



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-08-2019

PROPOSED OSO GRANDE ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: OSO GRANDE ESTATES, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 99  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 12

LOCATION DESCRIPTION: SOUTH OF LETTY LANE APPROXIMATELY ¼ MILE WEST OF US HWY 281.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-15-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 15.00 FEET ONTO LETTY LANE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-04-2019 BY, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: EDINBURG LINE SIZE: 8" LOCATION: VIA FERNANDEZ ROAD.

WATER SERVICE PROVIDER: EDINBURG LINE SIZE: 12" LOCATION: LETTY LANE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-27-2019 : BY 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.

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

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.  
 **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.*

# OSO GRANDE ESTATES

A 23.04 ACRE TRACT OF LAND OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515972, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

WILLIAM A. SCHWARZ, MANAGER OF OSO GRANDE DEVELOPMENT, LLC, AS OWNER OF THE 23.04 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

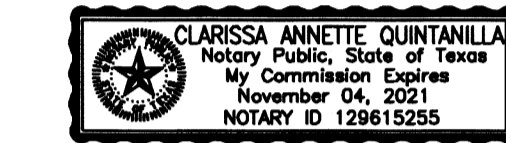
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OSO GRANDE DEVELOPMENT, LLC  
BY: WILLIAM A. SCHWARZ, MANAGER  
5711 N. 10th STREET  
MCALLEN, TX 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared  
WILLIAM A. SCHWARZ, MANAGER OF OSO GRANDE DEVELOPMENT, LLC

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\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

PLANNING & ZONING  
COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as OSO GRANDE ESTATES conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST:

MAYOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE OSO GRANDE ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_.

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

ATTEST:  
Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

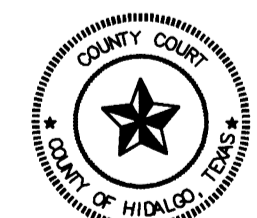
RAUL SESIN, P.E., C.F.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

## INDEX OF SHEETS

SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP: LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, CITY CERTIFICATE, REVISION NOTES

SHEET 2 - MAP OF WATER DISTRIBUTION SYSTEM, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 3 - MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, ONSTRUCTION DETAILS, REVISION NOTES.



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

DATE OF PREPARATION: MARCH 26, 2019

FILENAME: F:\DATA\SUBDIVISIONS\EDINBURG\OSO GRANDE ESTATES \ PLAT				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	SHEET NO.
MARCH 26, 2019	LG			1 OF 3
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

## PLAT NOTES AND RESTRICTIONS:

- 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 "X" (NOT SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480333 0325 D MAP REVISED: JUNE 6, 2000-REVISED MAY 17, 2001 LOMR
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND \* - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:  
FRONT ..... 25.00 FEET  
REAR ..... 20.00 FEET  
SIDE ..... 6.00 FEET  
CORNER SIDE ..... 10.00 FEET  
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- NO STRUCTURE SHALL BE PERMITTED UNDER 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.
- 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 97,606.90 CUBIC FEET - 2.24 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No.1 - ELEV= 85.63 ON 1/2" IRON ROD FOUND 25.0 FEET SOUTH OF THE NORTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D.C. 88 DATUM.  
B.M. No.2 - ELEV= 85.50, TOP OF INLET FOUND ON THE SOUTHEAST CORNER OF LOT 73 OF THIS SUBDIVISION N.A.V.D.C. 88 DATUM
- 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.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ALL THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1 THROUGH 99.
- 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING 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 AFTER METERS).
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- A FIVE (5.0') FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- NO ACCESS ONTO AMBER LANE FROM LOTS 1, 51, 52 & 99.
- 100% OF PARK LAND FEE (\$600.00) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
- ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.
- U.E. DENOTES UTILITY EASEMENT. E.E. DENOTES ELECTRICAL EASEMENT. D.E. DENOTES DRAINAGE EASEMENT.
- A FIVE (5.0') FOOT SIDEWALK IS REQUIRED ALONG AMBER LANE AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER. IT WILL BE ESCROWED BEFORE RECORDING OF SUBDIVISION PLAT BY DEVELOPER.
- ADA RAMPS AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER ARE REQUIRED DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.



ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
3-26-19  
DATE

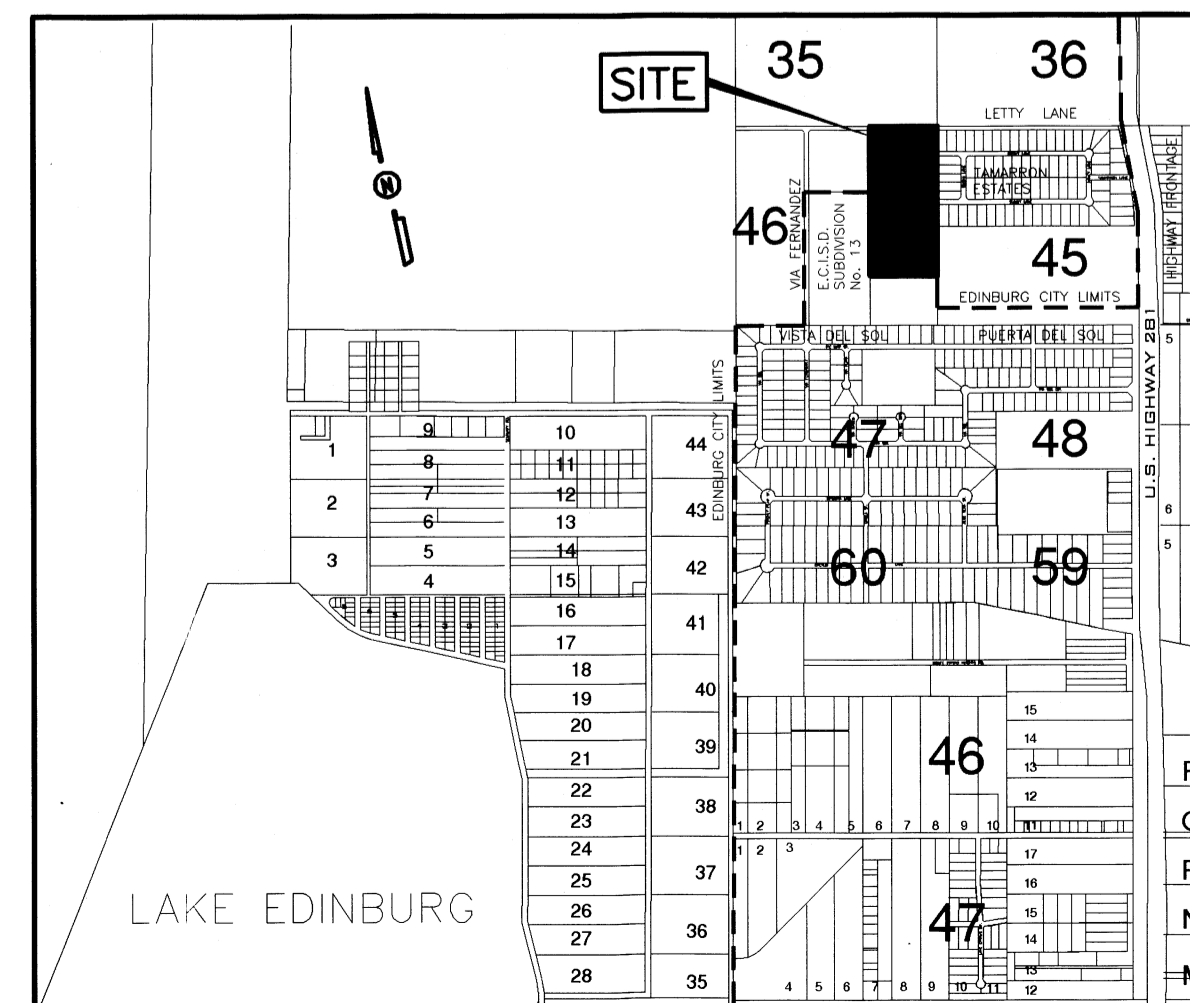
STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA  
P.E. No. 95534  
9-6-19  
DATE

SCALE 1" = 2000' MAP LOCATION



## REVISION NOTES

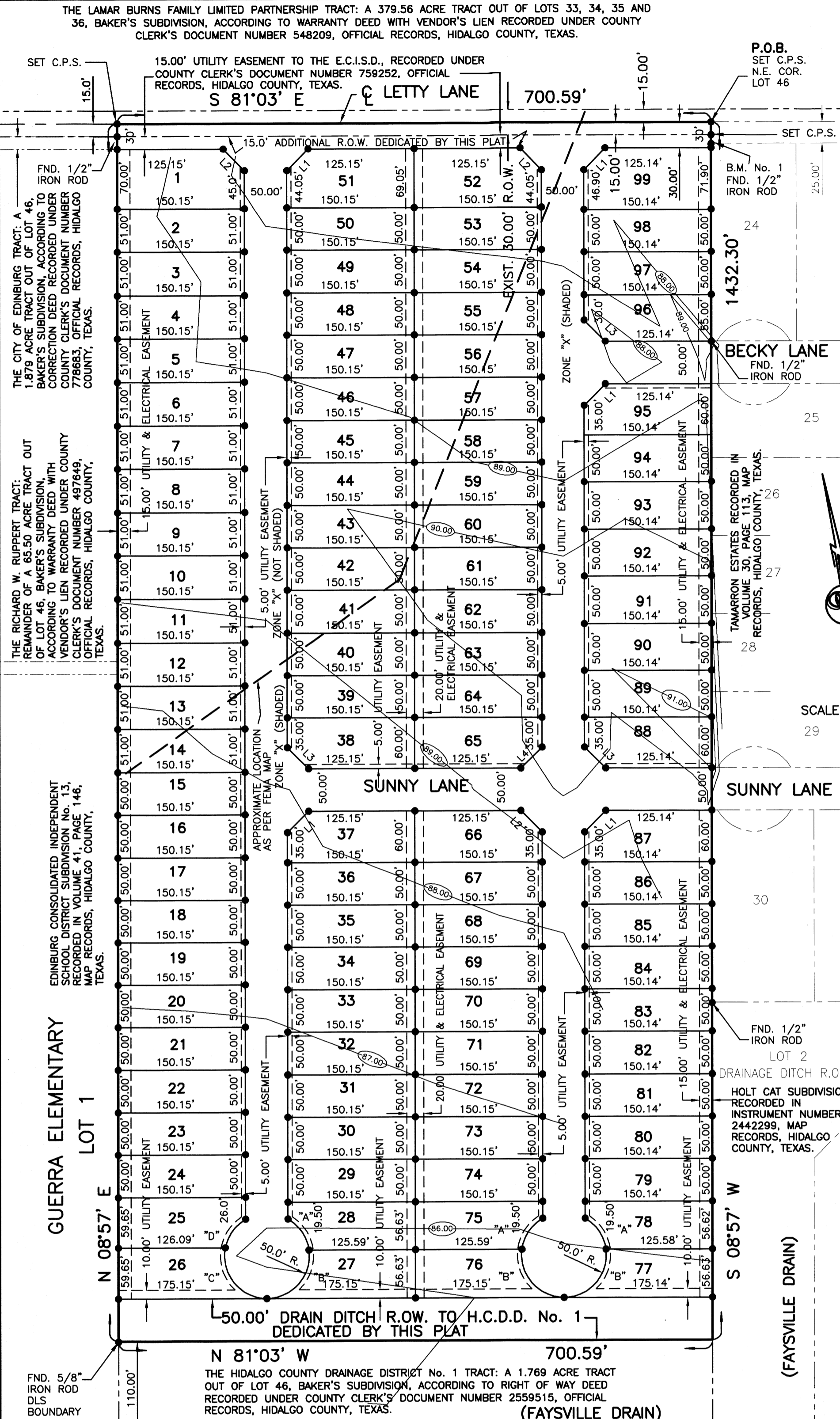
No.	Sheet	REVISION	Date	Approved

## LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

OSO GRANDE ESTATES IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST AND SOUTHEAST CORNER OF THE INTERSECTION OF CARMEN AVILA ROAD AND MILE 22 1/2 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 83,970). CARMEN AVILA SUBDIVISION, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT NO. 4.

## PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OSO GRANDE DEVELOPMENT, LLC	5711 N. 10th STREET	MCALLEN, TX 78504	(956)882-4128	
OWNER: WILLIAM A. SCHWARZ, MANAGER				
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527



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

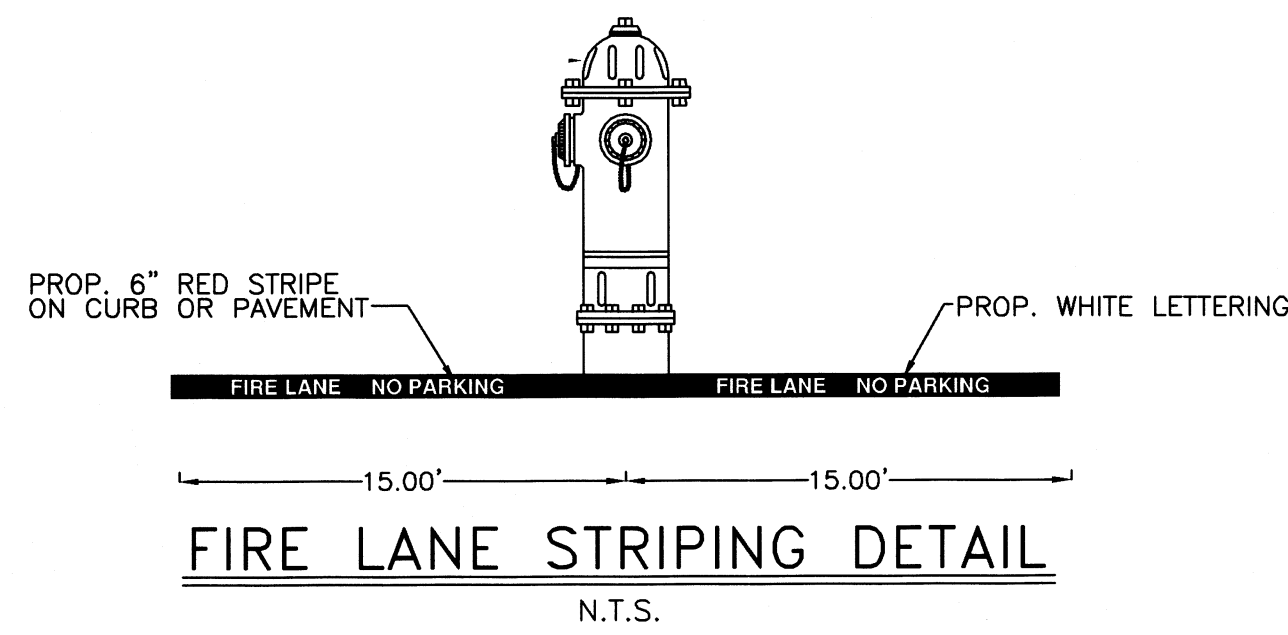
DATA	BEARING	LENGTH
L1	N 53d57'0" E	35.36'
L2	S 36d3'0" E	35.36'
L3	N 36d3'0" W	35.36'
L4	S 53d57'0" W	35.36'

CURVE	DELTA	RADIUS	LENGTH
"A"	52°22'48"	50.00'	45.71'
"B"	97°37'12"	50.00'	85.19'
"C"	101°07'42"	50.00'	88.25'
"D"	48°52'18"	50.00'	42.65'

LOT	AREA (S.F.)
1	10197.73
2-14	7657.65
15-24	7507.50
25	8426.86
26	8004.61
27	7624.58
28	7898.40
29-36	7507.50
37-38	8696.35
39-50	7507.50
51-52	10055.18
53-64	7507.50
65-66	8696.35
67-74	7507.50
75	7898.40
76-77	7624.58
78	7898.40
79-86	7507.50
87-88	8696.35
89-94	7507.50
95-96	8696.35
97-98	7507.50
99	10483.11

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

NOTE: FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS



OSO GRANDE ESTATES

A 23.04 ACRE TRACT OF LAND OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515972, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR OSO GRANDE ESTATES:  
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

OSO GRANDE ESTATES WILL BE PROVIDED WITH POTABLE WATER BY CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. CITY OF EDINBURG HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF AMBER LANE AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF REBECCA LANE AND ALONG THE NORTH SIDE OF SOMMER LANE.

THE WATER SYSTEM FOR OSO GRANDE ESTATES CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 12" DIAMETER WATERLINE ON AMBER LANE. THE 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE EAST SIDE OF STREET 01, ON THE SOUTHWEST CORNER OF LOT 27, THE 8" DIAMETER WATERLINE TURNS EAST AND RUNS INSIDE A 15.0' UTILITY EASEMENT, ON THE SOUTHWEST CORNER OF LOT 77, THE 8" DIAMETER WATERLINE TURNS NORTH AND RUNS ALONG THE EAST SIDE OF STREET 02. IT LOOPS WITH THE EXISTING 12" WATERLINE ON AMBER LANE.

ON THE SOUTHEAST CORNER OF LOT 88, AN 8" DIAMETER WATERLINE TAPS INTO THE EXISTING 8" WATERLINE AND RUNS WEST ALONG THE SOUTH SIDE OF REBECCA LANE. IT LOOPS INTO THE 8" DIAMETER WATERLINE THAT RUNS ALONG THE EAST SIDE OF STREET 02.

ON THE NORTHEAST CORNER OF LOT 95, AN 8" DIAMETER WATERLINE TAPS INTO THE EXISTING 8" WATERLINE AND RUNS WEST ALONG THE NORTH SIDE OF SOMMER LANE. IT LOOPS INTO THE 8" DIAMETER WATERLINE THAT RUNS ALONG THE EAST SIDE OF STREET 02.

FROM THE 8" WATERLINE, FORTY SEVEN (47) 2" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND FIVE (5) 1" DIAMETER SINGLE SERVICES GOING TO THE WATER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 2" DUAL SERVICE LINES, 1" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY CITY OF EDINBURG THE SUM OF \$ OR \$ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG. UPON REQUEST BY THE LOT OWNER OF A LOT, CITY OF EDINBURG WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs:

OSO GRANDE ESTATES WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FROM EACH LOT AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF EDINBURG HAS AN EXISTING 8" DIAMETER SEWER LINE LOCATED NEAR THE SOUTHWEST CORNER OF E.C.I.S.D. NO. 13.

THE WASTEWATER SYSTEM FOR OSO GRANDE ESTATES WILL CONSIST OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER SEWER LINE. THIS 8" LINE THEN RUNS NORTH ALONG THE WEST SIDE OF VIA FERNANDEZ ROAD TO A MANHOLE APPROXIMATELY 1300 FEET NORTH. THE 8" DIAMETER SEWER LINE TURNS EAST AND RUNS INSIDE A 15.0' UTILITY EASEMENT, ON THE NORTHEAST CORNER OF LOT 13, THE 8" DIAMETER SEWER LINE RUNS NORTH AND SOUTH ALONG THE WEST SIDE OF STREET 01, ENDING WITH MANHOLES LOCATED ON THE NORTHEAST CORNER OF LOT 1 AND THE SOUTHEAST CORNER OF LOT 26.

ON THE SOUTHEAST CORNER OF LOT 15, ANOTHER 8" DIAMETER SEWER LINE RUNS EAST ALONG THE SOUTH SIDE OF SOMMER LANE. IT ENDS WITH AN 8" CAP LOCATED ON THE EAST PROPERTY LINE.

ON THE NORTHEAST CORNER OF LOT 66 ANOTHER 8" DIAMETER SEWER LINE RUNS NORTH AND SOUTH ALONG THE WEST SIDE OF STREET 02, ENDING WITH MANHOLES LOCATED ON THE NORTHEAST CORNER OF LOT 2 AND SOUTHWEST CORNER OF LOT 76.

ON THE NORTHEAST CORNER OF LOT 56, AN 8" DIAMETER SEWER LINE RUNS EAST ALONG THE NORTH SIDE OF SOMMER LANE. IT ENDS WITH AN 8" CAP LOCATED ON THE EAST PROPERTY LINE.

FROM THE 8" LINE, NINETY NINE (99) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH RESIDENTIAL LOT.

THE 8" LINE, 4" SERVICE LINES AND (27) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG 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 OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE 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 ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES— THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.

SEWAGE FACILITIES— THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.



Alfonso Quintanilla  
P.E. No. 95534  
DATE 9-6-19



Alfonso Quintanilla  
P.E. No. 95534  
DATE 9-6-19

SUBDIVIDER CERTIFICATION

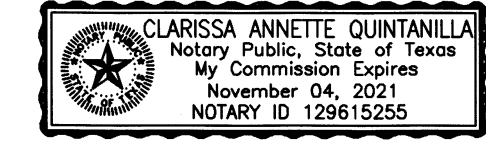
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

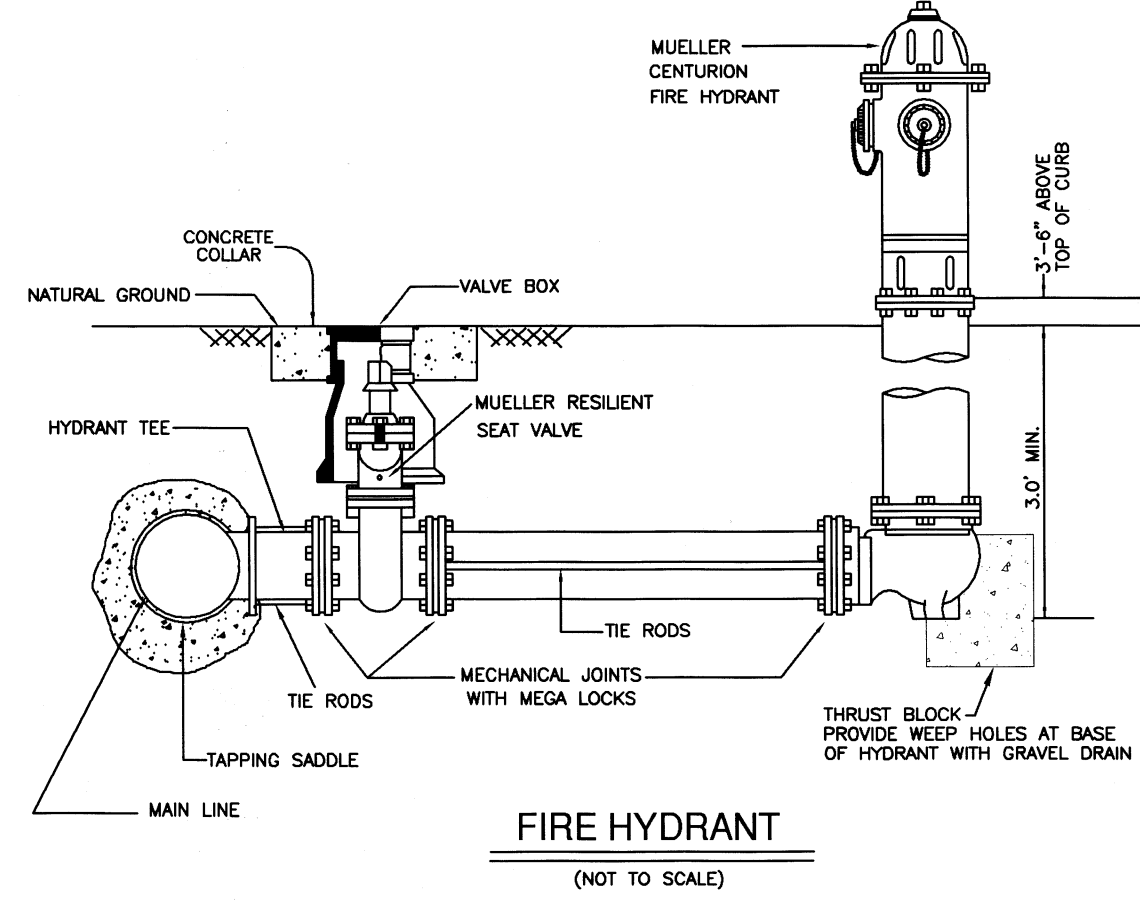
OSO GRANDE DEVELOPMENT, LLC  
WILLIAM A. SCHWARZ, MANAGER  
1.- I (WE), SUBDIVIDERS OF OSO GRANDE ESTATES HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OSO GRANDE DEVELOPMENT, LLC  
WILLIAM A. SCHWARZ, MANAGER  
P.O. BOX 2604  
MCALLEN, TEXAS 78503

BEFORE ME, the undersigned notary public, on this day personally appeared  
OSO GRANDE DEVELOPMENT, LLC  
WILLIAM A. SCHWARZ, MANAGER  
proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



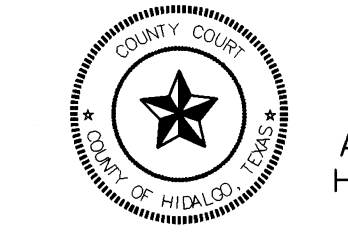
**COST ESTIMATE**

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEWER IMPROVEMENTS:	\$

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

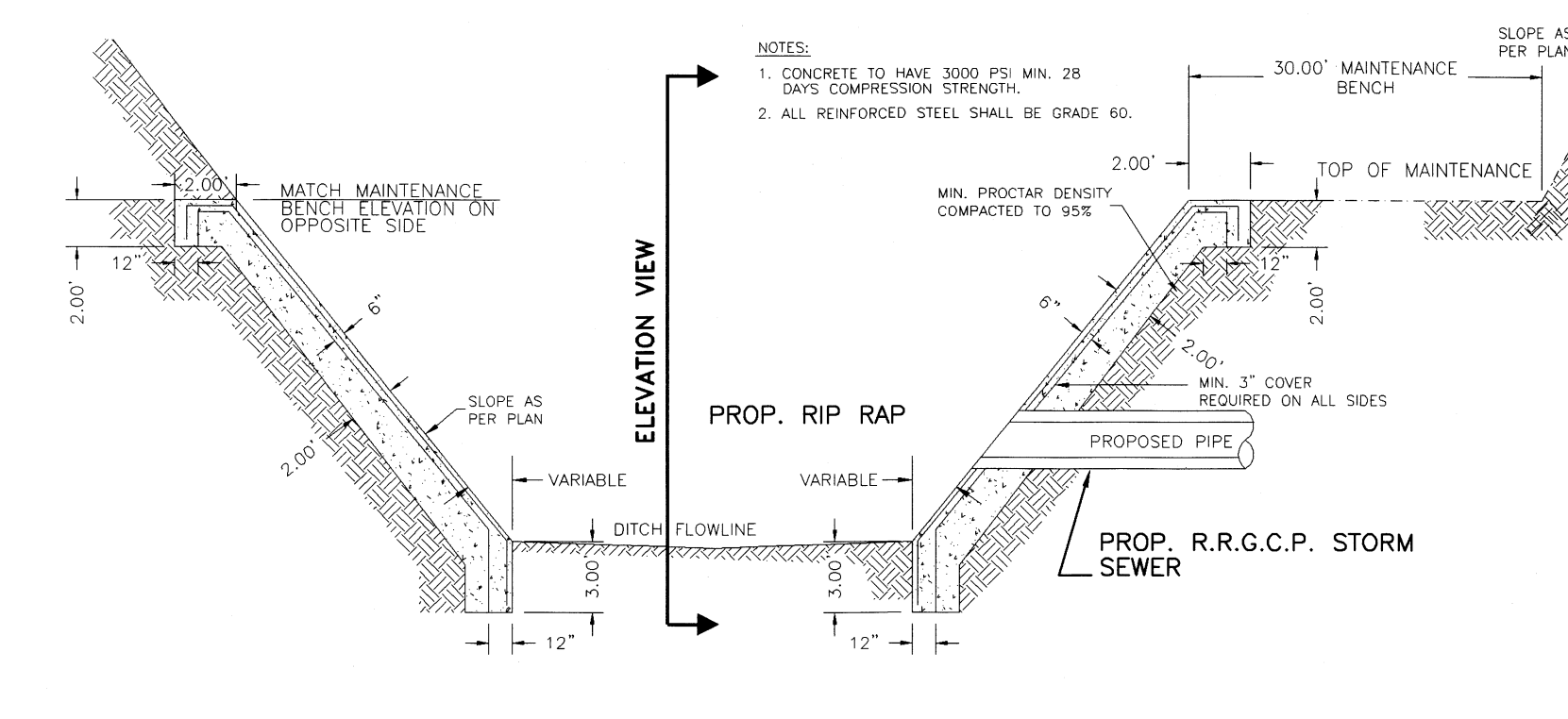
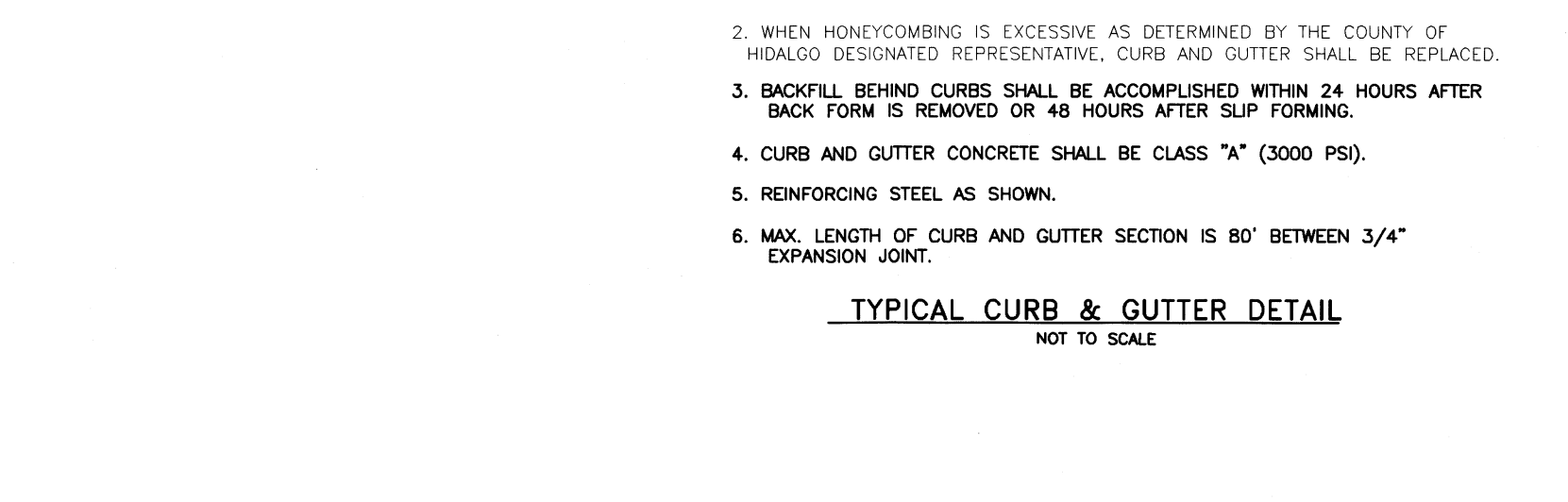
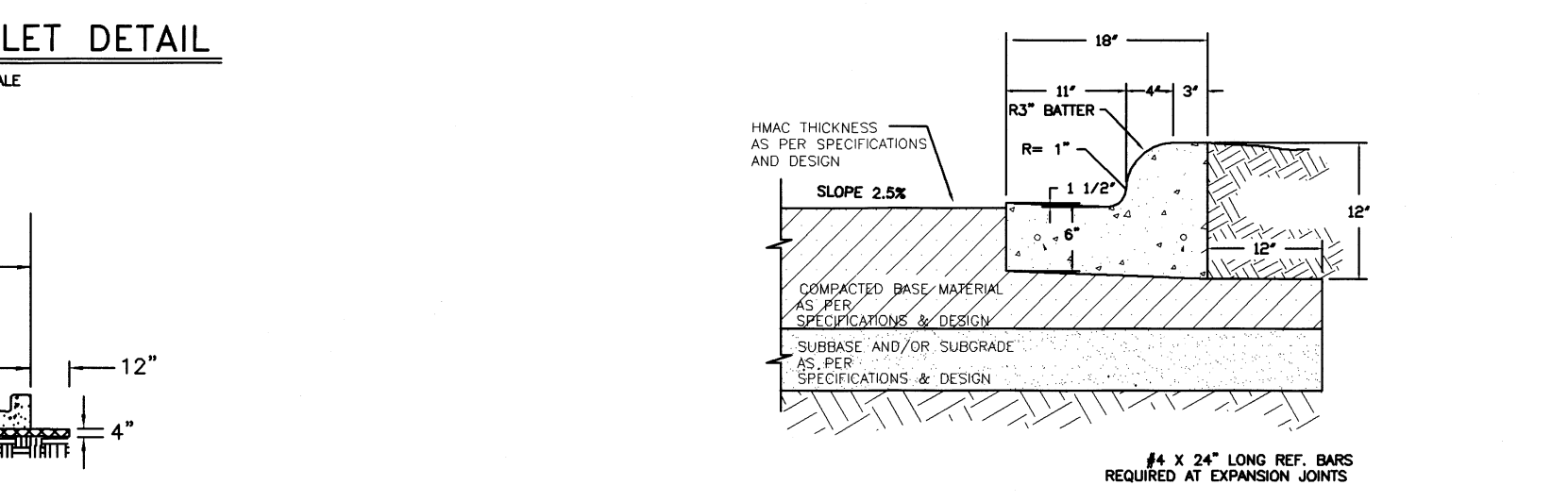
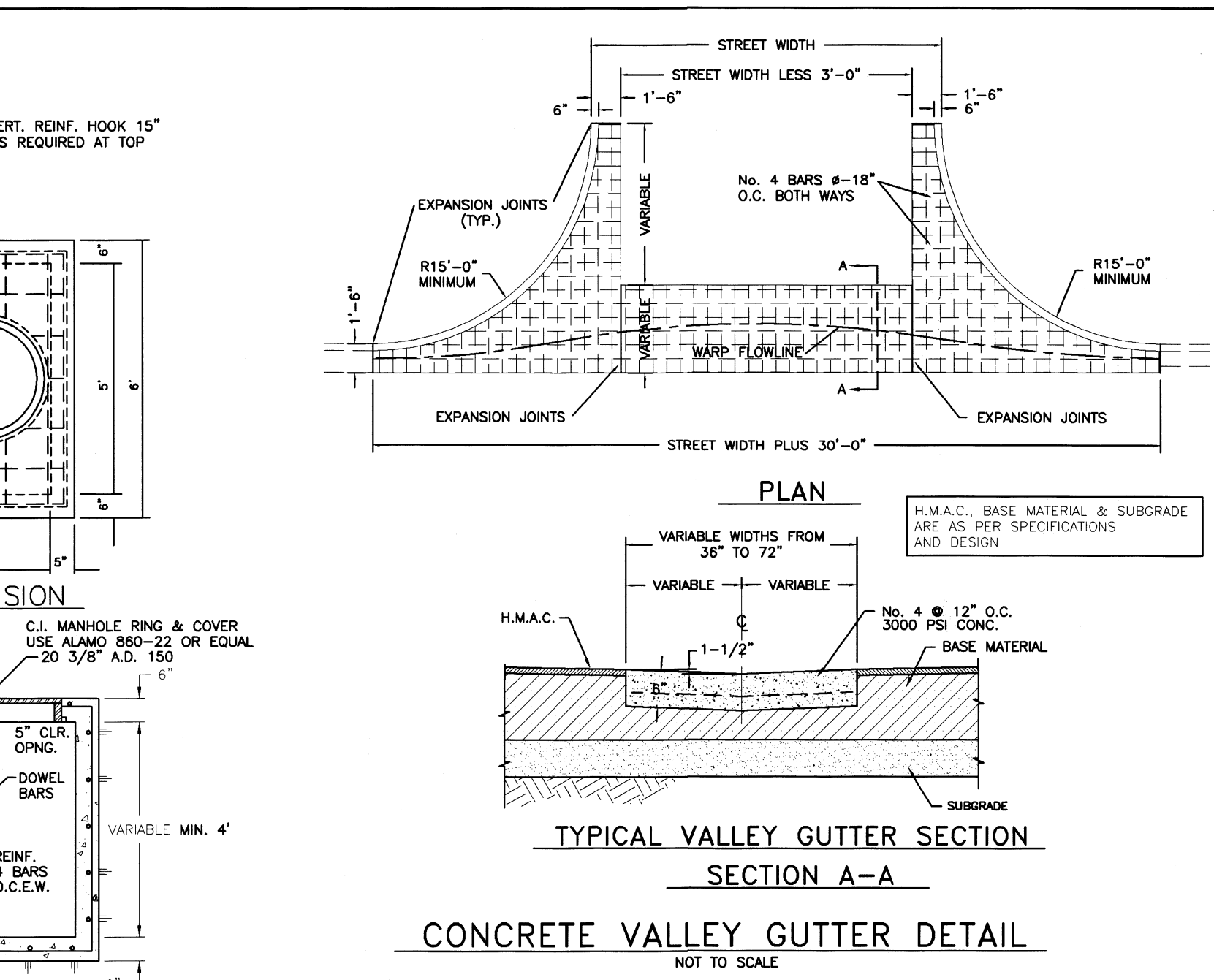
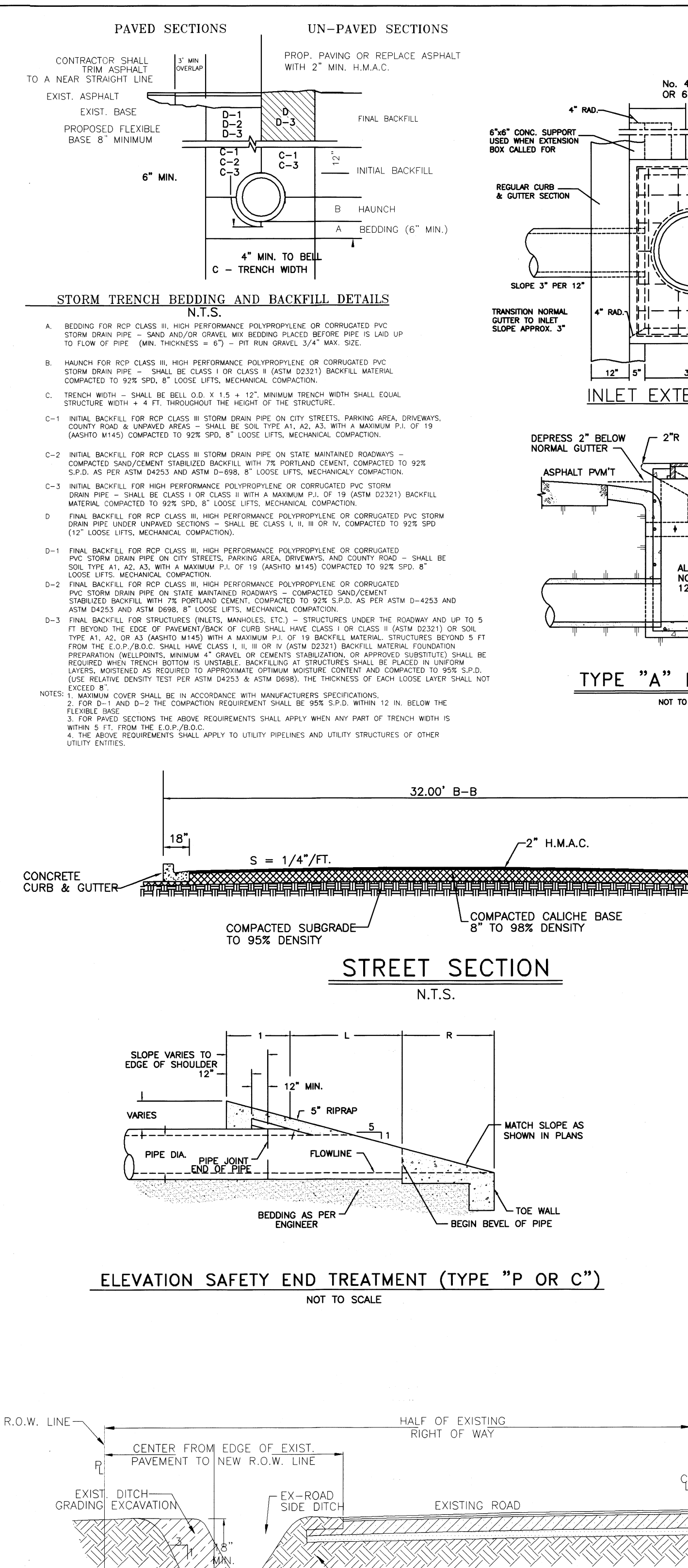
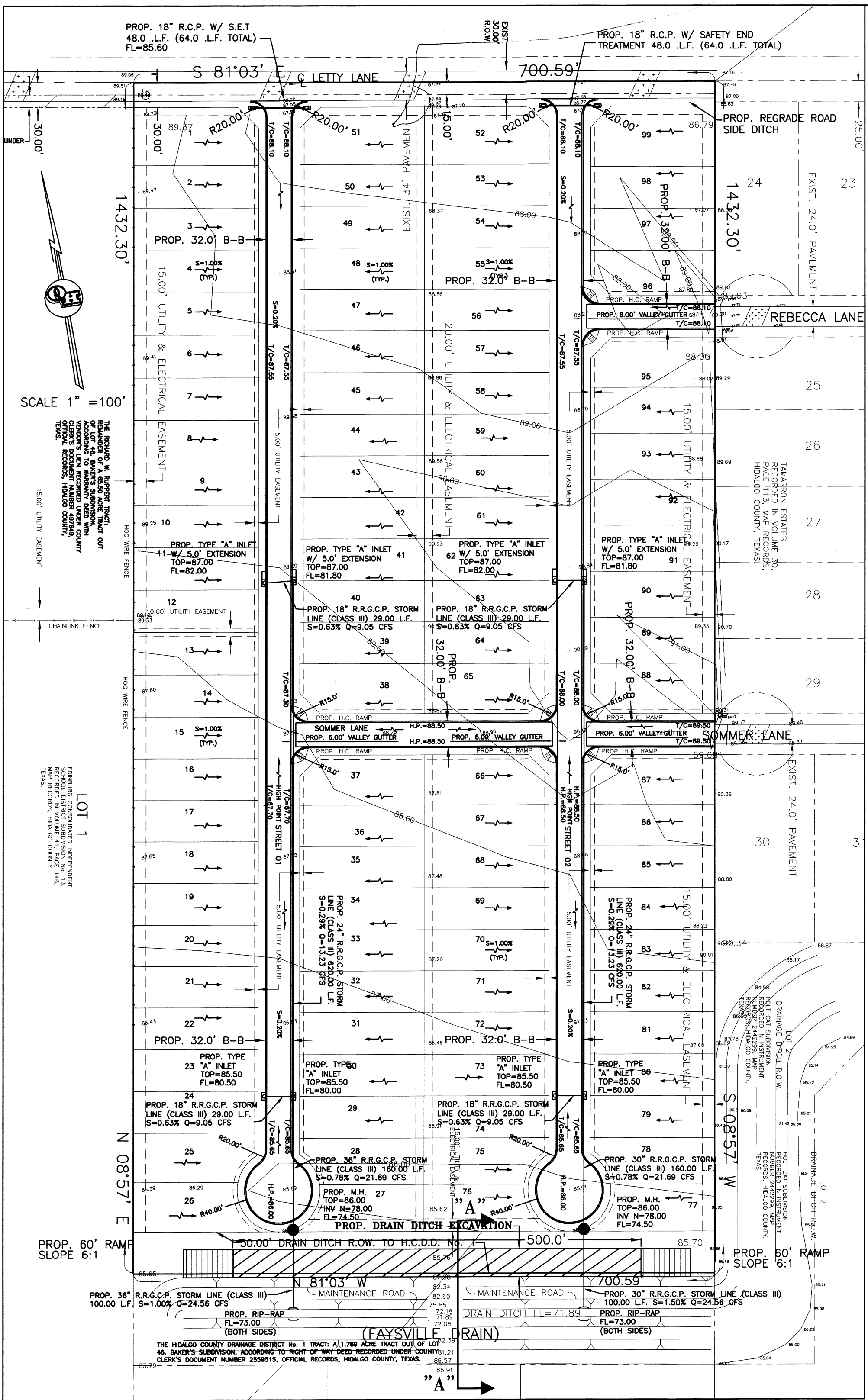
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6580 FAX 956-381-6520  
ALFONSO@QHA-ENG.COM



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

SHEET NO. 2	FILENAME : F:\DATA\SUBDIV\EDINBURG\OSO GRANDE\PLAT
OF 3 SHEETS	DATE PREPARED : 9-6-19
	PREPARED BY : [Signature]
	CHECKED BY : [Signature]
	DATE REVISED : [Signature]
	REVISED BY : [Signature]
	CHECKED BY : [Signature]
	APPROVED BY : [Signature]



**OSO GRANDE ESTATES**  
 A 23.04 ACRE TRACT OF LAND OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515972, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT FOR: OSO GRANDE ESTATES**  
 BY: ALFONSO QUINTANILLA P.E.

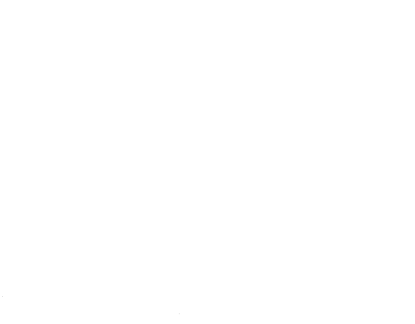
OSO GRANDE Estates is a 23.04 acre tract of land out of Lot 46, Baker's Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 2, Page 46, map records Hidalgo County, Texas, and according to special warranty deed recorded under county clerk's document number 2515972, official records, Hidalgo County, Texas. This subdivision is located on the south side of Amber Lane, approximately 2100 feet west of the R.O.W. of U.S. Expressway 281. This subdivision is located within the City of Edinburg, T.J. The subdivision consists of 99 single family residential lots.

The tract is 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 Zone "X" (Unshaded), areas of minimal flooding, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 with an LDMR dated May 17, 2001.

The soil is Breman (S) and Hidalgo (28) and in group "B". It is fine sandy loam (SM), loam (L), sandy clay loam (SC) and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of 0-23. Presently, the site has very minimal runoff in a southerly direction with an approximate 0.50% slope. The existing runoff for the proposed subdivision is Q = 7.44 cubic feet per second based on a 10-year storm.

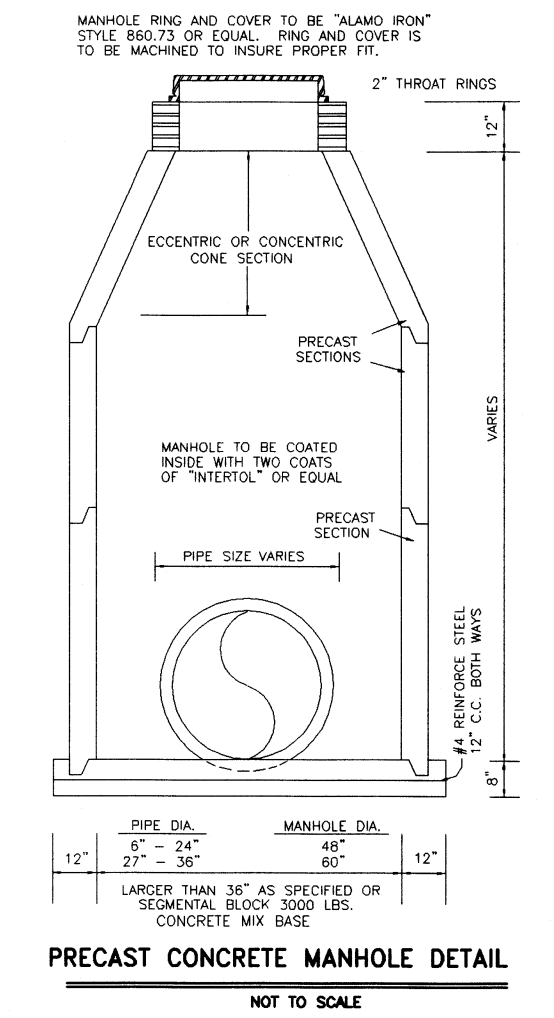
After development the runoff will be Q = 33.57 cubic feet per second for an increase of Q = 26.13 cubic feet per second. Detention will be 97,606.90 cubic feet (2.24 acre feet) based on a 50-year storm and will be accomplished by excavating the existing Hidalgo County Drainage District No. 1 Faysville Drain located on the south side of the subdivision. The runoff created by this new development will be collected by a proposed storm sewer system that consists of Type "A" inlets and storm sewer pipes 18", 24" and 30" in size that will flow south and discharge into the existing Hidalgo County Drainage District No. 1 - Faysville Drain. 50.00 feet of Right of Way for the Drain Ditch is being dedicated to H.C.D.D. No. 1 by this plat.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-SHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LDMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 9-6-19

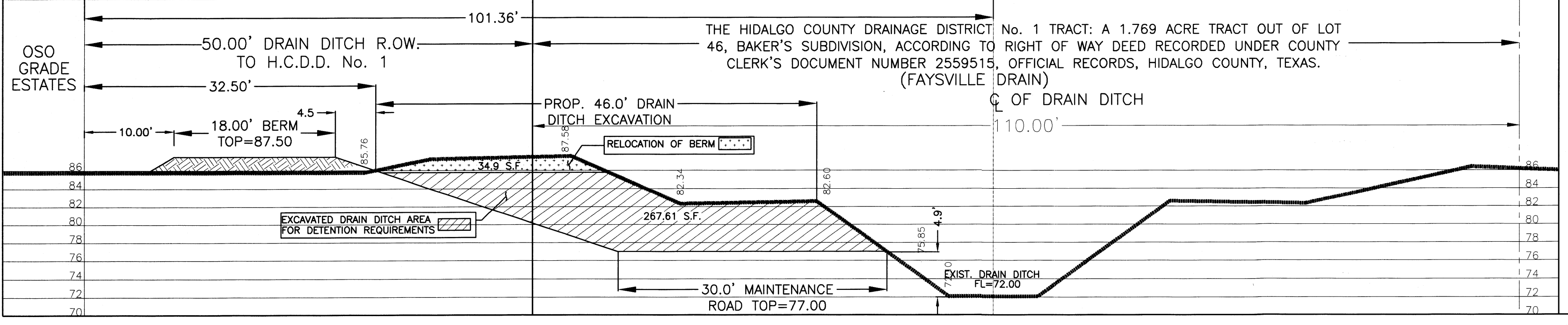
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SHALL BE 80' BETWEEN 3/4" EXPANSION JOINT.



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

**CROSS SECTION "A-A"** SCALE: HORIZONTAL 1" = 10' VERTICAL 1" = 10'



NOTE:  
 DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER

**COST ESTIMATE**

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSP):	\$

**LEGEND**  
 TOTAL DETENTION REQUIRED— 97,606.90 C.F.  
 TOTAL DETENTION PROVIDED— 149,861.60 C.F.  
 (560 L.F. X 267.61 S.F.)  
 TOTAL EXCAVATION NEEDED— 169,405.60 C.F.  
 (560 L.F. X 302.51 S.F.)

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

SHEET NO. 3 OF 3 SHEETS

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\EDINBURG\OSO GRANDE\PLAT	9-6-19	M.G.		