



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 1-28-2025

PROPOSED TEXAN CROSSING SUBDIVISION, PRECINCT No. 3.

ENGINEER QUINTANILLA, HEADLEY AND ASSOCIATES DEVELOPER: MARK FRYER, INC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTHEAST CORNER OF TEXAN ROAD AND MILE 6 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-7-25 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "A" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 6 NORTH ROAD AND 10 FEET ONTO TEXAN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-9-25 BY, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-21-25 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: MILE 6 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-30-24: 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: N/A

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

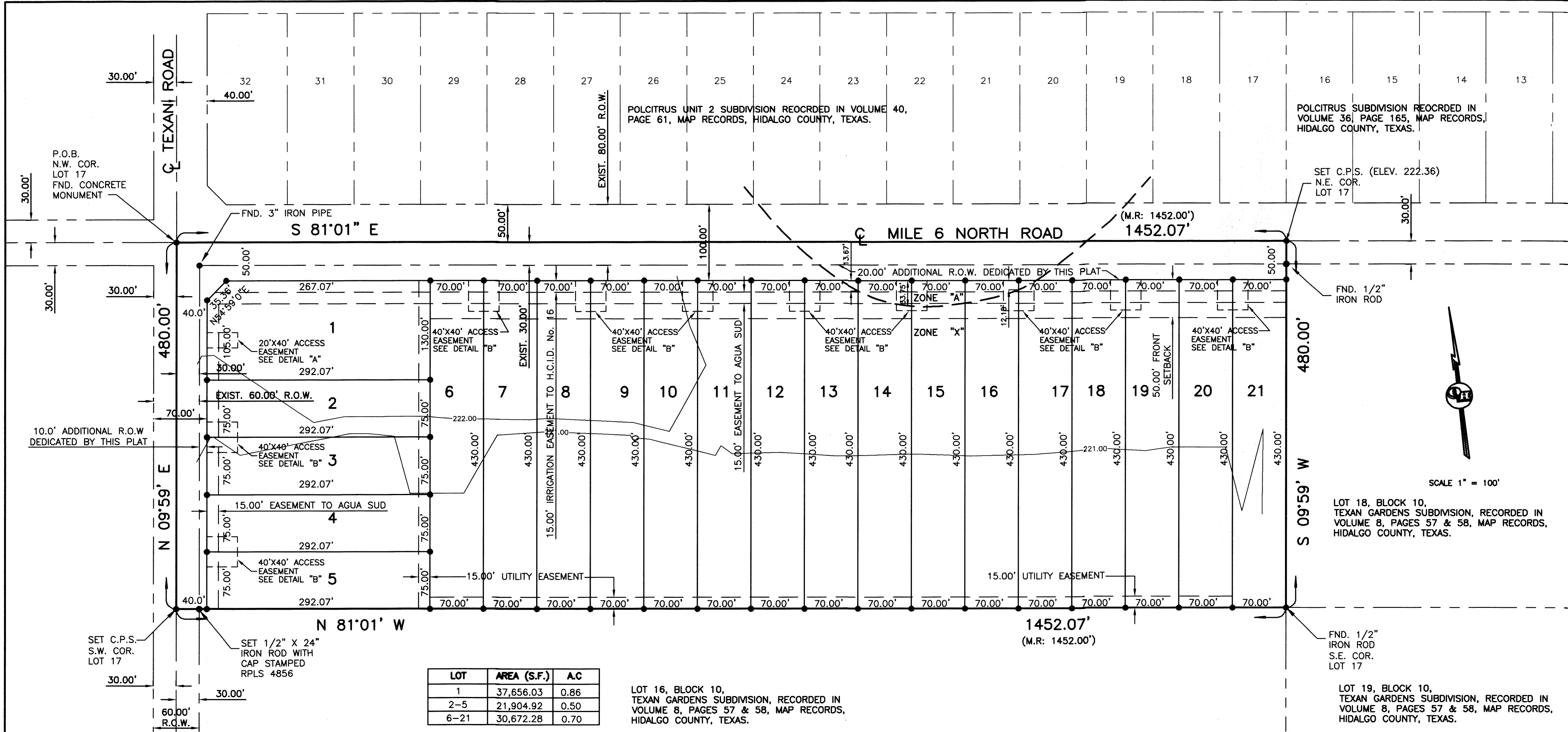
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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**SUBDIVISION PLAT OF
TEXAN CROSSING SUBDIVISION**

A 16.00 ACRE TRACT OF LAND BEING ALL OF LOT 17, BLOCK 10, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 2386, PAGE 055, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

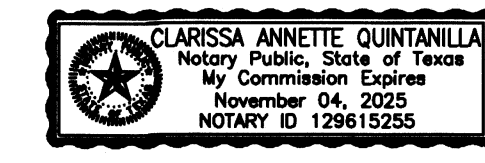
STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
WE, Mark Fryer and DeEtta Fryer, OWNERS OF THE 16.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TEXAN CROSSING SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM 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.



METES AND BOUNDS
A 16.00 ACRE TRACT OF LAND BEING ALL OF LOT 17, BLOCK 10, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 2386, PAGE 055, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE CENTERLINES OF TEXAN ROAD AND MILE 6 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 17 AND THE NORTHWEST CORNER OF THIS TRACT.
THENCE: S 81°01' E, ALONG THE NORTH LINE OF LOT 17 AND THE CENTERLINE OF MILE 6 NORTH ROAD, A DISTANCE OF 1,452.07 FEET (MAP RECORD: 1,452.00 FEET) TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 17 AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE: S 09°59' W, ALONG THE EAST LINE OF LOT 17, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 6 NORTH ROAD, A TOTAL DISTANCE OF 480.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 17 AND THE SOUTHWEST CORNER OF THIS TRACT.
THENCE: N 81°01' W, ALONG THE SOUTH LINE OF LOT 17, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,422.07 FEET FOR THE EAST RIGHT OF WAY LINE OF TEXAN ROAD, A TOTAL DISTANCE OF 1,452.07 FEET (MAP RECORD: 1,452.00 FEET) TO A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF TEXAN ROAD FOR THE SOUTHWEST CORNER OF LOT 17 AND THE SOUTHWEST CORNER OF THIS TRACT.
THENCE: N 09°59' E, ALONG THE WEST LINE OF LOT 17 AND THE CENTERLINE OF TEXAN ROAD, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.00 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE WITH TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mark Fryer and DeEtta Fryer
2320 Anacua Circle
Edinburg, TX 78539
HIDALGO COUNTY, TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared Mark Fryer and DeEtta Fryer, who proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purpose and consideration thereby expressed.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)**

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

Hidalgo County Judge _____ Date _____
Hidalgo County Clerk _____ Date _____

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
R.P.L.S. No. 4856
4-19-22
DATE

**PLANNING & ZONING
COMMISSION CERTIFICATION**

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plat known as TEXAN CROSSING SUBDIVISION conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____.

CHAIRPERSON-PLANNING & ZONING COMMISSION

**CITY OF MISSION
CERTIFICATE OF APPROVAL**

UNDER LOCAL GOVERNMENT CODE 212.015(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TEXAN CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION _____ DATE _____
CITY SECRETARY _____ DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

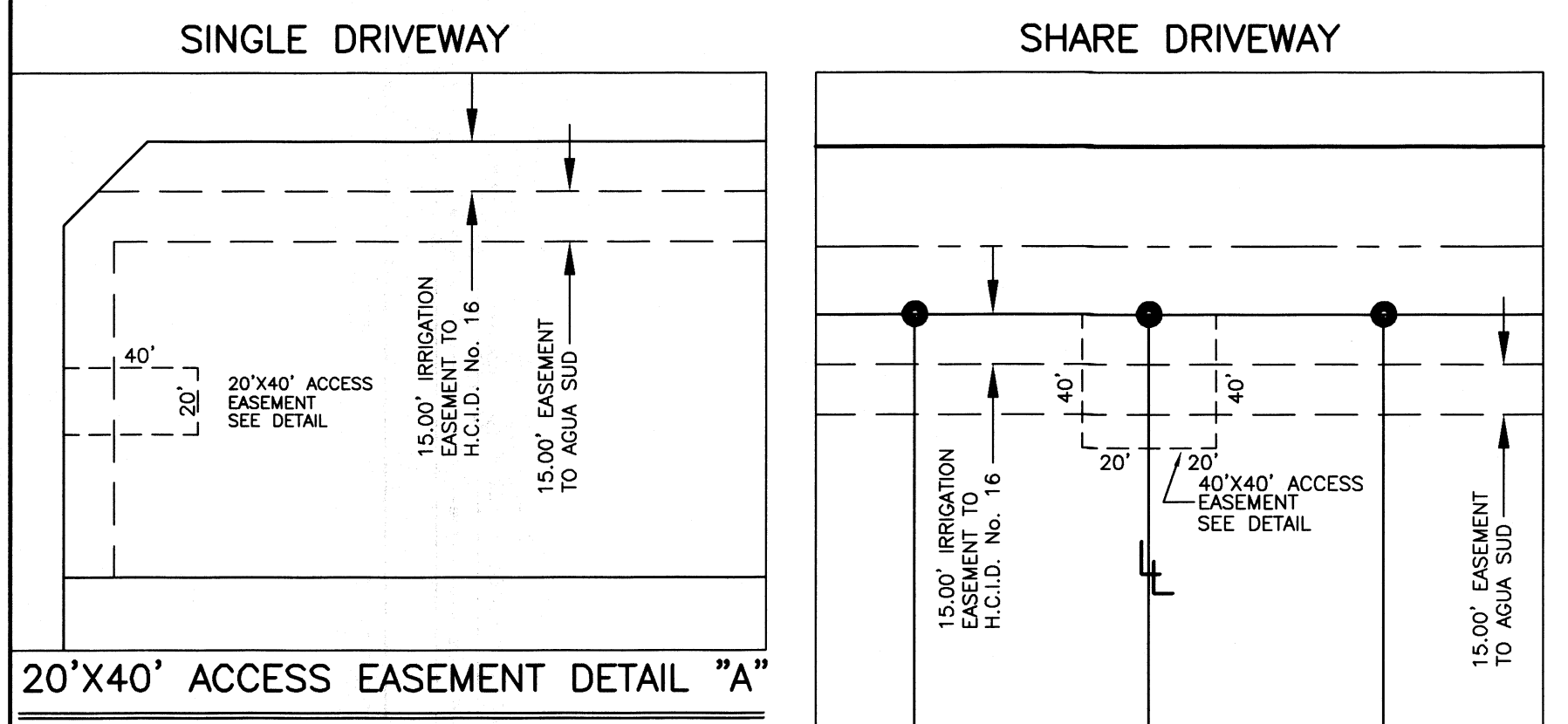
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Alfonso Quintanilla
P.E. No. 95534
5-26-22
DATE

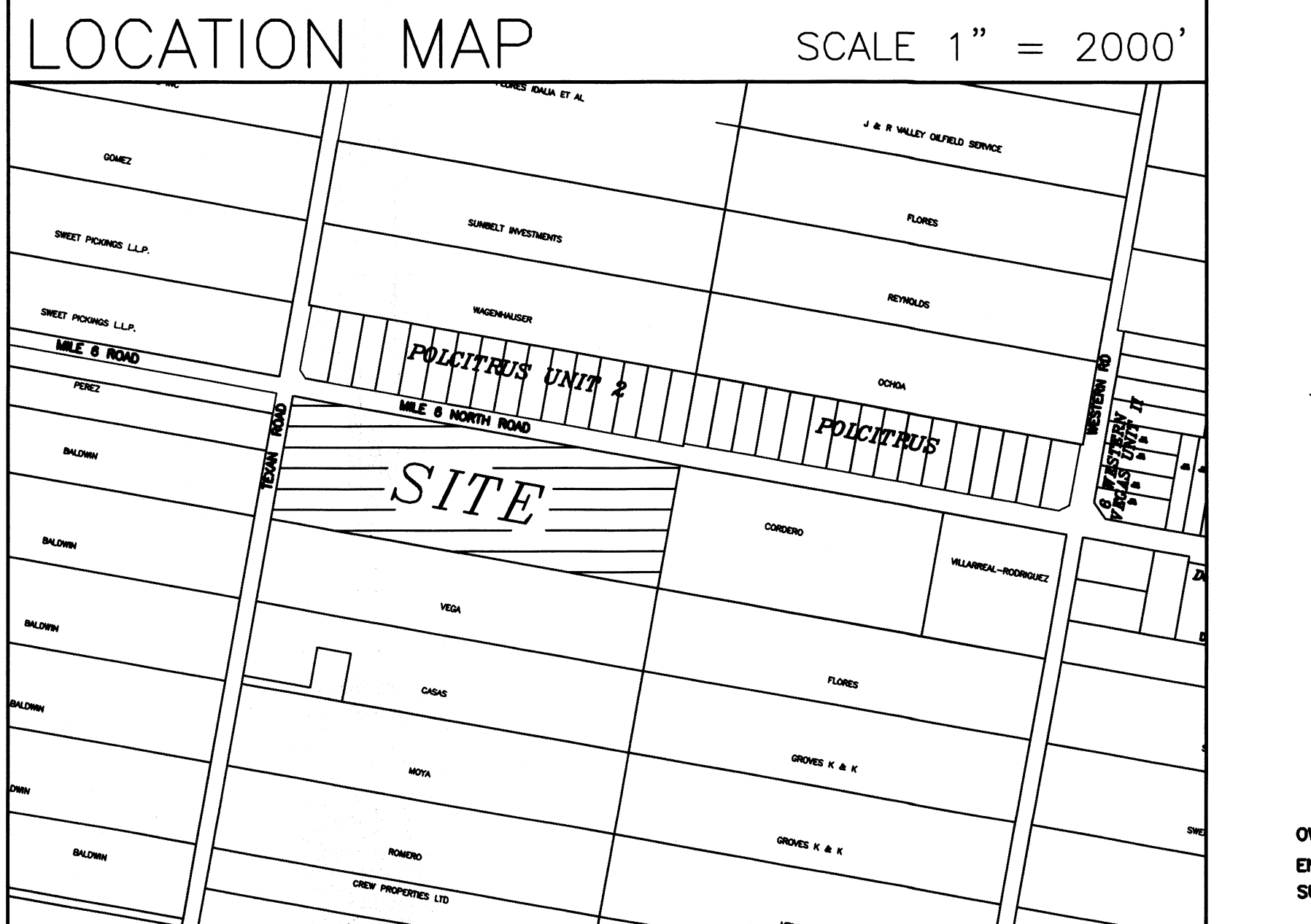
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D MAP REVISED: JUNE 6, 2000
FLOOD ZONE DESIGNATION: ZONE "A" NO BASE FLOOD ELEVATION DETERMINED.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED INSIDE THE ZONE "A" FLOOD ZONE LOCATED ON THIS PLAT.
- MINIMUM BUILDING SETBACKS:
FRONT ON MILE 6 NORTH ROAD 50.00 FEET
FRONT ON TEXAN ROAD 40.00 FEET
REAR 15.00 FEET
SIDE 6.00 FEET
CORNER SIDE 10.00 FEET
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE WILL BE ALLOWED ON LOTS 2-5 & 6-21. LOT 1, CAN BE FOR RESIDENTIAL OR COMMERCIAL USE WITH APPROVED SITE PLAN FROM HIDALGO COUNTY PLANNING DEPARTMENT
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" 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.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - ELEV=221.59 LOCATED ON CONCRETE MONUMENT ON THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE CENTER LINE OF TEXAN ROAD, NAVD 88 DATUM.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 49,279.51 CUBIC FEET 1.13 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 3.
- LEGEND * - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED 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.
- 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 B: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
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 SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE 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 DRAINFIELD SYSTEM.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- Mark Fryer and DeEtta Fryer, OWNERS & SUBDIVIDER OF TEXAN CROSSING SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES 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.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
TEXAN CROSSING IS LOCATED IN SOUTHWEST HIDALGO COUNTY ON THE EAST SIDE OF TEXAN ROAD, AND THE SOUTH SIDE OF MILE 6 NORTH ROAD. 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 84,959). TEXAN CROSSING LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 3.

PRINCIPAL CONTACTS:

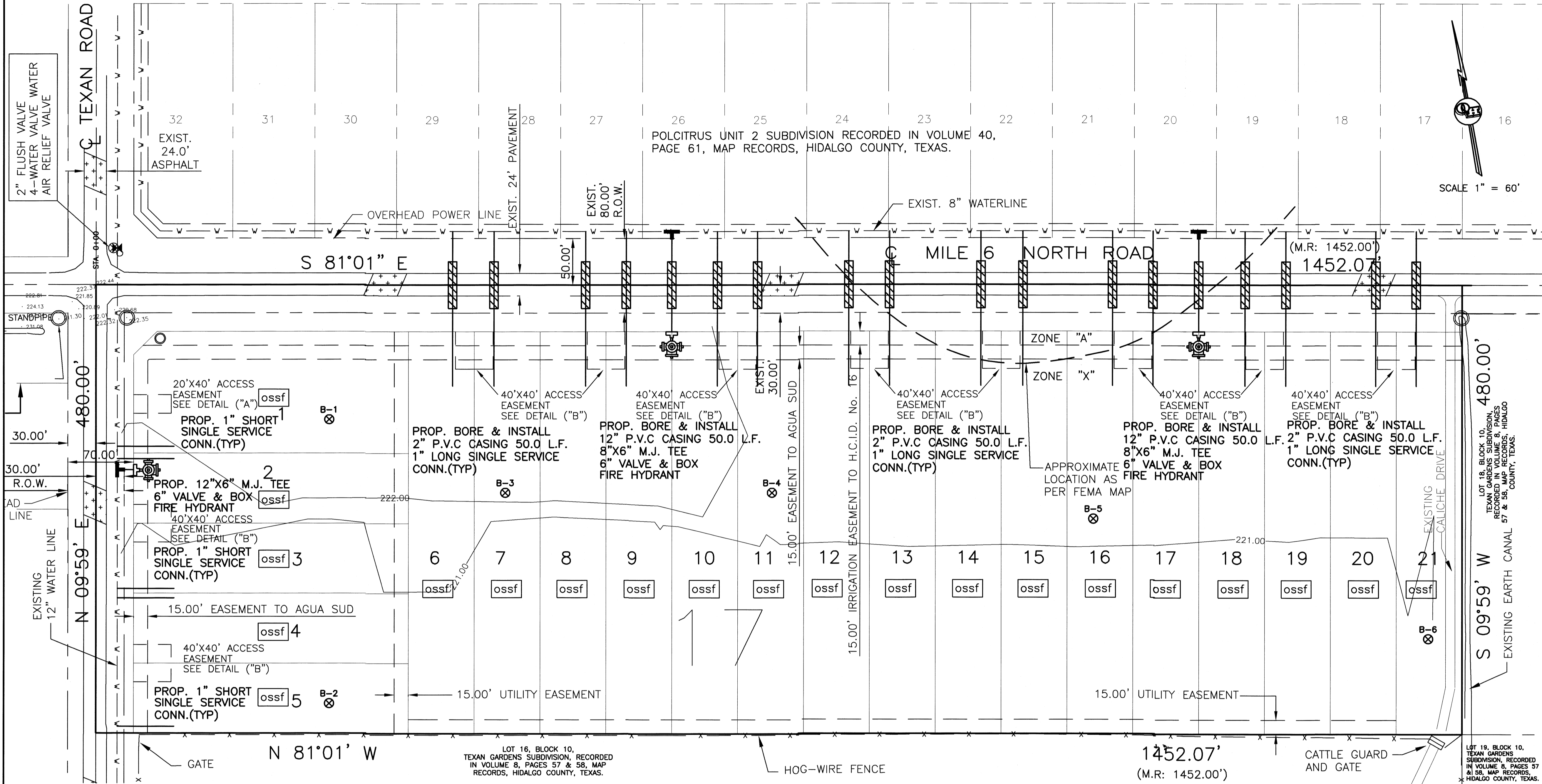
Name	Address	City & Zip	Phone	Fax
OWNER: Mark Fryer and DeEtta Fryer	2320 ANACUA CIRCLE	EDINBURG, TX 78539		
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00
DATE OF PREPARATION APRIL 19, 2022

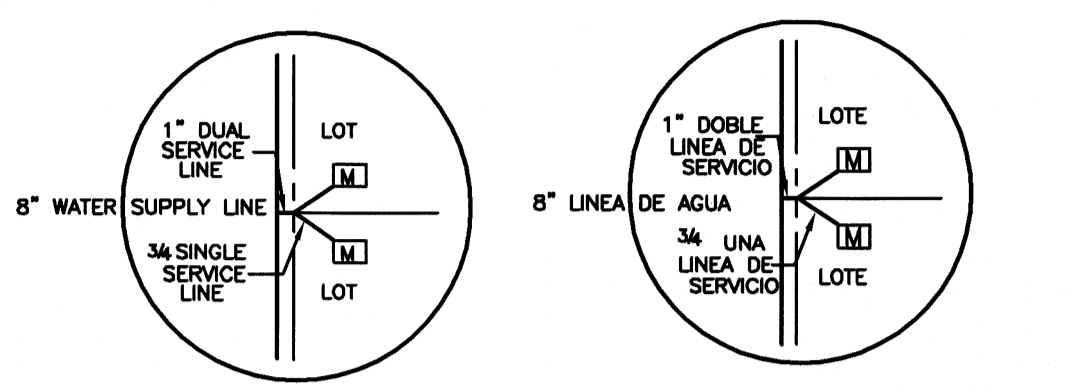
SHEET NO. 1

F:\DATA\SUBDIVISION\MISSION\TEXAN CROSSING SUBDIVISION\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-19-2022	JULIS CVZS			
DATE REVISD	REVISD BY	CHECKED BY	CHECKED BY	APPROVED BY

MAP OF WATER DISTRIBUTION SYSTEM AND SEWER SYSTEM/ MAPA DE DISTRIBUCION DE AGUA Y SISTEMA DE DRENAJE



WATER METER BOX
 8" WATER SUPPLY LINE
 SERVICE LINES
 CAJA DE MEDIDOR DE AGUA
 8" LINEA DE AGUA
 LINEAS DE SERVICIOS



SCALE 1" = 60'

LEGEND

- FIRE HYDRANT
- GUY WIRE
- POWER POLE
- MAILBOX
- WATER METER
- WATER VALVE
- SIGN
- SERVICE POLE
- TEL BOX
- ELECT BOX
- GAS METER
- GAS MARKER
- GAS VALVE
- TRANSMISSION POLE
- TRAFFIC CONTROL BOX
- GAS SERVICE

B-1 TEST BORINGS
 OSSF INSTALL SEPTIC TANK (OSSF)

FINAL ENGINEERING REPORT FOR TEXAN CROSSING SUBDIVISION
FOR ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.
TEXAN CROSSING SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. AGUA SUD HAS AN EXISTING 12" DIAMETER WATERLINE LOCATED ON THE EAST SIDE OF TEXAN ROAD, AND AN EXISTING 8" DIAMETER WATERLINE LOCATED ON THE NORTH SIDE OF MILE 6 NORTH ROAD.

WATER SYSTEM FOR TEXAN CROSSING SUBDIVISION CONSISTS OF TWENTY-ONE (21) 1" DIAMETER SINGLE SERVICE LINES, FIVE (5) SHORT 1" SINGLE SERVICE LINES FROM THE 12" DIAMETER WATERLINE THAT RUNS ON THE EAST SIDE OF TEXAN ROAD, AND SIXTEEN (16) LONG 1" SINGLE SERVICE LINES FROM THE 8" DIAMETER WATERLINE THAT RUNS ON THE NORTH SIDE OF MILE 6 NORTH ROAD. THE SERVICES RUN TO EACH LOT. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

THE 1" SINGLE SERVICE LINES AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ PER LOT AS STATED IN THE INVESTIGATION REPORT. THE SUBDIVIDER WILL PAY AGUA SUD THE SUM OF \$ PER LOT AND 30 YEAR WATER SERVICE AGREEMENT \$ WHICH SUM REPRESENTS THE TOTAL COST OF WATER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD. UPON REQUEST BY THE LOT OWNER OF A LOT, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ 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.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM TEXAN CROSSING SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM AND SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 5, 7, 11, 16, AND 21. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A FINE SANDY LOAM AND SANDY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S WILL BE INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ THE HIDALGO COUNTY HEALTH DEPARTMENT WERE INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON . 2025.

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 1.043, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED WILL COST WITH INSTALLATION OF WATER METERS INCLUDING FEES AT A TOTAL COST OF \$ PER LOT.

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

FINAL ENGINEERING REPORT FOR TEXAN CROSSING SUBDIVISION
FOR ALFONSO QUINTANILLA, P.E.

AGUA: Descripción y Gastos.
TEXAN CROSSING SUBDIVISION SERA PROVISITA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA SUD, SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA SUD, HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. AGUA SUD TIENE UN LINEA EXISTENTE DE 12" DE DIAMETRO DE AGUA QUE CORRE DEL LADO ESTE DE LA CALLE TEXAN ROAD Y UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE DEL LADO NORTE DE LA CALLE MILE 6 NORTH ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA TEXAN CROSSING SUBDIVISION CONSISTE DE DE VEINTI-UN (21) SERVICIOS DE 1" DE DIAMETRO. CINCO (5) SERVICIOS CORTOS SE DESPRENDEN DE LA LINEA DE 12" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE TEXAN ROAD, Y DIECISEIS (16) SERVICIOS LARGOS SE DESPRENDEN DE LA LINEA DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE MILE 6 NORTH ROAD. LOS SERVICIOS CORREN HACIA CADA LOTE. LOS SERVICIOS SE TERMINAN CON UN MEDIDOR DE AGUA PARA CADA LOTE.

LOS LINEAS DE SERVICIO DE AGUA DE 1" DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES DE AGUA HAN SIDO INSTALADOS A UN COSTO TOTAL DE US\$ POR LOTE. ADICIONALMENTE EL DUEÑO DE LA SUBDIVISION PAGARA A AGUA SUD LA CANTIDAD DE US\$ O US\$ POR SOLAR DE ACUERDO AL REPORTE DE INVESTIGACION \$ 3% DE INSPECCIONES \$ Y LA CARTA DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRERIAS \$ CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA AGUA SUD, LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO TRES (3) BOCA DE REGOS (FIRE HYDRANTS) A UN COSTO DE \$ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO.

DRENAJE: Descripción y Gastos.
EL DRENAJE PARA LA SUBDIVISION TEXAN CROSSING SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUEJE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1, 5, 7, 11, 16, Y 21. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SI INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL . 2025.

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

AGUA: EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ POR LOTE (TODOS INCLUIDOS) A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.

SUBDIVISION PLAT OF:
TEXAN CROSSING SUBDIVISION

A 16.00 ACRE TRACT OF LAND BEING ALL OF LOT 17, BLOCK 10, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 2386, PAGE 055, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

SUBDIVIDER CERTIFICATION:
1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE SELLER AS REQUIRED BY SECTION 7.25.12 OF THE COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1. - I (WE), MARK FRYER and DeEtta FRYER, SUBDIVIDER (S) OF TEXAN CROSSING SUBDIVISION HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT, THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY SECTION 7.4.1.4. (b) OF THE COUNTY REGULATIONS.

Mark Fryer DATE DeEtta Fryer DATE
2320 Anacua Circle 2320 Anacua Circle
Edinburg, TX 78539 Edinburg, TX 78539
HIDALGO COUNTY, TEXAS HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 purposes and considerations therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

COST ESTIMATE

WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
OSSF FACILITIES:	\$

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

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

ALFONSO QUINTANILLA P.E. No. 95534
1-10-25
DATE

ALFONSO QUINTANILLA P.E. No. 95534
1-10-25
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1315
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

CLARISSA QUINTANILLA
Notary ID #12961525
My Commission Expires
November 04, 2025

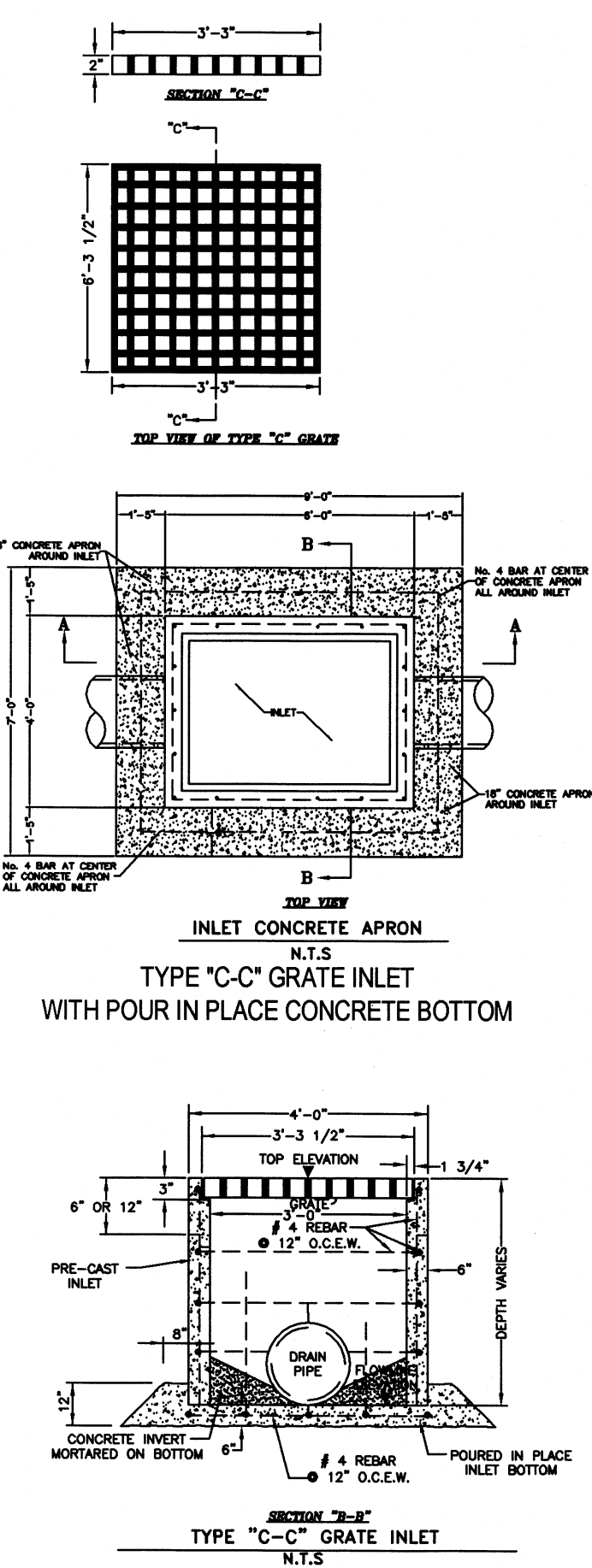
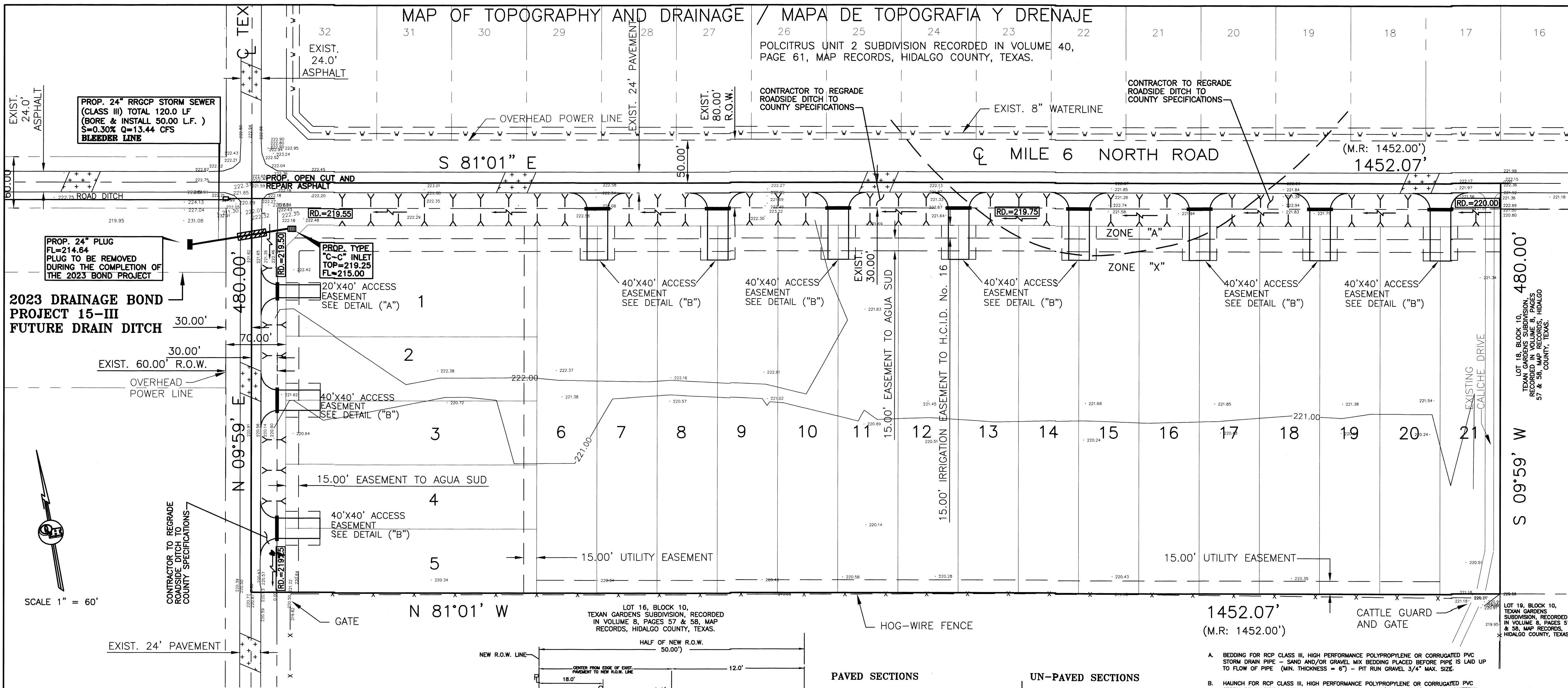
CLARISSA QUINTANILLA-NOTARY PUBLIC

SHEET NO.
2 OF 3

FILENAME: F:\DATA\SUBDIVISION\CARRIZALES SUBDIVISION No.3\UTILITIES			
DATE PREPARED 1-7-2025	PREPARED BY SC	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

POLCITRUS UNIT 2 SUBDIVISION RECORDED IN VOLUME 40, PAGE 61, MAP RECORDS, HIDALGO COUNTY, TEXAS.



TEXAN CROSSING SUBDIVISION

A 16.00 ACRE TRACT OF LAND BEING ALL OF LOT 17, BLOCK 10, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 2386, PAGE 055, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: TEXAN CROSSING SUBDIVISION
 BY: ALFONSO QUINTANILLA P.E.
 Texan Crossing Subdivision is a 16.00-acre tract of land being all of Lot 17, Block 10, Texan Gardens Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 8, pages 57 and 58, map records Hidalgo County, Texas, and according to assumption warranty deed recorded in volume 2386, page 055, official records, Hidalgo County, Texas. This subdivision is located on the south east corner of Texan Road and Mile 6 North Road. This subdivision is located in the City of Mission E.T.D. The site is open land. The proposed subdivision will consist of 21 residential lots.

The tract is Zone "X" (unshaded), areas determined to be outside 500-year flood plain as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0290 D, dated June 6, 2000.

There is a Zone "A", no base flood elevation determined. Located on the north side of lots 13-17. No building construction will be permitted on this area, the building set back line of 50.0' is outside the zone "A" designation.

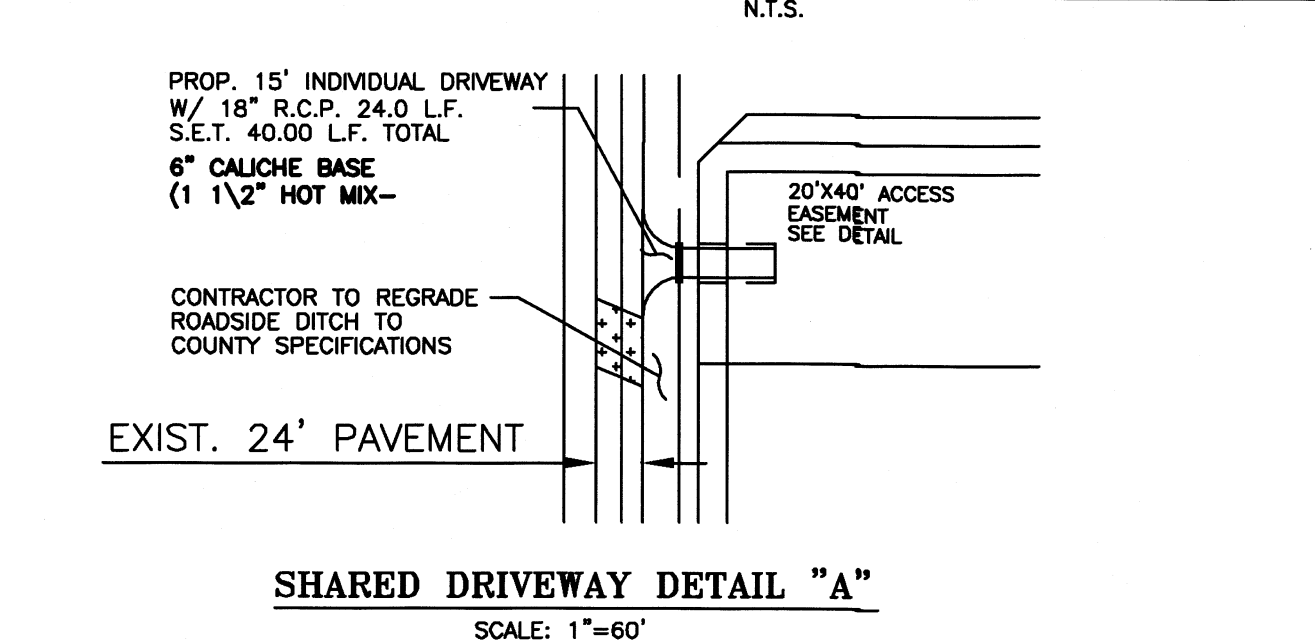
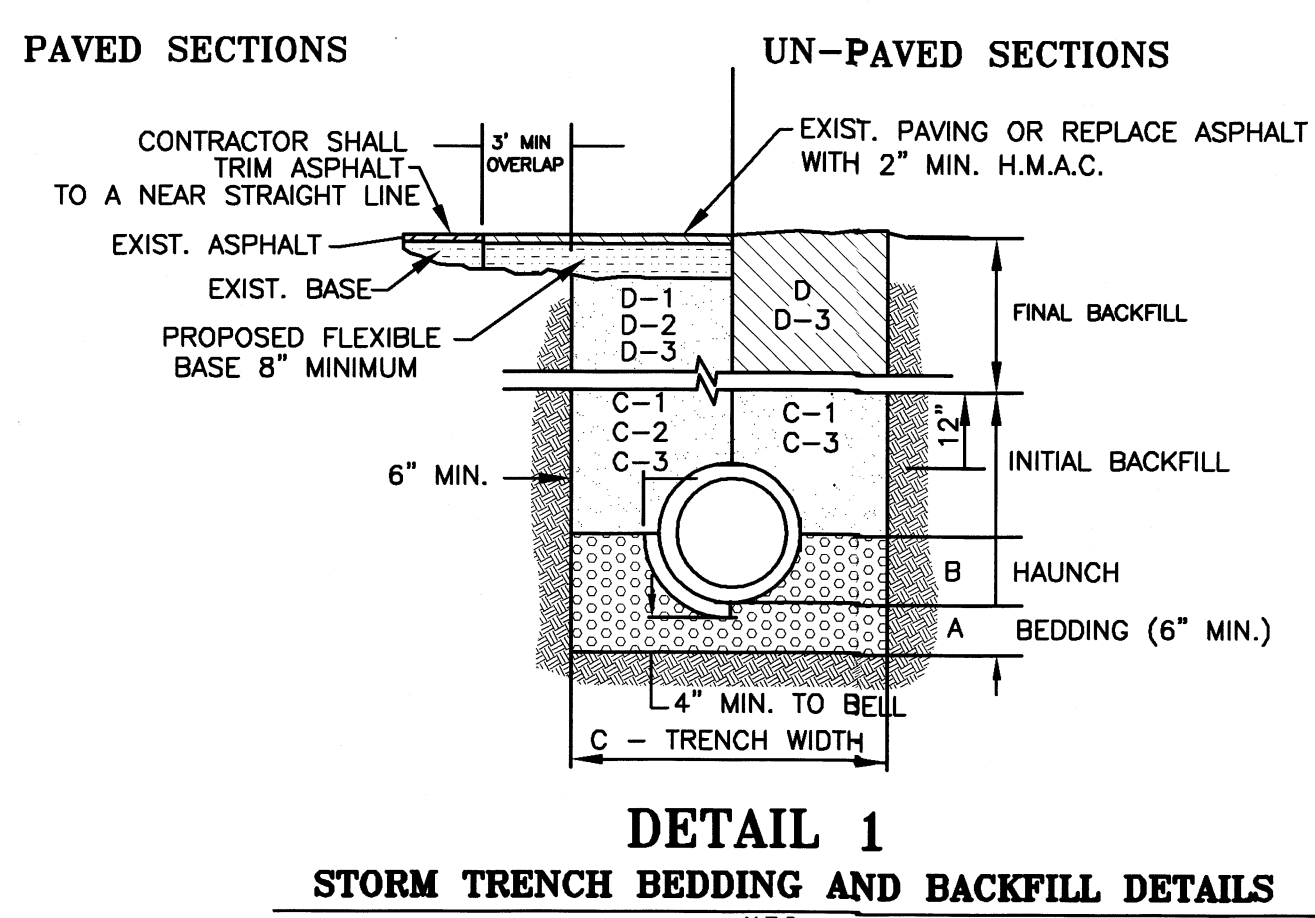
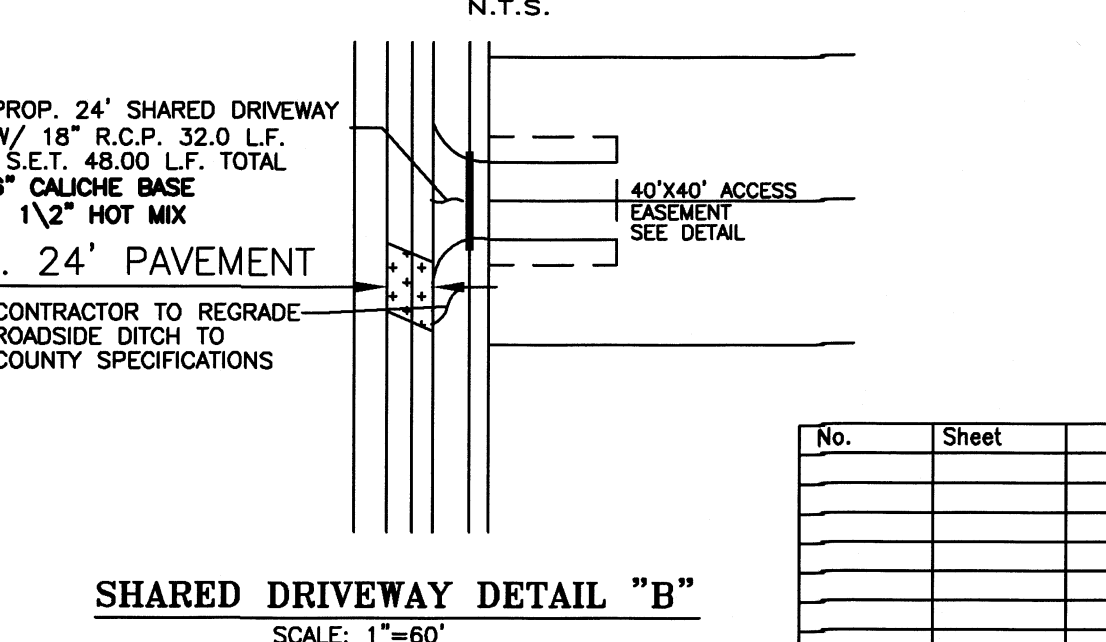
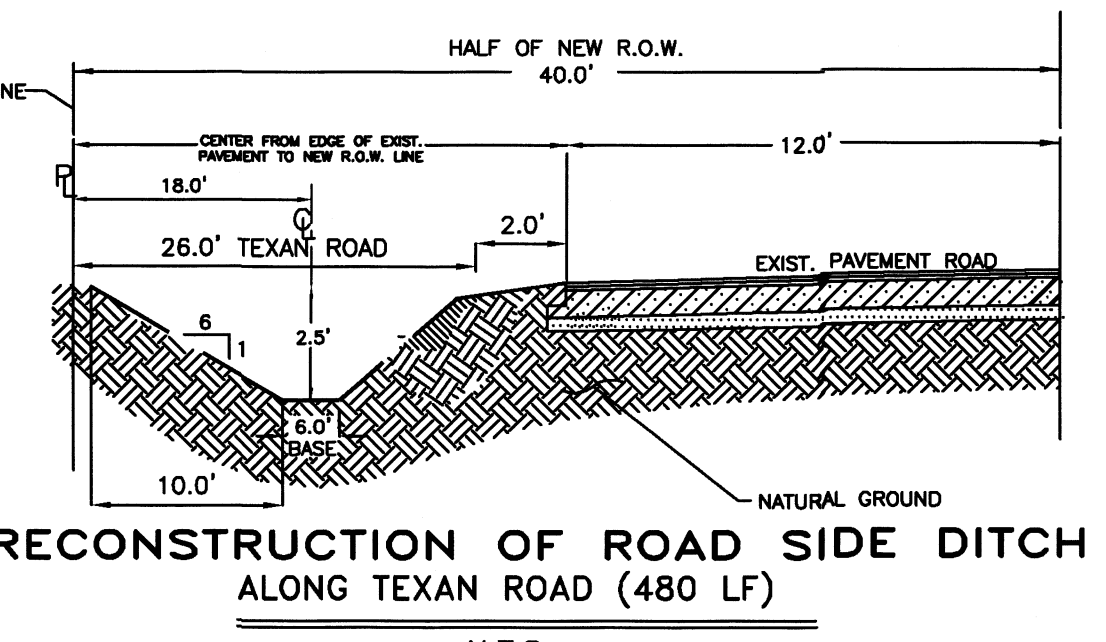
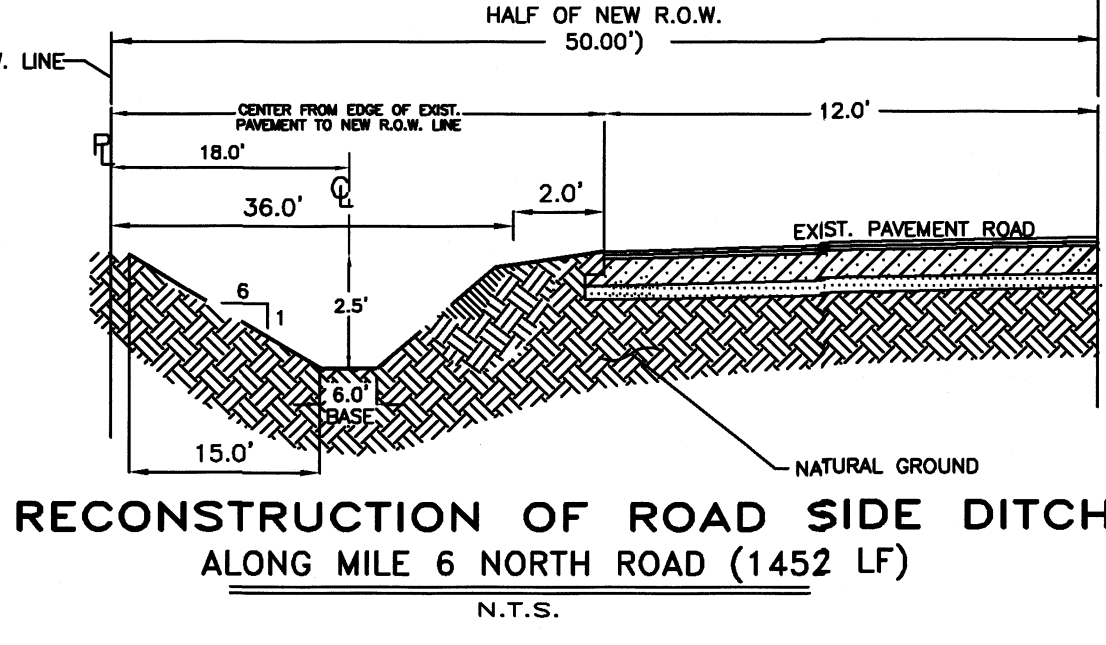
The soil is Brennan (3) and Hidalgo (25) and its group soil "B". It is a mixture of fine sandy loam, sandy clay loam, clay loam, and loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of NP-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southern direction with an approximate 1% slope. The existing runoff for the proposed subdivision is Q= 13.44 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 43.02 cubic feet per second for an increase of Q=29.58 cubic feet per second. Detention will be 49,279.51 cubic feet (1.13 acre-feet) and will be accomplished by regrading the roadside ditch along the east side of Texan Road and the south side of Mile 6 North Road to a Type "C-C" inlet that will discharge into the HCDD No. 1 Drain Ditch being constructed during the 2023 Drainage Bond project 15-III PD 5 Lateral. The ultimate outfall will be HCDD No. 1 DTP-35

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D (JUNE 6, 2000) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

ALFONSO QUINTANILLA P.E. No. 95534
 DATE: 1-10-25



- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE** - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - FIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE** - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH** - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS** - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS** - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE** - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS** - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD** - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS** - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.)** - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASTM M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- NOTES:**
 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

STORM TRENCH BEDDING AND BACKFILL NOTES
 N.T.S.
THE ITEM FOR CEMENT STABILIZED BACKFILL SHOW ON BID SHEET IS AS PER C-2 AND D-2 STORM TRENCH BEDDING AND BACKFILL NOTES SHOWN ABOVE.

COST ESTIMATE

WATER DISTRIBUTION: \$

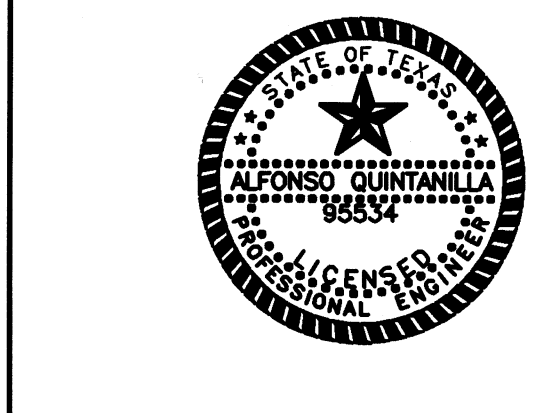
PAVING IMPROVEMENTS: \$

DRAINAGE IMPROVEMENTS: \$

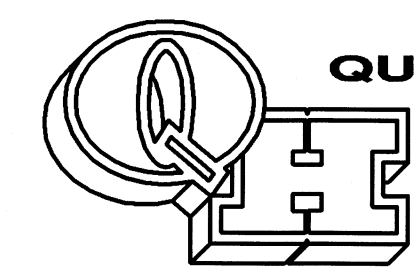
OSSF FACILITIES: \$

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

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



No.	Sheet	REVISION	Date	Approved



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 DATE PREPARED 1-7-2025
 ENGINEERING REGISTRATION NUMBER F-1315 FAX 956-381-0527
 SURVEYING REGISTRATION NUMBER 100411-00 ALFONSO@QHA-ENG.COM

FILENAME	F:\DATA\SUBDIVISION\CARRIZALES SUBDIVISION\N\J\UTILITIES
DATE PREPARED	1-7-2025
DATE REVISION	
PREPARED BY	SC
REVISION BY	
CHECKED BY	
APPROVED BY	