



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: 6-24-2025

PROPOSED EDUARDOS'S NO 27 SUBDIVISION, PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP, LLC DEVELOPER LAS HERMANAS LAND DEVELOPMENT LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:    16  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS:    6

FILLING STATIONS:    3

LOCATION DESCRIPTION:    EAST OF TEXAN AVE. APPROXIMATELY 200 FEET NORTH OF MILE 6 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:     RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1:    ON 6-6-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" & "A" AS PER FEMA.

DRAINAGE DESIGN:    DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY AN EXISTING REGIONAL DETENTION FACILITY

SEWER SYSTEM:     OSSP'S

WATER SERVICE PROVIDER:    AGUA SUD

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. 27**

A 10.00-ACRE TRACT OF LAND, OUT OF LOT 2, BLOCK 15, TEXAS GARDENS SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 567 TO 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE EAST SIDE OF TEXAN AVENUE AND APPROXIMATELY 600 FEET NORTH OF MILE 5 ROAD.

### METES AND BOUNDS

A 10.00-ACRE TRACT OF LAND, OUT OF LOT 2, BLOCK 15, TEXAS GARDENS SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 567 TO 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE EAST SIDE OF TEXAN AVENUE AND APPROXIMATELY 600 FEET NORTH OF MILE 5 ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING 60.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID TEXAN AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 2 AND OF SAID 10.00-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 81 DEGREES 01 MINUTES 00 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 30.00 FEET PAST A POINT ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID TEXAN AVENUE, THENCE ANOTHER 10.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID TEXAN AVENUE VIA THIS PLAT, CONTINUING WITH THE SAID NORTH LOT LINE OF SAID LOT 2 AND OF SAID 10.00-ACRE TRACT FOR A TOTAL DISTANCE OF 1452.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 8 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG AN EXISTING HOGWIRE FENCE VARYING FROM 1.3 FEET TO ZERO FEET TO THE RIGHT OF, AND WITH THE APPARENT ADJOINING WEST LOT LINE OF A TRACT OF LAND VESTED IN OCHOA IGNACIO S. AND VICTORIA B. OCHOA (DOCUMENT NO. 1790455, HIDALGO COUNTY OFFICIAL RECORDS) AND EAST LOT LINE OF SAID 10.00-ACRE TRACT, A DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF POLCITRUS UNIT 2 SUBDIVISION (VOLUME 40, PAGE 61, HIDALGO COUNTY MAP RECORDS) AND THE SOUTHEAST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 01 MINUTES 00 SECONDS WEST, WITH THE APPARENT ADJOINING NORTH LOT LINE OF SAID POLCITRUS UNIT 2 SUBDIVISION AND THE SOUTH LOT LINE OF SAID 10.00-ACRE TRACT, A DISTANCE OF 1,412 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID TEXAN AVENUE PROPOSED EAST RIGHT-OF-WAY LINE, THENCE ANOTHER 10.00 FEET PAST A POINT ON SAID TEXAN AVENUE EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A POINT ON THE SAID TEXAN AVENUE EXISTING 60.00-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 59 MINUTES 00 SECONDS EAST, WITH THE SAID TEXAN AVENUE EXISTING 60.00-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT WEST LOT LINE OF SAID LOT 2 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 300.00 FEET TO THE SAID POINT FOR THE NORTHWEST CORNER OF SAID LOT 2 AND OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 10.00 ACRES OF LAND, OF WHICH 0.275 OF AN ACRE LIES IN RIGHT-OF-WAY VIA THIS PLAT, FOR A NET OF 9.725 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER THE WEST LOT LINE OF LOT 2, BLOCK 15, TEXAS GARDENS SUBDIVISION, VOLUME 8, PAGES 567 TO 58, MAP RECORDS, HIDALGO COUNTY, TEXAS

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

I, **DIANA IZAGUIRRE**, OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **EDUARDO'S SUBDIVISION No. 27**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

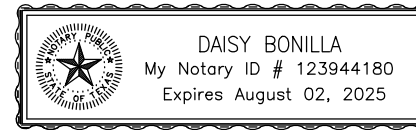
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
  - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM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

DIANA IZAGUIRRE - PRESIDENT  
LAS DIANAS LAND DEVELOPMENT, LLC  
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 **DIANA IZAGUIRRE** proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



NOTARY PUBLIC - STATE OF TEXAS

### HIDALGO COUNTY IRRIGATION DISTRICT No.16

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 WHEN SHOWN OR NOT.

ATTEST: \_\_\_\_\_  
PRESIDENT SECRETARY

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(g)

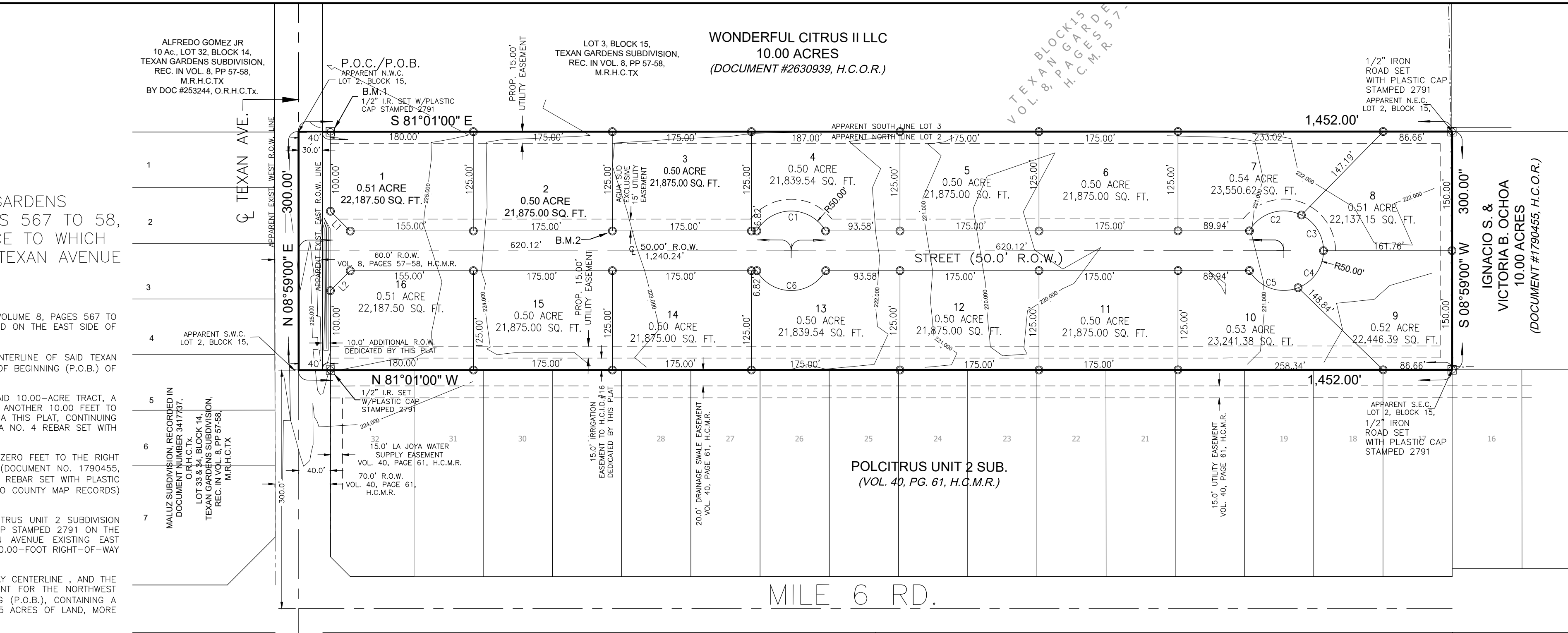
WE THE UNDERSIGNED CERTIFY that this plat of the **EDUARDO'S SUBDIVISION No. 27** was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

### PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: DIANA IZAGUIRRE	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78574	(956)240-3246	(956)585-0554
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	



### PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD PLAIN  
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" (UNSHADED) INDICATES AREAS TO BE OUTSIDE 500-YEAR FLOODPLAIN, AND A PORTION LOCATED WITHIN FLOOD ZONE "A". A BASE FLOOD ELEVATION OF 222.4 FT WAS DETERMINED IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000. THE ENTIRE TRACT WILL BE REGRADED AND FILLED TO BFE OF 222.4FT, ADDITIONALLY, A LOMAR F APPLICATION WILL BE FILLED WITH FEMA. FEMA CASE NUMBER: 25-06-16414
- 2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS 1-16 (RESIDENTIAL ONLY).
- 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 CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 4.- MINIMUM BUILDING SETBACK LIMITS:  
FRONT.....25.00' OR GREATER FOR EASEMENTS  
FRONT CUL-DE-SAC.....15.00' OR GREATER FOR EASEMENTS  
GARAGE.....18.00' OR GREATER FOR EASEMENTS  
REAR.....15.00' OR GREATER FOR EASEMENTS  
INTERIOR SIDES.....6.00' OR GREATER FOR EASEMENTS  
SIDE CORNER.....10.00' OR GREATER FOR EASEMENTS  
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- 5.- 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 42,300 CUBIC FEET (0.81 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. 4.
- 6.- 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, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7.- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. 1: ELEV. 174.66 AT AN IRON ROD FOUND AT THE NW CORNER OF THIS DEVELOPMENT. N.A.V.D. 88 DATUM.  
B.M. 2: ELEV. \_\_\_\_\_ AT AN IRON ROD SET AT THE S.W. CORNER OF LOT 3 OF THIS DEVELOPMENT. N.A.V.D. 88 DATUM.
- 8.- 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.
- 9.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 10.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16
- 11.- 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 IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 12.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

### 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.27**, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_



HOMERO LUIS GUTIERREZ \_\_\_\_\_ DATE \_\_\_\_\_  
R.P.L.S. No. 2791

### STATE OF TEXAS COUNTY OF HIDALGO

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



PRELIMINARY  
GILBERTO A. GRACIA  
REGISTERED PROFESSIONAL ENGINEER No. 62477  
IZAGUIRRE ENGINEERING GROUP, LLC.  
2121 E. GRIFFIN PKWY SUITE 2  
MISSION, TEXAS 78574

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

- 13.- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
- 14.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 15.- 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.
- 16.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- 17.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 18.- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:  
A.- ANCHORING OF SEPTIC TANK(S)  
B.- BACK FLOW VALVES  
C.- SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- 19.- DIANA IZAGUIRRE, THE OWNER & SUBDIVIDER OF EDUARDO'S SUBDIVISION No. 27, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2.
- 20.- ALL AGUA SUD EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF AGUA SUD.
- 21.- LOTS 1-16 SHALL BE FOR RESIDENTIAL USE ONLY.
- 5.- LOTS 1 & 16 SHALL HAVE NO ACCESS TO TEXAN AVE.

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

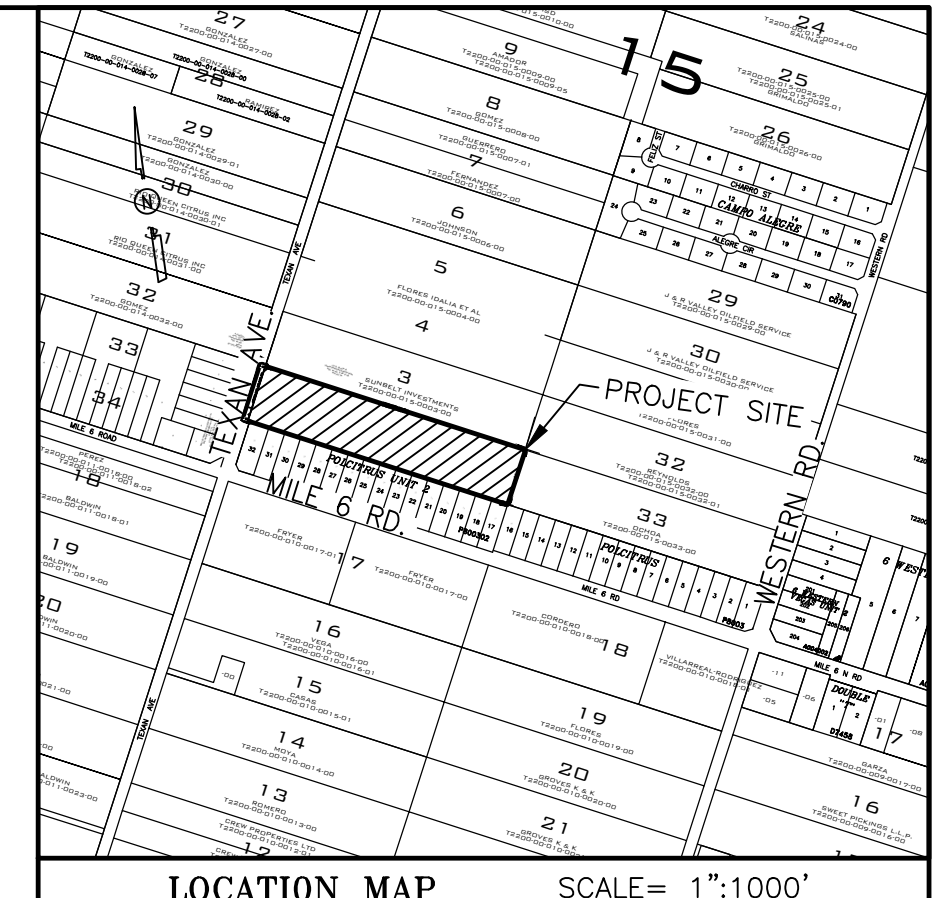
LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 36°08'09" W	35.36'
L2	N 53°51'51" E	35.36'

CURVE DATA TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	104.72'	86.60'	N81°08'09"W
C2	50.00'	75.27'	68.36'	N81°59'19"W
C3	50.00'	55.63'	52.81'	S23°00'41"E
C4	50.00'	60.13'	56.57'	S43°18'48"W
C5	50.00'	70.77'	65.01'	N61°41'02"W
C6	50.00'	104.72'	86.60'	N81°08'09"W

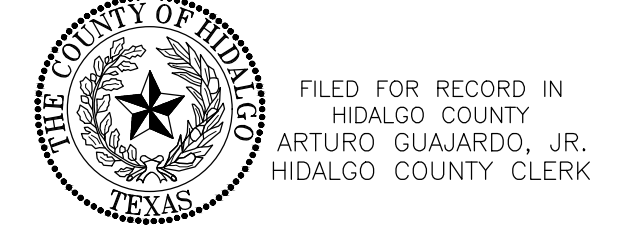
AGUA SPECIAL UTILITY DISTRICT  
I, ROBERTO SALINAS, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE PORTABLE WATER SUPPLY FOR THE **EDUARDO'S SUBDIVISION No. 27**, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH PORTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PORTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METER ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO SALINAS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT  
3120 N. ABRAM RD.  
PALMVIEW TEXAS, 78572

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
**EDUARDO'S SUBDIVISION No. 27** IS LOCATED IN WEST HIDALGO COUNTY, ON THE EAST SIDE OF TEXAN ROAD AND APPROXIMATELY 300 FEET NORTH OF MILE 6 NORTH ROAD. THIS SUBDIVISION DOES NOT LIES WITHIN ANY CITY LIMITS OR WITHIN ANY CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.



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

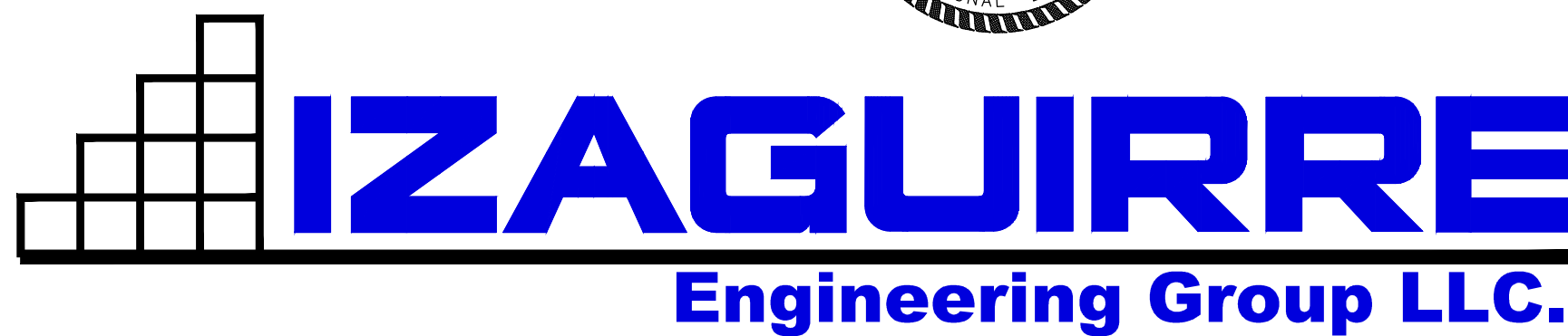
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

### INDEX OF SHEETS

- SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWSC CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2.- WATER DISTRIBUTION MAP, ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 3.- AGUA SUD DETAIL SHEET
- SHEET 4.- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION; DETAILS.
- SHEET 5.- STREETLIGHT LAYOUT
- SHEET 6.- EROSION CONTROL PLAN

SHEET NO. 1 OF 6 SHEETS	FILENAME : S:\1 Izaguirre Engineering\Subdivision Projects\Eduardo's 27			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	____	____	____	____
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	____	____	____	____

NO.	SHEET	REVISION	DATE	APPROVED



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

DATE OF PREPARATION:  
06/12/25

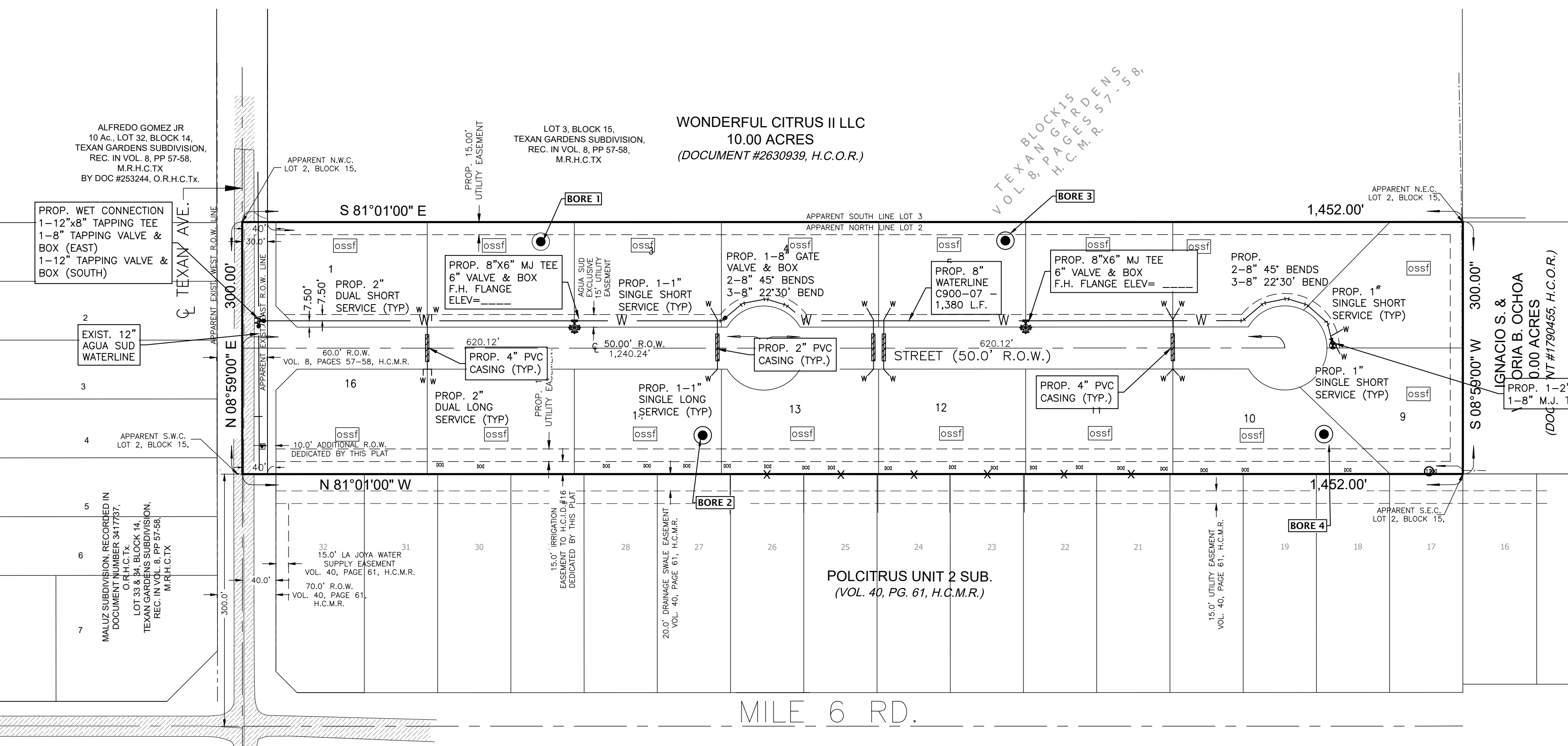
ALL WATERLINE CONSTRUCTION SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT STANDARDS. CONTRACTOR SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT DETAILS WHENEVER CONFLICTS ARISE.

# EDUARDO'S SUBDIVISION No. 27

## MAP OF UTILITIES DISTRIBUTION



EDUARDO'S SUBDIVISION No.27  
UTILITIES LAYOUT



SCALE: 1" = 100'

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 27:  
BY GILBERTO A. GRACIA, P.E.

**WATER SUPPLY: Description and Costs.**  
WATER SUPPLY:  
EDUARDO'S SUBDIVISION No. 27 WILL BE PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND COMPANY AGUA SUD SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

AGUA SUD HAS AN EXISTING 12" WATERLINE ALONG THE EAST SIDE OF TEXAN AVENUE.  
THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No. 27 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 12" DIAMETER WATERLINE AND RUNS APPROXIMATELY 1,380 LF EAST ON THE NORTH SIDE OF THE PROPOSED STREET OF THIS SUBDIVISION, ENDING WITH AN 8" TAP CAP WITH A 2" FLUSH VALVE.

FROM THE PROPOSED 8" DIAMETER WATERLINE, THE TWO (2) DUAL SERVICES OF 2" OF DIAMETER AND THE TWELVE (12) SINGLE SERVICES OF 1" OF DIAMETER ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ 86,562.00 OR \$ 5,410.12 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE AMOUNT OF \$ 82,672.00 WHICH COVERS THE \$ 5,167.00 COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE AGUA SUD WATER SUPPLY SYSTEM. UPON REQUEST BY THE LOT OWNER, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: Description and Costs.**  
SEWAGE FROM THE EDUARDO'S SUBDIVISION No. 27 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 3, 6, 11 & 15 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 3,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 56,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF AS OF THE DATE OF THE RECORDING OF THE PLAT.

**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 THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
**WATER FACILITIES**— THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, WITH A GRAND TOTAL OF \$169,234.00 WHICH EQUALS TO \$ 10,577.12 PER LOT.  
**SEWAGE FACILITIES**— SEPTIC SYSTEM IS ESTIMATED TO COST \$ 3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 56,000.00 FOR THE ENTIRE SUBDIVISION.

EDUARDO'S SUBDIVISION No. 27:  
POR: GILBERTO A. GRACIA, P.E.

**PROVISION DE AGUA: DESCRIPCION Y COSTOS.**  
EDUARDO'S SUBDIVISION No. 27 SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL SUBDIVIDOR Y LA COMPANIA DE AGUA, AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AROS Y LA COMPANIA DE AGUA SUD PRESENTO SUFFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UNA LINEA DE 12" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO ESTE DE LA CALLE TEXAN AVENUE.  
EL SISTEMA DE AGUA PARA EDUARDO'S No. 27 CONSISTE DE UNA LINEA DE AGUA PROPUESTA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 12" DE DIAMETRO, DE AHI CORRE AL ESTE POR EL LADO NORTE DE LA CALLE. PROPIETA PARA APROXIMADAMENTE 1,380 PIES LINEALES Y TERMINANDO CON UNA TAPA DE 8 PULGADAS Y UNA VALVULA DE PURGA DE 2 PULGADAS.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN DOS (2) SERVICIOS DOBLES DE 2" DE DIAMETRO Y DOCE (12) SERVICIOS SENCILLOS DE 1" DE DIAMETRO 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 INSTALARAN A UN COSTO TOTAL DE US\$ 86,562.00 O US\$ 5,410.12 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGARA ADICIONALMENTE A AGUA SUD LA CANTIDAD DE US\$ 82,672.00 O US\$ 5,167.00 POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AOS DE SERVICIO DE AGUA POTABLE, QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFFAS DE CONEXION Y MEMBERSHIP). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA SUD INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**PROVISION DE DRENAJE SANITARIO: DESCRIPCION Y COSTOS**  
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION EDUARDO'S SUBDIVISION No. 27. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 3, 6, 11 Y 15 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUJE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 3,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 56,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**CERTIFICACION**  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 169,234.00 LO CUAL EQUIVALE A US\$ 10,577.12 POR LOTE.  
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 3,500.00 A UN COSTO TOTAL DE \$ 56,000.00 TODA LA SUBDIVISION.

**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 THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
**WATER FACILITIES**— THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, WITH A GRAND TOTAL OF \$169,234.00 WHICH EQUALS TO \$ 10,577.12 PER LOT.  
**SEWAGE FACILITIES**— SEPTIC SYSTEM IS ESTIMATED TO COST \$ 3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 56,000.00 FOR THE ENTIRE SUBDIVISION.

**SUBDIVIDER CERTIFICATION:**  
EL SISTEMA DE AGUA PARA EDUARDO'S No. 27 CONSISTE DE UNA LINEA DE AGUA PROPUESTA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 12" DE DIAMETRO, DE AHI CORRE AL ESTE POR EL LADO NORTE DE LA CALLE. PROPIETA PARA APROXIMADAMENTE 1,380 PIES LINEALES Y TERMINANDO CON UNA TAPA DE 8 PULGADAS Y UNA VALVULA DE PURGA DE 2 PULGADAS.  
DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN DOS (2) SERVICIOS DOBLES DE 2" DE DIAMETRO Y DOCE (12) SERVICIOS SENCILLOS DE 1" DE DIAMETRO 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 INSTALARAN A UN COSTO TOTAL DE US\$ 86,562.00 O US\$ 5,410.12 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGARA ADICIONALMENTE A AGUA SUD LA CANTIDAD DE US\$ 82,672.00 O US\$ 5,167.00 POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AOS DE SERVICIO DE AGUA POTABLE, QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFFAS DE CONEXION Y MEMBERSHIP). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA SUD INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**SUBDIVIDER STATEMENT:**  
1.— I, DIANA IZAGUIRRE, SUBDIVIDER OF EDUARDO'S SUBDIVISION No.27, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DIANA IZAGUIRRE — PRESIDENT DATE \_\_\_\_\_  
LAS DIANAS LAND DEVELOPMENT, LLC  
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 DIANA IZAGUIRRE proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC— STATE OF TEXAS

- GENERAL CONSTRUCTION NOTES:**
1. ALL PROPOSED WATER LINES TO BE C-900 DR-18.
  2. CONTRACTOR TO INSTALL 1" SINGLE SERVICE CONNECTIONS AND 2" DOUBLE SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS 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 STUBOUTS AND SAID SEVICE 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.

**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 86,562.00
PAVING IMPROVEMENTS:	\$ 262,453.50
DRAINAGE IMPROVEMENTS:	\$ 187,652.50
OSSF IMPROVEMENTS:	\$ 56,000.00
<b>TOTAL:</b>	<b>\$ 592,668.00</b>

ON-SITE SEWAGE FACILITIES

- 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; SWCS CERTIFICATION, P&Z CITY CERTIFICATION; REVISION NOTES.
  - SHEET 2.— WATER DISTRIBUTION MAP, ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
  - SHEET 3.— AGUA SUD DETAIL SHEET
  - SHEET 4.— PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION; DETAILS.
  - SHEET 5.— STREETLIGHT LAYOUT
  - SHEET 6.— EROSION CONTROL PLAN

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.

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.

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

DATE OF PREPARATION:  
06/12/25

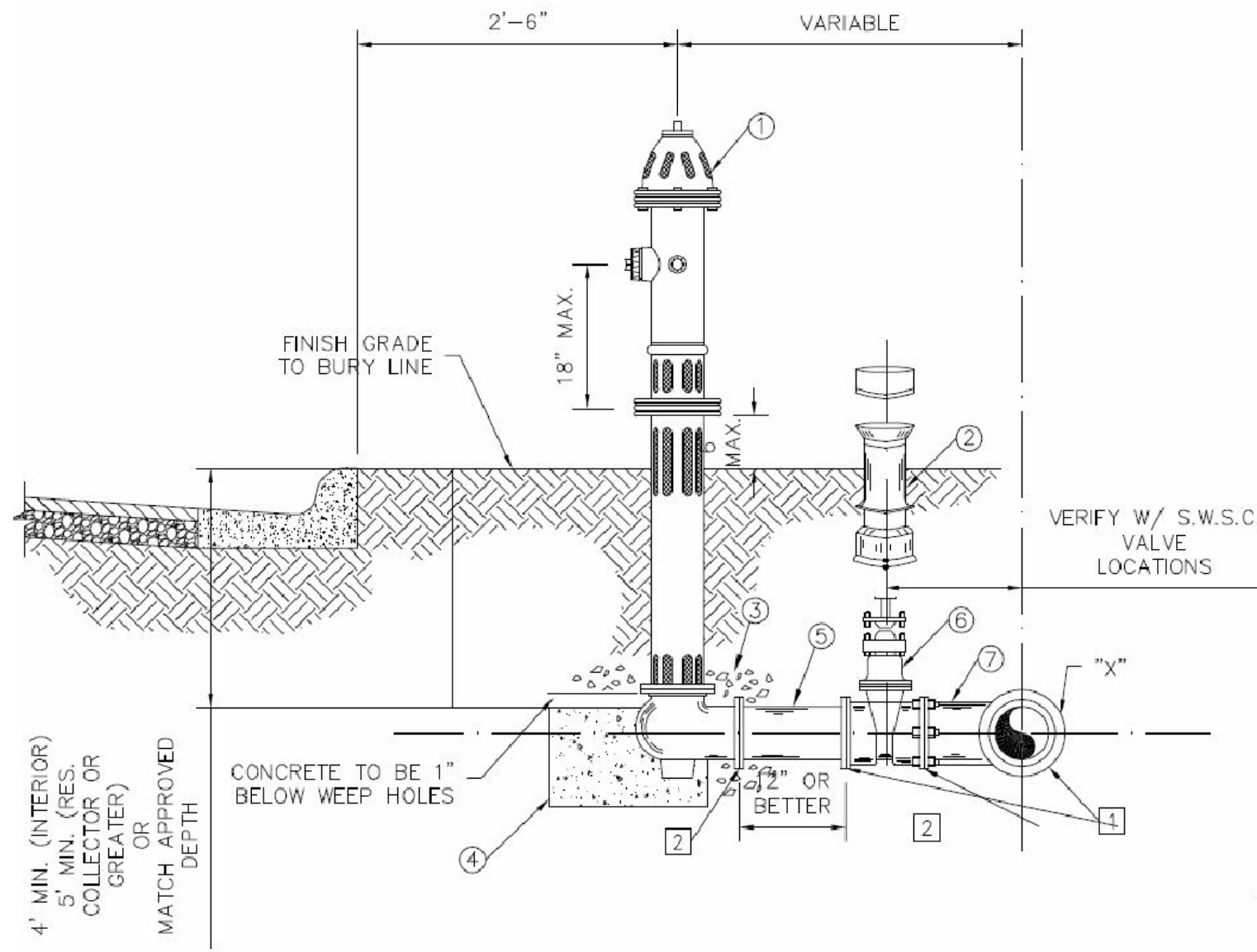
**IZAGUIRRE**  
Engineering Group LLC.  
2121 E. GRIFFIN PKWY SUITE 2  
MISSION, TEXAS, 78574  
PHONE (956) 584-0554  
FAX (956) 584-0049  
F-10214

SHEET NO. 2  
OF 6 SHEETS

# EDUARDO'S SUBDIVISION No.27



## EDUARDO'S SUBDIVISION No.27 TYPICAL WATER SYSTEM DETAILS

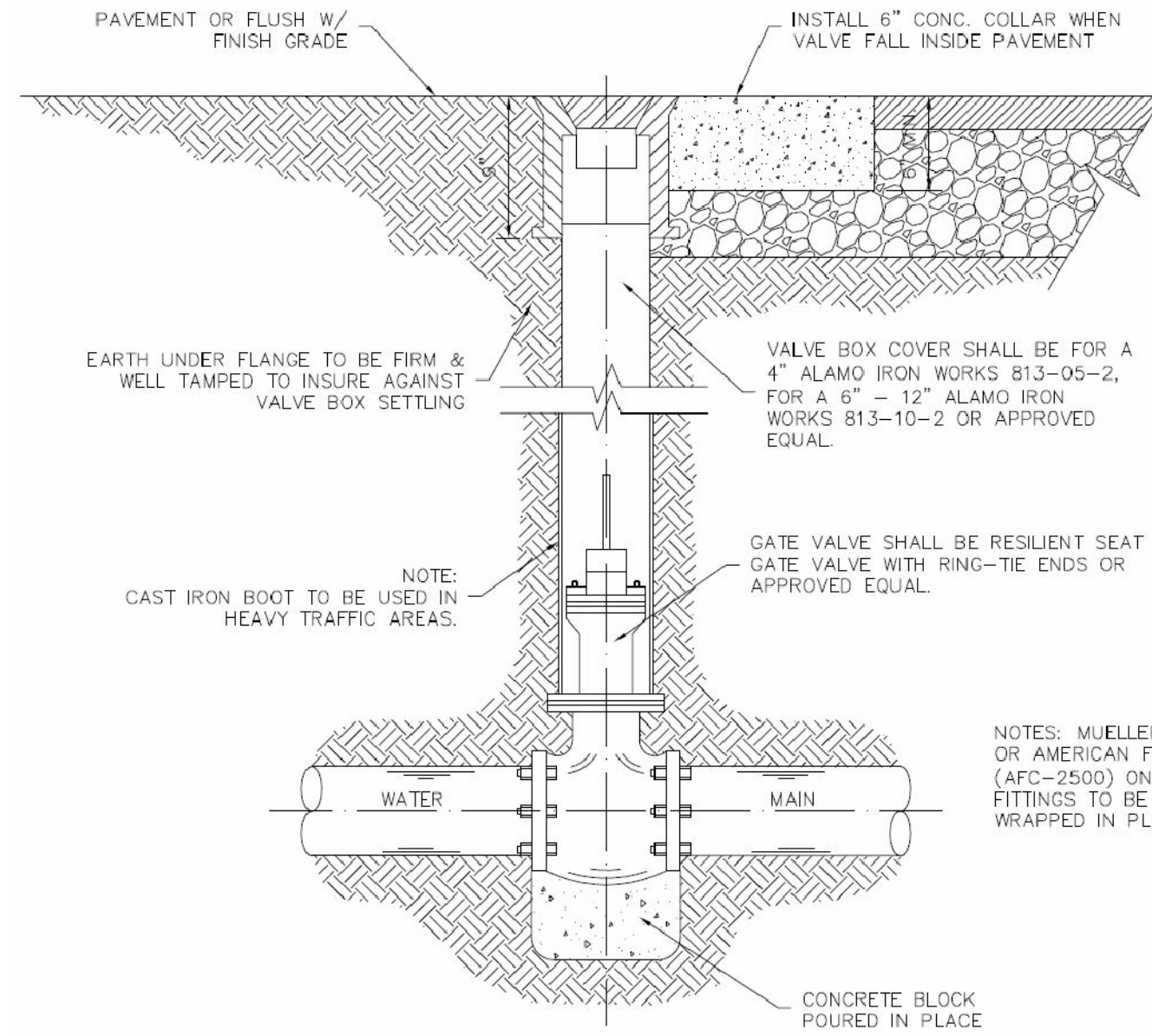


- NOTE:**
- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
  - PUMPER NOZZLE SHALL FACE ROADWAY. (4 1/2" N.S.T.)
  - IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEU OF A STANDARD TEE. FINAL APPROVAL BY S.W.S.C. REQUIRED.
  - IF AMERICAN DARLING IS USED MODEL B-84-B w/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
  - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
  - ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
  - ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY S.W.S.C.
- FIRE HYDRANT INSTALLATION**  
CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
- FIRE HYDRANT UNIT SHALL INCLUDE:**
- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
  - VALVE BOX (DOMESTIC)
  - 3 CU. FT. GRAVEL
  - 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
  - 1" OR BETTER PVC SPOOLS
  - 8" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
  - X"x6" CAST IRON TEE (FLANGED X M.J.)
- 1 MECHANICAL JOINT  
2 FLANGE

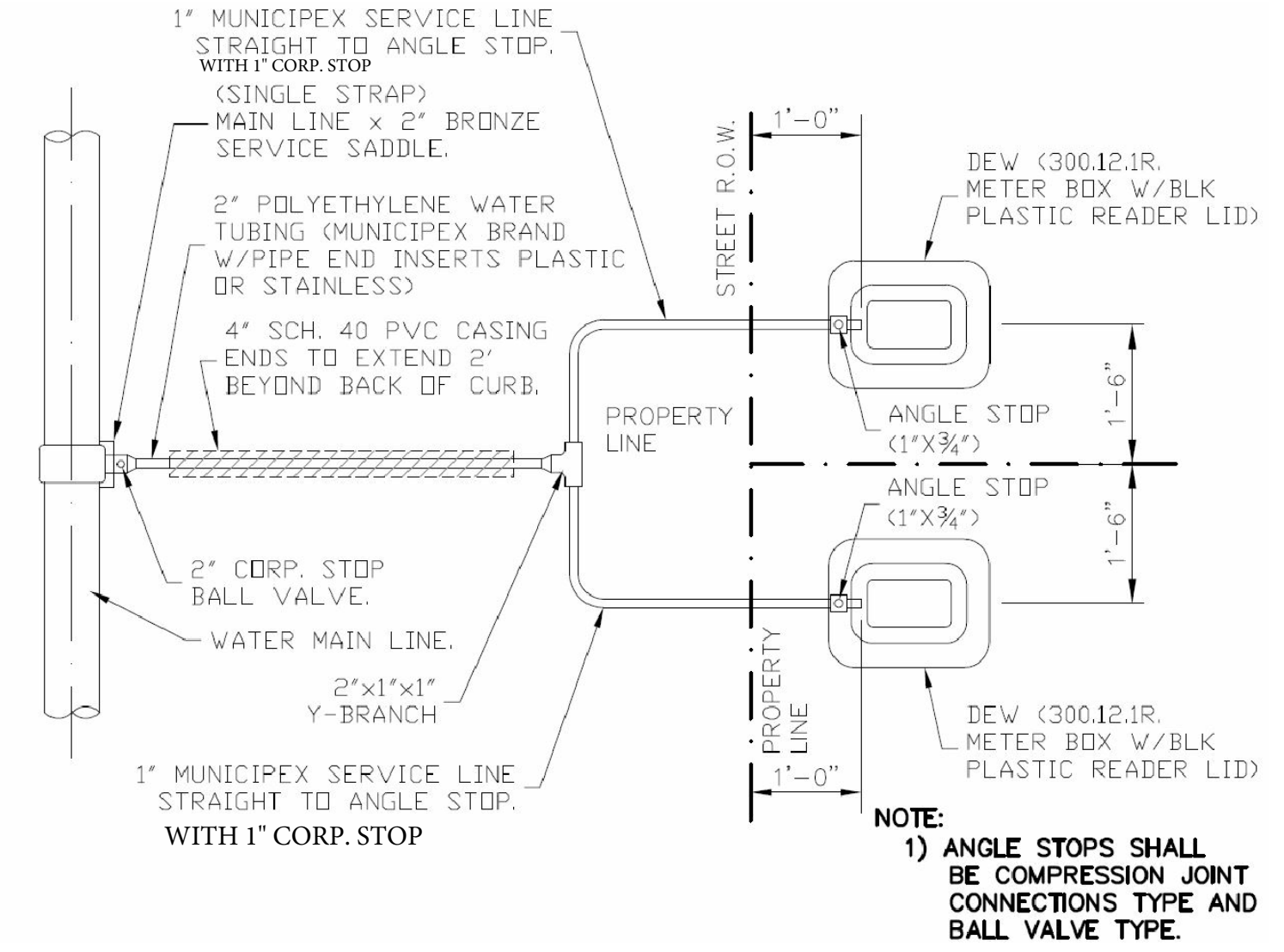
### STANDARD FIRE HYDRANT INSTALLATION

MULLER/SUPER CENTURION 250 A-423 OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY  
NOTE: FIRE HYDRANT TO BE PAINTED RED.

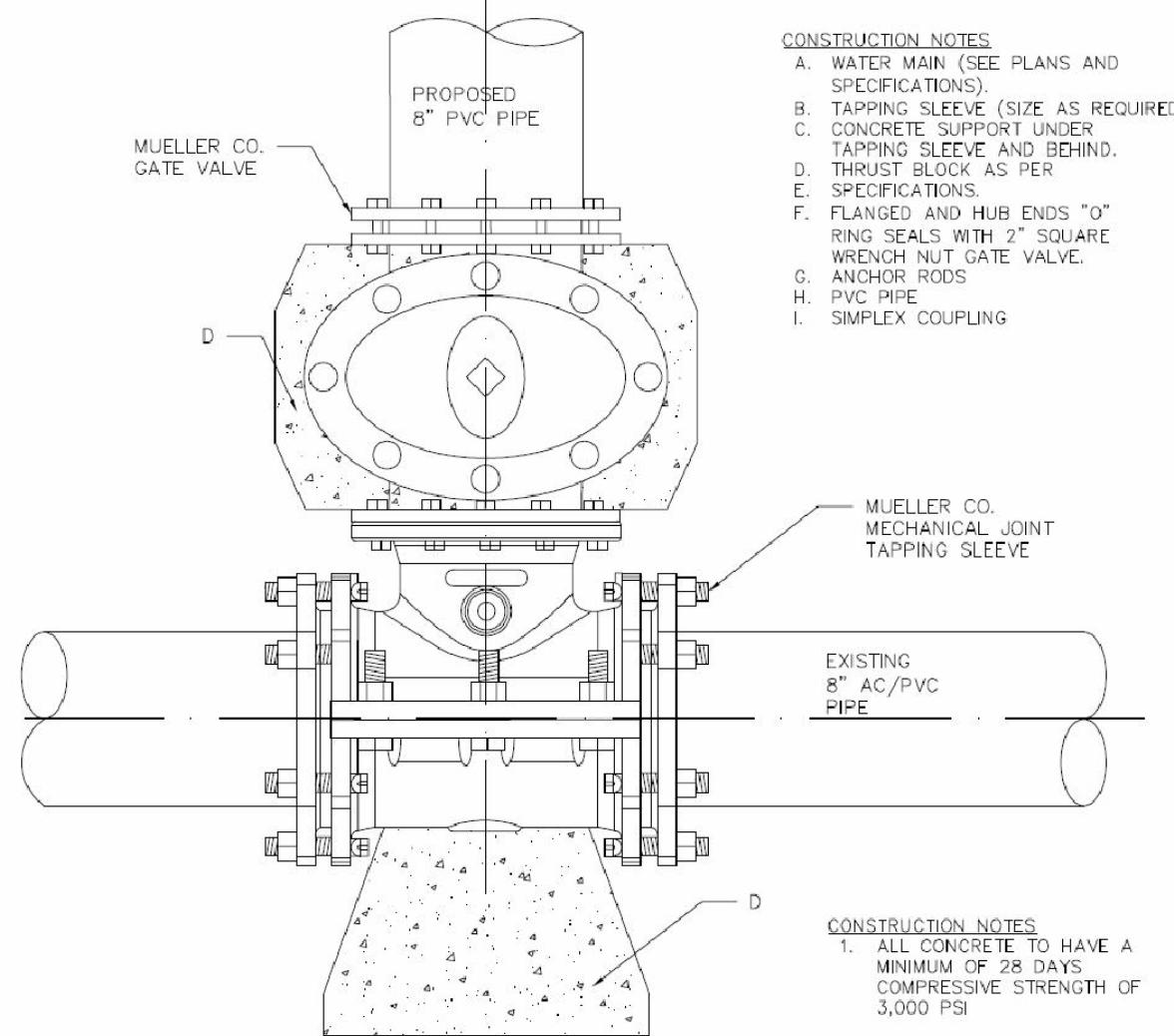
TYPICAL FIRE HYDRANT DETAIL



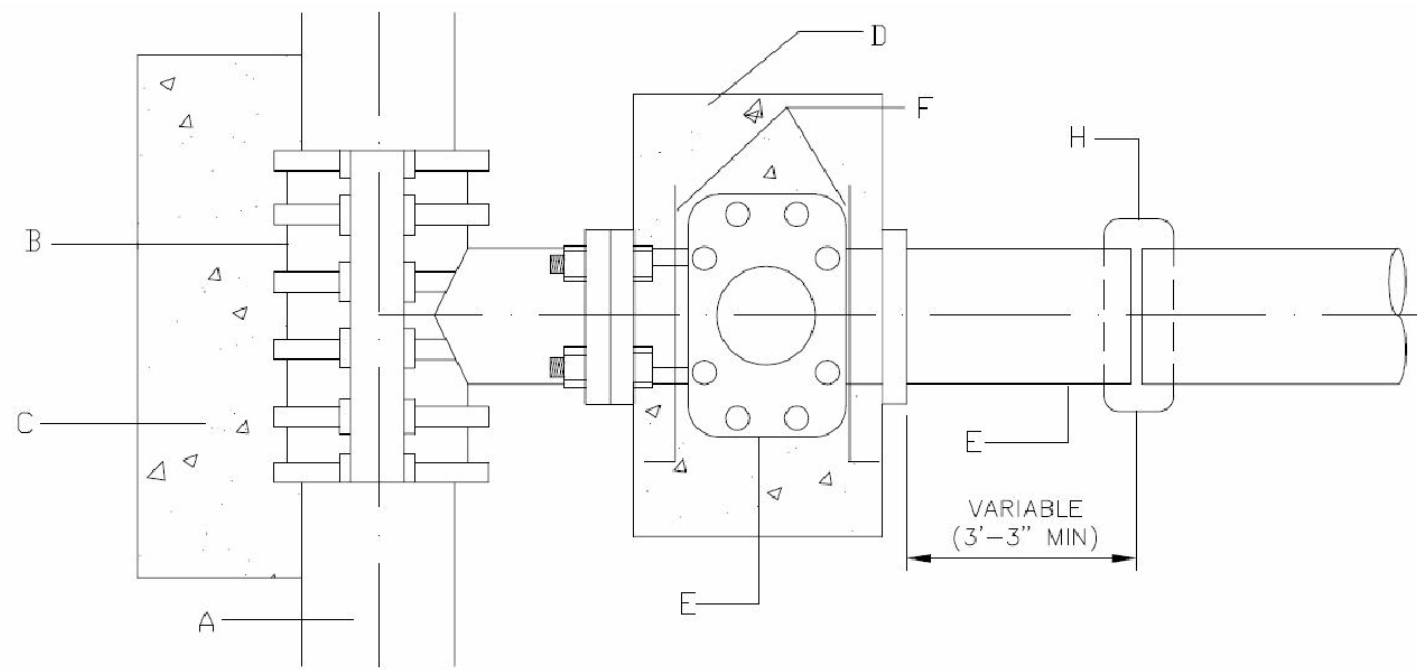
TYPICAL VALVE AND VALVE BOX INSTALLATION



TYPICAL DUAL WATER SERVICE CONNECTION

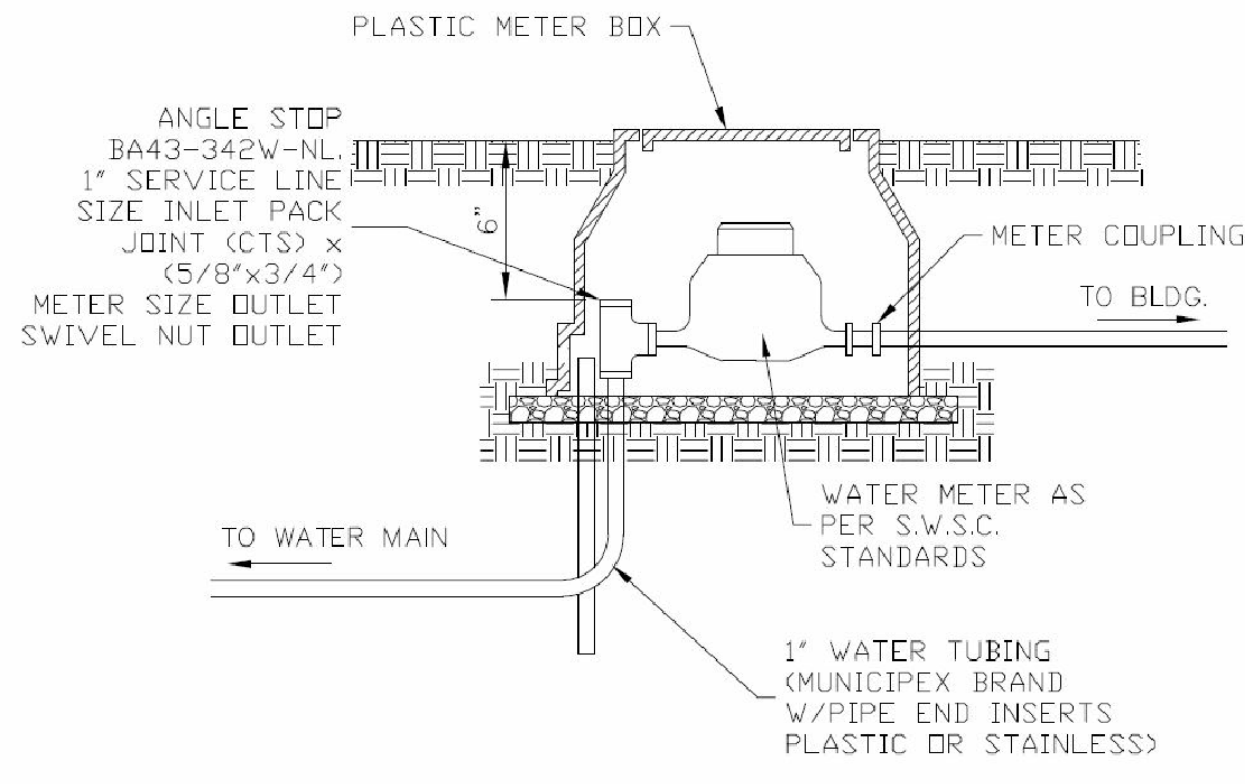


SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION

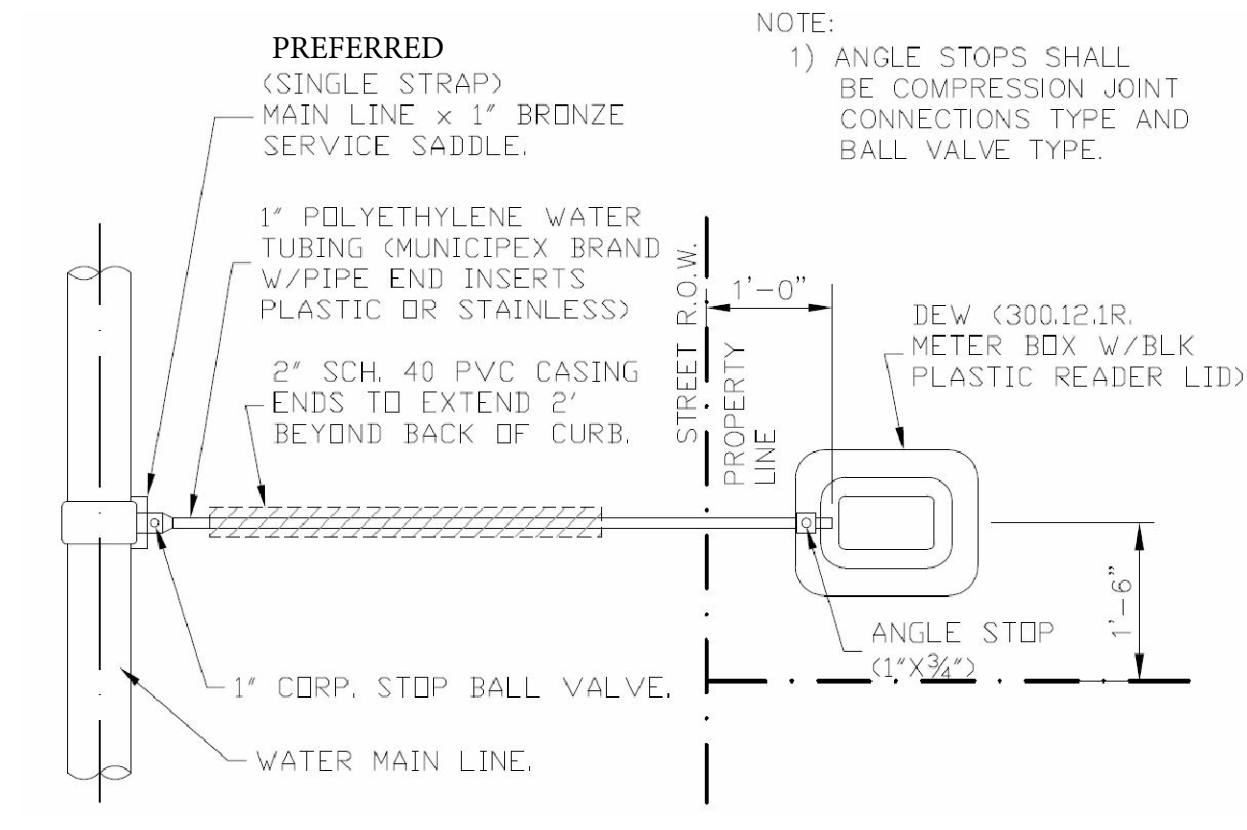


- GENERAL NOTES:**
- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- CONSTRUCTION NOTES:**
- WATER MAIN, (SEE PLANS AND SPECIFICATION)
  - TAPPING SLEEVE (SIZE AS REQUIRED)
  - CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND
  - THRUST BLOCK AS PER SPECIFICATIONS
  - FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE
  - ANCHOR RODS
  - PVC PIPE
  - SIMPLEX COUPLING

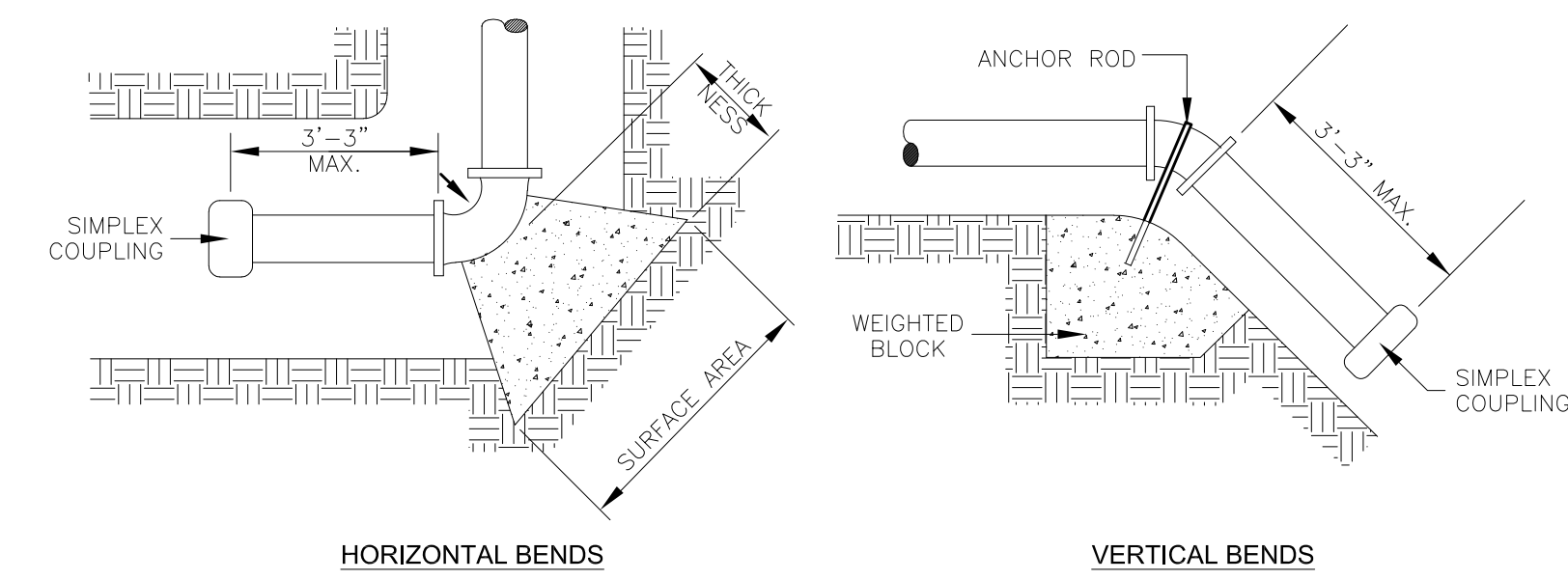
WATER TAPPING SLEEVE AND VALVE INSTALLATION



TYPICAL WATER SERVICE CONNECTION



TYPICAL SINGLE WATER SERVICE CONNECTION

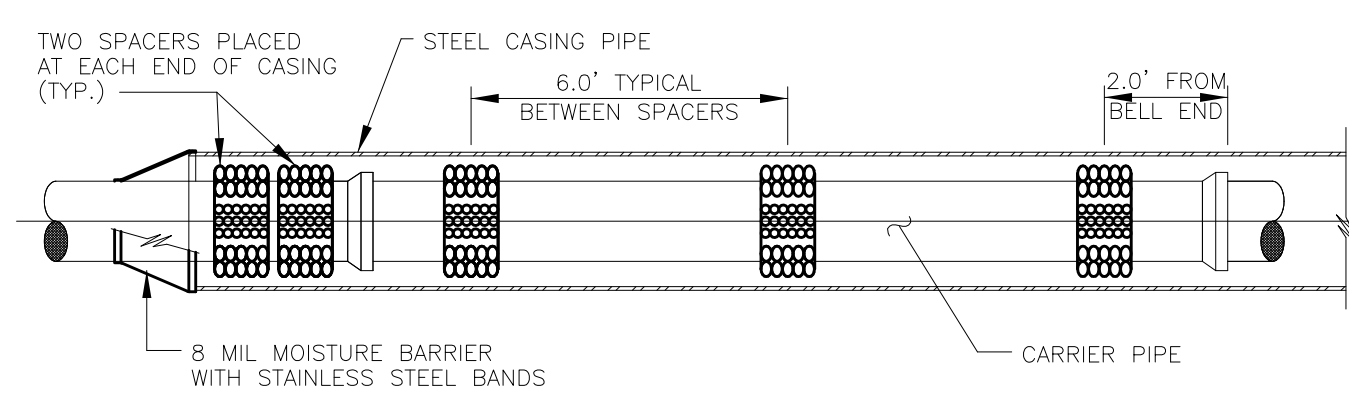


TYPICAL THRUST BLOCK DETAILS

THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND		WEIGHT AT VERTICAL BENDS - lbs.
	SURFACE AREA SQ. FT.	THICKNESS INCHES	
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° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

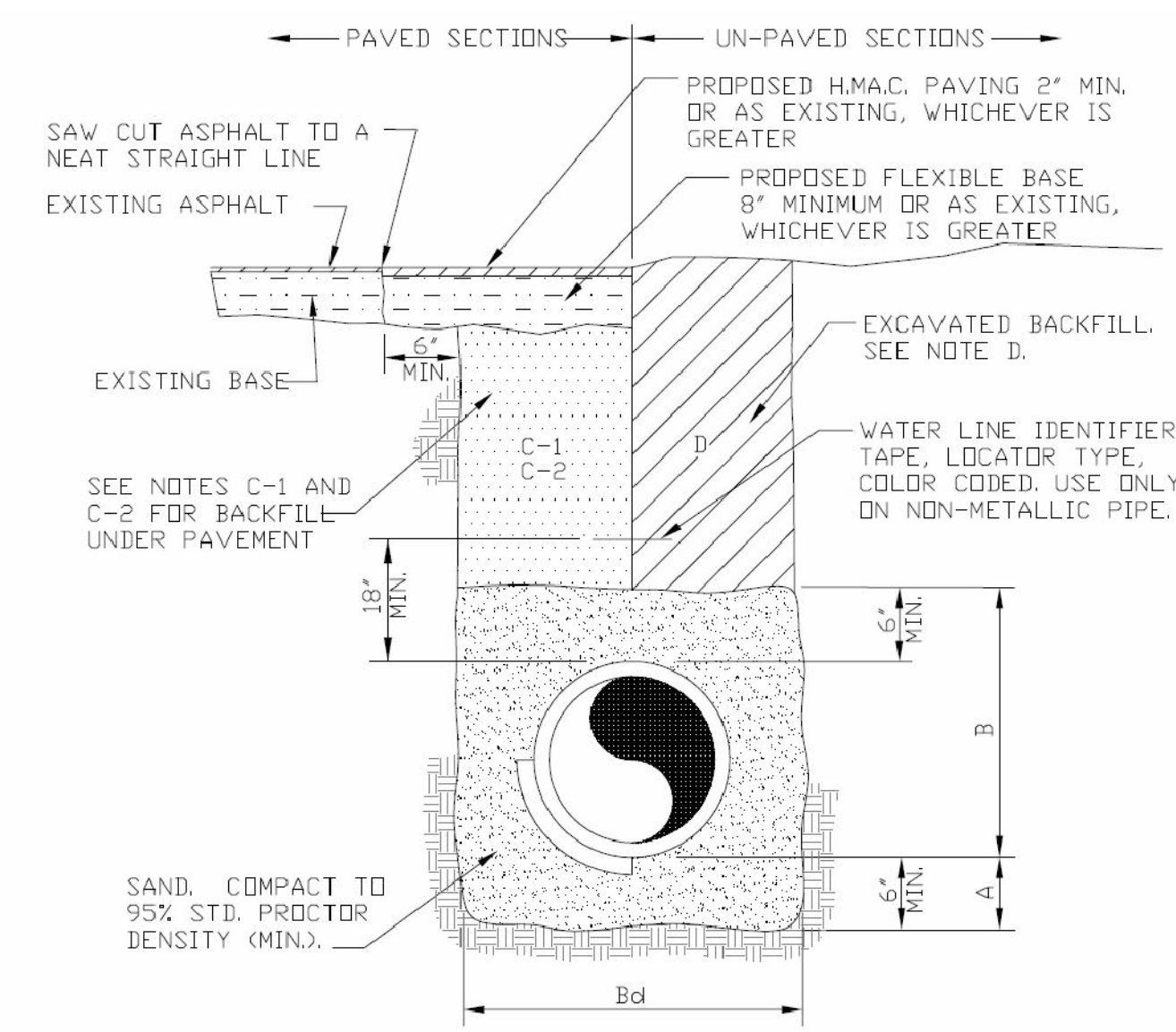
- GENERAL NOTES:**
- ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT. WITH PIPELINE HAVING A MINIMUM OF 3' OF COVER WITH C&G AND A 5' MIN. W/O C&G.
  - THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
  - THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.

BORING INSTALLATION	
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"



TYPICAL BORING AND CASING DETAIL

- GENERAL NOTES:**
- ALL DETAILS ARE TYPICAL AND NOT TO SCALE.
  - PART OF THESE DETAILS MAY NOT APPLY TO THIS PROJECT.
  - ALL DETAILS ARE TYPICAL; CONTRACTOR IS RESPONSIBLE TO MEET THE LATEST INSTALLATION REQUIREMENTS AS PER CITY OF ALTON, AND SHARYLAND WATER SUPPLY CORP. (S.W.S.C.)



TYPICAL WATER LINE & SEWER FORCEMAIN BEDDING DETAIL

## IZAGUIRRE Engineering Group LLC.

2121 E. GRIFFIN PARKWAY, STE 2 MISSION TX, 78574  
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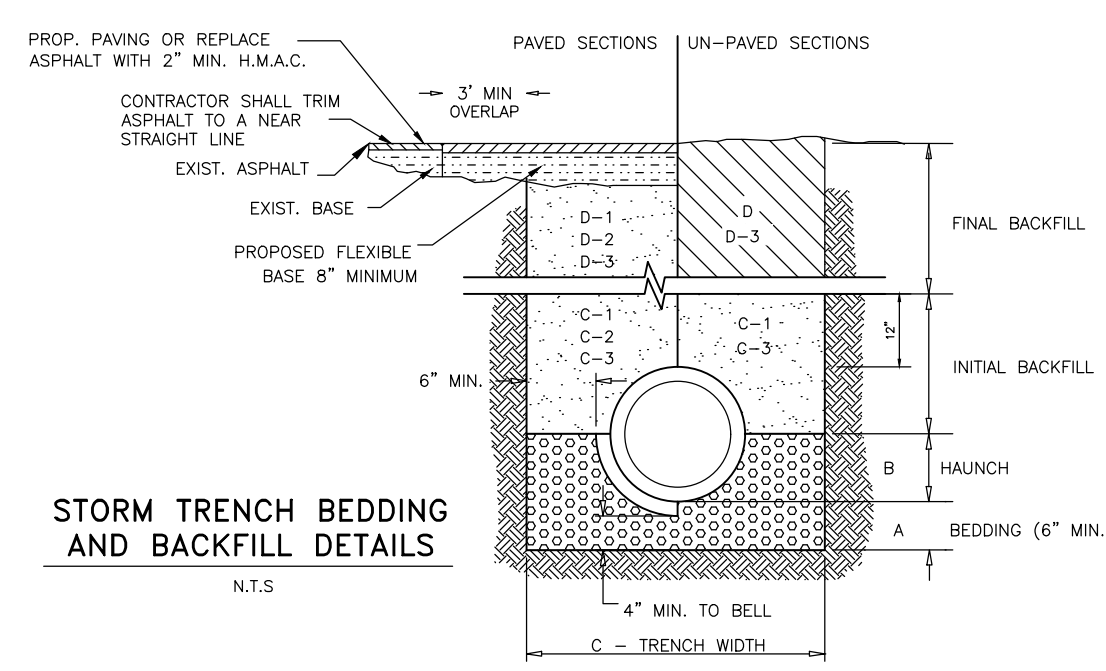
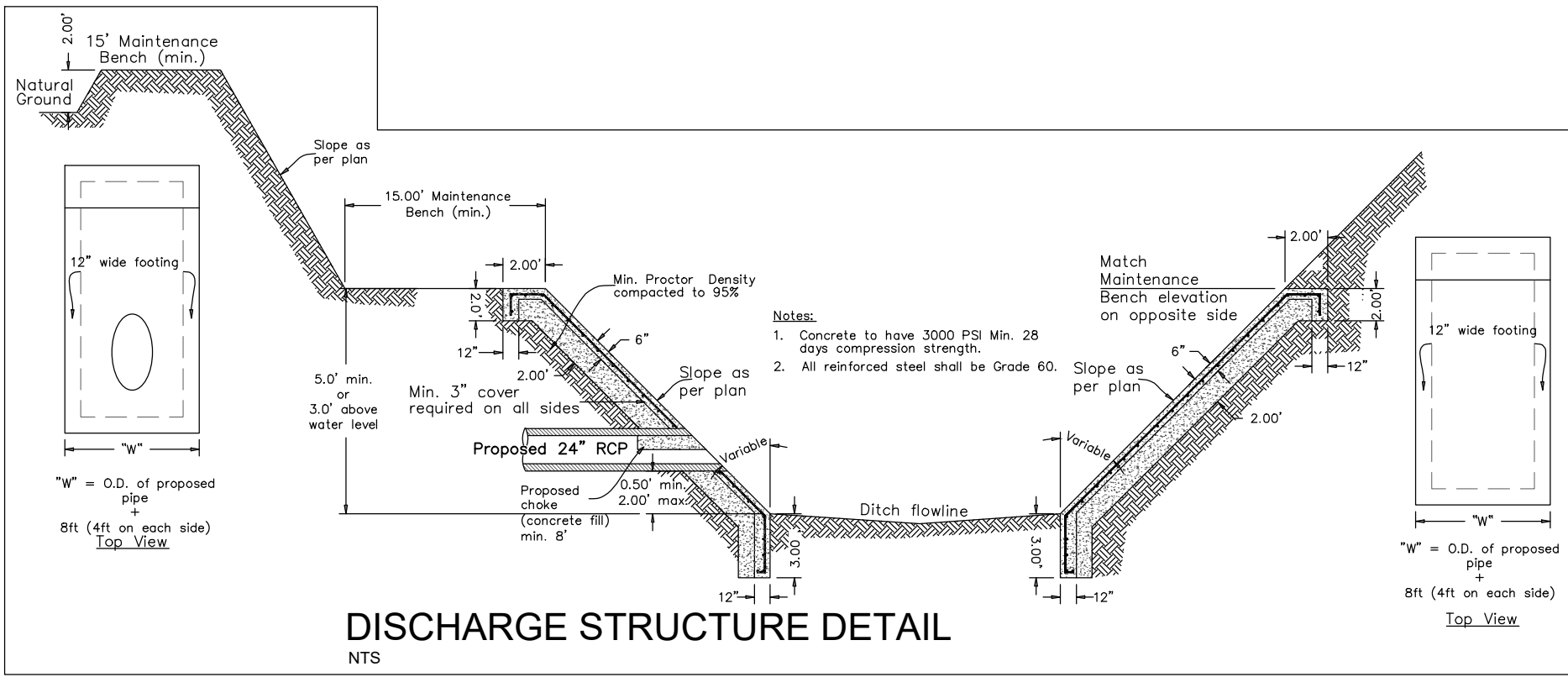
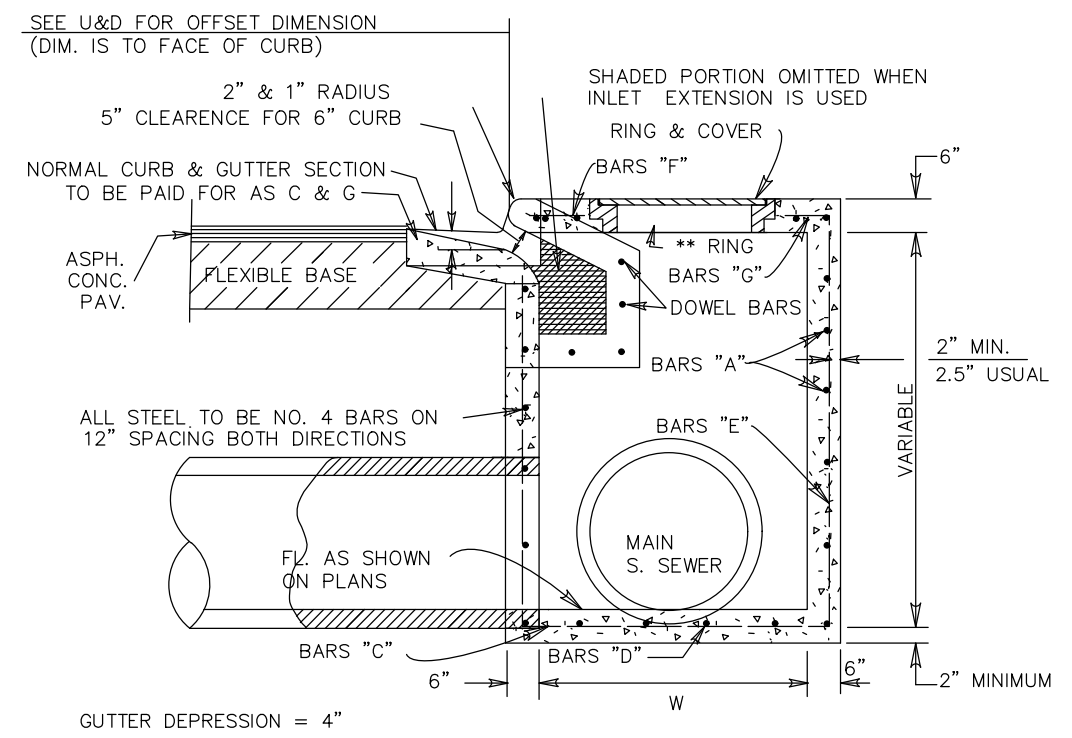
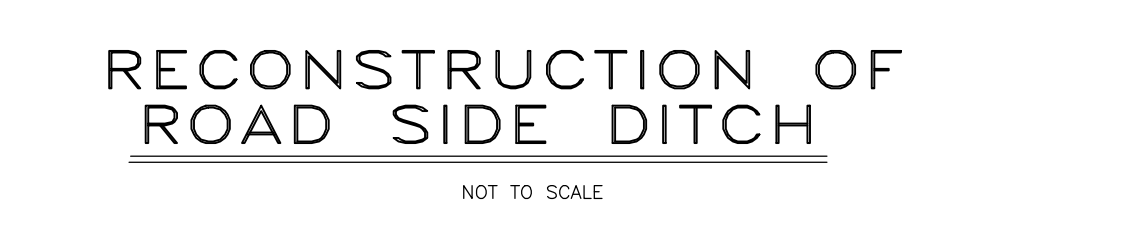
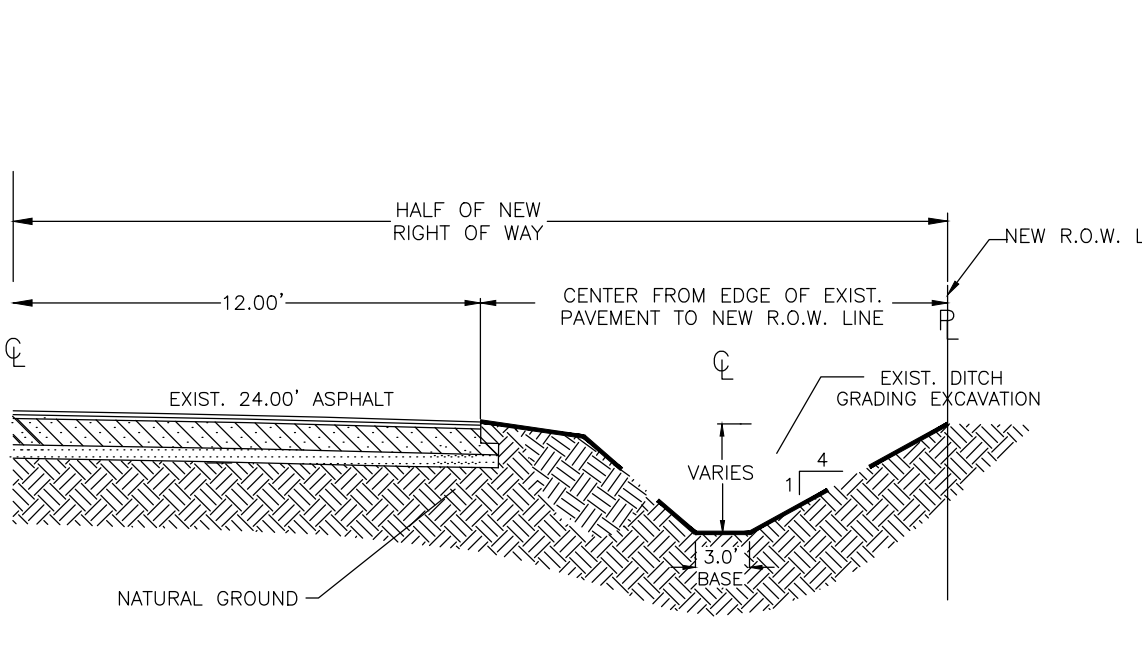
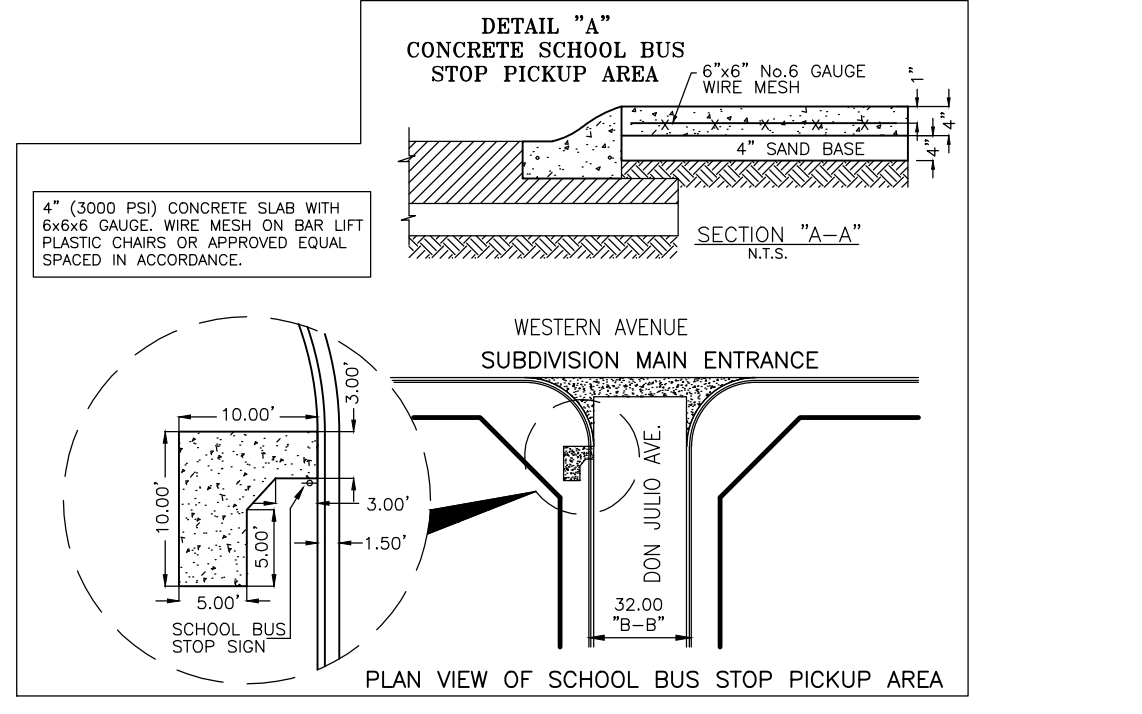
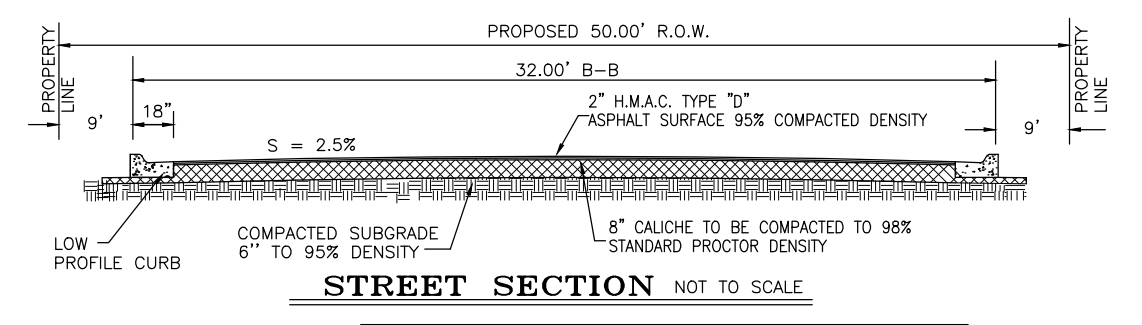
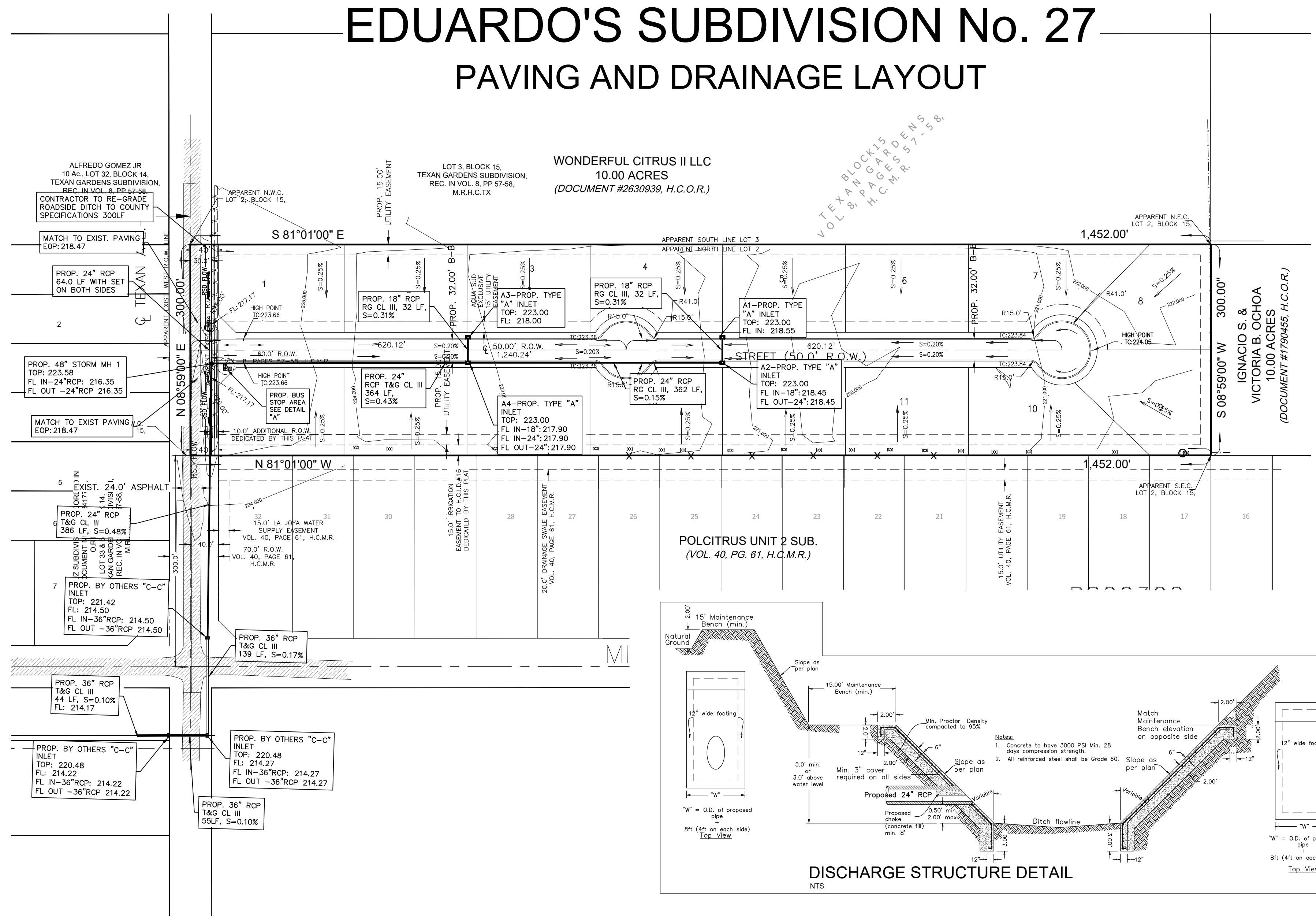
# EDUARDO'S SUBDIVISION No. 27

## PAVING AND DRAINAGE LAYOUT

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

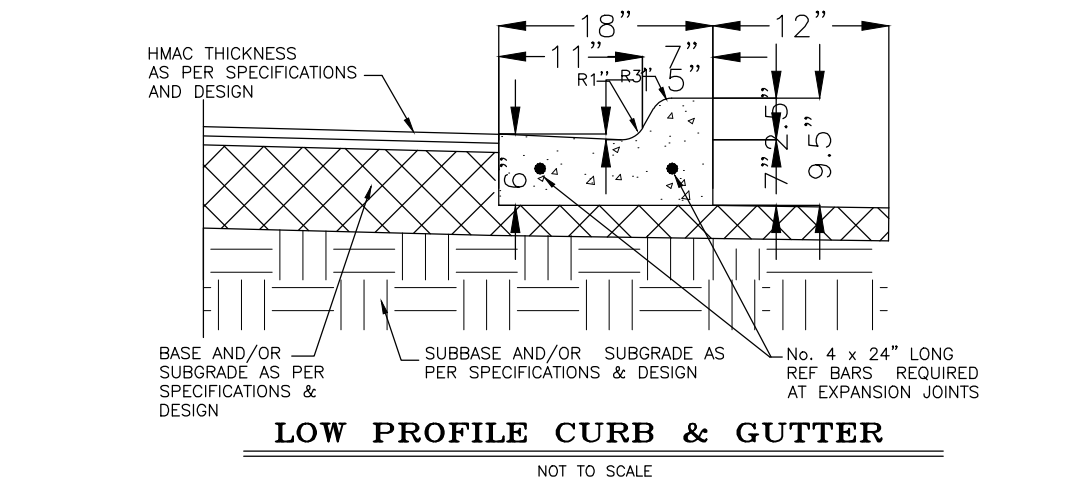
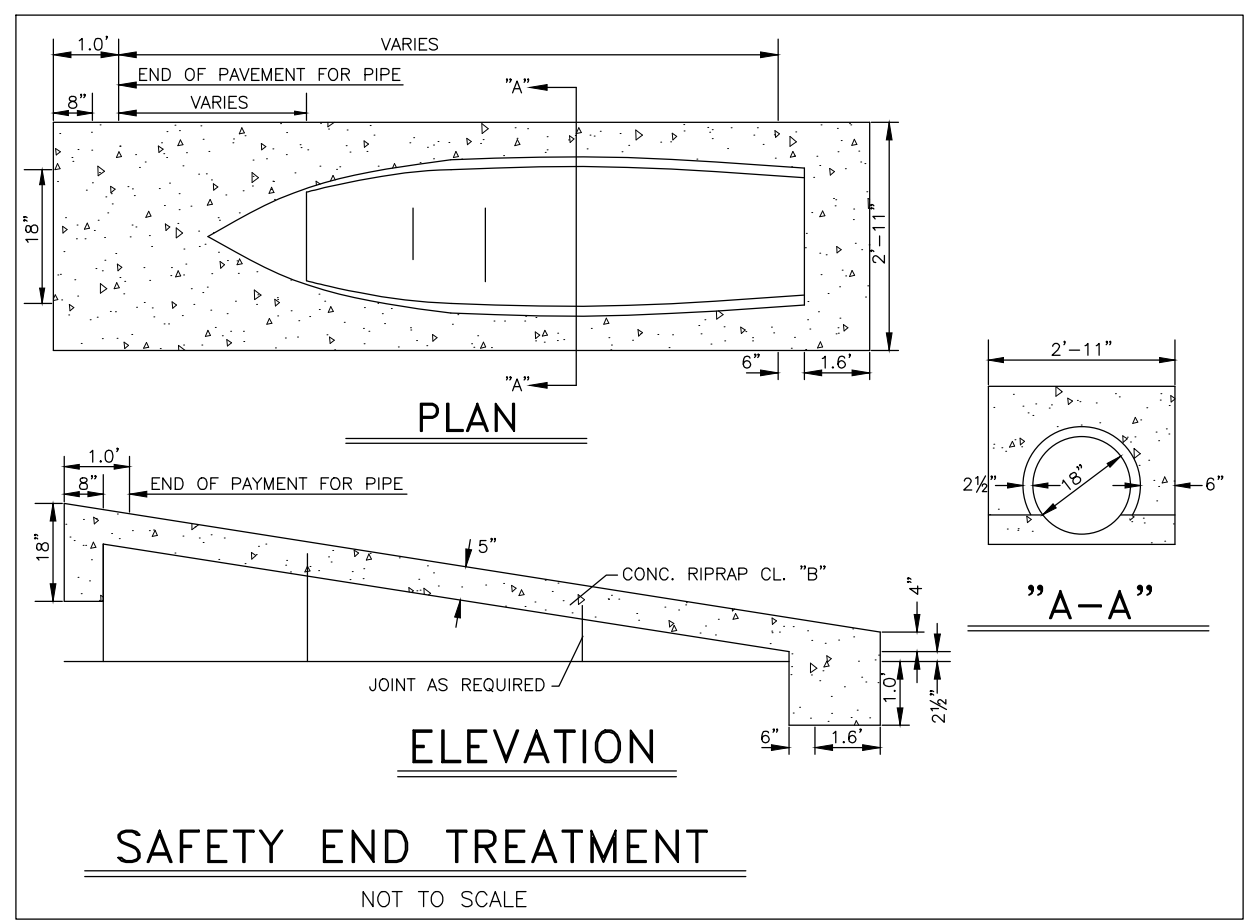


SCALE: 1" = 100'



COST ESTIMATE	
WATER DISTRIBUTION:	\$ 86,562.00
PAVING IMPROVEMENTS:	\$ 262,453.50
DRAINAGE IMPROVEMENTS:	\$ 1,182,662.50
OSSF IMPROVEMENTS:	\$ 56,000.00
<b>TOTAL:</b>	<b>\$ 1,587,678.00</b>

- A. 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") - PER RUN GRAVEL 4" MAX. SIZE.
  - B. 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. (12" LOOSE LIFTS, MECHANICAL COMPACTION).
  - C. TRENCH WIDTH - SHALL BE 6" MIN. TO 12" MIN. 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. 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-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, 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. FROM THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% 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.



1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO COUNTY DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCED STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 1" EXPANSION JOINT.

- 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.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SWIS CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.
  - SHEET 2.- WATER DISTRIBUTION MAP, ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
  - SHEET 3.- AGUA SUD DETAIL SHEET
  - SHEET 4.- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION; DETAILS.
  - SHEET 5.- STREETLIGHT LAYOUT
  - SHEET 6.- EROSION CONTROL PLAN

DATE OF PREPARATION:  
06/12/25

**DRAINAGE STATEMENT**  
FOR EDUARDO'S SUBDIVISION NO.27

**I. PROJECT LOCATION**  
This subdivision consists of 16 single family residential lots located on the East side of Texan Avenue and approximately 600 Feet North of W Mile 6 Road. Said subdivision is located within the City of Mission's 5-Mile ETJ in a 10.00-acre tract of land out of Lot 2, Block 15 Texan Gardens Subdivision, Hidalgo County, Texas, as per map thereof recorded in Volume 8, Pages 57-58, of the Hidalgo County Map Records.

**II. FLOOD PLAIN**  
The subject tract is located within Flood Zone "X" (unshaded) indicates areas to be outside 500-year floodplain, and a portion located within Flood Zone "A": a base flood elevation of 222.4 ft was determined in accordance the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 480334 0290 D, map revised June 6, 2000. The entire tract will be regraded and filled to BFE of 222.4ft, additionally, a LOMAR F application will be filled with FEMA.

**III. SOIL CONDITIONS**  
A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that the predominant soil of the subject site is classified as Brennan-3 (fine sandy loam) & Ramadero-50 (sandy clay loam).  
Brennan-3 fine sandy loam typically consists of a surface layer of dark grayish brown fine sandy loam about 15 inches thick. The next soil layer down, from 15 to 30 inches, is brown sandy clay loam. The next soil layer down, from 30 to 39 inches, is pale brown sandy clay loam. The soil down thereafter to approximately 72 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has medium available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a moderate hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Survey of Hidalgo County, Texas.  
Ramadero-50 sandy clay loam typically consists of a surface layer of very dark grayish brown sandy clay loam about 21 inches thick. The next soil layer from 21 to 27 inches is dark grayish brown sandy clay loam. The next layer from 27 to 39 inches is pale brown sandy clay loam. This soil is non-calcareous to 39 inches. The soil is moderately drained, has moderate permeability, surface runoff is slow, has high available water capacity, and moderate permeability. See attached Soil Survey of Hidalgo County, Texas.

**IV. EXISTING CONDITIONS**  
The subject tract is currently undeveloped moderate brush-land. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.68%).  
Existing runoff from the subject site is by form of sheet runoff flowing overland towards the west where it is intercepted by the roadside ditch of Texan Rd.

The Rational Method was utilized to determine the existing 10-year frequency event storm water runoff ( $Q_{EXIST} = 9.79$  cfs) for this site.

**V. PROPOSED CONDITIONS**  
Utilizing the 50-year frequency storm event, after development of this subdivision storm water runoff will be 30.23 cfs with an increased  $Q_{20.44}$  cfs the total proposed detention volume, in accordance with the County of Hidalgo's drainage requirements, is 23,007.4 cubic feet (0.54 acre-feet) (Refer to attached Drainage Calculations). Total detention volume will be calculated from PD Lateral extension 5. Excavation will also be used to fill subdivision to a base flood elevation of 222.4ft.

The proposed development site surface storm water runoff will be intercepted by proposed Type "A" inlets installed at appropriate locations. Said inlets will flow into proposed 24in RCP along the east side of Texan Rd. This proposed pipe will outfall to PD Lateral extension 5 a part of 2023 Bond project located on the Southwest corner of Texan Rd and Mile 6. This Ditch is owned and maintained by Hidalgo County Irrigation District #16.



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.

EDUARDO'S SUBDIVISION No.27  
PAVING AND DRAINAGE LAYOUT  
& STANDARD DETAILS

**INAGUIRRE**  
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SHEET No. 4  
OF 6 SHEETS