

ITEM# 5.0

PRELIMINARY & FINAL PLAT APPROVAL:

Eduardo's Subdivision No. 19
A 22.03 acre tract of land, out of
Lot 46-4 & 47-4, West Addition to Sharyland
Rural ETJ
Developer: Izaguirre Real Estates Holdings
Engineer: Izaguirre Engineering Group, LLC

REVIEW DATA

PLAT DATA

The proposed subdivision is located near the Northwest Corner of West Mile 6 ½ Road and Trospen Road — see vicinity map. The developer is proposing 85 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 8" water line located along Xavier Avenue and extending a proposed 8" water line thru the proposed subdivision to provide water service to each lot. There will be 5 fire hydrants to be use as filling stations.

SEWER

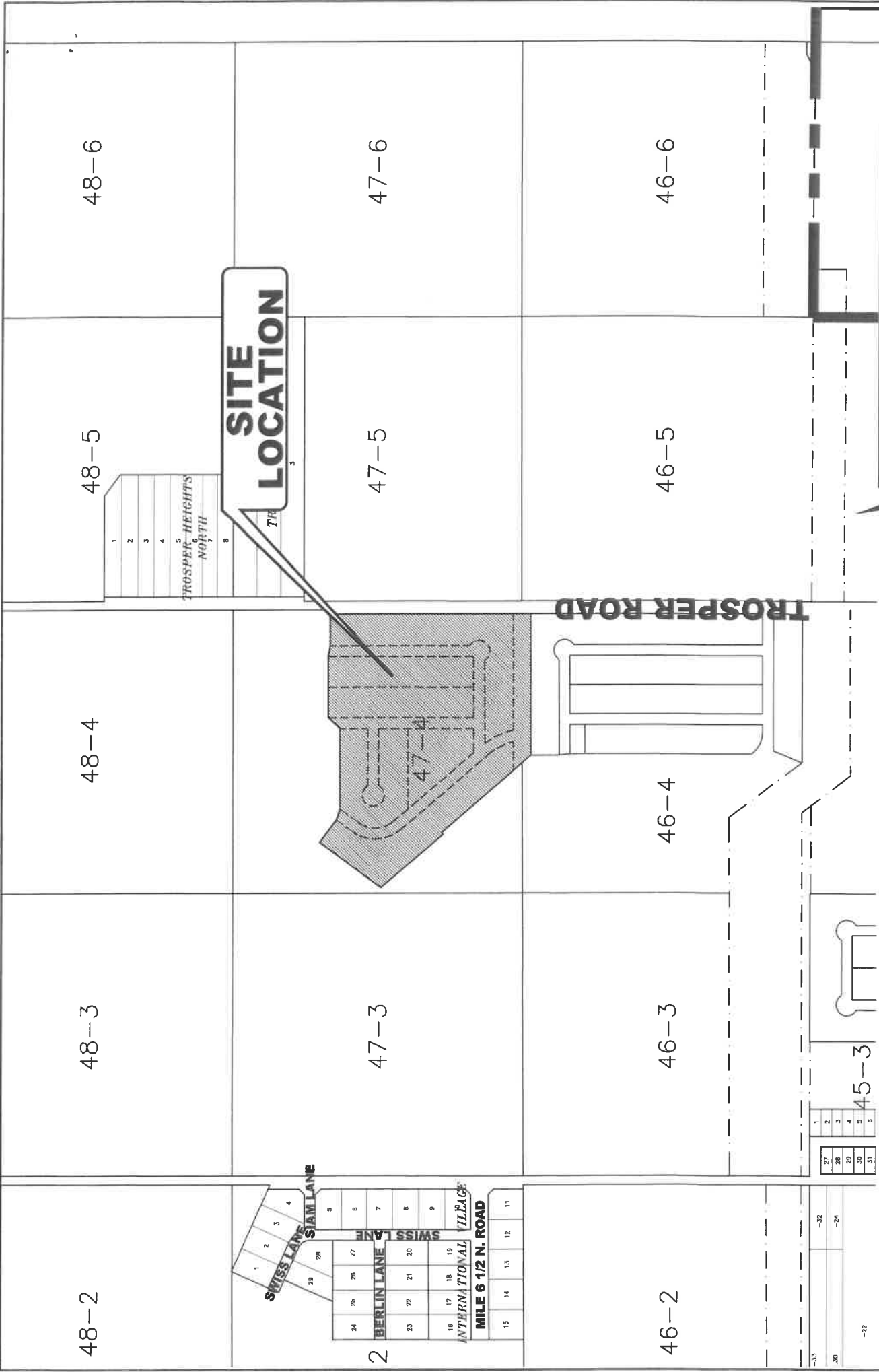
Sanitary sewer service for this subdivision will be addressed by an internal 8" sewer line system as it ties into an existing 8" sanitary sewer line along the West side of Trospen Road. The sewer CCN belongs to McAllen.

STREETS & STORM DRAINAGE

All internal streets are 32' Back to Back within a 50' Right of Way. Access will be from W. Mile 6 ½ Road. The proposed drainage system shall consist of 10 inlets within the street to collect surface runoff from the lots and street. Storm Pipes range from a 24" R.C.P., 36" R.C.P. and a 42" R.C.P. will discharge into an existing master development tract which flows south and outfalls to an existing H.C.D.D. No. 1 West Main III Drain Ditch. 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.





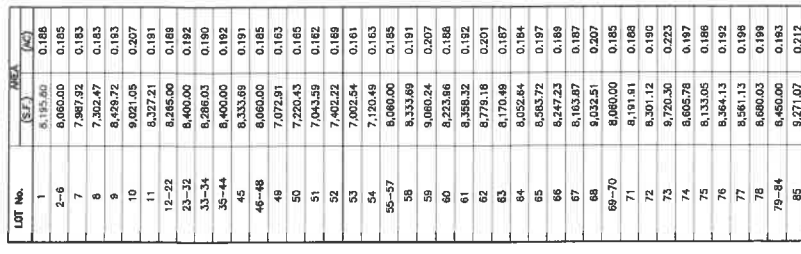
CITY OF MISSION
 PLANNING DEPARTMENT
 1201 E. 8th. Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

DATE: 04-21-21

No.

OF LOT 46-4 AND 47-4, WEST ADDITION
THE MAP OR PLAT THEREOF RECORDED IN
THE OFFICE OF THE COUNTY CLERK OF
ORDING TO GENERAL WARRANTY DEED
DOCUMENT NUMBER 2964387, OFFICIAL

OF SAID 22.03--ACRE TRACT OF LAND HEREIN



CURVE DATA TABLE				
E	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
	34°16'0"	50.00'	59.86'	56.62'
	24°13'11"	50.00'	63.43'	62.95'
	17°38'16"	50.00'	45.28'	43.10'
	11°44'24"	50.00'	30.73'	30.88'
	12°01'09"	50.00'	31.46'	31.40'
	11°28'24"	50.00'	30.03'	29.98'
	12°17'27"	50.00'	32.17'	32.11'

SUBDIVISION PLAT OF EDUARDOS SUBDIVISION No. 19

A 22.03-ACRE TRACT OF LAND, OUT OF LOT 46-4 AND 47-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2964387, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 22.03-ACRE TRACT OF LAND, .72 ACRES OUT OF LOT 46-4 AND 21.31 ACRES OUT OF LOT 47-4, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2964387, OFFICIAL RECORDS HIDALGO COUNTY TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE) IS BEING



PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0295 D. MAP REVISED: JUNE 6, 2000.
- 2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 - 85.
- 3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 4.- LEGEND -- DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 5.- LOTS 1-9 SHALL NOT HAVE ACCESS THRU MILE 6 1/2 NORTH ROAD, LOTS 9-22 SHALL HAVE NOT ACCESS TO TROSPER ROAD.
- 6.- MINIMUM BUILDING SETBACK LINES:
FRONT 25.00' OR GREATER FOR EASEMENTS
FRONT CUL-DE-SAC 25.00' OR GREATER FOR EASEMENTS
GARAGE 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
REAR 15.00' OR GREATER FOR EASEMENTS; EXCEPT 25.00' FOR DOUBLE FRONTING LOTS
INTERIOR SIDES 6.00' OR GREATER FOR EASEMENTS
CORNER 10.0' EXCEPT 20.0' FOR LOTS ADJACENT TO A STREET WITH A ROW GREATER THAN 50.0 FEET, OR GREATER FOR EASEMENTS.
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- 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 (_____ 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.
- 8.- 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.
- 9.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. 1 ELEV. 165.31 AT A IRON ROD LOCATED AT THE INTERSECTION OF EXISTING NORTH ROW LINE AND THE WEST PROPERTY LINE OF THIS DEVELOPMENT. N.A.V.D. 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 METER(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 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.

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.

19.- DEVELOPER SHALL INSTALL A 6 FOOT CHAIN LINK FENCE ALONG THE REAR LOT LINE OF ALL SAID LOTS ABUTTING MILE 6 1/2 NORTH ROAD AND TROSPER ROAD.

20.- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

21.- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. TROSPER ROAD AND ALONG YALE AVE. (6 1/2 MILE NORTH ROAD).

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

WE THE UNDERSIGNED CERTIFY that this plat of the EDUARDO'S SUBDIVISION No.19 was reviewed and approved by the Hidalgo County Commissioners Court on _____, _____, _____.

Hidalgo County Judge _____ date _____

ATTEST: Hidalgo County Clerk _____ date _____

MAP OF WATER DISTRIBUTION

22.03-ACRE TRACT OF LAND, OUT OF LOT 48-4 AND 47-4, WEST ADDITION TO SHARTLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 964387, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



COST ESTIMATE	
WATER DISTRIBUTION:	1
PAVING IMPROVEMENTS:	1
DRAINAGE IMPROVEMENTS:	1
SANITARY SEWER IMPROVEMENTS:	1
TOTAL:	1

- GENERAL CONSTRUCTION NOTES:**
1. ALL EXISTING WATER LINES TO BE C-400 DR-25.
 2. CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 10' FROM CURB. CONTRACTOR TO PROVIDE 1" SERVICE LINES TO EACH LOT & DOUBLE SERVICE CONNECTIONS AS NECESSARY.
 3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONDITIONS PRIOR TO CONSTRUCTION OF SILE.
 4. SEE WARDEN DETAIL SHEET FOR MORE INFORMATION.
 5. ALL LOTS SHALL BE PROMPTED WITH SERVICE STUDENTS AND SNO SNO SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER

SUPPLY COMPANY CONSTRUCTION STANDARDS. CONTRACTOR SHALL
REFERENCE SHARYLAND WATER SUPPLY COMPANY STANDARD DETAILS
WHenever CONFLICTS arise.

ALL INFORMATION REPORT FOR COMPANY'S SUPERVISOR No. 11:
OF QUANTO A GIRON, P.S.

FOOD SUPPLY: Description and Date.

FOOD SUPPLY:

QUARTS SUBSIDIZED IN. HAS BEEN PROVIDED WITH FEASIBLE BASIS OF THE MATTER COMPANY OF BUREAU WITH SUPPLY COMPANY (L.A.)

THE SUBSCRIBER AND COMPANY S.S.C. AGREE A CONTRACT BY WHICH THE SUBSCRIBER WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 10 YEARS. THE SUBSCRIBER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER SUPPLY SYSTEM. THE SUBSCRIBER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER SUPPLY SYSTEM. THE SUBSCRIBER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER SUPPLY SYSTEM.

THE WATER SYSTEM FOR TRIMBURY'S WARDENHAM No. 1) Conducts of a 8" DIAMETER WATER LINE THAT TURNS INTO THE EXISTING 6" DIAMETER WATER MAIN ALONG THE SOUTH SIDE OF HAVEN AVE. THE 8" DIAMETER WATER LINE RUNS NORTH CROSSING MALE & NORTH ROAD LOOPS ON THE EAST SIDE OF STINKY AND CONTINUES NORTH ON THE EAST SIDE OF DUNDAS ON THE NORTH BOUNDARY LINE WITH A FLUSH VALVE. THE 8" DIAMETER WATER LINE THEN LOOPS TO THE WEST SIDE ALONG ST AND 30' DIAMETER WITH A FLUSH VALVE FROM THE 8" DIAMETER

_____ ft. if both corners were along the south of _____ ft. Doing so with a plane west.

[illegible]

PRODUCT CERTIFICATION

I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE WQDES, AND
 I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE OR MISLEADING.

WATER REQUIRED - THESE FACILITIES FULLY COMPLIANT WITH THE REGULATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____ PER LOT.

10

LIBERTO A. GRACA - P.E. No. 62477


 Gilberto A. Garcia, P.E. No. 62477
 on the above designated date.

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El agua potable suministrada por la
Compañía A. CROCA, S.A.,
proviene de agua subterránea y salubre.
La Compañía A. CROCA, S.A.,
está autorizada por la Compañía de Agua Subterránea
MATER SUPPLY COMPANY INC. C. 1.

S.E. tiene una anchura de 8" de concreto castante, coronado por el lado sur de la calle hacia el N.

[illegible][illegible][illegible]

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EL PRINCIPAL PROBLEMA DE AGUA EN MÉXICO NO ES LA FALTA DE AGUA, SINO LA FALTA DE AGUA LIMPIA. CADA DIA, 14.343.000 LITROS DE AGUA SE DESPERDICIAN EN LA RED DE AGUA DE LA CIUDAD DE MEXICO. EL 90% DE LOS SERVICIOS DE AGUA EN MÉXICO SON MANEJADOS POR EMPRESAS PRIVADAS, LAS CUALES NO TIENEN LA OBLIGACION DE PROPORCIONAR AGUA LIMPIA Y Asequible A TODA LA POBLACION. EL GOBIERNO FEDERAL Y LOS GOBIERNO ESTATALES DEBEN ASEGURARSE DE QUE LAS EMPRESAS DE AGUA EN MÉXICO SEAN RESPONSABLES DE PROPORCIONAR AGUA LIMPIA Y Asequible A TODA LA POBLACION.



 **CUBERTO A. GRACIA**
This seal appearing on this
CUBERTO A. GRACIA-P.F. No. 36477

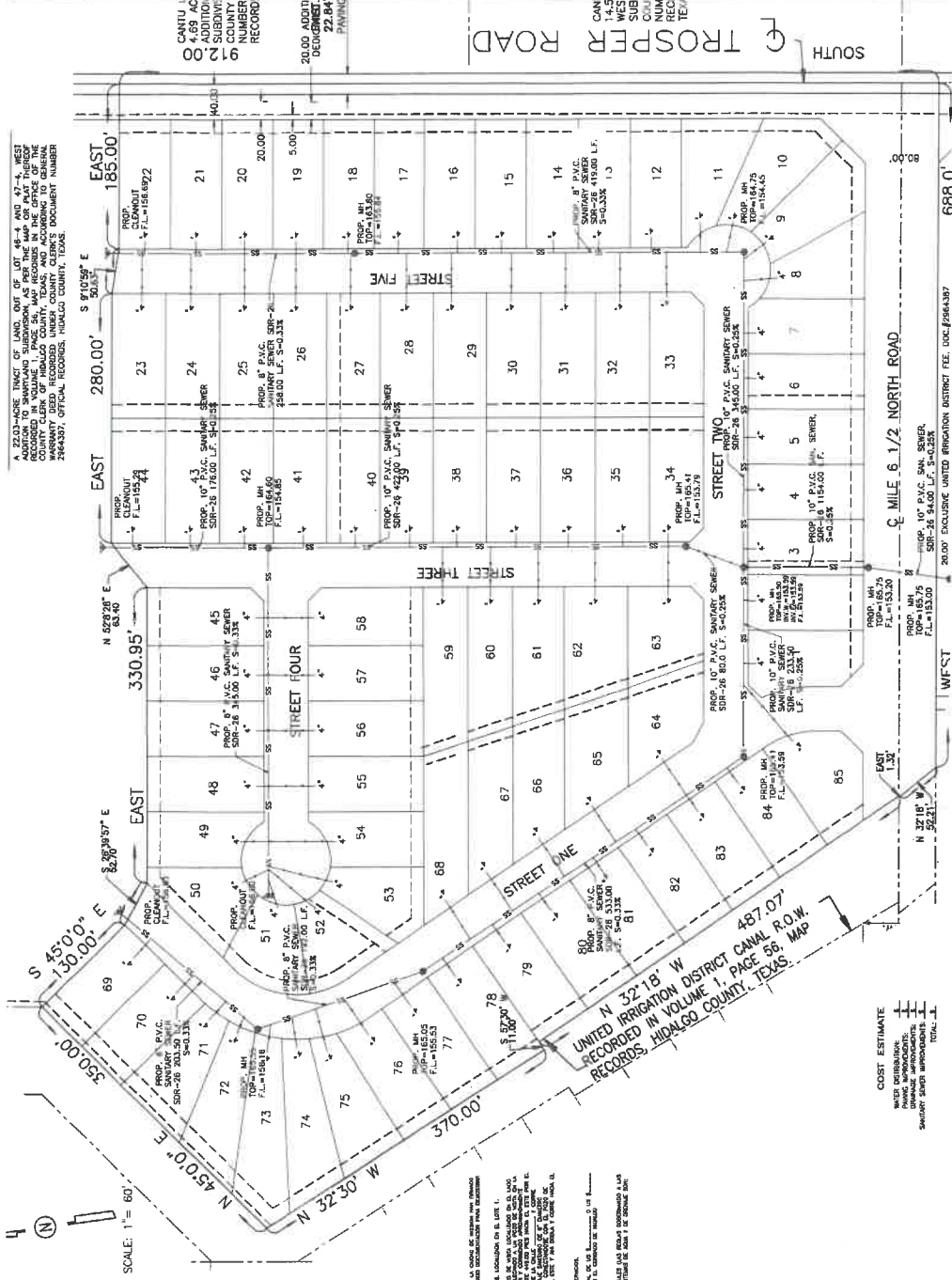
document was authorized by
Cibola A. Greco, P.E. No. 02477
on the above designated data.





EDUARDO'S SUBDIVISION No.19 SANITARY SEWER DISTRIBUTION LAYOUT

AGUIRE
Engineering Group LLC
TEL. (956) 564-0554
FAX (956) 564-0554



NOTICE TO CONTRACTOR: THE ENGINEER HAS REVIEWED THE SUBMITTALS AND APPROVES THE LAYOUT AND ELEVATIONS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

NOTICE TO OWNER: THE ENGINEER HAS REVIEWED THE SUBMITTALS AND APPROVES THE LAYOUT AND ELEVATIONS SHOWN ON THIS PLAN. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE OWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

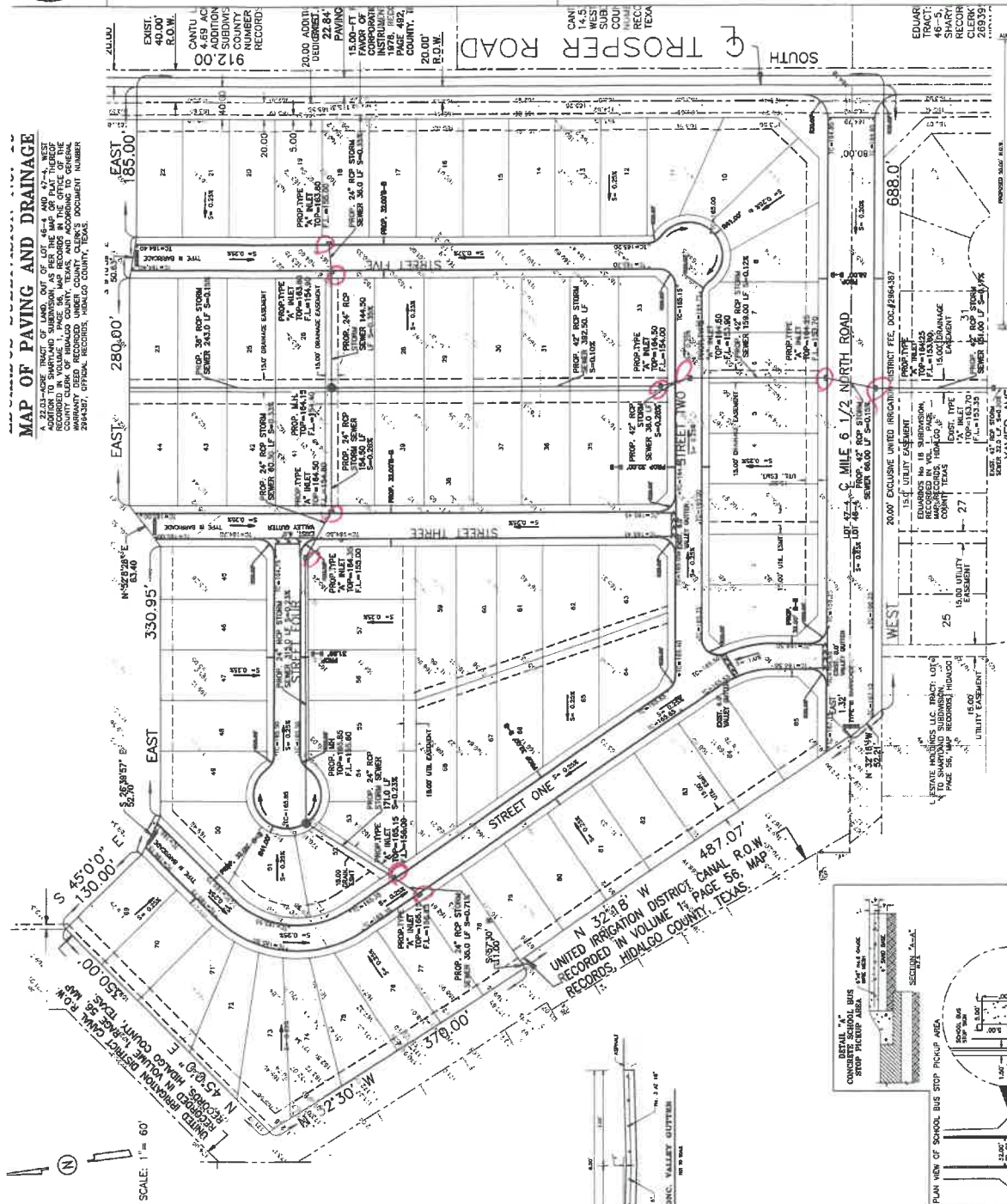
NOTICE TO ADJACENT OWNERS: THE ENGINEER HAS REVIEWED THE SUBMITTALS AND APPROVES THE LAYOUT AND ELEVATIONS SHOWN ON THIS PLAN. THE ADJACENT OWNERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE ADJACENT OWNERS SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE ADJACENT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

NOTICE TO THE PUBLIC: THE ENGINEER HAS REVIEWED THE SUBMITTALS AND APPROVES THE LAYOUT AND ELEVATIONS SHOWN ON THIS PLAN. THE PUBLIC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE PUBLIC SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE PUBLIC SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.



MAP OF PAVING AND DRAINAGE

A 22.03-ACRE TRACT OF LAND, OUT OF LOT 46-4 AND 47-4, WEST ADDITION TO SHARTLAND SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2904387, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



TYPE "A" INLET

PLAN VIEW

1. INLET PIPE

2. INLET VALVE

3. INLET FLANGE

4. INLET STRUCTURE

5. INLET OPENING

6. INLET SURROUNDING STRUCTURE

7. INLET PIPE

8. INLET VALVE

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11. INLET OPENING

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263. INLET OPENING

264. INLET SURROUNDING STRUCTURE

265. INLET PIPE

266. INLET VALVE

267. INLET FLANGE

268. INLET STRUCTURE

269. INLET OPENING

270. INLET SURROUNDING STRUCTURE

271. INLET PIPE

272. INLET VALVE

273. INLET FLANGE

274. INLET STRUCTURE

275. INLET OPENING

276. INLET SURROUNDING STRUCTURE

277. INLET PIPE

278. INLET VALVE

279. INLET FLANGE

280. INLET STRUCTURE</

MASTER DRAINAGE STATEMENT
FOR
EDUARDO'S SUBDIVISIONS
Nos. 18, 19, 20, 21, & 22

I. PROJECT CHARACTER AND LOCATION

The Eduardo's Subdivisions Nos. 18 thru 22 master development tract acreage (refer to location map) and relative required detention volume(s) is a compilation of five (5) proposed single-family residential subdivisions as follows (refer to drainage calculation sheets):

Eduardo's Subdivision No. 18	18.724 ac. net	76 proposed lots	Det. 73,065 cu-ft
Eduardo's Subdivision No. 19	17.457 ac. net	60 proposed lots	Det. 74,181 cu-ft
Eduardo's Subdivision No. 20	20.528 ac. net	74 proposed lots	Det. 88,252 cu-ft
Eduardo's Subdivision No. 21	19.810 ac. net	75 proposed lots	Det. 86,449 cu-ft
Eduardo's Subdivision No. 22	16.676 ac. net	60 proposed lots	<u>Det. 73,393 cu-ft</u>

Total Detention Required for Eduardo's Subdivisions Nos. 18 thru 22 Det. 395,340 cu-ft

Said proposed master development tract is located within the Extraterritorial Jurisdiction of the City of McAllen, Texas, approximately one-quarter (1/4) mile north of Mile 6 North Road and stretches between Trosper Road and Los Ebanos Road, with frontage on both of those roads. All five (5) proposed subdivision tracts consist of a combined total of 93.195 acres net out of Lots 46-4, 47-3, 47-4, & 48-4, West Addition To Sharyland Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas.

II. FLOOD PLAIN

Referring to the attached Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No.480334 0295 D, revised JUNE 6, 2000, the five (5) proposed subdivision tracts are located in zones as follows:

Eduardo's Subdivision No. 18 is located within "Zone X"
Eduardo's Subdivision No. 19 is located within "Zone X" and "Zone A"
Eduardo's Subdivision No. 20 is located within "Zone X"
Eduardo's Subdivision No. 21 is located within "Zone X"
Eduardo's Subdivision No. 22 is located within "Zone X"

Flood Zone "A" is a flood area categorized as "Special Flood Hazard Area inundated by a 100-year flood" and indicates an area where no base flood elevations have been determined.

Flood Zone "X" is a flood area categorized as "Other" and indicates: a) areas determined to be areas of 500-year flood; b) areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and c) areas protected by levees from 100-year flood.

IV. PROPOSED CONDITIONS

On-site drainage improvements will be constructed in accordance with the drainage standards and requirements of the City of McAllen and HCDD#1. The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Said curb inlets will be connected to an appropriately sized drain pipeline system, which will outfall into a proposed post development storm water runoff detention facility (described in Section IV below) to be located within HCDD#1 south of and immediately adjacent to the subject 93.195 acres of this master development. Said detention facility will be drained by a 24-inch "bleeder" drain line, which will in turn outfall into the previously mentioned existing HCDD#1 West Main III Outfall Drain Ditch.

IV. RUNOFF CALCULATIONS

In accordance with the drainage policies of the City of McAllen and HCDD#1, the storm water surface runoff was determined utilizing the Rationale Method as follows (refer to drainage calculation sheets):

a.) the 10-yr storm for pre-development surface water runoff, $Q_{\text{exist}} = 40.40$ cfs; and

b.) the 50-yr storm for post-development surface water runoff, $Q_{\text{prop}} = 148.54$ cfs

After-development storm water surface runoff of entire 93.195 acre tract, will be increased by $Q = 108.14$ cfs.

In accordance with the drainage standards and requirements of the City of McAllen and HCDD#1, the total detention requirement for this subject master development 93.195 acre tract is **395,340 cu-ft (9.076 acre-feet)** as outlined previously in Section I above. Said required detention volume will be provided for the subject master development 93.195 acre tract by the proposed detention facility previously mentioned in Section III above and will provide the capacity to detain a total volume of approximately **634,826 cu-ft (14.574 acre-feet)**.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
	
H.C.D.D. NO. 1	DATE 09/26/2019



GILBERTO A. GRACIA, P.E.

Date: September 25, 2019