



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-22-2020

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

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. FINAL APPROVAL DATE: 12-14-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

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

SEWER SYSTEM: SANITARY SEWER BY: AGUA SUD LINE SIZE: 6" LOCATION: MESQUITE LANE.

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

H.C.E.O.C. FINAL APPROVAL DATE: 12-14-2020 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 22, 2020

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

Final Approval subject to recommendations other departments

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

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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

RIGHT OF WAY EASEMENT GRANTED TO TENNESSEE GAS TRANSMISSION COMPANY, BY ROSA M. STEINMANN, DATED NOVEMBER 18, 1955, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 847, PAGE 570, DEED RECORDS HIDALGO COUNTY, TEXAS, TO BE ABANDONED BY THIS PLAT.

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

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 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

P.O.B. FND. 1/2" IRON ROD WITH PLASTIC CAP

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

08-12-2020
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



ALFONSO QUINTANILLA
P.E. No. 95534

DATE

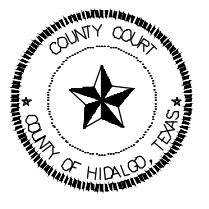
STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(g)

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	1201 S. HUISACHE AVE.	PHARR, TX 78577	(956)222-8135	N/A
TJ ARREDONDO-PRESIDENT	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA				

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE T & O RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONVENIENCE AND NECESSITY BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS. THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION

JOSE E. SAENZ
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

DATE

INDEX TO SHEETS

HEADING; INDEX; LOCATION MAP; AND ETX; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION

SHEET 1

SHEET 2

WATER AND WASTEWATER DISTRIBUTION DESIGN; TYPICAL WATER AND SEWER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

LOT 23 LOT 22

RANCHO BLANCO SUBDIVISION
RECORDED IN
VOLUME 40, PAGE 148,
MAP 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 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.

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 SUBDUDE 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.

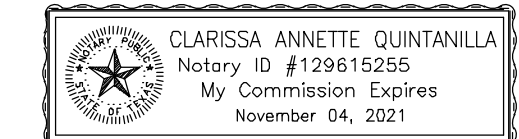
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TOMAS J. ARREDONDO-PRESIDENT _____ DATE _____

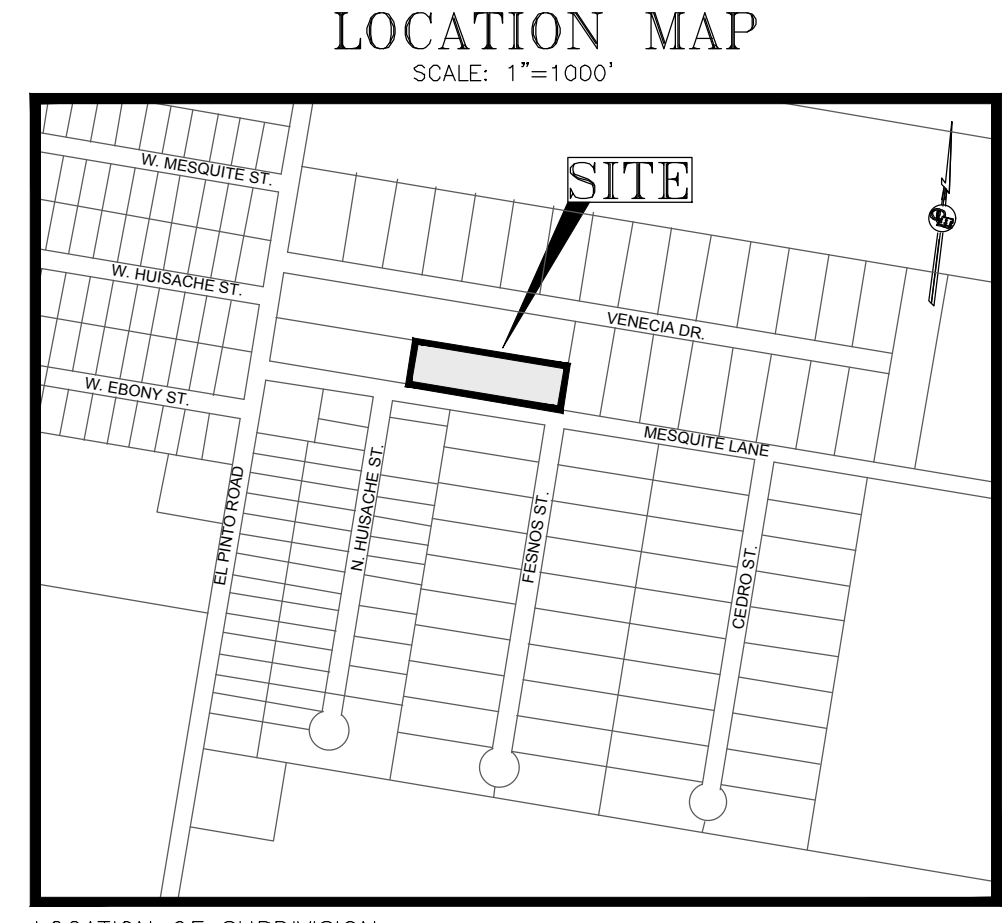
STATE OF TEXAS COUNTY OF HIDALGO

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____.



CLARISSA ANNETTE QUINTANILLA
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



LOCATION OF SUBDIVISION

T & O RANCH SUBDIVISION IS LOCATED NORTH OF MESQUITE LANE APPROXIMATE 339 FEET EAST OF EL PINTO ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF SULLIVAN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF SULLIVAN (POPULATION 25,236 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE RURAL AREA OF THE COUNTY. UNDER LOCAL GOVERNMENT CODE 212.001 PRECINCT. No. 3.

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. 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 ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

2. THIS SUBDIVISION IS LOCATED IN:
ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING)
FEMA FIRM COMMUNITY PANEL No. 480334 0275 B

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 THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

3. SETBACKS:
FRONT:.....20.00 FEET
REAR:.....10.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE FRONT:.....18.00 FEET
SIDE:.....6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

5. LEGEND - DENOTES 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

6. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1 - ELEV.=220.40 COTTON PICKER SPINDLE FOUND AT THE SOUTH CORNER OF THE SUBDIVISION ON NAVD 88 DATUM.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,883.74 CUBIC- FEET (0.09 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.

9. 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.

10. 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 OCCUPANCY AN EASEMENT.

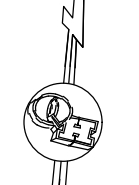
11. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

12. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

13. 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 WATER METER(S).

SHEET NO. 1 OF 3 SHEETS	F:\DATA\SUBDIVISION\MISSION\6 WESTERN VEGAS UNIT 1\ PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
08-18-2020	JRT			
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION 08-18-2020



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 PREVIOUS 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 & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 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 PLAT.

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.

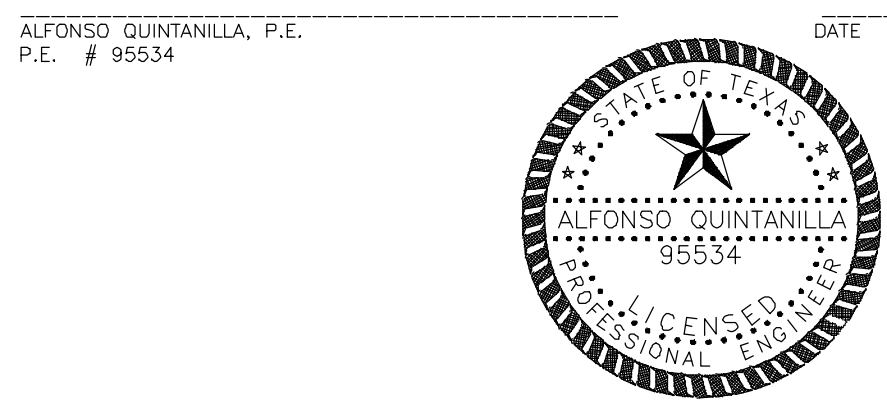
THE WASTEWATER SYSTEM FOR T & O RANCH SUBDIVISION CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 6" LINE ALONG THE WEST SIDE OF FRESNO STREET. THIS 8" LINE THEN RUNS NORTH BORE CROSSING MESQUITE LANE CONNECTING TO A 48" SANITARY SEWER MANHOLE ON THE NORTH SIDE OF MESQUITE LANE. FROM THE PREVIOUS 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 THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICE 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 PLAT.

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 16.243, 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 SERVICES LINE, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.



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.

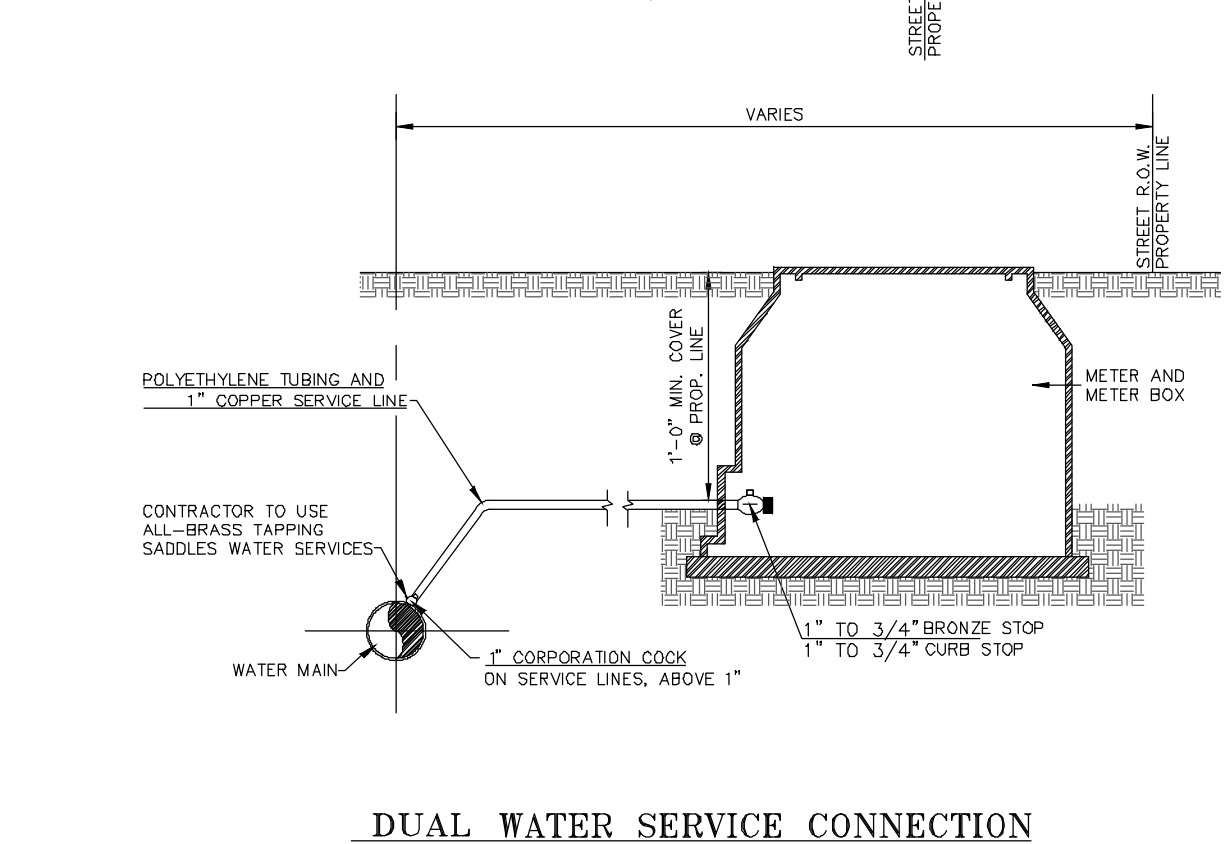
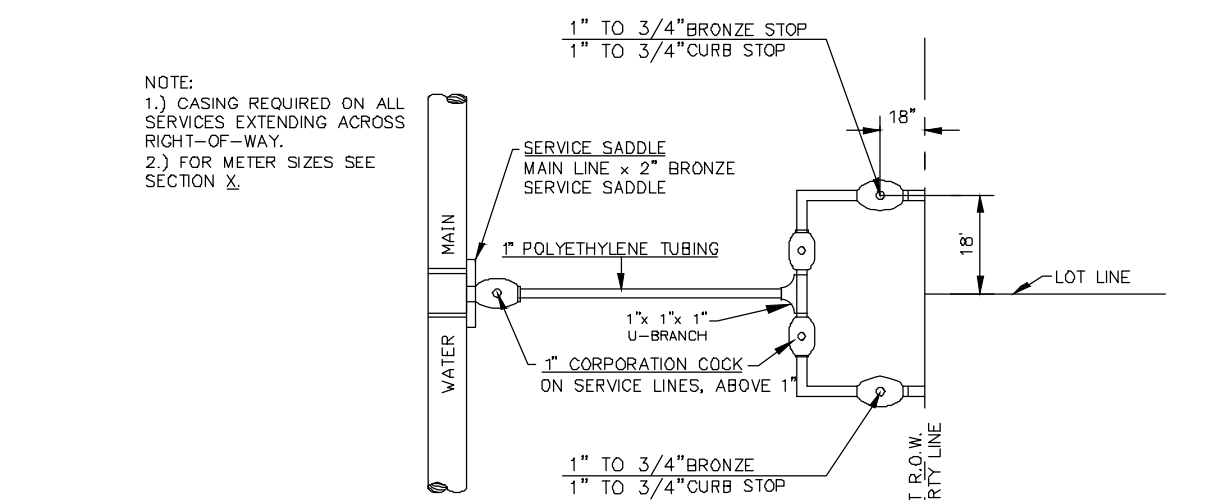
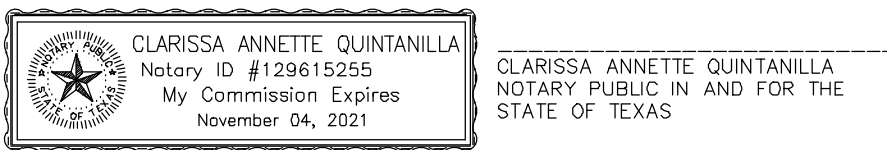
1.- I, TOMAS J. ARREDONDO SUBDIVIDER OF T & O RANCH SUBDIVISION HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF THE HIDALGO COUNTY PLANNING DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF P.E. # 95534



DUAL WATER SERVICE CONNECTION

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

T & O RANCH SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR AGUA S.U.D. EL DUENO 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 SUFICIENTEMENTE 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 SENCILLAS DE 1" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ 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 DUENO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUENO. EL DUERO DE LA SUBDIVISION INSTALARA UN HORANTE 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 DUERO 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 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA FRESNO ROAD.

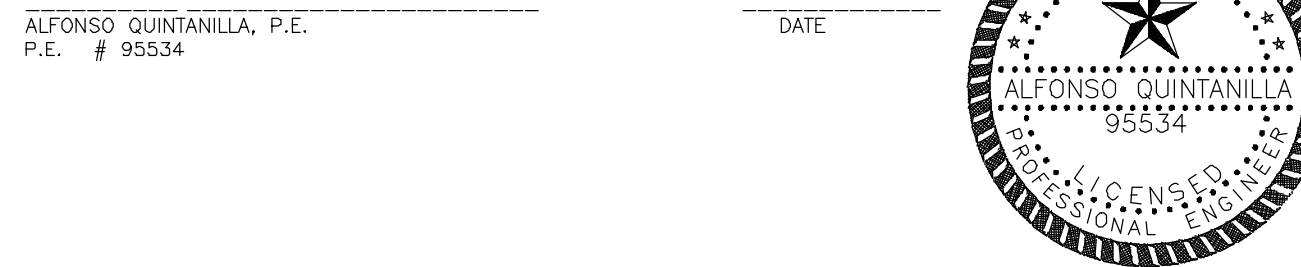
EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE T & O RANCH SUBDIVISION CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA A UN ALCANTRILL EXISTENTE DE 48" DE DIAMETRO. LA LINEA DE 8 PULGADAS SERA INSTALADA A LADO OESTE DE LA CALLE FRESNO ROAD CON DIRECCION NORTE TERMINANDO EN UNA LANA. FROM THE PREVIOUS 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.

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

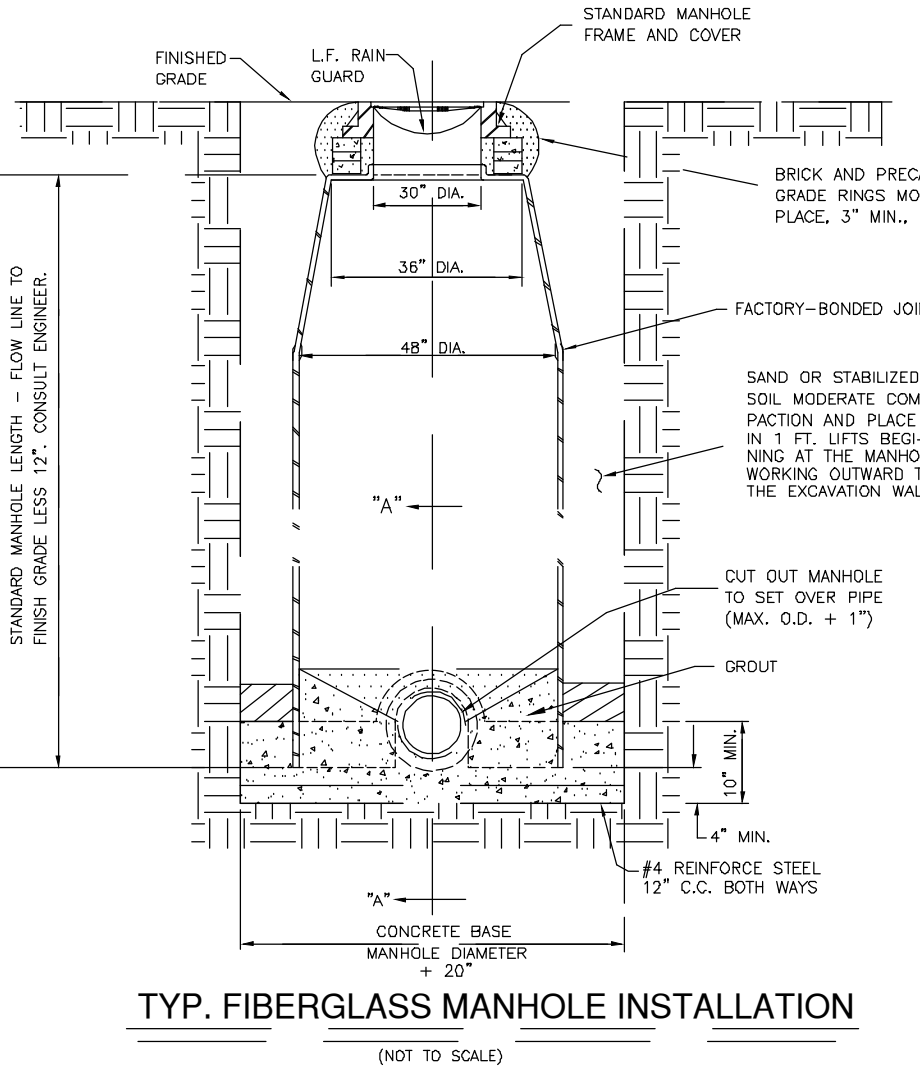
CERTIFICACION:

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

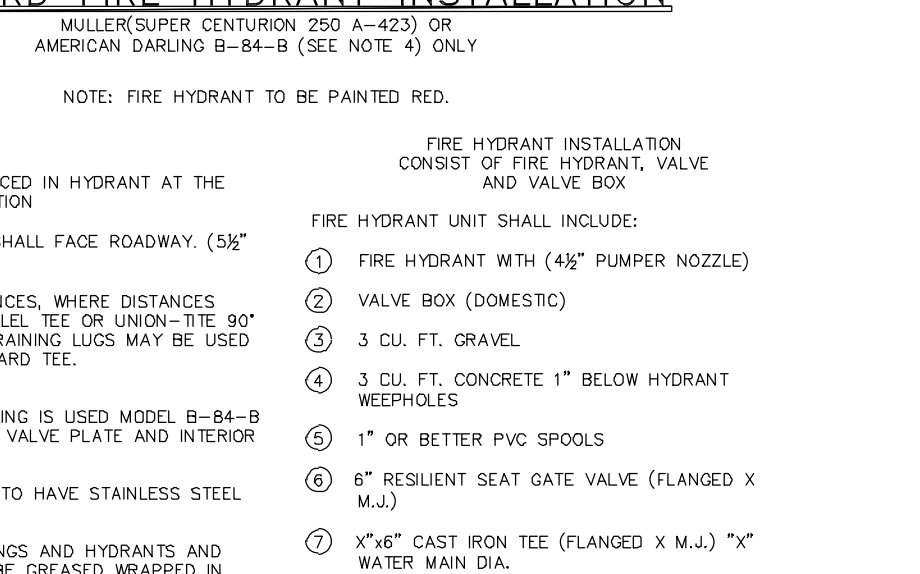


TYP. FIBERGLASS MANHOLE INSTALLATION



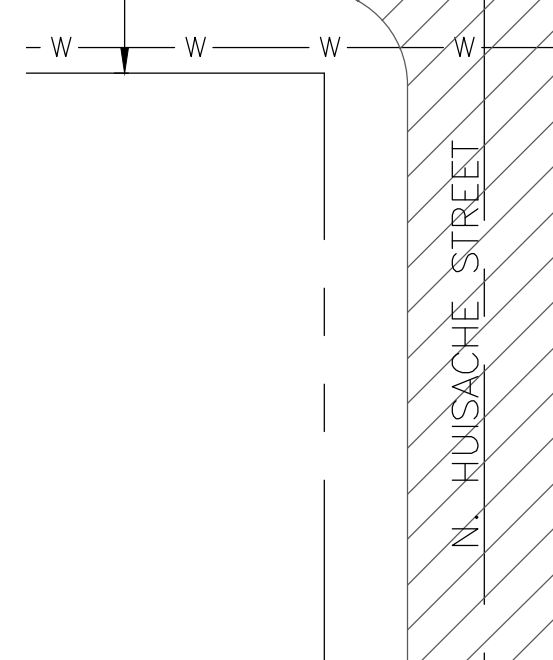
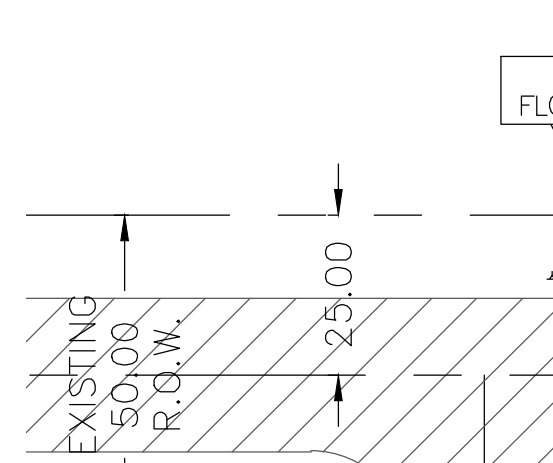
(NOT TO SCALE)

STANDARD FIRE HYDRANT INSTALLATION



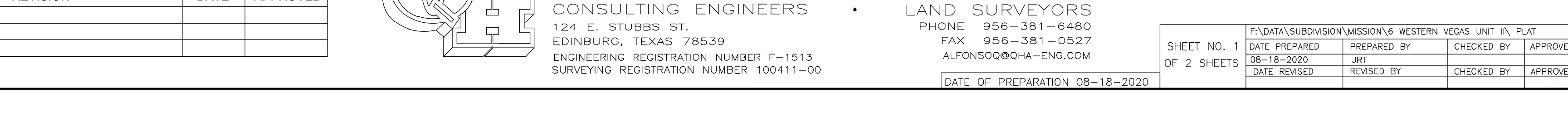
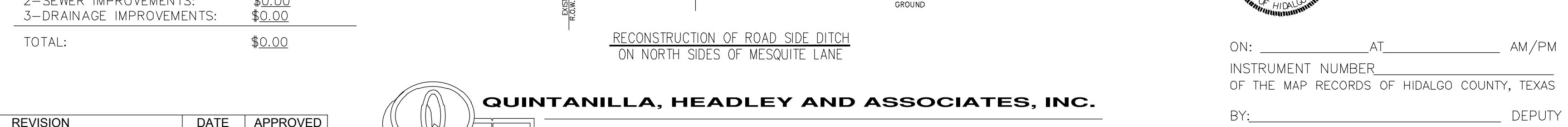
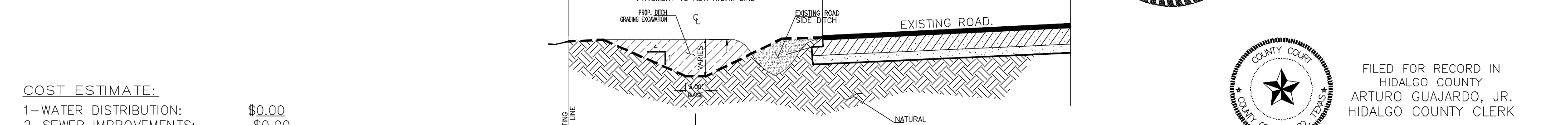
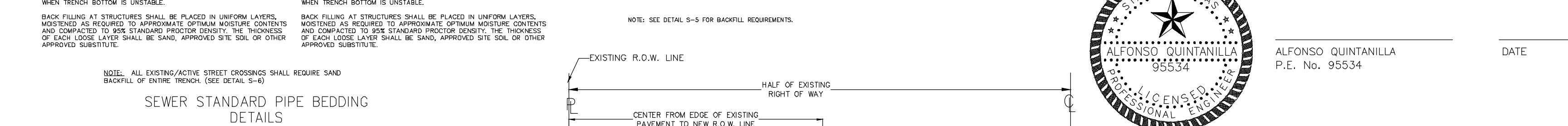
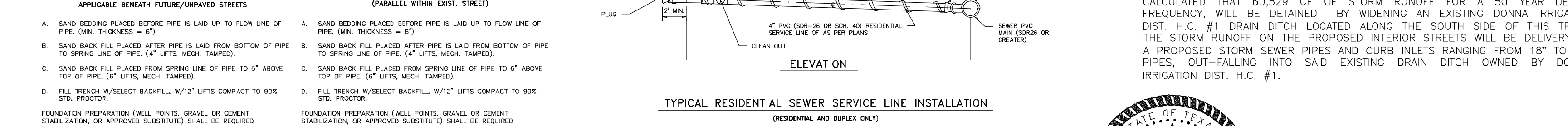
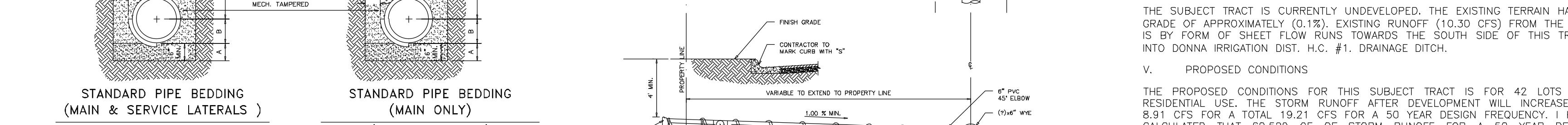
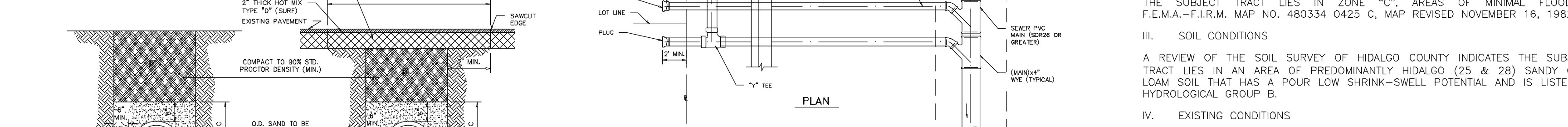
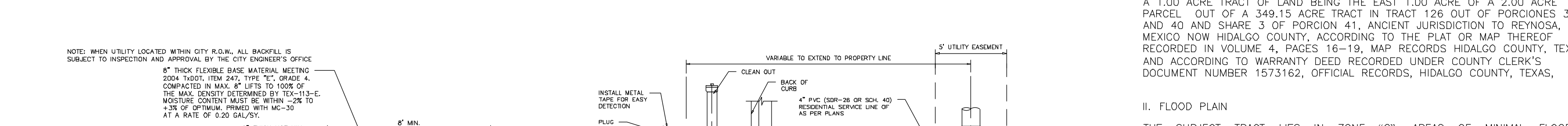
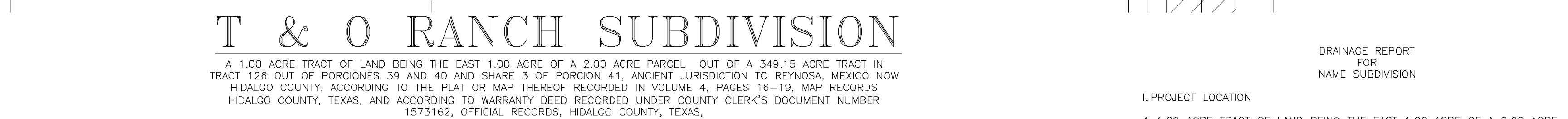
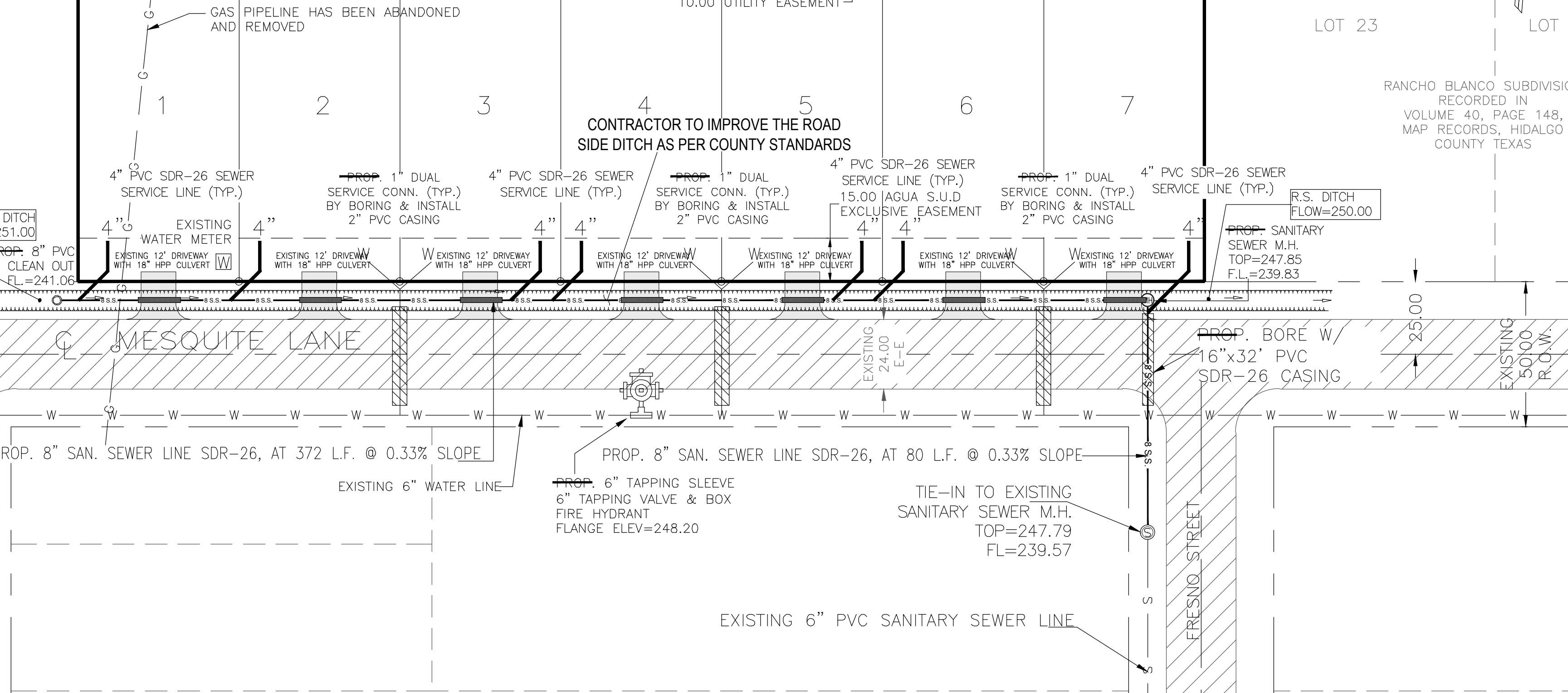
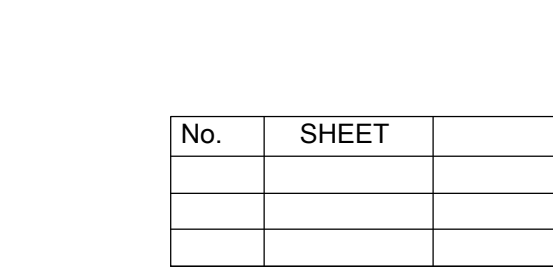
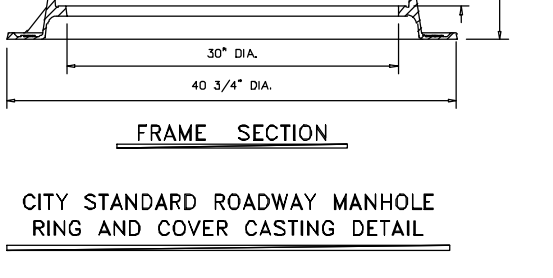
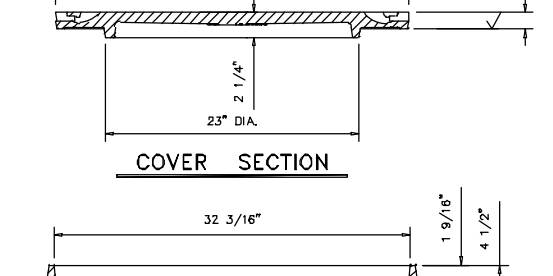
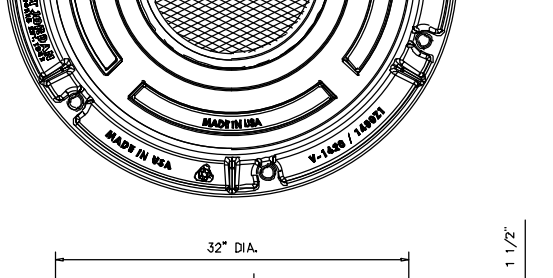
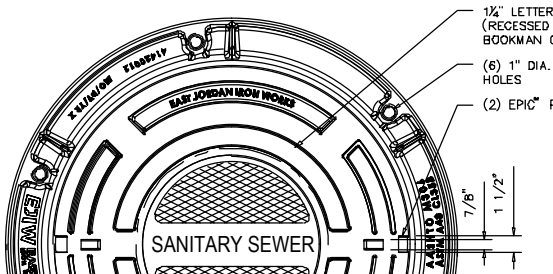
NOTE: FIRE HYDRANT TO BE PAINTED RED.

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



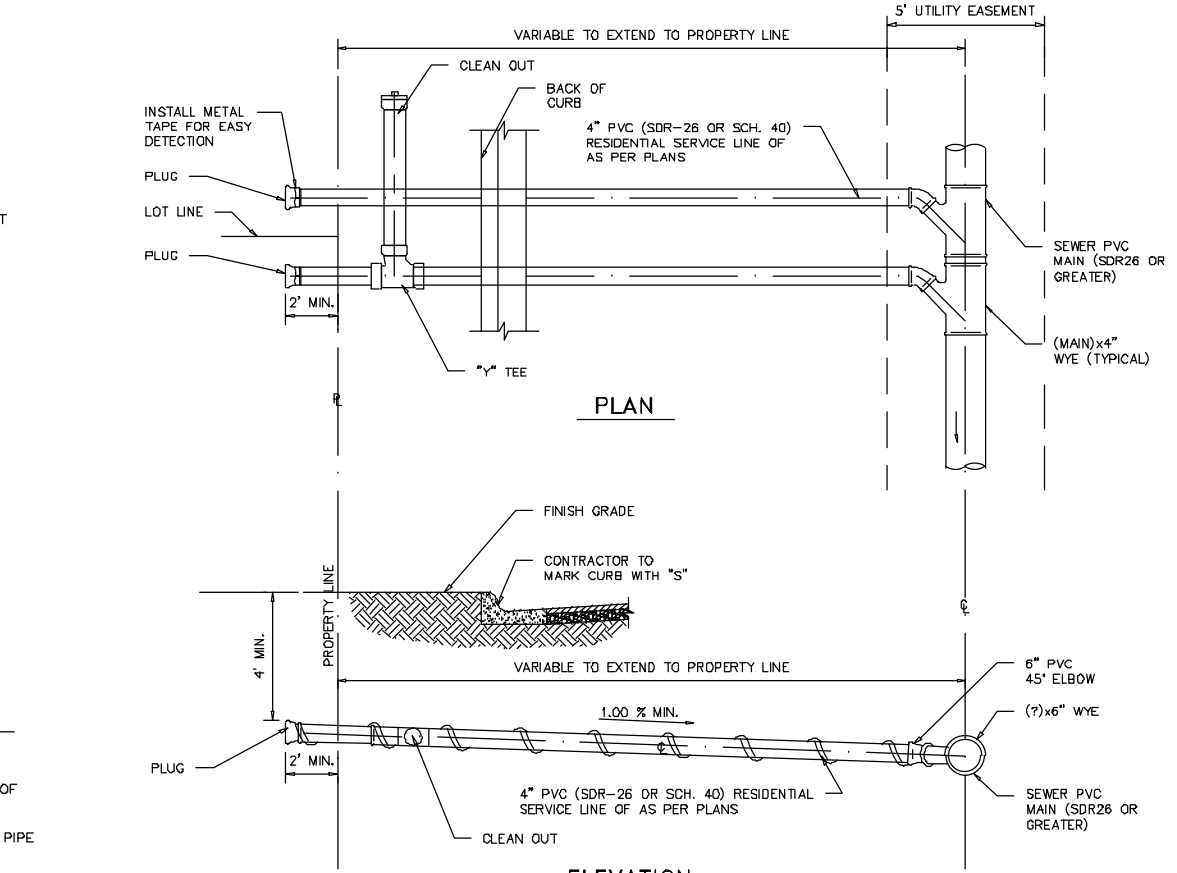
T & O RANCH SUBDIVISION

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 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION TO REYNOSA, MEXICO NOW HIDALGO COUNTY, TEXAS, 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.

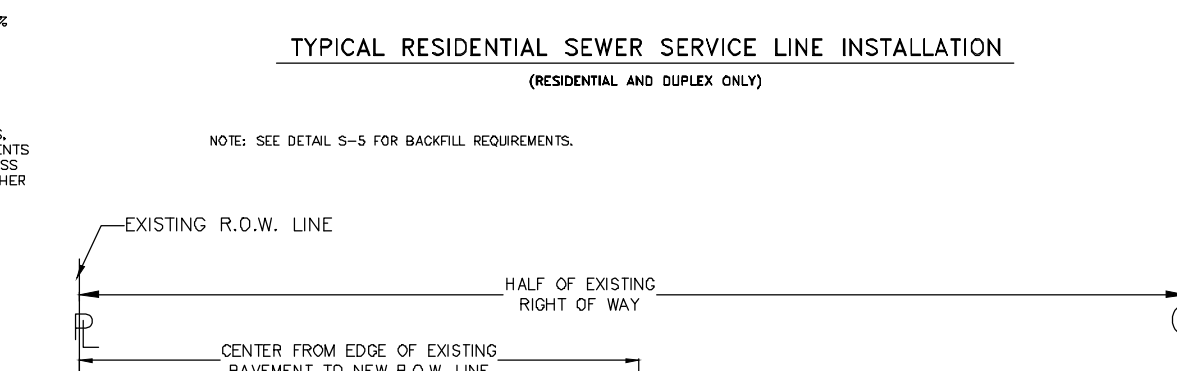


COST ESTIMATE: 1-WATER DISTRIBUTION: \$0.00 2-SEWER IMPROVEMENTS: \$0.00 3-DRAINAGE IMPROVEMENTS: \$0.00 TOTAL: \$0.00

Table with columns: No., SHEET, REVISION, DATE, APPROVED



TYPICAL RESIDENTIAL SEWER SERVICE LINE INSTALLATION (RESIDENTIAL AND DUPLEX ONLY)



RECONSTRUCTION OF ROAD SIDE DITCH ON NORTH SIDES OF MESQUITE LANE

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 0425 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' 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 ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE OF PREPARATION 08-18-2020

SHEET NO. 1 OF 2 SHEETS

DATE PREPARED 08-18-2020

DATE REVISED _____

PREPARED BY _____

CHECKED BY _____

APPROVED BY _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS 124 E. STUBBS ST. EDINBURG, TEXAS 78539

LAND SURVEYORS PHONE 956-381-6480 FAX 956-381-0527

ENGINEERING REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION 08-18-2020