



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: 3-03-2026

PROPOSED LOS EBANOS OAKS SUBDIVISION, PRECINCT No. 3.

ENGINEER: BROWNSTONE CONSULTANTS, LLC DEVELOPER VRS INVESTMENTS LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 3  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF LOS EBANOS ROAD APPROXIMATELY ¼ OF A MILE SOUTH OF MILE 8 ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MCALLEN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-30-24 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO LOS EBANOS ROAD.

SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: S.W.S.C.

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT:** Amount: **\$10,500.00** For: (3 OSSF'S)

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

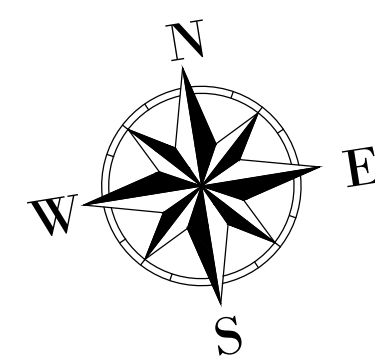
**Final Approval** with financial guarantee.

*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.*

# LOS EBANOS OAKS SUBDIVISION

BEING A 4.04 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 52-3 WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1, PAGE 56 OF THE MAP RECORDS, HIDALGO COUNTY.



LEGEND	
(R)	SET IRON ROD
(C)	FOUND IRON ROD W/ CAP
(B)	BENCHMARK
(M)	MAGNAIL
(S)	SURVEY CONTROL POINT
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
- ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

### CONTRACTUAL AGREEMENT NOTE

- THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN RIGOBERTO VILLAREAL AND THE CITY OF MCALLEN EXECUTED ON \_\_\_\_\_ AND RECORDED IN THE FOLLOWING INSTRUMENT \_\_\_\_\_ OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- LOS EBANOS OAKS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE NORTHWEST SIDE OF HIDALGO COUNTY AT THE SOUTHEAST INTERSECTION OF W. MILE 8 ROAD AND N. LOS EBANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN, (POPULATION 146,593). LOS EBANOS OAKS LIES APPROXIMATELY FOUR MILES FROM THE CITY LIMITS OF MCALLEN AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT.

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF \_\_\_\_\_ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)  
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF \_\_\_\_\_ LOS EBANOS OAKS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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 DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE \_\_\_\_\_ SUBDIVISION LOCATED AT \_\_\_\_\_ IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

NO.	REVISION	DATE	APPROVED
1	1	11/19/2025	

### INDEX TO SHEET LOS EBANOS OAKS SUBDIVISION

1	LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION

### PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: RIGOBERTO VILLAREAL	1405 PAMELA DR.	MISSION, TEXAS 78572	(956) 207-8699
ENGINEER: DAVID M. CHACON	2205 N. JACKSON RD.	McAlLEN, TEXAS 78501	(956) 429-9033
SURVEYOR: KURT SCHUMACHER	2805 FOUNTAIN PLAZA BLVD. STE. B	EDINBURG, TEXAS 78539	(956) 458-8391

### STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: I, RIGOBERTO VILLAREAL, AS OWNER (S) OF THE 4.04 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS EBANOS OAKS SUBDIVISION, HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 THE 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.

BY: RIGOBERTO VILLAREAL DATE \_\_\_\_\_

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LOS EBANOS OAKS SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

BY: RIGOBERTO VILLAREAL DATE \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO THE FOREGOING INSTRUMENT AND KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN DATE \_\_\_\_\_

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN WHEREIN MY APPROVAL IS REQUIRED.

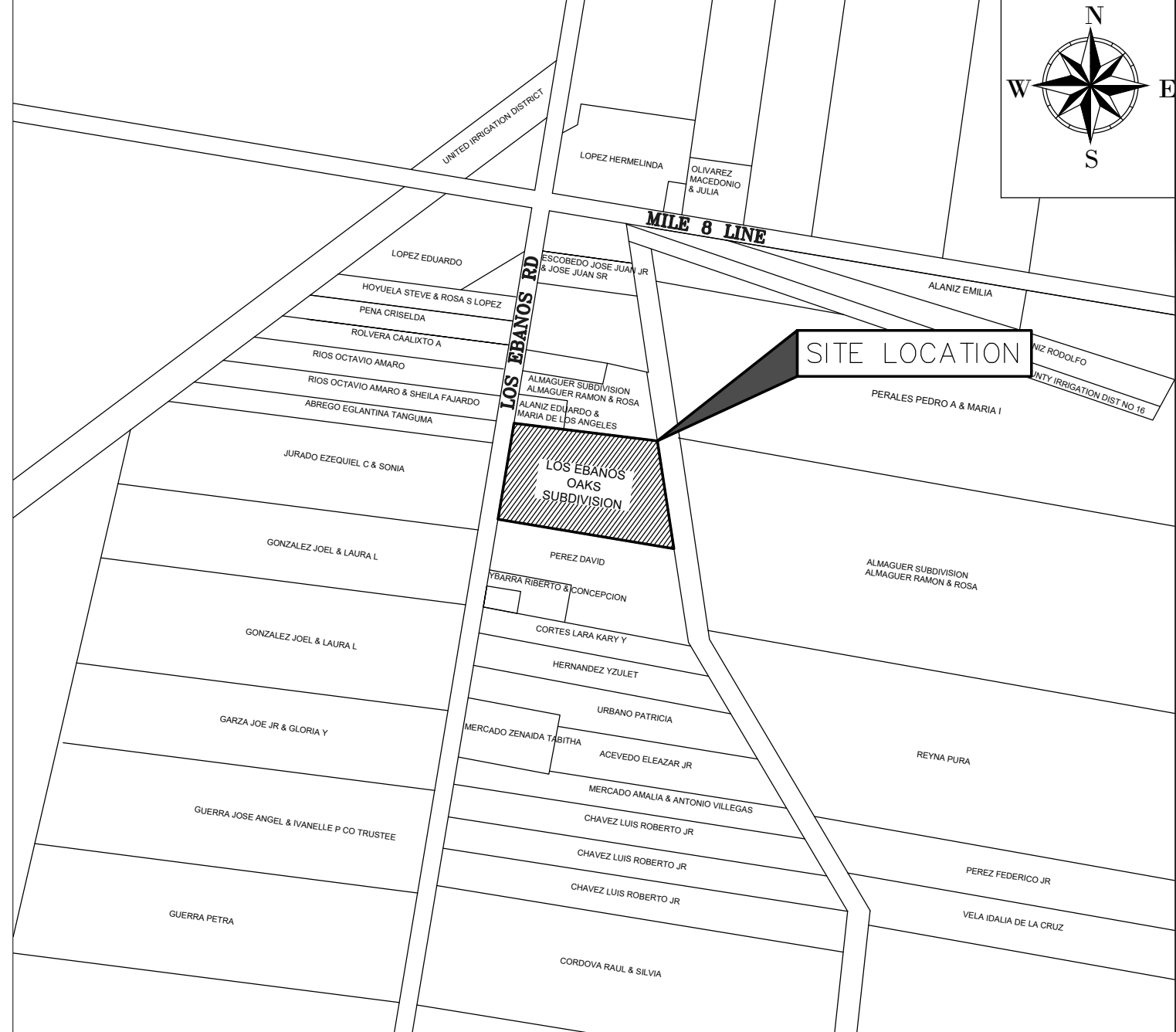
CHAIRMAN, PLANNING & ZONING COMMISSION DATE \_\_\_\_\_



### HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" (BFE MIN. FF SHOULD BE 18" ABOVE CENTERLINE OF ROAD)  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0295 D EFFECTIVE DATE: JUNE 06, 2000  
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 USC SECTIONS 4001 THROUGH 4127)
- SETBACKS:  
FRONT: 50.00 FT. ON LOS EBANOS ROAD OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
REAR: 15.00 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
SIDE: 6.00 FT. OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- SIDEWALKS:  
4 FEET WIDE MINIMUM SIDEWALK REQUIRED IN LOS EBANOS ROAD.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- COMMON AREAS:  
ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED AT EACH LOT. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF 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 PER 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 9,729 CUBIC FEET .223 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
LOT #1 DETENTION: 3,360.67 CF.  
LOT #2 DETENTION: 3,360.67 CF.  
LOT #3 DETENTION: 3,360.67 CF.
- AN ENGINEERED DRAINAGE PLAN WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TECO 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 EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
B. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
C. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
D. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.  
E. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.  
F. SPECIAL REQUIREMENTS FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:  
1. ANCHORING OF SEPTIC TANK(S)  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION. NOTE: NEAR EASEMENT LOCATION ON PLAT: X' EXCLUSIVE EASEMENT TO SHARYLAND WATER SUPPLY CORPORATION RECORDED IN DOC. NO. 3665097, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- ALL EXISTING INFRASTRUCTURE TO BE RELOCATED TO NEW ROW LINE AT THE TIME OF LOS EBANOS ROAD EXPANSION.
- PERMANENT BENCHMARK: CONTROL POINT CP#200 BM LOCATED AT NORTHING 16,645,257.71. EASTING 1,042,299.40. ELEVATION 168.07.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- SWALE TO BE MAINTAINED BY LOT OWNER.
- CITY OF MCALLEN BENCHMARK NUMBER MC 29.  
TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 2893 (MILE 8 RD) AND CONWAY RD. GEODETIC GPS, TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE (4205). ELEVATION PER HAND 88 (GSD00 96). N = 1,664,530.79324 E = 1,047,865.40348 ELEV = 168.75 FT.

RIGOBERTO VILLAREAL, THE OWNER & SUBDIVIDER OF LOS EBANOS OAKS SUBDIVISION, RETAINS A BLANKET EASEMENT



LOCATION MAP - SCALE: 1"=500'

### METES AND BOUNDS

BEING A 4.04 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 52-3 WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1, PAGE 56 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID CALLED 4.04 ACRE TRACT OF LAND BEING CONVEYED TO THE UNITED STATES OF AMERICA BY A FINAL ORDER OF FORFEITURE RECORDED ON MAY 9, 2024 AS DESCRIBED IN DOCUMENT NUMBER 3547095 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 4.04 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 52-3, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF LOS EBANOS ROAD (DEDICATED 40.00' RIGHT-OF-WAY, MEASURED 50.00' RIGHT-OF-WAY); THENCE, NORTH 08°30'43" EAST A DISTANCE OF 285.46 FEET ALONG THE WEST LINE OF SAID LOT 52-3, BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID LOS EBANOS ROAD TO A SET MAGNAIL, BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 4.04 ACRE TRACT OF LAND (TRACT 1, SAVE AND EXCEPT A 0.27 ACRE TRACT OF LAND) CONVEYED TO CRYSTAL MARIE PEREZ BY A GIFT WARRANTY DEED DATED FEBRUARY 24, 2014 AND RECORDED ON MARCH 4, 2014 AS DESCRIBED IN DOCUMENT NUMBER 2490816 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HERIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 08°30'43" EAST A DISTANCE OF 339.54 FEET ALONG THE WEST LINE OF SAID LOT 52-3, BEING WITHIN THE EXISTING RIGHT-OF-WAY OF SAID LOS EBANOS ROAD TO A SET MAGNAIL, BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 0.32 ACRE TRACT OF LAND CONVEYED TO MARIA DE LOS ANGELES ALANIZ BY A GENERAL WARRANTY GIFT DEED DATED OCTOBER 14, 2009 AND RECORDED ON OCTOBER 15, 2009 IN DOCUMENT NUMBER 2043576 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID CALLED 0.32 ACRE TRACT OF LAND BEING DESCRIBED IN VOLUME 1444, PAGE 807 OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HERIN DESCRIBED TRACT OF LAND;

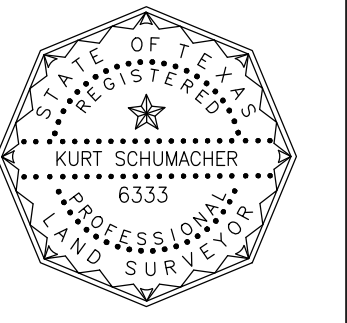
THENCE, SOUTH 81°29'15" EAST ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID CALLED 0.32 ACRE TRACT OF LAND, PASSING AT A DISTANCE OF 20.00 FEET A FOUND 1/2-INCH IRON ROD BEING ON THE DEDICATED RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING PASSING AT A DISTANCE OF 25.00 FEET THE APPARENT RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 464.74 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KLSG 6333 PROP COR", BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND A CALLED 1.91 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO RAMON ALMAGUER AND WIFE, ROSA MARIA ALMAGUER BY A WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 15, 1990 AND RECORDED ON FEBRUARY 20, 1990 AS DESCRIBED IN VOLUME 2874, PAGE 893 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF A UNITED IRRIGATION DISTRICT CANAL, FOR THE NORTHEAST CORNER OF THIS HERIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 08°55'15" EAST A DISTANCE OF 355.89 FEET ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID EXISTING WEST RIGHT-OF-WAY LINE OF SAID UNITERIRRIGATION DISTRICT CANAL TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KLSG 6333PROP COR", BEING THE COMMON CORNER OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID CALLED 0.04 ACRE TRACT OF LAND CONVEYED TO CRYSTAL MARIE PEREZ, FOR THE SOUTHWEST CORNER OF THISHERIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 81°29'14" WEST ALONG THE COMMON LINE OF SAID CALLED 4.04 ACRE TRACT OF LAND AND SAID CALLED 4.04 ACRE TRACT OF LAND CONVEYED TO CRYSTAL MARIE PEREZ, PASSING AT A DISTANCE OF 546.36 FEET THE APPARENT RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING PASSING AT A DISTANCE OF 551.36 FEET A FOUND 1/2-INCH IRON ROD BEING ON THE DEDICATED RIGHT-OF-WAYLINE OF SAID LOS EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 571.36 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 4.04 ACRES.

### STATE OF TEXAS COUNTY OF HIDALGO

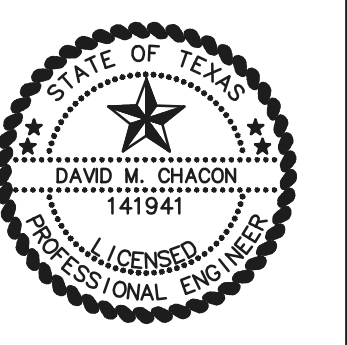
"KNOW ALL MEN BY THESE PRESENTS: THAT I, KURT SCHUMACHER, RPLS 6333 DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCALLEN.



KURT SCHUMACHER, RPLS NO. 6333 DATE \_\_\_\_\_

### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID M. CHACON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
DAVID M. CHACON, P.E. NO. 141941 DATE \_\_\_\_\_



DATE OF PREPARATION: 10/31/2025

**B BROWNSTONE CONSULTANTS**  
FIRM No. F-23250  
2205 N. JACKSON RD., McAllen, Texas 78501 (956) 429-9033 david@bstone.biz



# LOS EBANOS OAKS SUBDIVISION

## DRAINAGE PLAN AND MAP OF TOPOGRAPHY LAYOUT

### DRAINAGE REPORT FOR LOS EBANOS OAKS SUBDIVISION

#### LOCATION OF PROPERTY:

A 4.04 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS BEING OUT OF LOT 52-3 WEST ADDITION TO SHARYLAND, VOLUME 1, PAGE 56 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS. THIS PROPERTY IS LOCATED IN THE ETJ OF THE CITY OF McALLEN AND IS LOCATED ALONG N LOS EBANOS RD APPROXIMATELY 1,380 FEET SOUTH OF MILE 8 RD.

#### EXISTING USE AND DRAINAGE PATTERN:

THE PROPERTY IS CURRENTLY OPEN LAND. THE CURRENT DRAINAGE RUNOFF FROM THIS PROPERTY IS OVERLAND IN A WESTELY DIRECTION WHERE THE RUNOFF IS INTERCEPTED BY AN EXISTING ROADSIDE DITCH ALONG N LOS EBANOS RD. THE RUNOFF IS CONVEYED THROUGH THE EXISTING ROADSIDE DITCH ALONG THE ROAD AND ULTIMATELY DISCHARGES INTO AN INLET LOCATED ALONG 7 MILE RD.

#### PROPOSED USE AND DRAINAGE IMPROVEMENTS:

THE PROPOSED DEVELOPMENT CONTAINS 3 SINGLE FAMILY RESIDENCES. THE REQUIRED STORM RUNOFF DETENTION WILL BE PROVIDED BY CONSTRUCTING DRAINAGE SWALES ALONG THE NORTH PROPERTY LINE OF EACH LOT WITH AN 8" PVC PIPE THAT WILL DISCHARGE THE WATER INTO THE EXISTING ROADSIDE DITCH. NO OTHER DRAINAGE IMPROVEMENTS ARE PROPOSED AT THIS TIME, HOWEVER, SHOULD THE INTENDED USE OF THE LAND CHANGE, A REVISED DRAINAGE PLAN SHOULD BE PREPARED.

#### CALCULATIONS

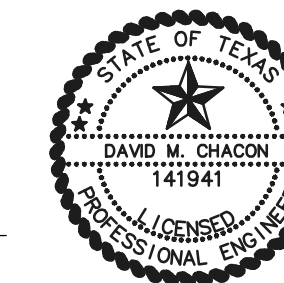
FEMA FLOOD ZONE "X" COMMUNITY - PANEL NO 480334 0295 D EFFECTIVE DATE JUNE 6, 2000. SOIL HYDRAULIC GROUP IS B. EXISTING RUNOFF BASED ON THE RATHIONAL METHOD FOR A 10 YEAR FREQUENCY STORM IS 13.33 CFS. POST DEVELOPMENT EXPECTED RUNOFF IS 14.31 CFS FOR THE SAME DESIGN STORM DERENTION REQUIREMENT IS 9,729 CF.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

DAVID M. CHACON, P.E.

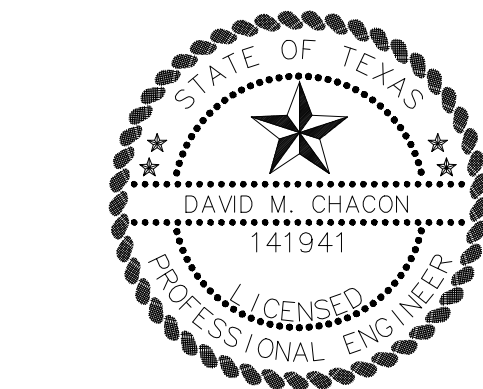
NO. 141941

DATE



REG. ENGINEERING No. F-23250  
**BROWNSTONE CONSULTANTS**  
 2205 N JACKSON RD  
 McALLEN, TEXAS 78501  
 (956) 429-9033

SEAL



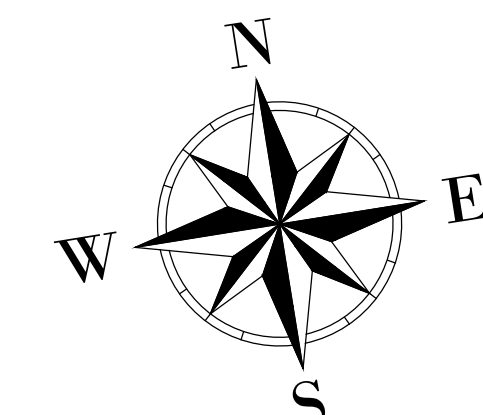
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PROJECT:

LOS EBANOS OAKS SUBDIVISION

McALLEN, TEXAS

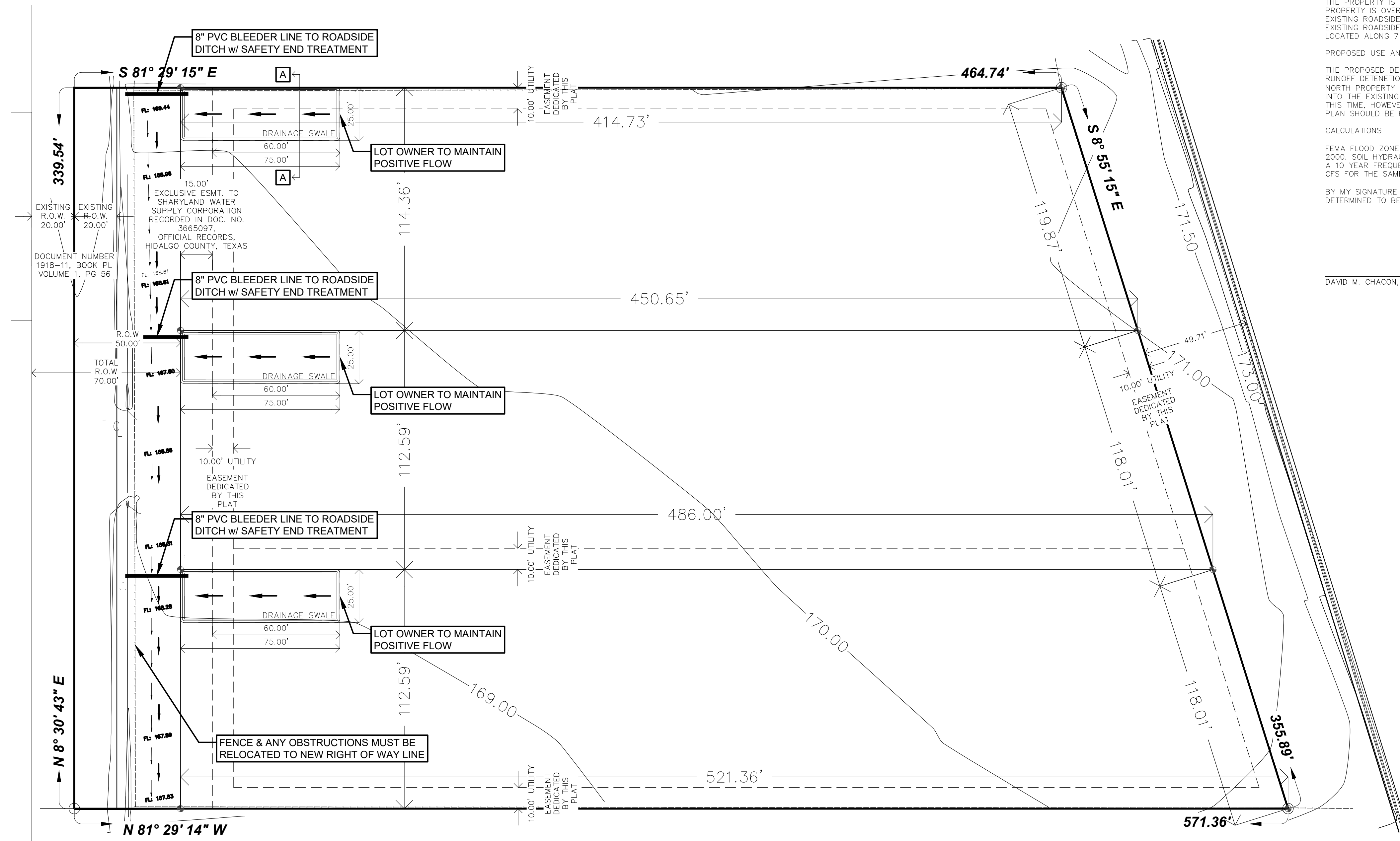
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 DATE: 10/22/2024  
 REVISIONS:  
 1: 02/24/2025  
 2: 04/15/2025  
 3: 06/04/2025



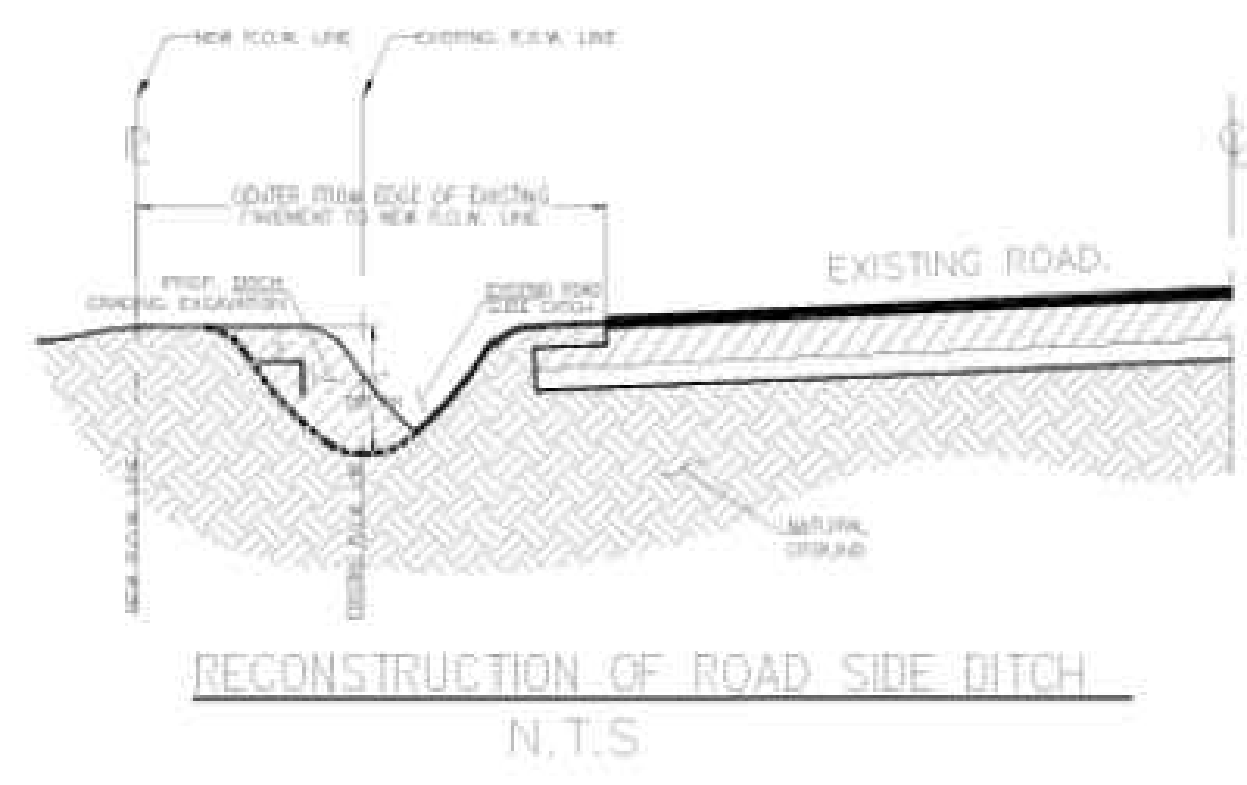
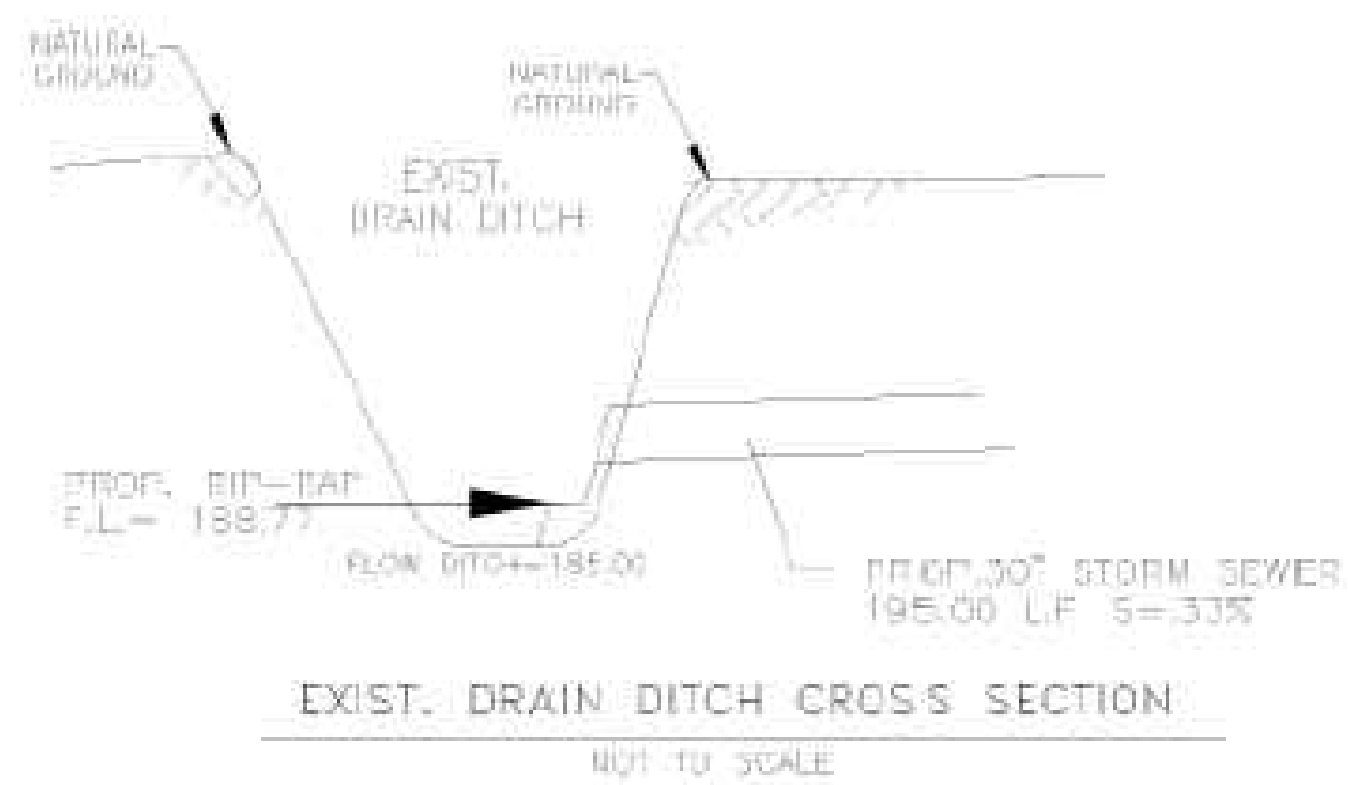
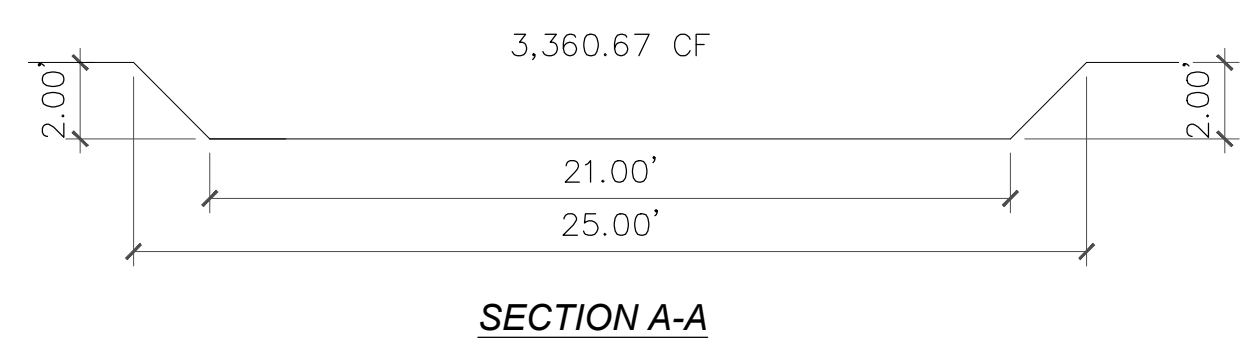
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SCALE: 1=30

STORM DRAINAGE PLAN



REQUIRED DETENTION= 9,729.00 C.F.  
 PROVIDED DETENTION= 10,760.01 C.F.



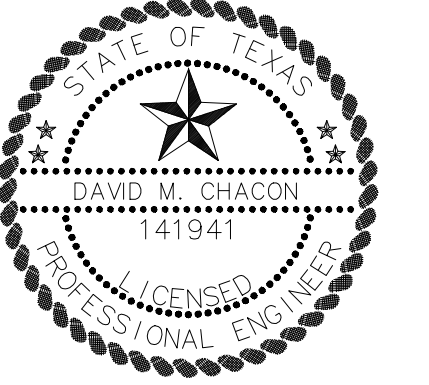
#### INDEX TO SHEET LOS EBANOS OAKS SUBDIVISION

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION VALLEY GUTTER SECTION

#### PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: VSR INVESTMENTS LLC	1405 PAMELA DR.	MISSION, TEXAS 78572	(956) 207-8699
ENGINEER: DAVID M. CHACON	2205 N. JACKSON RD.	McALLEN, TEXAS 78501	(956) 429-9033
SURVEYOR: KURT SCHUMACHER	2805 FOUNTAIN PLAZA BLVD. STE. B	EDINBURG, TEXAS 78539	(956) 458-8391

SEAL



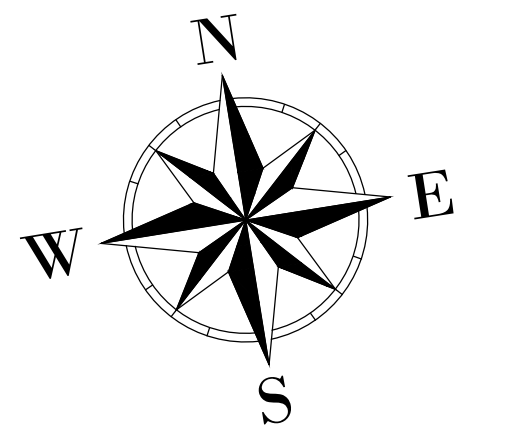
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AUTHORIZED BY DAVID M. CHACON, P.E.

PROJECT:

**LOS EBANOS  
OAKS  
SUBDIVISION**

**MCALLEN, TEXAS**

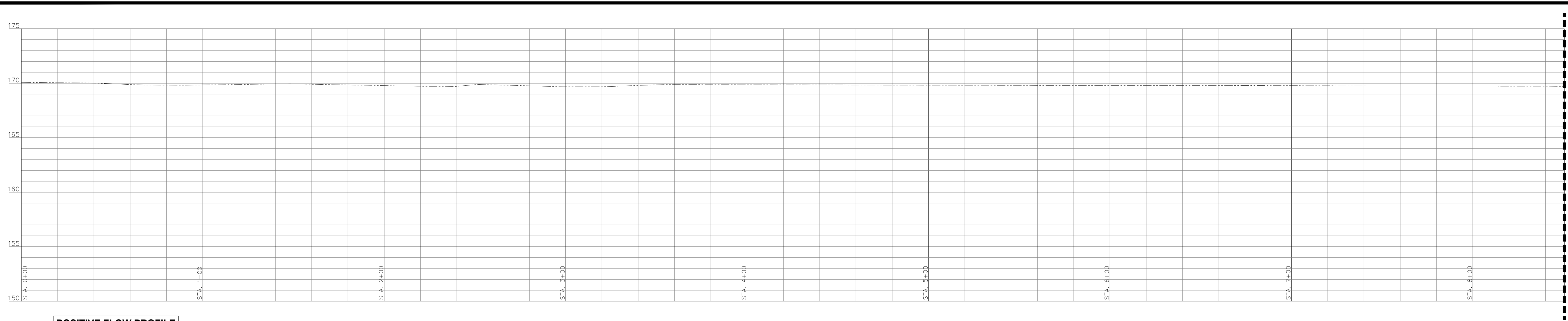
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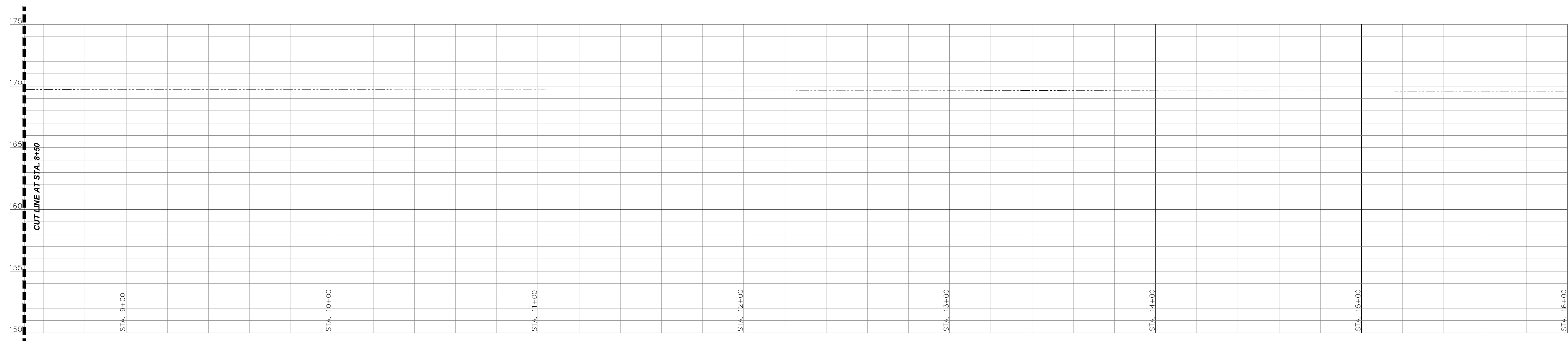
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**EXISTING  
STREET PROFILE**



**POSITIVE FLOW PROFILE**

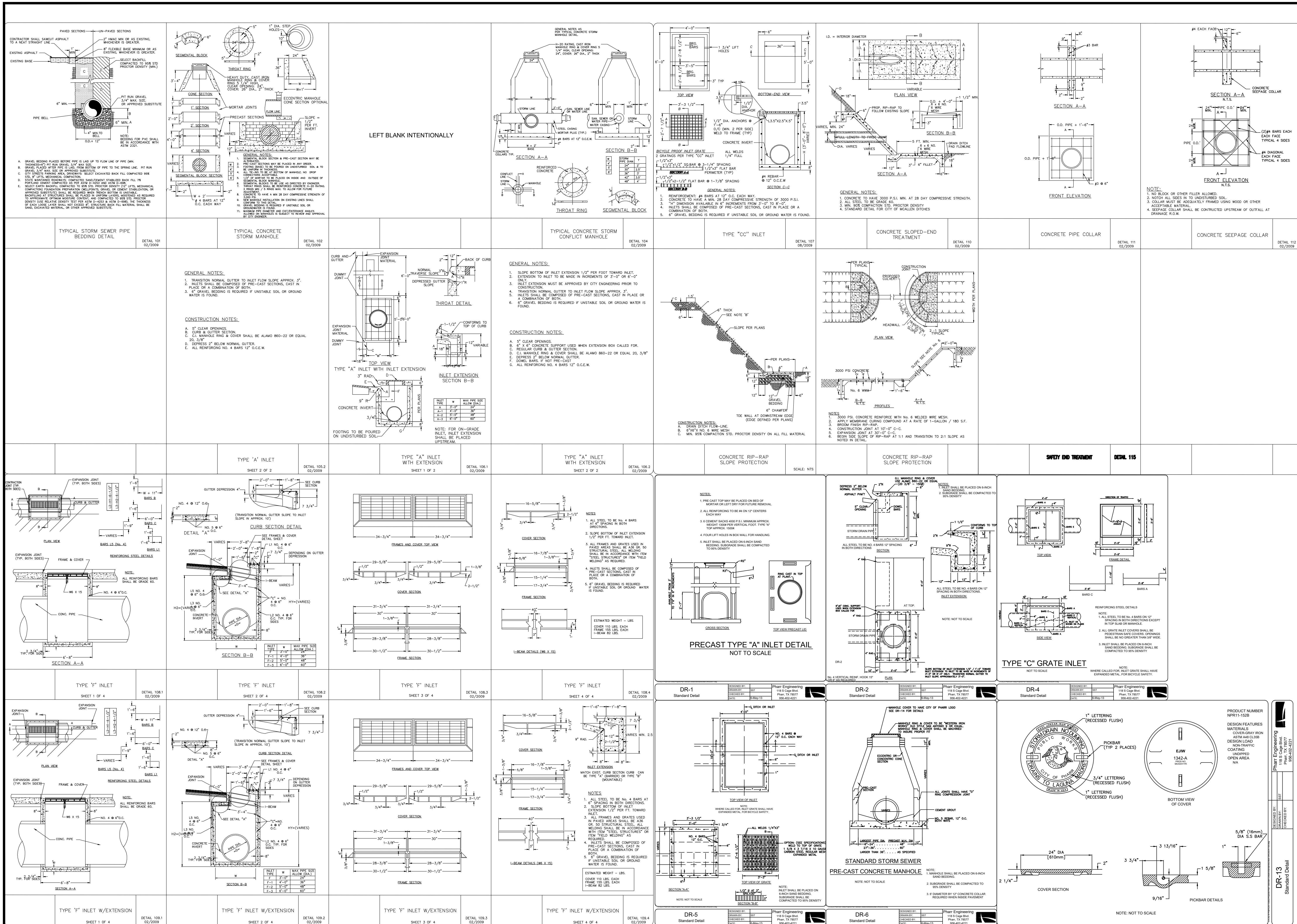
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VERTICAL SCALE: 1"=5'-0"**



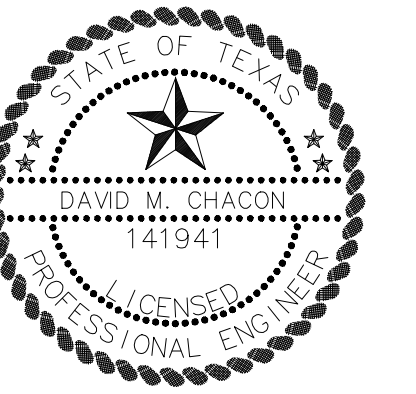
**POSITIVE FLOW PROFILE**

**INDEX TO SHEET LOS EBANOS OAKS SUBDIVISION**

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES
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SEAL



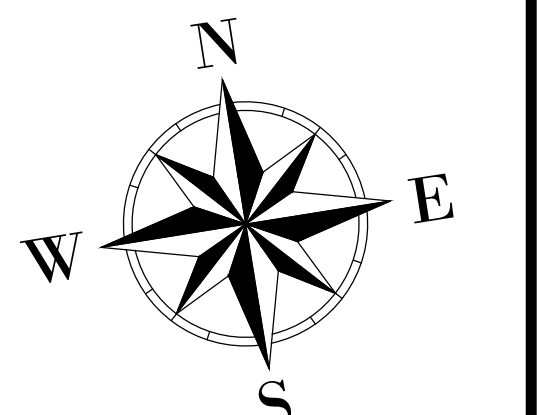
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PROJECT:

**LOS EBANOS OAKS SUBDIVISION**

**MCALLEN, TEXAS**

PROJECT: #204-106  
 DATE: 10/22/2024  
 REVISIONS:  
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 2: 04/15/2025  
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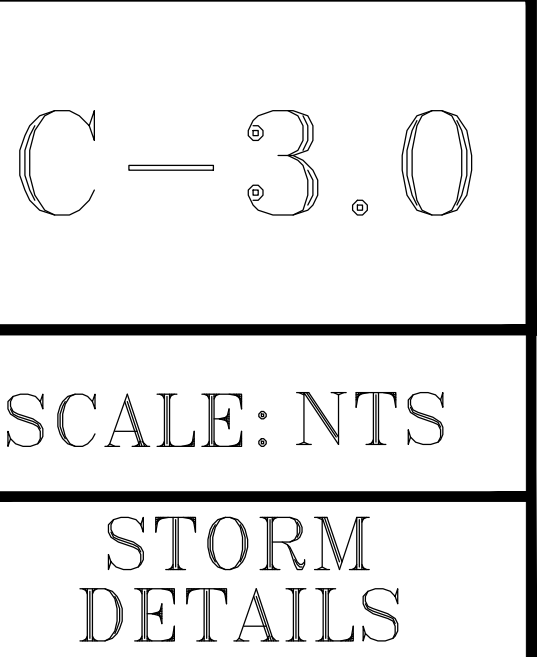
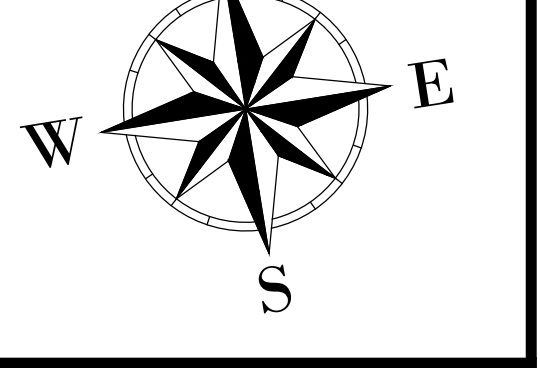


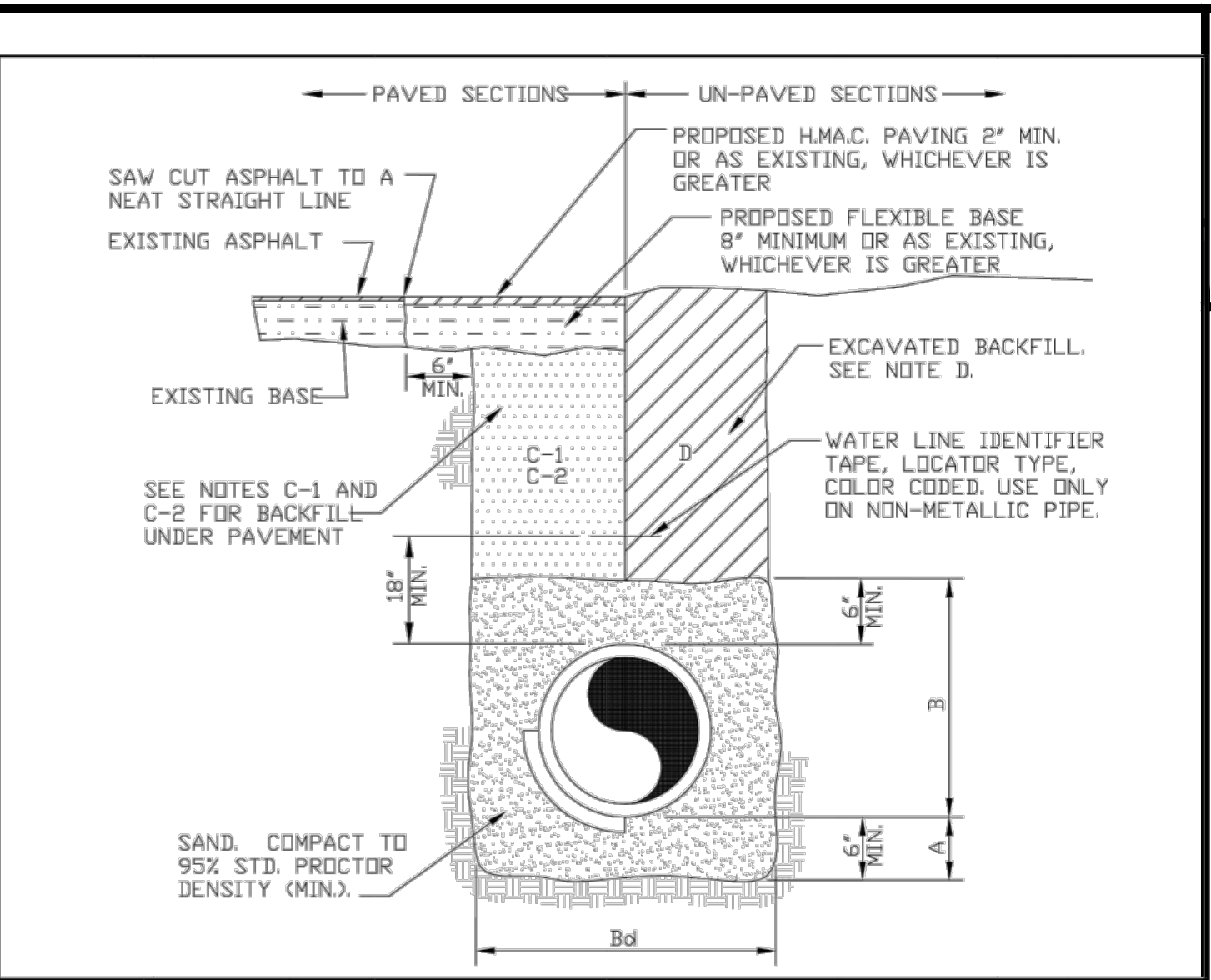
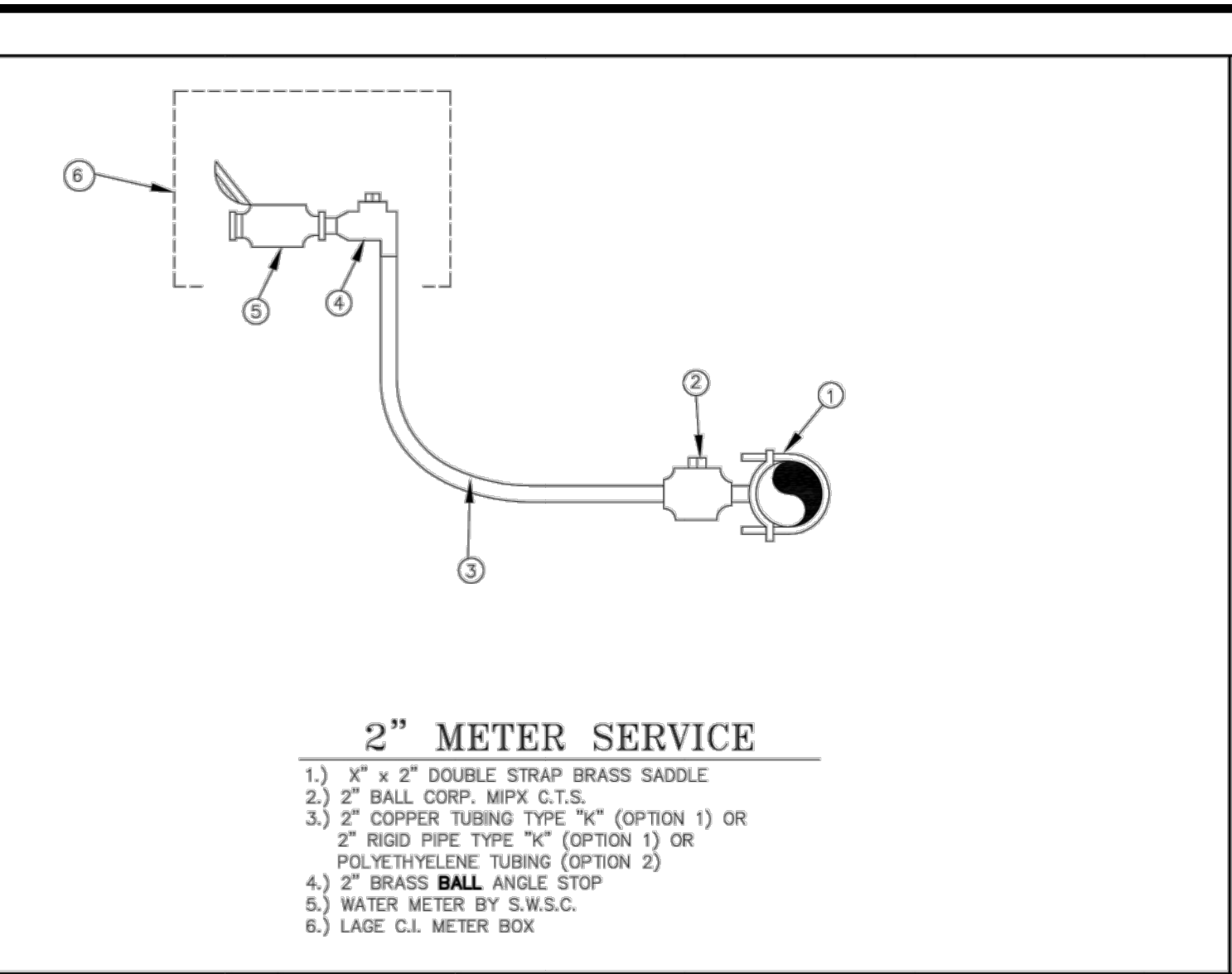
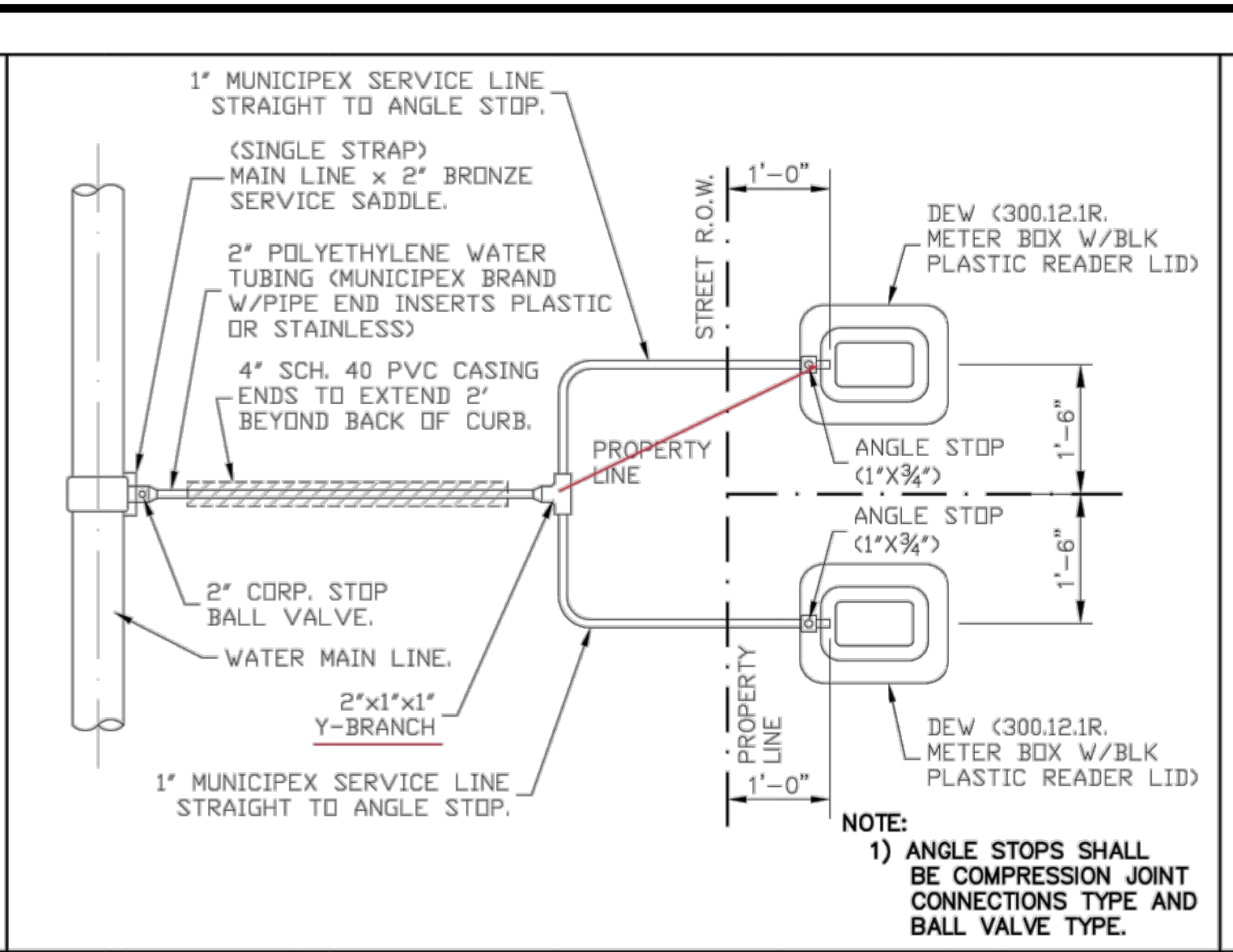
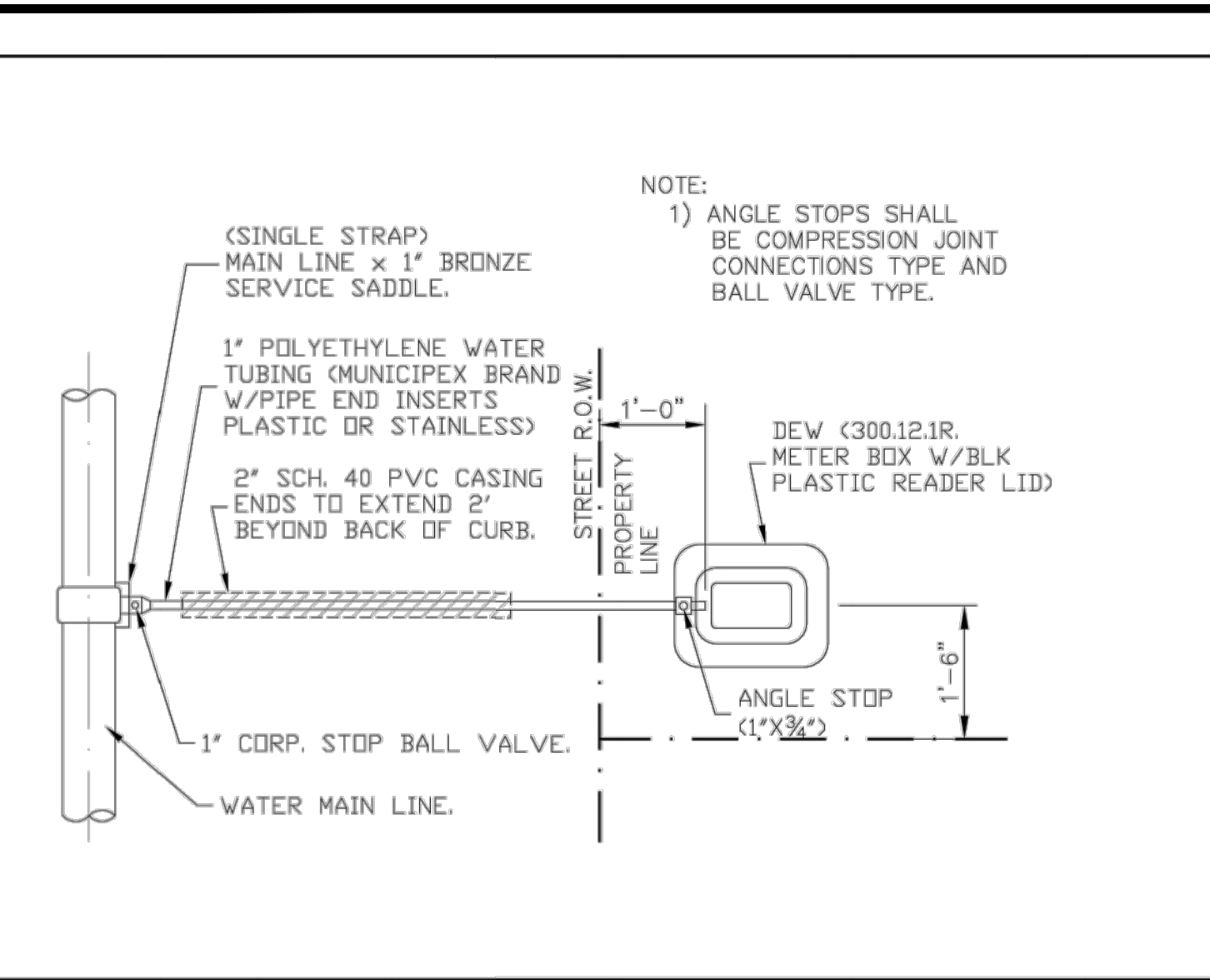
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SCALE: NTS

**STORM DETAILS**

DR-13 Standard Detail  
 PHARR ENGINEERING  
 118 S. CAGE BLVD.  
 PHARR, TX 78877  
 (956) 429-9033





**W-1** RESIDENTIAL SINGLE WATER SERVICE CONNECTION

**W-2** RESIDENTIAL DUAL WATER SERVICE CONNECTION

**W-3** 2" METER SERVICE

**W-4A** TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL

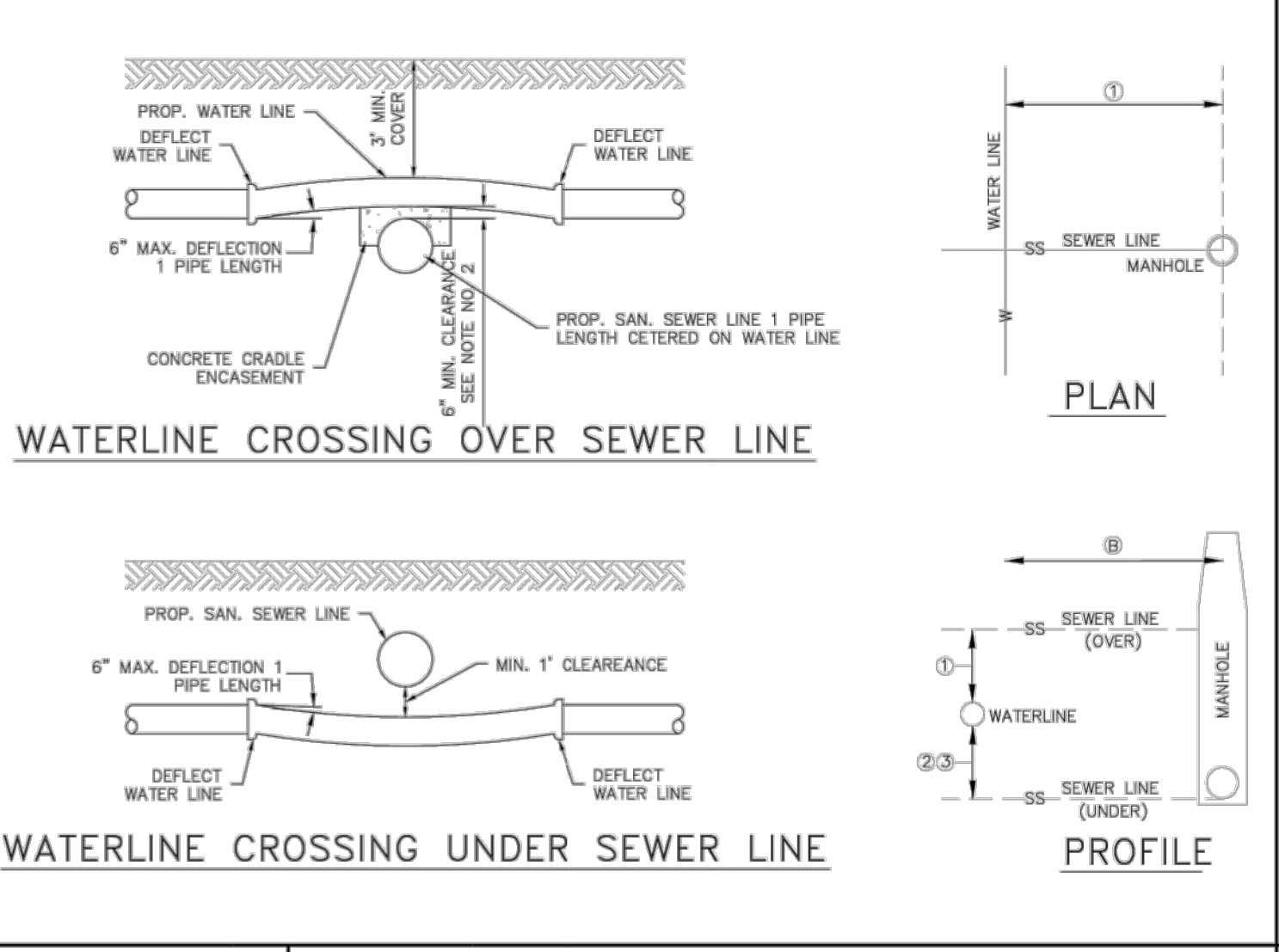
NOTES:  
 A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").  
 B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE MAHOLES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.  
 C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY BY 8" MAX. LIFTS.  
 C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.  
 D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY, 90% OUTSIDE RIGHT OF WAY, 90% INSIDE RIGHT OF WAY.  
 EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH < 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.  
 WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.  
 FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.  
 BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.  
 GENERAL NOTES:  
 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.  
 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.  
 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.  
 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.  
 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AT HIS EXPENSE.  
 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

**THRUST BLOCK SIZE**

DIAMETER OF PIPE IN INCHES	HORIZONTAL BENDS			WEIGHT AT VERTICAL BENDS-LBS.
	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	THICKNESS IN INCHES	
22-24" BENDS				
6 OR LESS	2	8	11,700	
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° BEND				
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	23,500	
90° BEND				
6 OR LESS	6	12	6,000	
8	8	15	10,700	
10	10	18	16,700	
12	12	18	24,000	
14	16	24	38,500	
16	21	24	42,700	
TEES & DEAD ENDS				
6 OR LESS	3	12	---	
8	4	15	---	
10	6	18	---	
12	8.5	24	---	
14	11.5	24	---	
16	15	24	---	

NOTE: ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A 50% RESISTANCE OF 2,000 LBS. PER SQ. FT. WITH PIPELINE HAVING A MIN. OF 2 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER.

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREA.



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 3 CHAPTER 217- DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS

(1) COLLECTION SYSTEM PIPES MUST BE INSTALLED IN TRENCHES SEPARATE FROM WATER SUPPLY TRENCHES.

(2) WHEREVER POSSIBLE, A COLLECTION SYSTEM PIPE MUST BE LOCATED BELOW A WATER SUPPLY PIPE. IF A COLLECTION SYSTEM PIPE CANNOT BE LOCATED BELOW A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO LOCATE THE COLLECTION SYSTEM PIPE BELOW THE PUBLIC WATER SUPPLY PIPE.

(3) WHEREVER POSSIBLE, COLLECTION SYSTEM PIPES AND MANHOLES MUST BE LOCATED AT LEAST NINE FEET FROM ALL WATER SUPPLY PIPES. IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO PROVIDE AT LEAST NINE FEET OF SEPARATION. TABLE C.L. IN FIGURE 30 TAC 8012.23(3) PROVIDES A REFERENCE TO PARAGRAPHS IN THIS SUBSECTION THAT APPLY IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPE. THE WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST BE ENCASED. THE CASING PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PER SQUARE INCH (PSI) PRESSURE CLASS PIPE THAT:

(A) ENCASES THE ENTIRE LENGTH OF COLLECTION SYSTEM PIPE THAT IS WITHIN NINE FEET OF THE WATER SUPPLY PIPE;  
 (B) IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;  
 (C) IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND  
 (D) IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

(5) IF A COLLECTION SYSTEM PIPE CROSSES ABOVE A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH. (A) A CASING PIPE, FOR A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS: (i) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL; TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 5 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS (ii) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND (iii) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

(6) IF A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE AND MUST USE MANUFACTURER-APPROVED ADAPTERS, GASKETED JOINTS, COMPRESSION JOINTS, AND OTHER NON-BONDED JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

(7) IF A COLLECTION SYSTEM PIPE CROSSES BELOW A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH.

(8) IF A COLLECTION SYSTEM PIPE IS LOCATED BELOW A WATER SUPPLY PIPE AND RUNS PARALLEL TO THE WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH.

**W-4B** STANDARD WATER PIPE BEDDING DETAILS

**W-5** THRUST BLOCKS DETAILS

**W-6A** WATER / SANITARY SEWER CROSSING DETAILS

**W-6B** WATER / SANITARY SEWER CROSSING DETAILS

(A) A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL TO AND BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE THAT:

(i) IS LOCATED AT LEAST TWO VERTICAL FEET BELOW THE WATER SUPPLY PIPE;  
 (ii) IS LOCATED AT LEAST FOUR HORIZONTAL FEET AWAY FROM THE WATER SUPPLY PIPE; AND  
 (iii) INCLUDES JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

(B) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT:

(i) IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;  
 (ii) IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND  
 (iii) IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 6 CHAPTER 217- DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS

(7) IF A COLLECTION SYSTEM PIPE CROSSES BELOW A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH. (A) A CASING PIPE, FOR A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS: (i) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL; TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 5 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS (ii) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND (iii) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

(8) IF A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE AND MUST USE MANUFACTURER-APPROVED ADAPTERS, GASKETED JOINTS, COMPRESSION JOINTS, AND OTHER NON-BONDED JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

(9) A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF ANY MATERIAL OTHER THAN AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:

(i) HAVE AT LEAST SIX INCHES OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES;  
 (ii) BE CENTERED ON THE CROSSING; (iii) BE AT LEAST 18 FEET LONG; AND  
 (iv) TERMINATE AT JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

(10) A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF ANY MATERIAL OTHER THAN AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:

(i) HAVE AT LEAST TWO FEET OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES, AND  
 (ii) BE ENCASED IN CEMENT-STABILIZED SAND BACKFILL THAT MEETS THE REQUIREMENTS OF SUBPARAGRAPH (D) OF THIS PARAGRAPH.

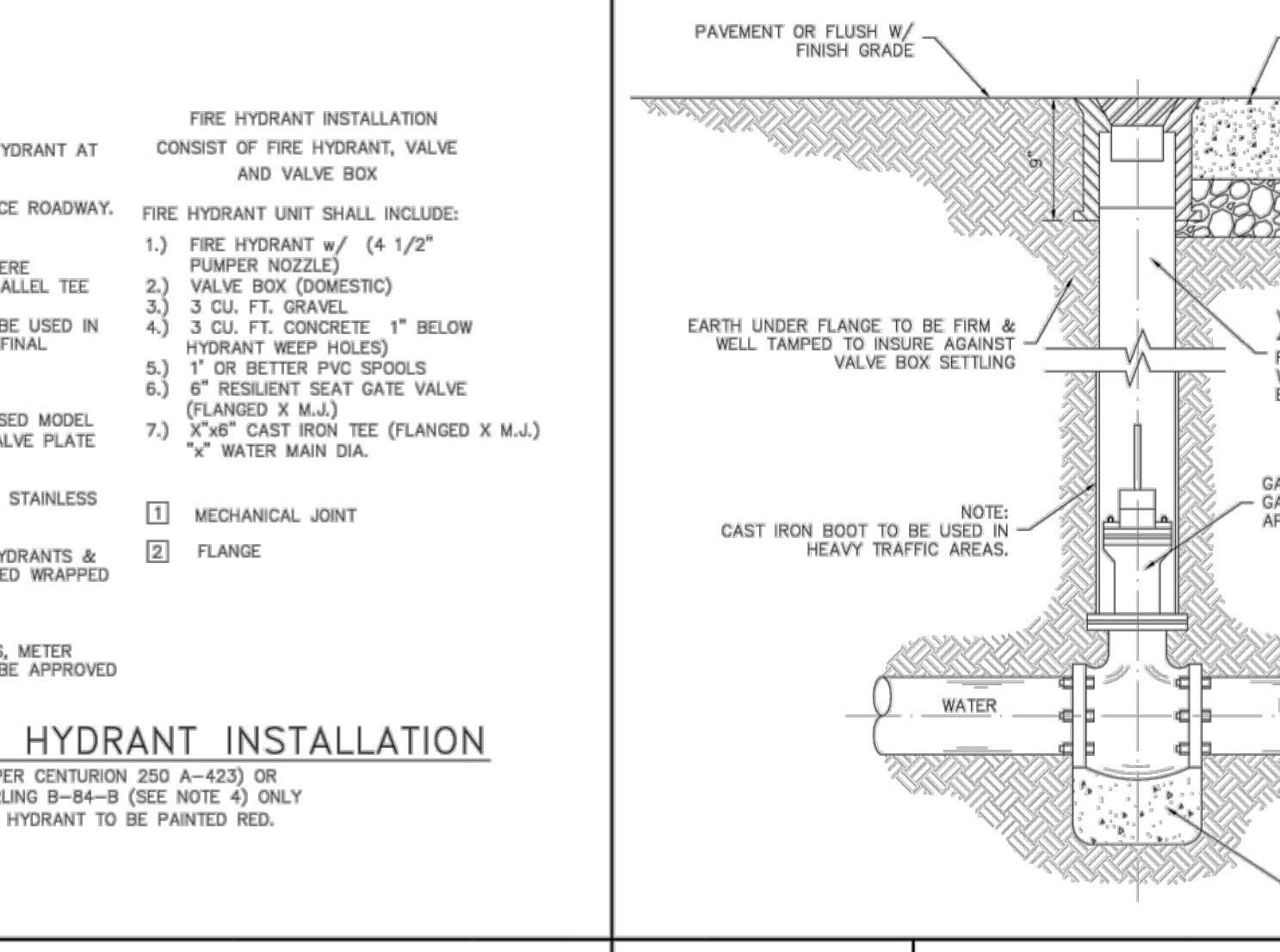
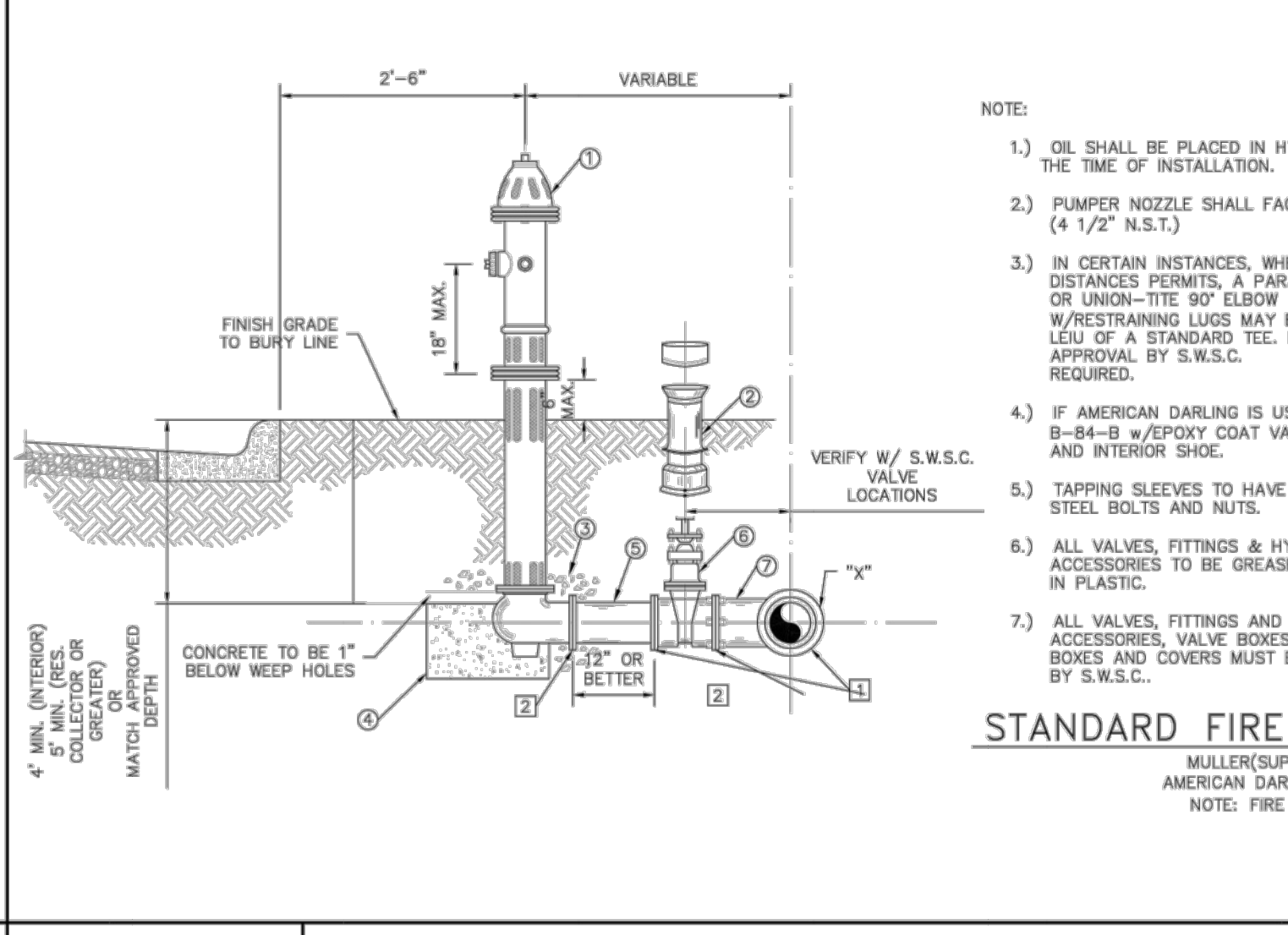
(C) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS:

(i) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;  
 (ii) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND  
 (iii) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 7 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS

(D) CEMENT-STABILIZED SAND FOR ENCASED COLLECTION SYSTEM PIPES MUST:

(i) INCLUDE AT LEAST 150 POUNDS OF CEMENT FOR EVERY CUBIC YARD OF SAND;  
 (ii) BE INSTALLED BEGINNING ONE-QUARTER PIPE DIAMETER BELOW THE CENTERLINE OF THE COLLECTION SYSTEM PIPE;  
 (iii) BE INSTALLED ENDING ONE FULL PIPE DIAMETER ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, OR 12 INCHES ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, WHICHEVER IS GREATER.



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 2: 04/15/2025  
 3: 06/04/2025

LOS EBANOS OAKS SUBDIVISION

MCALLEN, TEXAS

Sharyland WATER SUPPLY CORPORATION

**W-6C** WATER / SANITARY SEWER CROSSING DETAILS

**W-7** STANDARD WATER PIPE BEDDING DETAILS

**W-8** TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

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**B BROWNSTONE CONSULTANTS**

REG. ENGINEERING No. F-23250  
**BROWNSTONE CONSULTANTS**  
 2205 N JACKSON RD  
 MCALLEN, TEXAS 78501  
 (956) 429-9033

SEAL

STATE OF TEXAS  
 LICENSED PROFESSIONAL ENGINEER  
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C-3.1

SCALE: NTS

UTILITY DETAILS