



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: 7-07-2026

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

NUMBER OF STREETLIGHTS: 7

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.

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

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

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

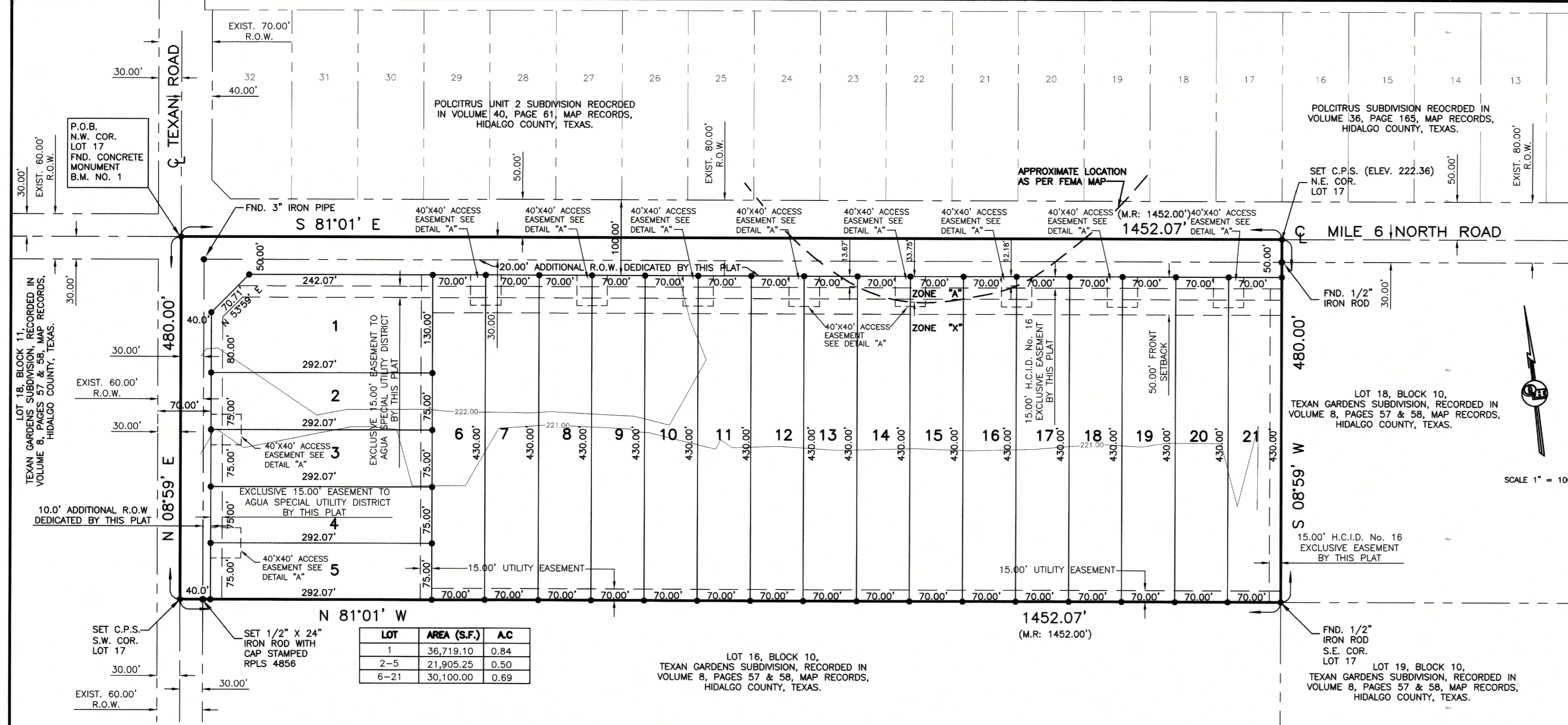
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

**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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3614208, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
I, MARK J. FRYER, PRESIDENT OF CASABEL ESTATES, INC., 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;  
(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.



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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3614208, 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 08°59' W, ALONG THE EAST 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 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 THE NORTHWEST CORNER OF LOT 17 AND THE NORTHWEST CORNER OF THIS TRACT.  
THENCE: N 08°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.

Mark J. Fryer, PRESIDENT CASABEL ESTATES, INC. DATE 4-16-26  
2320 Anacua Circle Edinburg, TX 78539 HIDALGO COUNTY, TEXAS  
BEFORE ME, the undersigned notary public, on this day personally appeared Mark J. Fryer, PRESIDENT OF CASABEL ESTATES, INC., 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 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 16th day of April, 2026

CLARISSA QUINTANILLA Notary ID: 129615255 My Commission Expires November 04, 2029  
CLARISSA QUINTANILLA-NOTARY PUBLIC

BEARINGS ARE IN ACCORDANCE WITH TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 DATE 04-19-2022

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 \_\_\_\_\_  
Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE  
I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE TEXAN CROSSING SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONVENIENCE AND NECESSITY BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

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 22nd day of May, 2026  
CHAIRPERSON-PLANNING & ZONING COMMISSION

ROBERTO SALINAS DATE 4-30-2026  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

CITY OF MISSION  
CERTIFICATE OF APPROVAL  
UNDER LOCAL GOVERNMENT CODE 212.0115(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 4/21/26  
ATTEST: Anna Parille DATE 4/21/26  
CITY SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT No. 16  
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS 11 DAY OF September 2025  
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.

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.

ATTEST: \_\_\_\_\_  
PRESIDENT SECRETARY

ALFONSO QUINTANILLA P.E. No. 95534 DATE 4-16-26

INDEX TO SHEETS  
SHEET 1-HEADING INDEX: LOCATION MAP AND E.T.; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL & MAYOR'S CERTIFICATE; CITY PLANNING & ZONING CERTIFICATE; COUNTY JUDGE SIGNATURE; ENVIRONMENTAL HEALTH DEPARTMENT, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.I.D. No. 1 CERTIFICATION; H.C.I.D. No. 16 CERTIFICATION; REVISION NOTES; AGUA S.U.D. CERTIFICATION.  
SHEET 2-ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION).  
SHEET 3- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE.

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

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

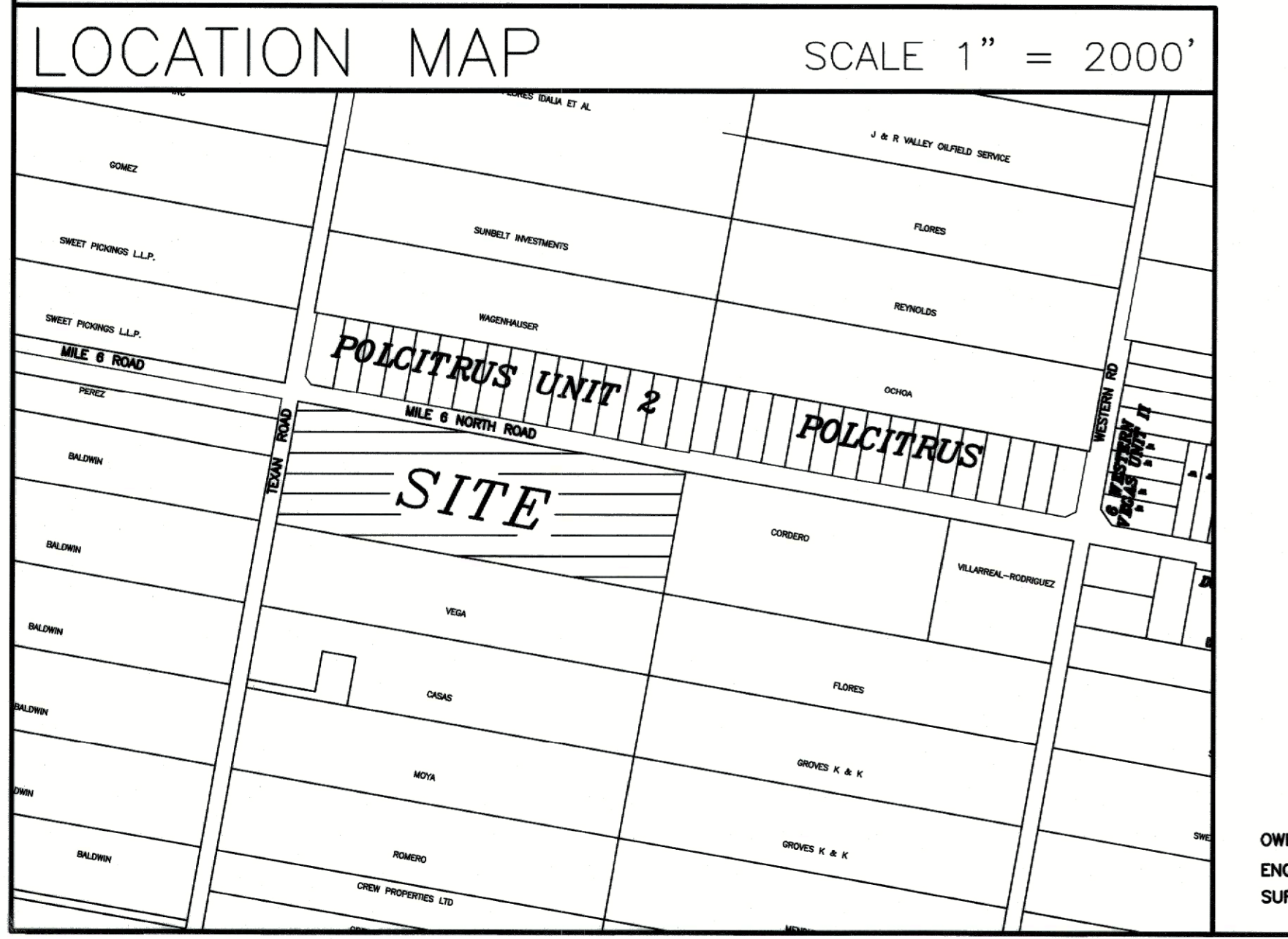
**PLAT NOTES AND RESTRICTIONS:**

- 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 ..... 8.00 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 OCCUPANCY OF 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=222.36 TOP OF COTTON PICKER SPINDLE SET LOCATED ON THE NORTHEAST 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 5: 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 COMPLEYS 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 EXCEPT MAY ALSO BE 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 OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CASCABEL ESTATES, INC., 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.

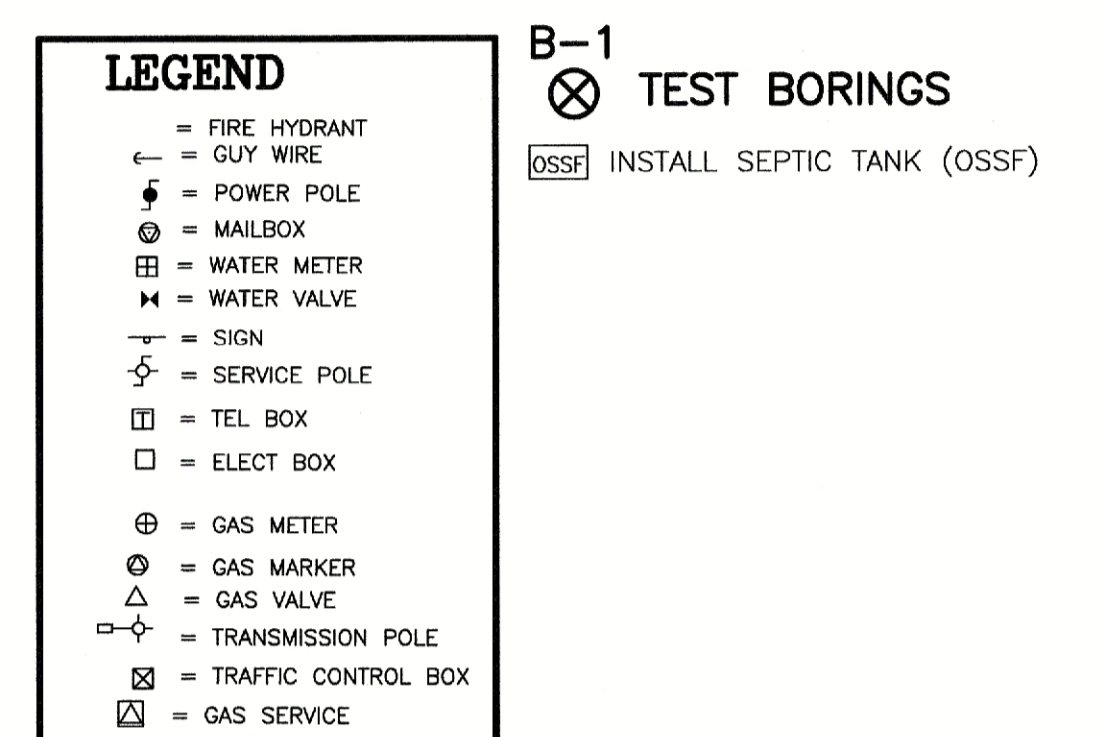
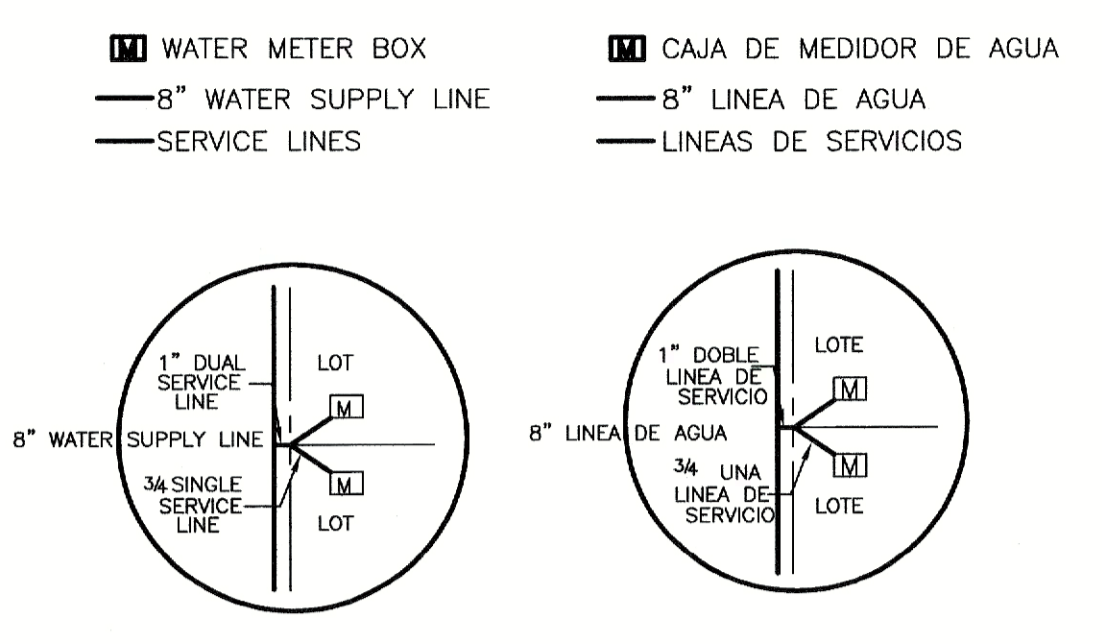
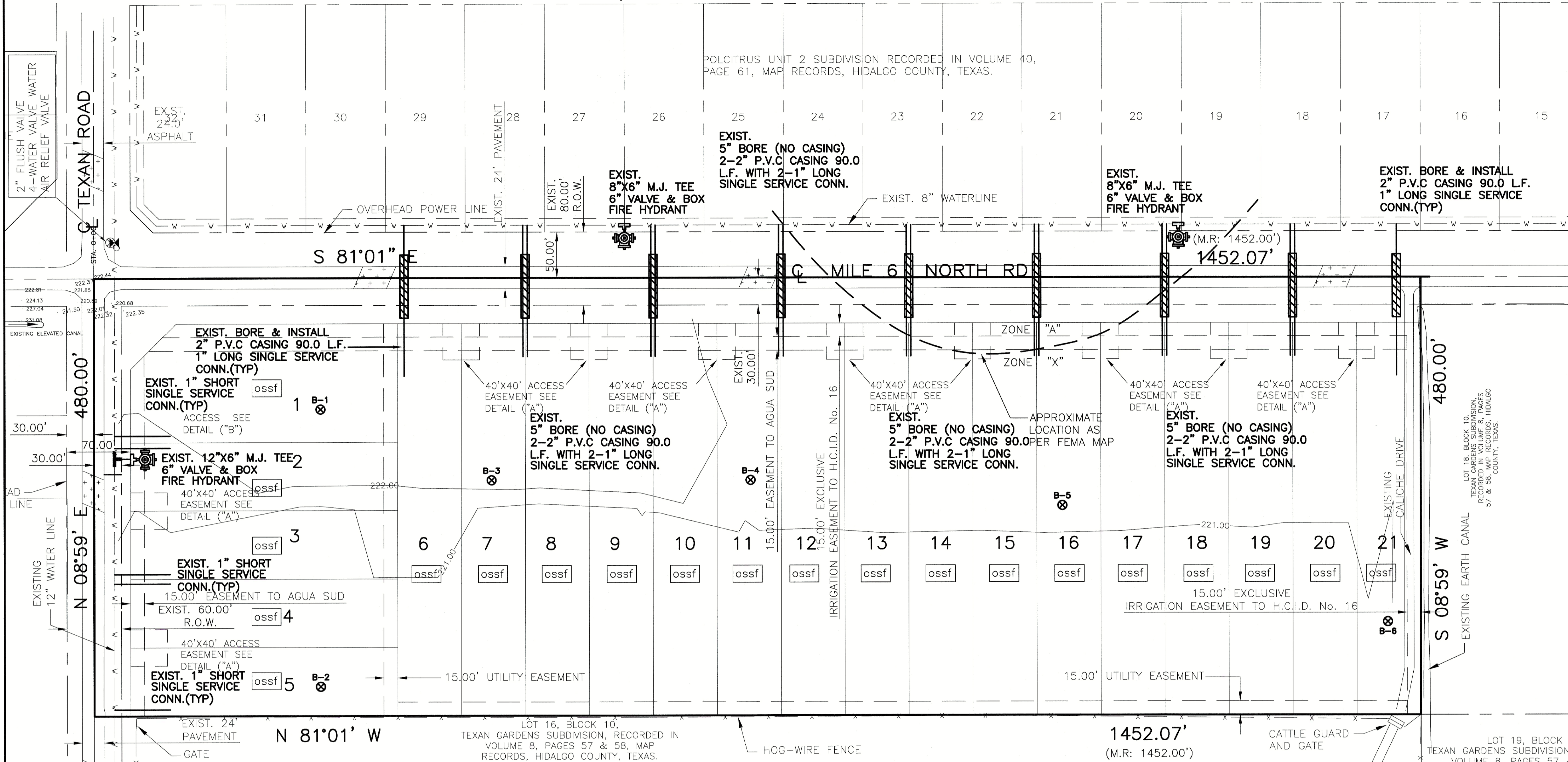
APPROVED BY DRAINAGE DISTRICT:  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
RAUL SESIN, P.E., C.F.M. DATE \_\_\_\_\_  
GENERAL MANAGER

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED, CERTIFY THAT THIS  
TEXAN CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY  
THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_  
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_



DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-19-2022	JULIS OZGA		
04-01-2026	JG		
04-14-2026	JG / JULIS OZGA		

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



**FINAL ENGINEERING REPORT FOR TEXAN CROSSING SUBDIVISION**  
 BY 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 \$ 122,465.00 OR \$ 5831.67 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY AGUA SUD THE SUM OF \$ 108,507.00 OR \$ 5167.00 PER LOT AS STATED IN THE INVESTIGATION REPORT, 7.5% INSPECTION \$ 9,184.88. THE 30 YEAR WATER SERVICE AGREEMENT OF \$ 117,891.88, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, 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 \$ 5,000.00 FOR A TOTAL COST OF \$ 15,000.00. 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 THIS PLAT.  
**SEWER FACILITIES: Description and Costs.**  
 SEWERAGE FROM TEXAN CROSSING SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWER 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 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 OF AGRICULTURE 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 1) 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 \$ 2,700.00, 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 \$ 56,700.00. THE HIDALGO COUNTY HEALTH DEPARTMENT WERE INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON FEBRUARY, 26 2026.  
**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWER 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 \$ 240,156.88 OR \$ 11,436.04 PER LOT.  
**SEWER FACILITIES:** THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 56,700.00 WHICH EQUALS TO \$ 2,700.00 PER LOT.

**FINAL ENGINEERING REPORT FOR TEXAN CROSSING SUBDIVISION**  
 BY ALFONSO QUINTANILLA, P.E.  
**AGUA: Descripción y Gastos.**  
 TEXAN CROSSING SUBDIVISION SERA PROVISTA 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 SERVIRÁ PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. AGUA SUD TIENE UN LÍNEA EXISTENTE DE 12" DE DIAMETRO DE AGUA QUE CORRE DEL LADO ESTE DE LA CALLE TEXAN ROAD Y UNA LÍNEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE DEL LADO NORTE DE LA CALLE MILE 6 NORTH ROAD.  
 EL SISTEMA DE PROVISIÓN DE AGUA PARA TEXAN CROSSING SUBDIVISION CONSISTE DE VEINTI-UN (21) SERVICIOS DE 1" DE DIAMETRO, CINCO (5) SERVICIOS CORTOS SE DESPRENDEN DE LA LÍNEA DE 12" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE TEXAN ROAD, Y DIECISEIS (16) SERVICIOS LARGOS SE DESPRENDEN DE LA LÍNEA 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.  
 LAS LÍNEAS 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\$ 122,466.00 O US\$ 5831.67 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARÁ A AGUA SUD, LA CANTIDAD DE US\$ 108,507.00 POR LOTE. ACUERDO POR SOLAR, ACUERDO AL REPORTE DE INVESTIGACION, \$ 9,184.88 PARA 7.5% DE INSPECCIONES. LA CARTA DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRERIAS \$ 117,891.88. 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 RIEGOS (FIRE HYDRANTS) A UN COSTO DE \$ 5,000.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 15,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO ANTES DE REGISTRAR LA SUBDIVISION.  
**DRENAJE: Descripción y Gastos.**  
 EL DRENAJE PARA LA SUBDIVISION TEXAN CROSSING SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE 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 TAMARÓ, EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (OSSA) INDICA UNA MEZCLA DE BARRIO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUIEROS 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 BARRIO ARENOSO (CON TEXTURA CLASE 1) 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\$ 2,700.00, 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\$ 56,700.00. 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 FEBRERO 26, 2026.  
**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 DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ 240,156.88 O US\$ 11,436.04 POR LOTE.  
**DRENAJE:** SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 2,700.00 POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ 56,700.00 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3614208, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 122,465.00
PAVING IMPROVEMENTS:	\$ 91,040.00
DRAINAGE IMPROVEMENTS:	\$ 0.00
OSSF FACILITIES:	\$ 56,700.00

**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 7.05.12 OF THE COUNTY REGULATIONS.  
**SUBDIVIDER STATEMENT:**  
 1. - I (WE), MARK J. FRYER, PRESIDENT CASCABEL ESTATES, INC. 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 TRACT, 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 J. Fryer, PRESIDENT  
 CASCABEL ESTATES, INC.  
 2320 Anacua Circle  
 Edinburg, TX 78539  
 HIDALGO COUNTY, TEXAS  
 DATE: 5-29-26

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 Mark J. Fryer, PRESIDENT  
 CASCABEL ESTATES, INC. 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 26th day of MAY, 2026.

FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUARDADO, 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  
 5-29-26  
 ALFONSO QUINTANILLA, P.E. No. 95534  
 5-29-26

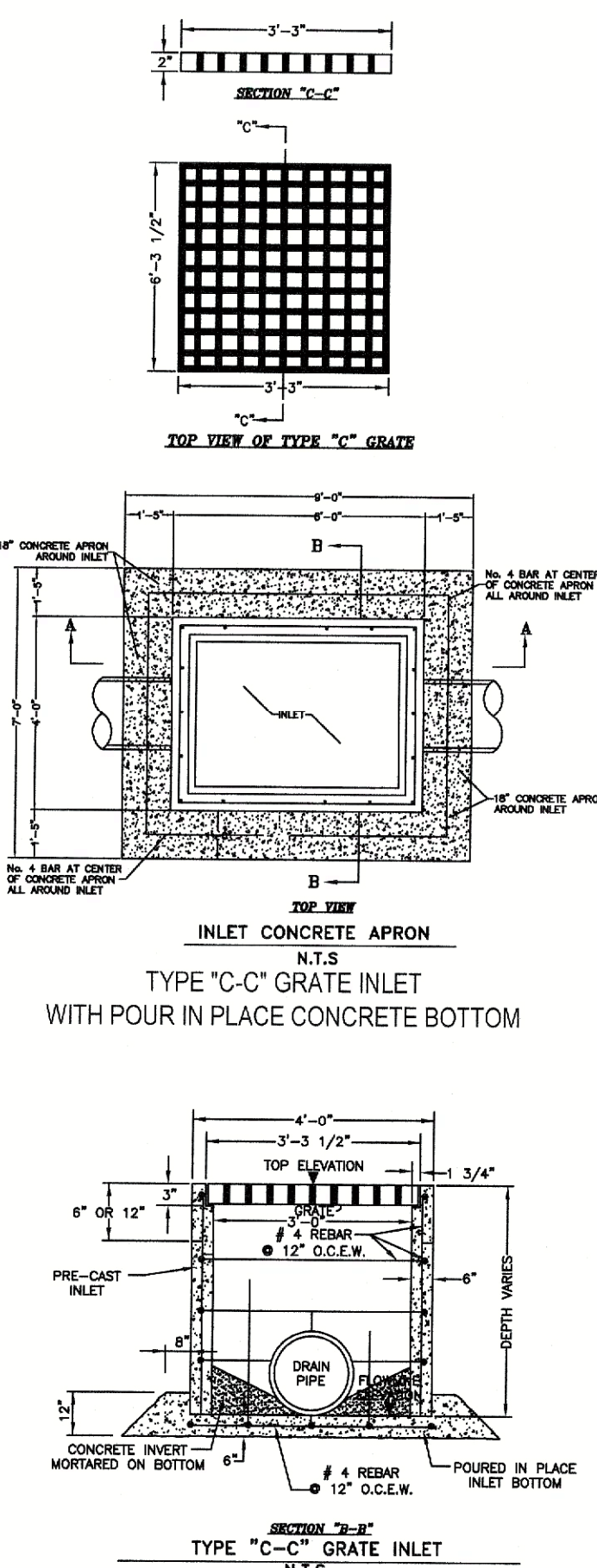
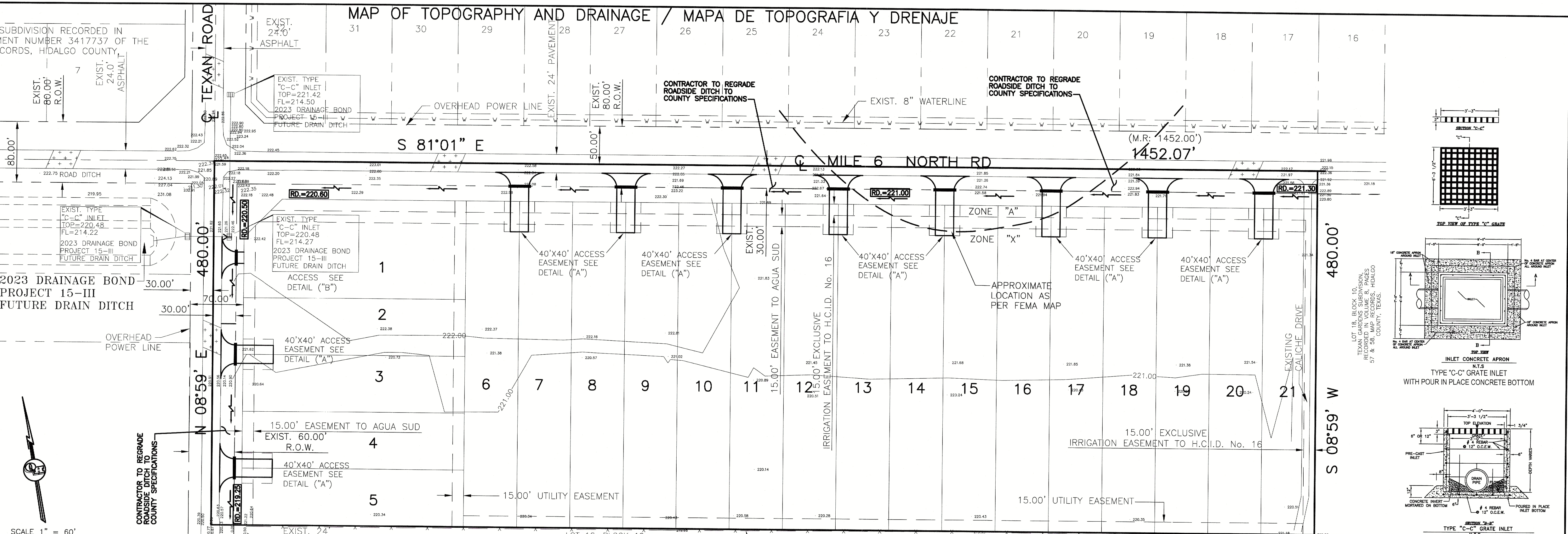
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER E-1315  
 SURVEYING REGISTRATION NUMBER 1100411-00  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM

CLARISSA QUINTANILLA  
 Notary ID# 129615255  
 My Commission Expires November 04, 2029

CLARISSA QUINTANILLA-NOTARY PUBLIC

SHEET NO. 2 OF 3

FILENAME: F:\DATA\SUBDIVISION\CARRIZALES SUBDIVISION No.3\UTILITIES	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY



**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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3614208, 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 Warranty Deed with Vendor's Lien recorded under County Clerk's Document Number 3614208, 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 ETJ. 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 5, 2000.

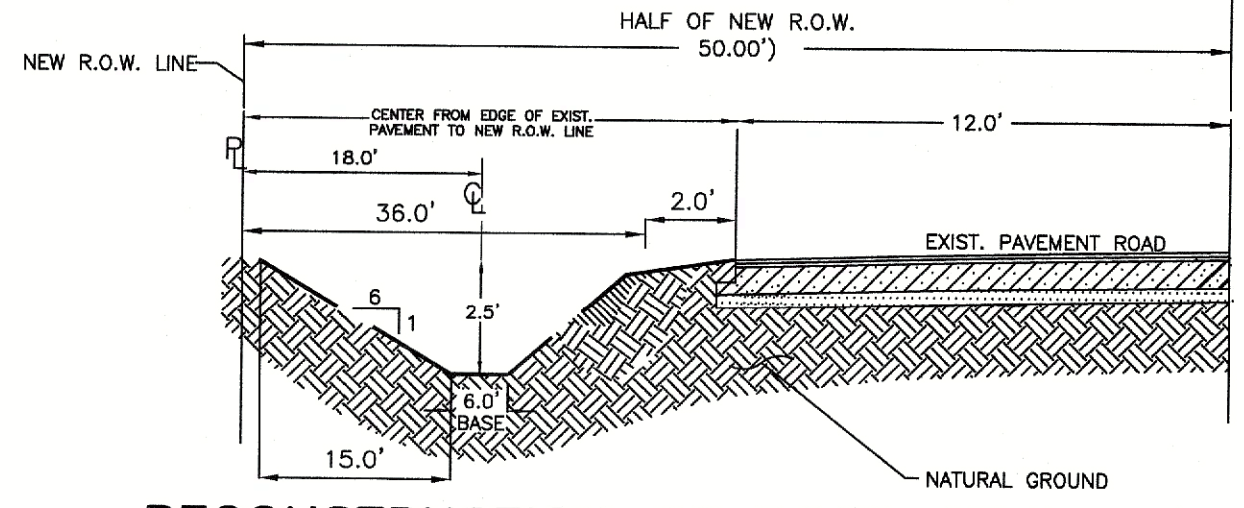
There is a Zone "A", no base flood elevation determined. Located on the north side of lots 13-17. No building construction will be permitted on this area, the building set back line of 50.0' is outside the zone "A" designation.

The soil is Brennan (3) and Hidalgo (25) and is 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.

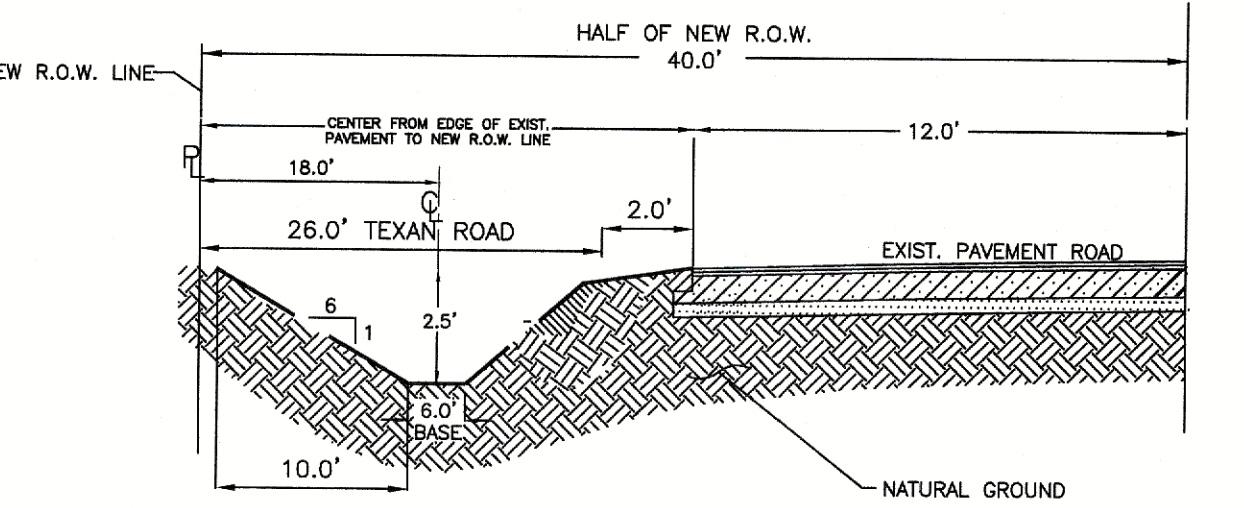
Presently, the site has very minimal runoff in a southern direction with an approximate 1% slope. The existing runoff for the proposed subdivision is Q = 13.44 cubic feet per second based on a 10-year storm.

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 HCD No. 1 Drain Ditch being constructed during the 2023 Drainage Bond project 15-III PD 5 Lateral. The ultimate outfall will be HCD No. 1 DTP-39

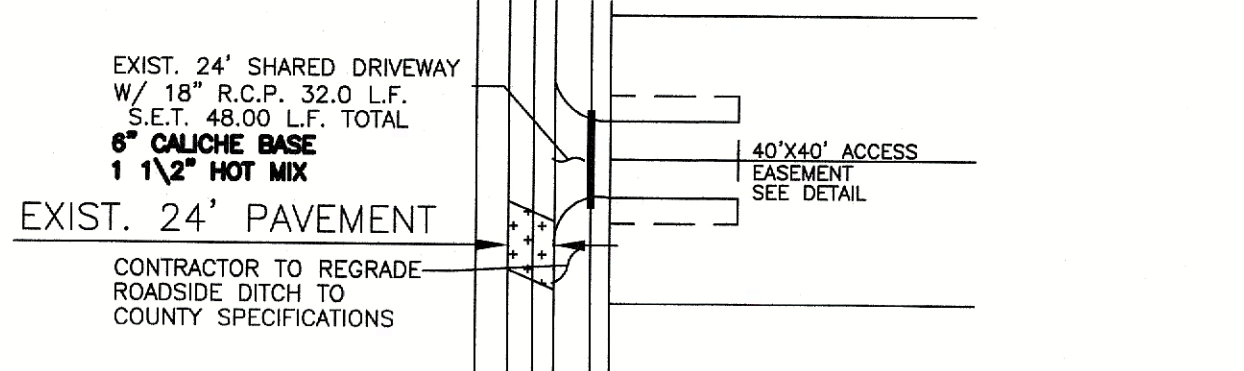
**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D (JUNE 6, 2000) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF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



RECONSTRUCTION OF ROAD SIDE DITCH ALONG MILE 6 NORTH ROAD (1452 LF)  
N.T.S.

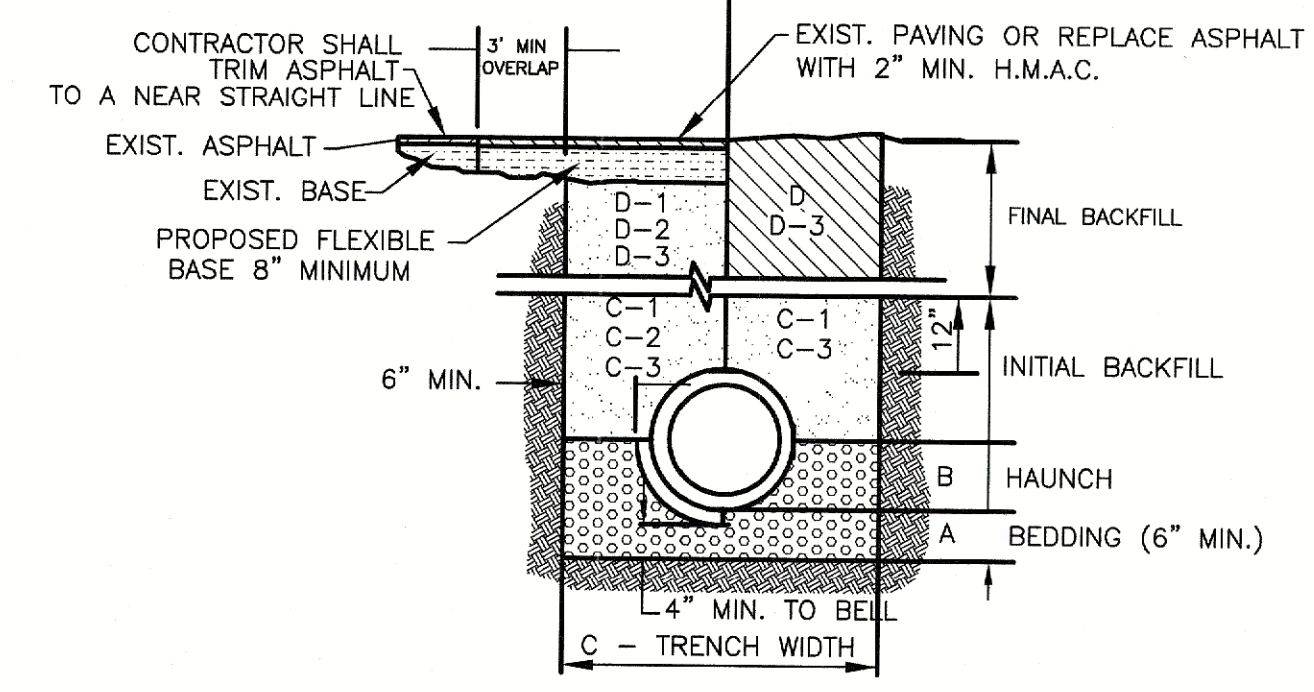


RECONSTRUCTION OF ROAD SIDE DITCH ALONG TEXAN ROAD (480 LF)  
N.T.S.

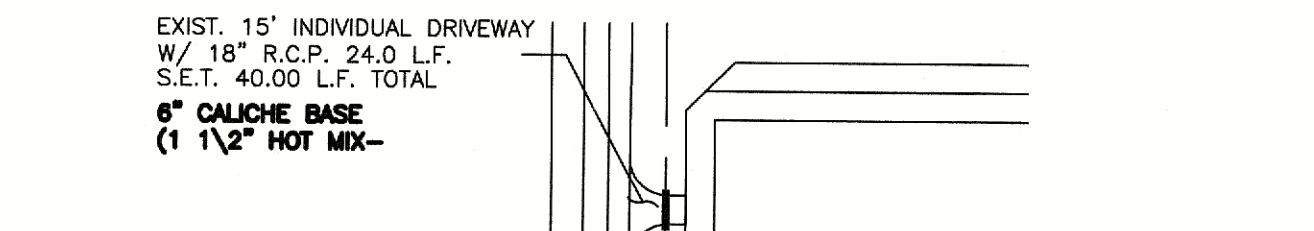


SHARED DRIVEWAY DETAIL "A"  
SCALE: 1"=60'

**PAVED SECTIONS UN-PAVED SECTIONS**



DETAIL 1  
STORM TRENCH BEDDING AND BACKFILL DETAILS  
N.T.S.



SINGLE DRIVEWAY DETAIL "B"  
SCALE: 1"=60'

- 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") - PIT 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 (ASHTO 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 (ASHTO 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 D4253 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 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. SUBSTITUTED SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, OPTIMUM AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".
- NOTES: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.  
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% 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**

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.

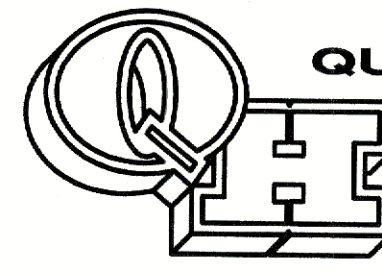
**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 122,465.00
PAVING IMPROVEMENTS:	\$ 91,040.00
DRAINAGE IMPROVEMENTS:	\$ 0.00
OSFS FACILITIES:	\$ 56,700.00



Alfonso Quintanilla  
P.E. No. 95334  
DATE: 5-24-26

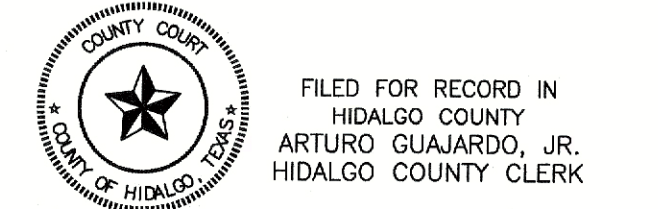
No.	Sheet	REVISION	Date	Approved



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

**SHEET NO. 3 OF 3**

DATE PREPARED	1-7-2025	PREPARED BY	SC	CHECKED BY		APPROVED BY	
DATE REVISION	04-17-2026	REVISION		CHECKED BY		APPROVED BY	



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