



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: 12-16-2025

PROPOSED EDUARDOS No. 28 SUBDIVISION, PRECINCT No. 3.

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

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 25  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 2

LOCATION DESCRIPTION: EAST SIDE OF IOWA ROAD AND APPROXIMATELY 450 FEET NORTH OF MILE 6 NORTH ROAD

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-0-2025 PROPERTY LIES WITHIN FLOOD ZONE: "A" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: AGUA SUD, LINE SIZE: 12" LOCATION: IOWA ROAD

STAFF RECOMMENDS:  **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

**Final Approval** *with financial guarantee.*

\* 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. 28

A 15.00-ACRE TRACT OF LAND BEING ALL OF LOT 3, AND THE SOUTH HALF OF LOT 2, BLOCK 14, TEXAN GARDENS SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE EAST SIDE OF IOWA ROAD AND APPROXIMATELY 150.00 FEET NORTH OF MILE 6 ROAD.

### METES AND BOUNDS

A 15.00-ACRE TRACT OF LAND BEING ALL OF LOT 3, AND THE SOUTH HALF OF LOT 2, BLOCK 14, TEXAN GARDENS SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE EAST SIDE OF IOWA ROAD AND APPROXIMATELY 150.00 FEET NORTH OF MILE 6 ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND (N: 16640737.03, E: 1014704.50) FOR THE APPARENT SOUTHWEST CORNER OF A TRACT VESTED IN WONDERFUL CITRUS PACKING LLC (PROPERTY ID#298936), AND THE NORTHWEST CORNER OF A TRACT VESTED IN ALFREDO GOMEZ, JR. (PROPERTY ID#298982), AND THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 14, AND OF SAID 15.00-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 15.00-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 08 DEGREES 54 MINUTES 20 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 3, BLOCK 14 AND OF SAID 15.00-ACRE TRACT, A DISTANCE OF 300.00 FEET PASS A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 3, AND NORTHEAST CORNER OF SAID LOT 2, BLOCK 14, AND THE SOUTHWEST CORNER OF SAID TRACT VESTED IN ALFREDO GOMEZ, JR. AND THE NORTHWEST CORNER OF A 10.0-ACRE TRACT VESTED IN MATERMI, LLC (DOCUMENT #3209078, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), CONTINUING FOR A TOTAL DISTANCE OF 450.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF A 5.0-ACRE TRACT VESTED IN SUZETTE REYNA AND JAIME HUMBERTO ALVAREZ (DOCUMENT #3159883, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE APPARENT SOUTHWEST CORNER OF SAID 15.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 05 MINUTES 40 SECONDS WEST, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 2, BLOCK 14, AND THE APPARENT ADJOINING LOT LINE OF SAID 5.0-ACRE TRACT VESTED IN SUZETTE REYNA AND JAIME HUMBERTO ALVAREZ, AND THE SOUTH LOT LINE OF SAID 15.00-ACRE TRACT, A DISTANCE OF 1,422.00 FEET PASS A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID IOWA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A POINT ON THE APPARENT WEST LOT LINE OF SAID LOT 2, BLOCK 14, AND THE APPARENT EXISTING CENTERLINE OF SAID IOWA ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID 5.0-ACRE TRACT VESTED IN SUZETTE REYNA AND JAIME HUMBERTO ALVAREZ, AND THE SOUTHWEST CORNER OF SAID 15.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 54 MINUTES 20 SECONDS EAST, WITH THE SAID IOWA ROAD EXISTING CENTERLINE, THE APPARENT WEST LOT LINE OF SAID LOT 2 AND OF SAID 15.00-ACRE TRACT, A DISTANCE OF 450.00 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID TRACT VESTED IN WONDERFUL CITRUS PACKING LLC, AND THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 14, AND OF SAID 15.00-ACRE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 05 MINUTES 40 SECONDS EAST, WITH THE APPARENT ADJOINING SOUTH LOT LINE OF SAID TRACT VESTED IN WONDERFUL CITRUS PACKING LLC, AND THE NORTH LOT LINE OF SAID LOT 3, BLOCK 14, AND OF SAID 15.00-ACRE TRACT, A DISTANCE OF 30.00 FEET PASS THE SAID IOWA ROAD EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID TRACT VESTED IN WONDERFUL CITRUS PACKING LLC, AND THE NORTHEAST CORNER OF SAID 15.00-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 15.00 ACRES OF LAND, OF WHICH 0.310 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 14.690 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET.

### PLAT NOTES AND RESTRICTIONS:

- FLOOD PLAIN: THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "A" INDICATES: AREAS TO BE WITHIN 100-YEAR FLOODPLAIN 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 FILLED TO AN ESTIMATED BFE OF 221.0 FT. (SEE ATTACHED FEMA'S BFE FLOOD RISK REPORT). FEMA CASE NUMBER: 25-06-1640A
- 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).
- 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 LINES:
 

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
- 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 **54,100 CUBIC FEET (1.2 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. _____ AT AN IRON ROD FOUND AT THE SOUTH EAST CORNER OF THIS DEVELOPMENT. N.A.V.D. 88 DATUM.
B.M. 2:	ELEV. _____ AT AN IRON ROD SET AT THE S.W. COR. OF LOT 2 OF THIS SUBDIVISION. X=_____ Y=_____ 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.

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

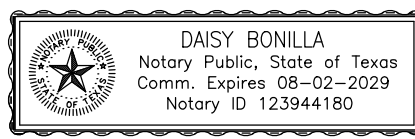
I, **DIANA IZAGUIRRE**, OWNER OF THE 15.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **EDUARDO'S SUBDIVISION No. 28**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.  
I CERTIFY THAT I HAVE COMPLIED WITH 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 HIDALGO COUNTY IRRIGATION DISTRICT No.16 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No.16 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(c)

WE THE UNDERSIGNED CERTIFY that this plat of the **EDUARDO'S SUBDIVISION No. 28** was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

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

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.28**, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON **AUGUST 04, 2021**.



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

DATE

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

11/04/25

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

DATE

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.

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

DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **EDUARDO'S SUBDIVISION No. 28** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

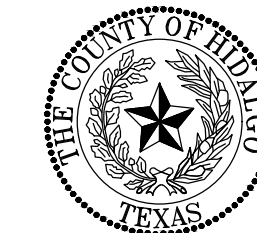
AGUA SPECIAL UTILITY DISTRICT

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. 28** 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.

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

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 36°01'00" E	35.36'
L2	S 53°59'00" W	35.36'

CURVE DATA TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	104.54'	86.51'	N81°01'00"W
C2	50.00'	92.81'	80.06'	N87°50'02"W
C3	50.00'	45.00'	43.50'	S08°52'04"E
C4	50.00'	45.00'	43.50'	S42°41'55"W
C5	50.00'	78.97'	71.02'	N66°16'02"W
C6	50.00'	104.90'	86.69'	N81°01'00"W



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

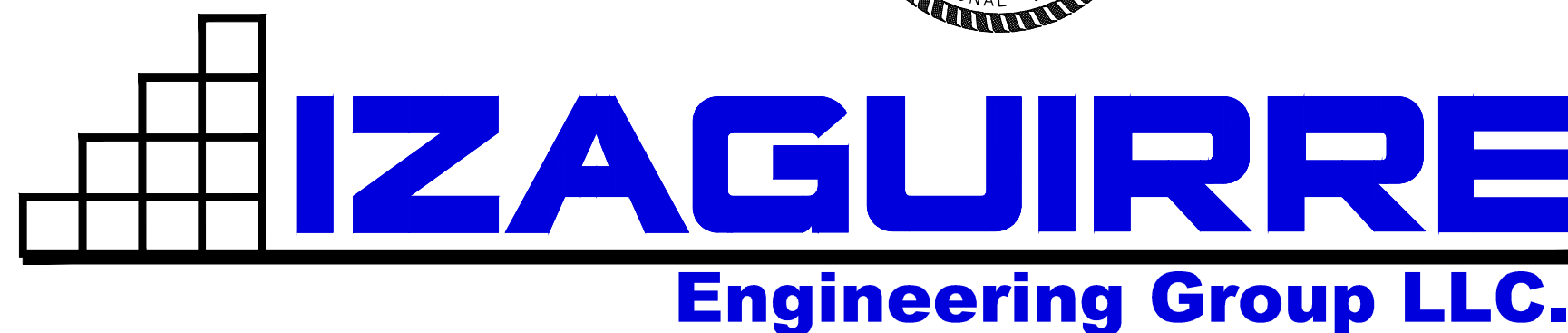
### INDEX OF SHEETS

- 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 2.1-- AGUA SUD DETAIL SHEET
- SHEET 3.-- 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 NO. 1 OF 3 SHEETS	FILENAME: S:\1 Izaguirre Engineering\Subdivision Projects\Eduardo's 28	DATE PREPARED		DATE REVISED	
	1-31-2025	PREPARED BY	CHECKED BY	REVISOR	APPROVED BY

NO.	SHEET	REVISION	DATE	APPROVED

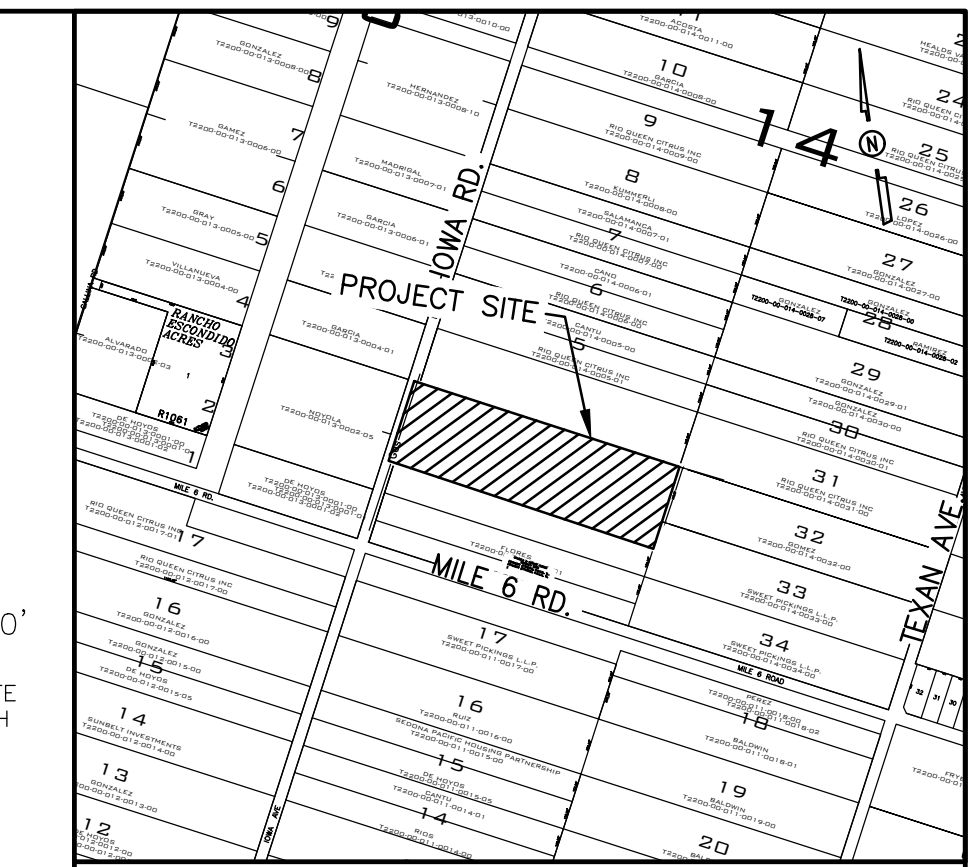
PRINCIPAL CONTACTS:					
Name	Address	City & Zip	Phone	Fax	
OWNER: DIANA IZAGUIRRE	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78574	(956)240-3246	(956)585-0554	
ENGINEER: GILBERTO A. GRACIA	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554	
SURVEYOR:HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369-0988		



2121 E GRIFFIN PKWY SUITE 2  
MISSION TEXAS, 78574

F-10214  
PHONE (956) 584-0554  
FAX (956) 584-0049

DATE OF PREPARATION:  
11/04/25



LOCATION MAP SCALE= 1":1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: **EDUARDO'S SUBDIVISION No. 28** IS LOCATED IN WEST HIDALGO COUNTY, ON THE EAST SIDE OF IOWA ROAD AND APPROXIMATELY 450 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.

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. 28

## MAP OF UTILITIES DISTRIBUTION

FINAL ENGINEERING REPORT FOR EDUARDO'S SUBDIVISION No. 28:  
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:

EDUARDO'S SUBDIVISION No. 28 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 NORTH RIGHT-OF-WAY OF THE INTERSECTION OF MILE 6 N. RD. AND APPROXIMATELY 1388 LF EAST OF IOWA ROAD.

THE WATER SYSTEM FOR EDUARDO'S SUBDIVISION No.28 CONSISTS OF A 12" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 12" DIAMETER WATER LINE, THEN THE PROPOSED 12" DIAMETER WATER LINE RUNS WEST ALONG A PROPOSED 15.00 FT AGUA SUD EXCLUSIVE EASEMENT ON THE NORTH SIDE OF MILE 6 NORTH APPROXIMATELY 1,388 LF, THEN IT TURNS NORTH AND RUNS APPROXIMATELY 832 LF ALONG A PROPOSED 15.00 FT AGUA SUD EXCLUSIVE EASEMENT ON THE EAST SIDE OF IOWA ROAD, ENDING WITH AN 12" VALVE AND BOX ON THE N.W. CORNER OF THIS SUBDIVISION. ANOTHER PROPOSED 8" WATERLINE TAPS AND RUNS APPROXIMATELY 1,420 LF EAST ON THE NORTH RIGHT-OF-WAY OF THE PROPOSED STREET OF THIS SUBDIVISION, ENDING WITH AN 8" TAP CAP WITH A 2" FLUSH VALVE.

FROM THE PROPOSED 8" DIAMETER WATERLINE, EIGHT (8) DUAL SERVICES OF 2" OF DIAMETER AND NINE (9) 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 \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE AMOUNT OF \$ 129,175.00 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 PLAN.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE EDUARDO'S SUBDIVISION No. 28 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 \_\_\_\_\_ (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS I) 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 \$ 87,500.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF AS OF THE DATE OF THE RECORDING OF THE PLAN.

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 \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 87,500.00 FOR THE ENTIRE SUBDIVISION.

11/04/25  
  
 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.

EDUARDO'S SUBDIVISION No. 28.  
 POR: GILBERTO A. GRACIA, P.E.

PROVISION DE AGUA: DESCRIPCION, Y COSTOS.

EDUARDO'S SUBDIVISION No. 28 SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL SUBDIVIDER Y LA COMPAÑIA DE AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA 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 NORTE DEL DERECHO DE VIA DE LA CALLE MILE 6 ROAD, Y APROXIMADAMENTE 1388 LF AL ESTE DE SU INTERSECCION CON LA CALLE IOWA.

EL SISTEMA DE AGUA PARA EDUARDO'S No. 28 CONSISTE DE UNA LINEA DE AGUA DE 12" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 12" DE DIAMETRO; CORRIENDO 1,388 PIES AL OESTE POR DENTRO DE UN EASEMENT DE 15 PIES EXCLUSIVO PARA AGUA SUD Y POR EL LADO NORTE DE LA CALLE MILE 6 ROAD; DE AHÍ DA VUELTA AL NORTE Y CORRE POR DENTRO DE UN EASEMENT DE 15 PIES EXCLUSIVO PARA AGUA SUD Y POR EL LADO ESTE DE LA CALLE IOWA ROAD POR APROXIMADAMENTE 832 PIES LINEALES Y TERMINA CON UNA VALVULA DE 12" PULGADAS EN LA ESQUINA NOROESTE DE ESTA SUBDIVISION. OTRA LINEA DE AGUA PROPUESTA DE 8" SE CONECTA PARA SERVIR ESTA SUBDIVISION, LA CUAL CORRE AL ESTE POR EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE PROPUESTA PARA ESTA SUBDIVISION POR APROXIMADAMENTE 1,420 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 OCHO (8) SERVICIOS DOBLES DE 2" DE DIAMETRO Y NUEVE (9) 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 \$ 129,175.00 O US\$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGARA ADICIONALMENTE A AGUA SUD LA CANTIDAD DE US\$ 129,175.00 O US\$ 1,67.00 POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFAS DE CONEXION Y MEMBRIASAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA 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. 28. 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 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 \_\_\_\_\_ (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 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 \$ 87,500.00 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\$ \_\_\_\_\_ LO CUAL EQUIVALE A US\$ \_\_\_\_\_ POR LOTE.

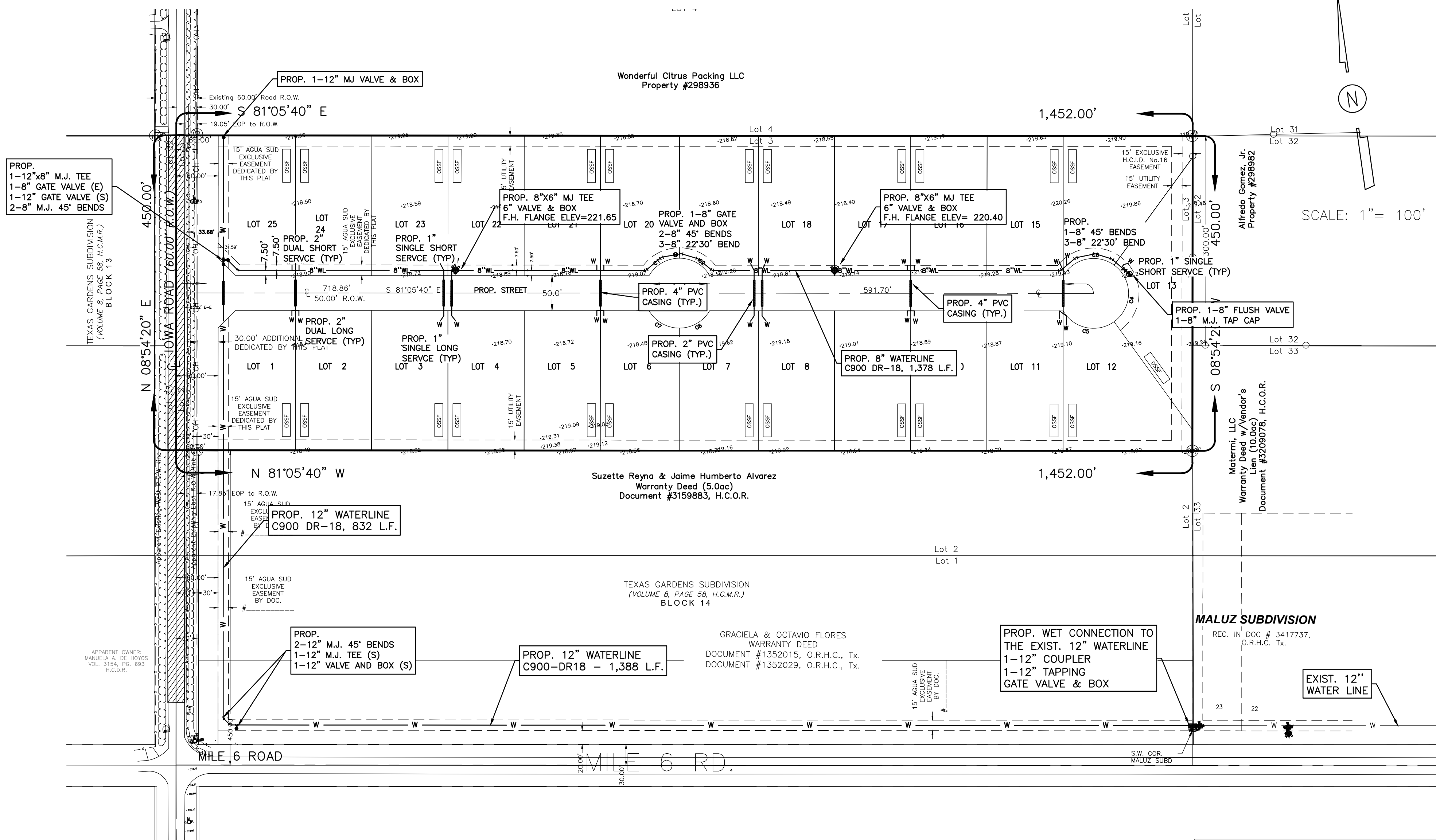
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 3,500.00 A UN COSTO TOTAL DE \$ 87,500.00 TODA LA SUBDIVISION.

11/04/25  
  
 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:	\$ _____
PAVING IMPROVEMENTS:	\$ _____
DRAINAGE IMPROVEMENTS:	\$ _____
OSSF IMPROVEMENTS:	\$ _____
TOTAL:	\$ _____

OSSF 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; 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 2.1- AGUA SUD DETAIL SHEET
- SHEET 3.- 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.

### 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:

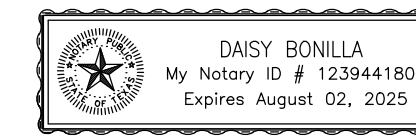
1.- I, **DIANA IZAGUIRRE**, SUBDIVIDER OF EDUARDO'S SUBDIVISION No.28, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON 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.

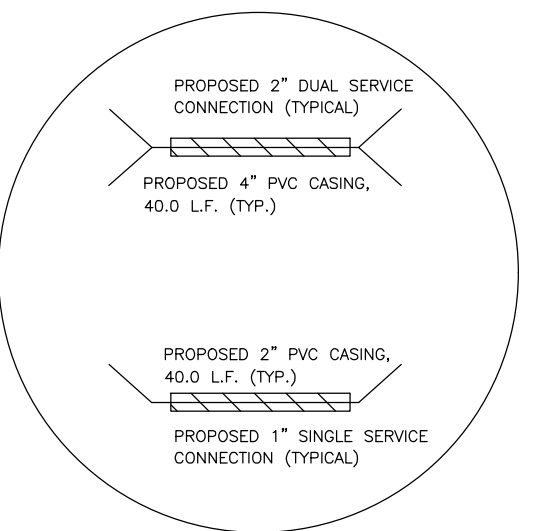
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



NOTARY PUBLIC - STATE OF TEXAS

### GENERAL CONSTRUCTION NOTES:

- ALL PROPOSED WATER LINES TO BE C-900 DR-18.
- 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.
- 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" METR.



WATER SERVICE DETAIL  
 N.T.S.

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

DATE OF PREPARATION:  
 11/04/25



EDUARDO'S SUBDIVISION No.28  
 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

# EDUARDO'S SUBDIVISION No. 28

## 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

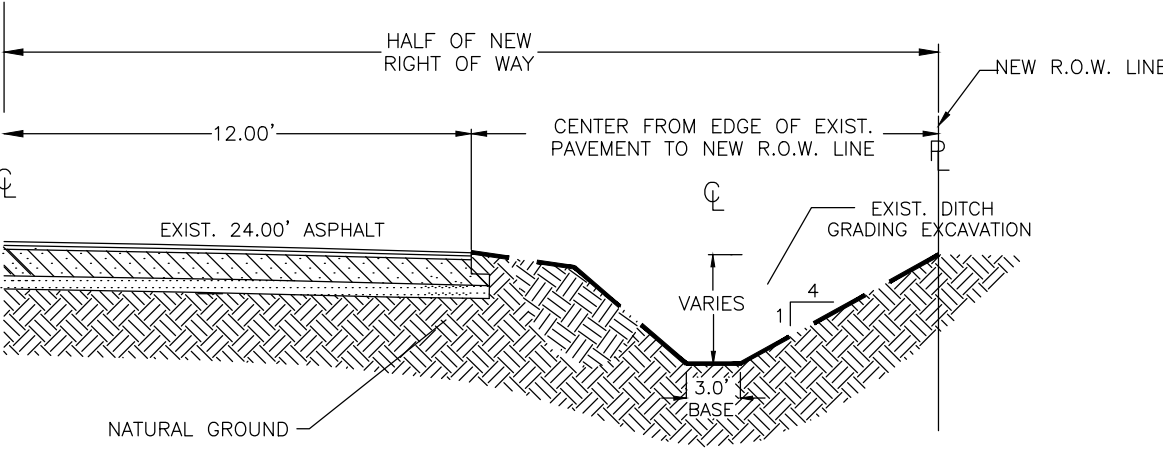
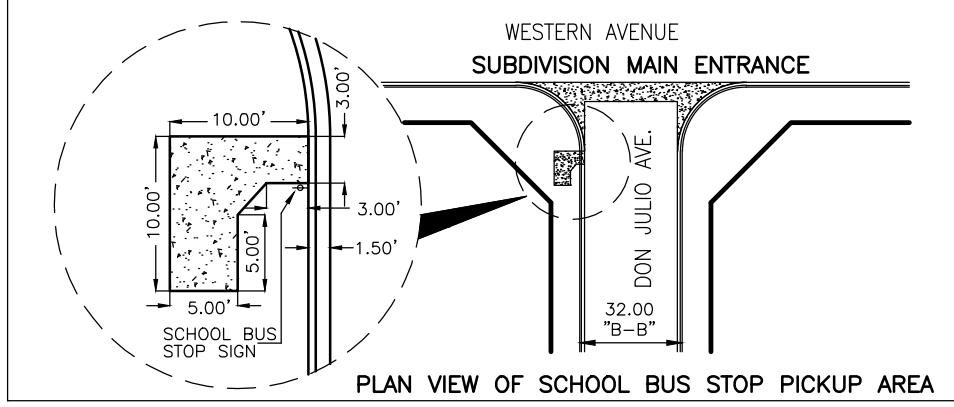
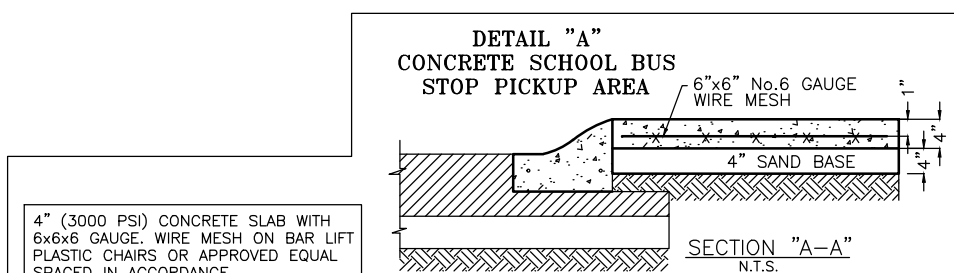
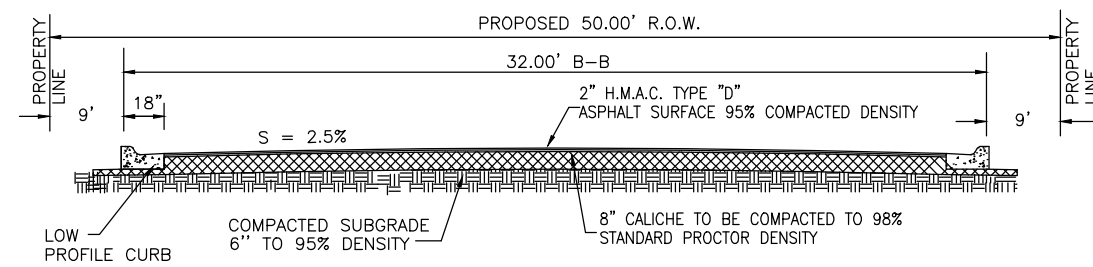


EDUARDO'S SUBDIVISION No.28  
PAVING AND DRAINAGE LAYOUT  
& STANDARD DETAILS

**IZAGUIRRE**  
Engineering Group LLC.

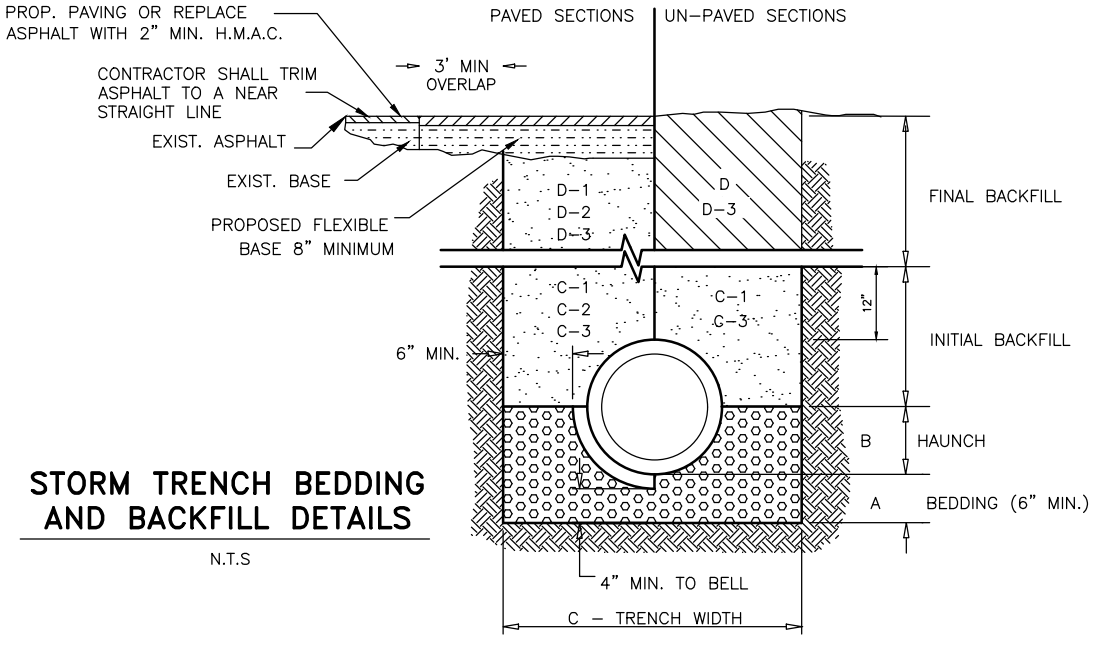
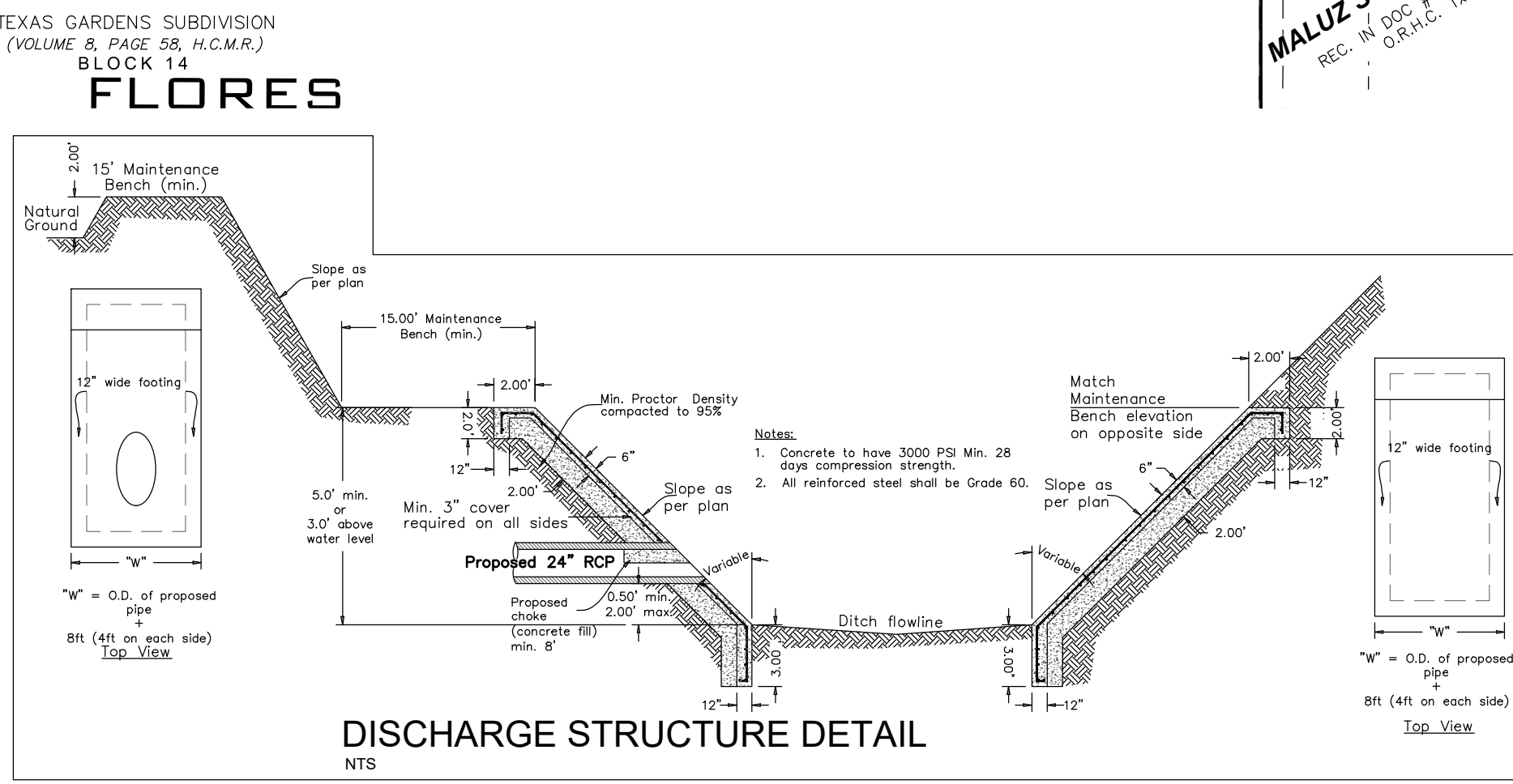
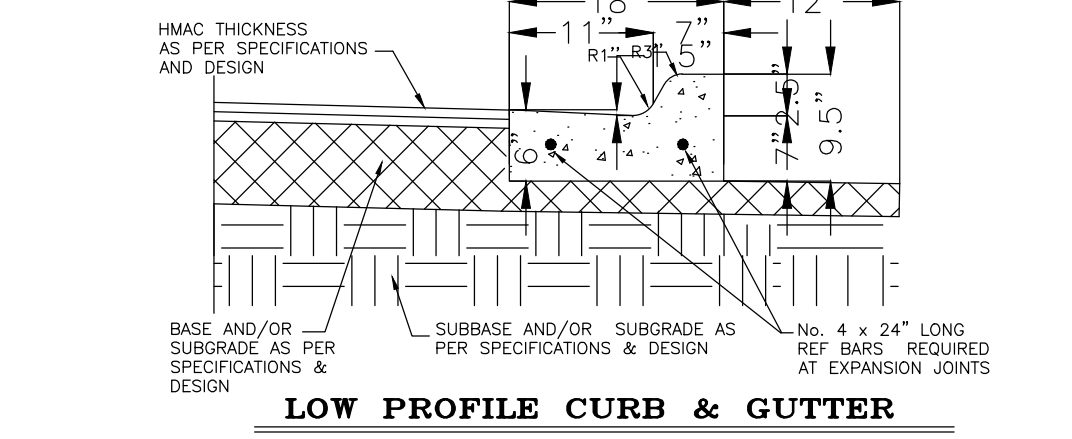
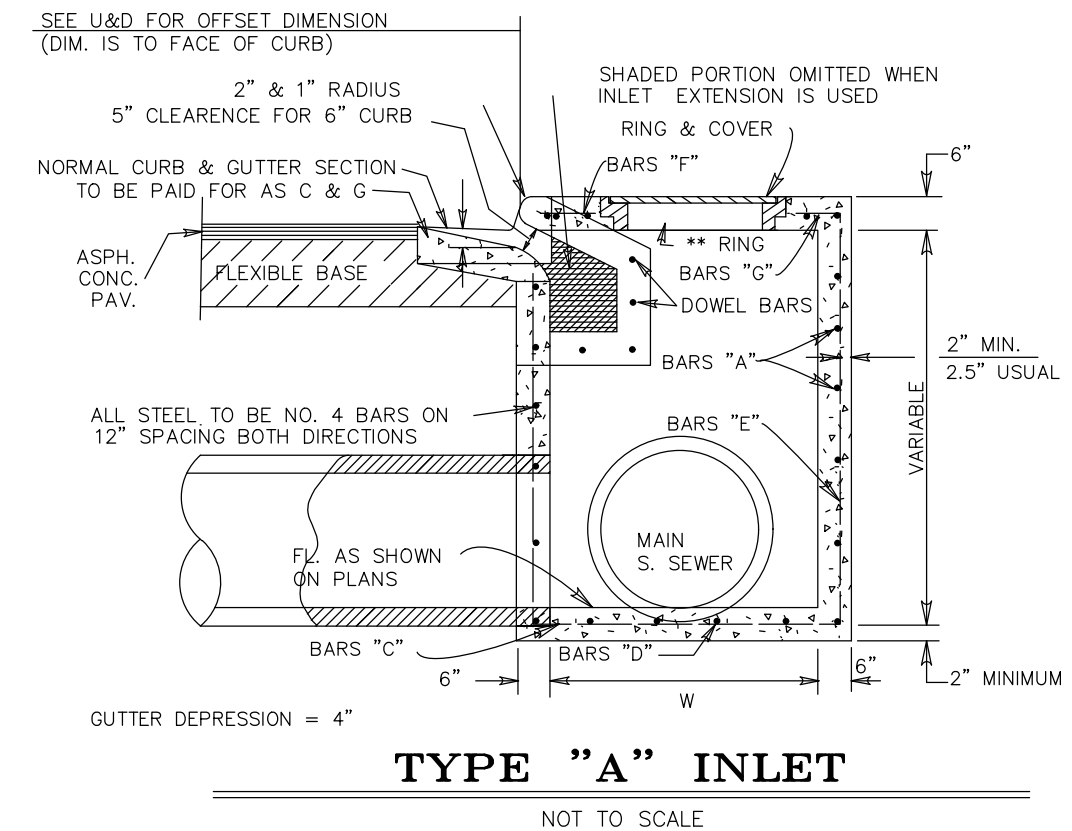
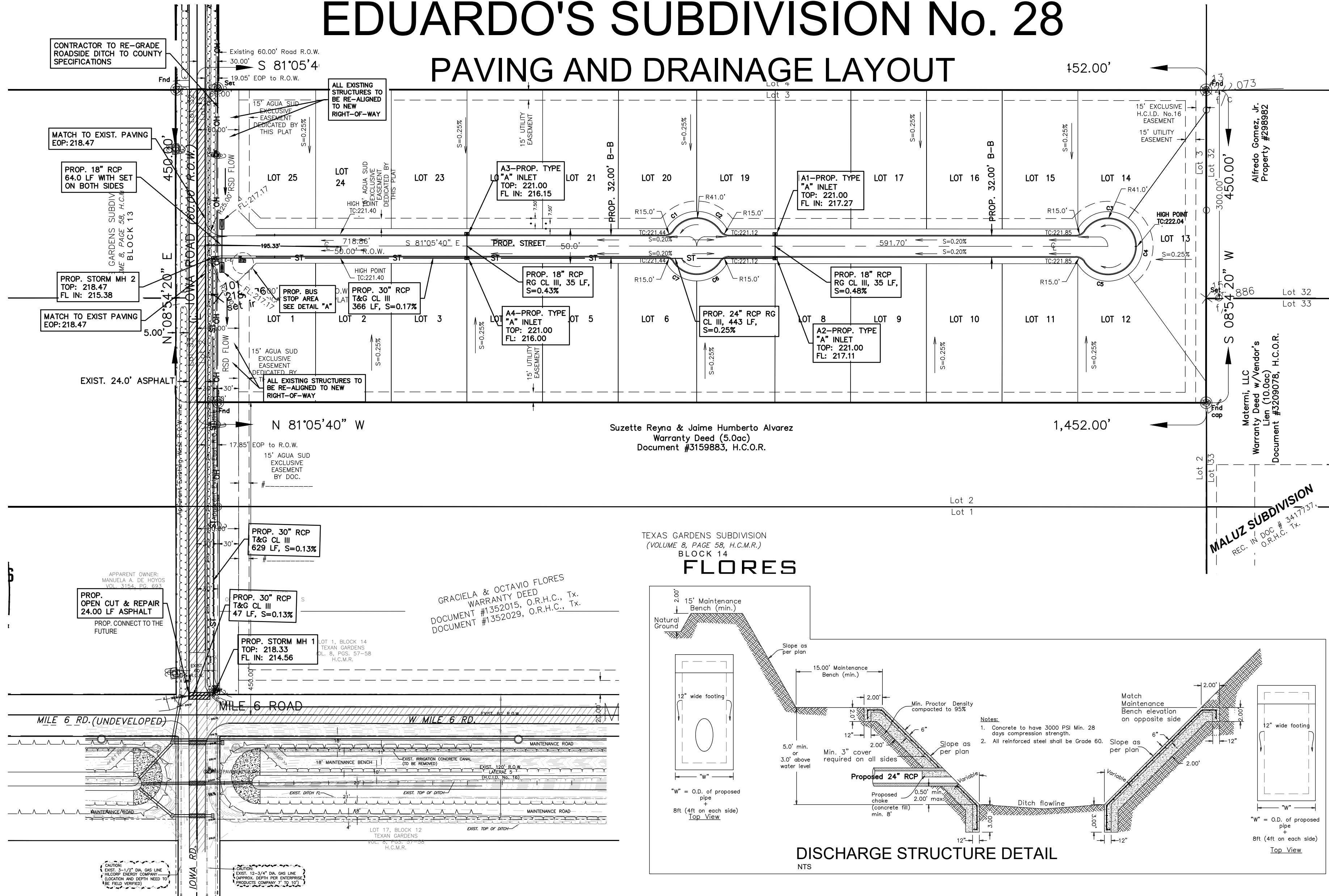
2121 E. GRIFFIN PKWY SUITE 2  
MISSION TEXAS, 78574

SHEET No. 3  
OF 3 SHEETS

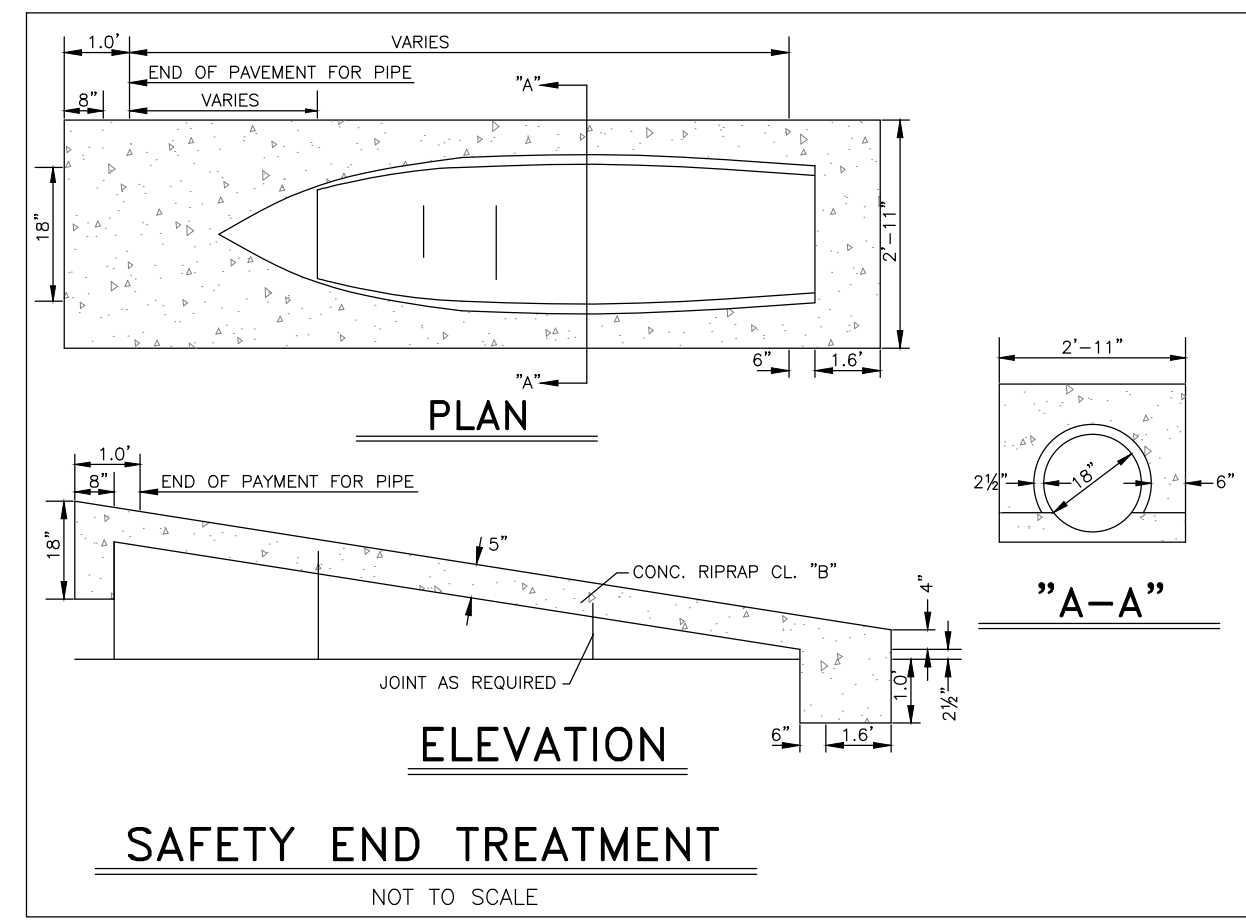


### RECONSTRUCTION OF ROAD SIDE DITCH

Drainage Statement for Eduardo's Subdivision No. 28



- 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 = 8\"). - FIT RUN GRAVEL 2\"/>
- 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., 8\"/>
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12\"/>
- 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\"/>
- 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\"/>
- 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\"/>
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12\"/>
- 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\"/>
- 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\"/>
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE END OF PAVEMENT FOR CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4\"/>



**I. PROJECT LOCATION**  
THIS SUBDIVISION CONSISTS OF 25 SINGLE FAMILY RESIDENTIAL LOTS LOCATED ON THE EAST SIDE OF IOWA RD & APPROXIMATELY 450 FT NORTH OF W MILE 6 RD. SAID SUBDIVISION, LOCATED WITHIN THE CITY OF MISSION'S S-MILE ETJ IS A 15.00-ACRE TRACT OF LAND OUT OF LOT 3 AND THE NORTH 1/2 OF LOT 2, BLOCK 14, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8, PAGES 58, OF THE HIDALGO COUNTY MAP RECORDS.

**II. FLOOD PLAN**  
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "A" INDICATES AREAS TO BE WITHIN 100-YEAR FLOODPLAIN IN ACCORDANCE TO 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 FILLED TO AN ESTIMATED BFE OF 221.0FT. (SEE ATTACHED FEMA'S BFE FLOOD RISK REPORT).

**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-25 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 BRUSH-LAND. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE TO THE WEST APPROXIMATELY (0.1%).

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 IOWA RD.

THE RATIONALE METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF ( $Q_{EXIST}$  = 6.06 CFS) FOR THIS SITE.

**V. PROPOSED CONDITIONS**  
UTILIZING THE 50-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 25.96 CFS WITH INCREASED  $Q_{D}$  19.90CFS THE TOTAL PROPOSED DETENTION VOLUME, IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, IS 54,100 CUBIC FEET (1.2 ACRE-FEET) (REFER TO ATTACHED DRAINAGE CALCULATIONS).

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 AND DISCHARGED INTO PD LATERAL EXTENSION 5. SAID DITCH IS A PART OF HCCD#1 2023 BOND PROJECT 15. CURRENTLY THIS DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY IRRIGATION #16. REQUIRED DETENTION VOLUME PER HIDALGO COUNTY DRAINAGE DISTRICT NO.1 POLICIES CONCERNING INCREASED STORM WATER RUNOFF WILL BE ADDED TO "3 MILE POND" REGIONAL DETENTION FACILITY OWNED BY THE HCCD#1.

11/04/25  
*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:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
OSFF IMPROVEMENTS:	\$
<b>TOTAL:</b>	<b>\$</b>

DATE OF PREPARATION: 11/04/25