



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 EDUARDO'S NO. 26 SUBDIVISION, PRECINCT No. 3.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST OF WESTERN ROAD APPROXIMATELY 1/2 OF MILE NORTH OF MILE 6 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-07-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY AN EXISTING HCDD No. 1 REGIONAL DETENTION POND.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 8" LOCATION: WESTERN ROAD.

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

EDUARDO'S SUBDIVISION No. 26

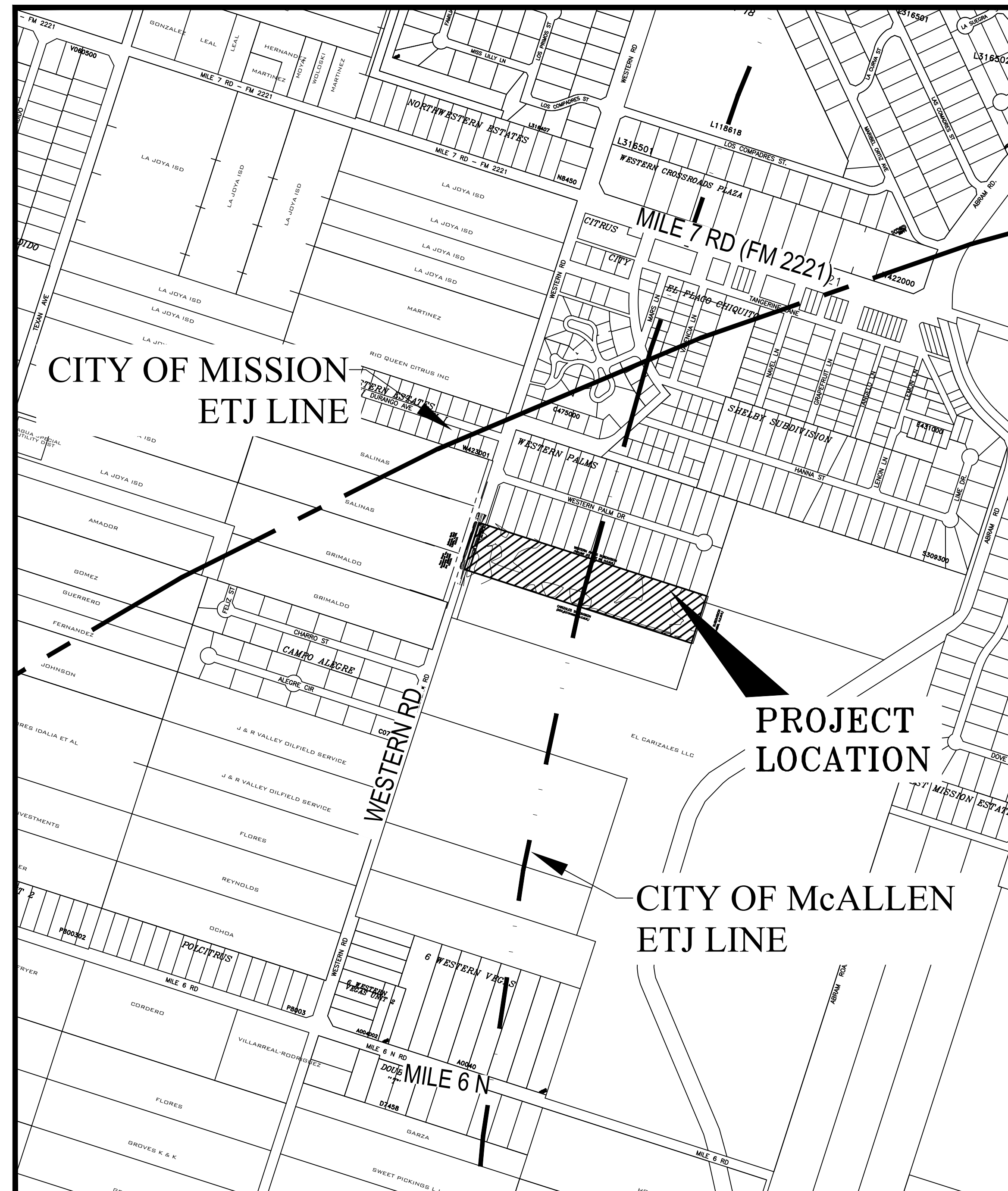
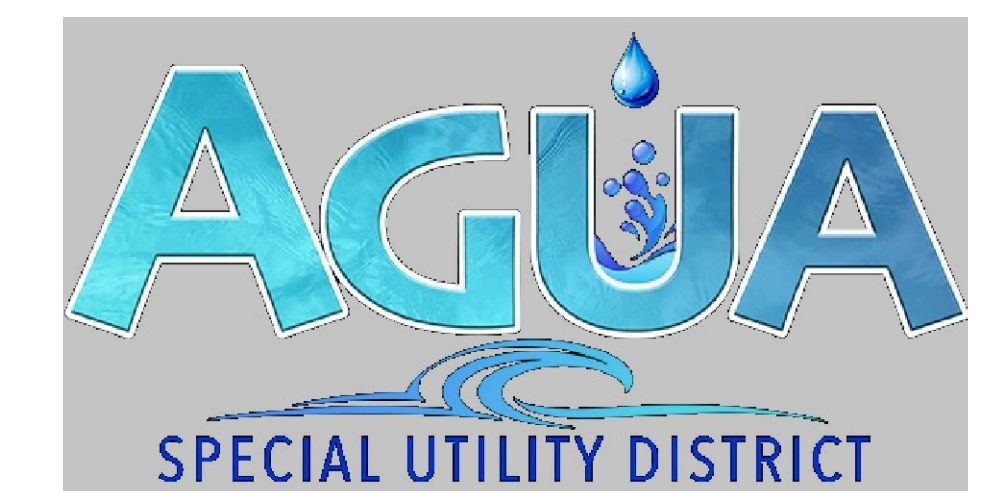
CITY OF MISSION (ETJ)

HIDALGO COUNTY

TEXAS



COMMISSIONER
Everardo "Ever" Villarreal



LOCATION MAP - SCALE: 1"=500'

APPROVED FOR CONSTRUCTION

Hidalgo County Planning Department

By: _____ DATE _____
SUBDIVISION COORDINATOR

By: _____ DATE _____
HIDALGO COUNTY DRAINAGE DISTRICT No.1

By: _____ DATE _____
CONSTRUCTION PROJECT ENGINEER

By: _____ DATE _____
PAVING CONTRACTOR

By: _____ DATE _____
DRAINAGE CONTRACTOR

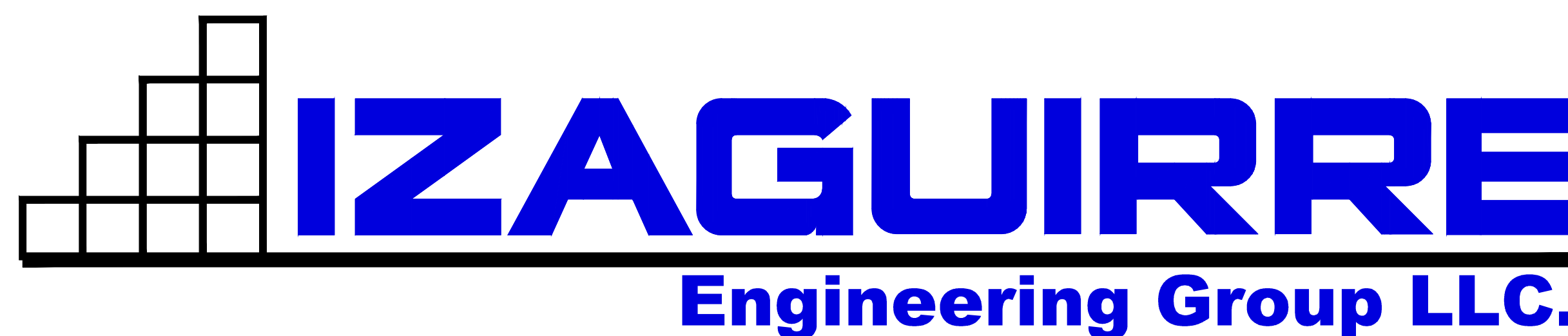
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE HIDALGO COUNTY DRAINAGE DISTRICT No.1. ALL CONSTRUCTION SHALL COMPLY WITH ALL STATE, COUNTY, FEDERAL, UTILITY PROVIDERS AND SOUND ENGINEERING PRACTICE. ANY DEVIATION FROM THE PLANS SHALL BE REPORTED TO THE APPROPRIATE DEPARTMENTS AND A WRITTEN ACKNOWLEDGEMENT FROM THE PLANNING DEPARTMENT SHALL BE OBTAINED BY THE ENGINEER BEFORE ANY WORK MAY BE CONDUCTED.



02/19/25
Gilberto A. Gracia
GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E. GRIFFIN PKWY SUITE 2
MISSION, TEXAS 78574

DATE OF PREPARATION:
02/19/25

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	



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

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SUBDIVISION PLAT OF: EDUARDO'S SUBDIVISION No. 26

A 9.93-ACRE TRACT (10 ACRES RECORDED) OF LAND, MORE OR LESS, BEING THE NORTH 10 ACRES OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58 MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN WARRANTY DEED (CLERK'S DOCUMENT NUMBER 3121924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED ON THE EAST SIDE OF WESTERN AVENUE APPROXIMATELY 2,920 FEET NORTH OF MILE 6 ROAD NORTH, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

METES AND BOUNDS
A 9.93-ACRE TRACT (10 ACRES RECORDED) OF LAND, MORE OR LESS, BEING THE NORTH 10 ACRES OUT OF THE SOUTH TWENTY (S 20) ACRES OF THE NORTH 40 (N 40) OF THE WEST 127.33 ACRES OF THE SOUTH 179.39 ACRES LYING WEST OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 EXISTING MAIN CANAL AND SOUTH OF CITRUS CITY TOWNSHIP, OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58 MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN WARRANTY DEED (CLERK'S DOCUMENT NUMBER 3121924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED ON THE EAST SIDE OF WESTERN AVENUE APPROXIMATELY 2,920 FEET NORTH OF MILE 6 ROAD NORTH, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE AT THE APPARENT EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID WESTERN AVENUE AND OF SAID MILE 6 ROAD NORTH FOR THE APPARENT SOUTHWEST CORNER OF SAID BLOCK 16, THENCE, NORTH 05°52'20" EAST, WITH SAID WESTERN AVENUE EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID BLOCK 16, A DISTANCE OF 2,920.00 FEET TO A POINT; SOUTHWEST CORNER OF SAID 9.93-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 9.93-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, NORTH 08 DEGREES 52 MINUTES 20 SECONDS EAST, WITH THE SAID WESTERN AVENUE EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID BLOCK 16, A DISTANCE OF 299.87 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR AN APPARENT INTERNAL CORNER SAID CARIZALES SUBDIVISION AND THE SOUTHEAST CORNER OF SAID 9.93-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 81 DEGREES 07 MINUTES 40 SECONDS EAST, WITH THE APPARENT SOUTH LOT LINE OF SAID WESTERN PALMS SUBDIVISION AND THE NORTH LOT LINE OF SAID 9.93-ACRE TRACT, A DISTANCE OF 30.00 FEET PAST A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED DEDICATED EAST RIGHT-OF-WAY LINE OF SAID WESTERN AVENUE VIA THIS PLAT, CONTINUING FOR TOTAL DISTANCE OF 1,451.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EASTERMOST WEST LOT LINE OF CARIZALES SUBDIVISION (DOCUMENT NO. 3194859, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE APPARENT SOUTHEAST CORNER OF SAID WESTERN PALMS SUBDIVISION AND THE NORTHEAST CORNER OF SAID 9.93-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 08 DEGREES 53 SECONDS 12 SECONDS WEST, WITH THE SAID EASTERMOST WEST LOT LINE OF SAID CARIZALES SUBDIVISION AND THE APPARENT EAST LOT LINE OF SAID 9.93-ACRE TRACT, A DISTANCE OF 299.87 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR AN APPARENT INTERNAL CORNER SAID CARIZALES SUBDIVISION AND THE SOUTHEAST CORNER OF SAID 9.93-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 80 DEGREES 58 MINUTES 27 SECONDS WEST, WITH THE APPARENT WESTERMOST NORTH LOT LINE OF SAID CARIZALES SUBDIVISION AND THE SOUTH LOT LINE OF SAID 9.93-ACRE TRACT, A DISTANCE OF 1,401.93 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID WESTERN AVENUE PROPOSED DEDICATED EAST RIGHT-OF-WAY LINE, THENCE ANOTHER 20.00 FEET PAST A NO. 4 REBAR FOUND WITH CAP ON THE SAID WESTERN AVENUE EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,451.93 FEET TO THE SAID POINT OF BEGINNING (P.O.B.) OF SAID 9.93-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 9.93-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 9.93-ACRE TRACT OF LAND HEREIN DESCRIBED, CONTAINING 9.93 ACRES, WHICH LIES IN EXISTING ROAD RIGHT-OF-WAY, AND 0.136 OF AN ACRE ADDITIONAL ROAD RIGHT-OF-WAY TO BE DEDICATED VIA THIS PLAT, FOR A NET OF 9.930 ACRES, MORE OR LESS.

Bearing basis as per the West right-of-way line in a survey plat of 1.704 acres prepared and signed by Michael Fabian Surveying, Inc., W.O.# 3972 (OLD W. O. #666)

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JUNE 2nd, 2020.

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

I, **DIANA IZAGUIRRE**, OWNER OF THE 9.93 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **EDUARDO'S SUBDIVISION No. 26**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

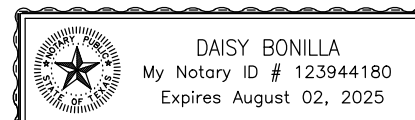
- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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 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

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. 26** 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 THIS PURPOSE.

ROBERTO SALINAS, P.E.
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.

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

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 WHETHER SHOWN OR NOT.

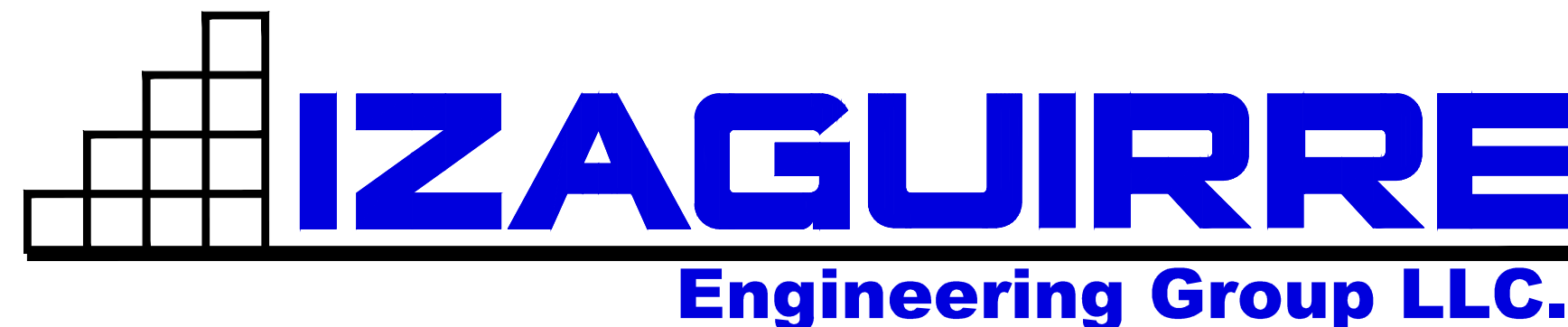
ATTEST: _____
PRESIDENT SECRETARY

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. 26** was reviewed and approved by the Hidalgo County Commissioners Court on _____.

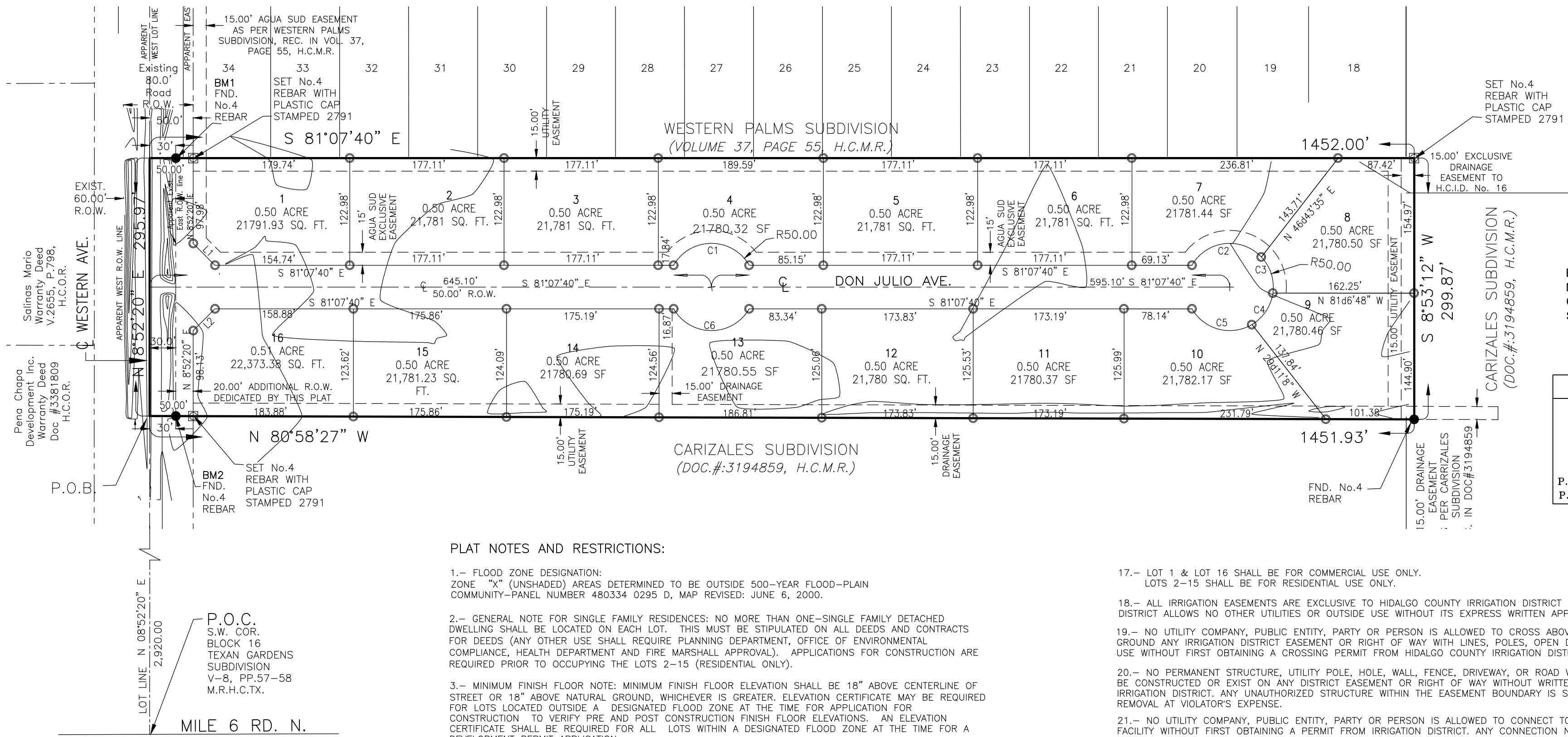
Hidalgo County Judge _____ date _____
ATTEST: _____
Hidalgo County Clerk _____ date _____

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 L. GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369-0988	



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

DATE OF PREPARATION:
05/28/25



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION:
ZONE "A" (UNSHADDED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY PANEL NUMBER 480334 0295 D, MAP REVISED, JUNE 6, 2020.
- 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 OCCUPYING THE LOTS 2-15 (RESIDENTIAL ONLY).
- 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.
- MINIMUM BUILDING SETBACK LIMITS:
FRONT25.00' OR GREATER FOR EASEMENTS
FRONT CUL-DE-SAC15.00' OR GREATER FOR EASEMENTS
GARAGE18.00', EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES REAR15.00' OR GREATER FOR EASEMENTS, EXCEPT 25.00' FOR DOUBLE FRONTING LOTS
INTERIOR SIDES6.00', OR GREATER FOR EASEMENTS
SIDE CORNER10.0' 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 OBTAIN A TOTAL OF 35,392 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.
- 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. 225.33 AT AN IRON ROD FOUND ON THE INTERSECTION OF THE EXISTING R.O.W. LINE AND THE NORTH PROPERTY LINE OF THIS DEVELOPMENT. X=1019387.028, Y=1864348.988, N.A.V.D. 88 DATUM.
B.M. 2: ELEV. 225.67 AT AN IRON ROD FOUND ON THE INTERSECTION OF THE EXISTING R.O.W. LINE AND THE SOUTH PROPERTY LINE OF THIS DEVELOPMENT. X=1019350.95, Y=1864029.752, 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.
- THE RESIDENTIAL LOTS (2-15) 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 OCCUPYING 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.
- LOT 1 AND LOT 16 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ASHUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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 SEWAGE 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 HAS 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 DRAINAGE SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
G. 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:
ANCHORING OF SEPTIC TANK(S)
BACK FLOW VALVES
SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- DIANA IZAGUIRRE THE OWNER & SUBDIVIDER OF **EDUARDO'S SUBDIVISION No. 26**, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 4.
- ALL AGUA SUD EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF AGUA SUD.
- LOT 1 & LOT 16 SHALL BE FOR COMMERCIAL USE ONLY. LOTS 2-15 SHALL BE FOR RESIDENTIAL USE ONLY.
- 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.
- 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.
- 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.
- 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.26**, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 2nd, 2020.



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

STATE OF TEXAS COUNTY OF HIDALGO

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



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



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

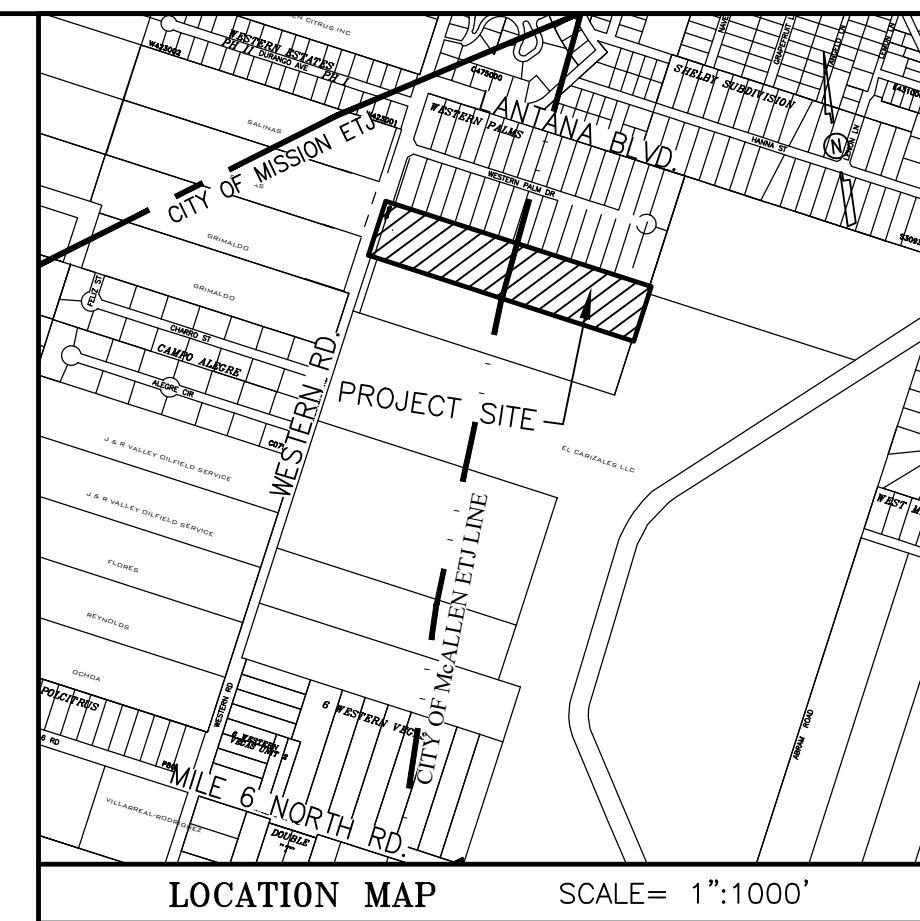
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SCALE: 1" = 100'
BEARING BASIS AS PER
NAD 1983 STATE PLANE
COORDINATES TEXAS
SOUTH FIPS 4205 FEET

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



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
EDUARDO'S SUBDIVISION No. 26 IS LOCATED IN WEST HIDALGO COUNTY, ON THE EAST SIDE OF WESTERN ROAD AND APPROXIMATELY 2,920 FEET NORTH OF MILE 6 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,394). THIS SUBDIVISION LIES WITHIN THE CITY OF MISSION 5-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

CURVE DATA TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	50.00'	104.72'	86.60'	N81°07'40"W	120°00'00"
C2	50.00'	92.82'	80.05'	N87°56'52"W	106°21'33"
C3	50.00'	45.05'	43.54'	S08°57'31"E	51°37'08"
C4	50.00'	44.96'	43.46'	S42°36'49"W	51°37'08"
C5	50.00'	78.97'	71.02'	N66°22'31"W	90°29'46"
C6	50.00'	104.72'	86.60'	N81°07'40"W	120°00'00"

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 36°07'40" E	35.36'
L2	S 53°52'20" W	35.36'

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

THIS PLAT OF **EDUARDO'S SUBDIVISION No. 26** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **EDUARDO'S SUBDIVISION No. 26** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION _____ DATE _____

ATTEST: _____
CITY SECRETARY _____ 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; 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.B. 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 REPORT 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

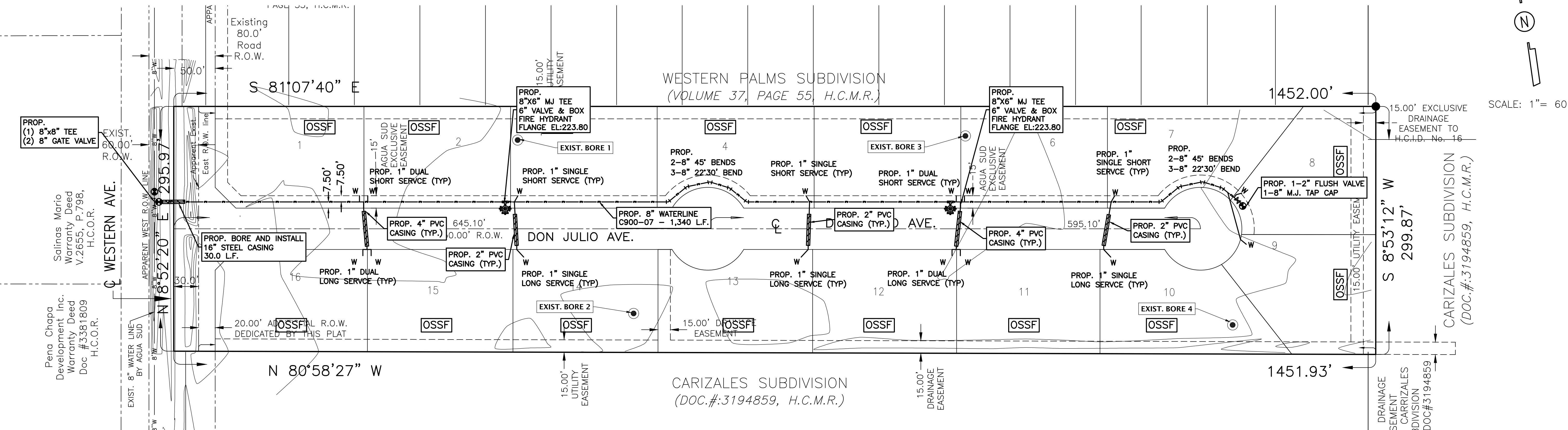
SHEET NO. 1 OF 6 SHEETS		FILENAME: S:\1 Izaguirre_Engineering\Subdivision Projects\Eduardo's 26			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	DATE	
DEC. 12, 2022					
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	DATE	

NO.	SHEET	REVISION	DATE	APPROVED

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. 26

MAP OF UTILITIES DISTRIBUTION



FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 26:
By GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.
WATER SUPPLY:
EDUARDO'S SUBDIVISION No. 26 HAS BEEN 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 8" DIAMETER LINE RUNNING ALONG WESTERN RD.
THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No.26 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE THAT RUNS ALONG THE WEST SIDE OF WESTERN ROAD. THE PROPOSED 8" DIAMETER WATER LINE RUNS EAST FOR ALONG THE SOUTH SIDE OF PROPOSED STREET.

FROM THE PROPOSE 8" DIAMETER WATERLINE, THE FOUR (4) DUAL SERVICES AND THE EIGHT (8) SINGLE SERVICES OF 1" 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 HAD BEEN INSTALLED AT A TOTAL COST OF \$ 86,310.00 OR \$5,394.37 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 HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.
SEWAGE FROM THE EDUARDO'S SUBDIVISION NO 26 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, 10 & 14 (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, HAVE COST A GRAND TOTAL OF \$ 168,982.00 WHICH EQUALS TO \$ 10,561.37 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.

02/19/25
Gilberto A. Gracia - P.E. No. 62477
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.

COST ESTIMATE	
WATER DISTRIBUTION:	\$ 86,310.00
PAVING IMPROVEMENTS:	\$ 269,993.33
DRAINAGE IMPROVEMENTS:	\$ 128,860.00
OSSF IMPROVEMENTS:	\$ 56,000.00
TOTAL:	\$ 541,163.33

EDUARDO'S SUBDIVISION No. 26:
POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.
EDUARDO'S SUBDIVISION No. 26 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE AGUA SUD PRESENTÓ SUFFICIENTE DOCUMENTACIÓN 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 8" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO OESTE DE LA CALLE WESTERN ROAD.
EL SISTEMA DE AGUA PARA EDUARDO'S No. 26 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIÁMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIÁMETRO QUE CORRE EN EL LADO OESTE DE LA CALLE WESTERN ROAD, LA LINEA PROPUESTA DE 8" DE DIÁMETRO CORRE HACIA EL ESTE DEL LADO SUR DE LA CALLE PROPUESTA.

DE LA LINEA DE 8" DE DIÁMETRO SE DESPRENDEN CUATRO (4) SERVICIOS DOBLES Y OCHO (8) SERVICIOS SENCILLOS DE 1" DE DIÁMETRO QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIÁMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$ 86,310.00 O \$5,394.37 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO 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 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACIÓN DE CADA MEDIDOR, TARIAS DE CONEXIÓN Y MIEMBRESÍAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA AGUA SUD INSTALARÁ 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 SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description and Costs.
SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR DE LA SUBDIVISION EDUARDO'S SUBDIVISION NO 26. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (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, 10 Y 14 (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 FLUYE BIEN

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON US\$ 3,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS 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 SÉPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SÉPTICAS 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\$ 168,982.00 LO CUAL EQUIVALE A US\$ 10,561.37 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$ 3,500.00 A UN COSTO TOTAL DE \$ 56,000.00 TODA LA SUBDIVISION.

02/19/25
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.

SUBDIVIDER CERTIFICATION:
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT
(a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND
(b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1.- I, DIANA IZAGUIRRE, SUBDIVIDER OF EDUARDO'S SUBDIVISION No.26, 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.

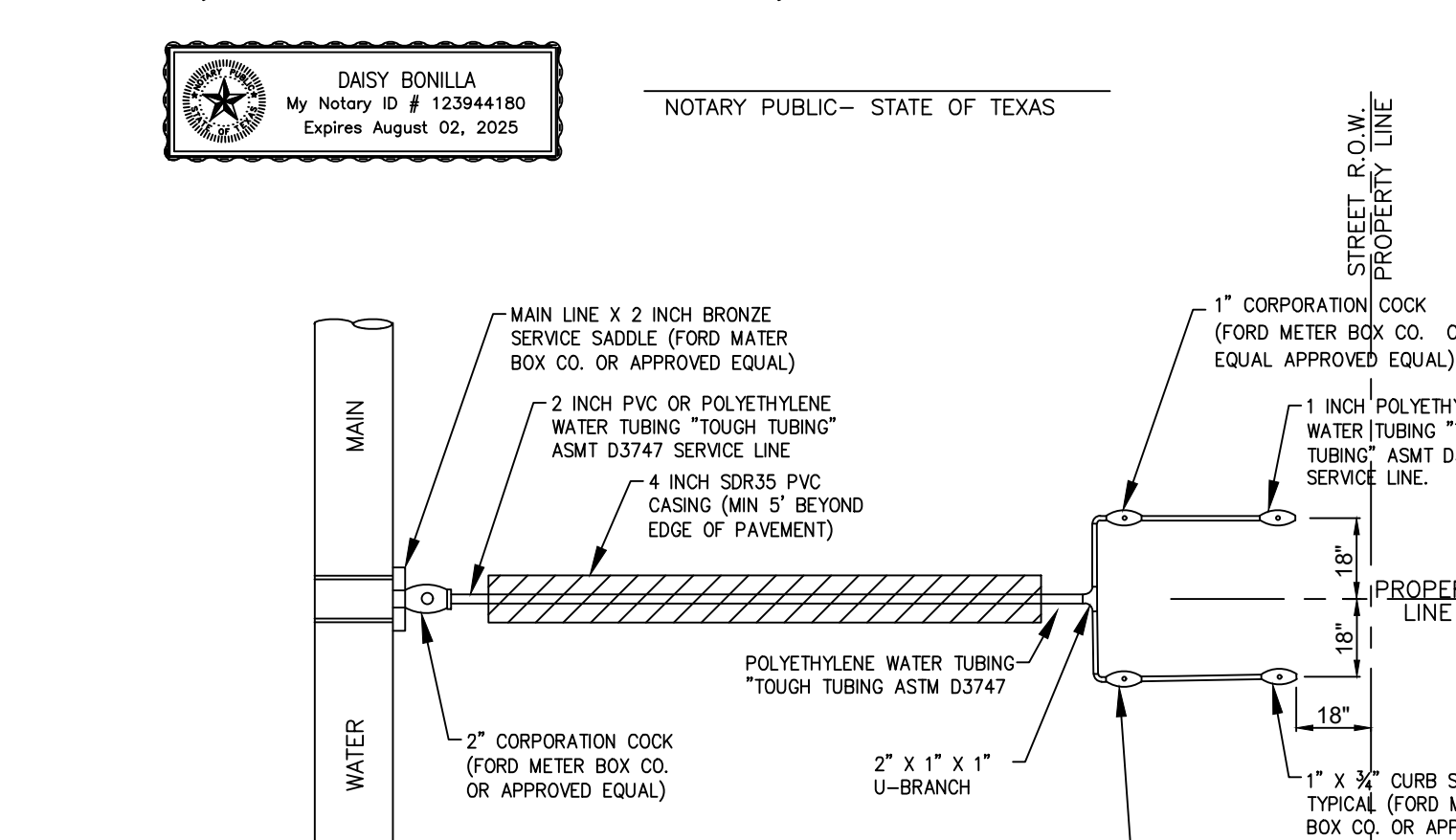
DIANA IZAGUIRRE - PRESIDENT
LAS DIANAS LAND DEVELOPMENT, LLC
2121 E. GRIFFIN PARKWAY SUITE 2
MISSION, TEXAS 78574

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 _____, 2024.

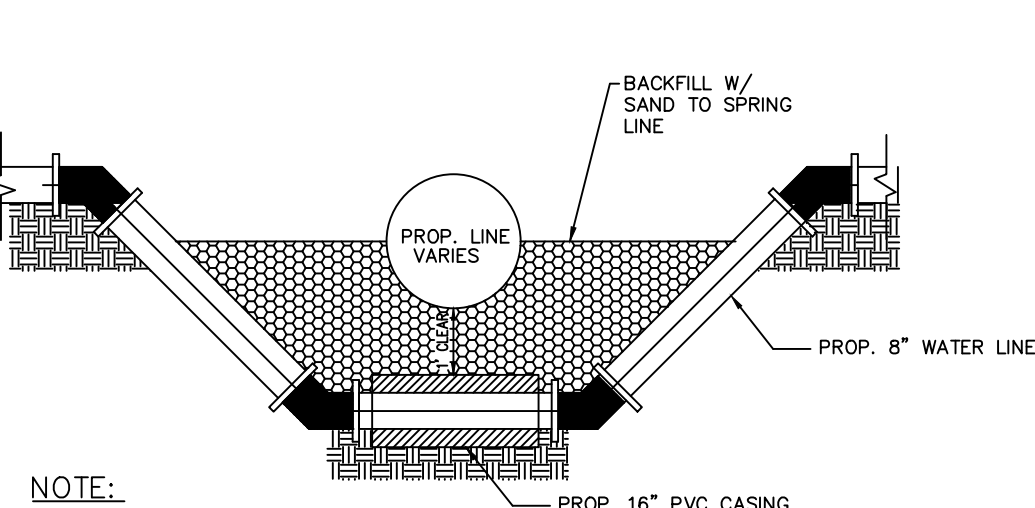
DAISY BONILLA
My Notary ID # 123944180
Expires August 02, 2025

NOTARY PUBLIC - STATE OF TEXAS



GENERAL CONSTRUCTION NOTES:

- ALL EXISTING WATER LINES TO BE C-900 DR-18.
- CONTRACTOR TO INSTALL 1" 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.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
- SEE WATER DETAIL SHEET FOR MORE INFORMATION.
- ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



NOTE:
ALL BENDS AND JOINTS MUST BE SUPPORTED BY A CONC. THRUST BLOCK, APPROVED EQUAL OR AS DIRECTED BY ENGINEER

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.
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- SHEET 5.- STREETLIGHT LAYOUT
- SHEET 6.- EROSION CONTROL PLAN

DATE OF PREPARATION:
02/19/25

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

OSSF ON-SITE SEWAGE FACILITIES

DUAL WATER SERVICE CONNECTION
N.T.S.

EDUARDO'S SUBDIVISION No.26
UTILITIES LAYOUT

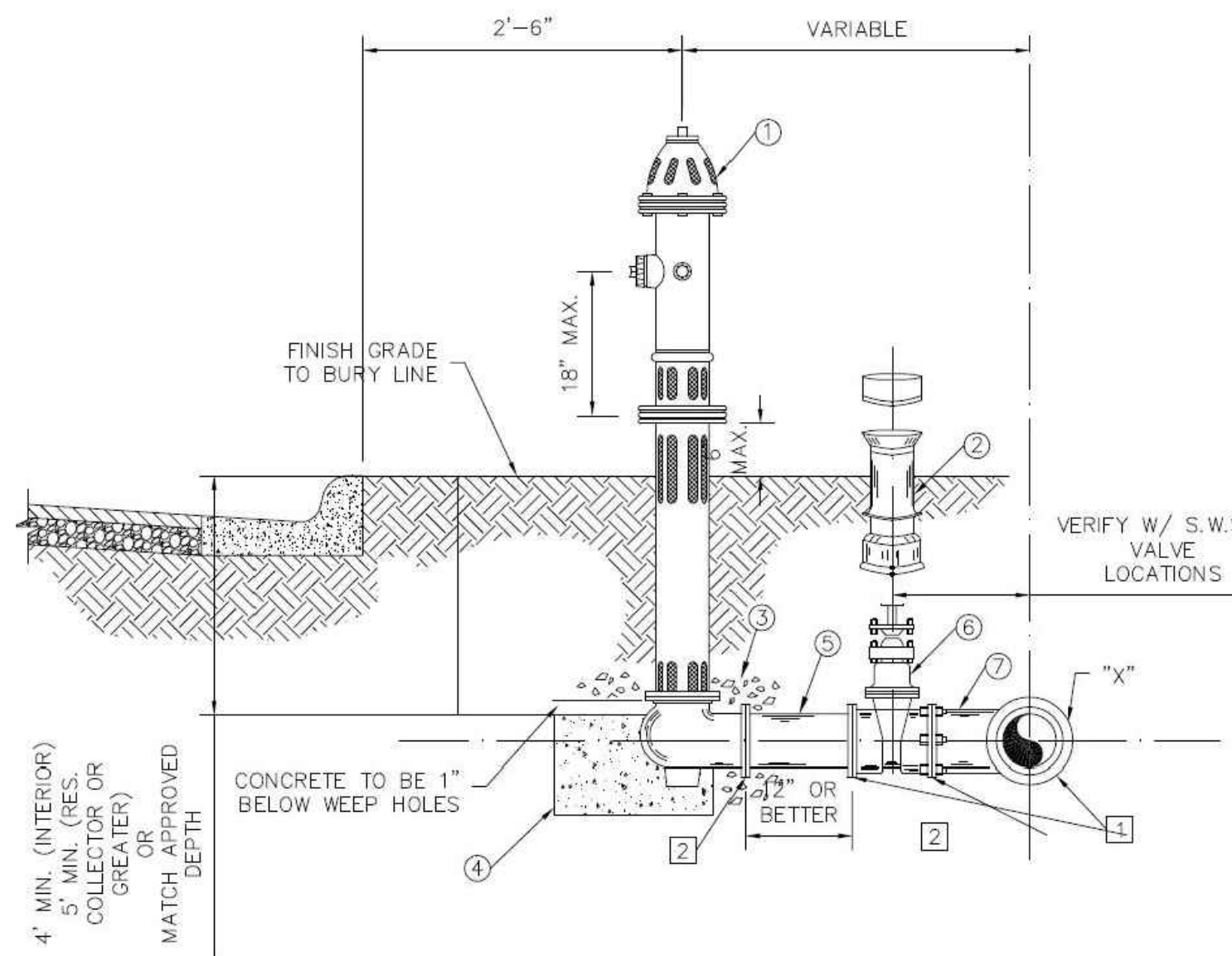
IZAGUIRRE
Engineering Group LLC.

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. 26

02/19/25
Gilberto A. Gracia



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 LIEU 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

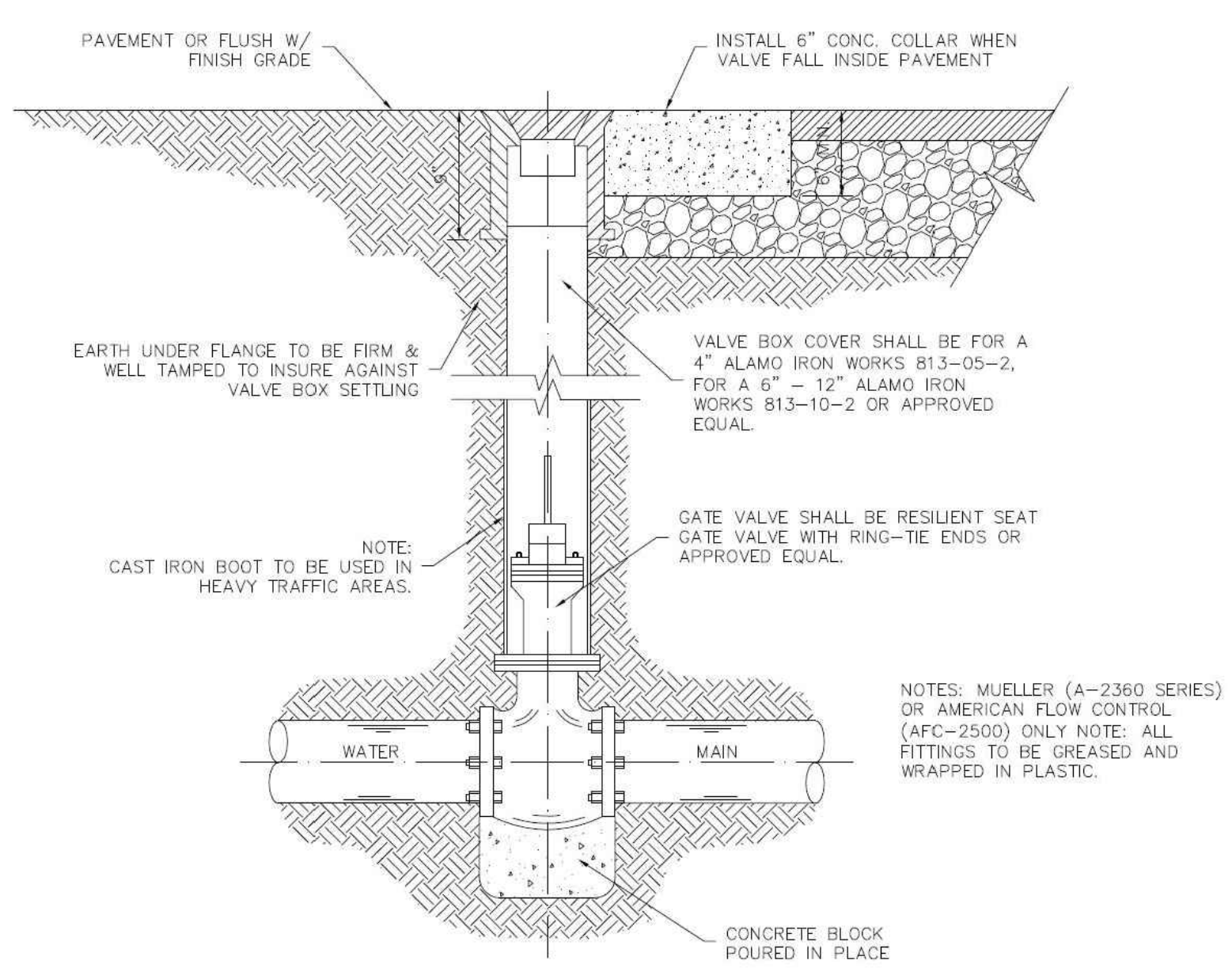
FIRE HYDRANT UNIT SHALL INCLUDE:

- 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
- 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
- X"x6" CAST IRON TEE (FLANGED X M.J.)
- X" WATER MAIN DIA.

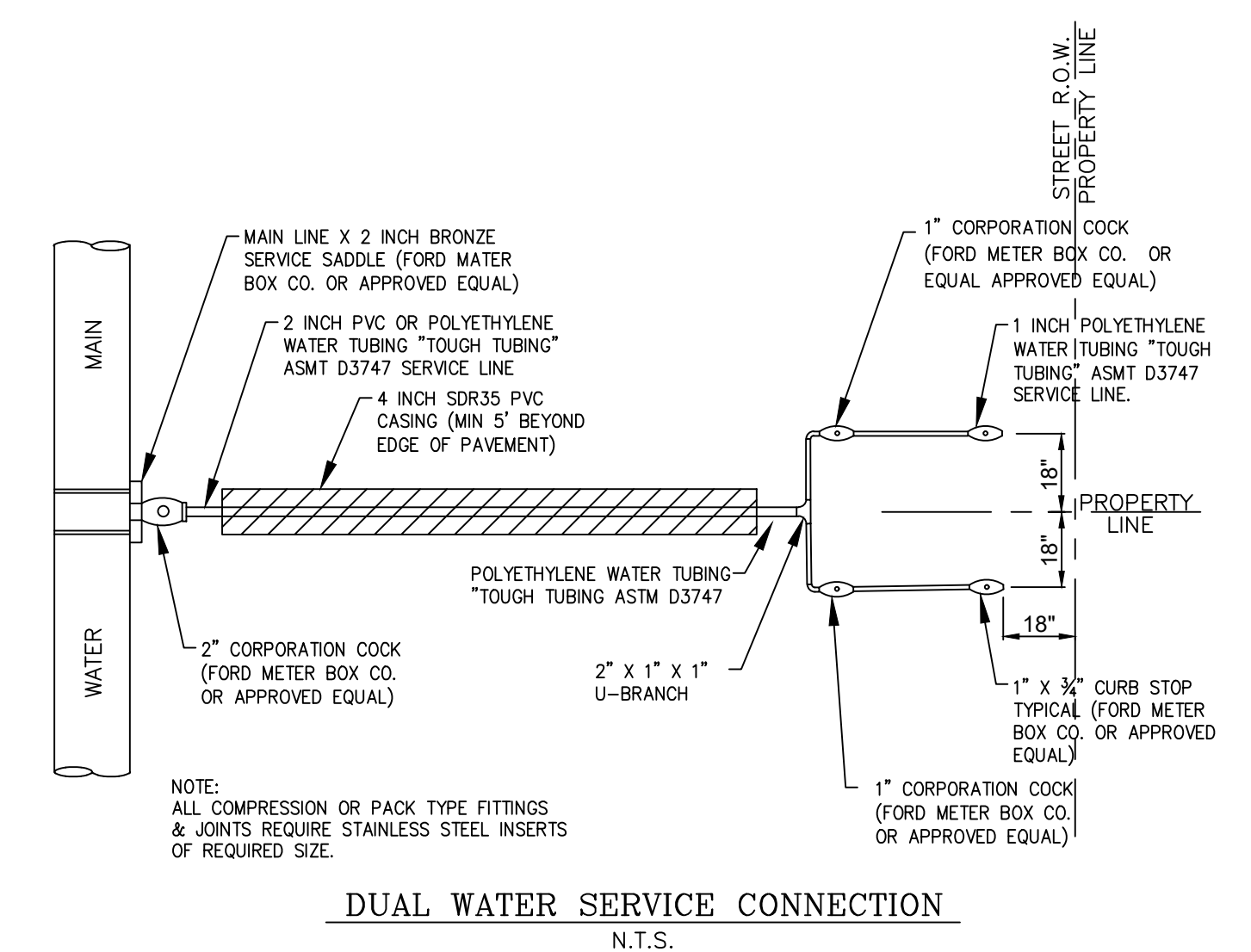
1 MECHANICAL JOINT
2 FLANGE

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.

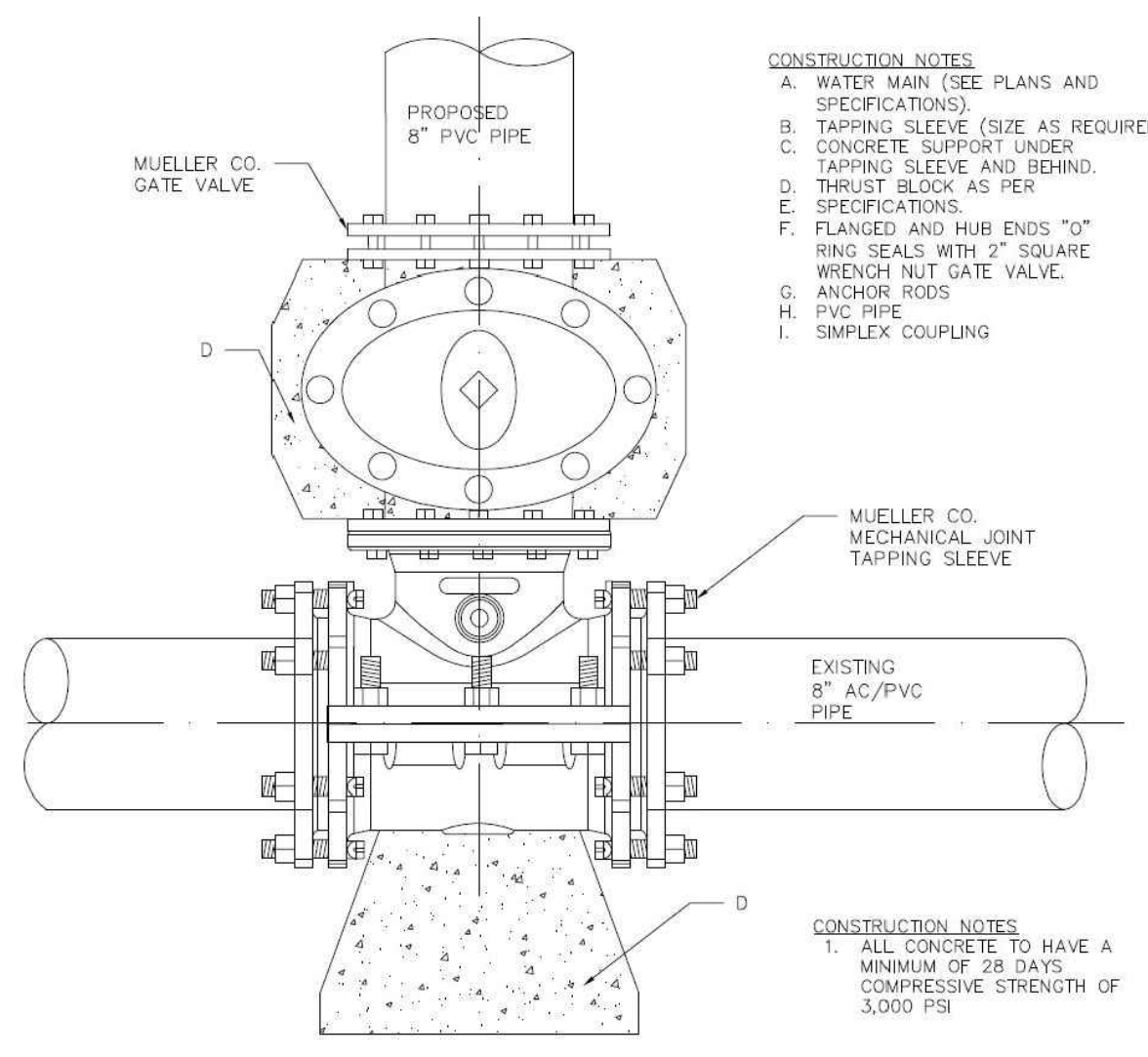
TYPICAL FIRE HYDRANT DETAIL



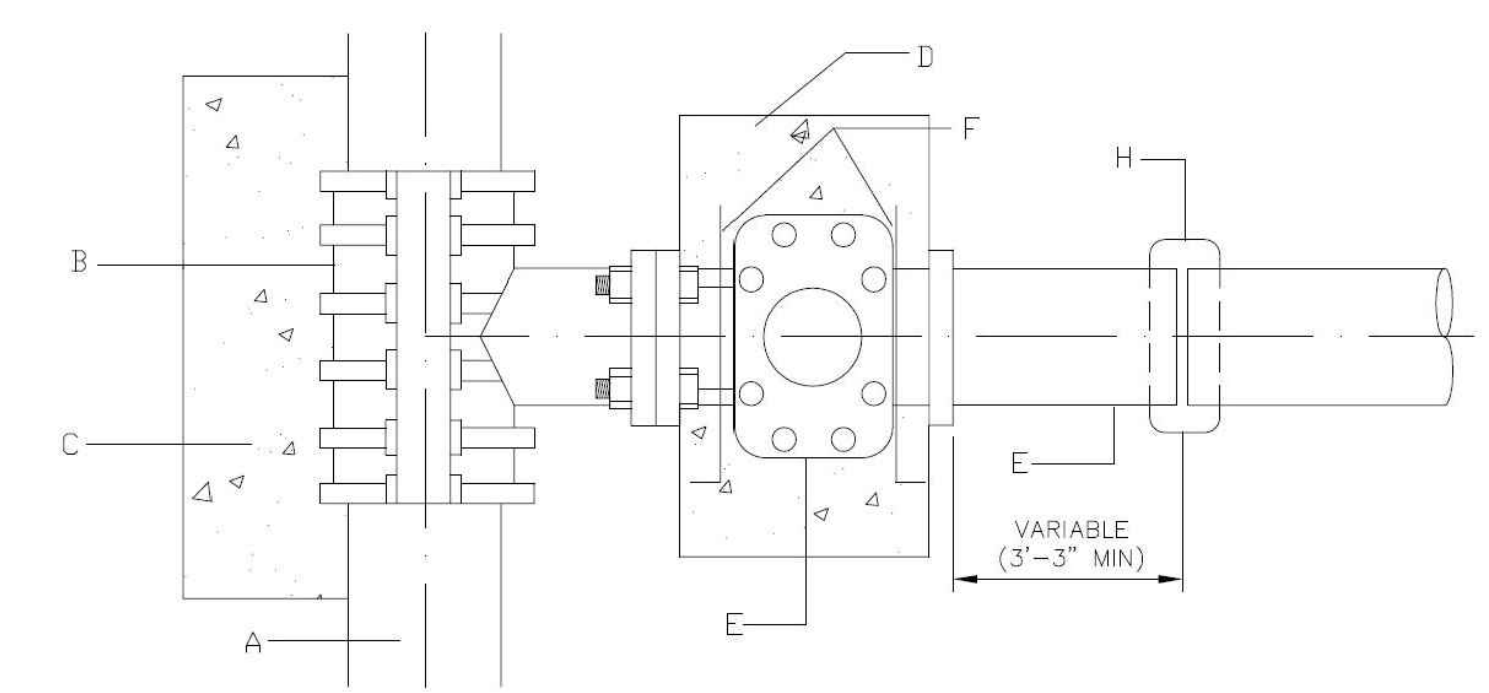
TYPICAL VALVE AND VALVE BOX INSTALLATION



DUAL WATER SERVICE CONNECTION
N.T.S.



SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



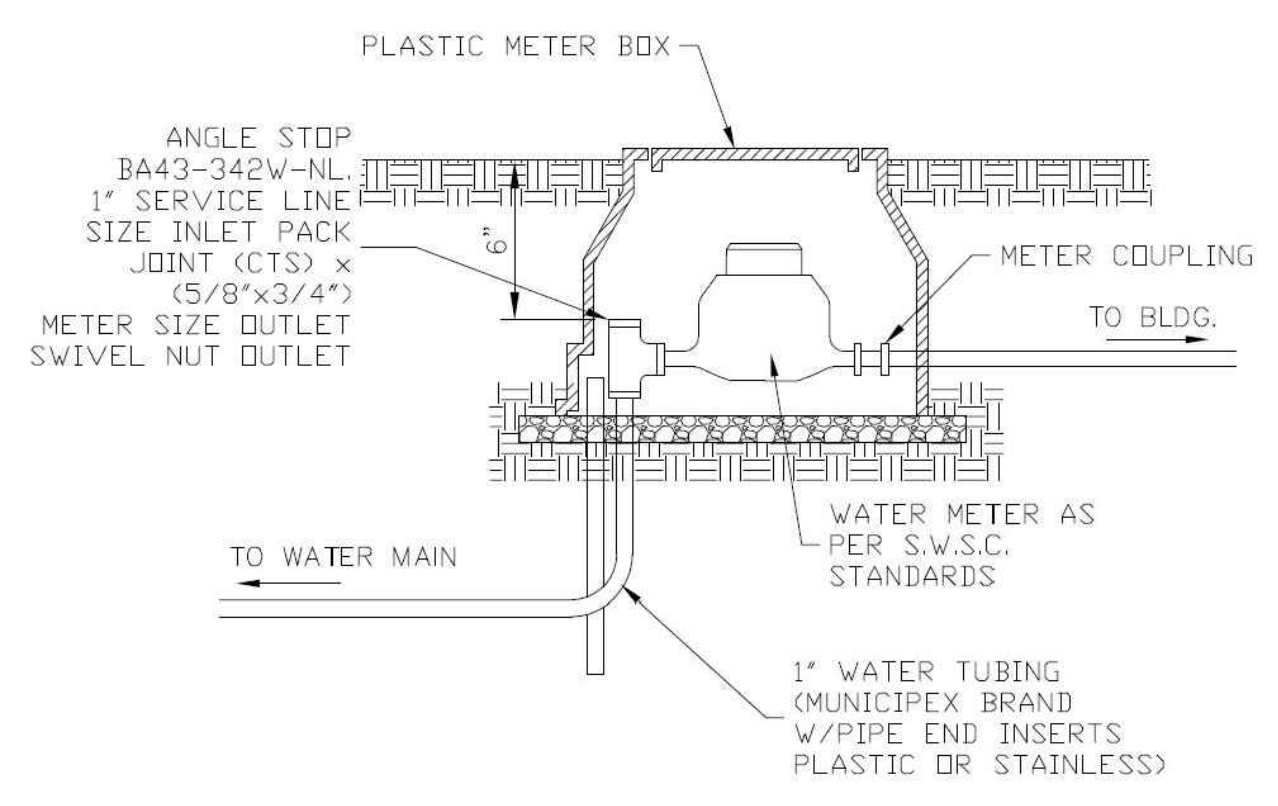
GENERAL NOTES:

- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

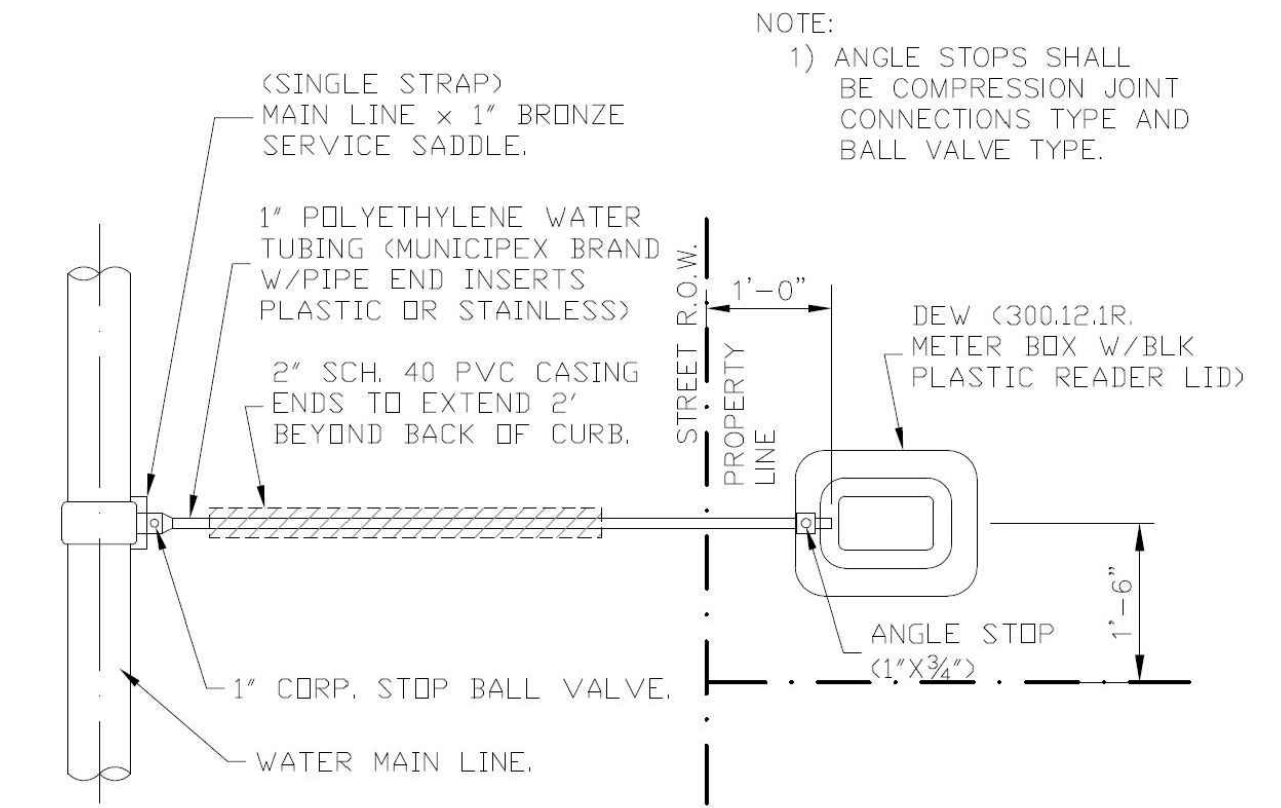
CONSTRUCTION NOTES:

- WATER MAIN. (SEE PLANS AND SPECIFICATIONS)
- TAPPING SLEEVE (SIZE AS REQUIRED).
- CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
- THRUST BLOCK AS PER SPECIFICATIONS.
- FLANGED AND HUB ENDS "D" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
- ANCHOR RODS.
- PVC PIPE.
- SIMPLEX COUPLING.

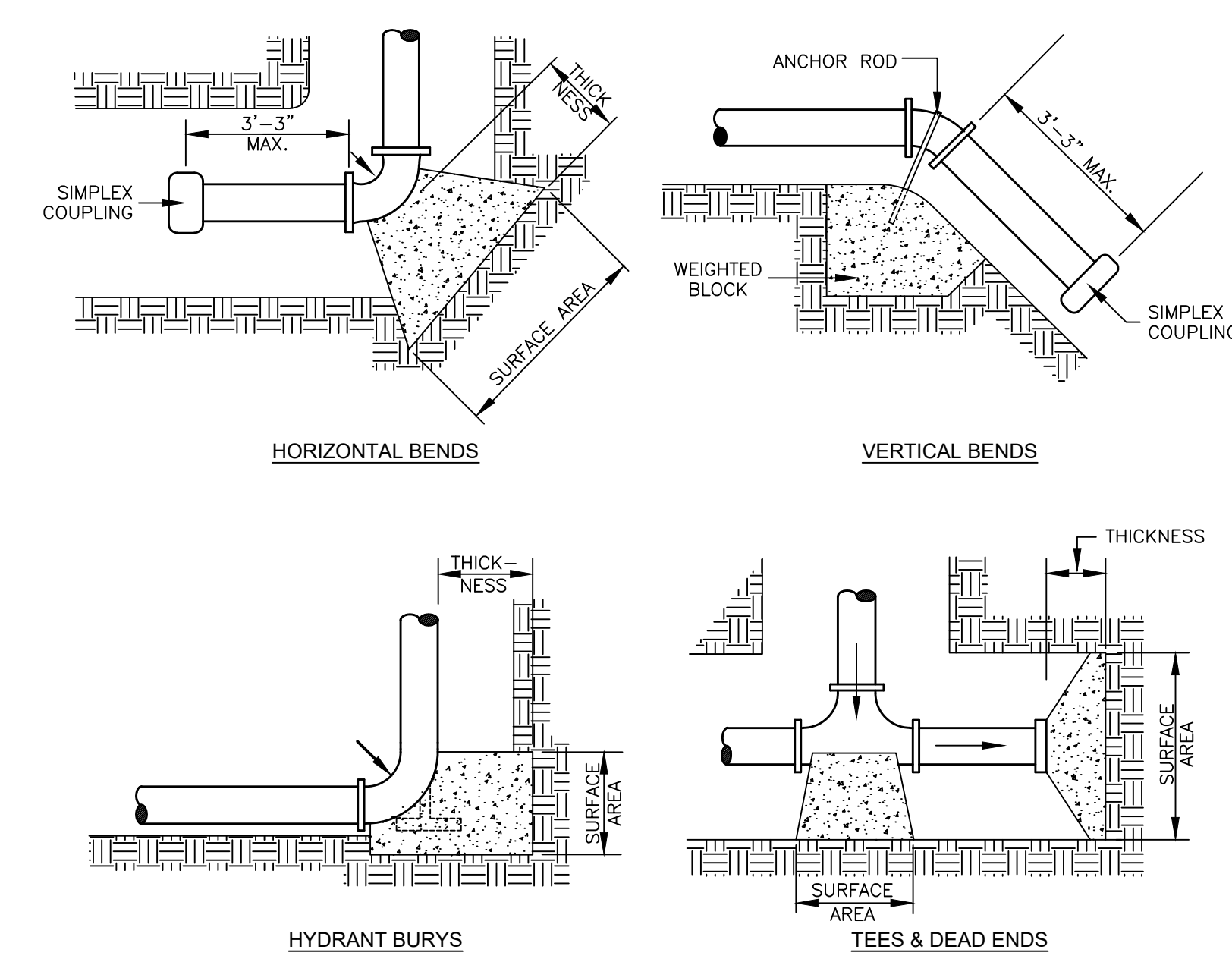
WATER TAPPING SLEEVE AND VALVE INSTALLATION



TYPICAL WATER SERVICE CONNECTION



TYPICAL SINGLE WATER SERVICE CONNECTION



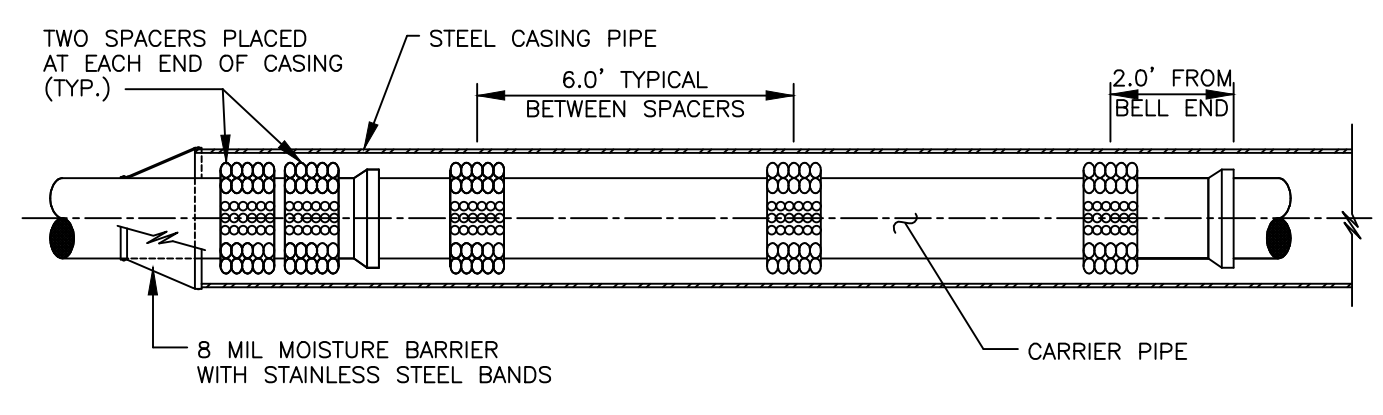
TYPICAL THRUST BLOCK DETAILS

THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - lbs.
22° 1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	14	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.

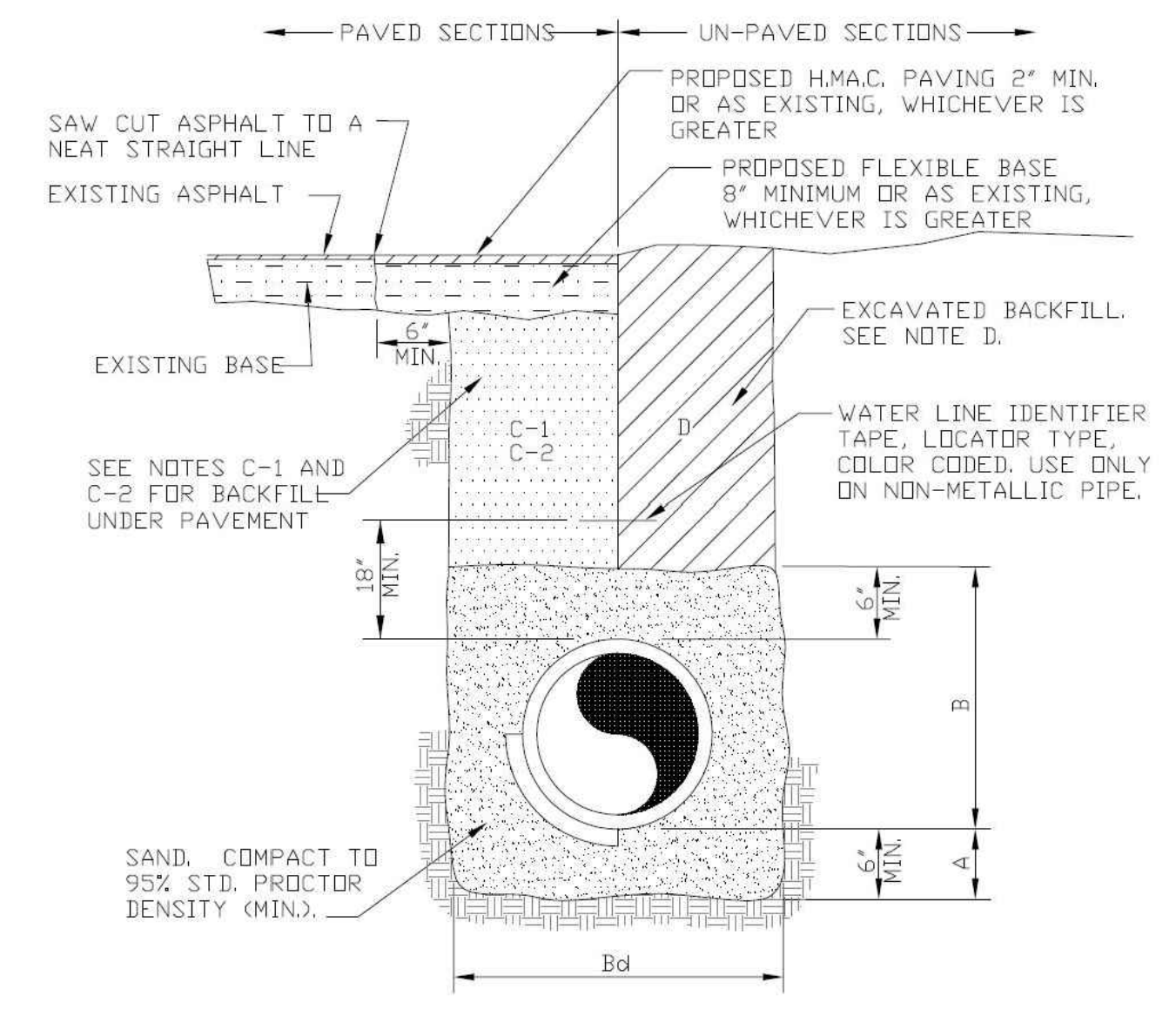
BORING INSTALLATION	
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"



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 MISSION, AND AGUA SUD.



TYPICAL WATER LINE & SEWER FORCEMAIN BEDDING DETAIL

DATE OF PREPARATION:
02/19/25

EDUARDO'S SUBDIVISION No.26
TYPICAL WATER SYSTEM DETAILS

IZAGUIRRE
Engineering Group LLC.

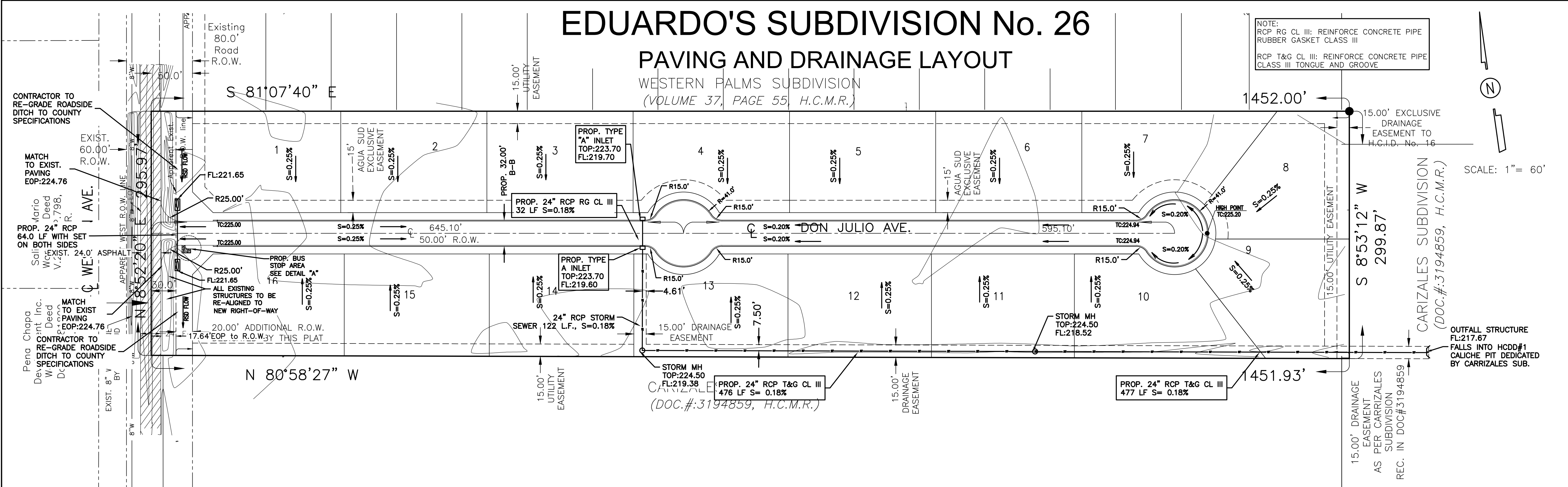
2121 E GRIFFIN PKWY SUITE 2 MISSION, TEXAS, 78574
PHONE (956) 584-0554 FAX (956) 584-0049
F-10214

EDUARDO'S SUBDIVISION No. 26

PAVING AND DRAINAGE LAYOUT

WESTERN PALMS SUBDIVISION
(VOLUME 37, PAGE 55, H.C.M.R.)

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



DRAINAGE STATEMENT
FOR
EDUARDO'S SUBDIVISION NO.26

I. PROJECT LOCATION
THIS SUBDIVISION CONSISTS OF 16 RESIDENTIAL LOTS LOCATED ON WESTERN RD & 6 1/2 MILE ON THE EAST SIDE OF THE ROAD SAID SUBDIVISION LOCATED WITHIN THE CITY OF MISSION'S 5-MILE ETJ IS A 9.93-ACRE TRACT OF LAND (NORTH 10 ACRES RECORDED) OUT OF BLOCK 16, 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 IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.

III. SOIL CONDITIONS
A REVIEW OF THE U.S. SOIL CONSERVATION SURVEY OF HIDALGO COUNTY INDICATES THAT THE PREDOMINANT SOIL OF THE SUBJECT SITE IS CLASSIFIED AS HIDALGO-25 (FINE SANDY LOAM) & HIDALGO-28 (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.

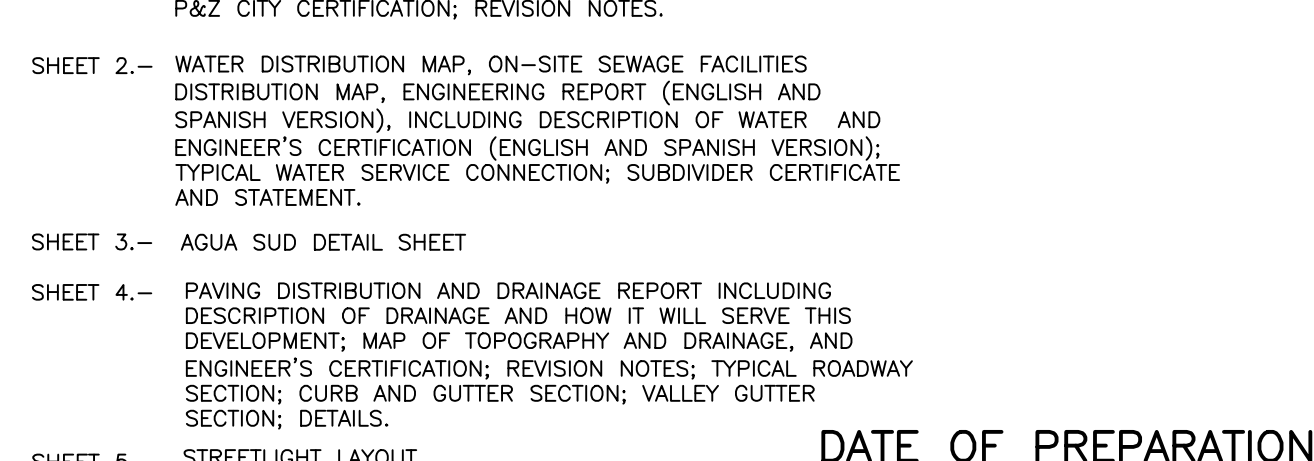
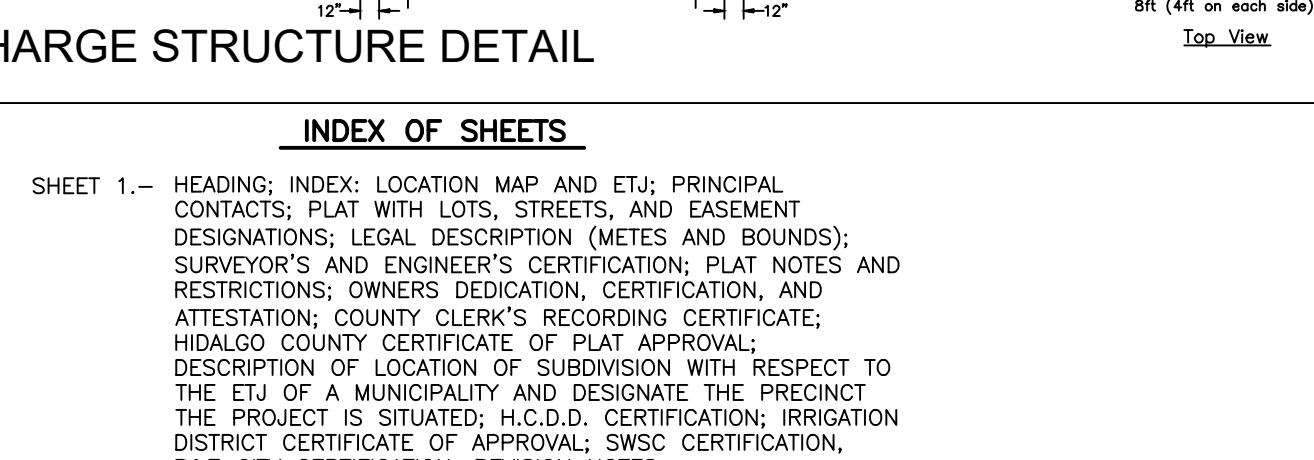
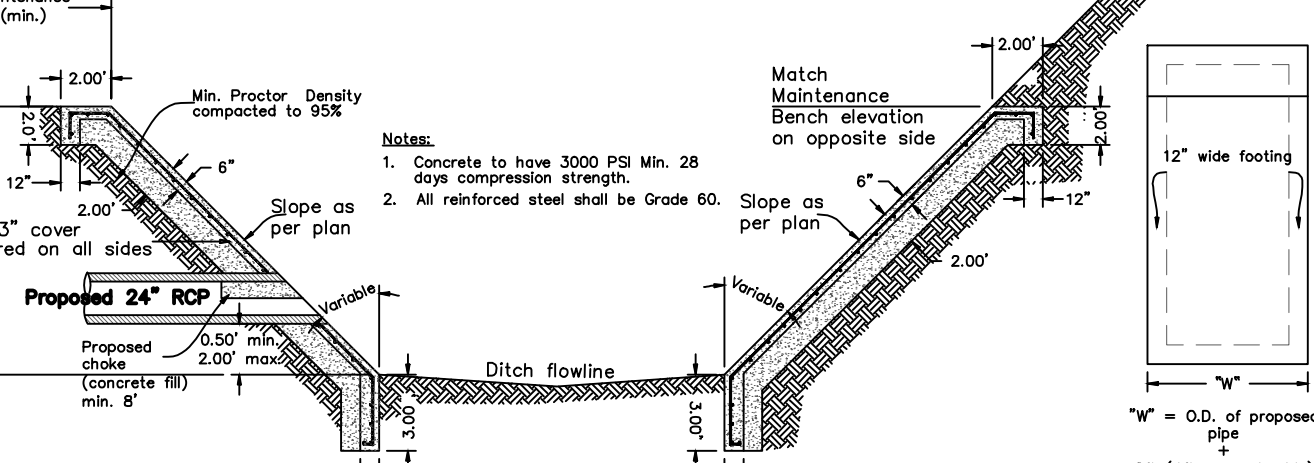
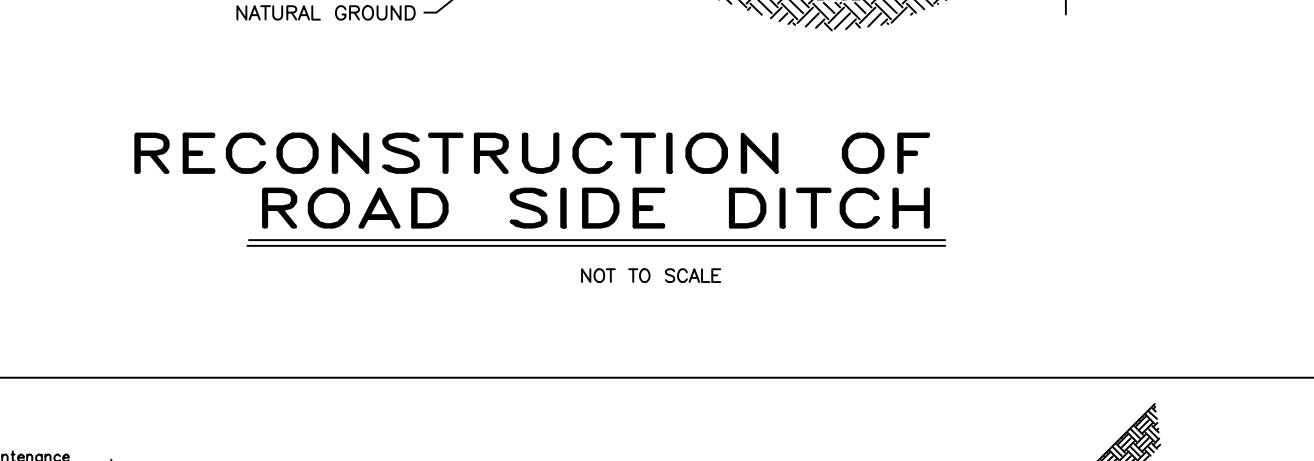
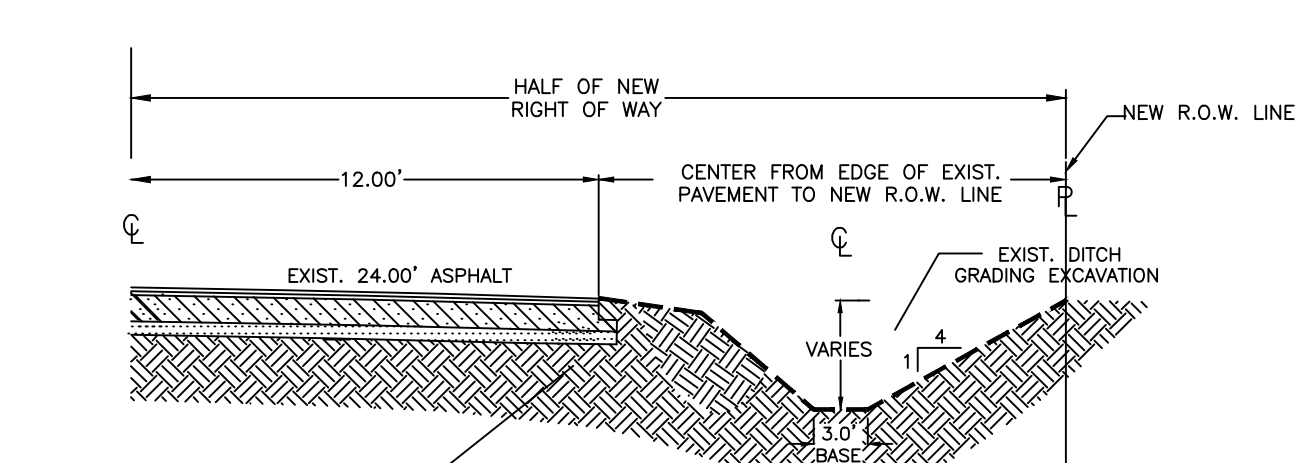
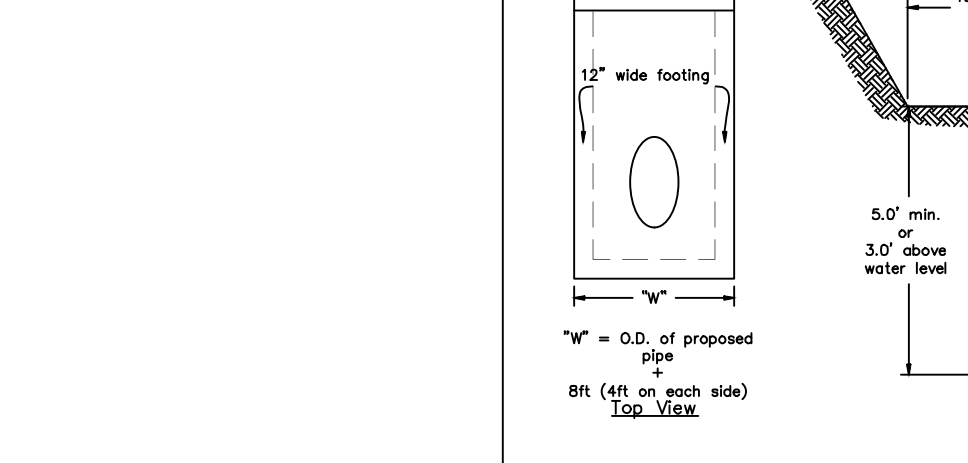
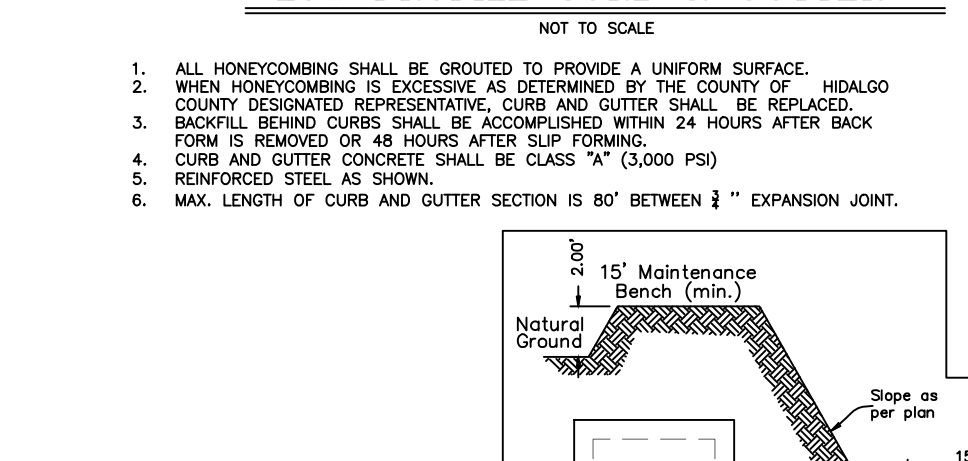
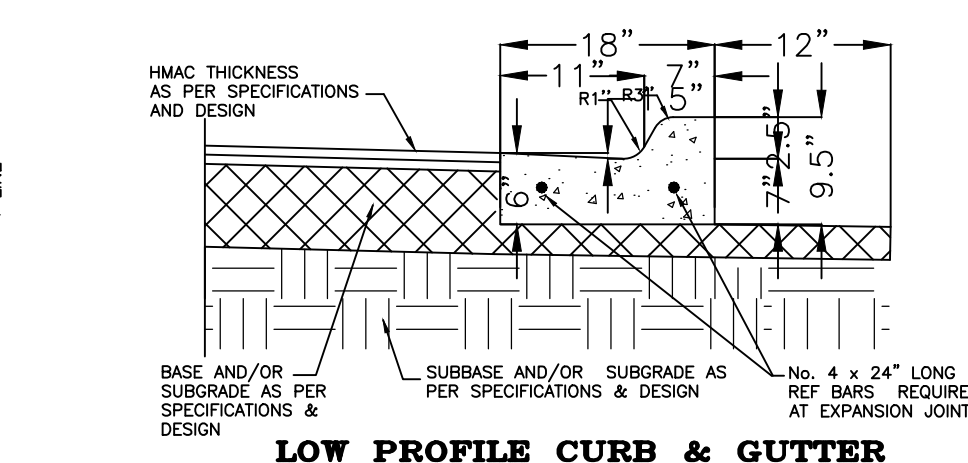
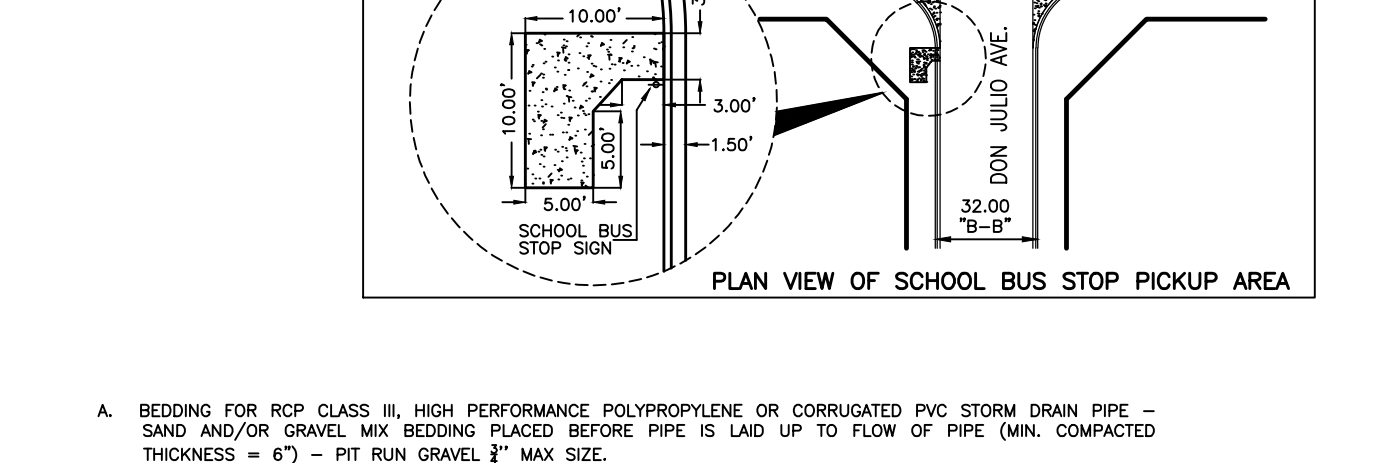
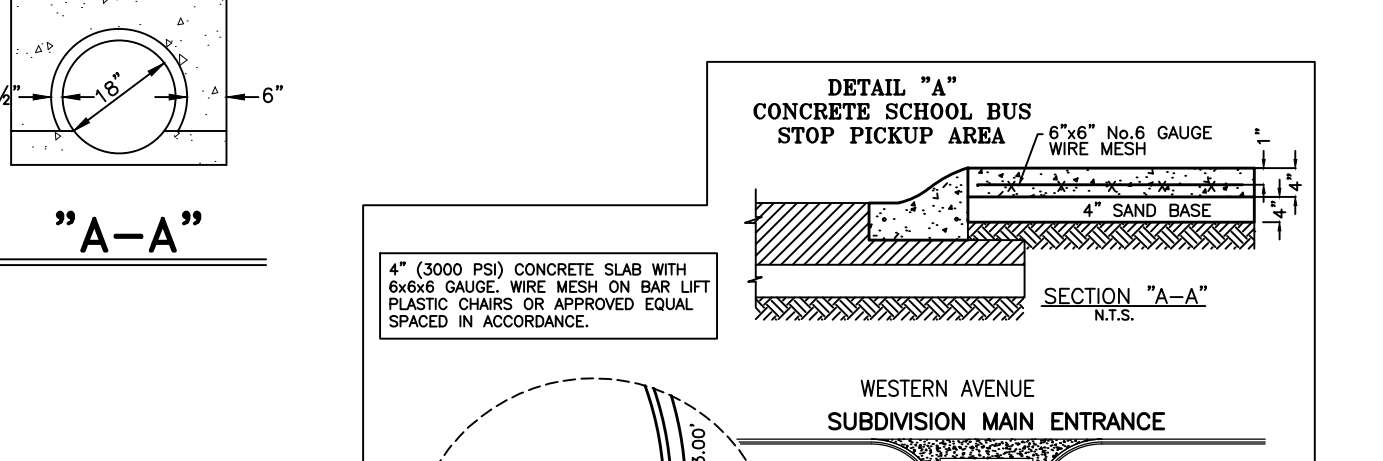
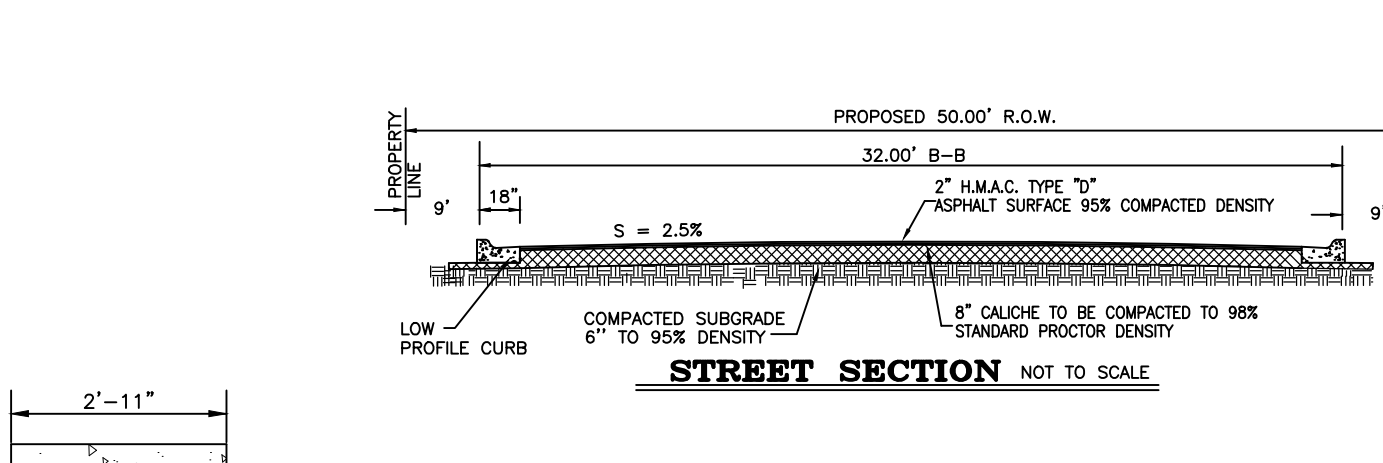
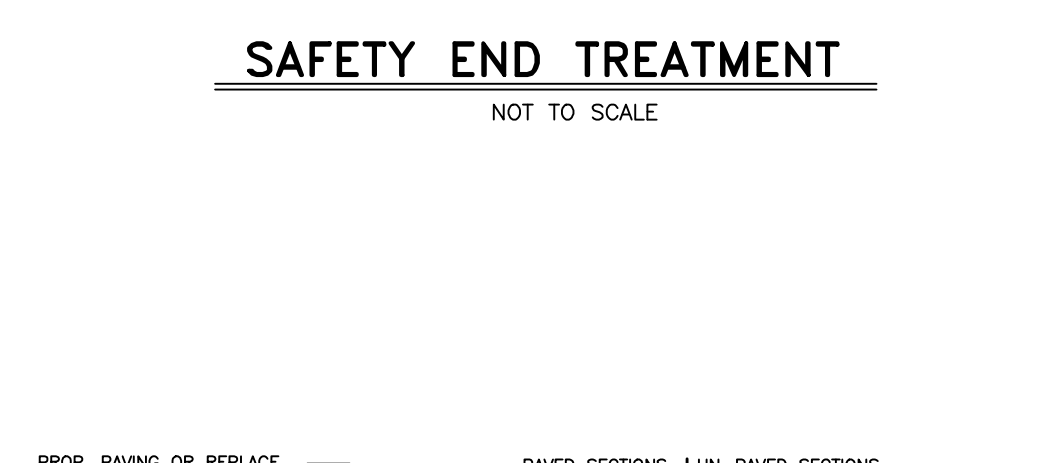
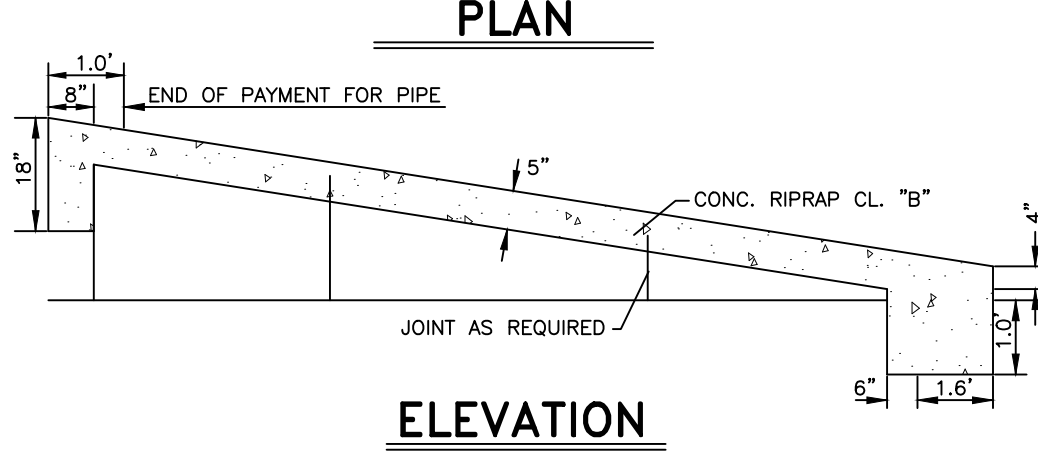
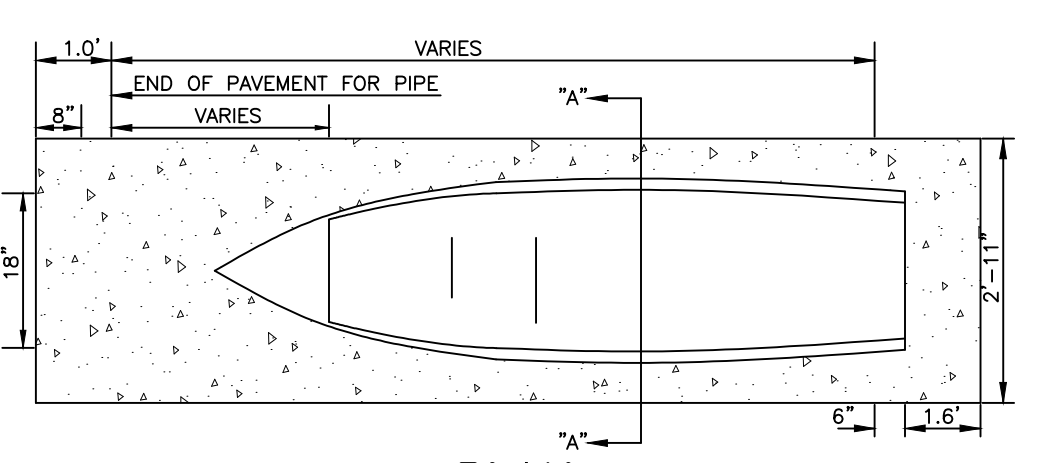
IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED MODERATE BRUSHLAND. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE TO THE EAST APPROXIMATELY (0.35%).

EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING OVERLAND TOWARDS THE EAST WHERE IT IS INTERCEPTED BY THE REGIONAL DETENTION POND OWNED BY THE HCDD#1.

THE RATIONALE METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF $Q_{EXIST} = 6.38$ CFS FOR THIS SITE.

V. PROPOSED CONDITIONS
UTILIZING THE 50-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 23.58 CFS WITH AN INCREASED $Q = 17.2$ CFS. THE TOTAL PROPOSED DETENTION VOLUME, IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS IS 35,392 CUBIC FEET (0.81 ACRES-FEET) (REFER TO ATTACHED DRAINAGE CALCULATIONS). DETENTION OF 42,300 CUBIC FEET IS ALREADY COVERED AND WILL OUTFALL ON THE EXISTING HCDD#1 DETENTION FACILITY DEDICATED BY CARRIZALES SUBDIVISION PLAT DOC. NO. 3194859 H.C.M.R. (SEE ATTACHED FOR THE EXISTING POND CONDITIONS.)

THE PROPOSED DEVELOPMENT SITE SURFACE STORM WATER RUNOFF WILL BE INTERCEPTED BY PROPOSED TYPE "A" INLETS INSTALLED AT APPROPRIATE LOCATIONS. SAID INLETS WILL DRAIN INTO PROPOSED 24" STORM SEWER LINES FLOWING EAST INTO SAID EXISTING REGIONAL DETENTION POND OWNED BY THE HCDD#1. REQUIRED DETENTION VOLUME PER HIDALGO COUNTY DRAINAGE DISTRICT NO.1 POLICIES CONCERNING INCREASED STORM WATER RUNOFF WILL BE ADDED TO SAID REGIONAL DETENTION POND OWNED BY THE HCDD#1.

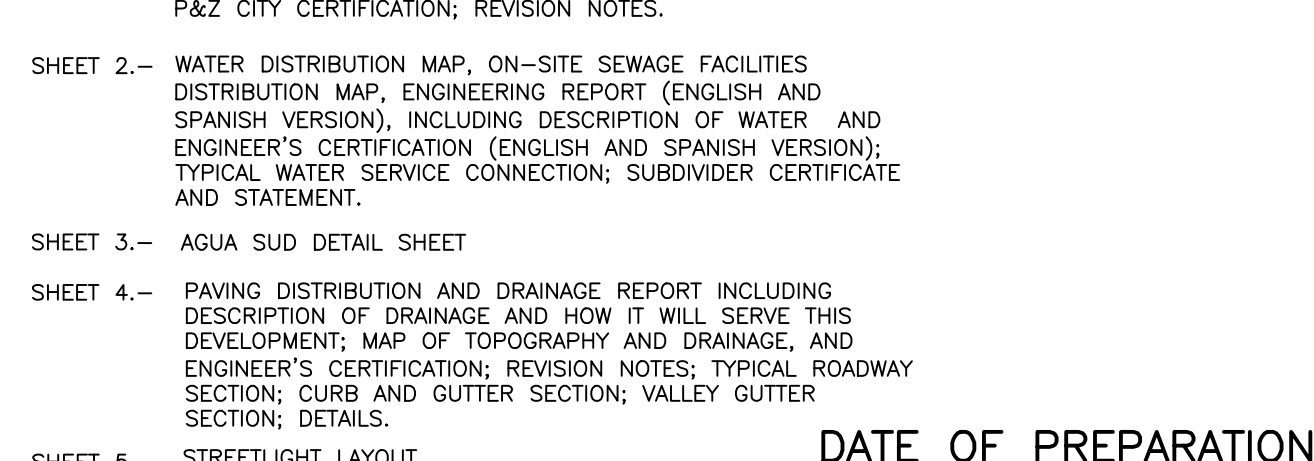
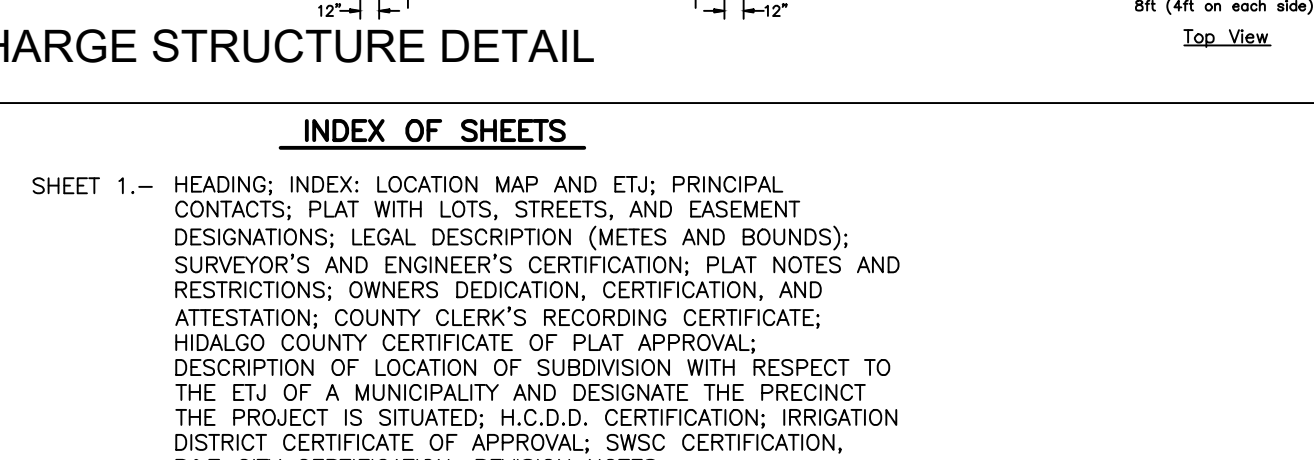
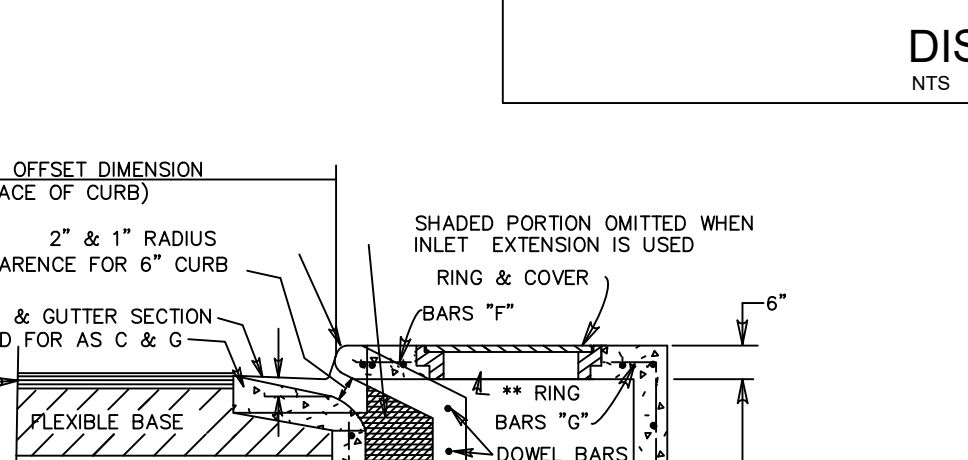
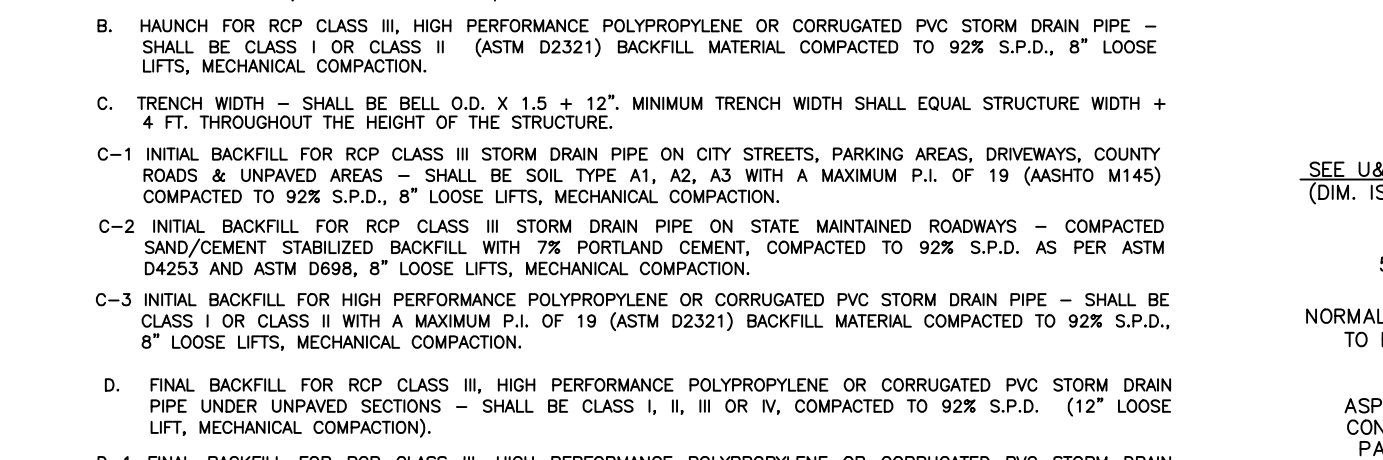
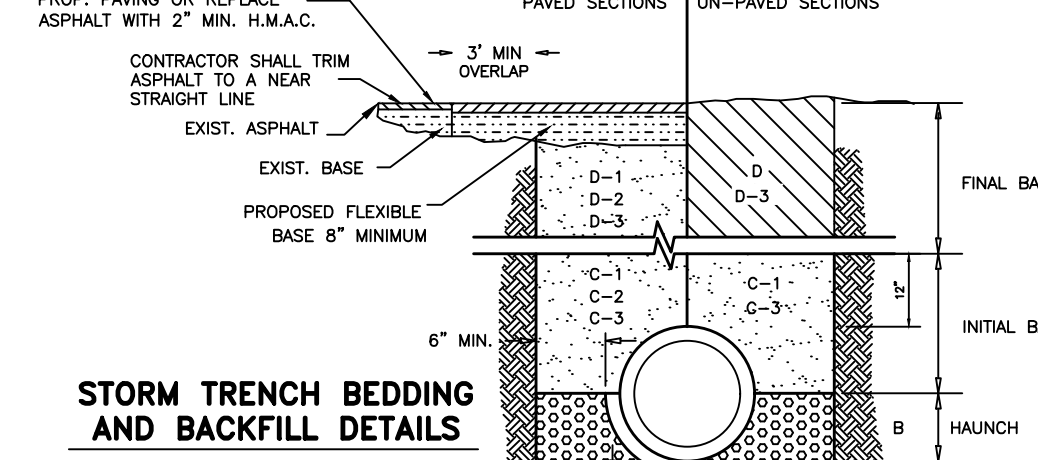


02/19/25

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.

COST ESTIMATE	
WATER DISTRIBUTION:	\$ 86,310.00
PAVING IMPROVEMENTS:	\$ 269,993.33
DRAINAGE IMPROVEMENTS:	\$ 128,000.00
OSFF IMPROVEMENTS:	\$ 56,000.00
TOTAL:	\$ 541,163.33



EDUARDO'S SUBDIVISION No.26
PAVING AND DRAINAGE LAYOUT
& STANDARD DETAILS

INAGUIRRE
Engineering Group LLC.

2121 E. GRIFFIN PKWY SUITE 2
MISSION, TEXAS, 78574

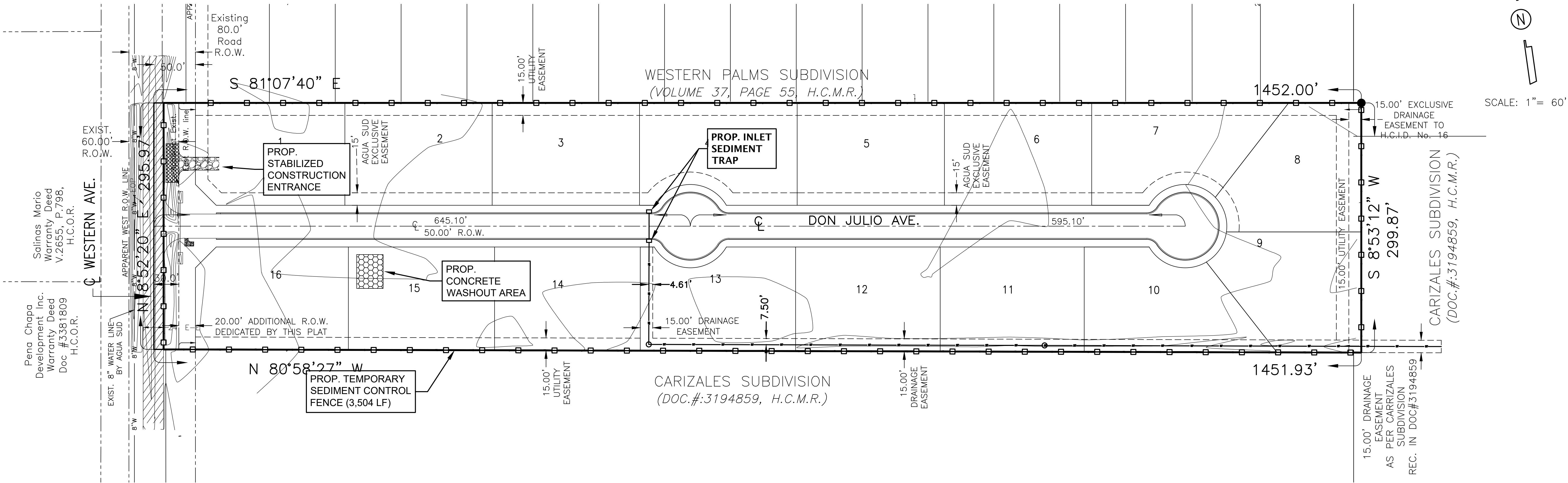
PHONE (956) 584-0554
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SHEET NO. 4
OF 6 SHEETS

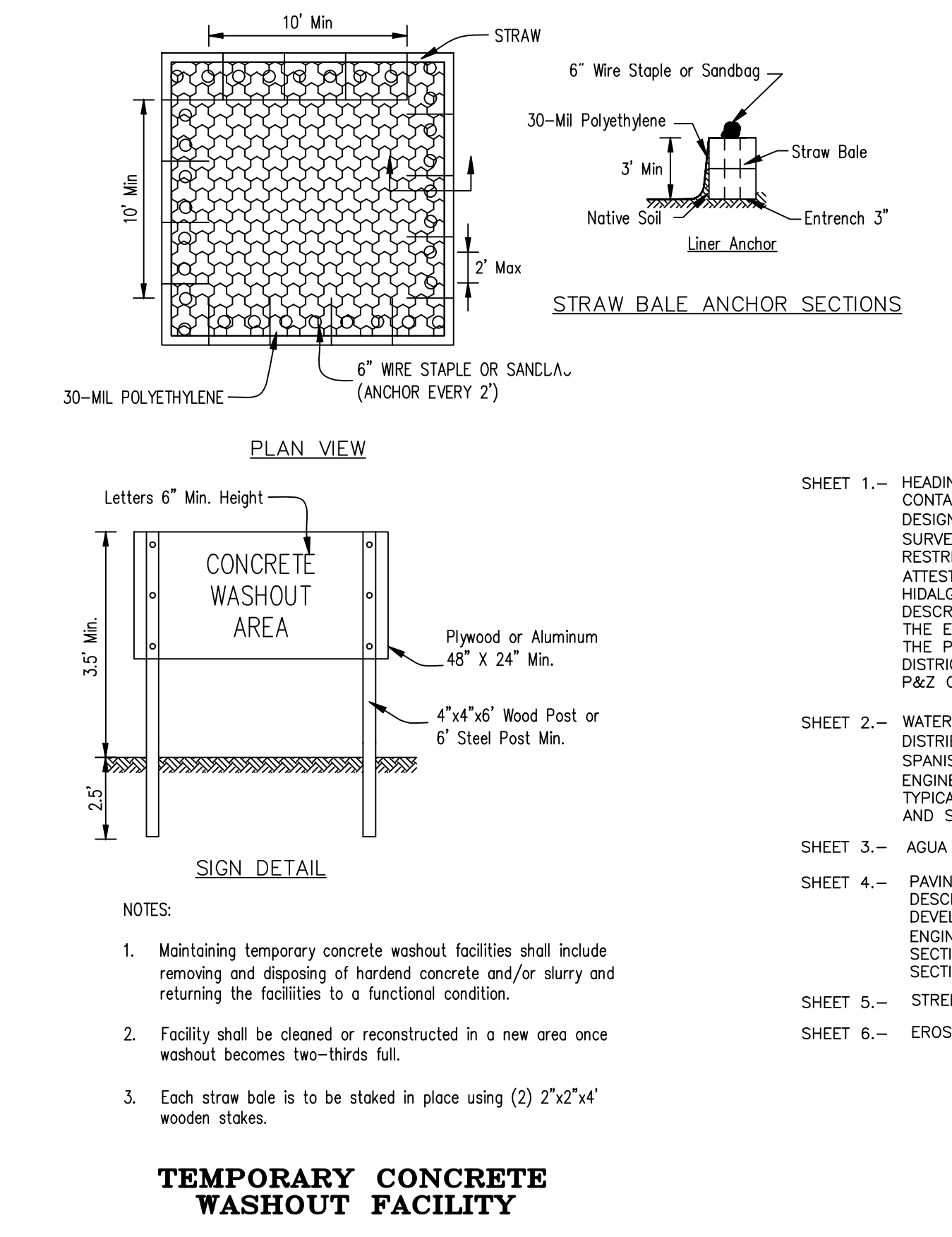
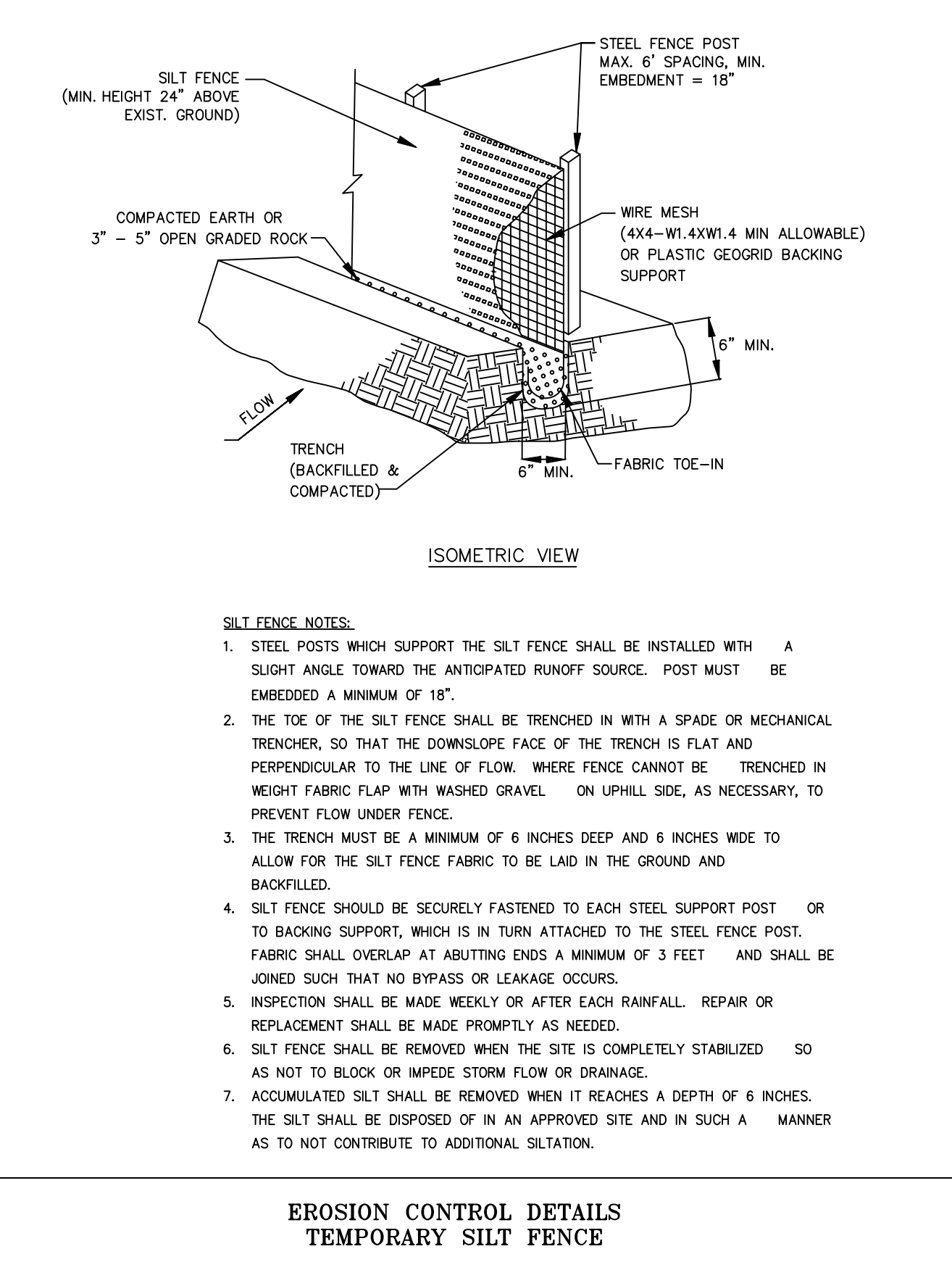
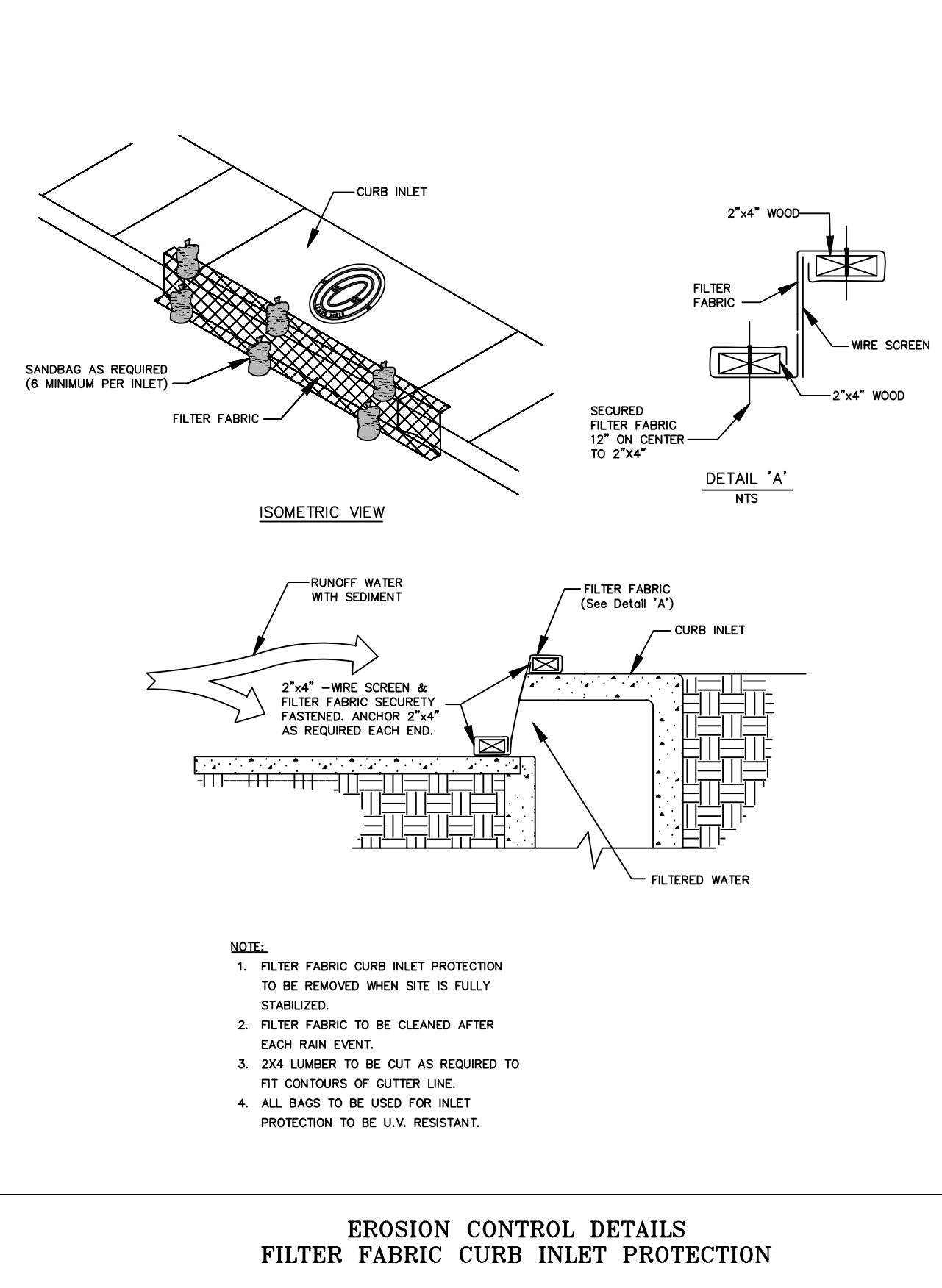
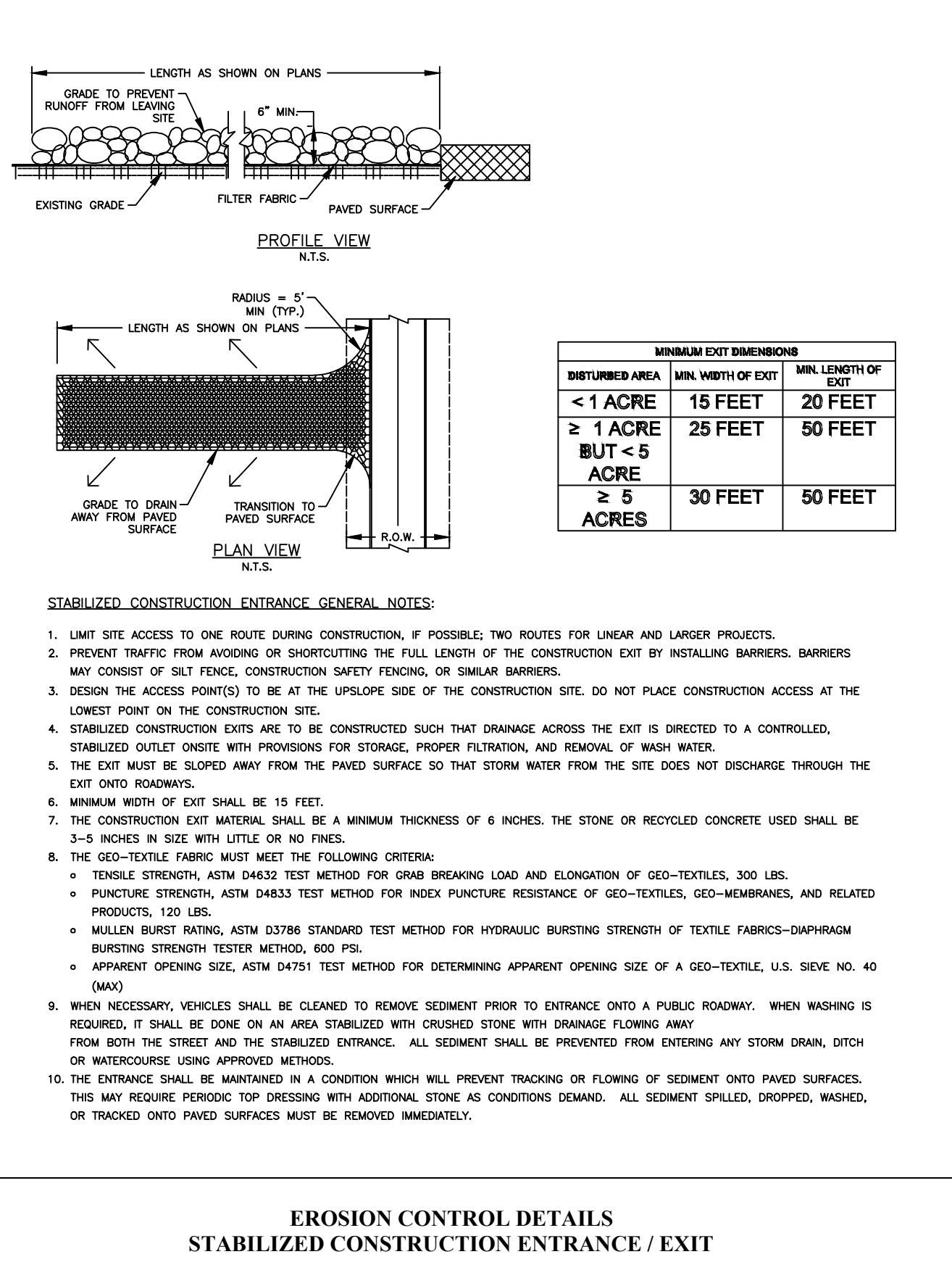
DATE OF PREPARATION:
02/19/25

EDUARDO'S SUBDIVISION No.26 EROSION CONTROL PLAN

02/19/25
Gilberto A. Gracia



SCALE: 1" = 60'



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; SWSO 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.
SHEET 5.-	STREETLIGHT LAYOUT
SHEET 6.-	EROSION CONTROL PLAN

DATE OF PREPARATION: 02/19/25

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SHEET No. 6 OF 6 SHEETS

EDUARDO'S SUBDIVISION No.26
EROSION CONTROL PLAN