



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-26-2024

PROPOSED EDUARDO'S 21 SUBDIVISION, 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

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 5

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

SUBDIVISION LIES WITHIN THE: REMOVED FROM THE ETJ OF THE CITY OF MISSION.

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. FINAL APPROVAL DATE: 11-05-2024 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A 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. FINAL APPROVAL DATE: 11-08-2024 : 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: MARCH 5, 2024

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.



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

SUBDIVISION ADVISORY BOARD REGULAR MEETING DATE: 11-19-2024

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

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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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, MORE OR LESS, CONSISTING OF 15.36-ACRE TRACT OF LAND OUT OF LOT 46-4 (97.66%) FOR THE MOST PORTION AND 0.36-ACRE TRACT OF LAND OUT OF SOUTHWEST CORNER OF LOT 47-4 (2.34%), WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONSISTING OF THAT PORTION OF SAID LOT 46-4 IN UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY AS PER DOCUMENT NO. 2964548, 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.

A 15.72-ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 15.36-ACRE TRACT OF LAND OUT OF LOT 46-4 (97.66%) FOR THE MOST PORTION AND 0.36-ACRE TRACT OF LAND OUT OF SOUTHWEST CORNER OF LOT 47-4 (2.34%), WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONSISTING OF THAT PORTION OF SAID LOT 46-4 IN UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY AS PER DOCUMENT NO. 2964548, 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 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 NORTH 410.00 FEET FROM A POINT OF REFERENCE BEING THE APPARENT SOUTHWEST CORNER OF SAID LOT 46-4, FOR THE APPARENT SOUTHWEST CORNER 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 MINUTES 39 SECONDS EAST, WITH THE APPARENT WEST LOT LINE OF SAID LOT 46-4 AND OF SAID 15.72-ACRE TRACT, A DISTANCE OF 949.94 FEET TO A POINT ON THE PROPOSED DEDICATED SOUTH RIGHT-OF-WAY LINE OF SAID MILE 6 1/2 NORTH ROAD VIA THIS PLAT, CONTINUING FOR A TOTAL DISTANCE OF 1,029.94 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 21 SECONDS EAST, 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 AN 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 WEST, 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 08 DEGREES 31 MINUTES 39 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 AN 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.

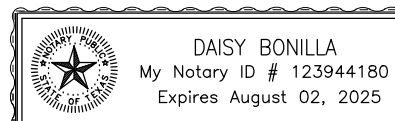
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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

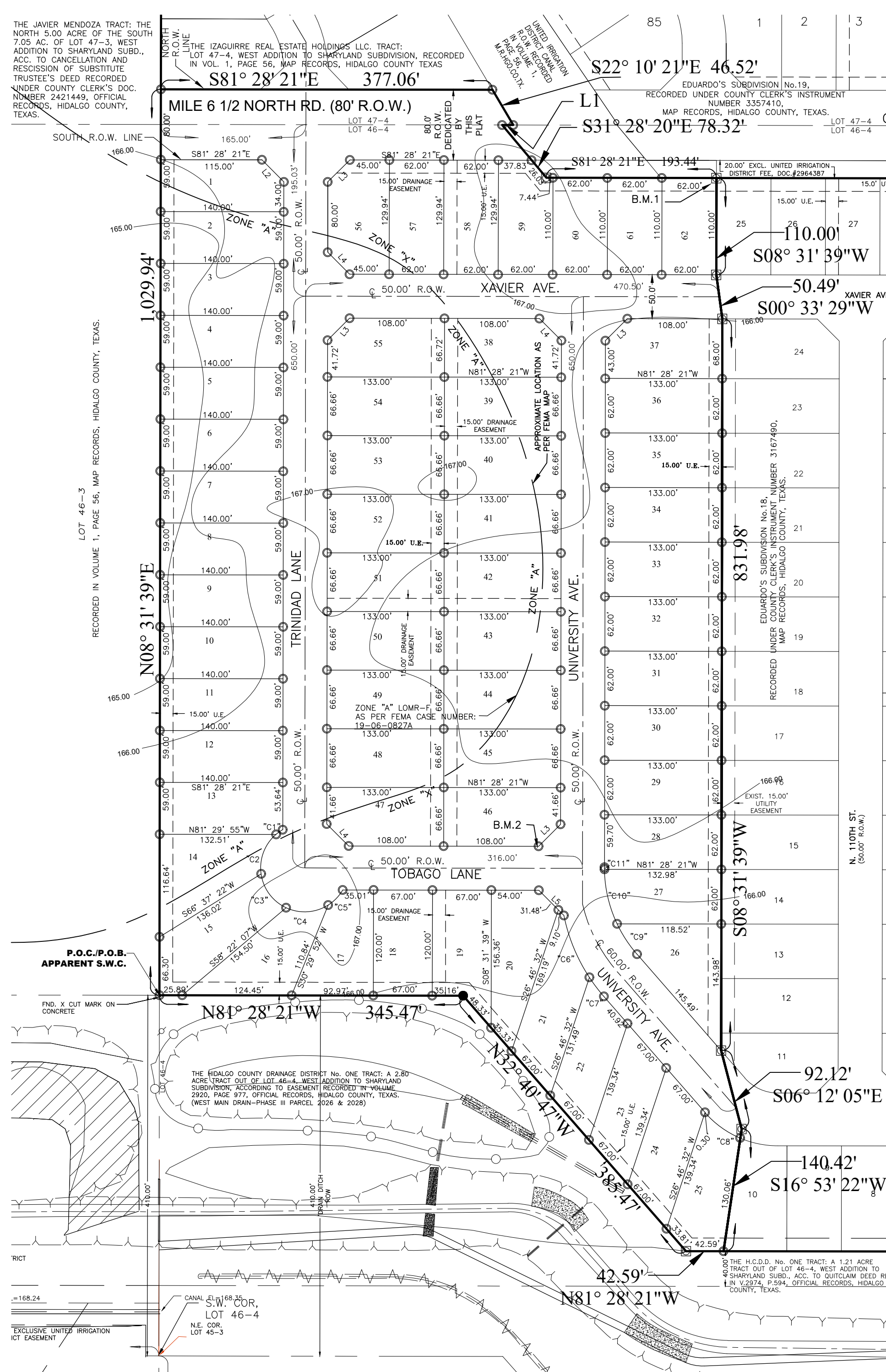
STATE OF TEXAS
COUNTY OF HIDALGO

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 _____, 2024.



NOTARY PUBLIC—STATE OF TEXAS



LOT No.	(S.F.)	(AC)
1	7,947	0.182
2-12	8,260	0.190
13	8,234	0.189
14	9,504	0.218
15	9,115	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	0.206
55	8,561	0.196
56	8,472	0.194
57-58	8,056	0.185
59	7,741	0.178
60-62	6,820	0.156

CURVE	DELTA	RADIUS	LENGTH
"C1"	10°31'51"	50.00'	9.19'
"C2"	57°17'43"	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 (BOUNDARY)

IRON ROD FOUND

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCING

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" W	35.36'
L5	S 36°28'21" E	40.58'

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THE _____ 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.

ATTEST:

PRESIDENT _____ SECRETARY _____

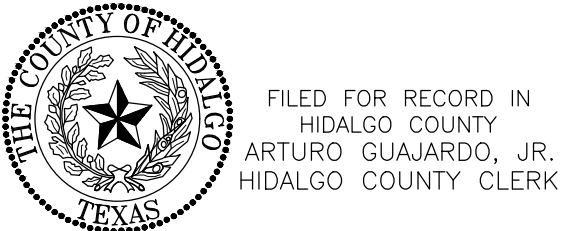
SHARYLAND WATER SUPPLY CORPORATION

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 MISSION'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
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

STATE OF TEXAS
COUNTY OF HIDALGO

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



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

6-17-2024

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

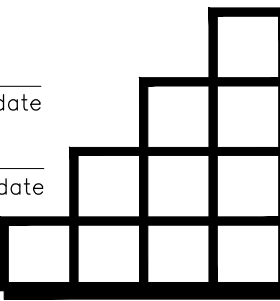


HOMERO LUIS GUTIERREZ
R.P.L.S. No. 2791

WE THE UNDERSIGNED CERTIFY that this plat of the EDUARDO'S SUBDIVISION No. 21 was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ date _____

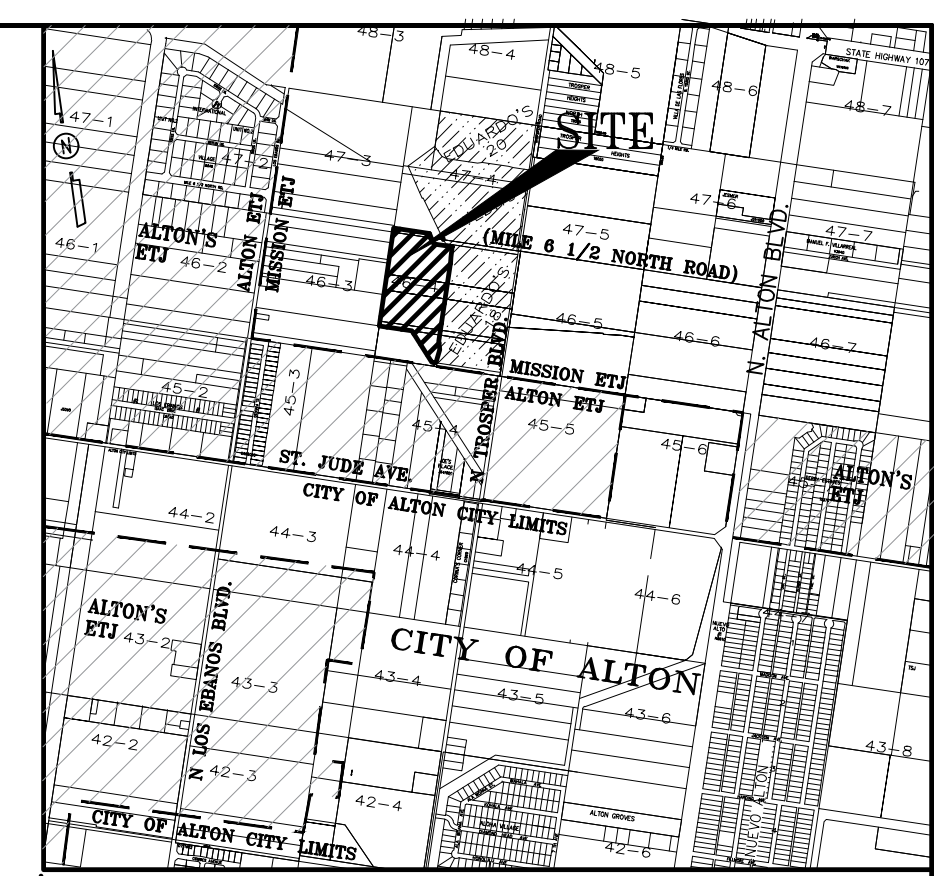
ATTEST: Hidalgo County Clerk _____ date _____



IZAGUIRRE
Engineering Group LLC.

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

AS-BUILT PLAN
DATE: 11/12/2024



LOCATION MAP SCALE= 1":2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EDUARDO'S SUBDIVISION No. 21 IS LOCATED IN WEST HIDALGO COUNTY, ON THE SOUTH SIDE OF MILE 6 1/2 NORTH ROAD, AND APPROXIMATELY 688 FT. WEST OF TROSPER ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 86,635), EDUARDO'S SUBDIVISION No. 21 LIES APPROXIMATELY 3.25 MILE OUTSIDE OF THE CITY LIMITS AND IT IS WITHIN THE CITY OF MISSION'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

PLAT NOTES AND RESTRICTIONS:

- 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. 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 PROPERTY HAS BEEN FILLED TO COMPLY WITH BFE.
- 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 - 62.
- 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 CORNER 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 84,748 CUBIC FEET (1.48 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=16637277.1419 N.A.V.D. 88 DATUM.
- 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.
ZONING: ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 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.
- 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.
- 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOMES PRIOR TO RECEIVING A FINAL CLEARANCE FOR WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
- 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 INCLUDING AN EASEMENT.
- 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.
- 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.
- UID BLANKET IRRIGATION EASEMENT RESERVATION
DOC. 1911-140201, PER 04/06/1911

INDEX OF SHEETS

SHEET	DESCRIPTION
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 2.1.-	WATER CROSSING DETAILS DETAILS
SHEET 3.0.-	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: IZAGUIRRE-EDUARDO'S SUBDIVISION No. 21	DATE PREPARED: 8-28-2023	PREPARED BY: N.G.	CHECKED BY: G.A.G.	APPROVED BY: D1
		DATE REVISED: 4-15-2024	REVISED BY:	CHECKED BY:	APPROVED BY:

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ANICETO IZAGUIRRE	2121 E. GRIFFIN PARKWAY SUITE 2	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	

WATER LAYOUT OF:

EDUARDO'S SUBDIVISION No. 21

A 15.72-ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 15.36-ACRE TRACT OF LAND OUT OF LOT 46-4 (97.66%) FOR THE MOST PORTION AND 0.36-ACRE TRACT OF LAND OUT OF SOUTHWEST CORNER OF LOT 47-4 (2.34%)... WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS...

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 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 HAS RECEIVED 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 EXISTING 8" DIAMETER WATER LINE RUNS WEST ALONG THE SOUTH SIDE OF SAID ROAD FOR APPROXIMATELY 598 LF., THEN IT TURNS NORTH AROUND THE CURB-DE-SAC FOR APPROXIMATELY 942 LF., ENDING WITH A 2" FLUSH VALVE ON THE NORTH SIDE OF MILE 6 1/2 N.RD. ANOTHER EXISTING 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 EXISTING 8" DIAMETER WATERLINE RUNS WEST APPROXIMATELY 407 LF. AND CONNECTS WITH THE EXISTING 8" WATERLINE THAT RUNS NORTH ON THE WEST SIDE OF THIS SUBDIVISION.

ANOTHER EXISTING 8" DIAMETER WATERLINE TAPS INTO THE EXISTING 8" DIAMETER WATERLINE THAT RUNS ALONG THE SOUTH SIDE OF XAVIER AVENUE, SAID EXISTING 8" DIAMETER WATERLINE RUNS WEST APPROXIMATELY 496 LF. AND CONNECTS WITH THE EXISTING 8" WATERLINE THAT RUNS NORTH ON THE WEST SIDE OF THIS SUBDIVISION. ANOTHER EXISTING 8" DIAMETER WATERLINE TAPS INTO THE EXISTING 8" DIAMETER WATERLINE THAT RUNS ALONG THE SOUTH SIDE OF UNIVERSITY AVE., SAID EXISTING 8" DIAMETER WATERLINE RUNS NORTH ON THE WEST SIDE OF UNIVERSITY AVENUE FOR APPROXIMATELY 680 LF. AND CONNECTS WITH THE EXISTING 8" WATERLINE THAT RUNS ALONG THE SOUTH SIDE OF XAVIER AVENUE.

FROM THE EXISTING 8" DIAMETER WATERLINE, TWENTY NINE (29) DOUBLE SERVICES OF 1" OF DIAMETER AND FOUR (4) SINGLE SERVICES ARE COMING OUT OF THIS LINE. THE 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 \$ 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 MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE WATER MAIN. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$ 5,500.00 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 HAD COST A GRAND TOTAL OF \$ 437,342.00 WHICH EQUALS TO \$ 7,053.90 PER LOT.

6-19-2024



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 ES 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. FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBE PROVISIÓN DE AGUA SUFFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE S.W.S.C. PRESENTO SUFFICIENTE DOCUMENTACIÓN 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 AGUA DE 8" DE DIAMETRO 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 LINEA DE AGUA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE XAVIER AVE., DE LA SUBDIVISION EXISTENTE DE EDUARDO'S No. 18. Y TAMBIEN TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO 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 LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE EN EL SUR DE LA CALLE UNIVERSITY AVE., DE AHI CORRE HACIA EL OESTE POR APROXIMADAMENTE 598 LF., Y RODEANDO EL CUL-DE-SAC HACIA EL NORTE POR APROXIMADAMENTE 942 LF., Y TERMINANDO CON UNA VALVULA DE PURGA DE 2" EN EL LADO NORTE DE LA CALLE MILE 6 1/2 N. RD. OTRA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO SE CONECTA CON LA LINEA DE AGUA EXISTENTE EN MILE 6 1/2 N. RD., ESTA LINEA EXISTENTE CORRE HACIA EL OESTE POR APROXIMADAMENTE 407 LF., Y SE CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE DE SUR A NORTE EN EL LADO OESTE DE ESTA SUBDIVISION. OTRA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO SE CONECTA CON LA LINEA DE AGUA EXISTENTE EN XAVIER AVE., ESTA LINEA EXISTENTE CORRE HACIA EL OESTE POR APROXIMADAMENTE 496 LF., Y SE CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE DE SUR A NORTE EN EL LADO OESTE DE ESTA SUBDIVISION. OTRA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO EN UNIVERSITY AVE., ESTA LINEA EXISTENTE CORRE HACIA EL NORTE POR APROXIMADAMENTE 680 LF., Y SE CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EXISTENTE EN EL LADO SUR DE LA CALLE XAVIER AVE.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN VEINTINUEVE (29) SERVICIOS DOBLES DE 1" DE DIAMETRO Y CUATRO (4) 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 \$ 238,942.00 (LO CUBRE EL CUBRE) POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A S.W.S.C. LA CANTIDAD DE \$ 198,400.00 O \$ 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 MEMBRERIAS). EL DUEÑO DE LA SUBDIVISION HA INSTALADO 5 HIDRANTES DE AGUA A UN COSTO INDIVIDUAL DE \$ 5,500.00 PARA UN COSTO TOTAL DE \$ 27,500.00 CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA S.W.S.C. INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION FUÉ 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 \$ 437,342.00 O \$ 7,053.90 POR LOTE.

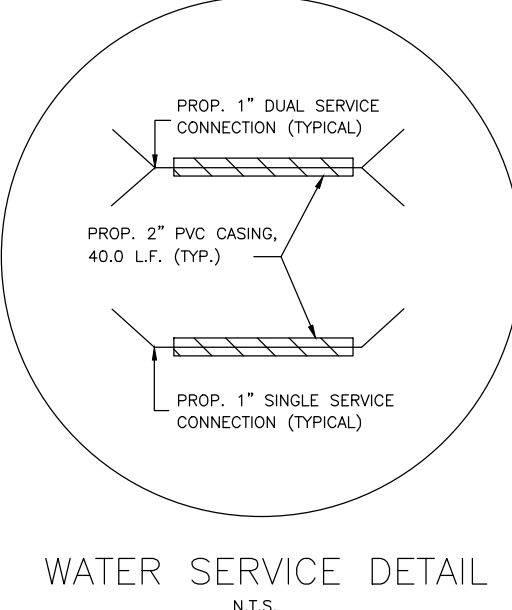
6-19-2024



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:

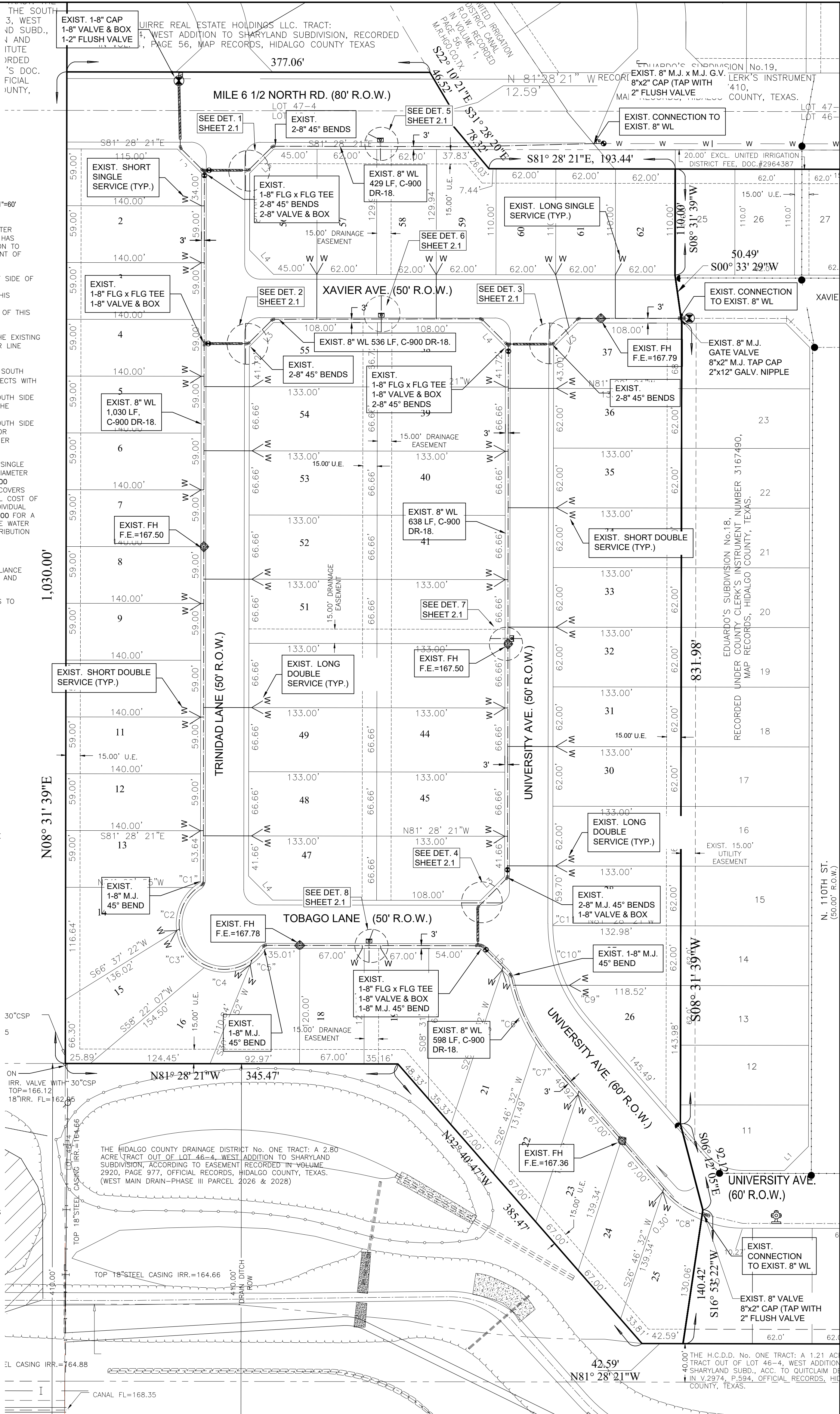
- 1. ALL EXISTING WATER LINES TO BE C-900 DR-18.
2. CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBS/OUTS 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.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



WATER SERVICE DETAIL N.T.S.

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 AND RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWSC CERTIFICATION, P&Z CITY CERTIFICATION; REVISION NOTES.
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SHEET 2.1 - WATER CROSSING DETAILS DETAILS
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



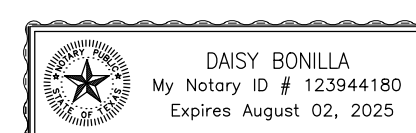
STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, ANICETO IZAGUIRRE, OWNER OF THE 19.67 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROJECT EDUARDO'S SUBDIVISION No. 21 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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

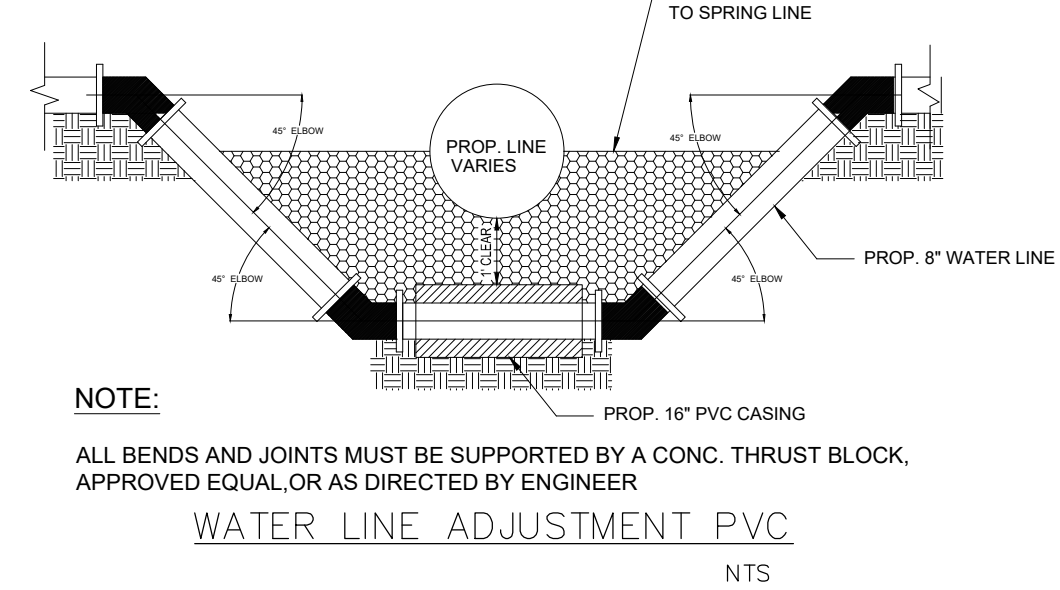
BEFORE ME, the undersigned notary public, on this day personally appeared ANICETO IZAGUIRRE proved to me through her Texas Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct 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

AS-BUILT PLAN DATE: 11/12/2024



WATER LINE ADJUSTMENT PVC N.T.S.

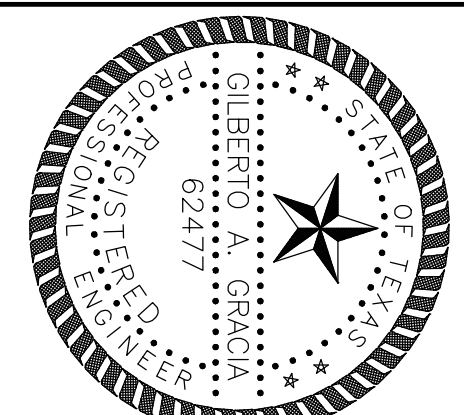
COST ESTIMATE table with columns for item, quantity, and cost. Items include Water Distribution, Paving Improvements, Drainage Improvements, and Sanitary Sewer Improvements, totaling \$1,076,327.00.

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

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

EDUARDO'S SUBDIVISION No. 21 WATER LAYOUT



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

A 15.72-ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 15.36-ACRE TRACT OF LAND OUT OF LOT 46-4 (97.66%) FOR THE MOST PORTION AND 0.36-ACRE TRACT OF LAND OUT OF SOUTHWEST CORNER OF LOT 47-4 (2.34%), WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONSISTING OF THAT PORTION OF SAID LOT 46-4 IN UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY AS PER DOCUMENT NO. 2964548, 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.

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 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 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 SEWAGE SYSTEM OF EDUARDO'S SUBDIVISION No. 21 CONSISTS OF AN EXISTING 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 AN EXISTING CLEAN OUT ON THE NORTH SIDE OF MILE 6 1/2 N. ROAD.

ANOTHER EXISTING 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 EXISTING 8" SAN. SEWER LINE ON TRINIDAD LANE.

ANOTHER EXISTING 8" DIAMETER SEWER LINE TAPS INTO AN EXISTING MANHOLE LOCATED ON XAVIER AVE., THEN IT RUNS 650 L.F. SOUTH TO A MANHOLE, AND CONNECTS WITH THE EXISTING 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 HAS BEEN INSTALLED, AT A TOTAL COST OF \$245,965.00 OR \$3,967.18 PER LOT. IN ADDITION, THE ENTIRE WASTEWATER FACILITIES ARE 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 HAD A GRAND TOTAL COST OF \$245,965.00 WHICH EQUALS TO \$3,967.18 PER LOT.

6-17-2024



Gilberto A. Gracia
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: DESCRIPCIÓN, 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 RECIBE 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 SISTEMA EXISTENTE DE DRENAJE LOCALIZADO EN LA SUBDIVISION ADJUNTA DE EDUARDO'S SUBDIVISION No. 18.

UNA LINEA DE DRENAJE SANITARIO EXISTENTE DE 8" DE DIAMETRO SE CONECTA CON UN MANHOLE EXISTENTE EN LA CALLE UNIVERSITY AVE., DE AHI CORRE EN DIRECCION NOROESTE POR APROXIMADAMENTE 276 L.F. PARA LLEGAR A UN POZO DE VISITA EXISTENTE Y DE AHI DA VUELTA EN DIRECCION OESTE POR 316 L.F. HACIA OTRO POZO DE VISITA EXISTENTE, 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 NOROESTE DE ESTA LA SUBDIVISION.

OTRA LINEA DE DRENAJE SANITARIO EXISTENTE 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 EXISTENTE DEL LADO OESTE DE ESTA SUBDIVISION.

OTRA LINEA DE DRENAJE SANITARIO EXISTENTE DE 8" DE DIAMETRO SE CONECTA CON UN MANHOLE EXISTENTE 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 EXISTENTE 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 DE 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 ESTIMO QUE EL DRENAJE COSTO EN TOTAL US \$245,965.00 O US \$3,967.18 POR LOTE.

6-17-2024



Gilberto A. Gracia
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 2.0— 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 2.1— WATER CROSSING DETAILS DETAILS
- 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

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.

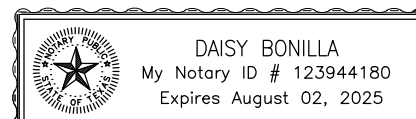
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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

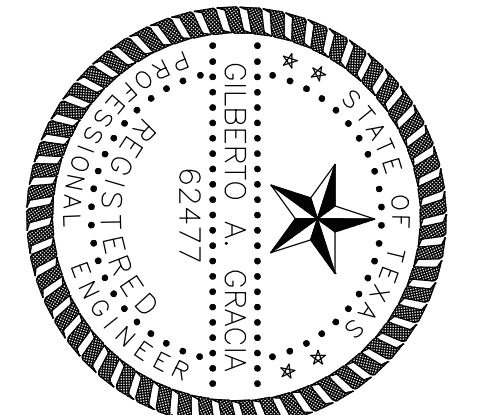
AS-BUILT PLAN

DATE: 11/12/2024

SHEET NO. 4
OF 7 SHEETS

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

EDUARDO'S SUBDIVISION No. 21
SANITARY SEWER LAYOUT



PAVING AND DRAINAGE LAYOUT OF: EDUARDO'S SUBDIVISION No. 21

A 15.72-ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 15.36-ACRE TRACT OF LAND OUT OF LOT 46-4 (97.66%) FOR THE MOST PORTION AND 0.36-ACRE TRACT OF LAND OUT OF SOUTHWEST CORNER OF LOT 47-4 (2.34%), WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAN THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND CONSISTING OF THAT PORTION OF SAID LOT 46-4 IN UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY AS PER DOCUMENT NO. 2964548, 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.

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 85 proposed lots Det. 93,513 cu-ft.
Eduardo's Subdivision No. 20 19,670 ac. net 79 proposed lots Det. 69,211 cu-ft.
Eduardo's Subdivision No. 21 15,720 ac. net 62 proposed lots Det. 64,748 cu-ft.
Eduardo's Subdivision No. 22 17,878 ac. net 70 proposed lots Det. 78,883 cu-ft.
Total Detention Required for Eduardo's Subdivisions Nos. 18 thru 22 Det. 386,992 cu-ft.

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 subdivisions 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" where a BFE of 164.4 was determined LOMR- BFE of 164.4
Case Number: _____ Property has been filled to comply with BFE.
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.

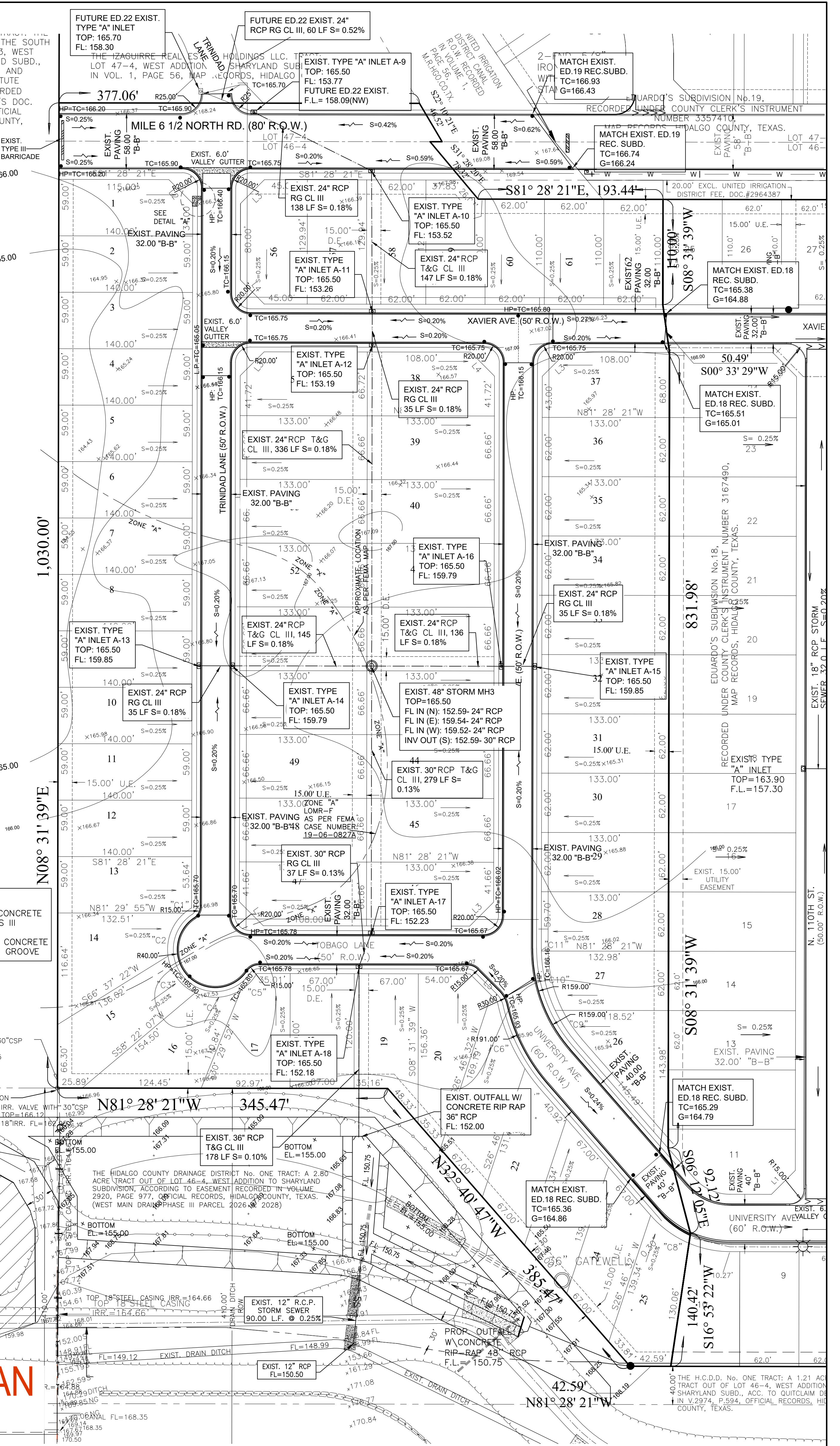
III. SOIL CONDITIONS
Referring to the U.S.D.A. Soil Conservation Survey of Hidalgo County (1979) and attached USDA Natural Resource Conservation Service Custom Soil Report for the master development tract, the predominant soils of the master development tract are classified as Comitas-8 (loamy fine sand), Hidalgo-25 (fine sandy loam), and Hidalgo-28 (sandy clay loam).
Comitas-8 soil, typically found with 0-3% slopes, consists of a surface layer of brown loamy fine sand about 28 inches thick. The soil from 28 to 80 inches down, is reddish yellow fine sandy loam. This soil: a) is non-calcareous to 49 inches down, b) is well drained, c) has medium available water capacity, d) has low 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.
Hidalgo-25 soil, typically found with 0-1% slopes, consists of a surface layer of dark grayish brown fine sandy loam about 15 inches thick. The next soil layer down, from 15 to 30 inches, is brown sandy clay loam. The next soil layer down, from 30 to 39 inches, is pale brown sandy clay loam. The soil down thereafter to approximately 72 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has medium available water capacity, d) has low 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.
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 low 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.

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 to the east and is intercepted by an existing road side ditch along the west side of Trooper Road. Road side ditch flows south and outfalls into the Hidalgo County Drainage District No. 1 (HCD#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. Solid West Main III Outfall drain ditch is serviced by the HCD#1 drain ditch network which will ultimately outfall into the Arroyo Colorado.

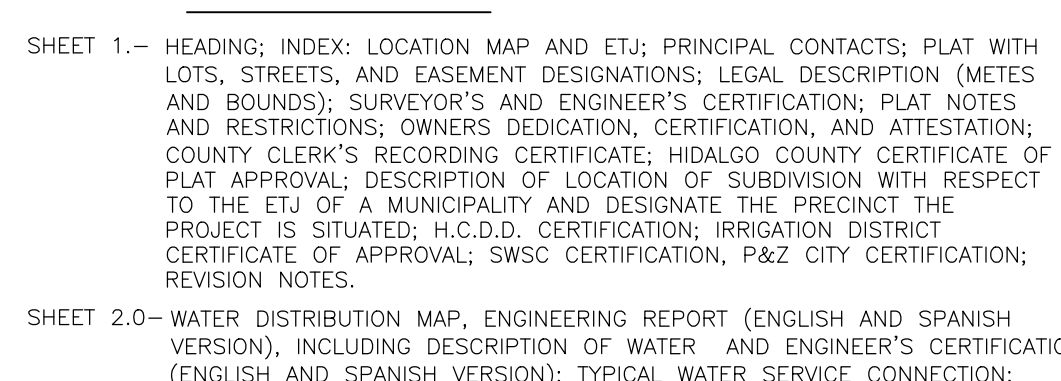
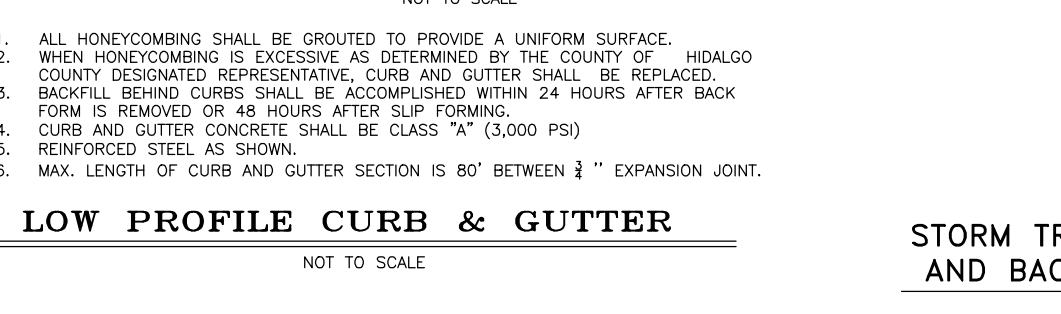
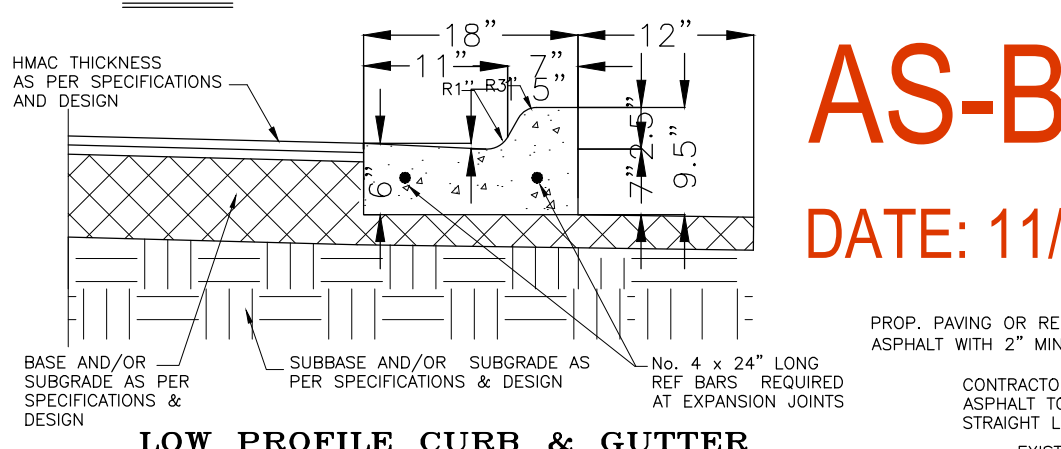
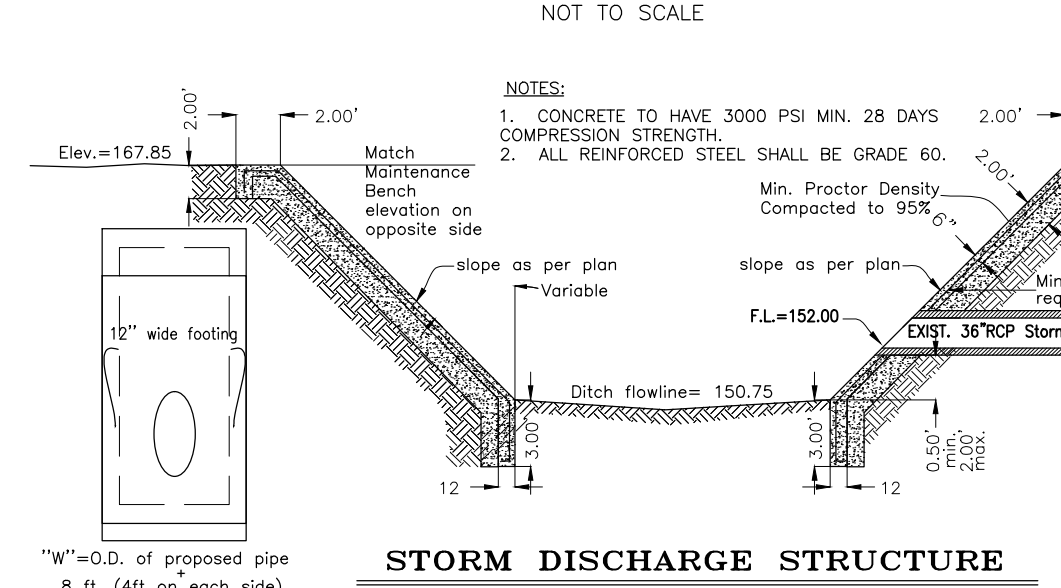
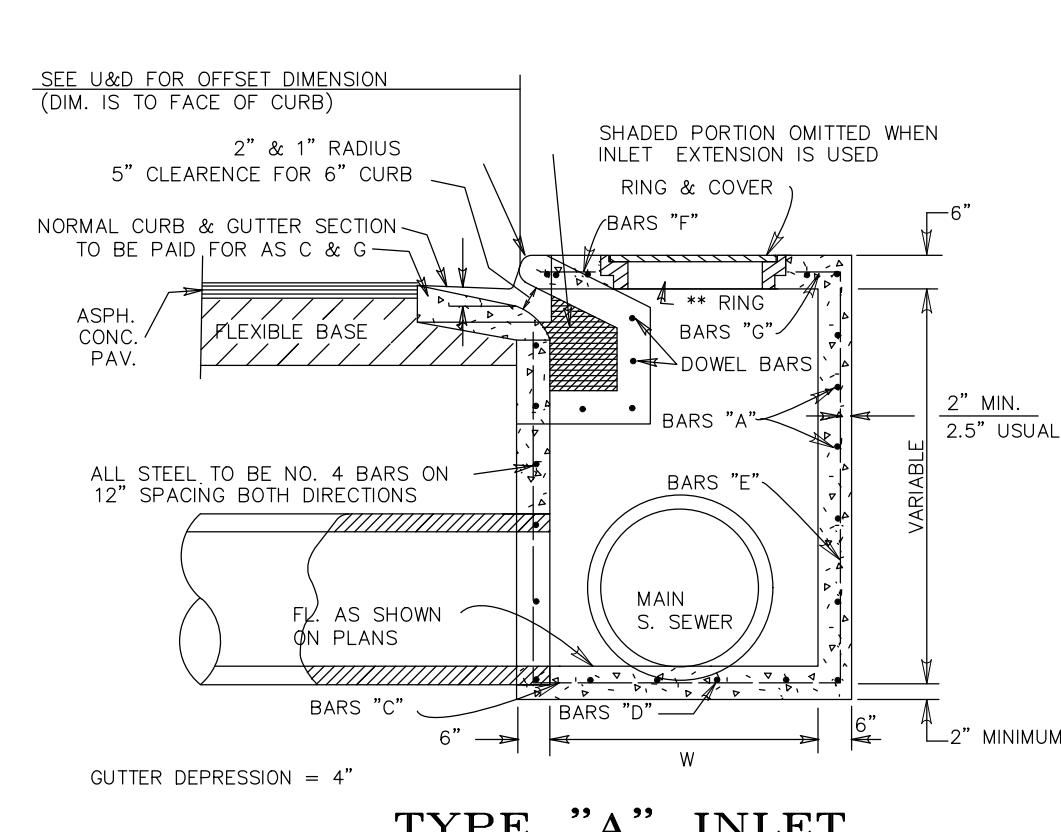
V. PROPOSED CONDITIONS
On-site drainage improvements will be constructed in accordance with the drainage standards and requirements of HCD#1. The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Solid storm water surface runoff will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

VI. RUNOFF CALCULATIONS
In accordance with the drainage policies of the City of McAllen and HCD#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-loss runoff, $Q_{dev} = 144.18$ cfs
b) the 25-yr storm for post-development surface water runoff, $Q_{prop} = 152.48$ 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 HCD#1, the total detention required for this subject master development 93,912-acre tract is 386,992-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).



6-17-2024
GILBERTO A. GRACIA, P.E. No. 62477
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.



NOTE:
RCP RG CL III: REINFORCE CONCRETE PIPE RUBBER GASKET CLASS III
RCP T&G CL III: REINFORCE CONCRETE PIPE CLASS III TONGUE AND GROOVE

AS-BUILT PLAN
DATE: 11/12/2024

INDEX OF SHEETS

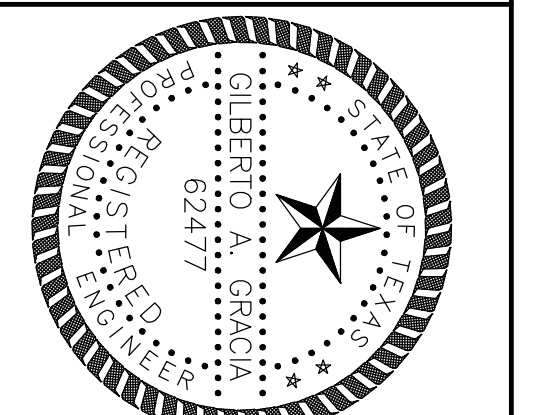
SHEET 1.0 -	HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING 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; SWING CERTIFICATION; F&Z CITY CERTIFICATION; REVISION NOTES.
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SHEET 3.0 -	SHARYLAND WATER SUPPLY DETAILS
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SHEET 3.2 -	SHARYLAND SEWER DETAILS
SHEET 4.0 -	SANITARY SEWER DISTRIBUTION LAYOUT
SHEET 5.0 -	PAVING AND DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.
SHEET 6.0 -	DRAINAGE EXCAVATION MAP
SHEET 7.0 -	STREETLIGHT LAYOUT

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

COST ESTIMATE

WATER DISTRIBUTION:	\$ 238,942.00
PAVING IMPROVEMENTS:	\$ 493,494.00
DRAINAGE IMPROVEMENTS:	\$ 97,926.00
SANITARY SEWER IMPROVEMENTS:	\$ 245,865.00
TOTAL:	\$ 1,076,327.00

EDUARDO'S SUBDIVISION No. 21
PAVING AND DRAINAGE LAYOUT



LOT 46-3

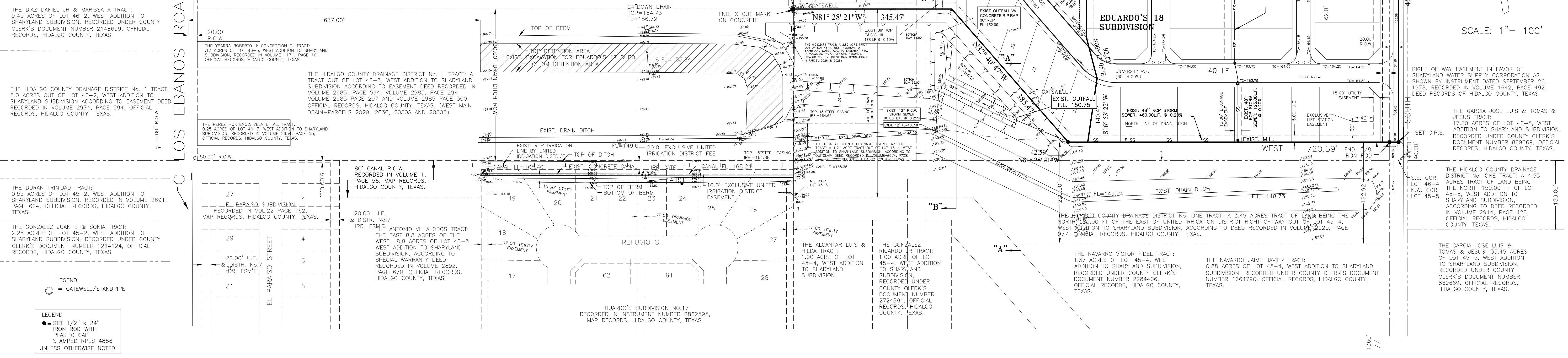
RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 YBARRA ROBERTO & CONCEPCION P. TRACT: 1.17 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 PEREZ HORTENCIA VELA ET AL. TRACT: 0.25 ACRES OF LOT 46-3, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 2924, PAGE 55, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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.

THE ANTONIO VILLOBOBOS TRACT: THE EAST 8.8 ACRES OF THE WEST 18.8 ACRES OF LOT 45-3, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 2892, PAGE 670, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ALcantAR LUIS & HILDA TRACT: 1.00 ACRE OF LOT 45-4, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2724891, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE GONZALEZ RICARDO JR TRACT: 1.37 ACRES OF LOT 45-4, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2284406, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE NAVARRO VICTOR FIDEL TRACT: 1.00 ACRE OF LOT 45-4, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1664790, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

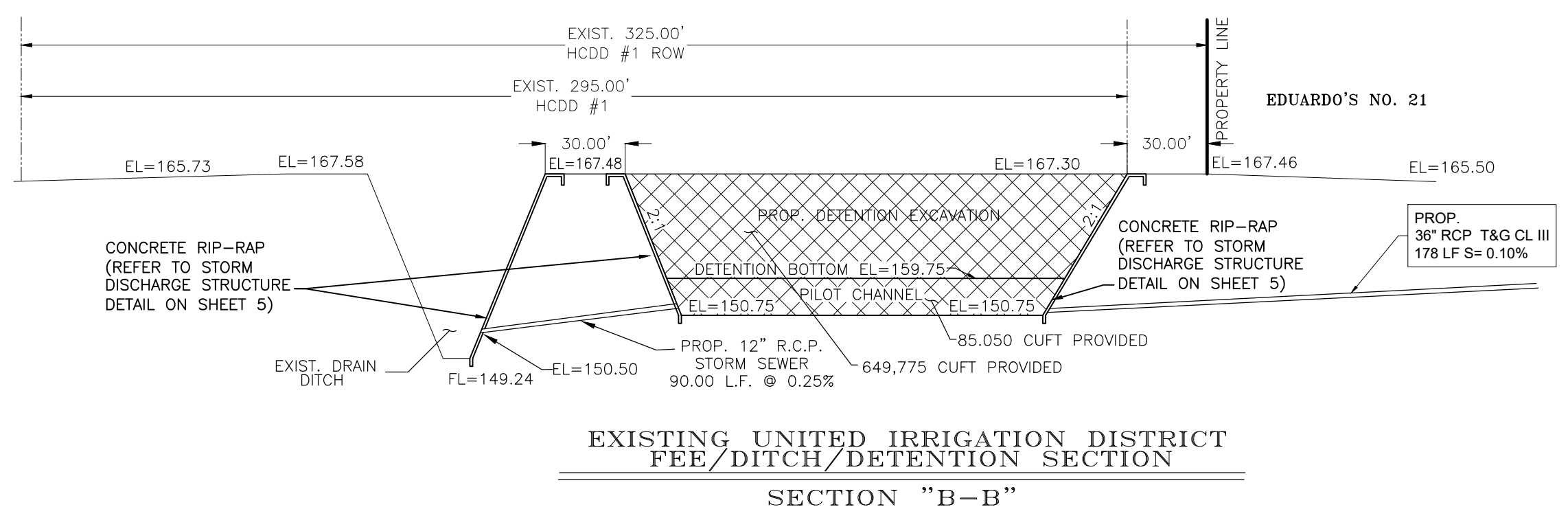
THE NAVARRO JAIME JAVIER TRACT: 0.88 ACRES OF LOT 45-4, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1664790, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE GARCIA JOSE LUIS & TOMAS & JESUS TRACT: 35.45 ACRES OF LOT 45-5, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 869669, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

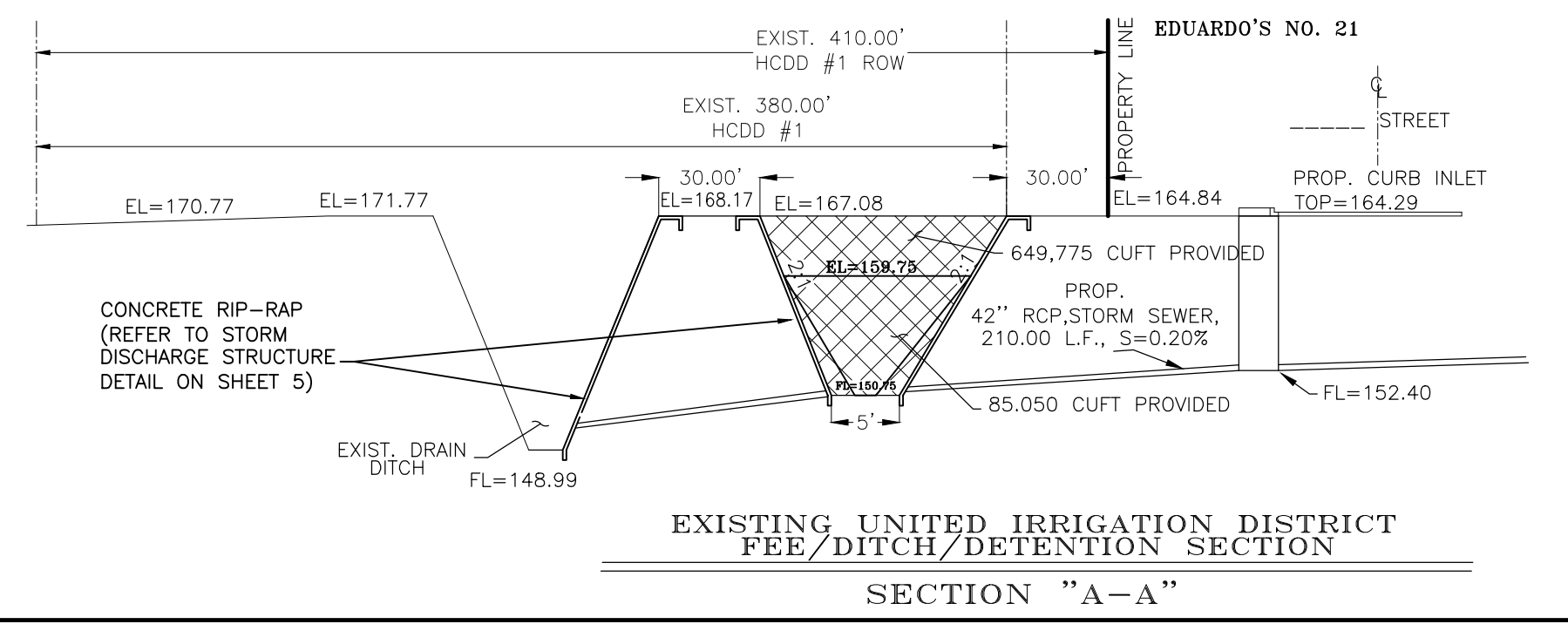
THE HIDALGO COUNTY DRAINAGE DISTRICT No. ONE TRACT: A 3.49 ACRES TRACT OF LAND BEING THE NORTH 150.00 FT OF THE EAST OF UNITED IRRIGATION DISTRICT RIGHT OF WAY OUT OF LOT 45-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO DEED RECORDED IN VOLUME 2920, PAGE 977, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE GARCIA JOSE LUIS & TOMAS & JESUS TRACT: 17.30 ACRES OF LOT 46-5, WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 869669, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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



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 = 549,776 CUFT + 85,050 CUFT = 634,816 CUFT

- 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 2.0- 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 2.1- WATER CROSSING DETAILS DETAILS
 - 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

AS-BUILT PLAN
 DATE: 11/12/2024

8-17-2024

SHEET NO. 6
 OF 7 SHEETS

IZAGUIRRE ENGINEERING GROUP, LLC.

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



