

## **ITEM# 4.0**

### **PRELIMINARY & FINAL PLAT APPROVAL:**

Eduardo's Subdivision No. 24  
A 16.92 acre tract of land, out of  
Lot 46-1, West Addition to Sharyland  
Rural ETJ  
Developer: Las Diana's Land Development  
Engineer: Izaguirre Engineering Group, LLC

### **REVIEW DATA**

#### **PLAT DATA**

The proposed subdivision is ½ mile North of West Mile 6 Road and on the Eastside of Inspiration Road — see vicinity map. The developer is proposing 67 Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

#### **WATER**

The water CCN belongs to Sharyland Water Supply Corporation. The developer is proposing to connect to an existing 6" water line located along the eastside of Inspiration Road and extending a proposed 8" water line thru the proposed subdivision to provide water service to each lot and connecting back to Inspiration Road to an existing 6" water line. There will be 4 fire hydrants to be use as filling stations.

#### **SEWER**

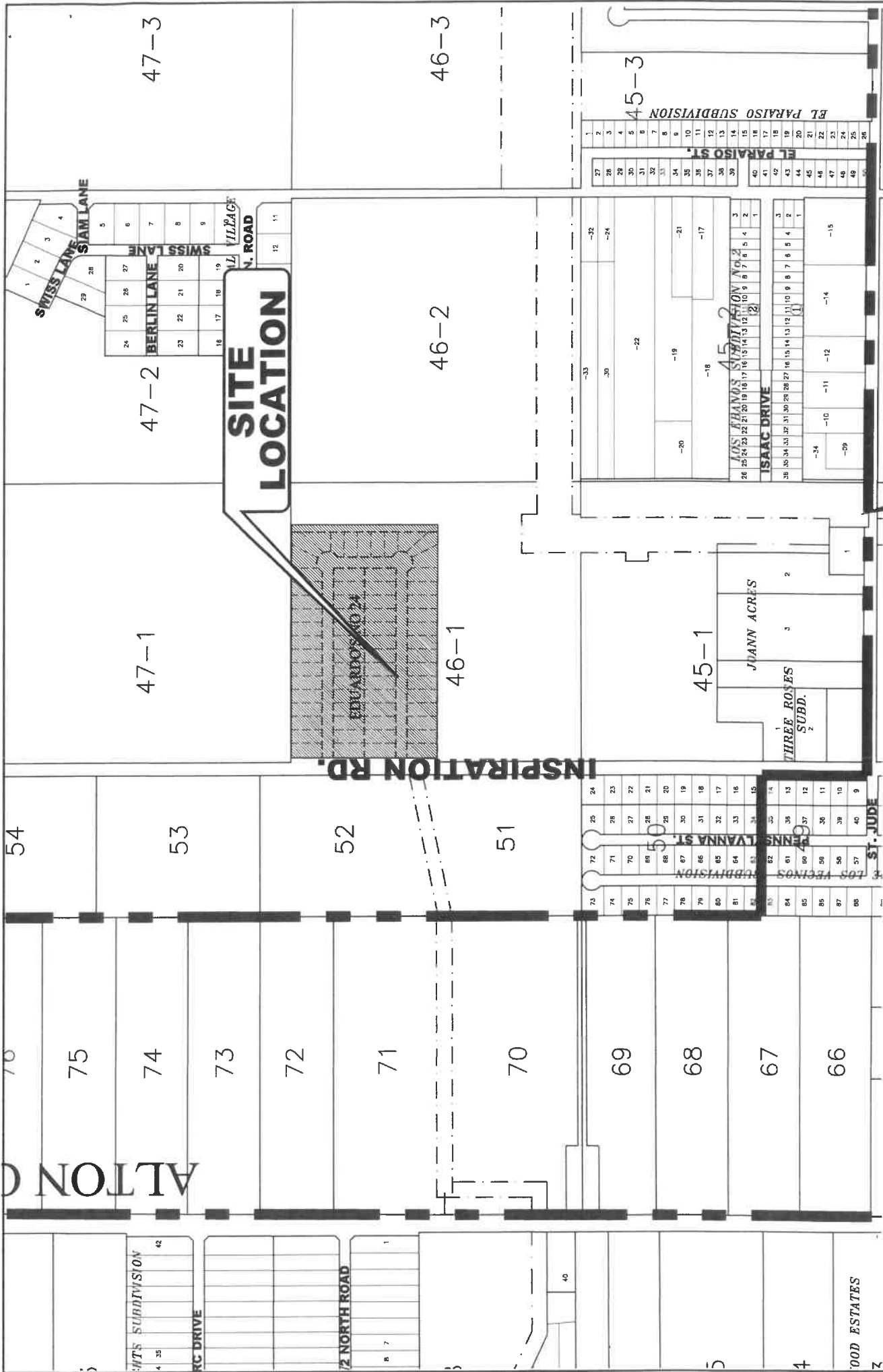
Sanitary sewer service for this subdivision will be addressed by an internal 8" sewer line system as it ties into an existing 8" sanitary sewer line along the West side of Inspiration Road. The sewer CCN belongs to McAllen.

#### **STREETS & STORM DRAINAGE**

All internal streets are 32' Back to Back within a 50' Right of Way. Access will be from Inspiration Road. The proposed drainage system shall consist of 6 Inlets within the street to collect surface runoff from the lots and street. Storm Pipes range from a 24" R.C.P., 30" R.C.P. and a 36" R.C.P. will discharge into a existing drain ditch, which is owned by the H.C.D.D. No.1. Proposing to increase the storm water runoff by excavating approximately 60,258 cubic feet of the existing Hidalgo County Drain Ditch No. 1. The City Engineer has reviewed and approved the drainage report.

#### **RECOMMENDATION**

Staff recommends approval subject to meeting the Model Subdivision Rules, complying with the street alignment policy and meeting any comments from the County Planning Department.



**CITY OF MISSION**  
 PLANNING DEPARTMENT  
 1201 E. 8th. Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

DATE: 04-21-21

No.

**SUBDIVISION PLAT OF  
EDUARDO'S SUBDIVISION No.24**

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A 16.92 ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES) OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2213222, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

BEING A 16.92 ACRE TRACT OF LAND (DEED RECORD: 16.94 ACRES) OUT OF LOT 46-1, WEST ADDITION TO SHARYLAND SUBDIVISION. HIDALGO COUNTY, TEXAS. ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1. PAGE 56.

OF LOT 46-1,  
ACCORDING TO  
RECORDS, HIDALGO  
COUNTY, TEXAS,  
DALGO COUNTY,

**1.24**

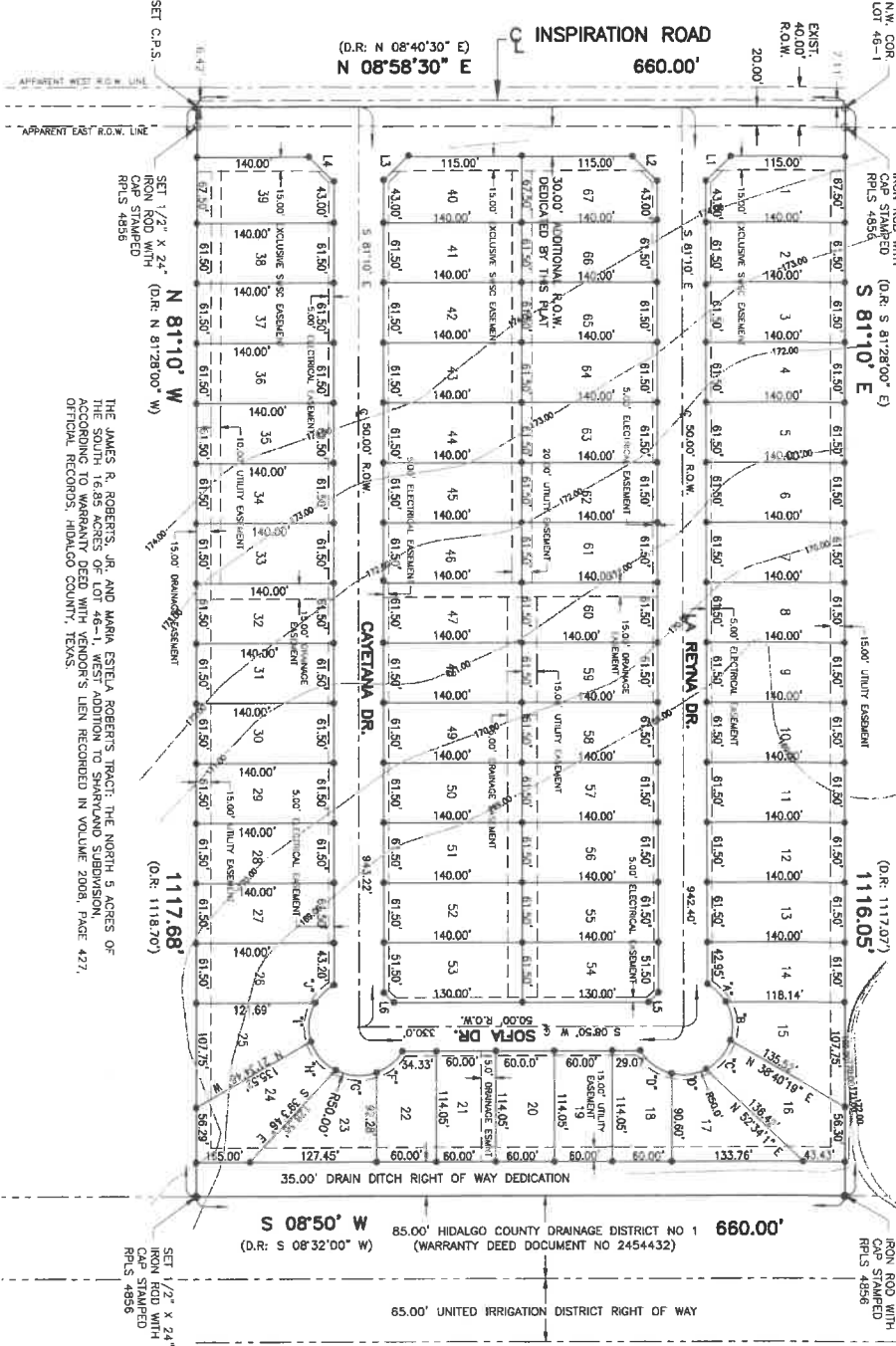
SCALE: 1" = 100'



**P.O.B.**

SET 1/2" X 24" IRON ROD WITH CAP STAMPED RPLS 4856  
(O.R. S 81°28'00" E)

THE GAYAN ANA HERNANDEZ TRACT: 5 ACRES OUT OF LOT 47-1, WEST ADDITION TO SHARPLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDORS' LIEN RECORDED IN VOLUME 2937, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SET 1/2" X 24" IRON ROD WITH CAP STAMPED RPLS 4856  
(O.R. N 117°07')

(O.R. 1117.07')

(O.R. S 81°10' E)

SET 1/2" X 24" IRON ROD WITH CAP STAMPED RPLS 4856  
(O.R. N 81°28'00" W)

(O.R. 1118.70')

THE JAMES R. ROBERTS, JR. AND MARIA ESTELA ROBERTS TRACT: THE NORTH 5 ACRES OF THE SOUTH 16.85 ACRES OF LOT 46-1, WEST ADDITION TO SHARPLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDORS' LIEN RECORDED IN VOLUME 2908, PAGE 427, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

CURVE	DELTA	RADIUS	ARC LEN
"a"	28°53'29"	50.00'	26.11
"b"	47°8'14"	50.00'	41.11
"c"	44°43'1"	50.00'	39.3
"d"	42°44'1"	50.00'	36.7
"e"	45°40'28"	50.00'	39.8
"f"	39°21'20"	50.00'	34.3
"g"	48°24'5"	50.00'	42.2
"h"	49°6'21"	50.00'	39.3
"i"	47°8'14"	50.00'	41.1
"j"	39°0'0"	50.00'	26.11

LOT No.	(SQ. FT.)	AREA
1-39	9,137,411	8,610,000
2-13	8,413,033	8,413,033
14	8,617,800	8,617,800
15	8,516,892	8,516,892
16	7,873,886	7,873,886
17	6,376,100	6,376,100
18	6,942,972	6,942,972
19-21	6,497,333	6,497,333
22	7,807,720	7,807,720
23	9,068,600	9,068,600
24	8,413,033	8,413,033
25	8,610,000	8,610,000
26	8,610,000	8,610,000
27-38	8,580,000	8,580,000
41-52	8,610,000	8,610,000
53-54	8,610,000	8,610,000
55-68	8,610,000	8,610,000

LINE DATA TABLE	DATA	BEARING	LEN
L1	S	35°22'58" E	35
L2	S	53°37'02" W	35
L3	S	36°22'58" E	35
L4	N	53°37'02" E	35
L5	N	36°27'13" W	14
L6	N	53°32'47" E	14

**IR SUPPLY CORPORATION**

HEREBY CERTIFY THAT SHARPLAND WATER SUPPLY CORPORATION HAS BEEN REVIEWED AND APPROVED BY THE BOARD OF ENGINEERS AND SURVEYORS OF THE STATE OF TEXAS FOR THE SUBDIVISION, SUBDIVISION NO. 24 SUBDIVISION OF PLANNING AND ZONING COMMISSION OF THE CITY OF ALTON, TEXAS. THE APPROVAL OF DESIGN ENGINEERS' AND APPLICABLE RULES AND STANDARDS OF THE BOARD OF ENGINEERS AND SURVEYORS OF THE STATE OF TEXAS AND LOCAL, STATE, AND FEDERAL WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE WATER SUPPLY SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY OF ALTON: \_\_\_\_\_ DATE: \_\_\_\_\_

EDUARDO'S SUBDIVISION No. 24 HAS BEEN SUBMITTED TO AND REVIEWED BY SUCH COMMISSION. APPROVED BY SUCH COMMISSION. DATE OF: 2020.

**APPROVAL**

MINUTE CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS SUBDIVISION No. 24 WAS REVIEWED AND APPROVED BY THE CITY OF ALTON.

CITY OF ALTON: \_\_\_\_\_ DATE: \_\_\_\_\_  
 EMARY: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLAT NOTES AND RESTRICTIONS:**

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 8, 2000.
- 2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SPECULATED 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 LOT.
- 3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 16" ABOVE CENTERLINE OF STREET OR 18" ABOVE FINISH GRADE, WHICHEVER IS GREATER. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE FINISH GRADE FOR ALL OTHER BUILDINGS. FINISH FLOOR ELEVATIONS SHALL BE SHOWN ON ALL DEEDS AND CONTRACTS FOR DEEDS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 4.- LEGEND - ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 5.- LOTS 1, 39, 40 & 67 SHALL HAVE NO ACCESS TO INSPIRATION ROAD.
- 6.- MINIMUM BUILDING SETBACK LINES:  
 FRONT: 25.00'  
 REAR: 15.00'  
 SIDE: 15.00'  
 SIDE CORNER: 10.00'/20.00' WHERE ROW IS GREATER THAN 50.0 FEET.  
 OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF ----- CUBIC FEET (----- ACRES FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 5
- 8.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SIGNAGE, UTILITY LINES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 9.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 B.M. 1 ELEV. ----- NAVD. 88 DATUM  
 B.M. 2 ELEV. ----- NAVD. 88 DATUM
- 10.- 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.
- 11.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 12.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- 13.- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 14.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 15.- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOMES PRIOR TO RECEIVING A FINAL CLEARANCE FOR WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).

- 16.- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
- 17.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL. RESIDENTIAL EASEMENTS SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL. RESIDENTIAL EASEMENTS SHOWN COMPATIBLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 18.- 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.

**INDEX OF SHEETS**

- SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETG; PRINCIPAL CONTRACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METER AND BOUNDS); DESCRIPTION OF SUBDIVISION WITH RESPECT TO THE ETG OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; SPEC. CERTIFICATION; F&Z CITY CERTIFICATION; REVISION NOTES.
- SHEET 2.- WATER DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ELEVATION AND FINISH GRADE), TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 3.- DETAIL SHEET
- SHEET 4.- SANITARY SEWER DISTRIBUTION LAYOUT
- SHEET 5.- 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.







