



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-31-2026

PROPOSE IOWA ACRES SUBDIVISION, PRECINCT No. 3.

ENGINEER IZAGUIRRE ENGINEERING GROUP LLC. DEVELOPER: 1960 INVESTMENT COMPANY LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 28 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 2

LOCATION DESCRIPTION: EAST SIDE OF IOWA ROAD AND APPROXIMATELY 1,100 FEET SOUTH OF MILE 8 ROAD.

SUBDIVISION LIES WITHIN THE: RUAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-03-2025 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 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: IOWA ACRES SUBDIVISION

BEING A 20.000 ACRE (871,200 S.F.) TRACT OF LAND SITUATED IN PORCION 78, SAME BEING ALL LOTS 13 AND 14, BLOCK 19 OF THE TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGES 57-58 OF THE HIDALGO COUNTY MAP RECORDS (H.C.M.R.), TEXAS, SAID LOTS 13 AND LOT 14, BLOCK 19 (TRACT 34) CONVEYED TO 1960 INVESTMENT COMPANY, LLC, AS RECORDED IN DOCUMENT NO 36877150 OF THE HIDALGO COUNTY OFFICIAL RECORDS (H.C.O.R.), TEXAS.

METES AND BOUNDS

BEING A 20.000 ACRE (871,200 S.F.) TRACT OF LAND SITUATED IN PORCION 78, SAME BEING ALL LOTS 13 AND 14, BLOCK 19 OF THE TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGES 57-58 OF THE HIDALGO COUNTY MAP RECORDS (H.C.M.R.), TEXAS, SAID LOTS 13 AND LOT 14, BLOCK 19 (TRACT 34) CONVEYED TO 1960 INVESTMENT COMPANY, LLC, AS RECORDED IN DOCUMENT NO 36877150 OF THE HIDALGO COUNTY OFFICIAL RECORDS (H.C.O.R.), TEXAS, SAID 20.000 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A P.K. NAIL FOUND AT THE INTERSECTION OF THE CENTERLINE OF IOWA RD (60' R.O.W. WIDTH) AND CENTERLINE OF MILE 8 RD (60' R.O.W.), SAME BEING THE NORTHWEST CORNER OF LOT 17, BLOCK 19 OF SAID TEXAN GARDENS SUBDIVISION;

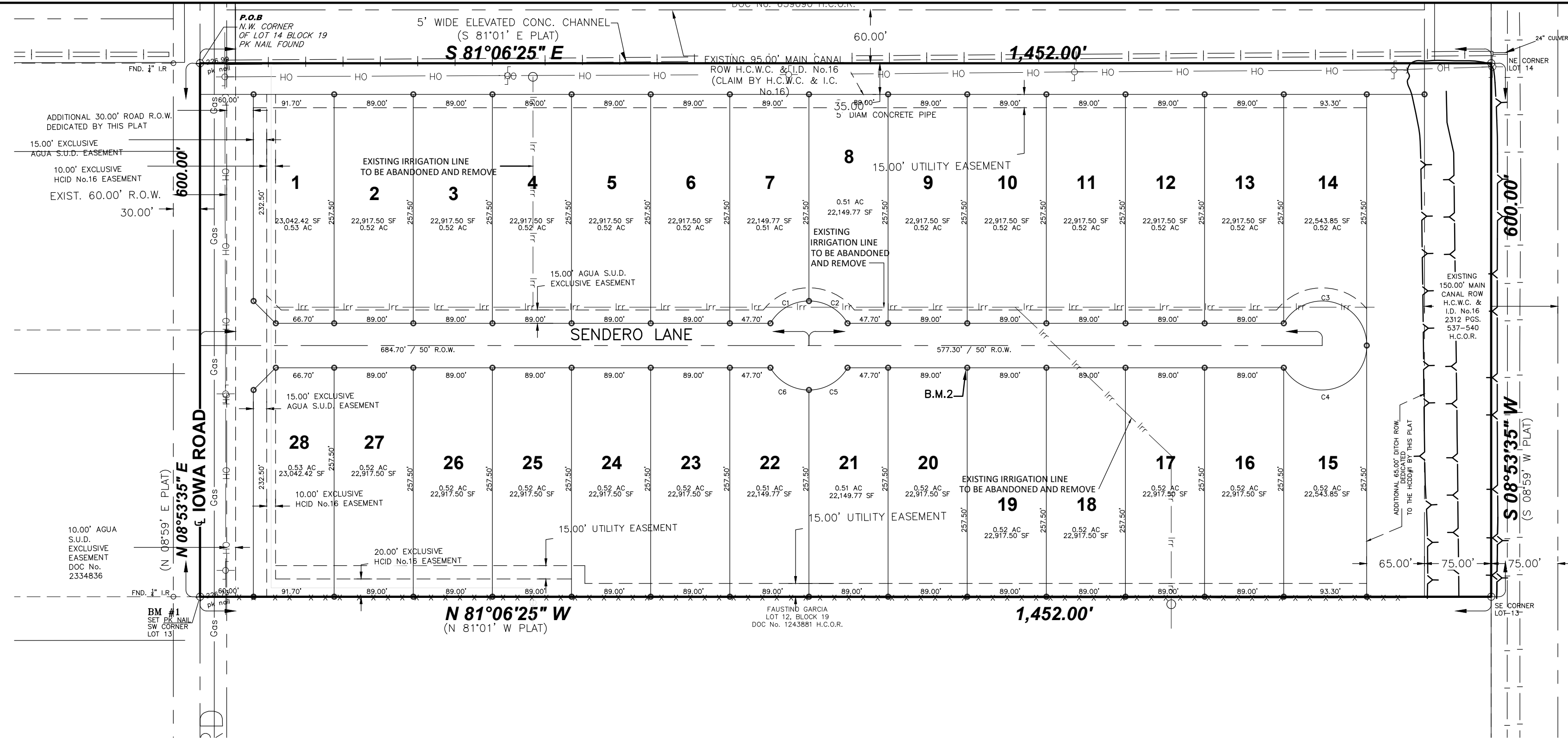
THENCE, SOUTH 09°53'35" WEST, ALONG THE CENTERLINE OF SAID IOWA RD, SAME BEING THE WEST LINE OF SAID BLOCK 19, A DISTANCE OF 1079.89 FEET TO A P.K. NAIL FOUND AT THE NORTHWEST CORNER OF SAID LOT 14 FOR THE POINT OF BEGINNING, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°06'25" EAST, ALONG THE COMMON LINE OF SAID LOT 14 AND LOT 15 CONVEYED TO DANIEL HERNANDEZ, ET UX, AS RECORDED IN DOCUMENT NO 639390 H.C.O.R., AT A DISTANCE OF 30.00 FEET PASS THE EAST RIGHT OF WAY LINE OF SAID IOWA RD, CONTINUING ALONG SAID COMMON LINE, WITHIN A LINED CANAL (95' R.O.W. WIDE) FEE OWNED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AT A DISTANCE OF 1377.00 FEET PASS THE WEST RIGHT OF WAY LINE OF A LINED CANAL (150' R.O.W. WIDE) FEE OWNED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, CONTINUING FOR A TOTAL DISTANCE OF 1452.00 FEET TO A POINT FOR THE COMMON CORNER OF SAID LOT 14 AND SAID LOT 15, SAID COMMON CORNER BEING IN THE CENTERLINE OF A SAID LINED CANAL (150' R.O.W. WIDE), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°53'35" WEST, ALONG THE EAST LINE OF SAID LOT 14, ALONG THE CENTERLINE OF SAID LINED CANAL (150' R.O.W.), AT A DISTANCE OF 300.00 FEET PASS THE COMMON CORNER OF SAID LOTS 14 AND 13, CONTINUING FOR A TOTAL DISTANCE OF 600.00 FEET TO A POINT AT THE COMMON CORNER OF SAID LOTS 13 AND LOT 12 CONVEYED TO FAUSTINO GARCIA, AS RECORDED IN DOCUMENT NO. 1243881 H.C.O.R., TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°06'25" WEST, ALONG THE COMMON LINE OF SAID LOTS 13 AND 12, AT A DISTANCE OF 75.00 FEET PASS THE WEST RIGHT OF WAY LINE OF SAID LINED CANAL (150' R.O.W.), CONTINUING ALONG SAID COMMON LINE, AT A DISTANCE OF 1422.00 FEET PASS THE EAST RIGHT OF WAY LINE OF SAID IOWA RD, CONTINUING FOR A TOTAL DISTANCE OF 1452.00 FEET TO A P.K. NAIL SET AT THE CENTERLINE OF SAID IOWA RD, SAME BEING COMMON CORNER OF SAID LOTS 13 AND 12, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

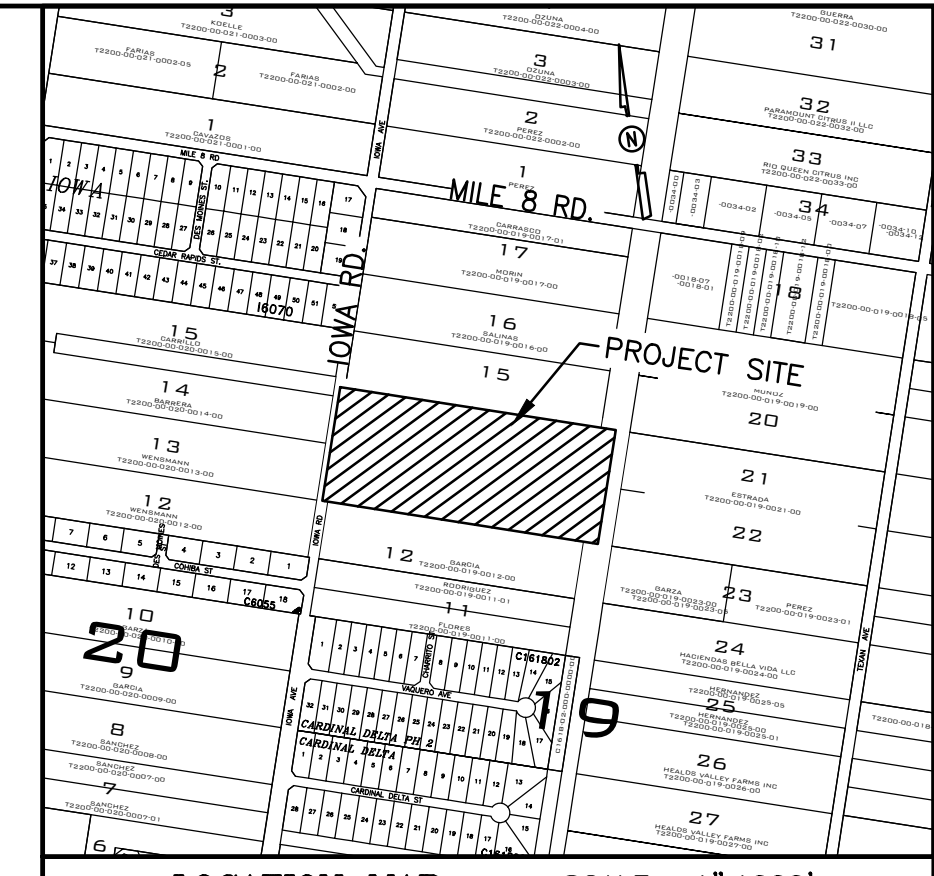
THENCE, NORTH 08°53'35" EAST, ALONG CENTERLINE OF SAID IOWA RD, ALONG THE WEST LINE OF SAID BLOCK 19, AT A DISTANCE OF 300.00 FEET PASS A P.K. NAIL FOUND MARKING THE COMMON CORNER OF SAID LOTS 14 AND 13, CONTINUING FOR A TOTAL DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 20.00 ACRES (871,200 SQ. FEET), OF WHICH 2.115 ACRES (92,145 SQ. FEET) LIES WITHIN LINED CANAL OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 AND 0.413 ACRES (18,000 SQ. FEET) LIES WITHIN IOWA RD RIGHT OF WAY, LEAVING A NET AREA OF 17.471 ACRES (761,054 SQ. FEET) MORE OR LESS;



SCALE: 1" = 100'
BEARING BASIS AS PER NAD 1983 STATE PLANE 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



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	52.36'	50.00'	123°50'21"	28.86'	S08°57'13"W	50.00'
C2	52.36'	50.00'	78°50'43"	28.86'	S38°21'46"W	50.00'
C3	130.90'	50.00'	51°54'22"	29.20'	S27°00'46"E	56.43'
C4	130.90'	50.00'	23°10'20"	12.30'	S66°11'58"W	65.14'
C5	52.36'	50.00'	51°54'22"	28.86'	S27°00'46"E	56.43'
C6	52.36'	50.00'	23°10'20"	28.86'	S66°11'58"W	65.14'

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

I, **ERIC NORDHAUSEN**, OWNER OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **IOWA ACRES SUBDIVISION**, 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.

PLAT NOTES AND RESTRICTIONS:

- FLOOD PLAIN: THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" (NO SHADING) INDICATES AREAS OF MINIMAL FLOODING. FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000.
- 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 1-28 (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. AN 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:
FRONT25.00' 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 **47,533 CUBIC FEET (1.09 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. 3.
- 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 WEST CORNER OF THIS DEVELOPMENT. N.A.V.D. 88 DATUM.
B.M. 2: ELEV. _____ AT AN IRON ROD SET AT THE N.E. COR. OF LOT 20 OF THIS SUBDIVISION. 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.

- 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.
- THE RESIDENTIAL LOTS (1-28) 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 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.
- 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 COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEVELOPER AND ENGINEER.
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 DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
A- ANCHORING OF SEPTIC TANK(S)
B- BACK FLOW VALVES
C- SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- FORD SASSER**, THE OWNER & SUBDIVIDER OF **IOWA ACRES SUBDIVISION**, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2.
- ALL AGUA SUD EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF AGUA SUD.
- LOTS 1-28 SHALL BE FOR RESIDENTIAL USE ONLY.
- NO ACCESS SHALL BE ALLOWED FROM IOWA ROAD FOR LOTS 1 & 28.

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **IOWA ACRES SUBDIVISION** 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 **IOWA ACRES SUBDIVISION**, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH PORTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PORTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METER ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

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

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. 49.21(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

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 3-3-2026

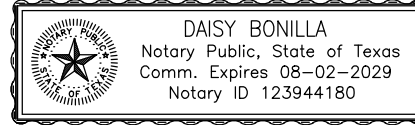
GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER NO. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E GRIFFIN PKWY SUITE 2
MISSION, TEXAS 78574

ERIC NORDHAUSEN—MANAGING MEMBER _____ DATE _____
1960 INVESTMENT COMPANY, LLC
36970 W MILE 7 ROAD
MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared **ERIC NORDHAUSEN** 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

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.

PRESIDENT SECRETARY

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

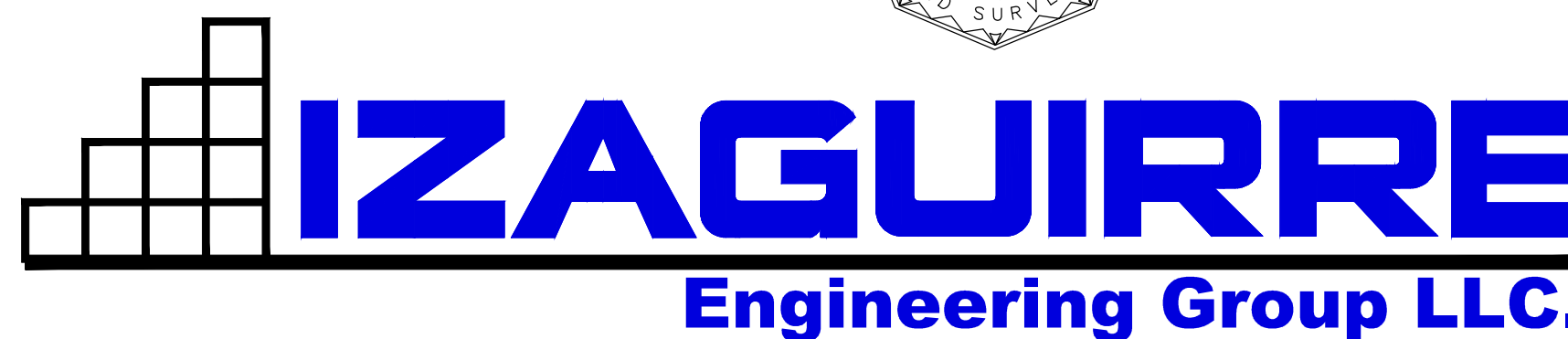
WE THE UNDERSIGNED CERTIFY that this plat of the **IOWA ACRES SUBDIVISION** was reviewed and approved by the Hidalgo County Commissioners Court on _____, _____.

Hidalgo County Judge _____ date _____

ATTEST: _____
Hidalgo County Clerk _____ date _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: ERIC NORDHAUSEN	36970 W MILE 7 ROAD	MISSION, TEXAS 78574	(956)432-1336	
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

DATE OF PREPARATION:

3-3-2026

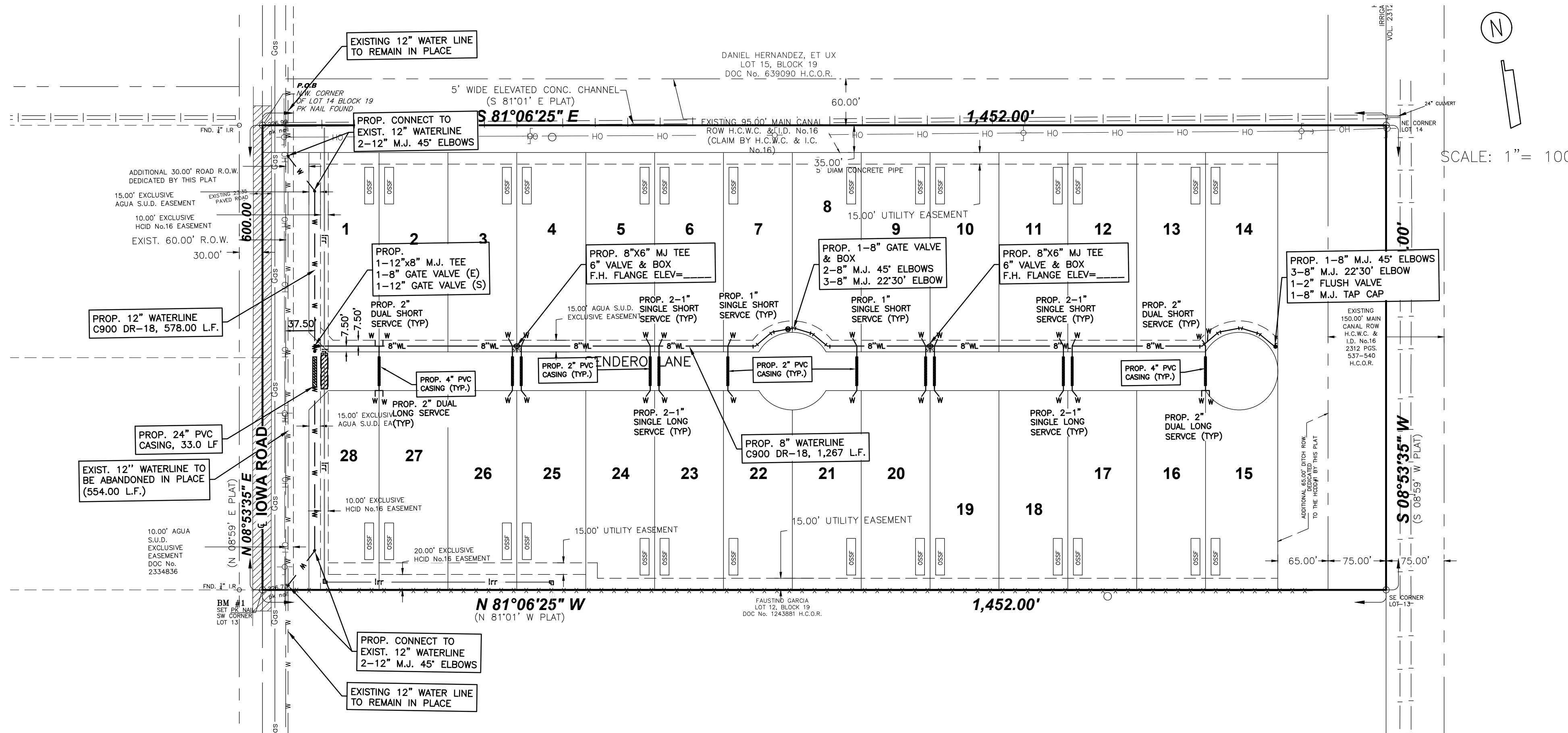
NO.	SHEET	REVISION	DATE	APPROVED

SHEET NO. 1 OF 5 SHEETS	FILENAME: izaguirre Engineering\Subdivision Projects\IOWA ACRES SUBD	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

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

IOWA ACRES SUBDIVISION

MAP OF UTILITIES DISTRIBUTION



FINAL ENGINEERING REPORT FOR IOWA ACRES SUBDIVISION:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY: IOWA ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF AGUA SPECIAL UTILITY DISTRICT (AGUA SUD) THE SUBDIVIDER AND COMPANY AGUA SUD SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

AGUA SUD HAS AN EXISTING 12" WATERLINE ALONG THE EAST RIGHT-OF-WAY OF IOWA ROAD; A SECTION OF THIS LINE WILL BE ABANDONED IN PLACE IN FRONT OF THIS SUBDIVISION FOR APPROXIMATELY 554.00 LF.

THE WATER SYSTEM FOR IOWA ACRES SUBDIVISION CONSISTS OF A PROPOSED 12" DIAMETER WATER LINE THAT CONNECTS TO THE EXISTING 12" WATERLINE ON THE NORTH WEST CORNER OF THIS SUBDIVISION; FROM THERE IT TURNS AND RUNS 578.00 LF SOUTH INTO A PROPOSED 15.00 FT AGUA SUD EASEMENT ALONG THE EAST RIGHT OF WAY OF IOWA ROAD, THEN IT TURNS AGAIN TO CONNECT TO THE EXIST. 12" WATERLINE.

ANOTHER PROPOSED 8" WATERLINE TAPS WITH THE PROPOSED 12" WATERLINE ON THE EAST RIGHT OF WAY OF IOWA ROAD AND RUNS APPROXIMATELY 1,267.00 LF EAST INTO A PROPOSED 15.00 FT AGUA SUD EASEMENT ON THE NORTH RIGHT-OF-WAY OF THE SENDERO LANE, ENDING WITH AN 8" TAP CAP WITH A 2" FLUSH VALVE.

FROM THE PROPOSED 8" DIAMETER WATERLINE, FOUR (4) DUAL SERVICES OF 2" OF DIAMETER AND TWENTY (20) 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 \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE AMOUNT OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE AGUA SUD WATER SUPPLY SYSTEM. UPON REQUEST BY THE LOT OWNER, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE IOWA ACRES SUBDIVISION 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 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 OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 98,000.00 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 \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES: SEPTIC SYSTEM IS ESTIMATED TO COST \$ 3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 98,000.00 FOR THE ENTIRE SUBDIVISION.



PRELIMINARY 3-3-2026
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.

IOWA ACRES SUBDIVISION.
POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y COSTOS.

IOWA ACRES SUBDIVISION SERA PROVISITA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE AGUA SUD PRESENTO SUFICIENTE 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 12" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO ESTE DEL DERECHO DE VIA DE LA CALLE IOWA ROAD, LA CUAL SERA REDIMPLAZADA Y ABANDONADA POR 554.00 PIES ENFRETE DE ESTA SUBDIVISION

EL SISTEMA DE AGUA PARA ESTA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 12" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 12" DE DIAMETRO; LUEGO DA VUELTA Y SE INCORPORA EN UN EASEMENT PROPUUESTO PARA AGUA SUD DE 15 PIES, CORRIENDO 578.00 PIES AL SUR, DE AHI VUELVE A DAR VUELTA PARA CONECTARSE NUEVAMENTE CON LA LINEA EXISTENTE DE 12" DE DIAMETRO. LA LINEA DE AGUA PROPUUESTA DE 8" SE CONECTA A ESTA LINEA NUEVA DE 12 PULGADAS PARA SERVIR ESTA SUBDIVISION, LA CUAL CORRE AL ESTE POR EASEMENT PROPUUESTO DE 15 PIES AL LADO NORTE DE LA CALLE SENDERO LANE, CORRIENDO APROXIMADAMENTE 1,267.00 PIES 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 CUATRO (4) SERVICIOS DOBLES DE 2" DE DIAMETRO Y VEINTE (20) SERVICIOS SENCILLOS DE 1" DE DIAMETRO QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARAN A UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGARA ADICIONALMENTE A AGUA SUD LA CANTIDAD DE US\$ _____ O US\$ _____ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFAS DE CONEXION Y MEMBRASIAS). CUANDO EL 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.

PROVISIÓN DE DRENAJE SANITARIO: DESCRIPCIÓN Y COSTOS

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE IOWA ACRES SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME. FRANCISCO ARENSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUUESTAS. 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\$ 98,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ _____ LO CUAL EQUIVALE A US\$ _____ POR LOTE.

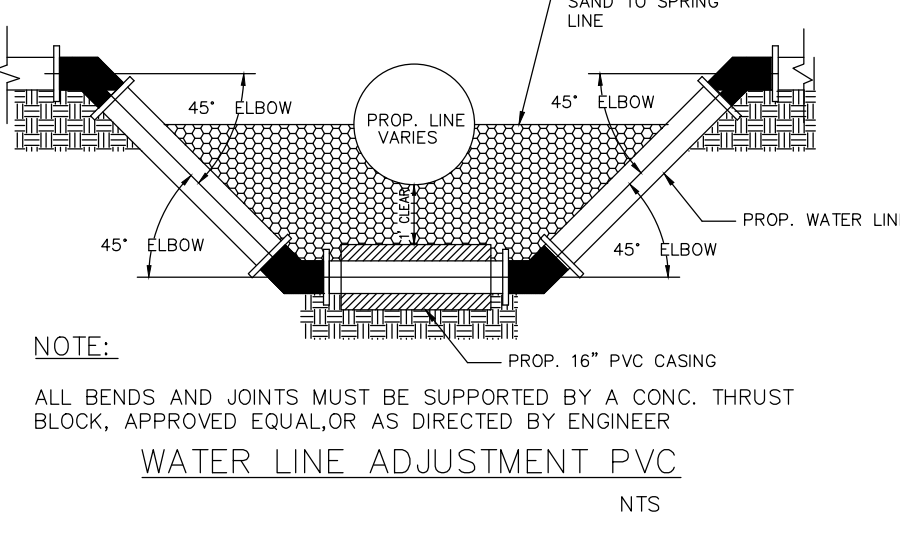
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 3,500.00 A UN COSTO TOTAL DE \$ 98,000.00 PARA TODA LA SUBDIVISION.



PRELIMINARY 3-3-2026
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



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

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.
SHEET 4.-	STREETLIGHT LAYOUT
SHEET 5.-	EROSION CONTROL PLAN

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.

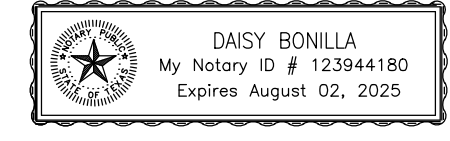
SUBDIVIDER STATEMENT:
1.- I, ERIC NORDHAUSEN, SUBDIVIDER OF IOWA ACRES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO 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.

ERIC NORDHAUSEN—MANAGING MEMBER
1960 INVESTMENT COMPANY, LLC
36970 W MILE 7 ROAD
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ERIC NORDHAUSEN 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.

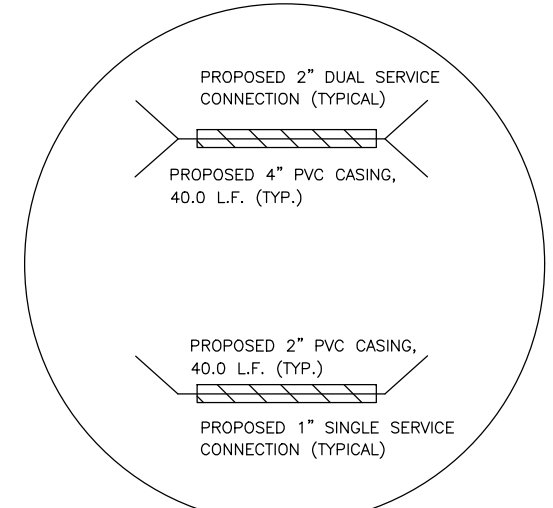
Given under my hand and seal of office this _____ day of _____, 2025.



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" METER.



WATER SERVICE DETAIL
NTS.

*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 2.1

DATE OF PREPARATION:
3-3-2026



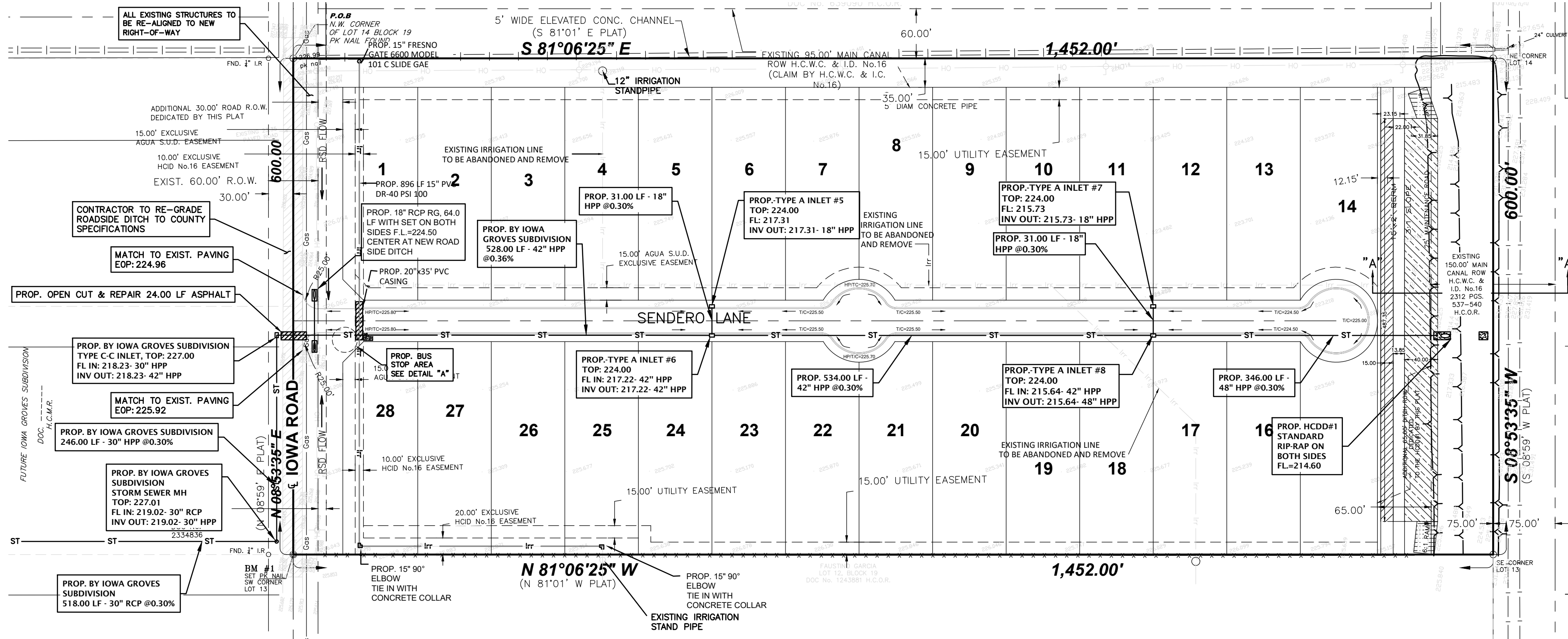
IOWA ACRES SUBDIVISION
UTILITIES LAYOUT

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

SHEET No. 2
OF 5 SHEETS

IOWA ACRES SUBDIVISION PAVING AND DRAINAGE LAYOUT

Drainage Statement
FOR
IOWA ACRES



I. PROJECT LOCATION
THIS SUBDIVISION CONSISTS OF 28 SINGLE FAMILY RESIDENTIAL LOTS LOCATED ON THE EAST SIDE OF IOWA RD & APPROXIMATELY 1.100FT SOUTH OF W MILE 8 RD. SAID SUBDIVISION, LIES WITHIN THE RURAL AREA OF HIDALGO COUNTY, A 20.00-ACRE TRACT SITUATED IN PORCION 78, BEING ALL OF LOT 13 AND LOT 14, BLOCK 19, OF TEXAN GARDENS SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58 HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY

II. FLOOD PLAIN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" (NO SHADING) INDICATES: AREAS OF MINIMAL FLOODING. FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0290 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 BRENNAN 3 (FINE SANDY LOAM) AND HIDALGO 25 (FINE SANDY LOAM).

3- BRENNAN FINE SANDY LOAM, (HYDROLOGIC GROUP B, UNIFIED CLASS SC), TYPICALLY FOUND WITH 0-1% SLOPES, CONSISTS OF A SURFACE LAYER OF DARK BROWN FINE SANDY LOAM ABOUT 12 INCHES THICK, THE NEXT SOIL LAYER DOWN, FROM 12 TO 26 INCHES, IS BROWN SANDY CLAY LOAM, THE NEXT SOIL LAYER DOWN, FROM 26 TO 40 INCHES, IS PALE BROWN SANDY CLAY LOAM, THE SOIL DOWN THEREAFTER TO APPROXIMATELY 80 INCHES IS A VERY PALE BROWN SANDY CLAY LOAM, THIS SOIL: A) IS NONCALCAREOUS DOWN TO 29 INCHES, B) IS WELL DRAINED, C) HAS MEDIUM AVAILABLE WATER CAPACITY, D) HAS MEDIUM SURFACE RUNOFF, E) HAS MODERATE PERMEABILITY, F) HAS AN OVERALL LOW SHRINK-SWELL POTENTIAL, G) HAS A MODERATE HAZARD OF SOIL BLOWING, AND H) HAS A SLIGHT HAZARD OF WATER EROSION.

25-HIDALGO FINE SANDY LOAM (HYDROLOGIC GROUP B, UNIFIED CLASS CL), TYPICALLY FOUND WITH 0-1% SLOPES, CONSISTS OF A SURFACE LAYER OF DARK GRAYISH-BROWN FINE SANDY LOAM ABOUT 17 INCHES THICK, THE NEXT SOIL LAYER DOWN, FROM 17 TO 28 INCHES THICK, IS BROWN SANDY CLAY LOAM, THE NEXT SOIL LAYER DOWN, FROM 28 TO 38 INCHES THICK, IS PALE BROWN CLAY LOAM, THE SOIL DOWN THEREAFTER, TO APPROXIMATELY 80 INCHES, IS VERY PALE BROWN CLAY LOAM, THIS SOIL: A) IS CALCAREOUS THROUGHOUT, B) IS WELL DRAINED, C) HAS MEDIUM AVAILABLE WATER CAPACITY, D) HAS LOW SURFACE RUNOFF, E) HAS MODERATE PERMEABILITY, F) HAS AN OVERALL MODERATE SHRINK-SWELL POTENTIAL. SEE ATTACHED SOIL SURVEY REPORT(S) FROM THE SOIL CONSERVATION SERVICE.

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED CULTIVATED ORCHARDS. EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET OVERLAND FLOW TOWARDS THE EAST TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE TO THE EAST APPROXIMATELY (0.26%).

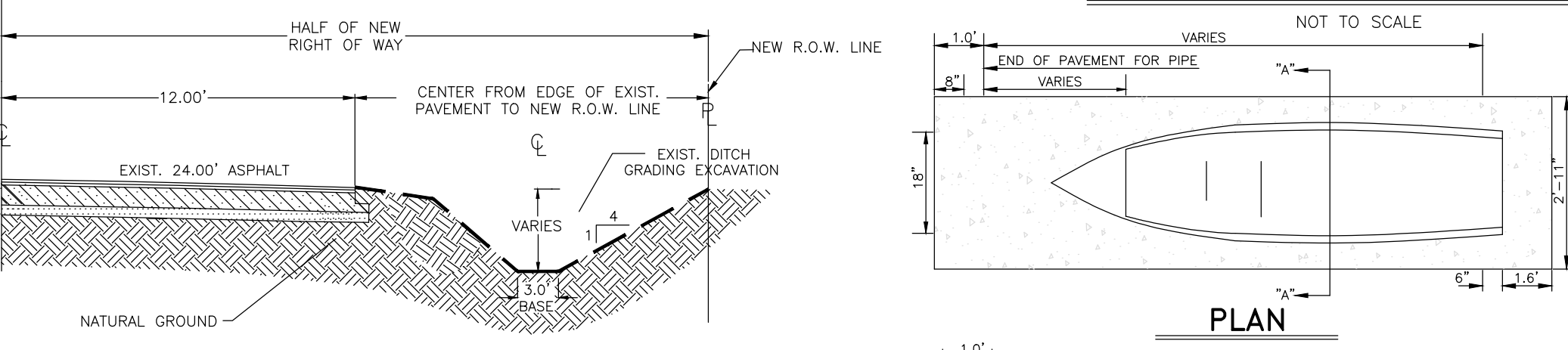
THE RATIONALE METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF ($Q_{EXIST} = 18.94$ CFS) FOR THIS SITE.

V. PROPOSED CONDITIONS
UTILIZING THE 50-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 57.79 CFS WITH AN INCREASED $Q = 38.85$ CFS THE TOTAL PROPOSED DETENTION VOLUME, IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, IS 47,533 CUBIC FEET (1.091 ACRE-Feet) (REFER TO ATTACHED DRAINAGE CALCULATIONS).

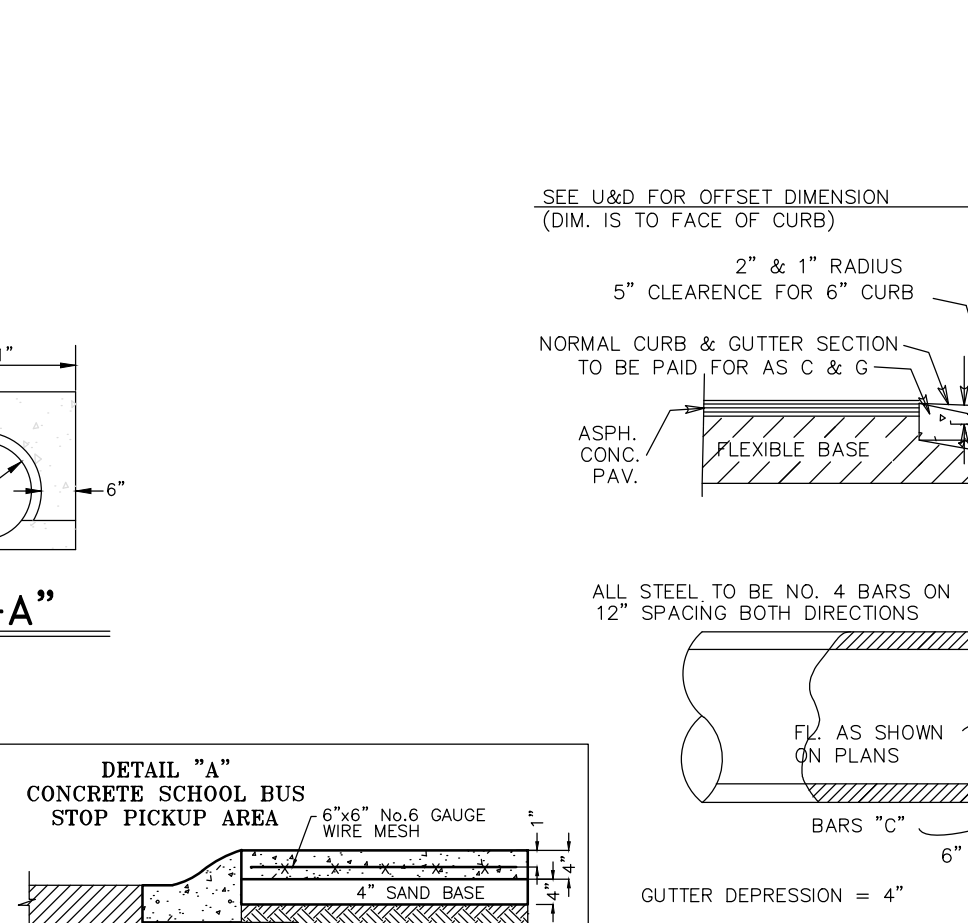
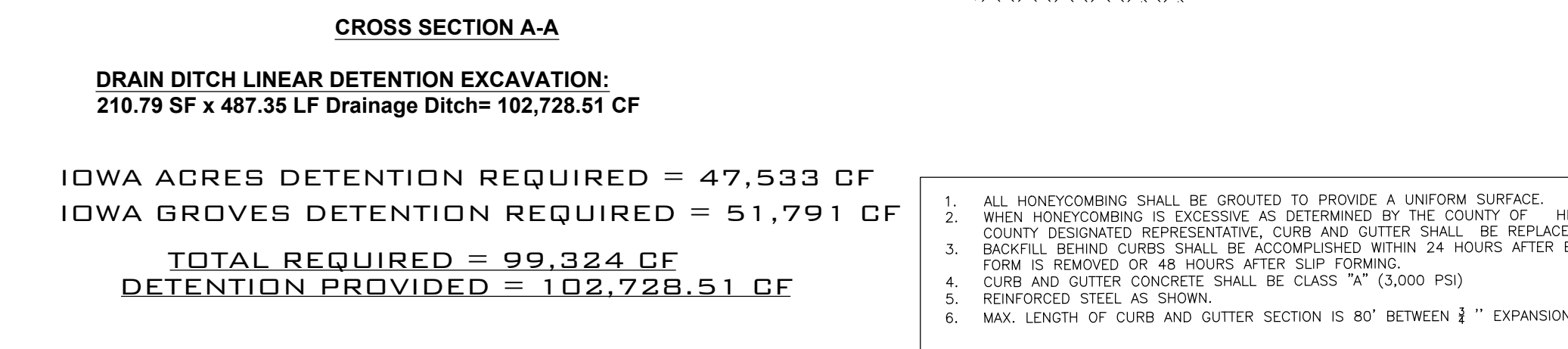
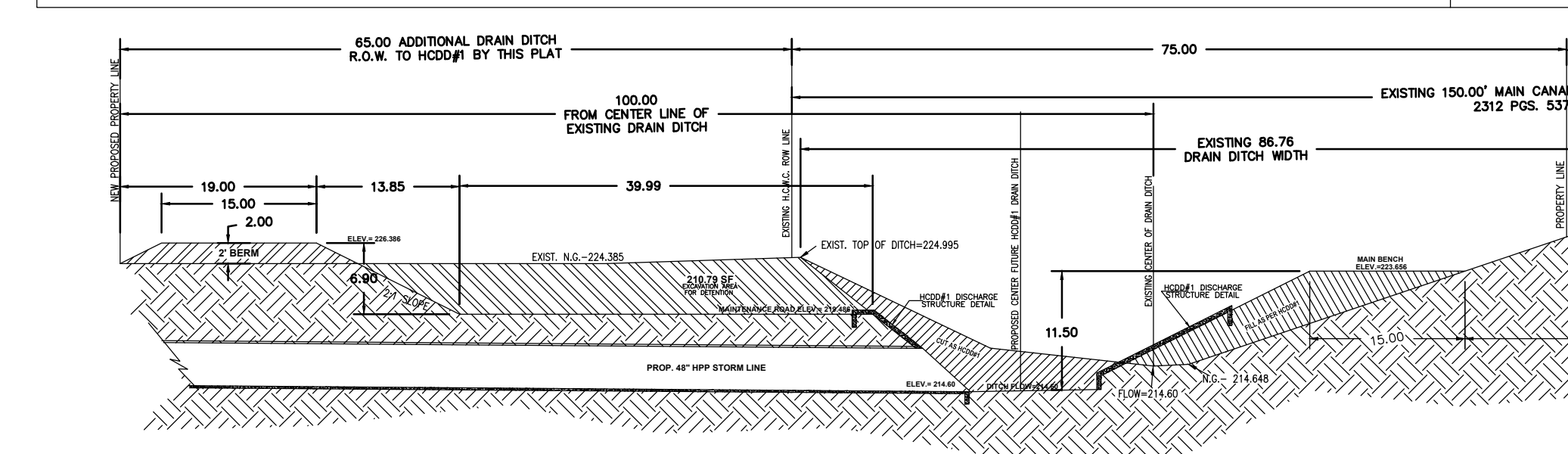
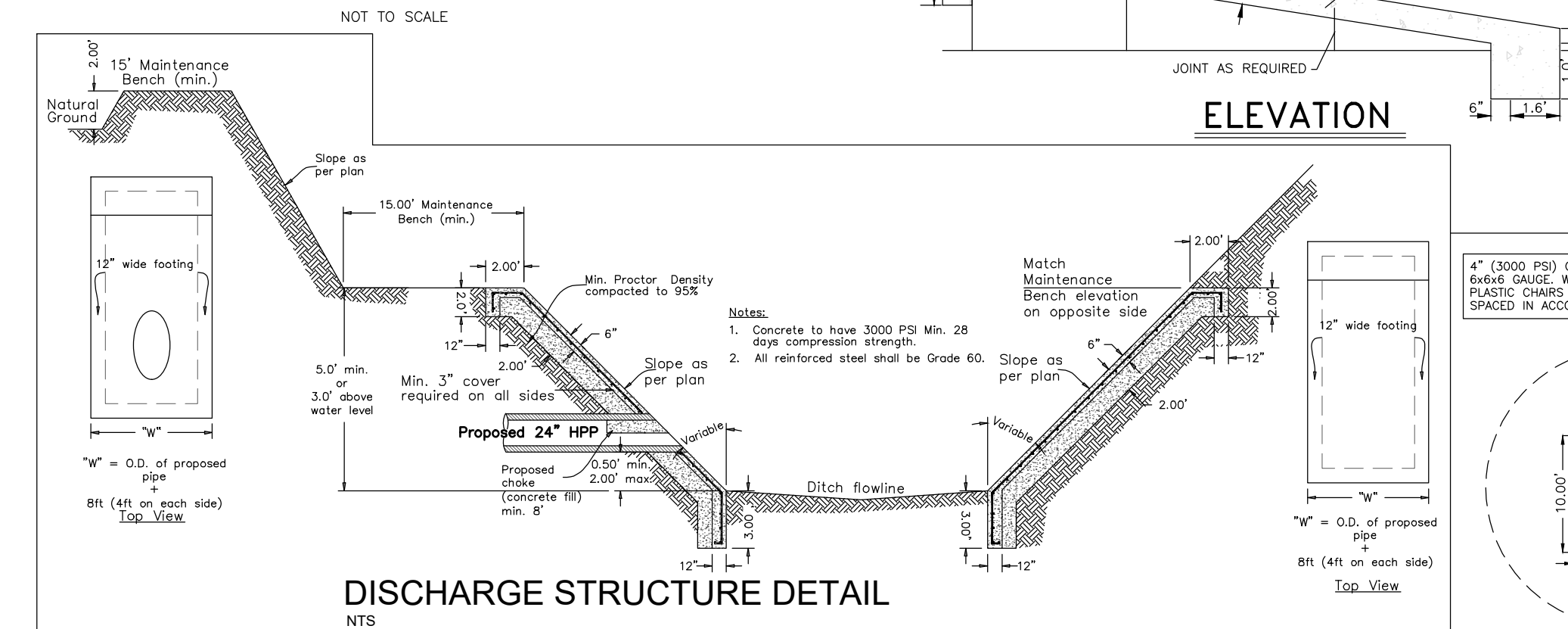
SURFACE STORMWATER RUNOFF WITHIN IOWA ACRES WILL BE COLLECTED BY TYPE "A" INLETS AND CONVEYED THROUGH A PROPOSED STORM SEWER SYSTEM. THE IOWA ACRES STORM SEWER WILL BE UPISIZED AS TO ACCEPT AND CONVEY ADDITIONAL FLOWS FROM THE FUTURE CONNECTION OF THE IOWA GROVES SUBDIVISION LOCATED ON THE TO THE WEST SIDE OF IOWA RD. THE COMBINED SYSTEM WILL OUTFALL INTO THE EXISTING DRAIN DITCH ALONG THE EAST PROPERTY LINE OF IOWA ACRES, WHICH IS OWNED AND MAINTAINED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16. THE REACH OF DITCH ADJACENT TO THE PROJECT SITE IS LOCATED UPSTREAM OF THE PD LATERAL IOWA ROAD DRAINAGE IMPROVEMENTS 2023 BOND PROJECT. AN ADDITIONAL HCCD#1 65FT ROW WILL BE DEDICATED BY IOWA ACRES PLAT. REQUIRED DETENTION VOLUME FOR BOTH IOWA ACRES AND IOWA GROVES WILL BE PROVIDED BY EXCAVATING THE ADDITIONAL ROW. A TOTAL OF 102,781.51 CF OF DETENTION VOLUME WILL BE PROVIDED.

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.

SAFETY END TREATMENT



RECONSTRUCTION OF ROAD SIDE DITCH



TYPE "A" INLET

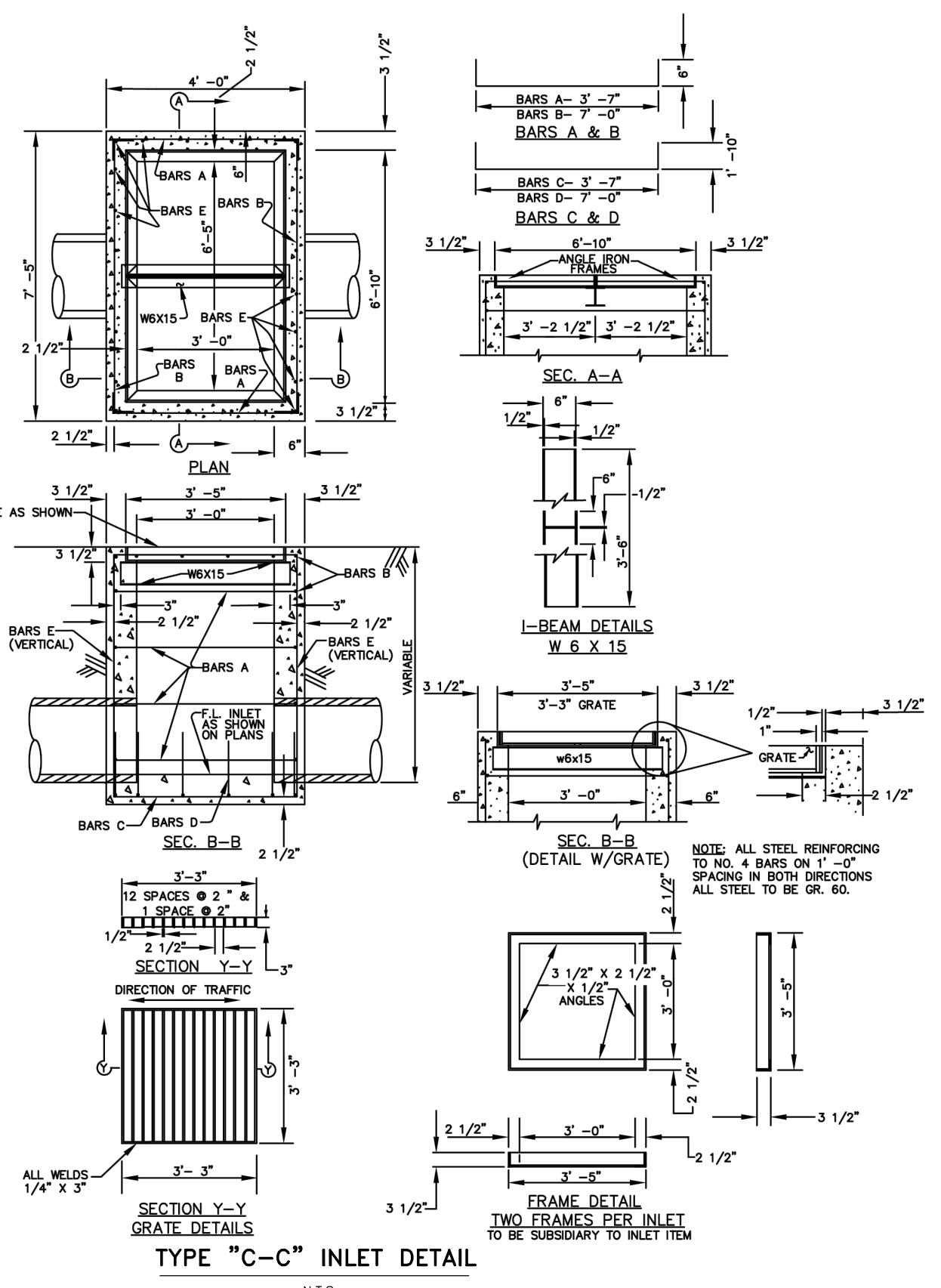
- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. REQUIRED THICKNESS = 6") - FIT RUN GRAVEL, 1" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. x 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- D. INITIAL BACKFILL FOR RCP CLASS II 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 (ASTM D145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- E-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- E-2 INITIAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASTM D145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASTM D145) 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 (WELPPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MODIFIED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

INDEX OF SHEETS

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- 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.
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- 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 4.- STREETLIGHT LAYOUT
- SHEET 5.- EROSION CONTROL PLAN
- DATE OF PREPARATION: 03/03/26

COST ESTIMATE

WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
OSSF IMPROVEMENTS:	\$
TOTAL:	\$

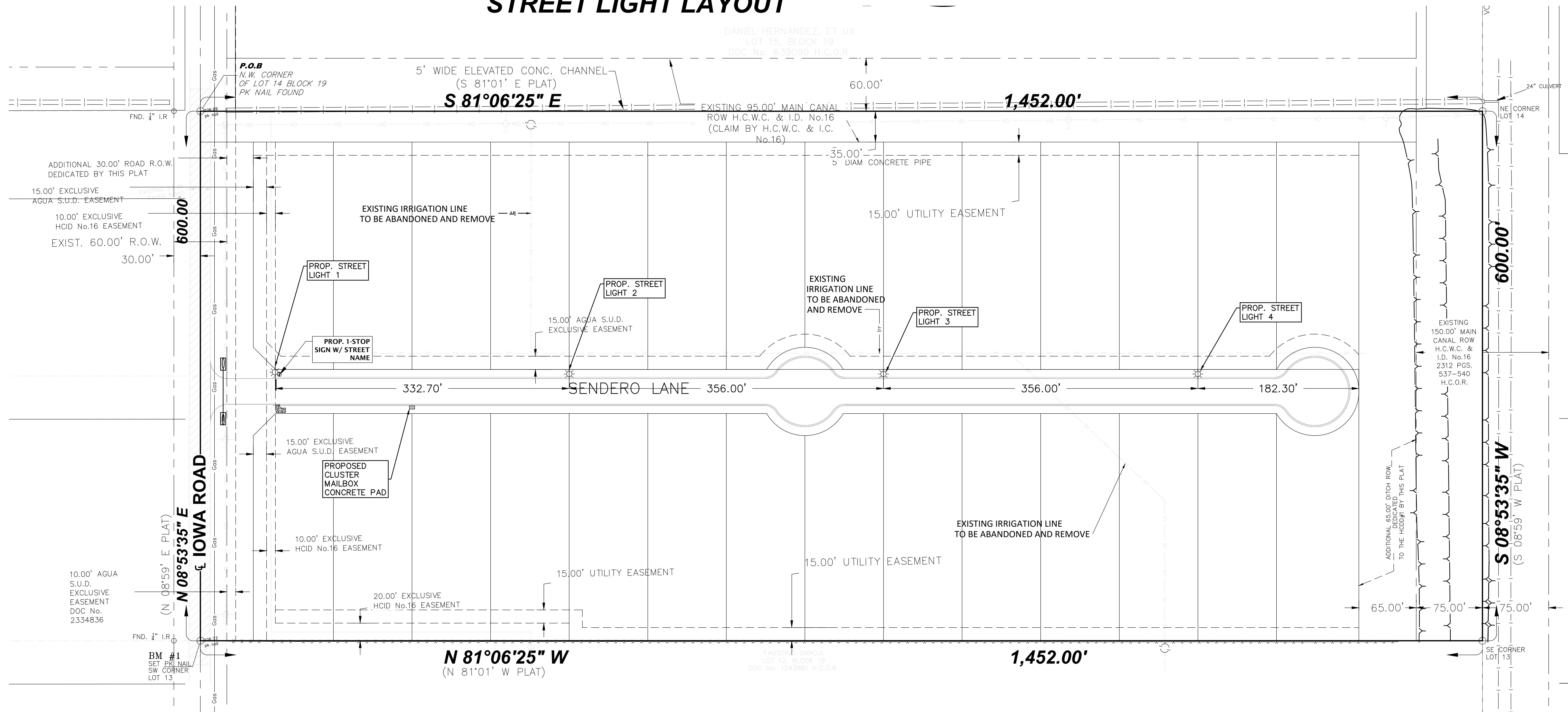


IOWA ACRES SUBDIVISION
PAVING AND DRAINAGE LAYOUT
& STANDARD DETAILS

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SHEET NO. 3 OF 5 SHEETS

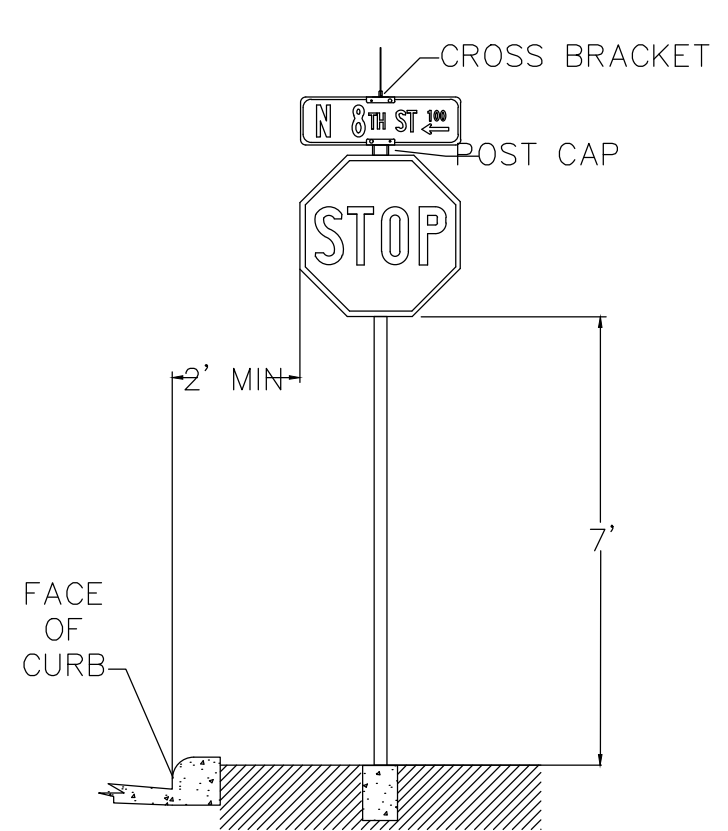
IOWA ACRES SUBDIVISION

STREET LIGHT LAYOUT

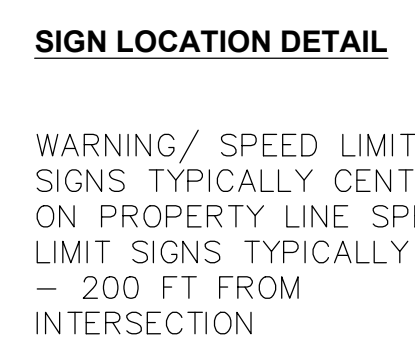


SCALE: 1"=60'

IOWA ACRES SUBDIVISION
STREETLIGHT LAYOUT



- SIGN CLEARANCE DETAIL**
- 2-3/8" OD 12 GA. GALVANIZED STEEL SIGN POST
 - STREET NAME SIGNS TO HAVE 3/8" X 1" HEX HEAD SET SCREW THROUGH BRACKET ON SIGN CAP AND CROSS
 - MAINTAIN 32" ADA CLEARANCE ON ALL SIDEWALKS
 - INSTALL AT LEAST FIVE FEET AWAY FROM WOOD POWER POLES
 - INSTALL POST AT LEAST THREE FEET AWAY FROM ALL FIRE HYDRANTS



SIGN LOCATION STANDARDS

- GENERAL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR LOCATING SPRINKLERS AND UTILITIES PRIOR TO INSTALLATION
 - SIGN SHALL BE INSTALLED ACCORDING TO APPROVED PLAN SHEETS
 - ANY DAMAGE TO EXISTING FENCES, WALLS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR
 - THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING PREINSTALLATION AND POST INSTALLATION INSPECTS THROUGH THE CITY'S DESIGNATED INSPECTOR 24 HOURS PRIOR TO INSPECTION DURING NORMAL WORKING HOURS, MONDAY THROUGH FRIDAY

PROPOSED STREET LIGHT FIXTURES

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

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SHEET 4.-	STREETLIGHT LAYOUT
SHEET 5.-	EROSION CONTROL PLAN

DATE OF PREPARATION: 3-3-2026

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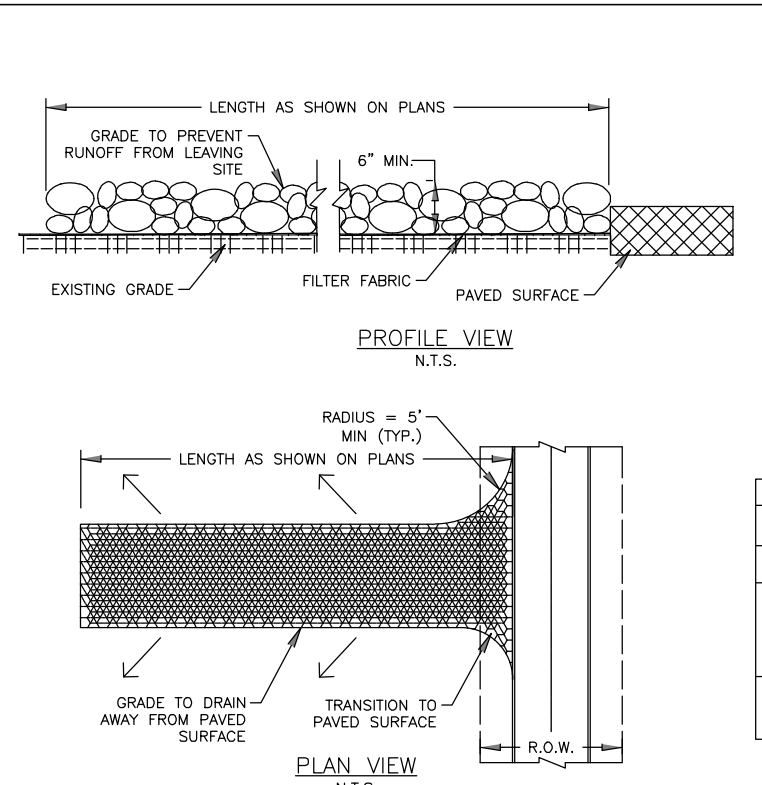
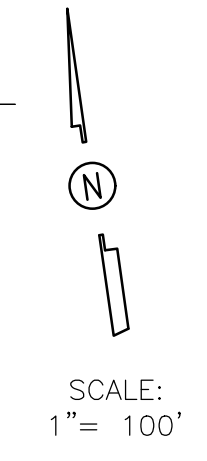
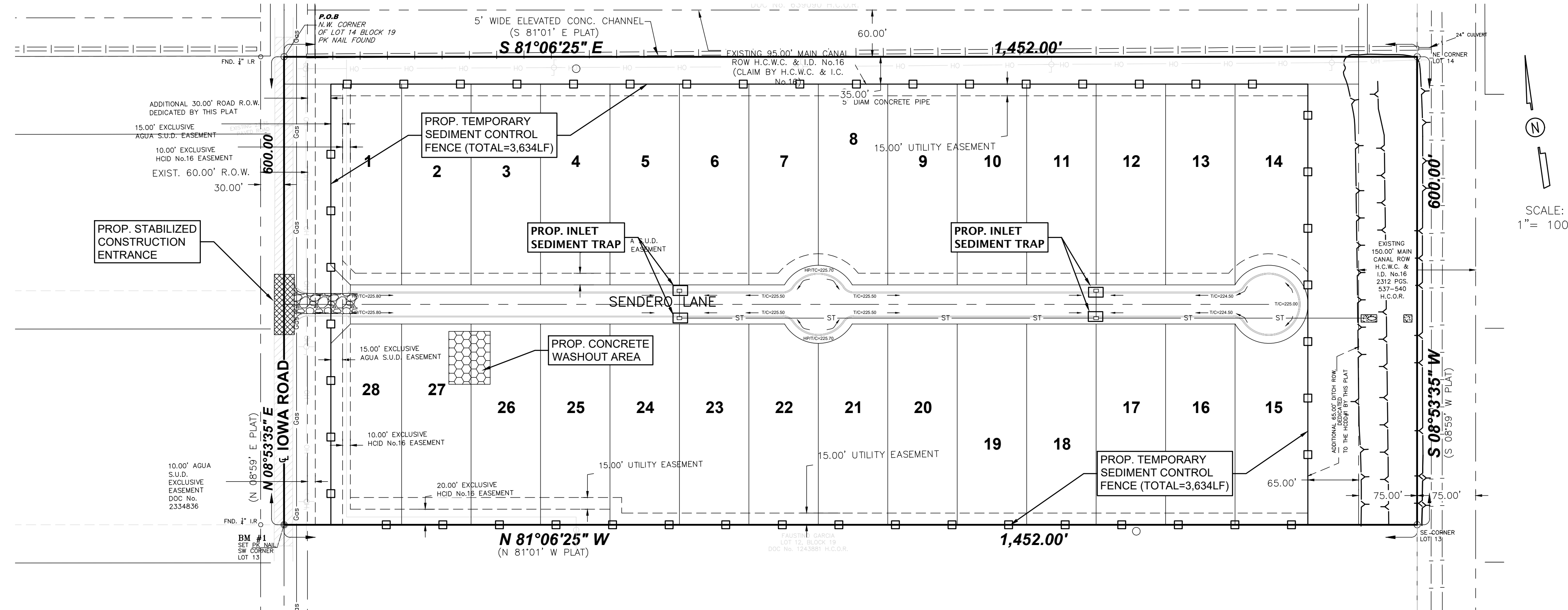
SHEET NO. 4 OF 5 SHEETS

IOWA ACRES SUBDIVISION

EROSION CONTROL PLAN

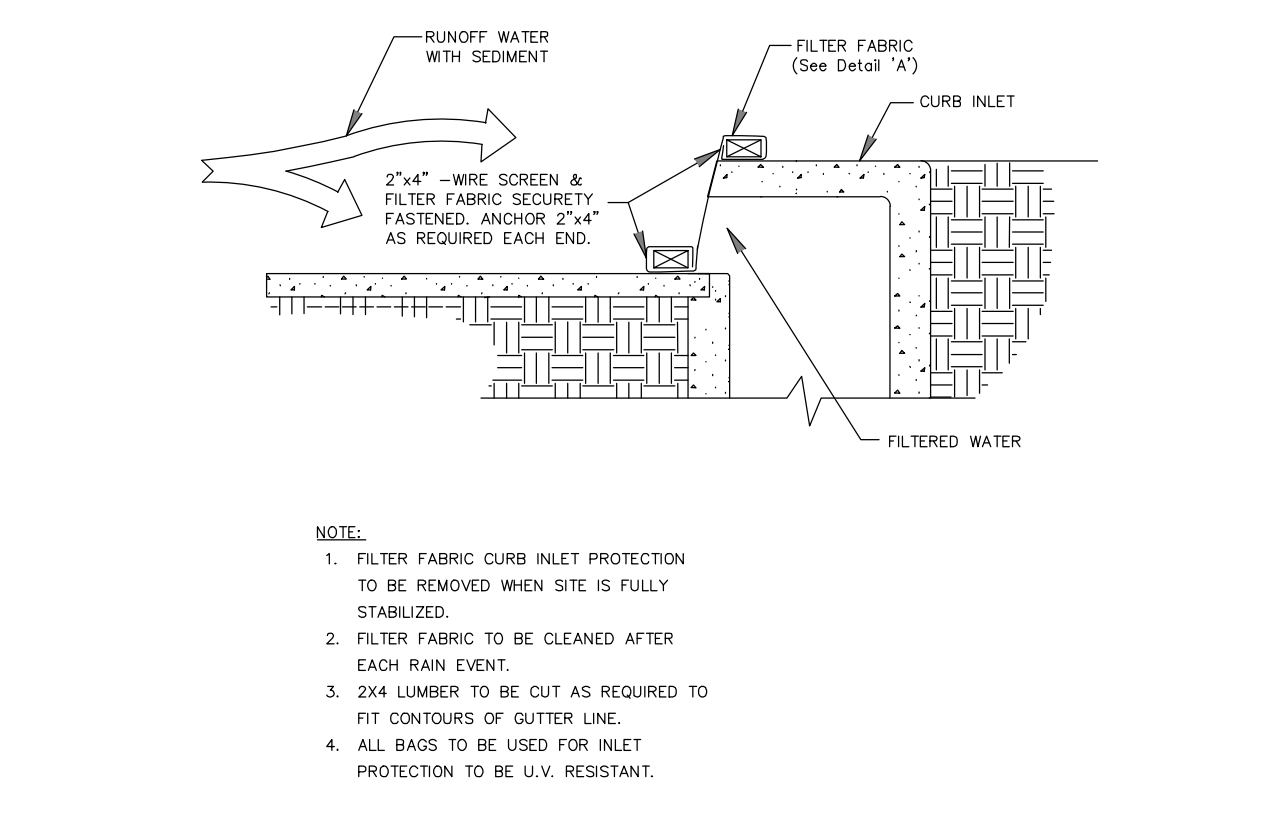
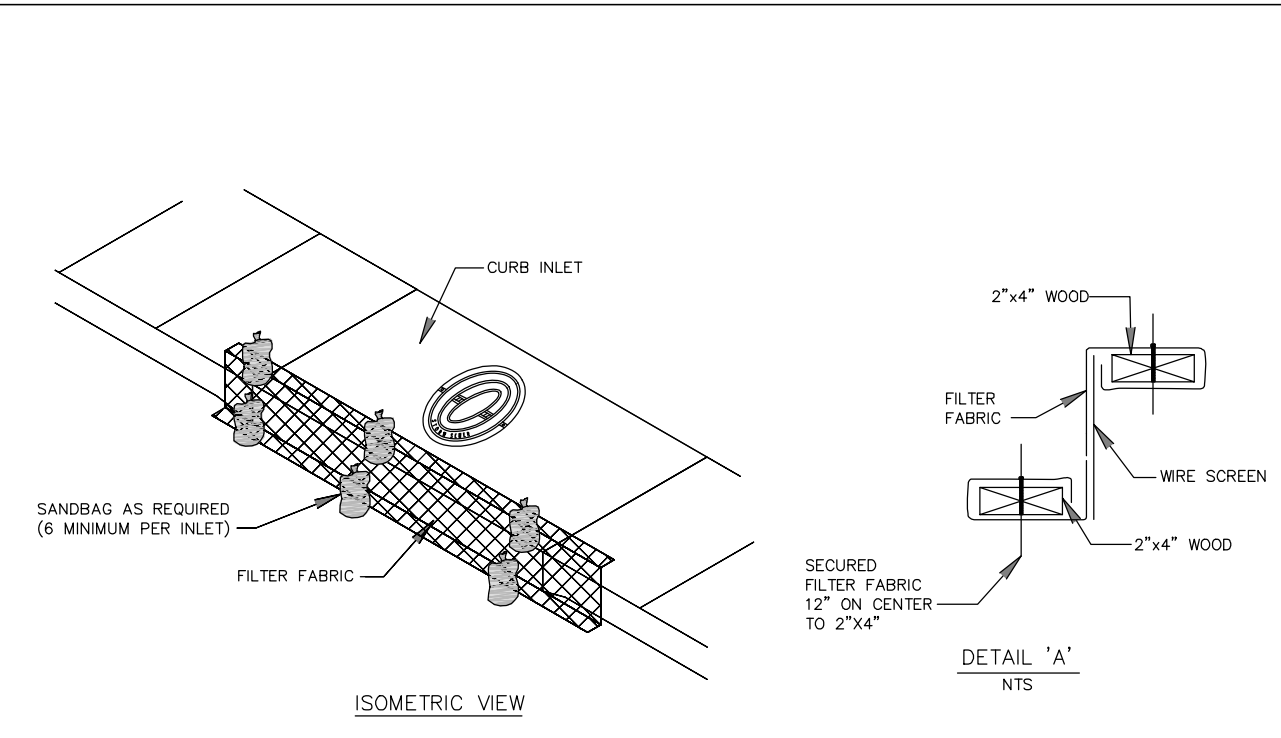


IOWA ACRES SUBDIVISION
EROSION CONTROL PLAN

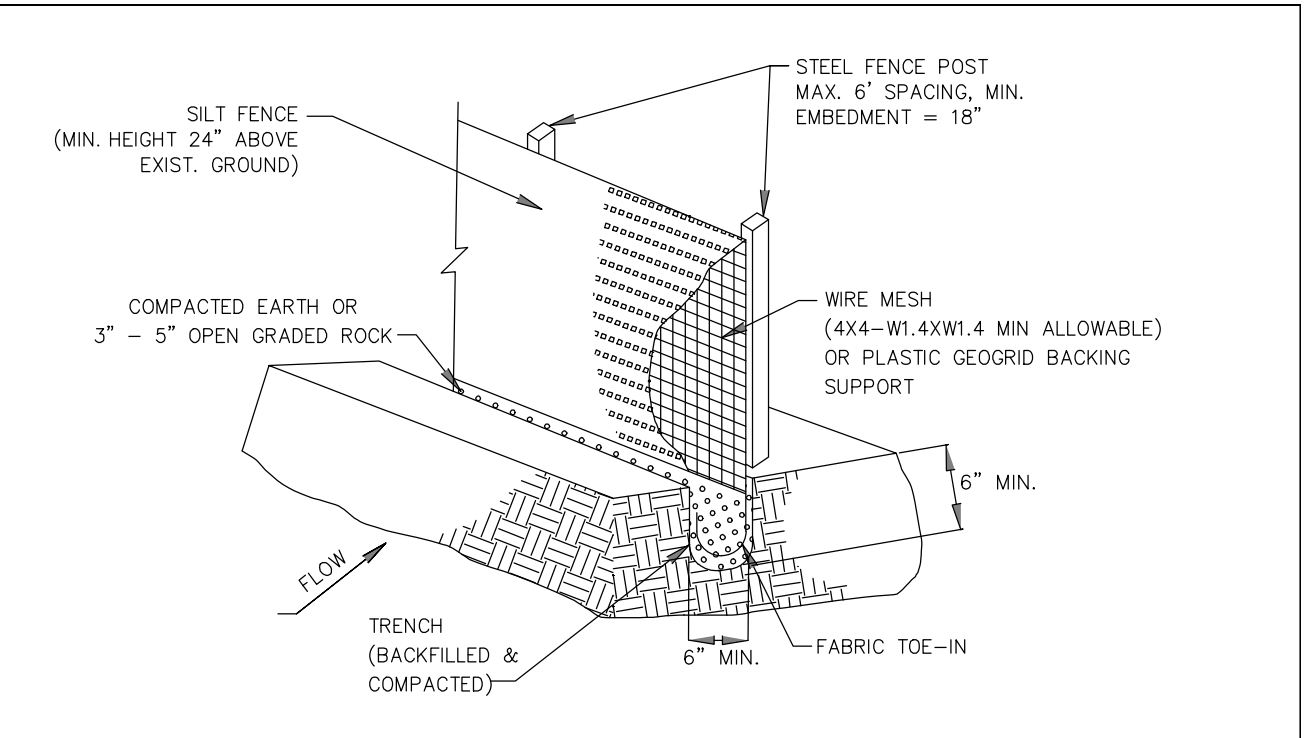


DISTURBED AREA	MINIMUM EXIT DIMENSIONS	
	MIN. WIDTH OF EXIT	MIN. LENGTH OF EXIT
< 1 ACRE	15 FEET	20 FEET
≥ 1 ACRE BUT < 5 ACRES	25 FEET	50 FEET
≥ 5 ACRES	30 FEET	50 FEET

- STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:**
- LIMIT SITE ACCESS TO ONE ROUTE DURING CONSTRUCTION. IF POSSIBLE, TWO ROUTES FOR LINEAR AND LARGER PROJECTS.
 - PREVENT TRAFFIC FROM BIDDING OR SHORTCUTTING THE FULL LENGTH OF THE CONSTRUCTION EXIT BY INSTALLING BARRIERS. BARRIERS MAY CONSIST OF SILT FENCE, CONSTRUCTION SAFETY FENCING, OR SIMILAR BARRIERS.
 - DESIGN THE ACCESS POINT(S) TO BE AT THE UPSLOPE SIDE OF THE CONSTRUCTION SITE. DO NOT PLACE CONSTRUCTION ACCESS AT THE LOWEST POINT ON THE CONSTRUCTION SITE.
 - STABILIZED CONSTRUCTION EXITS ARE TO BE CONSTRUCTED SUCH THAT DRAINAGE ACROSS THE EXIT IS DIRECTED TO A CONTROLLED, STABILIZED OUTLET ON-SITE WITH PROVISIONS FOR STORAGE, PROPER FILTRATION, AND REMOVAL OF WASH WATER.
 - THE EXIT MUST BE SLOPED AWAY FROM THE PAVED SURFACE SO THAT STORM WATER FROM THE SITE DOES NOT DISCHARGE THROUGH THE EXIT ONTO ROADWAYS.
 - MINIMUM WIDTH OF EXIT SHALL BE 15 FEET.
 - THE CONSTRUCTION EXIT MATERIAL SHALL BE A MINIMUM THICKNESS OF 6 INCHES. THE STONE OR RECYCLED CONCRETE USED SHALL BE 3-5 INCHES IN SIZE WITH LITTLE OR NO FINES.
 - THE GEO-TEXTILE FABRIC MUST MEET THE FOLLOWING CRITERIA:
 - TENSILE STRENGTH, ASTM D4632 TEST METHOD FOR GRAB BREAKING LOAD AND ELONGATION OF GEO-TEXTILES, 300 LBS.
 - PUNCTURE STRENGTH, ASTM D4833 TEST METHOD FOR INDEX PUNCTURE RESISTANCE OF GEO-TEXTILES, GEO-MEMBRANES, AND RELATED PRODUCTS, 120 LBS.
 - MULLEN BURST RATING, ASTM D3786 STANDARD TEST METHOD FOR HYDRAULIC BURSTING STRENGTH OF TEXTILE FABRICS-DIAPHRAGM BURSTING STRENGTH TESTER METHOD, 600 PSF.
 - APPARENT OPENING SIZE, ASTM D4751 TEST METHOD FOR DETERMINING APPARENT OPENING SIZE OF A GEO-TEXTILE, U.S. SIEVE NO. 40 (MAX).
 - WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

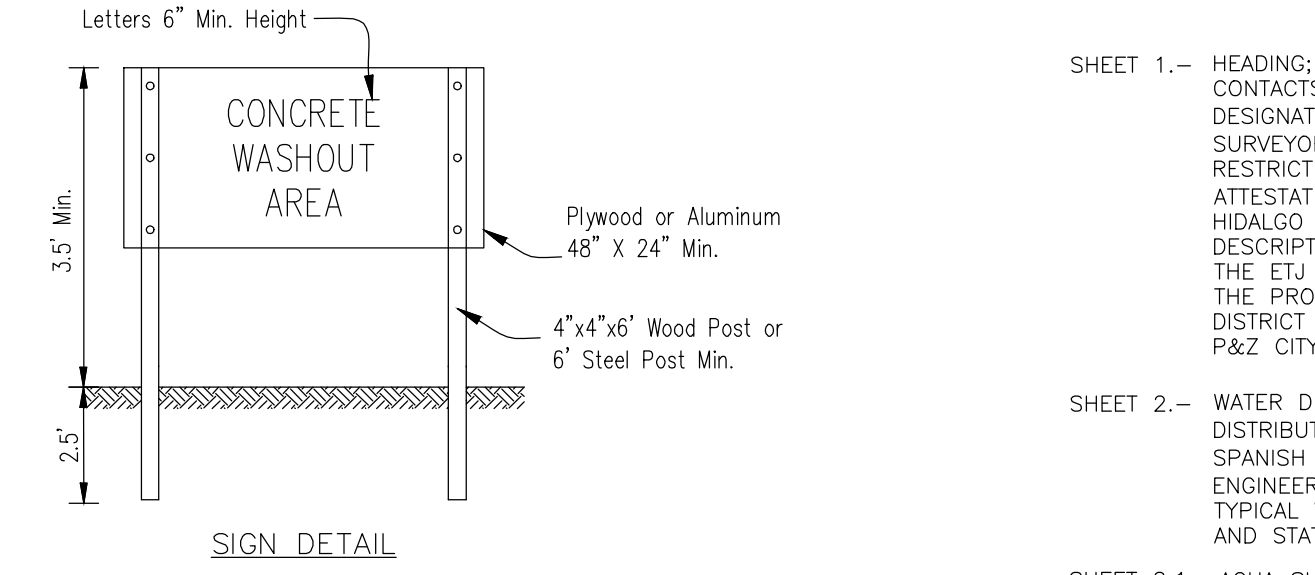
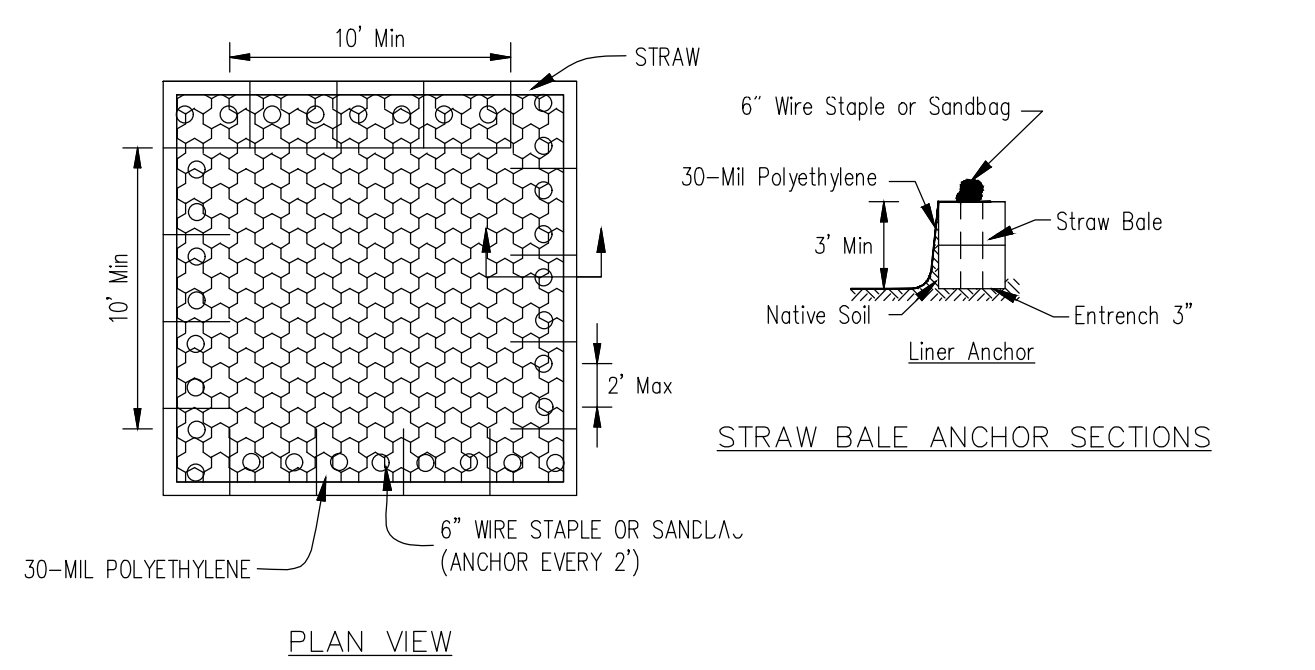


EROSION CONTROL DETAILS
FILTER FABRIC CURB INLET PROTECTION



- SILT FENCE NOTES:**
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
 - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
 - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED.
 - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE SILT FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
 - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

EROSION CONTROL DETAILS
TEMPORARY SILT FENCE



- NOTES:**
- Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
 - Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
 - Each straw bale is to be staked in place using (2) 2"x2"x4" wooden stakes.

TEMPORARY CONCRETE
WASHOUT FACILITY

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SHEET No. 5
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