



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

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

NUMBER OF STREETLIGHTS: 4

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

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. FINAL APPROVAL DATE: 5-03-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-04-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 5-05-2022: 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: JUNE 25, 2021

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.

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Curve	Radius	Length	Delta	Chord Direction	Chord Length
C1	50.00'	104.72'	120° 00' 00"	N 81° 04' 54" W	86.60'
C2	50.00'	27.66'	114° 35' 29"	N 36° 56' 04" W	27.31'
C3	50.00'	80.19'	91° 53' 09"	S 81° 16' 10" W	71.86'
C4	50.00'	48.09'	52° 48' 59"	S 08° 55' 06" W	44.48'
C5	50.00'	80.19'	91° 53' 09"	S 63° 25' 59" E	71.86'
C6	50.00'	27.66'	31° 42' 20"	N 54° 46' 10" E	27.31'
C7	50.00'	104.72'	120° 00' 00"	S 81° 04' 54" E	86.60'

Line	Length	Bearing
L1	35.36'	N53°55'06"E
L2	35.36'	N36°04'54"W

LEGEND

R.O.W. RIGHT OF WAY
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 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

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.
- 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 OF 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; 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 - FOUND IRON ROD WITH YELLOW CAP
 N = 16637069.410
 E = 1021447.377
 ELEVATION = 214.43
- 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 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.
- THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ 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 SEWAGE 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 EXCERPT 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 FOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE, IF THE FOREMENTIONED 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 1B 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.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 23, BLOCK 9, TEXAN GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 58, HIDALGO COUNTY MAP RECORDS, SAID 10.00 ACRES WERE 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 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING ON A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF SAID LOT 23;**
- THENCE, S 08° 55' 06" W ALONG THE EAST LINE OF SAID LOT 23 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' 54" W ALONG THE SOUTH LINE OF SAID LOT 23 AND THE NORTH LINE OF LOT 24, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE N. ABRAM ROAD, CONTINUING A TOTAL DISTANCE OF 1,451.99 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 08° 55' 06" E ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
 - THENCE, S 81° 04' 54" E ALONG THE NORTH LINE OF SAID LOT 23, 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 1,451.99 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.

ENGINEER'S CERTIFICATION

STATE OF TEXAS 8
 COUNTY OF HIDALGO 8

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

DATED THIS THE _____ DAY OF _____, 20____



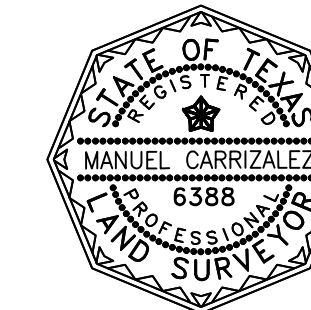
GILBERTO A. GRACIA, PROFESSIONAL ENGINEER No. 107703
 IZAGUIRRE ENGINEERING GROUP, LLC
 TBP# FIRM NO. 102114

DATE PREPARED: MARCH, 2020

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MANUEL CARRIZALES, 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 HERON DESCRIBED.



MANUEL CARRIZALES, R.P.L.S. DATE _____
 TEXAS R.P.L.S. No. 4750
 TEXAS REG. SURVEYING FIRM NO. 101194417
 1807 GONDOLA AVENUE
 EDINBURG, TEXAS 78542



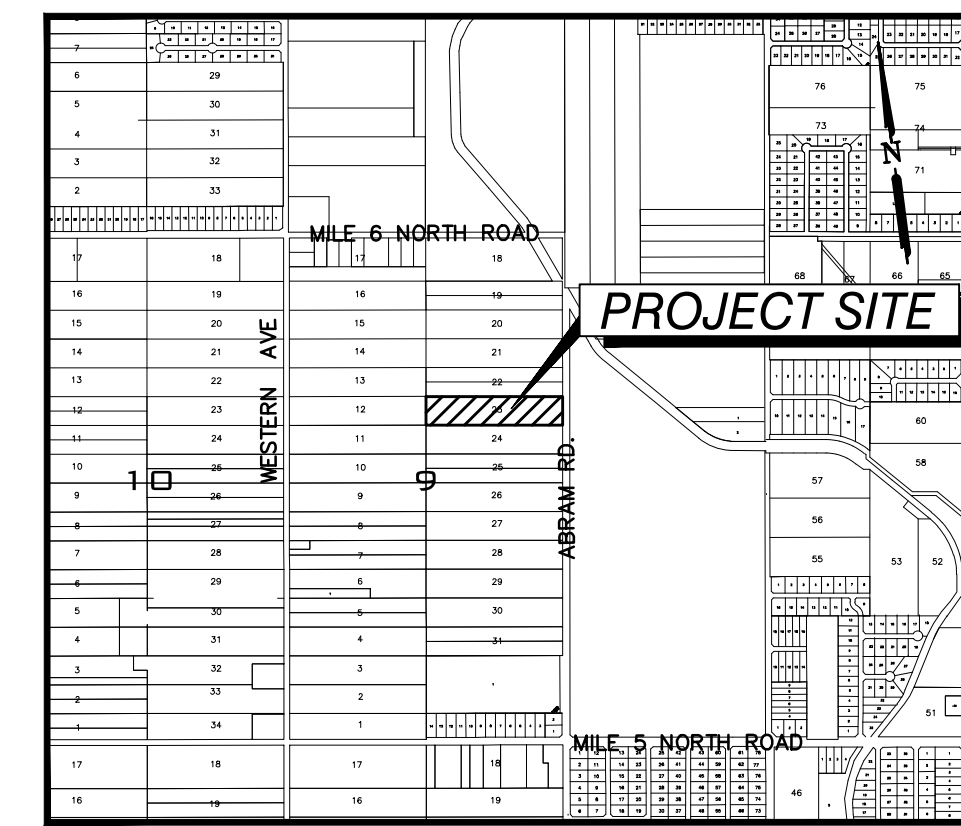
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

**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



**AS-BUILT
 5/3/2022**

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

WESTERN OAKS SUBDIVISION PHASE II 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.

SET No. 4 REBAR NW CORNER LOT 23

EXIST 30.00' R.O.W.
 P.O.B. NORTHEAST CORNER LOT 23 BLOCK 9
 N 1021476.3849
 E 1021447.3774

SCALE: 1" = 100'

SET No. 4 REBAR NE CORNER LOT 23

EXIST. 15' H.C.I.D. #16 ESMT.

SET No. 4 REBAR SW CORNER LOT 23

EXIST 30.00' R.O.W.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, EVERARDO VILLARREAL, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WESTERN OAKS SUBDIVISION PHASE II, 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:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS, AND;
 - 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 DATE _____
 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: _____

AGUA SPECIAL UTILITY DISTRICT CERTIFICATE

I, ROBERT SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR WESTERN OAKS SUBDIVISION PHASE II, 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.

ROBERT SALINAS DATE _____
 GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

LAS ARBOLEDAS INVESTMENTS GROUP, LLC
 A TEXAS LIMITED LIABILITY COMPANY

EVERARDO VILLARREAL, THE OWNER & SUBDIVIDER OF WESTERN OAK SUBDIVISION PHASE II, 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.

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. 16 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;

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER:	EVERARDO 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:	MANUEL CARRIZALES	4807 GONDOLA AVE EDINBURG, TEXAS 78542	(956)470-1489	

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 PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE DATE _____
 HIDALGO COUNTY CLERK DATE _____

HIDALGO COUNTY
 ENVIRONMENTAL HEALTH DIVISION

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WESTERN OAKS SUBDIVISION PHASE II 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 REGULATION 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

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

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

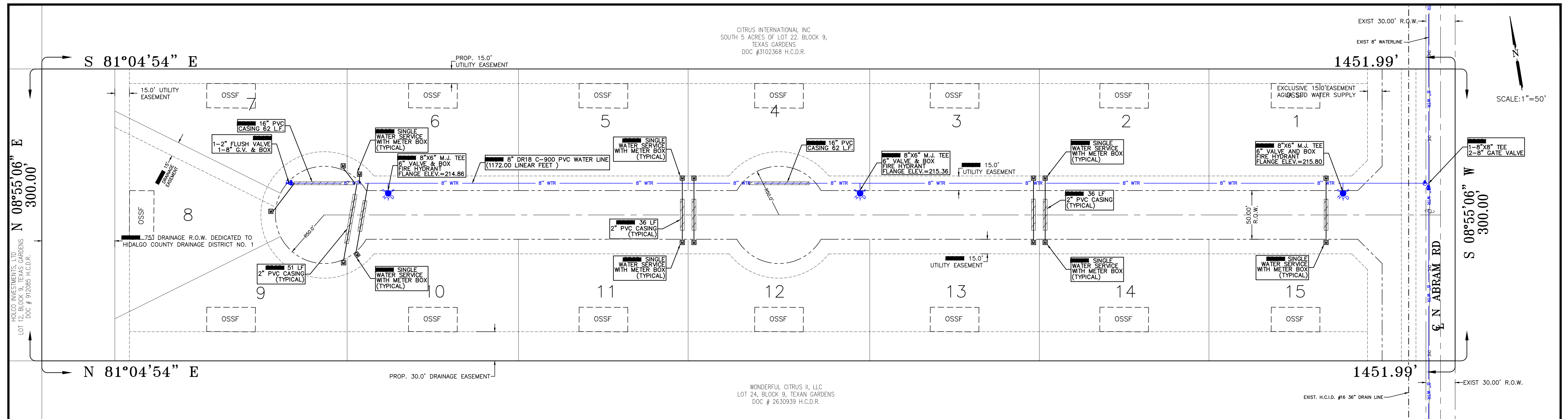
IZAGUIRRE ENGINEERING GROUP, LLC.

2121 E GRIFFIN PARKWAY SUITE 2
 MISSION TX, 78574

CONSULTING ENGINEERS
 F-10214

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

SHEET NO. 1 OF 3 SHEETS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	MARCH 2021	DANNY		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



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 1,172 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 PAY 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 1,172 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, TARIFAS DE CONEXION Y MEMBRESIAS). 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 CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

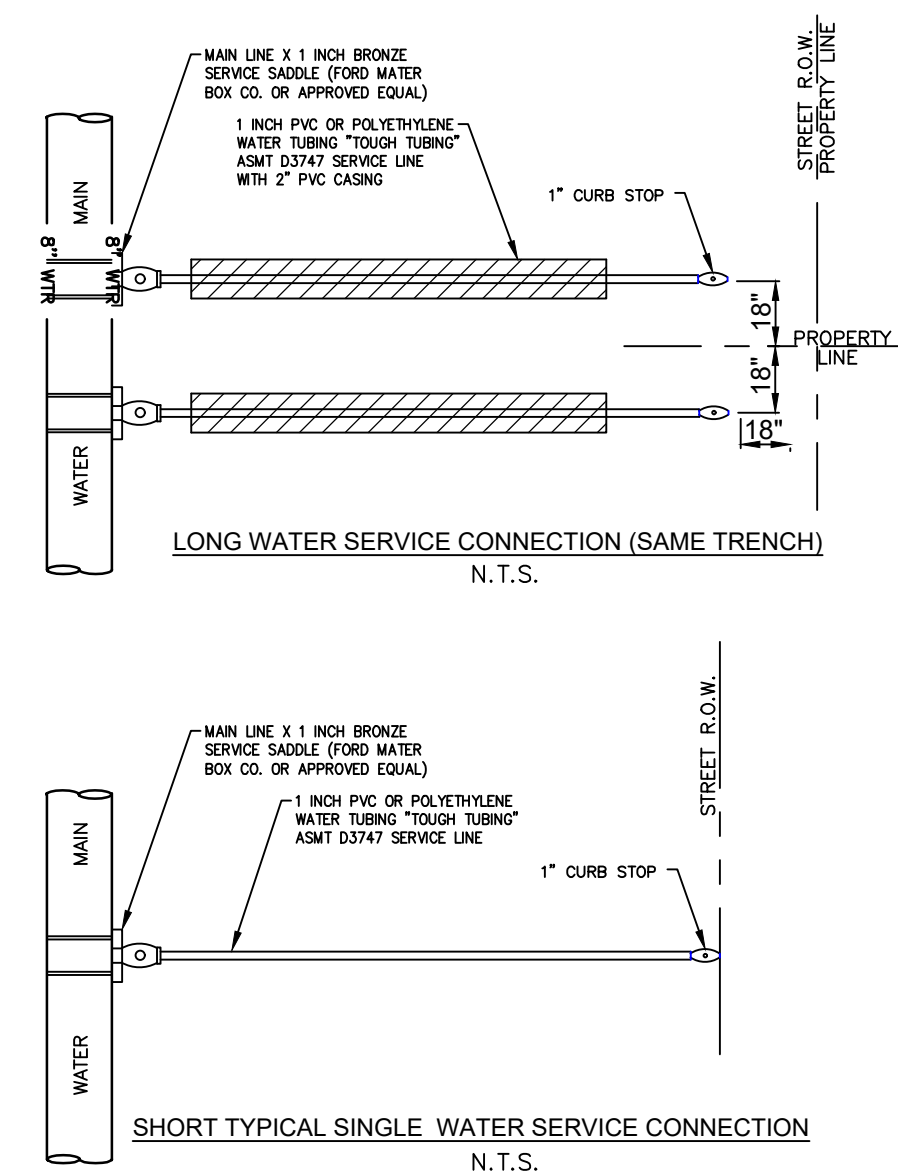
WESTERN OAKS SUBDIVISION PHASE II TIENE SISTEMAS DE TANQUES SEPTICO EN CADA LOTE. SON UN TOTAL DE QUINCE (15) SISTEMAS DE TANQUES SEPTICO CON UN COSTO TOTAL DE \$37,500.00 O \$2,500.00 POR LOTE.

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 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 \$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.



BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THIS PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METES AND OR WATER WELLS FOR EACH LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
I, EVERARDO VILLARREAL, SUBDIVIDER OF WESTERN OAKS SUBDIVISION 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

ESTIMACION DE COSTOS:

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 ETU 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.



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
5/3/2022

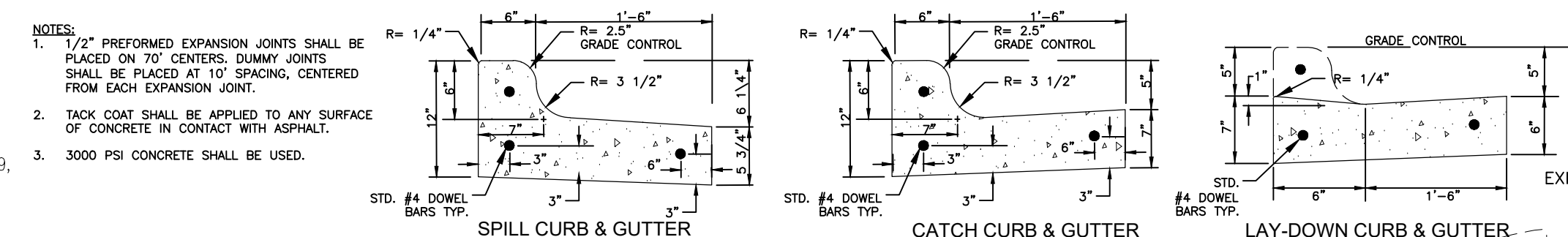
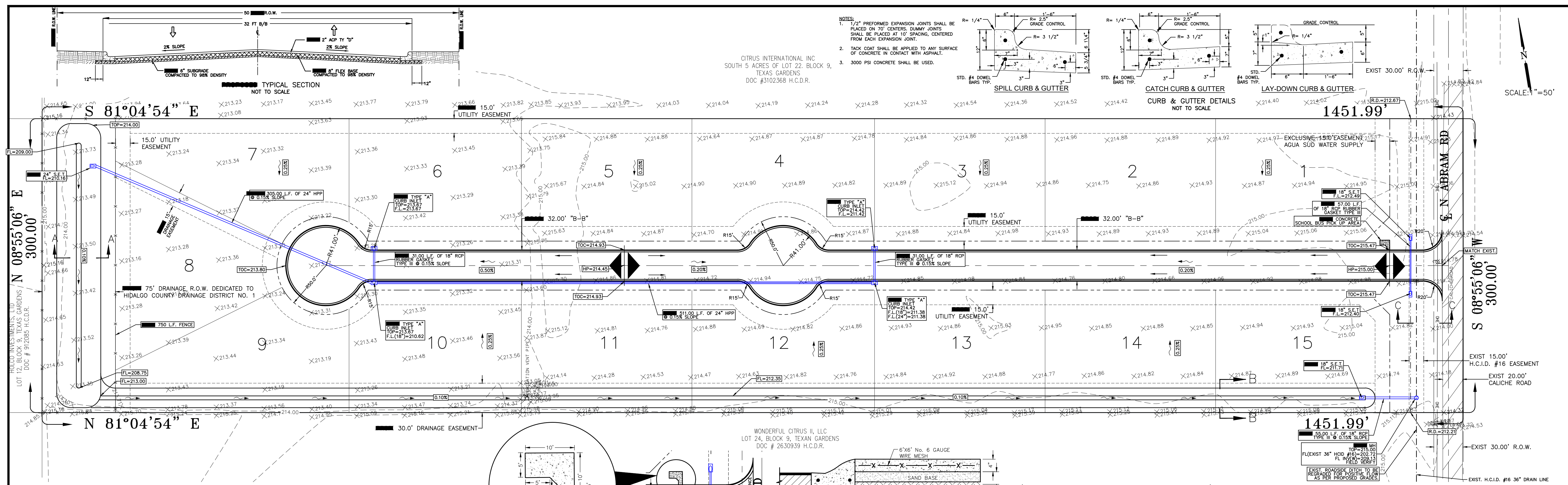
IZAGUIRRE ENGINEERING GROUP, LLC

2121 E GRIFFIN PARKWAY SUITE 2
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

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

- 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.



DRAINAGE STATEMENT: WESTERN OAK SUBDIVISION PHASE II

PROJECT LOCATION
The 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 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. 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.

DESIGN 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 drainage calculations and drainage area maps for the aforementioned project site. The 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 drainage infrastructure consists of (4) 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).

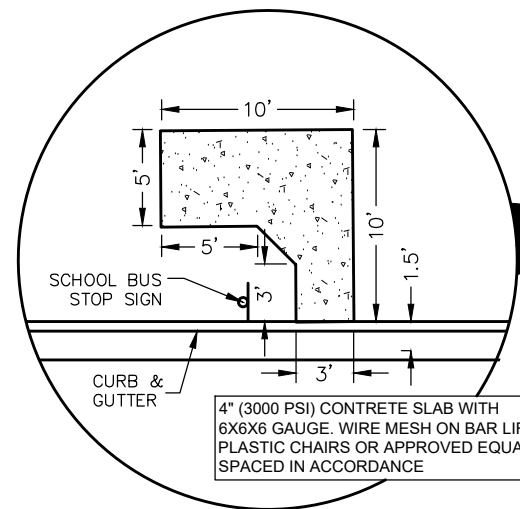
ENGINEER'S CERTIFICATION
STATE OF TEXAS §
COUNTY OF HIDALGO §

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__

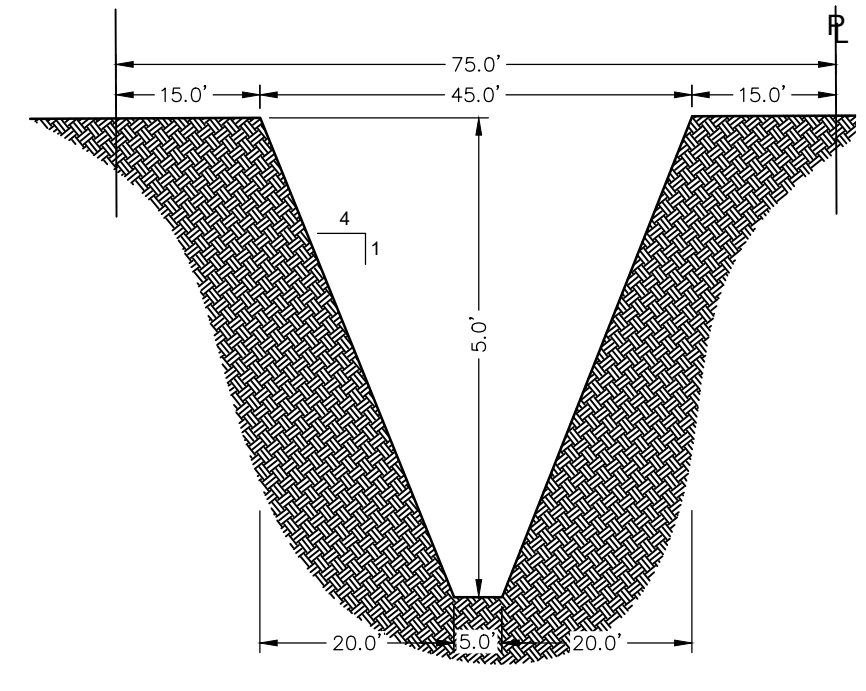
GILBERTO A. GRACIA, PROFESSIONAL ENGINEER No. 107703
IZAGUIRRE ENGINEERING GROUP, LLC
TPE FIRM No. 10214



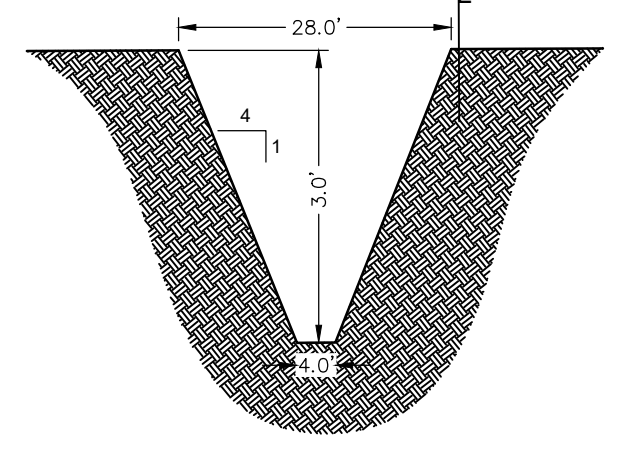
DATE PREPARED: SEPTEMBER, 2020



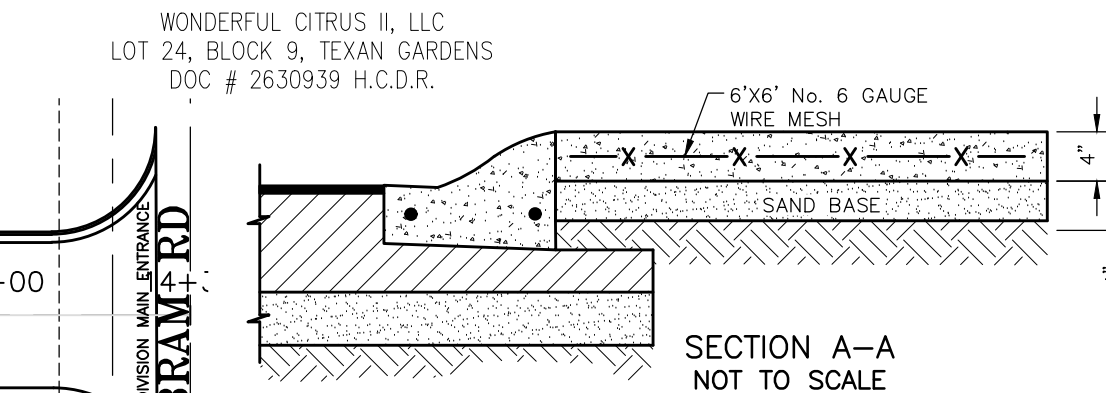
PLAN VIEW OF CONCRETE SCHOOL BUS STOP PICK UP AREA
SCALE: 1"=20'



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



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



SECTION A-A
NOT TO SCALE

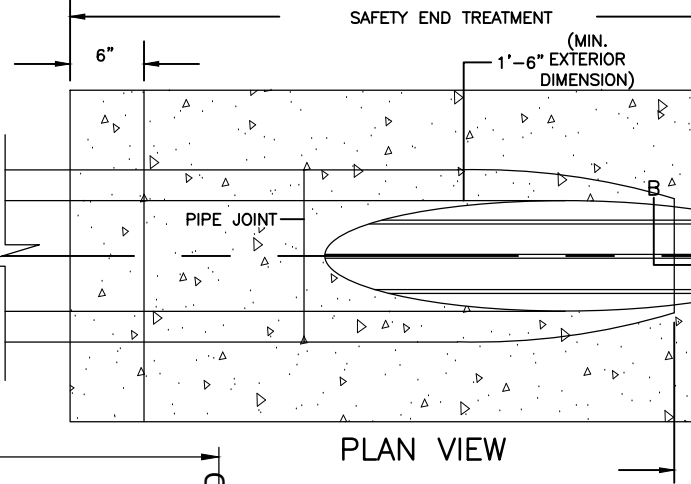
AS-BUILT
5/3/2022

COST ESTIMATE:

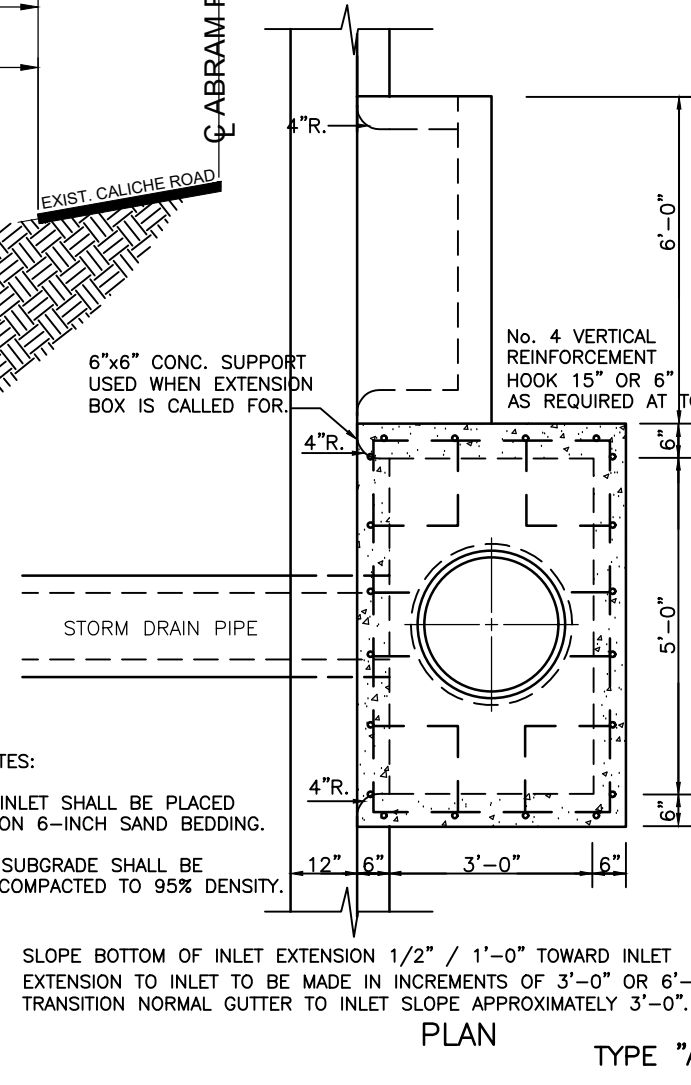
PAVING IMPROVEMENTS:	\$153,300.00
DRAINAGE IMPROVEMENTS:	\$ 74,887.00
WATER DISTRIBUTION:	\$ 65,890.50
SANITARY SEWER COLLECTION:	\$37,500.00

ESTIMACION DE COSTOS:

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



PLAN VIEW



SECTION
TYPE "A" STORM DRAIN INLET
NOT TO SCALE

NOTES:

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

SLOPE BOTTOM OF INLET EXTENSION 1/2" / 1'-0" TOWARD INLET
EXTENSION TO INLET TO BE MADE IN INCREMENTS OF 3'-0" OR 6'-0" ONLY.
TRANSITION NORMAL GUTTER TO INLET SLOPE APPROXIMATELY 3'-0".

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. 16 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.

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

PAVING & DRAINAGE PLAN

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

IZAGUIRRE ENGINEERING GROUP, LLC

2121 E GRIFFIN PARKWAY SUITE 2
MISSION TX, 78574

CONSULTING ENGINEERS
F-10214

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

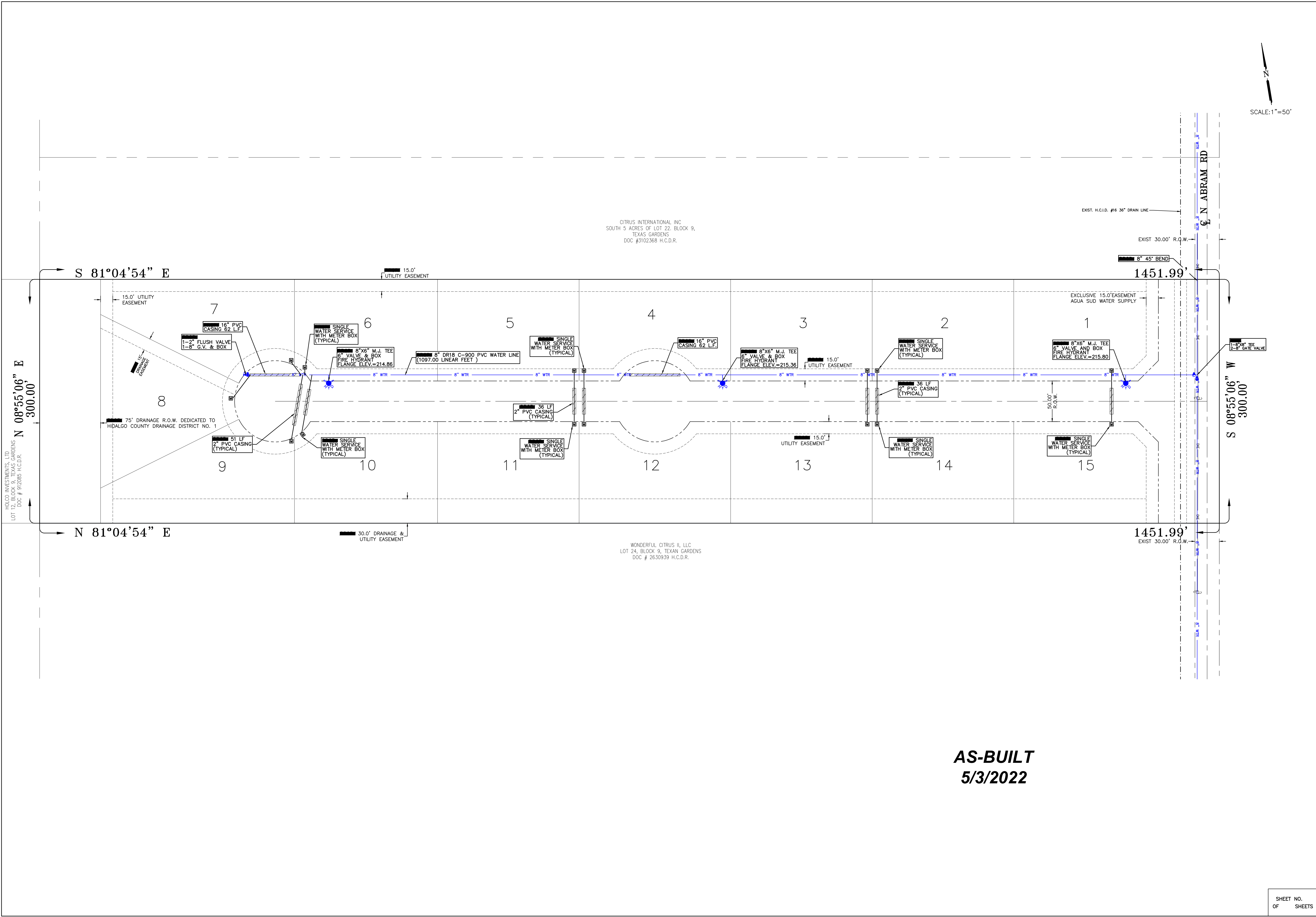
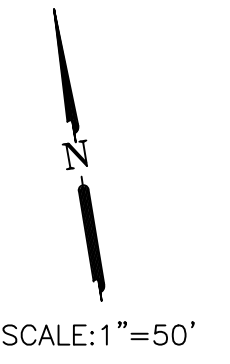
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**WESTERN OAKS SUBDIVISION
PHASE II
WATER DISTRIBUTION LAYOUT**

IZAGUIRRE ENGINEERING GROUP, LLC.

2121 E GRIFFIN PARKWAY SUITE 2
MISSION TX, 78574
CONSULTING ENGINEERS
F-10214
TEL. (956) 584-0554
FAX. (956) 584-0554



**AS-BUILT
5/3/2022**

SHEET NO.
OF SHEETS

HOLCO INVESTMENTS, LTD.
LOT 12, BLOCK 9, TEXAS GARDENS
DOC # 912985 H.C.D.R.

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.



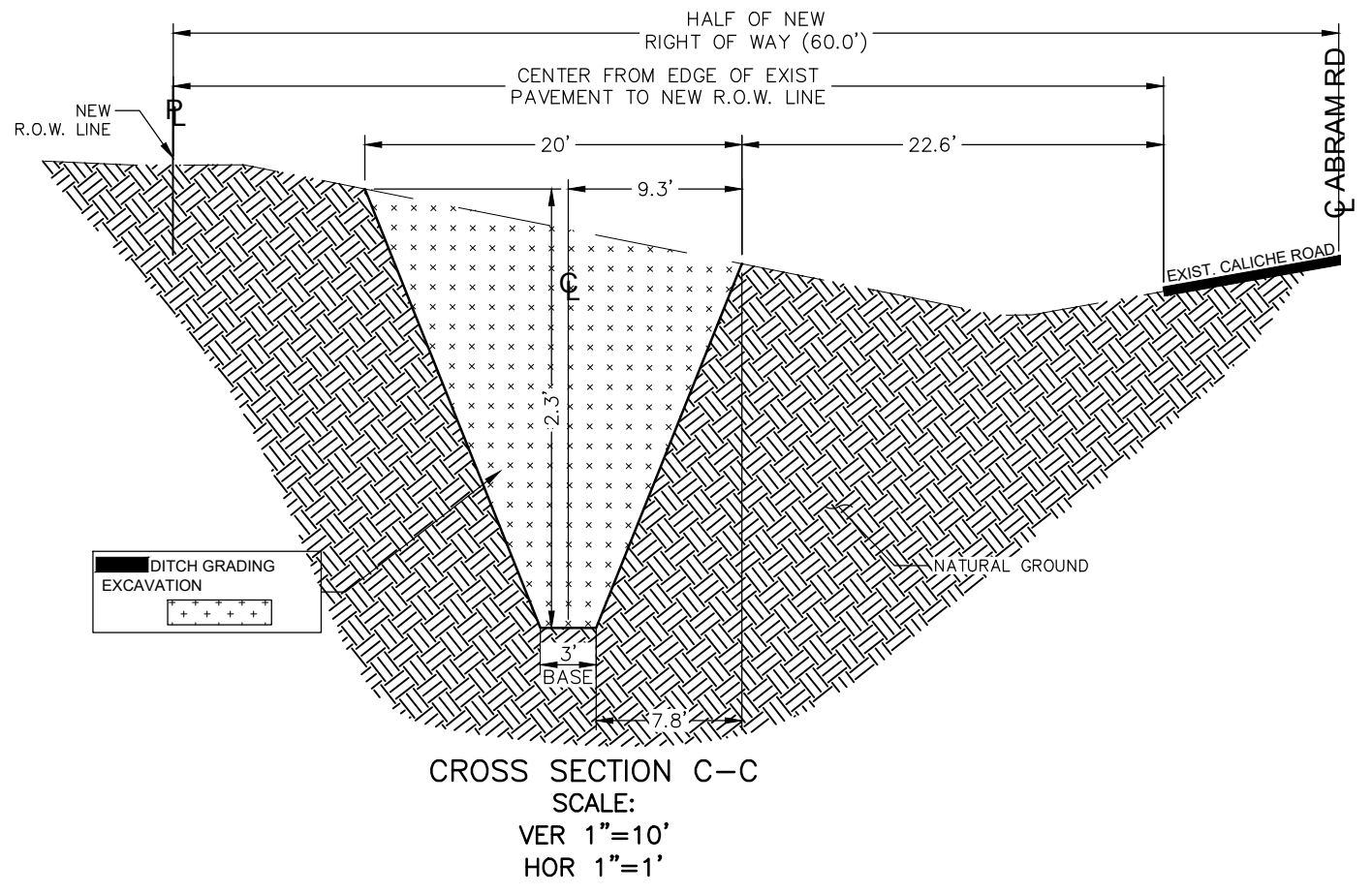
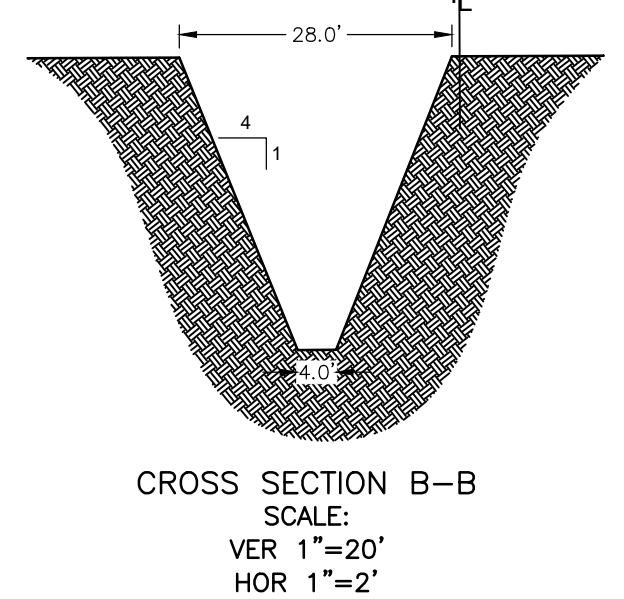
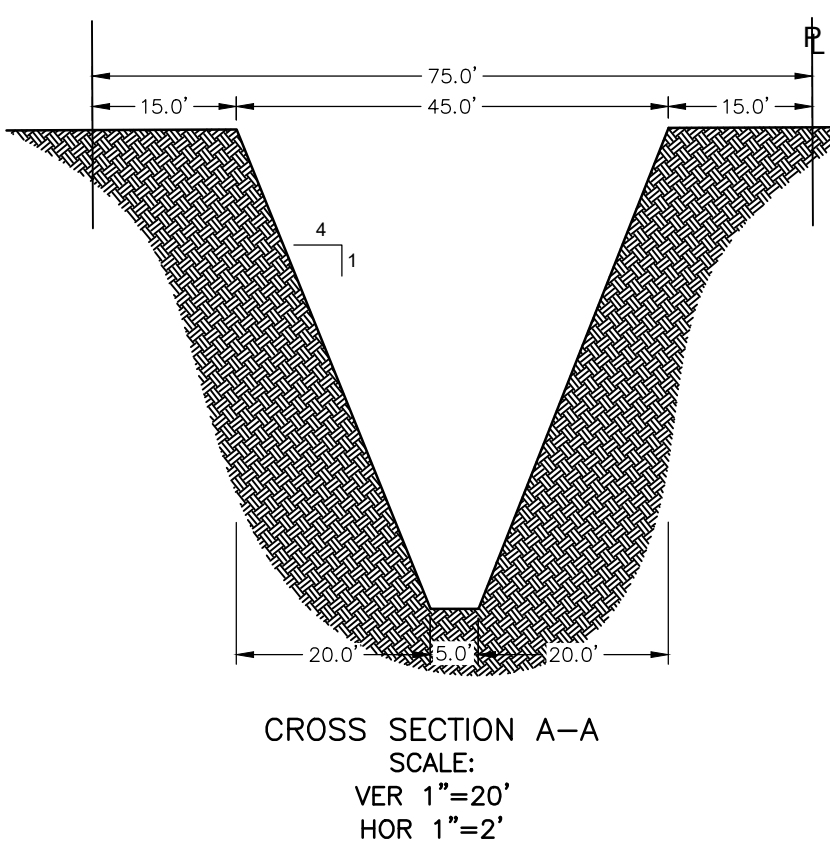
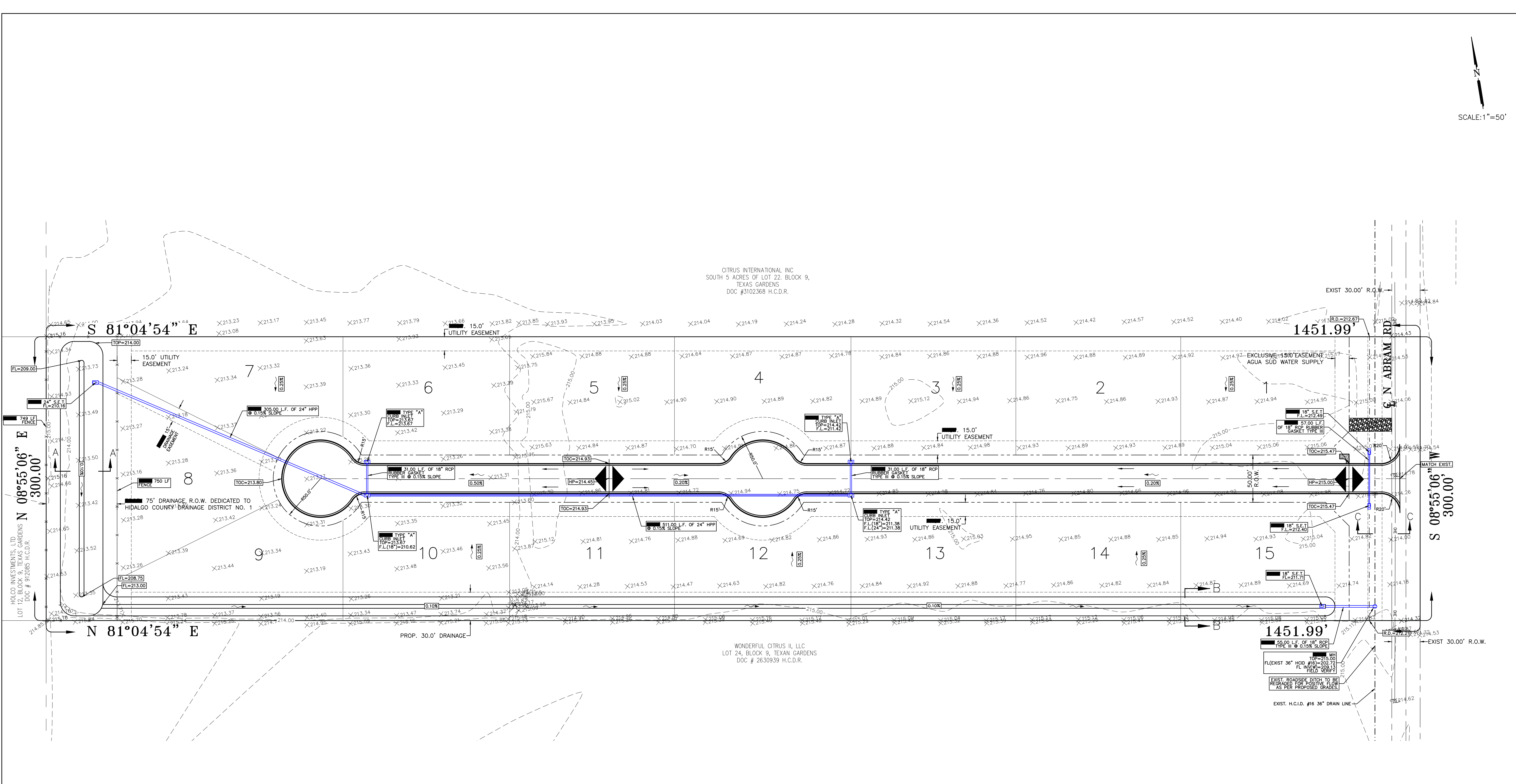
SCALE: 1"=50'

WESTERN OAKS SUBDIVISION
PHASE II
PAVING AND DRAINAGE LAYOUT

IZAGUIRRE ENGINEERING GROUP, LLC.

2121 E GRIFFIN PARKWAY SUITE 2
MISSION TX, 78574
CONSULTING ENGINEERS
F-10214
TEL. (956) 584-0554
FAX. (956) 584-0554

SHEET NO.
OF SHEETS



AS-BUILT
5/3/2022

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.

HICLO INVESTMENTS, LTD.
CONDENS
DOC # 912085 H.C.D.R.

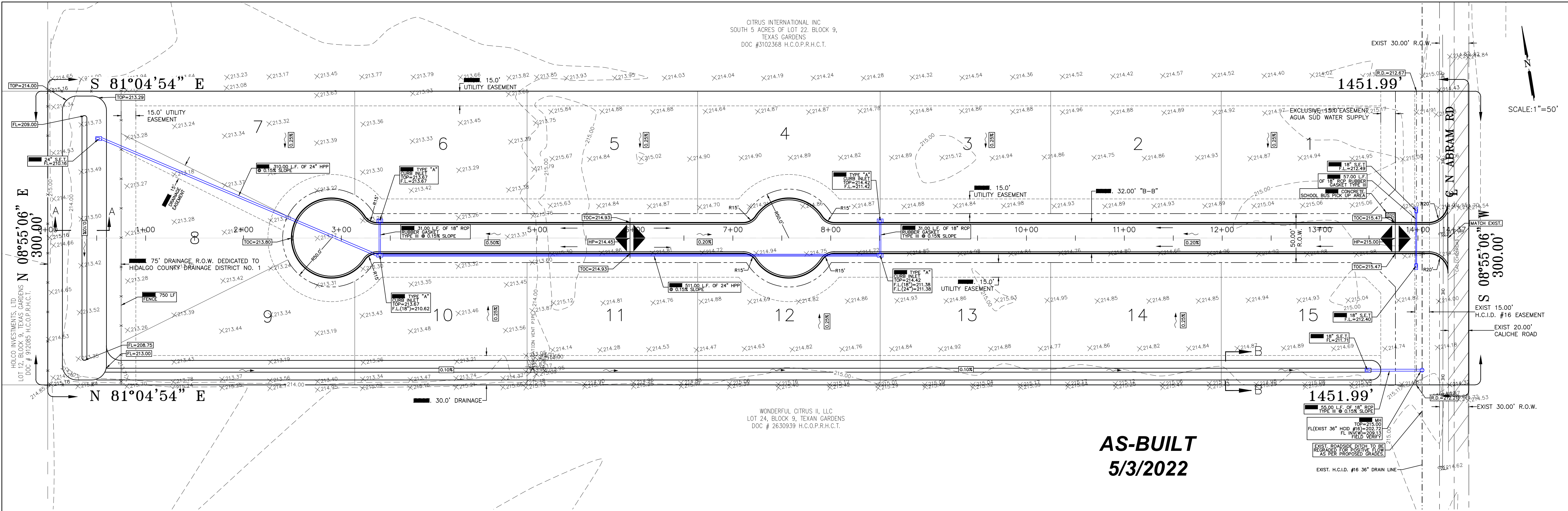
LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
CONDENS
DOC # 912085 H.C.D.R.



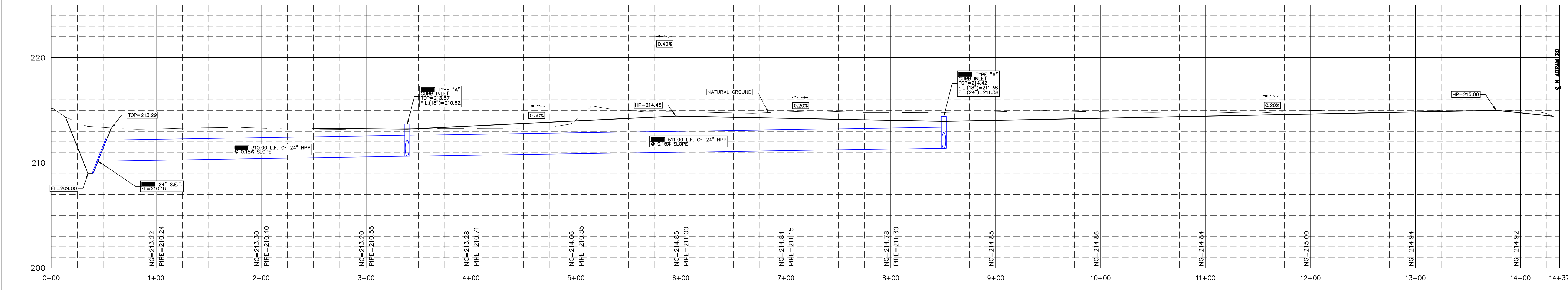
WESTERN OAKS SUBDIVISION
 PHASE II
 PAVING AND DRAINAGE LAYOUT

IZAGUIRRE ENGINEERING GROUP, LLC.

2121 E GRIFFIN PARKWAY SUITE 2
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 TEL. (956) 584-0554
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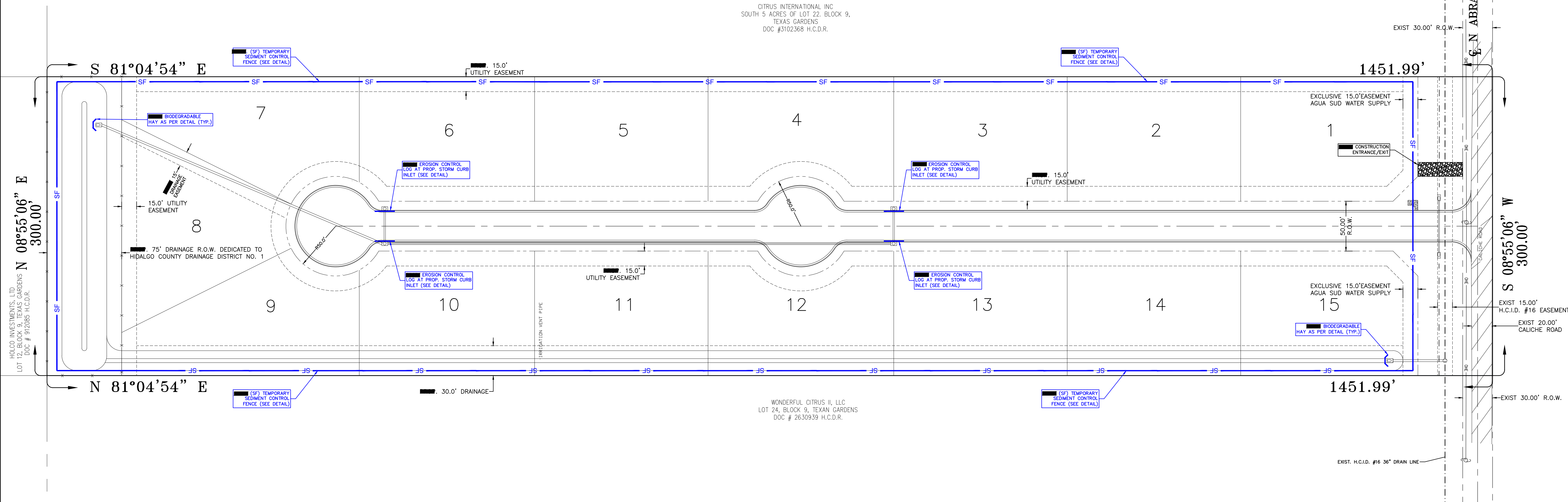
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 5/3/2022





SCALE: 1"=50'

WESTERN OAKS SUBDIVISION
PHASE II
EROSION CONTROL PLAN



HILCO INVESTMENTS, LTD. CONDENSERS
LOT 14, BLOCK 9, TEXAN GARDENS
DOC # 912085 H.C.D.R.

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.

- EROSION CONTROL LOG AT PROP. STORM CURB INLET (QUANTITY=4 EACH)
- BIODEGRADABLE HAY (QUANTITY=2 EACH)
- CONSTRUCTION ENTRANCE/EXIT (QUANTITY=1 EACH)
- (SF) TEMPORARY SEDIMENT CONTROL FENCE (APPROXIMATELY 3,300 TOTAL LINEAR FEET)

AS-BUILT
5/3/2022

IZAGUIRRE ENGINEERING GROUP, LLC.

CONSULTING ENGINEERS
F-10214
TEL. (956) 584-0554
FAX. (956) 584-0554

2121 E GRIFFIN PARKWAY SUITE 2
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SHEET NO.
OF SHEETS

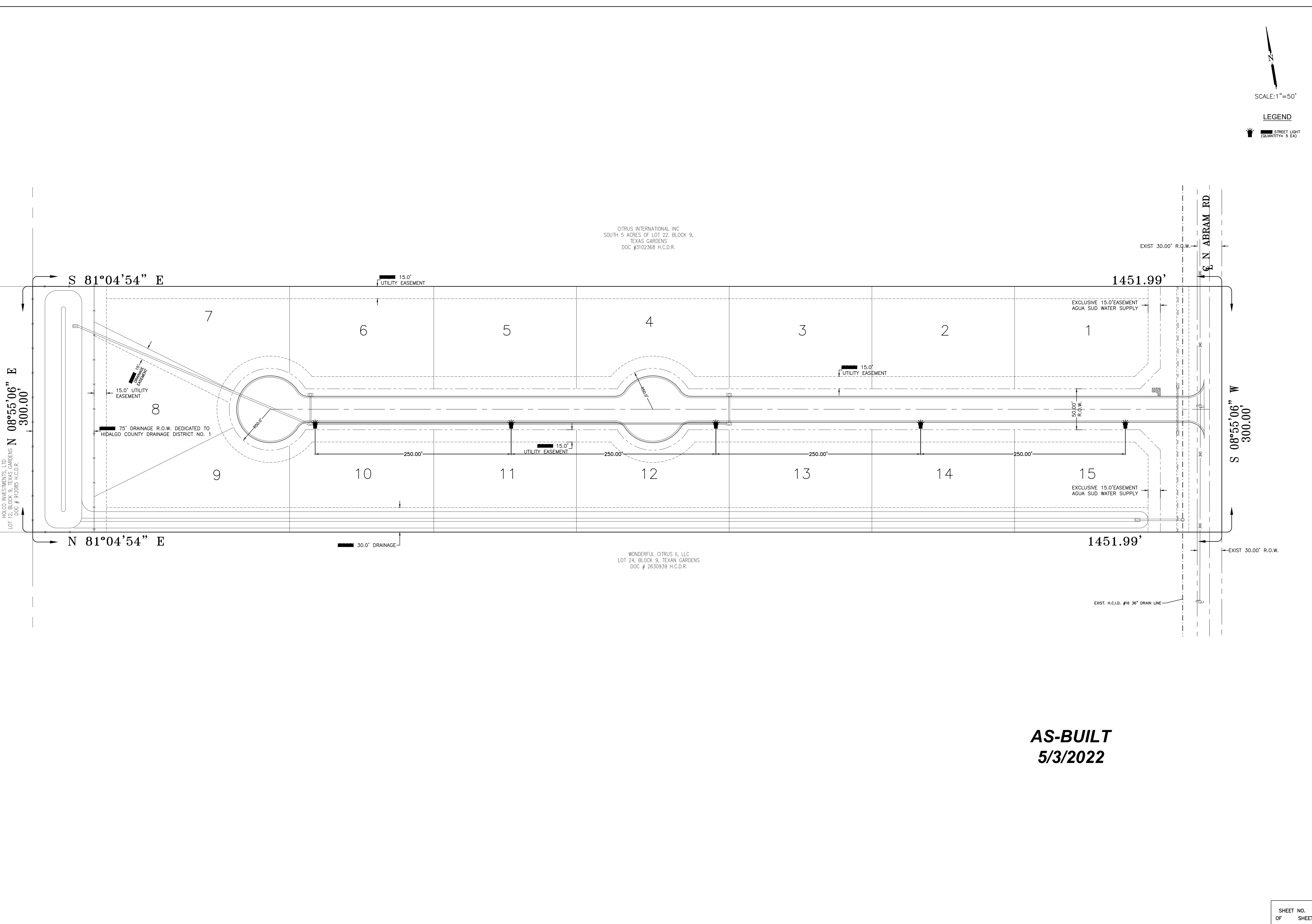


SCALE: 1"=50'

LEGEND



WESTERN OAKS SUBDIVISION
PHASE II
STREET LIGHTING PLAN



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.

HIDALGO INVESTMENTS, LTD.
LOT 8, BLOCK 9, TEXAN GARDENS
DOC # 912085 H.C.D.R.

AS-BUILT
5/3/2022

IZAGUIRRE ENGINEERING GROUP, LLC.

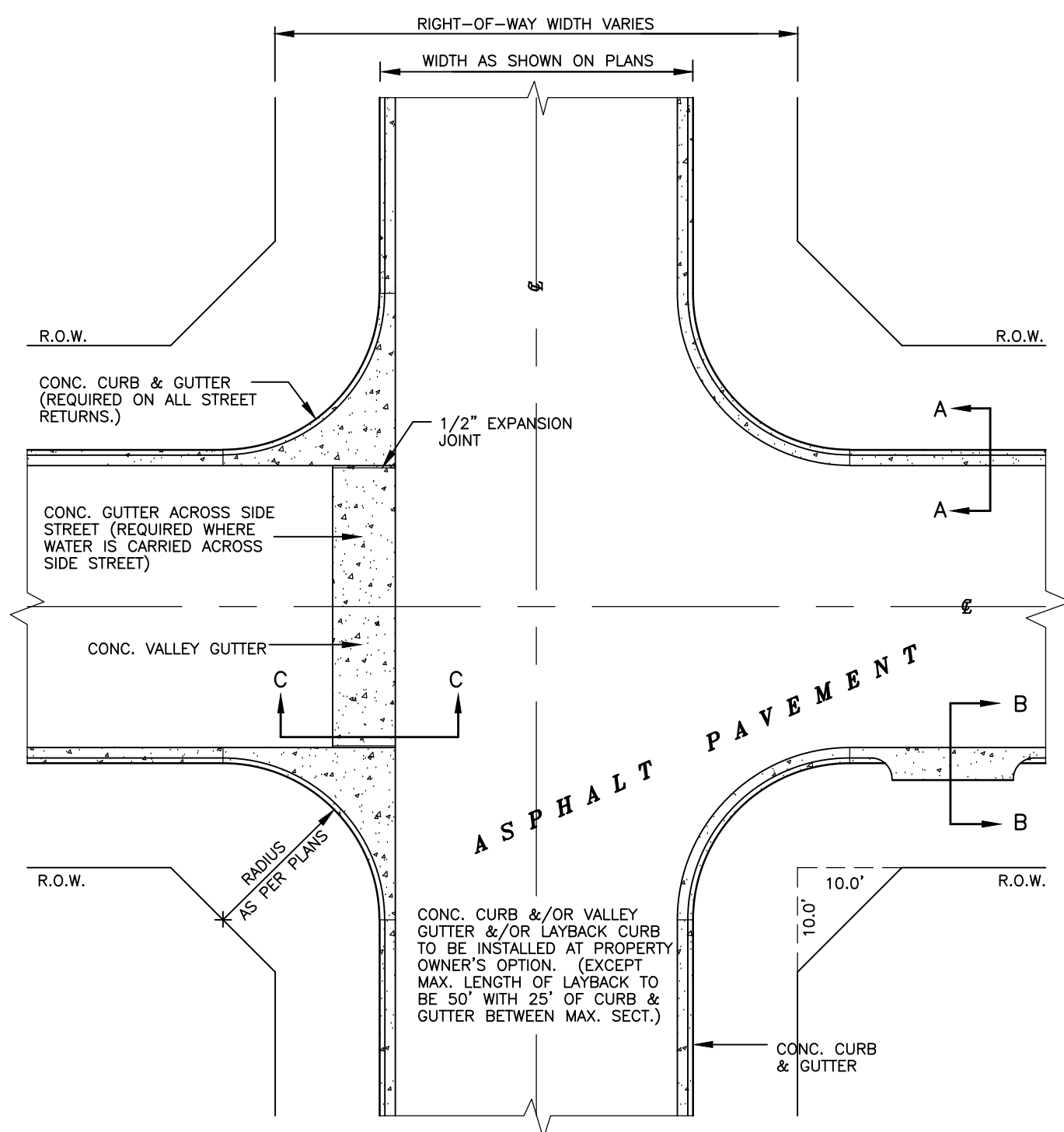
CONSULTING ENGINEERS
F-10214
TEL. (956) 584-0554
FAX. (956) 584-0554

2121 E GRIFFIN PARKWAY SUITE 2
MISSION TX, 78574

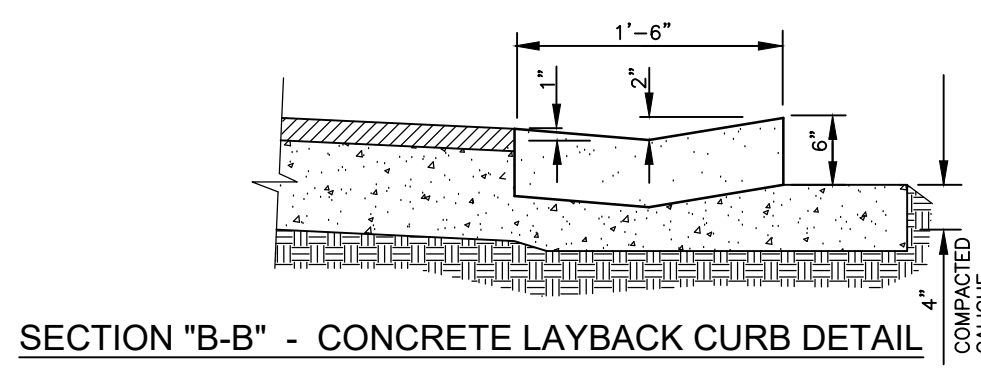
SHEET NO.
OF SHEETS



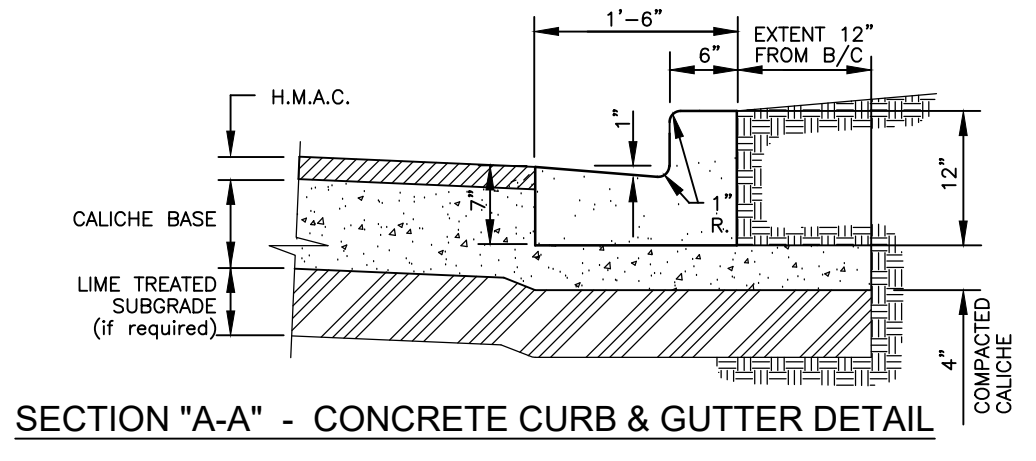
**WESTERN OAKS SUBDIVISION
 PHASE II
 TYPICAL PAVING AND
 STORM DRAIN DETAILS**



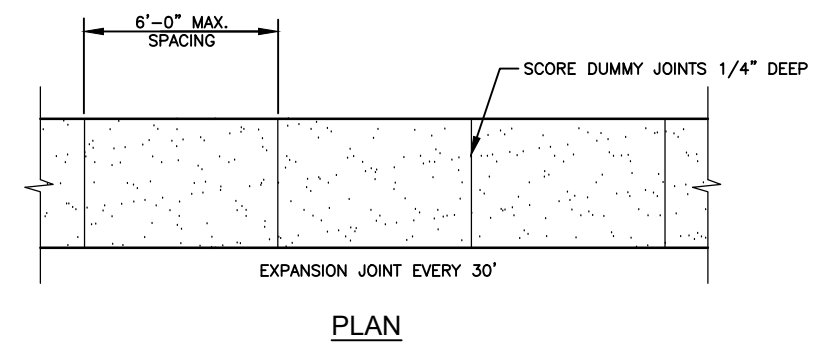
TYPICAL RESIDENTIAL STREET INTERSECTION DETAIL
 NOTE: ANY STRUCTURE IN PAVEMENT ADJUSTED AFTER H.M.A.C. IS APPLIED SHALL BE ADJUSTED TO GRADE WITH A MINIMUM 6" CONCRETE COLLAR A.O.B.E.



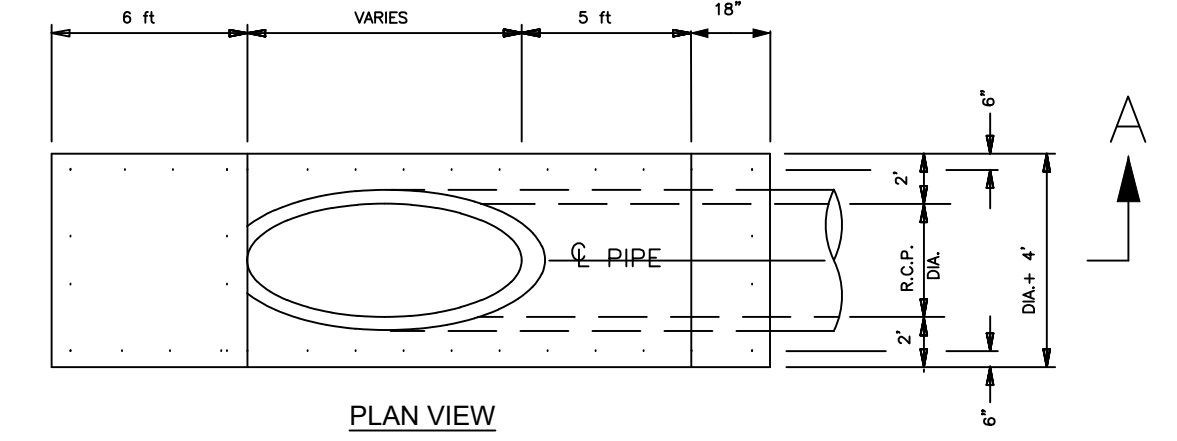
SECTION "B-B" - CONCRETE LAYBACK CURB DETAIL



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

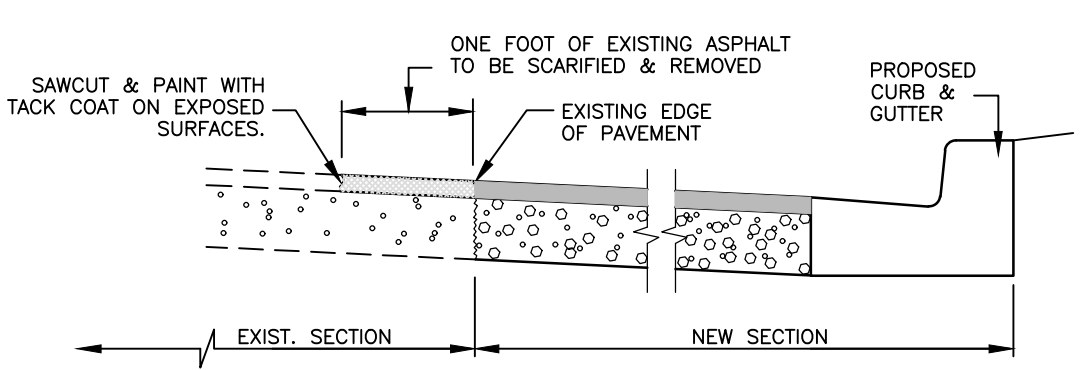


PLAN

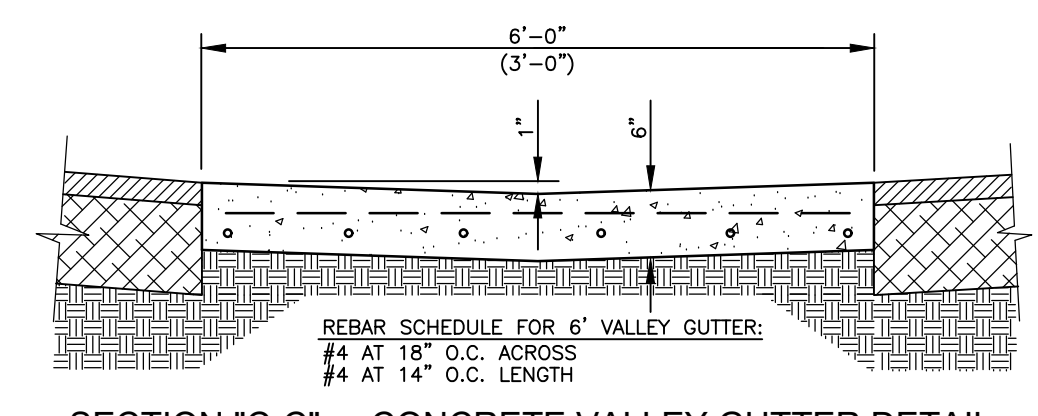


PLAN VIEW

- 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.

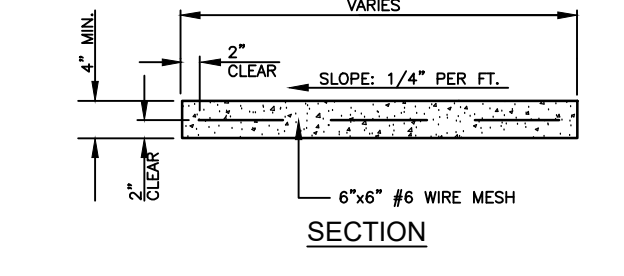


NEW ASPHALT MEETING EXISTING PAVEMENT DETAIL



SECTION "C-C" - CONCRETE VALLEY GUTTER DETAIL

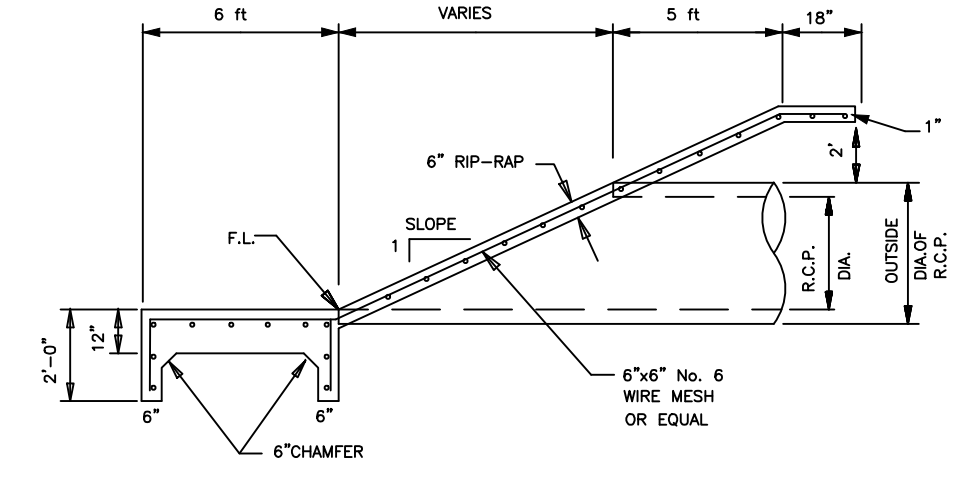
- GENERAL NOTES:**
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ TxDOT 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION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



SECTION

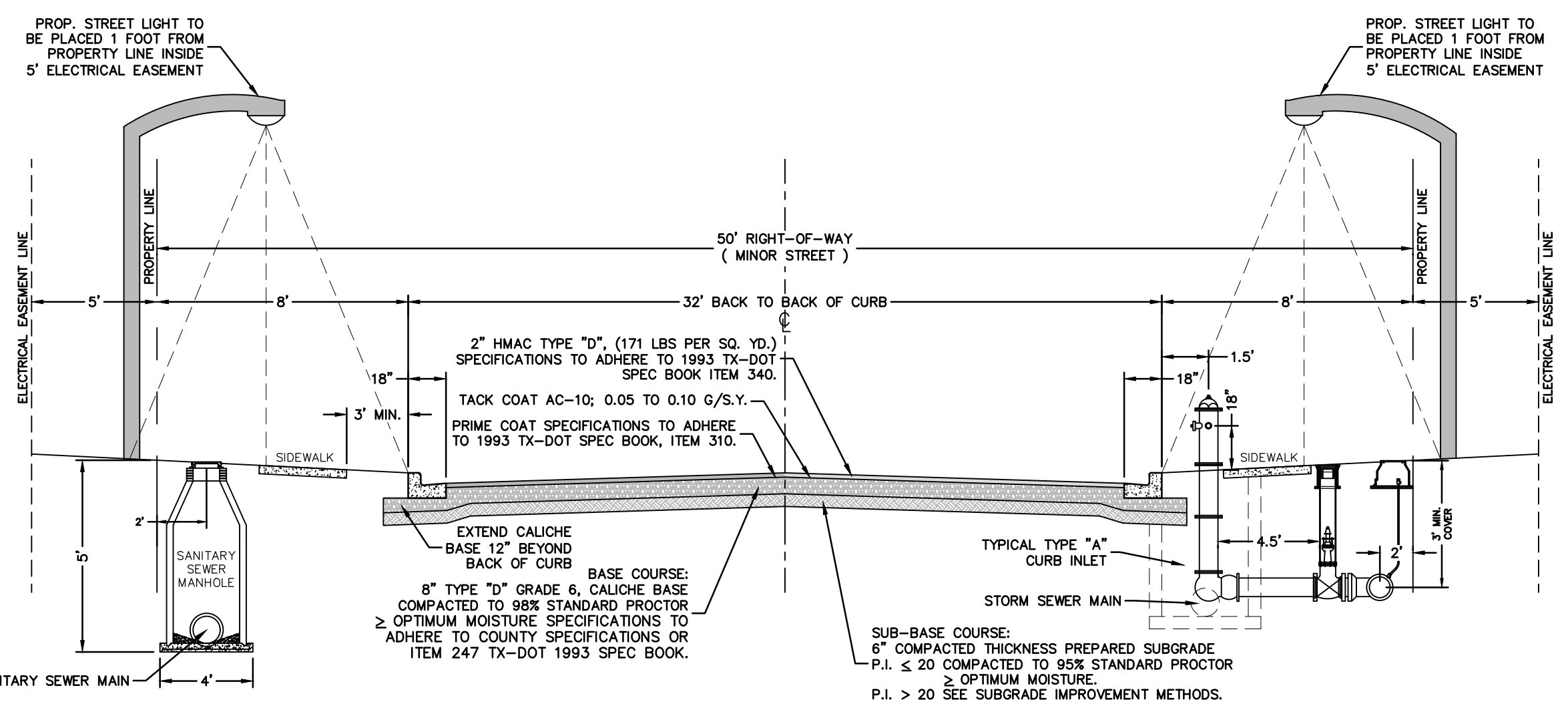
- SIDEWALK NOTES:**
- MINIMUM 4'-0" WIDE SIDEWALK.
 - SIDEWALK GRADIENT SHALL NOT EXCEED 1:20.
 - SIDEWALK CONCRETE SHALL BE 5 SACK CEMENT MIX AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
 - CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF EXISTING UTILITY LINES WITH APPROPRIATE COMPANIES 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



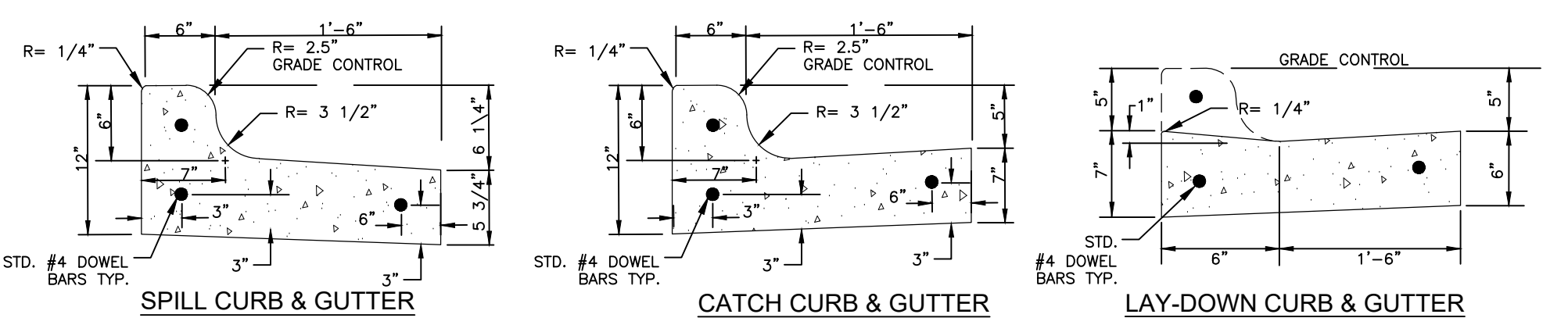
CROSS-SECTION A-A

**SLOPED END SECTION
 NOT TO SCALE**



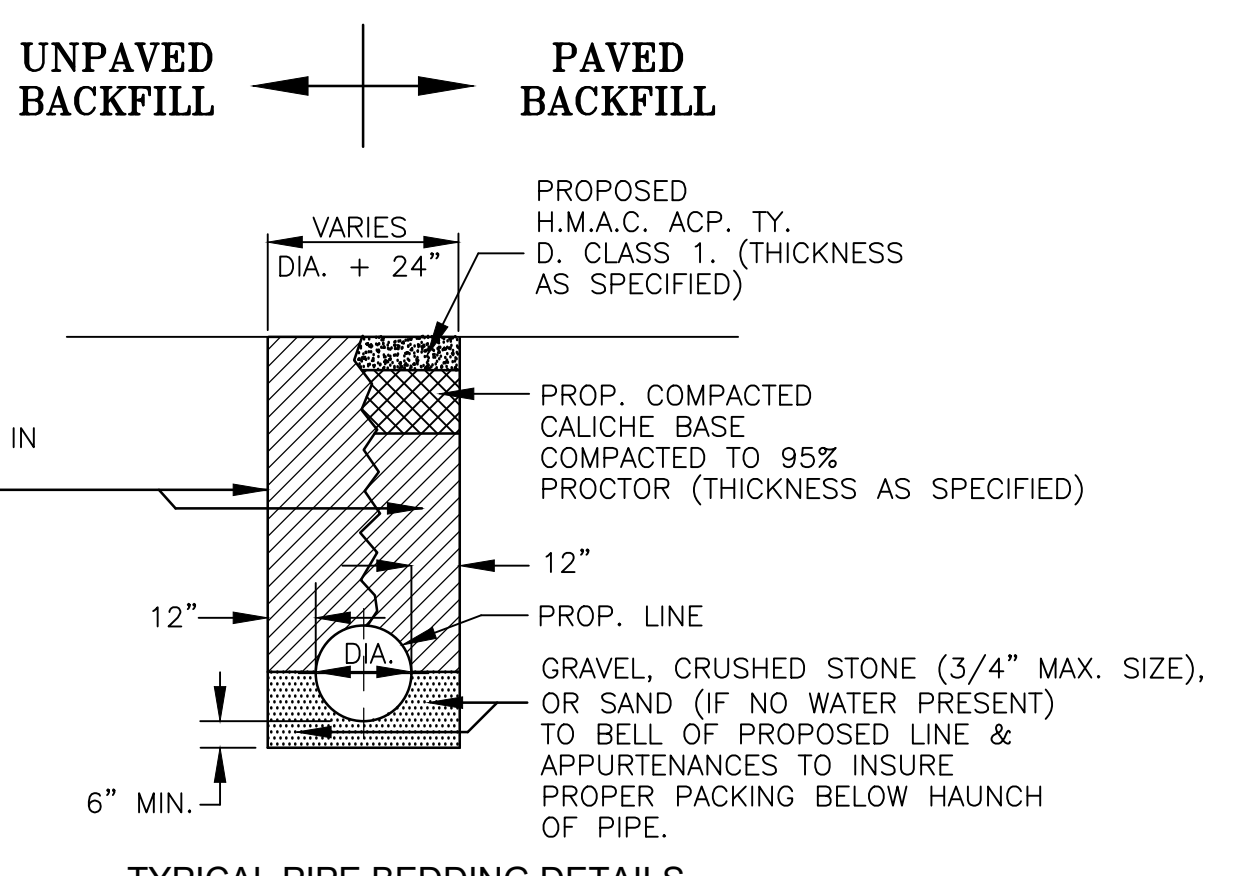
TYPICAL 32' BACK TO BACK STREET CROSS-SECTION DETAIL

- 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 GEOTRIG 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.



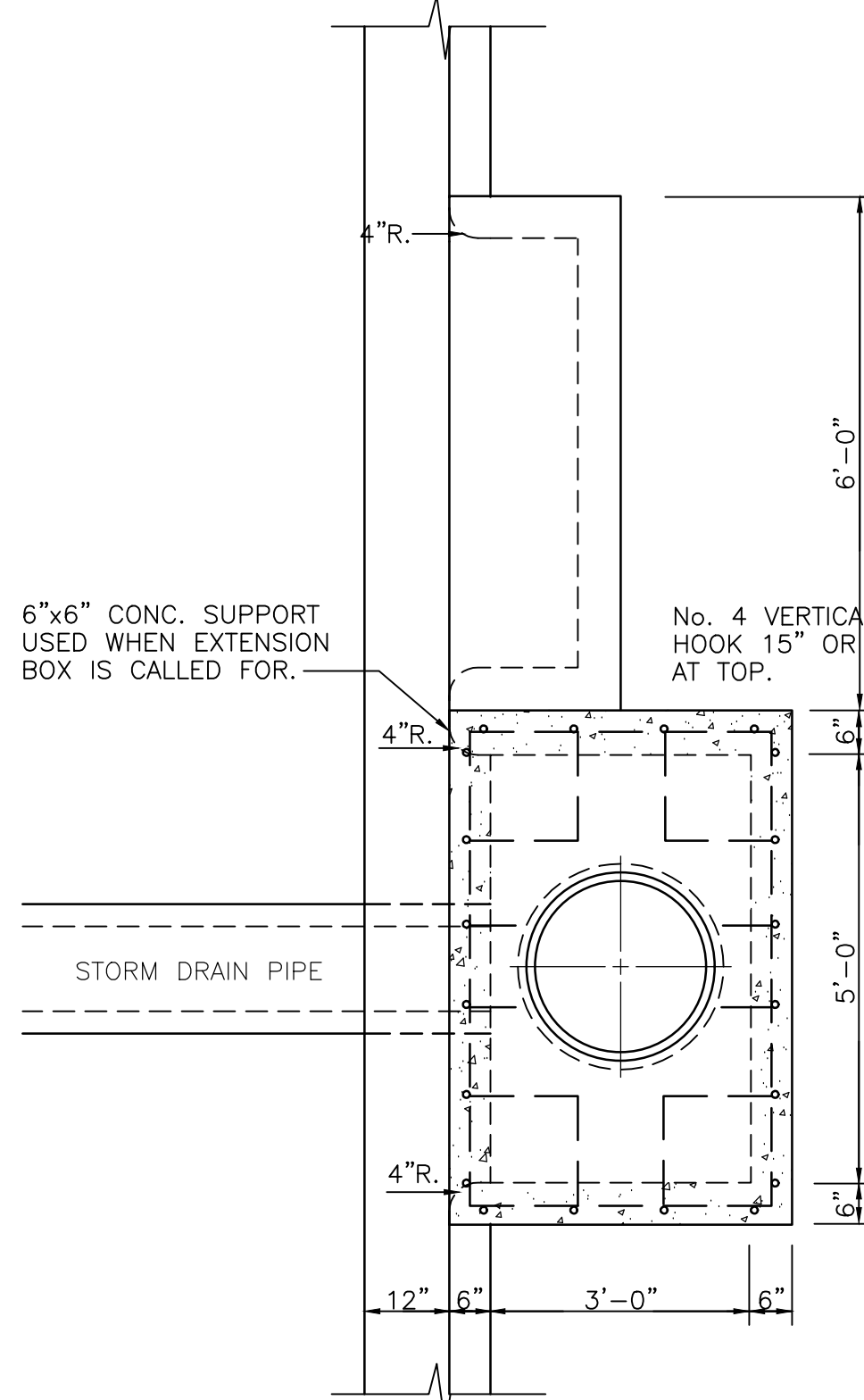
- NOTES:**
1. 1/2" PREFORMED EXPANSION JOINTS SHALL BE PLACED ON 70' CENTERS. DUMMY JOINTS SHALL BE PLACED AT 10' SPACING, CENTERED FROM EACH EXPANSION JOINT.
 2. TACK COAT SHALL BE APPLIED TO ANY SURFACE OF CONCRETE IN CONTACT WITH ASPHALT.
 3. 3000 PSI CONCRETE SHALL BE USED.

**CURB & GUTTER DETAILS
 NOT TO SCALE**

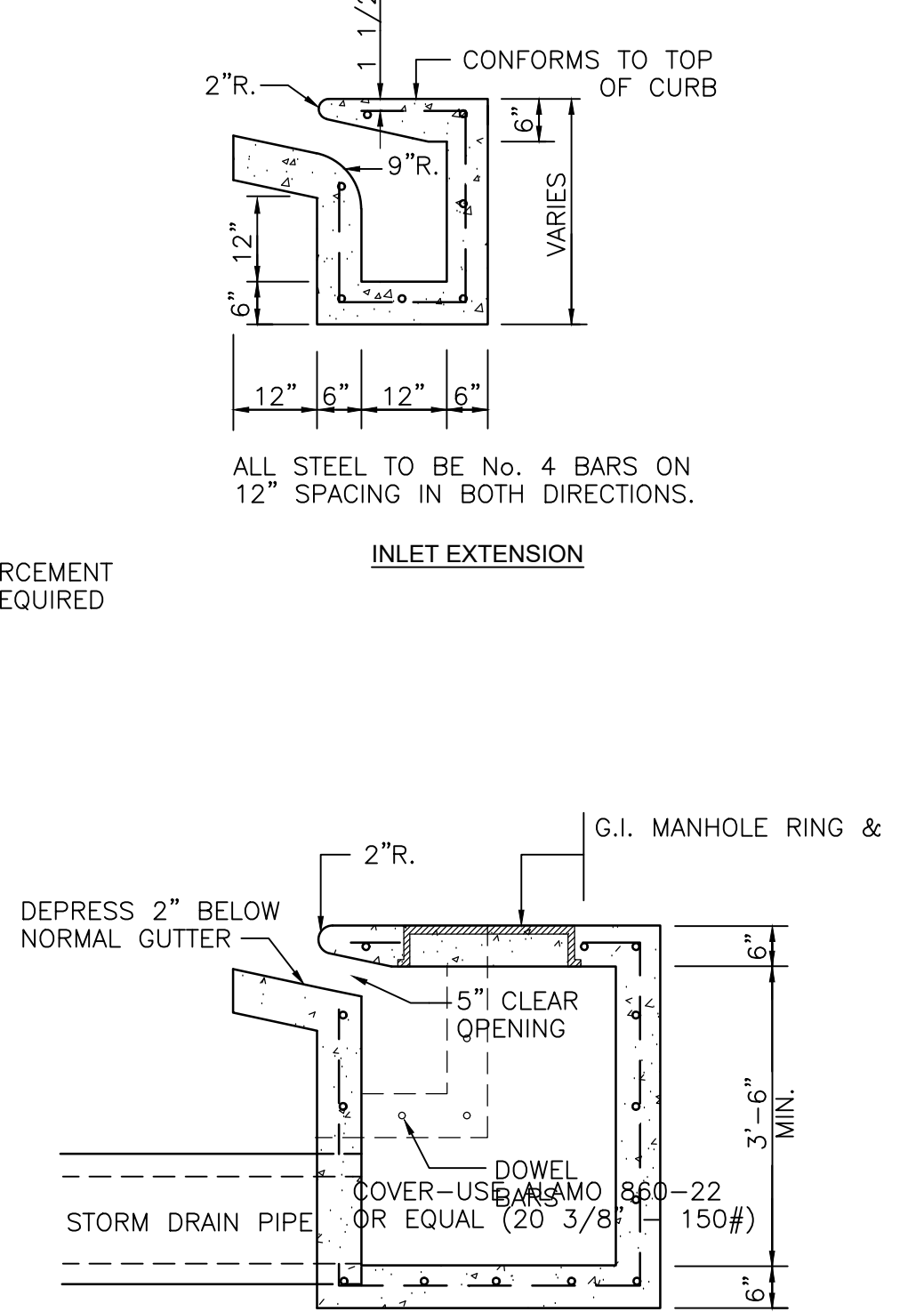


**TYPICAL PIPE BEDDING DETAILS
 NOT TO SCALE**

- 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 MISSION, COUNTY OF HIDALGO, AND AGUA SUD.



**TYPE "A" STORM DRAIN INLET DETAIL
 NOT TO SCALE**



ALL STEEL TO BE No. 4 BARS 12" SPACING IN BOTH DIRECTIONS.

**AS-BUILT
 5/3/2022**

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