



# 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: 3-23-2021

PROPOSED TSM OVALLE SUBDIVISION PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: ROSENDO OVALLE

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH SIDE OF JAGUAR DRIVE APPROXIMATELY 600.00 FEET WEST OF TERRY ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG AND WAS APPROVED ADMINISTRATIVELY BY SAID CITY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-10-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" (SHADED) AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOT AND SURFACE RUNOFF WILL DRAIN INTO JAGUAR DRIVE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO JAGUAR DRIVE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-8-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-4-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 12" LOCATION: JAGUAR DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-9-2020: 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 2 SECTION 2.8 "LOTS & BLOCKS".

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

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.

# MINOR PLAT OF TSM OVALLE SUBDIVISION

A 4.13 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2536739, OFFICIAL, HIDALGO COUNTY, TEXAS.

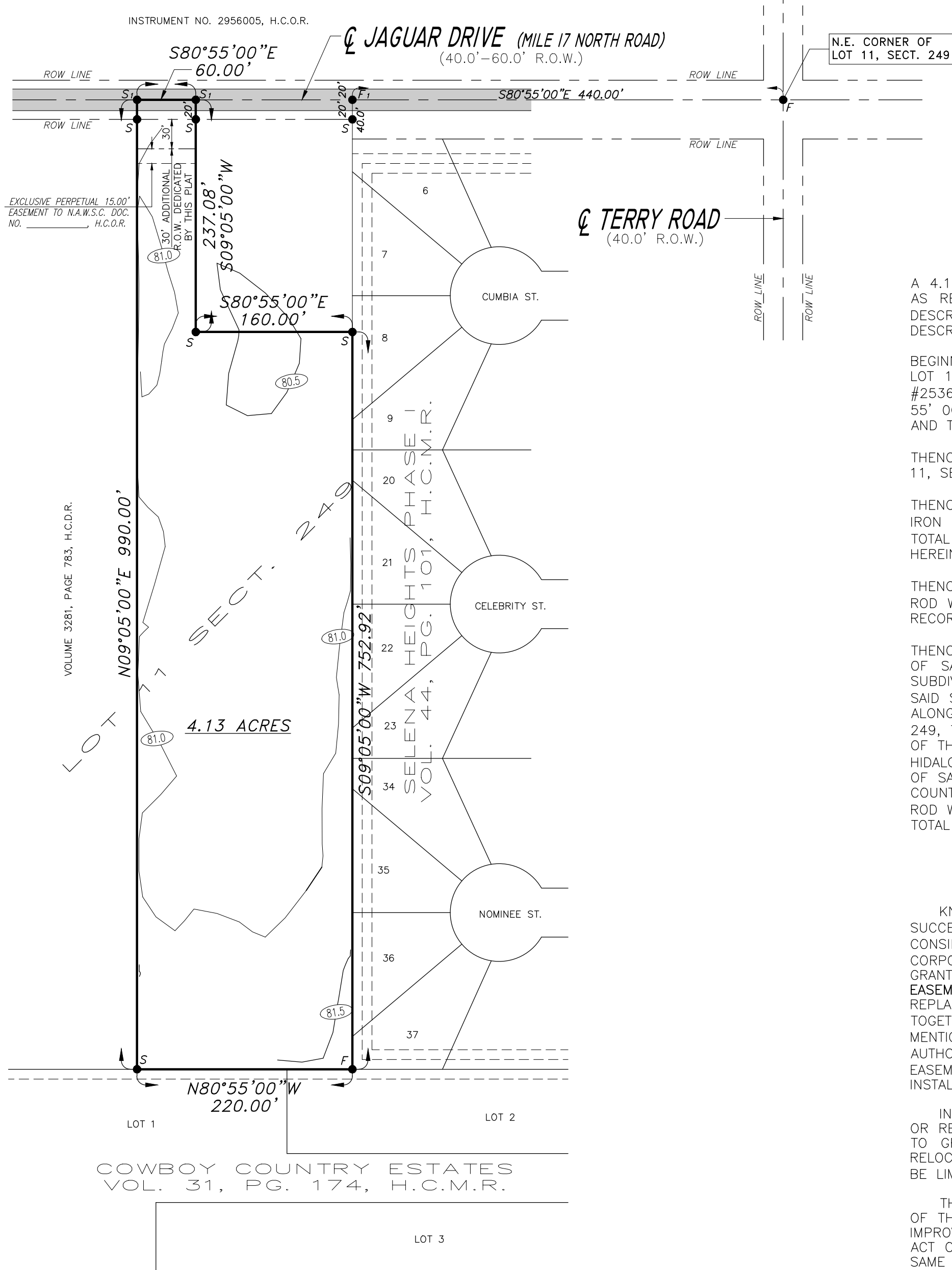
DATE: SEPT. 9, 2020  
 PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
 ENGINEERS, SURVEYORS, PLANNERS  
 ENGINEER (P-5001) & SURVEYOR (10015300)  
 116 NORTH 12TH AVE.  
 EDINBURG, TEXAS 78541 (936) 381-1061  
 EMAIL: REGAASSOC@AOL.COM

R.E. Garcia  
Associates

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

**LEGEND:**  
 F - FOUND 1/2" IRON ROD  
 F+ - FOUND COTTON PICKER SPINDLE  
 S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"  
 S+ - SET 60 PENNY NAIL

SCALE: 1" = 100'



### METES AND BOUNDS DESCRIPTION

A 4.13 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #2536739, OFFICIAL, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET COTTON PICKER SPINDLE ON THE CENTERLINE OF MILE 17 NORTH ROAD ALSO BEING THE NORTH LINE OF SAID LOT 11, SECTION 249, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #2536739, OFFICIAL, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS N 80° 55' 00" W 660.00 FEET FROM A FOUND ONE-HALF INCH IRON ROD AT THE CENTERLINE INTERSECTION OF SAID MILE 17 NORTH ROAD AND TERRY ROAD BEING THE NORTHEAST CORNER OF SAID LOT 11, SECTION 249.

THENCE S 80° 55' 00" E 60.00 FEET ALONG SAID CENTERLINE OF MILE 17 NORTH ROAD ALSO BEING THE NORTH LINE OF SAID LOT 11, SECTION 249, TO A SET COTTON PICKER SPINDLE FOR THE MOST NORTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 09° 05' 00" W PARALLEL TO THE EAST LINE OF SAID LOT 11, SECTION 249, PASS AT 20.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "4204" BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 17 NORTH ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 237.08 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 80° 55' 00" E 160.00 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 11, SECTION 249, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "4204" ON THE WEST LINE OF SELENA HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 44, PAGE 101, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 09° 05' 00" W 752.92 FEET ALONG SAID WEST LINE OF SELENA HEIGHTS SUBDIVISION BEING PARALLEL TO THE EAST LINE OF SAID LOT 11, SECTION 249, TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH LINE OF COWBOY COUNTRY ESTATES SUBDIVISION AS RECORDED IN VOLUME 31, PAGE 174, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF SAID SELENA HEIGHTS SUBDIVISION FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT THENCE N 80° 55' 00" W 220.00 FEET ALONG SAID NORTH LINE OF COWBOY COUNTRY ESTATES SUBDIVISION BEING PARALLEL TO THE NORTH LINE OF SAID LOT 11, SECTION 249, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHEAST CORNER OF SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3281, PAGE 783, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT THENCE N 09° 05' 00" E ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3281, PAGE 783, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE EAST LINE OF SAID LOT 11, SECTION 249, PASS AT 970.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 17 NORTH ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 990.00 FEET TO THE POINT TO BEGINNING AND CONTAINING 4.13 ACRES OF LAND, MORE OR LESS.

### RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERO LATER RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

ROSENDO OVALLE, PRESIDENT  
 729 N. 9TH ST.  
 ALAMO, TEXAS 78516



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

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

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

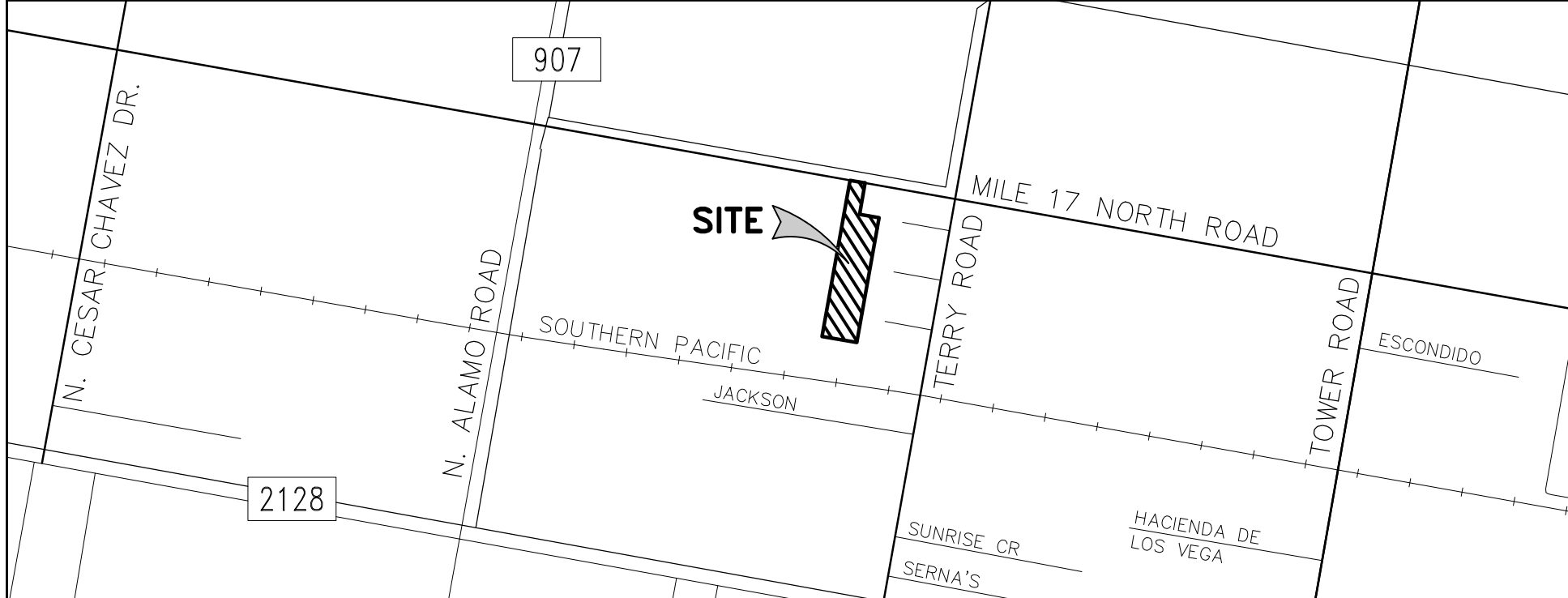
COUNTY OF HIDALGO  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE §232.028(a)  
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TSM OVALLE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 2020.

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

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 CERTIFICATE OF PLAT APPROVAL  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TSM OVALLE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 2020.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

### LOCATION MAP SCALE: 1" = 1000"



**PRINCIPAL CONTACTS:**

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #
OWNERS: TERESA OVALLE ROSENDO OVALLE	729 N. 9TH STREET	ALAMO, TX 78516	(956) 961-8889
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061

INDEX OF SHEETS	
NO.	DESCRIPTION
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION
2	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
3	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP
4	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, KIMBERLY MENDOZA, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT KNOWN AS TSM OVALLE SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION  
 I, ROSENDO OVALLE & TERESA OVALLE, AS OWNERS OF THE 18.30 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TSM OVALLE SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;  
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

ROSENDO OVALLE \_\_\_\_\_ DATE \_\_\_\_\_ TERESA OVALLE \_\_\_\_\_ DATE \_\_\_\_\_  
 729 N. 9TH STREET 729 N. 9TH STREET  
 ALAMO, TEXAS 78516 ALAMO, TEXAS 78516

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED ROSENDO OVALLE & TERESA OVALLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:  
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

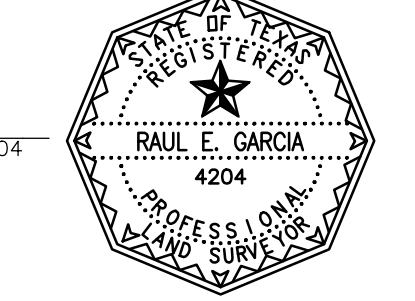
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1:  
 THIS PLAT HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHTS OF WAYS OR EASEMENTS.

ATTEST:  
 PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_ SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.



REGISTERED PROFESSIONAL LAND SURVEYOR #4204

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

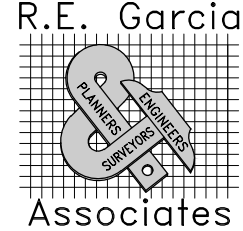
RAUL E. GARCIA  
 REGISTERED PROFESSIONAL ENGINEER #64790

# MINOR PLAT OF TSM OVALLE SUBDIVISION

A 4.13 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2536739, OFFICIAL, HIDALGO COUNTY, TEXAS.

DATE: SEPT. 9, 2020  
 PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
 ENGINEERS, SURVEYORS, PLANNERS  
 ENGINEER (P-5001) & SURVEYOR (10015300)  
 116 NORTH 12TH AVE.  
 EDINBURG, TEXAS 78541 (936) 381-1061  
 EMAIL: REGASSOC@AOL.COM

SCALE IN FEET  
 0 100' 200' 300'  
 SCALE: 1" = 100'

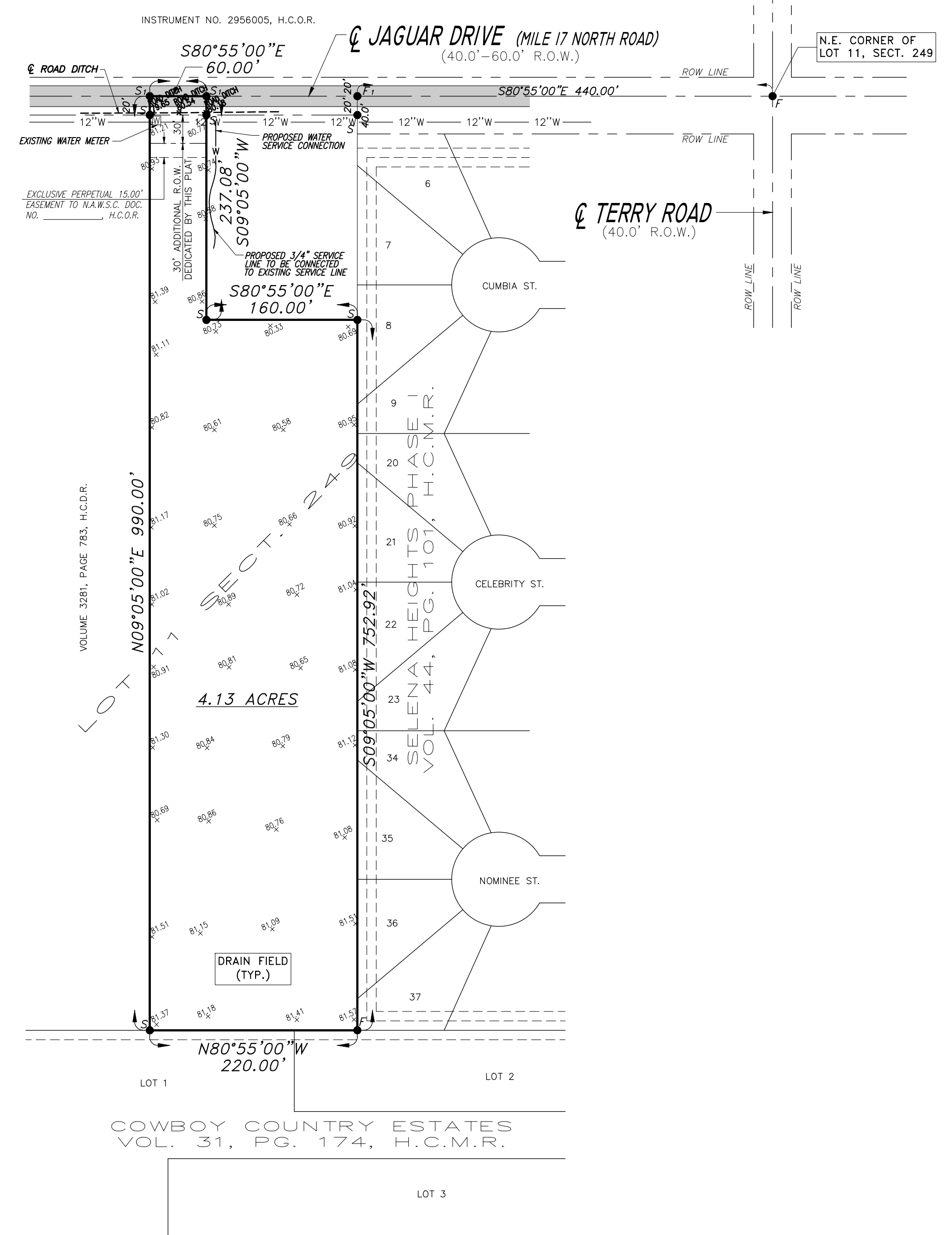
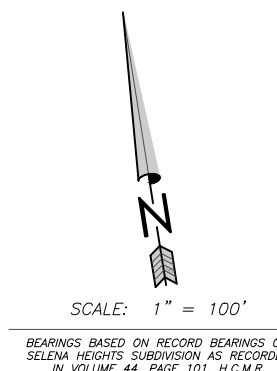
R.E. Garcia  
  
 Associates

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

### COST ESTIMATE

WATER	\$0
OSSF	\$0
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$0

**LEGEND:**  
 F - FOUND 1/2" IRON ROD  
 F1 - FOUND COTTON PICKER SPINDLE  
 S - SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"  
 S1 - SET 60 PENNY NAIL  
 -12" - 12 INCH WATER LINE



### INFORME FINAL DE INGENIERIA TSM OVALLE SUBDIVISION by Raul E. Garcia, P.E. AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

#### SUMINISTRO DE AGUA: Descripción, costo, Y FECHA OPERABILIDAD:

LA SUBDIVISION DE TSM OVALLE SERA PROPORCIONADA CON AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVISION Y LA CORPORACION DE SUMINISTRO DE AGUA DE NORTH ALAMO (NAWSC) HAN CELEBRADO UN CONTRATO EN EL QUE LA CORPORACION DE SUMINISTRO DE AGUA DE NORTH ALAMO (NAWSC) SE HA PROMETIDO A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 ANOS Y LA CORPORACION DE ALIMENTACION NORTH ALAMO (NAWSC) DOCUMENTACION SUMINISTRADA PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC) TIENE UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE JAGUAR ROAD. EL SUBDIVISOR SE EXTENDERA 12" LINEAS DE AGUA DE LA LINEA A LO LARGO DE LA CARRETERA JAGUAR PARA SERVIR EL SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION OVALLE DE TSM CONSTA DE - LINEAS DE SERVICIO DOBLES DE 1" DE DIAMETRO, DICHO SERVICIO TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA DEL LOTE. TANTO LOS SERVICIOS DOBLES DE 1" Y 3/4" Y LA CAJA DEL MEDIDOR YA SE HAN INSTALADO, EN UN COSTO TOTAL DE \$ 0 POR LOTE. ADEMÁS, EL SUBDIVISIONADOR HA PAGADO A NAWSC LA SUMA DE \$, QUE CUBRE EL COSTO DE \$ POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 ANOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, DERECHOS TARIFAS DE ADQUISICION Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL PROPIETARIO, NAWSC INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA SE HAN APROBADO, POR NAWSC Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A LA FECHA DE REGISTRO DE LA PLACA.

#### INSTALACIONES DE ALCANTARILLADO descripción; COSTO Y operatividad FECHAS

LAS AGUAS RESIDUALES DE LA SUBDIVISION TSM OVALLE SERAN TRATADAS POR INSTALACIONES INDIVIDUALES EN EL LUGAR DE AGUAS RESIDUALES ("OSSF") CONSISTENTES DE UN TANQUE SEPTICO DE DOBLES COMPARTIMIENTOS DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL FIRMADO HA EVALUADO LA IDONEIDAD DEL SITO DE LA SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITO ES ADECUADO PARA OSSF; EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ESTUDIO DEL SUELO DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICA UN SUELO ARCILLOSO ARCILLOS PARA EL AREA. SE REALIZARON POR LO MENOS DOS EXCAVACIONES DE SUELO EN EL LUGAR, EN EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. (NO SE NECESITARON ABORRIDOS ADICIONALES PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE). EL SUELO ES UNA FRANJA DE ARCILLA ARENOSA MARRON GRIS OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA DIVISION DEL SUBDIVISION. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS. TODOS LOS OSSF SE HAN INSTALADO EN EL MOMENTO DE LA SOLICITUD PARA LA APROBACION FINAL DE LA PLACA A UN COSTO TOTAL DE \$ EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EN AGOSTO DE 2016 POR EL DEPARTAMENTO DE SALUD.

#### CERTIFICACION DE INGENIERO:

CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS. CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRA UN COSTO TOTAL DE \$ \_\_\_\_\_, LO QUE EQUIVALE A \$ \_\_\_\_\_ POR LOTE.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMA QUE COSTARA \$ \_\_\_\_\_ POR LOT (TODO INCLUIDO), PARA UN TOTAL DE \$ \_\_\_\_\_ PARA LA SUBDIVISION ENTERO.

FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_



### FINAL ENGINEERING REPORT FOR TSM OVALLE SUBDIVISION by Raul E. Garcia, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

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

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

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF JAGUAR ROAD. THE SUBDIVIDER WILL EXTEND 12" WATER LINES FROM THE LINE ALONG JAGUAR ROAD TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR TSM OVALLE SUBDIVISION CONSISTS OF \_\_\_\_\_ 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ \_\_\_\_\_ WHICH COVERS THE \$ \_\_\_\_\_ 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

#### SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM TSM OVALLE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAINFIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ \_\_\_\_\_ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ \_\_\_\_\_. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON AUGUST 2016 BY THE HEALTH DEPARTMENT.

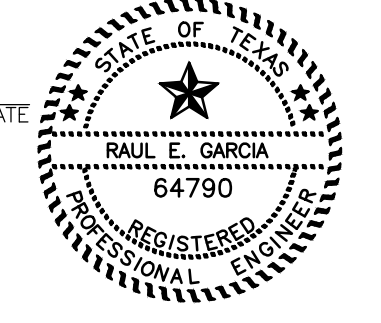
#### ENGINEER CERTIFICATION:

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, CODE OF AGUAS. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE 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.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



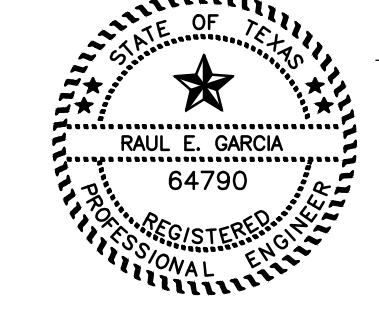
### DRAINAGE STATEMENT FOR TSM SUBDIVISION

TSM OVALLE SUBDIVISION CONSISTS OF A ONE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON A 4.13 ACRE TRACT OF LAND BEING A PORTION OF LOT 11, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 2536739, OFFICIAL, HIDALGO COUNTY, TEXAS; THE SUBJECT SITE LIES WITHIN THE CITY OF EDINBURG EXTRA-TERRITORIAL JURISDICTION. THE PROPERTY IS CURRENTLY VACANT ADJACENT TO RESIDENTIAL AREAS WITH TYPICAL PAVED AREAS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED BY LOW DARED MAY 17, 2001. ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 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".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A HIDALGO SANDY CLAY LOAM (28) WHICH A DARK, GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY PVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT).

CURRENTLY THE PROPERTY IS A VACANT AREA ON THE SOUTH SIDE OF JAGUAR DRIVE (MILE 17 NORTH ROAD) 440 FEET WEST OF TERRY ROAD. EXISTING RUNOFF IS DIRECTED NORTH TOWARDS ROAD DITCHES LOCATED ON JAGUAR DRIVE (MILE 17 NORTH ROAD). JAGUAR DRIVE (MILE 17 NORTH ROAD) FLOWS WEST AND DISCHARGES INTO ALAMO ROAD WHICH FLOWS SOUTH INTO THE SCHUNOR DRAIN OWNED AND MAINTAINED HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPOSED SUBDIVISION WILL UTILIZE ALL AVAILABLE VOLUME WITHIN ROADSIDE DITCH IMPROVEMENTS TO DETAIN STORM RUNOFF AND DISCHARGE THE STORM FLOW TOWARDS ROAD DITCHES ON THE SOUTH SIDE OF JAGUAR DRIVE (MILE 17 NORTH ROAD). THE ROADWAY DITCHES WILL CONTINUE TO FLOW WEST AND DISCHARGES INTO ALAMO ROAD WHICH FLOWS SOUTH INTO THE SCHUNOR DRAIN OWNED AND MAINTAINED HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE ADDITION OF ONE ADDITIONAL SINGLE FAMILY DWELLING ON A LARGE LOT WILL NOT SIGNIFICANTLY INCREASE STORM WATER DISCHARGE IN THE AREA.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF **9.497** OR **0.22** ACRE FEET OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 1.54 CFS DURING SAID EVENT. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.



REGISTERED PROFESSIONAL ENGINEER #64790

THE STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED ROSENDO OVALLE & TERESA OVALLE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS \_\_\_\_\_

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

**SUBDIVIDER STATEMENT:**  
 I, \_\_\_\_\_, ROSENDO OVALLE & TERESA OVALLE, SUBDIVIDER OF TSM OVALLE SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ROSENDO OVALLE \_\_\_\_\_ DATE \_\_\_\_\_ TERESA OVALLE \_\_\_\_\_ DATE \_\_\_\_\_  
 729 N. 9TH ST. 729 N. 9TH ST.  
 ALAMO, TEXAS 78516 ALAMO, TEXAS 78516