



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-30-2021

PROPOSED T & O RANCH NO. 2 SUBDIVISION PRECINCT No. 4.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: T&O RANCH INVESTMENTS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 4 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH OF BENITO RAMIREZ ROAD APPROXIMATELY 400 FEET WEST OF BRUSHLINE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-21-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO BENITO RAMIREZ ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO BENITO RAMIREZ ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 11-16-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-16-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: BENITO RAMIREZ ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-16-2021: 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: 9/28/2021

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.

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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 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 "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN FEMA FIRM COMMUNITY PANEL No. 480334 0350 C MAP REVISED: JUNE 06, 2000 REVISED TO REFLECT LOMR: MAY 17, 2001

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

3. SETBACKS:
 FRONT:..... 40.00 FEET
 REAR:..... 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE:..... 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. 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 (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. 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. = _____ COTTON PICKER SPINDLE FOUND AT THE SOUTH CORNER OF THE SUBDIVISION ON NAVD 88 DATUM.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF _____ CUBIC FEET (____ 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.)

7. 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.

8. 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.

9. 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 CORRECTLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. 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.

11. 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.

12. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE. AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

13. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

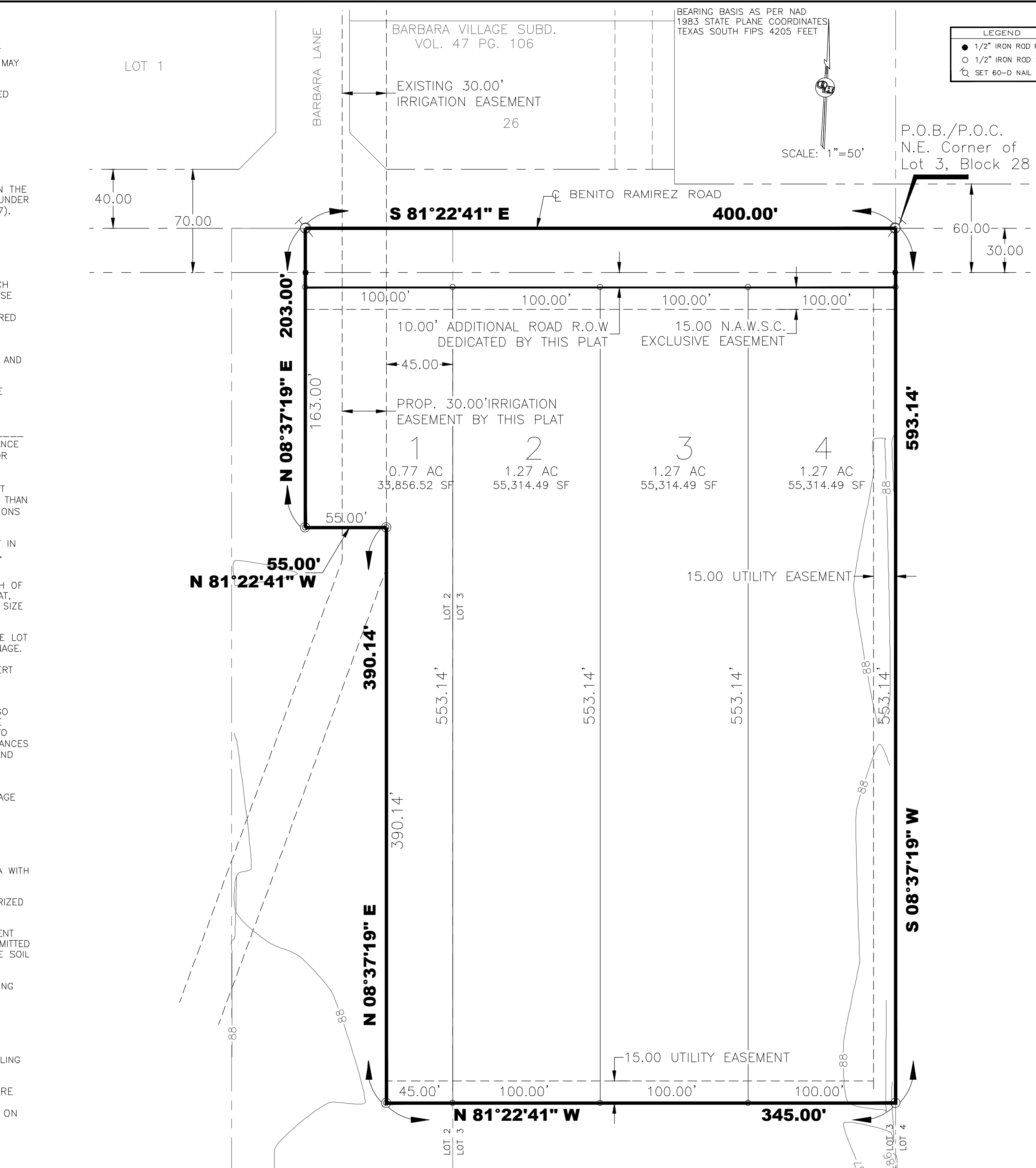
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

15. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

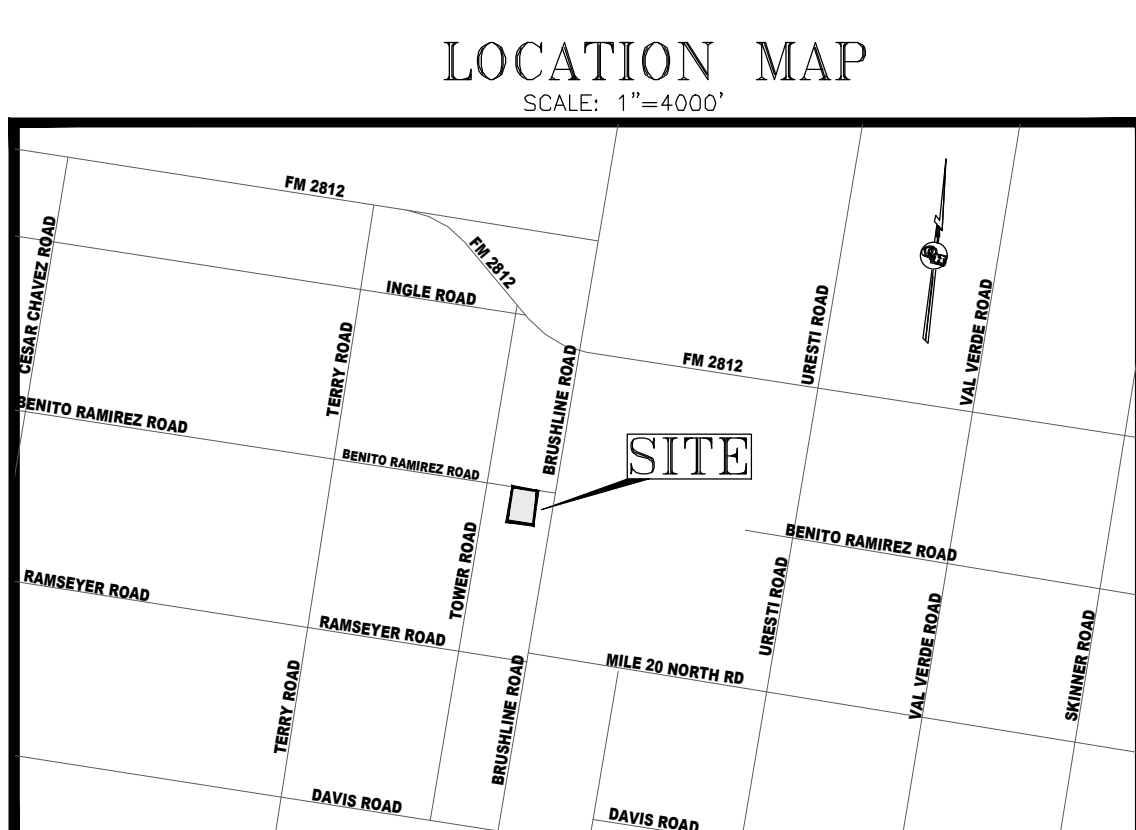
16. T & O RANCH INVESTMENTS LLC, THE OWNER & SUBDIVIDER OF T & O RANCH No.2 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

17. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.



MAYOR'S CERTIFICATION
 I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY HEREIN MY APPROVAL IS REQUIRED.
 ATTEST:
 MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION
 I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS T & O RANCH No.2 SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.
 CHAIRPERSON-PLANNING & ZONING COMMISSION _____



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 T & O RANCH No.2 SUBDIVISION IS LOCATED SOUTH SIDE OF BENITO RAMIREZ ROAD APPROXIMATE 400 FEET WEST OF BRUSHLINE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT. No. 4.



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

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 No.2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____
 ATTEST:
 HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____
 APPROVED BY IRRIGATION DISTRICT
 THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No.15 ON THIS _____ DAY OF _____, 2020 SUBJECT TO THE FOLLOWING:
 1. NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
 2. FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
 3. ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
 4. IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.
 SECRETARY _____ PRESIDENT _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: T & O RANCH INVESTMENTS LLC TJ 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: HOMERO L. GUTIERREZ	P.O. BOX 548	McALLEN, TX 78505	(956)381-6480	(956)369-0988

LEGEND
 ● 1/2" IRON ROD FOUND
 ○ 1/2" IRON ROD SET
 □ SET 60-D NAL

METES AND BOUNDS
 A 4.95-ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 15.00-ACRE TRACT, CONSISTING OF THE EAST HALF OF LOT 2 AND ALL OF LOT 3, OUT OF BLOCK 28, SANTA CRUZ GARDENS UNIT 2 SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED IN VOLUME PAGES 28 AND 29 HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS MADE FOR ALL PURPOSES, LOCATED ON THE SOUTH SIDE OF BENITO RAMIREZ ROAD APPROXIMATELY 306 FEET WEST OF BRUSHLINE ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 THE POINT OF COMMENCEMENT (P.O.C.) BEING AT POINT ON THE APPARENT EXISTING CENTERLINE OF A 60.00-FOOT RIGHT-OF-WAY OF SAID BENITO RAMIREZ ROAD AND THE APPARENT NORTH LOT LINE OF SAID LOT 3 FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 3 AND OF SAID 4.95-ACRE TACT, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 4.95-ACRE TACT OF LAND HEREIN DESCRIBED:
 THENCE, SOUTH 08 DEGREES 37 MINUTES 19 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 3 AND OF SAID 4.95-ACRE TRACT, A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID BENITO RAMIREZ ROAD, CONTINUING FOR A TOTAL DISTANCE OF 593.14 FEET TO A NO. 4 REBAR SET WITH PLASTIC COP STOMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 3 AND OF SAID 4.9-ACRE TRACT OF LAND HEREIN DESCRIBED;
 THENCE, NORTH 81 DEGREES 22 MINUTES 41 SECONDS WEST, WITH THE SOUTHERNMOST SOUTH LOT LINE OF SAID 4.95-ACRE TRACT, A DISTANCE OF 300 FEET PASSED THE APPARENT EAST LOT LINE OF SAID LOT 2 AND THE WEST LOT LINE OF SAID 4.95-ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 100.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC COP STOMPED 2791 FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 4.95-ACRE TRACT OF LAND HEREIN DESCRIBED;
 THENCE, NORTH 08 DEGREES 37 MINUTES 19 SECOND EAST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 2 AND WITH THE EASTERMOST WEST LOT LINE OF SAID 4.95-ACRE TRACT, A DISTANCE OF 390.14 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERNAL CORNER OF SAID 4.95-ACRE TRACT OF LAND HEREIN DESCRIBED;
 THENCE, NORTH 81 DEGREES 22 41 SECONDS WEST, WITH THE NORTHERNMOST SOUTH LOT LINE OF SAID 4.95-ACRE TRACT A DISTANCE OF 55.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT WESTERNMOST SOUTHWEST CORNER OF SAID 4.95-ACRE TRACT OF LAND HEREIN DESCRIBED;
 THENCE, NORTH 08 DEGREES 37 MINUTES 19 SECONDS EAST, PARALLEL TO THE SAID EAST LOT LINE OF SAID LOT 2 AND WITH THE APPARENT WESTERNMOST WEST LOT LINE SAID 4.95-ACRE TRACT, A DISTANCE OF 173.00 FEET PASS A NO.4 REBAR FOUND ON THE SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF BENITO RAMIREZ ROAD, CONTINUING FOR TOTAL DISTANCE OF 203.00 FEET TO FOUND NAIL ON THE EXISTING PAVEMENT FOR THE APPARENT NORTHWEST COMER OF SAID 4.95-ACRE TRACT OF LAND HEREIN DESCRIBED;
 THENCE, SOUTH 81 DEGREES 22 MINUTES 41 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2 AND OF SAID 4.95-ACRE TRACT, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING (P.O.B.) FOR THE NORTHEAST CORNER OF SAID LOT 3 AND OF SAID 4.95-ACRE TRACT OF LAND HEREIN DESCRIBED, CONTAINING A GROSS OF 4.95 ACRES, OF WHICH 0.27 OF AN ACRE IS IN EXISTING ROAD RIGHT-OF-WAY, AND 0.09 IS IN THE DEDICATED ADDITIONAL RIGHT-OF-WAY, FOR A NET OF 4.59 ACRES, 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 TRANSFEREES (HEREINAFTER CALLED "GRANTOR"WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES 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 LATERALLY 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____
 T & O RANCH DEVELOPMENT LLC _____

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 _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF T & O RANCH No.2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____
 HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

T & O RANCH No.2 SUBDIVISION

A 4.95 ACRE TRACT OF LAND OUT OF THE EAST 1/2 OF LOT 2 AND LOT 3, BLOCK 28, SANTA CRUZ GARDENS UNIT 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, OFFICIAL RECORDS, VOLUME 8, PAGES 28 AND 29 HIDALGO COUNTY MAP RECORDS.

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

T & O RANCH INVESTMENTS LLC
 AS OWNER OF THE 4.95 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED T & O RANCH No.2 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:

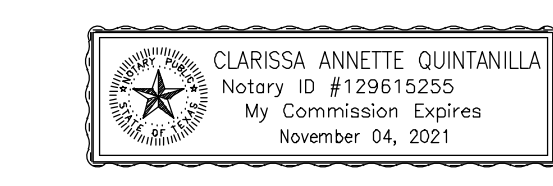
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE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

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

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.



HOMERO L. GUTIERREZ
 R.P.L.S. No. 2791 _____ 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 _____

INDEX TO SHEETS

SHEET 1
 HEADING; INDEX; LOCATION MAP; AND ETJ; 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; RECORDING OF LOCATION OF SUBDIVISION AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. NO. 1 CERTIFICATION; N.A.W.S.C CERTIFICATE; IRRIGATION DISTRICT CERTIFICATE

SHEET 2
 WATER AND WASTEWATER DISTRIBUTION DESIGN; TYPICAL WATER AND ONSITE SANITARY SEWER FACILITY (OSSF); REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF 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.

SHEET NO. 1 OF 3 SHEETS	F:\DATA\SUBDIVISION\EDINBURG\T & O Ranch No.2\ PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	08-18-2021	JF		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@OHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION 08-18-2021

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

T & O RANCH No.2 SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS ONE EXISTING 8" WATER LINE RUNNING ALONG AND PARALLEL TO THE SOUTH ROW LINE OF BENITO RAMIREZ ROAD.

WATER DISTRIBUTION FOR THE T & O RANCH No.2 SUBDIVISION CONSISTS OF TWO (2)-1" DIAMETER DUAL SERVICE LINES. THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ _____ 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 T & O RANCH No.2 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. JOSE A. GONZALEZ SITE EVALUATOR REG.# 122758, 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 DRAIN FIELD.

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. TOTAL OF _____ BORES WERE DONE (ADDITIONAL BORES WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM (28) 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 COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$ _____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$ _____ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF'S.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.54S, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE 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 HAS BEEN INSTALLED AT A TOTAL COST OF \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

ALFONSO QUINTANILLA, P.E. _____ DATE _____
P.E. # 95534



SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

1.-I, T & O RANCH INVESTMENTS LLC, SUBDIVIDER OF T & O RANCH No.2 SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE 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 _____ 20____.

CLARISSA ANNETTE QUINTANILLA
Notary ID #129619255
My Commission Expires
November 04, 2021

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

PROVISION DE AGUA- DESCRIPCION, GASTOS Y FECHAS DE INICIO
T & O RANCH No.2 SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. 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. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO A LADO SUR DE LA CALLE BENITO RAMIREZ.

DISTRIBUCION DE AGUA PARA POLANCO ESTATES SUBDIVISION CONSISTE EN DOS (2) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL. LOS SERVICIOS DUALES Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.E.W.S.C. \$ _____ 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 N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. 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- DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE A. GONZALEZ EVALUADOR DE SUELOS REG.# 12258 EH AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 8 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$ _____ DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ _____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.54S 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- SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ _____ POR SISTEMA A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.

ALFONSO QUINTANILLA, P.E. _____ DATE _____
P.E. # 95534



DRAINAGE REPORT
FOR
NAME SUBDIVISION

I. PROJECT LOCATION

A 4.95 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 FOUR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

IV. EXISTING CONDITIONS

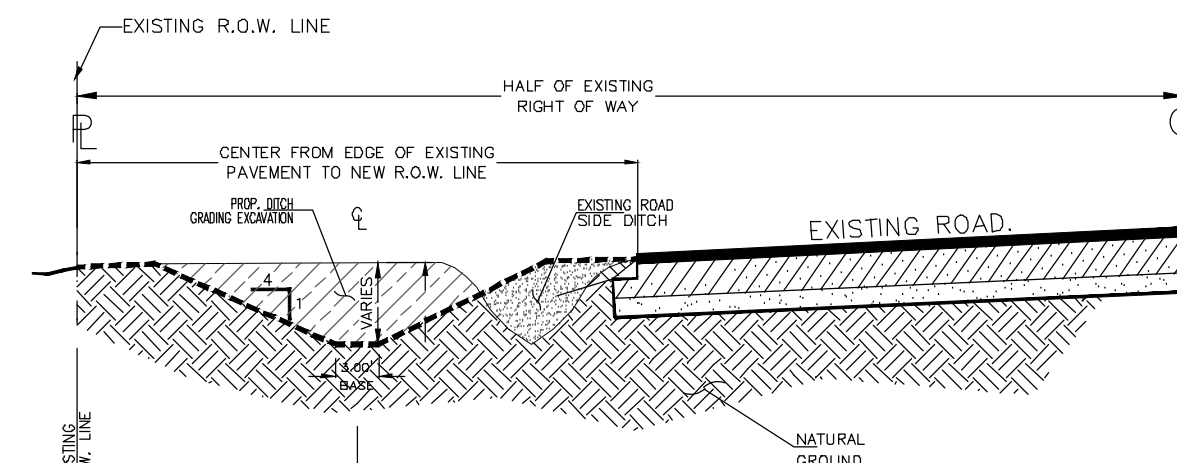
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.1%). EXISTING RUNOFF (10.30 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTH SIDE OF THIS TRACT, INTO DONNA IRRIGATION DIST. H.C. #1, DRAINAGE DITCH.

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



RECONSTRUCTION OF ROAD SIDE DITCH
ON SOUTH SIDES OF BENITO RAMIREZ

CONSTRUCTION COST ESTIMATE:

1-WATER:	\$ _____
2-OSSF:	\$ _____
3-DRAINAGES:	\$ _____
TOTAL:	\$ _____

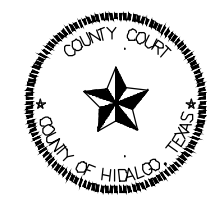
No.	SHEET	REVISION	DATE	APPROVED

LOCATION MAP
SCALE: 1"=400'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

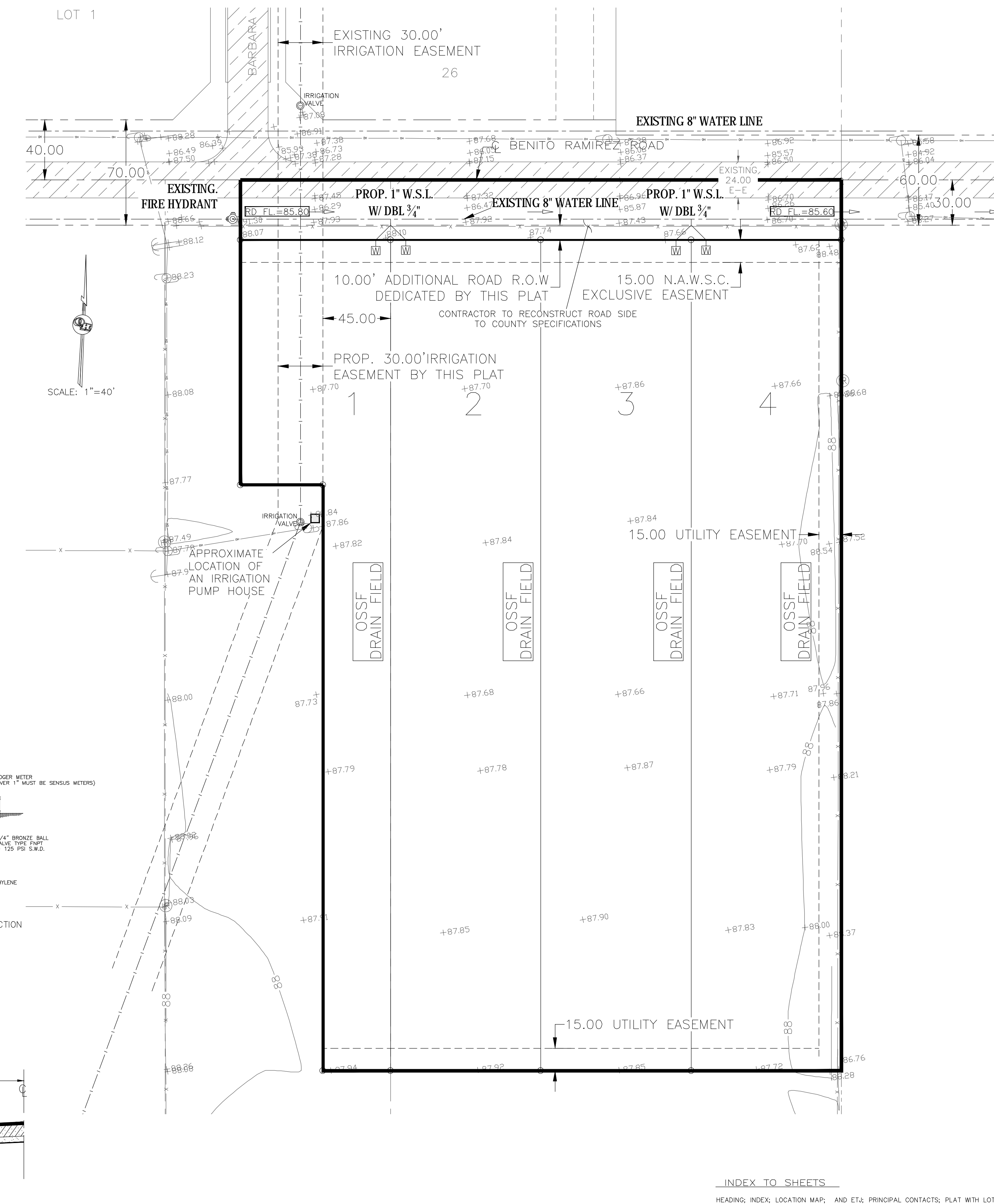
JURISDICTION OF A MUNICIPALITY:
T & O RANCH No.2 SUBDIVISION IS LOCATED SOUTH SIDE OF BENITO RAMIREZ ROAD APPROXIMATE 400 FEET WEST OF BRUSHLINE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT. NO. 4.



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

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

LOT 1



SCALE: 1"=40'

INDEX TO SHEETS

HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATIONS; 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; N.A.W.S.C CERTIFICATE, IRRIGATION DISTRICT CERTIFICATE

WATER AND WASTEWATER DISTRIBUTION DESIGN; TYPICAL WATER AND ONSITE SANITARY SEWER FACILITY (OSSF); REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF 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.

SHEET NO. 1 OF 3 SHEETS	DATE PREPARED 08-18-2021	PREPARED BY JRT	CHECKED BY	APPROVED BY
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

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

DATE OF PREPARATION 08-18-2021

F:\DATA\SUBDIVISION\EDNBURG\T & O RANCH No.2\ PLAT