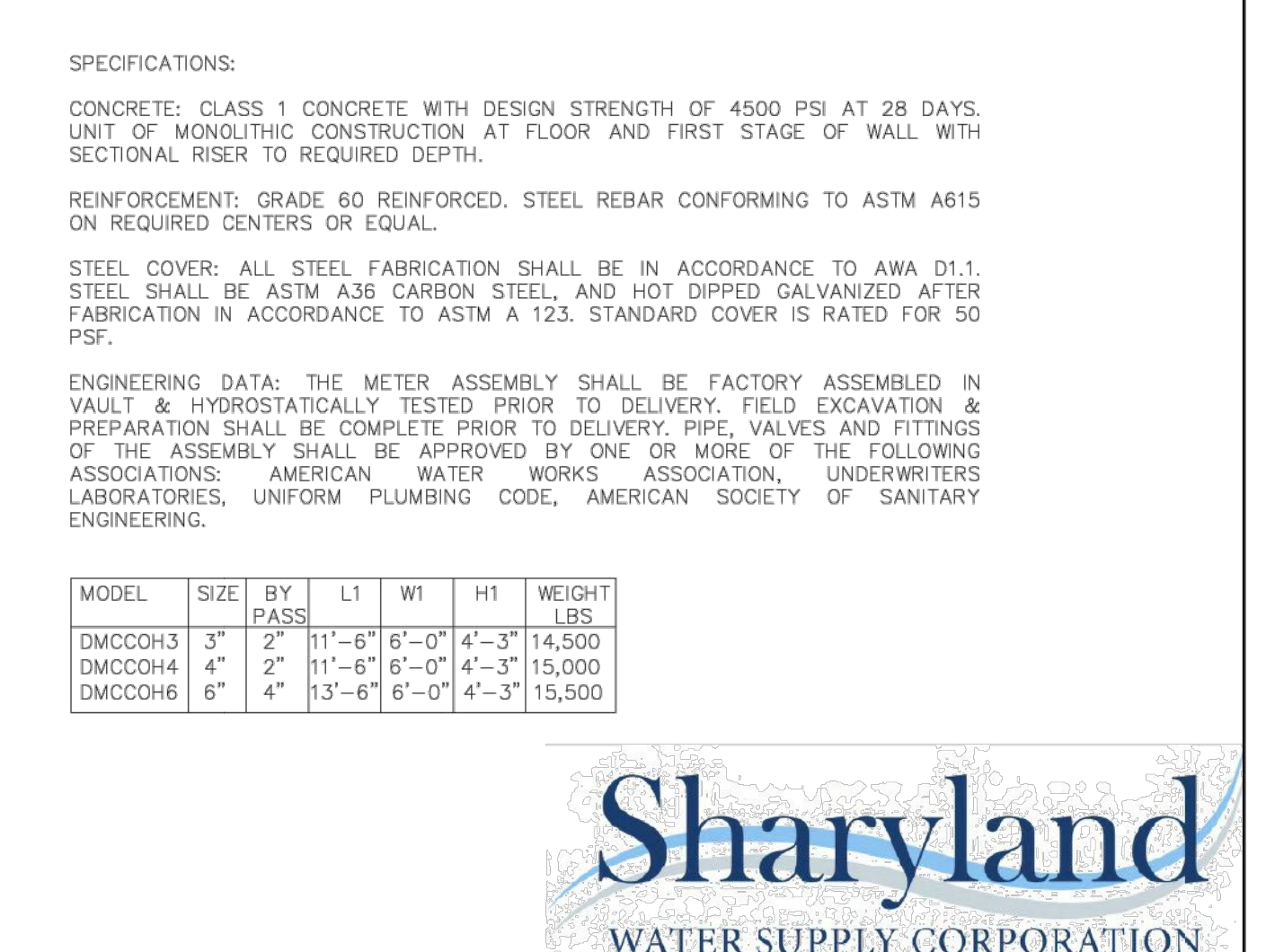
W-16 METHOD FOR FILLING NEW WATER LINES PRIOR TO CHLORINATION AND TESTING



W-17A METER VAULT DETAILS



W-17B METER VAULT DETAILS



W-17C METER VAULT GENERAL NOTES



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SANITARY SEWER LAYOUT OF: EDUARDO'S SUBDIVISION No. 22



PRELIMINARY

EDUARDO'S SUBDIVISION No. 22
SANITARY SEWER LAYOUT

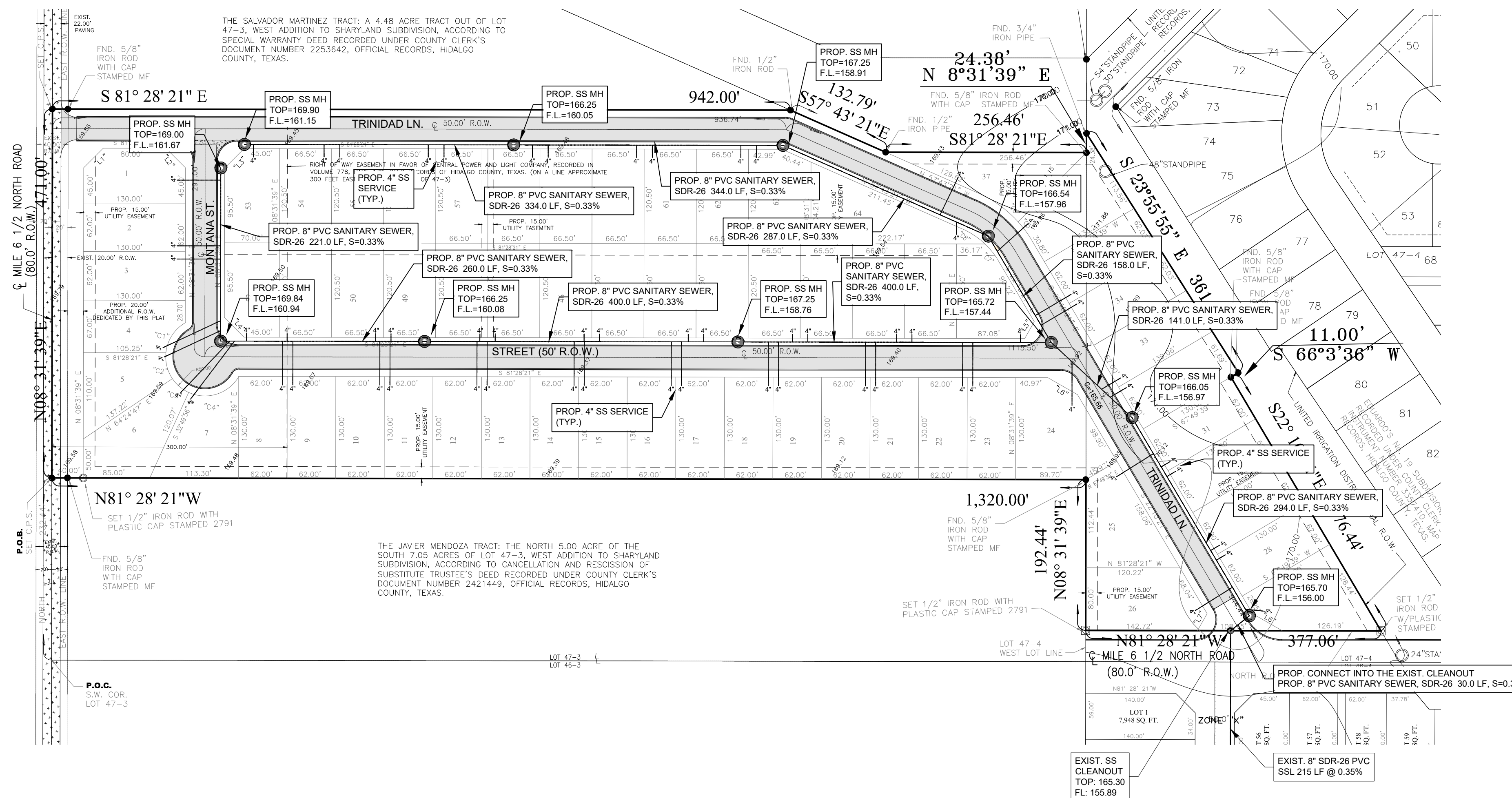
SCALE: 1"=100'

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. 22. 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



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

EDUARDO'S SUBDIVISION No. 22
BY GILBERTO A. GRACIA, P.E.
SEWER SUPPLY: Description and Costs.

SANITARY SEWAGE DESCRIPTION AND EXPENSES:

EDUARDO'S SUBDIVISION No. 22 SUBDIVISION HAS BEEN TREATED BY WASTEWATER SERVICE FROM THE CITY OF ALTON. THE SUBDIVIDER AND THE CITY OF ALTON HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF ALTON HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF ALTON HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE SANITARY SEWAGE SYSTEM OF EDUARDO'S SUBDIVISION No.22 CONSISTS OF A PROPOSED 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER SYSTEM FROM EDUARDO'S SUBDIVISION No.21.

THE EXISTING LINE RUNS NORTH ALONG THE EAST SIDE OF TRINIDAD LN. ENDING WITH A CLEANOUT LOCATED ON THE NORTH SIDE OF MILE 6 1/2 N. RD. FROM THIS POINT THE PROPOSED 8" SANITARY SEWER LINE TAPS INTO THE EXISTING MANHOLE AND RUNS NORTH APPROXIMATELY 465.0 L.F. ALONG THE EAST SIDE OF TRINIDAD LN. TO A MANHOLE. FROM THERE ANOTHER PROPOSED 8" SANITARY SEWER LINE RUNS WEST APPROXIMATELY 1,060.0 L.F. ALONG THE SOUTH SIDE OF THE STREET TO A PROPOSED M.H.; THEN IT RUNS NORTH ALONG THE EAST SIDE OF MONTANA ST. APPROXIMATELY 221.0 L.F. ENDING WITH A PROPOSED MANHOLE. ANOTHER PROPOSED 8" SANITARY SEWER LINE RUNS ON THE WEST SIDE OF TRINIDAD LN. AND THEN ALONG THE SOUTH SIDE OF THE SAME STREET APPROXIMATELY 1,113.0 L.F. ENDING WITH A PROPOSED MANHOLE.

SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF SIXTY-FOUR (64) SANITARY SEWER SERVICES.

THE 8" SANITARY SEWER LINES, THE 4" SERVICE LINES, THE ELEVEN (11) SANITARY SEWER MANHOLES HAS BEEN INSTALLED, AT A TOTAL COST OF \$279,942.00 OR \$4,374.09 PER LOT. IN ADDITION, THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF ALTON AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

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

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAS COST A GRAND TOTAL OF \$279,942.00 WHICH EQUALS TO \$4,374.09 PER LOT.



PRELIMINARY

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

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

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. 22, 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.

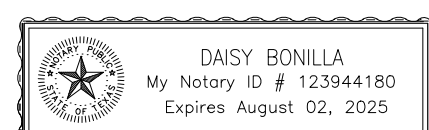
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ANICETO IZAGUIRRE - PRESIDENT
IZAGUIRRE REAL ESTATE HOLDINGS
2121 E. GRIFFIN PARKWAY SUITE 2
MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2023.



NOTARY PUBLIC- STATE OF TEXAS

EDUARDO'S SUBDIVISION No. 22
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. 22 RECIBE SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE ALTON. EL DUERO DE LA SUBDIVISION Y LA CIUDAD DE ALTON HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE ALTON HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION EDUARDO'S No. 22 CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE SE CONECTA CON EL SISTEMA EXISTENTE DE DRENAJE SANITARIO DE EDUARDO'S No. 21.

LA LINEA DE DRENAJE SANITARIO EXISTENTE CORRE AL NORTE POR EL LADO ESTE DE LA CALLE TRINIDAD LN. Y TERMINANDO CON UN POZO DE VISITA UBICADO EN EL LADO NORTE DE LA CALLE MILE 6 1/2 N. RD. DE ESTE PUNTO LA LINEA PROPUESTA DE DRENAJE SANITARIO 8" DE DIAMETRO SE CONECTA EN EL POZO DE VISITA EXISTENTE Y CORRE AL NORTE POR 465.0 PIES POR EL LADO ESTE DE LA CALLE TRINIDAD LN. A UN POZO DE VISITA. DE AHI OTRA LINEA DEDRENAJE SANITARIO DE 8" CORRE AL OESTE POR 1060.0 PIES POR EL LADO SUR DE LA CALLE A UN POZO DE VISITA, LUEGO CORRE AL NORTE POR EL LADO ESTE DE LA CALLE MONTANA ST. POR 221.0 L.F. TERMINANDO EN UN POZO DE VISITA. OTRA LINEA PROPUESTA DE DRENAJE SANITARIO DE 8" CORRE POR EL LADO OESTE DE LA CALLE TRINIDAD LN. Y LUEGO POR EL LADO SUR DE LA MISMA CALLE CORRE POR 1,113.0 L.F., TERMINANDO CON UN POZO DE VISITA PROPUESTO.

LOS SERVICIOS DE DRENAJE SANITARIO TERMINAN EN LOS MEDIDORES DE DRENAJE SANITARIO DE CADA LOTE PARA DAR UN TOTAL DE SESENTA Y CUATRO (64) SERVICIOS.

LAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS, LOS SERVICIOS DE 4 PULGADAS, Y LOS ONCE (11) POZOS DE VISITA HAN SIDO INSTALADOS, A UN COSTO TOTAL DE US \$279,942.00 O US \$4,374.09 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 CONDAO 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 SANITARIO TOTAL US \$279,942.00 O US \$4,374.09 POR LOTE.



PRELIMINARY

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

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

COST ESTIMATE

WATER DISTRIBUTION:	\$231,247.00
PAVING IMPROVEMENTS:	\$453,823.78
DRAINAGE IMPROVEMENTS:	\$106,904.00
SANITARY SEWER IMPROVEMENTS:	\$279,942.00
TOTAL:	\$1,072,917.00



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PHONE (956) 584-0554
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F-10214

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

I. PROJECT CHARACTER AND LOCATION
 The Eduardo's Subdivisions Nos. 18 thru 22 master development tract acreage (refer to location map) and relative required detention volume(s) is a compilation of five (5) proposed single-family residential subdivisions as follows (refer to drainage calculation sheets):
 Eduardo's Subdivision No. 18 18.724 ac. net 76 proposed lots Det. 79,837 cu-ft.
 Eduardo's Subdivision No. 19 22.030 ac. net 83 proposed lots Det. 93,613 cu-ft.
 Eduardo's Subdivision No. 20 19.670 ac. net 79 proposed lots Det. 69,211 cu-ft.
 Eduardo's Subdivision No. 21 14.837 ac. net 59 proposed lots Det. 64,748 cu-ft.
 Eduardo's Subdivision No. 22 17.878 ac. net 70 proposed lots Det. 78,683 cu-ft.
 Total Detention Required for Eduardo's Subdivisions Nos. 18 thru 22 Det. 386,092 cu-ft.

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

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

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

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

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

III. SOIL CONDITIONS
 Referring to the U.S.D.A. Soil Conservation Survey of Hidalgo County (1979) and attached USDA Natural Resource Conservation Service Custom Soil Report for the master development tract, the predominant soils of the master development tract are classified as Combes-5 (loamy fine sand), Hidalgo-25 (sandy loam), and Hidalgo-28 (sandy clay loam).

Combes-5 soil, typically found with 0-3% slopes, consists of a surface layer of brown loamy fine sand about 28 inches thick. The soil from 28 to 80 inches down, is reddish yellow fine sandy loam. This soil: a) is non-calcareous to 49 inches down, b) is well drained, c) has medium available water capacity, d) has a very slow surface runoff, e) has moderately rapid permeability, f) has an overall low shrink-swell potential, g) has a severe hazard of soil blowing, and h) has a moderate hazard of water erosion.

Hidalgo-25 soil, typically found with 0-1% slopes, consists of a surface layer of dark grayish brown fine sandy loam about 15 inches thick. The next soil layer down, from 15 to 30 inches, is brown sandy clay loam. The next soil layer down, from 30 to 59 inches, is pale brown sandy clay loam. The soil down thereafter to approximately 72 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has medium available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a moderate hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Report.

Hidalgo-28 soil, typically found with 0-1% slopes, consists of a surface layer of dark grayish brown sandy clay loam about 17 inches thick. The next soil layer down, from 17 to 28 inches, is brown sandy clay loam. The next soil layer down, from 28 to 38 inches, is pale brown clay loam. The soil down thereafter to approximately 80 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has high available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a slight hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Report.

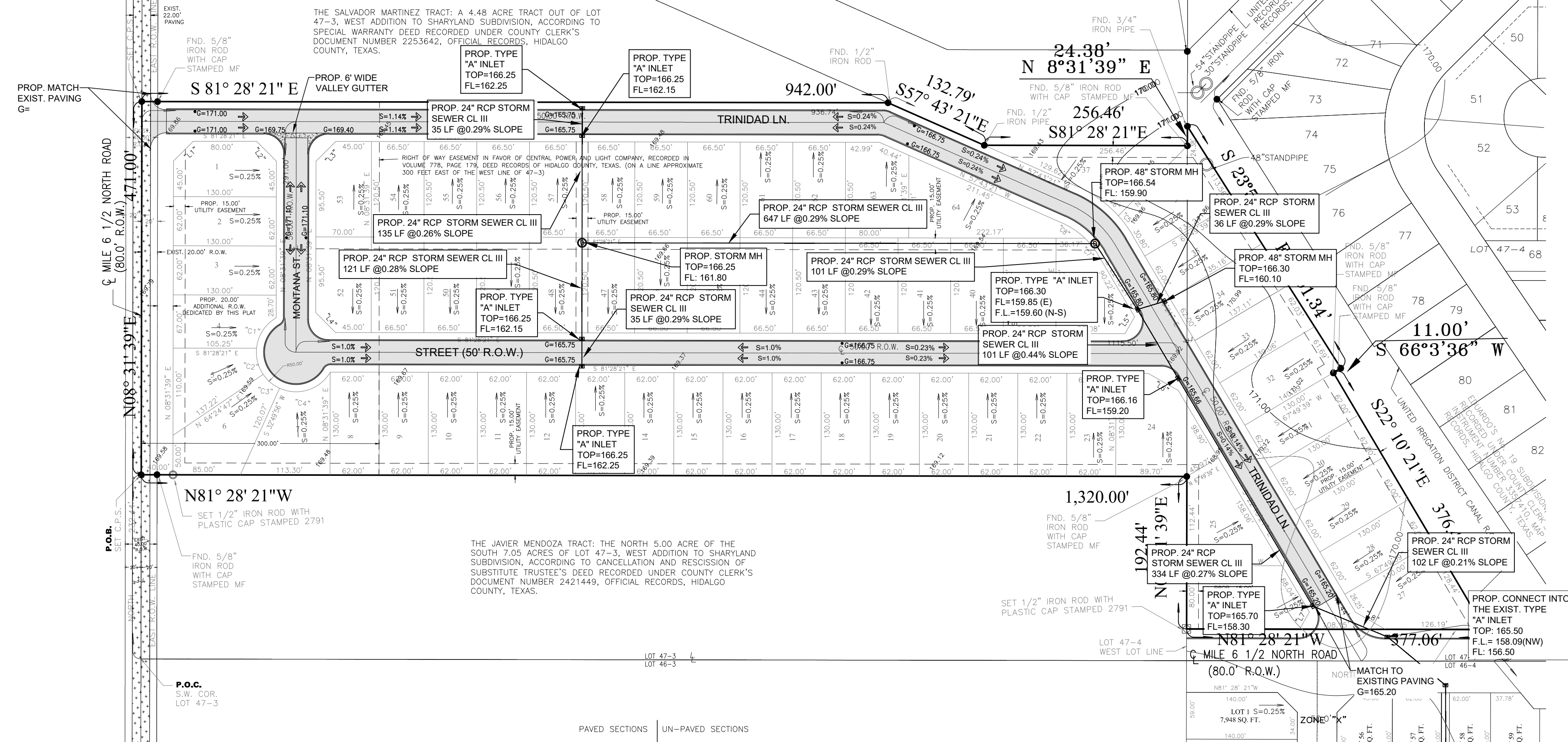
IV. EXISTING CONDITIONS
 Historically, the master development tract consists of brush land. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east (approximately 0.30%). Runoff from the master development tract is by sheet runoff flowing overland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

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

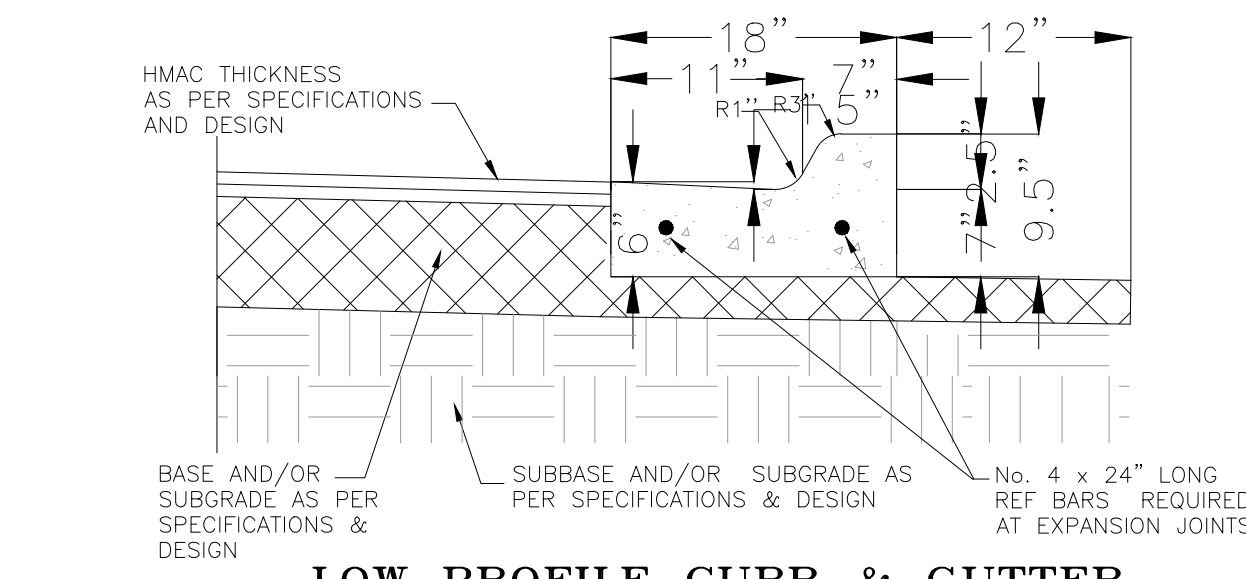
VI. RUNOFF CALCULATIONS
 In accordance with the drainage policies of the City of McAllen and HCCDD#1, the storm water surface runoff was determined utilizing the Rational Method as follows (refer to drainage calculation sheets):
 a) the 10-yr storm for pre-development-face water runoff, $Q_{10} = 44.11$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

In accordance with the drainage standards and requirements of the City of McAllen and HCCDD#1, the total detention requirement for this subject master development 93,912-acre tract is 386,092 cu-ft (8,863 acre feet) as outlined previously in Section I above. Said required detention volume will be provided for the subject master development 93,912-acre tract by the proposed detention facility previously mentioned in Section III above and will provide the capacity to detain a total volume of approximately 634,826 cu-ft (14,574 acre-feet).

PAVING AND DRAINAGE LAYOUT OF: EDUARDO'S SUBDIVISION No. 22

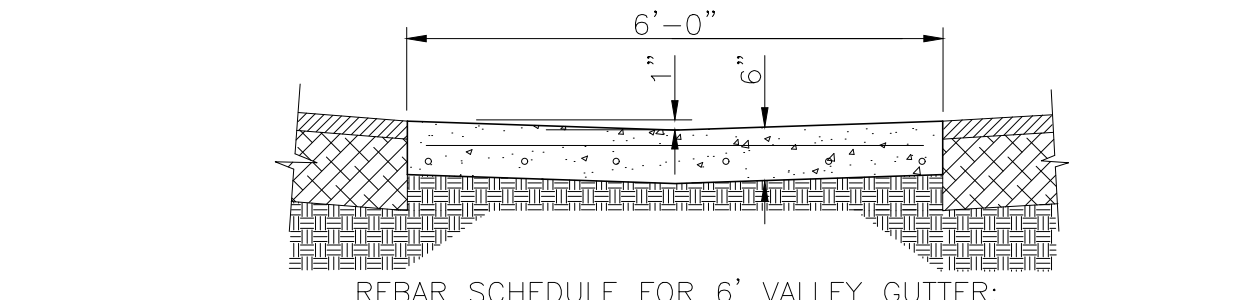


GILBERTO A. GRACIA-P.E. No. 62477
 This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.



LOW PROFILE CURB & GUTTER
 NOT TO SCALE

- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO COUNTY DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
- BACKFILL CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
- CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3,000 PSI)
- REINFORCED STEEL AS SHOWN.
- MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 1/2" EXPANSION JOINT.

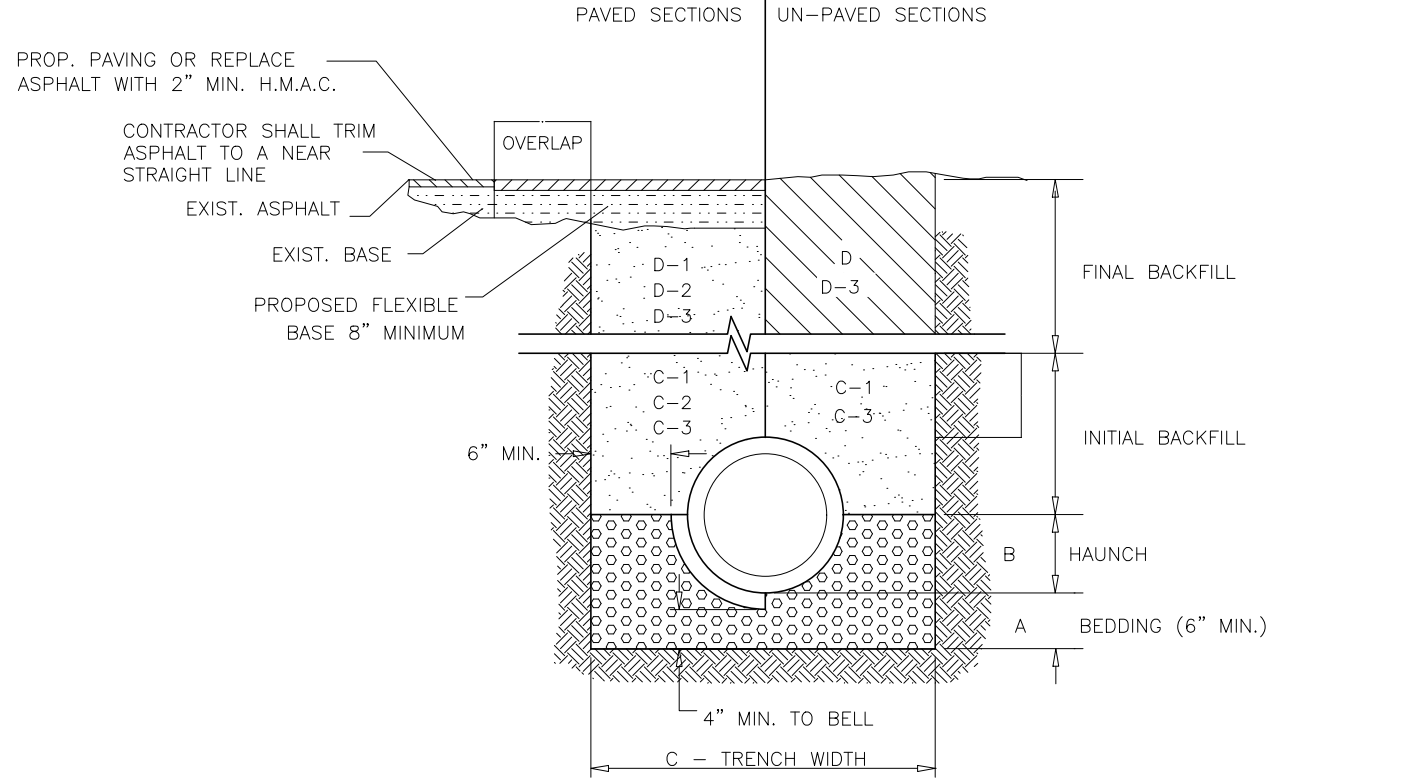


REBAR SCHEDULE FOR 6" VALLEY GUTTER:
 #4 AT 18" O.C. ACROSS
 #4 AT 14" O.C. LENGTH

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

CONCRETE VALLEY GUTTER

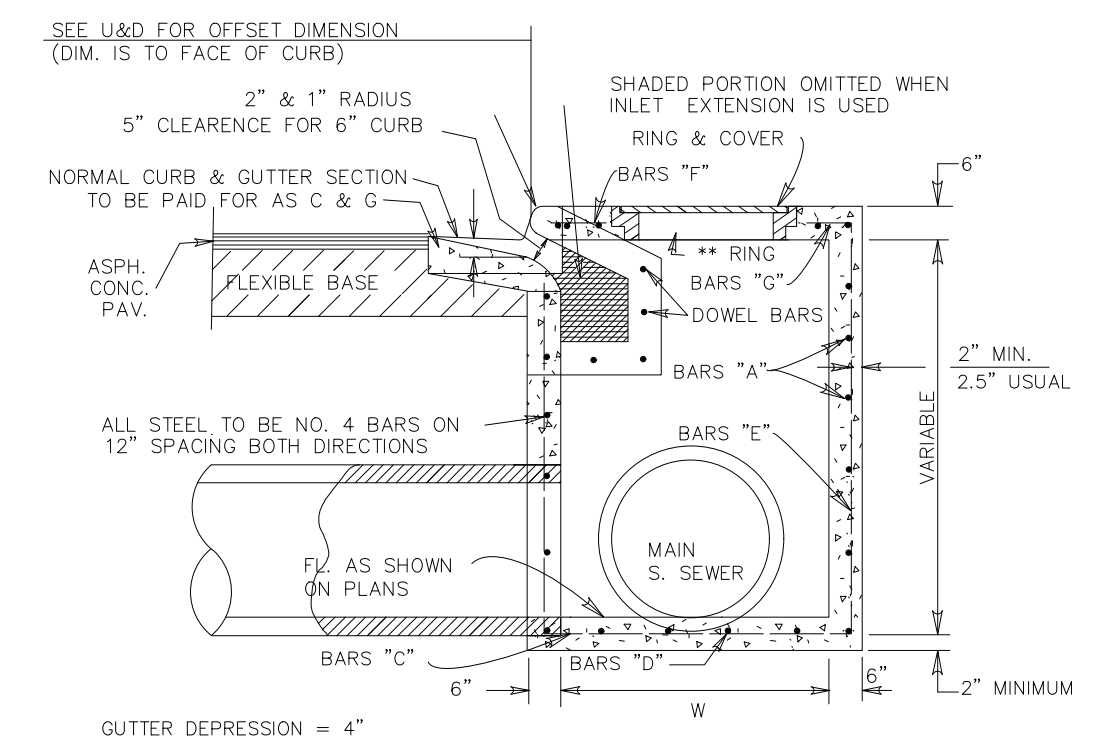
NOT TO SCALE



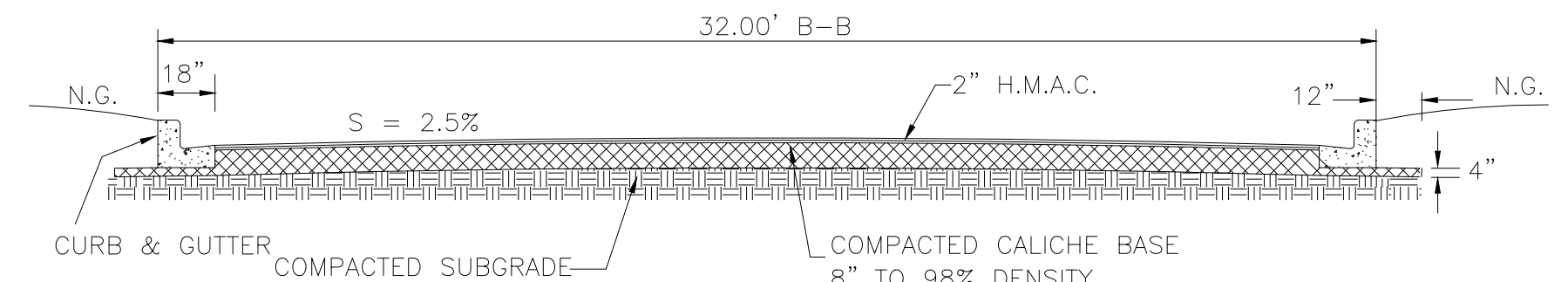
STORM TRENCH BEDDING AND BACKFILL DETAILS
 N.T.S.

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

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



TYPE "A" INLET
 NOT TO SCALE



STREET SECTION
 NOT TO SCALE

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

COST ESTIMATE

WATER DISTRIBUTION:	\$231,247.00
PAVING IMPROVEMENTS:	\$453,823.78
DRAINAGE IMPROVEMENTS:	\$106,904.00
SANITARY SEWER IMPROVEMENTS:	\$279,942.00
TOTAL:	\$1,073,917.00



PRELIMINARY

EDUARDO'S SUBDIVISION No. 22
 PAVING AND DRAINAGE LAYOUT

IZAGUIRRE
 Engineering Group LLC.
 2121 E. GRIFFIN PKWY SUITE 2
 MISSION, TEXAS, 78574
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 FAX (956) 684-0049
 F-10214

SHEET No. 5
 OF 6 SHEETS

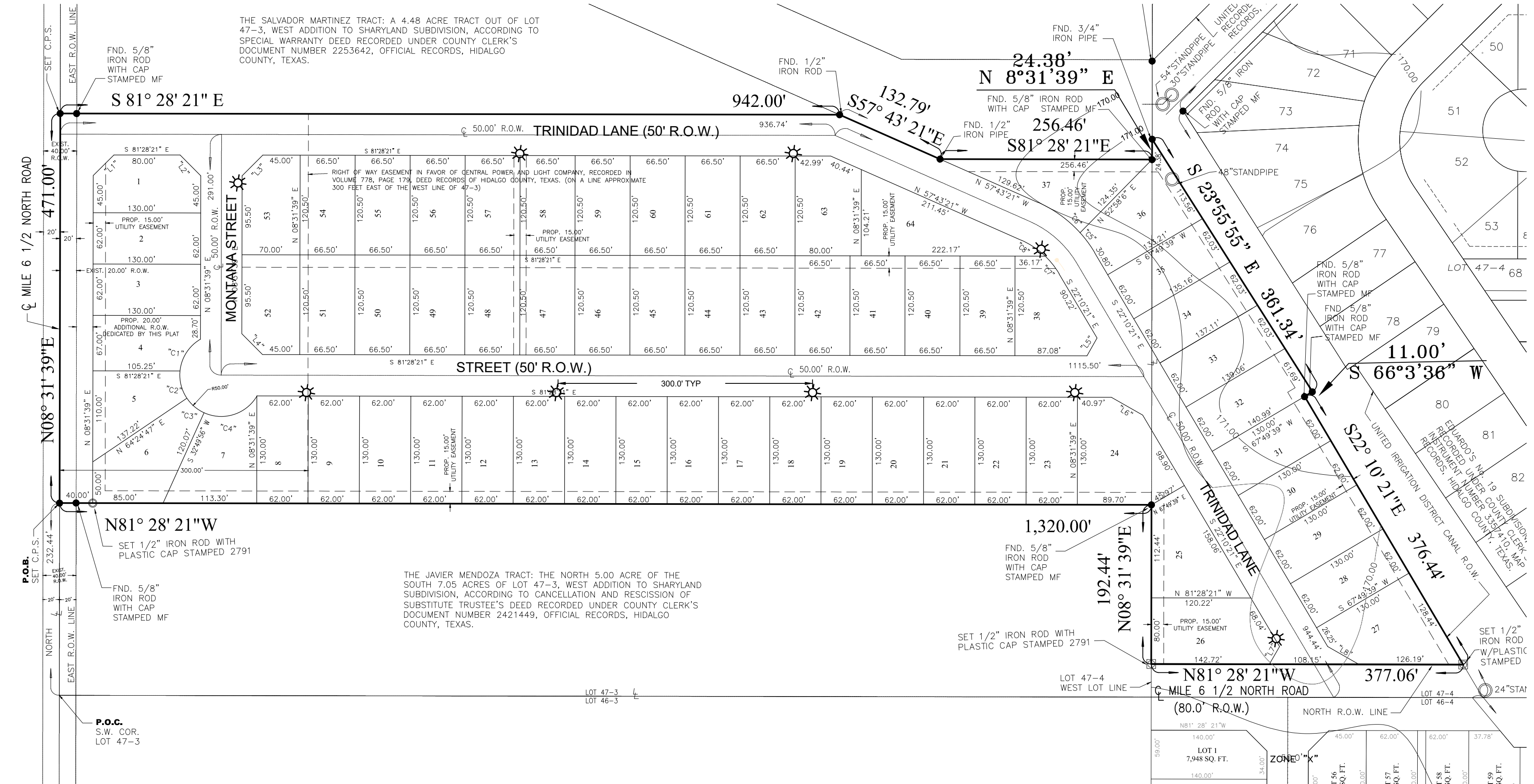
SUBDIVISION PLAT OF: EDUARDO'S SUBDIVISION No. 22

A 16.684-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.



PRELIMINARY

SCALE: 1"=100'



STREET LIGHT FIXTURES

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

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EDUARDO'S SUBDIVISION No. 21
STREETLIGHT LAYOUT

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