



Anthony Uresti  
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: 1-23-2024

PROPOSED TARS NO. 3 PRECINCT No. 4.

ENGINEER: S2 ENGINEERING DEVELOPER: TARS DEVELOPMENT LLC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 7  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH OF BENITO RAMIREZ ROAD, APPROXIMATELY ¼ OF A MILE EAST FORM SKINNER ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-19-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: NO RIGHT OF WAY DEDICATION.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-10-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-16-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: BENITO RAMIREZ ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-31-2023: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

The applicant has submitted the required NOI 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.*

**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.*

# SUBDIVISION PLAT OF TARS NO. 3 SUBDIVISION

A 10.0 ACRE TRACT OUT OF LAND BEING ALL OF LOT 56, DELTA ORCHARDS SUBDIVISION UNIT NO.1, CONVEYED TO ORLANDO HINOJOSA, AS DESCRIBED IN DOCUMENT NO. 3171050 BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED DECEMBER 1, 2020, DEED RECORDS OF HIDALGO COUNTY TEXAS, AS PRE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY TEXAS.

## METES AND BOUNDS

A 10.0-ACRE (435,420.97 SQUARE FOOT) TRACT OF LAND BEING ALL OF LOT 56, DELTA ORCHARDS SUBDIVISION UNIT NO. 1, CONVEYED TO ORLANDO HINOJOSA, AS DESCRIBED IN DOCUMENT NO. 3171050 BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED DECEMBER 1, 2020, DEED RECORDS OF HIDALGO COUNTY TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 3" IRON ROD FOUND ON THE CENTER LINE OF A 130.0 FOOT WIDE ROAD RIGHT-OF-WAY SOME BEING THE SOUTHWEST CORNER OF LOT 52 CONVEYED TO YOLANDA JORDAN AND G&H FARMS, AS DESCRIBED IN DOCUMENT NO. 1115115 BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED DATED AUGUST 24, 2002, DEED RECORDS HIDALGO COUNTY, TEXAS, THENCE, S81°02'20"E CONTINUING ALONG THE CENTER LINE OF SAID 130.0 FOOT WIDE RIGHT-OF-WAY SAME BEING THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 93.12 FEET TO A BEGINNING OF A CURVE TO THE LEFT WITH CHORD LENGTH OF 242.84 FEET, RADIUS OF 572.96 FEET, CURVE LENGTH OF 244.70 FEET, TO A POINT BEING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS TRACT.

THENCE, N08°57'40"E, ALONG THE WEST LINE OF SAID LOT 56 SAME BEING THE EAST LINE OF SAID LOT 52, A DISTANCE 65.0 FEET TO A 3" IRON ROD SET WITH PLASTIC CAP ON THE NORTH RIGHT-OF-WAY LINE OF MILE 21 ROAD, A DISTANCE OF 1,271.33 FEET TO A 3" IRON ROD FOUND WITH PLASTIC CAP, A TOTAL DISTANCE OF 1,272.80 FEET TO A 3" IRON ROD SET WITH PLASTIC CAP FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S36°02'53"E, ALONG THE EAST LINE OF SAID LOT 56 SAME BEING THE WEST OF LOT 58 CONVEYED TO ELMER L LEAL AND MARIA LEAL AS DESCRIBED IN DOCUMENT NO. 3207058 BY WARRANTY DEED RECORDED DATED MARCH 29, 2011, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 671.40 FEET TO A 3" IRON ROD SET WITH PLASTIC CAP ON THE NORTH RIGHT OF WAY LINE OF SAID MILE 21 ROAD, A TOTAL DISTANCE OF 936.40 FEET TO A POINT ON THE CENTER LINE OF SAID MILE 21 ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH 53°57'40"W, ALONG THE CENTERLINE OF SAID MILE 21 ROAD, A DISTANCE OF 699.22 FEET TO A BEGINNING OF A CURVE TO THE RIGHT WITH CHORD LENGTH OF 244.71 FEET, RADIUS OF 572.96 FEET, CURVE LENGTH OF 205.00 FEET, A TOTAL DISTANCE OF 904.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0 ACRE (435,420.97 SQUARE FEET) OF LAND MORE OR LESS.

## STATE OF TEXAS COUNTY OF STARR

I, RESTITUTO A. ASCANO III, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT OF TARS NO.3 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 \_\_\_\_\_ DATE \_\_\_\_\_



RESTITUTO A. ASCANO III, RPLS No. 6225

## 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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR, P.E. 94076 ON 01/04/24. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

JOSE N. SALDIVAR LICENSED PROFESSIONAL ENGINEER No. 94076 S2 ENGINEERING GROUP, PLLC. 2020 E. GRIFFIN PARKWAY ST MISSION, TEXAS 78574 FR No. 8298

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. 49.211(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 PRACTICE. 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

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.3 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_ DATE \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

JORDAN YOLANDA & G & H FARMS DELTA ORCHARDS CO. UT NO1 LDT 46, 48, 50 & 52 34.84 AC DDC115115

45.00' DELTA IRRIGATION DISTRICT CANAL R.O.W. VOL. 447 [G] 441 HCDR

## PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0350 C, MAP REVISED: MAY 17, 2001 LDMR.
- 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 PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. 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.
- MINIMUM BUILDING SETBACK LINES: FRONT .....50.00' REAR.....15.00' SIDE.....6.00'
- 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 17,188 CUBIC FEET (0.40 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. 3
- 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.
  - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
  - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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.
  - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- TARS DEVELOPMENT LLC THE OWNER & SUBDIVIDER OF TARS NO. 3 SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSED OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO 2 OF THIS PLAT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO & DELTA LAKE IRRIGATION DISTRICT AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PURCHASERS OF LOTS SHALL BE RESPONSIBLE TO INSTALL DRAINWAY CULVERT PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- 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.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

## DELTA IRRIGATION DISTRICT DRAINAGE STATEMENT:

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILLACY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HAIRS AND ASSIGNS, ASSUME ANY COST IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

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

## DELTA IRRIGATION DISTRICT:

THIS PLAT, TARS NO.3 SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED.) DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTERLINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING WILL BE INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENTS OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET. PLAT WILL BE EXCLUDED FROM DISTRICT BOUNDARIES AND LOTS WILL NO LONGER HAVE ACCESS TO IRRIGATION.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERKS OFFICE OF WILLACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

APPROVED BY:

PRESIDENT: CHUCK McDONALD  
SECRETARY: MATTHEW KLOSTERMANN

## HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TARS No.3 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 10.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TARS No.3 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
  - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - 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.

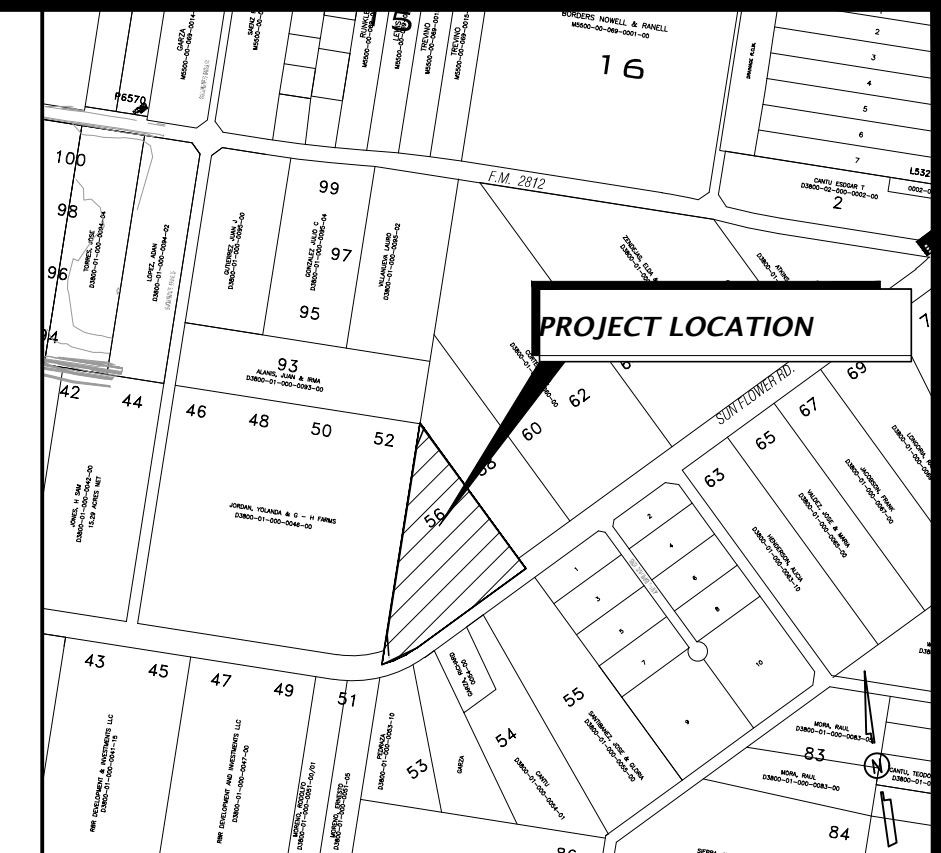
TOMAS J. ARREDONDO, MEMBER TARS DEVELOPMENT LLC. P.O. BOX 720096 MCALLEN, TEXAS 78504

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 the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, de-clared 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 \_\_\_\_\_, 2024.



NOTARY PUBLIC - STATE OF TEXAS



LOCATION MAP SCALE = 1"=1,000'

LOCATION OF TARS NO.3 SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: TARS NO. 3 SUBDIVISION IS LOCATED IN NORTHERN HIDALGO COUNTY ON THE NORTH SIDE OF BENITO A RAMIREZ RD APPROXIMATELY 1,320 FEET EAST FROM THE INTERSECTION OF SKINNER RD AND BENITO A RAMIREZ RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,394). TARS NO.3 SUBDIVISION LIES ON HIDALGO COUNTY RURAL LIMITS UNDER LOCAL CODE 42.02 PCT. NO.4

## RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND 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 AGREES THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

TOMAS J. ARREDONDO MEMBER TARS DEVELOPMENT, LLC

## ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO 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 \_\_\_\_\_

INDEX TO SHEETS OF TARS No.3 SUBDIVISION	
SHEET 1:	HEADING; LOCATION MAP AND ET; 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; 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 PLAN, DRAINAGE REPORT, AND MAP OF TOPOGRAPHY.

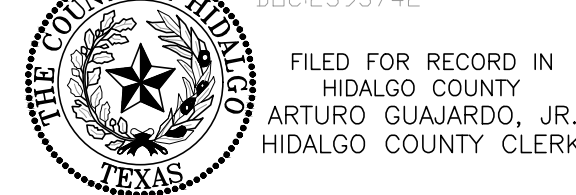
SHEET NO. 1 OF 3 SHEETS	FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

NO.	SHEET	REVISION	DATE	APPROVED

Line #	Length	LINE DIRECTION
L1	52.66	N04°19'0"W
L2	63.06	S08°57'30"W
L3	65.20	N22°08'03"E

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

Curve #	Length	Radius	CHORD DIRECTION	CHORD LENGTH
C1	70.54	507.96	N67°07'51"E	70.48
C2	81.47	507.96	N58°33'28"E	81.38



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

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
TBPE F-22858 TBLS 10194796

2020 E. GRIFFIN PARKWAY MISSION TEXAS, 78574 PHONE (956) 403-9787

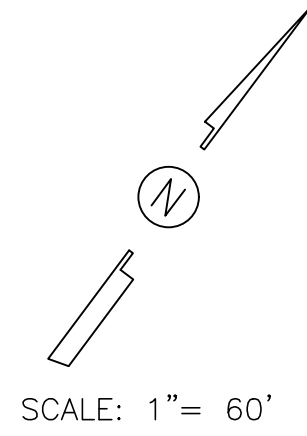
Name	Address	City & Zip	Phone	Fax
OWNER: TARS DEVELOPMENT LLC.	P.O. BOX 720096	MCALLEN, TEXAS 78504	(956)222-8135	N/A
ENGINEER: JOSE N. SALDIVAR	2020 E. GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554
SURVEYOR: RESTITUTO A. ASCANO III R.P.L.S.	3007 S. TUCKER RD.	HARLINGEN, TEXAS 78550	(956)357-2185	



# SUBDIVISION PLAT OF TARS NO. 3 SUBDIVISION

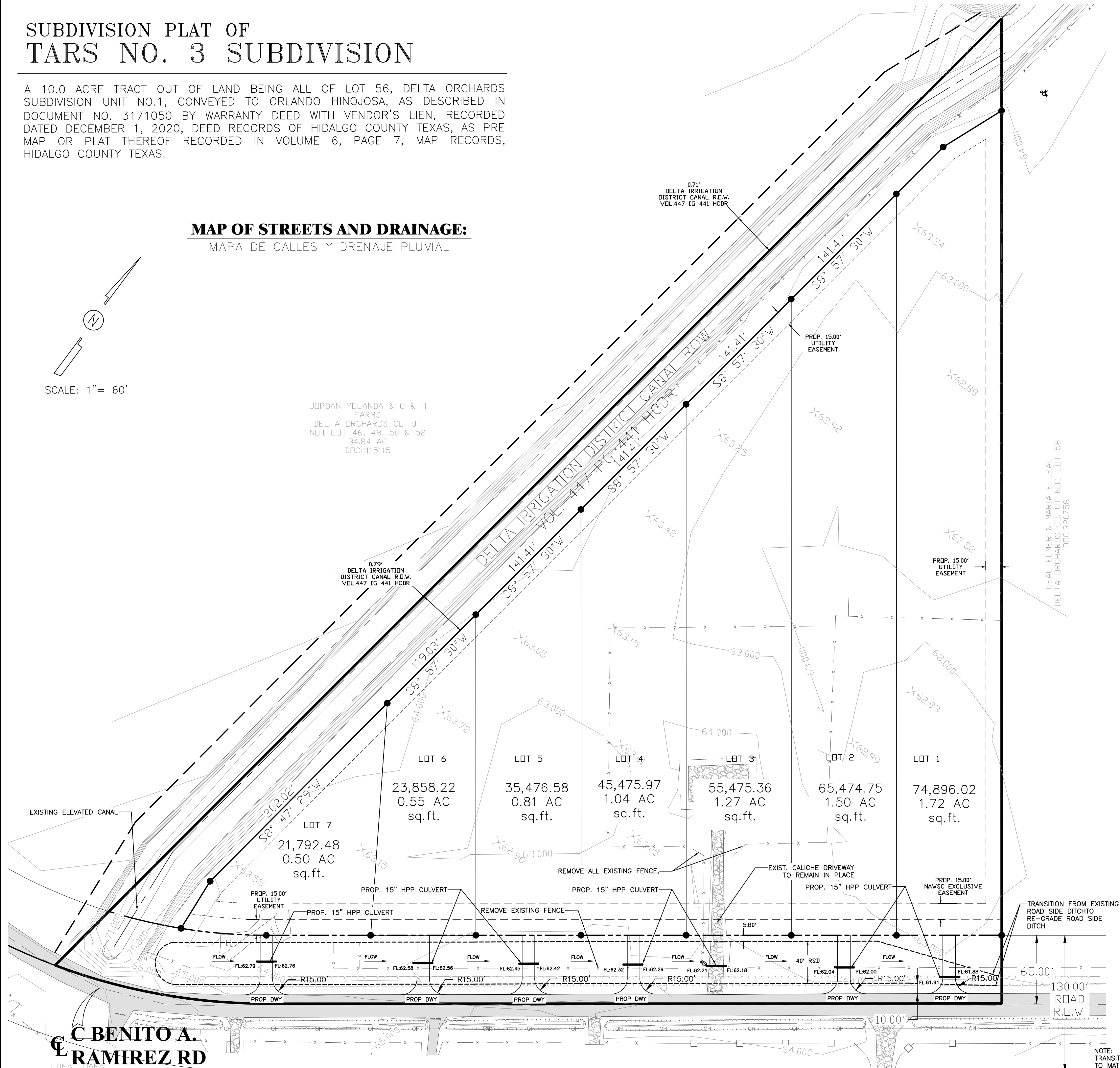
A 10.0 ACRE TRACT OUT OF LAND BEING ALL OF LOT 56, DELTA ORCHARDS SUBDIVISION UNIT NO.1, CONVEYED TO ORLANDO HINOJOSA, AS DESCRIBED IN DOCUMENT NO. 3171050 BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED DECEMBER 1, 2020, DEED RECORDS OF HIDALGO COUNTY TEXAS, AS PRE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY TEXAS.

## MAP OF STREETS AND DRAINAGE: MAPA DE CALLES Y DRENAJE PLUVIAL



JORDAN YOLANDA & G & H FARMS  
DELTA ORCHARDS CO. UT  
NO.1 LOT 46, 48, 50 & 52  
34.84 AC  
DDC:1115115

0.79' DELTA IRRIGATION DISTRICT CANAL R.O.W.  
VOL.447 EG 441 H.C.D.R.



## C BENITO A. RAMIREZ RD

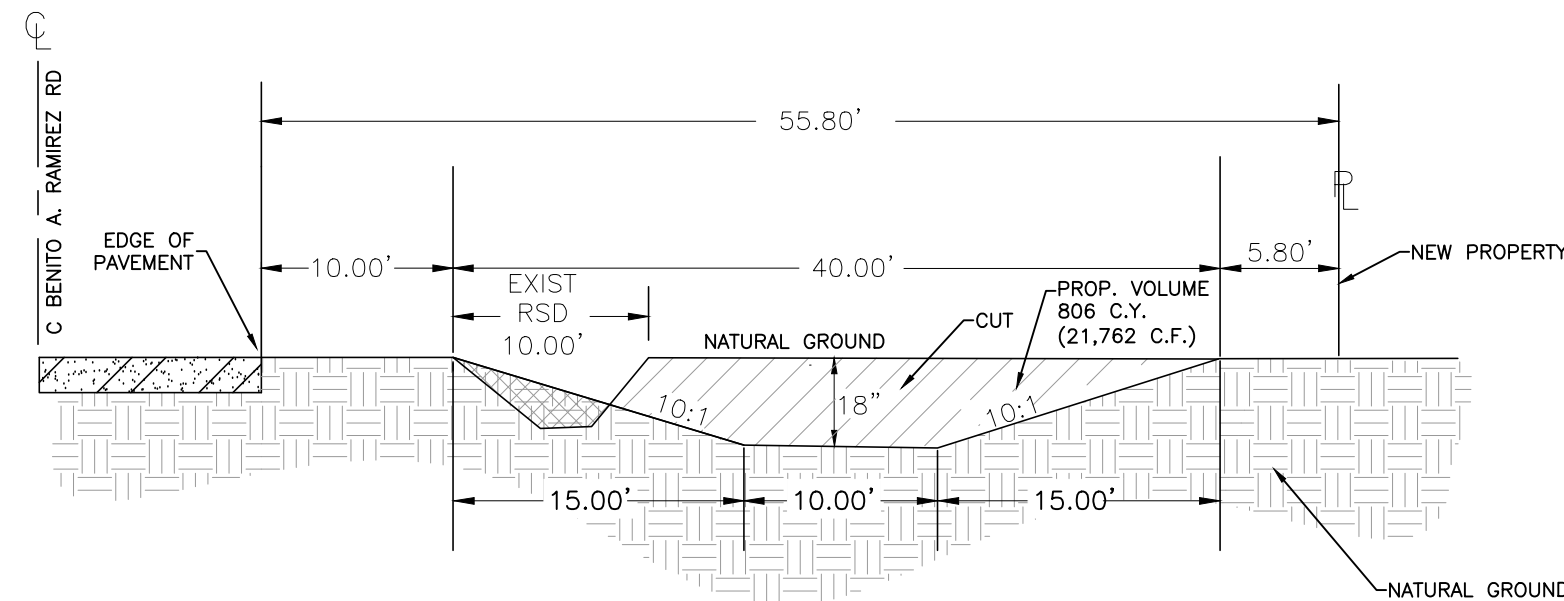
DELTA ORCHARDS CO. UT  
NO.1 LOT 53 5.03 AC  
DDC:2969134

GARCIA RICARDO DELTA ORCHARDS CO. UT  
NO.1 LOT 53 5.03 AC  
DDC:1936808

GARCIA RICARDO & GUADALUPE DELTA ORCHARDS CO. UT  
NO.1 LOT 54 2.0 AC  
DDC:2393742

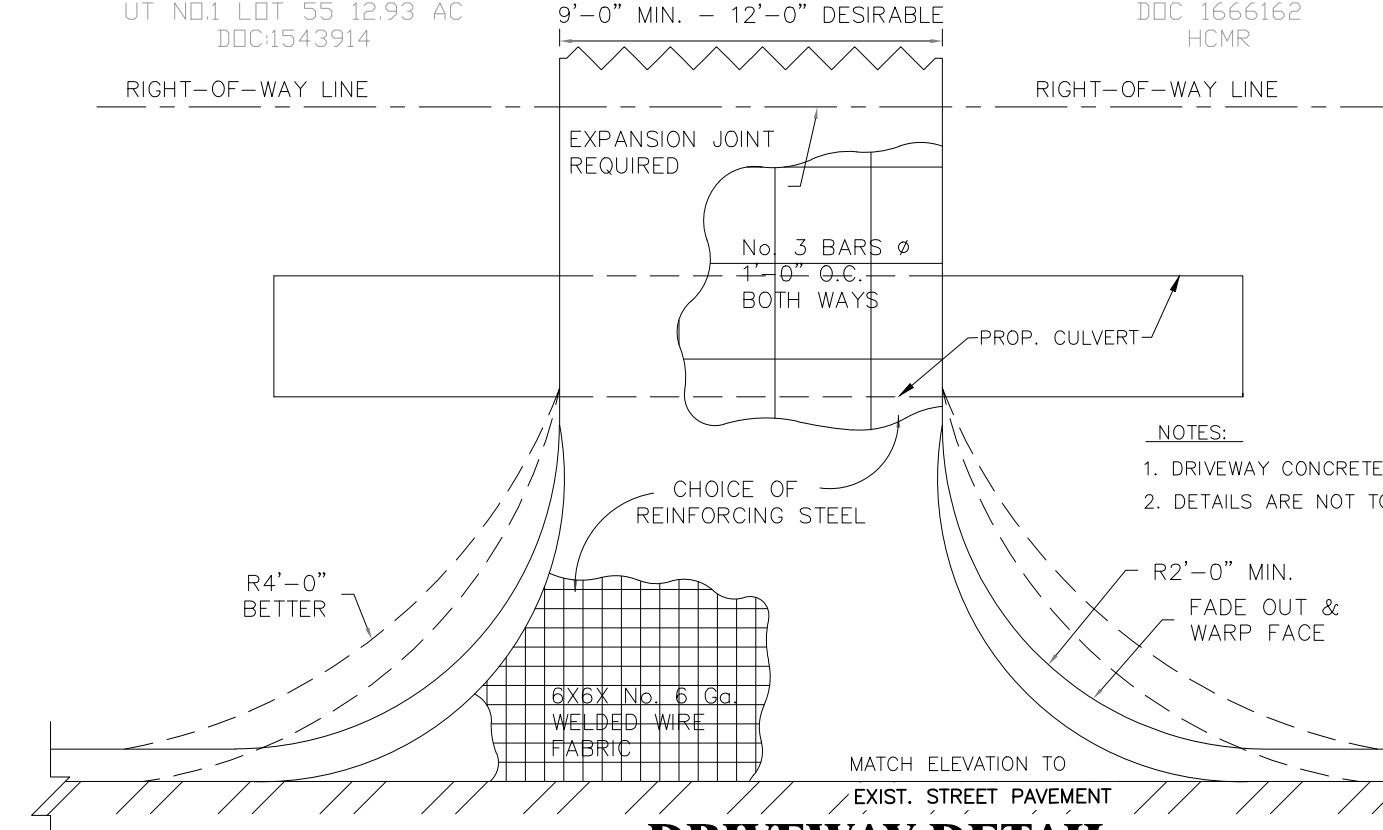
HILGERT CHARLES K TRAMA A DELTA ORCHARDS CO. UT  
NO.1 LOT 54 8.0 AC  
DDC:3017941

SANTIBANEZ JOSE G & GLORIA DELTA ORCHARDS CO. UT  
NO.1 LOT 55 12.93 AC  
DDC:1543914



### RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE



### DRIVEWAY DETAIL

NOT TO SCALE

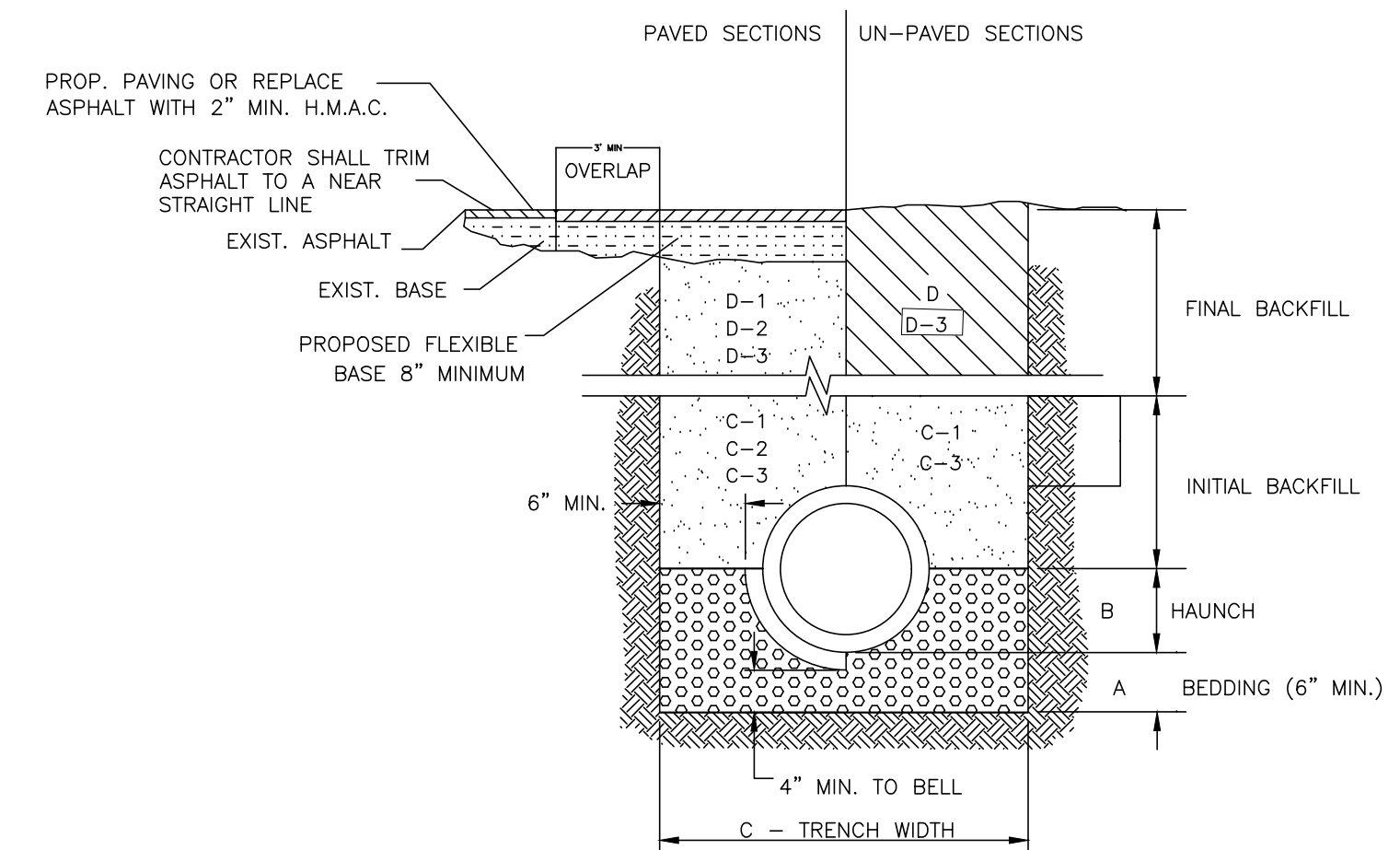
## DRAINAGE STATEMENT FOR TARS NO. 3 SUBDIVISION

- I. PROJECT LOCATION  
TARS NO. 3 SUBDIVISION IS A PROPOSED 7-LOT RESIDENTIAL SUBDIVISION IN HIDALGO COUNTY, LOCATED ON THE NORTH SIDE OF BENITO RAMIREZ RD AND APPROXIMATELY 1/4 MILE SOUTH WEST OF FM 2812. THIS SUBDIVISION IS LOCATED IN THE RURAL AREA OF THE COUNTY WITHIN PRECINCT 4, BEING A 10.0-ACRE TRACT OUT OF LAND BEING ALL OF LOT 56, DELTA ORCHARDS SUBDIVISION UNIT NO. 1, CONVEYED TO ORLANDO HINOJOSA, AS DESCRIBED IN DOCUMENT NO. 3171050 BY WARRANTY DEED WITH VENDOR'S LIEN, DATED DECEMBER 1, 2020, DEED RECORDS OF HIDALGO COUNTY TEXAS, PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- II. FLOOD PLAIN  
THE PROPOSED SUBDIVISION IS IN ZONE "X" ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000. AREA IS DEFINED AS AREA DETERMINED TO BE OUTSIDE 500-YR FLOODPLAIN.
- III. SOIL CONDITIONS  
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF HARLINGEN CLAY (19); HYDROLOGIC GROUP D.
- IV. EXISTING CONDITIONS  
THE EXISTING RUNOFF SHEET FLOWS OVERLAND TOWARDS THE EXISTING ROADSIDE DITCH ALONG THE NORTH SIDE OF BENITO A. RAMIREZ ROAD. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATION AN EXISTING 10-YEAR STORM EVENT GENERATES 4.39 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 7.67 CFS FOR A 50-YEAR STORM EVENT.
- V. PROPOSED CONDITIONS  
IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 17,188 CUBIC FEET (634 CUBIC YARDS) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT ON TARS NO. 3 SUBDIVISION. RUNOFF WILL BE DETAINED BY CONNECTING TO AN EXISTING DRAINAGE SYSTEM PASSING THROUGH BENITO A. RAMIREZ RD UNTIL REACHING MILE 21 N AND CROSSING IT, TO THEN KEEP ON GOING EAST UNTIL REACHING THE INTERSECTION OF MILE 21N AND LA BLANCA RD TO THEN CONTINUE GOING NORTH REACHING A CANAL OWNED BY DELTA LAKE IRRIGATION DISTRICT. RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR P.E. 94076 ON 01/04/24. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

### PRELIMINARY

JOSE N. SALDIVAR  
LICENSED PROFESSIONAL ENGINEER No. 94076  
S2 ENGINEERING GROUP, PLLC  
2020 E GRIFFIN PARKWAY ST  
MISSION, TEXAS 78574  
FR No. 8298



- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 1/2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
  3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
  4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

### STORM TRENCH BEDDING AND BACKFILL DETAILS

NOT TO SCALE

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PRELIMINARY

# TARS No.3 SUBDIVISION DRAINAGE PLAN

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBEF F-22659

TEL. (956) 403-9787  
F-22658  
2020 E. GRIFFIN PARKWAY  
MISSION TX, 78574