



Anthony Uresti,  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-01-2025

PROPOSED OTI SUBDIVISION NO 1, PRECINCT No. 1.

ENGINEER: S2 ENGINEERING DEVELOPER: S2 DEVELOPERS LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 4  \*SINGLE FAMILY     \*MULTI-FAMILY    1  COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 13 ½ NORTH ROAD AND FM 493.

SUBDIVISION LIES WITHIN THE:  ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-05-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 13 ½ NORTH ROAD.

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC.

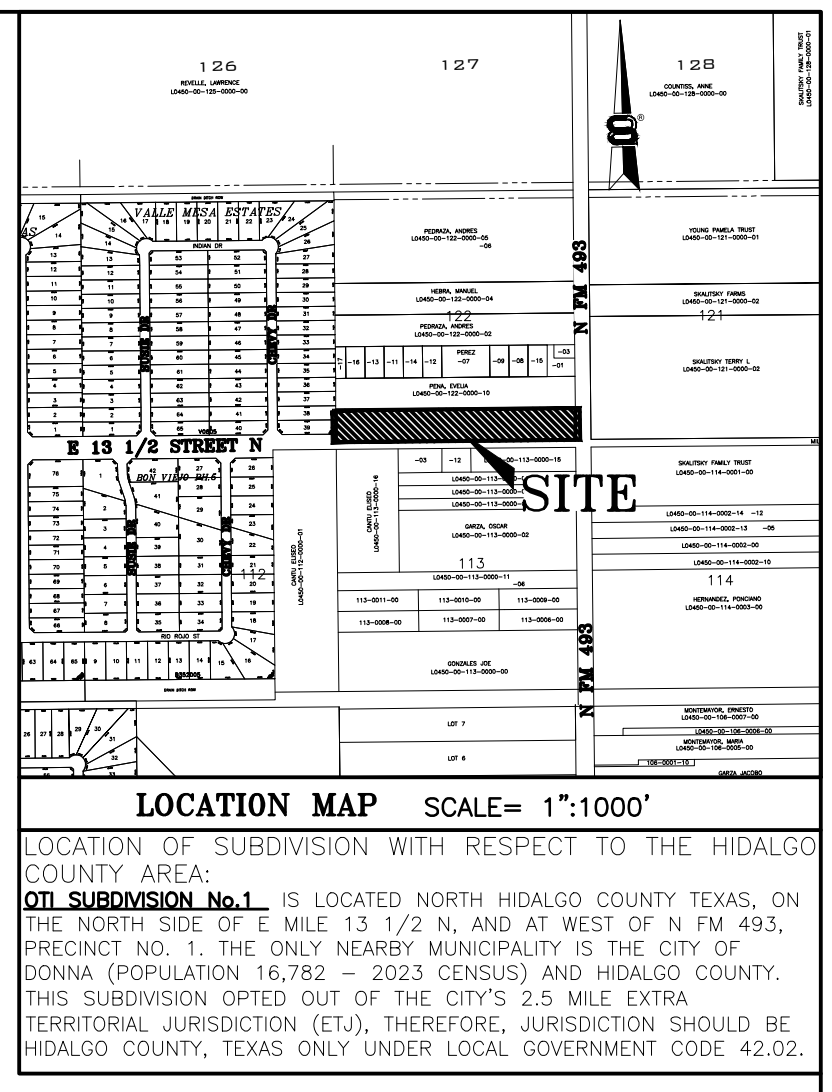
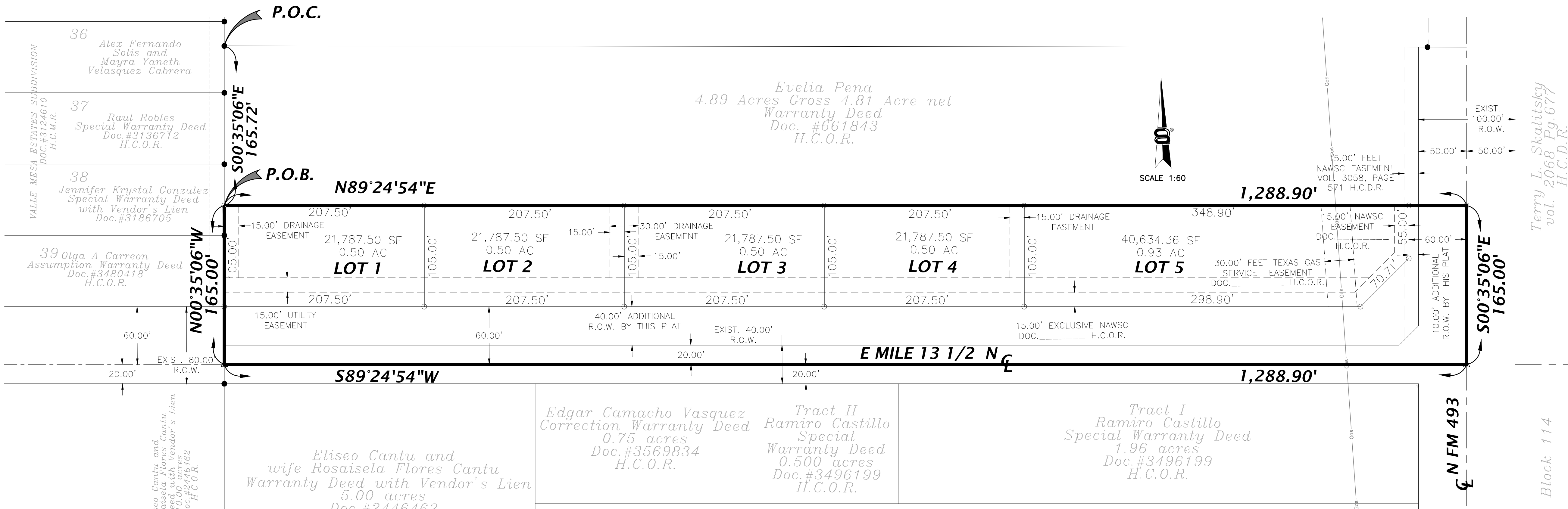
VARIANCE REQUEST: TITLE B. CHAPTER 3 SECTION 3.5 ITEM E13. SETBACKS

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.*



**LEGEND**

- ⊗ 1/2" IRON PIN W/CAP FOUND
- 1/2" IRON PIN FOUND
- ⊠ 1/2" IRON PIN W/CAP SET
- 1/2" IRON PIN SET
- △ CALC POINT

# OTI SUBDIVISION No. 1

HIDALGO COUNTY  
**CERTIFICATE OF PLAT APPROVAL**  
 UNDER LOCAL GOVERNMENT CODE 232.028(a) §  
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE **OTI SUBDIVISION No.1** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
 HIDALGO COUNTY HEALTH DEPARTMENT  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **OTI SUBDIVISION No.1** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_  
 ATTEST:  
 Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE**  
 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 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 E. SESIN, P.E., C.F.M.  
 GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY DONNA IRRIGATION DISTRICT**  
 THIS PLAT IS HEREBY APPROVED BY DONNA IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE **OTI SUBDIVISION No.1** WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_ DATE



RESTITUTO A. ASCANO III, R.P.L.S.  
 R.P.L.S. No. 6225  
 S2 ENGINEERING, PLLC.  
 2020 E GRIFFIN PKWY  
 MISSION, TEXAS 78574

**RIGHT OF WAY EXCLUSIVE EASEMENT**  
**KNOW 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, A PERPETUAL EXCLUSIVE 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 EXCLUSIVE 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, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EXCLUSIVE 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 GRANTOR 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 EXCLUSIVE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EXCLUSIVE 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

JOSE N. SALDIVAR, OWNER  
 S2 DEVELOPERS LLC  
 2020 E GRIFFIN PKWY,  
 MISSION, TEXAS 78574

DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **JOSE N. SALDIVAR**, PROVIDED 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, 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 \_\_\_\_\_, 2025.

- GENERAL NOTES:**
- FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.  
 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.  
 COMMUNITY-PANEL NO. 480334 0325 D, MAP REVISED: JUNE 6, 2000.  
 THE AREAS WITHIN 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 ADMINISTRATION HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
  - SETBACKS:  
 FRONT: 30.00 FEET  
 REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 INTERIOR SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 CORNER SIDE: 10.00 FEET
  - LOTS 1 THROUGH 4 SHALL BE FOR RESIDENTIAL OR COMMERCIAL USE SUBJECT TO BUILDING PERMIT BY THE HIDALGO COUNTY PLANNING DEPARTMENT. SHALL LOT 5 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. IF THE LOT OWNER FOR LOTS 1 THROUGH 4 USES THE LOT FOR COMMERCIAL PURPOSES, HE OR SHE MUST BE RESPONSIBLE TO PROVIDE ADDITIONAL DETENTION VOLUME NEEDED. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - 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.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,502 CUBIC- FEET OR 0.22 ACRE- FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED AT THE LOW GREEN AREAS LOCATED ON THE EAST OR WEST SIDE OF THE RESIDENTIAL LOTS. (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS).
  - NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
  - ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
  - LOTS 5 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO FM 493 RD.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND AN/ OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX C: ROADSIDE CONSTRUCTION SPECIFICATIONS 31.4.
  - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
  - BENCHMARK NOTE:  
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 B.M. 1 ELEV. 74.10 AT A 1/2 INCH IRON ROD LOCATED AT EAST PROPERTY LINE 89 DARTUM.  
 BENCHMARK COORDINATES X = 1134578.32 Y = 16616332.35
  - 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 THIS SUBDIVISION.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - 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 ARE 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.
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH 162D HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBENT GRANULED SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.  
 F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
  - S2 DEVELOPERS LLC** THE OWNER & SUBDIVIDER OF **OTI SUBDIVISION No.1** RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

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.  
 Preliminary  
 JOSE N. SALDIVAR, P.E., C.F.M.  
 LICENSED PROFESSIONAL ENGINEER No. 94076  
 S2 ENGINEERING, PLLC.  
 2020 E GRIFFIN PKWY,  
 MISSION, TEXAS 78574



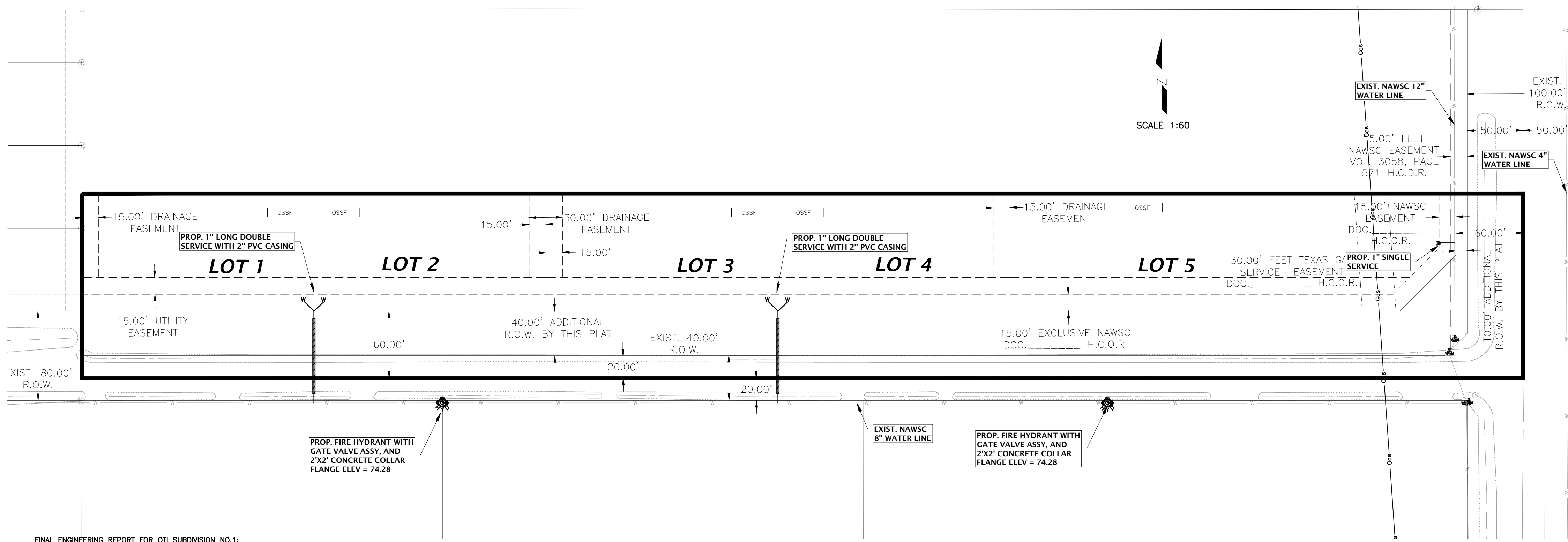
**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone
OWNER: S2 DEVELOPERS LLC	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)357-2185

**S2 ENGINEERING, PLLC**  
 CIVIL ENGINEERING & LAND SURVEYING  
 TPPE F-22858 TBL5 10194796  
 2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787  
 S2ENGINEERINGPLLC.COM

NOTARY PUBLIC- STATE OF TEXAS

# WATER AND OSSF DISTRIBUTION:



### 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:

I, (WE), **JOSE N. SALDIVAR, OWNER OF S2 DEVELOPERS LLC** SUBDIVIDERS OF **OTI SUBDIVISION NO.1** 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.

**JOSE N. SALDIVAR, OWNER**  
**S2 DEVELOPERS LLC**  
 2020 GRIFFIN PKWY.  
 MISSION, TEXAS 78574

BEFORE ME, the undersigned notary public, on this day personally appeared **JOSE N. SALDIVAR, OWNER**, 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 purpose and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC- STATE OF TEXAS

### FINAL ENGINEERING REPORT FOR OTI SUBDIVISION NO.1:

BY JOSE N. SALDIVAR, P.E.  
**WATER SUPPLY: Description and Costs.**  
**WATER SUPPLY:**  
 OTI SUBDIVISION NO.1 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF **NORTH ALAMO WATER SUPPLY CO. (NAWSC)**. THE SUBDIVIDER AND COMPANY **NAWSC** SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND **NAWSC** HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG THE SOUTH R.O.W. OF **13 1/2 N RD**.

THE WATER SYSTEM FOR **OTI SUBDIVISION NO.1** CONSISTS OF CONNECTING TO THE EXISTING 8" LINE ON THE SOUTH SIDE OF **13 1/2 N RD** WITH TWO (2) DOUBLE SERVICES OF 1" OF DIAMETER AND ONE (1) SINGLE SERVICE OF 1" OF DIAMETER, ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID PAY **NAWSC** THE AMOUNT OF \$ \_\_\_\_\_ WHICH COVERS THE \$ \_\_\_\_\_ COST PER LOT STATED IN THE 30 YR 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 **NAWSC**. UPON REQUEST BY THE LOT OWNER, **NAWSC** WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY **NAWSC** AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATA:**  
 SEWAGE FROM **OTI SUBDIVISION NO.1** WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSED SANITARIAN (LICENSE No. 037263) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

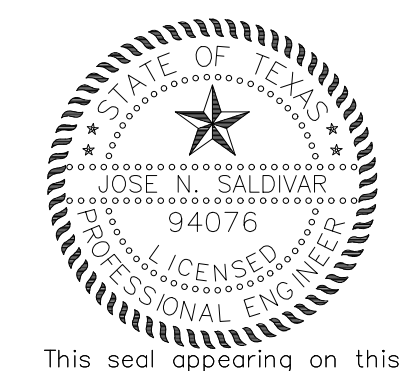
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. A TOTAL OF 2 BORES WERE DONE ON LOT 1 AND 3. ACCORDING TO THE SOIL EVALUATION THE SOIL CAME OUT AS SANDY LOAM (TEXTURE CLASS II) ON ALL THE BORES TESTED EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$ 1,500 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. TWENTY-NINE (29) SEPTIC TANKS WILL BE INSTALLED AT A TOTAL COST OF \$ 15,000.00 ALL SEPTIC TANKS WERE INSTALLED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT AT THE TIME OF RECORDING THIS SUBDIVISION.

**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 SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND 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 \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.



This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

JOSE N. SALDIVAR, P.E. No. 94076

### OTI SUBDIVISION NO. 1

POR: JOSE N. SALDIVAR, P.E.  
**PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.**  
**OTI SUBDIVISION NO.1** HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE **NORTH ALAMO WATER SUPPLY CO (NAWSC)**. EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, **NAWSC** FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE **NAWSC** PRESENTO SUFFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

**NAWSC** TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE **13 1/2 N RD**.

EL SISTEMA DE AGUA PARA LA SUBDIVISION **OTI SUBDIVISION NO.1** CONSISTE DE CONECTARSE A LA LINEA EXISTENTE AL SUR DE LA CALLE **13 1/2 N RD** CON DOS (2) SERVICIOS DOBLES DE 1" Y DE UNO (1) SERVICIOS INDIVIDUALES DE 1" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$ \_\_\_\_\_ DE LOS CUALES SE CUBRIO US \$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A **NAWSC** LA CANTIDAD DE US \$ \_\_\_\_\_ O US \$ \_\_\_\_\_ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFFAS DE CONEXION Y MEMBRASIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA **NAWSC** INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DESCRIPCIÓN DE LAS INSTALACIONES DE ALCANTARILLADO: COSTO Y FECHAS DE OPERACION**  
 LAS AGUAS RESIDUALES DE LA SUBDIVISION **OTI SUBDIVISION NO.1** SERÁN TRATADAS POR INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITIO ("OSSF") QUE CONSISTEN DE UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. UN EXPERTO EN SISTEMAS SANITARIOS CON LICENCIA CERTIFICADA (LICENCIA N° 037263) HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE CUENTA CON AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION TIENE AL MENOS 1/2 ACRE DE TAMARJO. SE REALIZARON UN TOTAL DE 2 PERFORACIONES EN LOS LOTES 1 Y 3. SEGUN LA EVALUACION DEL SUELO, EL SUELO SALÓ COMO **FRANCO ARENOSO (TEXTURA CLASE II)** EN TODAS LAS PERFORACIONES PROBADAS SE EXTENDIÓ HASTA 36" DEBAJO DEL PARTE INFERIOR DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENAJE BIEN.

EL COSTO DE LA INSTALACION DEL SISTEMA SEPTICO EN UN LOTE INDIVIDUAL FUE DE \$ 1,500, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. SE INSTALARÁN VEINTINUEVE (5) TANQUES SEPTICOS CON UN COSTO TOTAL DE \$15,000.00 TODAS LAS FOSAS SEPTICAS FUERON INSTALADAS Y APROBADAS POR EL HIDALGO COUNTY HEALTH DEPARTMENT AL MOMENTO DE REGISTRAR ESTA COLONIA.

### 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/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ \_\_\_\_\_ O \$ \_\_\_\_\_ POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ \_\_\_\_\_ POR SISTEMA A UN COSTO TOTAL DE \$ \_\_\_\_\_ TODA LA SUBDIVISION.

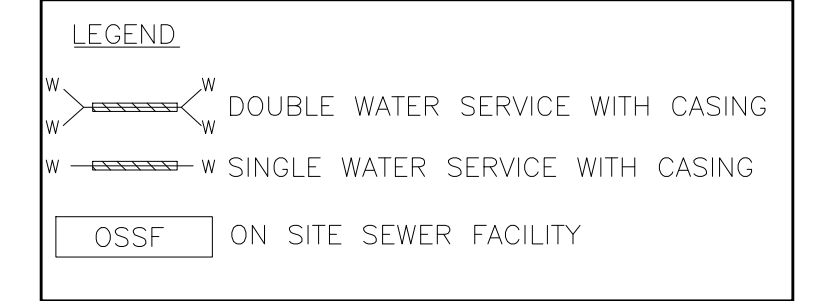


This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

JOSE N. SALDIVAR, P.E. No. 94076

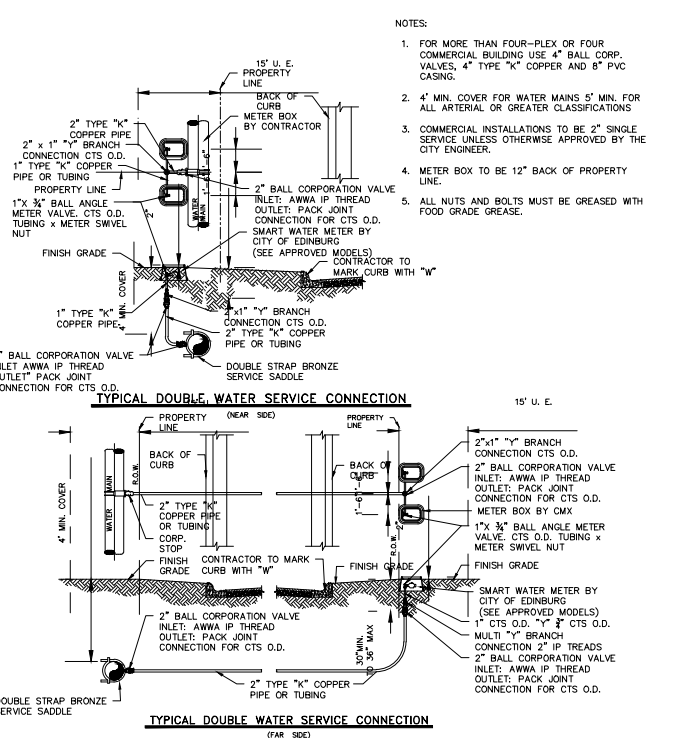
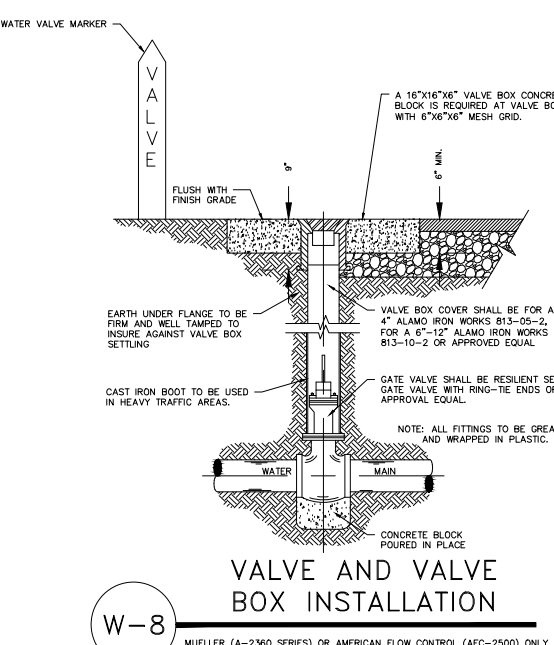
### GENERAL CONSTRUCTION NOTES:

- ALL PROPOSED WATER LINES TO BE C-900 DR-25.
- CONTRACTOR TO INSTALL 3/4" SERVICE CONNECTIONS TO EVERY LOT BRANCHING ALL SERVICES/METERS TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 2.0 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.
- ALL HYDRANTS SHALL BE 18" BEHIND BACK OF CURB AND 3" ABOVE PROPOSED MAXIMUM GROUND ELEVATION.

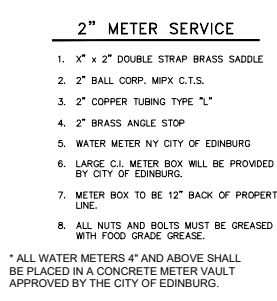


### COST ESTIMATE

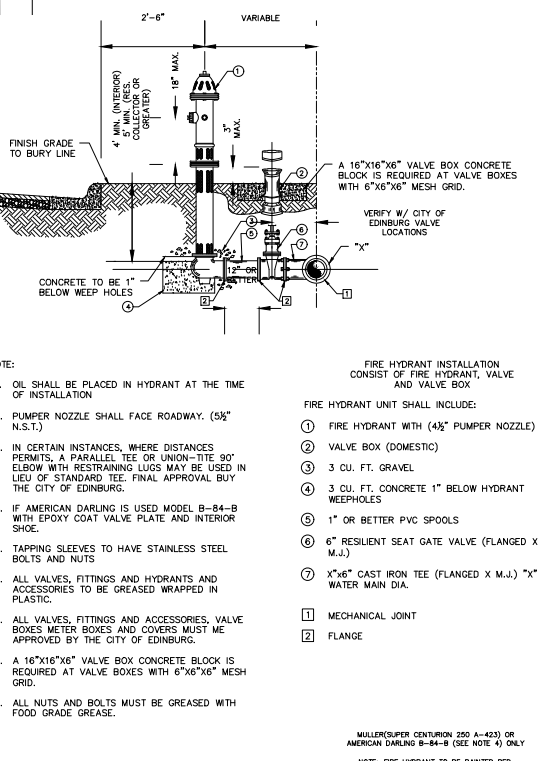
WATER DISTRIBUTION:	_____
OSSF IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____



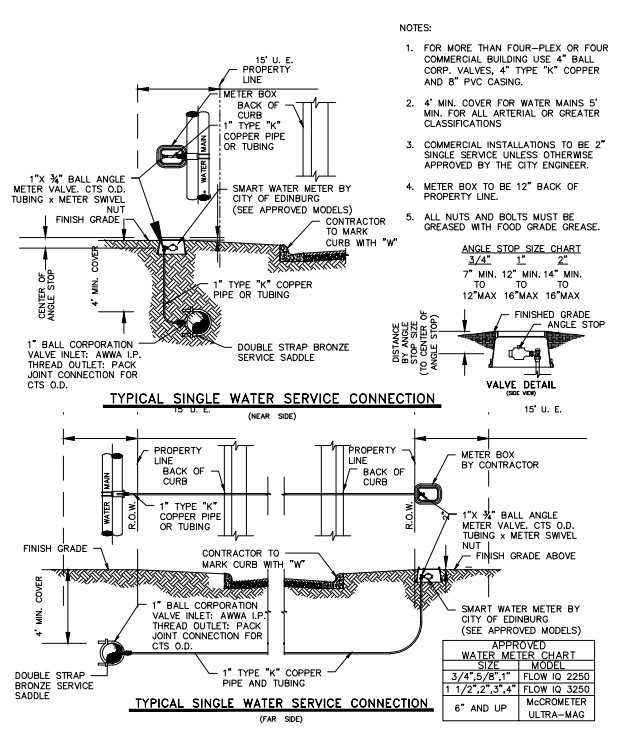
W-2 DOUBLE WATER SERVICE CONNECTION



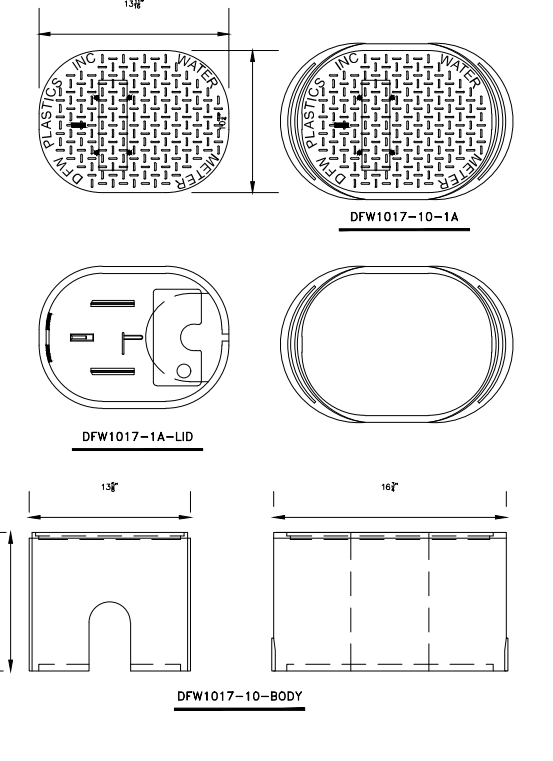
W-3 WATER SERVICE



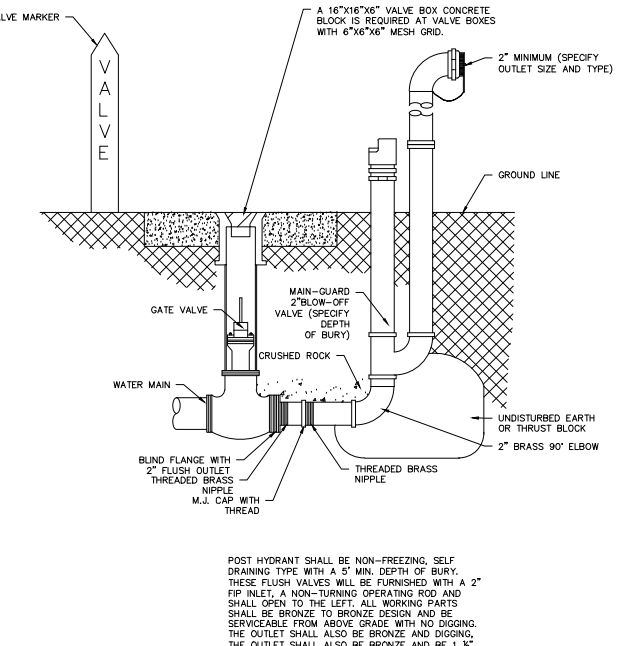
W-7 FIRE HYDRANT INSTALLATION



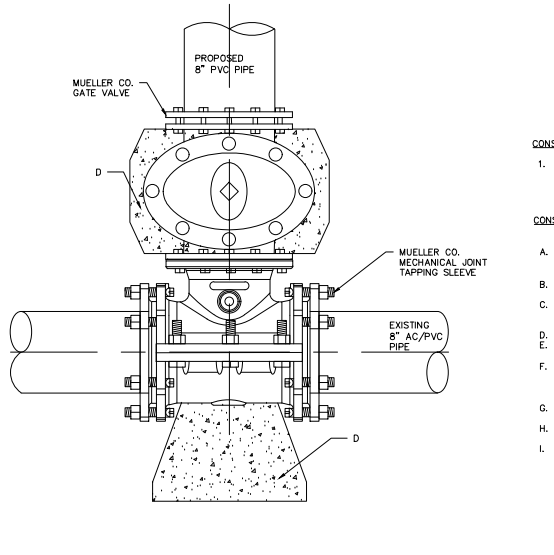
W-1 SINGLE WATER SERVICE CONNECTION



W-12 RESIDENTIAL OVAL PLASTIC METER COVER



W-10 FLUSH VALVE



W-14 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



PRELIMINARY

**OTI SUBDIVISION NO.1**  
**WATER AND OSSF PLAN**

**S2 ENGINEERING, PLLC**  
 CIVIL ENGINEERING & LAND SURVEYING  
 2020 E GRIFFIN PKWY., MISSION, TX 78574 956-403-9787  
 S2ENGINEERINGPLLC.COM





PRELIMINARY

OTI SUBDIVISION No. 1  
STORM SEWER SYSTEM, PAVING AND GRADING PLAN

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
1800 E. GRIFFIN PKWY, MISSION, TX 78574 956-405-9787  
S2ENGINEERINGPLLC.COM



SHEET NO. 3  
OF 3 SHEETS

# PAVING AND DRAINAGE LAYOUT: OTI SUBDIVISION NO. 1

SCALE 1:60

## DRAINAGE STATEMENT OTI SUBDIVISION No. 1

### PROJECT LOCATION

Oti-Subdivision No.1 is a Residential and Commercial 5-lot subdivision within the Extra Territorial Jurisdiction (ETJ) of the Donna Municipality. The subdivision is located on the North side of 13 1/2 N Street, and West of N FM 493. The proposed subdivision opted out of the city's 2.5-mile ETJ; therefore, jurisdiction should be Hidalgo County. Being a 4.88-Acre (4.89 Acre) tract of land out of block 122, La Blanca Agricultural Company Subdivision "B", as per Map or Plat thereof recorded in Volume 2, Page 42, Hidalgo County Map Records, Texas.

### FLOODPLAIN

Oti Subdivision No. 1 is in Zone "X" (Unshaded) according to FEMA FIRM Community Panel No. 480334 0450 C, revised dated June 6, 2000. Zone "X" (Unshaded) is defined as areas determined to be outside 500-year Flood-Plain.

### SOIL CONDITIONS

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, Oti Subdivision No.1 is composed of Raymondville clay loam, 0 to 1 percent slopes. The soil is classified as Hydraulic Group "C" and moderately well drained with medium runoff potential when thoroughly wet.

### EXISTING CONDITIONS

The current runoff primarily sheet flows over natural grassland in the Eastward direction towards FM 493 Road. There is currently no apparent drainage system other than overland flow. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates the following individual runoff:

- Lot 1 : 0.62 Cubic-Feet Per Second (CFS)
- Lot 2 : 0.62 Cubic-Feet Per Second (CFS)
- Lot 3 : 0.62 Cubic-Feet Per Second (CFS)
- Lot 4 : 0.62 Cubic-Feet Per Second (CFS)
- Lot 5 : 0.81 Cubic-Feet Per Second (CFS)

Similarly, the runoff after development for a 50-year storm is the following:

- Lot 1 : 1.84 Cubic-Feet Per Second (CFS)
- Lot 2 : 1.84 Cubic-Feet Per Second (CFS)
- Lot 3 : 1.84 Cubic-Feet Per Second (CFS)
- Lot 4 : 1.84 Cubic-Feet Per Second (CFS)
- Lot 5 : 4.67 Cubic-Feet Per Second (CFS)

The proposed subdivision will generate an overall increase in runoff of 8.74 cfs for a 50-year storm event.

### PROPOSED CONDITIONS

In accordance with the County of Hidalgo's drainage requirements, a total of 9,552 cf (0.22 ac-ft) of runoff detention will need to be detained for a 50-year storm event for Oti Subdivision No. 1. The following individual volumes are to be detained:

- Lot 1: 1,051 Cubic-Feet (CF) or 0.02 Acre-Feet (AC-FT)
- Lot 2: 1,051 Cubic-Feet (CF) or 0.02 Acre-Feet (AC-FT)
- Lot 3: 1,051 Cubic-Feet (CF) or 0.02 Acre-Feet (AC-FT)
- Lot 4: 1,051 Cubic-Feet (CF) or 0.02 Acre-Feet (AC-FT)
- Lot 5: 5,348 Cubic-Feet (CF) or 0.22 Acre-Feet (AC-FT)

The proposed on-site storm system for lots 1 through 4 will consist of sheet flows directed to a set of low green areas located on the east or west side of the residential lots. Each individual low green area in the residential lots provides 1,212 cf. Lot 5 for commercial purposes will need a detention area of 5,348 cf to be provided at the building permit stage. These will provide a total detention capacity of 10,196 cf or 0.23 ac-ft. If the lot owner uses one of the residential lots for commercial purposes, he or she must be responsible to provide additional detention volume needed. Runoff is expected to naturally over flow into the roadside ditches located south of the property. Runoff will then flow east through a set of 18" HPP Pipes until it reaches a low point at a corner on the east side of the property which will then flow across Mile 13 1/2 N. Road through an existing 18" RCP that will direct runoff south through an existing roadside ditch adjacent to FM 493 to finally discharge through an existing 24" RCP into drainage ditch owned and maintained by Donna Irrigation.

### CERTIFICATION:

By my signature below, I certify that the floodplain for the proposed subdivision is in Zone "X" (Unshaded) according to FEMA FIRM Community Panel No. 480334 0450 C, revised dated June 6, 2000. Zone "X" (Unshaded) is defined as areas determined to be outside 500-year Flood-Plain. Storm water is contained within the drainage of the subdivision as shown below.



This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

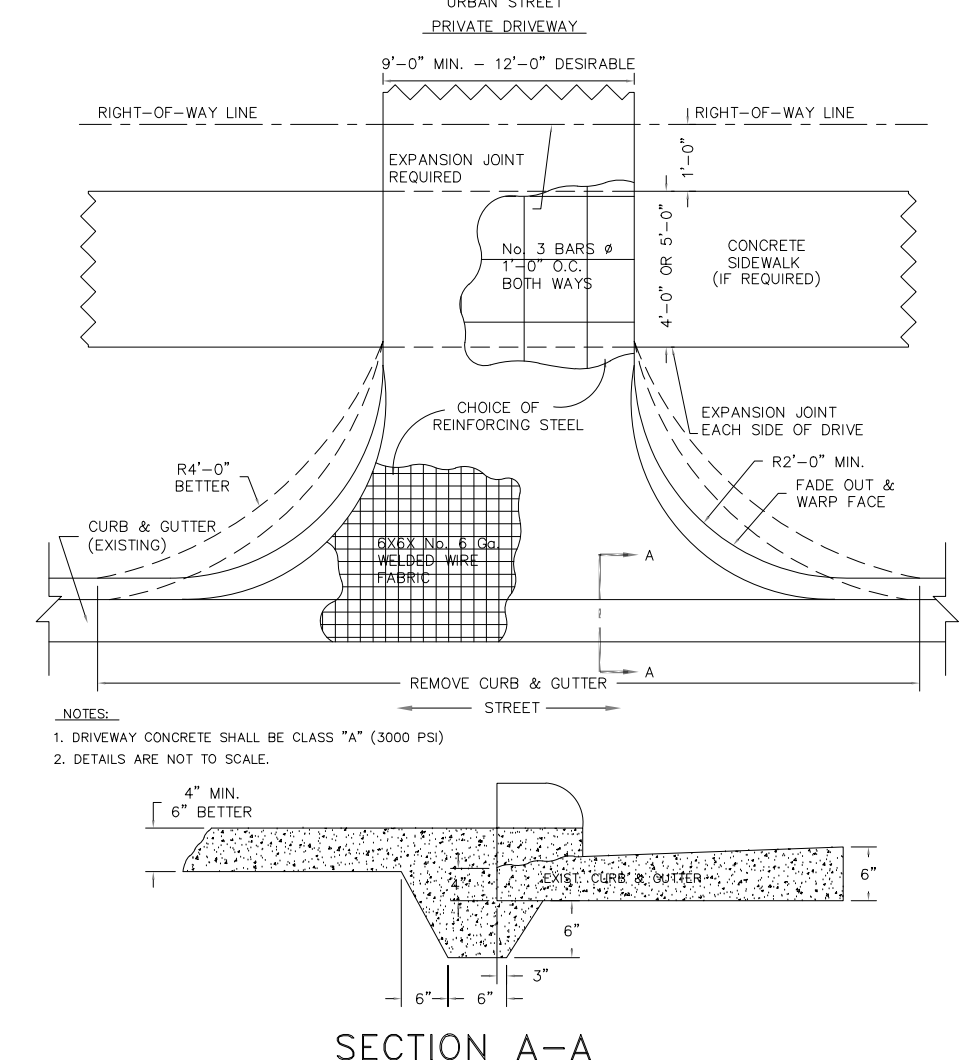
### PRELIMINARY

JOSE N. SALDIVAR, P.E. No. 94076

LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	EXIST. PAVEMENT

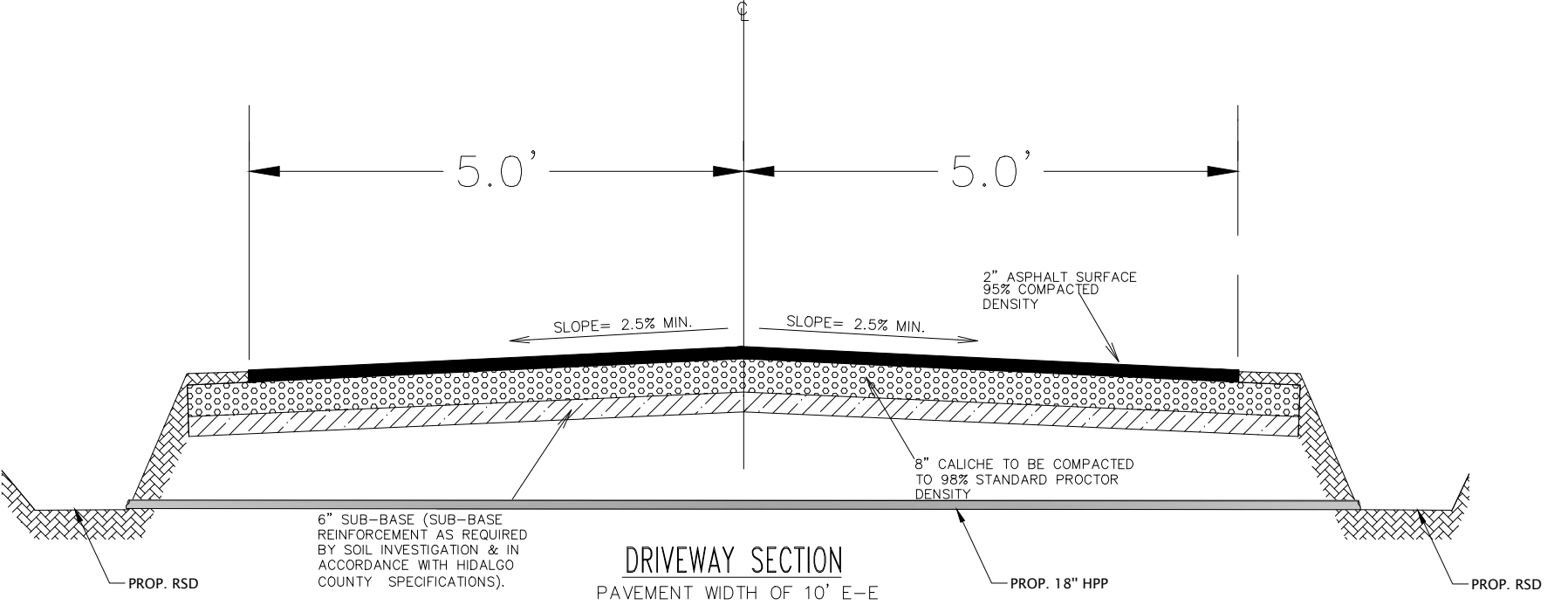
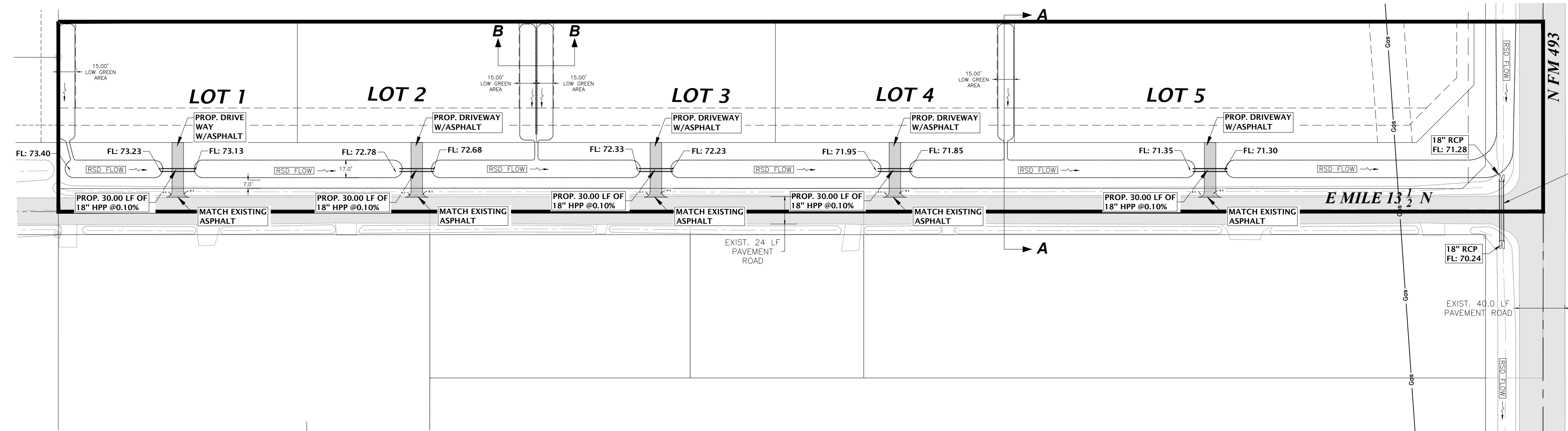
COST ESTIMATE	
WATER DISTRIBUTION:	_____
OSFP IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____

### TYPICAL PRIVATE DRIVEWAY APPROACH



NOTES:  
1. DRIVEWAY CONCRETE SHALL BE CLASS "A" (3000 PSI)  
2. DETAILS ARE NOT TO SCALE.

### SECTION A-A



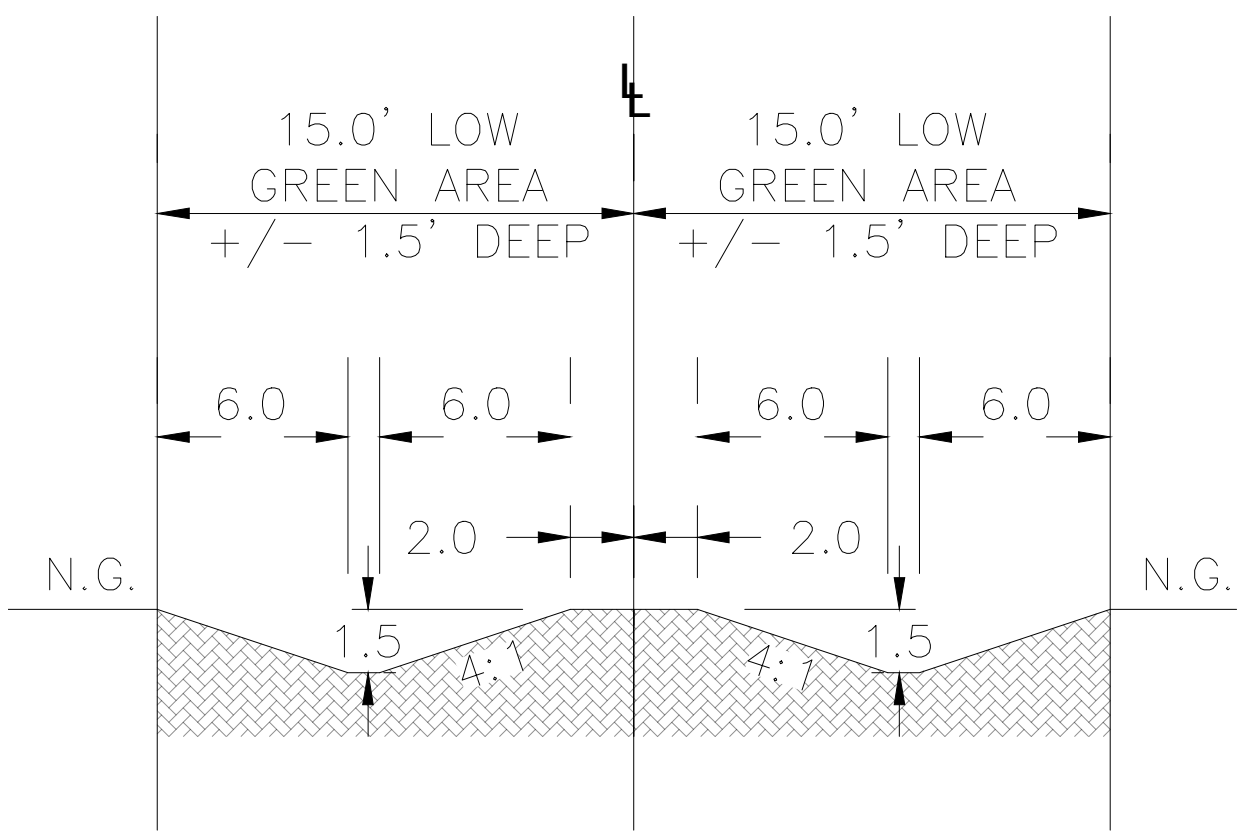
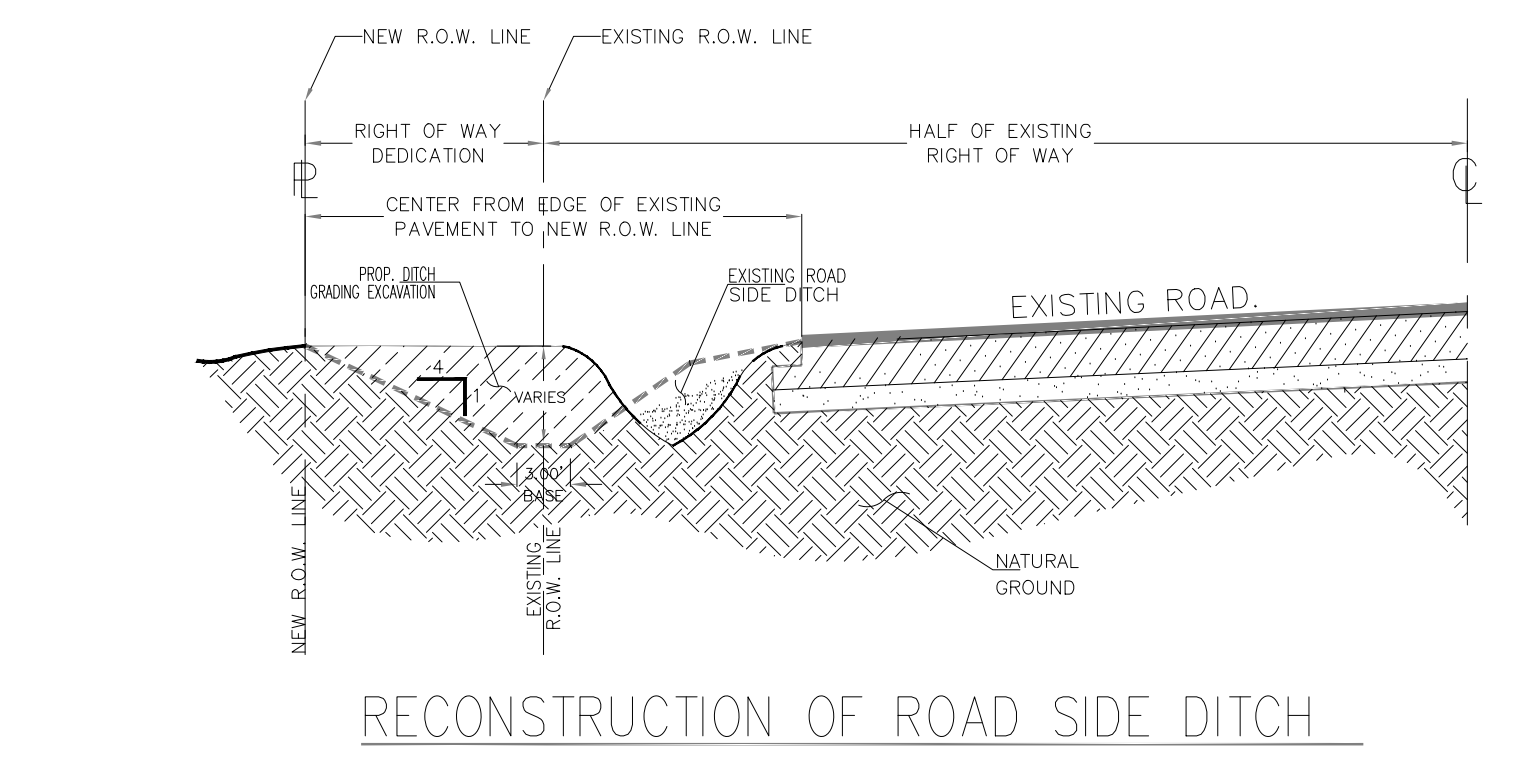
### OTI SUBDIVISION No. 1

#### DETENTION VOLUME REQUIRED:

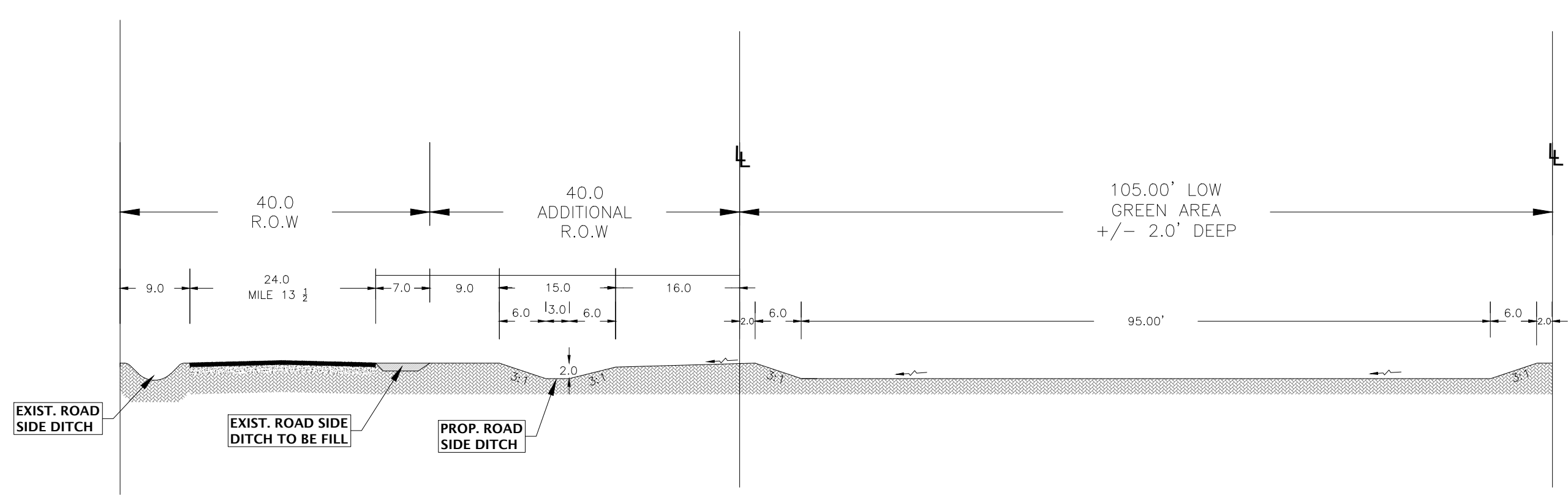
- LOT 1 : 1,051 CF (0.02 AC-FT)
- LOT 2 : 1,051 CF (0.02 AC-FT)
- LOT 3 : 1,051 CF (0.02 AC-FT)
- LOT 4 : 1,051 CF (0.02 AC-FT)
- LOT 5 : 5,348 CF (0.12 AC-FT)

#### DETENTION VOLUME PROVIDED:

- LOT 1 : 1,212 CF (0.02 AC-FT)
- LOT 2 : 1,212 CF (0.02 AC-FT)
- LOT 3 : 1,212 CF (0.02 AC-FT)
- LOT 4 : 1,212 CF (0.02 AC-FT)



### LOW GREEN AREA CROSS-SECTION B-B



### RSD AND LOW GREEN AREA CROSS-SECTION A-A

Joe Gonzales  
Warranty Deed  
Doc #2691134  
H.C.O.R.