



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-01-2016

PROPOSE 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 83rd road approximately 600 feet north of
Mile 17 ½ 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 83rd Road by plat.

H.C.R.O.W. FINAL APPROVAL DATE: 2-03-2016 By, Jose Ochoa, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 10" LOCATION: North 83rd Road.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Mandarin Drive and North 83rd Road.

H.C.O.E.C. FINAL APPROVAL DATE: 2-09-16 : 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.

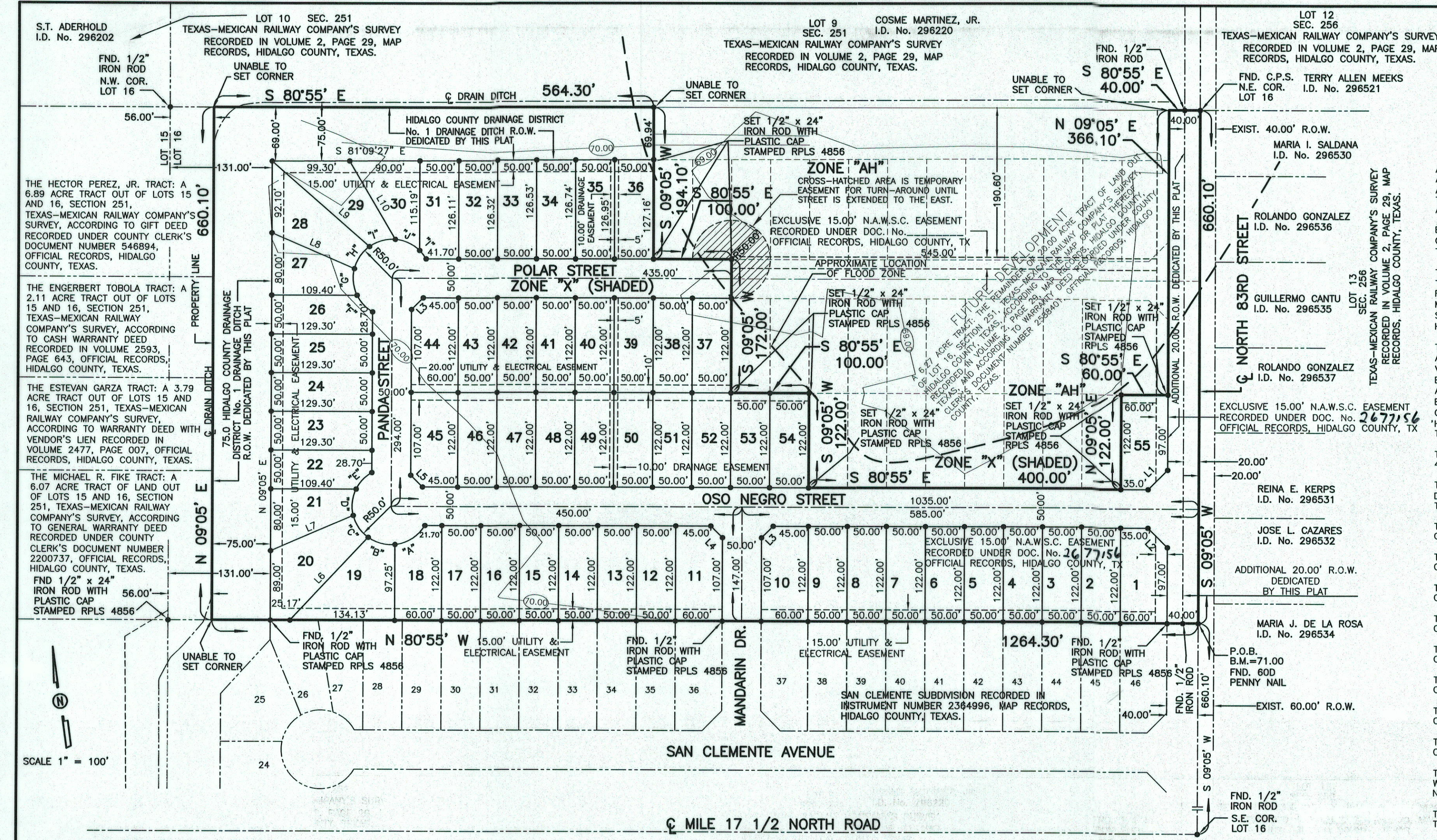
REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ 13,750 For: **Lot Grading**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 6-02-2015

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and 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.*



LOS OSOS SUBDIVISION PHASE I

A 12.89 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.

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

I, WILLIAM A. SCHWARZ, OF OSO VALLEY VENTURES, LTD., AS OWNER OF THE 12.89 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.

METES AND BOUNDS

A 12.89 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:

BEGINNING 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 SOUTHEAST CORNER OF THIS TRACT, SAID NAIL BEARS N 09°05' E, 660.10 FEET FROM THE SOUTHEAST 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 20.00 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 1,264.30 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE MICHAEL R. FIKE TRACT (A 6.07 ACRE TRACT OF LAND OUT OF LOTS 15 AND 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2200737, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°05' E, ALONG THE EAST LINE OF THE MICHAEL R. FIKE TRACT, THE EAST LINE OF THE ESTEVAN GARZA TRACT (A 3.79 ACRE TRACT OUT OF LOTS 15 AND 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2477, PAGE 007, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE EAST LINE OF THE ENGERBERT TOBOLA TRACT (A 2.11 ACRE TRACT OUT OF LOTS 15 AND 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO CASH WARRANTY DEED RECORDED IN VOLUME 2593, PAGE 643, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE EAST LINE OF THE HECTOR PEREZ, JR. TRACT (A 6.89 ACRE TRACT OUT OF LOTS 15 AND 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 546894, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 660.10 FEET TO A POINT ON THE NORTH LINE OF LOT 16 FOR THE NORTHEAST CORNER OF THE HECTOR PEREZ, JR. TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°55' E, ALONG THE NORTH LINE OF LOT 16, A DISTANCE OF 564.30 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, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR 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 122.00 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, A DISTANCE OF 60.00 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 366.10 FEET TO A POINT ON THE NORTH LINE OF LOT 16 FOR THE MOST WESTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE: S 80°55' E, ALONG THE NORTH LINE OF LOT 16, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF NORTH 83RD STREET, A TOTAL DISTANCE OF 40.00 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF NORTH 83RD STREET FOR THE NORTHEAST CORNER OF LOT 16 AND 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 660.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.89 ACRES OF LAND MORE OR LESS.

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

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 4th day of February, 2016

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

Neida Ramirez
 NEIDA S. RAMIREZ - NOTARY PUBLIC

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 48.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT ANY LOT IN THIS SUBDIVISION 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 HIS DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
 GENERAL MANAGER

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 _____

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 ACCURATE AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
 R.P.E. No. 4856

3-18-15

RIGHT OF WAY EASEMENT

"KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted, the easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road. Improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, this agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 18th day of February, 2016.

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 P.O. BOX 958-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513 OFFICE: QHAEENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

Hidalgo County Judge _____ Date _____

Hidalgo County Clerk _____ Date _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 30th DAY OF July, 2015

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 _____

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

7-22-15

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; HIDALGO COUNTY JUDGE CERTIFICATION, N.A.W.S.C. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.I.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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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 AND
 FLOOD ZONE DESIGNATION: ZONE "AH"
 FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATIONS DETERMINED. (BFE 73.00)
 COMMUNITY-PANEL NUMBER 480334 0325 D
 MAP REVISED: JUNE 6, 2000 (LOMR DATE MAY 17, 2001)
 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 ANTE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127)
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS: 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 10.00 FEET
 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 OCCUPYING 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 600' AT THE NORTHEAST CORNER OF PROP. SUBD. NAVD 88 DATUM.
 B.M. No.2: ELEV.=69.05 TOP OF INLET BETWEEN LOTS 49 AND 50
- 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 49,359.74 CUBIC FEET 1.13 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
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF 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, GRASS, 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 METER(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWP3P).
- CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED EAST IN A RECORDED PLAT. SAID TEMPORARY EASEMENTS SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE EAST.

AREA DATA TABLE

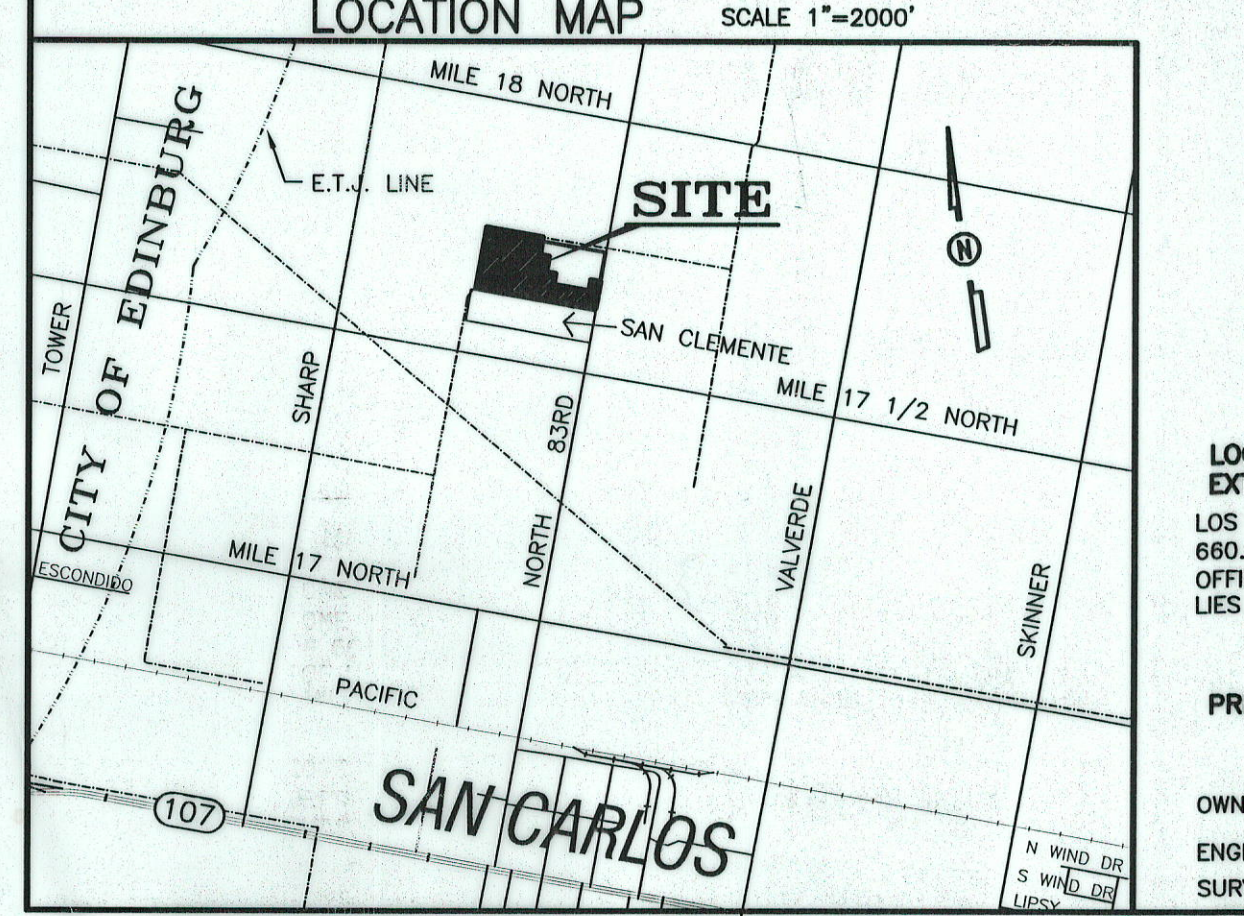
LOT	AREA (S.F.)	AC.
1	7,007.50	0.160
2-9	6,100.00	0.140
10,11	7,207.50	0.165
12-17	6,100.00	0.140
18	6,676.85	0.153
19	8,729.36	0.200
20	8,777.68	0.201
21	6,028.19	0.138
22	6,465.00	0.148
23-25	6,465.00	0.148
26	6,210.67	0.142
27	6,028.19	0.138
28	7,631.68	0.175
29	7,331.95	0.168
30	6,251.44	0.143
31	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

CURVE DATA

CURVE	Δ	RADIUS	LENGTH
"A"	54°15'39"	50.00'	47.35'
"B"	41°34'39"	50.00'	36.28'
"C"	40°07'58"	50.00'	35.02'
"D"	40°07'58"	50.00'	35.02'
"E"	33°53'46"	50.00'	29.58'
"F"	33°53'46"	50.00'	29.58'
"G"	40°07'58"	50.00'	35.02'
"H"	40°07'58"	50.00'	35.02'
"I"	40°07'58"	50.00'	35.02'
"J"	40°07'58"	50.00'	35.02'
"K"	15°34'23"	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'
L5	N 35°55' W	21.21'
L6	S 52°14'54" W	145.97'
L7	S 75°38'17" W	115.31'
L8	N 57°28'17" W	115.31'
L9	N 39°41'12" W	166.24'
L10	S 21°11'04" E	116.55'



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 AND APPROXIMATELY 660.10 FEET NORTH OF MILE 17 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). LOS OSOS SUBDIVISION PHASE I, LIES APPROXIMATELY 3.65 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY, IT LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS:

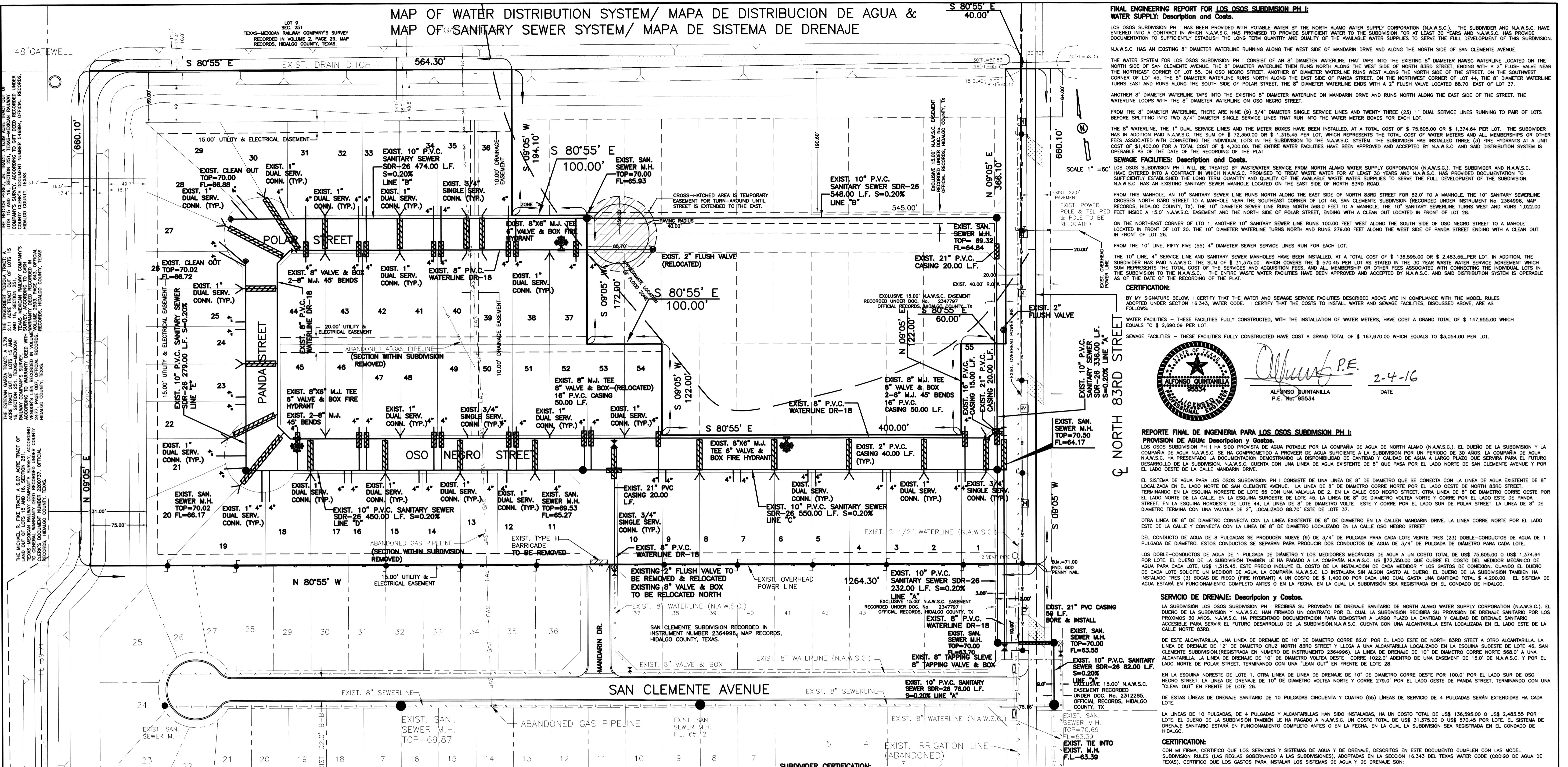
Name	Address	City & Zip	Phone	Fax
OWNER:	OSO VALLEY VENTURES, LTD. BY: WILLIAM A. SCHWARZ, PRESIDENT	5711 NORTH 10TH ST. McALLEN, TEXAS 78504		
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	(956)381-6480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

FILENAME : F:\DATA\SUBDIVISIONS\HIDALGO CO\LOS OSOS SUBDIVISION\PLAT PHASE I
 124 E. STUBBS ST. 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513 OFFICE: QHAEENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 1
 OF 3 SHEETS

DATE PREPARED: 3-18-2015
 PREPARED BY: LG
 CHECKED BY: LG
 APPROVED BY: LG

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



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 WEST SIDE OF MANDARIN DRIVE AND 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 WATERLINE LOCATED ON THE NORTH SIDE OF SAN CLEMENTE AVENUE. THE 8" DIAMETER WATERLINE THEN RUNS NORTH ALONG THE WEST SIDE OF NORTH 83RD STREET, ENDING WITH A 2" FLUSH VALVE NEAR THE NORTHEAST CORNER OF LOT 55. ON OSO NEGRO STREET, ANOTHER 8" DIAMETER WATERLINE RUNS WEST ALONG THE NORTH SIDE OF THE STREET. ON THE SOUTHWEST CORNER OF LOT 45, THE 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF PANDA STREET. ON THE NORTHWEST CORNER OF LOT 44, THE 8" DIAMETER WATERLINE TURNS EAST AND RUNS ALONG THE SOUTH SIDE OF POLAR STREET. THE 8" DIAMETER WATERLINE ENDS WITH A 2" FLUSH VALVE LOCATED 88.70' EAST OF LOT 37.

ANOTHER 8" DIAMETER WATERLINE TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON MANDARIN DRIVE AND RUNS NORTH ALONG THE EAST SIDE OF THE STREET. THE WATERLINE LOOPS WITH THE 8" DIAMETER WATERLINE ON OSO NEGRO STREET.

FROM THE 8" DIAMETER WATERLINE, THERE ARE NINE (9) 3/4" DIAMETER SINGLE SERVICE LINES AND TWENTY THREE (23) 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 \$ 75,605.00 OR \$ 1,374.64 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 72,350.00 OR \$ 1,315.45 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$1,400.00 FOR A TOTAL COST OF \$ 4,200.00. 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.

SEWERAGE 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. 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 MANHOLE LOCATED ON THE EAST SIDE OF NORTH 83RD ROAD.

FROM THIS MANHOLE, AN 10" SANITARY SEWER LINE RUNS NORTH ALONG THE EAST SIDE OF NORTH 83RD STREET FOR 82.0' TO A MANHOLE. THE 10" SANITARY SEWER LINE CROSSES NORTH 83RD STREET TO A MANHOLE NEAR THE SOUTHWEST CORNER OF LOT 46. SAN CLEMENTE SUBDIVISION (RECORDED UNDER INSTRUMENT NO. 2364996, MAP RECORDS, HIDALGO COUNTY, TX), THE 10" DIAMETER SEWER LINE RUNS NORTH 568.0' FEET TO A MANHOLE. THE 10" SANITARY SEWERLINE TURNS WEST AND RUNS 1,022.00' FEET INSIDE A 15.0' N.A.W.S.C. EASEMENT AND THE NORTH SIDE OF POLAR STREET, ENDING WITH A CLEAN OUT LOCATED IN FRONT OF LOT 28.

ON THE NORTHEAST CORNER OF LOT 1, ANOTHER 10" SANITARY SEWER LINE RUNS 100.00' FEET WEST ALONG THE SOUTH SIDE OF OSO NEGRO STREET TO A MANHOLE LOCATED IN FRONT OF LOT 20. THE 10" DIAMETER WATERLINE TURNS NORTH AND RUNS 279.00' FEET ALONG THE WEST SIDE OF PANDA STREET ENDING WITH A CLEAN OUT IN FRONT OF LOT 26.

FROM THE 10" LINE, FIFTY FIVE (55) 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 \$ 136,995.00 OR \$ 2,483.55 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 31,375.00 WHICH COVERS THE \$ 570.45 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 MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. 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.

CERTIFICATION:

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, HAVE COST A GRAND TOTAL OF \$ 147,955.00 WHICH EQUALS TO \$ 2,690.09 PER LOT.

SEWERAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAVE COST A GRAND TOTAL OF \$ 167,970.00 WHICH EQUALS TO \$3,054.00 PER LOT.



Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 2-4-16

REPORTO FINAL DE INGENIERIA PARA LOS OSOS SUBDIVISION PH I: PROVISION 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 DUERO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFFICIENTE 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 DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRAN PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 8" QUE CORRE POR EL LADO NORTE DE SAN CLEMENTE AVENUE Y POR EL LADO OESTE DE LA CALLE MANDARIN DRIVE.

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 SAN CLEMENTE AVENUE. LA LINEA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE NORTH 83RD STREET, TERMINANDO EN LA ESQUINA NORESTE DE LOTE 55 CON UNA VALVULA DE 2". EN LA CALLE OSO NEGRO STREET, OTRA LINEA DE 8" DE DIAMETRO CORRE OESTE POR EL LADO NORTE DE LA CALLE. EN LA ESQUINA SURESTE DE LOTE 45, LA LINEA DE 8" DE DIAMETRO VOLTEA NORTE Y CORRE POR EL LADO ESTE DE PANDA STREET. EN LA ESQUINA NROESTE DE LOTE 44, LA LINEA DE 8" DE DIAMETRO VOLTEA ESTE Y CORRE POR EL LADO SUR DE POLAR STREET. LA LINEA DE 8" DE DIAMETRO TERMINA CON UNA VALVULA DE 2", LOCALIZADO 88.70' ESTE DE LOTE 37.

OTRA LINEA DE 8" DE DIAMETRO CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO EN LA CALLE MANDARIN DRIVE. LA LINEA CORRE NORTE POR EL LADO ESTE DE LA CALLE Y CONECTA CON LA LINEA DE 8" DE DIAMETRO LOCALIZADO EN LA CALLE OSO NEGRO STREET.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN NUEVE (9) DE 3/4" DE PULGADA PARA CADA LOTE VEINTE TRES (23) 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\$ 75,605.00 O US\$ 1,374.64 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$ 72,350.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. N.A.W.S.C. HA PRESENTADO LA 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 UNA ALCANTRILLA ESTA LOCALIZADA EN EL LADO ESTE DE LA CALLE NORTE 83RD.

DE ESTE ALCANTRILLA, UNA LINEA DE DRENAJE DE 10" DE DIAMETRO CORRE 82.0' POR EL LADO ESTE DE NORTH 83RD STREET Y OTRO ALCANTRILLA. LA LINEA DE DRENAJE DE 12" DE DIAMETRO CRUZ NORTH 83RD STREET Y LLEGA A UNA ALCANTRILLA LOCALIZADO EN LA ESQUINA SURESTE DE LOTE 46. SAN CLEMENTE SUBDIVISION (REGISTRADA EN NUMERO DE INSTRUMENTO 2364996), LA LINEA DE DRENAJE DE 10" DE DIAMETRO CORRE NORTE 568.0' A UNA ALCANTRILLA. LA LINEA DE DRENAJE DE 10" DE DIAMETRO VOLTEA OESTE, CORRE 1022.0' ADENTRO DE UN EASEMENT DE 15.0' DE N.A.W.S.C. Y POR EL LADO NORTE DE POLAR STREET, TERMINANDO CON UNA "LEAN OUT" EN FRENTE DE LOTE 28.

EN LA ESQUINA NROESTE DE LOTE 1, OTRA LINEA DE LINEA DE DRENAJE DE 10" DE DIAMETRO CORRE OESTE POR 100.0' POR EL LADO SUR DE OSO NEGRO STREET. LA LINEA DE DRENAJE DE 10" DE DIAMETRO VOLTEA NORTE Y CORRE 279.0' POR EL LADO OESTE DE PANDA STREET, TERMINANDO CON UNA "CLEAN OUT" EN FRENTE DE LOTE 26.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 10 PULGADAS CINQUENTA Y CUATRO (55) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 10 PULGADAS, DE 4 PULGADAS Y ALCANTRILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ 136,995.00 O US\$ 2,483.55 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE US\$ 31,375.00 O US\$ 570.45 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO 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 PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUERO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO LA 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 UNA ALCANTRILLA ESTA LOCALIZADA EN EL LADO ESTE DE LA CALLE NORTE 83RD.

DE ESTE ALCANTRILLA, UNA LINEA DE DRENAJE DE 10" DE DIAMETRO CORRE 82.0' POR EL LADO ESTE DE NORTH 83RD STREET Y OTRO ALCANTRILLA. LA LINEA DE DRENAJE DE 12" DE DIAMETRO CRUZ NORTH 83RD STREET Y LLEGA A UNA ALCANTRILLA LOCALIZADO EN LA ESQUINA SURESTE DE LOTE 46. SAN CLEMENTE SUBDIVISION (REGISTRADA EN NUMERO DE INSTRUMENTO 2364996), LA LINEA DE DRENAJE DE 10" DE DIAMETRO CORRE NORTE 568.0' A UNA ALCANTRILLA. LA LINEA DE DRENAJE DE 10" DE DIAMETRO VOLTEA OESTE, CORRE 1022.0' ADENTRO DE UN EASEMENT DE 15.0' DE N.A.W.S.C. Y POR EL LADO NORTE DE POLAR STREET, TERMINANDO CON UNA "LEAN OUT" EN FRENTE DE LOTE 28.

EN LA ESQUINA NROESTE DE LOTE 1, OTRA LINEA DE LINEA DE DRENAJE DE 10" DE DIAMETRO CORRE OESTE POR 100.0' POR EL LADO SUR DE OSO NEGRO STREET. LA LINEA DE DRENAJE DE 10" DE DIAMETRO VOLTEA NORTE Y CORRE 279.0' POR EL LADO OESTE DE PANDA STREET, TERMINANDO CON UNA "CLEAN OUT" EN FRENTE DE LOTE 26.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 10 PULGADAS CINQUENTA Y CUATRO (55) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

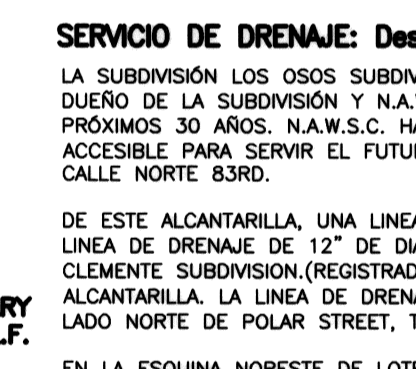
LA LINEAS DE 10 PULGADAS, DE 4 PULGADAS Y ALCANTRILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ 136,995.00 O US\$ 2,483.55 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE US\$ 31,375.00 O US\$ 570.45 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICATION:

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 (CÓDIGO 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 CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ 147,955.00 O US\$ 2,690.09 POR LOTE.

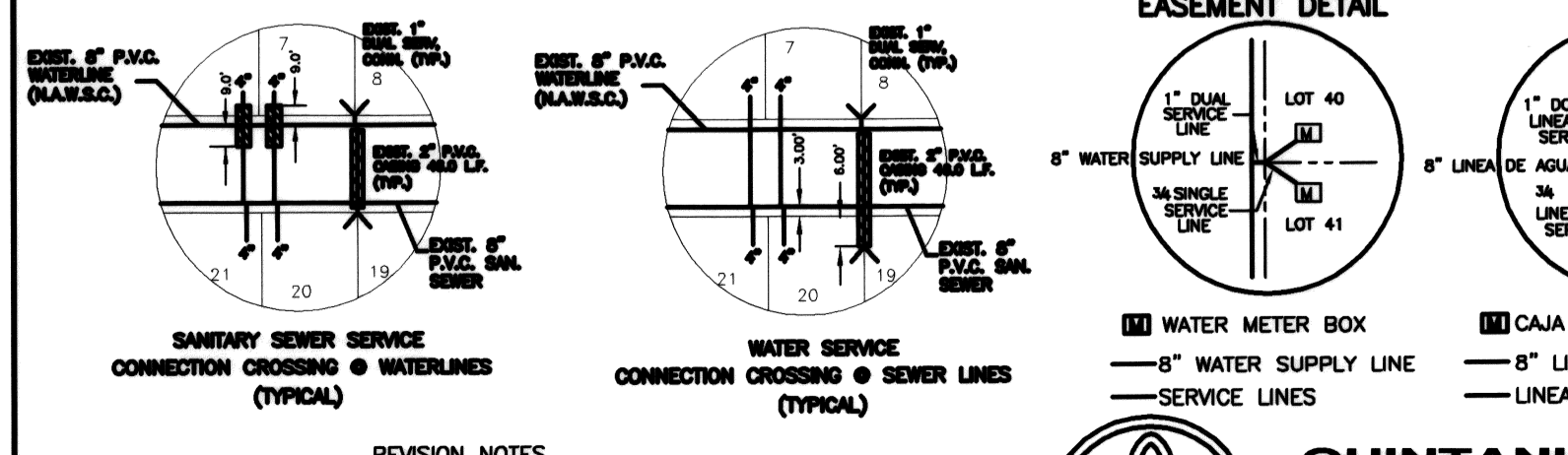
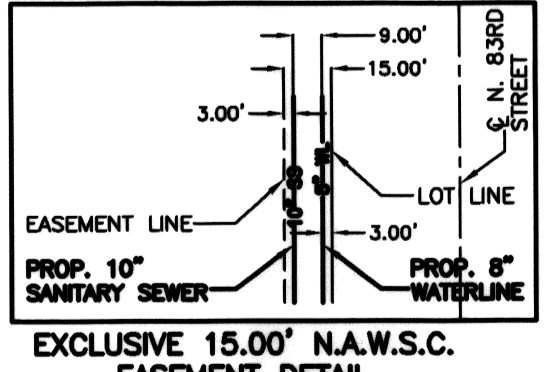
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ 167,970.00 O US\$ 3,054.00 POR LOTE.



Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 2-4-16

COST ESTIMATE

WATER DISTRIBUTION:	\$ 75,605.00
SANITARY SEWER:	\$ 136,995.00
PAVING IMPROVEMENTS:	\$ 62,959.00
DRAINAGE IMPROVEMENTS:	\$ 214,731.50



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOS OSOS SUBDIVISION PHASE I
 A 12.89 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.

SUBDIVIDER CERTIFICATION:

I, 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 STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

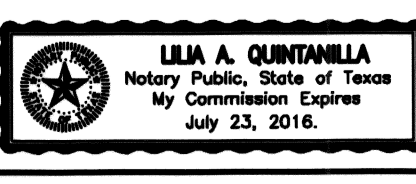
I, (WE), WILLIAM A. SCHWARZ, PRESIDENT SUBDIVIDER (S) OF LOS OSOS SUBDIVISION PH I HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT, THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY, AND LOCATION OF EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

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

DATE 2-4-16

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM A. SCHWARZ, PRESIDENT OSO VALLEY VENTURES, LTD. 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 4th day of FEBRUARY, 2016.



Lilia A. Quintanilla
 LILIA A. QUINTANILLA - NOTARY PUBLIC

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

SHEET NO. 2 OF 3

FILED NAME: F:\DATA\SUBDIVISION\LOS OSOS SUBD PH I\PLAT	DATE PREPARED: 02-07-15	PREPARED BY: JUS CYS	CHECKED BY: JUS CYS	APPROVED BY: JUS CYS
DATE REVISION: 2-4-16	REVISION: 1	REVISION BY: M. GONZALEZ	CHECKED BY: M. GONZALEZ	APPROVED BY: M. GONZALEZ

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

LOS OSOS SUBDIVISION PHASE I

A 12.89 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.

Los Osos Subdivision Phase I is a 12.89 acre tract of land out of Lot 16, Section 251, Tex-Mex 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. This subdivision is located on the west side of North 83rd Road 660 feet north of Mile 1 1/2 North Road. The site is currently vacant. The proposed subdivision will consist of 55 residential lots.

The tract is Zone "X" shaded and Zone "A1" with a base flood elevation of 73.00 feet as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 with LOMR dated May 17, 2001.

The soil is a mixture of sandy clay loam, and clay loam. This soil is well drained. Permeability is generally moderate. Plasticity index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

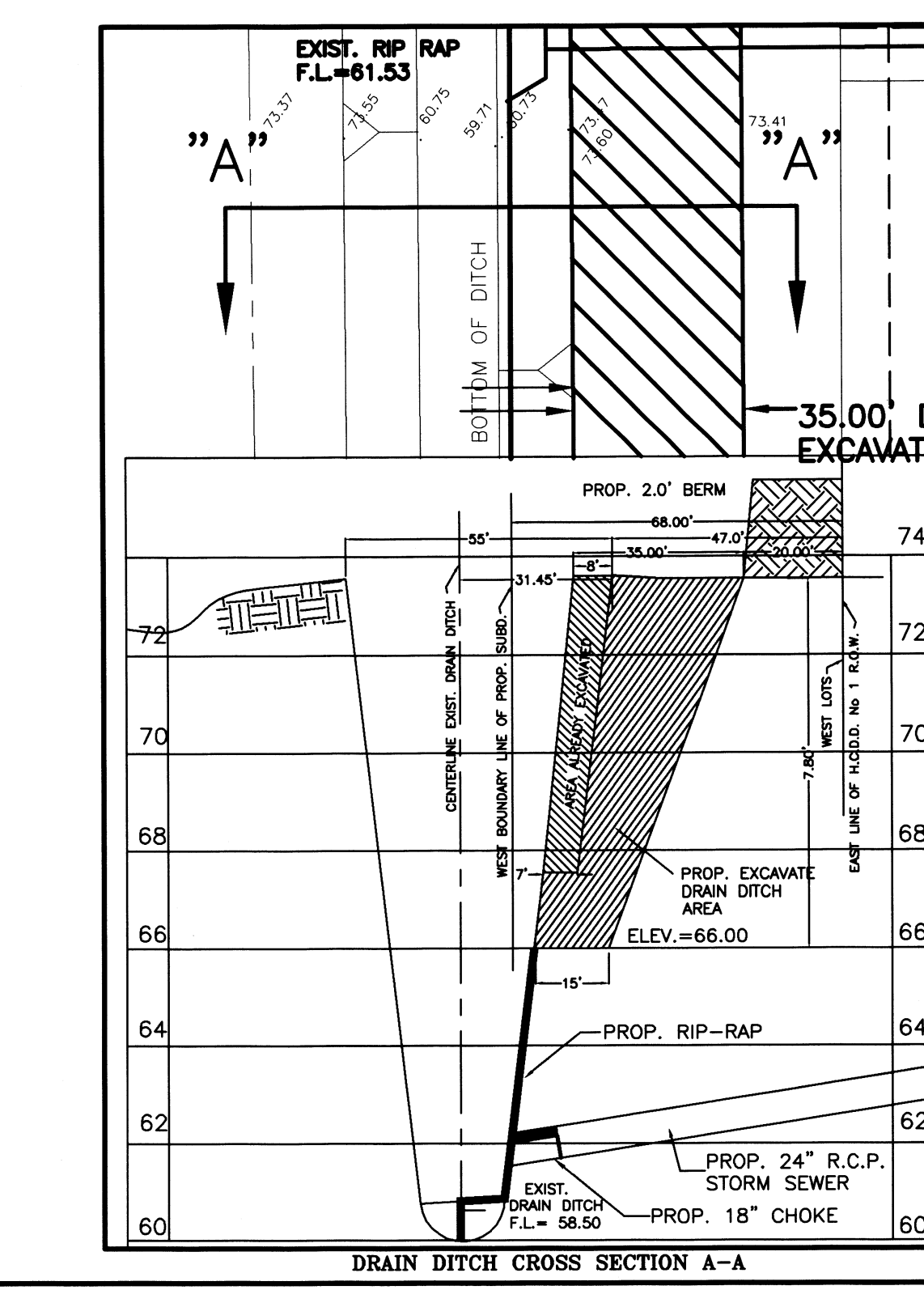
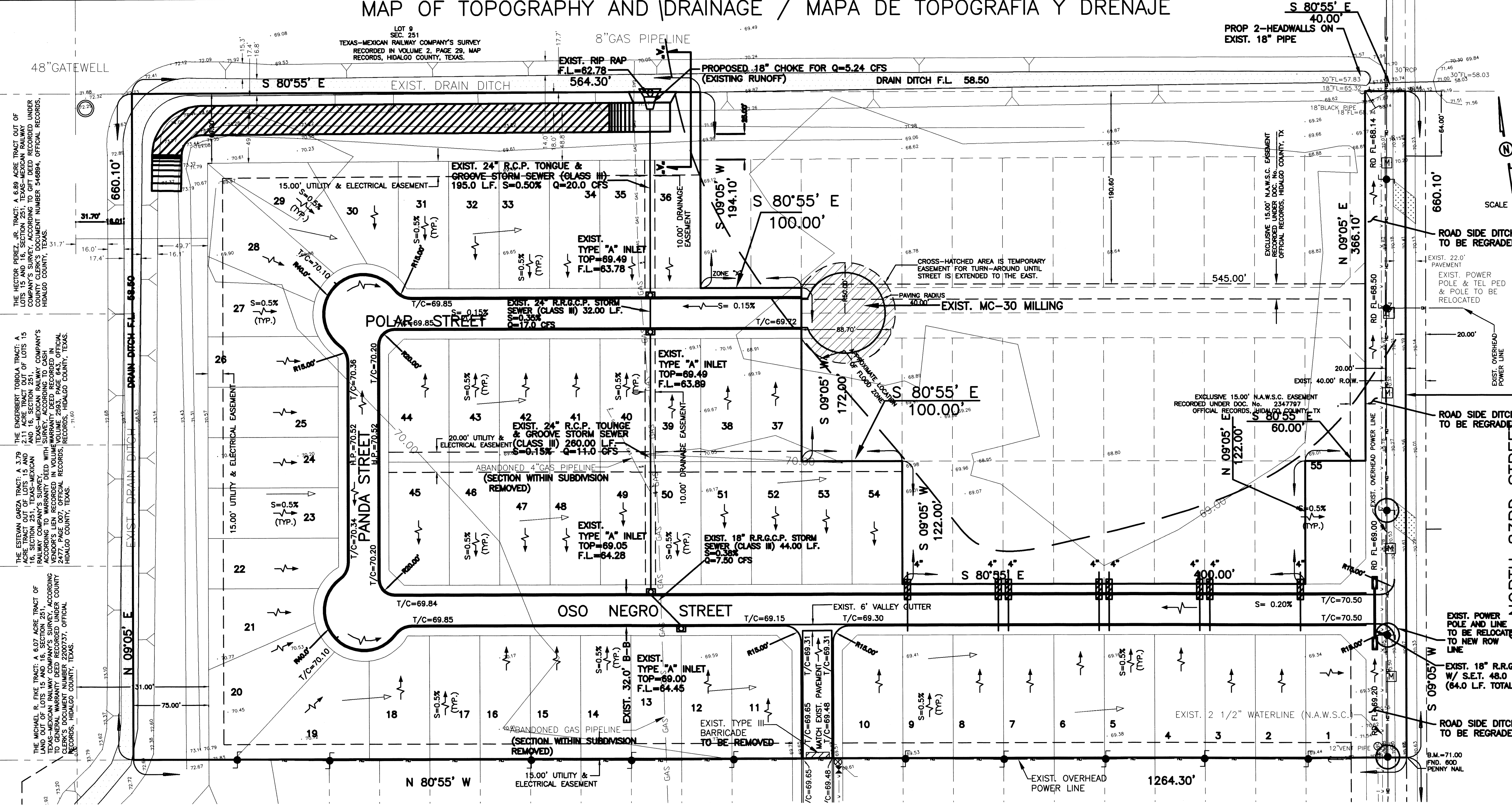
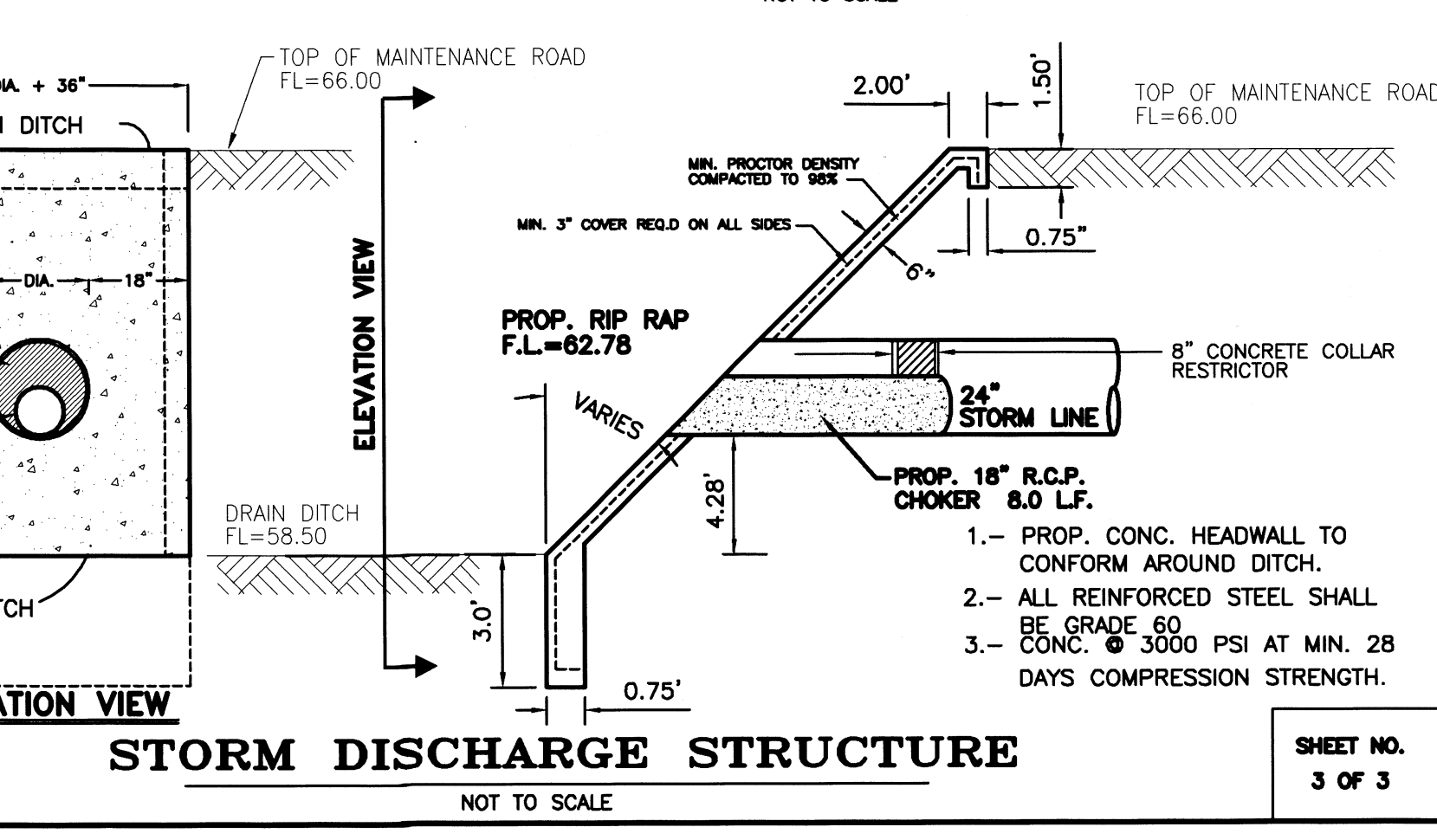
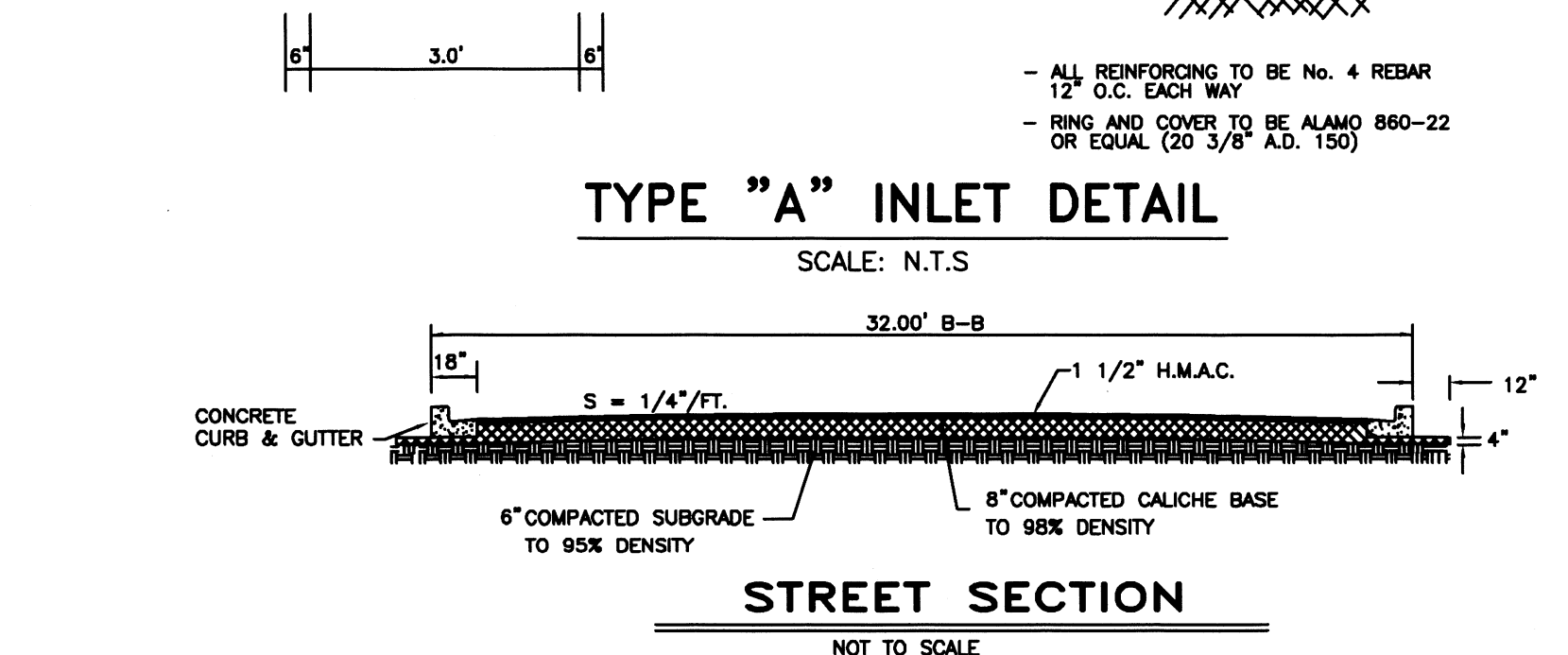
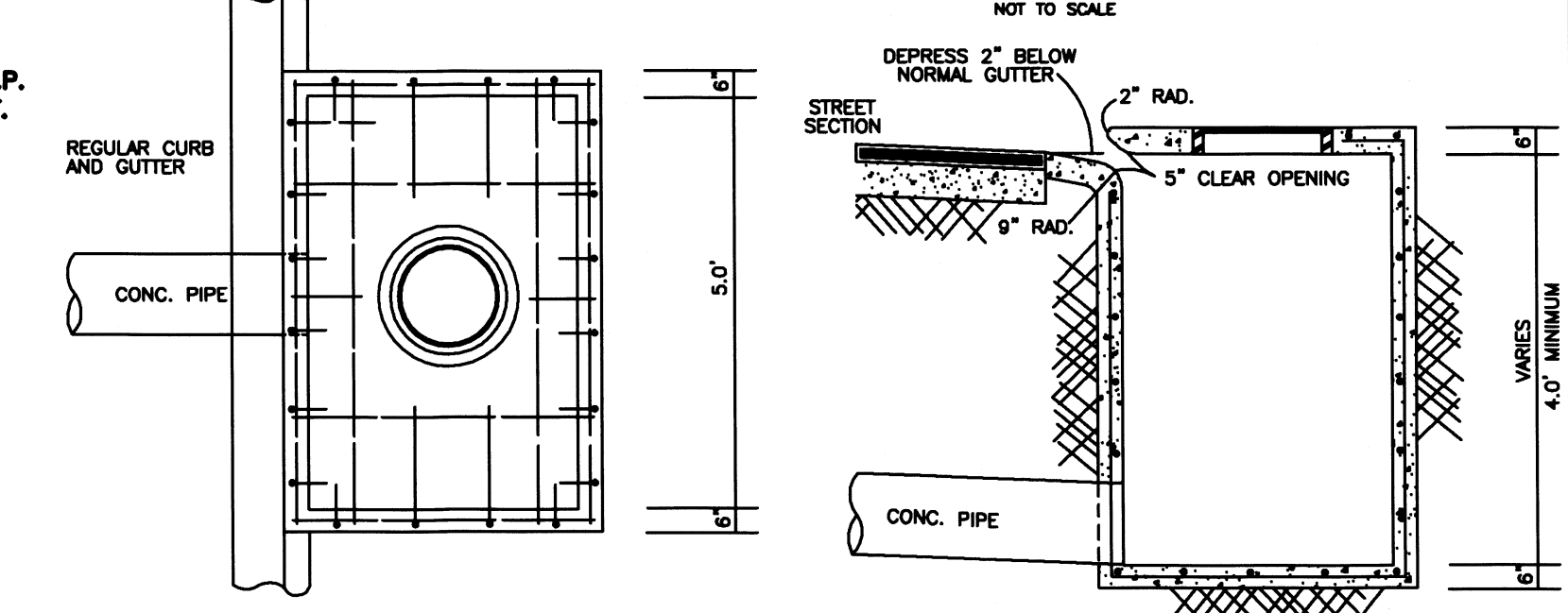
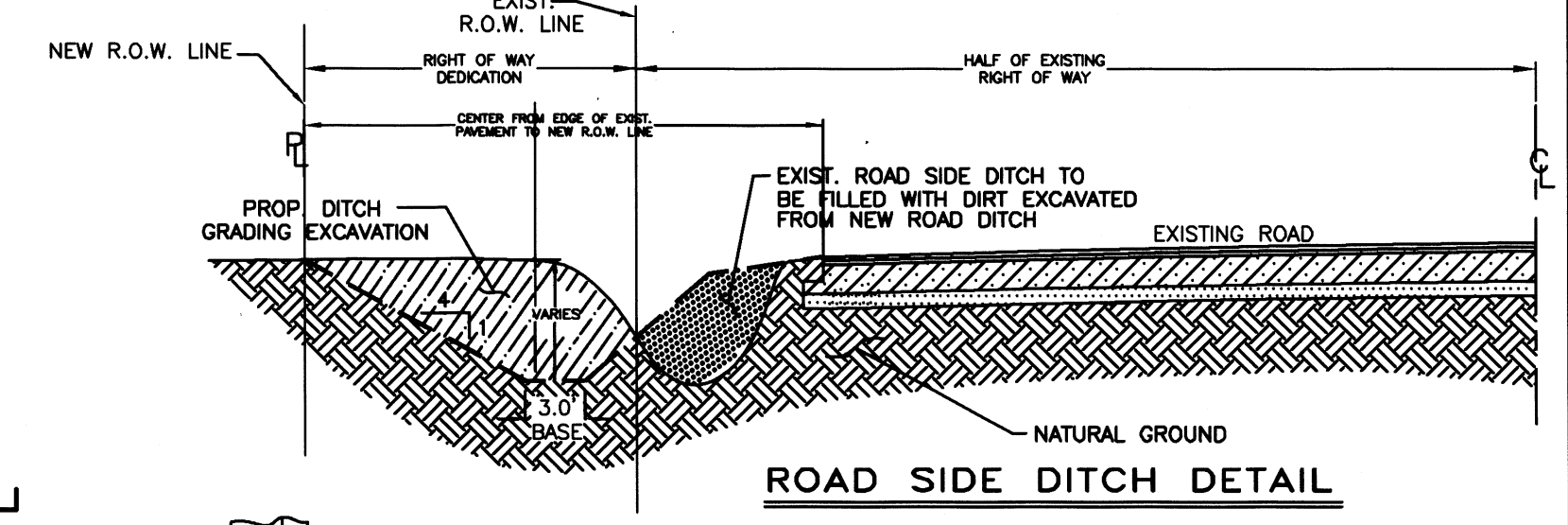
Presently, the site runoff is in a northeasterly direction. The existing runoff for the proposed subdivision is Q=5.04 cubic feet per second based on a 10-year storm.

After developing the runoff will be Q=22.32 cubic feet per second for an increase of Q=17.28 cubic feet per second. Detention will be 49,259.74 cubic feet (1.13 acre feet) in accordance with the County's drainage requirements and will be obtained by excavating the existing H.C.D.D. No.1 Drain Ditch along the north side of the subdivision. Street runoff will be done through a proposed storm sewer system consisting of 18" and 24" pipes with Type "A" inlets that will outfall into the existing H.C.D.D. No.1 drainage ditch located on the north side of the subdivision.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 06, 2000 (LOMR MAY 17, 2001)



Signature of Alfonso Quintanilla, P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE: 2-4-16

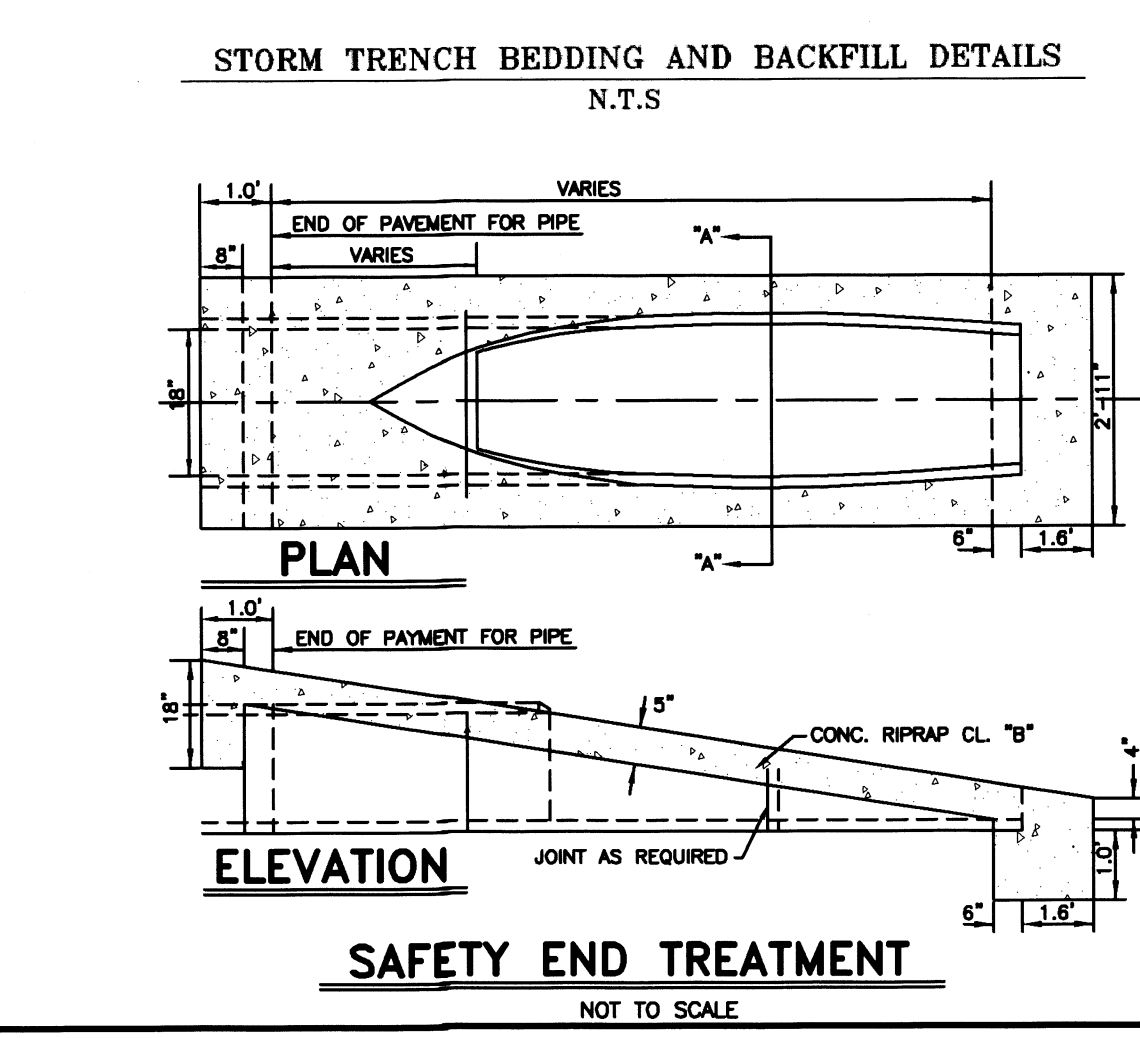
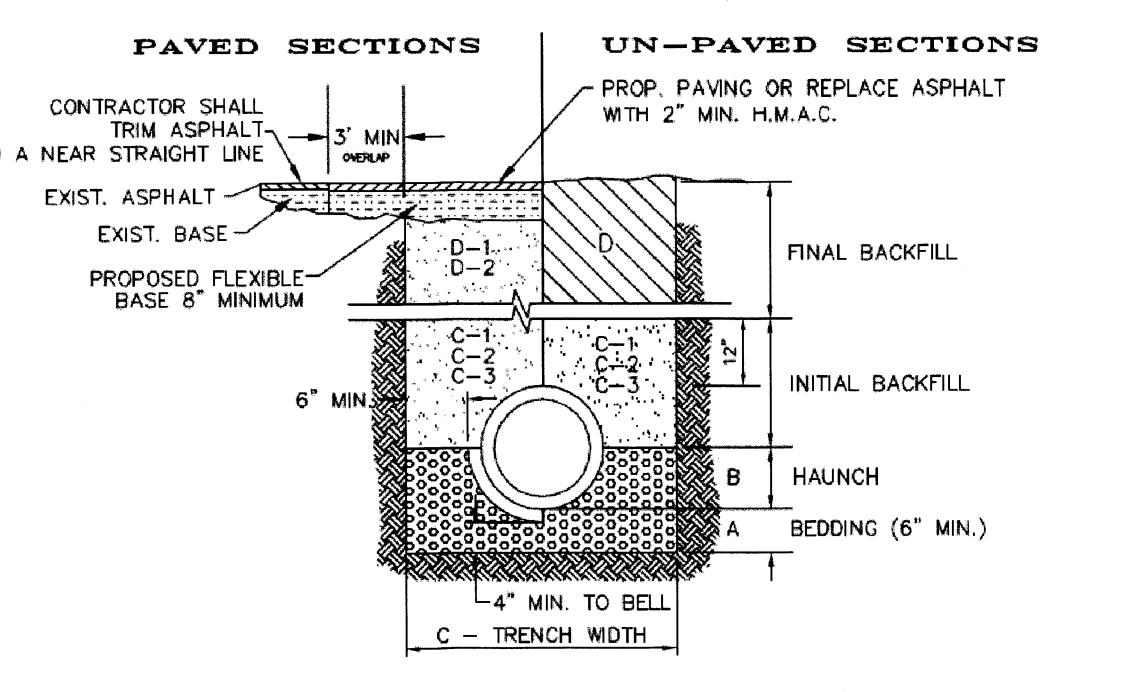


COST ESTIMATE

WATER DISTRIBUTION:	\$ 75,605.00
SANITARY SEWER:	\$ 136,595.00
PAVING IMPROVEMENTS:	\$ 62,959.00
DRAINAGE IMPROVEMENTS:	\$ 214,731.50

FILENAME: F:\DATA\SUBDIVISION\LOS OSOS SUBD PH I\PLAT

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
06-07-15	JULIUS CVIZ		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
2-4-16	M. GONZALEZ		



- LEGEND**
- FIRE HYDRANT
 - GUY WIRE
 - POWER POLE
 - MAILBOX
 - WATER VALVE
 - FLUSH VALVE
 - TEL PED
 - GATEWELL/STANDPIPE
 - TELEPHONE POLE
- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND 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 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.**
- C. TRENCH WIDTH - SHALL BE BELL O.D. + 1.5" + 12"**
- 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, (AASHTO M145) COMPACTED TO 90% SPD, 8" 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 AS PER ASTM D-4253 AND ASTM D-696.**
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" 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, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (AASHTO M145) COMPACTED TO 90% SPD, 8" 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 AS PER ASTM D-4253 AND ASTM D-696.**
- D. FINAL BACKFILL - COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (MELPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS. MIXTURES AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-696). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.**
- NOTE: MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

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

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BY: _____ DEPUTY

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

SHEET NO. 3 OF 3

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DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY