



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-22-2020

PROPOSED WESTERN OAKS SUBDIVISION PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP DEVELOPER: RIGOBERTO VILLARREAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 42 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 9

LOCATION DESCRIPTION: EAST OF WESTERN ROAD AND APPROXIMATELY ¼ OF MILE SOUTH OF MILE 6 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-14-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM & DETENTION WILL BE PROVIDED BY REGIONAL DETENTION AREAS DEDICATED TO HCDD#1.

ROAD R.O.W. DEDICATION: 20.00 FEET ON WESTERN ROAD & 45.00 FEET ONTO ABRAM ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-21-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-22-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 8" LOCATION: WESTERN ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-22-2020 BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

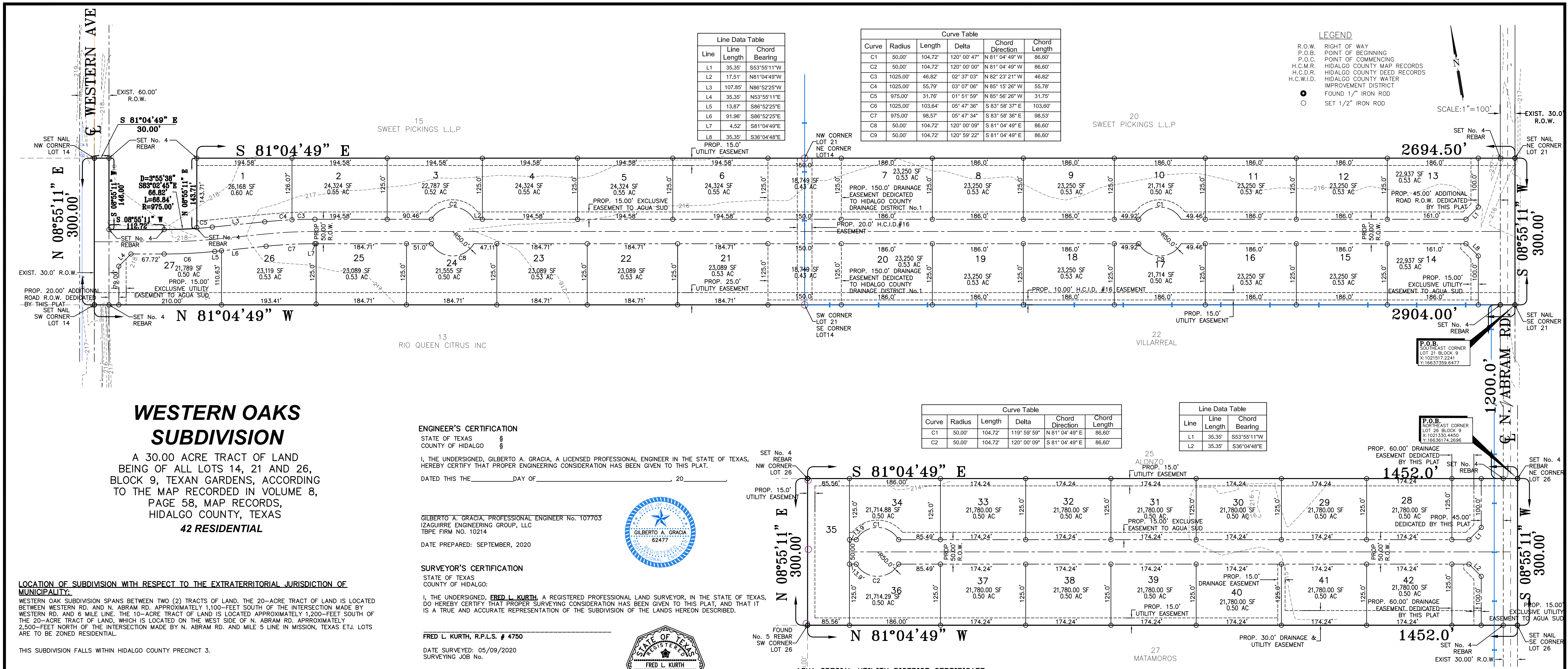
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

Final Approval *subject to recommendations other departments*

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.

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WESTERN OAKS SUBDIVISION

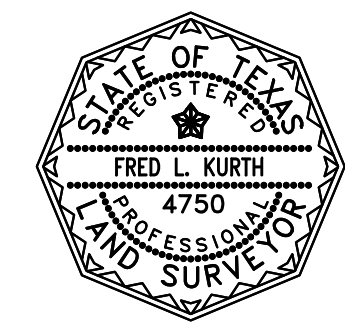
A 30.00 ACRE TRACT OF LAND BEING OF ALL LOTS 14, 21 AND 26, BLOCK 9, TEXAN GARDENS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS
42 RESIDENTIAL

ENGINEER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, GILBERTO A. GRACIA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS THE _____ DAY OF _____ 20____



GILBERTO A. GRACIA, PROFESSIONAL ENGINEER No. 107703
IZAGUIRRE ENGINEERING GROUP, LLC
TBE FIRM NO. 10214
DATE PREPARED: SEPTEMBER, 2020

SURVEYOR'S CERTIFICATION
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 05/09/2020
SURVEYING JOB NO. _____

AGUA SPECIAL UTILITY DISTRICT CERTIFICATE

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR WESTERN OAKS SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONVENIENCE AND NECESSITY BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE 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 METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.



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

ON _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, EVERARDO VILLARREAL & RIGOBERTO VILLARREAL, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WESTERN OAKS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH 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 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, AND;
(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.

EVERARDO VILLARREAL & RIGOBERTO VILLARREAL
1405 PAMELA DR.
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVERARDO VILLARREAL & RIGOBERTO VILLARREAL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: EVERARDO VILLARREAL & RIGOBERTO VILLARREAL	1405 PAMELA DR.	MISSION, TEXAS 78572	(956)207-8699	N/A
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554
SURVEYOR: FRED L. KURTH	115 W MCINTYRE ST.	EDINBURG, TEXAS 78541	(956)381-0981	

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 §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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.
HIDALGO COUNTY DRAINAGE DISTRICT NO.1

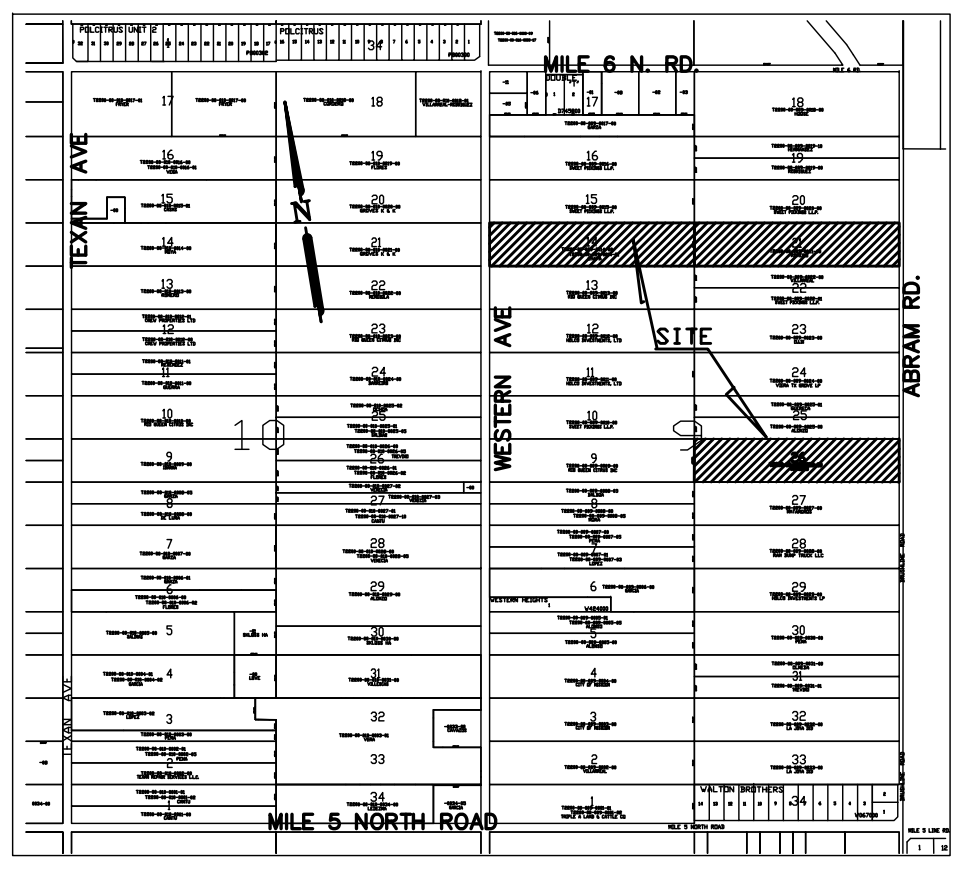
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 16
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO IRRIGATION DISTRICT No. 16 ON THIS _____ 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.

PRESIDENT _____ SECRETARY _____

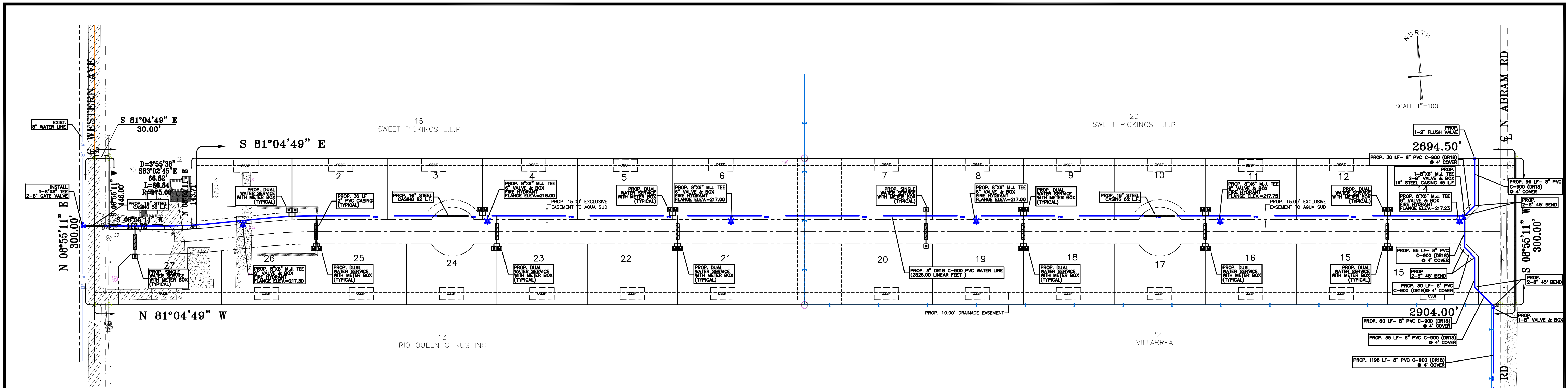
IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA
MISSION TX, 78574
CONSULTING ENGINEERS
F-10214



SHEET NO. 1 OF 4 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
SEP 2020			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



FINAL ENGINEERING REPORT FOR WESTERN OAKS SUBDIVISION:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
WESTERN OAKS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF AGUA SPECIAL UTILITY COMPANY. THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND AGUA SPECIAL UTILITY COMPANY 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 SPECIAL UTILITY COMPANY HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG THE WEST SIDE OF WESTERN ROAD. THE WATER SYSTEM FOR WESTERN OAKS SUBDIVISION CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE OF WESTERN ROAD. THE PROPOSED 8" DIAMETER WATER LINE RUNS EAST FOR APPROXIMATELY 2,827.0 FEET ALONG THE NORTH SIDE OF PROPOSED STREET. THEN, TEING OFF SOUTH RUNNING THE WATERLINE ON THE WEST SIDE OF ABRAM RD. APPROXIMATELY 1,742.0 FEET ENDING WITH A 2" FLUSH VALVE. THERE IS A PROPOSED 8" WATER LINE RUNNING WEST ON THE NORTH SIDE OF THE PROPOSED STREET, APPROXIMATELY 1,262 FEET, ENDING WITH A 2" FLUSH VALVE.

FROM THE EXISTING 8" DIAMETER WATERLINE, THIRTY-SIX (36) DOUBLE SERVICES OF 1" OF DIAMETER AND SIX (6) SINGLE SERVICES 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 HAS BEEN INSTALLED AT A TOTAL COST OF \$ 52,792.00 OR \$1,389.26 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY AGUA SUD. THE AMOUNT OF \$74,670.00 WHICH COVERS THE \$1,965.00 COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD. UPON REQUEST BY THE LOT OWNER, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SANITARY SEWAGE DESCRIPTION AND EXPENSES:

WESTERN OAKS SUBDIVISION HAVE SEPTIC TANKS IN EACH LOT. THEIR WILL BE A TOTAL OF FORTY-TWO (42) SEPTIC TANK AT A TOTAL COST OF \$120,500.00 OR \$2,500.00 PER LOT.

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 HAS COST A GRAND TOTAL OF \$ 127,462.00 WHICH EQUALS TO \$3,354.26 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAS COST A GRAND TOTAL OF \$105,000.00 WHICH EQUALS TO \$2,500.00 PER LOT.

WESTERN OAKS SUBDIVISION
POR: GILBERTO A. GRACIA, P.E.

PROVISION DE AGUA: DESCRIPCION, Y GASTOS.

WESTERN OAKS HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA SPECIAL UTILITY DISTRICT. (AGUA SUD). EL SUBDIVIDOR Y LA COMPANIA DE AGUA, AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFFICIENTE POR LOS PROXIMOS 30 ANOS Y LA COMPANIA DE AGUA, AGUA SUD PRESENTO SUFFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO OESTE DE LA CALLE WESTERN. EL SISTEMA DE AGUA PARA WESTERN OAKS CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE EN EL LADO OESTE DE LA CALLE WESTERN. LA LINEA EXISTENTE DE 8" DE DIAMETRO CORRE HACIA EL ESTE POR APROXIMADAMENTE 2,827.0 PIES A LO LARGO DEL LADO NORTE DE LA CALLE PROPUUESTA. LA LINEA DE 8 PULGADAS PROPUUESTA SE DIRIGE HACIA EL SUR POR APROXIMADAMENTE 1,740 PIES A LO LARGO DEL LADO OESTE DE LA CALLE ABRAM, TERMINANDO CON UNA VALVULA DE PURGA DE 2 PULGADAS. DE LA LINEAR PROPUUESTA DE 8" PULGADAS QUE CORRE HACIA EL SUR POR EL LADO OESTE DE LA CALLE ABRAM UNA LINEA SE DESPRENDE Y CORRE HACIA EL OESTE POR EL LADO NORTE DE LA CALLE PROPUUESTA POR APROXIMADAMENTE 1,262 PIES, TERMINANDO CON UNA VALVULA DE PURGA DE 2 PULGADAS.

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

WESTERN OAKS TIENE SISTEMAS DE TANQUES SEPTICO EN CADA LOTE. SON UN TOTAL DE CUARENTA Y DOS (42) SISTEMAS DE TANQUES SEPTICO CON UN COSTO TOTAL DE \$120,500.00 O \$2,500.00 POR LOTE.

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 HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO TOTAL DE US \$127,462.00 O US \$3,354.26 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTO EN TOTAL US \$105,000.00 O US \$2,500.00 POR LOTE.

WESTERN OAKS SUBDIVISION
POR: GILBERTO A. GRACIA, P.E.

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DRENAJE: SE ESTIMA QUE EL DRENAJE COSTO EN TOTAL US \$105,000.00 O US \$2,500.00 POR LOTE.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ROBERTO GARZA** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THIS PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METES AND OR WATER WELLS FOR EACH 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:

I **EVERARDO VILLARREAL** SUBDIVIDER OF WESTERN OAKS SUBDIVISION HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

EVERARDO VILLARREAL & RICOBERTO VILLARREAL 1405 PAMELA DR. MISSION, TEXAS 78572

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$487,238.40
DRAINAGE IMPROVEMENTS:	\$251,335.00
WATER DISTRIBUTION:	\$127,462.00
SANITARY SEWER COLLECTION:	\$105,000.00
TOTAL:	\$1,071,035.40

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLE:	\$487,238.40
DRENAJE PLUVIAL:	\$251,335.00
SERVICIO DE AGUA POTABLE:	\$127,462.00
SERVICIO DE DRENAJE SANITARIO:	\$105,000.00
TOTAL:	\$1,071,035.40

INDEX OF SHEETS: WESTERN OAKS SUBDIVISION

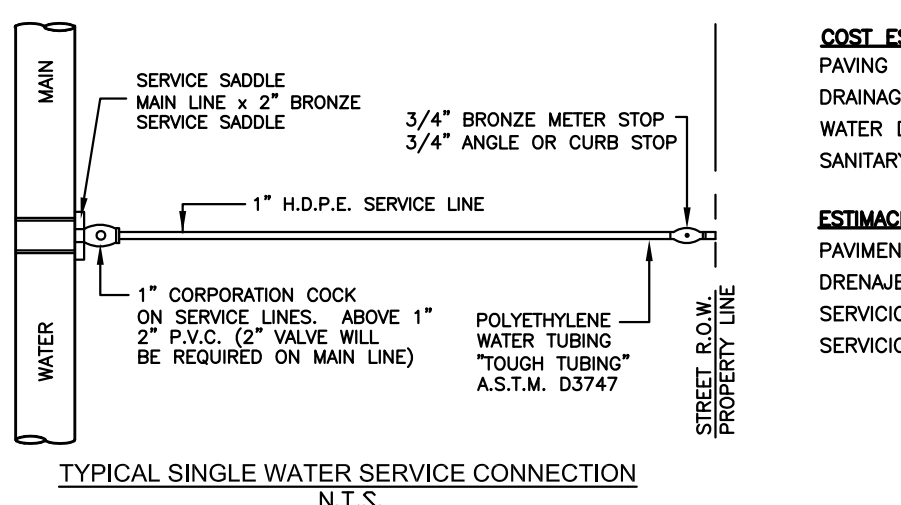
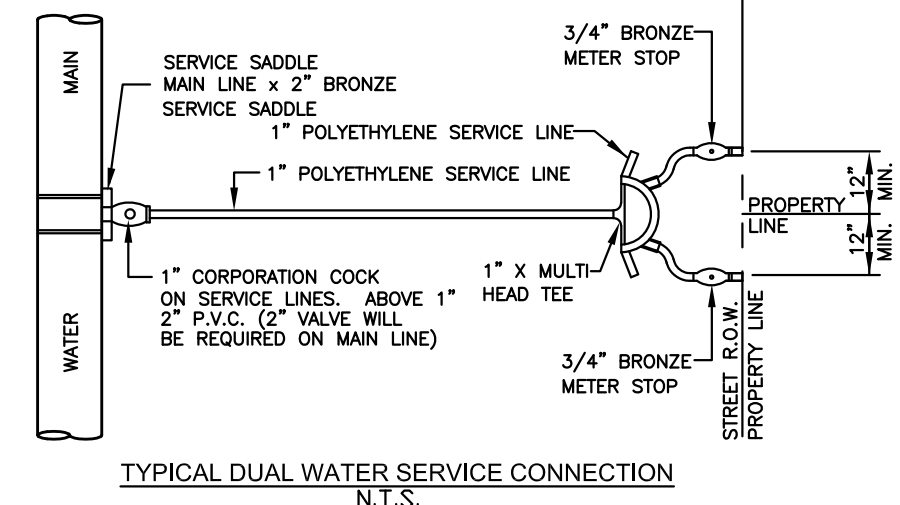
SHEET 1: HEADING, INDEX, LOCATION AND ETI MAP: PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNERS' DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; H.A.W.S.C. ROW EASEMENT DEDICATION; LOT AREAS, LINE TABLE, CURVE TABLE;
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SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER AND SANITARY LAYOUT; DETAILS;
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION;



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.



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.



GENERAL CONSTRUCTION NOTES:

1. ALL EXISTING WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF 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.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. 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.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA MISSION TX, 78574

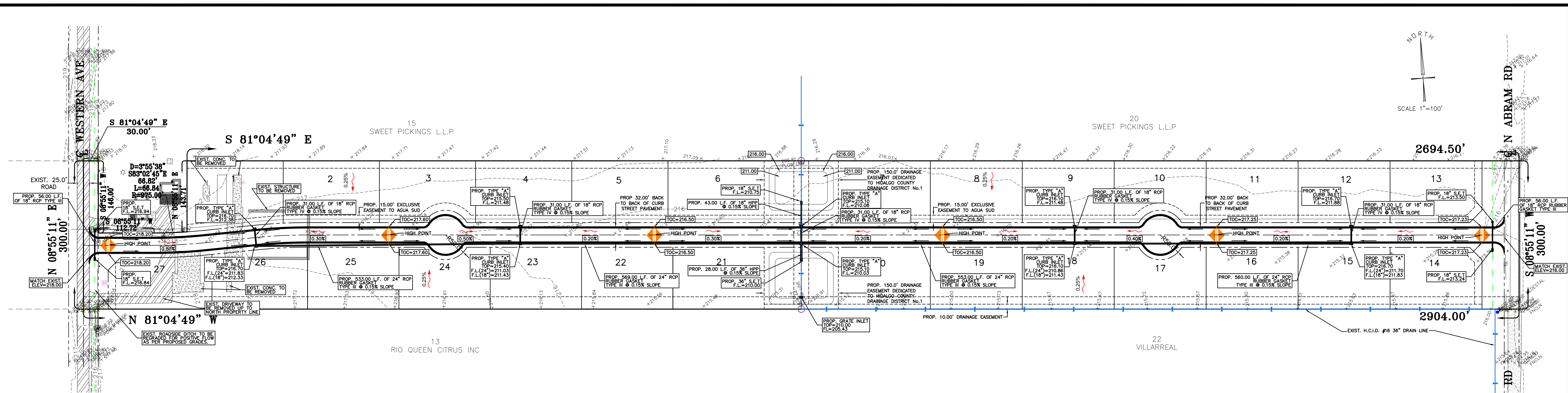
CONSULTING ENGINEERS F-10214

WESTERN OAKS SUBDIVISION

A 30.00 ACRE TRACT OF LAND BEING OF ALL LOTS 14, 21 AND 26, BLOCK 9, TEXAN GARDENS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS
43 RESIDENTIAL

UTILITY LAYOUT PLAN

SHEET NO. 3 OF 4 SHEETS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



DRAINAGE STATEMENT: WESTERN OAK SUBDIVISION

PROJECT LOCATION

THE PROPOSED DEVELOPMENT CONSISTS OF A 42 LOT RESIDENTIAL SUBDIVISION THAT SPANS BETWEEN TWO (2) FEATURED TRACTS OF LAND OF THE SAME PARCEL APPROXIMATELY 1,200- FEET NORTH/SOUTH OF ONE ANOTHER IN THE CITY OF MISSION, TEXAS ETU. THE FIRST FEATURED SITE CONSISTS OF A 20,000-ACRE TRACT OF LAND OUT OF LOT 21 AND LOT 26 LOCATED BETWEEN WESTERN RD. AND N. ABRAM RD. APPROXIMATELY 1,100- FEET SOUTH OF THE INTERSECTION MADE BY WESTERN RD. AND 6 MILE LINE. THE SECOND FEATURED SITE OF THE PROPOSED SUBDIVISION IS A 10,000-ACRE TRACT OF LAND OUT OF LOT 14, WHICH IS LOCATED ON THE WEST SIDE OF N. ABRAM RD. APPROXIMATELY 2,500- FEET NORTH OF THE INTERSECTION MADE BY N. ABRAM RD. AND MILE 5 LINE IN MISSION, TEXAS ETJ AS PER TEXAN GARDENS SUBDIVISION RECORDED IN VOLUME 8, PAGES 57-58 MAP RECORDS OF THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS AND DESCRIBED BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY DOCUMENT NUMBER 3037958, 3037960 AND 3037961.

FLOOD PLAN

THE SITE IS LOCATED WITHIN ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-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 FLOODS; BASED ON COMMUNITY FIRM PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000. PROPOSED FINISHED FLOOR ELEVATIONS SHALL BE 18-INCHES ABOVE THE CENTER LINE OF THE STREET, OR 18-INCHES ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY; WHICHEVER IS GREATER.

SOILS INFORMATION

ACCORDING TO THE SOIL SURVEY MAP FOR HIDALGO COUNTY, ISSUED BY THE USDA NATURAL RESOURCE CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO FINE SANDY LOAM; SLOPES BETWEEN 0 TO 1. SOILS ARE WELL DRAINED. HIDALGO FINE SANDY LOAM BELONGS TO HYDROLOGIC GROUP B.

UNDEVELOPED CONDITIONS

THE FIRST FEATURED PROJECT SITE CONSISTS OF A 20,000-ACRE TRACT OF LAND, LOCATED APPROXIMATELY 1,100- FEET SOUTH OF THE INTERSECTION MADE BY WESTERN RD. AND 6 MILE LINE, AND PRESENTLY HAS DRAINAGE PATTERNS FROM WEST TO EAST; THE SITE CURRENTLY IS ONE RESIDENT RESIDING ON THE WEST END OF THE TRACT OF LAND. THE UNDEVELOPED FLOW DRAINS FROM THE EAST TOWARDS THE CENTERLINE OF THE PROPERTY, AND FROM THE WEST TOWARDS THE CENTERLINE OF THE PROPERTY EAST TO AN EXISTING FIELD DRAIN LINE SERVICED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 (H.C.I.D.#6) AT 11.79 CFS FOR A 10-YEAR STORM EVENT.

THE SECOND FEATURED PROJECT SITE CONSISTS OF A 10,000-ACRE TRACT OF LAND, LOCATED APPROXIMATELY 2,500- FEET NORTH OF THE INTERSECTION MADE BY N. ABRAM RD. AND MILE 5 LINE, PRESENTLY HAS DRAINAGE PATTERNS FROM THE EAST TO WEST; THE SITE IS CURRENTLY VACANT. THE UNDEVELOPED FLOW DRAINS WEST TOWARDS THE EXISTING AFOREMENTIONED FIELD DRAIN LINE AT 5.62 CFS FOR A 10-YEAR STORM EVENT.

DEVELOPED CONDITIONS

THE CITY OF MISSION AND HIDALGO COUNTY DRAINAGE CRITERIA REQUIRE THAT THE STORM WATER RUNOFF GENERATED FROM THE DEVELOPED PROPERTY INCLUDING RUNOFF FROM UPSTREAM DRAINAGE AREAS SHALL BE DETAINED FOR A 50-YEAR FREQUENCY STORM EVENT, AND RELEASED INTO THE RECEIVING DOWNSTREAM SYSTEM AT THE PRE-DEVELOPED PEAK DISCHARGE RATE FOR A 10-YEAR STORM EVENT.

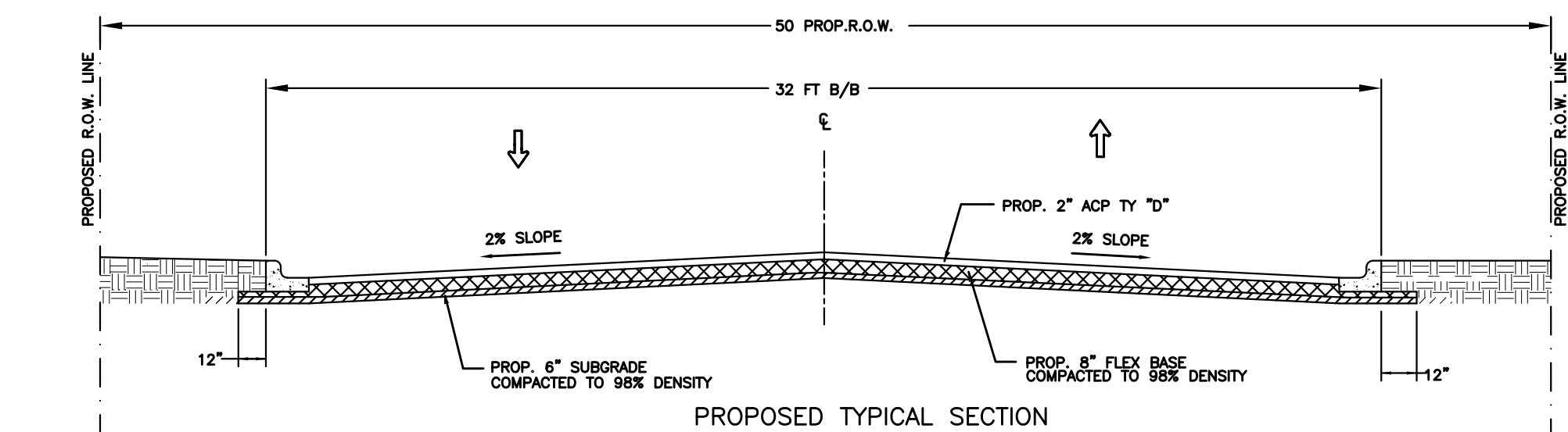
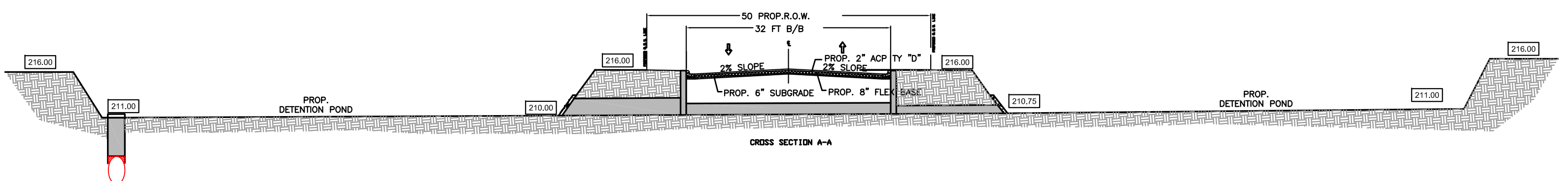
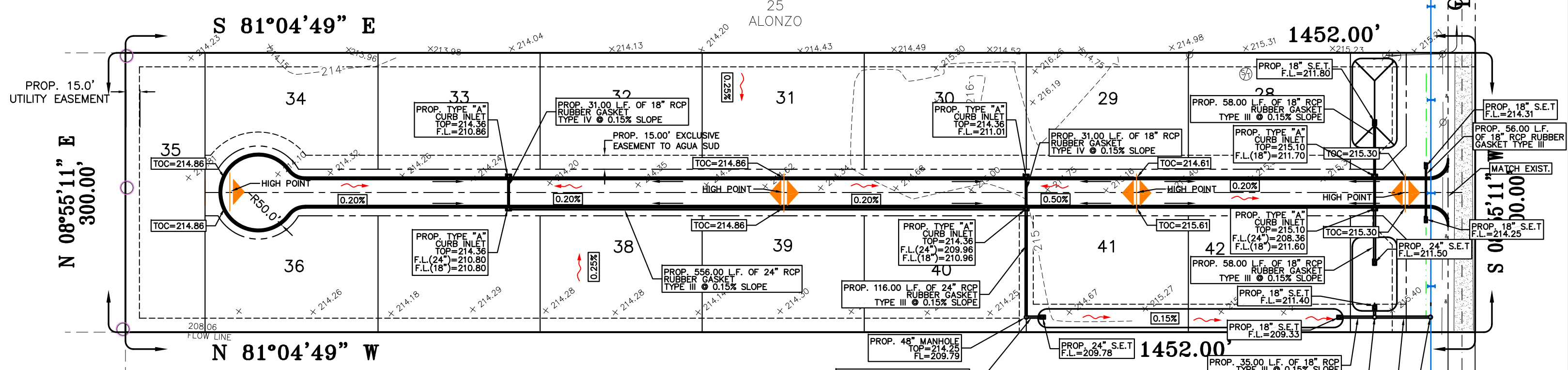
EXHIBIT "A" DETAILS THE PROPOSED DRAINAGE CALCULATIONS AND DRAINAGE AREA MAPS FOR THE FEATURED SITES. THE PROPOSED SUBDIVISION WILL SPAN ACROSS TWO DIFFERENT TRACTS OF LANDS, APPROXIMATELY 1,200- FEET NORTH/SOUTH OF EACH OTHER. THE FIRST FEATURED PROJECT SITE IS A 20,000-ACRE TRACT OF LAND IS FOUND APPROXIMATELY 1,100- FEET SOUTH OF THE INTERSECTION MADE BY WESTERN RD. AND 6 MILE LINE, AND FEATURES 31 LOTS THAT ARE TO BE ZONED RESIDENTIAL. THE PROPOSED DRAINAGE INFRASTRUCTURE CONSISTS OF (10) TEN PROPOSED CURB INLETS THAT WILL COLLECT THE DRAINAGE THROUGHOUT THE SUBDIVISION. THE REQUIRED ONSITE DETENTION FOR THE RESIDENTIAL LOTS WILL BE DETAINED BY ONSITE DETENTION PONDS LOCATED WITHIN A PROPOSED 150-FT ROW THAT IS BEING GRANTED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (H.C.D.#1) FOR THE USE OF A FUTURE DRAINAGE DITCH THAT IS PART OF THE H.C.D.#1 MASTER PLAN, WHICH IS FOUND ALONG THE CENTER OF THE 20,000-ACRE TRACT. FROM THEREON, AS COORDINATED WITH HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 (H.C.I.D.#6), THE DETENTION POND WILL BLEED INTO THE EXISTING FIELD DRAIN LINE DUE TO FUTURE PLANS OF CONSTRUCTING THE AFOREMENTIONED DRAINAGE DITCH ALONG THE FIELD DRAIN LINE. THE REQUIRED DETENTION FOR A 50-YEAR FREQUENCY STORM EVENT FOR THE DEVELOPMENT IS 1.71 ACRE- FEET (74,680 CF).

THE SECOND FEATURED PROJECT SITE IS A 10,000-ACRE TRACT OF LAND FOUND APPROXIMATELY 2,500- FEET NORTH OF THE INTERSECTION MADE BY N. ABRAM RD. AND MILE 5, AND FEATURES 14 LOTS THAT ARE TO BE ZONED RESIDENTIAL. THE PROPOSED DRAINAGE INFRASTRUCTURE CONSISTS OF (6) CURB INLETS THAT WILL CONVEY THE STORM WATER RUN-OFF TO A PROPOSED DETENTION POND LOCATED ON A PROPOSED 75-FOOT EASEMENT GRANTED TO H.C.D.#1 FOR THE DEVELOPMENT OF A FUTURE DRAINAGE DITCH THAT IS PART OF THE MASTER PLAN. FROM THEREON, AS COORDINATED WITH HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 (H.C.I.D.#6), THE DETENTION POND WILL BLEED INTO THE EXISTING FIELD DRAIN LINE DUE TO FUTURE PLANS OF CONSTRUCTING THE AFOREMENTIONED DRAINAGE DITCH ALONG THE FIELD DRAIN LINE. THE REQUIRED DETENTION FOR A 50-YEAR FREQUENCY STORM EVENT FOR THE DEVELOPMENT IS 0.91 ACRE- FEET (39,705 CF).

ENGINEER'S CERTIFICATION

STATE OF TEXAS §
 COUNTY OF HIDALGO §
 I, THE UNDERSIGNED, GILBERTO A. GRACIA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
 DATED THIS _____ DAY OF _____, 20____.

GILBERTO A. GRACIA, PROFESSIONAL ENGINEER No. 107703
 IZAGUIRRE ENGINEERING GROUP, LLC
 TBPE FIRM NO. 10214
 DATE PREPARED: SEPTEMBER, 2020



COST ESTIMATE:

PAVING IMPROVEMENTS:	\$487,238.40
DRAINAGE IMPROVEMENTS:	\$251,335.00
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43 RESIDENTIAL

PAVING & DRAINAGE PLAN

SHEET NO. 4	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 4 SHEETS	REVISED	REVISED BY	CHECKED BY	APPROVED BY