



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-22-2019

PROPOSED GARCIA OAK ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER: MOORE LAND & SURVEYING, LLC. DEVELOPER: JOSE LUIS GARCIA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 5 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH WEST CORNER OF MILANO'S ROAD AND WEST MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO AND WAS APPROVED ADMINISTRATIVELY BY SAID CITY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-16-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUN-OFF ONTO MILANO'S ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ON MILANO'S ROAD AND WEST MILE 7 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-31-2019 BY, DANIEL GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: WESLACO LINE SIZE: 8" LOCATION: MILANO'S ROAD.

WATER SERVICE PROVIDER: CITY OF WESLACO LINE SIZE: 12" LOCATION: MILANO'S ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-04-2019 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, _____

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

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOSE LUIS GARCIA, AS OWNER OF THE 2.15 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "GARCIA OAK ESTATES" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS 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 CONNECTION 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 REQUIREMENT OF STATE STANDARDS;
(C) ELECTRIC CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTION, 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.

JOSE LUIS GARCIA
PO BOX 738
WESLACO, TX 78599
DATE

STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE LUIS GARCIA, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE ____ DAY OF _____, 201__.

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS ____ DAY OF _____, 2019.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCOD #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCOD #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCOD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.
4. HCOD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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 TEX. WATER CODE 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 ENGINEERS TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, PE, CFM
GENERAL MANAGER

CITY OF WESLACO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO, TEXAS

SECRETARY, CITY OF WESLACO, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF "GARCIA OAK ESTATES" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, A.D. 2019

CHAIRMAN

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Cody Moore

CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370



9/30/19
DATE

ENGINEERS CERTIFICATE

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

Dustin Moore

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107



9/30/19
DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE S232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "GARCIA OAK ESTATES" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____

HIDALGO COUNTY JUDGE

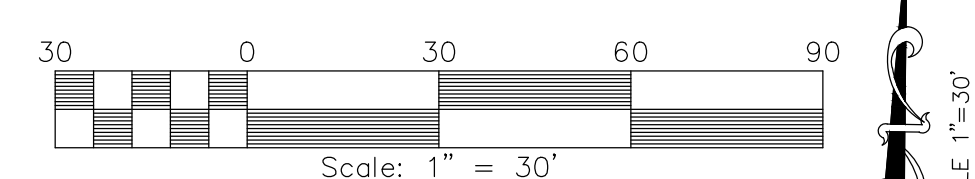
HIDALGO COUNTY CLERK

GARCIA OAK ESTATES METES AND BOUNDS DESCRIPTION

BEING 2.15 ACRES OUT OF FARM TRACT 646 WEST TRACT SUBDIVISION OF LLANO GRANDE GRANT HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1054569, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.15 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET AT THE INTERSECTION OF MILE 7 NORTH AND MILANO'S ROAD BEING THE NORTHEAST CORNER OF FARM TRACT 646, FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

- 1) THENCE SOUTH 01°12'01" EAST A DISTANCE OF 484.63 FEET FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
2) THENCE SOUTH 88°47'59" WEST AT A DISTANCE OF 205.04 FEET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
3) THENCE NORTH 01°12'01" WEST AT A DISTANCE OF 429.47 FEET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
4) THENCE NORTH 73°44'29" EAST A DISTANCE OF 212.33 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

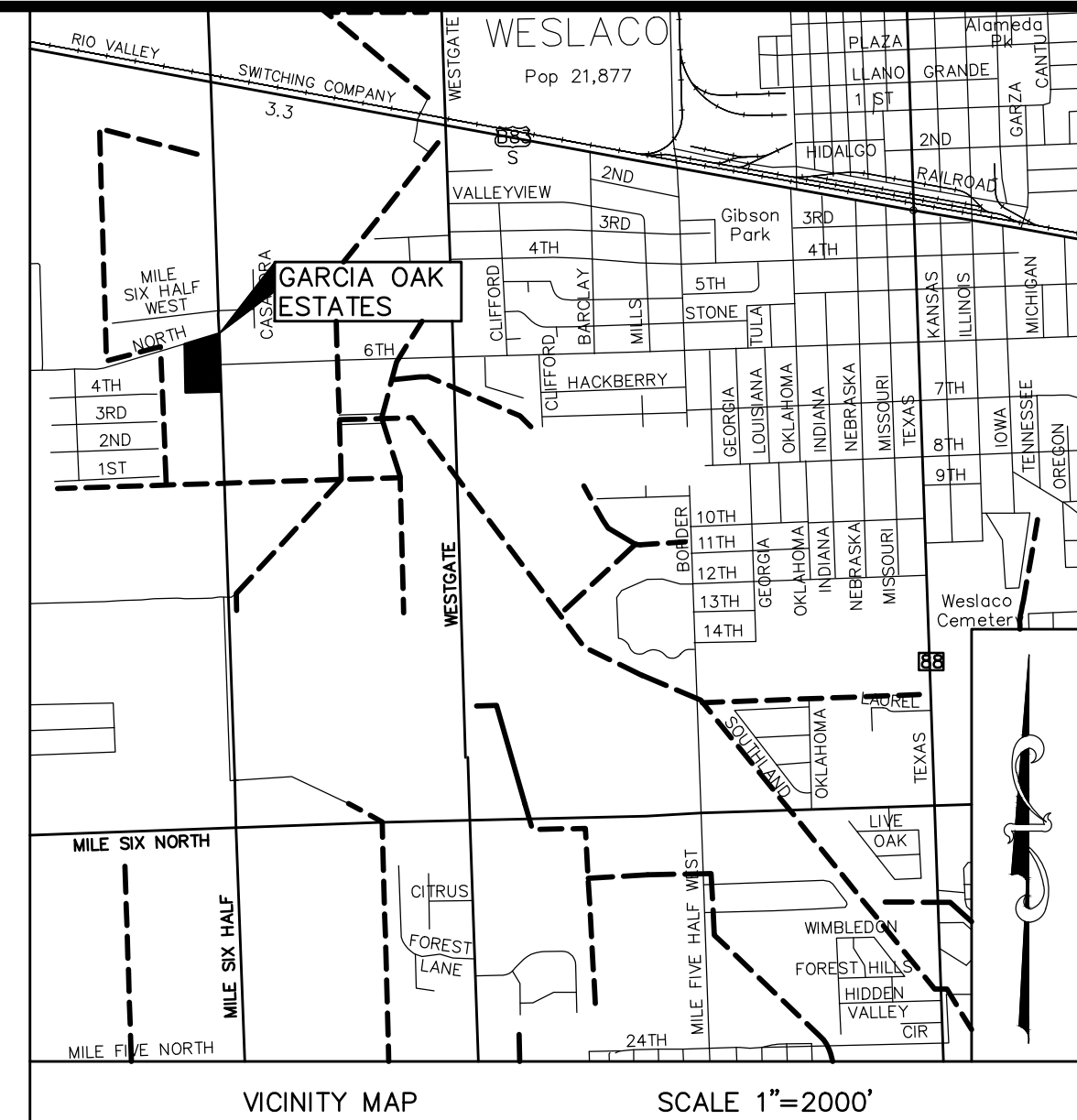
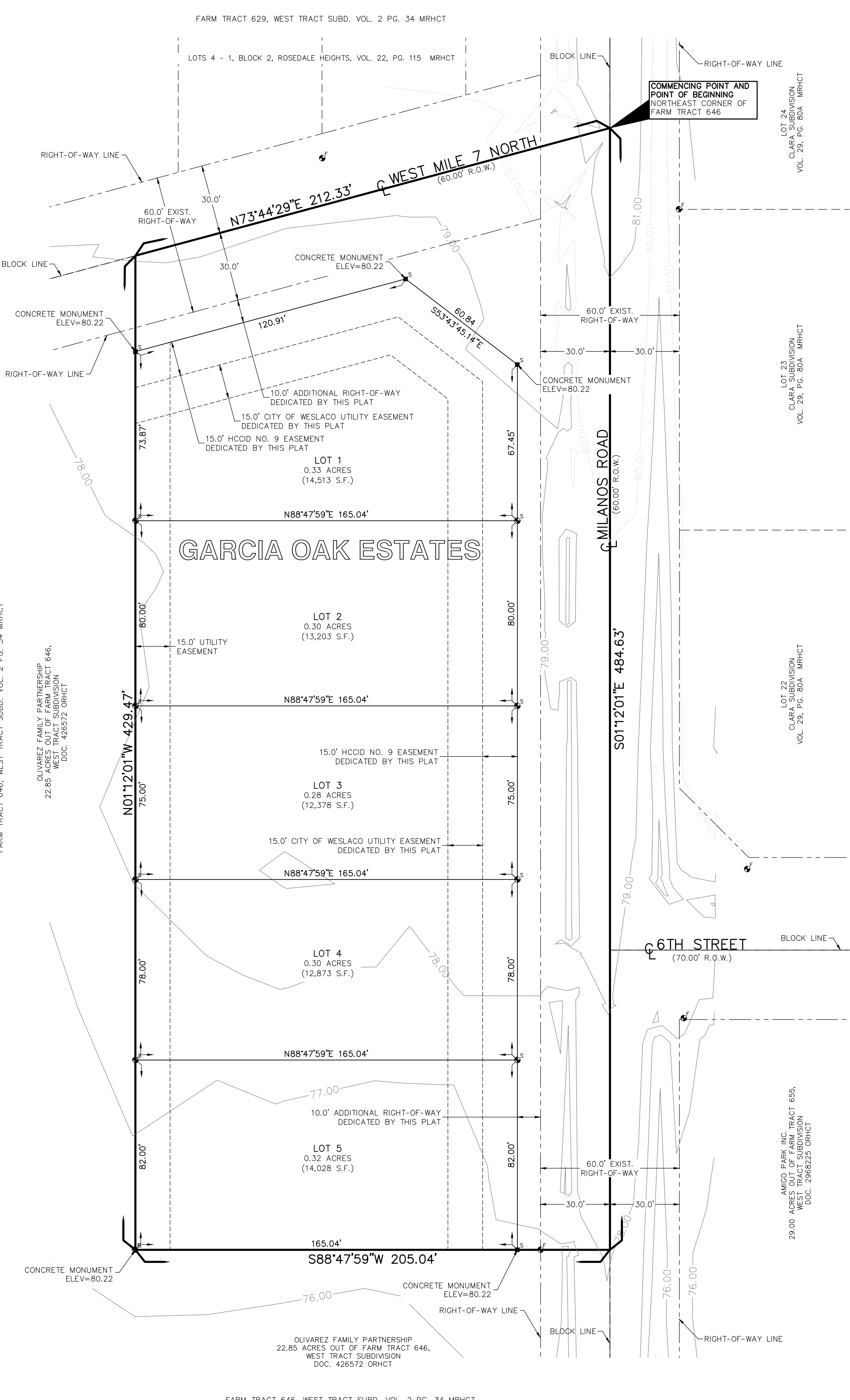


LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Iron Rod Found, Conc. Monument Found, Conc. Monument Set, Nail Found, Nail Set, Iron Rod Set with Cap, and Stamped Moore-6370.

Table with 4 columns: Name, Address, City & Zip, Phone. Lists Principal Contacts: Jose Luis Garcia, Dustin Moore, PE, and Cody Moore, RPLS.

Table with 4 columns: Location, Description, and Reference. Lists Sheet Index: 1. LOCATION MAP AND ETJ MAP, 2. WATER DISTRIBUTION AND SANITARY SEWER MAP, 3. ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), 4. DRAINAGE REPORT, 5. DRAINAGE REPORT DETAIL SHEET.



GARCIA OAK ESTATES IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE SOUTHWEST INTERSECTION OF W. MILE 7 NORTH AND MILANO'S ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797). GARCIA OAK ESTATES LIES APPROXIMATELY 0.10 MILES FROM THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

NOTES

- 1. FLOOD ZONE CLASSIFICATION: THIS SUBDIVISION LIES IN ZONE "X" SHADED AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480334, PANEL NUMBER 0450, SUFFIX "C", EFFECTIVE JUNE 6, 2000 & REVISED MAY 30, 2002, DECEMBER 24, 2015, AND OCTOBER 5, 2018.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 80.50 FEET MSL OR 24 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
4. SETBACKS: A) FRONT = 25 FEET OR 1/4 OF THE ROW NOT TO EXCEED 50 FEET; B) SIDE = 6 FEET; C) REAR = 25 FEET; D) CORNER SIDE=10 FEET; CORNER GARAGE SIDE=18 FEET; E) CORNER GARAGE FRONT = 18 FEET; F) CORNER SIDE WHERE ROW IS GREATER THAN 50 FEET = 20 FEET.
5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STANDARDS.
6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370.
7. NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL LOTS SHALL BE ALLOWED ON LOTS 1-5. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
8. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
9. THIS TRACT LIES WITHIN THE ETJ OF THE CITY OF WESLACO.
10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,350 CUBIC-FEET (0.09 ACRE-FEET) OF STORM WATER RUNOFF.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. A 4' WIDE SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT.
13. A STREETLIGHT IS REQUIRED TO BE LOCATED EVERY 300 FEET.
14. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THIS PLAT AND ON THE ATTACHED ENGINEERING PLANS: BM NO. 1-ELEV 80.22 NGVD 88; BM NO. 2-ELEV 79.39 NGVD 88; BM NO. 3-ELEV 79.45 NGVD 88; BM NO. 4-ELEV 80.96 NGVD 88; BM NO. 5-ELEV 79.98 NGVD 88.
15. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT.
16. PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT (REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH).
17. 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 SERVICE WILL BE MADE AVAILABLE TO THE SUBDIVISION.
18. 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.
19. 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.
20. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
21. AS PER THE LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER PIPER INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
22. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 5 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

FINAL PLAT OF: GARCIA OAK ESTATES, 2.15 ACRES OUT OF FARM TRACT 646, WEST TRACT SUBDIVISION, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1054569, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. Includes developer information for Jose Luis Garcia and Moore Land Surveying, LLC.

FINAL ENGINEERING REPORT: GARCIA OAK ESTATES
 WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 GARCIA OAK ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO (WESLACO). THE SUBDIVIDER AND WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

WESLACO HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF MILANOS ROAD. THE WATER SYSTEM FOR GARCIA OAK ESTATES CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 12" LINE. THIS 8" LINE THEN RUNS SOUTH ALONG THE WEST SIDE OF MILANOS ROAD RIGHT-OF-WAY. WATER DISTRIBUTION FOR GARCIA OAK ESTATES CONSISTS OF FIVE (5) 4" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$11,243.50, OR \$2,248.70 PER LOT. UPON REQUEST BY THE LOT OWNER, WESLACO WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

GARCIA OAK ESTATES WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO (WESLACO). THE SUBDIVIDER AND WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH WESLACO HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

WESLACO HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF WEST MILE 7 NORTH ROAD.

THE WASTEWATER SYSTEM FOR GARCIA OAK ESTATES CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS SOUTH ALONG THE WEST SIDE OF MILANOS ROAD RIGHT-OF-WAY ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE SOUTH EAST CORNER OF LOT 5. FROM THE 8" LINE, FIVE (5) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, 4" SERVICE LINE AND TWO (2) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$33,206.50 OR \$6,641.30 PER LOT. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

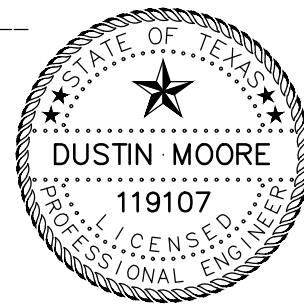
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$11,243.50 WHICH EQUALS TO \$2,248.70 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$33,206.50 WHICH EQUALS TO \$6,641.30 PER LOT.

Dustin Moore
 DUSTIN MOORE, P.E.
 TEXAS REGISTRATION NO. 119107

9/30/19
 DATE



PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISION GARCIA OAK ESTATES RECIBIRASU PROVISION DE AGUA DE LA CIUDAD DE WESLACO (WESLACO). EL DUEÑO DE LA SUBDIVISION Y WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRASU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION GARCIA OAK ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILANOS ROAD. EL SISTEMA DE PROVISION DE AGUA DE GARCIA OAK ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 12 PULGADAS. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL SUR POR EL LADO OESTE DE LA CALLE MILANOS ROAD DEL CONDUCTO DE AGUA DE 12 & 8 PULGADAS SE PRODUCEN CINCO CONDUCTOS DE AGUA DE 4 DE PULGADA DE DIAMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS CINCO CONDUCTOS DE 4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$11,243.50, O \$2,248.70 POR LOTE. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, WESLACO LO INSTALARA SIN ALGUN GASTO 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.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION GARCIA OAK ESTATES RECIBIRASU PROVISION DE DRENAJE SANITARIO DE CITY OF WESLACO (WESLACO). EL DUEÑO DE LA SUBDIVISION Y WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRASU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA GARCIA OAK ESTATES CONSISTE DE UN CONDUCTO DE DRENAJE EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA WEST MILE 7 NORTH. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE GARCIA OAK ESTATES CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 8 PULGADAS CUAL SIGUE HACIA EL SUR POR EL LADO OESTE DE LA CALLE MILANOS ROAD, TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS DE DIAMETRO LOCALIZADA AL SURESTE DE LOTE 5. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS CINCO (5) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y DOS (2) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$33,206.50 O \$6,641.30 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:

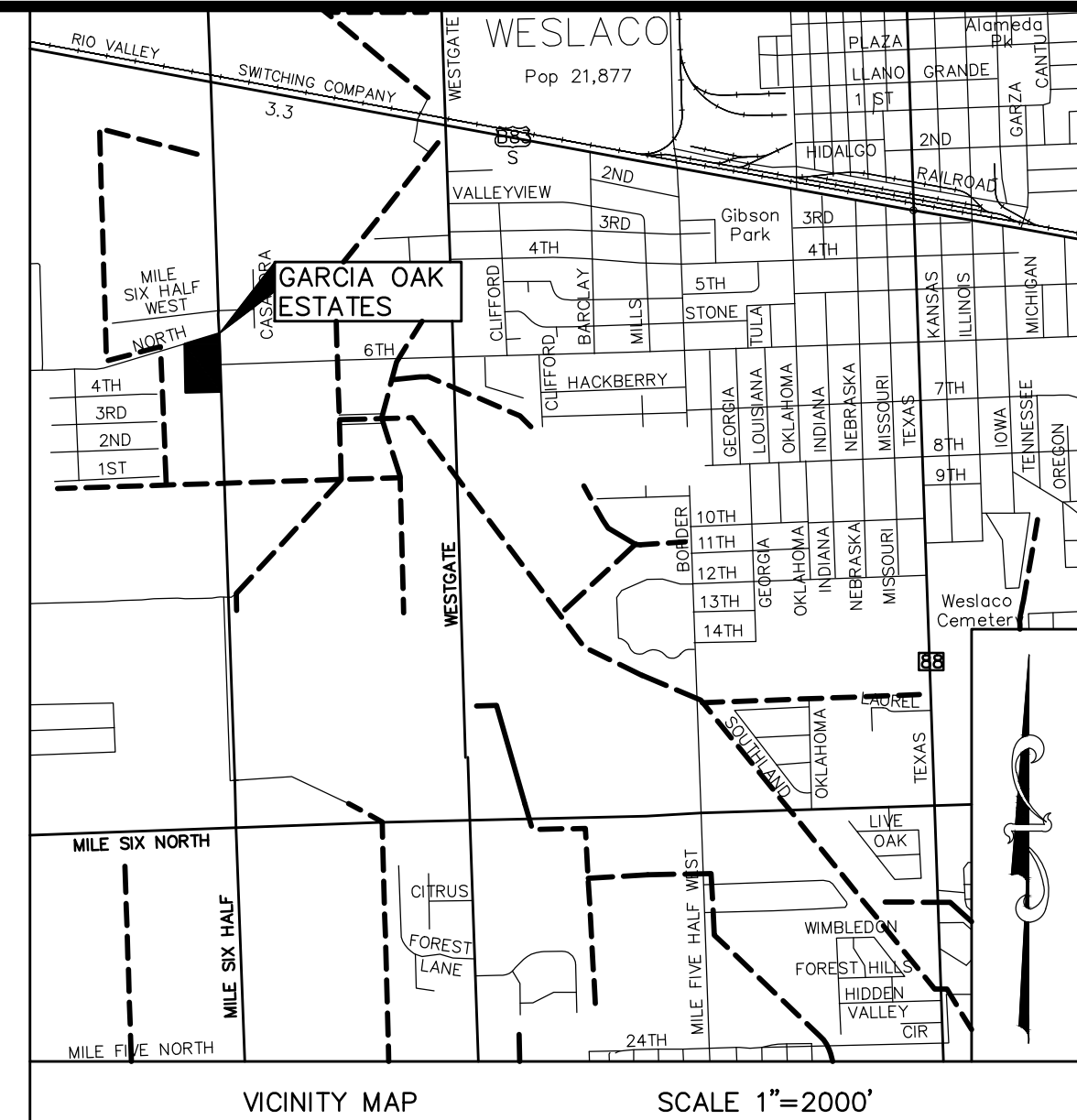
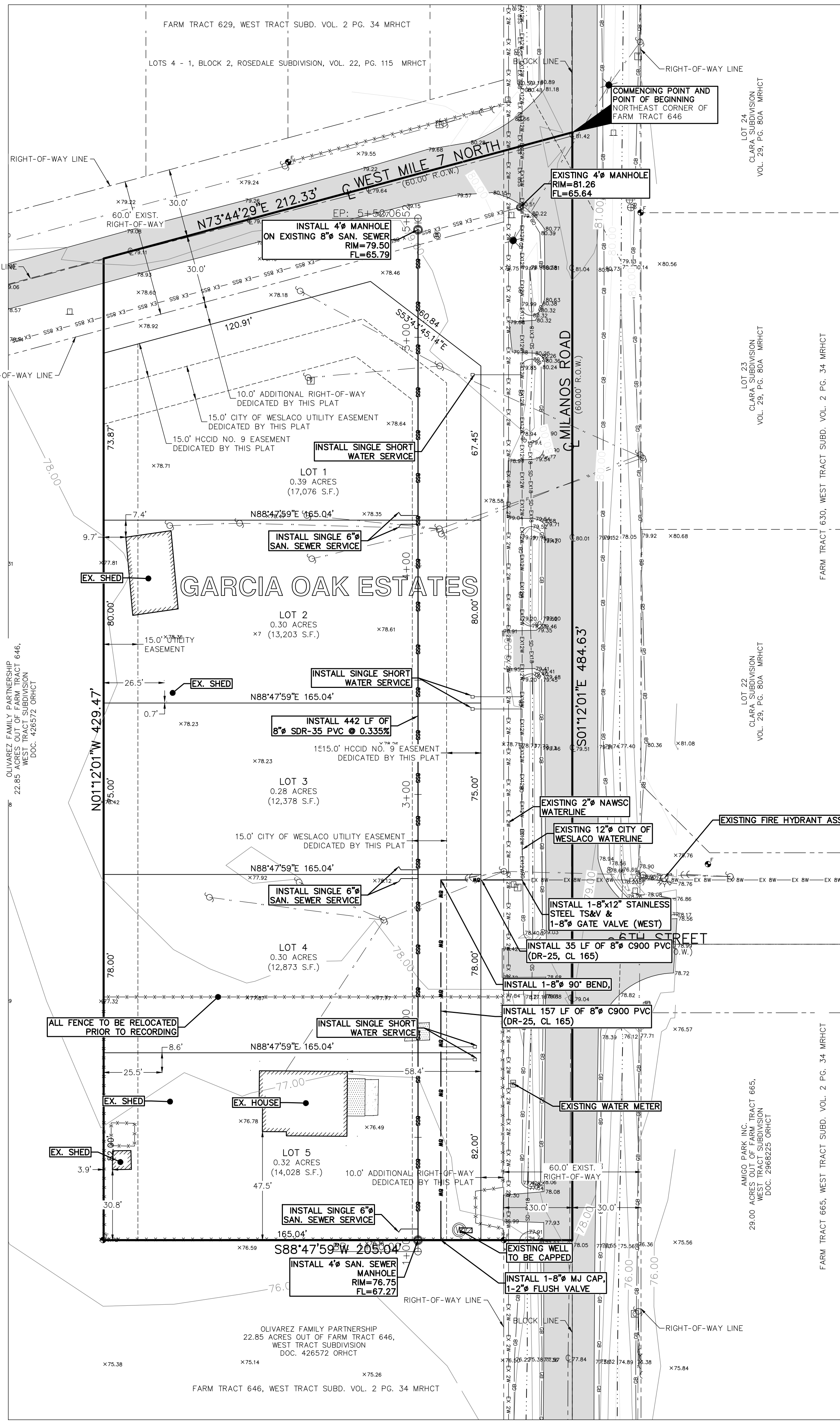
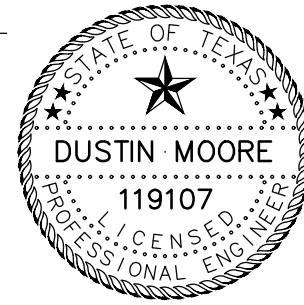
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIGO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$11,243.50 O \$2,248.70 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA \$6,641.30 A UN COSTO TOTAL DE \$33,206.50 TODA LA SUBDIVISION.

Dustin Moore
 DUSTIN MOORE, P.E.
 TEXAS REGISTRATION NO. 119107

9/30/19
 DATE



GARCIA OAK ESTATES IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE SOUTHWEST INTERSECTION OF W. MILE 7 NORTH AND MILANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797). GARCIA OAK ESTATES LIES APPROXIMATELY 0.10 MILES FROM THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

ENGINEER CERTIFICATE
 I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

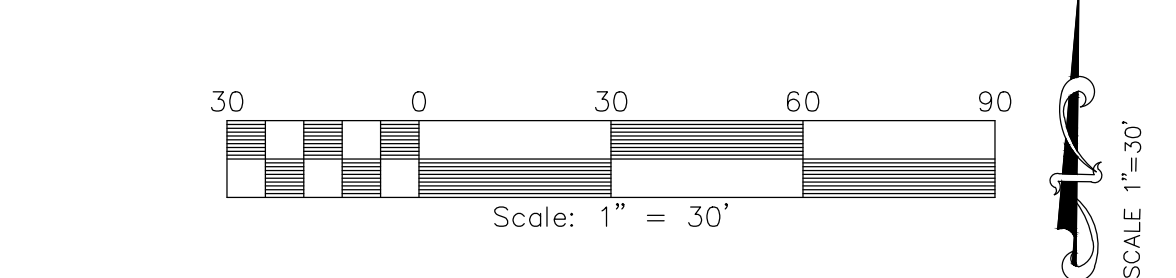
Dustin Moore
 DUSTIN MOORE, P.E.
 TEXAS REGISTRATION NO. 119107
 9/30/19
 DATE

SURVEYORS CERTIFICATE
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Cody Moore
 CODY MICHAEL MOORE, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6370
 9/30/19
 DATE

STATE OF TEXAS
 COUNTY OF HIDALGO
 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



UTILITY PLAT OF:
GARCIA OAK ESTATES
 2.15 ACRES OUT OF FARM TRACT 646,
 WEST TRACT SUBDIVISION,
 LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, RECORDED IN
 VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS,
 BEING THE TRACT LAND DESCRIBED IN DOCUMENT NUMBER
 1054569, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

DEVELOPER/OWNER: JOSE LUIS GARCIA
 2010 MEXICO AVE
 WESLACO, TX 78596
 (956) 314-9553
 PLOT DATE: 17 SEPTEMBER 2019 JOB NO: 59028
 ENGINEER/SURVEYOR:
Moore Land Surveying, LLC
 14216 Palis Drive, La Feria, TX 78559
 (956)245-0988 1891's Firm No. 10194186
 (956)245-4651 TBPE Firm No. 19190
 SHEET 2 OF 4

| LEGEND | | | |
|--------|--|--|------------------------------|
| | IRON ROD FOUND | | FIRE HYDRANT |
| | CONC MONUMENT FOUND | | WATER VALVE |
| | NAIL FOUND | | GAS METER |
| | X MARK FOUND | | GAS VALVE |
| | IRON ROD SET WITH CAP STAMPED "MOORE-6370" | | ELECTRIC JUNCTION BOX |
| | TREE | | TELEPHONE PEDESTAL |
| | WATER METER | | STORM INLET |
| | SIGN | | LIGHT POST |
| | TRANSFORMER | | MANHOLE |
| | CABLE PEDESTAL | | IRRIGATION VALVE |
| | A/C UNIT | | IRRIGATION STANDPIPE |
| | MAILBOX | | SEPTIC TANK |
| | CLEANOUT | | POST |
| | POWER POLE | | GRATE INLET |
| | WIRE ANCHOR | | GUY WIRE ANCHOR |
| | EXIST. IRRIG. LINE | | EXIST. RIGHT-OF-WAY |
| | EXIST. 8" WATERLINE | | EXIST. CENTERLINE |
| | PROP. 8" WATERLINE | | EXIST. GRADE BREAK |
| | PROP. 8" SAN. SEWER | | EXIST. BORROW DITCH FLOWLINE |
| | EXISTING OVHD. ELEC. | | EXIST. FENCE |
| | EXIST. HMAc | | EXIST. CALICHE |

BENCHMARK
 NATIONAL GEODETIC SURVEY BENCHMARK
 DESIGNATION: G1422/PID AB1305
 ELEV. 52.49' (DATUM IS NAVD 88)
 A STAINLESS STEEL ROD LOCATED APPROXIMATELY
 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST
 CORNER OF RESTLAWN CEMETERY, ON THE SOUTH
 SIDE OF U.S. BUSINESS 83.

PRINCIPAL CONTACTS:
 NAME: JOSE LUIS GARCIA
 ADDRESS: 2010 MEXICO AVE, WESLACO, TX 78596
 PHONE: (956) 314-9553
 OWNER: JOSE LUIS GARCIA
 ADDRESS: 14216 PALIS DR, LA FERIA, TX 78559
 PHONE: (956) 245-4651
 ENGINEER: DUSTIN MOORE, PE
 ADDRESS: 14216 PALIS DR, LA FERIA, TX 78559
 PHONE: (956) 245-4651
 SURVEYOR: CODY MOORE, RPLS

SHEET INDEX:
 1: LOCATION MAP AND ETJ MAP
 2: WATER DISTRIBUTION AND SANITARY SEWER MAP
 3: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION)
 4: DRAINAGE REPORT
 5: DRAINAGE REPORT DETAIL SHEET

..... DRAINAGE REPORT FOR "GARCIA OAK ESTATES"

GARCIA OAK ESTATES IS A 2.15 AC. TRACT OF LAND INSIDE THE ETJ OF THE CITY OF WESLACO. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MILANO RD. AND WEST MILE 7 NORTH. THE PROPERTY IS BEING DEVELOPED INTO FIVE (5) LOTS TO BE DEVELOPED INTO EITHER SINGLE FAMILY RESIDENTIAL LOTS OR COMMERCIAL LOTS RANGING FROM 0.28 AC. TO 0.39 AC. THE PROPERTY CURRENTLY HAS AN EXISTING HOUSE ON THE SOUTH END WHERE LOT 5 WILL BE AND THE REST IS UNDEVELOPED. HOWEVER THE TIME OF CONCENTRATION WAS CALCULATED USING THE VELOCITY FOR "SHORT GRASS PASTURE OR LAWNS". THE SUBDIVISION LIES IN ZONE "X-SHADED" ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, EFFECTIVE JUNE 6, 2000 AND REVISED MAY 30, 2002, DECEMBER 24, 2015, AND OCTOBER 3, 2018. ZONE "X-SHADED" IS AN AREA BETWEEN THE LIMITS OF THE 100 AND 500-YEAR FLOOD PLAIN WITH DEPTHS LESS THAN ONE FOOT. THE PLAT WILL CALL FOR THE STRUCTURE'S FINISHED FLOOR ELEVATION TO BE AT ELEVATION 80.50 FT. OR 24" ABOVE NATURAL GROUND WHICHEVER IS HIGHER IN ORDER TO ENSURE THE FINISHED FLOOR ELEVATION IS ABOVE THE 100-YEAR FLOOD PLAIN IN ORDER TO MITIGATE FLOOD DAMAGE.

THE SOILS ARE 100R HIDALGO SANDY CLAY LOAM (28) WHICH IS IN HYDROLOGIC SOIL GROUP "B" WITH MODERATE INFILTRATION. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF OF THE LAND IS BY SURFACE FLOW IN A SOUTHEASTERLY DIRECTION INTO THE BORROW DITCH ALONG MILANO RD. WHERE IT FLOWS SOUTH ALONG MILANO RD. FOR 1150' SOUTH OF THE PROPERTY, THENCE THROUGH AN 18" RCP CULVERT ACROSS MILANO ROAD TO THE EAST, THENCE INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, THENCE SOUTH TO THE ARROYO COLORADO, THENCE TO THE LAGUNA MADRE. IT HAS AN EXISTING RUNOFF OF 3.23 CFS DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR GARCIA OAK ESTATES SHALL CONSIST OF ALLOWING RUNOFF TO CONTINUE TO SURFACE FLOW FROM THE REAR OF THE LOTS TO THE FRONT OF THE LOTS IN A SOUTHEASTERLY DIRECTION AND INTO THE RE-GRADED BORROW DITCH ALONG W. MILE 7 NORTH AND MILANO ROAD WHERE IT FLOWS SOUTH ALONG MILANO RD. FOR 1150' SOUTH OF THE PROPERTY, THENCE THROUGH AN 18" RCP CULVERT ACROSS MILANO ROAD TO THE EAST, THENCE INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, THENCE SOUTH TO THE ARROYO COLORADO, THENCE TO THE LAGUNA MADRE. PER THE CITY OF WESLACO DRAINAGE POLICY, STORAGE LARGE ENOUGH TO DETAIN THE POST DEVELOPMENT 50-YEAR EVENT RUNOFF (6.02 CFS) WHILE DISCHARGING THE PRE-DEVELOPED 10-YEAR EVENT (3.23 CFS) IS REQUIRED. FOR THIS SITE, THE EVENT THAT REQUIRES THE LARGEST VOLUME TO BE DETAINED IS THE 20 MIN STORM EVENT AND THE INCREASED RUNOFF AND RATE AT WHICH THE STORM WATER IS DETAINED IS 2.79 CFS.

..... CONTINUED: DRAINAGE REPORT FOR "GARCIA OAK ESTATES"

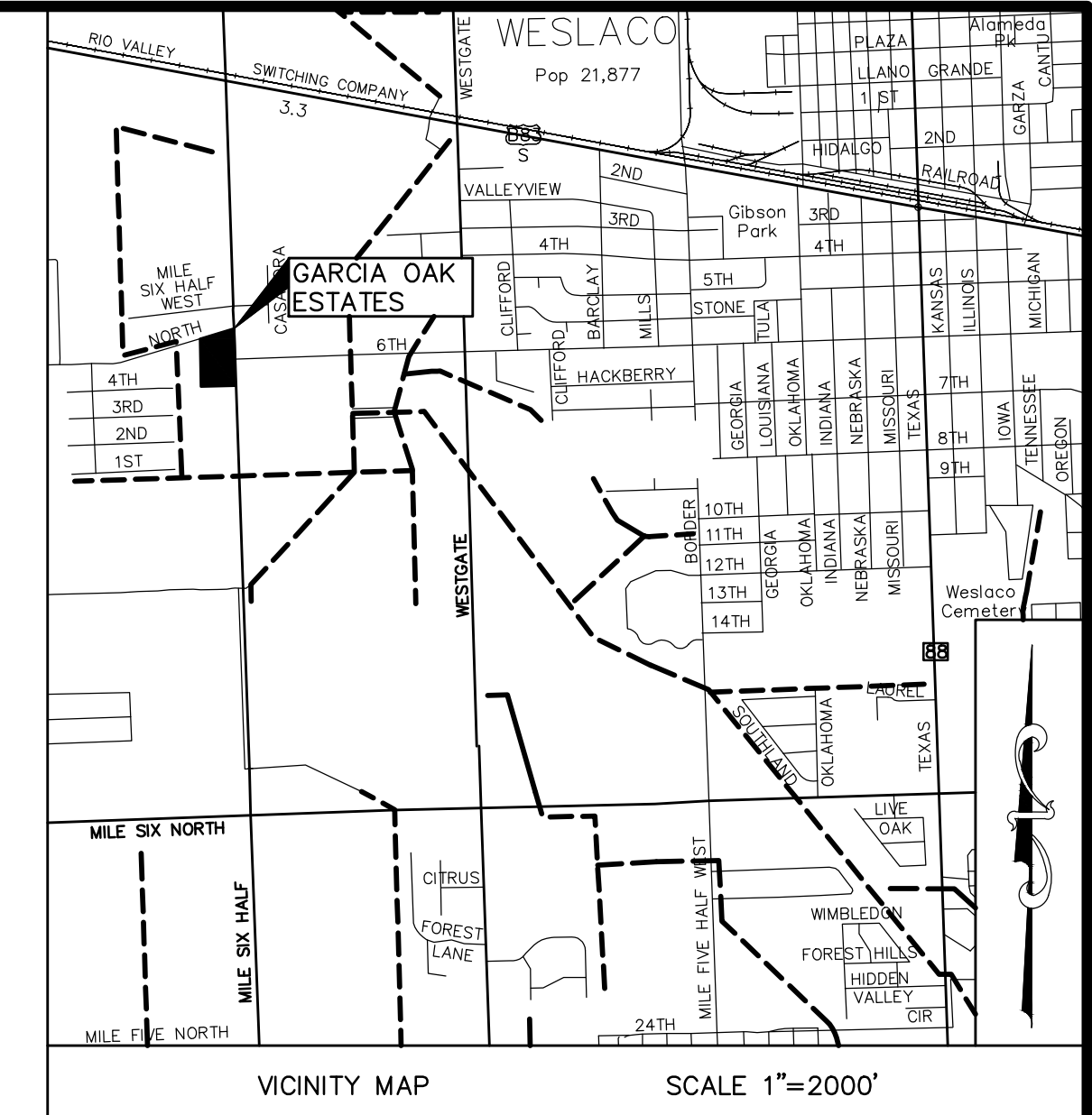
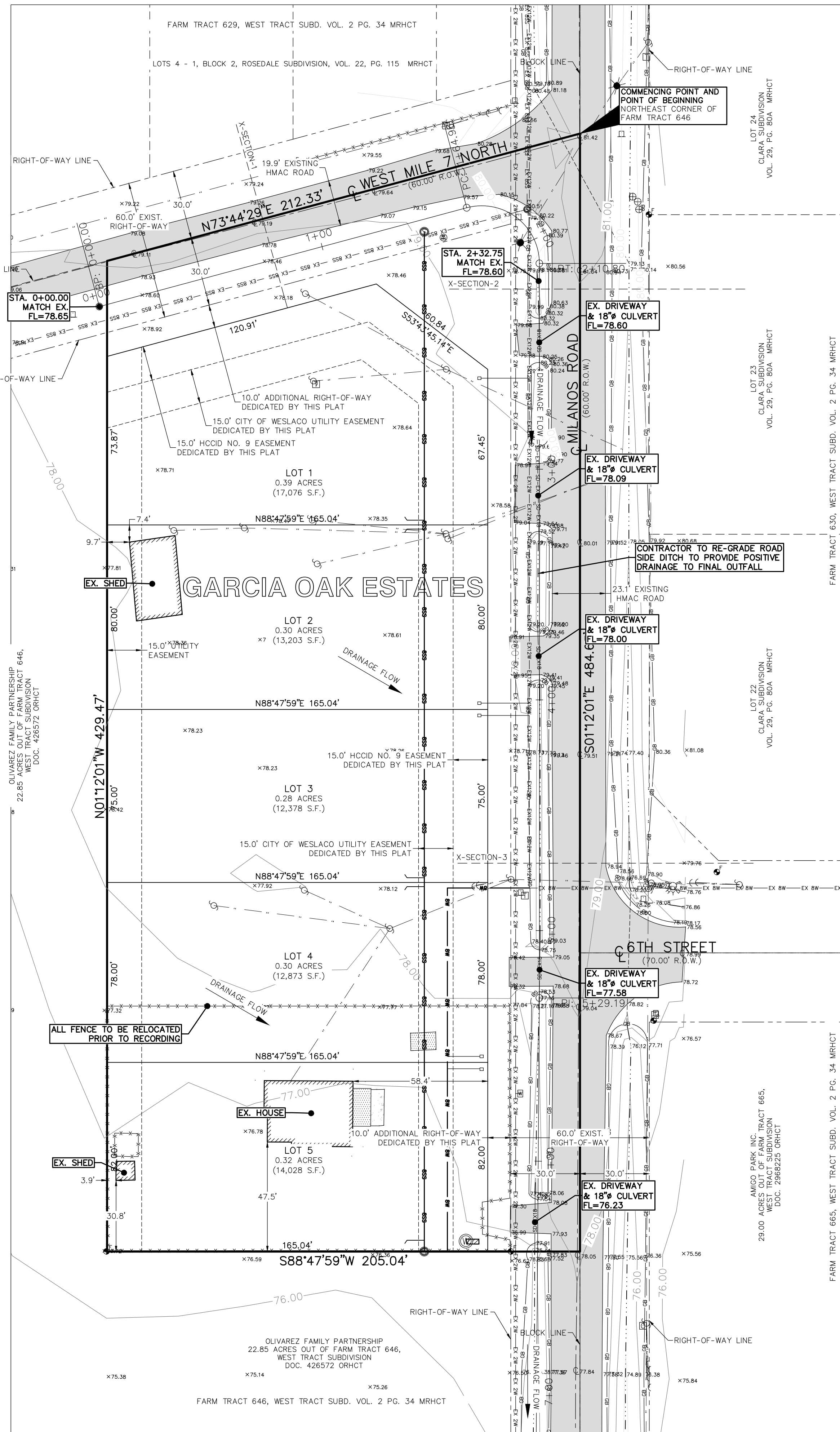
BASED ON THE ATTACHED CALCULATIONS, THE EXISTING BORROW DITCH ALONG MILANO RD. WILL BE RE-GRADED AND WIDENED WHICH WILL PROVIDE 5.041 CFS OF DETENTION WHICH IS MORE THAN THE 3.350 CFS OF DETENTION THAT IS REQUIRED AS PER THE ATTACHED CALCULATIONS. THE VOLUME OF WATER DETAINED WAS CALCULATED ASSUMING A WATER SURFACE ELEVATION OF 79.00', WHICH IS ASSUMING THAT THE DITCH IS FLOWING FULL BUT OVERTOPPING THE ROADWAY, WHICH IT DID NOT IN THE STORM EVENT OF 6/26/18 WHICH WAS AN EVENT LARGER THAN THE 100-YEAR RAINFALL EVENT. RUN-OFF AND DETENTION WERE CALCULATED ASSUMING EACH LOT WOULD BE SINGLE FAMILY RESIDENTIAL. IF THE SITE IS DEVELOPED AS COMMERCIAL AS ALLOWED BY THIS PLAT, THEN ADDITIONAL ON-SITE DETENTION WILL BE REQUIRED PRIOR TO LOT DEVELOPMENT AND WILL BE DESIGNED BY A LICENSED ENGINEER AND BE COMPLETED PER CITY AND COUNTY REQUIREMENTS AT TIME OF PERMITTING.

CERTIFICATION

BY MY SIGNATURE BELOW I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X-SHADED" AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY NUMBER 480334 PANEL NUMBER 0450 SUFFIX C EFFECTIVE DATE: JUNE 6, 2000.

Dustin Moore
DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

9/30/19
DATE



GARCIA OAK ESTATES IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE SOUTHWEST INTERSECTION OF W. MILE 7 NORTH AND MILANO ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797). GARCIA OAK ESTATES LIES APPROXIMATELY 0.10 MILES FROM THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

ENGINEER'S CERTIFICATE
I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

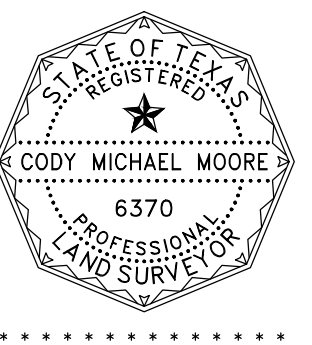
Dustin Moore
DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107
9/30/19
DATE



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

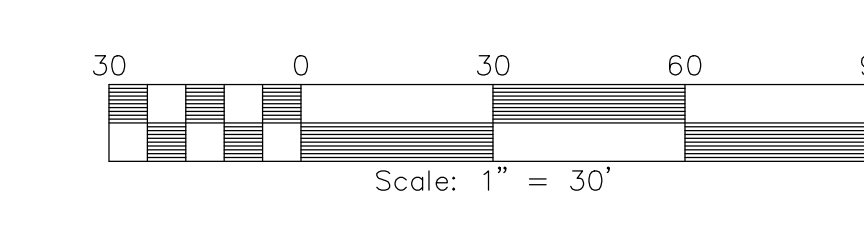
Cody Moore
CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370
9/30/19
DATE



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



DRAINAGE PLAT OF:
GARCIA OAK ESTATES
2.15 ACRES OUT OF FARM TRACT 646,
WEST TRACT SUBDIVISION,
LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS,
RECORDED IN VOLUME 2, PAGE 34-37, MAP
RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE
TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER
1054569, OFFICIAL RECORDS OF HIDALGO COUNTY,
TEXAS.

DEVELOPER/OWNER: JOSE LUIS GARCIA
2010 MEXICO AVE
WESLACO, TX 78596
(956) 314-9553

PLOT DATE: 17 SEPTEMBER 2019 JOB NO: 59028

ENGINEER/SURVEYOR:

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-4651 1895 Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190

| LEGEND | | | |
|--------|-----------------------|--|------------------------------|
| | IRON ROD FOUND | | FIRE HYDRANT |
| | CONC MONUMENT FOUND | | WATER VALVE |
| | NAIL FOUND | | GAS METER |
| | X MARK FOUND | | GAS VALVE |
| | IRON ROD SET WITH CAP | | ELECTRIC JUNCTION BOX |
| | STAMPED "MOORE-6370" | | TELEPHONE PEDESTAL |
| | TREE | | STORM INLET |
| | WATER METER | | SIGN |
| | TRANSFORMER | | LIGHT POST |
| | CABLE PEDESTAL | | MANHOLE |
| | A/O UNIT | | IRRIGATION VALVE |
| | MAILBOX | | IRRIGATION STANDPIPE |
| | CLEANOUT | | SEPTIC TANK |
| | POWER POLE | | POST |
| | GUY WIRE ANCHOR | | GRATE INLET |
| | EXIST. IRRIG. LINE | | EXIST. RIGHT-OF-WAY |
| | EXIST. 8" WATERLINE | | EXIST. CENTERLINE |
| | PROP. 8" WATERLINE | | EXIST. GRADE BREAK |
| | PROP. 8" SAN. SEWER | | EXIST. BORROW DITCH FLOWLINE |
| | EXISTING OVHD. ELEC. | | EXIST. FENCE |
| | EXIST. HMAC | | EXIST. CALICHE |

BENCHMARK
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: G1422/PID A81305
ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY
1.85 MILE EAST OF LA FERIA AT THE NORTHEAST
CORNER OF RESTLAWN CEMETERY, ON THE SOUTH
SIDE OF U.S. BUSINESS 83.

PRINCIPAL CONTACTS:
NAME: JOSE LUIS GARCIA
ADDRESS: 2010 MEXICO AVE
CITY & ZIP: WESLACO, TX 78596
PHONE: (956) 314-9553
OWNER: JOSE LUIS GARCIA
ADDRESS: 14216 PALIS DR
CITY & ZIP: LA FERIA, TX 78559
PHONE: (956) 245-4651
ENGINEER: DUSTIN MOORE, PE
ADDRESS: 14216 PALIS DR
CITY & ZIP: LA FERIA, TX 78559
PHONE: (956) 245-4651
SURVEYOR: CODY MOORE, RPLS

SHEET INDEX:
1: LOCATION MAP AND ETJ MAP
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DRAINAGE REPORT FOR "GARCIA OAK ESTATES"

GARCIA OAK ESTATES IS A 2.15 AC. TRACT OF LAND INSIDE THE ETJ OF THE CITY OF WESLACO. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MILANOS RD AND WEST MILE 7 NORTH. THE PROPERTY IS BEING DEVELOPED INTO FIVE (5) LOTS TO BE DEVELOPED INTO EITHER SINGLE FAMILY RESIDENTIAL LOTS OR COMMERCIAL LOTS RANGING FROM 0.28 AC. TO 0.39 AC. THE PROPERTY CURRENTLY HAS AN EXISTING HOUSE ON THE SOUTH END WHERE LOT 5 WILL BE AND THE REST IS UNDEVELOPED. HOWEVER, THE TIME OF CONCENTRATION WAS CALCULATED USING THE VELOCITY FOR "SHORT GRASS PASTURE OR LAWNS". THE SURVEYOR LIES IN "X-SHADED" ACCORDING TO TEXAS' FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, EFFECTIVE JUNE 6, 2000 AND REVISED MAY 30, 2002, DECEMBER 24, 2015, AND OCTOBER 3, 2015. ZONE "X-SHADED" IS AN AREA BETWEEN THE LIMITS OF THE 100 AND 500-YEAR FLOOD PLAIN WITH DEPTHS LESS THAN ONE FOOT. THE PLAT CALL FOR THE STRUCTURE'S FINISHED FLOOR ELEVATION TO BE AT ELEVATION 80.50 FT. OR 24" ABOVE NATURAL GROUND WHICHEVER IS HIGHER IN ORDER TO ENSURE THE FLOOR ELEVATION IS ABOVE THE 100-YEAR FLOOD PLAIN IN ORDER TO MITIGATE FLOOD DAMAGE.

CONTINUED: DRAINAGE REPORT FOR "GARCIA OAK ESTATES"

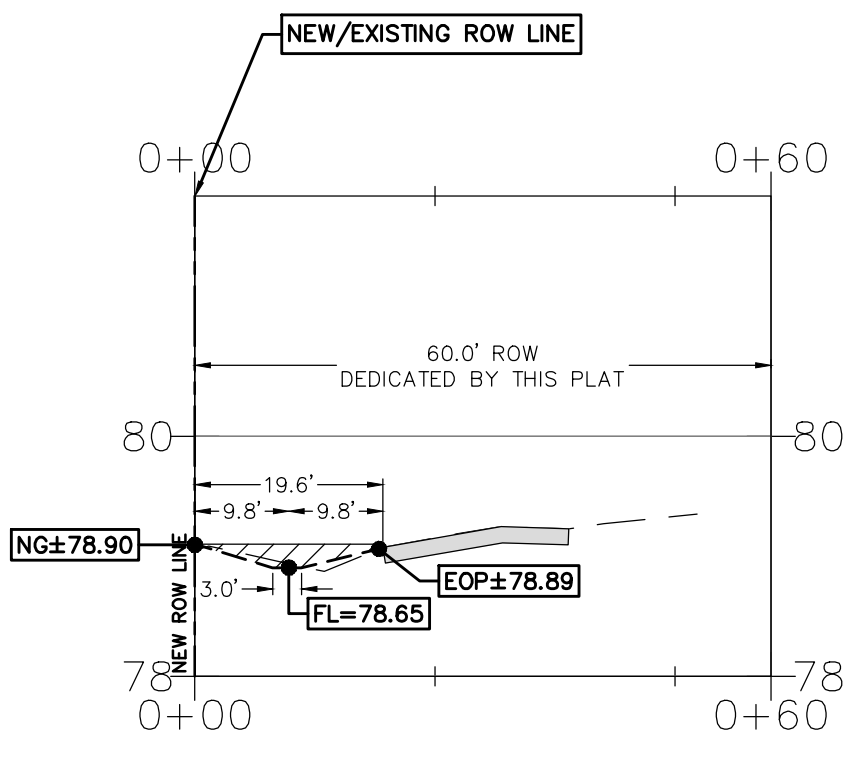
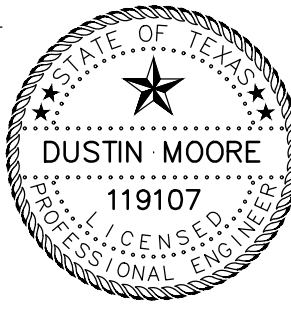
BASED ON THE ATTACHED CALCULATIONS, THE EXISTING BORROW DITCH ALONG MILANOS RD WILL BE RE-GRADED AND WIDENED WHICH WILL PROVIDE 5,041 CF OF DETENTION WHICH IS MORE THAN THE 3,350 CF OF 0.8 AC-FI OF DETENTION THAT IS REQUIRED AS PER THE ATTACHED CALCULATIONS. THE VOLUME OF WATER DETAINED WAS CALCULATED ASSUMING A WATER SURFACE ELEVATION OF 79.00', WHICH IS ASSUMING THAT THE DITCH IS FLOWING FULL BUT OVERTOPPING THE ROADWAY, WHICH IT DID NOT IN THE STORM EVENT OF 6/20/18 WHICH WAS AN EVENT LARGER THAN THE 100-YEAR RAINFALL EVENT. RUN-OFF AND DETENTION WERE CALCULATED ASSUMING EACH LOT WOULD BE SINGLE FAMILY RESIDENTIAL. IF THE SITE IS DEVELOPED AS COMMERCIAL AS ALLOWED BY THIS PLAT, THEN ADDITIONAL ON-SITE DETENTION WILL BE REQUIRED PRIOR TO LOT DEVELOPMENT AND WILL BE DESIGNED BY A LICENSED ENGINEER AND BE COMPLETED PER CITY AND COUNTY REQUIREMENTS AT TIME OF PERMITTING.

CERTIFICATION

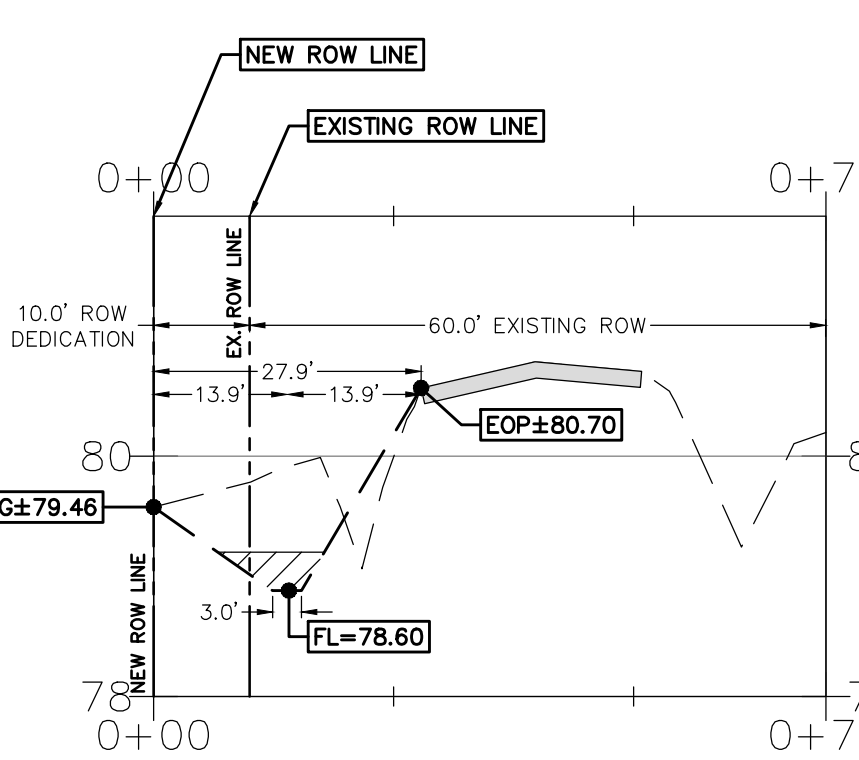
BY MY SIGNATURE BELOW I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X-SHADED" AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY NUMBER 480334 PANEL NUMBER 0450 SUFFIX C EFFECTIVE DATE: JUNE 6, 2000.

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

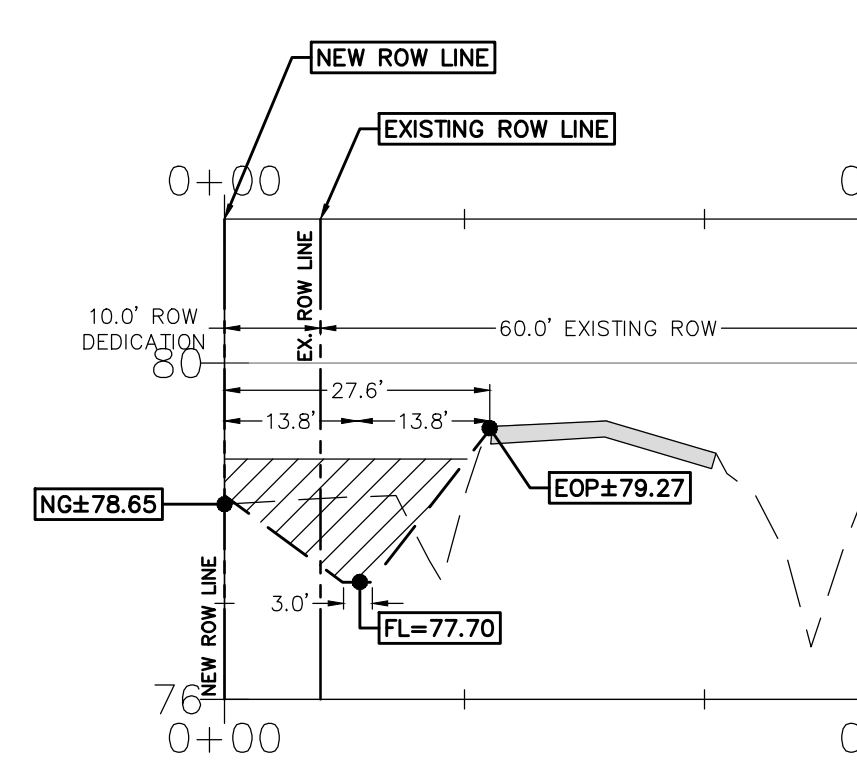
9/30/19
DATE



X-SECTION-1: STA: 0+00.00
AREA OF DETENTION @ WS 79.00 = 3.85 SF
LENGTH OF EXCAVATION=640 LF
TOTAL VOLUME OF DETENTION @ WS 79.00 =5041 CF



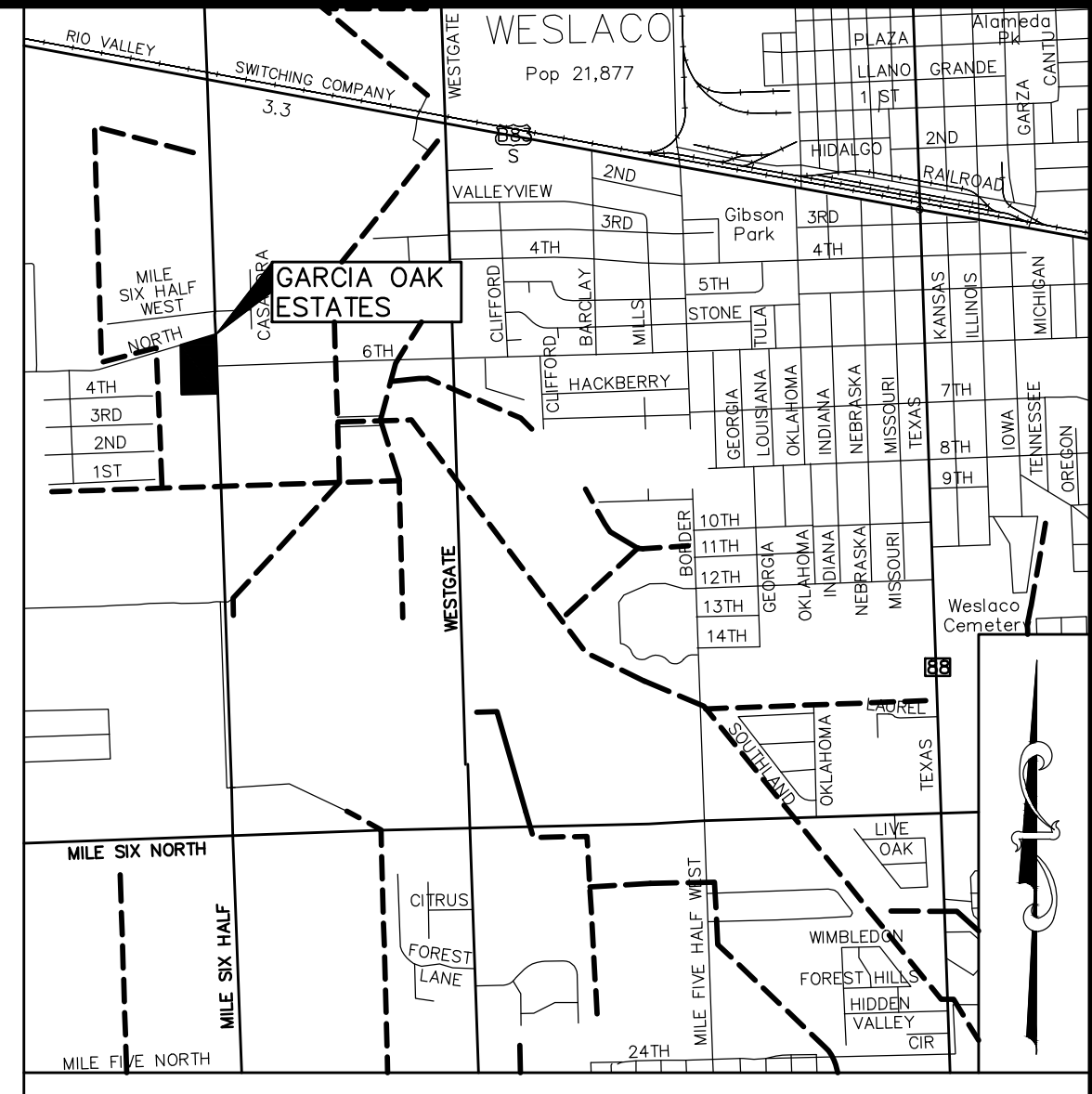
X-SECTION-2: STA: 2+35.00
AREA OF DETENTION @ WS 79.00 = 2.8 SF
LENGTH OF EXCAVATION=640 LF
TOTAL VOLUME OF DETENTION @ WS 79.00 =5041 CF



X-SECTION-3: STA: 4+50.00
AREA OF DETENTION @ WS 79.00 = 18.24 SF
LENGTH OF EXCAVATION=640 LF
TOTAL VOLUME OF DETENTION @ WS 79.00 =5041 CF

TOTAL VOLUME OF DETENTION IN BORROW DITCH=5041 CF @ WS ELEV=79.00'
[[((3.85+2.8)/2)*(2+35-0+00)] + (((2.8+18.24)/2)*(6+40-2+35))]=5041 CF

SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=2'

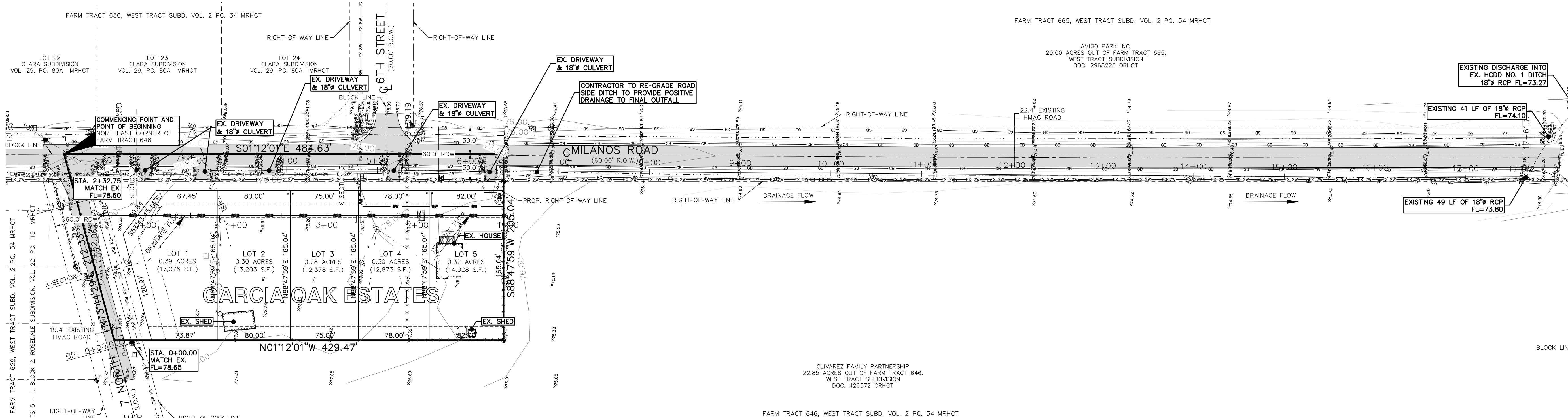


GARCIA OAK ESTATES IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE SOUTHWEST INTERSECTION OF W. MILE 7 NORTH AND MILANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,787). GARCIA OAK ESTATES LIES APPROXIMATELY 0.10 MILES FROM THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

THE PROPOSED DRAINAGE FOR GARCIA OAK ESTATES SHALL CONSIST OF ALLOWING RUNOFF TO CONTINUE TO SURFACE FLOW FROM THE REAR OF THE LOTS TO THE FRONT OF THE LOTS IN A SOUTHERLY DIRECTION AND INTO THE RE-GRADED BORROW DITCH ALONG W. MILE 7 NORTH AND MILANOS ROAD TO THE EAST, THENCE INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, THENCE SOUTH TO THE ARROYO COLORADO, THENCE TO THE LAGUNA MADRE. PER THE CITY OF WESLACO DRAINAGE POLICY, STORAGE LARGE ENOUGH TO DETAIN THE POST DEVELOPMENT 50-YEAR EVENT RUNOFF (6.02 CFS) WHILE DISCHARGING THE PRE-DEVELOPED 10-YEAR EVENT (3.23 CFS) IS REQUIRED. FOR THIS SITE, THE EVENT THAT REQUIRES THE LARGEST VOLUME TO BE DETAINED IS THE 20 MIN STORM EVENT AND THE INCREASE IN RUNOFF AND RATE AT WHICH THE STORM WATER IS DETAINED IS 2.79 CFS.

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: YOANNA MALDONADO PO BOX 738 WESLACO, TX 78599 (956) 684-4556
ENGINEER: DUSTIN MOORE, P.E. 14216 PALIS DR LA FERIA, TX 78559 (956) 245-4651
SURVEYOR: CODY MOORE, R.P.L.S. 14216 PALIS DR LA FERIA, TX 78559 (956) 245-4651

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3: DRAINAGE REPORT
4: DRAINAGE REPORT DETAIL SHEET



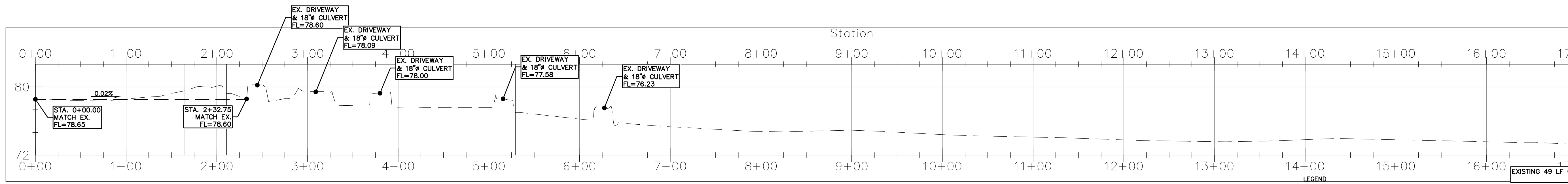
ENGINEER'S CERTIFICATE
I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107
DATE: 9/30/19

SURVEYOR'S CERTIFICATE
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

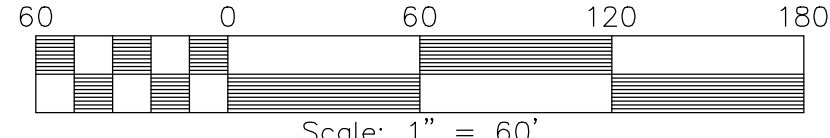
CODY MOORE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6370
DATE: 9/30/19

DRAINAGE PLAT DETAILS OF:
GARCIA OAK ESTATES
2.15 ACRES OUT OF FARM TRACT 646, WEST TRACT SUBDIVISION, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 1054569, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



BENCHMARK
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: C1422 (PID) 481305
ELEV. 52.49' (DATUM IS NAVD 83)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

STATE OF TEXAS COUNTY OF HIDALGO
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



| | | | |
|--|-----------------------|----------------------|------------------------------|
| IRON ROD FOUND | FIRE HYDRANT | EXIST. IRRIG. LINE | EXIST. RIGHT-OF-WAY |
| CONC. MONUMENT FOUND | WATER VALVE | EXIST. 8" WATERLINE | EXIST. CENTERLINE |
| NAIL FOUND | GAS METER | PROP. 8" WATERLINE | EXIST. GRADE BREAK |
| "X" MARK FOUND | GAS VALVE | PROP. 8" SAN. SEWER | EXIST. BORROW DITCH FLOWLINE |
| IRON ROD SET WITH CAP STAMPED "MOORE-6370" | ELECTRIC JUNCTION BOX | EXISTING OVHD. ELEC. | EXIST. FENCE |
| TELEPHONE PEDESTAL | STORM INLET | EXIST. HMAC | EXIST. CALICHE |
| TREE | SIGN | | |
| WATER METER | LIGHT POST | | |
| TRANSFORMER | MANHOLE | | |
| CABLE PEDESTAL | IRRIGATION VALVE | | |
| A/C UNIT | TELEPHONE STANDPIPE | | |
| MAILBOX | SEPTIC TANK | | |
| POWER POLE | POST | | |
| GUY WIRE ANCHOR | GRATE INLET | | |

DEVELOPER/OWNER: JOSE LUIS GARCIA 2010 MEXICO AVE WESLACO, TX 78596 (956) 314-9553
JOB NO: 59028
ENGINEER/SURVEYOR: Moore Land Surveying, LLC
14216 Palis Drive, La Feria, TX 78559 (956)245-0988 1895 Firm No. 10194186 (956)245-4651 TBPE Firm No. 19190