



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-25-2021

PROPOSED WESTERN OAKS PHASE II SUBDIVISION PRECINCT No. 3.

ENGINEER: IZAGUIRRE ENGINEERING GROUP LLC. DEVELOPER: EVERT ENTERPRISES INC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 15  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: WEST OF ABRAM ROAD APPROXIMATELY 1/2 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 05-11-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY NEW DRAIN DITCH.

ROAD R.O.W. DEDICATION: 45.5 FEET ONTO ABRAM ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 05-05-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 05-27-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 04-30-2021 : 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: \_\_\_\_\_, \_

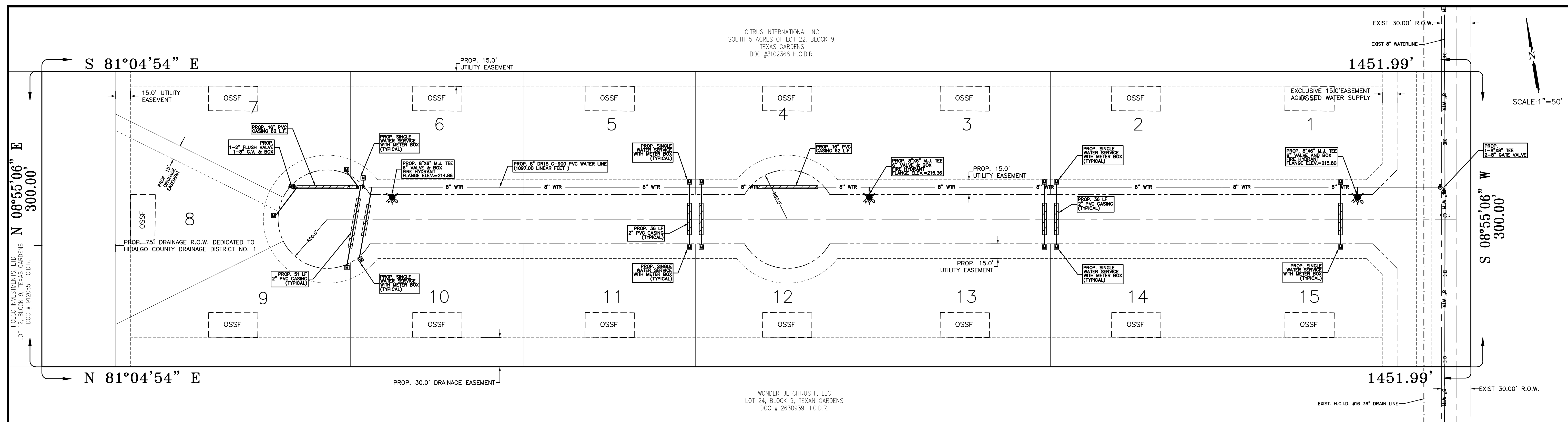
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

**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.*

\*





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

**WATER SUPPLY: Description and Costs.**

WATER SUPPLY:  
WESTERN OAKS SUBDIVISION PHASE II HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF AGUA SPECIAL UTILITY COMPANY. THE SUBDIVIDER AND COMPANY AGUA SPECIAL UTILITY COMPANY SIGNED A CONTRACT BY WHICH, 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 ABRAM ROAD. THE WATER SYSTEM FOR WESTERN OAKS SUBDIVISION PHASE II CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE THAT RUNS ALONG THE WEST SIDE OF ABRAM ROAD. THE 8" RUNS WEST FOR APPROXIMATELY 1,097 FEET ALONG THE NORTH SIDE OF PROPOSED STREET, ENDING WITH A 2" FLUSH VALVE.

FROM THE 8" DIAMETER WATERLINE, FIFTEEN (15) 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 \$65,890.50 OR \$4,392.66 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD. THE AMOUNT OF \$29,475.00 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 FIFTEEN (15) SEPTIC TANK AT A TOTAL COST OF \$37,500.00 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 \$65,890.50 WHICH EQUALS TO \$4,392.66 PER LOT.  
SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAS COST A GRAND TOTAL OF \$37,500.00 WHICH EQUALS TO \$2,500.00 PER LOT.

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

**PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.**

WESTERN OAKS SUBDIVISION PHASE II 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 ABRAM RD. EL SISTEMA DE AGUA PARA WESTERN OAKS SUBDIVISION PHASE II CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE ABRAM RD. LA LINEA DE 8" PULGADAS DE DIAMETRO CORRE HACIA EL OESTE POR APROXIMADAMENTE 1,097 PIES, TERMINANDO CON UNA VALVULA DE PURGA DE 2"

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN QUINCE (15) SERVICIOS DE AGUA SENCILLOS QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$65,890.50 DE LOS CUALES SE CUBRIO US \$4,392.66 POR LOTE. EL DUENO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD. LA CANTIDAD DE US \$29,475.00 US \$1,965.00 POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 ANOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIAS DE CONEXION Y MEMBRESIAS). CUANDO EL DUENO DEL SOLAR SOLICITO UN MEDIDOR DE AGUA, LA COMPANIA AGUA SUD INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUENO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

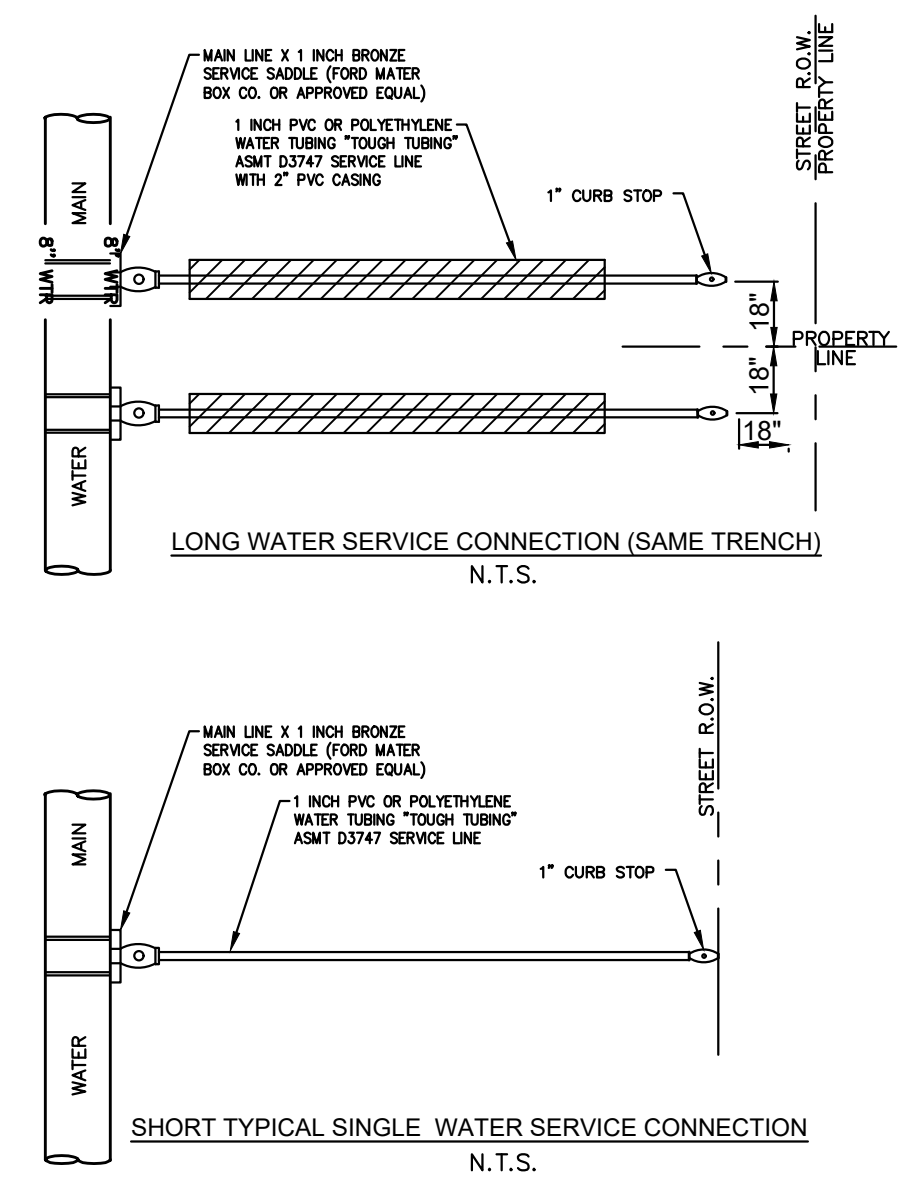
**DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
WESTERN OAKS SUBDIVISION PHASE II TIENE SISTEMAS DE TANQUES SEPTICO EN CADA LOTE, SON UN TOTAL DE QUINCE (15) SISTEMAS DE TANQUES SEPTICO CON UN COSTO TOTAL DE \$37,500.00 O \$2,500.00 POR LOTE.

**CERTIFICACIÓN:**  
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 SECCIÓN 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 HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO TOTAL DE US \$65,890.50 O US \$4,392.66 POR LOTE  
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTO EN TOTAL US \$37,500.00 O US \$2,500.00 POR LOTE.

CITRUS INTERNATIONAL INC  
SOUTH 5 ACRES OF LOT 22, BLOCK 9,  
TEXAS GARDENS  
DOC #3102368 H.C.D.R.

WONDERFUL CITRUS II, LLC  
LOT 24, BLOCK 9, TEXAN GARDENS  
DOC # 2630939 H.C.D.R.



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 AN COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
I, EVERARDO VILLARREAL, SUBDIVIDER OF WESTERN OAKS SUBDIVISION PHASE II 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 HE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

EVERARDO 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, 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:

**COST ESTIMATE:**

PAVING IMPROVEMENTS:	\$153,300.00
DRAINAGE IMPROVEMENTS:	\$ 74,887.00
WATER DISTRIBUTION:	\$ 65,890.50
SANITARY SEWER COLLECTION:	\$37,500.00
<b>ESTIMACION DE COSTOS:</b>	
PAVIMENTACION DE CALLE:	\$153,300.00
DRENAJE PLUVIAL:	\$ 74,887.00
SERVICIO DE AGUA POTABLE:	\$ 65,890.50
SERVICIO DE DRENAJE SANITARIO:	\$37,500.00

## WESTERN OAKS SUBDIVISION PHASE II

A 10.00 ACRE TRACT OF LAND BEING OF ALL LOTS 23, BLOCK 9, TEXAN GARDENS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS  
**15 RESIDENTIAL LOTS**

## UTILITY LAYOUT PLAN

**INDEX OF SHEETS: WESTERN OAKS SUBDIVISION PHASE II**

SHEET 1: HEADING; INDEX; LOCATION AND ETJ MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNERS DEDICATION; CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT NO. 18 CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; AGUA SPECIAL UTILITY DISTRICT CERTIFICATE; LOT AREAS, LINE TABLE, CURVE TABLE; PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HIDALGO COUNTY CERTIFICATE; HIDALGO DRAINAGE DISTRICT NO.1 CERTIFICATE; CITY APPROVAL CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER AND SANITARY LAYOUT; DETAILS;

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION;

SHEET NO. 2	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 3 SHEETS	MARCH 2021	DANNY I		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



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.

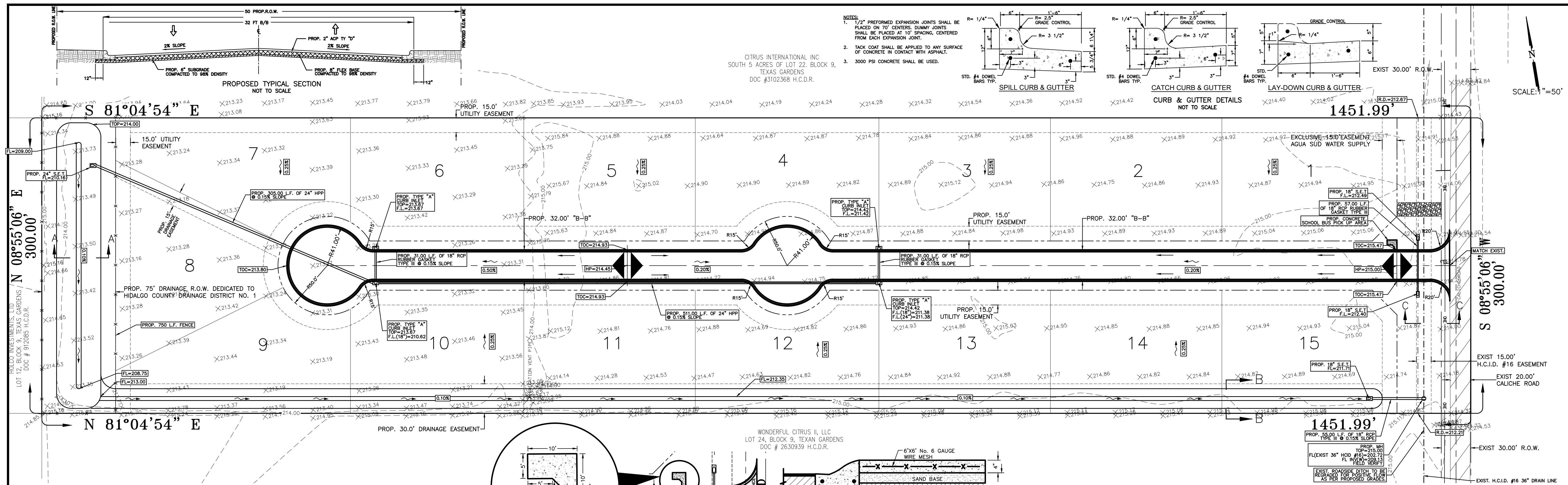


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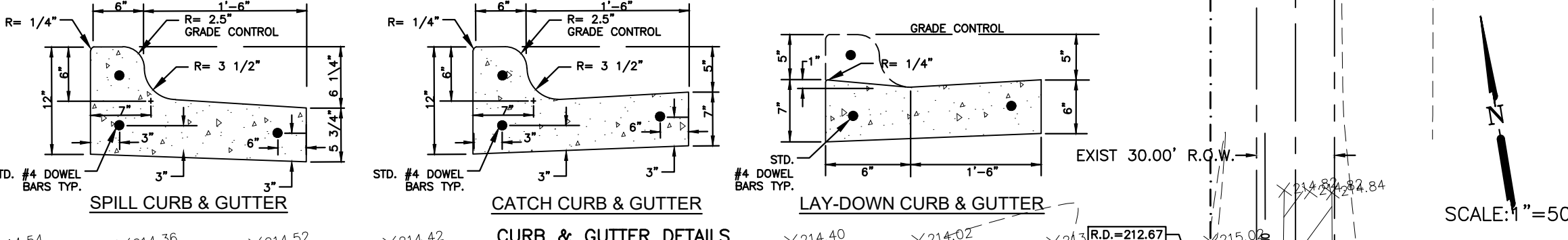
- GENERAL CONSTRUCTION NOTES:**
- ALL EXISTING WATER LINES TO BE C-900 DR-25.
  - CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
  - CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
  - SEE WATER DETAIL SHEET FOR MORE INFORMATION.
  - ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
  - THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

# IZAGUIRRE ENGINEERING GROUP, LLC

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



- NOTES:**
- 1/2" PREFORMED EXPANSION JOINTS SHALL BE PLACED ON 10' CENTERS. DUMMY JOINTS SHALL BE PLACED AT 10' SPACING, CENTERED FROM EACH EXPANSION JOINT.
  - TACK COAT SHALL BE APPLIED TO ANY SURFACE OF CONCRETE IN CONTACT WITH ASPHALT.
  - 3000 PSI CONCRETE SHALL BE USED.



**DRAINAGE STATEMENT: WESTERN OAK SUBDIVISION PHASE II**

**PROJECT LOCATION**  
The proposed development consists of a 15 lot single-family residential subdivision located approximately 0.75-miles North of Mile 5 Line on the West side of N Abram Road in the ETJ of the City of Mission, Texas. The subject tract can be described as a 10,000-acre tract of land being of all Lot 23, Block 9 as per Texan Gardens Subdivision Recorded in Volume 8, Page 58 Map Records of the Office of the County Clerk of Hidalgo County, Texas and described by Warranty Deed County Document Number 3146691.

**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 and 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.

**SOIL CONDITIONS**  
A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that the predominant soil of the subject site is classified as Hidalgo-25 (fine sandy loam). 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.

**EXISTING CONDITIONS**  
The featured project site consists of a 10,000-acre tract of land, located approximately 0.75-miles North of the 5 Mile Line along the West side of Abram Road, and presently has drainage patterns from West to East. The site is presently vacant. The undeveloped flow drains from the East to the West of the property, towards an existing Field Drain Line serviced by Hidalgo County Irrigation District No. 6 (H.C.I.D.#6) at 4.09 CFS for a 10-year storm event.

**PROPOSED 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 aforementioned project site. The proposed Subdivision features 15 Lots that are to be zoned single-family residential, and will span across a 10,000-acre tract of land found approximately 0.75-miles North of Mile 5 Line along the West side of North Abram Road. The proposed drainage infrastructure consists of (4) proposed curb inlets that will collect and convey the storm water run-off throughout the subdivision. The required detention for the residential lots will be detained by onsite detention ponds located along the West property line of the tract within a 75-ft ROW that is being granted to Hidalgo County Drainage District No. 1 (HCDD#1) for the use of a future drainage ditch that is part of the HCDD#1 Master Plan. From thereon, the storm runoff will drain via linear detention ditch. The required detention for a 50-year frequency storm event for the development is 0.91 acre-feet (39,705 CF).

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**ENGINEER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF HIDALGO

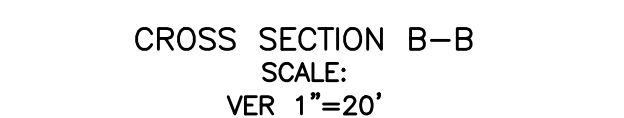
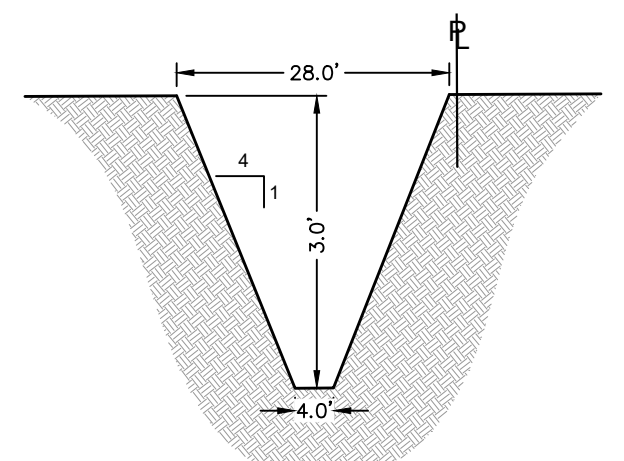
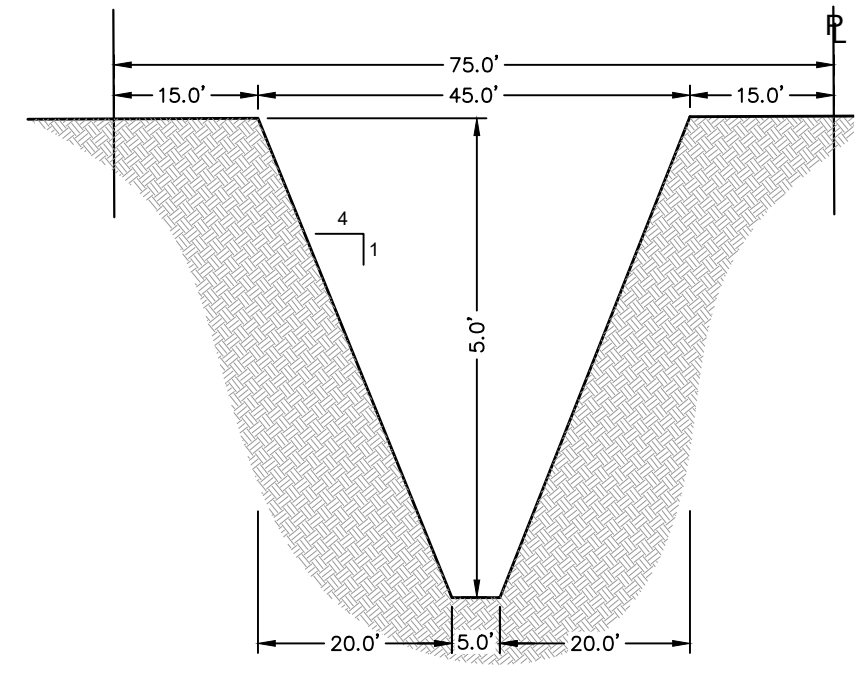
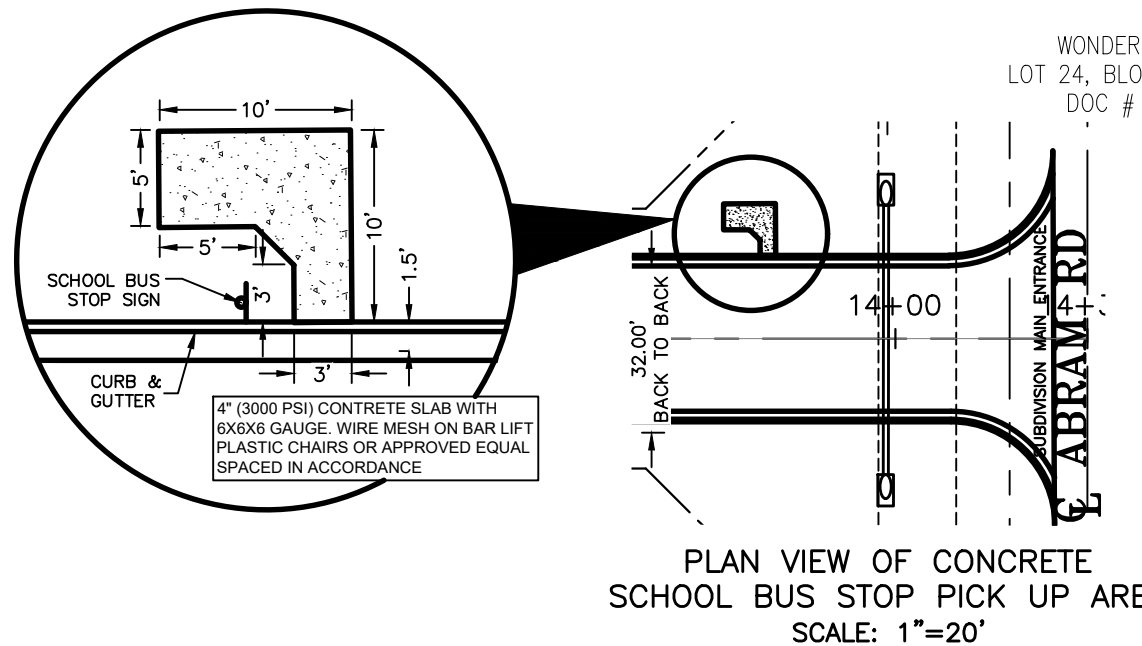
I, THE UNDERSIGNED, GILBERTO A. GRACIA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20

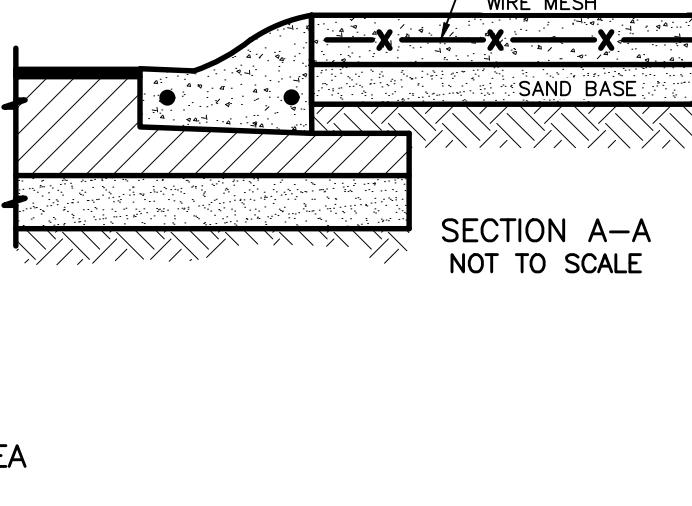
GILBERTO A. GRACIA, PROFESSIONAL ENGINEER NO. 107703  
IZAGUIRRE ENGINEERING GROUP, LLC  
TPE FIRM NO. 10214



DATE PREPARED: SEPTEMBER, 2020



WONDERFUL CITRUS II, LLC  
LOT 24, BLOCK 9, TEXAN GARDENS  
DOC # 2630939 H.C.D.R.

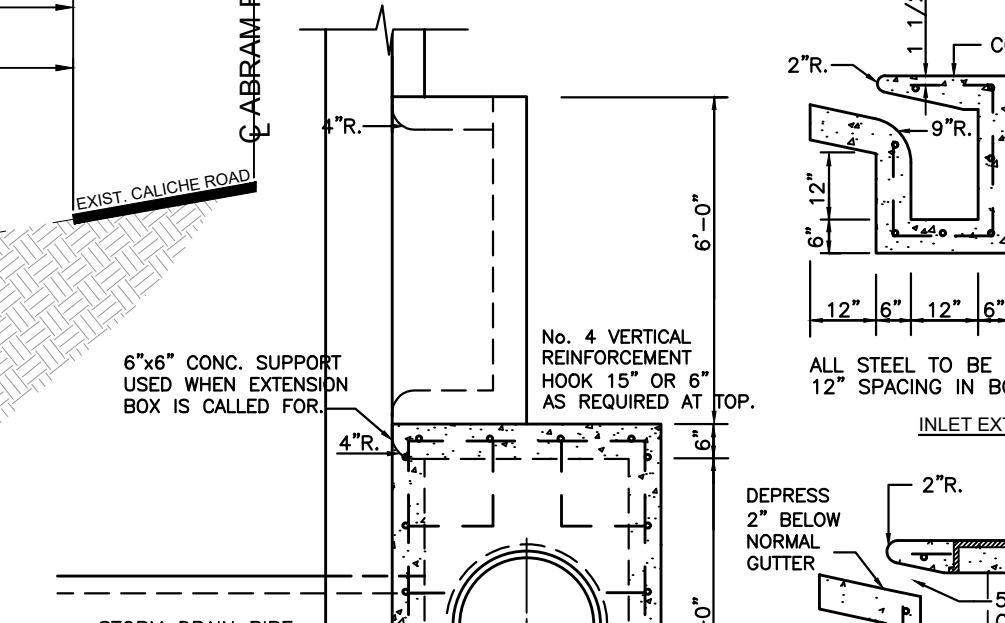
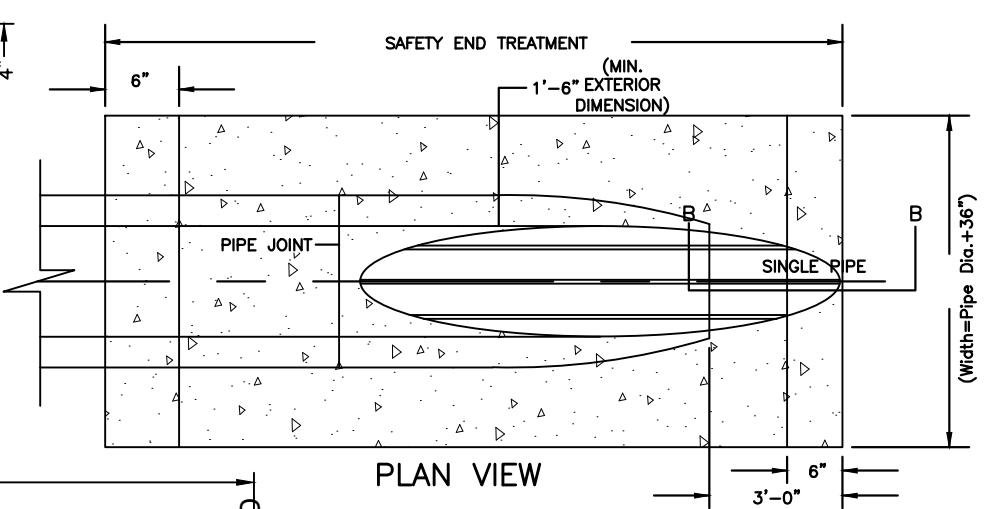


**COST ESTIMATE:**

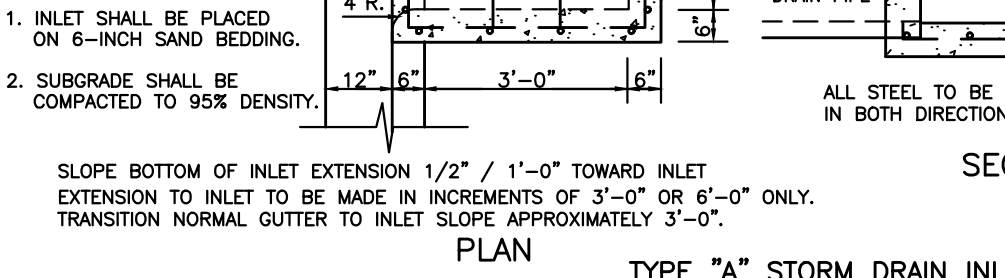
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**ESTIMACION DE COSTOS:**

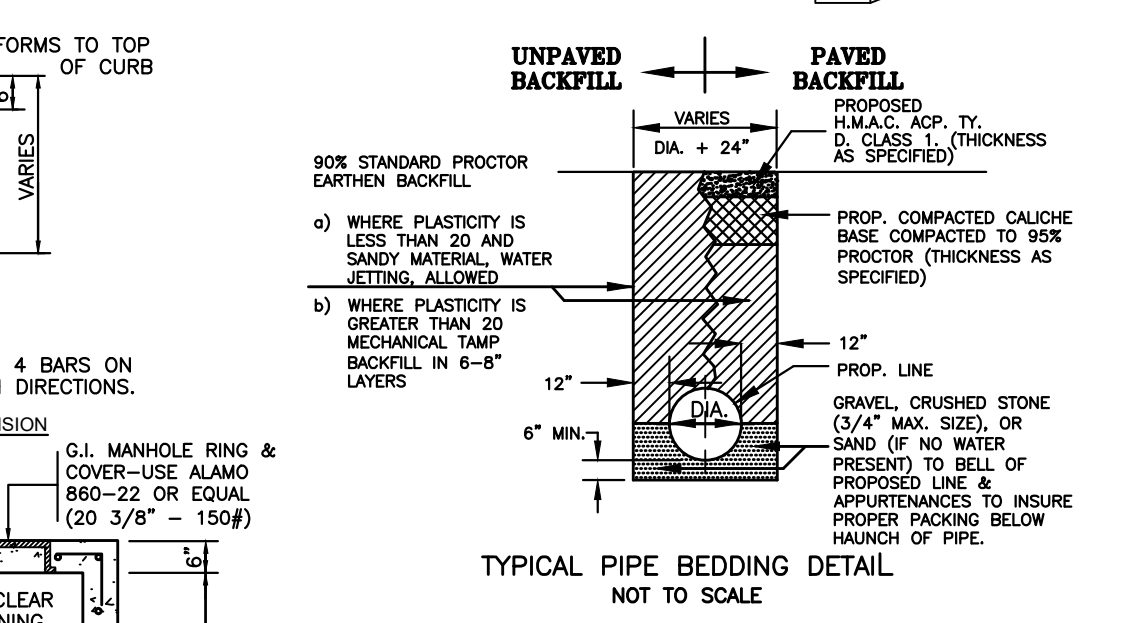
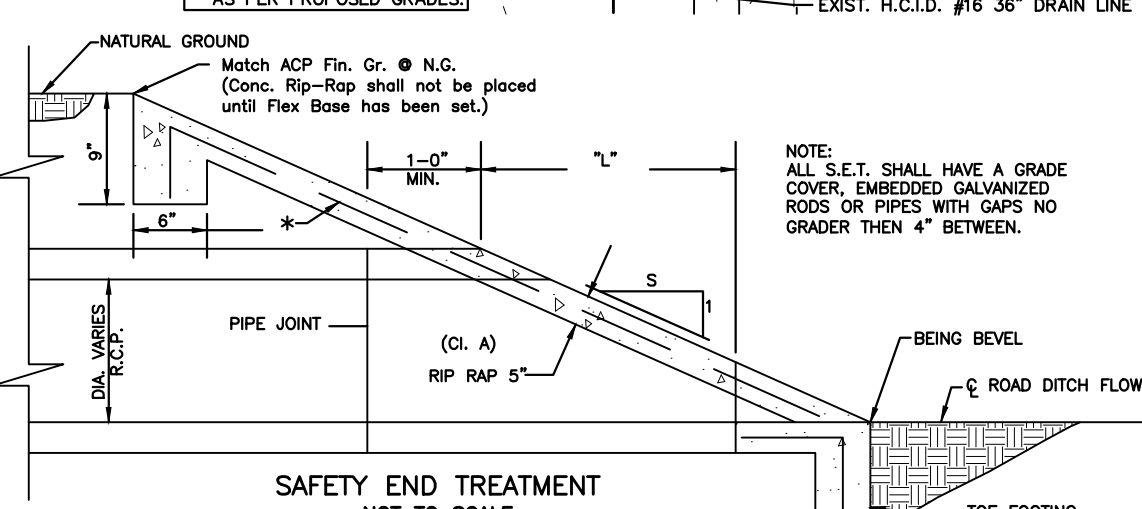
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DRENAJE PLUVIAL:	\$ 74,887.00
SERVICIO DE AGUA POTABLE:	\$ 65,890.50
SERVICIO DE DRENAJE SANITARIO:	\$37,500.00



NOTES:  
1. INLET SHALL BE PLACED ON 6-INCH SAND BEDDING.  
2. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY.



TYPE "A" STORM DRAIN INLET  
NOT TO SCALE



UNPAVED BACKFILL: 90% STANDARD PROCTOR EARTHEN BACKFILL.

PAVED BACKFILL: PROPOSED 1/4" AC, 1" TY, 6" CLASS 1 (THICKNESS AS SPECIFIED).

WHERE PLASTICITY IS LESS THAN 20 AND SANDY MATERIAL, WATER RETENTION ALLOWED.

WHERE PLASTICITY IS GREATER THAN 20 MECHANICAL TAMP BACKFILL IN 6-8" LAYERS.

PROP. COMPACTED CALICHE BASE COMPACTED TO 95% PROCTOR (THICKNESS AS SPECIFIED).

PROP. COMPACTED CALICHE SAND (IF NO WATER PRESENT) TO BELL OF PROPOSED LINE & APPURTENANCES TO INSURE PROPER PACKING BELOW HAUNCH OF PIPE.

NOTE: ALL S.E.T. SHALL HAVE A GRADE COVER EMBEDDED GALVANIZED RODS OR PIPES WITH GAPS NO GRADER THEN 4" BETWEEN.

**IZAGUIRRE ENGINEERING GROUP, LLC**

7413 N. LA HOMA  
MISSION TX, 78574

CONSULTING ENGINEERS  
F-10214

**WESTERN OAKS SUBDIVISION PHASE II**

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**15 RESIDENTIAL LOTS**

**PAVING & DRAINAGE PLAN**

SHEET NO. 3 OF 3 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 2021	DANNY I	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

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