



Anthony Uresti  
Assistant Director

# 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: 11-14-2023

PROPOSED OCHOA SUBDIVISION, PRECINCT No. 1.

ENGINEER: GUZMAN & MUÑOZ ENGINEERING SURVEYING, INC. DEVELOPER: ARMANDO OCHOA JR

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 6  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 12 NORTH ROAD AND MILE 1 ½ WEST ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY ON 9-9-2020 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.  
HCDD#1:

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 9 NORTH ROAD AND MILE 1 ½ WEST ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 12 NORTH ROAD AND 20.00 FEET ONTO MILE 1 ½ WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-20-2020 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-2-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: MILE 12 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-15-2023: 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.

VARIANCE REQUEST TITLE B. CHAPTER 3. SECTION E13. ITEM SETBACKS (FOR LOTS 3 & 6)

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS:  **Preliminary Approval with Variance Request**, *subject to comments and future recommendations by planning, other departments.*

**Final Approval** *subject to recommendations other departments*

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

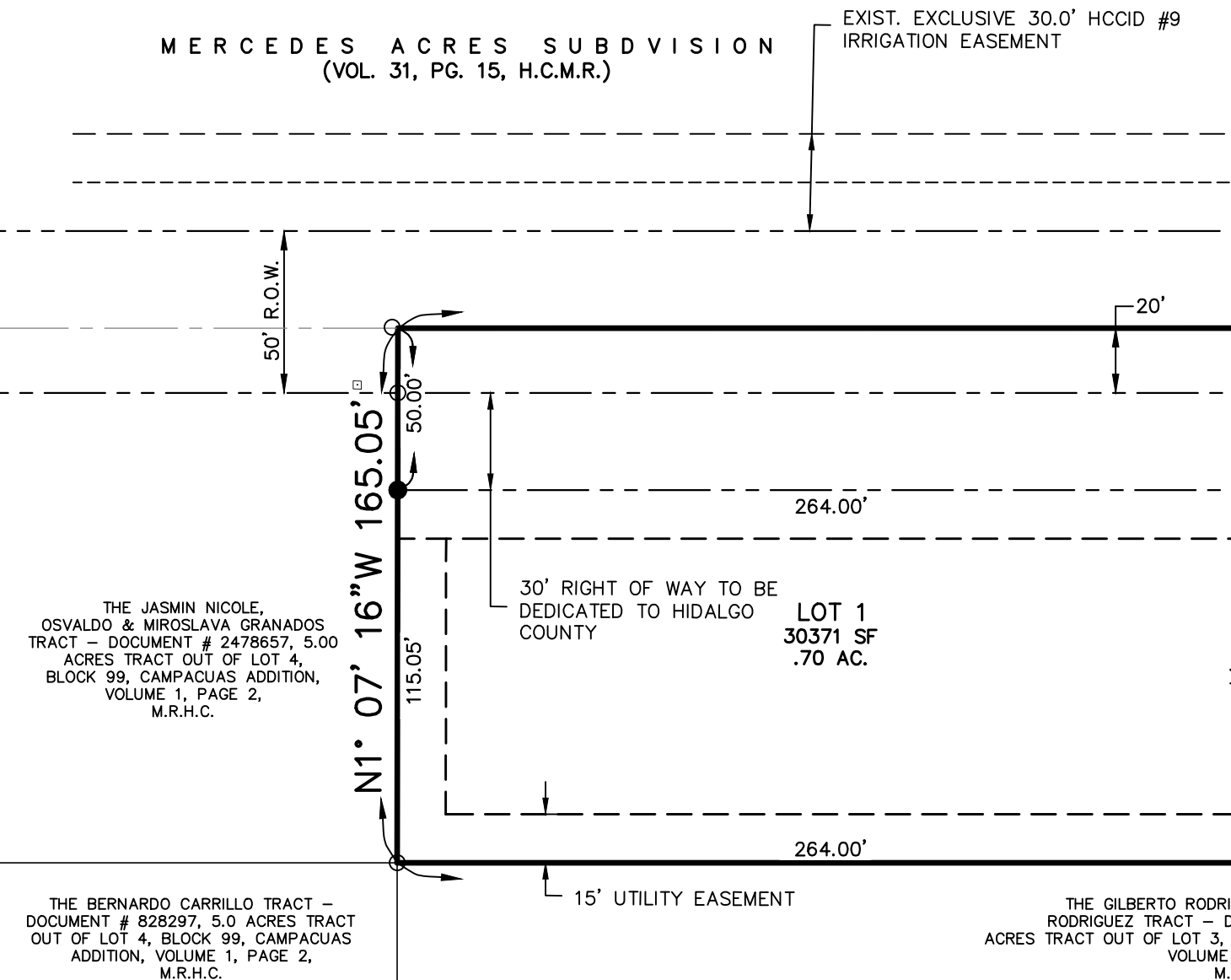
*\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:  
I, ARMANDO OCHOA JR., ET AL, AS OWNER (S) OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OCHOA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE 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 THE 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.

MR. ARMANDO OCHOA JR., ET AL.  
5605 MILE 12 NORTH  
MERCEDES, TEXAS 78570

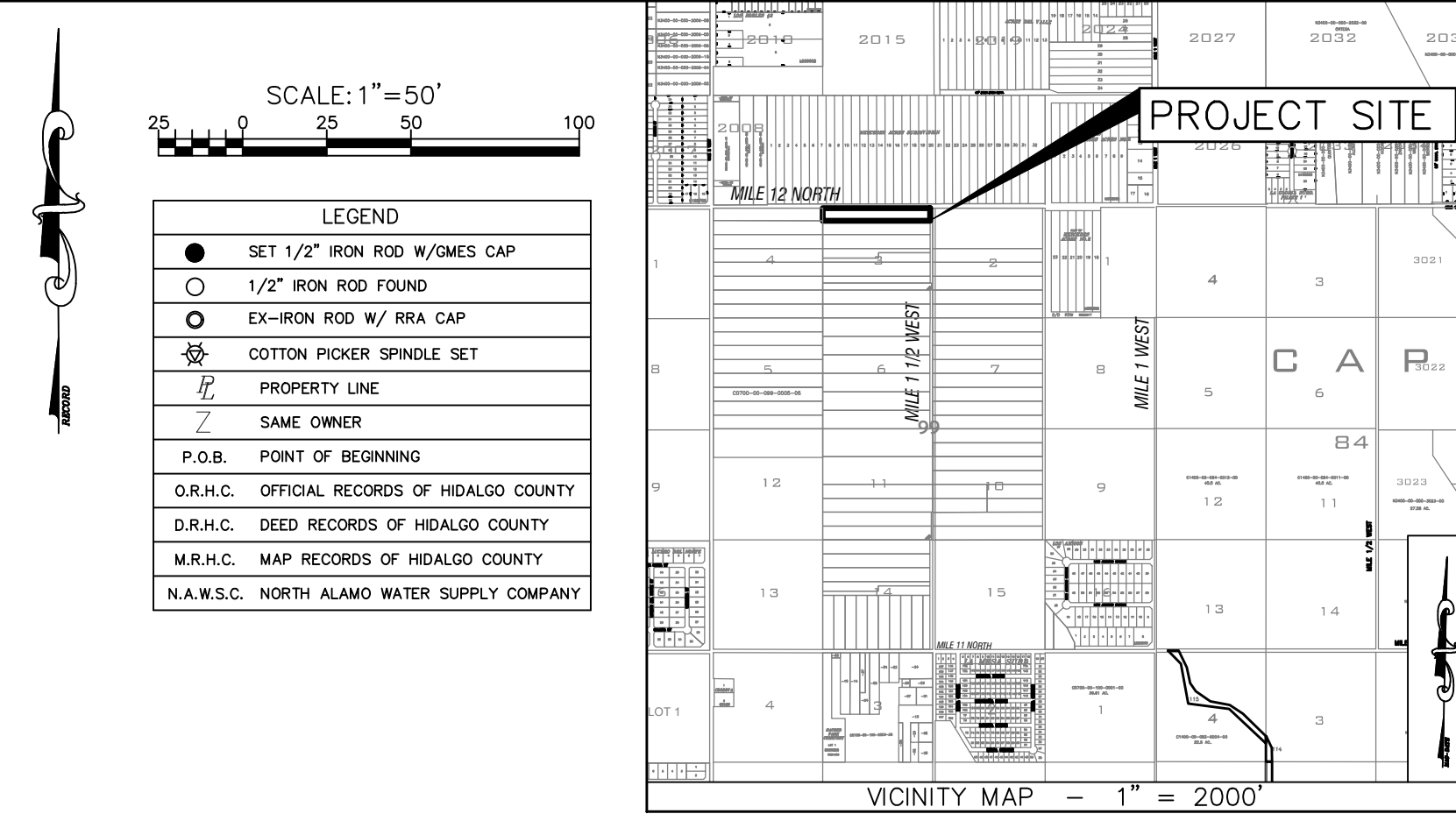
STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARMANDO OCHOA JR., ET AL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC



- GENERAL NOTES
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X"  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. 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).
  - BASIS OF BEARING AND DISTANCES ARE GRID NORTH BASED ON TEXAS PLANE COORDINATE SYSTEM, SOUTH ZONE (4205) ADJ 11, NAD 83.
  - SETBACKS:  
FRONT: 50.00 FEET ON MILE 12 NORTH  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOTS 1 THROUGH 6. 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 OCCUPANCY OF THE LOT.
  - THIS SUBDIVISION IS LOCATED IN HIDALGO COUNTY.
  - IN ACCORDING WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 7,276 CUBIC FEET (0.17 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: IMPROVE THE EXISTING SWALE LOCATED ON THE SOUTH RIGHT OF WAY OF MILE 12N AS SHOWN ON THE DETAIL ON SHEET 2 OF 2.
  - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE. EACH DRAINAGE SWALE SHALL BE KEPT CLEAR OF CULVERTS, PIPES, SAFETY END TREATMENTS, HARDENED STRUCTURES, 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.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, 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.
  - 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 DEVELOPERS AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDED OCCUPANCY AN EASEMENT.

- 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 OFFG ON ALL LOTS.  
(A) OSSF SYSTEM IS BEING DESIGNED FOR DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY 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 WILL BE SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS WILL BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER WILL DETERMINE IF THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
(E) AN APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEM LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:  
1. ANCHORING OF SEPTIC TANK(S)  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- LOTS 1-5 WILL HAVE DIRECT ACCESS TO MILE 12 N., LOT 6 WILL HAVE DIRECT ACCESS TO MILE 1 1/2 W.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE INDIVIDUAL LOT OWNERS OF OCHOA SUBDIVISION RETAIN A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON BOTH SHEETS OF THE PLAT: ELEVATION 58.538 (VERTICAL DATUM NAVD 88) COTTON PICKER SPINDLE IDENTIFIED AS THE POB LOCATED ON THE CENTERLINE INTERSECTION OF MILE 12 AND MILE 1 1/2 W.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE ROADSIDE DITCH OF AT A SLOPE OF 0.25% TO ACCOMPLISH POSITIVE DRAINAGE.
- PRIOR TO CONSTRUCTION OF WATER SERVICE TO OCHOA SUBDIVISION FROM THE NAWSC WATERLINE LOCATED ON THE NORTH ROW OF MILE 12, AN APPLICATION FOR PIPELINE AND UTILITY PERMIT TO BORE UNDER MILE 12 AND INSTALL A WATERLINE UNDER A CASING WILL BE SUBMITTED TO HIDALGO COUNTY.
- 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 BE 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.



LOCATION:  
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: OCHOA SUBDIVISION IS LOCATED ON THE SOUTHWEST CORNER OF MILE 12 NORTH AND MILE 1 1/2 WEST INTERSECTION, IN PRECINCT 1, IN THE EAST QUARTER OF HIDALGO COUNTY, NORTH OF WESLACO SOUTH OF EDDOUGH-ELSA, IN A RURAL AREA OUTSIDE OF ETJ'S AT THE INTERSECTION OF MILE 12 N AND MILE 1 1/2 W.

LINE #	DIRECTION	LENGTH
L1	N01°07'16"W	115.04'
L2	N01°07'16"W	115.03'
L3	N01°07'16"W	115.02'
L4	N00°00'00"W	40.86'
L5	N05°00'00"W	74.33'
L6	N02°30'16"E	49.19'
L7	N54°32'43"E	19.67'
L8	N01°41'06"E	54.92'
L9	N46°12'14"W	70.74'
L10	N01°15'18"W	64.99'

CERTIFICATION OF PLAT APPROVAL  
HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9  
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
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 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.  
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.  
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

HIDALGO COUNTY  
CERTIFICATION OF PLAT APPROVAL  
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF OCHOA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2023.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
SURVEYOR'S CERTIFICATION:  
I, CARLOS C. AGUILAR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, SURVEYOR FOR GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE.

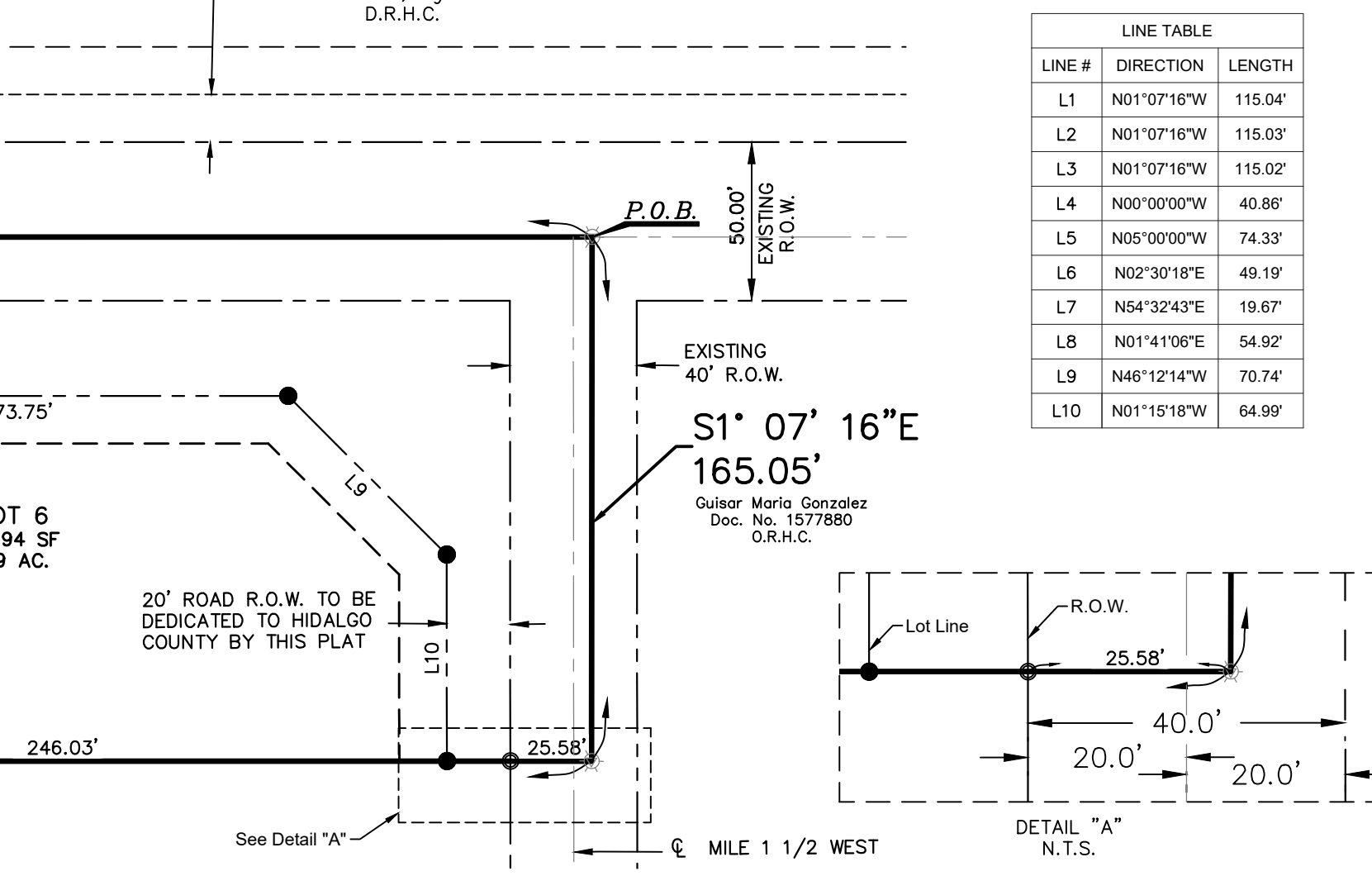
CARLOS C. AGUILAR, R.P.L.S. (DATE SIGNED) \_\_\_\_\_  
REG. NO. 4997  
DATE OF PREPARATION \_\_\_\_\_  
ENGINEER'S CERTIFICATION  
I, JOSE LUIS MUÑOZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

JOSE LUIS MUÑOZ, P.E. (DATE) \_\_\_\_\_  
DEVELOPER/ PRESIDENT /OWNER \_\_\_\_\_  
ACKNOWLEDGMENT  
STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_  
FILED FOR RECORD IN  
HIDALGO COUNTY  
MERCEDES, TEXAS, 78570  
ARTURO GUAJARDO, 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 CODE PHONE FAX  
ARMANDO OCHOA JR. 5605 MILE 12 NORTH MERCEDES, TEXAS, 78570 (956) 314-3510  
JOSE LUIS MUÑOZ, P.E. 220 E. EXPRESSWAY 83 MERCEDES, TEXAS, 78570 (956) 565-4637 (956) 565-4636  
CARLOS C. AGUILAR, R.P.L.S. 220 E. EXPRESSWAY 83 MERCEDES, TEXAS, 78570 (956) 565-4637 (956) 565-4636

RIGHT OF WAY EASEMENT  
ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF 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 RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15" IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.  
THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE 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 GRANTEE 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.

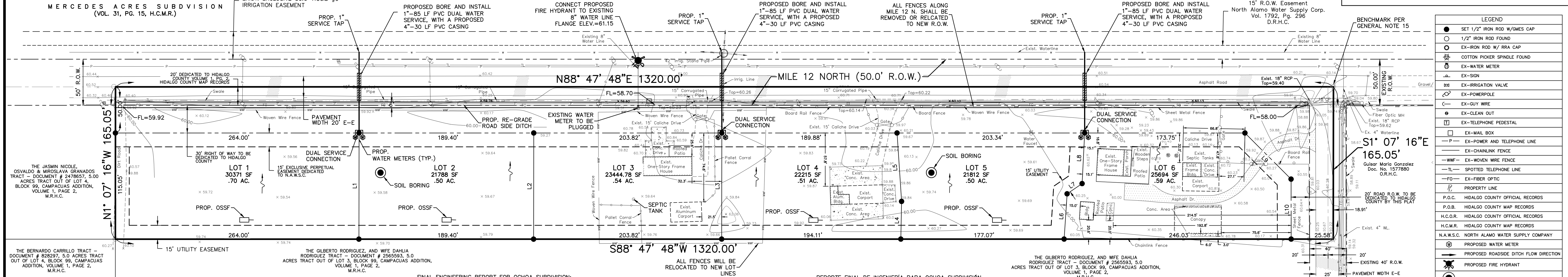
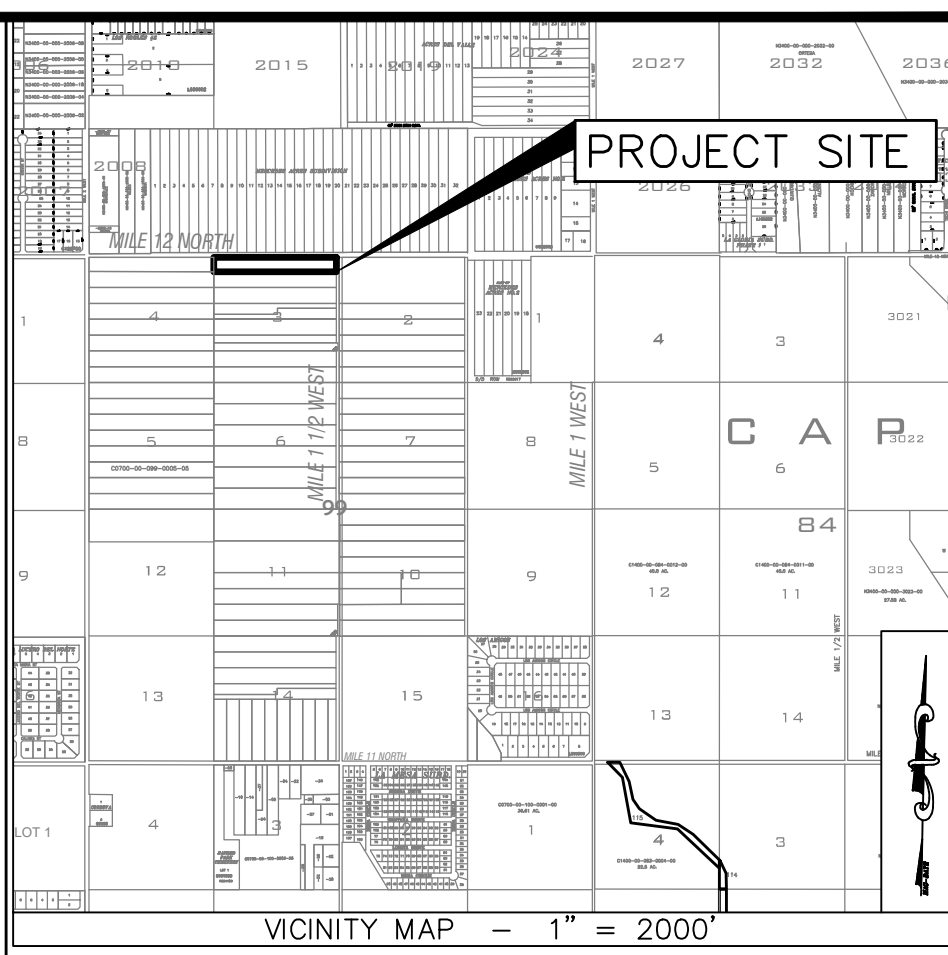
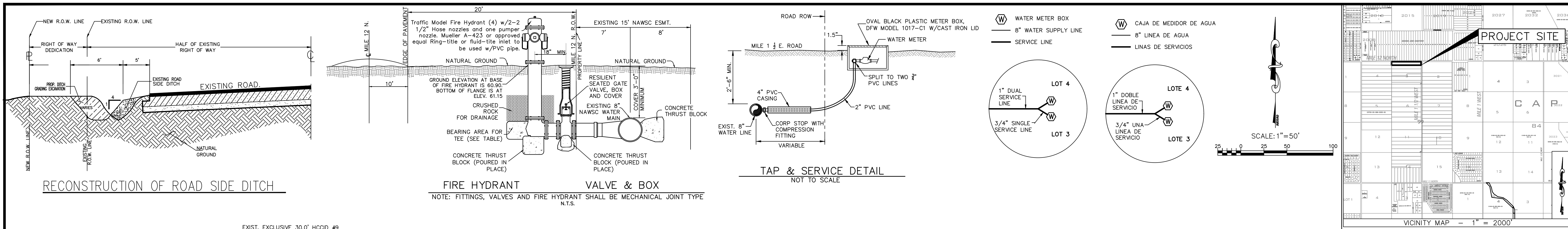
BEING A 5.001 ACRE TRACT (217,864 SQ. FT.) OF LAND, SITUATED IN LLANO GRANDE GRANT, LOT 3, BLOCK 99 OF THE CAMPACUAS ADDITION SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 2 OF THE MAP RECORDS OF HIDALGO COUNTY (M.R.H.C.), TEXAS, SAME BEING OUT OF THAT CERTAIN CALLED 5.00 ACRE TRACT CONVEYED TO ARMANDO OCHOA JR., ET AL, AS RECORDED IN DOCUMENT NO. 1440031 (O.R.H.C.), TEXAS. SAID 5.001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTHEAST CORNER OF SAID LOT 3, SAME BEING IN THE CENTERLINE OF MILE 12 NORTH (50' EXISTING R.O.W.) AND WITHIN MILE 1 1/2 WEST (40' APPARENT R.O.W.), FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;  
THENCE, SOUTH 01° 07' 16" EAST, ALONG THE EAST LINE OF SAID LOT 3, DISTANCE OF 165.05 FEET TO A COTTON PICKER SPINDLE SET AT THE COMMON CORNER OF SAID 5.001 ACRE TRACT AND THAT CERTAIN CALLED 5.00 ACRE TRACT CONVEYED TO GILBERTO RODRIGUEZ, ET UX, AS RECORDED IN DOCUMENT NO 2565593, OFFICIAL RECORDS OF HIDALGO COUNTY (O.R.H.C.), TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE, SOUTH 88° 47' 48" WEST, ALONG THE COMMON LINE OF SAID 5.00 ACRE TRACT "OCHOA TRACT" AND 5.00 ACRE TRACT "RODRIGUEZ TRACT"; AT A DISTANCE OF 25.58 FEET PASS A 1/2-INCH IRON ROD, CAP STAMPED "RRA" FOUND AT THE WEST APPARENT RIGHT-OF-WAY LINE OF SAID MILE 1 1/2 WEST, CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID 5.00 ACRE TRACT "OCHOA TRACT" AND THAT CERTAIN CALLED 5.00 ACRE TRACT CONVEYED TO GERARDO GRANADOS, ET AL, AS RECORDED IN DOCUMENT NO 2478657 (O.R.H.C.) TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE, NORTH 01° 07' 16" WEST, ALONG THE COMMON LINE OF SAID 5.001 ACRE TRACT "OCHOA TRACT" AND SAID 5.00 ACRE TRACT "GRANADOS TRACT"; AT DISTANCE OF 145.05 FEET PASS THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID MILE 12 NORTH, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 88° 47' 48" EAST, 0.26 FEET, CONTINUING FOR TOTAL DISTANCE OF 165.05 FEET TO A POINT AT THE COMMON CORNER OF SAID LOT 3 AND LOT 4 OF FOREMENTIONED CAMPACUAS ADDITION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE, NORTH 88° 47' 48" EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.001 ACRES OF LAND, (217,864 SQ. FT.), MORE OR LESS, OF WHICH 0.693 ACRE, (30,166 SQ. FT.) LIES WITHIN THE EXISTING ROAD RIGHT OF WAY.



INDEX TO SHEET  
1. HEADING INDEX: LOCATION MAP: LOT: STREETS, AND EASEMENTS LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; ADMINISTRATOR'S COUNTY CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE: H.C.D.D. No. 1 CERTIFICATION, HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 CERTIFICATION, REVISION NOTES.  
2. ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION: REVISION NOTES.

**FINAL PLAT OF OCHOA SUBDIVISION**  
5.001 ACRES OF LAND OUT OF LOT 3, BLOCK 99 OF THE CAMPACUAS ADDITION SUBDIVISION, VOLUME 1, PAGE 2, MAP RECORDS HIDALGO COUNTY TEXAS  
**GM GUZMAN & MUÑOZ**  
ENGINEERING AND SURVEYING, INC.  
MERCEDES, TEXAS  
8020 E. Expressway 83 Mercedes, Texas 78570  
Texas Registered Engineering Firm F-8017  
TBPLS FIRM REGISTRATION NO. 10087700  
Phone: (956) 565-4637  
Fax: (956) 565-4636  
JOB NO. S-4427

FILE NAME: Z:\GMS-2018\54427-ARMANDO OCHOA\DWG\S4427\_OCHOA SUBD PLAT-SHT 1.DWG PLOT DATE: November 3, 2023



FINAL ENGINEERING REPORT FOR OCHOA SUBDIVISION:  
 BY: JOSE L. MUÑOZ, P.E.

REPORTE FINAL DE INGENIERÍA PARA OCHOA SUBDIVISION  
 POR: JOSE L. MUÑOZ, P.E., S.I.T.

PROJECT LOCATION  
 BEING A 5.00-ACRE TRACT (217,864 SQ. FT.) OF LAND OUT OF THE LLANO GRANDE GRANT, LOT 3, BLOCK 99, CAMPACUAS ADDITION SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 2 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THAT CALLED 5.00-ACRE TRACT CONVEYED TO ARMANDO OCHOA JR., ET AL, AS RECORDED IN DOCUMENT NO. 144037, O.R.H.C., TEXAS, LOCATED AT 5605 MILE 12 NORTH, MERCEDES, TEXAS 78570 AT THE SOUTHWEST CORNER OF MILE 12 NORTH AND MILE 1 1/2 WEST INTERSECTION, BUT OUTSIDE THE TITLE CORPORATE LIMITS OF A MUNICIPALITY.

PROJECT DESCRIPTION  
 THE INTENT OF THIS PROJECT IS TO SUBDIVIDE AN EXISTING 5.00-ACRE TRACT OF LAND INTO 6 LOTS FOR RESIDENTIAL PURPOSES SINGLE FAMILY HOMES. THREE LOTS CURRENTLY HAVE SOME IMPROVEMENTS SUCH AS HOUSE AND GARAGE OR SHED AND DRIVEWAYS. ALL THE LOTS 1-5 HAVE DIRECT ACCESS ONTO MILE 12 NORTH ROAD AND LOT 6 HAS DIRECT ACCESS TO MILE 1 1/2 WEST ROAD.

FLOOD ZONE  
 THE PROJECT SITE IS SITUATED INSIDE OF FLOOD ZONE 'X' AS DEPICTED ON THE CITY OF MERCEDES, TEXAS, HIDALGO COUNTY, FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 480334 0450 C, EFFECTIVE DATE: JUNE 5, 2000. LOMR DATED MAY 30, 2002. FLOOD ZONE 'X' IS DEFINED TO BE AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, OR AN AREA OF MINIMAL FLOODING.

SOIL CONDITIONS  
 BASED ON THE NRCS CUSTOM SOIL RESOURCE REPORT FOR HIDALGO COUNTY, TEXAS, THE PROJECT CONSISTS OF 9.5% MERCEDES CLAY (MAP UNIT SYMBOL 39) AND 90.5% RAYMONDVILLE CLAY LOAM (MAP UNIT SYMBOL 52). THESE CLAY SOILS FALL INTO THE SC5 HYDROLOGIC SOIL GROUPS C & D, INDICATING MEDIUM TO HIGH RUNOFF POTENTIAL WHEN THOROUGHLY WET.

EXISTING CONDITIONS  
 THE 5.00-ACRE TRACT CURRENTLY CONSISTS OF A ONE-STORY FRAME HOUSE, AN ALUMINUM CARPORT, ALUMINUM BUILDING WITH A CARPORT AND CONCRETE DRIVE, ANOTHER ONE-STORY FRAME HOUSE WITH A PORCH AND A FRAME BUILDING WITH A CARPORT AND CONCRETE DRIVE, EVEN WHEN THERE ARE EXISTING IMPROVEMENTS TO THE PROPERTY, THESE IMPROVEMENTS WERE NOT ACCOUNTED FOR IN THE PRE-DEVELOPMENT RUNOFF ANALYSIS. THE POST-DEVELOPMENT ANALYSIS INCLUDED ALL EXISTING DEVELOPED AREAS AND FUTURE DEVELOPED AREAS FOR THE EMPTY LOTS. THE TOPOGRAPHY OF THE LAND SLOPES TOWARDS THE NORTHEAST ACROSS THE WEST LOT AND THEN INTO AN EXISTING ROADSIDE SWALE THAT RUNS EASTWARD THEN TO THE EAST ALONG THE EXISTING SWALE AT A 0.16% AVERAGE SLOPE UNTIL IT DRAINS INTO AN EXISTING DRAINAGE CANAL USING A 10-YEAR DESIGN STORM AND HIDALGO COUNTY RAINFALL INTENSITY DISTRIBUTION AVERAGES. THE TOTAL NORTH AND EAST-BOUND RUNOFF FOR EXISTING CONDITIONS CALCULATES TO APPROXIMATELY 2.36 CFS.

PROPOSED IMPROVEMENTS  
 THE OWNER PROPOSES TO SUBDIVIDE THE PROPERTY TO FORM THE OCHOA SUBDIVISION. THE 5.00-ACRE TRACT IS TO BE DIVIDED INTO SIX SINGLE-FAMILY HOME LOTS. THE TOTAL ACREAGE OF THE SIX PROPOSED LOTS IS 3.336 ACRES. THE REMAINING 1.664 ACRES OF THE 5.00-ACRE TRACT THAT BORDERS MILE 12 NORTH WILL BE TURNED OVER TO THE COUNTY FOR PUBLIC RIGHT OF WAY. USING A 50-YEAR DESIGN STORM AND HIDALGO RAINFALL INTENSITY DISTRIBUTION AVERAGES AND ADDING AN ESTIMATED AREA FROM FUTURE DEVELOPMENT, THE TOTAL NORTHEAST-BOUND RUNOFF FOR THE OCHOA SUBDIVISION CALCULATES TO 4.63 CFS FOR THE FUTURE CONDITIONS, OR 2.27 CFS ABOVE THE EXISTING CONDITIONS. THE INCREASE IN RUNOFF WILL RESULT IN A REQUIRED DETENTION CAPACITY OF 7,878 CFS. THE FUTURE RUNOFF SHALL BE DISCHARGED INTO AN EXISTING ROADSIDE DITCH THAT WILL BE RECONSTRUCTED AND IMPROVED AS PER HIDALGO COUNTY STANDARDS, ULTIMATELY BEING DISCHARGED INTO DRAINAGE DITCH LATERAL 4, UID 0547, OWNED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 (HCDD NO. 9) AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (HCDD NO. 1), LOCATED APPROXIMATELY ONE QUARTER MILE EAST FROM THE PROPOSED SUBDIVISION. THE REQUIRED DETENTION CAPACITY WILL BE EXCAVATED INTO THE EXISTING DRAINAGE DITCH LATERAL 4, UID 0547, ACCORDING TO HCDD# TYPICAL DITCH DETAIL.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES  
 SEWAGE FROM OCHOA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD FOR LOTS 1, 2, 4 AND 5, LOTS 3 & 6 ALREADY HAVE THEIR OWN OSSF INSTALLED. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM 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 TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$12,000.00, 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 \$48,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON (DATE).

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 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED 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 \$17,420.00 WHICH EQUALS TO \$2,903.33 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$12,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$48,000.00 FOR THE ENTIRE SUBDIVISION.

STATE OF TEXAS  
 JOSE L. MUÑOZ  
 P.E. NO. 70782  
 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
 JOSE R. GUAJARDO  
 NO. 109932  
 LICENSED PROFESSIONAL ENGINEER

DATE \_\_\_\_\_

DATE \_\_\_\_\_

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP CODE	PHONE	FAX
OWNERS: ARMANDO OCHOA JR.	5605 MILE 12 NORTH	MERCEDES, TEXAS. 78570	(956) 314-3510	
ENGINEER: JOSE LUIS MUÑOZ, P.E.	220 E. EXPRESSWAY 83	MERCEDES, TEXAS. 78570	(956) 565-4637	(956) 565-4636
SURVEYOR: CARLOS AGUILAR, R.P.L.S.	220 E. EXPRESSWAY 83	MERCEDES, TEXAS. 78570	(956) 565-4637	(956) 565-4636