



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-31-2026

PROPOSE WESTERN CREEK SUBDIVISION, PRECINCT No. 3.

ENGINEER IZAGUIRRE ENGINEERING GROUP LLC, DEVELOPER: LOS HERMANOS LAND DEVELOPMENTLLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 16 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTH EAST CORNER OF WESTERN ROAD AND MILE 5 ROAD.

SUBDIVISION LIES WITHIN THE: RUAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-24-2025 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERULATION AND SURFACE RUNOFF WILL DRAIN INTO 5 MILE RD AND WESTERN RD.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 10" LOCATION: 5 MILE ROAD

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.

SUBDIVISION PLAT OF: WESTERN CREEK

A 10.00-ACRES TRACT OF LAND SITUATED IN HIDALGO COUNTY TEXAS BEING PART OF LOT 1, BLOCK 9, TEXAN GARDENS SUBDIVISION AS PER PLAT OR MAP RECORDED THEREOF IN VOLUME 8, PAGE 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING CONVEYED TO TRIPLE A LAND & CATTLE COMPANY AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 10, 1986, RECORDED IN VOLUME 2247, PAGE 563, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 10.00-ACRES TRACT OF LAND SITUATED IN HIDALGO COUNTY TEXAS BEING PART OF LOT 1, BLOCK 9, TEXAN GARDENS SUBDIVISION AS PER PLAT OR MAP RECORDED THEREOF IN VOLUME 8, PAGE 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING CONVEYED TO TRIPLE A LAND & CATTLE COMPANY AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 10, 1986, RECORDED IN VOLUME 2247, PAGE 563, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 10.00-ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

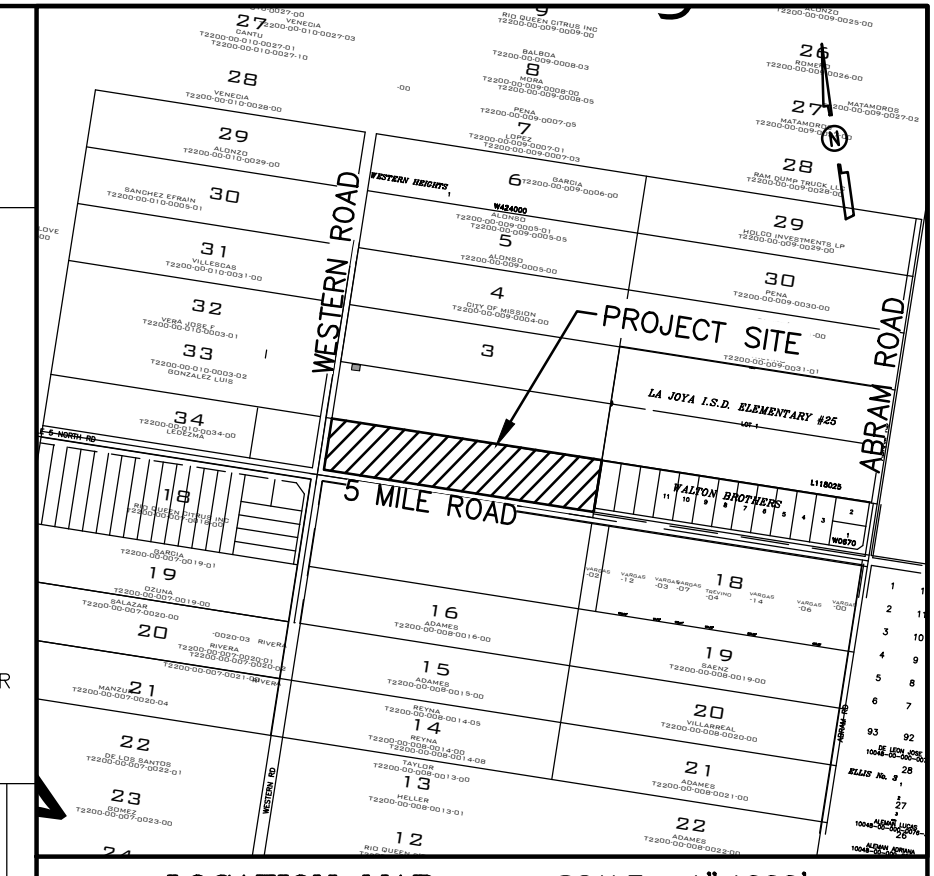
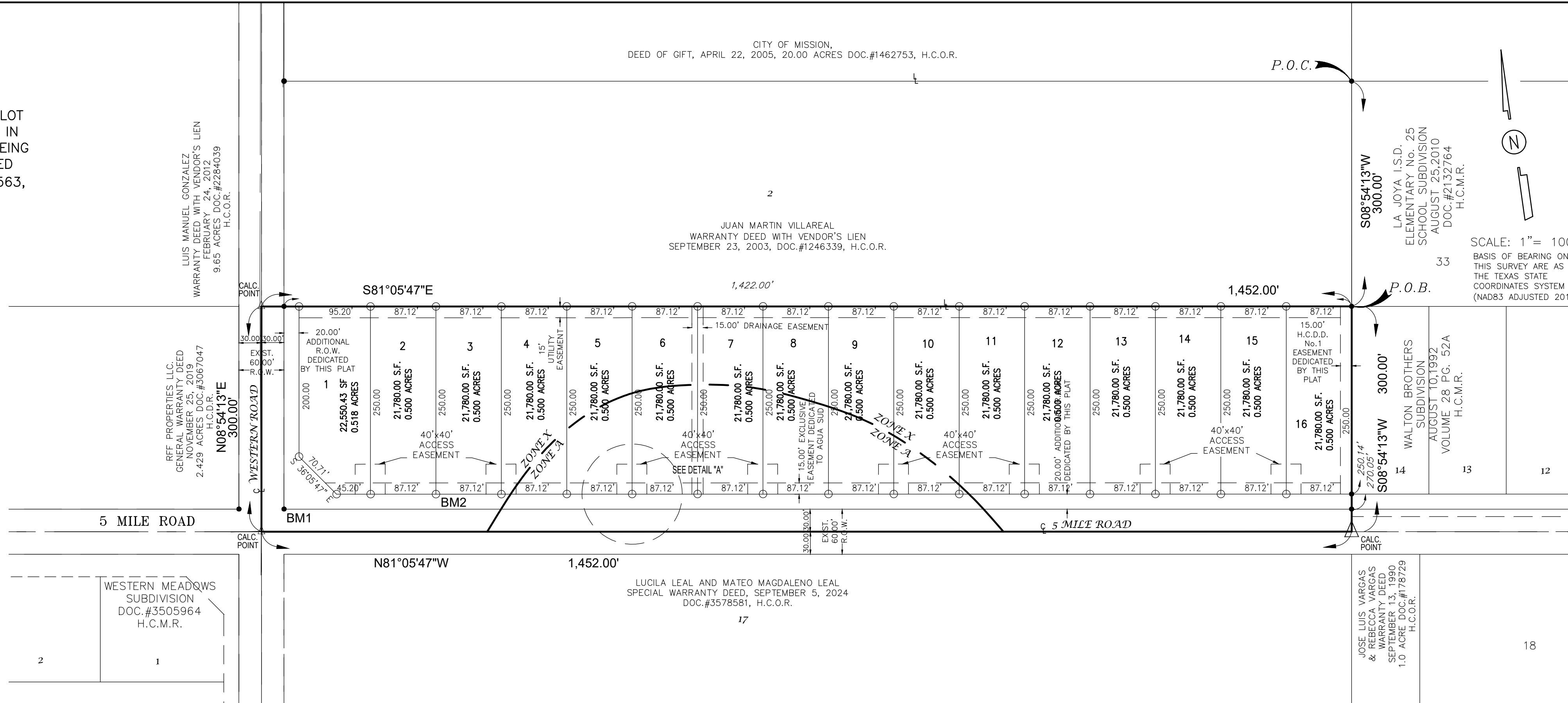
COMMENCING, AT A 1/2-INCH IRON ROD FOUND ON THE SOUTHEAST CORNER OF LOT 3, BLOCK 9 OF SAID TEXAN GARDENS SUBDIVISION, SAME BEING THE NORTHEAST CORNER OF LOT 2, A 10.00 ACRE TRACT CONVEYED TO JUAN MARTIN VILLAREAL AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 23, 2003 AND RECORDED IN DOCUMENT NUMBER 1246339, HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS; THENCE, SOUTH 08°54'13" WEST, ALONG THE EAST LINE OF SAID LOT 2, BLOCK 9, A DISTANCE OF 300.00 FEET TO A TO A 1/2-INCH IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE SOUTHWEST CORNER OF LOT 33, BLOCK 9 OF SAID TEXAN GARDENS SUBDIVISION AND THE NORTHWEST CORNER OF WALTON BROTHERS SUBDIVISION AS PER PLAT OR MAP RECORDED THEREOF IN VOLUME 28, PAGE 52A, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTH-EAST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°54'13" WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 9, AT 250.14 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF LOT 14 OF SAID WALTON BROTHERS SUBDIVISION, AT 270.00 FEET PASS A 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF 5 MILE ROAD (60.00' R.O.W.) AND CONTINUING A TOTAL DISTANCE OF 300.00 FEET TO A CALCULATED POINT ALONG THE CENTERLINE OF SAID 5 MILE ROAD FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

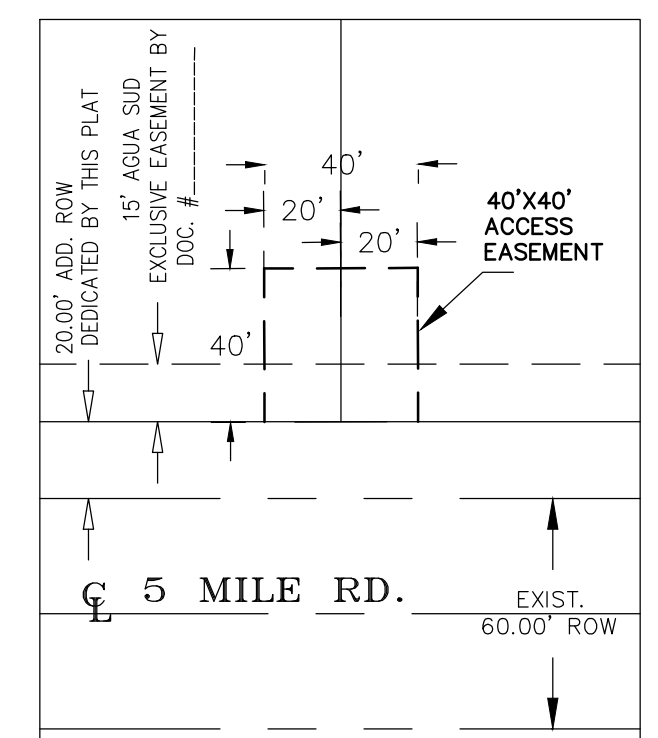
THENCE, NORTH 81° 05' 47" WEST, ALONG THE CENTERLINE OF SAID 5 MILE ROAD, A DISTANCE OF 1,452.00 FEET TO A CALCULATED POINT ON THE INTERSECTION OF WESTERN ROAD (60.00' R.O.W.) AND SAID 5 MILE ROAD, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08° 54' 13" EAST, ALONG THE CENTERLINE LINE OF SAID WESTERN ROAD, SAME BEING THE WEST LINE OF SAID LOT 1, BLOCK 9, A DISTANCE OF 300.00 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81° 05' 47" EAST, ALONG THE NORTH LINE SAID LOT 1, AT 30.00 FEET PASS A 1/2-INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID WESTERN ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET TO POINT OF BEGINNING, AND CONTAINING 10.00-ACRE TRACT OF LAND, MORE OR LESS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: WESTERN CREEK IS LOCATED IN WEST HIDALGO COUNTY, ON THE NORTH EAST CORNER OF WESTERN ROAD AND 5 MILE ROAD. THIS SUBDIVISION DOES NOT LIE WITHIN ANY CITY LIMITS OR WITHIN ANY CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION:
 - ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN COMMUNITY-PANEL NUMBER 480334 0295 D, MAP REVISED: JUNE 6, 2000.
 - ZONE "A": AREAS DETERMINED TO BE WITHIN 100-YEAR FLOODPLAIN COMMUNITY PANEL NO. 480334 0295 D, MAP REVISED JUNE 6, 2000. THIS AREA WILL BE FILLED TO AN ESTIMATED BFE OF _____ FT. (SEE ATTACHED FEMA'S BFE FLOOD RISK REPORT). FEMA CASE NUMBER: _____
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: 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, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS 1-16 (RESIDENTIAL ONLY).
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE 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 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.
- MINIMUM BUILDING SETBACK LINES:
 - FRONT25.00' OR GREATER FOR EASEMENTS
 - GARAGE18.00' OR GREATER FOR EASEMENTS
 - REAR15.00' OR GREATER FOR EASEMENTS
 - INTERIOR SIDES6.00', OR GREATER FOR EASEMENTS
 - SIDE CORNER10.00' OR GREATER FOR EASEMENTS.
 - OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF _____ CUBIC FEET (_____ ACRE-FEET) OF STORM WATER RUNOFF; DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3.
- 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 - B.M. 1: ELEV. 214.38 AT AN IRON ROD FOUND AT THE EXISTING ROW INTERSECTION OF 5 MILE ROAD AND WESTERN ROAD, N.A.V.D. 88 DATUM.
 - B.M. 2: ELEV. _____ AT AN IRON ROD SET AT THE S.W. COR. OF LOT 3 OF THIS SUBDIVISION. X=_____, Y=_____, N.A.V.D. 88 DATUM.
- 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.

- 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.
- 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.
- 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 CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- THE RESIDENTIAL LOTS (1-15) SHOULD REFLECT SERVICE BY A 3/4" METER.
- 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 OCCUPANCY 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.
- 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 COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - 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 EXCERPTS 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.
 - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - A-ANCHORING OF SEPTIC TANK(S)
 - B- BACK FLOW VALVES
 - C- SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- DIANA IZAGUIRRE THE OWNER & SUBDIVIDER OF WESTERN CREEK SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2.
- ALL AGUA SUD EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF AGUA SUD.
- LOTS 1-16 SHALL BE FOR RESIDENTIAL USE ONLY.

LEGEND	
	SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791 (BOUNDARY)
	SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791
	IRON ROD FOUND
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCING
	AREA CALCULATED POINT



FILED FOR RECORD IN HIDALGO COUNTY CLERK'S OFFICE, SEPTEMBER 13, 2019, 9:59 AM, BY: _____, HIDALGO COUNTY CLERK

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

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

AGUA SPECIAL UTILITY DISTRICT

I, ROBERTO SALINAS, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE PORTABLE WATER SUPPLY FOR THE WESTERN CREEK SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CON) ISSUED BY THE STATE OF TEXAS TO FURNISH PORTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PORTABLE 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 METER ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO SALINAS, P.E. _____ DATE _____
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT
3120 N. ABRAM RD.
PALMVIEW TEXAS, 78572

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
902 N. DOOLITTLE RD.
EDINBURG, TEXAS 78542

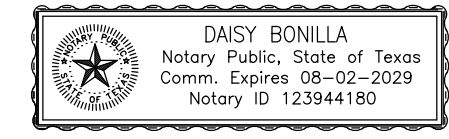
FILENAME : Izaguirre Engineering\Subdivision Projects\WESTERN CREEK	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	2/5/2026	IZAGUIRRE		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

NO.	SHEET	REVISION	DATE	APPROVED

DIANA IZAGUIRRE - PRESIDENT _____ DATE _____
LOS HERMANOS LAND DEVELOPMENT, LLC
2121 E. GRIFFIN PARKWAY SUITE 2
MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared DIANA IZAGUIRRE proved to me through her 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 purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2026.



NOTARY PUBLIC- STATE OF TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT No.16
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.16 ON THIS THE _____ 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

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

WE THE UNDERSIGNED CERTIFY that this plat of the WESTERN CREEK SUBDIVISION, reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ date _____
ATTEST: Hidalgo County Clerk _____ date _____

Name	Address	City & Zip	Phone	Fax
OWNER: DIANA IZAGUIRRE	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78574	(956)240-3246	(956)585-0554
ENGINEER: GILBERTO A. GRACIA	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO ST.	MISSION, TEXAS 78574	(956)369-0988	

STATE OF TEXAS COUNTY OF HIDALGO
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE WESTERN CREEK SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOVEMBER 21, 2025.



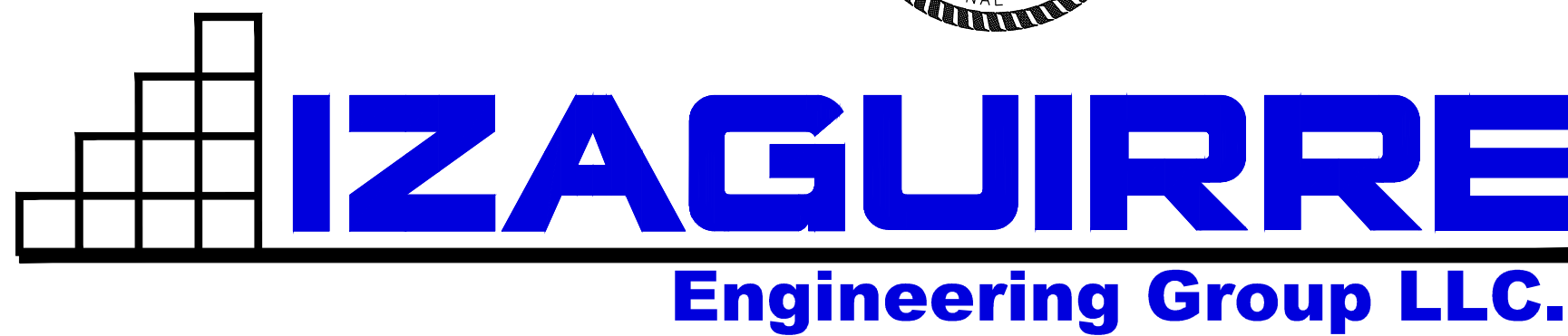
HOMERO LUIS GUTIERREZ _____ DATE _____
R.P.L.S. No. 2791

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.



PRELIMINARY
GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E. GRIFFIN PKWY SUITE 2
MISSION, TEXAS 78574

02/05/26



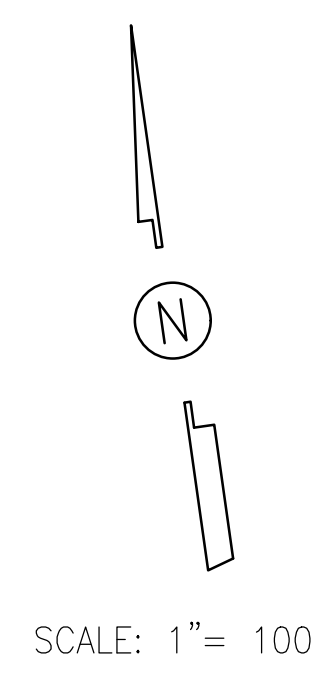
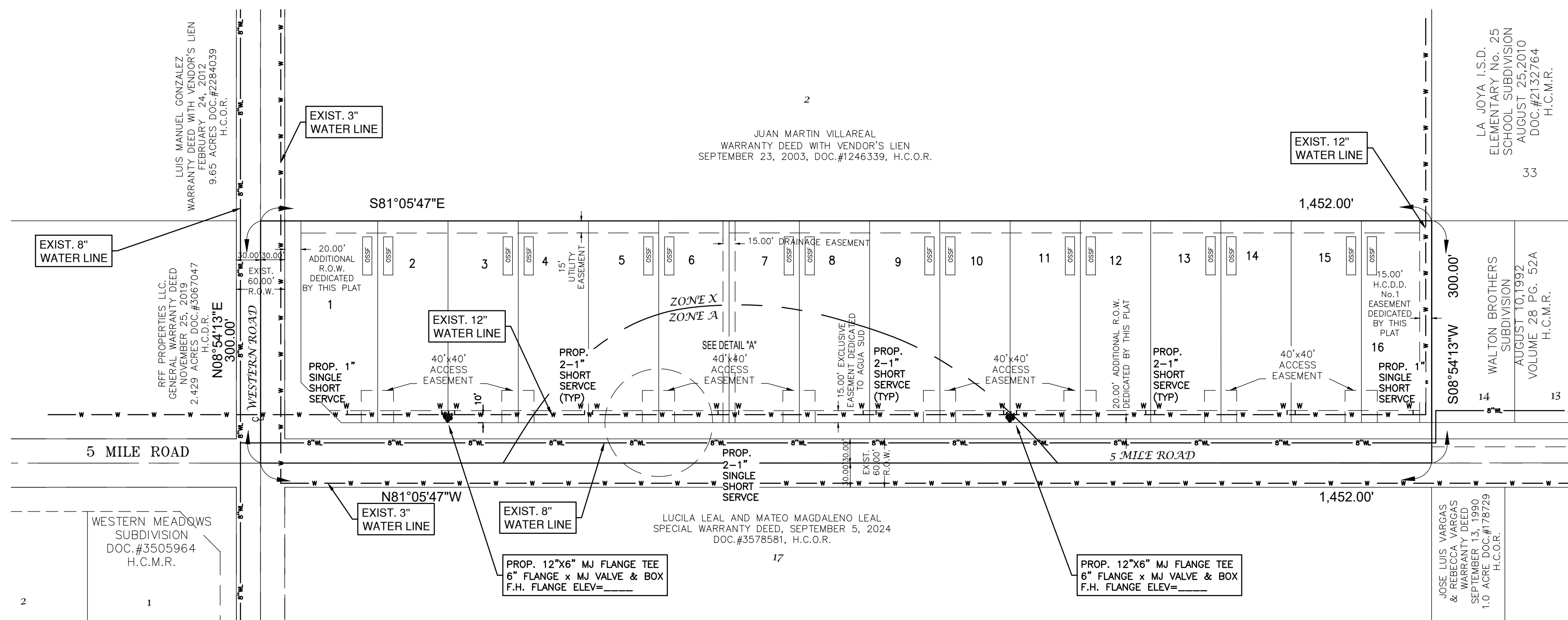
2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

DATE OF PREPARATION:
02/05/26

ALL WATERLINE CONSTRUCTION SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT STANDARDS. CONTRACTOR SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT DETAILS WHENEVER CONFLICTS ARISE.

WESTERN CREEK SUBDIVISION

MAP OF UTILITIES DISTRIBUTION

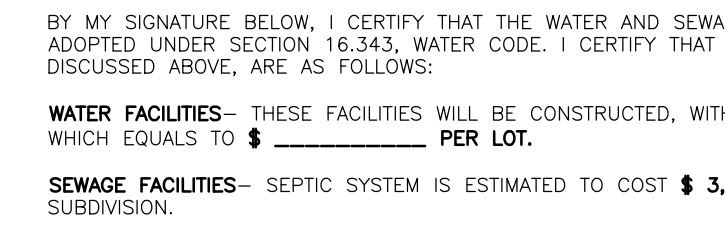


FINAL ENGINEERING REPORT FOR WESTERN CREEK SUBDIVISION:
 BY GILBERTO A. GRACIA, P.E.
WATER SUPPLY: Description and Costs.
 WATER SUPPLY:
 WESTERN CREEK SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND COMPANY AGUA SUD SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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 SUD HAS AN EXISTING 12" WATERLINE ON 5 MILE ROAD LOCATED 10.0 FT NORTH FROM THE PROPOSED SOUTH LOT LINE AND INTO A 15.0 FT EXCLUSIVE AGUA SUD EASEMENT FOR THIS SUBDIVISION.
 THE WATER SYSTEM FOR WESTERN CREEK SUBDIVISION CONSISTS OF FOUR (4) DUAL SERVICES OF 1" OF DIAMETER EACH AND EIGHT (8) SINGLE SERVICES OF 1" OF DIAMETER EACH COMING OUT OF THIS EXISTING WATERLINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE WATER SERVICE LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE AMOUNT OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT. WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE AGUA SUD WATER SUPPLY SYSTEM. UPON REQUEST BY THE LOT OWNER, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.
 SEWAGE FROM THE WESTERN CREEK SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.
 EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS UNIFORM AREA) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.
 THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 3,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 56,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES— THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.
SEWAGE FACILITIES— SEPTIC SYSTEM IS ESTIMATED TO COST \$ 3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 56,000.00 FOR THE ENTIRE SUBDIVISION.

PRELIMINARY
 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.

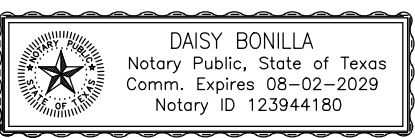


02/24/26

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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
SUBDIVIDER STATEMENT:
 1.— I, **DIANA IZAGUIRRE**, SUBDIVIDER OF WESTERN CREEK, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

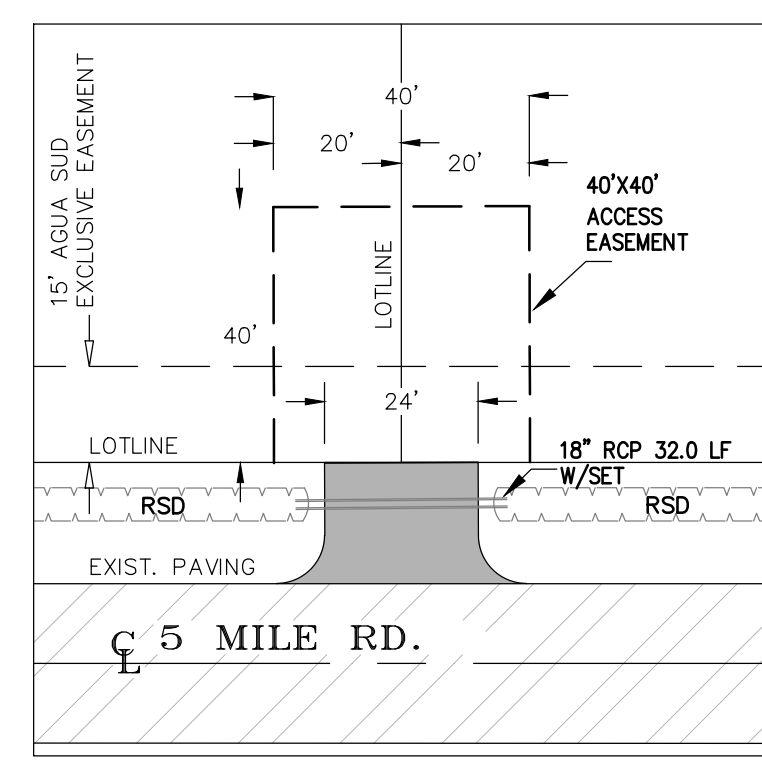
DIANA IZAGUIRRE — PRESIDENT
 LAS DIANAS LAND DEVELOPMENT, LLC
 2121 E. GRIFFIN PARKWAY SUITE 2
 MISSION, TEXAS 78574

DATE _____
 NOTARY PUBLIC— STATE OF TEXAS



STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared **DIANA IZAGUIRRE** proved to me through her 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 purposes and consideration thereby expressed.
 Given under my hand and seal of office this _____ day of _____, 2026.

- GENERAL CONSTRUCTION NOTES:**
- ALL PROPOSED WATER LINES TO BE C-900 DR-18.
 - CONTRACTOR TO INSTALL 1" SINGLE SERVICE CONNECTIONS AND 2" DOUBLE SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS 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.



WESTERN CREEK SUBDIVISION.
 FOR: GILBERTO A. GRACIA, P.E.
PROVISIÓN DE AGUA: DESCRIPCIÓN, Y COSTOS.
 WESTERN CREEK SUBDIVISION SERA PROVISITA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISIÓN DE AGUA SUFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE AGUA SUD PRESENTO SUFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABSTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
 AGUA SUD TIENE UNA LINEA DE 12" DE DIAMETRO EXISTENTE, EN LA CALLE 5 MILE ROAD LOCALIZADA 10 PIES AL NORTE DE LA LINEA DE LOTES SUR Y QUEDARA DENTRO DE UN EASEMENT DE 15 PIES EXCLUSIVO DEDICADO PARA AGUA SUD EN ESTA SUBDIVISION.
 EL SISTEMA DE AGUA PARA WESTERN CREEK SUBDIVISION CONSISTE DE CUATRO (4) SERVICIOS DOBLES DE 1" DE DIAMETRO CADA UNO Y OCHO (8) SERVICIO SENCILLO DE 1" DE DIAMETRO CADA UNO DE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARAN A UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGARA ADICIONALMENTE A AGUA SUD LA CANTIDAD DE US\$ _____ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS 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 DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA AGUA SUD INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

PROVISIÓN DE DRENAJE SANITARIO: DESCRIPCIÓN Y COSTOS
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION WESTERN CREEK SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.
 CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HICIERON CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.
 EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 3,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE US\$ 56,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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 GOBERNANDO 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/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ _____ LO CUAL EQUIVALE A US\$ _____ POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 3,500.00 A UN COSTO TOTAL DE \$ 56,000.00 TODA LA SUBDIVISION.

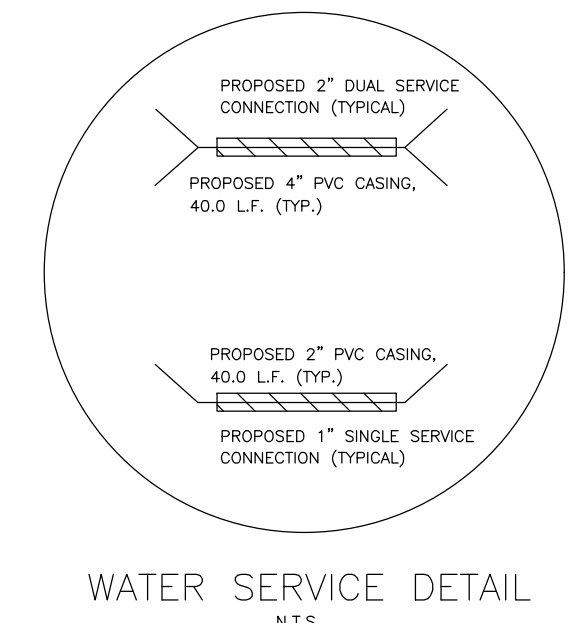
PRELIMINARY
 GILBERTO A. GRACIA—P.E. No. 62477
 This seal appearing on this document was authorized by Gilberto A. Gracia, P.E., No. 62477 on the above designated date.



02/24/26

INDEX OF SHEETS

- SHEET 1.— HEADING; INDEX; 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; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; 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; SWSC CERTIFICATION, P&Z CITY CERTIFICATION; REVISION NOTES.
 SHEET 2.— UTILITY LAYOUT; WATER DISTRIBUTION MAP, ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
 SHEET 2.1— AGUA SUD DETAIL SHEET
 SHEET 3.— PAVING DISTRIBUTION AND 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; DETAILS.



COST ESTIMATE

WATER DISTRIBUTION:	\$ _____
PAVING IMPROVEMENTS:	\$ _____
DRAINAGE IMPROVEMENTS:	\$ _____
OSSF IMPROVEMENTS:	\$ _____
TOTAL:	\$ _____

OSSF ON-SITE SEWAGE FACILITIES

*NOTE: SEE CONSTRUCTION TYPICAL DETAILS AND SPECIFICATION ON PAGE 2.1

DATE OF PREPARATION:
 02/24/26

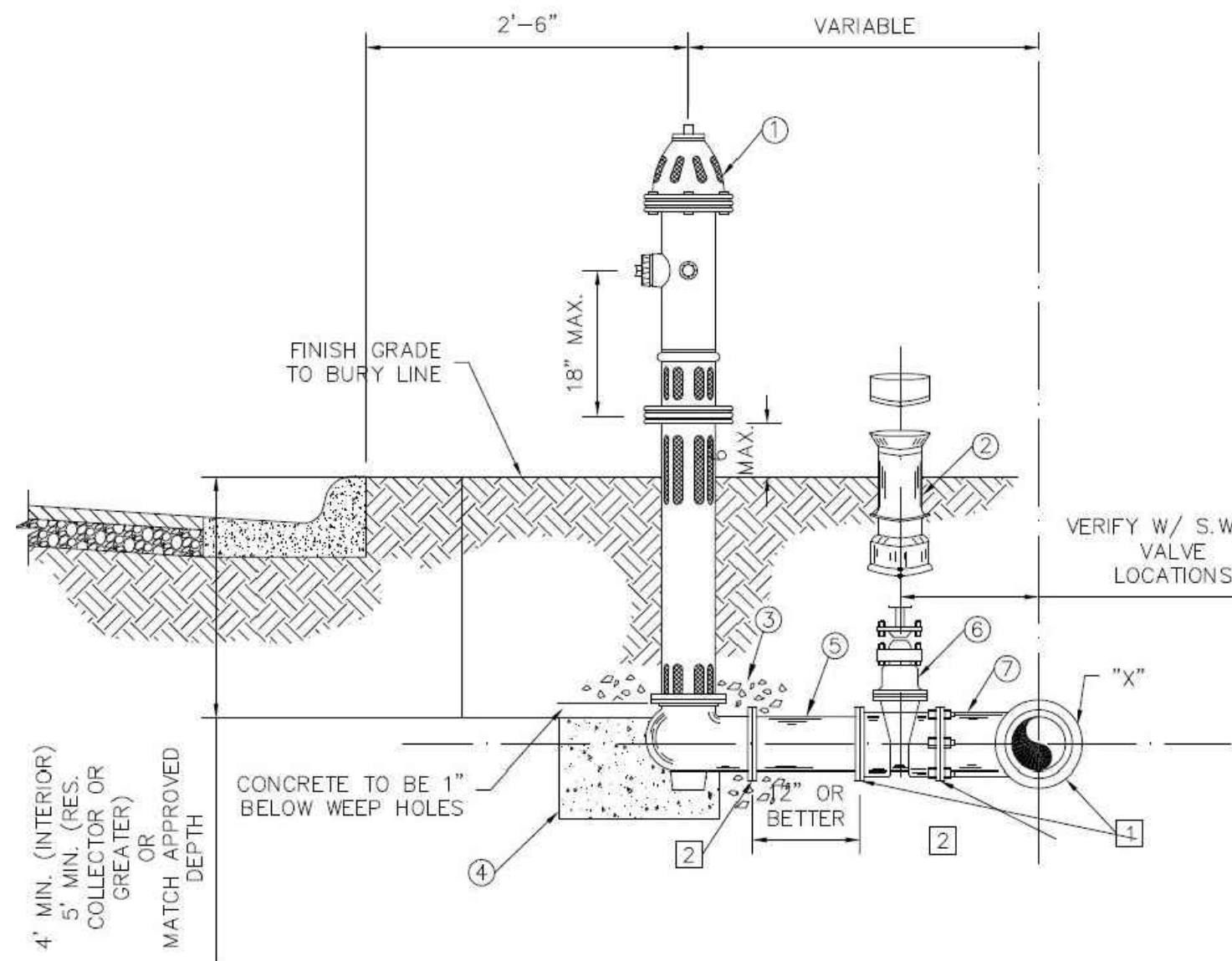


WESTERN CREEK SUBDIVISION
 UTILITIES LAYOUT

IZAGUIRRE
 Engineering Group LLC.
 2121 E. GRIFFIN PKWY SUITE 2
 MISSION, TEXAS, 78574
 PHONE (936) 584-0554
 FAX (936) 584-0049
 F-10214

SHEET No. 2
 OF 3 SHEETS

WESTERN CREEK SUBDIVISION



NOTE:

- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
- PUMPER NOZZLE SHALL FACE ROADWAY. (4 1/2" N.S.T.)
- IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LIEU OF A STANDARD TEE. FINAL APPROVAL BY S.W.S.C. REQUIRED.
- IF AMERICAN DARLING IS USED MODEL B-84-B w/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
- TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
- ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
- ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY S.W.S.C.

FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX

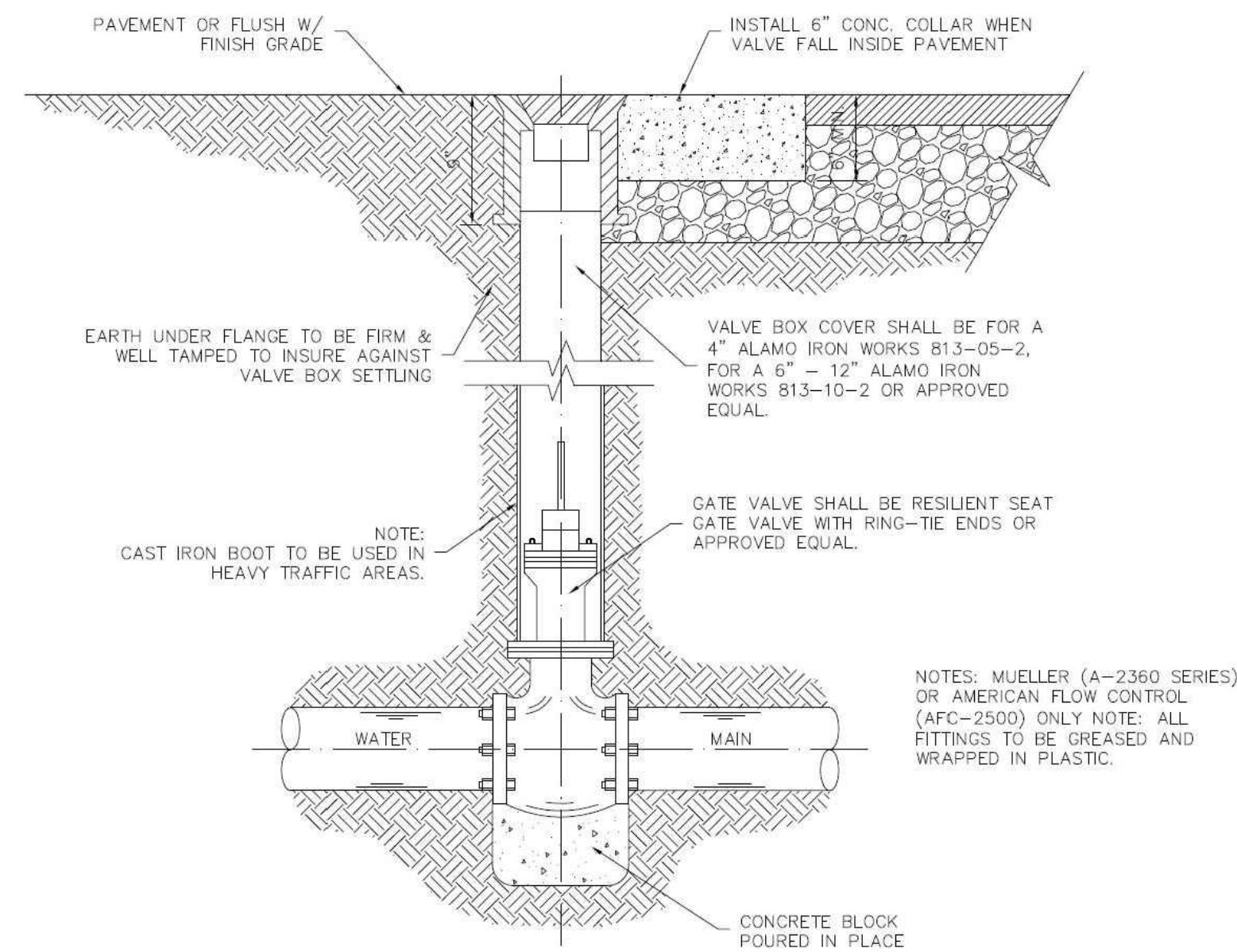
- FIRE HYDRANT UNIT SHALL INCLUDE:
- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
 - VALVE BOX (DOMESTIC)
 - 3 CU. FT. GRAVEL
 - 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
 - 1" OR BETTER PVC SPOOLS
 - 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
 - X"x6" CAST IRON TEE (FLANGED X M.J.)
 - X" WATER MAIN DIA.

- 1 MECHANICAL JOINT
- 2 FLANGE

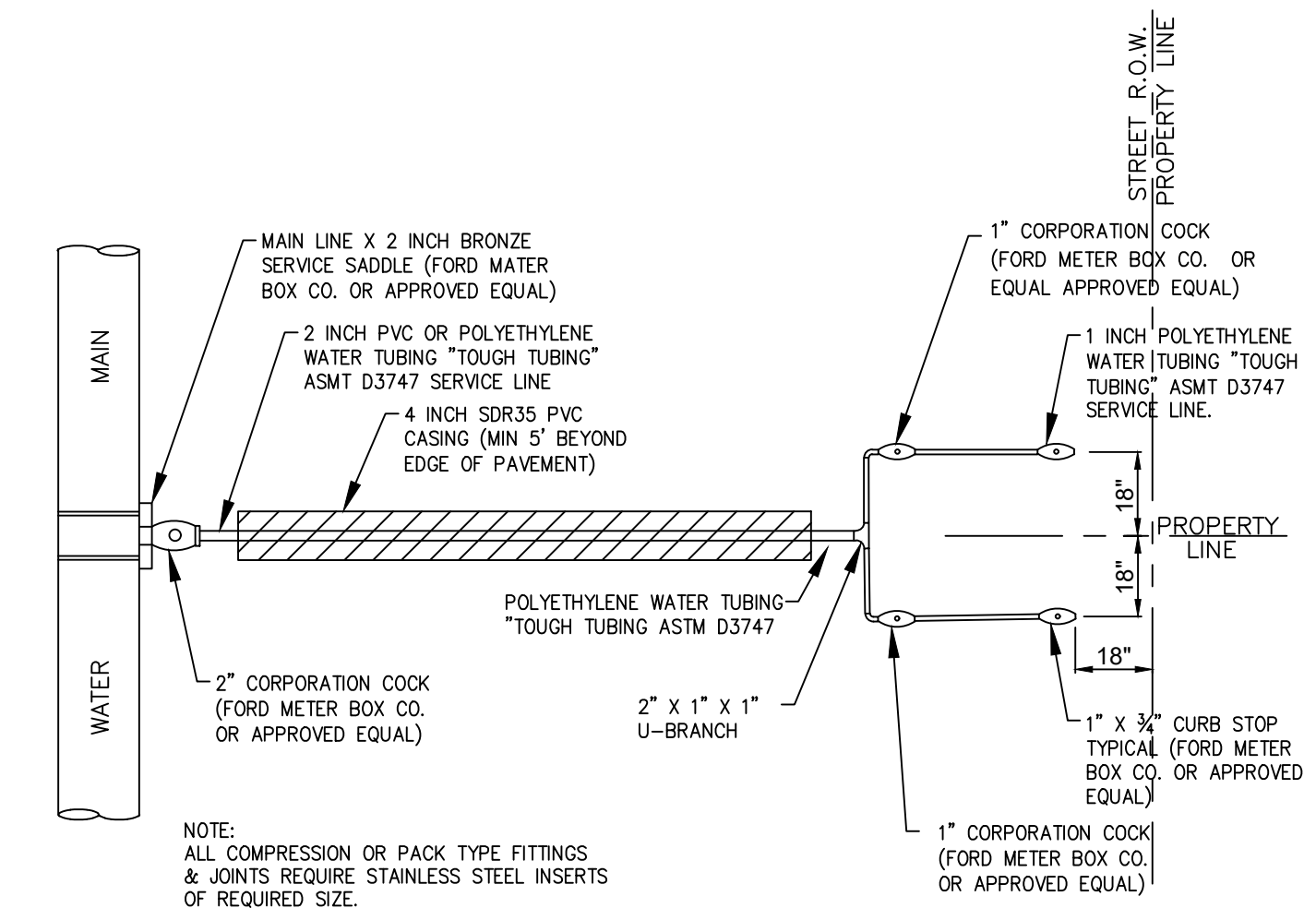
STANDARD FIRE HYDRANT INSTALLATION

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

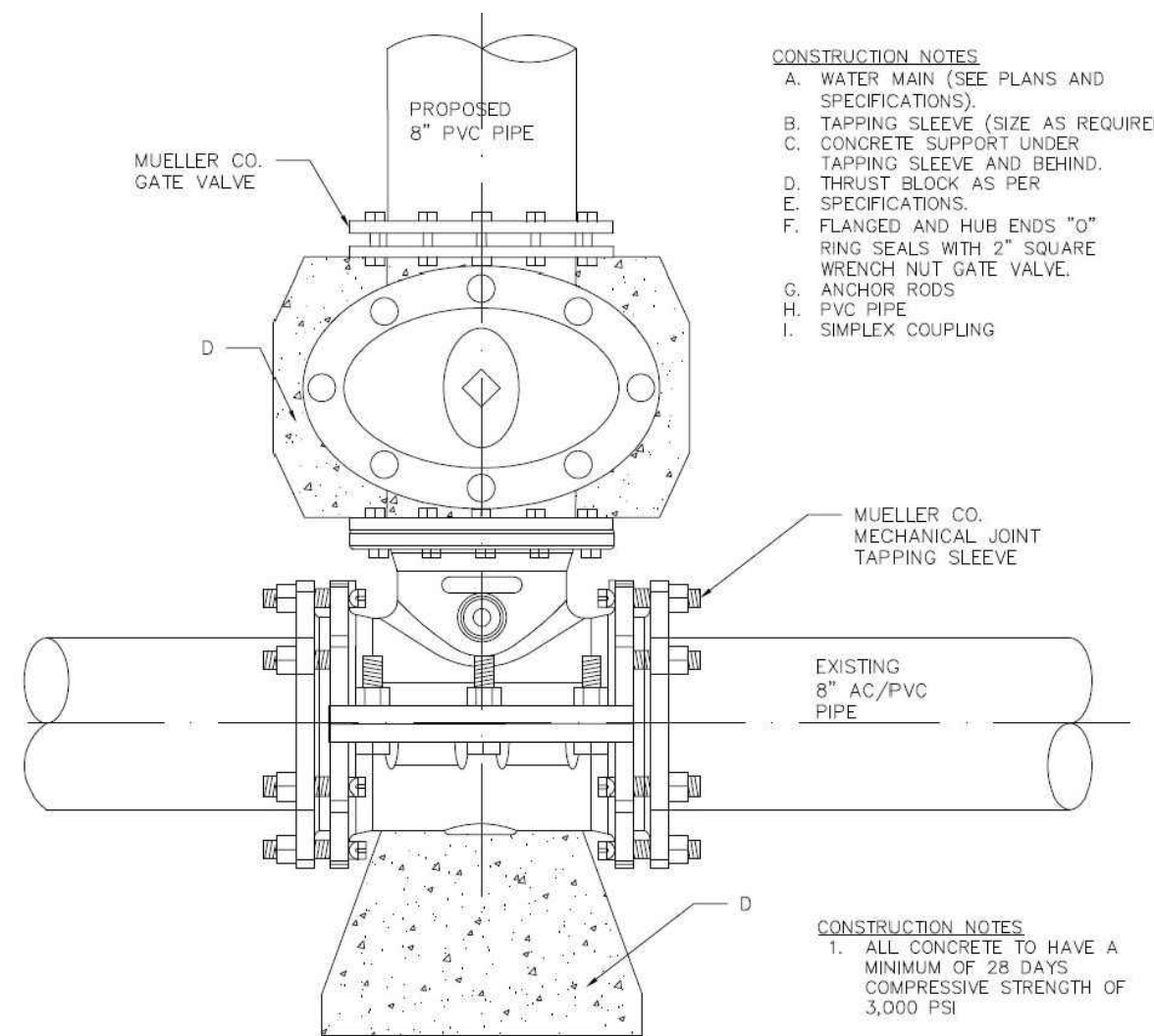
TYPICAL FIRE HYDRANT DETAIL



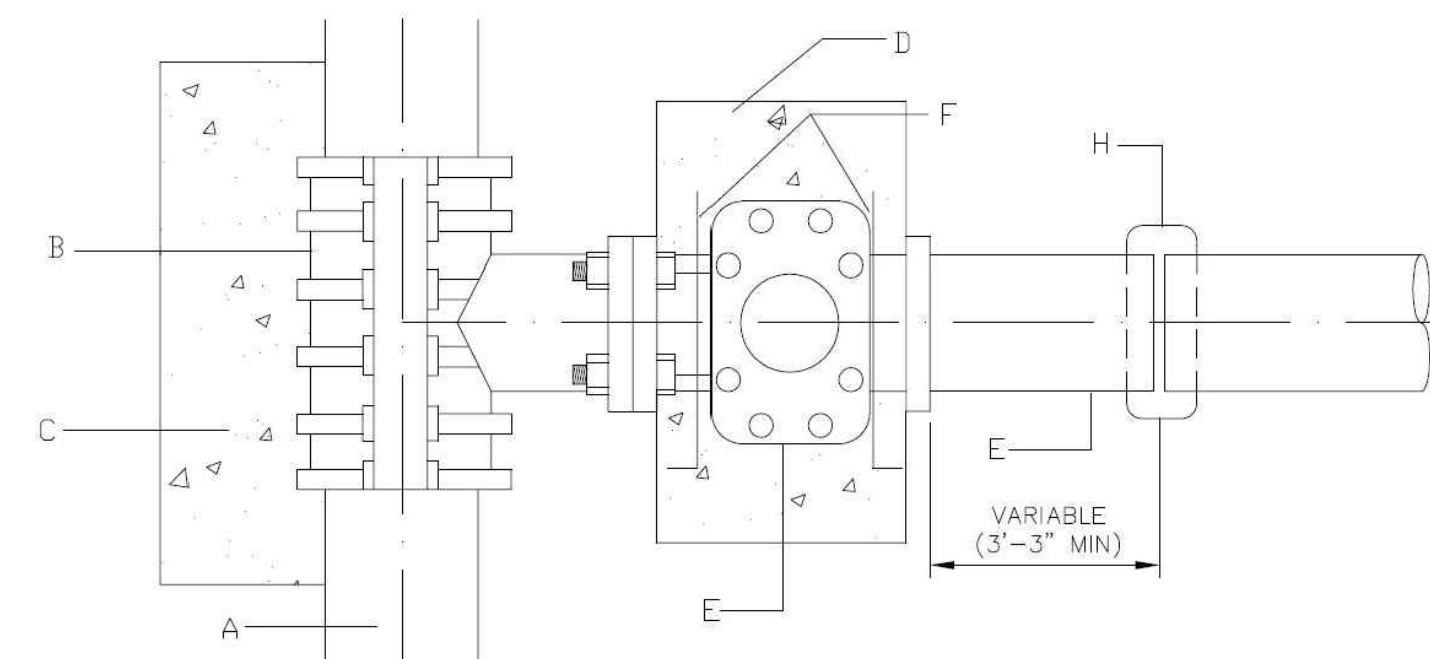
TYPICAL VALVE AND VALVE BOX INSTALLATION



DUAL WATER SERVICE CONNECTION
N.T.S.



SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



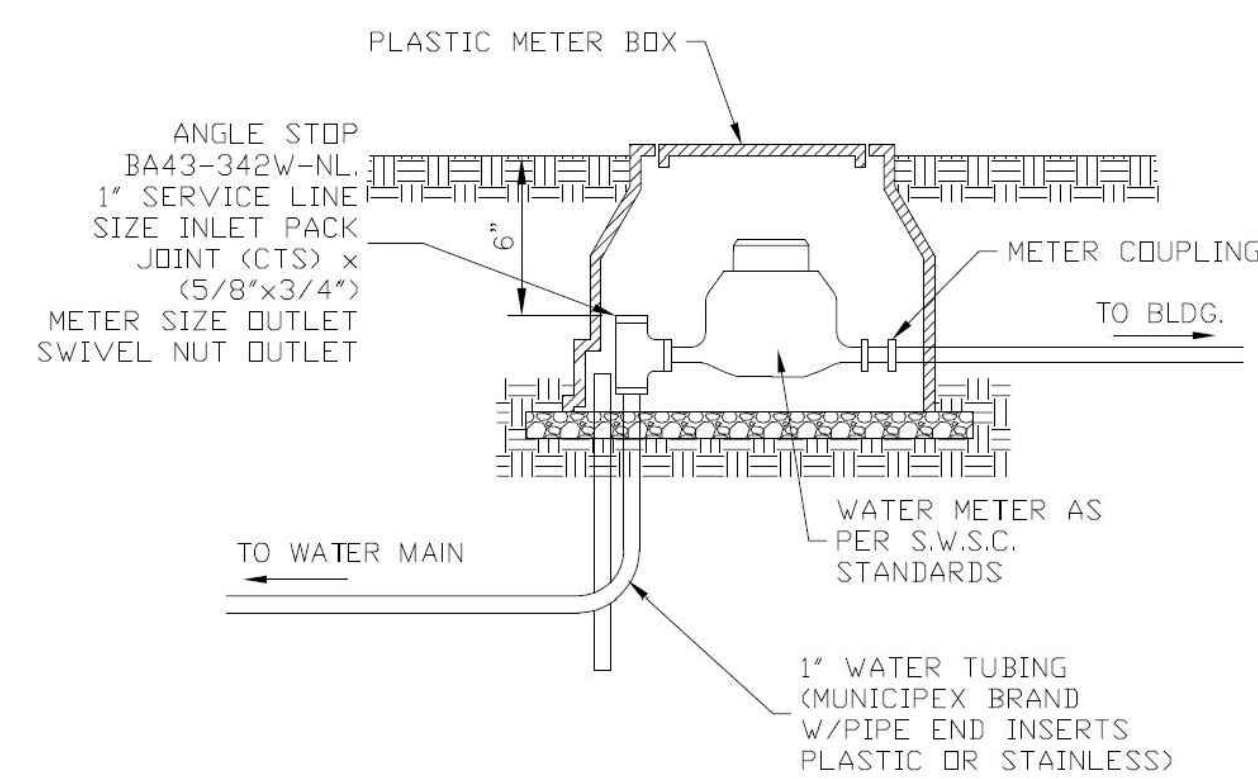
GENERAL NOTES:

- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

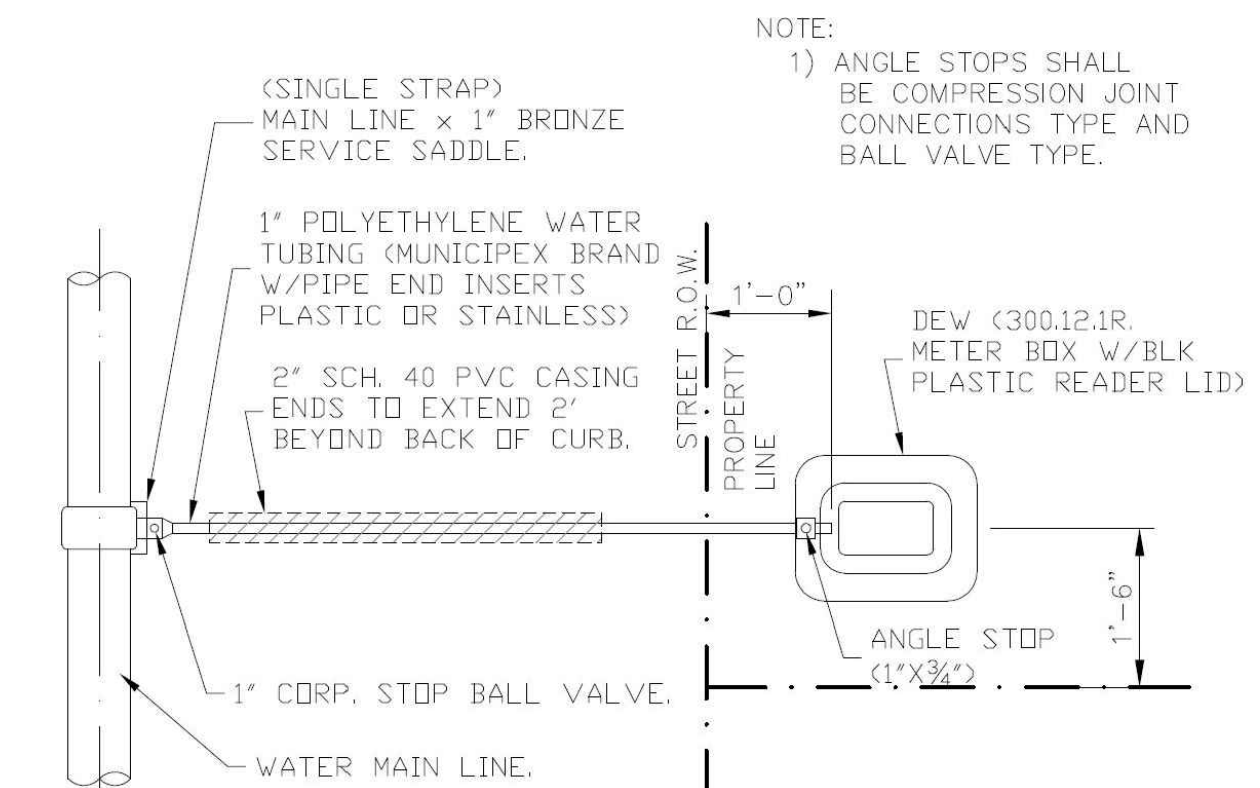
CONSTRUCTION NOTES:

- WATER MAIN (SEE PLANS AND SPECIFICATIONS)
- TAPPING SLEEVE (SIZE AS REQUIRED)
- CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND
- THRUST BLOCK AS PER SPECIFICATIONS
- FLANGED AND HUB ENDS "D" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE
- PVC PIPE
- ANCHOR RODS
- SIMPLEX COUPLING

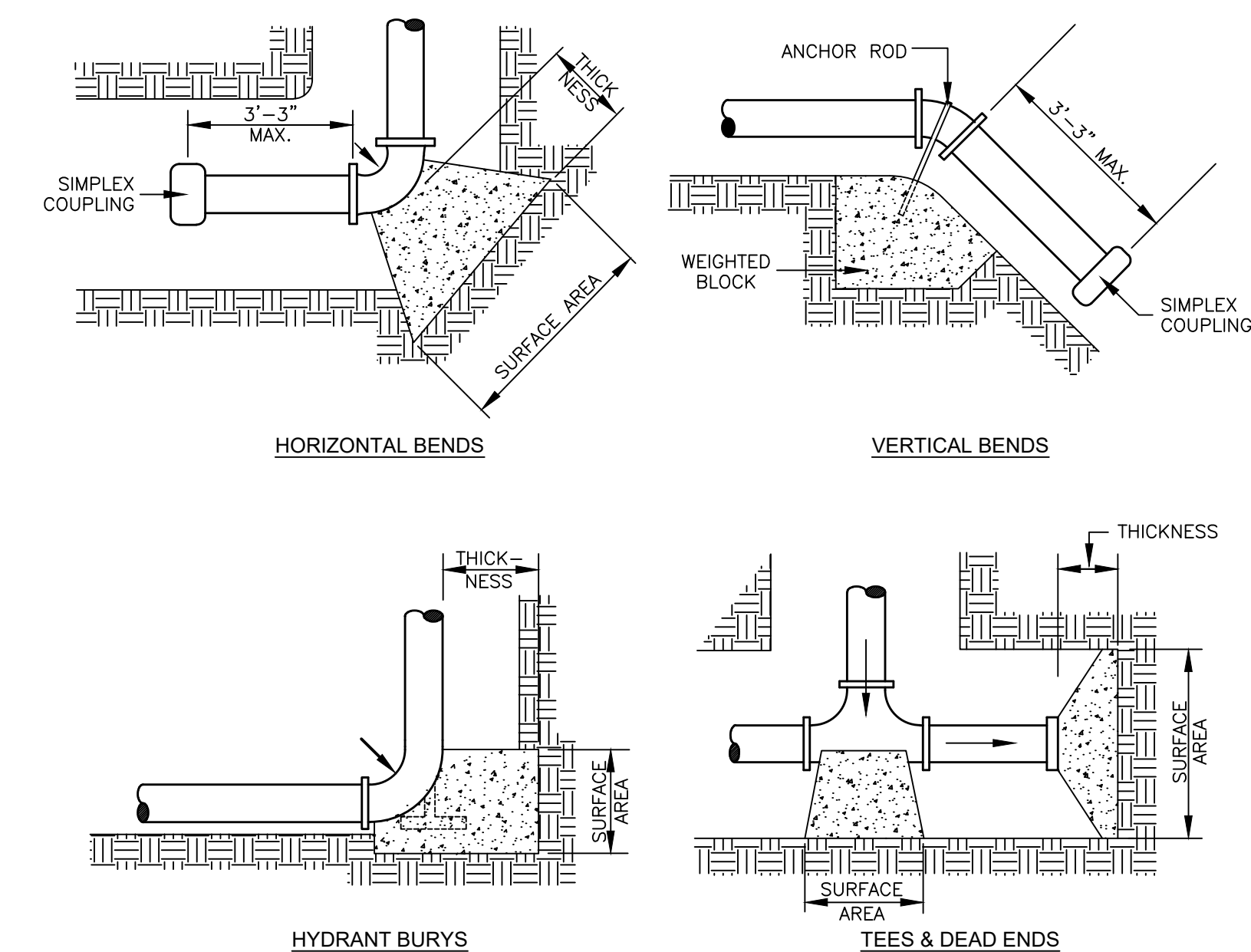
WATER TAPPING SLEEVE AND VALVE INSTALLATION



TYPICAL WATER SERVICE CONNECTION



TYPICAL SINGLE WATER SERVICE CONNECTION



TYPICAL THRUST BLOCK DETAILS

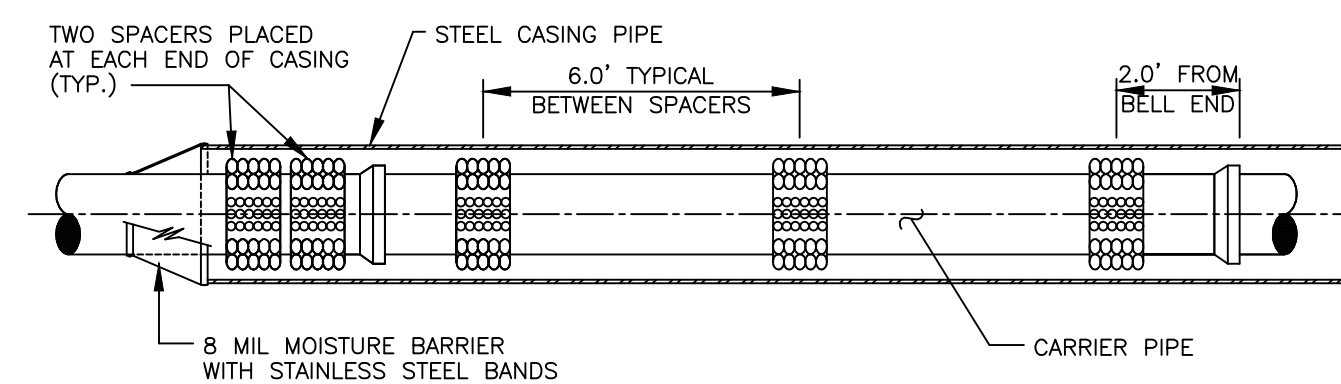
THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND		WEIGHT AT VERTICAL BENDS - lbs.
	SURFACE AREA SQ. FT.	THICKNESS INCHES	
22° 1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	14	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000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

GENERAL NOTES:

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

BORING INSTALLATION

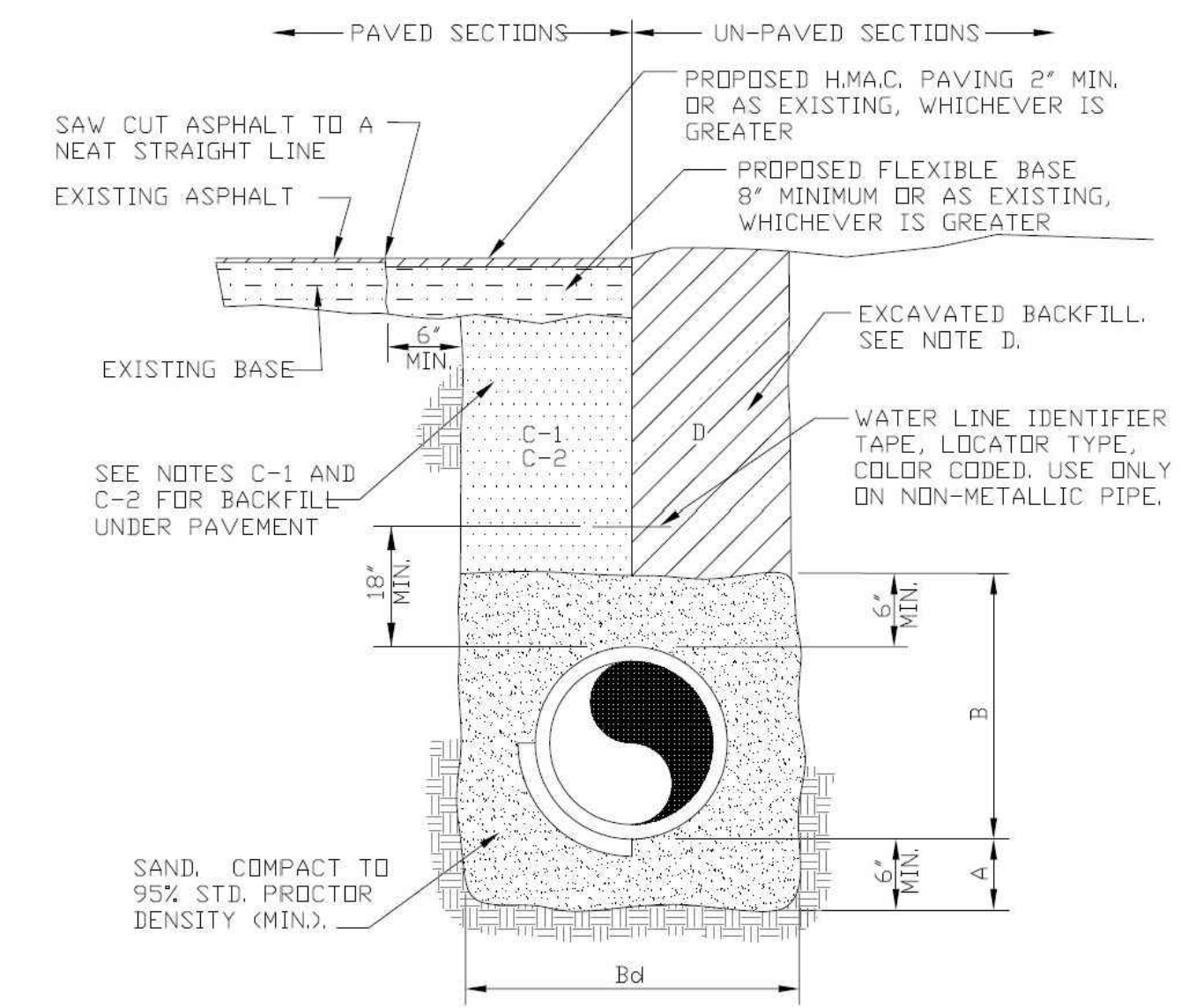
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"



TYPICAL BORING AND CASING DETAIL

GENERAL NOTES:

- ALL DETAILS ARE TYPICAL AND NOT TO SCALE.
- PART OF THESE DETAILS MAY NOT APPLY TO THIS PROJECT.
- ALL DETAILS ARE TYPICAL; CONTRACTOR IS RESPONSIBLE TO MEET THE LATEST INSTALLATION REQUIREMENTS AS PER CITY OF MISSION, AND AGUA SUD.



TYPICAL WATER LINE & SEWER FORCEMAIN BEDDING DETAIL

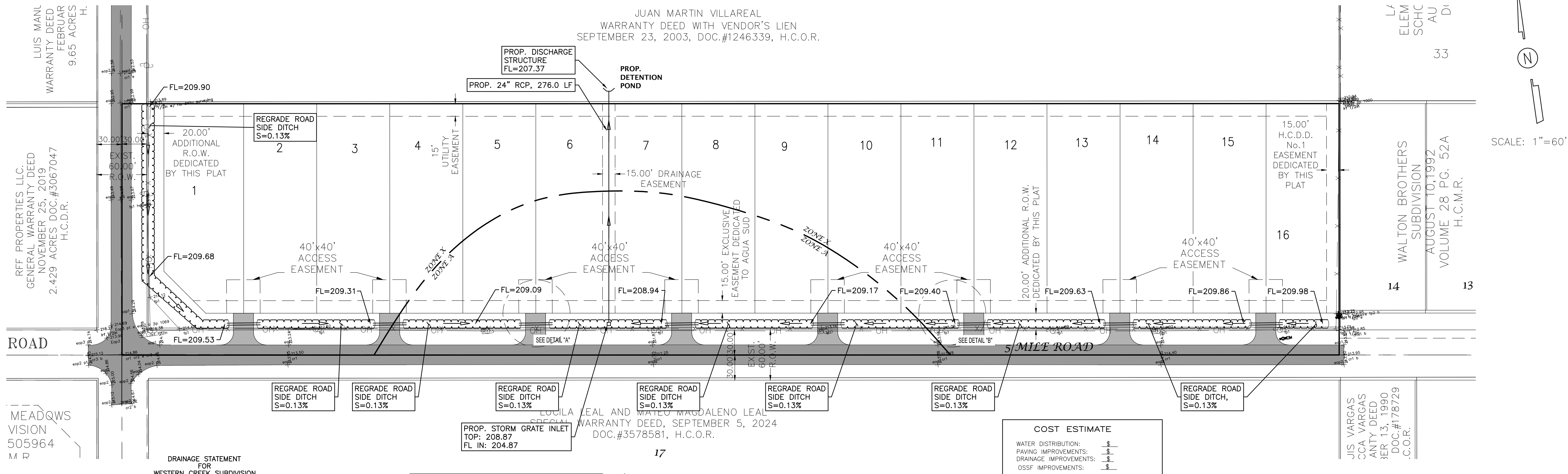
DATE OF PREPARATION:
1-26-2026

WESTERN CREEK SUBDIVISION
TYPICAL WATER SYSTEM DETAILS

IZAGUIRRE
Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2 MISSION, TEXAS, 78574
PHONE (956) 584-0554
FAX (956) 584-0049

WESTERN CREEK SUBDIVISION DRAINAGE LAYOUT



WESTERN CREEK SUBDIVISION
DRAINAGE LAYOUT
& STANDARD DETAILS

I. PROJECT LOCATION
THIS SUBDIVISION CONSISTS OF 16 SINGLE FAMILY RESIDENTIAL LOTS LOCATED AT THE NORTHEAST CORNER OF W MILE 5 RD AND WESTERN RD. SAID SUBDIVISION, LOCATED WITHIN HIDALGO COUNTY JURISDICTION IS A 10.00-ACRE TRACT OF LAND OUT OF LOT 1 BLOCK 9 TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 8, PAGES 58, OF THE HIDALGO COUNTY MAP RECORDS.

II. FLOOD PLAN
THE SUBJECT TRACT IS LOCATED WITHIN FLOOD ZONE "X" (NO SHADING) INDICATES AREAS OF MINIMAL FLOODING. A PORTION IS WITHIN FLOOD ZONE "A" INDICATES AREAS TO BE WITHIN 100-YEAR FLOODPLAIN IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000, A BFE FOR THE PORTION OF THE TRACT IN THE FLOOD ZONE "X" IS DETERMINED TO BE 209.9 FEET ACCORDING TO FEMA BFE VIEWER.

III. 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 BRENNAN-3 (FIND SANDY LOAM), HIDALGO-25 (FINE SANDY LOAM) & RAMADERO-50 (SANDY CLAY LOAM).

BRENNAN-3 FINE SANDY LOAM (HYDROLOGIC GROUP B, UNIFIED CLASS SC). TYPICALLY FOUND WITH 0-1% SLOPES, CONSISTS OF A SURFACE LAYER OF DARK BROWN FINE SANDY LOAM ABOUT 12 INCHES THICK, THE NEXT SOIL LAYER DOWN, FROM 12 TO 26 INCHES, IS BROWN SANDY CLAY LOAM, THE NEXT SOIL LAYER DOWN, FROM 26 TO 40 INCHES, IS PALE BROWN SANDY CLAY LOAM, THE SOIL DOWN THEREAFTER TO APPROXIMATELY 80 INCHES IS A VERY PALE BROWN SANDY CLAY LOAM. THIS SOIL: A) IS NONCALCAREOUS DOWN TO 29 INCHES, B) IS WELL DRAINED, C) HAS MEDIUM AVAILABLE WATER CAPACITY, D) HAS MEDIUM SURFACE RUNOFF, E) HAS MODERATE PERMEABILITY, F) HAS AN OVERALL LOW SHRINK-SWELL POTENTIAL, G) HAS A MODERATE HAZARD OF SOIL BLOWING, AND H) HAS A SLIGHT HAZARD OF WATER EROSION.

HIDALGO-25 FINE SANDY LOAM (HYDROLOGIC GROUP B, UNIFIED CLASS CL). TYPICALLY CONSISTS OF A SURFACE LAYER OF DARK GRAYISH BROWN FINE SANDY LOAM ABOUT 15 INCHES THICK, THE NEXT SOIL LAYER DOWN, FROM 15 TO 30 INCHES, IS BROWN SANDY CLAY LOAM, THE NEXT SOIL LAYER DOWN, FROM 30 TO 39 INCHES, IS PALE BROWN SANDY CLAY LOAM, THE SOIL DOWN THEREAFTER TO APPROXIMATELY 72 INCHES IS A VERY PALE BROWN SANDY CLAY LOAM. THIS SOIL: A) IS CALCAREOUS THROUGHOUT, B) IS WELL DRAINED, C) HAS MEDIUM AVAILABLE WATER CAPACITY, D) HAS SLOW SURFACE RUNOFF, E) HAS MODERATE PERMEABILITY, F) HAS AN OVERALL MODERATE SHRINK-SWELL POTENTIAL, G) HAS A MODERATE HAZARD OF SOIL BLOWING, AND H) HAS A SLIGHT HAZARD OF WATER EROSION.

RAMADERO-50 CLAY LOAM (HYDROLOGIC GROUP C, UNIFIED CLASSIFICATION CL-CH). TYPICALLY, SLOPES RANGE FROM 0% TO 1% AND CONSIST OF A SURFACE LAYER OF DARK GRAYISH BROWN CLAY LOAM ABOUT 16 INCHES THICK, THE NEXT SOIL LAYER DOWN, FROM 16 TO 42 INCHES, IS LIGHT BROWNISH GRAY CLAY LOAM, AND BELOW THAT FROM 42 TO 72 INCHES, IS PALE BROWN SILTY CLAY LOAM. THIS SOIL: A) IS CALCAREOUS THROUGHOUT, B) IS MODERATELY WELL DRAINED, C) HAS MODERATE TO HIGH AVAILABLE WATER CAPACITY, D) HAS SLOW SURFACE RUNOFF, E) HAS SLOW PERMEABILITY, F) HAS A HIGH SHRINK-SWELL POTENTIAL, G) HAS A SLIGHT HAZARD OF SOIL BLOWING, AND H) HAS A SLIGHT TO MODERATE HAZARD OF WATER EROSION. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS.

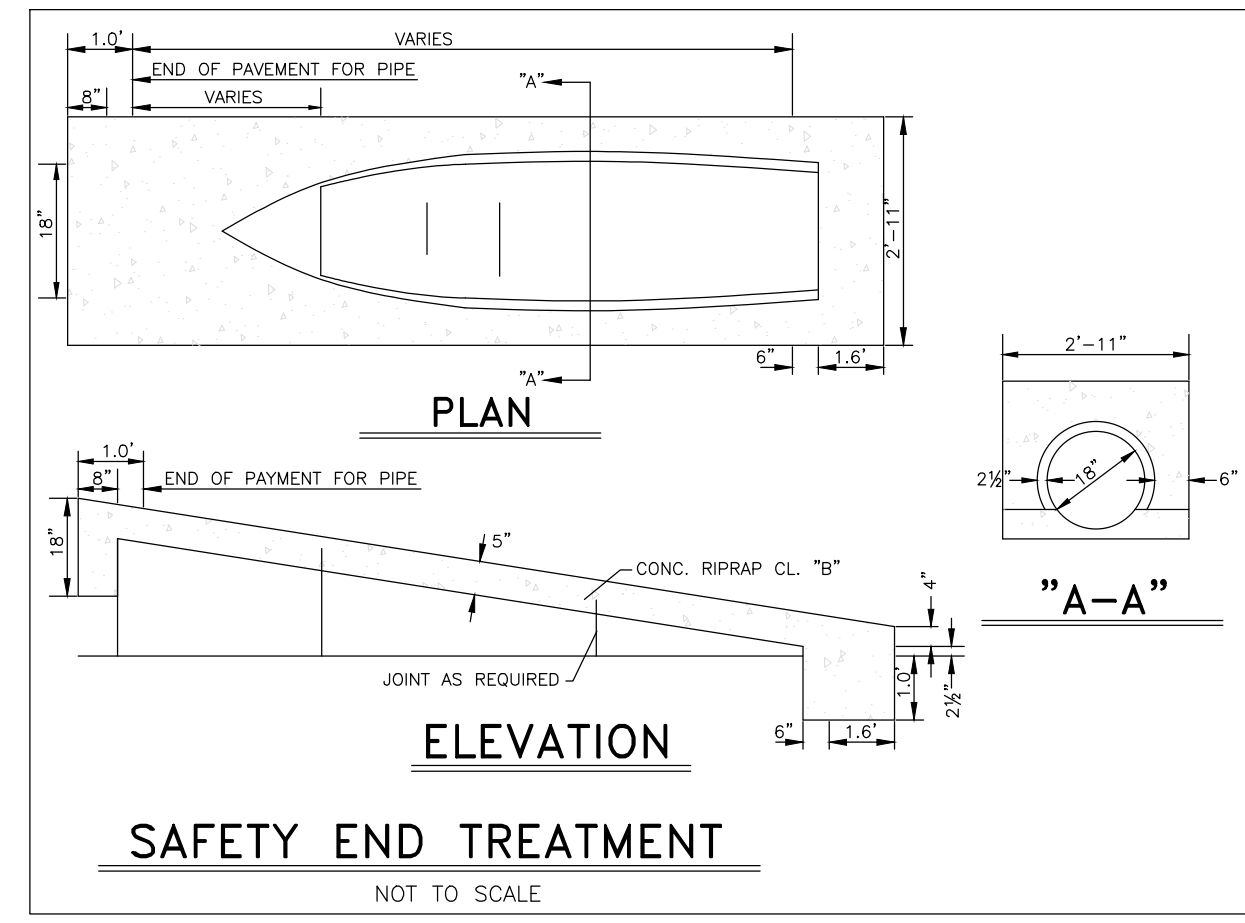
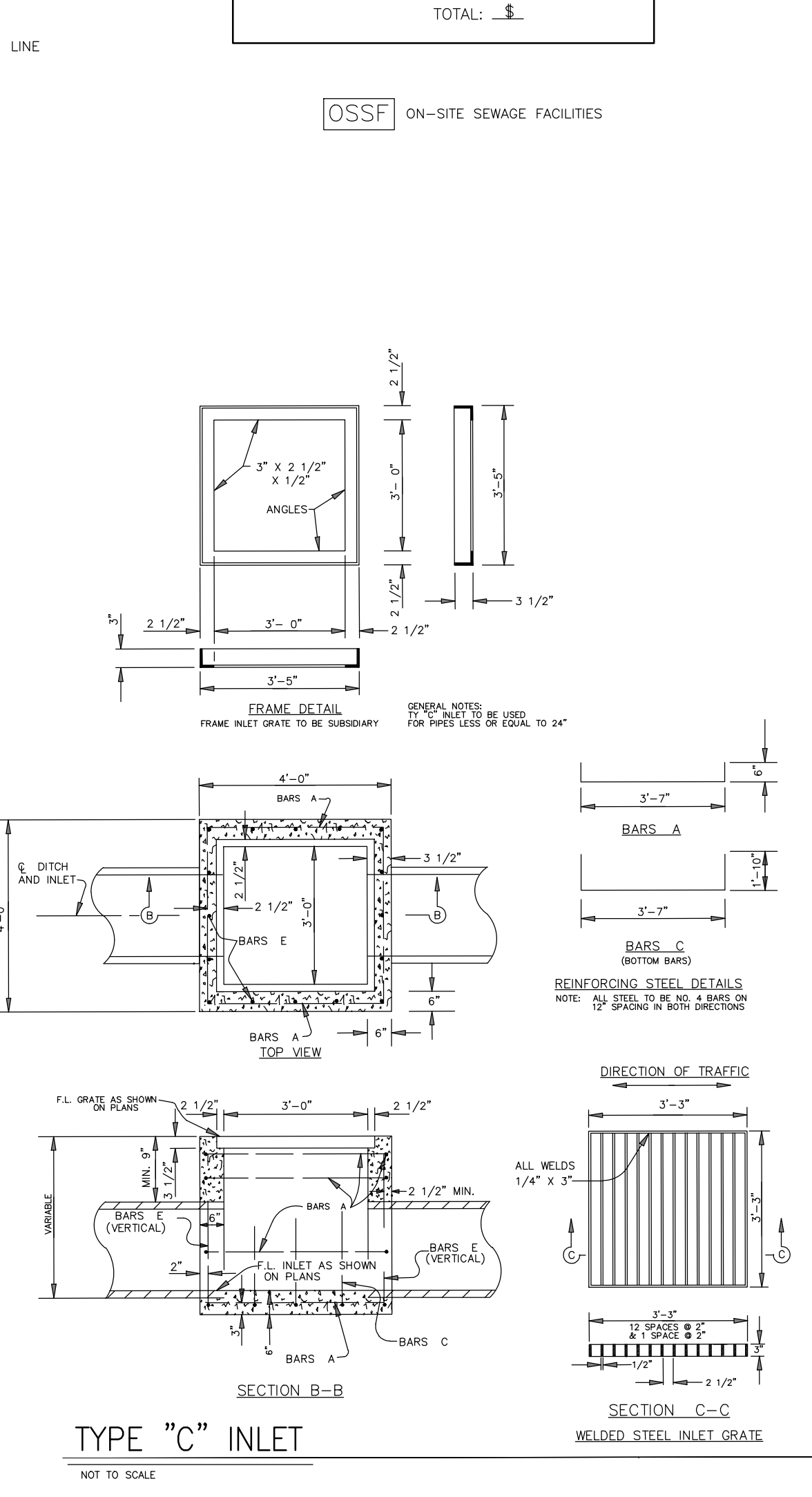
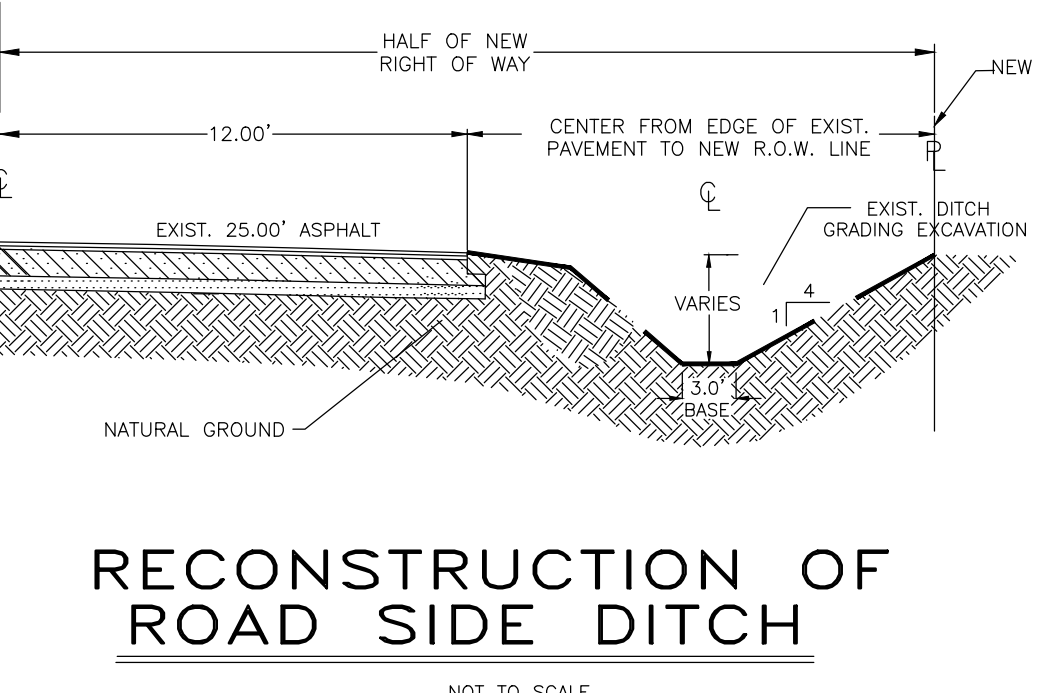
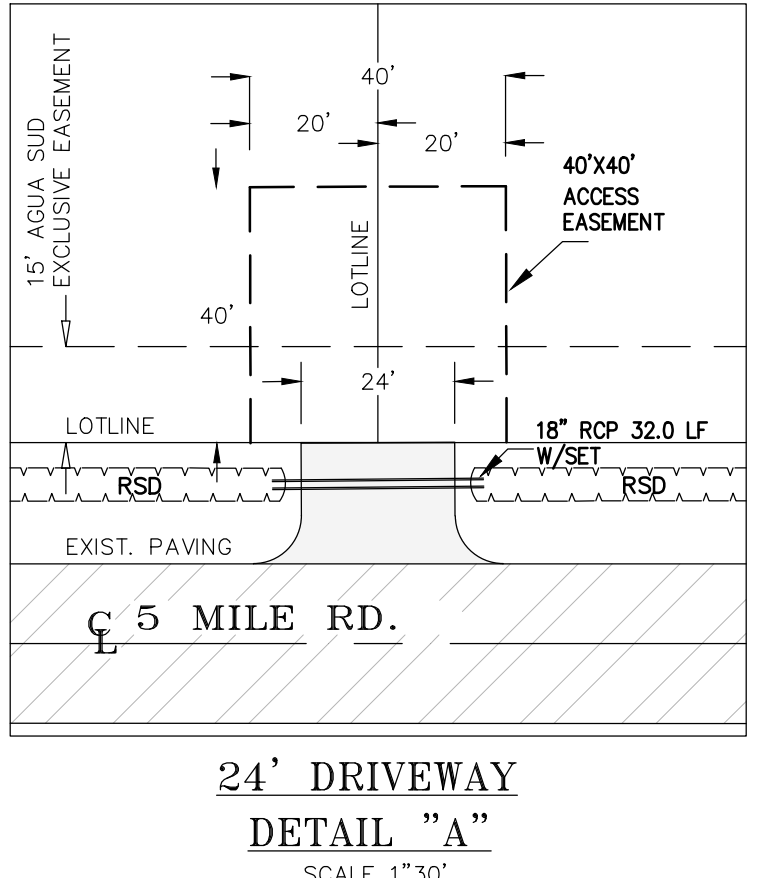
IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED MODERATE BRUSH-LAND, TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A GRADE TO THE WEST APPROXIMATELY (0.57%).

EXISTING RUNOFF FROM THE SUBJECT SITE IS BY FORM OF SHEET RUNOFF FLOWING OVERLAND TOWARDS THE WEST WHERE IT IS INTERCEPTED BY AN EXISTING ROADSIDE DITCH ON THE EAST SIDE OF WESTERN RD.

THE RATIONAL METHOD WAS UTILIZED TO DETERMINE THE EXISTING 10-YEAR FREQUENCY EVENT STORM WATER RUNOFF ($Q_{EXIST} = 10.54$ CFS) FOR THIS SITE.

V. PROPOSED CONDITIONS
UTILIZING THE 50-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 35.95 CFS WITH AN INCREASED $Q = 25.41$ CFS. THE TOTAL PROPOSED DETENTION VOLUME, IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, IS 29,360 CUBIC FEET (0.67 ACRE-FEET) (REFER TO ATTACHED DRAINAGE CALCULATIONS).

THE PROPOSED SUBDIVISION WILL CONSIST OF ROAD-FRONTING LOTS THAT WILL BE GRADED FROM NORTH TO SOUTH, DIRECTING STORMWATER RUNOFF INTO A NEW ROADSIDE DITCH ALONG W. MILE 5 ROAD. THIS ROADSIDE DITCH WILL OUTFALL INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (HDD1) PROPOSED WEST MAIN DRAIN III EXTENSION - PHASE 5, TO BE CONSTRUCTED UNDER THE 2023 BOND. AN ADDITIONAL 75 FEET OF RIGHT-OF-WAY WILL BE DEDICATED TO HDD1, AS THE SUBDIVISION IS DIRECTLY ADJACENT TO THE PROPOSED DRAINAGE IMPROVEMENT. THE REQUIRED DETENTION VOLUME FOR THE SUBDIVISION WILL BE EXCAVATED WITHIN THE PROPOSED WEST MAIN DRAIN III EXTENSION.



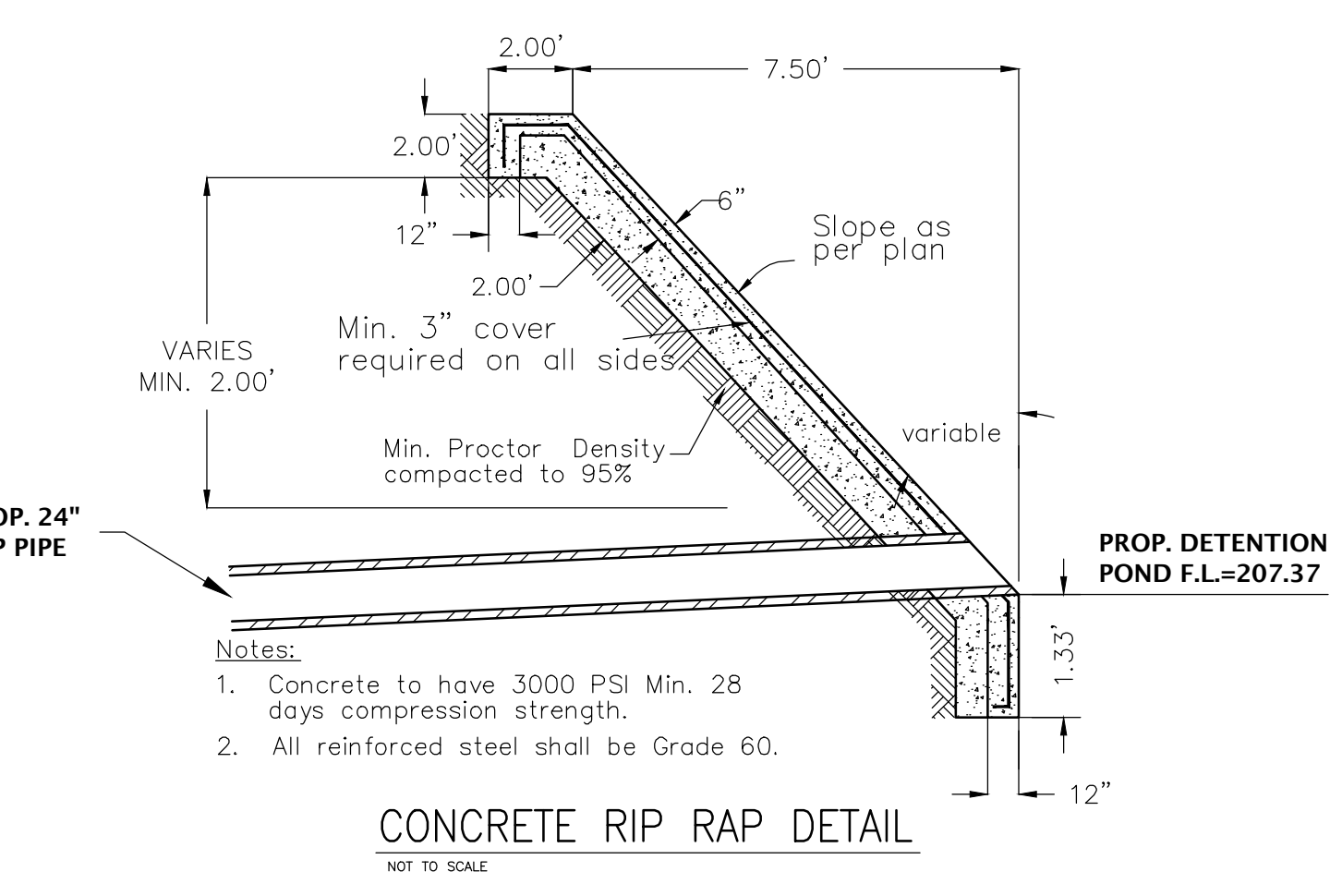
COST ESTIMATE

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

INDEX OF SHEETS

SHEET 1--	HEADING; INDEX; 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; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; 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; SWDC CERTIFICATION; P&Z CITY CERTIFICATION; REVISION NOTES.
SHEET 2--	UTILITY LAYOUT; WATER DISTRIBUTION MAP; ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
SHEET 2.1--	AGUA SUD DETAIL SHEET
SHEET 3--	PAVING DISTRIBUTION AND 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; DETAILS.

02/04/26
Gilberto A. Gracia
GILBERTO A. GRACIA - P.E. No. 62477
This seal appearing on this document was authorized by Gilberto A. Gracia, P.E. No. 62477 on the above designated date.



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SHEET NO. 3
OF 3 SHEETS