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: 11-10-2026

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: 4

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 HAVE BEEN INSTALLED.

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** *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:

WESTERN CREEK

A 10.00-ACRE TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 1, BLOCK 9, TEXAN GARDENS SUBDIVISION, AS PER PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, SITUATED IN HIDALGO COUNTY TEXAS, AND SAID 10.00-ACRE TRACTAS FURTHER DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 10, 1986 (VOLUME 2247, PAGE 563, DEED RECORDS, HIDALGO COUNTY, TEXAS).

METES AND BOUNDS

A 10.00-ACRE TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 1, BLOCK 9, TEXAN GARDENS SUBDIVISION, AS PER PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, SITUATED IN HIDALGO COUNTY TEXAS, AND SAID 10.00-ACRE TRACT AS FURTHER DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 10, 1986 (VOLUME 2247, PAGE 563, DEED RECORDS, HIDALGO COUNTY, TEXAS), LOCATED WITHIN THE SOUTHEAST CORNER OF THE WESTERN ROAD AND 5 MILE ROAD INTERSECTION, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

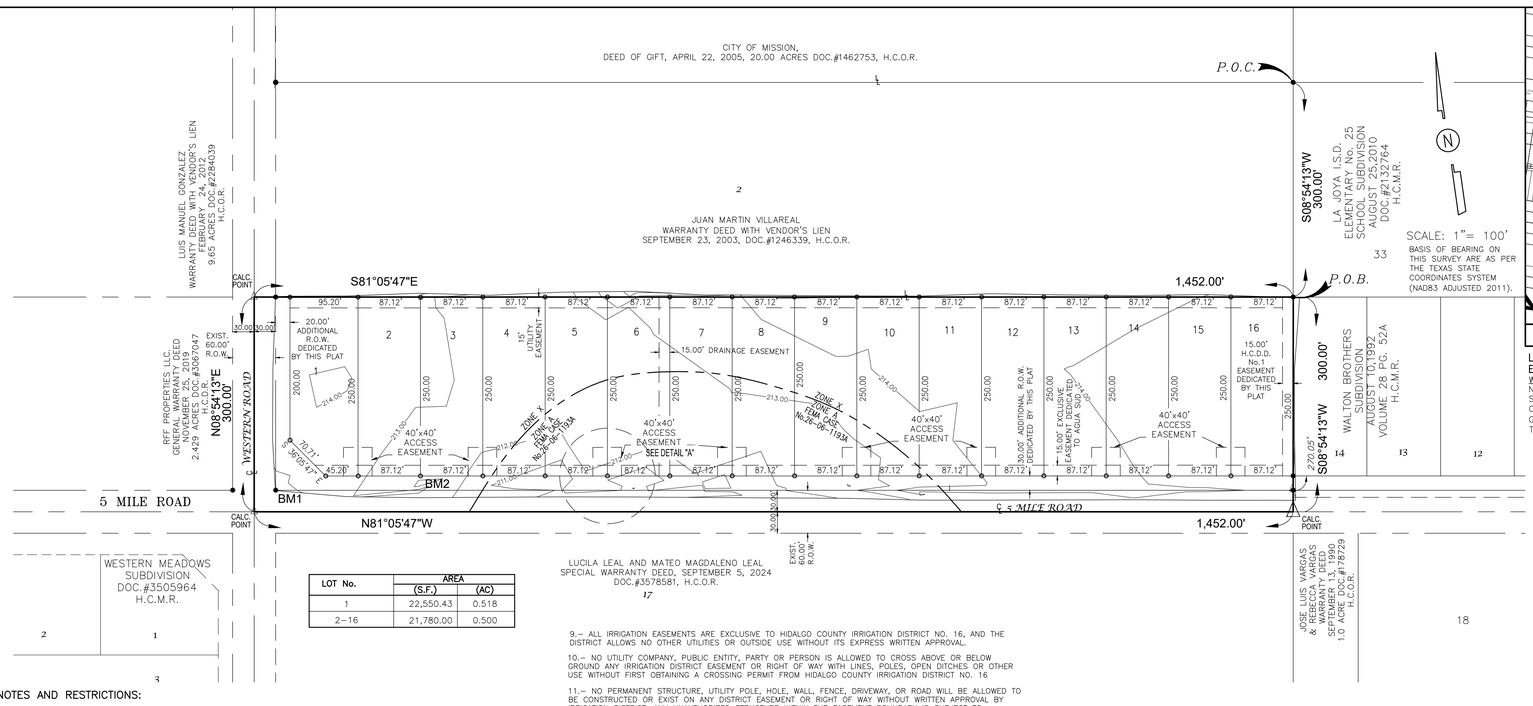
THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF LOT 2 [TRACT OF LAND VESTED IN JUAN MARTIN VILLAREAL PER WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 23, 2003 (DOCUMENT NUMBER 1246339, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS)], BOTH SAID LOTS BEING OUT OF SAID BLOCK 9, THENCE, SOUTH 08°54'13" WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 2, A DISTANCE OF 300.00 FEET TO A TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF LOT 33 OUT OF SAID BLOCK 9, THE NORTHWEST CORNER OF WALTON BROTHERS SUBDIVISION (VOLUME 28, PAGE 52A, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF SAID 10.00-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°54'13" WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 1 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 250.00 FEET PAST A POINT ON THE APPARENT PROPOSED NORTH RIGHT-OF-WAY LINE OF SAID 5 MILE ROAD VIA THE PLAT, BEARING NORTH 08°54'13" EAST A DISTANCE OF 0.14 FEET FROM A NO. 4 REBAR FOUND, FOR THE APPARENT SOUTHWEST CORNER OF LOT 14 OUT OF SAID WALTON BROTHERS SUBDIVISION, THENCE ANOTHER DISTANCE OF 19.91 FEET PAST A NO. 4 REBAR FOUND AT 0.09 OF A FOOT FROM THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID 5 MILE ROAD, CONTINUING FOR A TOTAL DISTANCE OF 300.00 FEET TO A CALCULATED POINT ON THE APPARENT EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID 5 MILE ROAD FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 1 AND OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

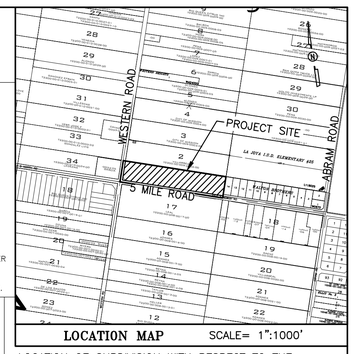
THENCE, NORTH 81°05'47" WEST, WITH THE SAID 5 MILE ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT SOUTH LOT LINE OF SAID BLOCK 9, OF SAID LOT 1 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 1,452.00 FEET TO A CALCULATED POINT AT THE INTERSECTION OF THE APPARENT EXISTING 60.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID WESTERN ROAD AND OF SAID 5 MILE ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 AND OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°54'13" EAST, WITH THE SAID WESTERN ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, THE APPARENT WEST LOT LINE OF SAID LOT 1 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 300.00 FEET TO A CALCULATED POINT FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1 AND OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°05'47" EAST, WITH THE APPARENT NORTH LINE OF SAID LOT 1 AND OF SAID 10.00-ACRE TRACT, AT 30.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID WESTERN ROAD, CONTINUING WITH THE NORTH LINE OF SAID 10.00-ACRE TRACT FOR A TOTAL DISTANCE OF 1,452.00 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 10.00 ACRES OF LAND, OF WHICH 1.186 ACRES LIES IN EXISTING ROAD RIGHT-OF-WAY EASEMENT AND 0.8056 OF AN ACRE DEDICATED ROAD RIGHT-OF-WAY VIA THIS PLAT, FOR A NET OF 8.0084 ACRES, MORE OR LESS.

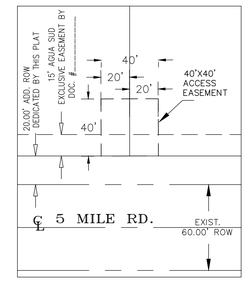


LOT No.	AREA (S.F.)	AREA (AC)
1	22,550.43	0.518
2–16	21,780.00	0.500



LOCATION MAP SCALE= 1":1000'

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 LIES WITHIN ANY CITY LIMITS OR WITHIN ANY CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE COUNTY.



TYPICAL
40'x40' ACCESS EASEMENT
DETAIL "A"
SCALE 1"50'

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION:

ZONE "X" (NO SHADING): AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000.

ZONE "A": AREAS DETERMINED TO BE WITHIN 100–YEAR FLOODPLAIN. COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000. THIS AREA WILL BE FILLED TO AN ESTIMATED BFE OF 209.40 FEET. FEMA CASE NUMBER 26–06–1193A.

2.– 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 OCCUPYING THE LOTS 1–16 (RESIDENTIAL ONLY).

3.– 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.

4.– MINIMUM BUILDING SETBACK LINES:
FRONT .....25.00' OR GREATER FOR EASEMENTS
GARAGE.....18.00' OR GREATER FOR EASEMENTS
REAR.....15.00' OR GREATER FOR EASEMENTS
INTERIOR SIDES.....6.00', OR GREATER FOR EASEMENTS
SIDE CORNER.....10.00' OR GREATER FOR ESMENTS.
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES

5.– 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 29.360 CUBIC FEET (0.67 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.

6.– 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.

7.– 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.

8.– 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.

9.– 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.

10.– 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

11.– 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.

12.– 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.

13.– THE RESIDENTIAL LOTS (1–15) SHOULD REFLECT SERVICE BY A 3/4" METER.

14.– 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.

15.– 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.

16.– 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 SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND 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 OCCUPYING A LOT.

17.– THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

18.– 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.

19.– 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.

20.– ALL AGUA SUD EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF AGUA SUD.

21.– LOTS 1–16 SHALL BE FOR RESIDENTIAL USE ONLY.

22.– NO INDIVIDUAL DRIVEWAYS ARE ALLOWED FOR LOTS 1–16.

LEGEND

- ⊠ SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 2791 (BOUNDARY)
- ○ SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 2791
- ● IRON ROD FOUND
- **P.O.B.** POINT OF BEGINNING
- **P.O.C.** POINT OF COMMENCING
- △P&C CALCULATED POINT

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, DIANA IZAGUIRRE, OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WESTERN CREEK 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
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 purposed and consideration thereby expressed.

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

DAISY BONILLA
Notary Public, State of Texas
Comm. Expires 08–02–2029
Notary ID 123944180

_____
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.

_____ ATTEST: _____
PRESIDENT SECRETARY

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

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

_____ _____
Hidalgo County Judge date

ATTEST: _____ _____
Hidalgo County Clerk date

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.

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
REGISTERED
PROFESSIONAL
LAND SURVEYOR

_____ _____
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.

STATE OF TEXAS
GILBERTO A. GRACIA
62477
REGISTERED
PROFESSIONAL ENGINEER

06/25/26
_____
GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E GRIFFIN PKWY SUITE 2
MISSION, TEXAS 78574

THE COUNTY OF HIDALGO TEXAS

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

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 (CCN) 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 DISTRICTR 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

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.– 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.

SHEET 4.– EROSION CONTROL PLAN

PRINCIPAL CONTACTS:

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	

IZAGUIRRE
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2 F–10214 PHONE (956) 584–0554
MISSION TEXAS, 78574 FAX (956) 584–0049

SHEET NO. 1 OF 5 SHEETS

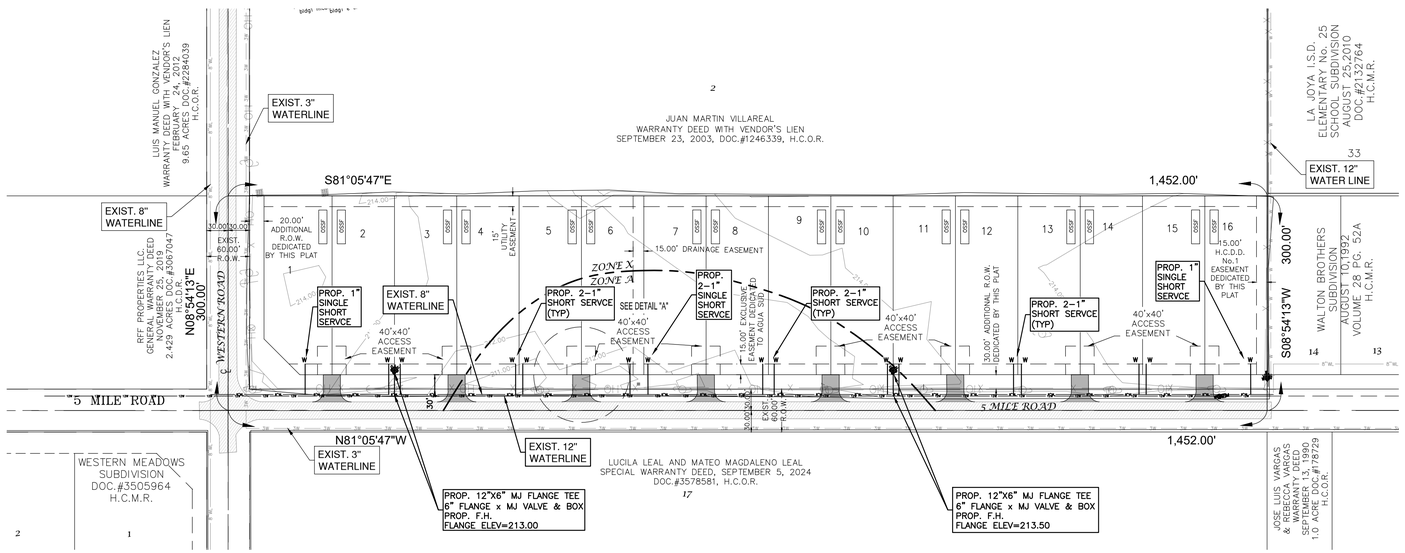
FILENAME : Izaguirre Engineering\Subdivision Projects\WESTERN CREEK			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12–8–2025	MAYLAR		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

NO.	SHEET	REVISION	DATE	APPROVED

DATE OF PREPARATION:
06/25/26

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



SCALE: 1"= 100'

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.

_____ DATE

DIANA IZAGUIRRE – PRESIDENT
LAS DIANAS 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 purposed and consideration thereby expressed.

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

DAISY BONILLA
Notary Public, State of Texas
Comm. Expires 08-02-2029
Notary ID 123944180

_____
NOTARY PUBLIC– STATE OF TEXAS

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.– 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.

SHEET 4.– STREETLIGHT LAYOUT

SHEET 5.– EROSION CONTROL PLAN

GENERAL CONSTRUCTION NOTES:

1. ALL PROPOSED WATER LINES TO BE C–900 DR–18.
2. 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.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SEVICE 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.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

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

06/11/26

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 **8" WATERLINE** RUNNING ALONG THE NORTH ROW SIDE OF 5 MILE ROAD.
ANOTHER EXISTING **12" WATERLINE** IS RUNNING ALONG THE NORTH ROW SIDE OF 5 MILE ROAD, THEIN IT RUNS NORTH ALONG THE EAST SIDE OF THE PROPERTY LINE OF THIS SUBDIVISION.
ANOTHER EXISTING 3" WATERLINE IS RUNNING ALONG THE SOUTH ROW OF 5 MILE ROAD AND THEN IT TURNS NORTH RUNNING ALONG THE EAST ROW OF WESTERN ROAD.
ANOTHER EXISTING 8" WATERLINE IS RUNNING SOUTH ALONG THE WEST ROW OF WESTERN ROAD.

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 THE EXISTING 8" 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 **$ 28,120.00 OR $ 1,757.50 PER LOT**. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE AMOUNT OF **$ 82,672.00 WHICH COVERS THE $ 5,167.00 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 LIMITED 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 $ 110,792.00** WHICH EQUALS TO **$ 6,924.50** 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.

06/11/26

STATE OF TEXAS · GILBERTO A. GRACIA · 62477 · REGISTERED PROFESSIONAL ENGINEER

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.

WESTERN CREEK SUBDIVISION.
POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y COSTOS.

WESTERN CREEK SUBDIVISION SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑÍA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL SUBDIVIDOR Y LA COMPAÑÍA DE AGUA, AGUA SUD FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ PROVISIÓN DE AGUA SUFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑÍA DE AGUA SUD PRESENTO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

LA COMPANIA DE AGUA SUD TIENE UNA **LINEA DE AGUA EXISTENTE DE 8"** CORRIENDO POR EL LADO NORTE DE LA CALLE 5 MILE ROAD.
OTRA **LINEA DE AGUA EXISTENTE DE 12"** CORRE POR EL LADO NORTE DE EL ROW DE LA CALLE 5 MILE ROAD NORTH, DE AHÍ DA VUELTA AL NORTE POR EL LADO ESTE DE LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION.
OTRA LINEA DE AGUA EXISTENTE DE 3" CORRIENDO POR EL LADO SUR DE LA CALLE 5 MILE ROAD, LA CUAL DESPUES DA VUELTA AL NORTE CORRIENDO POR EL LADO ESTE DE LA CALLE WESTERN ROAD.
OTRA LINEA DE AGUA EXISTENTE DE 8" CORRE POR EL LADO OESTE DE LA CALLE WESTERN ROAD.

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 DIÁMETRO CADA UNO CONECTADOS DE LA LINEA DE AGUA EXISTENTE DE 8" DIAMETRO Y QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LÍNEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARAN A UN COSTO TOTAL DE US**$ 28,120.00** O US**$ 1,757.50 POR LOTE**. EL DUEÑO DE LA SUBDIVISIÓN PAGARA ADICIONALMENTE A AGUA SUD LA CANTIDAD DE **US$ 82,672.00 O US$ 5,167.00 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 INSTALACIÓN DE CADA MEDIDOR, TARIFAS DE CONEXIÓN Y MEMBRESIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA 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 SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

PROVISION DE DRENAJE SANITARIO: DESCRIPCION Y COSTOS

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR DE LA SUBDIVISION **WESTERN CREEK SUBDIVISION.** ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISIÓN 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 ÁREA ES SIGNIFICANTEMENTE 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 ÁREA FLUYE BIEN

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON **US$ 3,500.00**, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL, A UN COSTO TOTAL DE US **$56,000.00** EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SÉPTICAS Y HA APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN 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**$ 110,792.00** LO CUAL EQUIVALE A US**$ 6,924.50** POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA **$ 3,500.00** A UN COSTO TOTAL DE **$ 56,000.00** TODA LA SUBDIVISIÓN.

06/11/26

STATE OF TEXAS · GILBERTO A. GRACIA · 62477 · REGISTERED PROFESSIONAL ENGINEER

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.

COST ESTIMATE	
WATER DISTRIBUTION:	$ 28,120.00
PAVING IMPROVEMENTS:	$ 21,790.00
DRAINAGE IMPROVEMENTS:	$ 36,908.00
OSSF IMPROVEMENTS:	$ 56,000.00
TOTAL:	$ 142,818.00

OSSF ON–SITE SEWAGE FACILITIES

DATE OF PREPARATION: 06/11/26

STATE OF TEXAS · GILBERTO GRACIA · 62477 · REGISTERED PROFESSIONAL ENGINEER

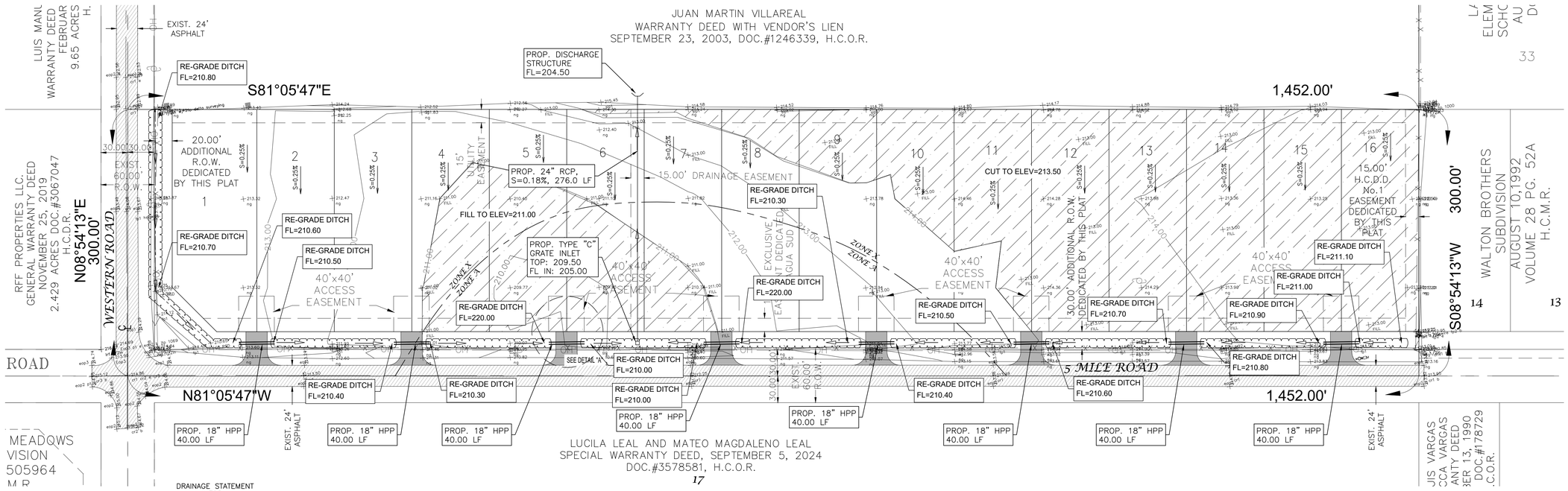
WESTERN CREEK SUBDIVISION
UTILITIES LAYOUT

IZAGUIRRE
Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2 MISSION, TEXAS, 78574
F–10214 PHONE (956) 584–0554 FAX (956) 584–0049

SHEET NO. 2 OF 5 SHEETS

WESTERN CREEK SUBDIVISION

DRAINAGE LAYOUT



DRAINAGE STATEMENT
FOR
WESTERN CREEK SUBDIVISION

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

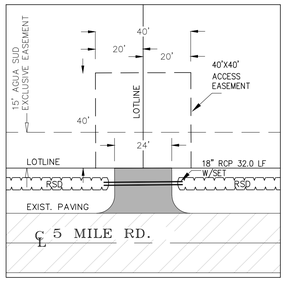
V. PROPOSED CONDITIONS
UTILIZING THE 50-YEAR FREQUENCY STORM EVENT, AFTER DEVELOPMENT OF THIS SUBDIVISION STORM WATER RUNOFF WILL BE 35.95 CFS WITH AND INCREASED Q= 25.41CFS THE TOTAL PROPOSED DETENTION VOLUME, IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, IS 29,360 CUBIC FEET (0.67 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 (HCDD1) 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 HCDD1, 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.

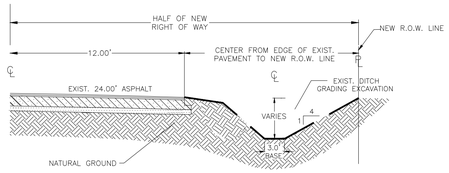
STATE OF TEXAS
GILBERTO A. GRACIA
62477
REGISTERED
PROFESSIONAL ENGINEER

05/19/26
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.



24' DRIVEWAY
DETAIL "A"
SCALE 1"30'

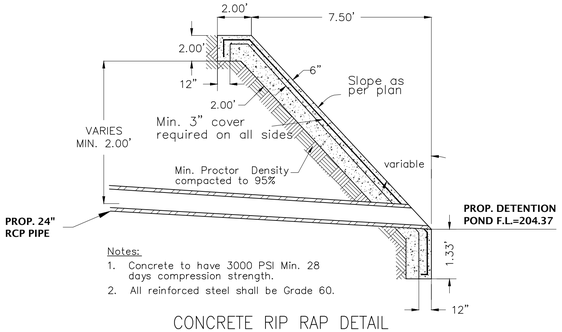


RECONSTRUCTION OF
ROAD SIDE DITCH
NOT TO SCALE

COST ESTIMATE

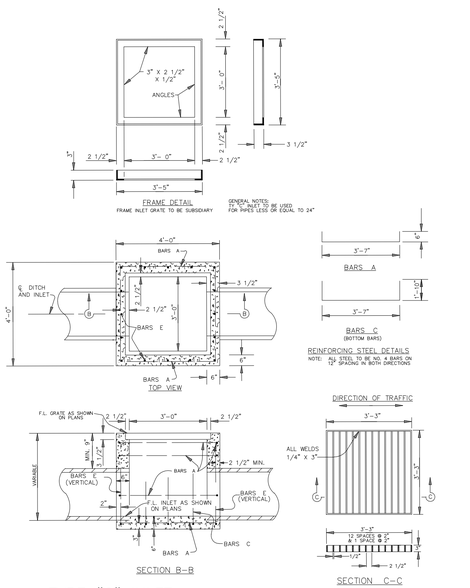
WATER DISTRIBUTION:	$ 28,120.00
PAVING IMPROVEMENTS:	$ 21,790.00
DRAINAGE IMPROVEMENTS:	$ 36,908.00
OSSF IMPROVEMENTS:	$ 56,000.00
TOTAL:	$ 142,818.00

OSSF ON-SITE SEWAGE FACILITIES



Notes:
1. Concrete to have 3000 PSI Min. 28 days compression strength.
2. All reinforced steel shall be Grade 60.

CONCRETE RIP RAP DETAIL
NOT TO SCALE



TYPE "C" INLET
NOT TO SCALE

INDEX OF SHEETS

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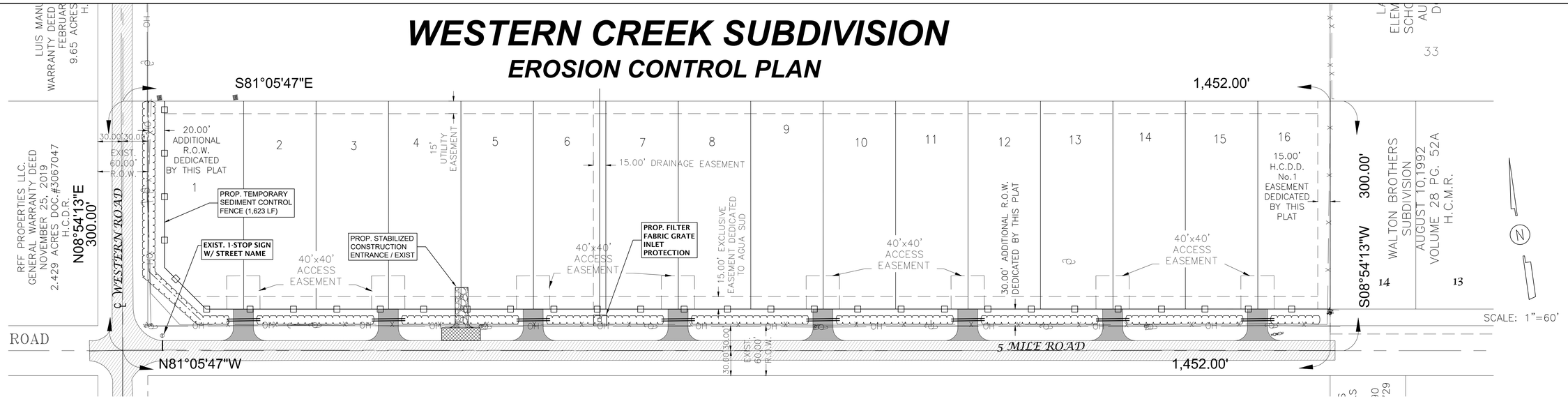
SHEET 4.- EROSION CONTROL PLAN

DATE OF PREPARATION:
05/19/26

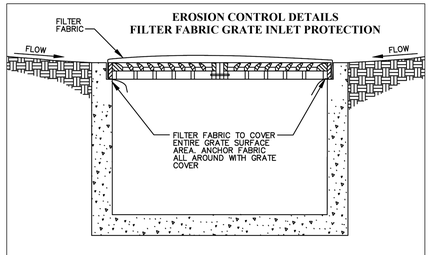
WESTERN CREEK SUBDIVISION
DRAINAGE LAYOUT
& STANDARD DETAILS

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WESTERN CREEK SUBDIVISION
EROSION CONTROL PLAN

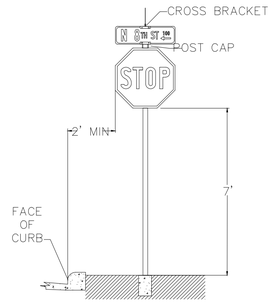


EROSION CONTROL DETAILS
FILTER FABRIC GRATE INLET PROTECTION



NOTE:

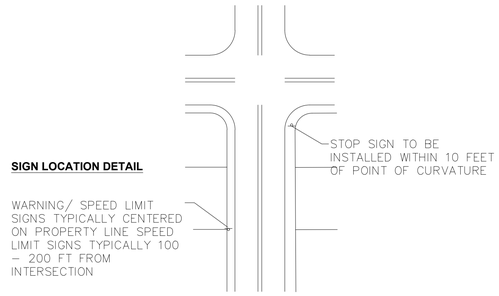
1. FILTER FABRIC CURB INLET PROTECTION TO BE REMOVED WHEN SITE IS FULLY STABILIZED.
2. FILTER FABRIC TO BE CLEARED AFTER EACH RAIN EVENT AT EACH INLET.



SIGN CLEARANCE DETAIL

1. 2-3/8" OD 12 GA. GALVANIZED STEEL SIGN POST
2. STREET NAME SIGNS TO HAVE 3/8" X 1" HEX HEAD SET SCREW THROUGH BRACKET ON SIGN CAP AND CROSS
3. MAINTAIN 32" ADA CLEARANCE ON ALL SIDEWALKS
4. INSTALL AT LEAST FIVE FEET AWAY FROM WOOD POWER POLES
5. INSTALL POST AT LEAST THREE FEET AWAY FROM ALL FIRE HYDRANTS

SIGN LOCATION DETAIL

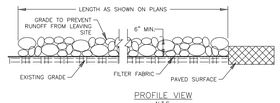


SIGN LOCATION STANDARDS

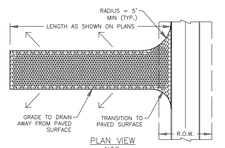
NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING SPRINKLERS AND UTILITIES PRIOR TO INSTALLATION
2. SIGN SHALL BE INSTALLED ACCORDING TO APPROVED PLAN SHEETS
3. ANY DAMAGE TO EXISTING FENCES, WALLS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR
4. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING PREINSTALLATION AND POST INSTALLTION INSPECTS THROUGH THE CITY'S DESIGNATED INSPECTOR 24 HOURS PRIOR TO INSPECTION DURING NORMAL WORKING HOURS, MONDAY THROUGH FRIDAY



PROFILE VIEW
N.T.S.



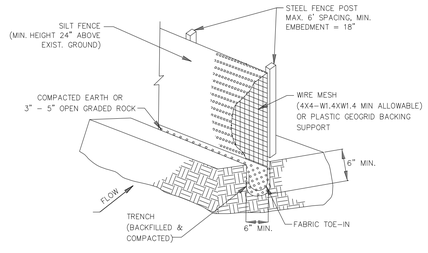
PLAN VIEW
N.T.S.

MINIMUM EXIT DIMENSIONS		
DISTURBED AREA	MIN. WIDTH OF EXIT	MIN. LENGTH OF EXIT
< 1 ACRE	15 FEET	20 FEET
≥ 1 ACRE BUT < 5 ACRE	25 FEET	50 FEET
≥ 5 ACRES	30 FEET	50 FEET

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. LIMIT SITE ACCESS TO ONE ROUTE DURING CONSTRUCTION, IF POSSIBLE; TWO ROUTES FOR LINEAR AND LARGER PROJECTS.
2. PREVENT TRAFFIC FROM AVOIDING OR SHORTCUTTING THE FULL LENGTH OF THE CONSTRUCTION EXIT BY INSTALLING BARRIERS. BARRIERS MAY CONSIST OF SILT FENCE, CONSTRUCTION SAFETY FENCING, OR SIMILAR BARRIERS.
3. DESIGN THE ACCESS POINT(S) TO BE AT THE UPSLOPE SIDE OF THE CONSTRUCTION SITE. DO NOT PLACE CONSTRUCTION ACCESS AT THE LOWEST POINT ON THE CONSTRUCTION SITE.
4. STABILIZED CONSTRUCTION EXITS ARE TO BE CONSTRUCTED SUCH THAT DRAINAGE ACROSS THE EXIT IS DIRECTED TO A CONTROLLED, STABILIZED OUTLET ONSITE WITH PROVISIONS FOR STORAGE, PROPER FILTRATION, AND REMOVAL OF WASH WATER.
5. THE EXIT MUST BE SLOPED AWAY FROM THE PAVED SURFACE SO THAT STORM WATER FROM THE SITE DOES NOT DISCHARGE THROUGH THE EXIT ONTO ROADWAYS.
6. MINIMUM WIDTH OF EXIT SHALL BE 15 FEET.
7. THE CONSTRUCTION EXIT MATERIAL SHALL BE A MINIMUM THICKNESS OF 6 INCHES. THE STONE OR RECYCLED CONCRETE USED SHALL BE 3–5 INCHES IN SIZE WITH LITTLE OR NO FINES.
8. THE GEO–TEXTILE FABRIC MUST MEET THE FOLLOWING CRITERIA:
   - TENSILE STRENGTH, ASTM D4632 TEST METHOD FOR GRAB BREAKING LOAD AND ELONGATION OF GEO–TEXTILES, 300 LBS.
   - PUNCTURE STRENGTH, ASTM D4833 TEST METHOD FOR INDEX PUNCTURE RESISTANCE OF GEO–TEXTILES, GEO–MEMBRANES, AND RELATED PRODUCTS, 120 LBS.
   - MULLEN BURST RATING, ASTM D3786 STANDARD TEST METHOD FOR HYDRAULIC BURSTING STRENGTH OF TEXTILE FABRICS–DIAPHRAGM BURSTING STRENGTH TESTER METHOD, 600 PSI.
   - APPARENT OPENING SIZE, ASTM D4751 TEST METHOD FOR DETERMINING APPARENT OPENING SIZE OF A GEO–TEXTILE, U.S. SIEVE NO. 40 (MAX)
9. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
10. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

EROSION CONTROL DETAILS
STABILIZED CONSTRUCTION ENTRANCE / EXIT



ISOMETRIC VIEW

SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

EROSION CONTROL DETAILS
TEMPORARY SILT FENCE

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DATE OF PREPARATION:
05/19/26

STATE OF TEXAS
GILBERTO A. GRACIA
62477
REGISTERED PROFESSIONAL ENGINEER

05/19/26

WESTERN CREEK SUBDIVISION
EROSION CONTROL PLAN

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