



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-26-2022

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF MILE 1 EAST ROAD APPROXIMATELY 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. FINAL APPROVAL DATE: 07-25-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 07-25-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: (4) OSSF'S HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 7-25-2022 : 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: 6,000.00 For: (4) OSSF'S

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 3, 2022

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

Final Approval with financial guarantee.

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

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GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE NATURAL GROUND OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 1 EAST ROAD WHICHEVER IS GREATER
- 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 QUALIFIED FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

- 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 LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

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. 59.22 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE 1 EAST ROAD IN THE VICINITY OF THE S.E. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: X=1183363.50 Y=16568776.68

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 15,423 CUBIC-FEET (0.35 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 VEGETATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 1 EAST ROAD SIDE DITCH (SEE SHEET NO.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCCID#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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

11. 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. 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 OCCUPANCY 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.

16. "NOTICE": SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

17. DRAINAGE IMPROVEMENTS WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1 ALONG MILE 1 EAST ROAD.

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

T & O RANCH INVESTMENTS LLC
AS OWNER OF THE 5.59 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 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 _____
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--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

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

DATED THIS _____ DAY OF _____ 20____

- 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.
- 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.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- 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

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. DATE _____
GENERAL MANAGER

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 _____

INDEX TO SHEETS OF T & O RANCH No.3 SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND E.T.; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE CONTACT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; HCCID#9 AND HCCID. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; 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
SHEET 3	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.

METES AND BOUNDS
5.59-ACRE TRACT

A 5.59-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 PURPOSES, 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: 1656926.2200, 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; THENCE SOUTH 1°18'55.73" EAST, WITH SAID MILE 1 EAST ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE AND 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 5.59-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 5.59-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 1°18'55.73" EAST, WITH SAID MILE 1 EAST ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE, AND THE EAST LOT LINE OF LOT 9 AND OF SAID 5.59-ACRE TRACT, A DISTANCE OF 746.78 FEET TO A POINT ON THE SAID MILE 1 EAST ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHEAST CORNER OF SAID 5.59-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 88°41'4.27" WEST, PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 9 AND WITH THE APPARENT SOUTHERNMOST NORTH LOT LINE OF A TRACT OF LAND VESTED IN LEAL GARZA, A DISTANCE OF 30.00 FEET PASSED A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID MILE 1 EAST ROAD, CONTINUING FOR A DISTANCE OF 10.00 FEET PASSED A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID MILE 1 EAST ROAD VIA DEDICATION OF THIS PLAT, CONTINUING FOR A TOTAL DISTANCE OF 326.04 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 5.59-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE NORTH 1°18'55.73" WEST, PARALLEL WITH THE SAID EAST LOT LINE OF LOT 9, AND WITH THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID LEAL GARZA TRACT AND AT A DISTANCE OF 373.39 FEET CONTINUING WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF A TRACT OF LAND VESTED IN IBARRA GARZA, AND CONTINUING FOR A TOTAL DISTANCE OF 746.78 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 5.59-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE NORTH 88°41'4.27" EAST, PARALLEL WITH THE APPARENT NORTH LOT LINE OF SAID LOT 9, AND WITH THE APPARENT NORTHERNMOST SOUTH LOT LINE OF SAID IBARRA GARZA TRACT AND NORTH LOT LINE OF SAID 5.59-ACRE TRACT, A DISTANCE OF 296.04 FEET PASSED A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID MILE 1 EAST ROAD PROPOSED WEST RIGHT-OF-WAY LINE, CONTINUING FOR A DISTANCE OF 10.00 FEET PASSED A NO. 4 REBAR FOUND WITH PLASTIC CAP STAMPED 2791 ON THE SAID MILE 1 EAST ROAD EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 326.04 FEET TO A POINT ON THE SAID MILE 1 EAST ROAD EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE FOR THE SAID NORTHEAST CORNER OF 5.59-ACRE TRACT OF LAND HEREIN DESCRIBED; AND BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 5.59 ACRES OF LAND, OF WHICH 0.343 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, AND 0.171 OF AN ACRE DEDICATED VIA THIS PLAT FOR ROAD RIGHT-OF-WAY, FOR A NET OF 5.076 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.94076 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(e)

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: _____ DATE _____
HIDALGO COUNTY CLERK



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

ON _____ AT _____ AM/PM

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

BY: _____ DEPUTY

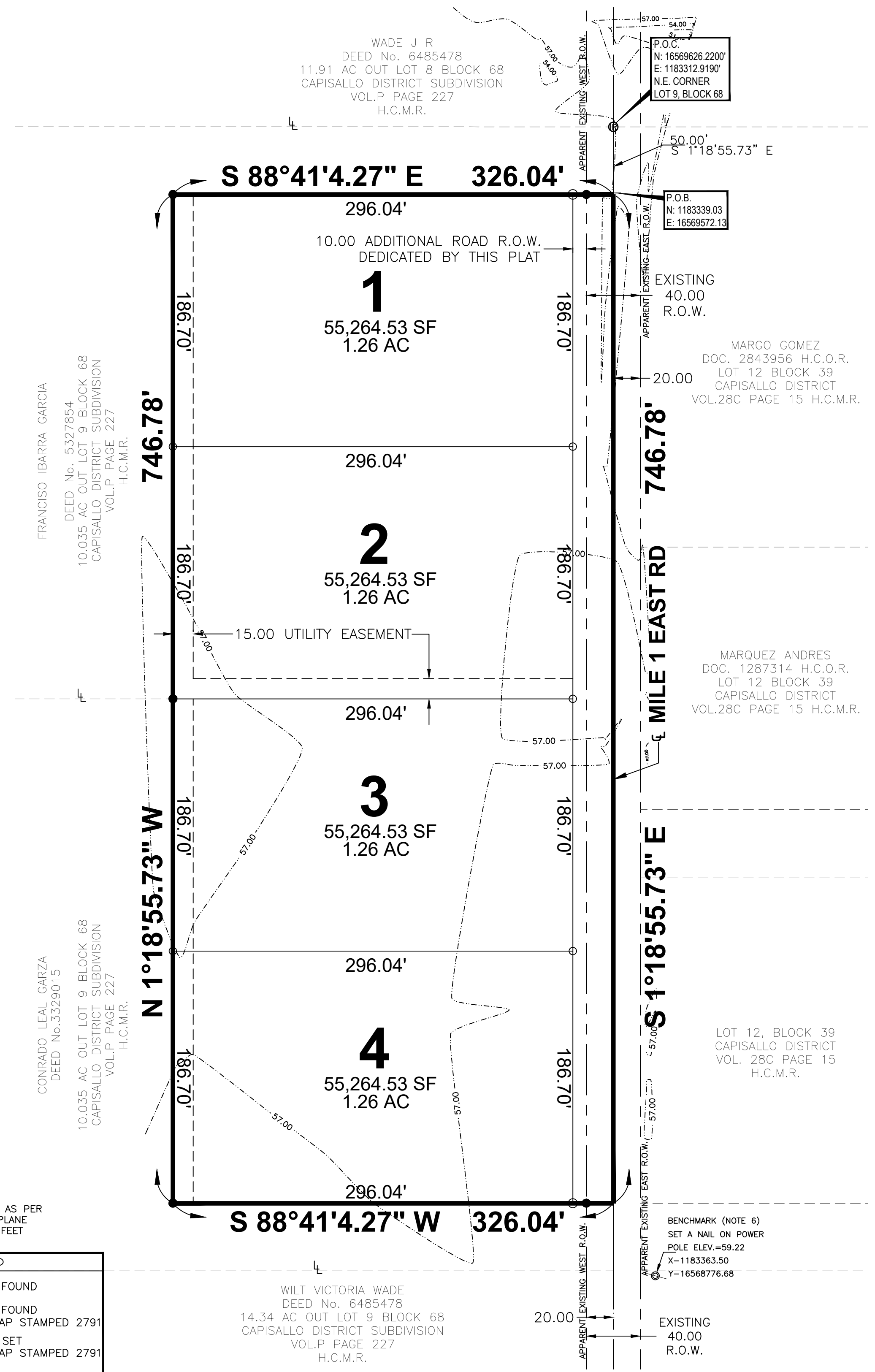
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: T & O RANCH INVESTMENTS LLC TOMAS J. ARREDONDO--PRESIDENT	1201 S. HUISACHE AVE.	PHARR, TX 78577	(956)222-8135
ENGINEER: JOSE N. SALDIVAR, P.E.	2424 MIMOSA	MISSION, TEXAS 78574	(956) 403-9787
SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

T & O RANCH No.3 SUBDIVISION

A 5.59-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

SCALE: 1"=60'



LEGEND

- ⊙ - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- ⊙ - 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



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 1/4 MILES NORTH OF MILE 4 NORTH ROAD. THIS IS THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MERCEDDES (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.

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

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 T & O RANCH No.3 SUBDIVISION 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 FROM THE

SEWER 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.

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 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.
 SEWER FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

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



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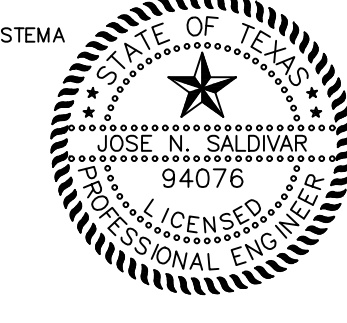
PRELIMINARY
 JOSE N. SALDIVAR, PE
 P.E. # 94076

PROVISION DE AGUA- DESCRIPCION, GASTOS Y FECHAS DE INICIO
 T & O RANCH No.3 SUBDIVISION 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 SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y M.H.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE 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.

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.

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 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.
 SEWER FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

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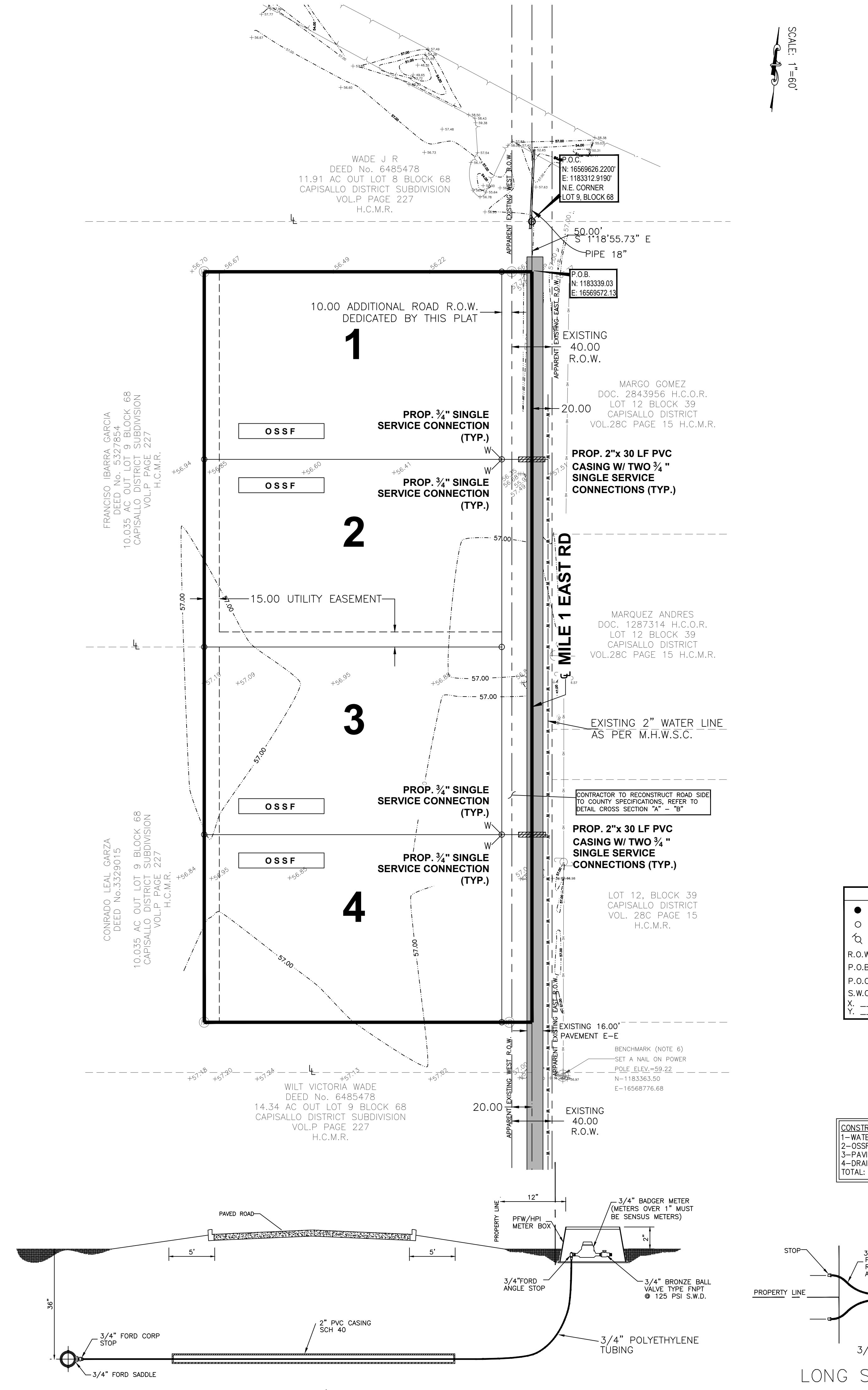
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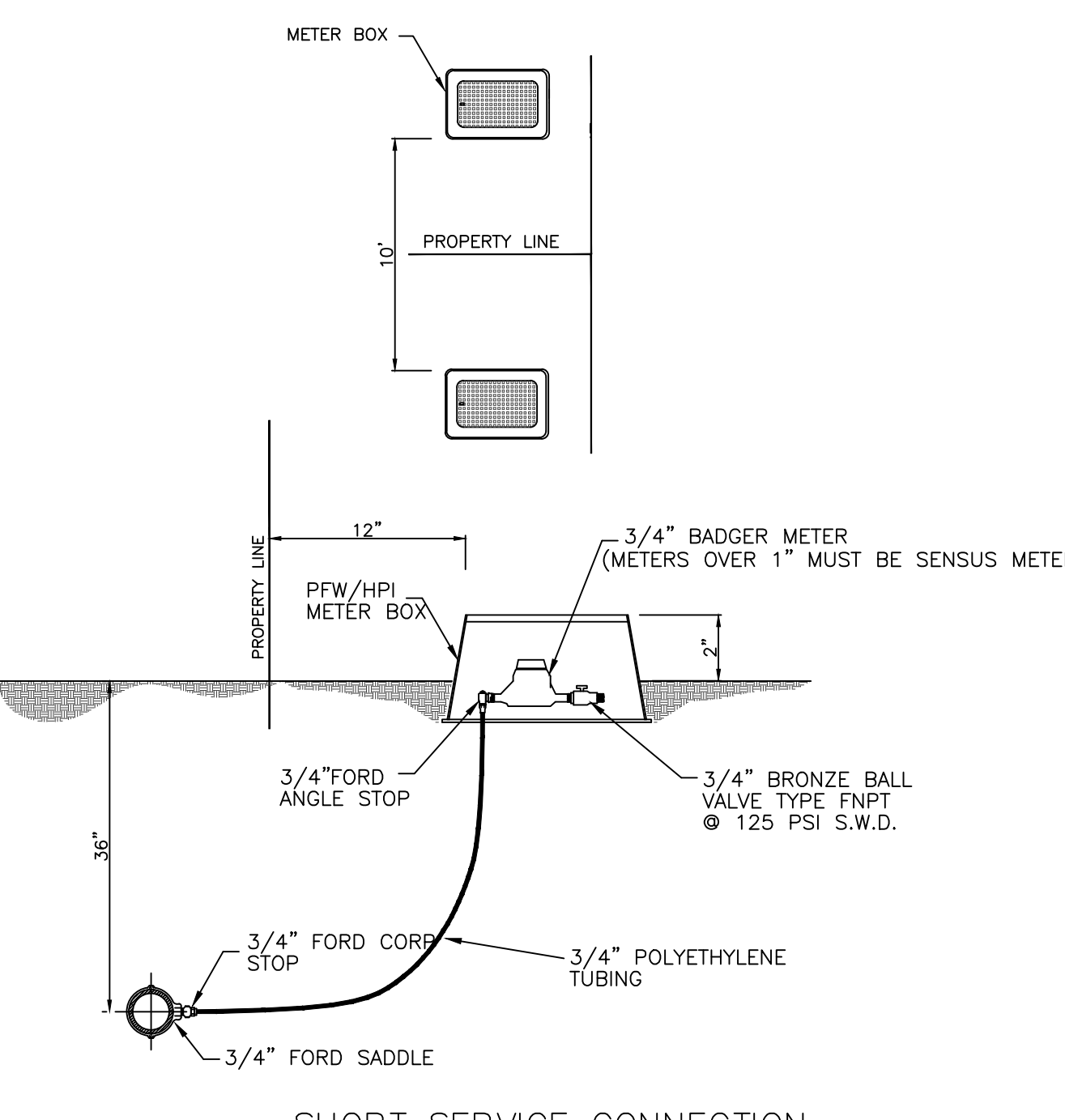
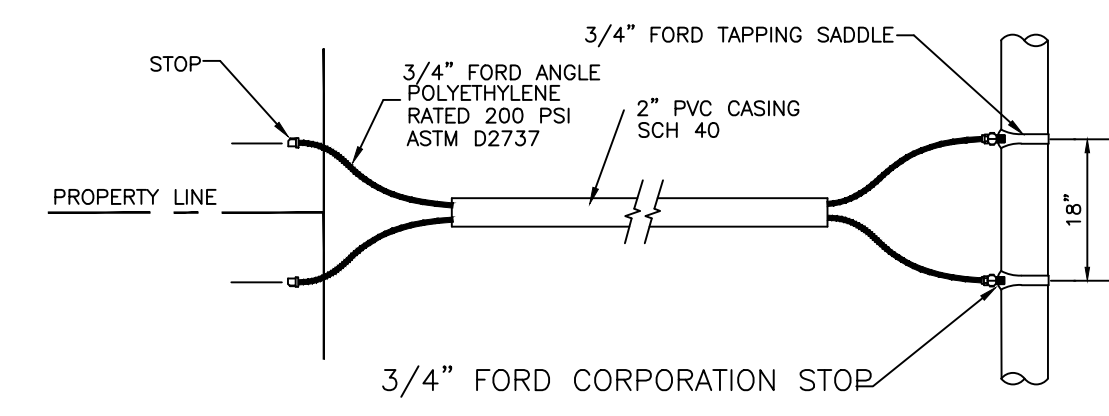
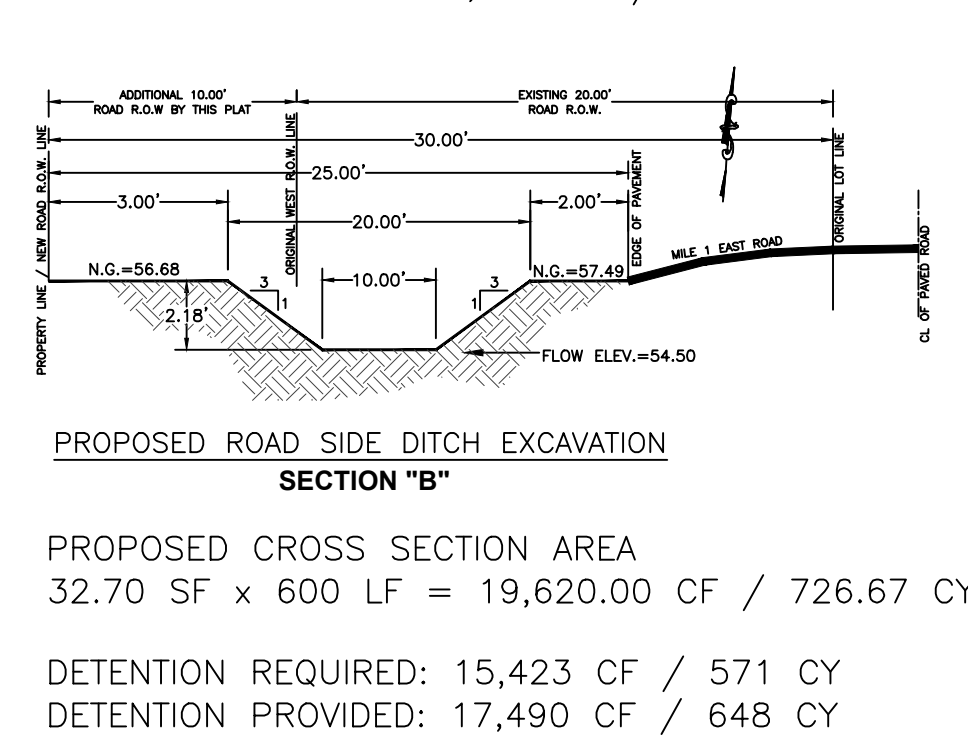
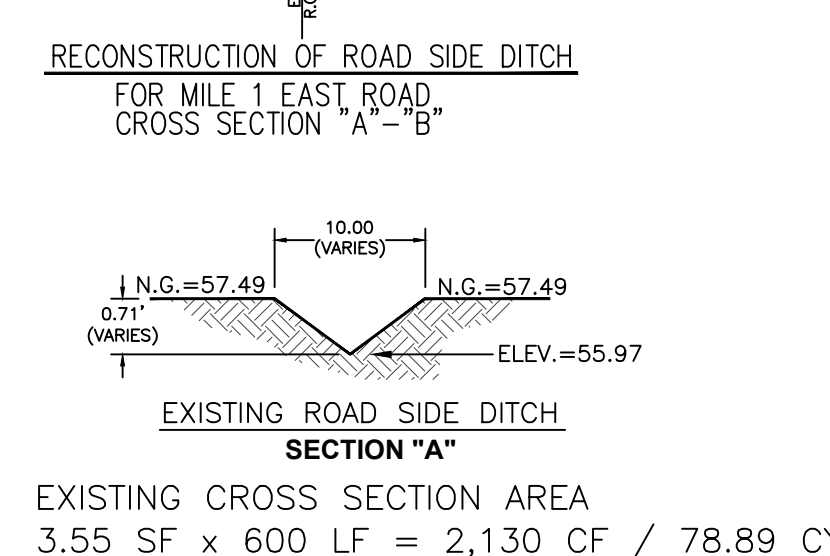
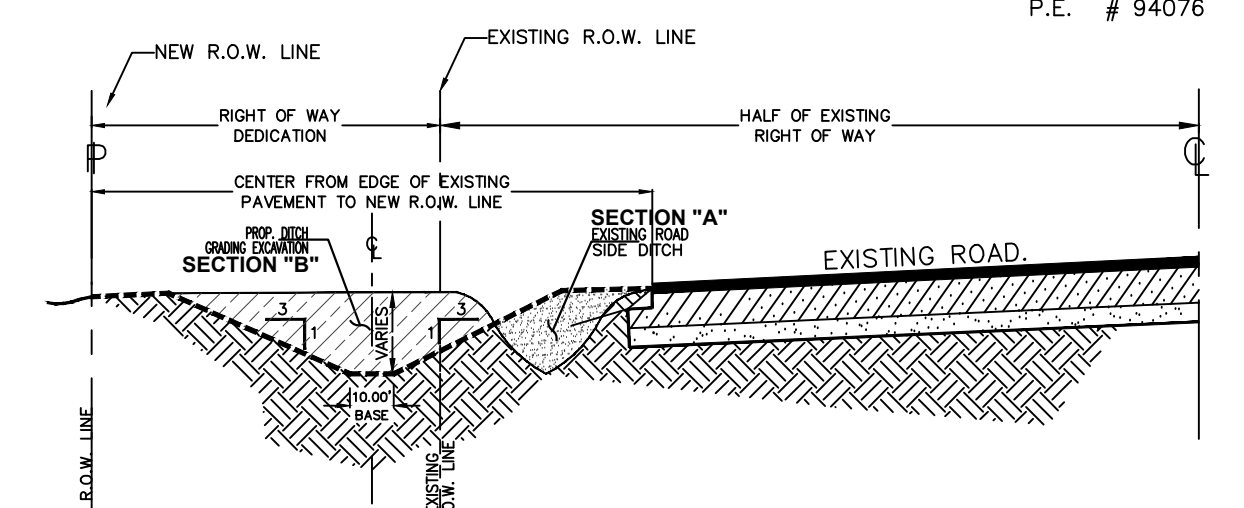


LEGEND

- - 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:	\$5,800.00
3-PAVING:	N/A
4-DRAINAGES:	
TOTAL:	



NOTE: PVC ENCASUREMENT 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