



# HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 3-05-2024

PROPOSED OSO GRANDE PHASE II SUBDIVISION, PRECINCT No. 4.

ENGINEER QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: OSO GRANDRE DEVELOPMENT, LTD.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 51  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 3

LOCATION DESCRIPTION: WEST OF VIA FERNANDEZ ROAD, APPROXIMATELY 1/2 OF MILE NORTH OF FM 2812.

SUBDIVISION LIES WITHIN THE:  ETJ CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-25-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-24-2024 BY, PRECINCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 02-08-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  SEWER CITY OF EDINBURG LINE SIZE: 15" LOCATION: VIA FERNANDEZ ROAD

WATER SERVICE PROVIDER: CITY OF EDINBURG. LINE SIZE: 12" LOCATION: VIA FERNANDEZ ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 01-24-2024 : BY 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.

VARIANCE REQUEST    TITLE B, CHAPTER 2, SECTION 2.7 ITEM EASEMENTS

TITLE B, CHAPTER 3, SECTION 3.5 ITEM E13. SETBACKS

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

**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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# OSO GRANDE PHASE II

A 11.02 ACRE TRACT OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3370960, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

OSO GRANDE DEVELOPMENT, LLC  
 WILLIAM A. SCHWARZ, MANAGER

AS OWNER OF THE 11.02 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OSO GRANDE PHASE II 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; 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.

SCALE 1" = 60'

LOT	AREA (S.F.)	AREA (AC)
100	6340.91	0.145
101-108	5450.00	0.125
109	7317.50	0.167
110	6427.50	0.148
111-118	5450.00	0.125
119	7317.50	0.167
120	6427.50	0.148
121-128	5450.00	0.125
129	7317.50	0.167
130	6287.50	0.144
131-138	5500.00	0.126
139	5886.86	0.13
140	5017.25	0.115
141	7053.15	0.162
142	8681.14	0.20
143	5179.86	0.119
144	6189.78	0.142
145	5993.26	0.138
146	6000.02	0.137
147	6006.77	0.138
148	6013.53	0.138
149	6020.28	0.138
150	6027.04	0.138

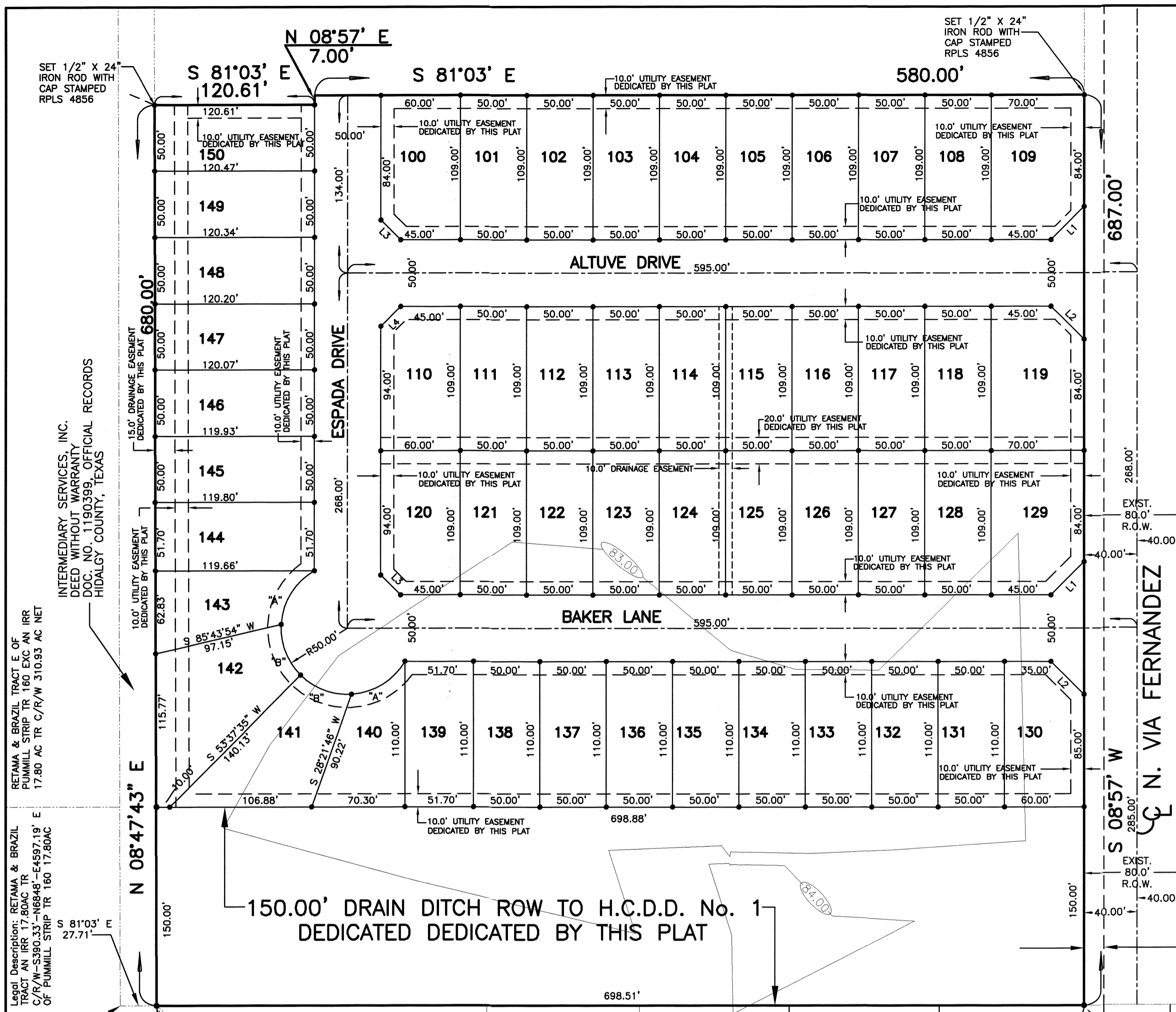
LOT 1  
 EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION No. 13, RECORDED IN VOLUME 41, PAGE 146, MAP RECORDS, HIDALGO COUNTY, TEXAS.

ALFONSO QUINTANILLA  
 R.P.L.S. No. 4856

8-23-23  
 DATE

GUERRA ELEMENTARY

THE CITY OF EDINBURG TRACT: A 1.879 ACRE TRACT OUT OF LOT 46, BAKER'S SUBDIVISION, ACCORDING TO CORRECTION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 778683, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



150.00' DRAIN DITCH ROW TO H.C.D.D. No. 1 DEDICATED BY THIS PLAT

LEGAL DESCRIPTION: RETAMA & BRAZIL TRACT E OF PUMMILL STRIP TR. 160 EXC AN IRR TRACT AN IRR 17.80 AC TR C/W/ 310.93 AC NET 17.80 AC TR C/W/ 310.93 AC NET

LEGEND  
 84.00' = CONTOUR ELEVATION  
 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED

CURVE	DELTA	RADIUS	LENGTH
"A"	56°34'34"	50.00'	49.37'
"B"	48°25'26"	50.00'	42.26'
"C"	56°34'34"	50.00'	42.26'
"D"	48°25'26"	50.00'	49.37'

DATA	BEARING	LENGTH
L1	S 53°57'00" W	35.36'
L2	S 36°03'00" E	35.36'
L3	N 36°03'00" W	21.21'
L4	N 53°57'00" E	21.21'

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR MAP REVISED: MAY 17, 2001
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 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 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.
- LEGEND: DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:  
 FRONT: 20.00 FEET  
 FRONT (CUL DE SAC): 15.00 FEET  
 REAR: 15.00 FEET  
 SIDE: 6.00 FEET  
 CORNER SIDE OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES: 10.00 FEET
- 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.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 81,663.73 CUBIC FEET (1.87 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 B.M. No.1 Northing 1098390.505, Easting 16671707.462 ELEV=82.10, TOP OF INLET FOUND ON THE SOUTHWEST CORNER OF LOT 3 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.  
 B.M. No.2 Northing 1098383.483, Easting 16671661.999 ELEV=82.10, TOP OF INLET FOUND ON THE NORTHEAST CORNER OF LOT 14 OF THIS SUBDIVISION N.A.V.D. 88 DATUM
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS
- 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM VIA FERNANDEZ DRIVE ON TO LOTS 109, 119, 129, & 130.
- CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- A 5 FOOT SIDEWALK IS REQUIRED ALONG THE WEST SIDE R.O.W. OF VIA FERNANDEZ DR. INCLUDING HANDICAP RAMPS DURING SUBDIVISION CONSTRUCTION. A 5 SIDEWALK WITH ADA RAMPS IS REQUIRED FOR ALL LOTS OWNERS AT THE BUILDING PERMIT STAGE.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 OSO GRANDE PHASE II IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE WEST SIDE OF VIA FERNANDEZ ROAD, APPROXIMATELY 197 FEET NORTH OF RIC MAR STREET. 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 83,970). OSO GRANDE PHASE II, LIES ADJACENT TO THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:  
 Name: OSO GRANDE DEVELOPMENT, LLC  
 Address: 5711 N. 10th STREET, MCALLEN, TX 78504  
 Phone: (956)682-4128  
 Fax: (956)381-6480

Name: WILLIAM A. SCHWARZ, MANAGER  
 Address: 124 E. STUBBS ST., EDINBURG, TEXAS 78539  
 Phone: (956)381-6480  
 Fax: 381-0527

Name: MARCO A. GONZALEZ  
 Address: 124 E. STUBBS ST., EDINBURG, TEXAS 78539  
 Phone: (956)381-6480  
 Fax: 381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 LAND SURVEYORS

124 E. STUBBS ST., EDINBURG, TEXAS 78539  
 REGISTRATION NUMBER E-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM

No.	Sheet	REVISION	Date	Approved

DATE OF PREPARATION: FEBRUARY 2, 2023

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

MARCO A. GONZALEZ  
 120016  
 LICENSED PROFESSIONAL ENGINEER

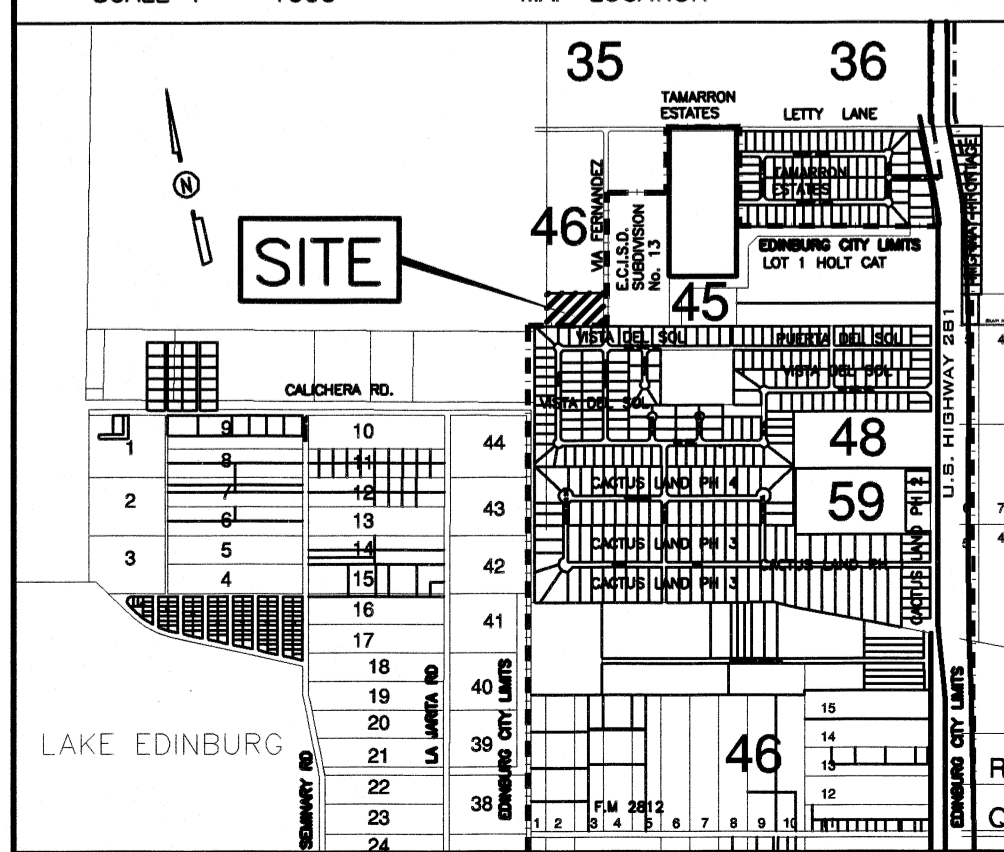
MARCO A. GONZALEZ  
 P.E. No. 120016  
 DATE: 2-15-24

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

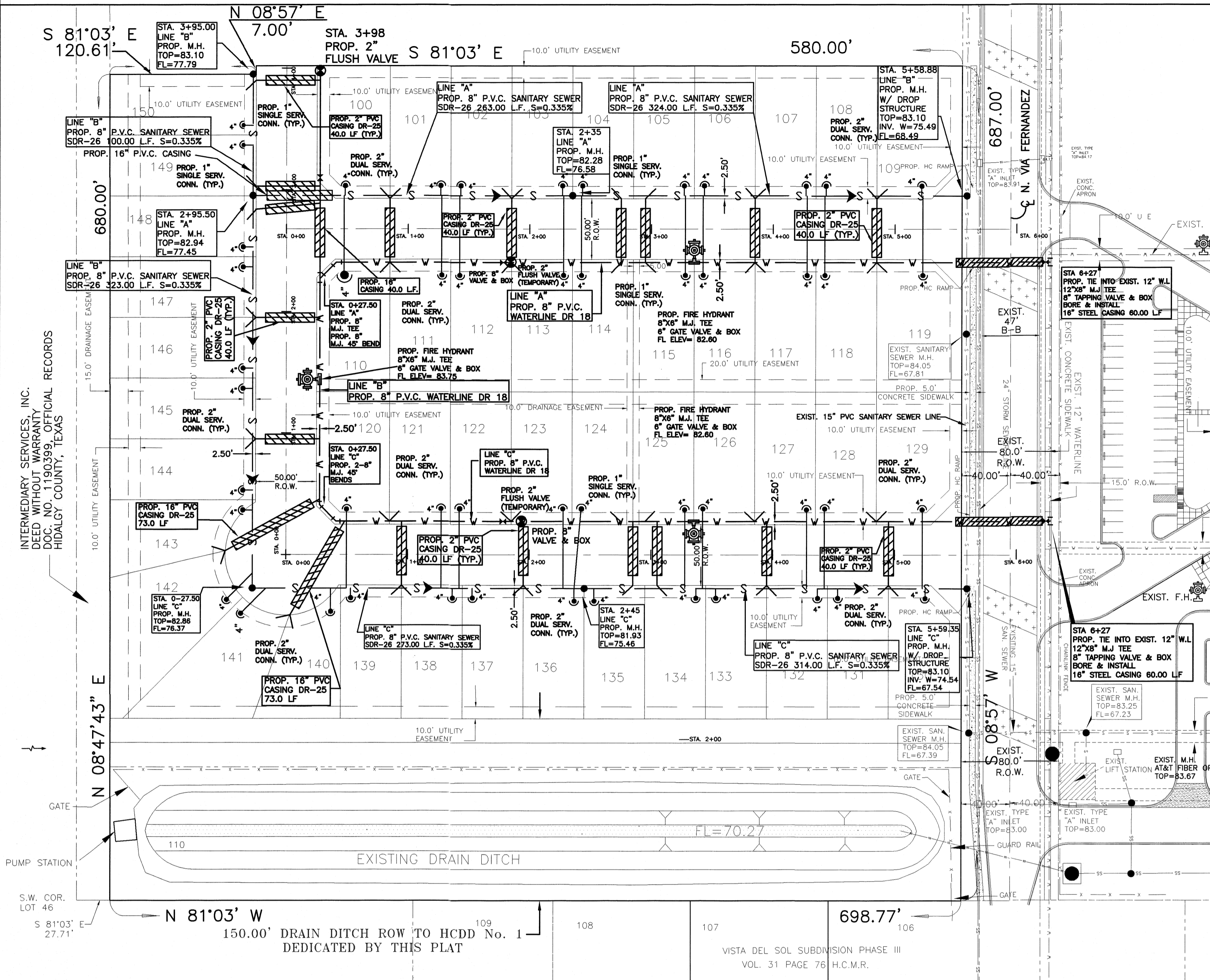
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
FEBRUARY 2, 2023	SC/JULIS CVZS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
3-9-23	M. GONZALEZ		



MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

OSO GRANDE PHASE II

A 11.02 ACRE TRACT OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3370960, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



**FINAL ENGINEERING REPORT FOR OSO GRANDE PHASE II**  
 BY MARCO A. GONZALEZ P.E.

**WATER SUPPLY: Description and Costs.**  
 OSO GRANDE PHASE II WILL BE PROVIDED WITH POTABLE WATER BY CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. CITY OF EDINBURG HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF VIA FERNANDEZ.

THE WATER SYSTEM FOR OSO GRANDE PHASE II CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 12" DIAMETER WATERLINE ON VIA FERNANDEZ. THE 8" DIAMETER WATERLINE RUNS WEST ALONG THE SOUTH SIDE OF ALTYVE DRIVE ON THE NORTHWEST CORNER OF LOT 110, THE 8" DIAMETER WATERLINE TURNS SOUTH AND RUNS ALONG THE EAST SIDE OF ESPADA DRIVE.

ON THE SOUTHWEST CORNER OF LOT 120, THE 8" DIAMETER WATERLINE TURNS EAST AND RUNS ALONG THE NORTH SIDE OF BAKER LANE. IT LOOPS WITH THE EXISTING 12" WATERLINE ON VIA FERNANDEZ.

FROM THE 8" WATERLINE, TWENTY (20) 2" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND ELEVEN (11) 1" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 2" DUAL SERVICE LINES, 1" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY CITY OF EDINBURG THE SUM OF \$ OR \$ 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 MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG. UPON REQUEST BY THE LOT OWNER OF A LOT, CITY OF EDINBURG WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ 3,000.00 FOR A TOTAL COST OF \$ 9,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: Description and Cost:**  
 OSO GRANDE PHASE II WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS, AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF EDINBURG HAS AN EXISTING 15" DIAMETER SEWER LINE LOCATED ON THE WEST SIDE OF VIA FERNANDEZ.

THE WASTEWATER SYSTEM FOR OSO GRANDE PHASE II WILL CONSIST OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 15" DIAMETER SEWER LINE. THIS 8" LINE THEN RUNS WEST ALONG THE SOUTH SIDE OF BAKER LANE. THE 8" DIAMETER SEWER LINE TURNS NORTH AND RUNS ALONG THE WEST SIDE OF ESPADA DRIVE AND GOES UP UNTIL THE NORTH SIDE OF LOT 150, WHICH ENDS IN A MANHOLE. ON THE NORTHEAST CORNER OF LOT 148, THE 8" DIAMETER SEWERLINE RUNS ALONG THE SOUTH SIDE OF ALTYVE DRIVE AND CONNECTS TO THE 15" DIAMETER SEWER LINE LOCATED ON THE WEST SIDE OF VIA FERNANDEZ.

FROM THE 8" DIAMETER LINE, FIFTY-ONE (51) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH RESIDENTIAL LOT.

THE 8" LINE, 4" SERVICE LINES AND SEVEN (7) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ WHICH COVERS THE \$ PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES AND ORDER UNDER SECTION 16.343, WATER CODE THAT CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES**— THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.

**SEWAGE FACILITIES**— THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.

**REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION OSO GRANDE PHASE II:**  
 POR MARCO A. GONZALEZ, P.E.

**PROVISION DE AGUA: Descripción y Gastos.**  
 OSO GRANDE PHASE II SERA PROVISTA DE AGUA POTABLE POR LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA CIUDAD DE EDINBURG HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. LA CIUDAD DE EDINBURG TIENE UNA LINEA EXISTENTE DE 12" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO ESTE DE LA CALLE VIA FERNANDEZ.

EL SISTEMA DE AGUA PARA OSO GRANDE PHASE II CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA DE AGUA DE 12" DE DIAMETRO EN VIA FERNANDEZ. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE AL OESTE POR EL LADO SUR DE LA CALLE ALTYVE DRIVE. EN LA ESQUINA NOROCCIDENTE DEL LOTE 110, LA LINEA DE 8" DE DIAMETRO DA VUELTA HACIA EL SUR Y CORRE POR EL LADO ESTE DE LA CALLE ESPADA DRIVE.

EN LA ESQUINA DEL SUROESTE DEL LOTE 120, UNA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA HACIA EL ESTE Y LA LINEA CORRE POR EL LADO NORTE DE LA CALLE BAKER LANE. Y ESTA LINEA TERMINA EN LA CONEXION DE LA LINEA EXISTENTE DE 12" DE DIAMETRO DE AGUA EN LA CALLE VIA FERNANDEZ.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN VEINTE (20) SERVICIOS DOBLES DE 2" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y ONCE (11) SERVICIOS SENCILLOS DE 1" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE RESIDENTIAL.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 2" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 1" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALADOR A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A LA CIUDAD DE EDINBURG LA CANTIDAD DE US\$ O US\$ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBERSHIPS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA LA CIUDAD DE EDINBURG LO INSTALARA SIN ALCANZAR AL GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO TRES (3) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 3,000.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 9,000.00 EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE: Descripción y Gastos.**  
 LA SUBDIVISION OSO GRANDE PHASE II RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE EL CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE DRENAJE DE 15" DE DIAMETRO EXISTENTE UBICADA POR EL LADO OESTE DE LA CALLE VIA FERNANDEZ.

EL SISTEMA DE DRENAJE SANITARIO DE OSO GRANDE PHASE II CONSISTE DE UN CONDUCTO DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 15". ESTA LINEA CORRE HACIA EL OESTE POR EL LADO SUR DE LA CALLE BAKER LANE. LA LINEA DE 8" DE DIAMETRO DE DRENAJE DA VUELTA HACIA EL NORTE Y CORRE HACIA EL LADO OESTE DE LA CALLE ESPADA DRIVE Y CORRE HASTA EL LADO NORTE DEL LOTE 150, Y ESTE TERMINA CON UNA ALCANTARILLA.

EN LA ESQUINA DEL NORESTE DEL LOTE 148, LA LINEA DE 8" DE DIAMETRO DE DRENAJE CORRE HACIA EL LADO SUR DE LA CALLE ALTYVE DRIVE Y SE CONECTA CON LA LINEA DE 15" DE DIAMETRO DE DRENAJE EXISTENTE QUE SE ENCUENTRA EN EL LADO OESTE DE LA CALLE VIA FERNANDEZ.

DESDE LA LINEA DE 8" DE DIAMETRO, CINCUENTA Y UN (51) LINEAS DE SERVICIO DE DRENAJE DE 4" DE DIAMETRO CORREN POR CADA LOTE RESIDENTIAL.

LA LINEAS DE 8 PULGADAS, LINEAS DE SERVICIO DE 4 PULGADAS Y SIETE (7) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ O \$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA PAGADO A EL CIUDAD DE EDINBURG UN COSTO TOTAL DE \$ O \$ POR LOTE ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CUOTAS DE ADQUISICION, Y TODA LA MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES A LA CIUDAD DE EDINBURG. TODAS LAS INSTALACIONES DE AGUA RESIDUAL HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE EDINBURG Y EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**CERTIFICACION:**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A 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 DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE US\$ US\$ POR LOTE.

**DRENAJE:** SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ POR LOTE (TODOS INCLUIDO) A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.

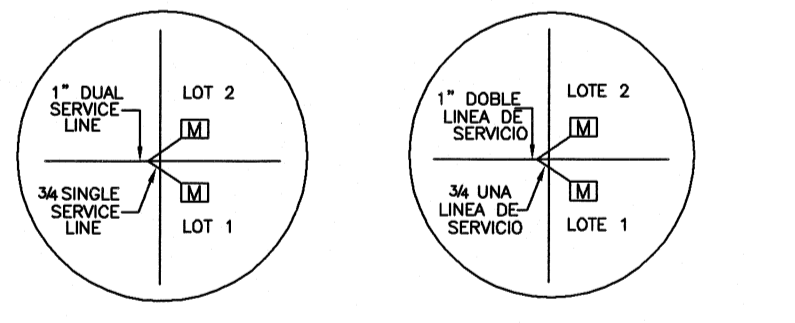


Signature of Marco A. Gonzalez  
 MARCO A. GONZALEZ  
 120016  
 P.E. No. 120016  
 DATE 2-15-24

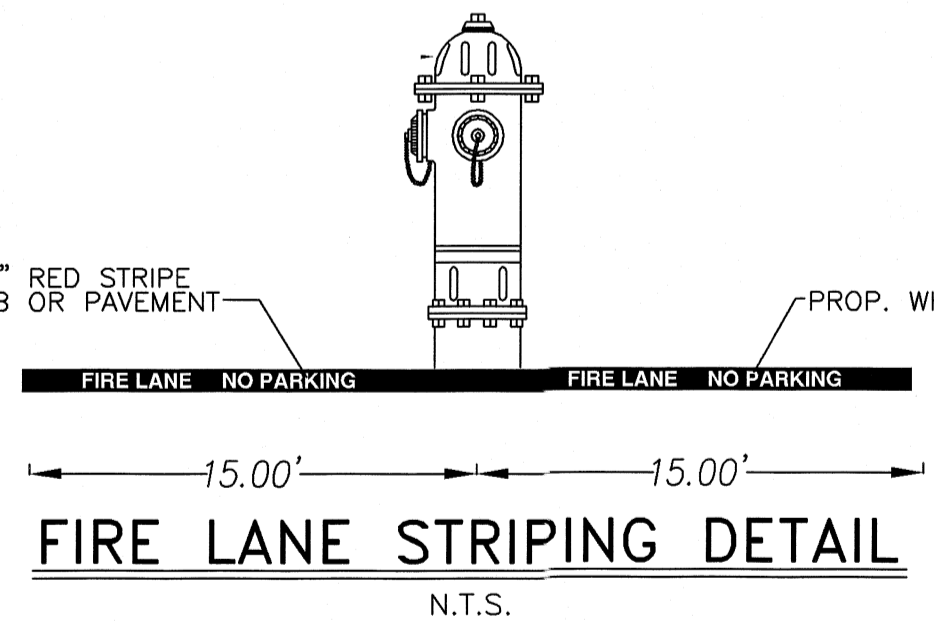


Signature of Marco A. Gonzalez  
 MARCO A. GONZALEZ  
 120016  
 P.E. No. 120016  
 DATE 2-15-24

- WATER METER BOX
- WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



NOTE: FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS

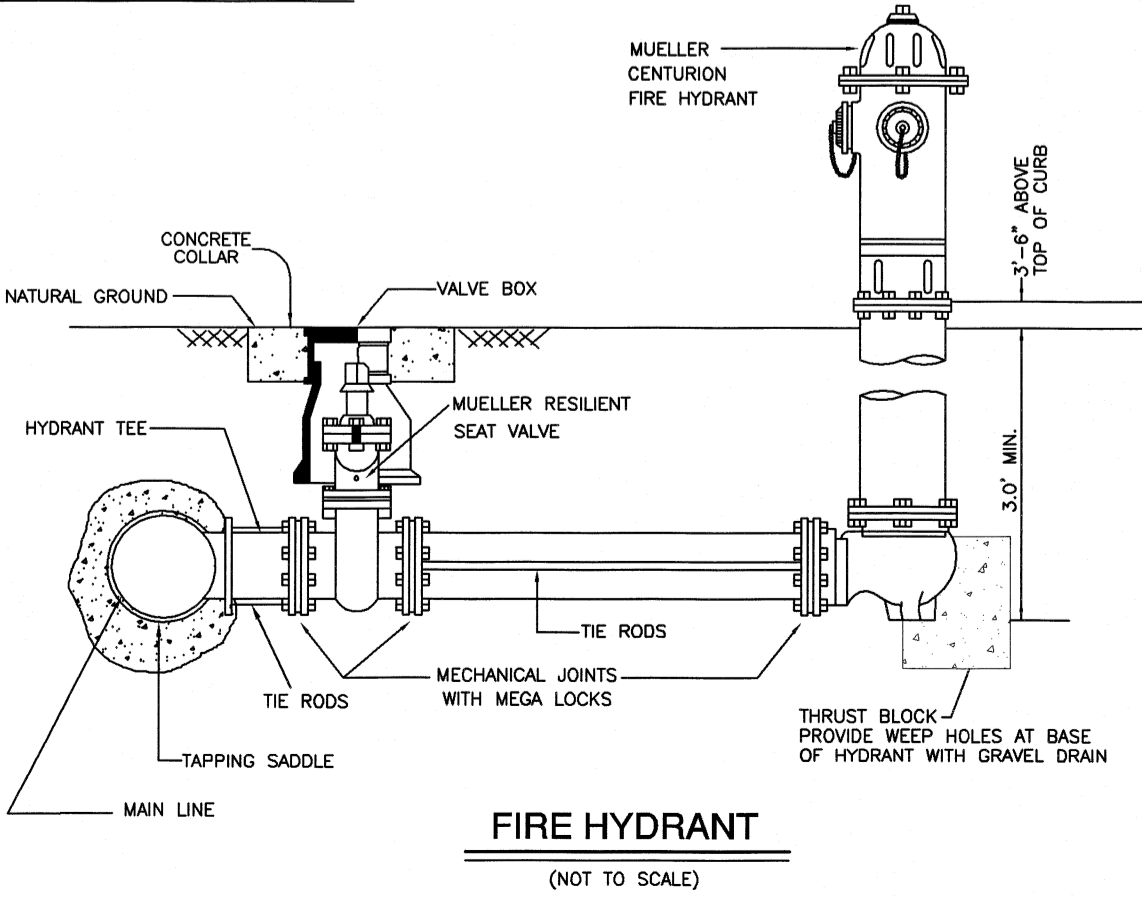


**COST ESTIMATE**

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SANITARY SEWER COLLECTION SYSTEM:	\$

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

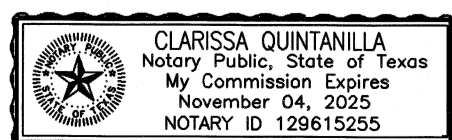


**SUBDIVIDER CERTIFICATION**  
 I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

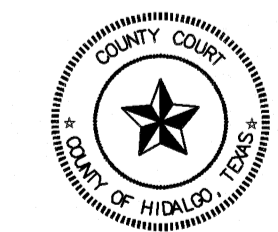
**SUBDIVIDER STATEMENT:**  
 OSO GRANDE DEVELOPMENT, LLC  
 WILLIAM A. SCHWARZ, MANAGER  
 I, (WE) SUBDIVIDERS OF OSO GRANDE PHASE II HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING 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.

OSO GRANDE DEVELOPMENT, LLC  
 WILLIAM A. SCHWARZ, MANAGER  
 P.O. BOX 2604  
 MCKALEN, TEXAS 78503

BEFORE ME, the undersigned notary public, on this day personally appeared  
 OSO GRANDE DEVELOPMENT, LLC  
 WILLIAM A. SCHWARZ, MANAGER  
 proved to me through his 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 he executed the same for the purposes and consideration thereby expressed.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



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

**SHEET NO. 2 OF 3 SHEETS**

FILENAME: F:\DATA\SUB\EDINBURG\OSO GRANDE PHASE II\PLAT	DATE PREPARED: 9-8-19	PREPARED BY: M.G.	CHECKED BY:	APPROVED BY:
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:	

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. EDINBURG, TEXAS 78539  
 PHONE 956-381-6480 FAX 956-381-0527  
 REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM SURVEYING REGISTRATION NUMBER 100411-00

# OSO GRANDE PHASE II

A 11.02 ACRE TRACT OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3370960, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: OSO GRANDE PHASE II  
 BY: MARCO A. GONZALEZ P.E.

Osso Grande Phase II is a 11.02 acre tract out of Lot 46, Baker's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 2, page 46, map records, Hidalgo County, Texas, and according to special warranty deed recorded under county clerk's document number 3370960, official records, Hidalgo County, Texas. This subdivision is located on the east side of Via Fernandez, approximately 197 feet north of Rio Mar Street. It is located adjacent to the city limits of the City of Edinburg. The proposed subdivision will consist of 51 single family lots.

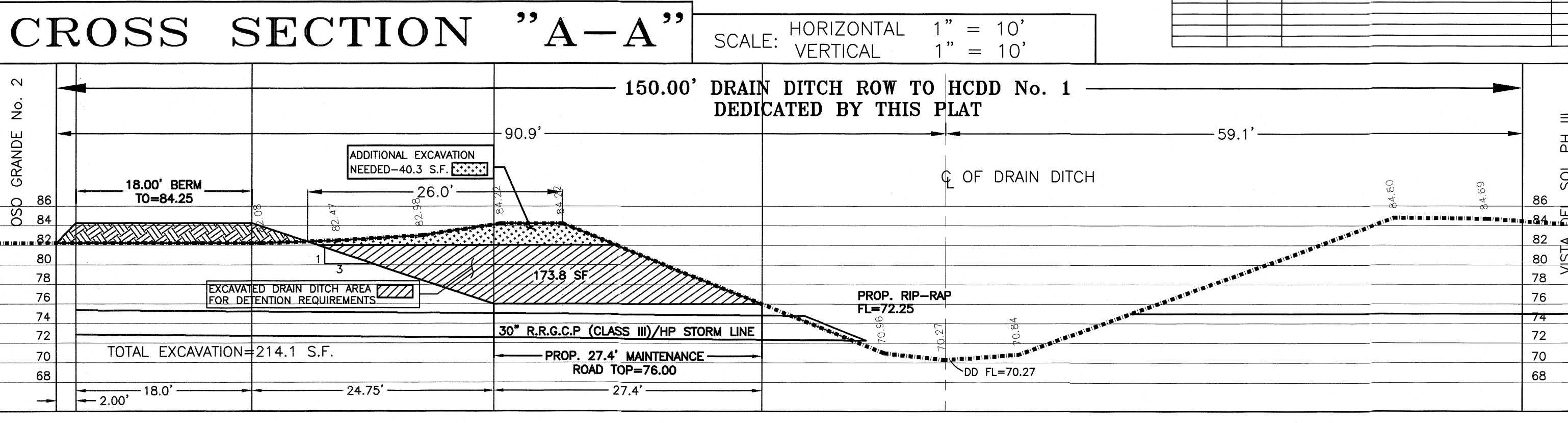
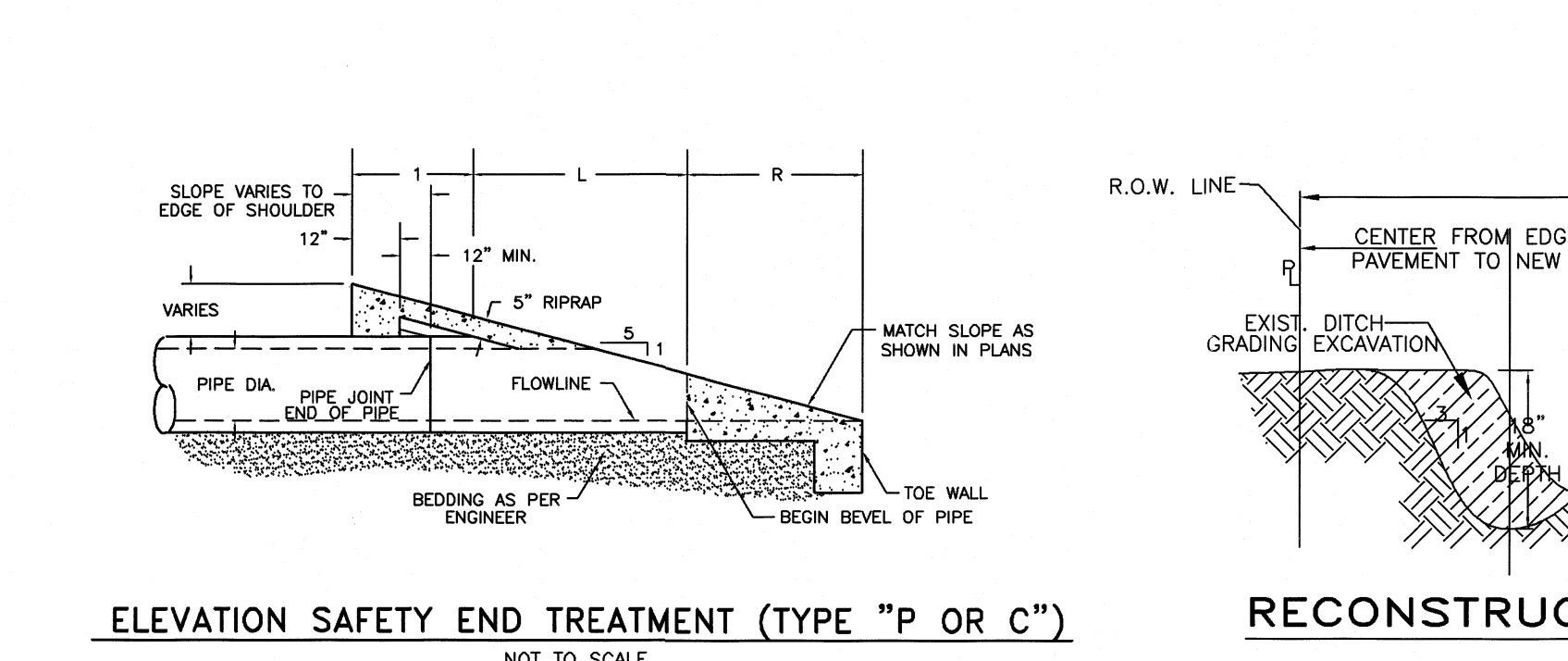
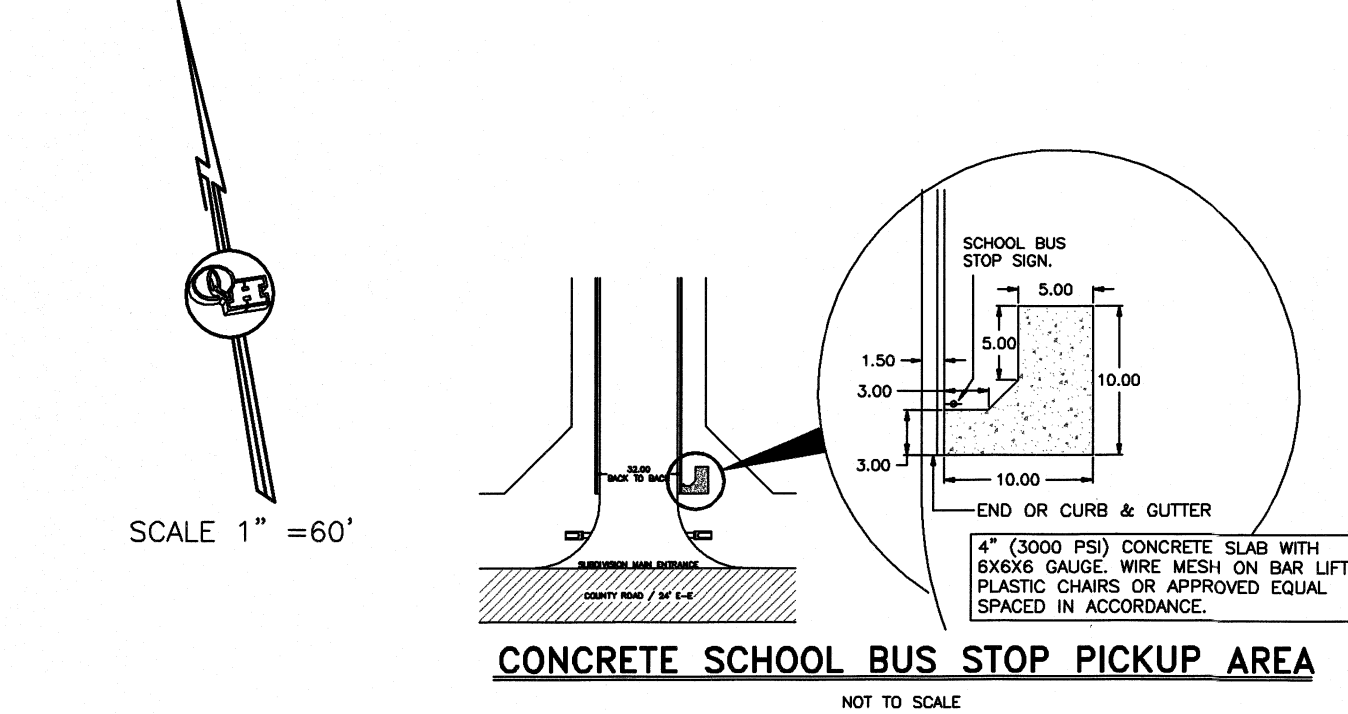
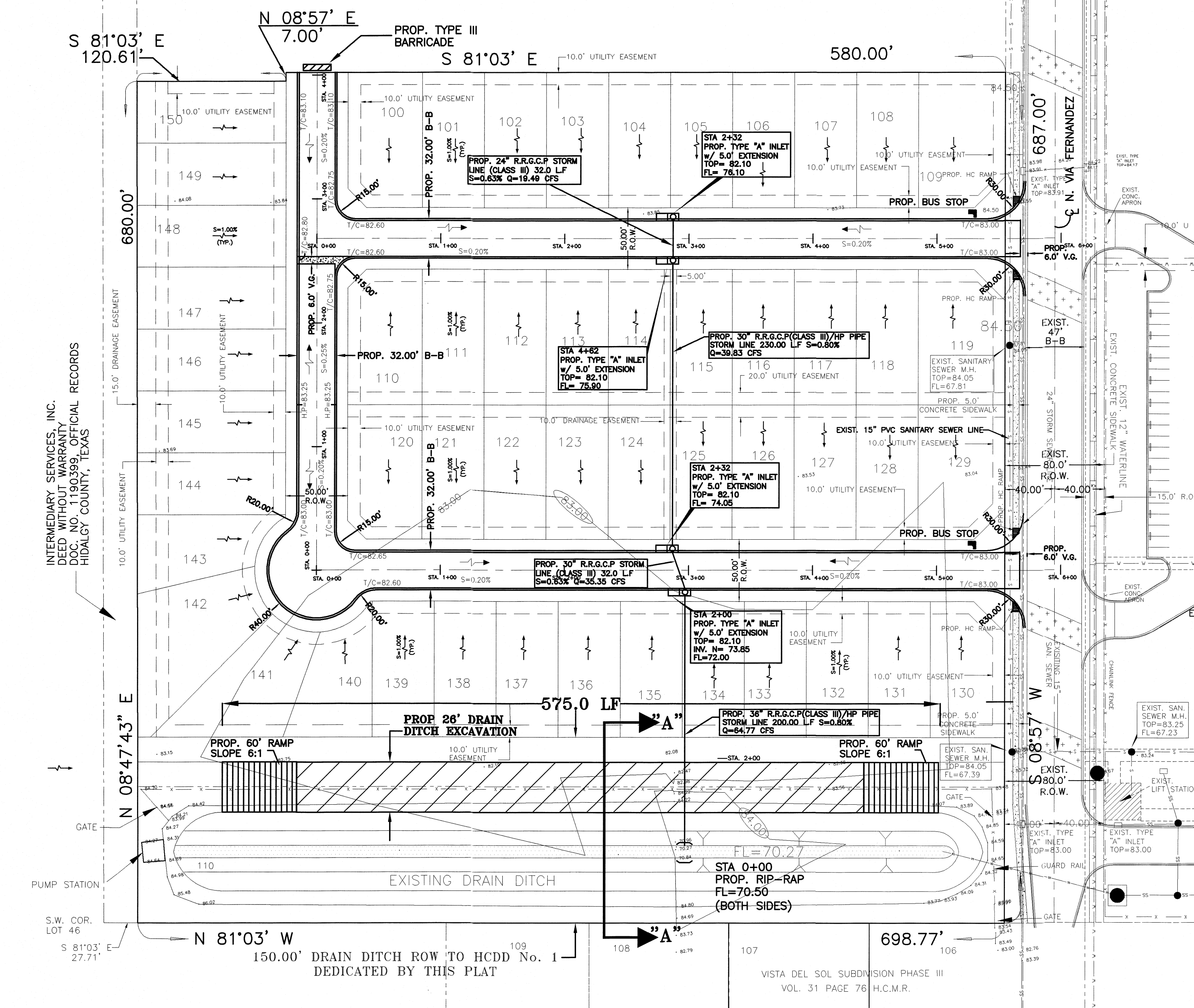
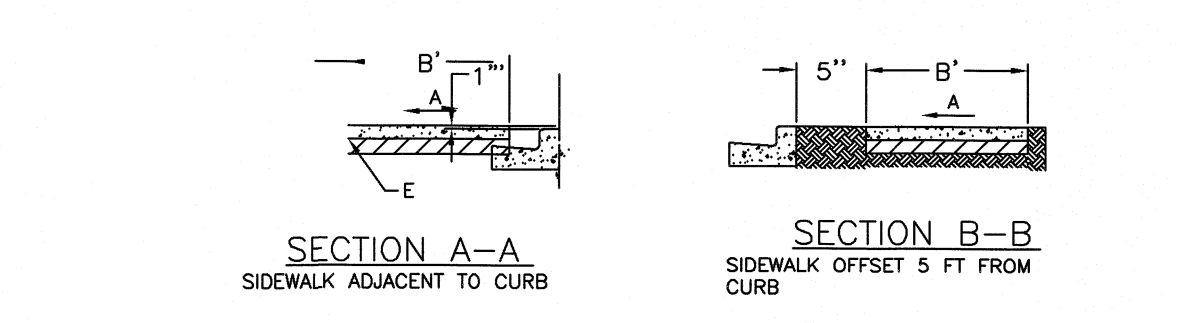
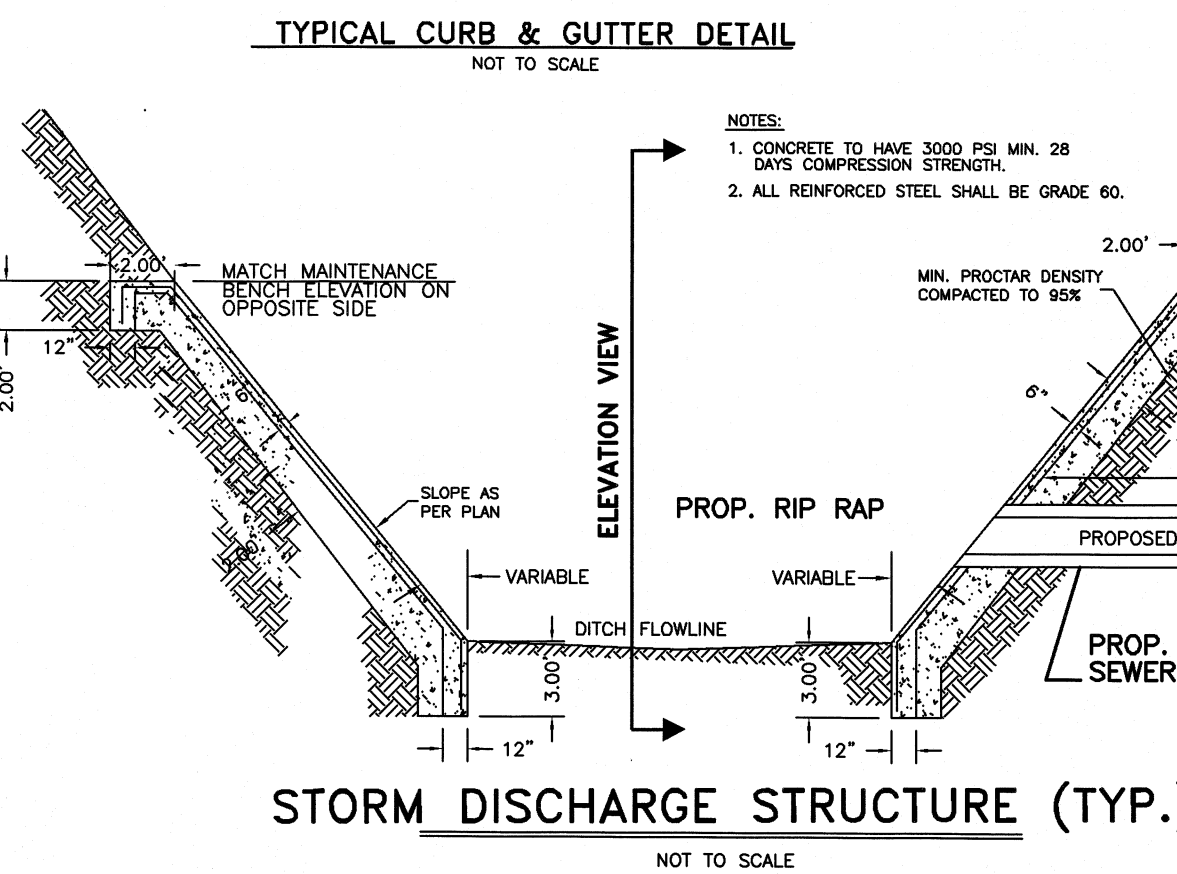
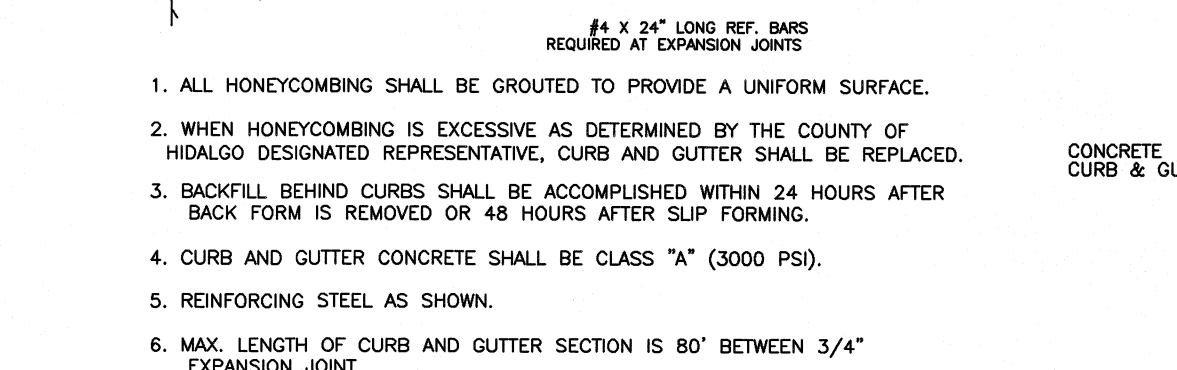
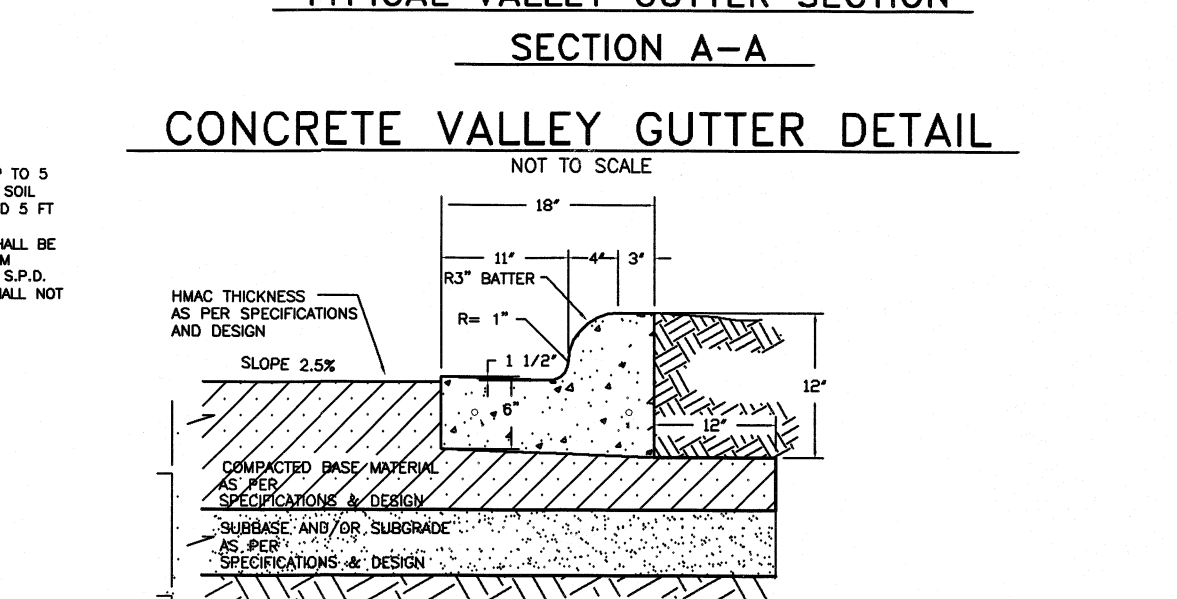
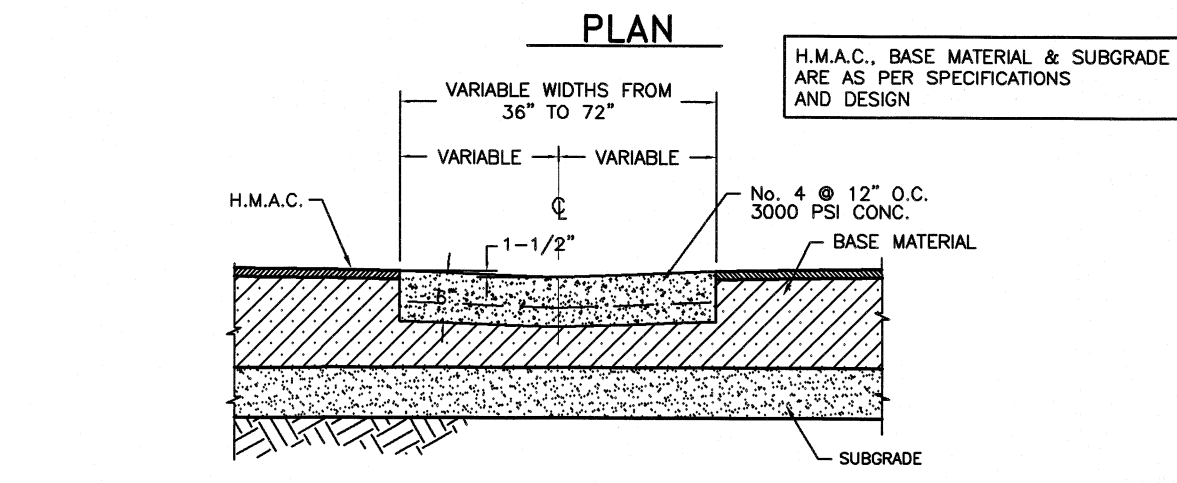
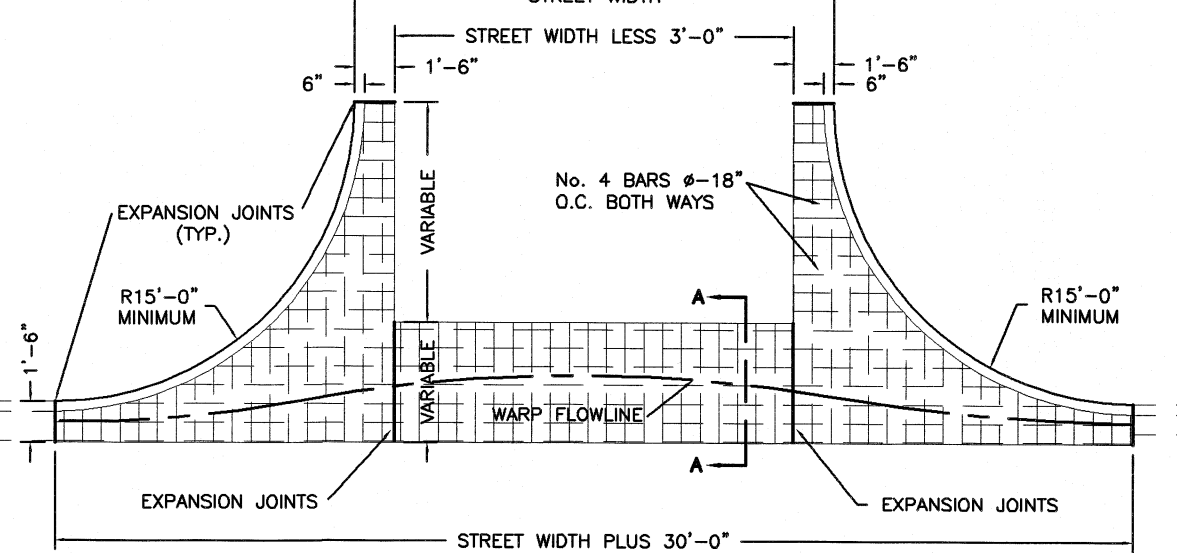
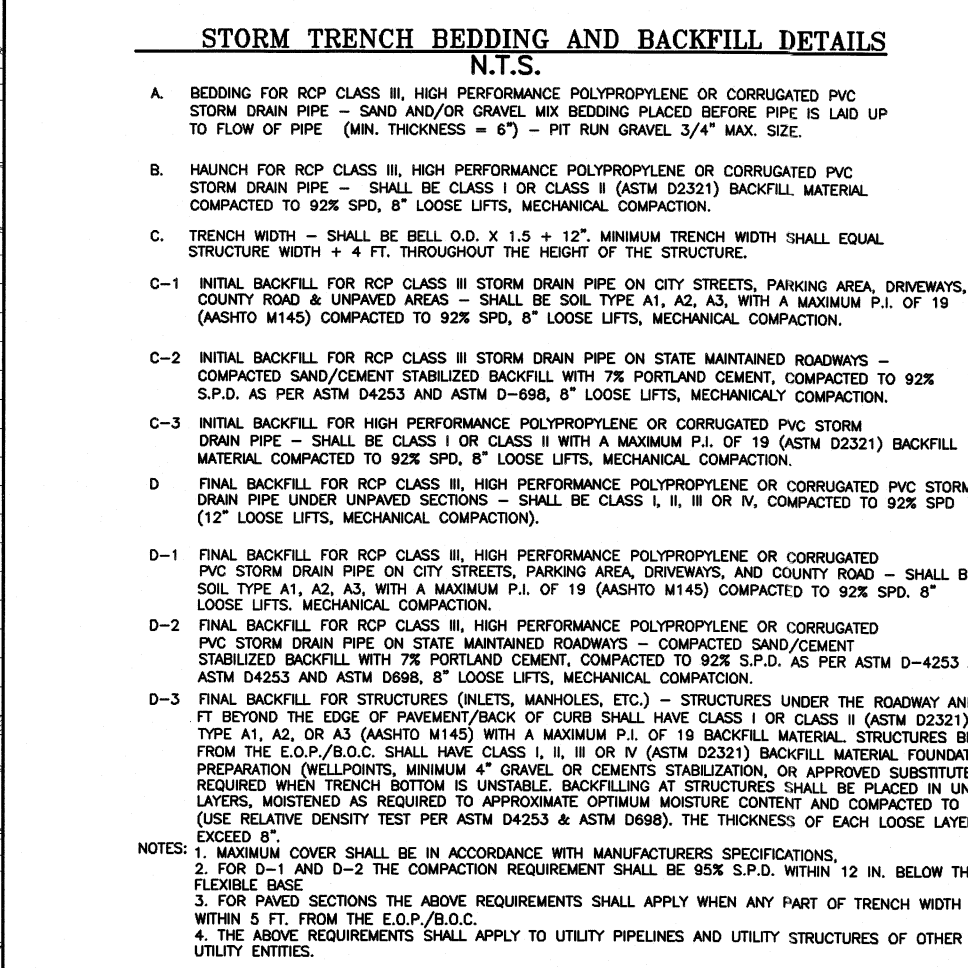
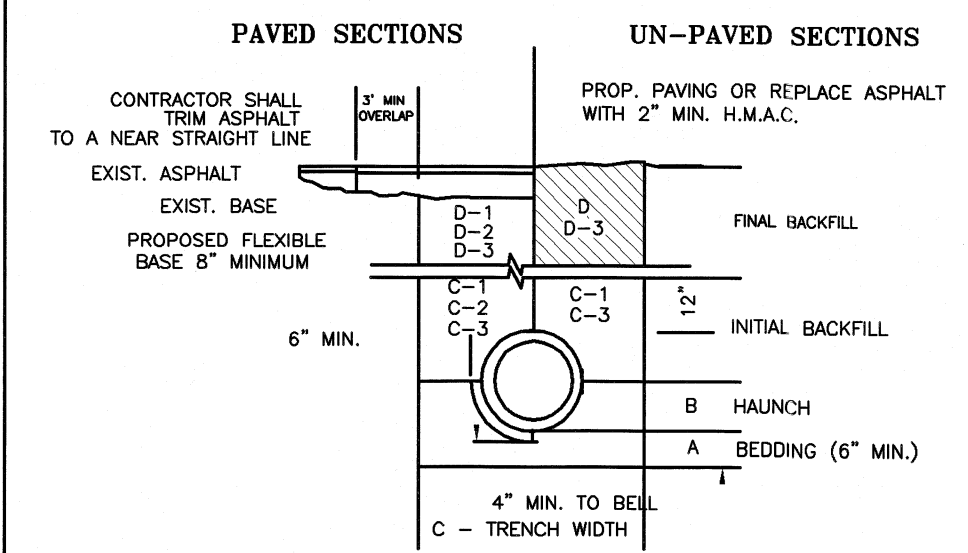
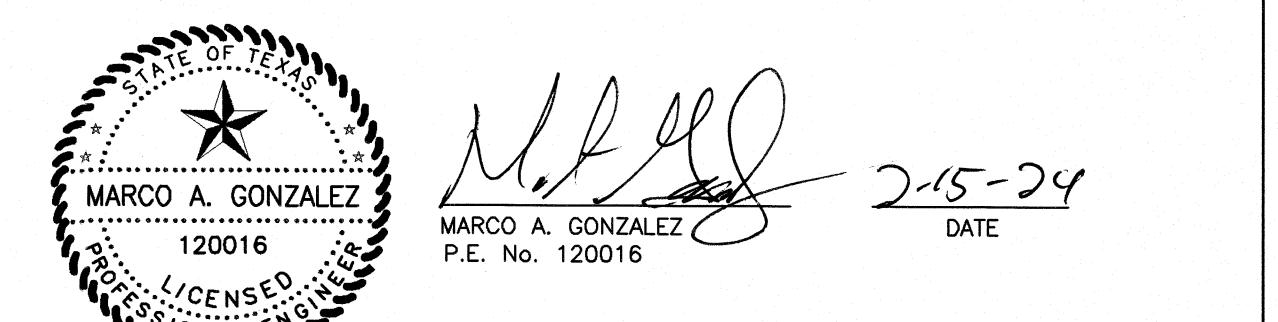
The tract is Zone "X" (Shaded), areas of 500-year flood, areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 with an LOAR dated May 17, 2001.

The soil is Hidalgo (25 & 28) and in group "B". It is fine sandy loam (SM), sandy clay loam (SC) and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northeast direction. The existing runoff for the proposed subdivision is Q=4.78 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=31.74 cubic feet per second for an increase of Q=26.96 cubic feet per second (50 year storm). Detention will be 81,663.73 cubic feet (1.87 acre feet) in accordance with the city's drainage requirements. Detention will be accomplished by excavating the existing Hidalgo County Drainage District No. 1 -Fayville Drain located on the south side of the subdivision. The runoff created by this new development will be collected by a proposed storm sewer system that consists of Type "A" inlets and storm sewer pipes 24", 30", and 36" in size that will flow south and discharge into the existing Hidalgo County Drainage District No. 1 -Fayville Drain. 150.00 feet of Right of Way for the Drain Ditch is being dedicated to H.C.D.D. No. 1 by this plat.

CERTIFICATION  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-SHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLANS) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOWWAY) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



No.	Sheet	REVISION NOTES	Date	Approved

NOTE:  
 DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER

LEGEND	
TOTAL DETENTION REQUIRED-	97,606.90 C.F.
TOTAL DETENTION PROVIDED-	149,861.60 C.F.
(560 L.F. X 267.61 S.F.)	
TOTAL EXCAVATION NEEDED-	169,405.60 C.F.
(560 L.F. X 302.51 S.F.)	

COST ESTIMATE	
WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SANITARY SEWER COLLECTION SYSTEM:	\$

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

SHEET NO. 3 OF 3 SHEETS	FILE NAME: F:\DATA\SUB\EDINBURG\OSO GRANDE PHASE II\BPLAT
DATE PREPARED	PREPARED BY
DATE REVISION	REVISION BY