



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: 5-03-2022

PROPOSED T & O RANCH No.3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: S2 ENGINEERING, PLLC DEVELOPER: T & O RANCH INVESTMENTS LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF MILE 1 EAST ROAD APPROXIMATE ¼ MILE NORTH OF MILE 4 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MERCEDES.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 04-14-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 1 EAST ROAD, SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FT ONTO MILE 1 EAST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 04-14-2022 BY, DANIEL GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 04-14-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: M.H.W.S.C. LINE SIZE: 2" LOCATION: MILE 1 EAST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 04-14-2022 : BY MARTIN RAMIREZ 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:

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

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.

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 FOR 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 0525 B EFFECTIVE DATE: JANUARY 2, 1981.

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 SETBACK: 30.00 FEET REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE SETBACK: 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 OCCUPYING THE LOT. NO COMMERCIAL SHALL BE ALLOWED.

5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

--B.M. No. 1--ELEV. 96.00 TOP OF A NAIL AT THE S.E. CORNER OF THE PROPERTY AT THE EXISTING CENTER LINE OF MILE WHALEN ROAD (NAVD 1988) COORDINATE: X=1117671.54 Y=16585839.27

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF _____ CUBIC FEET (_____ ACRE FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL PEGULATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 2 EAST ROAD SIDE DITCH (SEE SHEET NO.3 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HDD#1.)

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, GRASS, OR FLOWERS) AND OTHER CONSTRUCTIONS 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 OCCUPYING AN EASEMENT.

11. 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 SEWERAGE ONLY.

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.

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

13. T & O RANCH INVESTMENTS LLC THE SUBDIVIDER OF T & O RANCH No.3 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.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

15. 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. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

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

T & O RANCH INVESTMENTS LLC AS OWNER OF THE 5.58 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED T & O RANCH No.3 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 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____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCEDES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS T & O RANCH No.3 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE ____ DAY OF _____, 20____.

CHAIRPERSON--PLANNING & ZONING COMMISSION

CITY MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MERCEDES, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS T & O RANCH No.3 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE ____ DAY OF _____, 20____.

CITY SECRETARY MAYOR

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF T & O RANCH No.3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

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(O). 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

Table with 2 columns: SHEET and INDEX TO SHEETS OF T & O RANCH No.3 SUBDIVISION. Includes details for SHEET 1 (HEADING, INDEX, LOCATION MAP, AND ETJ) and SHEET 2 (WATER DISTRIBUTION AND OSSF MAP).

METES AND BOUNDS 5.58-ACRE TRACT

A 5.58-ACRE TRACT OF LAND, OUT OF LOT 9 BLOCK 68, CAPISALLO DISTRICT SUBDIVISION, MAP, OR PLAT THEREOF RECORDED IN VOLUME P, PAGE 227, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF MILE 1 EAST ROAD AND APPROXIMATELY 1,793 FEET NORTH OF MILE 4 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND NO.4 REBAR (N:16569626.2200, E:1183312.9190) ON THE APPARENT EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 1 EAST ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 9, CAPISALLO DISTRICT SUBDIVISION. THENCE SOUTH 1°18'55.73" EAST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 9, A DISTANCE OF 50.00 FEET TO A NO.4 REBAR FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 5.58-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 5.58-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 1°18'55.73" EAST, PARALLEL WITH THE APPARENT WEST LOT LINE OF SAID LOT 9, AND WITH THE SAID MILE 1 EAST ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE, THE EAST LOT LINE OF SAID LOT 9 OF SAID 5.58-ACRE TRACT, A DISTANCE OF 746.78 FEET TO A POINT ON SAID MILE 1 EAST ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT EASTERNMOST SOUTHEAST CORNER OF SAID 5.58-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE, SOUTH 88°41'4.27" WEST, PARALLEL TO THE APPARENT NORTH LOT LINE OF LOT 9 AND WITH THE NORTHERNMOST SOUTH LOT LINE OF SAID 5.58-ACRE TRACT, A DISTANCE OF 20.00 TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT MILE 1 EAST ROAD EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 326.04 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERNAL CORNER OF SAID 5.58-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, NORTH 1°18'55.73" WEST, WITH THE SAID WEST LOT LINE OF LOT 9 AND OF SAID 5.58-ACRE TRACT, A DISTANCE OF 746.78 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 5.58-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, NORTH 88°41'4.27" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 9 AND THE NORTH LOT LINE OF SAID 5.58-ACRE TRACT, A DISTANCE OF 306.04 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID MILE 1 EAST ROAD WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 326.04 FEET TO A FOUND NO. 4 REBAR ON THE SAID MILE 1 EAST ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT NORTHEAST CORNER OF SAID 5.58-ACRE TRACT OF LAND HEREIN DESCRIBED; AND BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 5.58 ACRES OF LAND, OF WHICH 0.034 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 5.58 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL ENGINEER

No.94026 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIZ GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE ____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR

No.2791 STATE OF TEXAS



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 No.3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9

DATED THIS ____ DAY OF _____, 20____.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9. 2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE. 3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. 4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

PRINCIPAL CONTACTS:

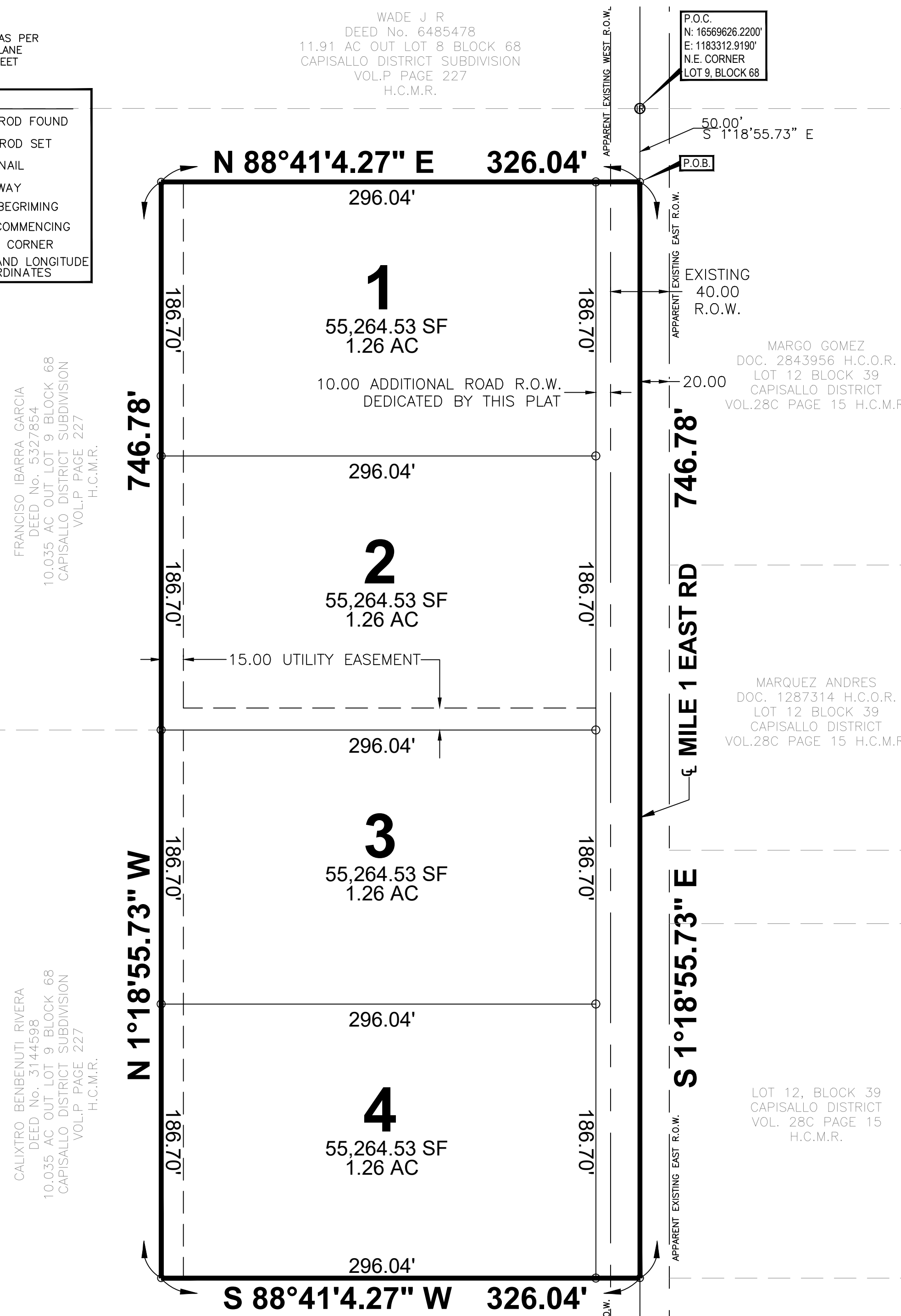
Table with 4 columns: Name, Address, City & Zip, Phone. Lists contact info for Owner (T & O Ranch Investments LLC), Engineer (Jose N. Saldivar, P.E.), and Surveyor (Homero L. Gutierrez, R.P.L.S.).

T & O RANCH No.3 SUBDIVISION

A 5.58-ACRE TRACT OF LAND, OUT OF LOT 9 BLOCK 68, CAPISALLO DISTRICT SUBDIVISION, MAP, OR PLAT THEREOF RECORDED IN VOLUME P, PAGE 227, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS,



LEGEND table defining symbols for iron rods, set nails, right of way lines, points of beginning, points of commencement, southwest corners, and latitude/longitude coordinates.



CALIXTRO BENBENUTI RIVERA DEED No. 3144598 10.035 AC OUT LOT 9 BLOCK 68 CAPISALLO DISTRICT SUBDIVISION VOL. P PAGE 227 H.C.M.R.



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

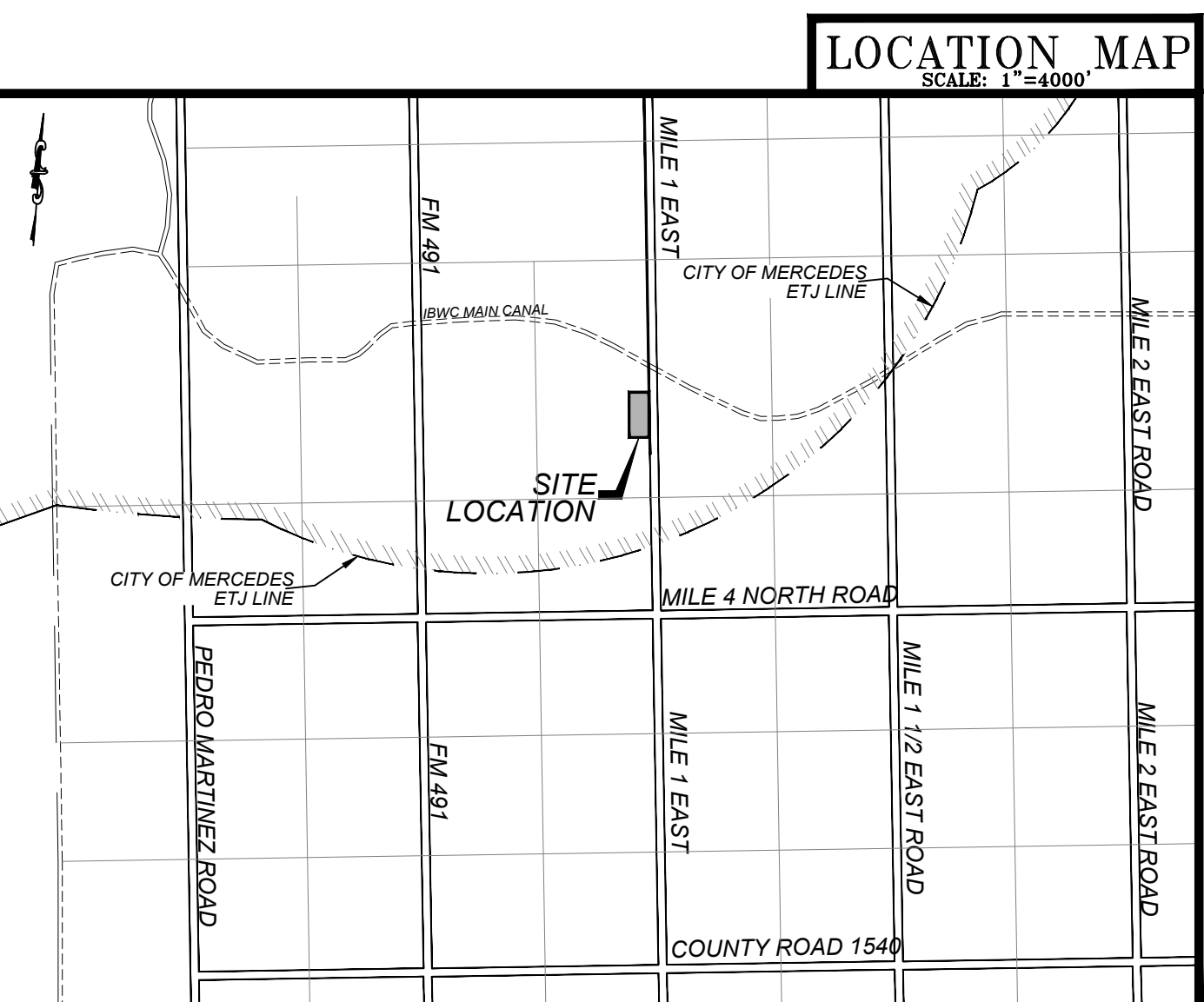
WILT VICTORIA WADE DEED No. 6485478 14.34 AC OUT LOT 9 BLOCK 68 CAPISALLO DISTRICT SUBDIVISION VOL. P PAGE 227 H.C.M.R.

P.O.C. N: 16569626.2200 E: 1183312.9190 N.E. CORNER LOT 9, BLOCK 68

MARGO GOMEZ DOC. 2843956 H.C.O.R. LOT 12 BLOCK 39 CAPISALLO DISTRICT VOL.28C PAGE 15 H.C.M.R.

MARQUEZ ANDRES DOC. 1287314 H.C.O.R. LOT 12 BLOCK 39 CAPISALLO DISTRICT VOL.28C PAGE 15 H.C.M.R.

LOT 12, BLOCK 39 CAPISALLO DISTRICT VOL. 28C PAGE 15 H.C.M.R.



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

T & O RANCH No.3 SUBDIVISION IS LOCATED EAST OF MILE 1 EAST ROAD APPROXIMATE 1/2 MILES NORTH OF MILE 4 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MERCEDES (POPULATION 20,346 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

S2 ENGINEERING, PLLC logo and contact information: 2424 MIMOSA ST. MISSION, TX 78574. PHONE No. (956) 403-9787. Email: s2engineering.ns@gmail.com. CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22898

T & O RANCH No.3 SUBDIVISION
 A 5.58-ACRE TRACT OF LAND, OUT OF LOT 9 BLOCK 68, CAPISALLO DISTRICT SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME P. PAGE 227, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

PROPOSED WATER (M.H.W.S.C.) AND DRAINAGE IMPROVEMENTS

S2 ENGINEERING PLLC
 CIVIL ENGINEERING - CONSTRUCTION MANAGER - TYPE P - 22268
 2424 MIMOSA ST.
 MISSION, TX 78574
 PHONE No. (956) 403-9787
 Email: s2engineering@se@gmail.com

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 T & O RANCH No.3SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION(M.H.W.S.C.). THE SUBDIVIDER AND M.H.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH M.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND M.H.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. M.H.W.S.C. HAS ONE EXISTING 4" ALONG THE NORTH SIDE OF BAKER ROAD ROAD FROM

WATER DISTRIBUTION FOR THE T & O RANCH No.3 SUBDIVISION CONSISTS OF FOUR (2)-1" DIAMETER DUAL SERVICE LINES, THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____, OR \$____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID M.H.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 M.H.W.S.C. UPON REQUEST BY THE LOT OWNER, M.H.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 M.H.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.3SUBDIVISION 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. A CERTIFY LICENSE SANITARIAN 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 4 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A HARLINGEN CLAY (19) 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.

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND 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 HAS BEEN INSTALLED AT A TOTAL COST OF \$____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$____ FOR THE ENTIRE SUBDIVISION.

JOSE N. SALDIVAR, PE
 P.E. # 94076



SUBDIVIDER CERTIFICATION:

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:

I, TOMAS J. ARREDONDO SUBDIVIDER OF T & O RANCH No.3 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
 1201 S. HUISACHE AVE.
 PHARR, TEXAS 78577

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC
 MY COMMISSION EXPIRES ____

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO

T & O RANCH No.3SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR MILITARY HIGHWAY WATER SUPPLY CORPORATION(M.H.W.S.C.). EL DUEÑO Y M.H.W.S.C. HAN HECHO UN CONTRATO EN CUAL M.H.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y M.H.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. M.H.W.S.C. TIENE UNA LINEA DE AGUA DE 4 PULGADAS DE DIAMETRO A LADO NORTE DE LA CALLE BAKER.

LA DISTRIBUCION DE AGUA PARA T & O RANCH No.3 SUBDIVISION CONSISTE EN CUATRO (2) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL, CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANGADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO 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 M.H.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 M.H.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 SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO 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 4 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES HARLINGEN CLAY (19) 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.

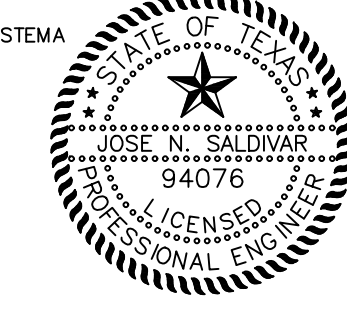
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$0.000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$0.000.00 EL DEPARTAMENTO 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 LOS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

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

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$0.000.00 POR SISTEMA A UN COSTO TOTAL DE \$0.000.00 TODA LA SUBDIVISION.

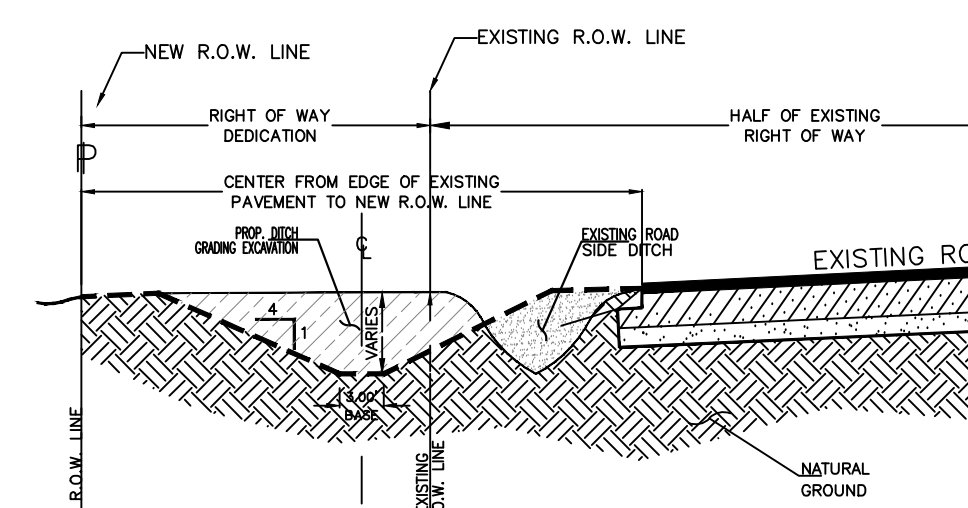
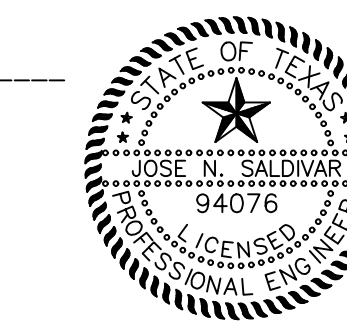
JOSE N. SALDIVAR, PE
 P.E. # 94076



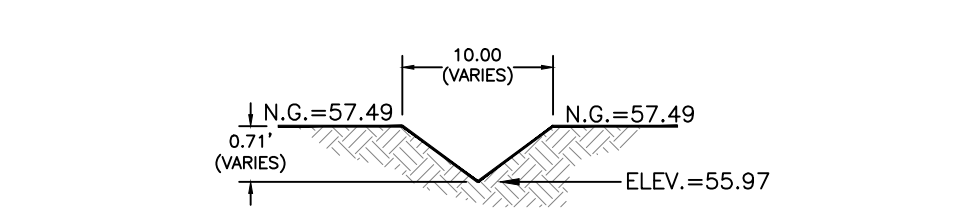
DRAINAGE REPORT FOR T & O RANCH No.3SUBDIVISION

- I. PROJECT LOCATION
 A 5.58-ACRE TRACT OF LAND, OUT OF LOT 9 BLOCK 68, CAPISALLO DISTRICT SUBDIVISION, MAP, OR PLAT THEREOF RECORDED IN VOLUME P, PAGE 227, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS AND IS LOCATED ON THE WEST SIDE OF MILE 1 EAST ROAD APPROXIMATE 1/4 MILE NORTH OF MILE 4 NORTH ROAD AND IS LOCATED IN THE COUNTY OF HIDALGO AND LIES WITHIN THE 1.5 MILE ETJ OF THE CITY OF MERCEDES. (REFER TO EXHIBIT B).
- II. FLOOD PLAIN
 THE SUBJECT TRACT LIES IN ZONE "C" THIS SUBDIVISION IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING) FEMA FIRM COMMUNITY PANEL No. 480334 0525 B EFFECTIVE DATE: JANUARY 2, 1981. (REFER TO EXHIBIT C).
- III. SOIL CONDITIONS
 A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HARLINGEN CLAY (19), HYDROLOGIC GROUP D, HIGH SHRINK-SWELL POTENTIAL.
- IV. EXISTING CONDITIONS
 THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.12%), EXISTING RUNOFF (2.89 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.
- V. PROPOSED CONDITIONS
 THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 4 LOTS FOR RESIDENTIAL USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 8.52 CFS FOR A TOTAL 11.41 CFS. I HAVE CALCULATED THAT 15,423 CF OF STORM RUNOFF FOR A 50-YEAR DESIGN FREQUENCY, AND WILL BE DETAINING WITHIN THE PROPERTY BY EXISTING NATURAL LOW AREAS, AND WILL BE OUT FALLING INTO THE RE-GRADED ROAD SIDE DITCH OF MILE 1 EAST ROAD. 60% OF THE AREA OF EACH LOT WILL REMAIN IMPERVIOUS. AN 18-INCH PIPE WITH SAFETY END TREATMENT WILL BE REQUIRED AT DRIVEWAYS.

JOSE N. SALDIVAR, PE
 P.E. # 94076

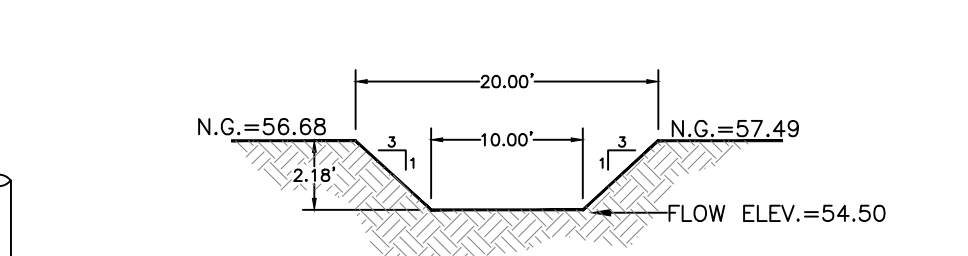


RECONSTRUCTION OF ROAD SIDE DITCH FOR MILE 1 EAST ROAD, CROSS SECTION "A" - "A"



EXISTING ROAD SIDE DITCH SECTION "A" - "A"

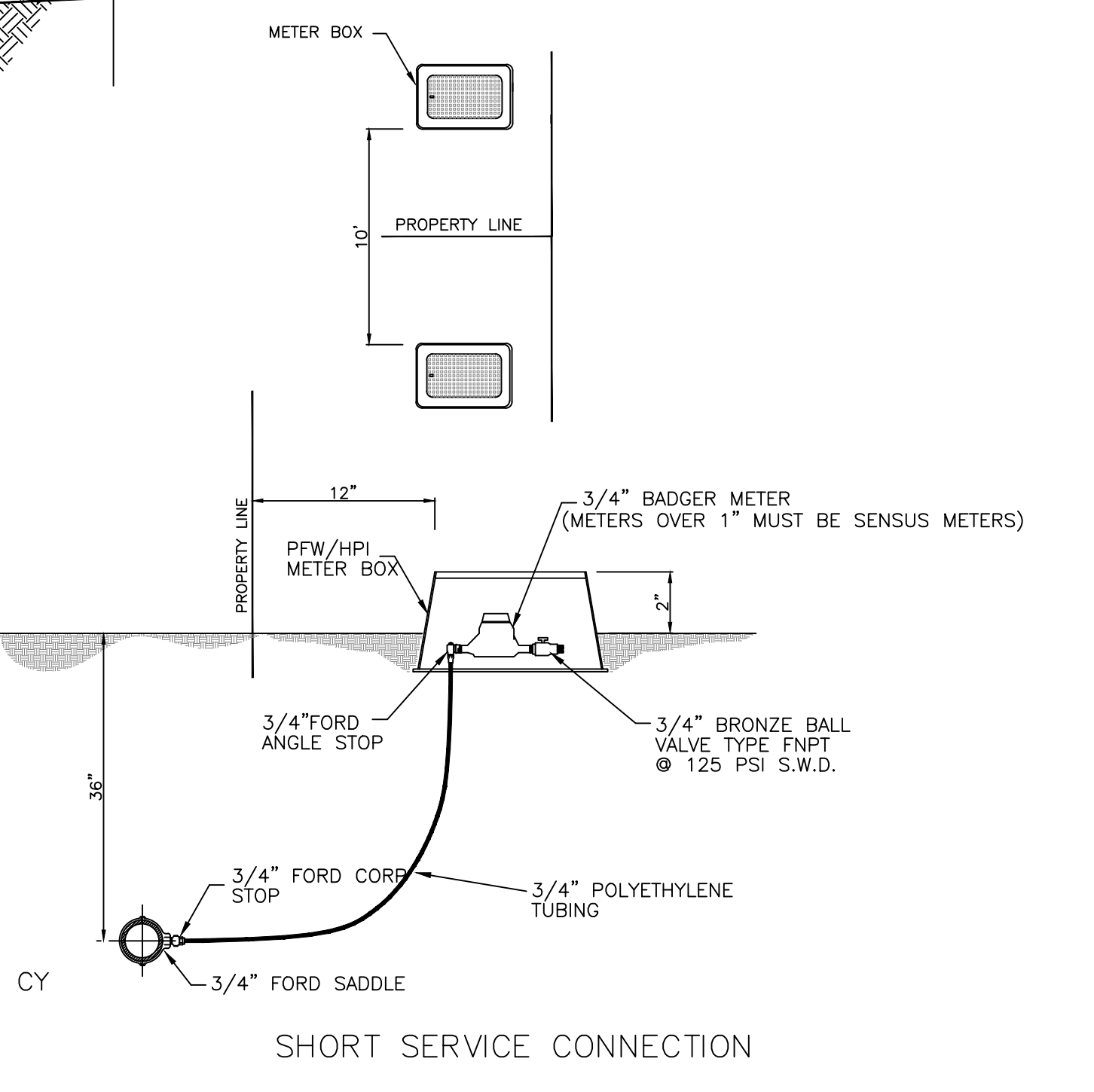
EXISTING CROSS SECTION AREA
 3.55 SF x 600 LF = 2,130 CF / 78.89 CY



PROPOSED ROAD SIDE DITCH SECTION "A" - "A"

PROPOSED CROSS SECTION AREA
 32.70 SF x 600 LF = 19,620.00 CF / 726.67 CY

DETENTION REQUIRED: 15,423 CF / 571 CY
 DETENTION PROVIDED: 17,490 CF / 648 CY



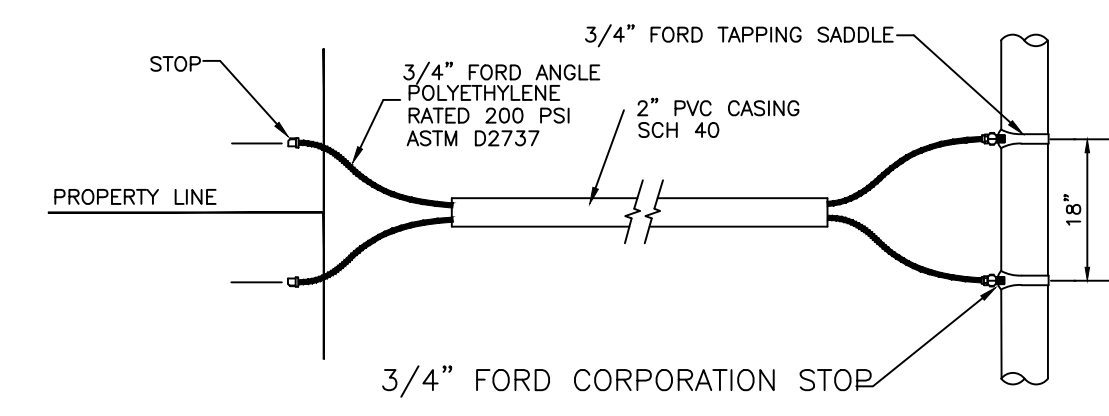
SHORT SERVICE CONNECTION

LEGEND

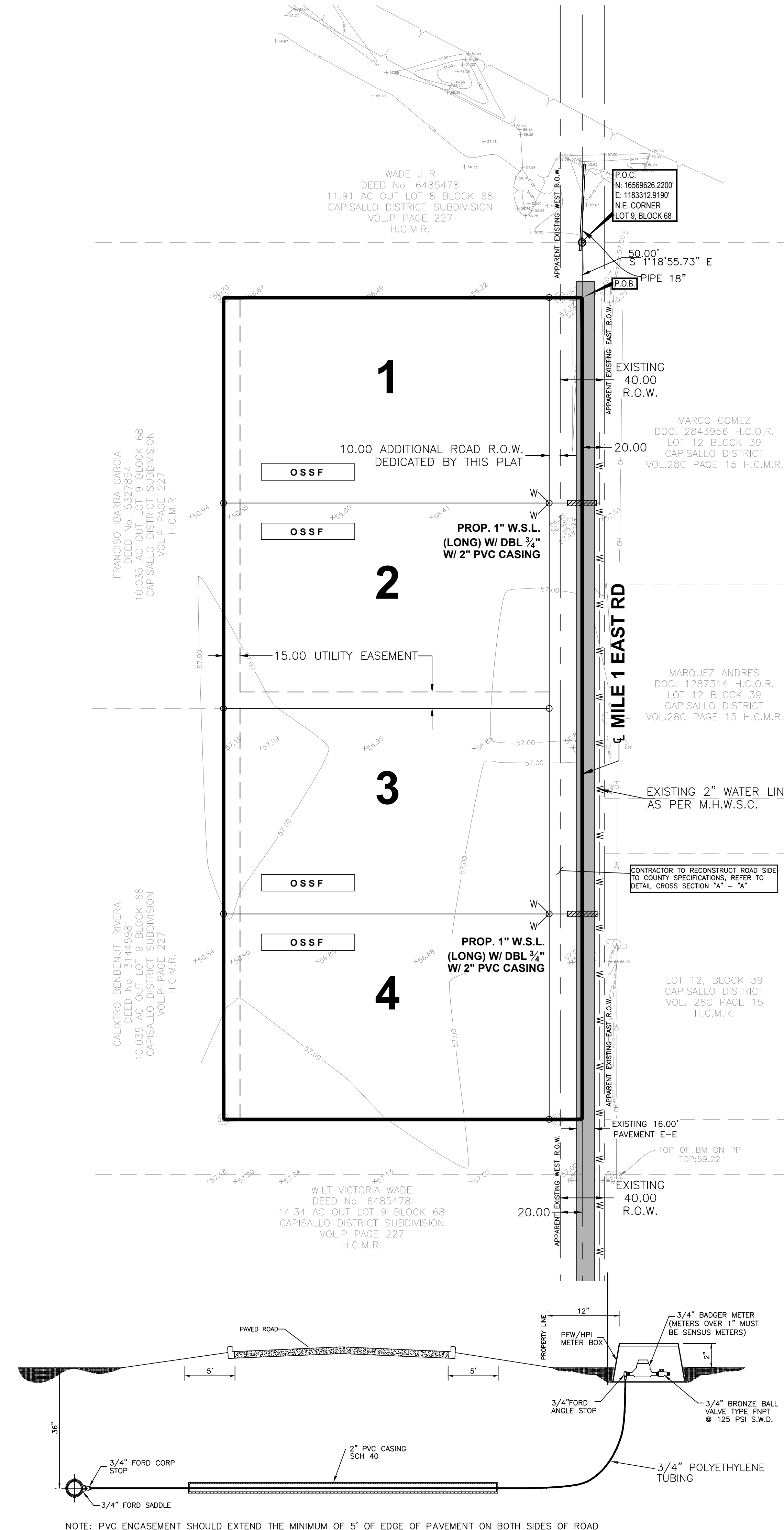
- - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD SET
- - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X - LATITUDE AND LONGITUDE COORDINATES

CONSTRUCTION COST ESTIMATE:

1-WATER:	\$
2-OSSF:	\$8,800.00
3-PAVING:	\$ N/A
4-DRAINAGES:	\$
TOTAL:	\$



LONG SERVICE CONNECTION



NOTE: PVC ENCASEMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD

NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 16" BELOW NATURAL GROUND