



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-22-2020

PROPOSED T & O RANCH SUBDIVISION PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES INC. DEVELOPER: T & O RANCH INVESTMENTS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 7  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH OF MESQUITE LANE APPROXIMATELY 339.00 FEET EAST OF EL PINTO ROAD.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-15-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MESQUITE LANE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-15-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

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

SEWER SYSTEM:  SANITARY SEWER BY: AGUA SUD LINE SIZE: 8" LOCATION: MESQUITE LANE.

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 6" LOCATION: MESQUITE LANE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-15-2020: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice 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.

VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 3 SECTION 3.5 ITEM 13 "SETBACKS".

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

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

THE HOMER ELIZONDO, JR. TRACT: A 1.3465 ACRE TRACT OUT OF A 349.15 ACRES TRACT OUT OF TRACT 126 OUT OF PORCIONES 39, 40, AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION REYNOSA NOW HIDALGO COUNTY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY DOCUMENT NUMBER 2978786, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

FND. 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

THE RAMON V. PEREZ TRACT: THE WEST 1.0 ACRE TRACT OF A 2.0 ACRE PARCEL OUT OF TRACT 126 OUT OF PORCIONES 39, 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION REYNOSA NOW HIDALGO COUNTY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY DOCUMENT NUMBER 333052, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

EXISTING GAS LINE TO BE ABANDONED

RANCHO BLANCO SUBDIVISION RECORDED IN VOLUME 40, PAGE 148, MAP RECORDS, HIDALGO COUNTY TEXAS

S.E. CORNER 2.0 AC PARCEL S.W. COR. LOT 23. SET 1/2" x 24" IRON ROD WITH CAP STAMPED RPLS 4856

SCALE: 1" = 20'

EXISTING 50.00 R.O.W.

EXISTING 50.00 R.O.W.

METES AND BOUNDS

A 1.00 ACRE TRACT OF LAND BEING THE EAST 1.00 ACRE OF A 2.00 ACRE PARCEL OUT OF A 349.15 ACRE TRACT IN TRACT 126 OUT OF PORCIONES 39 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION TO REYNOSA, MEXICO NOW HIDALGO COUNTY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 4, PAGES 16-19, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1573162, 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF MESQUITE LANE FOR THE SOUTHEAST CORNER OF THE RAMON V. PEREZ TRACT (THE WEST 1.00 ACRE TRACT OF A 2.00 ACRE PARCEL OUT OF A 349.15 ACRE TRACT IN TRACT 126 OUT OF PORCIONES 39 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION TO REYNOSA, MEXICO NOW HIDALGO COUNTY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 333052, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 09°33' E, 1,976.80 FEET AND S 80°27' E, 338.06 FEET FROM THE SOUTHWEST CORNER OF TRACT 126.

THENCE: N 09°33' E, ALONG THE EAST LINE OF THE RAMON V. PEREZ TRACT, A DISTANCE OF 112.00 FEET (DEED RECORD: 112.20 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE HOMER ELIZONDO, JR. TRACT (A 1.3465 ACRE TRACT OUT OF A 349.15 ACRE TRACT IN TRACT 126 OUT OF PORCIONES 39 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION TO REYNOSA, MEXICO NOW HIDALGO COUNTY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2978786, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THE RAMON V. PEREZ TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°27' E, ALONG THE SOUTH LINE OF THE HOMER ELIZONDO, JR. TRACT, A DISTANCE OF 388.06 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF RANCHO BLANCO SUBDIVISION (RECORDED IN VOLUME 40, PAGE 148, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

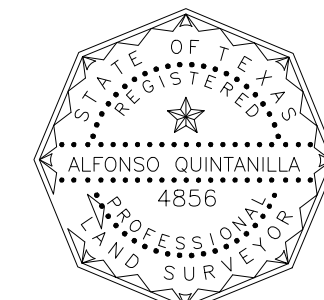
THENCE: S 09°33' W, ALONG THE WEST LINE OF RANCHO BLANCO SUBDIVISION, A DISTANCE OF 112.00 FEET (DEED RECORD: 112.20 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY LINE OF MESQUITE LANE FOR THE SOUTHWEST CORNER OF RANCHO BLANCO SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°27' W, ALONG THE NORTH RIGHT OF WAY LINE OF MESQUITE LANE, A DISTANCE OF 388.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH RANCHO BLANCO SUBDIVISION, RECORDED IN VOLUME 40, PAGE 148, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DATE 08-12-2020

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

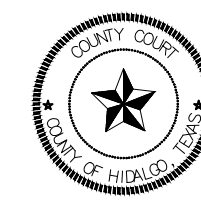
STATE OF TEXAS  
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE T & O RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

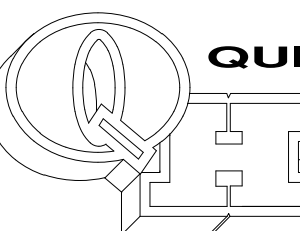


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

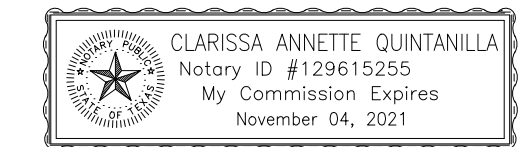
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
T & O RANCH INVESTMENTS LLC JJ ARREDONDO-PRESIDENT	1201 S. HUISACHE AVE.	PHARR, TX 78577	(956)222-8135	N/A
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.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM



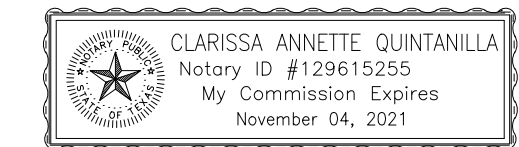
CLARRISSA ANNETTE QUINTANILLA  
Notary ID #129615255  
My Commission Expires  
November 04, 2021  
CLARRISSA ANNETTE QUINTANILLA  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

TOMAS J. ARREDONDO-PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO-PRESIDENT OF T & O RANCH INVESTMENTS LLC KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_



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

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

T & O RANCH INVESTMENTS LLC  
AS OWNER OF THE 1.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED T & O RANCH SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

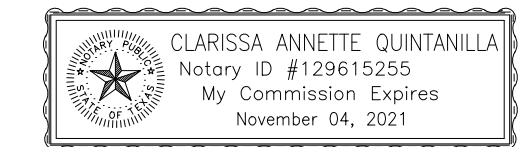
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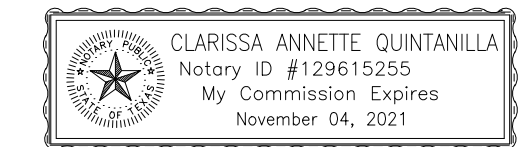
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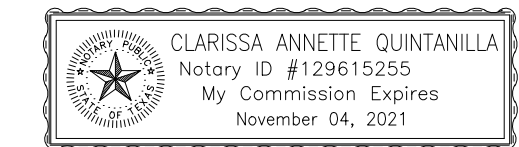
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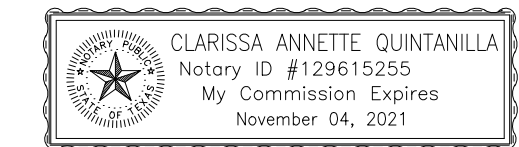
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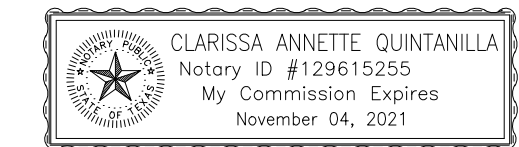
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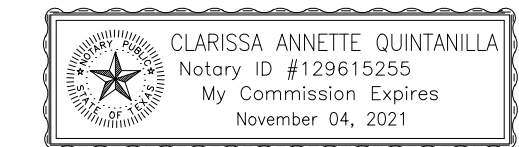
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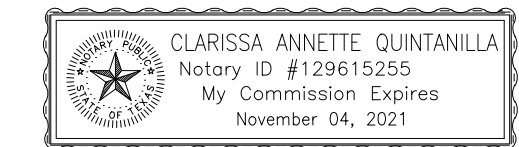
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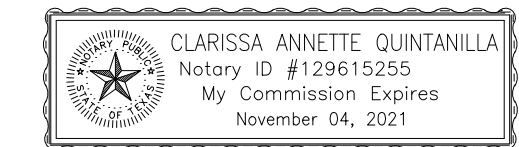
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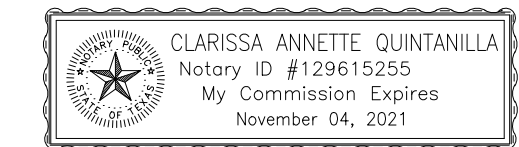
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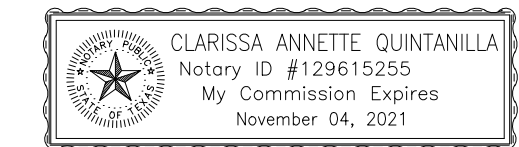
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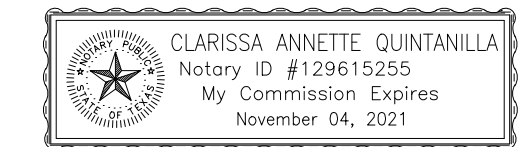
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BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO-PRESIDENT OF T & O RANCH INVESTMENTS LLC KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_



CLARRISSA ANNETTE QUINTANILLA  
Notary ID #129615255  
My Commission Expires  
November 04, 2021  
CLARRISSA ANNETTE QUINTANILLA  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

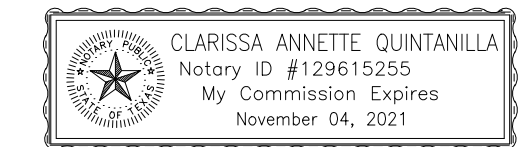
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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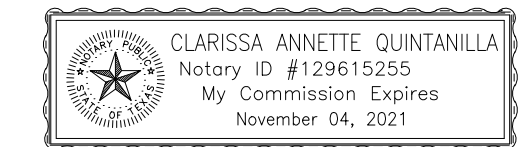
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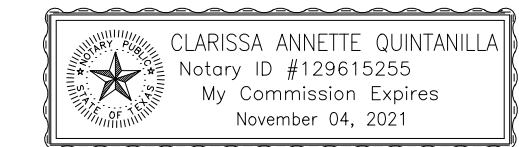
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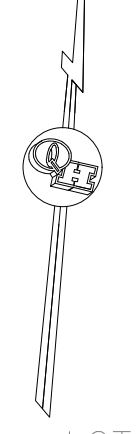


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TOMAS J. ARREDONDO-PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO



**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**

T & O RANCH SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY AGUA S.U.D. THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA S.U.D. 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.

AGUA S.U.D. HAS ONE EXISTING 6" WATER LINE ALONG THE SOUTH SIDE OF MESQUITE LANE. FROM THIS POINTS MENTIONED 8" WATERLINE.

WATER DISTRIBUTION FOR THE T & O RANCH SUBDIVISION CONSISTS OF SIX (6)-1" DIAMETER DUAL SERVICE LINES. ALL SERVICES LINES, THE METER BOXES & LOOKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$\_\_\_\_\_ OR \$\_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA S.U.D. THE SUM OF \$\_\_\_\_\_ WHICH COVERS THE \_\_\_\_\_ COST 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 MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA S.U.D. UPON REQUEST BY THE LOT OWNER, AGUA S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT, THE SUBDIVIDER HAS INSTALLED ONE (1) FIRE HYDRANT FOR THE TOTAL COST OF \$\_\_\_\_\_. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAN.

**WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**

T & O RANCH SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM AGUA S.U.D. THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND AGUA S.U.D. 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. AGUA S.U.D. HAS AN EXISTING 6" DIAMETER SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF FRESNO STREET.

THE WASTEWATER SYSTEM FOR T & O RANCH SUBDIVISION CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 6" LINE ALONG THE WEST SIDE OF FRESNO STREET. THIS 8" LINE THEN RUNS NORTH BORE CROSSING MESQUITE LANE CONNECTING TO A 48" SANITARY SEWER MANHOLE ON THE NORTH SIDE OF MESQUITE LANE. FROM THE PREVIOUSLY MENTIONED MANHOLE ANOTHER 8" PVC SANITARY SEWER LINE WILL RUN WEST ENDING AT A 8" PVC CLEAN OUT. SEVEN (7) 4" SANITARY SEWER SERVICE LINE WILL CONNECT TO EACH LOT.

THE 8" LINE, 4" SERVICE LINE AND ONE (1) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$\_\_\_\_\_ OR \$\_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA S.U.D. THE SUM OF \$\_\_\_\_\_ WHICH COVERS \_\_\_\_\_ 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 AGUA S.U.D. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE AGUA S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAN.

**ENGINEER 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 COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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

WASTEWATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF SANITARY SEWER SERVICE LINE, WILL COST A GRAND TOTAL OF \$\_\_\_\_\_ WHICH EQUALS TO \$\_\_\_\_\_ PER LOT.

ALFONSO QUINTANILLA, P.E. DATE \_\_\_\_\_  
P.E. # 95534



**PROVISIÓN DE AGUA, DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO**

T & O RANCH SUBDIVISION HA SIDO PROVEÍDA DE AGUA POTABLE POR AGUA S.U.D. EL DUEÑO Y AGUA S.U.D. HAN HECHO UN CONTRATO EN CUAL AGUA S.U.D. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y AGUA S.U.D. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. AGUA S.U.D. TIENE UNA LINEA DE AGUA DE 6 PULGADAS DE DIAMETRO A LADO SUR DE LA CALLE MESQUITE LANE.

DISTRIBUCION DE AGUA PARA T & O RANCH SUBDIVISION CONSISTE DE SEIS (6) LINEAS DE 1" DIAMETRO DE SERVICIO SENCILLO CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANGUADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO SENCILLOS DE 1" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$\_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA AGUA S.U.D. \$\_\_\_\_\_ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA 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 AGUA S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION INSTALARA UN HYDRANTE REQUERIDO POR EL CONADO A UN COSTO TOTAL DE \$\_\_\_\_\_. 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.

**DRENAJE SANITARIO, DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**

LA SUBDIVISION T & O RANCH RECIBIRA SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISION T & O RANCH CONSISTE DE UN CONDUCTO DE DRENAJE DE 6 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA FRESNO ROAD.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE T & O RANCH SUBDIVISION CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA A UN ALCANANTARILL EXISTENTE DE 48" DE DIAMETRO. LA LINEA DE 8 PULGADAS SERA INSTALADA A LADO OESTE DE LA CALLE FRESNO ROAD CON DIRECCION NORTE TERMINANDO EN UNA LINA ALCANANTARILLA DE 48 PULGADAS EN LA LINA DE LA CALLE MESQUITE LANE. EL SISTEMA DE DRENAJE SANITARIO CON DIRECCION OESTE TERMINANDO A UN ALCANANTARILLA DE 48" DE DIAMETRO. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS (7) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, LOS SERVICIOS INDIVIDUALES DE 4 PULGADAS Y DOS (2) ALCANANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$\_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$\_\_\_\_\_. POR LO TANTO, 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.

**CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE SANITARIO 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:

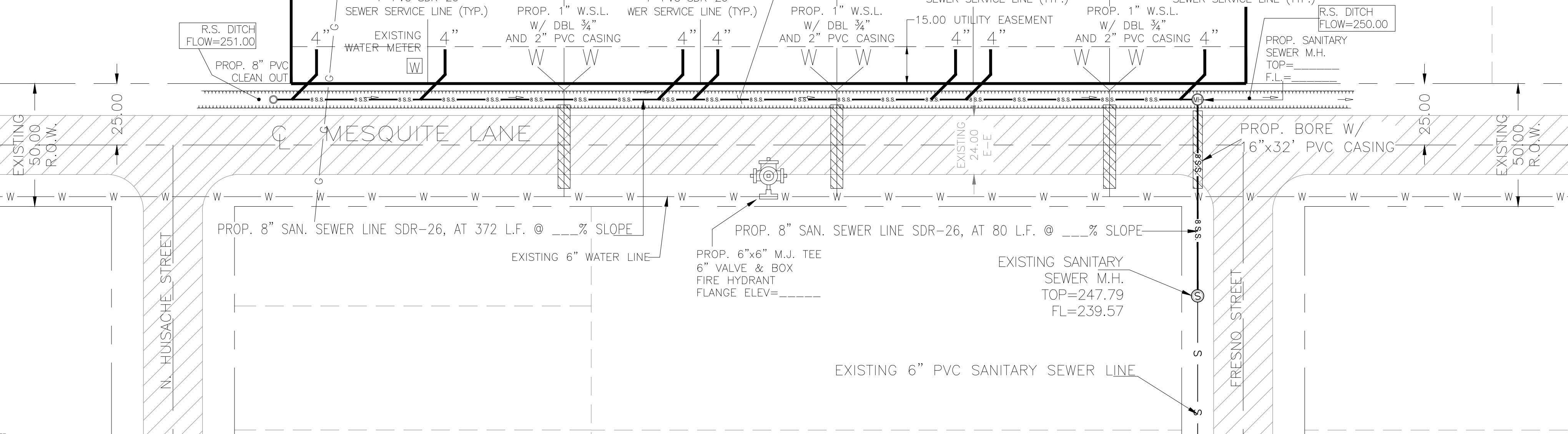
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$\_\_\_\_\_ POR LOTE.

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

ALFONSO QUINTANILLA, P.E. DATE \_\_\_\_\_  
P.E. # 95534



THE RAMON V. PEREZ TRACT: THE WEST 1.0 ACRE TRACT OF A 2.0 ACRE PARCEL OUT OF A 349.15 ACRE TRACT OUT OF TRACT 126 OUT OF PORCIONES 39, 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION REYNOSA NOW HIDALGO COUNTY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY DOCUMENT NUMBER 333052, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



**T & O RANCH SUBDIVISION**

A 1.00 ACRE TRACT OF LAND BEING THE EAST 1.00 ACRE OF A 2.00 ACRE PARCEL OUT OF A 349.15 ACRE TRACT IN TRACT 126 OUT OF PORCIONES 39, 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION TO REYNOSA, MEXICO NOW HIDALGO COUNTY, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 4, PAGES 16-19, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1573162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT**

FOR NAME SUBDIVISION

**I. PROJECT LOCATION**

A 1.00 ACRE TRACT OF LAND BEING THE EAST 1.00 ACRE OF A 2.00 ACRE PARCEL OUT OF A 349.15 ACRE TRACT IN TRACT 126 OUT OF PORCIONES 39 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION TO REYNOSA, MEXICO NOW HIDALGO COUNTY, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 4, PAGES 16-19, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1573162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**II. FLOOD PLAIN**

THE SUBJECT TRACT LIES IN ZONE "C", AREAS OF MINIMAL FLOODING. F.E.M.A.-F.I.R.M. MAP NO. 480334 025 C, MAP REVISED NOVEMBER 16, 1982.

**III. SOIL CONDITIONS**

A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (25 & 28) SANDY CLAY LOAM SOIL THAT HAS A POUR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

**IV. EXISTING CONDITIONS**

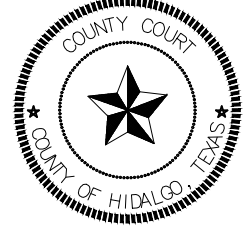
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.1%). EXISTING RUNOFF (10.30 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTH SIDE OF THIS TRACT, INTO DONNA IRRIGATION DIST. H.C. #1, DRAINAGE DITCH.

**V. PROPOSED CONDITIONS**

THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 42 LOTS FOR RESIDENTIAL USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL INCREASE BY 8.91 CFS FOR A TOTAL 19.21 CFS FOR A 50 YEAR DESIGN FREQUENCY. I HAVE CALCULATED THAT 60,529 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCY, WILL BE DETAINED BY WIDENING AN EXISTING DONNA IRRIGATION DIST. H.C. #1 DRAIN DITCH LOCATED ALONG THE SOUTH SIDE OF THIS TRACT. THE STORM RUNOFF ON THE PROPOSED INTERIOR STREETS WILL BE DELIVERED BY A PROPOSED STORM SEWER PIPES AND CURB INLETS RANGING FROM 18" TO 24" PIPES, OUT-FALLING INTO SAID EXISTING DRAIN DITCH OWNED BY DONNA IRRIGATION DIST. H.C. #1.



ALFONSO QUINTANILLA P.E. No. 95534

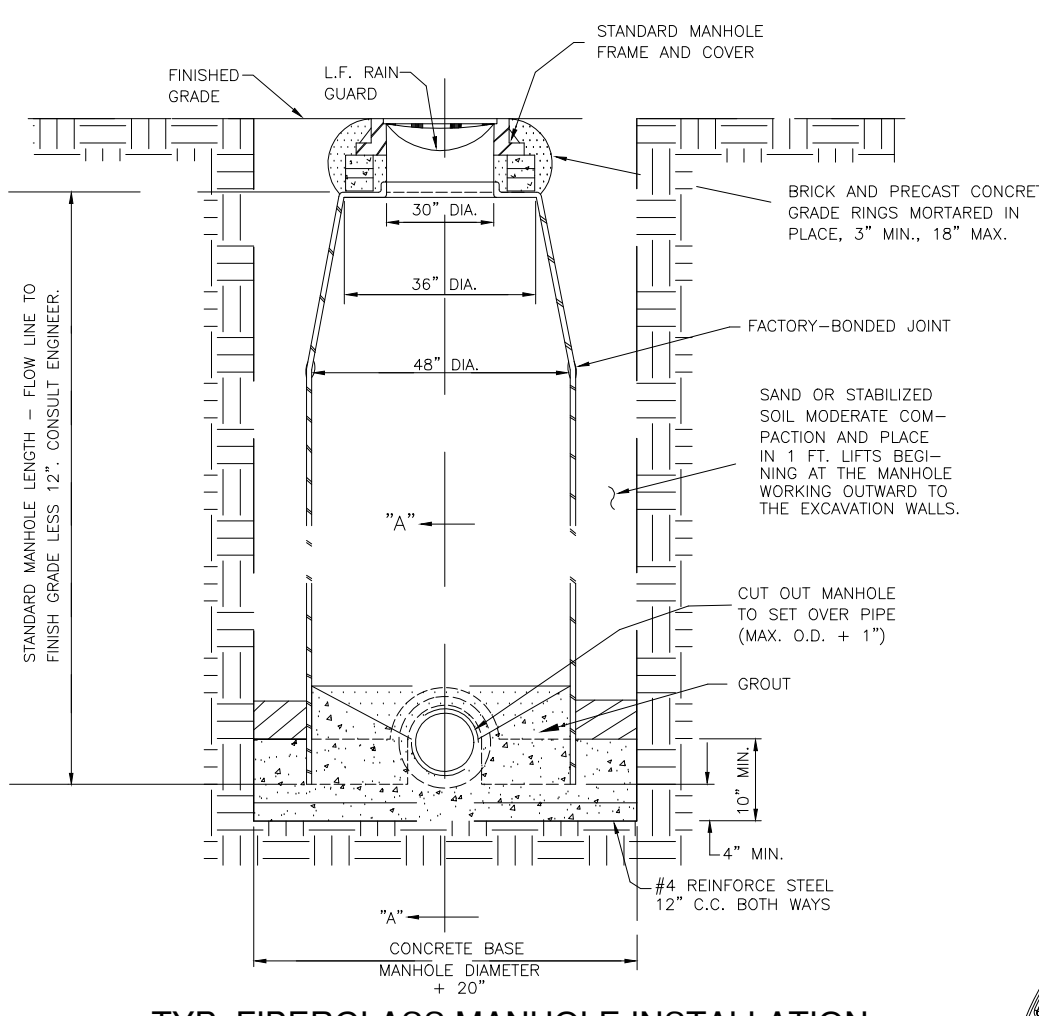


FILED FOR RECORD IN HIDALGO COUNTY, TEXAS BY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

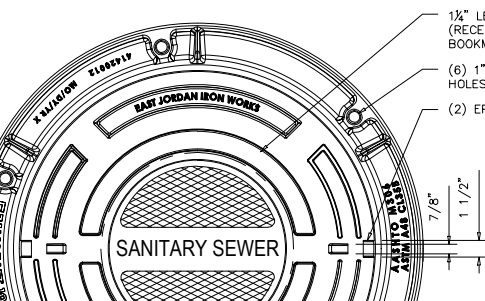
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

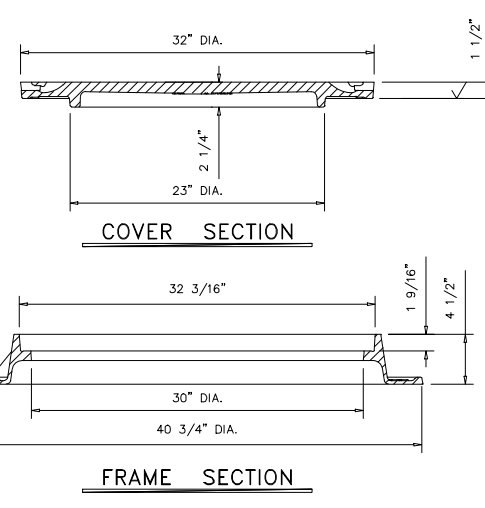
BY: \_\_\_\_\_ DEPUTY



**TYP. FIBERGLASS MANHOLE INSTALLATION**



**CITY STANDARD ROADWAY MANHOLE RING AND COVER CASTING DETAIL**



**STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)**

APPLICABLE BENEATH FUTURE/UNPAVED STREETS

- A. SAND BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
- B. SAND BACK FILL PLACED AFTER PIPE IS LAD FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, MECH. TAMPED)
- C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, MECH. TAMPED)
- D. FILL TRENCH W/SELECT BACKFILL W/12" LIFTS COMPACT TO 90% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 90% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LAYER SHALL BE SAND, APPROVED SIE. S&L OR OTHER APPROVED SUBSTITUTE.

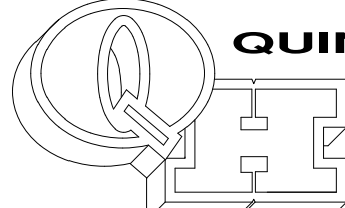
NOTE: ALL EXISTING/ACTIVE STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH (SEE DETAIL S-6)

**SEWER STANDARD PIPE BEDDING DETAILS**

**COST ESTIMATE:**

1-WATER DISTRIBUTION:	\$0.00
2-SEWER IMPROVEMENTS:	\$0.00
3-DRAINAGE IMPROVEMENTS:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

No.	SHEET	REVISION	DATE	APPROVED

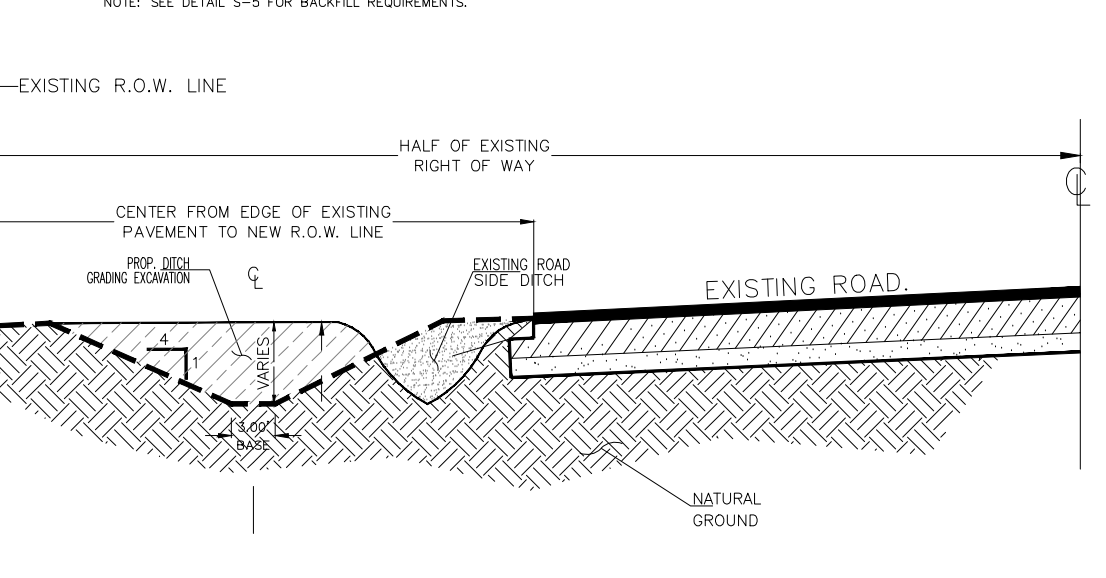


**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHOENIX 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

**TYPICAL RESIDENTIAL SEWER SERVICE LINE INSTALLATION**

(RESIDENTIAL AND DUPLEX ONLY)



**RECONSTRUCTION OF ROAD SIDE DITCH ON NORTH SIDES OF MESQUITE LANE**

**SUBDIVIDER CERTIFICATION:**

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

**SUBDIVIDER STATEMENT:**

1. - I, TOMAS J. ARREDONDO SUBDIVIDER OF T & O RANCH SUBDIVISION HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID IN FULL TO THE CITY OF EDINBURG, TEXAS, AND TO THE COUNTY OF HIDALGO COUNTY, TEXAS, AND DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

TOMAS J. ARREDONDO DATE \_\_\_\_\_

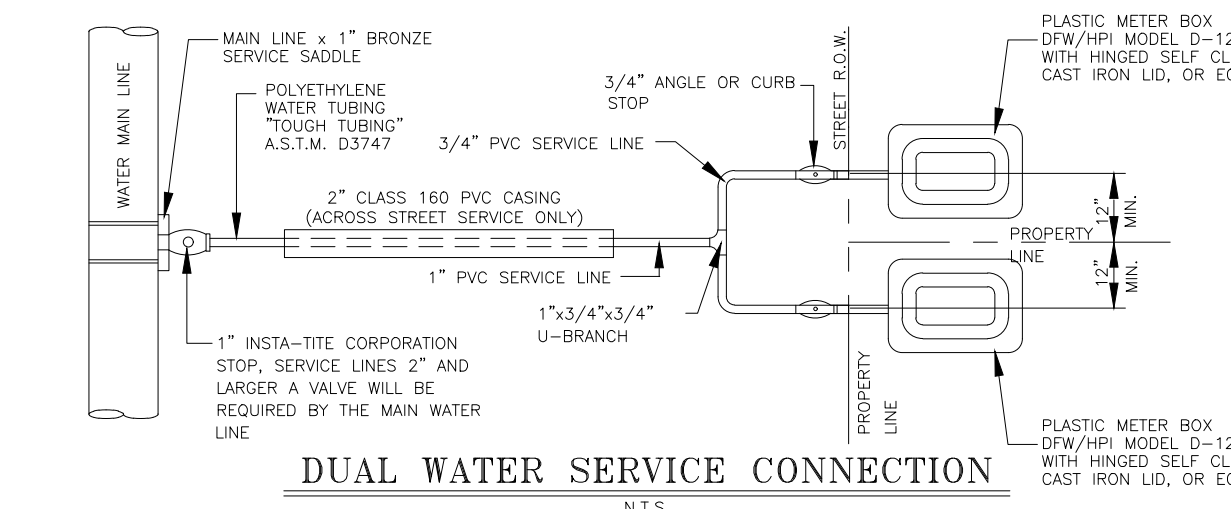
**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO PRESIDENT OF T & O RANCH INVESTMENTS LLC KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

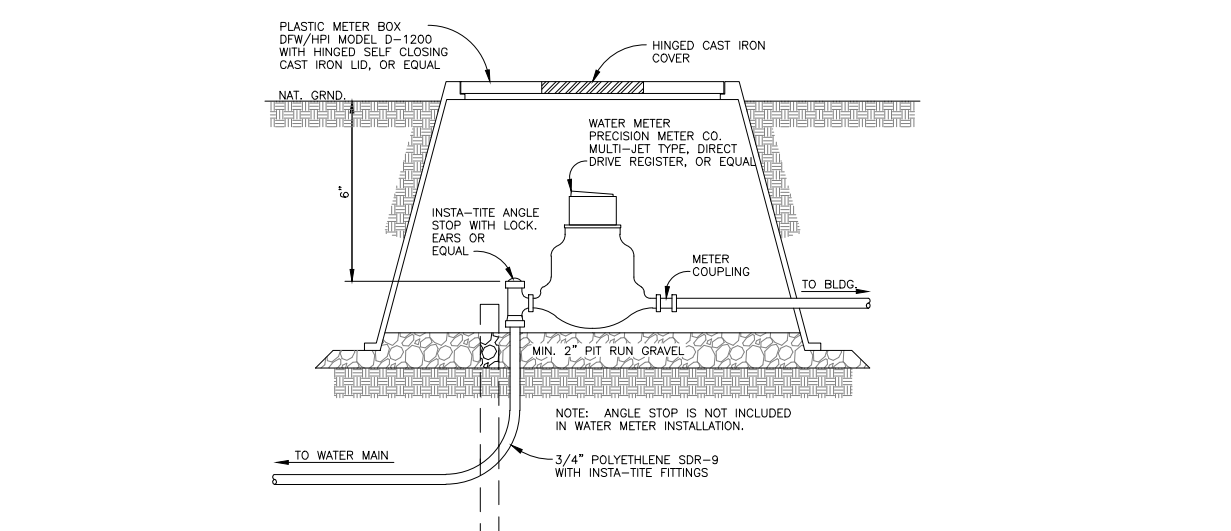
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CLARISSA ANNETTE QUINTANILLA  
Notary ID # 129615255  
My Commission Expires  
November 04, 2021



**DUAL WATER SERVICE CONNECTION**



**TYPICAL WATER METER INSTALLATION**

F:\DATA\SUBDIVISION\MISSION\6 WESTERN VEGAS UNIT #\ PLAT	DATE PREPARED	CHECKED BY	APPROVED BY
08-18-2020	JRT		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION 08-18-2020

SHEET NO. 1	OF 2 SHEETS
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