



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: 11-30-2021

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

NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 9

LOCATION DESCRIPTION: EAST OF WESTERN ROAD APPROXIMATELY ¼ 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 ONTO WESTERN ROAD & 45.00 FEET ONTO ABRAM ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-26-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-28-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 10-26-2021: 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.

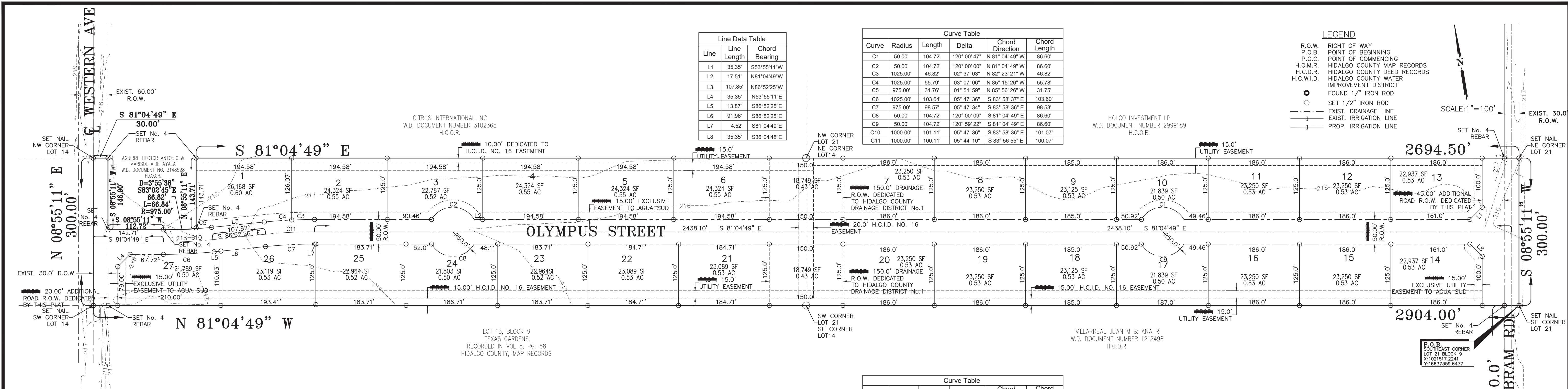
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 12/22/2020

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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Line	Line Length	Chord Bearing
L1	35.35'	S63°55'11"W
L2	17.51'	N81°04'49"W
L3	107.85'	N86°52'25"E
L4	35.35'	N63°55'11"E
L5	13.87'	S86°52'25"E
L6	91.96'	S86°52'25"E
L7	4.52'	S81°04'49"E
L8	35.35'	S36°04'48"E

Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	50.00'	104.72'	120°00'47"	N 81°04'49"W	86.60'
C2	50.00'	104.72'	120°00'00"	N 81°04'49"W	86.60'
C3	1025.00'	48.82'	02°37'03"	N 82°23'21"W	48.82'
C4	1025.00'	55.79'	03°07'06"	N 85°15'28"W	55.79'
C5	975.00'	31.76'	01°51'59"	N 85°56'28"W	31.75'
C6	1025.00'	103.64'	05°47'36"	S 83°58'37"E	103.60'
C7	975.00'	98.57'	05°47'34"	S 83°58'36"E	98.53'
C8	50.00'	104.72'	120°00'09"	S 81°04'49"E	86.60'
C9	50.00'	104.72'	120°59'22"	S 81°04'49"E	86.60'
C10	1000.00'	101.11'	05°47'36"	S 83°58'36"E	101.07'
C11	1000.00'	100.11'	05°44'10"	S 83°56'55"E	100.07'

LEGEND
 R.O.W. RIGHT OF WAY
 P.O.B. POINT OF BEGINNING
 H.C.M.R. HIDALGO COUNTY MAP RECORDS
 H.C.D.R. HIDALGO COUNTY DEED RECORDS
 H.C.W.I.D. HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
 FOUND 1/2" IRON ROD
 SET 1/2" IRON ROD
 EXIST. DRAINAGE LINE
 EXIST. IRRIGATION LINE
 PROP. IRRIGATION LINE

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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 WESTERN OAKS SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY ON THE WEST SIDE OF NORTH ABRAM ROAD AND 2,500 FEET NORTH OF MILE 5 LINE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,394). WESTERN OAK SUBDIVISION LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE-EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021. IT LIES IN PCT. 3.

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

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. _____

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:

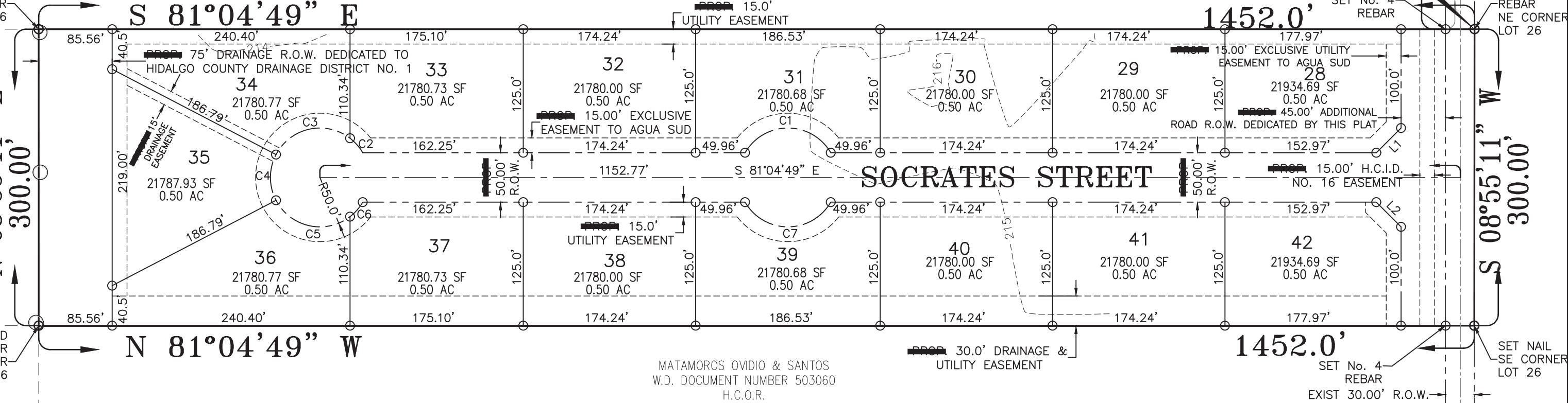
Name	Address	City & Zip	Phone	Fax
OWNER: EVERARDO VILLARREAL & RIGOBERTO VILLARREAL	1405 PAMELA DR.	MISSION, TEXAS 78572	(956)207-8699	N/A
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554
SURVEYOR: FRED L. KURTH	115 W MCINTYRE ST.	EDINBURG, TEXAS 78541	(956)381-0981	

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. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ ATTEST: SECRETARY _____



Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	50.00'	104.72'	120°00'47"	N 81°04'49"W	86.60'
C2	50.00'	19.61'	22°28'54"	N 32°19'08"W	19.49'
C3	50.00'	87.24'	99°58'34"	S 86°27'07"W	76.59'
C4	50.00'	48.07'	55°05'17"	S 08°55'11"W	46.24'
C5	50.00'	87.24'	99°58'33"	S 68°36'45"E	76.59'
C6	50.00'	19.61'	22°28'44"	N 50°09'36"E	19.49'
C7	50.00'	104.72'	120°00'03"	S 81°04'49"E	86.60'

Line	Line Length	Chord Bearing
L1	35.35'	S63°55'11"W
L2	35.35'	S36°04'48"E

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.

JOSE E. SAENZ
 GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT
 DATE _____

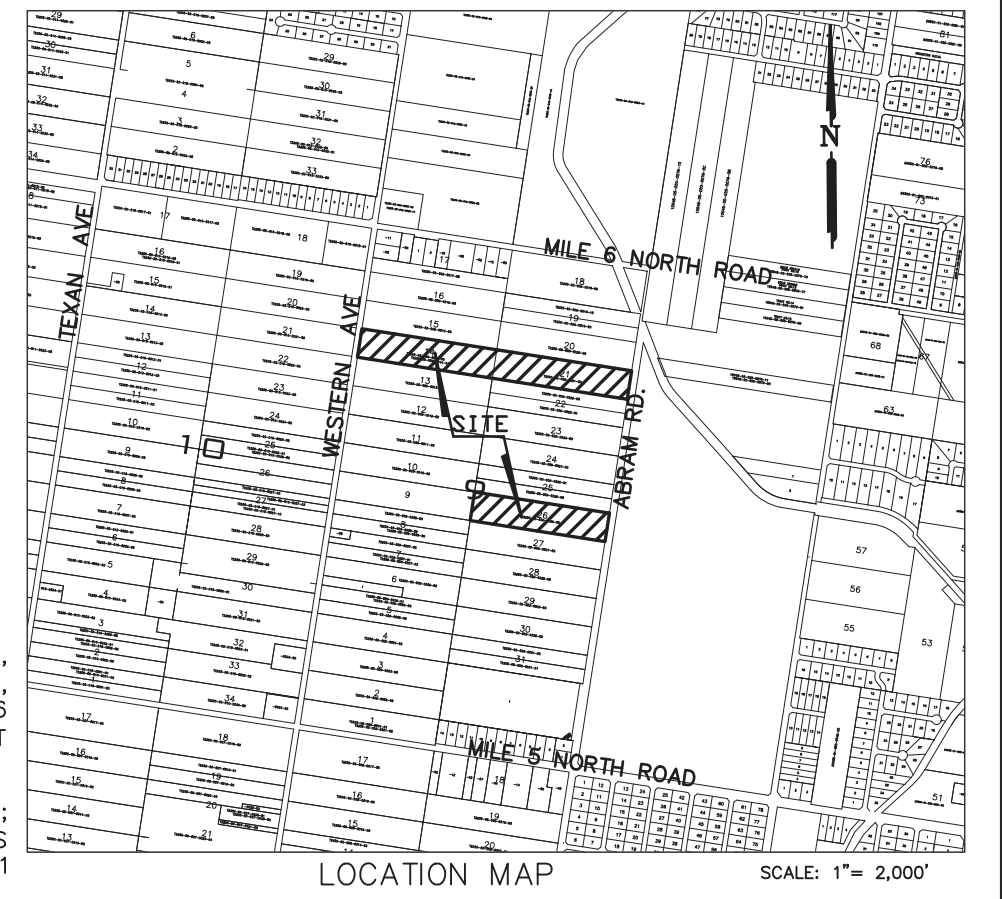
RECORD DRAWING
 THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ENGINEER. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY

INDEX OF SHEETS: WESTERN OAKS SUBDIVISION
 SHEET 1: HEADING; INDEX; LOCATION AND ETJ MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; AGUA SPECIAL UTILITY DISTRICT CERTIFICATE; LOT AREAS, LINE TABLE, CURVE TABLE;
 SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HEADING; INDEX; LOCATION AND ETJ MAP; SURVEYOR'S CERTIFICATION; ENGINEERING CERTIFICATION; CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE; HIDALGO DRAINAGE DISTRICT NO.1 CERTIFICATE; CITY APPROVAL CERTIFICATE;
 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;



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

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



AS BUILT
 10/21/2021

IZAGUIRRE ENGINEERING GROUP, LLC.

7413 N. LA HOMA CONSULTING ENGINEERS TEL. (956) 584-0554
 MISSION TX, 78574 F-10214 FAX. (956) 584-0554

SHEET NO. 1 OF 4 SHEETS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	SEPT. 2020	DANNY I		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: SUBJECT PROPERTY IS LOCATED IN ZONE "X".
ZONE "X" IS DESCRIBED AS: 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 FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0290 D; MAP REVISED: JUNE 6, 2000
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 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
- BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS:
FRONT: 25 FEET WITH A VARIABLE REQUEST, EXCEPT AT CUL-DE-SAC TO BE 15 FEET.
SIDE: 6 FEET; EXCEPT SIDE CORNER TO BE 10 FEET, EXCEPT SIDE GARAGE TO BE 18 FEET; OR TO THE EASEMENT LINE, WHICHEVER IS GREATER.
REAR: 15 FEET
- BENCH MARK NOTE:
TBM #1 - BOX CUT IN CONCRETE
N = 5787.77
E = 9328.68
ELEVATION = 97.49

TBM #2 - BOX CUT IN GRATE INLET
N = 10474.68
E = 10018.71
ELEVATION = 98.15
- DRAINAGE NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS RESIDENTIAL PROPERTY IS REQUIRED TO DETAIN A TOTAL OF 74,680 C.F. (1.71 AC.-FT.) OF STORM WATER RUNOFF FOR THE 20 ACRE TRACT AND A TOTAL OF 39,705 C.F. (0.91 AC.-FT.) OF STORM WATER RUNOFF FOR THE 10 ACRE TRACT. 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.
- EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATION 3.1.4.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLATE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- 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.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TOEG AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINAGE SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING LOTS.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
A. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
B. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL FROM HIDALGO COUNTY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
C. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- LOT 27 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO WESTERN ROAD AND LOTS 14, 28 AND 42 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO ABRAM ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE, IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE AN HAVE DOUBLE FRONTAGE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG THE PROPOSED STREET TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 18 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSS PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16
- 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 IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WESTERN OAKS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

HIDALGO COUNTY
ENVIRONMENTAL HEALTH DIVISION

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WESTERN OAKS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER ON _____, 20____.

HIDALGO COUNTY, ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS—CITY OF MISSION
PLAT OF APPROVAL CERTIFICATE

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY.

CHAIRPERSON PLANNING AND ZONING COMMISSION

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG ON THIS _____ DAY OF _____, 20____.

MAYOR OF THE CITY OF MISSION _____ DATE _____

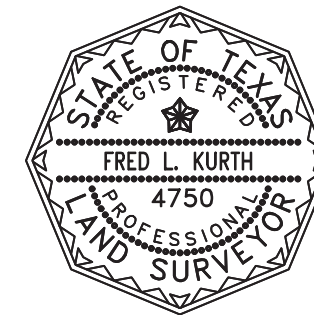
ATTEST:
SECRETARY OF THE CITY OF MISSION

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: 05/13/2020
SURVEYING JOB NO. _____



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 _____ 13TH DAY OF _____ MAY _____, 20____ 20____



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

DATE PREPARED: SEPTEMBER, 2020

LAS ARBOLEDAS INVESTMENTS GROUP, LLC
A TEXAS LIMITED LIABILITY COMPANY

RIGOBERTO VILLARREAL & EVERARDO VILLARREAL, THE OWNER & SUBDIVIDER OF WESTERN OAKS SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT

LOCATION OF SUBDIVISION WITH RESPECT TO THE
EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

WESTERN OAKS SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY ON THE WEST SIDE OF NORTH ABRAM ROAD AND 2,500 FEET NORTH OF MILE 5 LINE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,394). WESTERN OAK SUBDIVISION LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE-EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021. IT LIES IN PCT. 3.

RECORD DRAWING
THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ENGINEER. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY

METES AND BOUNDS

A TRACT OF LAND CONTAINING 19.400 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 14 AND ALL OF LOT 21, BLOCK 9, TEXAN GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 58, HIDALGO COUNTY MAP RECORDS, SAID 19.400 ACRES BEING A PART OR PORTION OUT OF A LARGER TRACT OF LAND CONVEYED TO RIGOBERTO VILLARREAL AND EVERARDO VILLARREAL BY VIRTUE OF AN INTERNAL REVENUE SERVICE DEED RECORDED UNDER DOCUMENT NUMBER 3037960, HIDALGO COUNTY OFFICIAL RECORDS AND DOCUMENT NUMBER 3037956, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.400 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET FOR THE SOUTHEAST CORNER OF SAID LOT 21:

- THENCE, N 81° 04' 49" W ALONG THE SOUTH LINE OF SAID LOT 21 AND THE SOUTH LINE OF SAID LOT 14, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. ABRAM ROAD, AT A DISTANCE OF 1,452.00 FEET PASS THE WEST LINE OF SAID LOT 21 AND THE EAST LINE OF SAID LOT 14, AT A DISTANCE OF 2,874.00 PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF WESTERN ROAD, CONTINUING A TOTAL DISTANCE OF 2,904.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 55' 11" E ALONG THE WEST LINE OF SAID LOT 14 AND WITHIN THE EXISTING RIGHT-OF-WAY OF WESTERN ROAD, A DISTANCE OF 300.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 04' 49" E ALONG THE NORTH LINE OF SAID LOT 14 AND THE SOUTH LINE OF LOT 15, A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 55' 11" W ALONG THE EXISTING EAST RIGHT-OF-WAY OF WESTERN ROAD LINE A DISTANCE OF 146.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 04' 49" E A DISTANCE OF 112.72 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 003° 55' 38", A RADIUS OF 975.00 FEET, AN ARC LENGTH OF 66.84 FEET, A TANGENT OF 33.43 FEET, AND A CHORD THAT BEARS S 83° 02' 38" A DISTANCE OF 66.62 FEET TO A NO. 4 REBAR FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 55' 11" E A DISTANCE OF 143.71 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 04' 49" E ALONG THE NORTH LINE OF SAID LOT 14 AND THE NORTH LINE OF SAID LOT 21, AT A DISTANCE OF 1,242.50 FEET PASS THE EAST LINE OF SAID LOT 14 AND THE WEST LINE OF SAID LOT 21, AT A DISTANCE OF 2,684.50 PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. ABRAM ROAD, CONTINUING A TOTAL DISTANCE OF 2,694.50 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 55' 11" W ALONG THE EAST LINE OF SAID LOT 21 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. ABRAM ROAD, A DISTANCE OF 300.00 FEET THE POINT OF BEGINNING AND CONTAINING 19.400 ACRES, OF WHICH 0.414 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAYS OF N. ABRAM ROAD AND WESTERN ROAD, LEAVING A NET OF 19.986 ACRES OF LAND, MORE OR LESS.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 10.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 26, BLOCK 9, TEXAN GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 58, HIDALGO COUNTY MAP RECORDS, SAID 10.000 ACRES HERETOFORE CONVEYED TO RIGOBERTO VILLARREAL AND EVERARDO VILLARREAL BY VIRTUE OF AN INTERNAL REVENUE SERVICE DEED RECORDED UNDER DOCUMENT NUMBER 3037960, HIDALGO COUNTY OFFICIAL RECORDS, SAID 10.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF SAID LOT 26:

- THENCE, S 08° 55' 11" W ALONG THE EAST LINE OF SAID LOT 26 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. ABRAM ROAD, A DISTANCE OF 300.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 04' 49" W ALONG THE SOUTH LINE OF SAID LOT 26 AND THE NORTH LINE OF LOT 27, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. ABRAM ROAD, CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 55' 11" E ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 04' 49" E ALONG THE NORTH LINE OF SAID LOT 26, AT A DISTANCE OF 1,422.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE N. ABRAM ROAD, CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES, OF WHICH 0.207 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. ABRAM ROAD, LEAVING A NET OF 9.793 ACRES OF LAND, MORE OR LESS.



LOCATION MAP SCALE: 1" = 2,000'

**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

**AS BUILT
10/21/2021**

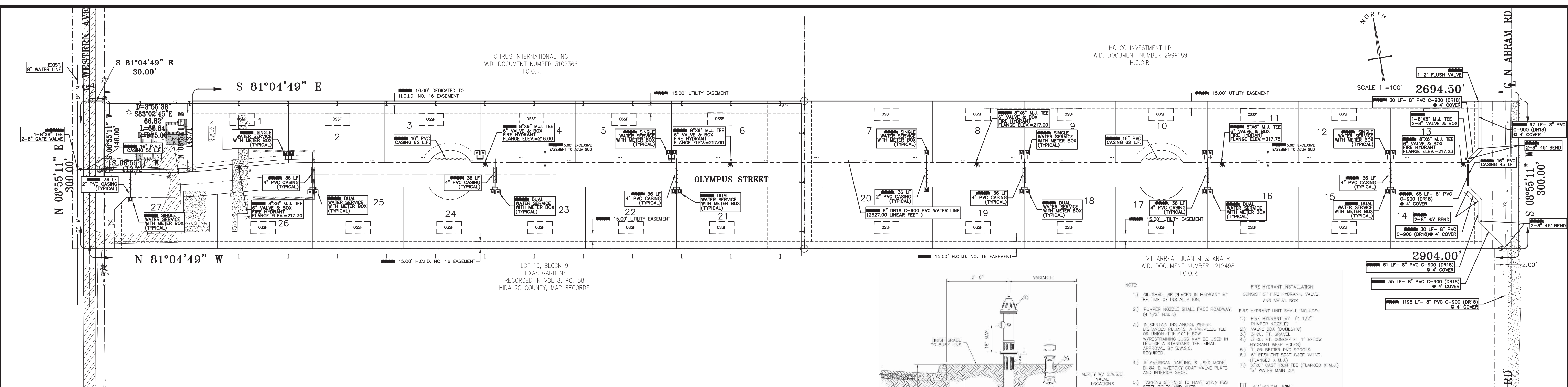
Name	Address	City & Zip	Phone	Fax
OWNER: DEBARDO & ROSARIO VILLARREAL	1405 PAMELA DR	MISSION, TEXAS 78572	(956)240-3246	N/A
ENGINEER: GILBERTO A. GRACIA	7413 N. LA HOMA	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554
SURVEYOR: FRED L. KURTH	115 W MONYRE ST.	EDINBURG, TEXAS 78541	(956)391-0981	

7413 N. LA HOMA
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

TEL. (956) 584-0554
FAX. (956) 584-0554

SHEET NO. 2 OF 4 SHEETS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	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 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 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 THAT RUNS ALONG THE WEST SIDE OF WESTERN ROAD. THE 8" DIAMETER WATER LINE RUNS EAST FOR APPROXIMATELY 2,827.0 FEET ALONG THE NORTH SIDE OF OLYMPUS STREET, THEN, TEEING 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 AN 8" WATER LINE RUNNING WEST ON THE NORTH SIDE OF SOCRATES 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 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.

PROVISIÓN DE AGUA: DESCRIPCIÓN, 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 PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 ANOS Y LA COMPANIA DE AGUA, AGUA SUD PRESENTO SUFICIENTE 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 OLYMPUS. LA LINEA DE 8 PULGADAS PROPUESTA SE DIRIGE HACIA EL SUR POR APROXIMADAMENTE 1,742 PIES A LO LARGO DEL LADO OESTE DE LA CALLE ABRAM, TERMINANDO CON UNA VALVULA DE PURGA DE 2 PULGADAS. DE LA LINEAR PROPUESTA 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 SOCRATES POR APROXIMADAMENTE 1,262 PIES, TERMINANDO CON UNA VALVULA DE PURGA DE 2 PULGADAS.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN TREINTA Y SEIS (36) SERVICIOS DOBLES DE 1" DE DIAMETRO Y SEIS (6) 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 \$52,792.00 DE LOS CUALES SE CUBRIO US \$1,389.26 POR LOTE. EL DUENO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD, LA CANTIDAD DE US \$74,670.00 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, TARIFAS DE CONEXION Y MEMBRÉSAS). CUANDO EL DUENO DEL SOLAR SOLICITE 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 CALLE 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 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.

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 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 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.

PROVISIÓN DE AGUA: DESCRIPCIÓN, 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 PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 ANOS Y LA COMPANIA DE AGUA, AGUA SUD PRESENTO SUFICIENTE 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 OLYMPUS. LA LINEA DE 8 PULGADAS PROPUESTA SE DIRIGE HACIA EL SUR POR APROXIMADAMENTE 1,742 PIES A LO LARGO DEL LADO OESTE DE LA CALLE ABRAM, TERMINANDO CON UNA VALVULA DE PURGA DE 2 PULGADAS. DE LA LINEAR PROPUESTA 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 SOCRATES POR APROXIMADAMENTE 1,262 PIES, TERMINANDO CON UNA VALVULA DE PURGA DE 2 PULGADAS.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN TREINTA Y SEIS (36) SERVICIOS DOBLES DE 1" DE DIAMETRO Y SEIS (6) 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 \$52,792.00 DE LOS CUALES SE CUBRIO US \$1,389.26 POR LOTE. EL DUENO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD, LA CANTIDAD DE US \$74,670.00 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, TARIFAS DE CONEXION Y MEMBRÉSAS). CUANDO EL DUENO DEL SOLAR SOLICITE 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 CALLE 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 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.

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 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 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.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

PROVISIÓN DE AGUA: DESCRIPCIÓN, 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 PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 ANOS Y LA COMPANIA DE AGUA, AGUA SUD PRESENTO SUFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

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

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CERTIFICACIÓN:

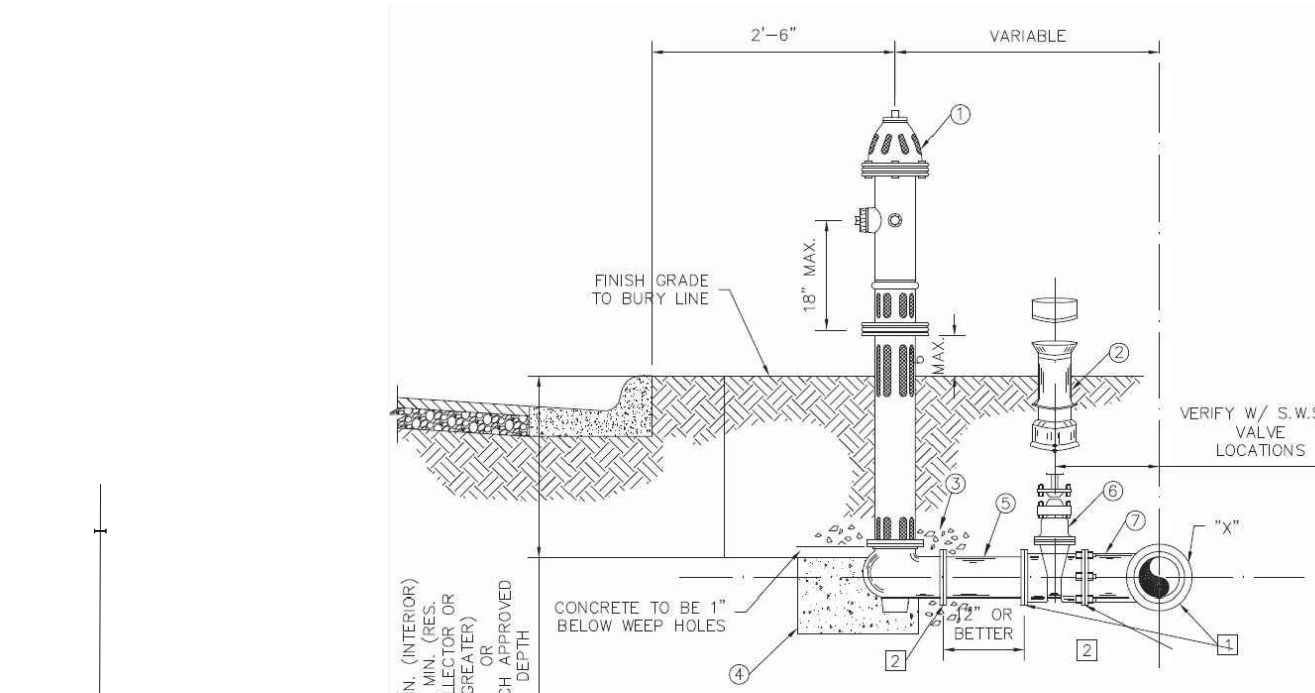
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR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

AGUA: EL SISTEMA/SERVICIO DE AGUA 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.

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

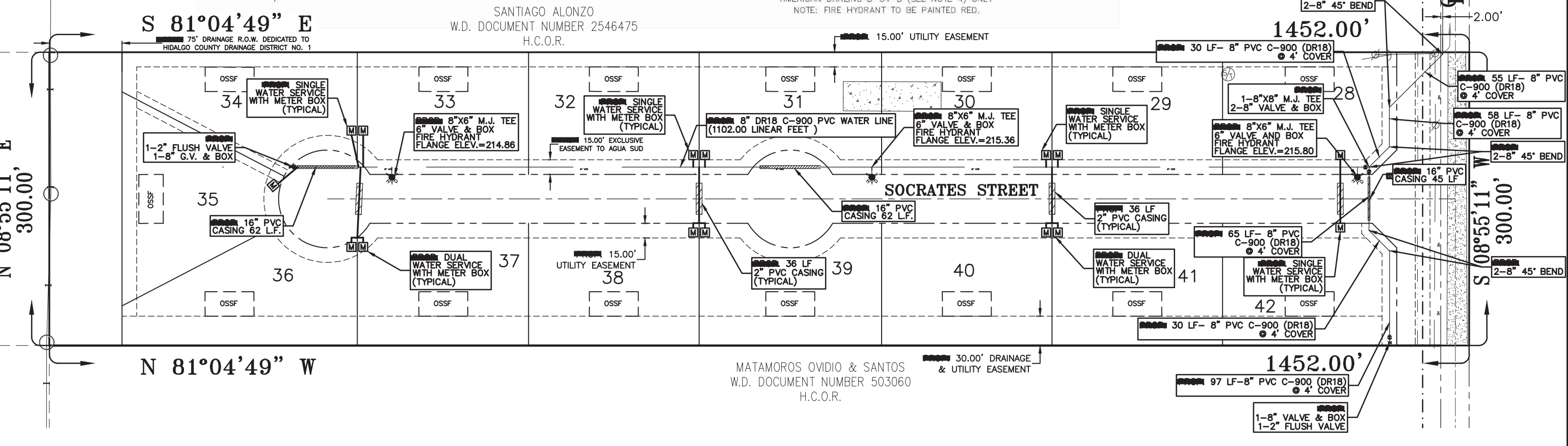
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



- NOTE:
- 1) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
 - 2) NUMBER NOZZLE SHALL FACE ROADWAY (4 1/2" N.S.T.).
 - 3) IN CERTAIN INSTANCES WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TIE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LIEU OF A STANDARD TEE. FINAL APPROVAL BY S.W.S.C. REQUIRED.
 - 4) IF AMERICAN DARLING IS USED MODEL B-84-B "EPOXY" COAT VALVE PLATE AND INTERIOR SHIM.
 - 5) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
 - 6) ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
 - 7) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY S.W.S.C.
- FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX.
- FIRE HYDRANT UNIT SHALL INCLUDE:
- 1) FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
 - 2) VALVE BOX (DOMESTIC)
 - 3) 3 CU. FT. GRAVEL
 - 4) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES
 - 5) 1" OR BETTER PVC SPOOLS
 - 6) 8" RESILIENT SEAT GATE VALVE (FLANGED X M.S.)
 - 7) 3/4" CAST IRON TEE (FLANGED X M.S.)
 - 8) WATER MAIN DIA.
- MECHANICAL JOINT
- FLANGE

STANDARD FIRE HYDRANT INSTALLATION

MULLERS(KUPPER CENTURION 250 A-423) OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY
NOTE: FIRE HYDRANT TO BE PAINTED RED.



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

PROVISIÓN DE AGUA: DESCRIPCIÓN, 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 PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 ANOS Y LA COMPANIA DE AGUA, AGUA SUD PRESENTO SUFICIENTE 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 OLYMPUS. LA LINEA DE 8 PULGADAS PROPUESTA SE DIRIGE HACIA EL SUR POR APROXIMADAMENTE 1,742 PIES A LO LARGO DEL LADO OESTE DE LA CALLE ABRAM, TERMINANDO CON UNA VALVULA DE PURGA DE 2 PULGADAS. DE LA LINEAR PROPUESTA 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 SOCRATES POR APROXIMADAMENTE 1,262 PIES, TERMINANDO CON UNA VALVULA DE PURGA DE 2 PULGADAS.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN TREINTA Y SEIS (36) SERVICIOS DOBLES DE 1" DE DIAMETRO Y SEIS (6) 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 \$52,792.00 DE LOS CUALES SE CUBRIO US \$1,389.26 POR LOTE. EL DUENO DE LA SUBDIVISION PAGO ADICIONALMENTE A AGUA SUD, LA CANTIDAD DE US \$74,670.00 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, TARIFAS DE CONEXION Y MEMBRÉSAS). CUANDO EL DUENO DEL SOLAR SOLICITE 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 CALLE 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 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.

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 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 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.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$487,238.40
DRAINAGE IMPROVEMENTS:	\$251,335.00
WATER DISTRIBUTION:	\$254,155.00
SANITARY SEWER COLLECTION:	\$102,500.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLE:	\$487,238.40
DRENAJE PLUVIAL:	\$251,335.00
SERVICIO DE AGUA POTABLE:	\$254,155.00
SERVICIO DE DRENAJE SANITARIO:	\$102,500.00

INDEX OF SHEETS: WESTERN OAKS SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION AND ETJ MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVYOR'S CERTIFICATION; OWNERS' DEDICATION; CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; AGUA SPECIAL UTILITY DISTRICT CERTIFICATE; LOT AREAS, LINE TABLE, CURVE TABLE;

SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METERS AND BOUNDS); HEADING, INDEX, LOCATION AND ETJ MAP; SURVYOR'S CERTIFICATION; ENGINEERING CERTIFICATION; CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE; HIDALGO DRAINAGE DISTRICT NO.1 CERTIFICATE; CITY APPROVAL CERTIFICATE;

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;

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
SEPT. 2020	DANNY I		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

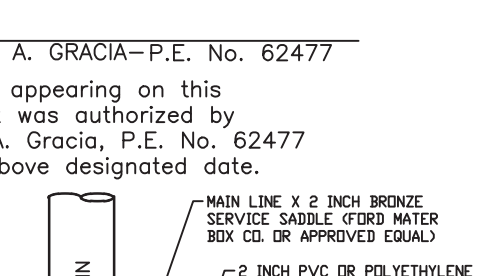


GILBERTO A. GRACIA—P.E. No. 62477
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.

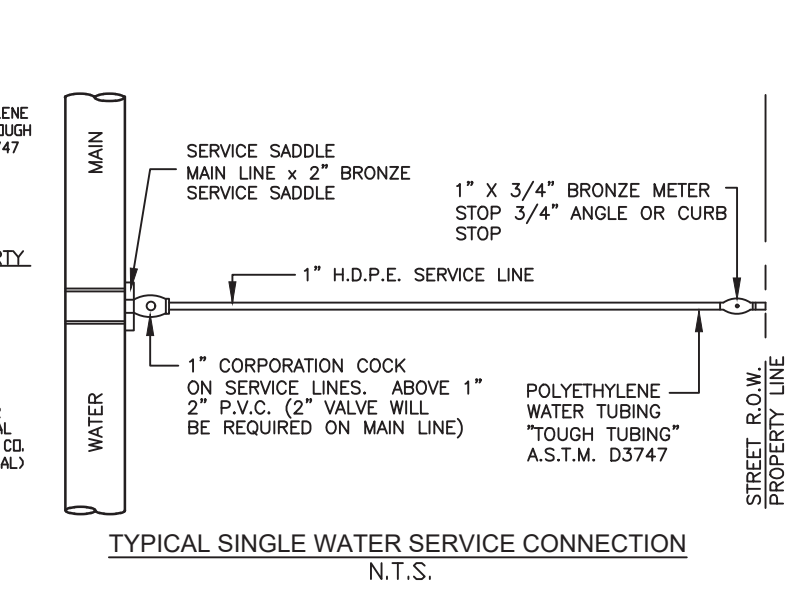
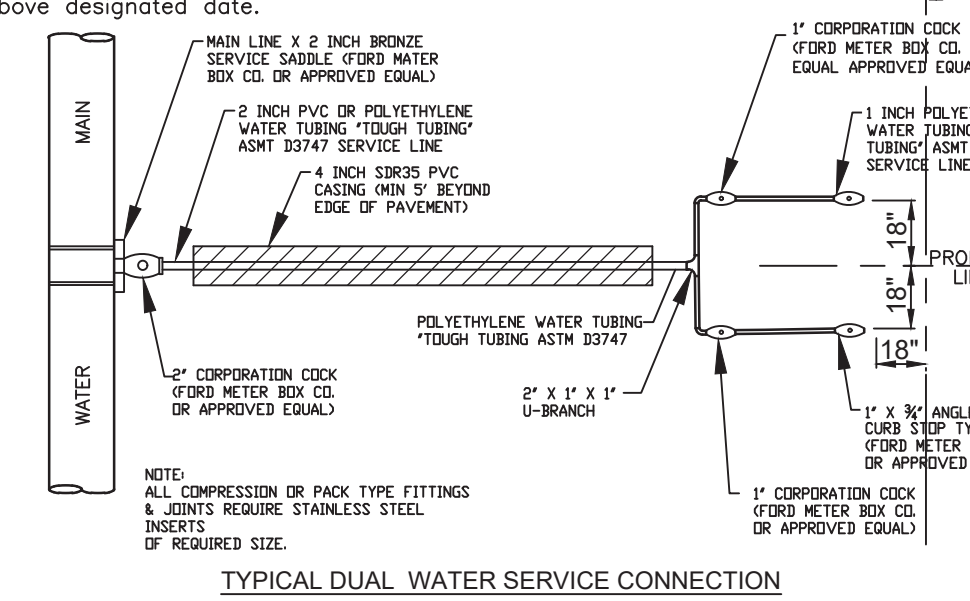
AS BUILT
10/21/2021

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ENGINEER. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY



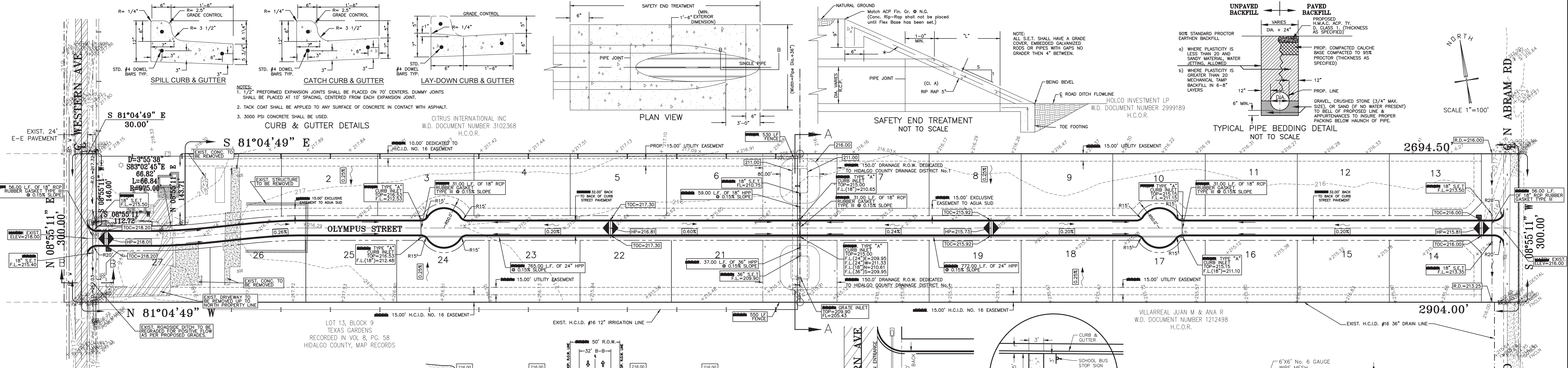
GILBERTO A. GRACIA—P.E. No. 62477
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.



- GENERAL CONSTRUCTION NOTES:**
1. ALL EXISTING WATER LINES TO BE C-90 DR-25.
 2. 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.
 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 TEL. (956) 584-0554 FAX. (956) 584-0554



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 ETC. 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 ETC 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 PLAIN
 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. 460334 Q.290 D. MAP REVISED JUNE 5, 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 HAS 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.

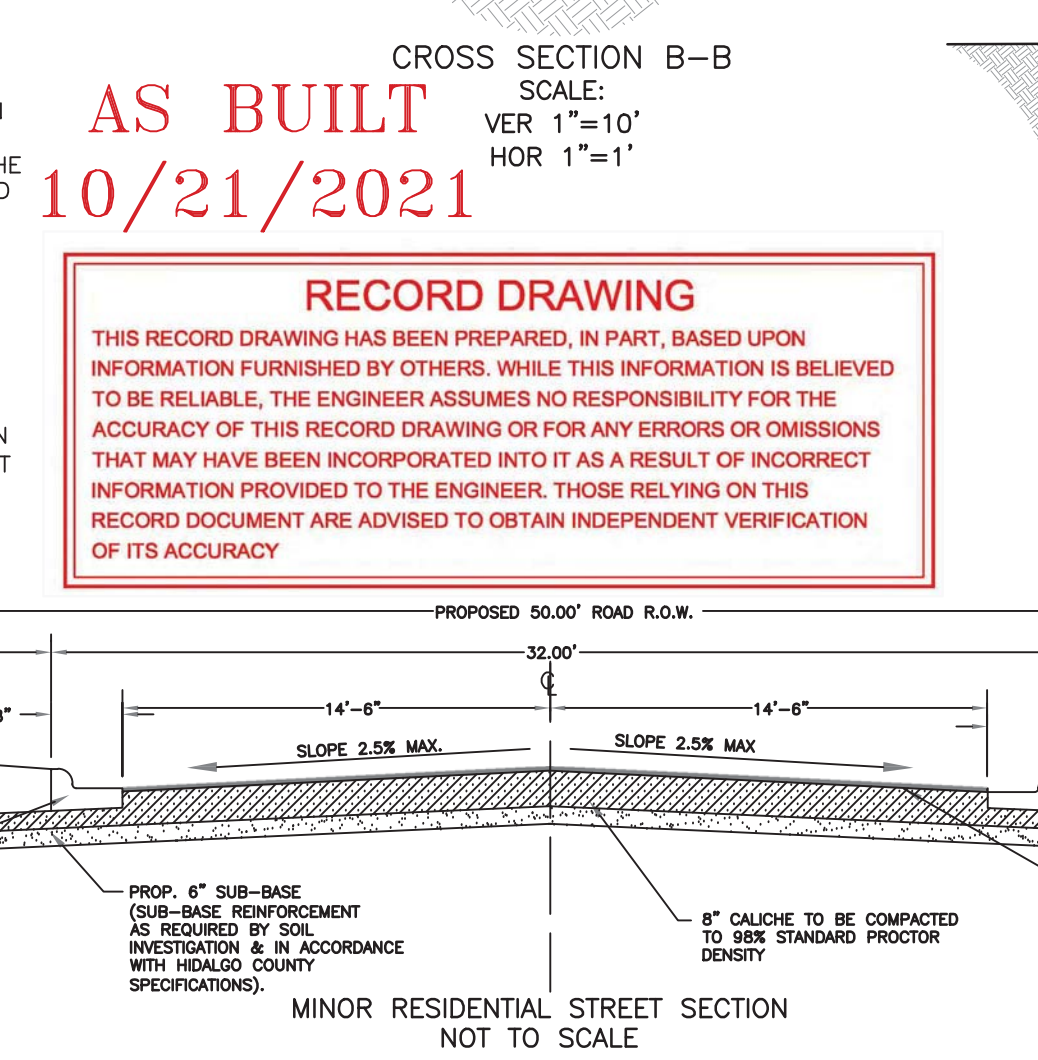
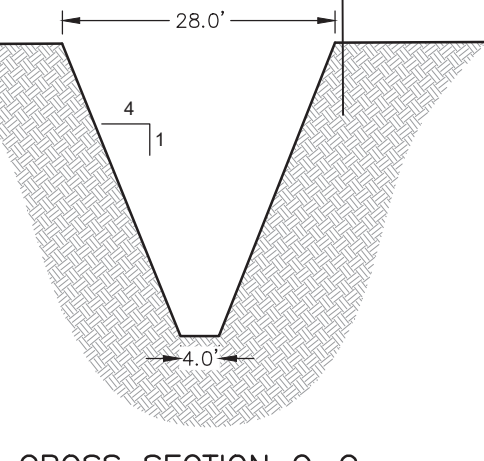
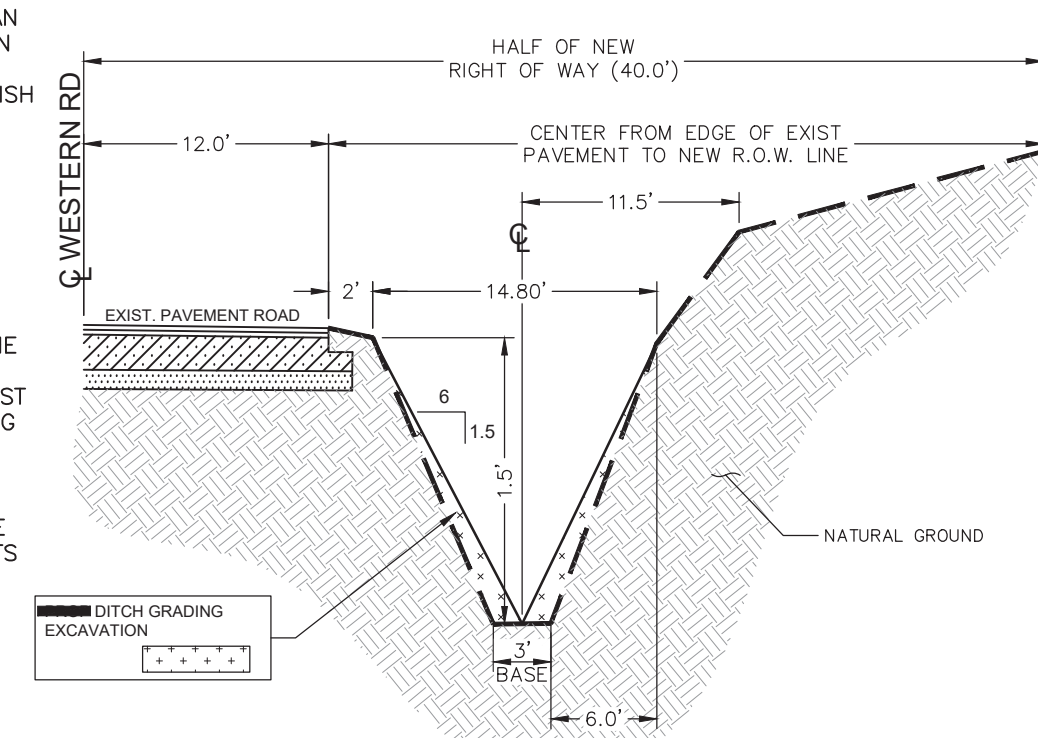
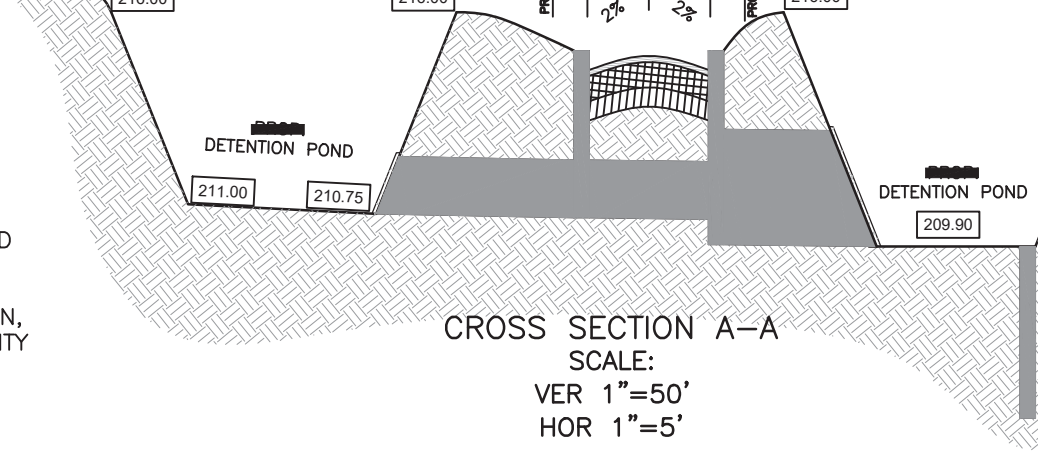
DEVELOPED CONDITIONS
 THE CITY OF MISSION AND HIDALGO COUNTY DRAINAGE CRITERIA REQUIRE THAT THE STORM WATER RUNOFF GENERATED FROM THE DEVELOPED PROPERTY INCLUDING RUNOFF FROM UPSTREAM DRAINAGE AREAS SHALL BE DETAINED FOR A 50-YEAR FREQUENCY STORM EVENT, AND RELEASED INTO THE RECEIVING DOWNSTREAM SYSTEM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

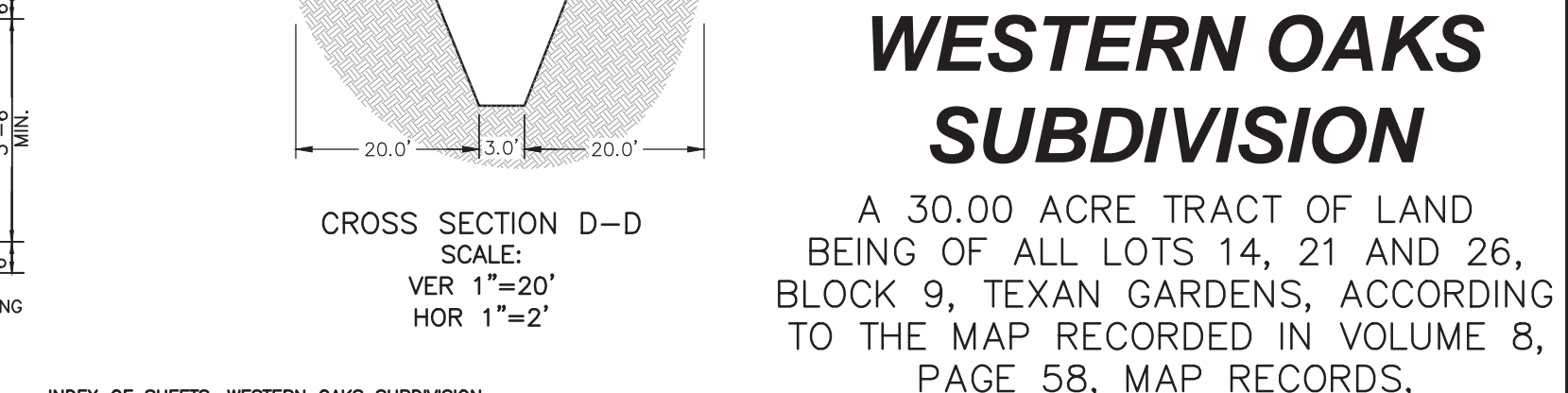
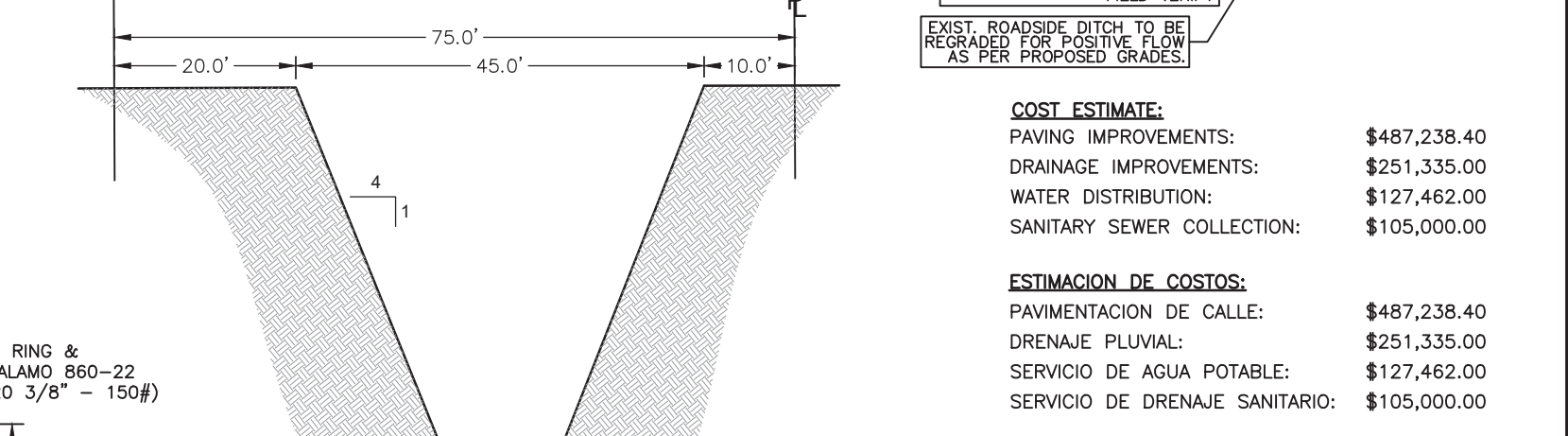
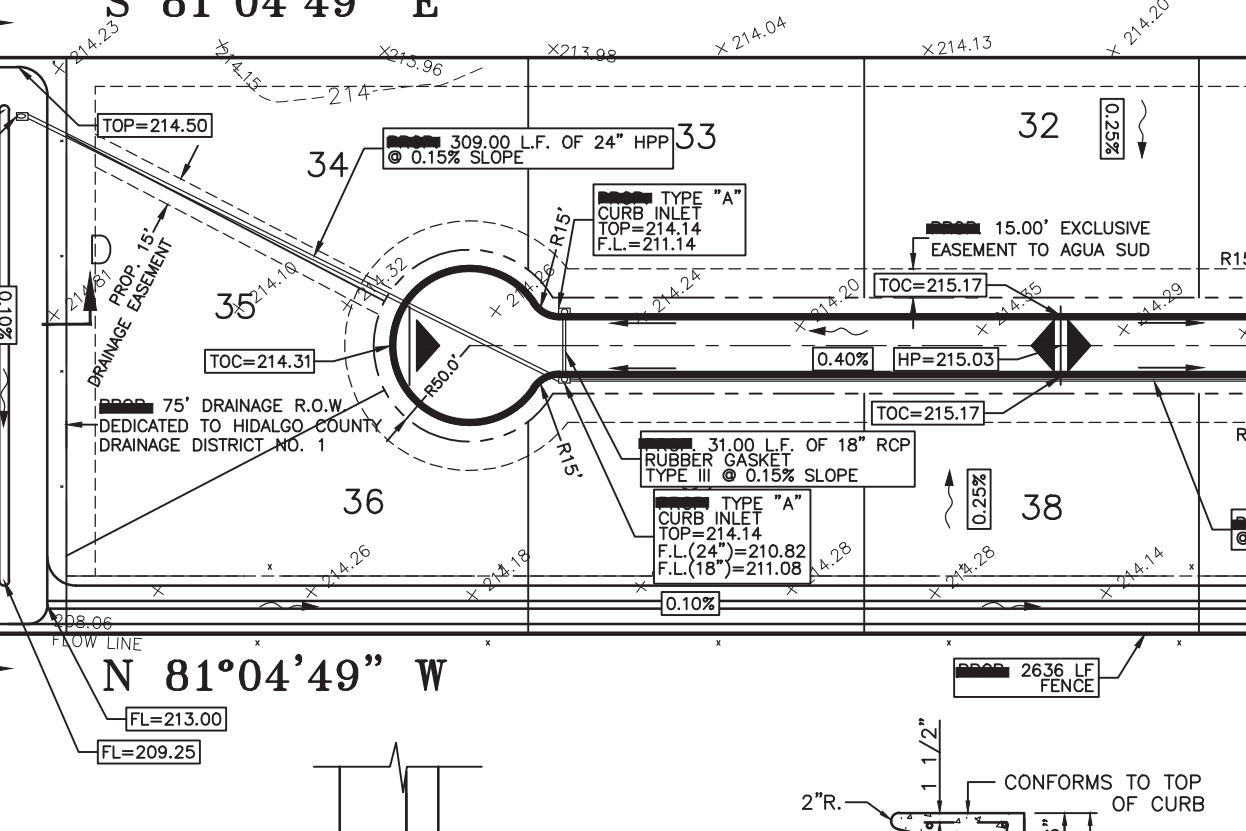
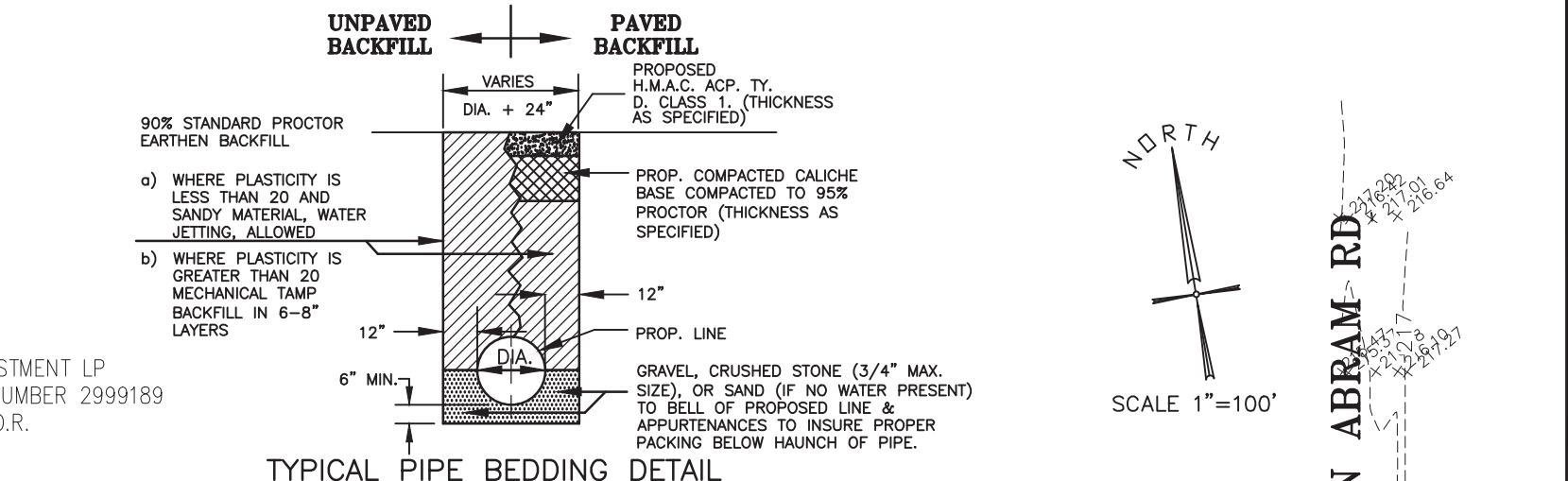
ENGINEER'S CERTIFICATION
 STATE OF TEXAS §
 COUNTY OF HIDALGO §
 I, THE UNDERSIGNED, GILBERTO A. GRACIA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.
 DATED THIS _____ DAY OF _____ 20__

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



AS BUILT
 10/21/2021
RECORD DRAWING
 THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ENGINEER. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.

IZAGUIRRE ENGINEERING GROUP, LLC
 7413 N. LA HOMA MISSION TX, 78574
 CONSULTING ENGINEERS F-10214
 TEL. (956) 584-0554 FAX. (956) 584-0554



INDEX OF SHEETS, WESTERN OAKS SUBDIVISION

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SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); HEADING, INDEX, LOCATION AND ETJ MAP; SURVEYOR'S CERTIFICATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE; HIDALGO COUNTY CERTIFICATE; CITY APPROVAL CERTIFICATE.

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SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION.

SHEET NO. 4 OF 4 SHEETS	DATE PREPARED: SEPT. 2020	PREPARED BY: DANNY I	CHECKED BY:	APPROVED BY:
	DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$487,238.40
DRAINAGE IMPROVEMENTS:	\$251,335.00
WATER DISTRIBUTION:	\$127,462.00
SANITARY SEWER COLLECTION:	\$105,000.00
ESTIMACION DE COSTOS:	
PAVIMENTACION DE CALLES:	\$487,238.40
DRENAJE PLUVIAL:	\$251,335.00
SERVICIO DE AGUA POTABLE:	\$127,462.00
SERVICIO DE DRENAJE SANITARIO:	\$105,000.00

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

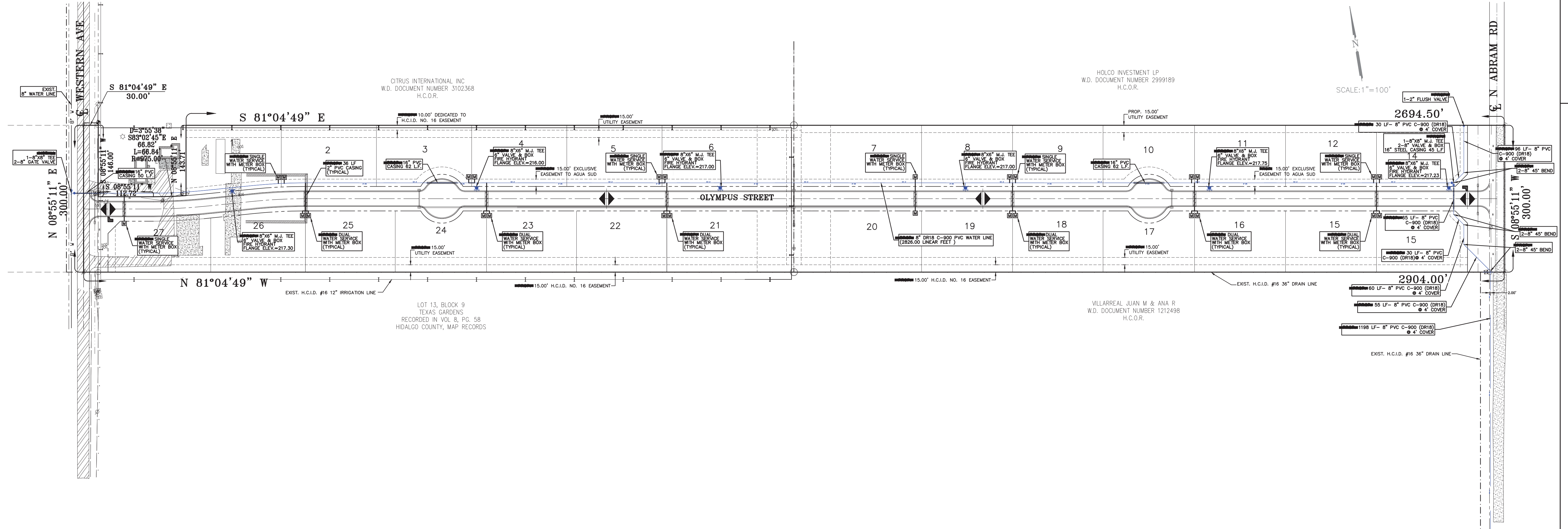
PAVING & DRAINAGE PLAN



WESTERN OAKS SUBDIVISION
WATER DISTRIBUTION LAYOUT

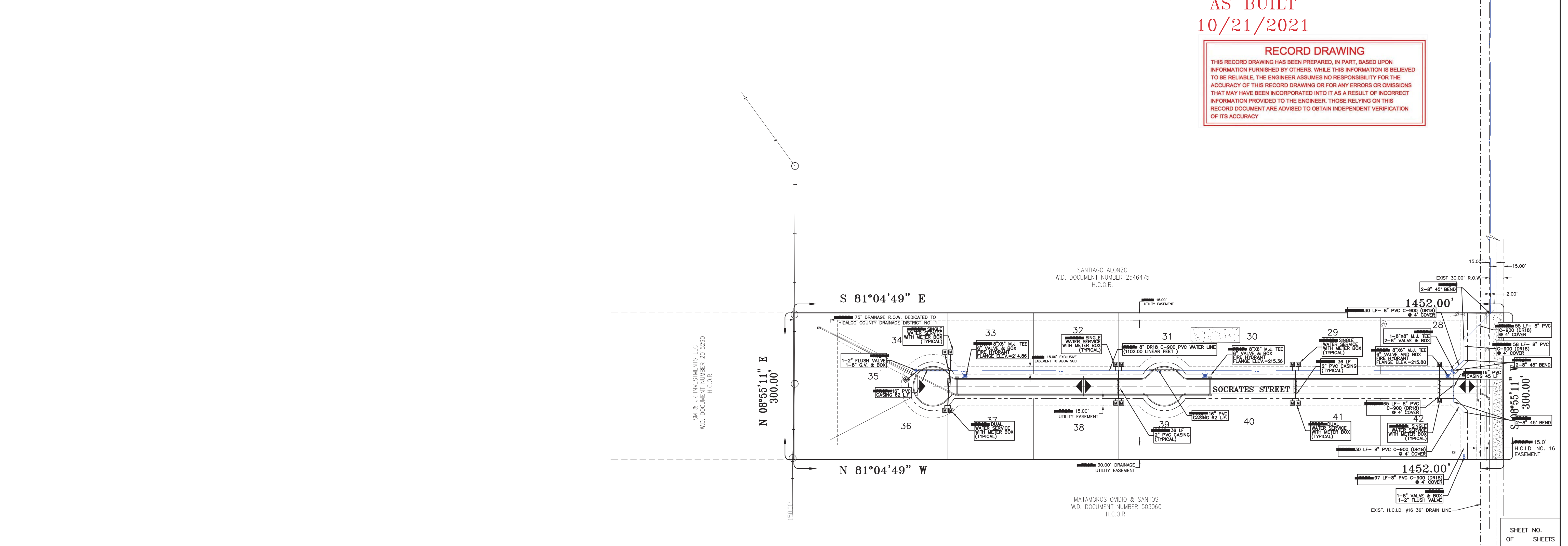
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MISSION TX, 78574
CONSULTING ENGINEERS
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AS BUILT
10/21/2021

RECORD DRAWING
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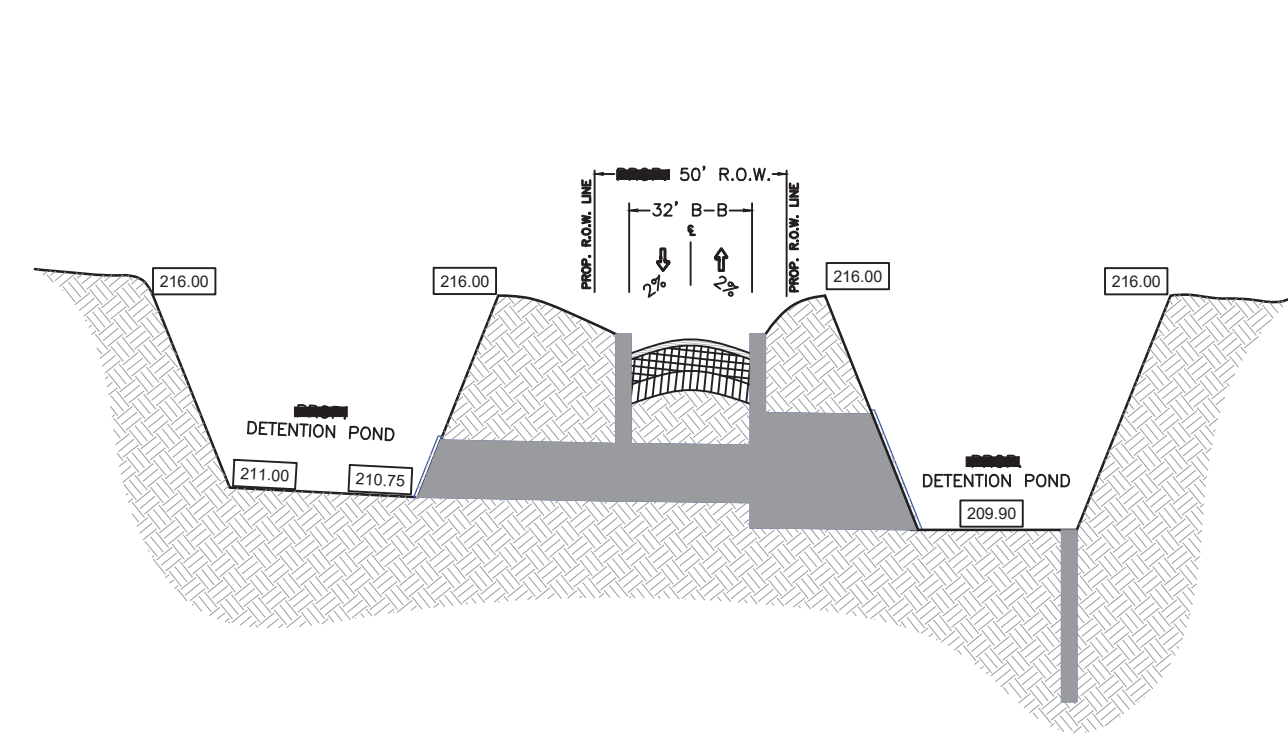
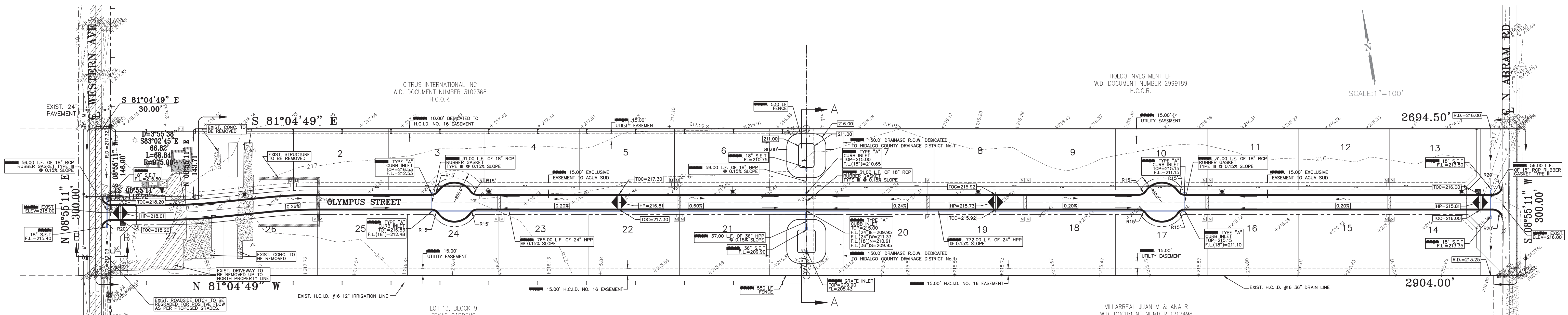
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OF SHEETS



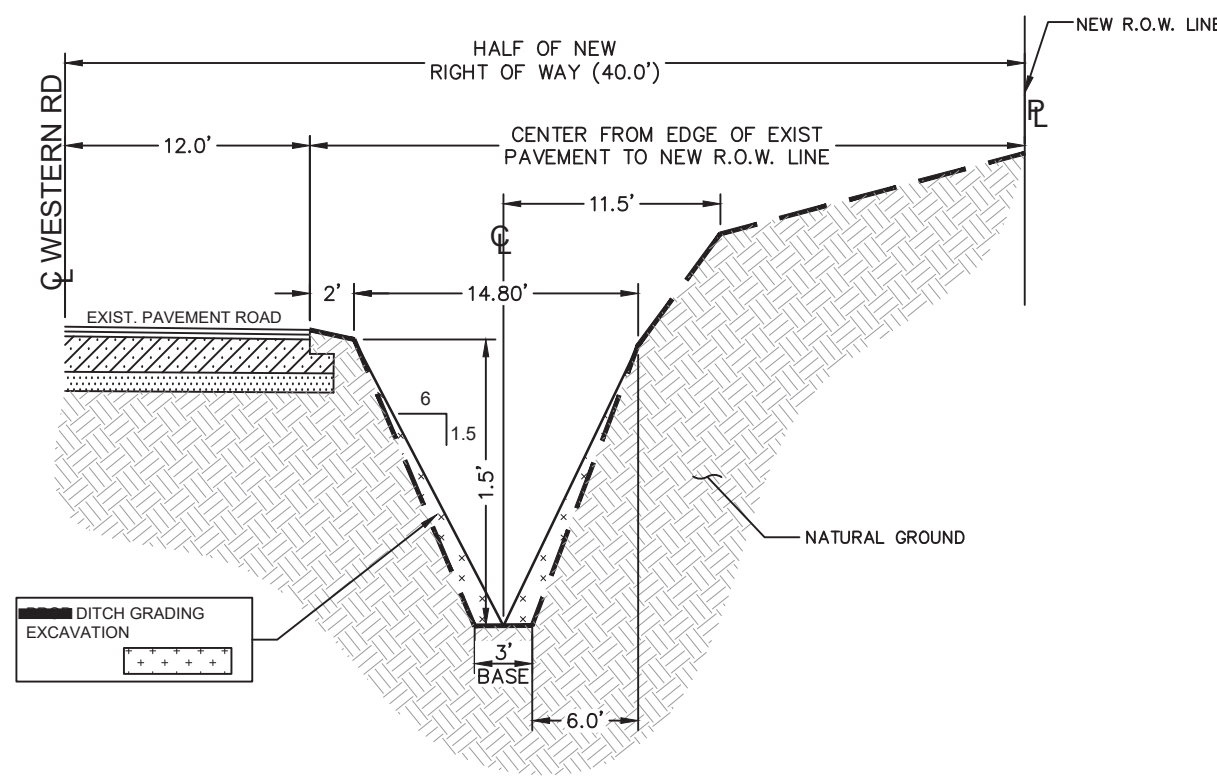
WESTERN OAKS SUBDIVISION
PAVING LAYOUT

IZAGUIRRE ENGINEERING GROUP, LLC.

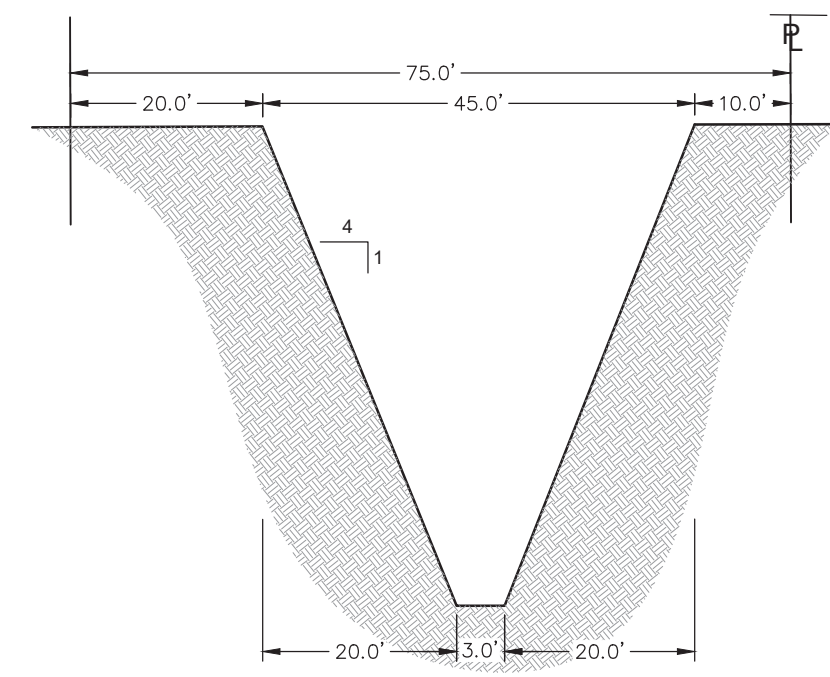
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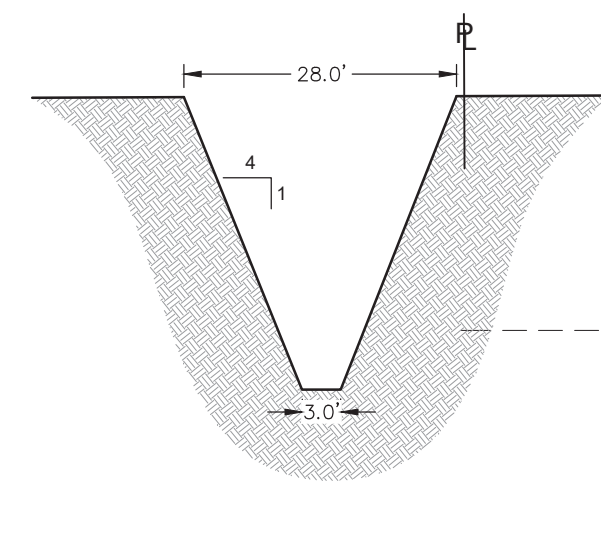
CROSS SECTION A-A
SCALE:
VER 1"=50'
HOR 1"=5'



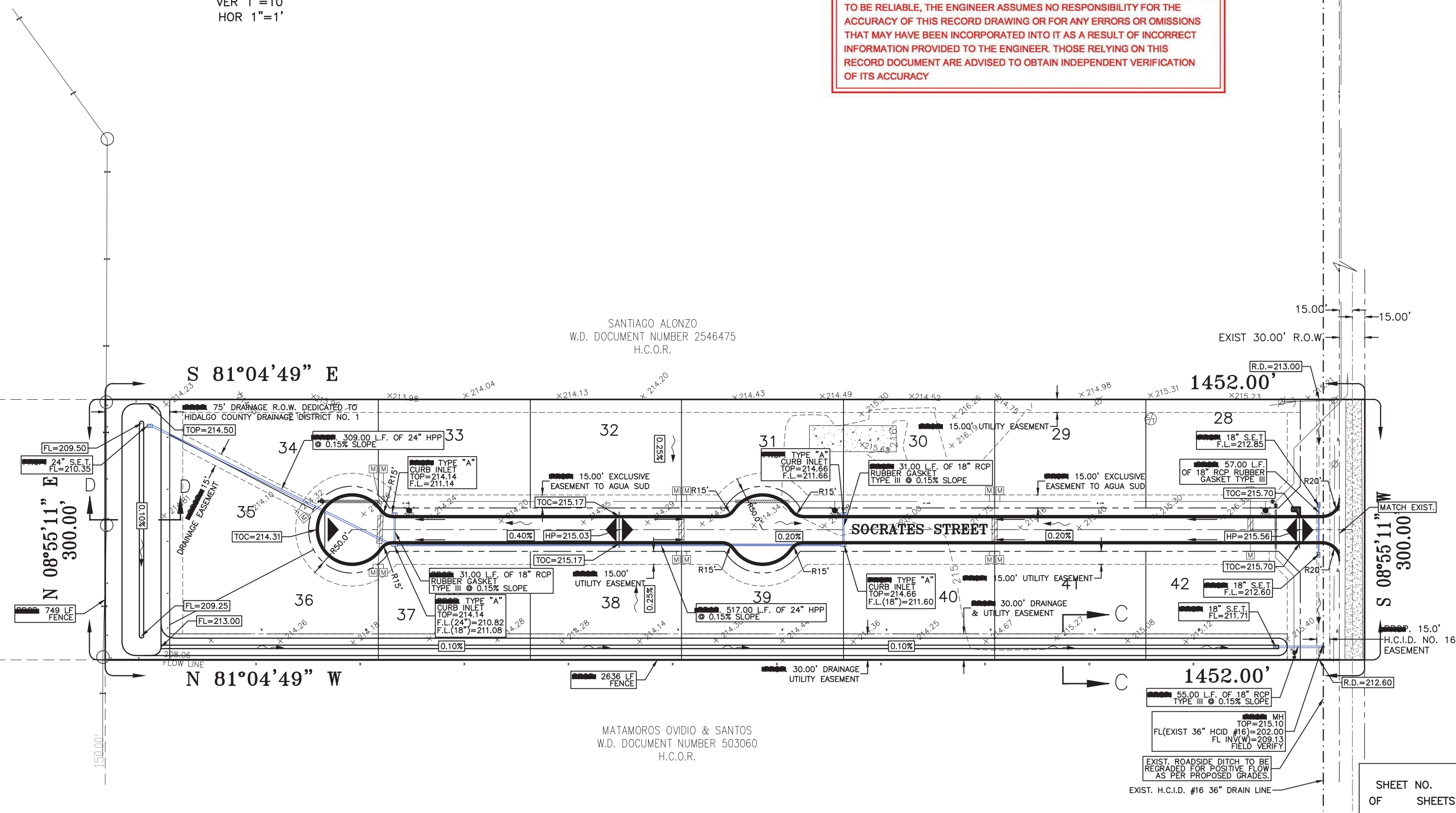
CROSS SECTION B-B
SCALE:
VER 1"=10'
HOR 1"=1'



CROSS SECTION D-D
SCALE:
VER 1"=20'
HOR 1"=2'



CROSS SECTION C-C
SCALE:
VER 1"=20'
HOR 1"=2'



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10/21/2021

RECORD DRAWING

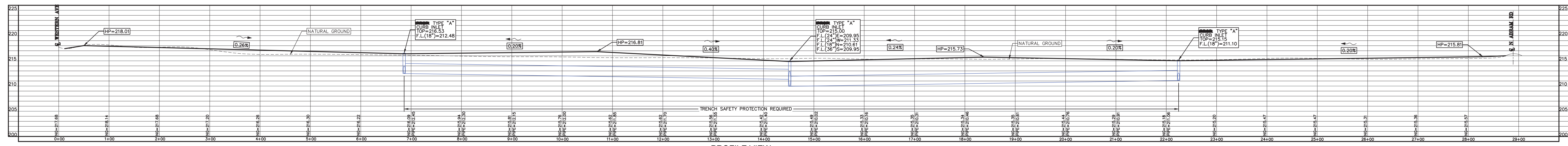
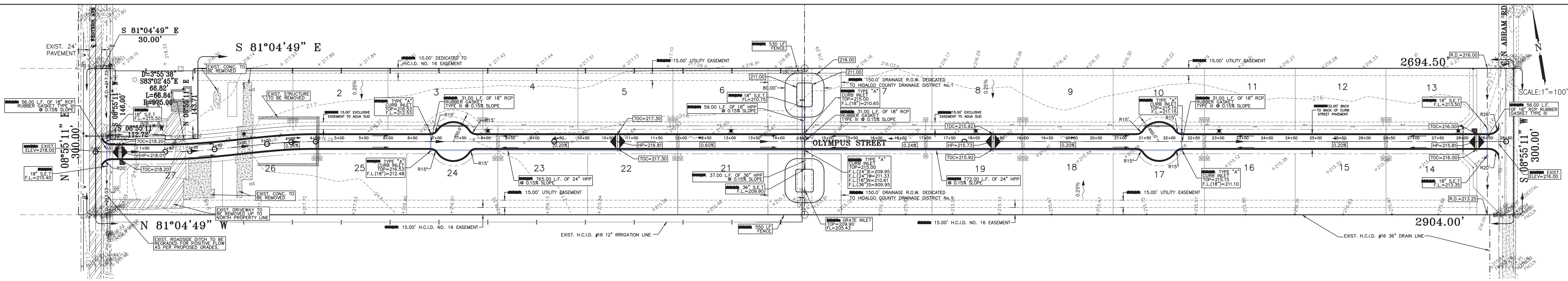
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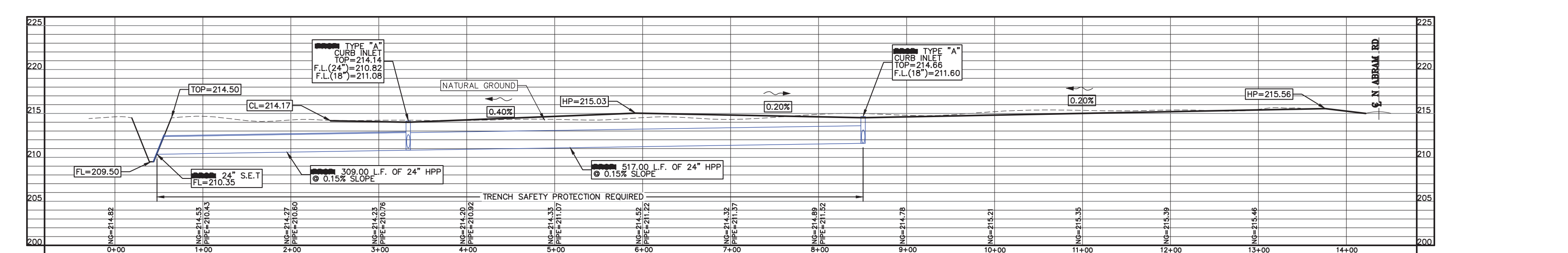
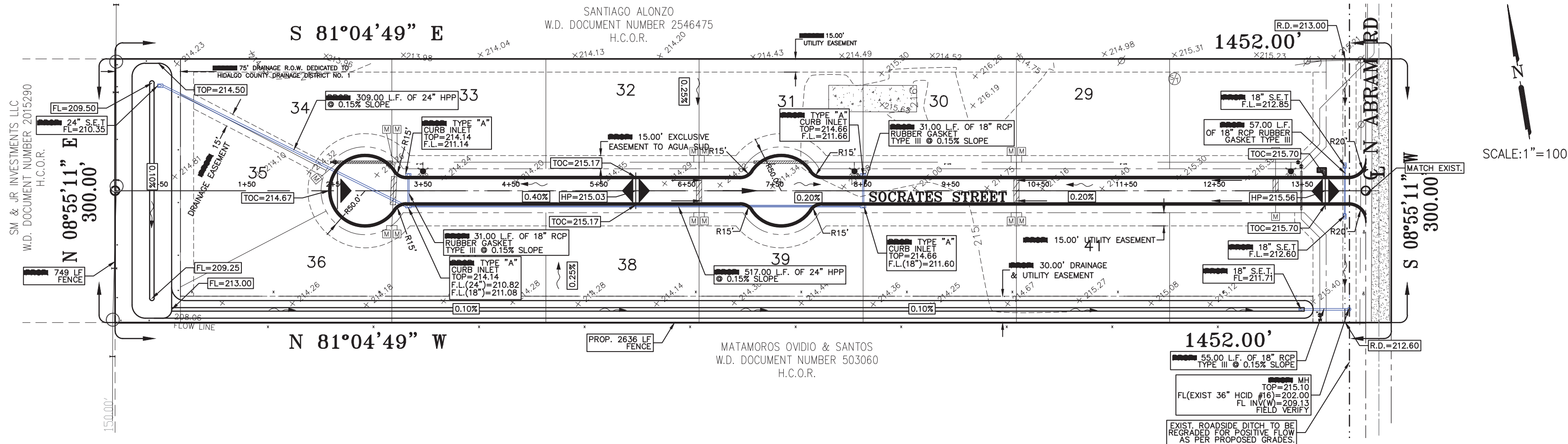


WESTERN OAKS SUBDIVISION
PAVING AND STORM SEWER PROFILE

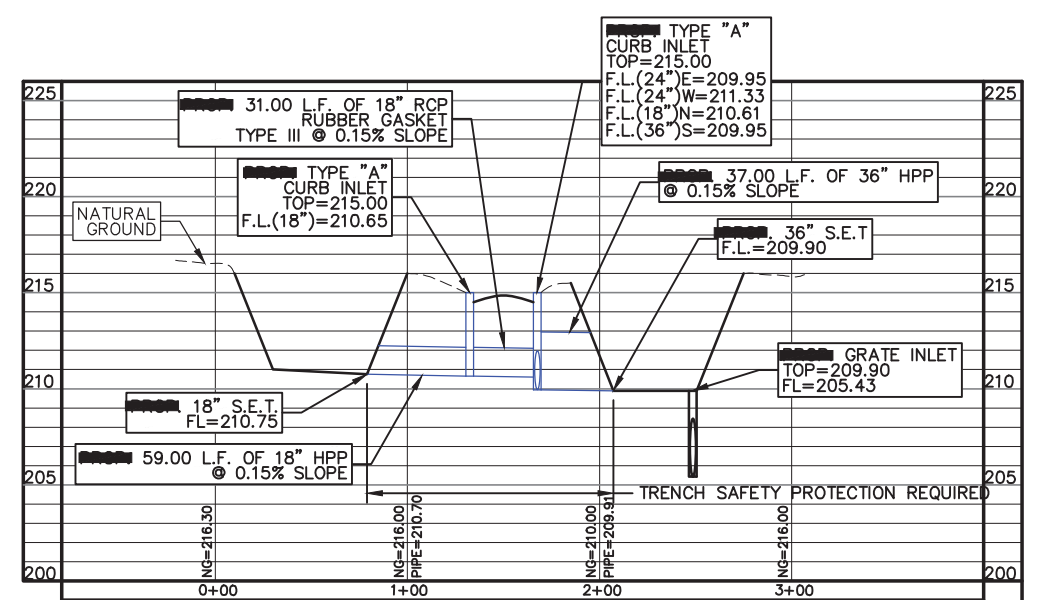
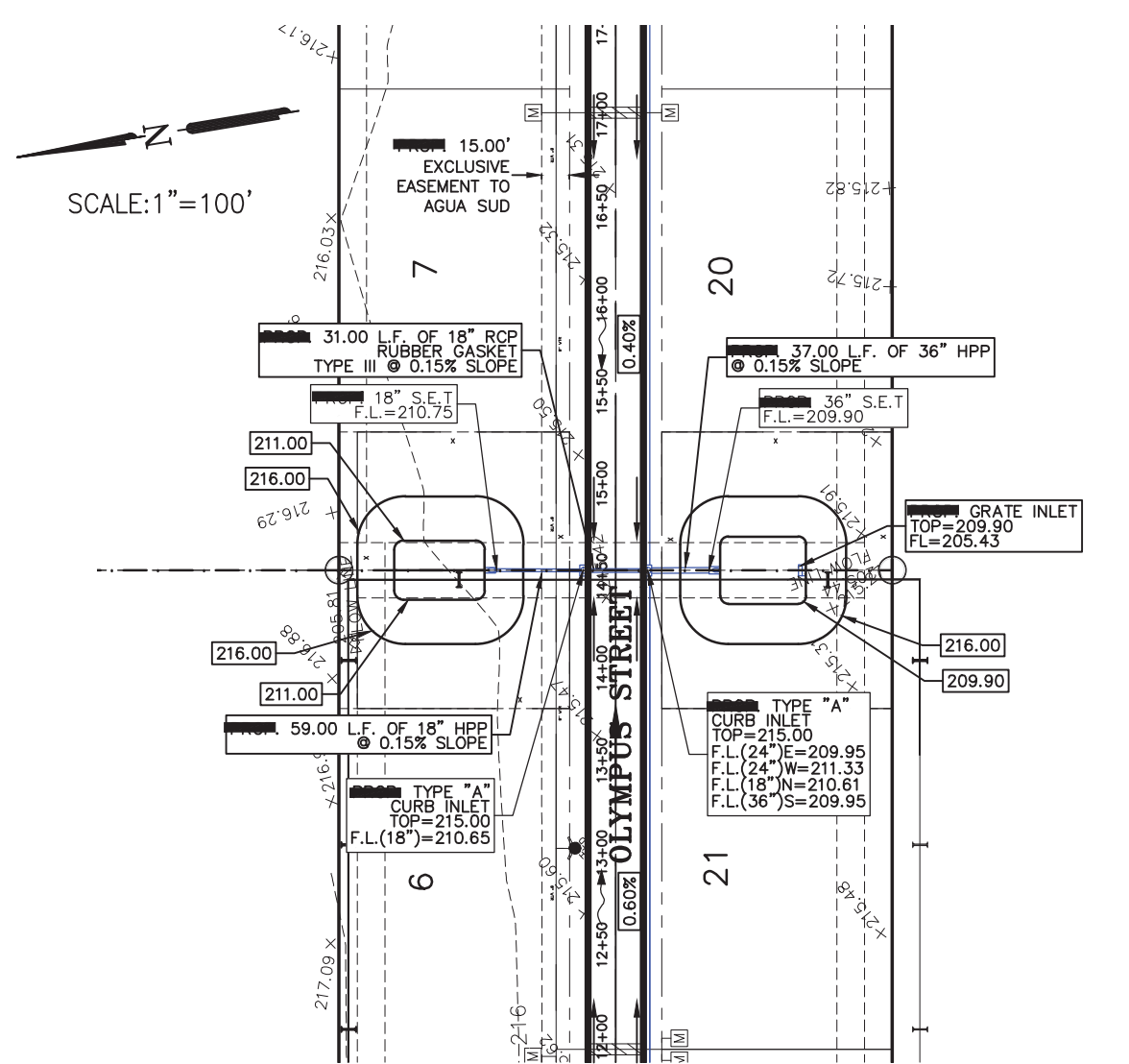
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PROFILE VIEW
SCALE = H:1"=100' / V:1"=10'



PROFILE VIEW
SCALE = H:1"=100' / V:1"=10'



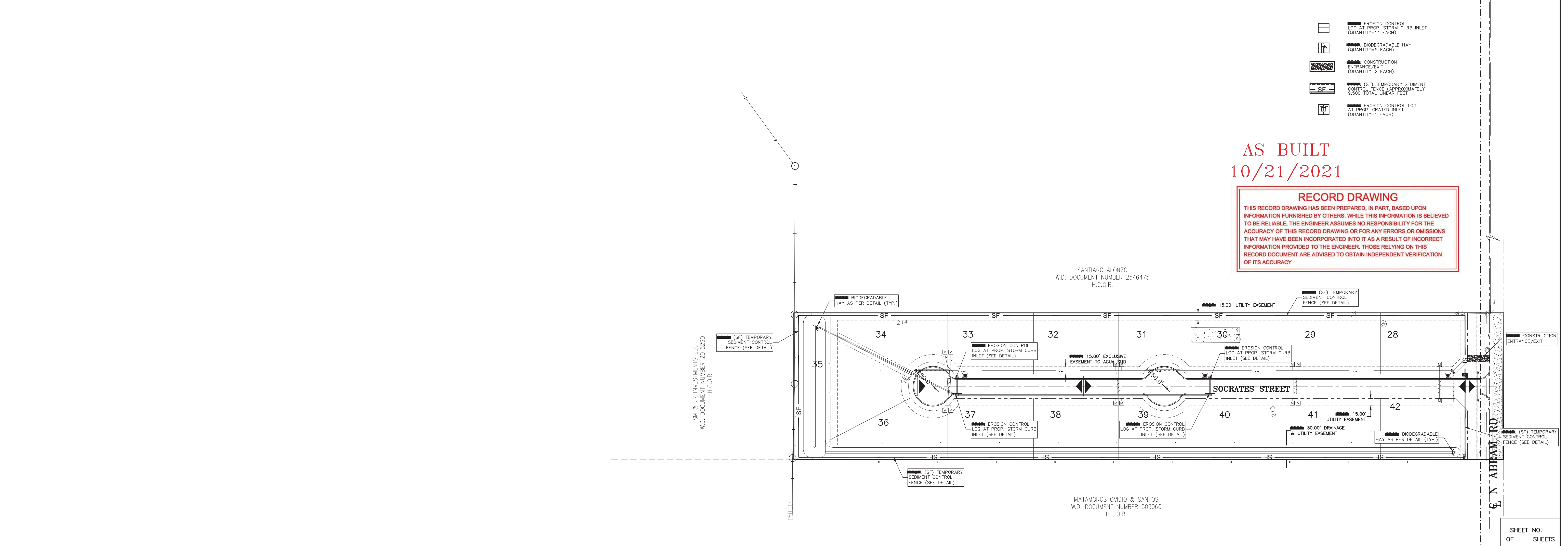
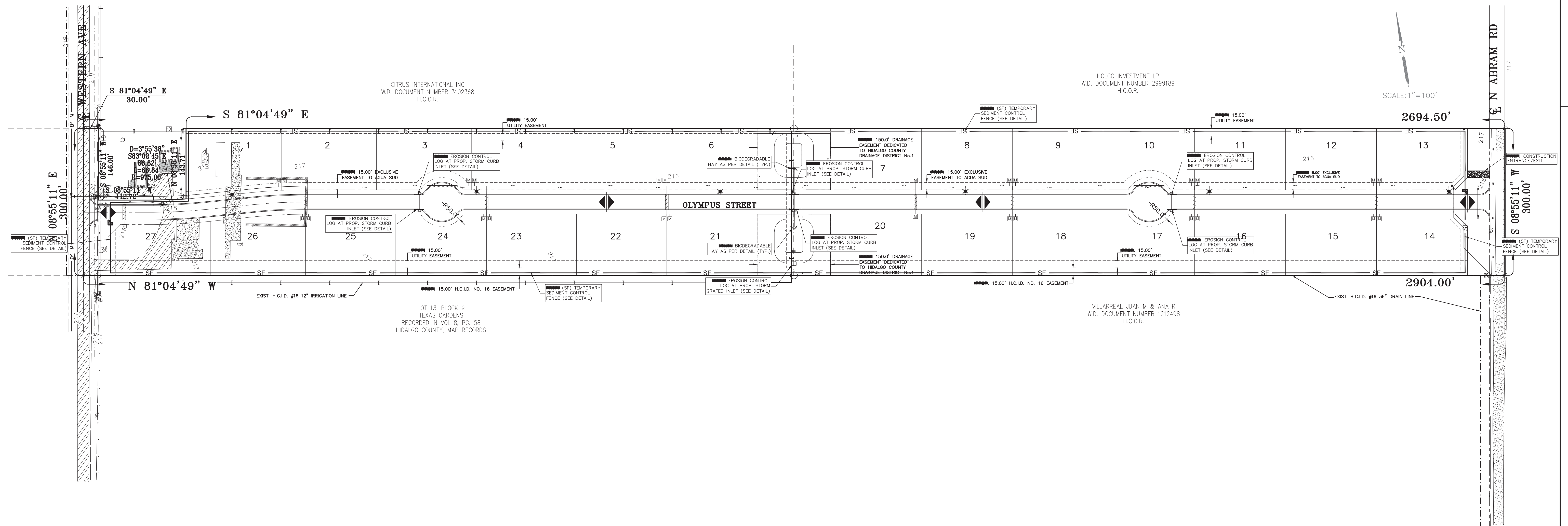
PROFILE VIEW
SCALE = H:1"=100' / V:1"=10'

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**WESTERN OAKS SUBDIVISION
POLUTION PREVENTION AND
EROSION CONTROL PLAN**



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10/21/2021**

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- EROSION CONTROL LOG AT PROP. STORM CURB INLET (QUANTITY=14 EACH)
- BIODEGRADABLE HAY (QUANTITY=5 EACH)
- CONSTRUCTION ENTRANCE/EXIT (QUANTITY=2 EACH)
- (SF) TEMPORARY SEDIMENT CONTROL FENCE (APPROXIMATELY 9,500 TOTAL LINEAR FEET)
- EROSION CONTROL LOG AT PROP. GRATED INLET (QUANTITY=1 EACH)

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SHEET NO. OF SHEETS

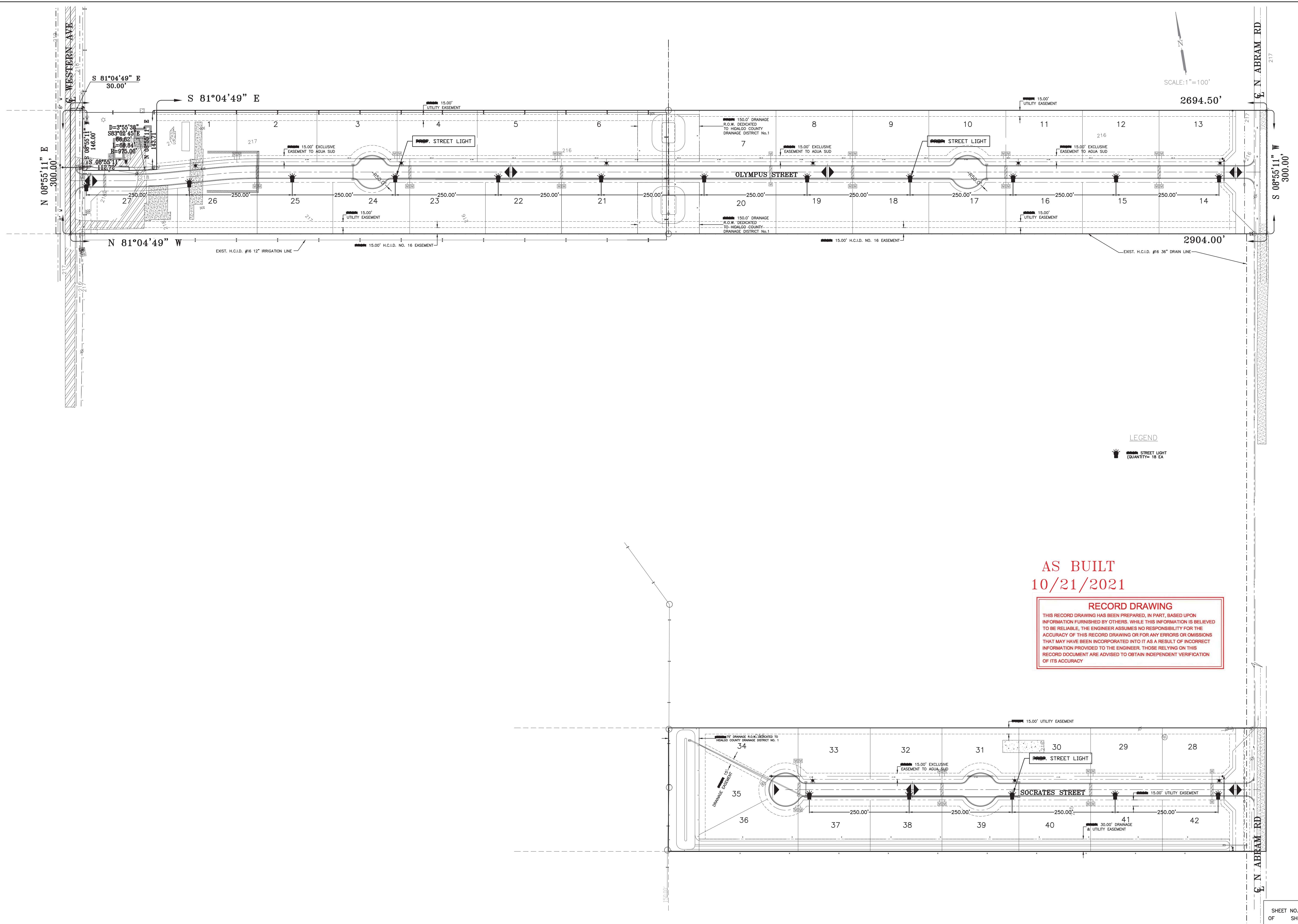


WESTERN OAKS SUBDIVISION
STREET LIGHTING PLAN

IZAGUIRRE ENGINEERING GROUP, LLC.

CONSULTING ENGINEERS
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FAX. (956) 584-0554

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SCALE: 1"=100'

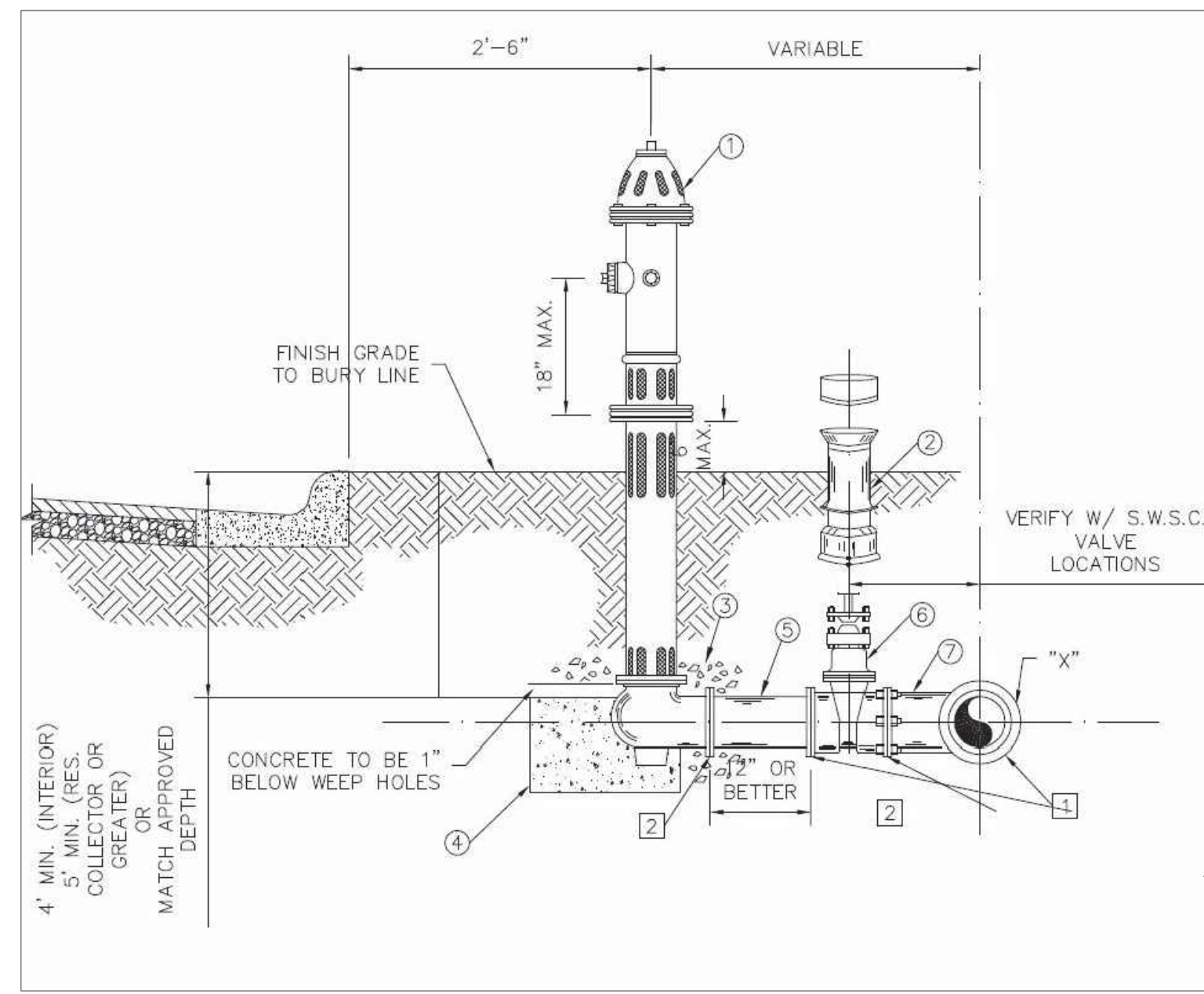
LEGEND

STREET LIGHT
QUANTITY= 18 EA

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10/21/2021

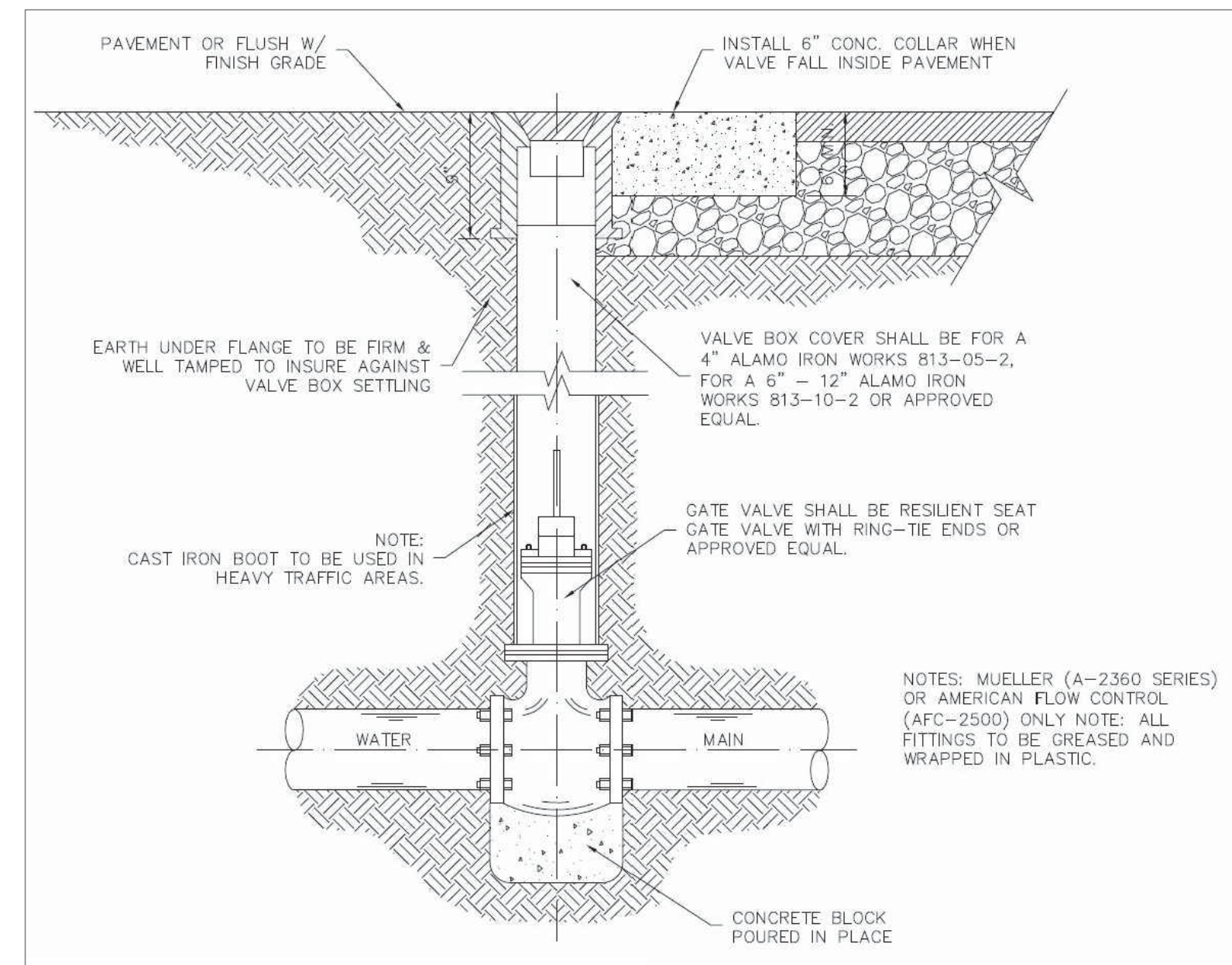
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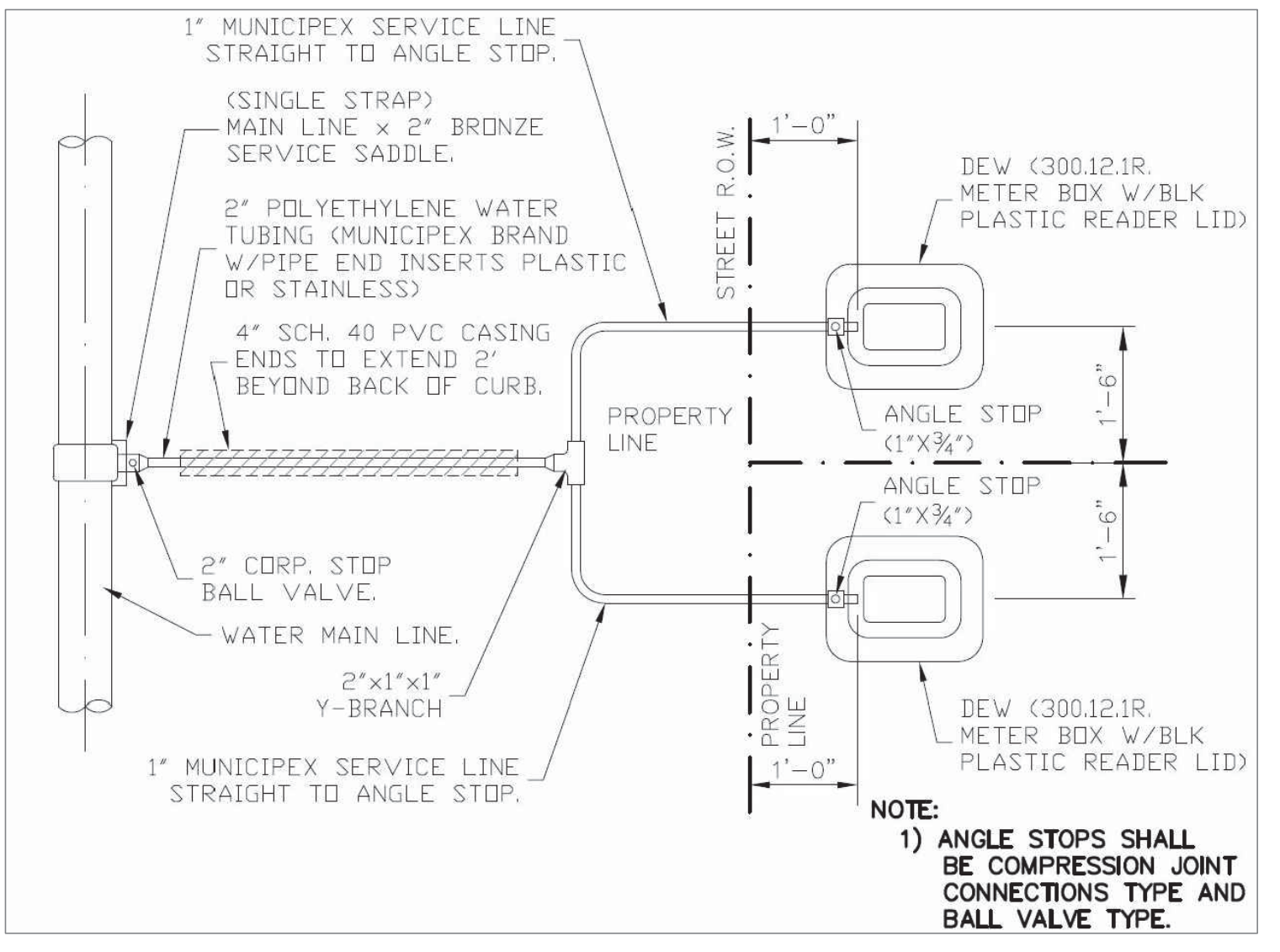


- NOTE:**
- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
 - PUMPER NOZZLE SHALL FACE ROADWAY. (4 1/2" N.S.T.)
 - IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEU OF A STANDARD TEE. FINAL APPROVAL BY S.W.S.C. REQUIRED.
 - IF AMERICAN DARLING IS USED MODEL B-84-B w/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
 - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
 - ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
 - ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY S.W.S.C.
- FIRE HYDRANT INSTALLATION**
CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
- FIRE HYDRANT UNIT SHALL INCLUDE:**
- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
 - VALVE BOX (DOMESTIC)
 - 3 CU. FT. GRAVEL
 - 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
 - 1" OR BETTER PVC SPOOLS
 - 8" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
 - X"x6" CAST IRON TEE (FLANGED X M.J.) "X" WATER MAIN DIA.
- 1 MECHANICAL JOINT
2 FLANGE
- STANDARD FIRE HYDRANT INSTALLATION**
MULLER/SUPER CENTURION 250 A-423 OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY
NOTE: FIRE HYDRANT TO BE PAINTED RED.

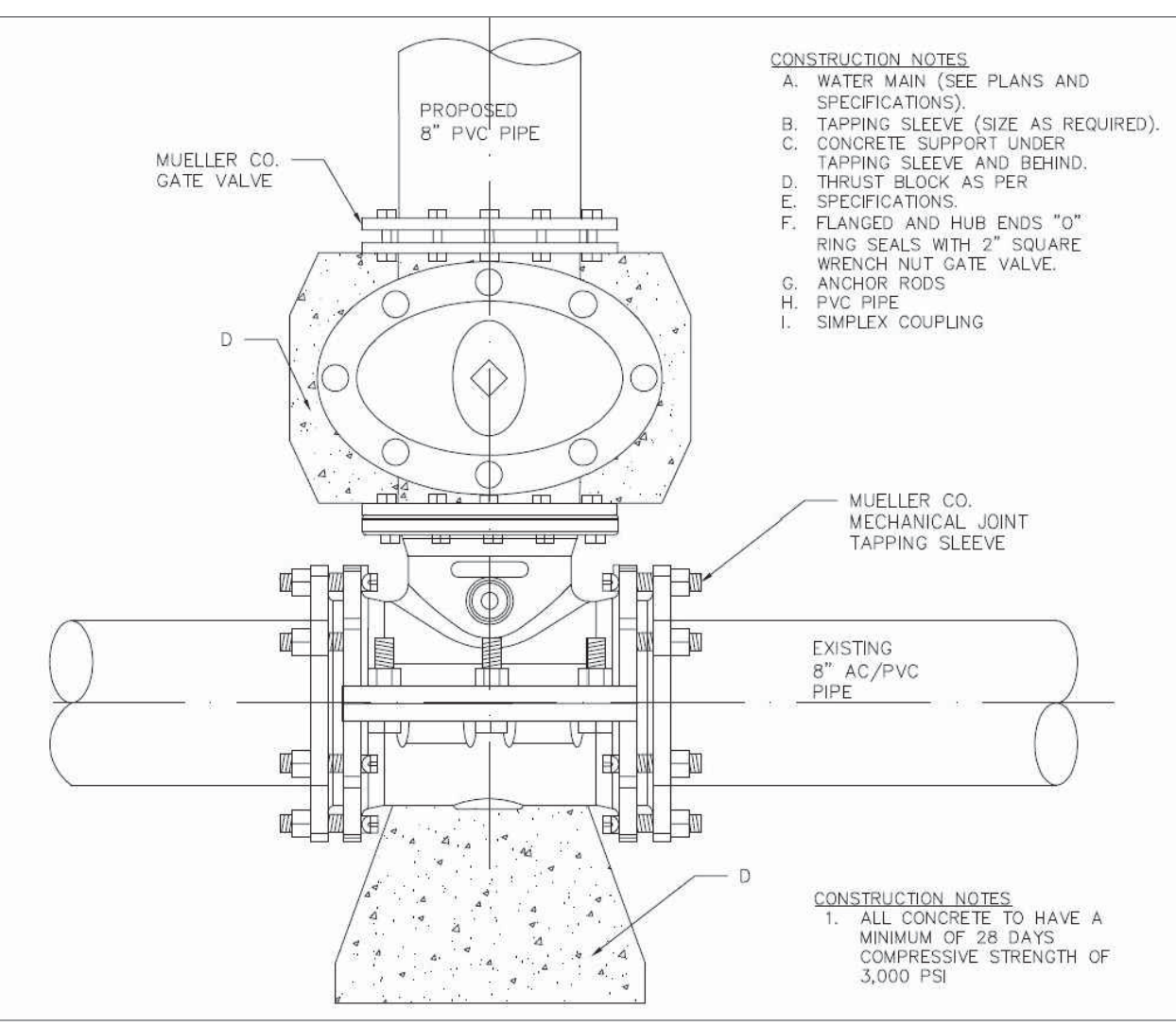
TYPICAL FIRE HYDRANT DETAIL



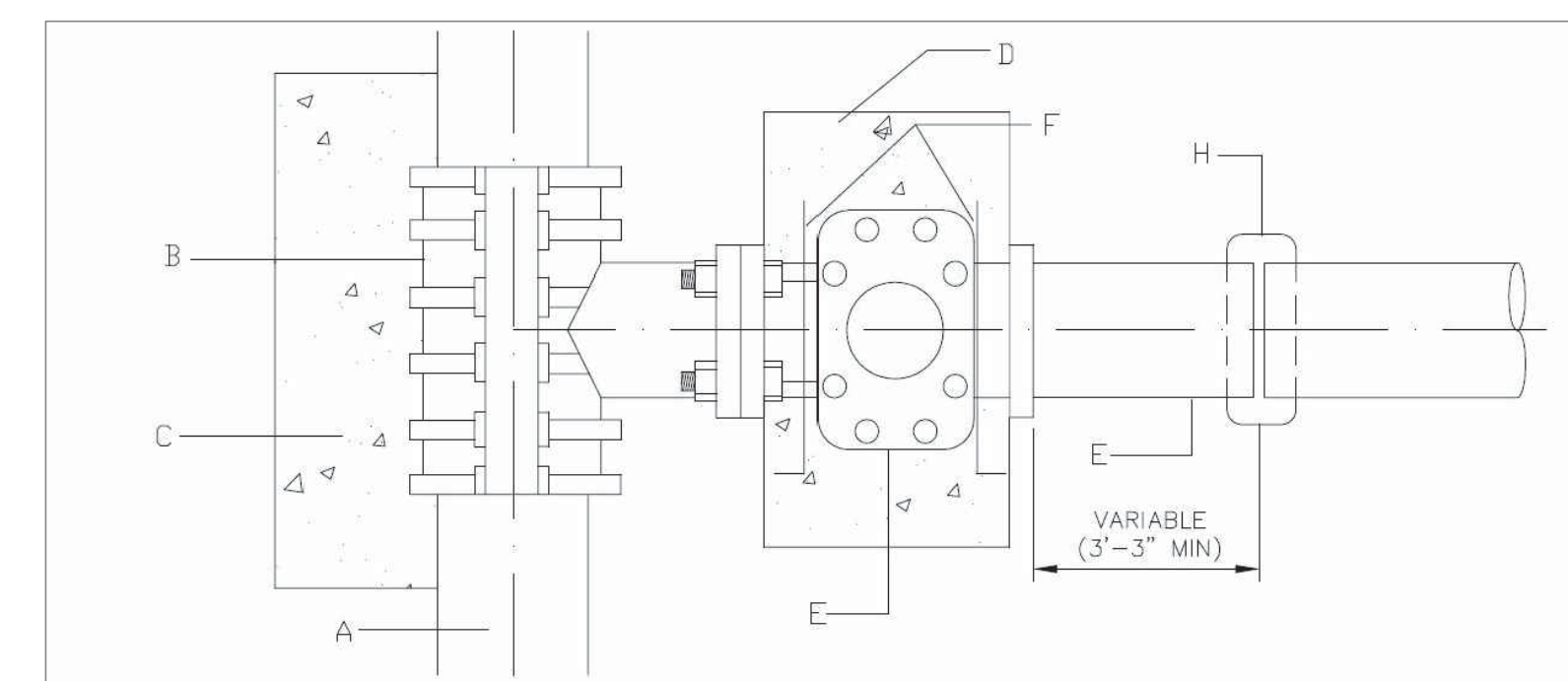
TYPICAL VALVE AND VALVE BOX INSTALLATION



TYPICAL DUAL WATER SERVICE CONNECTION

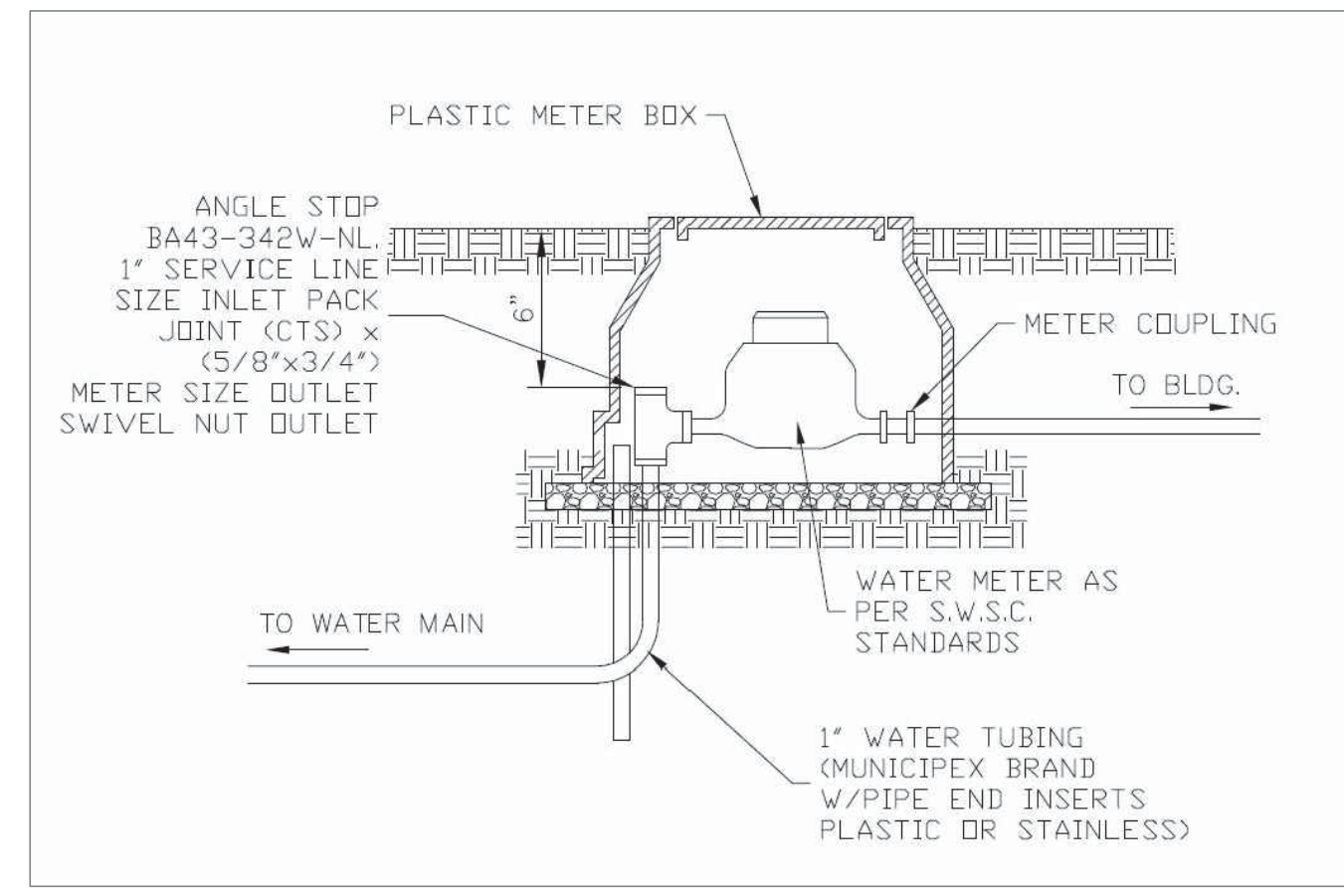


SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION

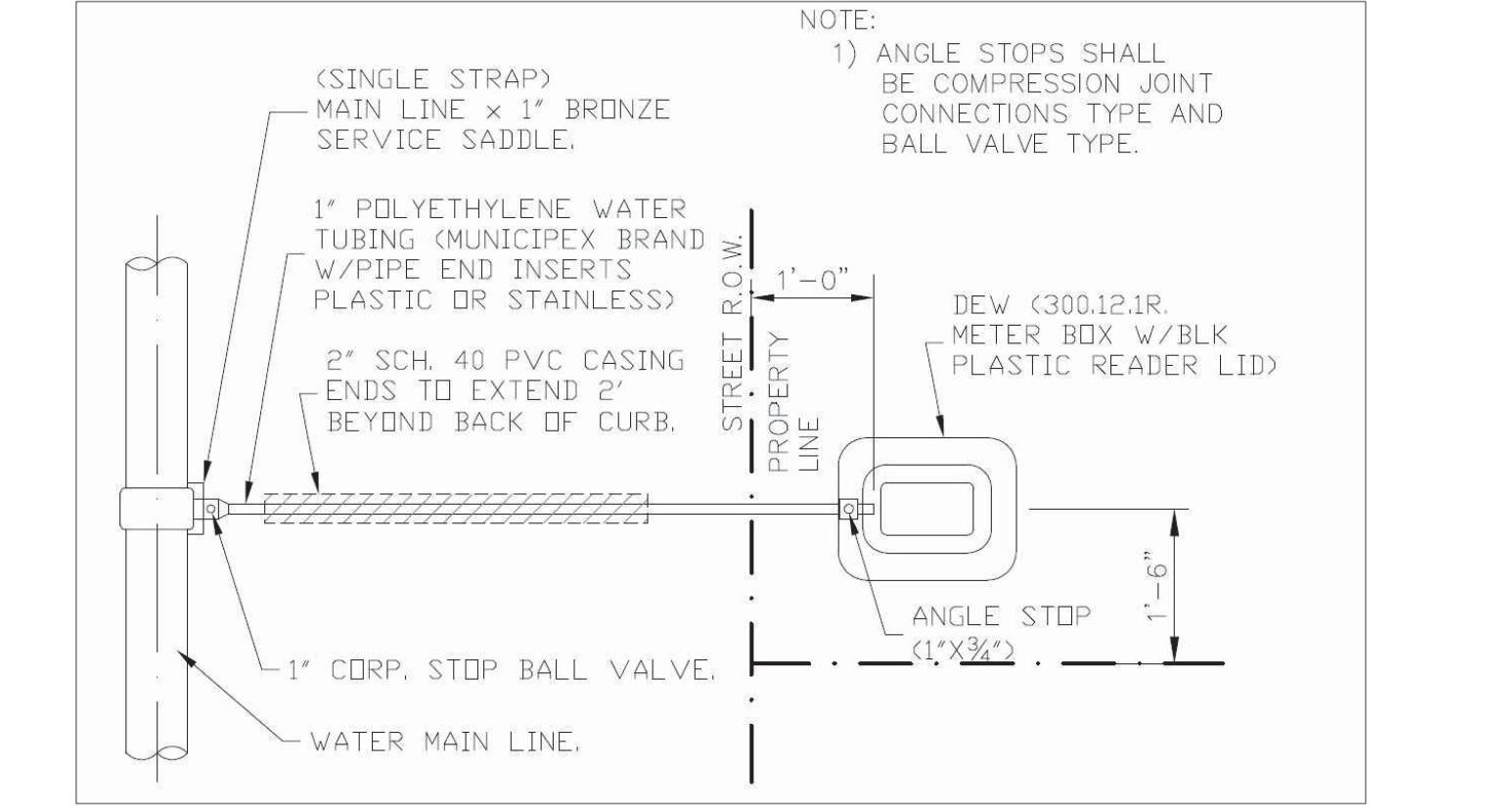


- GENERAL NOTES:**
- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- CONSTRUCTION NOTES:**
- WATER MAIN (SEE PLANS AND SPECIFICATION)
 - TAPPING SLEEVE (SIZE AS REQUIRED)
 - CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND
 - THRUST BLOCK AS PER SPECIFICATIONS
 - FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE
 - ANCHOR RODS
 - PVC PIPE
 - SIMPLEX COUPLING

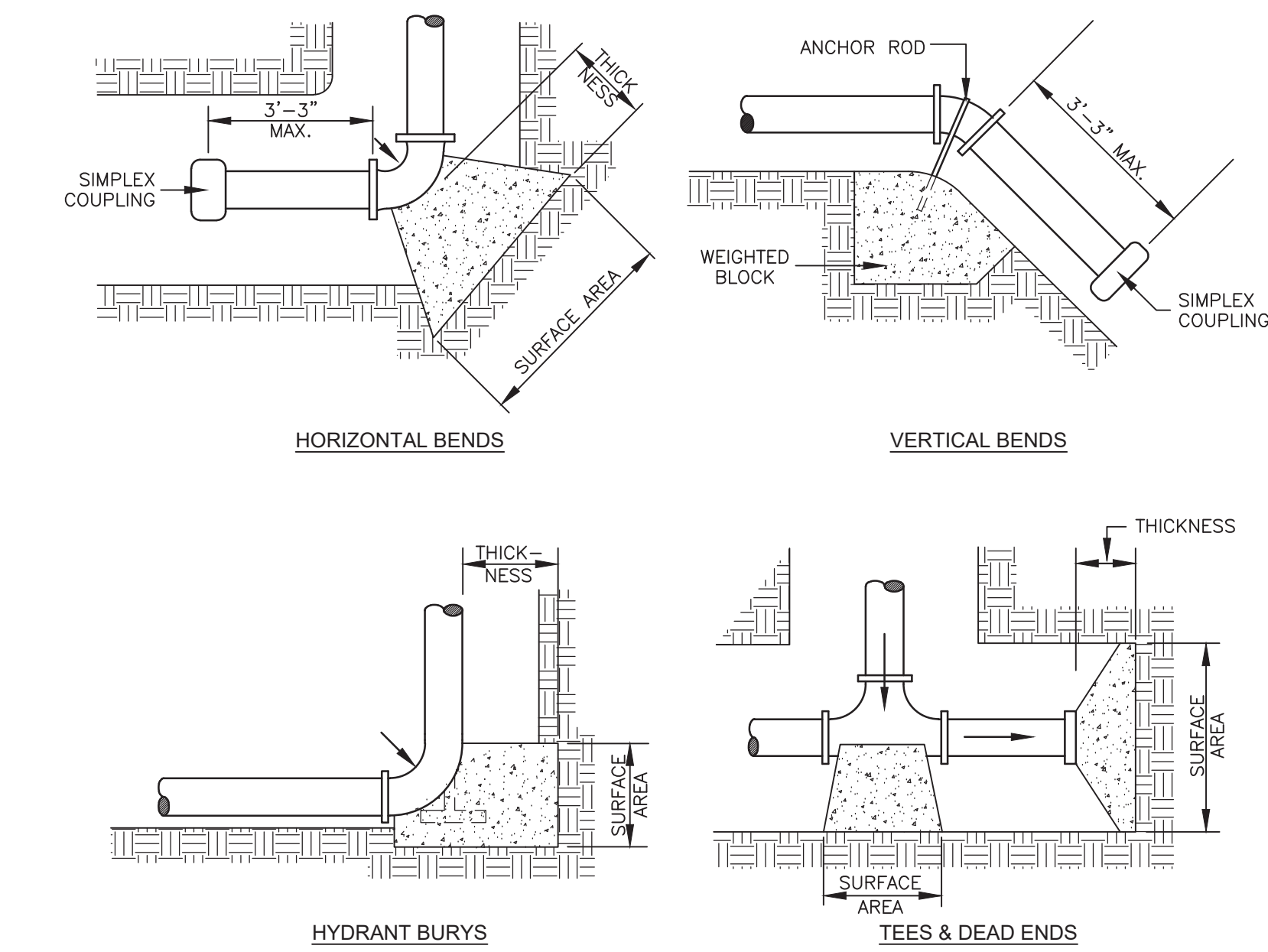
WATER TAPPING SLEEVE AND VALVE INSTALLATION



TYPICAL WATER SERVICE CONNECTION



TYPICAL SINGLE WATER SERVICE CONNECTION

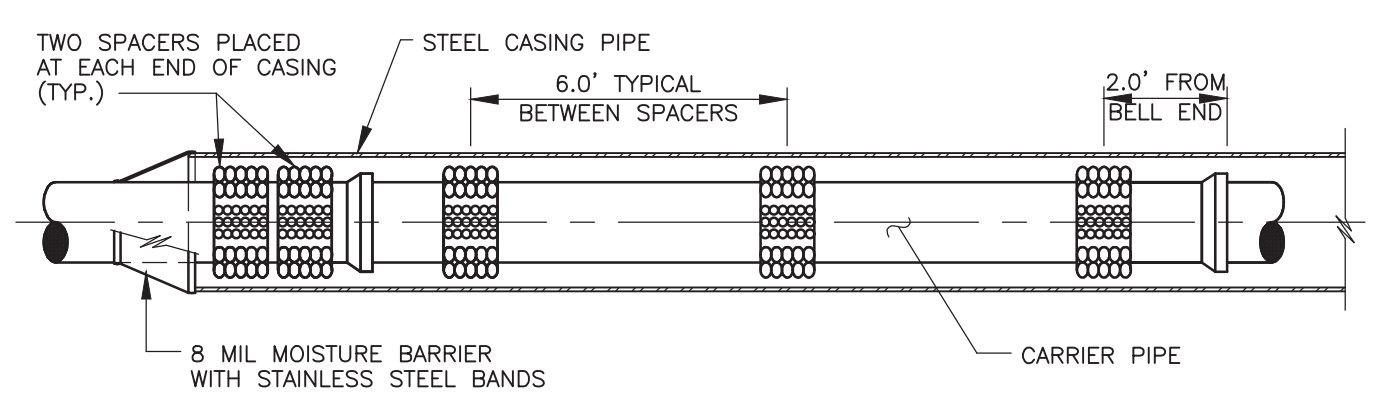


TYPICAL THRUST BLOCK DETAILS

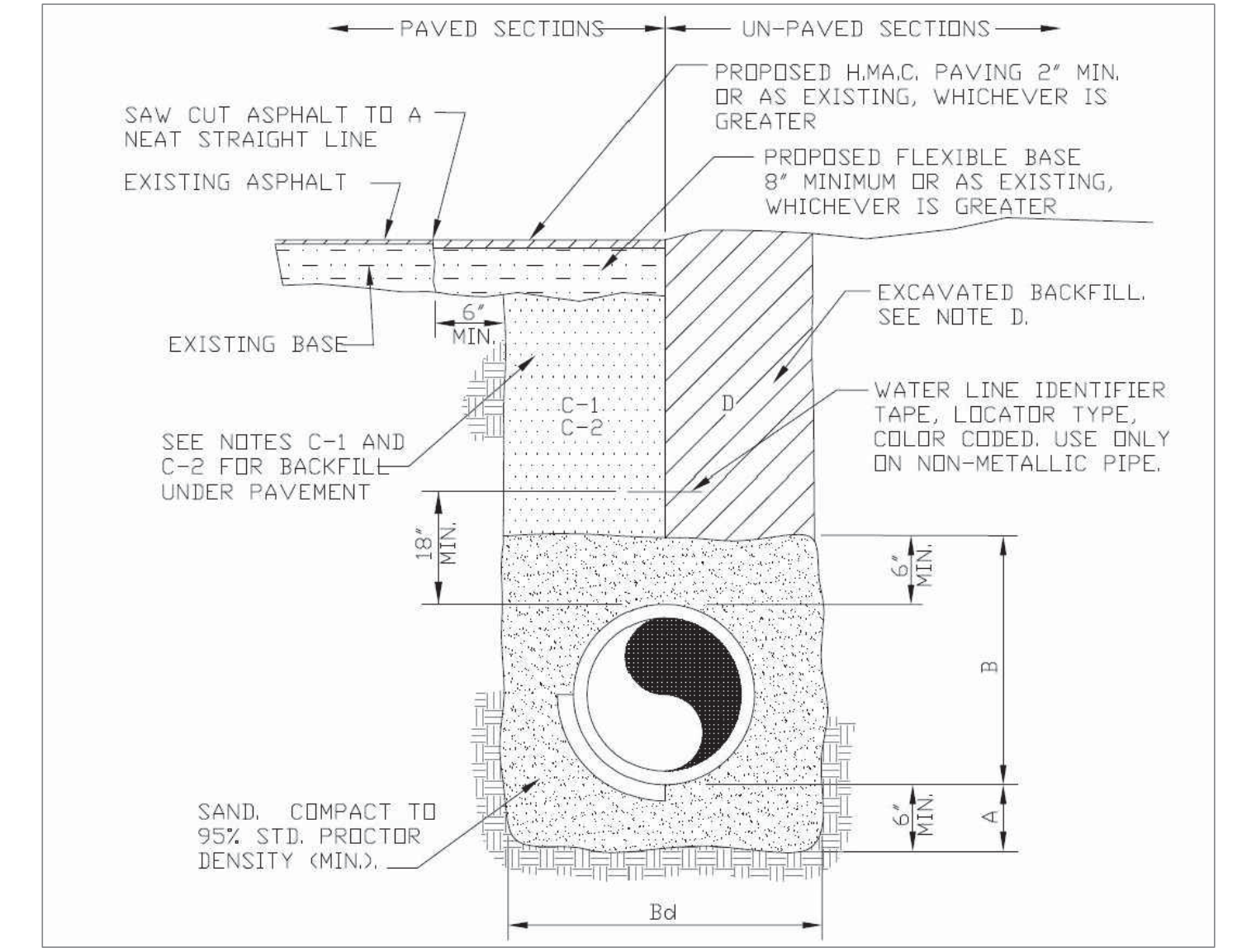
THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - lbs.
22° 1/2 BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

- GENERAL NOTES:**
- ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT. WITH PIPELINE HAVING A MINIMUM OF 3" OF COVER WITH C&G AND A 5' MIN. W/O C&G.
 - THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
 - THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.

BORING INSTALLATION	
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"



TYPICAL BORING AND CASING DETAIL



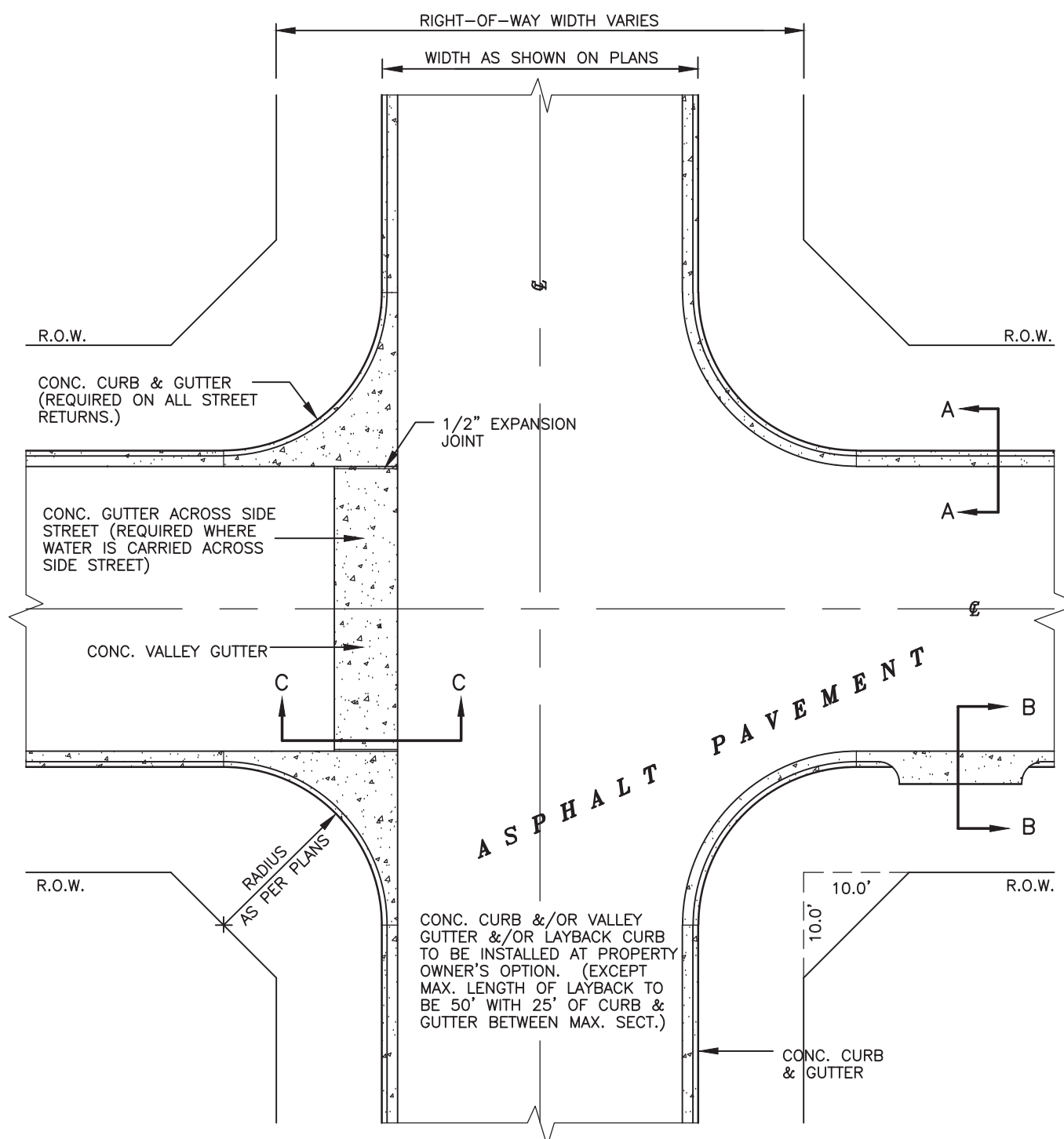
TYPICAL WATER LINE & SEWER FORCEMAIN BEDDING DETAIL

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10/21/2021

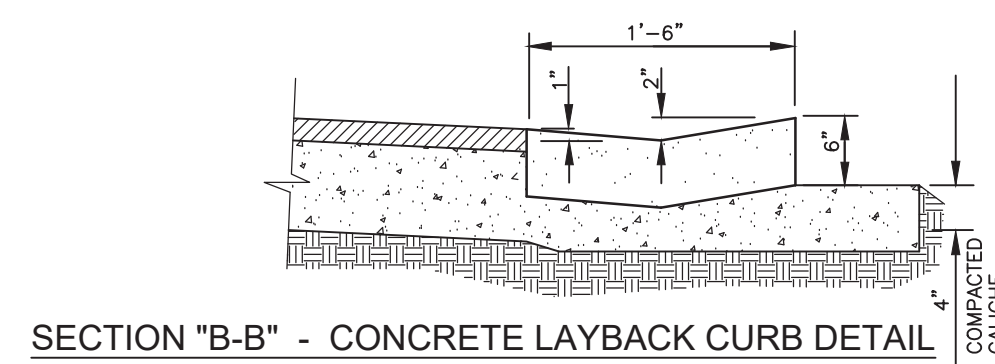
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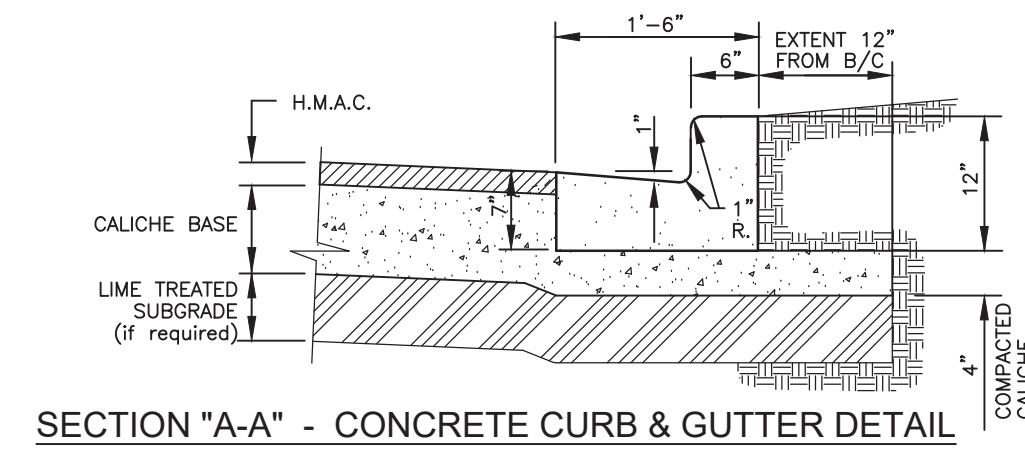
WESTERN OAKS SUBDIVISION
TYPICAL PAVING AND
STORM DRAIN DETAILS



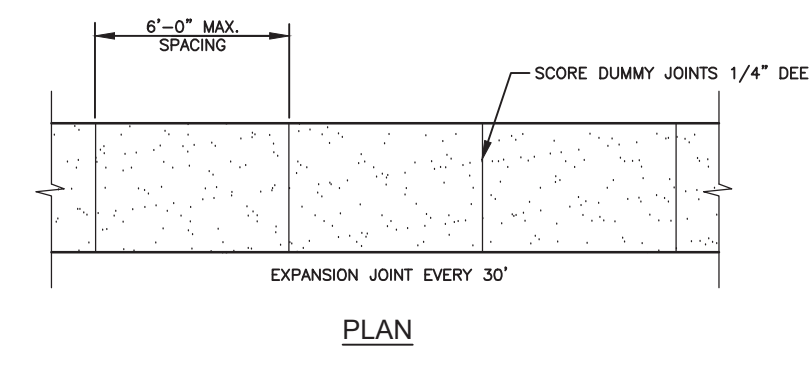
TYPICAL RESIDENTIAL STREET INTERSECTION DETAIL
NOTE: ANY STRUCTURE IN PAVEMENT ADJUSTED AFTER H.M.A.C. IS APPLIED SHALL BE ADJUSTED TO GRADE WITH A MINIMUM 6" CONCRETE COLLAR A.O.B.E.



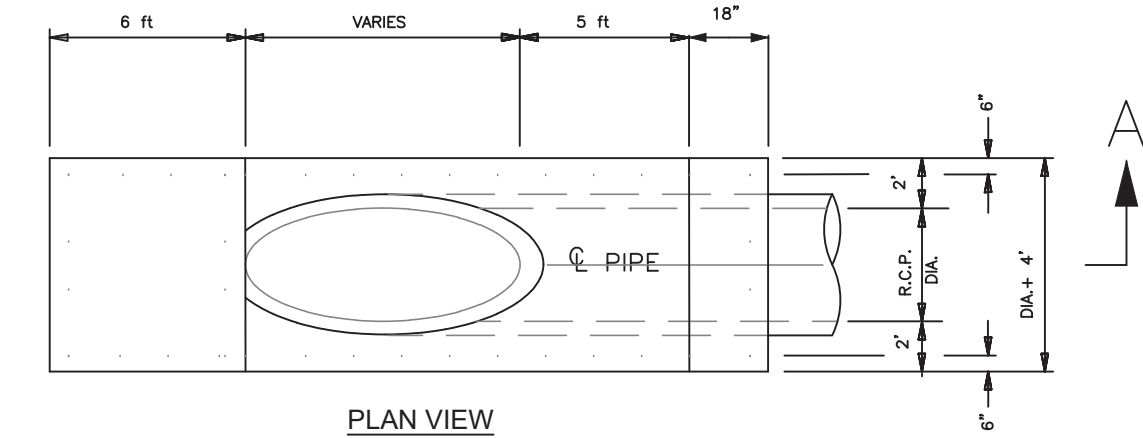
SECTION "B-B" - CONCRETE LAYBACK CURB DETAIL



SECTION "A-A" - CONCRETE CURB & GUTTER DETAIL

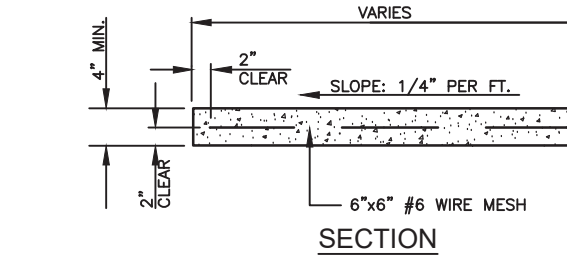


PLAN



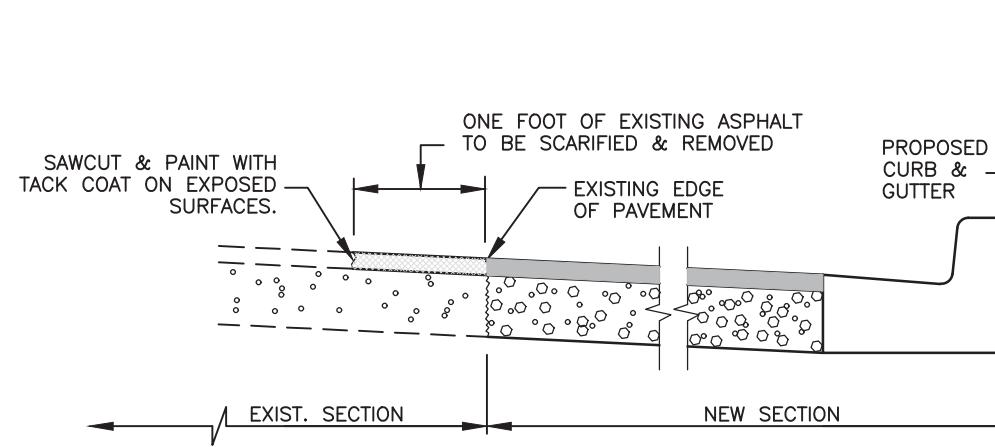
PLAN VIEW

- NOTES:**
1. CONCRETE TO HAVE 4000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.
 2. STEEL TO HAVE 40,000 PSI YIELD STRENGTH.
 3. DOWEL AT CONSTRUCTION JOINTS SHALL HAVE 36 x DIA. EMBEDMENT.

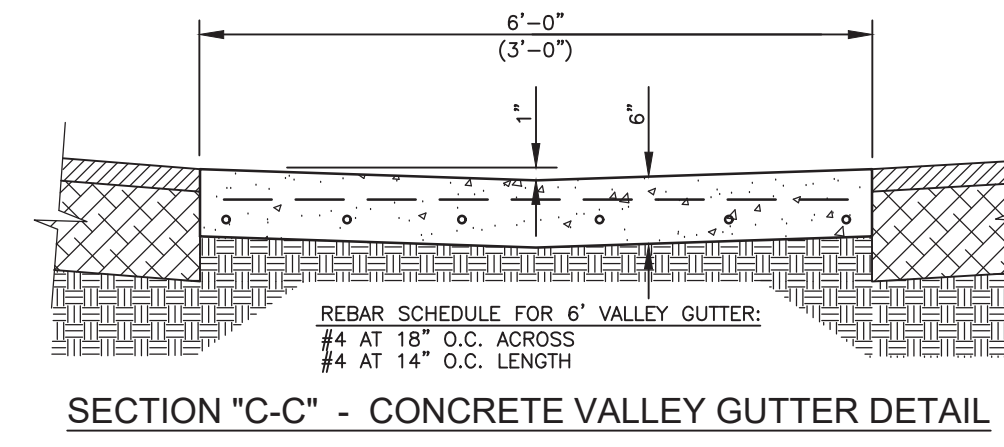


SECTION

- SIDEWALK NOTES:**
- MINIMUM 4'-0" WIDE SIDEWALK.
SIDEWALK GRADIENT SHALL NOT EXCEED 1:20.
SIDEWALK CONCRETE SHALL BE 5 SACK CEMENT MIX AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF EXISTING UTILITY LINES WITH APPROPRIATE COMPANIES TO AVOID PLACING SIDEWALKS ON TOP OF LINES.
PROVIDE DROP CURBS AT INTERSECTIONS.
CONTRACTOR SHALL COMPLY WITH LATEST REGULATIONS AS SET FORTH IN AMERICANS WITH DISABILITIES ACT (ADA).
- CONCRETE SIDEWALK DETAIL**

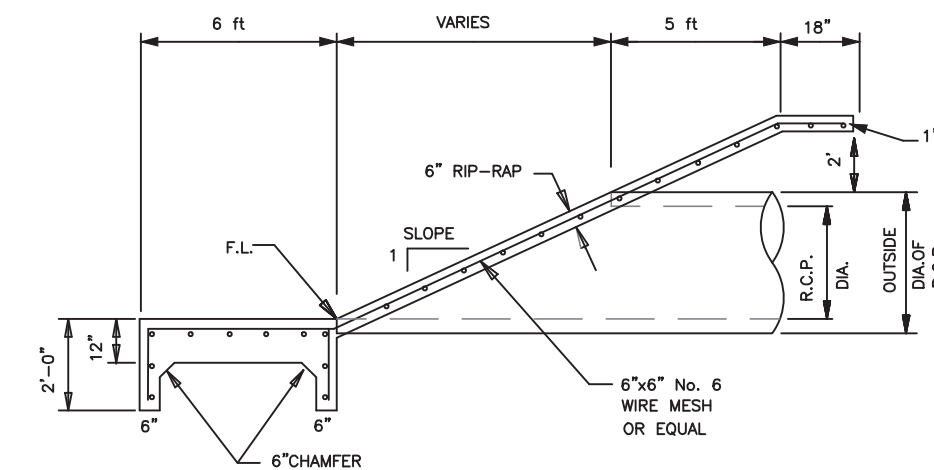


NEW ASPHALT MEETING EXISTING PAVEMENT DETAIL



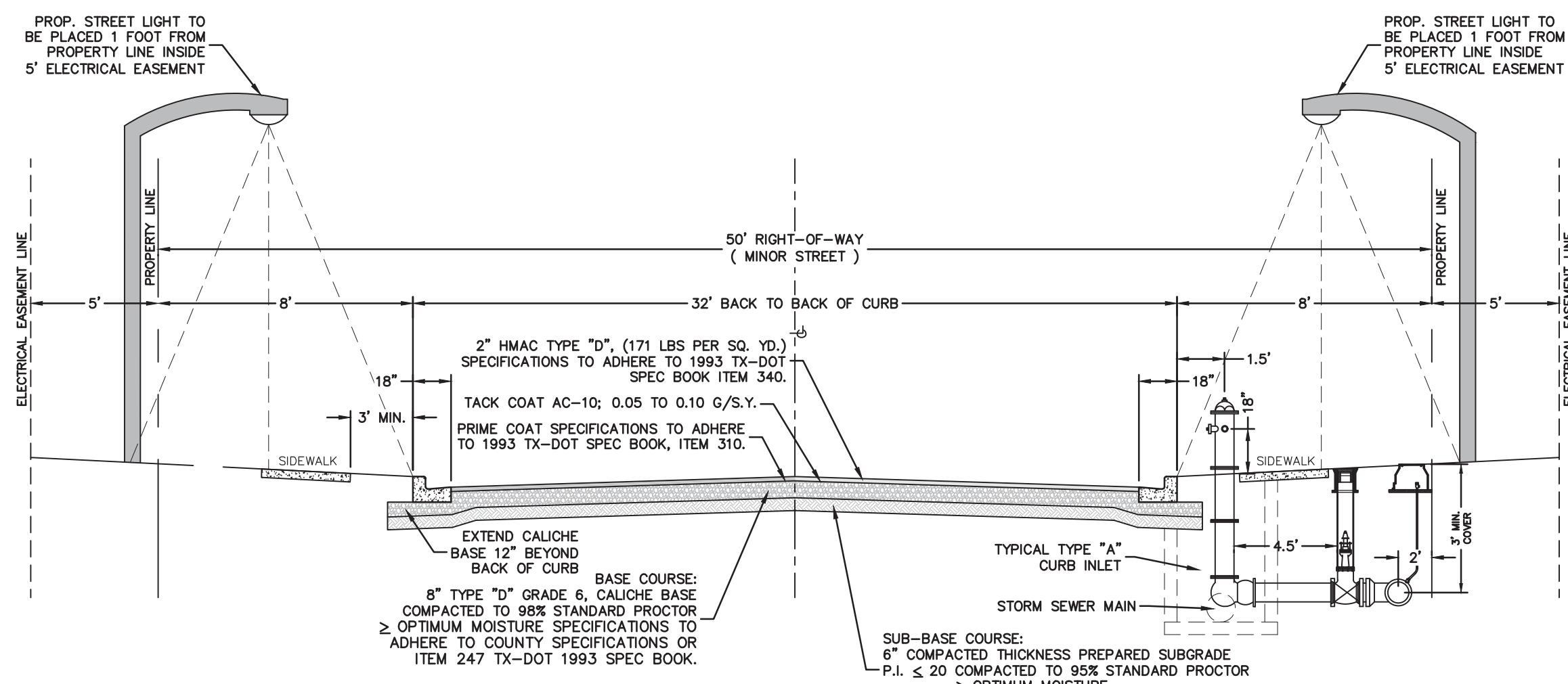
SECTION "C-C" - CONCRETE VALLEY GUTTER DETAIL

- GENERAL NOTES:**
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ TxDOT 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.



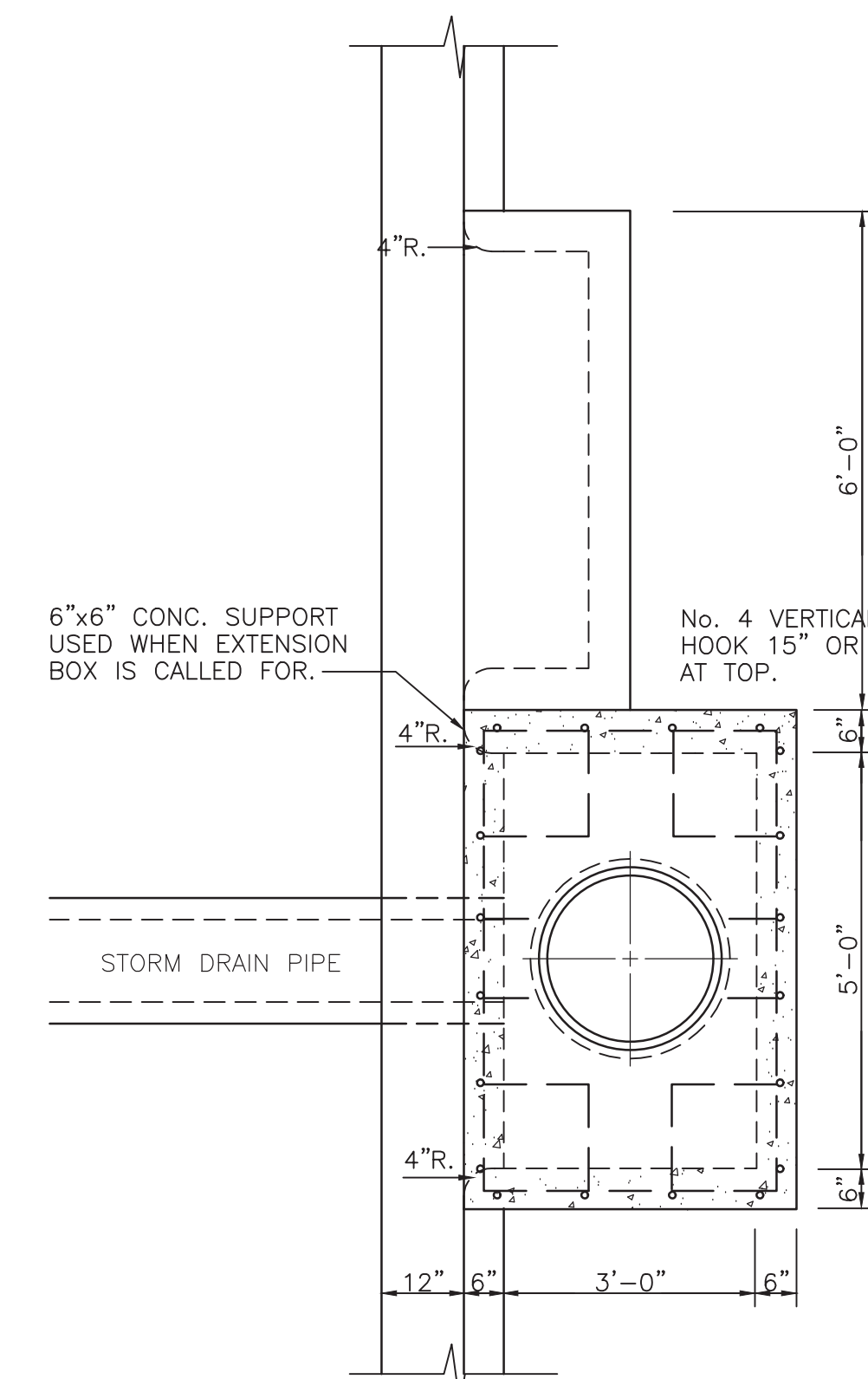
CROSS-SECTION A-A

SLOPED END SECTION
NOT TO SCALE

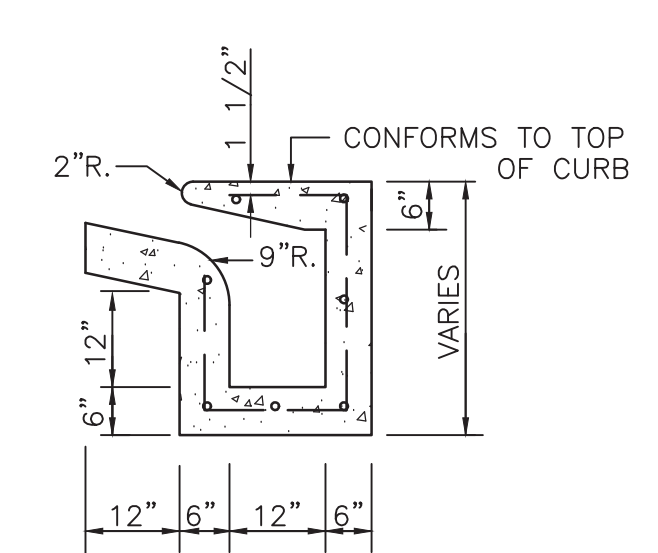


TYPICAL 32' BACK TO BACK STREET CROSS-SECTION DETAIL

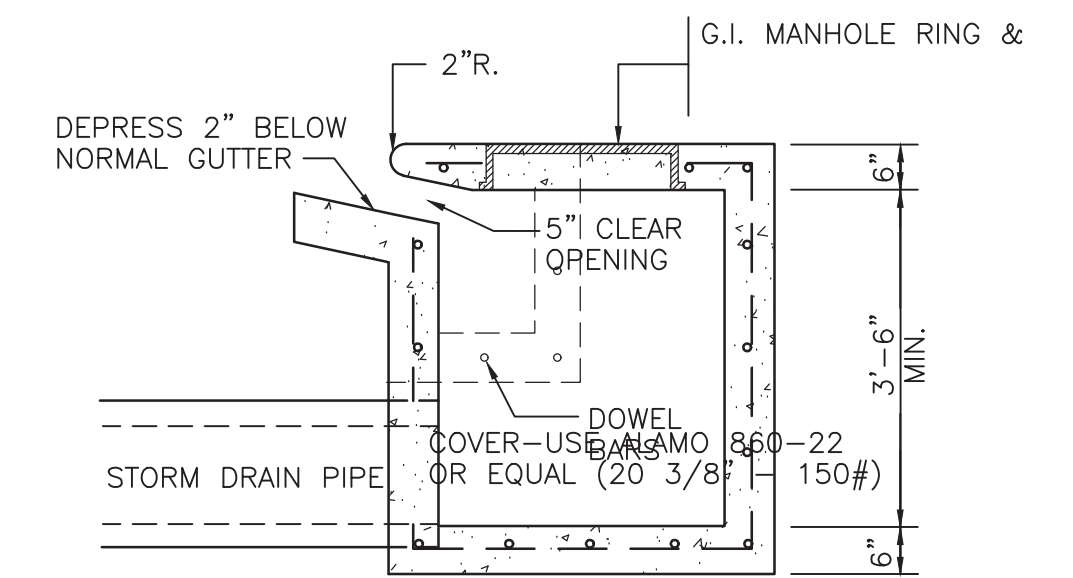
- GENERAL NOTES:**
1. IN LIEU OF THE ABOVE BASE DESIGN, AN ALTERNATE BASE MAY BE USED THAT USES 5" OF TYPE "A" GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR \geq OPTIMUM MOISTURE AS PER ITEM 247 1993 TX-DOT SPEC BOOK.
 2. IT IS THE DEVELOPER'S RESPONSIBILITY THRU HIS ENGINEER AND CONTRACTOR THAT NO FIRE HYDRANTS, GATE VALVES, STREET LIGHTS, MANHOLES, ECT. BE PLACED WITHIN THE PROP. LOCATION FOR SIDEWALKS.
 3. VALVE AND MANHOLES COVERS SHALL BE PLACED LEVEL WITH ADJACENT TOP OF CURB.
- SUBGRADE IMPROVEMENT METHODS:**
1. MECHANICAL STABILIZATION---AN APPROVED GEOGRID PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS.
 2. CHEMICAL STABILIZATION---MODIFY SUBBASE COURSE THICKNESS AS FOLLOWS:
 $P.I. \leq 40$ 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE
 $P.I. > 40$ 6% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE.
 3. OVER EXCAVATION & REPLACEMENT---A MINIMUM OF 18" OF SELECT FILL WITH A $P.I. < 20$ COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE.



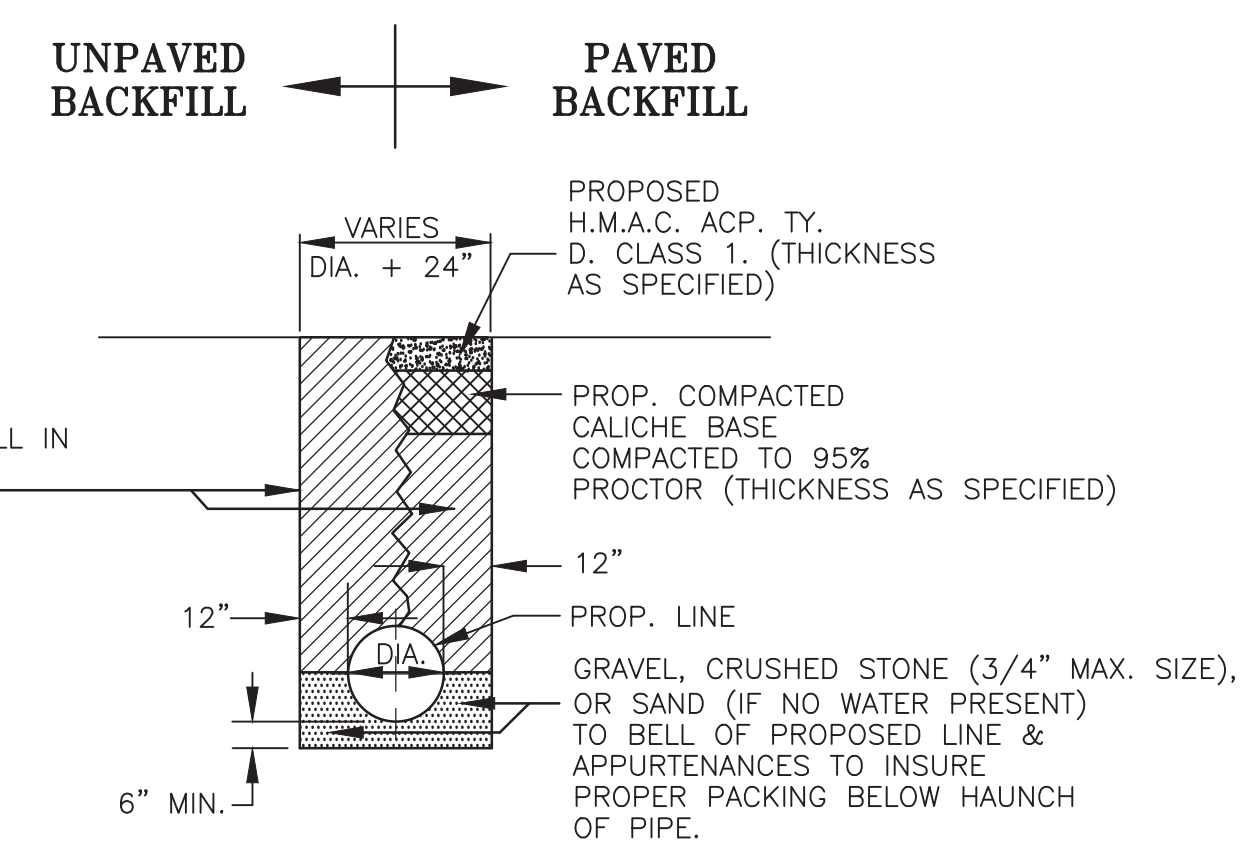
TYPICAL "A" STORM DRAIN INLET DETAIL
NOT TO SCALE



INLET EXTENSION



SECTION



TYPICAL PIPE BEDDING DETAILS
NOT TO SCALE

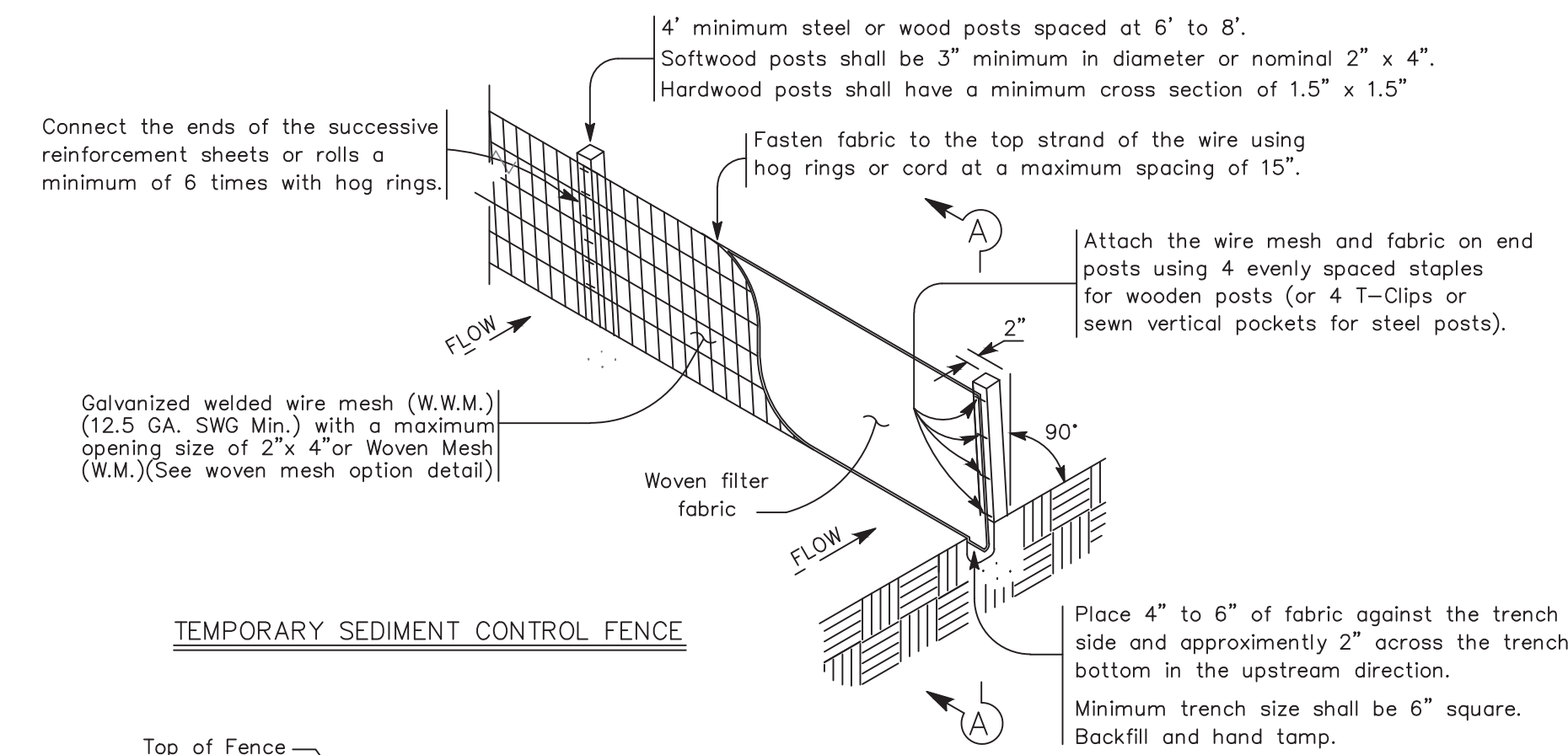
- GENERAL NOTES:**
1. ALL DETAILS ARE TYPICAL AND NOT TO SCALE.
 2. PART OF THESE DETAILS MAY NOT APPLY TO THIS PROJECT.
 3. ALL DETAILS ARE TYPICAL; CONTRACTOR IS RESPONSIBLE TO MEET THE LATEST INSTALLATION REQUIREMENTS AS PER CITY OF ALTON, COUNTY OF HIDALGO, AND SHARYLAND WATER SUPPLY CORP. (S.W.S.C.).

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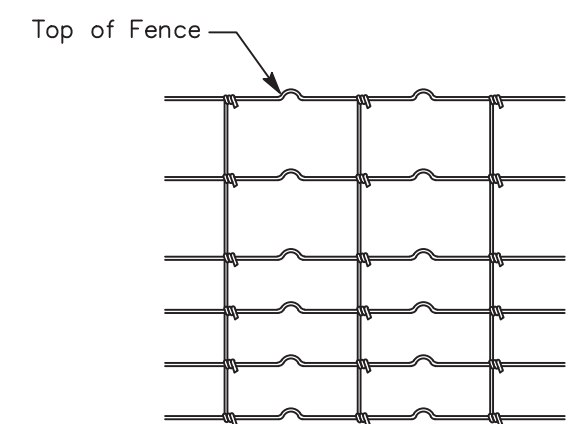
RECORD DRAWING
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**WESTERN OAKS SUBDIVISION
TEMPORARY EROSION, SEDIMENT AND
WATER POLLUTION CONTROL DETAILS**

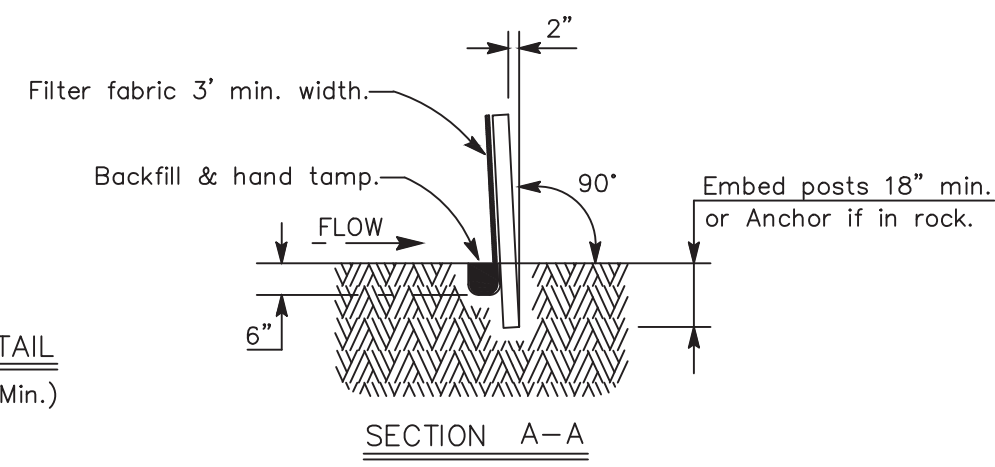


TEMPORARY SEDIMENT CONTROL FENCE



HINGE JOINT KNOT WOVEN MESH (OPTION) DETAIL

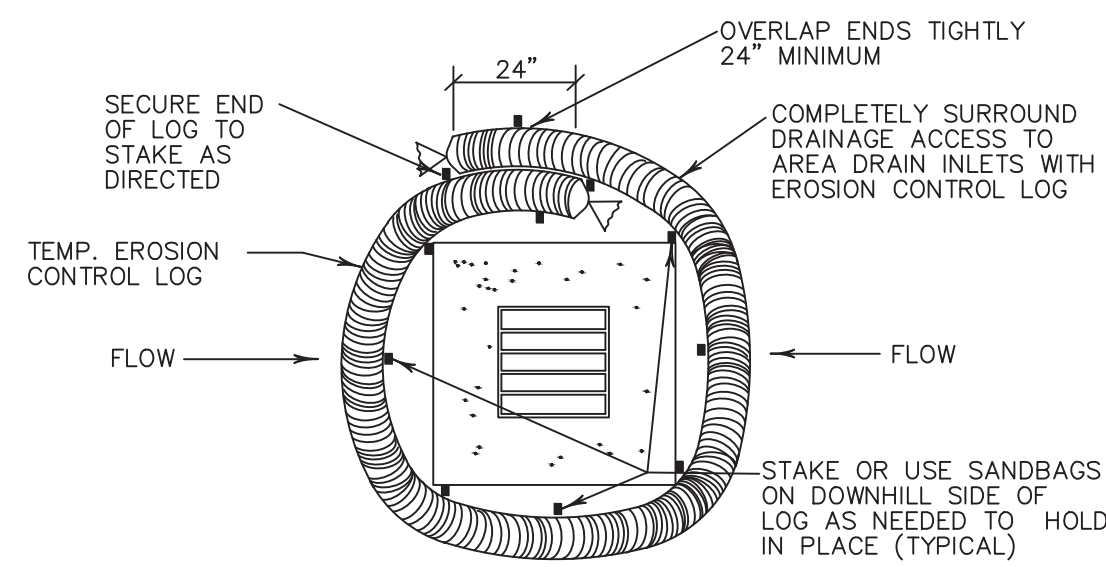
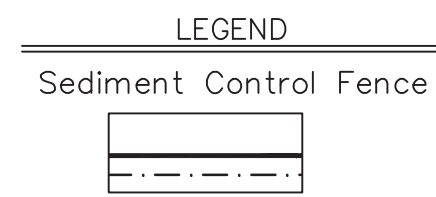
Galvanized hinge joint knot woven mesh (12.5 GA, SWG Min.) requires a minimum of five horizontal wires spaced at a maximum of 12 inches apart and all vertical wires spaced at a maximum of 12 inches apart.



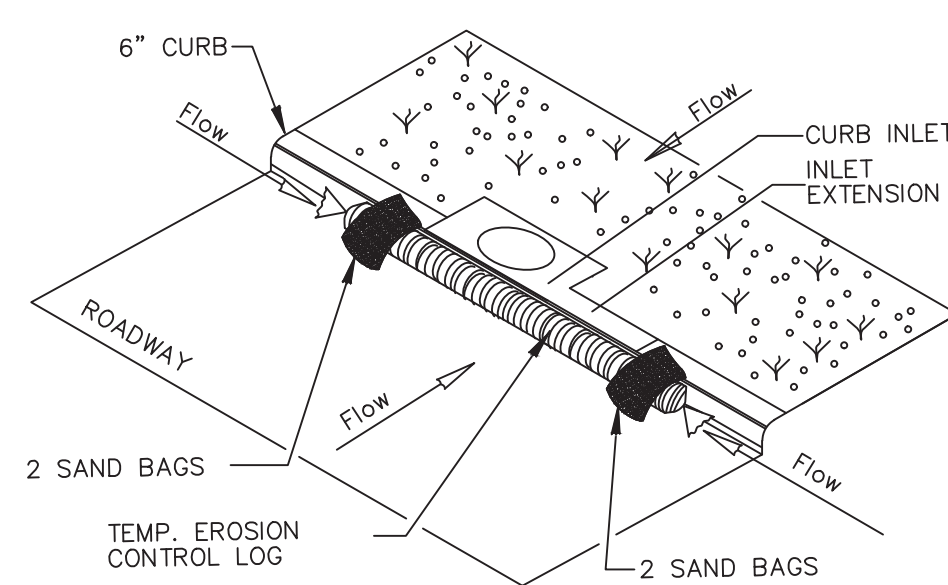
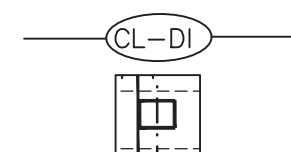
SECTION A-A

SEDIMENT CONTROL FENCE USAGE GUIDELINES

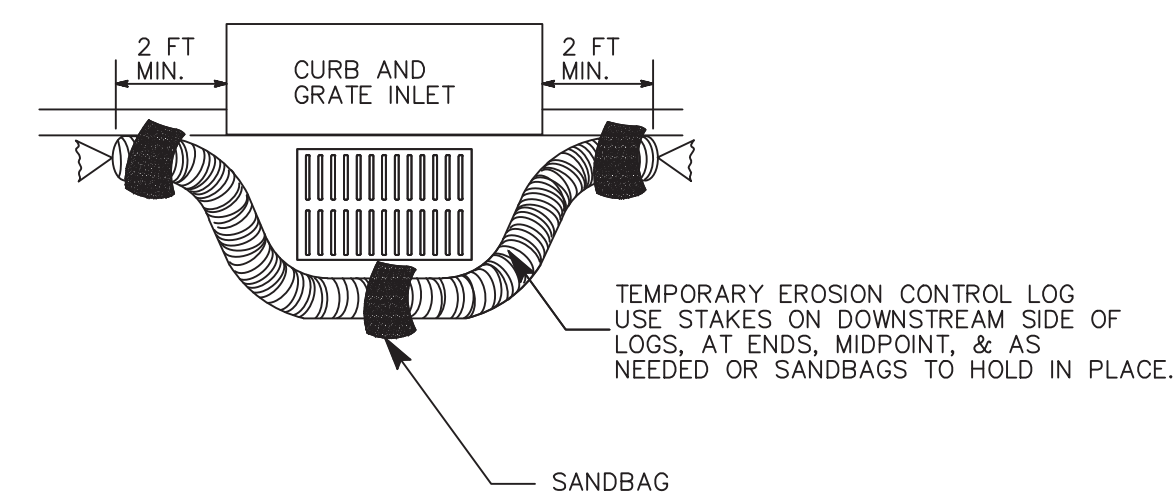
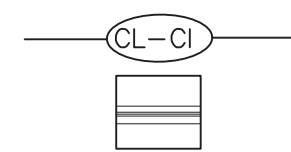
A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2 year storm frequency may be used to calculate the flow rate to be filtered. Sediment control fence should be sized to filter a maximum flow through rate of 100 GPM/FT. Sediment control fence is not recommended to control erosion from a drainage area larger than 2 acres.



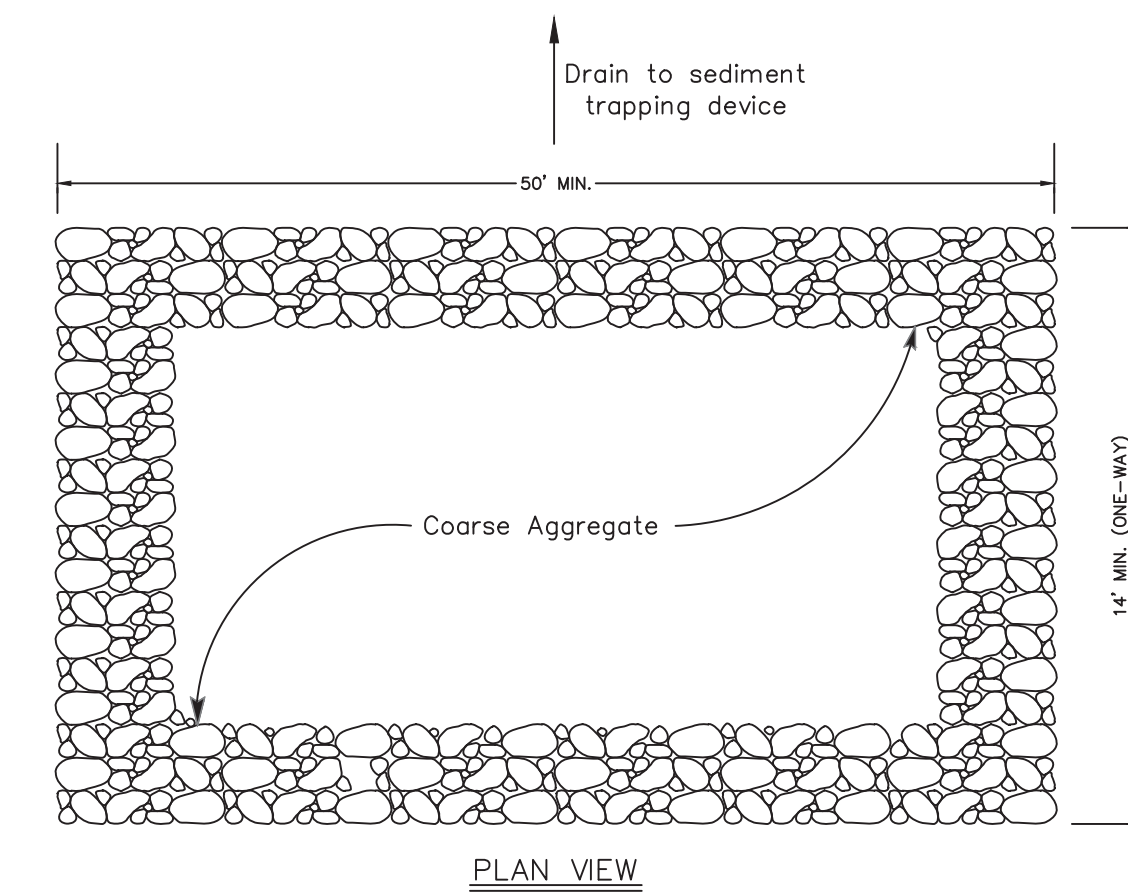
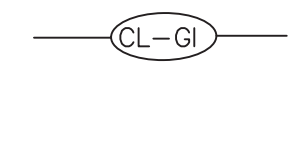
EROSION CONTROL LOG AT DROP INLET



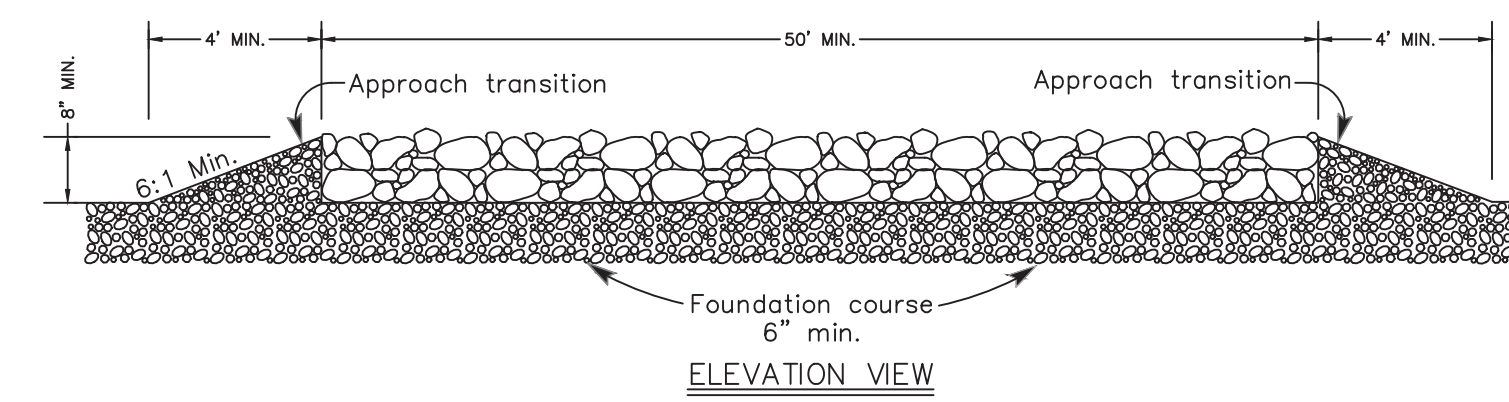
EROSION CONTROL LOG AT CURB INLET



EROSION CONTROL LOG AT CURB & GRADE INLET



PLAN VIEW



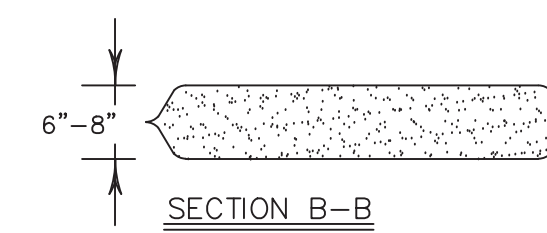
ELEVATION VIEW

GENERAL NOTES (TYPE 1)

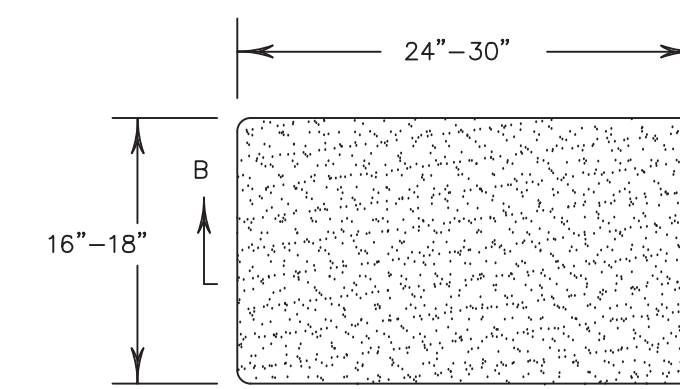
- The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
- The coarse aggregate should be open graded with a size of 4" to 8".
- The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
- The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other materials approved by the Engineer.
- The construction exit shall be graded to allow drainage to a sediment trapping device.
- The guidelines shown hereon are suggestions only and may be modified by the Engineer.
- Construct exits with a width of at least 14 ft. for one-way and 20 ft. for two-way traffic for the full width of the exit, or as directed by the engineer.

CONSTRUCTION EXIT (TYPE 1)

ROCK CONSTRUCTION (LONG TERM)



SECTION B-B



SANDBAG DETAIL

NOTE: EROSION CONTROL LOGS USED AT CURB INLETS SHOULD ONLY BE USED IF THEY WILL NOT IMPEDE TRAFFIC OR FLOOD THE ROADWAY OR WHEN THE STORM SEWER SYSTEM IS NOT FULLY FUNCTIONAL.

**AS BUILT
10/21/2021**

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