



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 06-02-2015

PROPOSED LOS OSOS PH. 1 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: WILLIAM A. SCHWARZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 55  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF NORTH 83<sup>RD</sup> ROAD APPROXIMATELY 600 FEET NORTH OF MILE 17 1/2 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-06-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" Shaded AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE PIPE SYSTEM AND DETENTION WILL BE ACCOMPLISHED BY WIDENING THE SOUTH AND WEST DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20 FEET DEDICATION ONTO NORTH 83<sup>RD</sup> ROAD BY PLAT.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-11-2015 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-11-2015 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 10" LOCATION: NORTH 83<sup>RD</sup> ROAD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: MANDARIN DRIVE AND NORTH 83<sup>RD</sup> ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 5-11-2015 : By MARTIN RAMIREZ Environmental Compliance Coordinator

**LARGE CONSTRUCTION**

*The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

REQUEST FOR PRELIMINARY APPROVAL WITH:  **Cash Deposit:** Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS  
 **A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

STAFF RECOMMENDS:  **Preliminary Approval** *subject comments and future recommendations by planning and other Departments,*

**Final Approval** *subject to recommendations other departments*

**Final Approval** *with financial guarantee.*

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

# LOS OSOS SUBDIVISION PHASE I

A 13.39 ACRE TRACT OF LAND OUT OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2588401, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

## METES AND BOUNDS

A 13.39 ACRE TRACT OF LAND OUT OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2588401, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AT A 600' NAIL FOUND ON THE EAST LINE OF LOT 16 AND IN THE CENTERLINE OF NORTH 83RD STREET FOR THE NORTHEAST CORNER OF SAN CLEMENTE SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2364996, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID NAIL BEARS N 09°05' E, 660.10 FEET FROM THE SOUTHWEST CORNER OF LOT 16.

THENCE N 80°55' W, ALONG THE NORTH LINE OF SAN CLEMENTE SUBDIVISION, PASSING A 1/2" IRON ROD FOUND AT 80.00 FEET FOR THE WEST RIGHT OF WAY LINE OF NORTH 83RD STREET, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,189.30 FEET FOR THE EAST LINE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,269.30 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF LOT 16 FOR THE NORTHWEST CORNER OF SAN CLEMENTE SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 09°05' E, ALONG THE WEST LINE OF LOT 16, A DISTANCE OF 660.10 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 16 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 80°55' E, ALONG THE NORTH LINE OF LOT 16, A DISTANCE OF 680.30 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 09°05' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 68.04 FEET FOR THE SOUTH LINE OF A DRAIN DITCH, A TOTAL DISTANCE OF 184.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 80°55' E, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 09°05' W, A DISTANCE OF 172.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 80°55' E, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 09°05' W, A DISTANCE OF 182.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 80°55' E, A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 09°05' E, A DISTANCE OF 122.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 80°55' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 80.00 FEET FOR THE WEST RIGHT OF WAY LINE OF NORTH 83RD STREET, A TOTAL DISTANCE OF 1,269.30 FEET TO A GUYTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 16 AND IN THE CENTERLINE OF NORTH 83RD STREET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°05' W, ALONG THE EAST LINE OF LOT 16 AND THE CENTERLINE OF NORTH 83RD STREET, A DISTANCE OF 684.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.39 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN CLEMENTE SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2364996, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EXCLUSIVE 15.00' N.A.W.S.C. EASEMENT RECORDED UNDER DOC. NO. OFFICIAL RECORDS, HIDALGO COUNTY, TX

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

I, WILLIAM A. SCHWARZ, OF OSO VALLEY VENTURES, LTD., AS OWNER OF THE 13.39 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS OSOS SUBDIVISION PHASE I, 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.

OSO VALLEY VENTURES, LTD.  
BY: WILLIAM A. SCHWARZ, PRESIDENT  
5711 NORTH 10TH ST.  
MCALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

OSO VALLEY VENTURES, LTD.  
WILLIAM A. SCHWARZ, PRESIDENT

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NEIDA S. RAMIREZ  
Notary Public, State of Texas  
My Commission Expires  
March 17, 2017

NEIDA S. RAMIREZ - NOTARY PUBLIC

NOTE: 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 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY that this plat of the LOS OSOS SUBDIVISION PHASE I, 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, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA  
P.E. No. 95534

DATE 5-5-15

ALFONSO QUINTANILLA  
P.E. No. 95534

DATE 5-5-15

INDEX TO SHEETS

SHEET 1-- HEADING INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; HIDALGO COUNTY JUDGE CERTIFICATION, N.A.W.S.C. CERTIFICATE; HIDALGO COUNTY R.O.W. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, H.C.I.D. No. 1 CERTIFICATION, REVISION NOTES.

SHEET 2-- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER, WASTE, WATER, AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 3-- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SYSTEM, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

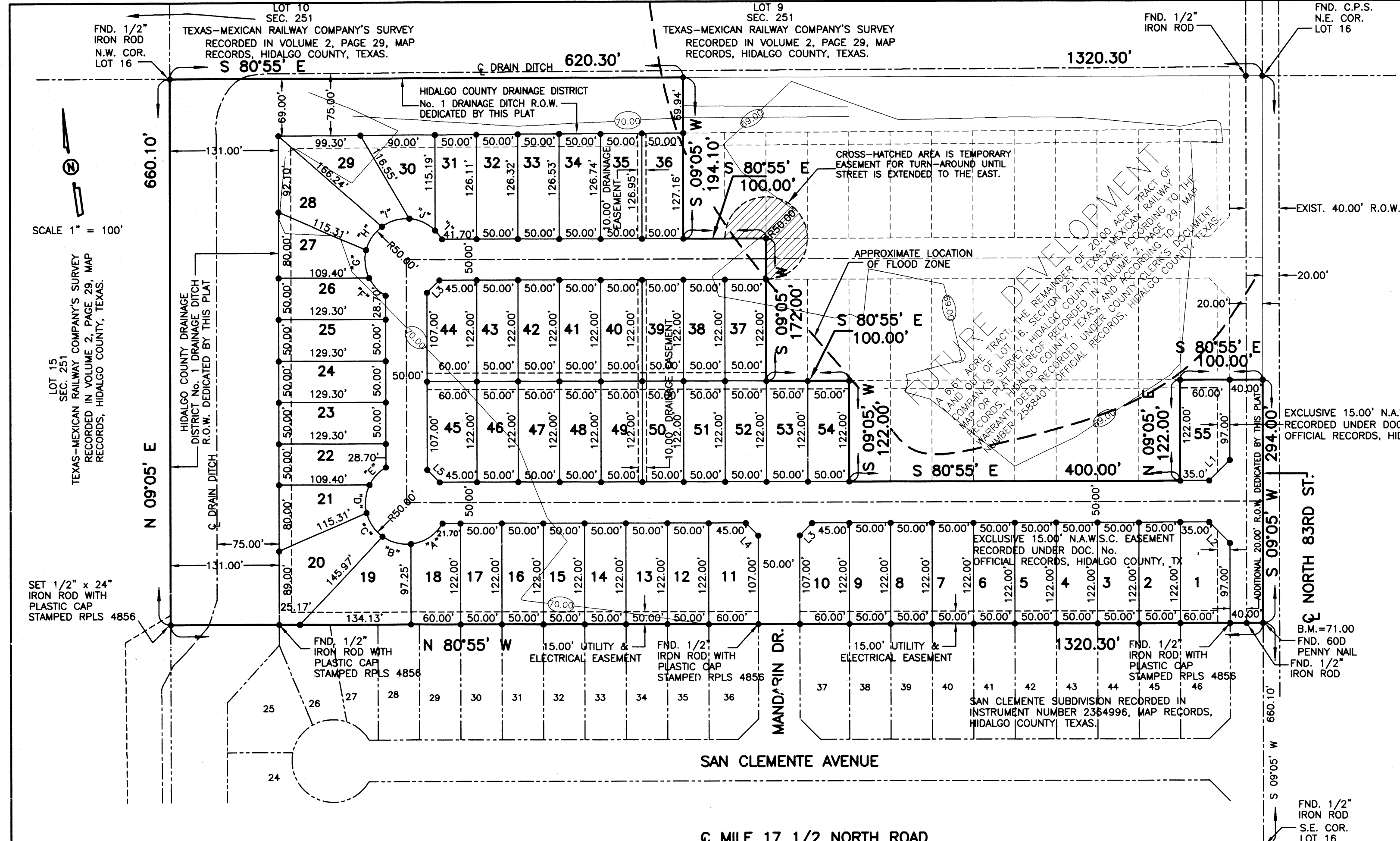
BY: \_\_\_\_\_ DEPUTY

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

SHEET NO. 1  
OF 3 SHEETS

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVS\HIDALGO CO.\LOS OSOS SUBDIVISION\PLAT PHASE I	3-18-2015	LD		



AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	7,007.50	0.160
2-9	6,100.00	0.140
10,11	7,207.50	0.165
12-17	6,100.00	0.140
18	6,676.85	0.153
19	8,729.36	0.200
20	8,777.68	0.201
21	6,028.19	0.138
22	6,465.00	0.148
23-25	6,465.00	0.148
26	6,210.67	0.142
27	6,028.19	0.138
28	7,631.68	0.175
29	7,331.95	0.168
30	6,251.44	0.143
31	6,352.60	0.145
32	6,310.56	0.143
33	6,321.07	0.145
34	6,331.58	0.145
35	6,336.83	0.145
36	6,352.60	0.145
37-43	6,100.00	0.140
44-45	7,207.50	0.165
46-54	6,100.00	0.140
55	7,007.50	0.160

PLAT NOTES AND RESTRICTIONS:

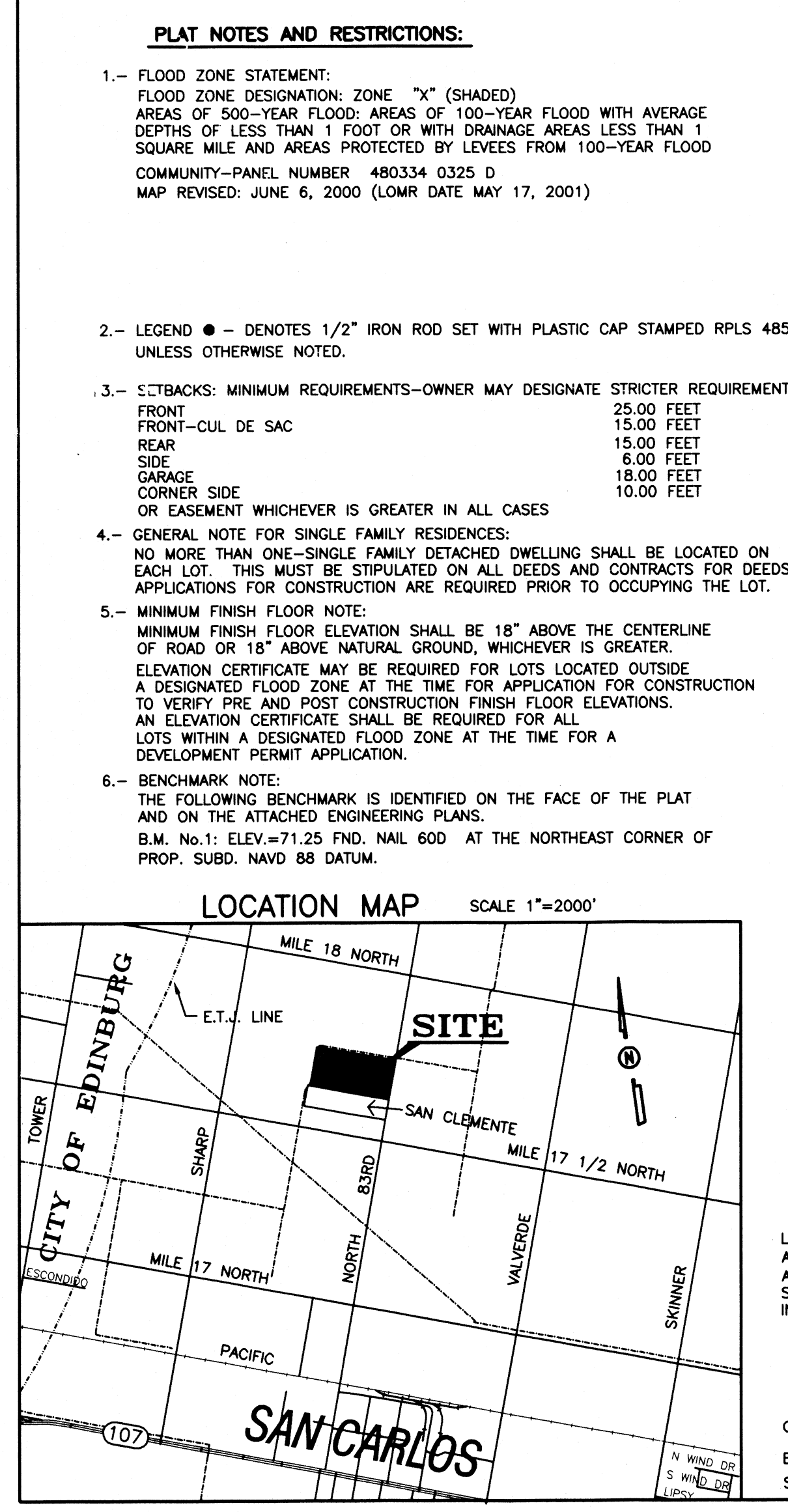
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: JUNE 6, 2000 (LOMR DATE MAY 17, 2001)
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- STREETS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS. FRONT: 25.00 FEET; FRONT-CUL DE SAC: 15.00 FEET; REAR: 15.00 FEET; SIDE: 5.00 FEET; GARAGE: 18.00 FEET; CORNER SIDE OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD 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.=71.25 FND. NAIL 60D AT THE NORTHEAST CORNER OF PROP. SUBD. 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 51,274.39 CUBIC FEET (1.18 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. 38.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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 TO THE OPERATION 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.
- THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER BY THE NORTH ALAMO WATER SUPPLY CORP. CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P).
- A 6.0' CHAINLINK FENCE SHALL BE INSTALLED ALONG THE EAST SIDE OF THE DRAIN DITCH R.O.W. FOR LOTS 23 THRU 26 BY LOT OWNERS AT BUILDING PERMIT STAGE.

CURVE DATA

CURVE	Δ	RADIUS	LENGTH
"A"	54°15'39"	50.00'	47.35'
"B"	43°09'54"	50.00'	36.28'
"C"	23°23'22"	50.00'	35.02'
"D"	23°26'43"	50.00'	35.02'
"E"	90°00'00"	50.00'	29.58'
"F"	90°00'00"	50.00'	29.58'
"G"	43°09'54"	50.00'	35.02'
"H"	17°47'04"	50.00'	35.02'
"I"	18°30'08"	50.00'	35.02'
"J"	30°16'04"	50.00'	35.02'
"K"	90°00'00"	50.00'	13.59'

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 54°05' W	35.36'
L2	S 35°55' E	35.36'
L3	N 54°05' E	21.21'
L4	S 35°55' E	21.21'
L4	N 35°55' W	21.21'



HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LOS OSOS SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_

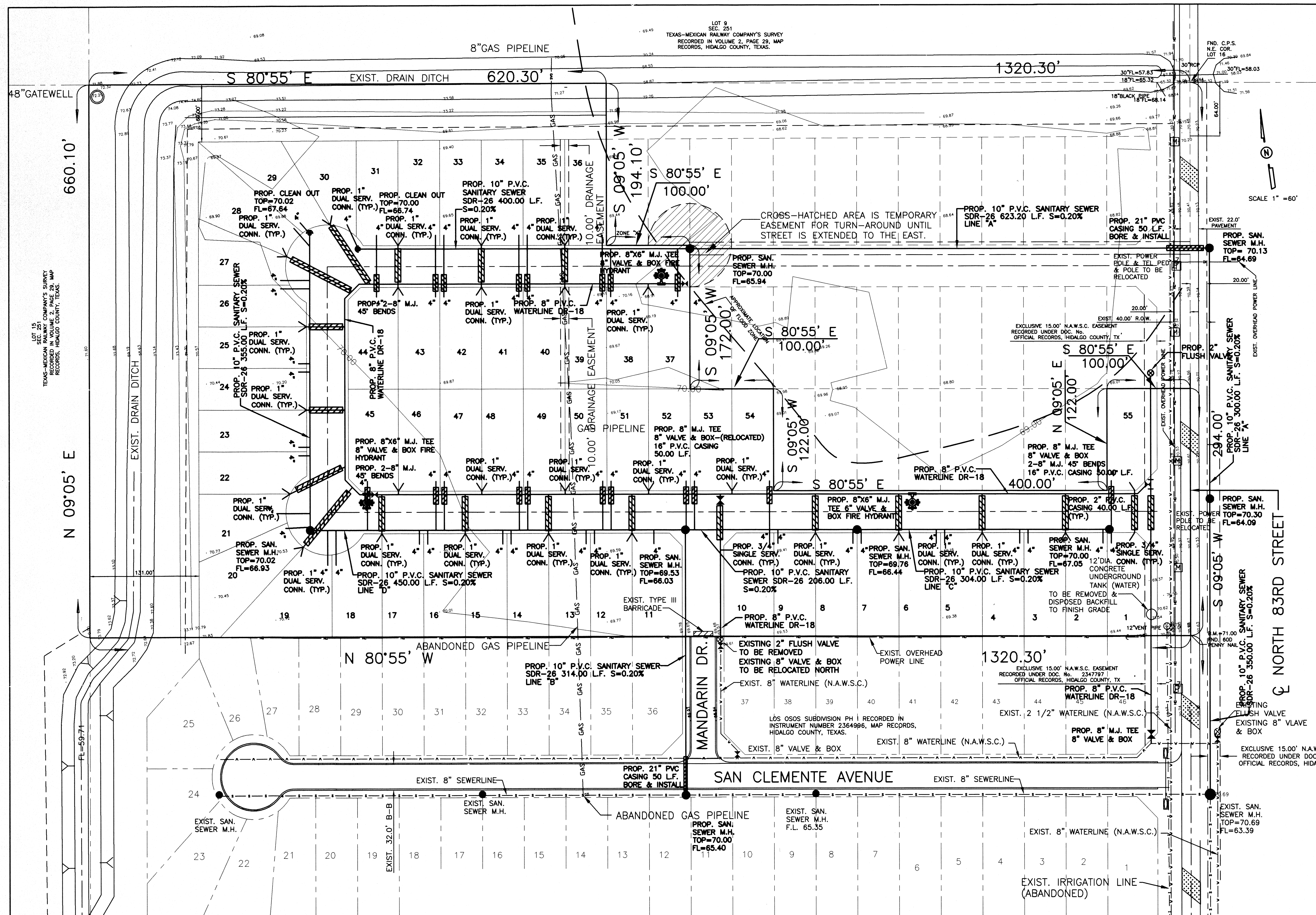
HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: OSO VALLEY VENTURES, LTD. BY: WILLIAM A. SCHWARZ, PRESIDENT	5711 NORTH 10TH ST.	MCALLEN, TEXAS 78504		
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
LOS OSOS SUBDIVISION PHASE I, IS LOCATED IN EASTERN HIDALGO COUNTY ON WEST SIDE OF NORTH 83RD ROAD NORTH APPROXIMATELY 660.10 FEET NORTH OF MILE 17 1/2 NORTH ROAD. THE



**FINAL ENGINEERING REPORT FOR LOS OSOS SUBDIVISION PH I: WATER SUPPLY, Description and Costs.**

LOS OSOS SUBDIVISION PH I HAS BEEN PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF SAN CLEMENTE AVENUE.

THE WATER SYSTEM FOR LOS OSOS SUBDIVISION PH I CONSIST OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER N.A.W.S.C. WATERLINE LOCATED ON THE NORTH SIDE OF SAN CLEMENTE AVENUE. THE PROPOSED 8" WATERLINE TAP INTO THE EXISTING 8" WATERLINE THAT RUNS ALONG THE NORTH SIDE OF SAN CLEMENTE AVENUE, AND LOOPS ON THE SOUTHEAST CORNER OF LOT 46. OF SAN CLEMENTE SUBDIVISION.

FROM THE 8" DIAMETER WATERLINE, THERE ARE TWO (2) 3/4" DIAMETER SINGLE SERVICE LINES AND TWENTY SIX (26) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$\_\_\_\_\_ OR \$\_\_\_\_\_ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$\_\_\_\_\_ OR \$\_\_\_\_\_ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING TO INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAN.

**SEWER FACILITIES: Description and Costs.**

LOS OSOS SUBDIVISION PH I WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING SANITARY SEWER 2 MANHOLE ONE MANHOLE IS LOCATED ON THE EAST SIDE OF NORTH 83RD ROAD IN FRONT OF LOT 1 OF SAN CLEMENTE SUBDIVISION (INSTRUMENT NUMBER 2364996) NEAR THE INTERSECTION OF SAN CLEMENTE AVENUE AND NORTH 83RD ROAD, AND THE OTHER MANHOLE IS LOCATED ON THE SOUTH SIDE OF SAN CLEMENTE AVENUE IN THE NORTHEAST CORNER OF LOT 12 OF SAN CLEMENTE SUBDIVISION (INSTRUMENT NUMBER 2364996).

THE SANITARY SEWER SYSTEM FOR LOS OSOS SUBDIVISION PH I CONSIST OF A 2-10" DIAMETER SEWER LINE THAT TIES IN TO THE EXISTING MANHOLE LINE "A" 10" SANITARY SEWER LINE RUNS NORTH A DISTANCE OF 850.00 FEET ALONG THE EAST SIDE OF NORTH 83RD ROAD AND TURNS WEST A DISTANCE OF 1023.20 FEET ALONG THE NORTH SIDE OF PROPOSED 50' STREET.

LINE "B" 10" DIAMETER SANITARY SEWER LINE TIES IN INTO AN EXISTING MANHOLE IN SAN CLEMENTE AVENUE ON SAN CLEMENTE SUBDIVISION. LINE "C" 10" SANITARY SEWER LINE RUNS WEST ALONG THE NORTH SIDE OF MANDARIN DR. ON SAN CLEMENTE SUBDIVISION TO A PROPOSED MANHOLE THAN LINE "C". 10" SANITARY SEWER LINE RUNS 510.00 FEET EAST ALONG THE NORTH SIDE OF PROPOSED 50' STREET LINE "D". 10" SANITARY SEWER LINE RUNS WEST 450.00 FEET ALONG THE SOUTH SIDE OF THE PROPOSED 50' STREET THEN TURNS NORTH 355.00 FEET ALONG THE WEST SIDE OF THE PROPOSED 50' STREET. FROM THE 10" LINE, FIFTY FOUR (54) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 10" LINE, 4" SERVICE LINE AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$\_\_\_\_\_ OR \$\_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$\_\_\_\_\_ WHICH COVERS THE \$\_\_\_\_\_ PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL COSTS OF WATER METERS AND FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAN.

**REPORTE FINAL DE INGENIERIA PARA LOS OSOS SUBDIVISION PH I: PROMISION DE AGUA: Description y Costos.**

LOS OSOS SUBDIVISION PH I HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD Y CALIDAD DEL AGUA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 8" QUE PASA SOBRE EL LADO NORTE DE LA AVENIDA SAN CLEMENTE. EL SISTEMA DE AGUA PARA LOS OSOS SUBDIVISION PH I CONSISTE DE UNA LINEA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" LOCALIZADA EN EL LADO NORTE DE LA AVENIDA SAN CLEMENTE Y SE VUELVE A CONECTAR EN LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE EN EL LADO NORTE DE LA AVENIDA SAN CLEMENTE EN EL SURESTE DEL SOLAR 46 DE LA SUBDIVISION SAN CLEMENTE SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN DOS (2) DE 3/4" DE PULGADA PARA CADA LOTE VEINTE SEIS (26) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$\_\_\_\_\_ O US\$\_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE US\$\_\_\_\_\_ O US\$\_\_\_\_\_ POR LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO 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.

**SERVICIO DE DRENAJE: Description y Costos.**

LA SUBDIVISION LOS OSOS SUBDIVISION PH I RECIBIRA SU PROMISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROMISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. CUENTA CON DOS ALcantarillas UNA LOCALIZADA EN EL LADO ESTE DE LA CALLE NORTE 83RD ENFRENTA DEL SOLAR 1 EN SAN CLEMENTE SUBDIVISION (NUMERO DE INSTRUMENTO 2364996) SERCAS DE LA INTERSECCION DE LA AVENIDA SAN CLEMENTE Y LA CALLE NORTE 83RD. Y LA OTRA ALcantarilla ESTA LOCALIZADA EN EL LADO SUR DE LA AVENIDA SAN CLEMENTE EN LA ESQUINA NORESTE DEL SOLAR 12 DE SAN CLEMENTE SUBDIVISION (NUMERO DE INSTRUMENTO 2364996).

EL SISTEMA DE DRENAJE SANITARIO PARA LOS OSOS SUBDIVISION PH I CONSISTE DE DOS LINEAS DE DRENAJE SANITARIO DE 10" DE DIAMETRO QUE SE CONECTA CON LAS ALcantarillas. LINEA "A", 10" DE DIAMETRO CORRE ASIA EL NORTE A UNA DISTANCIA DE 850.00 PIES AL COSTADO DEL LADO ESTE DE LA CALLE NORTE 83RD Y VOLTIANDO OESTE A UNA DISTANCIA DE 1023.20 PIES A LO LARGO DEL LADO NORTE LA PROPUUESTA CALLE DE 50'. LINEA "B", 10" DE DIAMETRO SE CONECTA EN UNA ALcantarilla EXISTENTE EN LA AVENIDA SAN CLEMENTE EN SAN CLEMENTE SUBDIVISION. LA LINEA "B", 10" DE DIAMETRO CORRE ASIA EL NORTE A UNA DISTANCIA DE 314.00 PIES AL COSTADO DEL LADO OESTE DE LA CALLE MANDARIN DR EN SAN CLEMENTE SUBDIVISION ASIA LLEGAR A UNA PROPUUESTA ALcantarilla EN EL LADO ESTE DE LA CALLE MANDARIN DR. ESTE A UNA DISTANCIA DE 510.00 PIES AL COSTADO DEL LADO NORTE DE LA PROPUUESTA CALLE DE 50'. LINEA "D", 10" DE DIAMETRO CORRE ASIA EL OESTE A UNA DISTANCIA DE 450.00 PIES AL COSTADO DEL LADO SUR DE LA PROPUUESTA CALLE DE 50'. LINEA "D", 10" DE DIAMETRO CORRE ASIA EL OESTE A UNA DISTANCIA DE 355.00 PIES AL COSTADO DEL LADO OESTE DE LA CALLE PROPUUESTA DE 50'.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 10 PULGADAS CINCUENTA Y CUATRO (54) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 10 PULGADAS, DE 4 PULGADAS Y ALcantarillas HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$\_\_\_\_\_ O US\$\_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE US\$\_\_\_\_\_ O US\$\_\_\_\_\_ POR LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO 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.

**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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIGO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$\_\_\_\_\_ O US\$\_\_\_\_\_ POR LOTE

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$\_\_\_\_\_ O US\$\_\_\_\_\_ POR LOTE.

**MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA & MAP OF SANITARY SEWER SYSTEM/ MAPA DE SISTEMA DE DRENAJE**

**REVISION NOTES**

No.	Sheet	Revision	Date	Approved

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS • LAND SURVEYORS

124 E. STUBBS ST. • PHONE 956-381-6480

EDINBURG, TEXAS 78539 • FAX 956-381-0527

ENGINEERING REGISTRATION NUMBER F-1315 • OFFICE@QHAENGINEERING.COM

SURVEYING REGISTRATION NUMBER 100411-00

**COST ESTIMATE**

PAVING IMPROVEMENTS: \$ \_\_\_\_\_

DRAINAGE IMPROVEMENTS: \$ \_\_\_\_\_

WATER DISTRIBUTION: \$ \_\_\_\_\_

SANITARY SEWER: \$ \_\_\_\_\_

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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 WATER AND SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, HAVE COST A GRAND TOTAL OF \$\_\_\_\_\_ WHICH EQUALS TO \$\_\_\_\_\_ PER LOT.

SEWER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAVE COST A GRAND TOTAL OF \$\_\_\_\_\_ WHICH EQUALS TO \$\_\_\_\_\_ PER LOT.

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

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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 WATER AND SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, HAVE COST A GRAND TOTAL OF \$\_\_\_\_\_ WHICH EQUALS TO \$\_\_\_\_\_ PER LOT.

SEWER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAVE COST A GRAND TOTAL OF \$\_\_\_\_\_ WHICH EQUALS TO \$\_\_\_\_\_ PER LOT.

**OSO VALLEY VENTURES, LTD.**

BY: WILLIAM A. SCHWARZ, PRESIDENT

5711 NORTH 10TH ST. McALLEN, TEXAS 78504

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM A. SCHWARZ, PRESIDENT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**LILIA A. QUINTANILLA**  
Notary Public  
July 23, 2018.

**ALFONSO QUINTANILLA**  
P.E. No. 95534

5-8-15

**ALFONSO QUINTANILLA**  
P.E. No. 95534

5-8-15

**LILIA A. QUINTANILLA**  
Notary Public  
July 23, 2018.

