



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: **4-04-2023**

PROPOSED **TARS NO 2 SUBDIVISION**, PRECINCT No. **1**.

ENGINEER: **S2 ENGINEERING PLLC.** DEVELOPER: **TARS DEVELOPMENT 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: **NORTH SIDE OF GONZALEZ ROAD APROXIMATELY ¼ OF MILE EAST OF MILE 2 WEST ROAD.**

SUBDIVISION LIES WITHIN THE: ETJ OF **PROGRESO**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **12-9-2022** PROPERTY LIES WITHIN FLOOD ZONE "**C**" AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO GONZALEZ ROAD SIDE DITCH.**

ROAD R.O.W. DEDICATION: **10.0 FEET ONTO GONZALEZ ROAD.**

H.C.R.O.W. PRELIMINARY APPROVAL DATE: **3-9-2023** BY, **DANNY GUZMAN, PRECINCT 1** R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: **3-30-23** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: **MHWSC.** LINE SIZE: **3"** LOCATION: **GONZALEZ ROAD.**

H.C.E.O.C. PRELIMINARY APPROVAL DATE: **3-10-2023** : 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 **PROGRESO.**

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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METES AND BOUNDS

A 6.30 ACRE TRACT OUT OF TRACT I (THE WEST 5.57 ACRES OUT OF LOT 29A), AND OUT OF TRACT II (THE EAST 8.79 ACRES OUT OF LOT 29A), ALSO KNOWN AS LOT 29A OF RE-SUBDIVISION OF BLOCKS 13, 14, 17, 18, 28, 29, 32, 33, 50, 51, 54, 55, 72, & 73, LLANO GRANDE SUBDIVISION PLAT RECORDED IN VOLUME 5, PAGE 28, HIDALGO COUNTY MAP RECORDS, SAID 6.30-ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 60 "D" NAIL AT THE SOUTHWEST CORNER OF MG SUBDIVISION AS RECORDED IN VOLUME 27, PAGE 155, HIDALGO COUNTY MAP RECORDS, COMMON CORNERS OF LOT 32, LOT 52A OF SAID RE-SUBDIVISION OF BLOCKS 13, 14, 17, 18, 28, 29, 32, 33, 50, 51, 54, 55, 72, AND 73, LLANO GRANDE SUBDIVISION, BEING THE CENTER LINE OF GONZALEZ ROAD.

THENCE, N 05°41'09" E, ALONG THE EAST LINE OF SAID MG SUBDIVISION, A DISTANCE OF 20.16 FEET TO A FND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE NORTH RIGHT OF WAY LINE OF SAID GONZALEZ ROAD CONTINUING WITHIN A DRAINAGE DITCH TO AA TOTAL DISTANCE OF 566.16' TO A FND 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, S 01°36'36" E, A DISTANCE OF 453.10 FEET TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, S 01°36'36" E A DISTANCE OF 561.54 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE NORTH RIGHT OF WAY OF SAID E GONZALEZ RD CONTINUING TO A TOTAL DISTANCE OF 561.54 FEET TO A SET 60 "D" NAIL AT THE CENTER LINE OF SAID GONZALEZ ROAD BEING THE SOUTHWEST CORNER OF LOT 29A OF RE-SUBDIVISION OF BLOCKS 13, 14, 17, 18, 28, 29, 32, 33, 50, 51, 54, 55, 72, & 73, LLANO GRANDE SUBDIVISION PLAT RECORDED IN VOLUME 5, PAGE 28, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 5
THIS PLAT IS APPROVED BY THE HIDALGO IRRIGATION DISTRICT No.5 ON THE ____ DAY OF _____, 2023
ATTEST:

SECRETARY _____ PRESIDENT
HIDALGO COUNTY IRRIGATION DISTRICT No.5

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TARS No.2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

I, TARS DEVELOPMENT LLC., OWNER OF THE 9.93 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TARS No.2 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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;
 - (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, MEMBER
TARS DEVELOPMENT LLC.
P.O. BOX 720096
MCALLEN, TEXAS 78504

MILITARY HIGHWAY WATER SUPPLY CORPORATION

THIS PLAT TARS No.2 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST.

DATE THIS ____ DAY OF _____, 20____

APPROVED BY _____ MANAGER

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 TEXAS WATER CODE NO. 49.21(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.

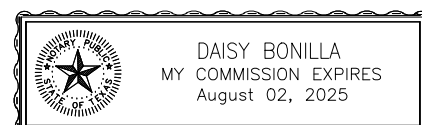
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TOMAS J. ARREDONDO proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this ____ day of _____, 2023.



NOTARY PUBLIC- STATE OF TEXAS

CITY OF PROGRESO CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PROGRESO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND/OR ORDINANCES OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF PROGRESO _____ DATE _____

SUBDIVISION PLAT OF TARS NO. 2 SUBDIVISION

A 6.30 ACRE TRACT OUT OF TRACT I (THE WEST 5.57 ACRES OUT OF LOT 29A), AND OUT OF TRACT II (THE EAST 8.79 ACRES OUT OF LOT 29A), ALSO KNOWN AS LOT 29A OF RE-SUBDIVISION OF BLOCKS 13, 14, 17, 18, 28, 29, 32, 33, 50, 51, 54, 55, 72, & 73, LLANO GRANDE SUBDIVISION PLAT RECORDED IN VOLUME 5, PAGE 28, HIDALGO COUNTY MAP RECORDS.



PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PROGRESO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND/OR ORDINANCES OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY that this plat of the TARS SUBDIVISION No.2 was reviewed and approved by the Hidalgo County Commissioners Court on _____.



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 STARR

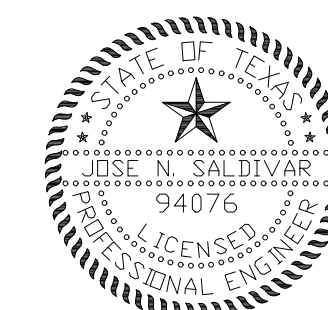
I, OSCAR HERNANDEZ, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT OF TARS NO.2 SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____.

OSCAR HERNANDEZ, RPLS
R.P.L.S. No. 5005



STATE OF TEXAS COUNTY OF STARR

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



JOSE N. SALDIVAR
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.

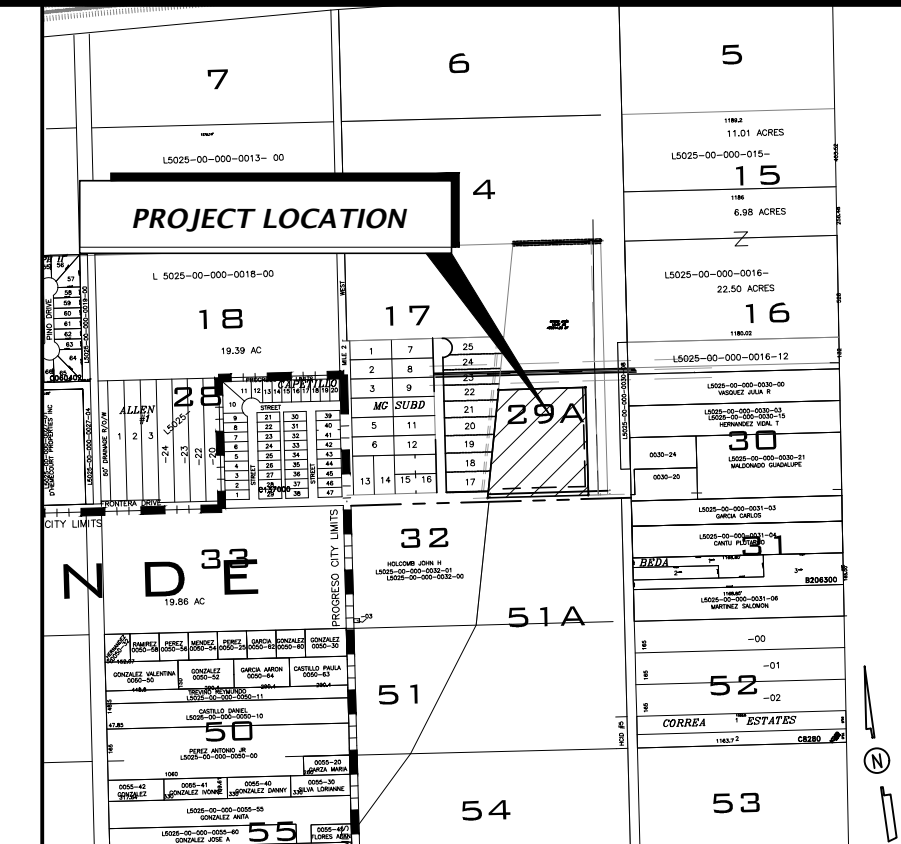
SCALE: 1" = 60'



- 60 "D" NAIL FOUND
- 1/2" IRON ROD FOUND
- IRON ROD SET (LOT CORNERS)

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING) AREAS DETERMINED TO BE BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER 460334 0525 B, MAP REVISED: JANUARY 02, 1981.
- 2.- 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. (ANY OTHER USE SHALL REQUIRE APPLICATIONS FOR DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). PLANNING FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 3.- MINIMUM FINISH FLOOR ELEVATION SHOULD BE 18" ABOVE THE CENTERLINE OF GONZALEZ RD.
- 4.- MINIMUM BUILDING SETBACK LINES:
FRONT.....25.00'
FRONT GARAGE.....18.00'
REAR.....15.00'
SIDE.....6.00'
SIDE CORNER.....10.00'/20.0' WHERE ROW IS GRATER THAN 50.0 FEET.
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- 5.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 10,289 CUBIC FEET (0.24 ACRE FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 4
- 6.- 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 LOT.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE 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 DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 7.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 8.- TARS DEVELOPMENT LLC THE OWNER & SUBDIVIDER OF TARS No. 2 SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- 9.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 5 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 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. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5; COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4. NO ALTERATIONS OR COVERING THAT COULD AFFECT THE SUBDIVISION'S WATER FLOW, SHOULD BE DONE TO THE ROADSIDE DITCH.
- 11.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.
- 12.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 ELEV. 70.20 LOCATED AT A LIGHT POLE ON THE SOUTH SIDE OF GONZALEZ RD N.A.V.D. 88 DATUM.
- 13.- THE PURCHASERS OF LOTS SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- 14.- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 15.- EACH PURCHASE 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.
- 16.- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.



LOCATION MAP SCALE= 1":1000'

LOCATION OF TARS No.2 SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: TARS NO. 2 SUBDIVISION IS LOCATED IN SOUTHERN HIDALGO COUNTY ON THE NORTH SIDE OF E GONZALEZ RD APPROXIMATELY 1,320 FEET EAST FROM THE INTERSECTION OF N GONZALEZ RD AND E GONZALEZ RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PROGRESO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PROGRESO (POPULATION), TARS No.2 SUBDIVISION LIES WITHIN THE CITY 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO.1.

INDEX TO SHEETS OF TARS No.2 SUBDIVISION

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; RIO WATER SUPPLY CORPORATION AND COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES
- SHEET 2.- WATER AND ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 3.- DRAINAGE STATEMENT AND DRAINAGE LAYOUT WITH DETAILS

Name	Address	City & Zip	Phone
OWNER: TARS DEVELOPMENT LLC.	P.O. BOX 720096	MCALLEN, TEXAS 78504	(956)222-8135
ENGINEER: JOSE N. SALDIVAR	2424 MIMOSA ST	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.			(956)357-2185

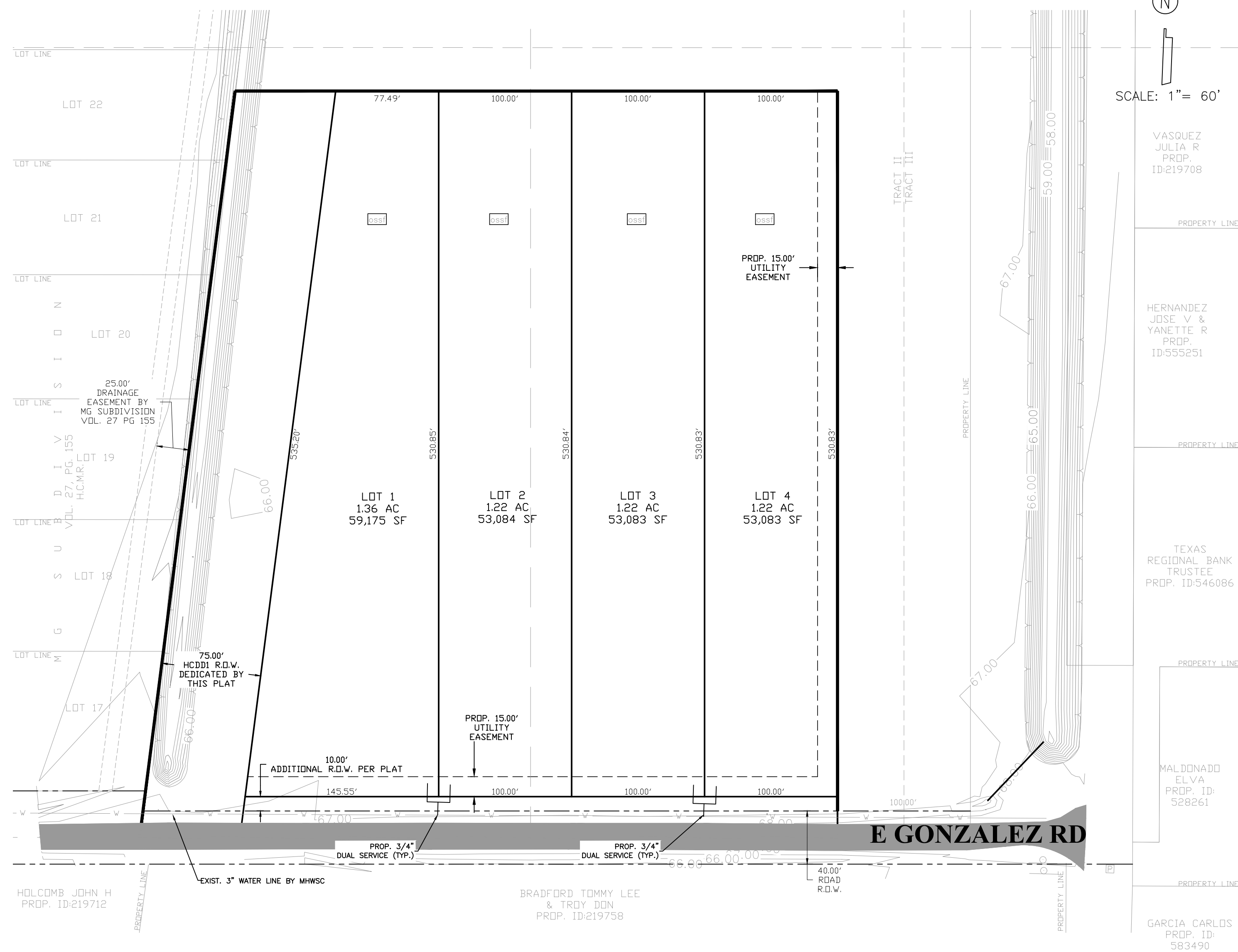
SHEET NO.	FILENAME :			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 3 SHEETS	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



TARS NO. 2 SUBDIVISION

A 6.30 ACRE TRACT OUT OF TRACT I (THE WEST 5.57 ACRES OUT OF LOT 29A), AND OUT OF TRACT II (THE EAST 8.79 ACRES OUT OF LOT 29A). ALSO KNOWN AS LOT 29A OF RE-SUBDIVISION OF BLOCKS 13, 14, 17, 18, 28, 29, 32, 33, 50, 51, 54, 55, 72, & 73, LLANO GRANDE SUBDIVISION PLAT RECORDED IN VOLUME 5, PAGE 28, HIDALGO COUNTY MAP RECORDS.

MAP OF WATER & SANITARY SEWER INFRASTRUCTURE: MAPA DE DISTRIBUCION DE AGUA POTABLE Y DRENAJE SANITARIO



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 (WE), TARS DEVELOPMENT LLC, SUBDIVIDERS OF TARS No.2 SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

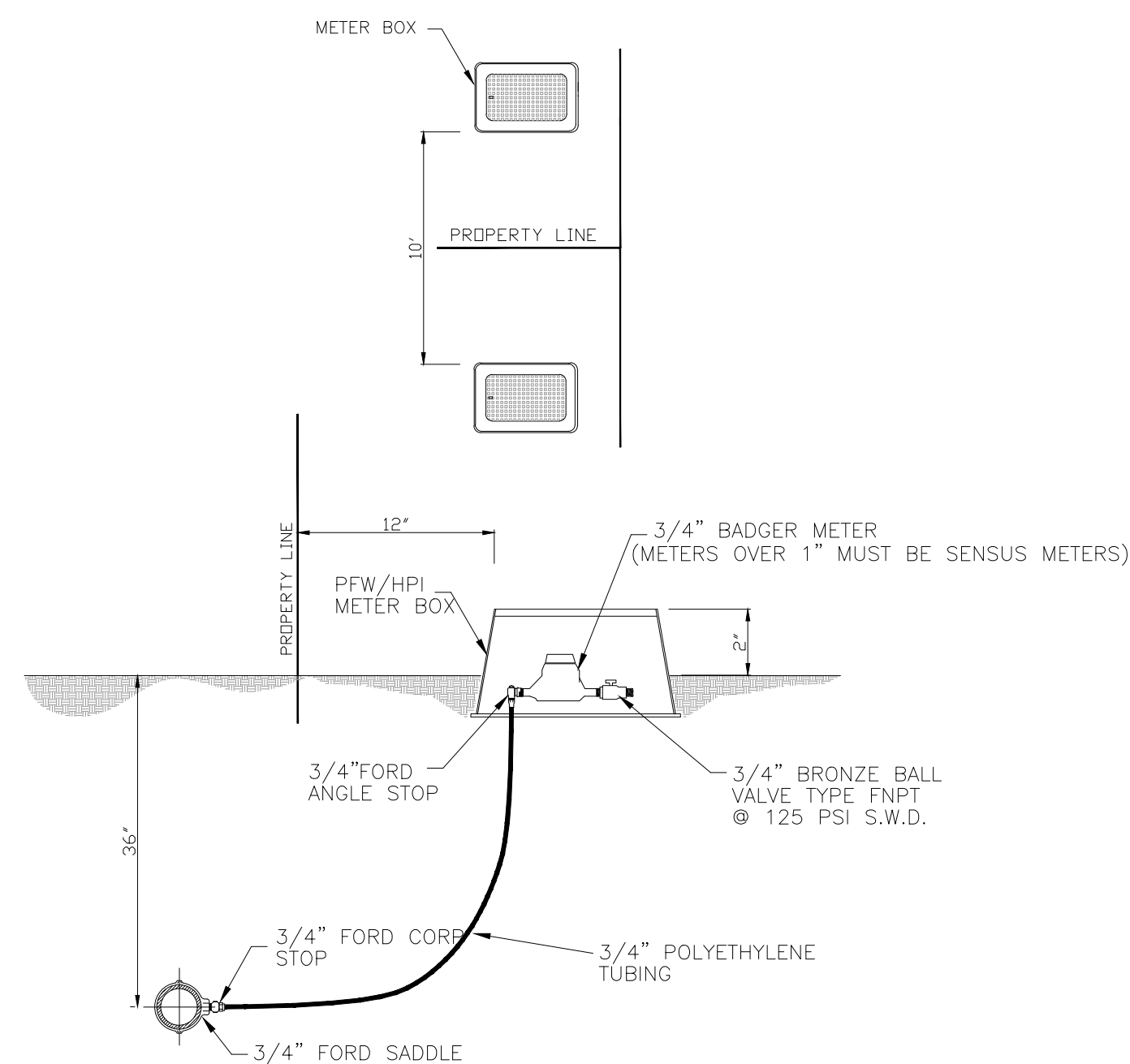
TOMAS J. ARREDONDO, MEMBER
 TARS DEVELOPMENT LLC.
 P.O. BOX 720096
 MCALLEN, TEXAS 78504

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO, MEMBER OF TARS DEVELOPMENT LLC, PRAYED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO USE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____ 2023

NOTARY PUBLIC - STATE OF TEXAS



SHORT SERVICE CONNECTION

PRELIMINARY ENGINEERING REPORT FOR TARS No.2 SUBDIVISION

BY: JOSE N. SALDIVAR, P.E.

WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATE:

TARS No.2 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION (MHWSC). THE SUBDIVIDER AND MHWSC HAVE ENTERED INTO A CONTRACT IN WHICH MHWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND MHWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONGTERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

MHWSC HAS AN EXISTING 3" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF E. GONZALEZ RD.

WATER DISTRIBUTION FOR TARS No. 2 SUBDIVISION CONSISTS OF AN EXISTING 3" WATERLINE THAT RUN ALONG THE NORTH RIGHT-OF-WAY, FROM WHICH FOUR (4) SINGLE SERVICES OF 3/4" ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METER OF EACH LOT. THE COST OF THESE WATER LINES, SERVICES AND FIRE HYDRANT IS \$XXXXXX, OR \$XXXXXX PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID MHWSC THE SUM OF \$XXXXXX, WHICH COVERS THE \$95.00 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 MHWSC UPON REQUEST BY THE LOT OWNER. MHWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY MHWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT, XX-XX-XXXX.

ON-SITE SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:

SEWAGE FROM THE TARS No.2 SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) 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 REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS # AND # (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 3,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 12,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON DATE.

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 COSTS TO INSTALL THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF _____ WHICH EQUELES TO _____ PER LOT. SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED WITH A COST OF _____ WHICH EQUELES TO _____ PER LOT.



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REPORTE PRELIMINAR DE INGENIERIA PARA LA TARS No. 2 SUBDIVISION SUBDIVISION

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO N DE AGUA:

LA SUBDIVISION TARS No.2 SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE MILITARY HIGHWAY WATER SUPPLY CORPORATION (MHWSC). EL DUEÑO DE LA SUBDIVISION Y MHWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. MHWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION TARS No.2 CONSISTE DE UN CONDUCTO DE AGUA DE 3 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA E GONZALEZ RD.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION TARS No.2 CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 3 PULGADAS Y SERVICIOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA LOS LOTES. VAN A SER 4 BOCAS DE RIEGO INDIVIDUALES Y UN (FIRE HYDRANTS) EN LA SUBDIVISION, YA SE HAN INSTALADO EL CONDUCTO Y SERVICIOS A UN COSTO TOTAL DE \$ XXXXXXXX O \$ XXXXXXXX POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A MHWSC \$ XXXXXXX, QUE CUBRE EL COSTO Y TAMBIEN LE HA PAGADO A MHWSC \$ XXXXXXX, QUE CUBRE EL COSTO PARA CADA LOTE DE \$ XXX.00 DEL MEDIDOR MECANICO DE AGUA. 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, MHWSC 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, XX-XX-XXXX.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION TARS No.2. ESTA FOSA SEPTICA CONSISTE EN UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) 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. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES X Y X (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) 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 US\$ 3,000.00, 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 US \$12,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _____

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 16.343 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 COSTARAN \$\$\$\$ POR SOLAR. EL DUEÑO DE LA SUBDIVISION LE HA PAGADO UN TOTAL DE \$\$\$\$\$ A LA CIUDAD PARA LA INSTALACION DEL MEDIDOR MECANICO DE AGUA. DRENAJE: EL SISTEMA DE DRENAJE SANITARIO COSTO \$\$\$\$ O \$\$\$\$ POR LOTE.



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ON-SITE SEWAGE FACILITIES

COST ESTIMATE

WATER DISTRIBUTION: \$
 PAVING IMPROVEMENTS: \$
 DRAINAGE IMPROVEMENTS: \$
 OSSF IMPROVEMENTS: \$
 TOTAL: \$

GENERAL CONSTRUCTION NOTES:

- ALL EXISTING WATER LINES TO BE C-900 OR-25.
- CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
- SEE WATER DETAIL SHEET FOR MORE INFORMATION.
- ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



TARS NO. 2 SUBDIVISION
 UTILITIES LAYOUT AND DRAINAGE IMPROVEMENTS



