



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: 12-16-2025

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

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

SUBDIVISION LIES WITHIN THE: RURAL AREA

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 HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC.

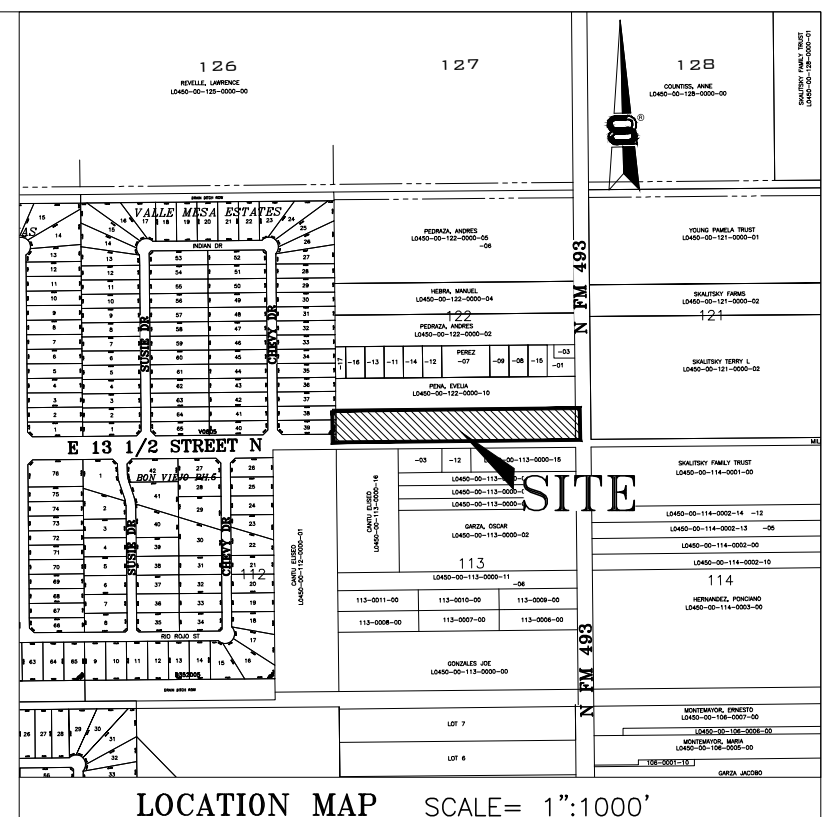
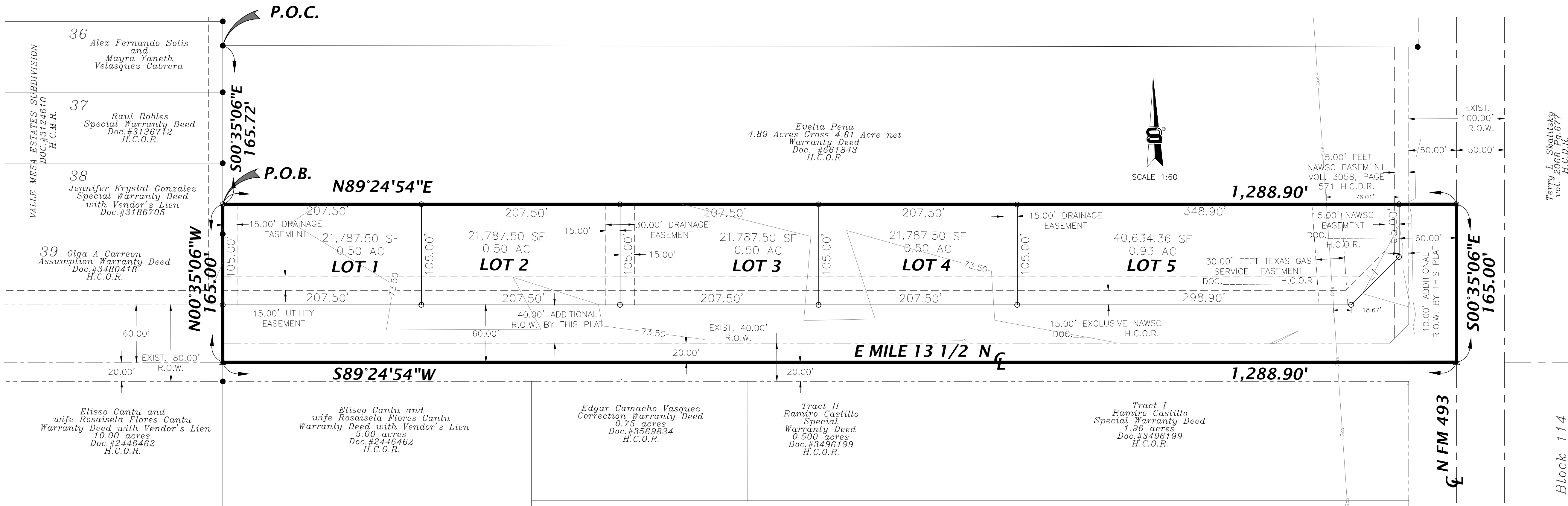
REQUEST FOR FINAL APPROVAL WITH: **LETTER OF CREDIT:** Amount: **\$7,000.00** For: (2 FIRE HYDRANTS)
 LETTER OF CREDIT: Amount: **\$800.00** For: (DRAINAGE IMPROVEMENTS)

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

Final Approval with financial guarantee.

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.*



LOCATION MAP SCALE= 1":1000'
 LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
 OTI SUBDIVISION No. 1 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE NORTH SIDE OF E MILE 13 1/2 N, AND AT WEST OF N FM 493, PRECINCT NO. 1. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA (POPULATION 16,782 - 2023 CENSUS) AND HIDALGO COUNTY. THIS SUBDIVISION OPTED OUT OF THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ), THEREFORE, JURISDICTION SHOULD BE HIDALGO COUNTY, TEXAS ONLY UNDER LOCAL GOVERNMENT CODE 42.02.

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°24'54"E	70.71'

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

GENERAL NOTES:
 1. 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 0425 C, MAP REVISED: JUNE 6, 2000.

2. 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

3. SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 4. 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. GENERAL NOTE FOR COMMERCIAL LOTS:
 LOT 5 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 5 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GRADE, 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.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 0.22 ACRES-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).

7. NO STRUCTURE SHALL BE PERMITTED OVER 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.

8. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

9. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 10. LOTS 5 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO FM 493 RD.
 11. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: ROADSIDE CONSTRUCTION SPECIFICATIONS 3.1.4.

12.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

13.- BENCHMARK NOTE:
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 BM. 1 ELEV. 74.10 AT A 1/2 INCH IRON ROD LOCATED AT EAST PROPERTY LINE 68 DATUM.
 BENCHMARK COORDINATES X = 1134578.32 Y = 16616332.35

14.- 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.
 15.- ALL PUBLIC UTILITIES EASEMENTS DEICATED 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.
 16.- 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 HYDROLOGICAL CALCULATIONS FOR THIS SUBDIVISION.
 17.- 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 ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE 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 HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE GRASSFIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
 F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

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.

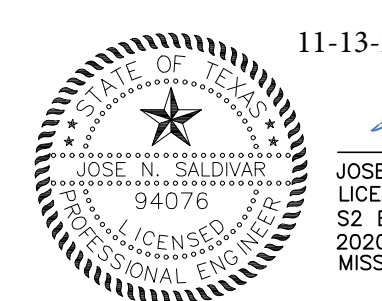
METES AND BOUNDS OF 4.88 ACRE TRACT BOUNDARY SURVEY

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, AND SAID 4.89-ACRE TRACT CONVEYED TO S2 DEVELOPERS LLC AS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3462040, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED NOVEMBER 27, 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF A 4.89 ACRE TRACT CONVEYED TO EVELIA PENA IN A WARRANTY DEED WITH DOCUMENT NO. 661843, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, THENCE S 00° 35' 06" E, AT 48.70 FEET PASS A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED RIO DELTA SURVEYING ON THE NORTHEAST CORNER OF LOT 37 CONVEYED TO RAUL ROBLES IN A SPECIAL WARRANTY DEED WITH DOCUMENT NO. 3136712, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, AT 122.80 FEET PASS A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED RIO DELTA SURVEYING ON THE SOUTHEAST CORNER OF LOT 37 SAME BEING THE NORTHEAST CORNER OF LOT 38 CONVEYED TO JENNIFER KRYSZAL GONZALEZ IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 3186705, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 165.72 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 52-10194796 FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS TRACT HEREIN DESCRIBED;
 THENCE N 89°24'54" E, PARALLEL WITH THE SOUTH LINE OF BLOCK 122 OF LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", SAME BEING THE SOUTH LINE OF A 4.89 ACRE TRACT OF SAID CONVEYED TO EVELIA PENA AND THE NORTH LINE OF SAID S2 DEVELOPERS LLC TRACT, AT 123.80 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 52-10194796 ON THE WEST RIGHT OF WAY LINE NORTH FM 493 AND CONTINUING A TOTAL DISTANCE OF 1,288.90 FEET TO A CALCULATED POINT ON THE CENTERLINE OF NORTH FM 493 FOR THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED;
 THENCE S 00° 35' 06" E, ALONG THE CENTER LINE OF NORTH FM 493, AT 125.00 FEET 90 DEGREES TO THE RIGHT AND 50.00 FEET FROM THE CENTER LINE A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 52-10194796 ON THE WEST RIGHT OF WAY LINE OF FM 493 FOR A CORNER CLIP OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 165.00 FEET TO A CALCULATED POINT ON THE INTERSECTION OF E MILE 13 1/2 NORTH AND N FM 493 FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED;
 THENCE S 89° 24' 54" W, ALONG THE CENTERLINE OF E MILE 13 1/2 NORTH(40.00' R.O.W.) AT 50.00 FEET PASS THE WEST RIGHT OF WAY LINE OF NORTH FM 496 , AT 70.00 FEET TO THE RIGHT AND 20.00 FEET FROM THE CENTERLINE A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 52-10194796 ON THE NORTH RIGHT OF WAY LINE OF E MILE 13 1/2 NORTH (40.00' R.O.W.) FOR A CORNER CLIP OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 1,288.90 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;
 THENCE, N 00° 35' 06" W, ALONG THE WEST LINE OF BLOCK 122, SAME BEING THE EAST LINE OF VALLE MESA ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 3124810, HIDALGO COUNTY MAP RECORDS, TEXAS, AT 20.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED 52-10194796 ON THE NORTH RIGHT OF WAY LINE OF E MILE 13 1/2 NORTH (40.00' R.O.W.) AT 60.00 FEET PASS A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED RIO DELTA SURVEYING ON THE SOUTHEAST CORNER OF LOT 39 CONVEYED TO OLGA A CARREON IN ASSUMPTION WARRANTY DEED WITH DOCUMENT NO. 3480418, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, AT 154.00 FEET PASS A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED RIO DELTA SURVEYING ON THE NORTHEAST CORNER OF LOT 39 SAME BEING THE SOUTHEAST CORNER OF LOT 38 AND CONTINUING A TOTAL DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.88-ACRE TRACT OF LAND, MORE OR LESS.

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.



11-13-25
 JOSE N. SALDIVAR, P.E., C.F.M.
 LICENSED PROFESSIONAL ENGINEER No. 94076
 S2 ENGINEERING, PLLC
 2020 E GRIFFIN PKWY,
 MISSION, TEXAS 78574

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, GRANTEE 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 GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:
 THE 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____

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

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOSE N. SALDIVAR, OWNER OF S2 DEVELOPERS LLC, AS OWNER(S) OF THE 4.88 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OTI SUBDIVISION No. 1, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, THAT
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS 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.

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

STATE OF TEXAS
 COUNTY OF HIDALGO

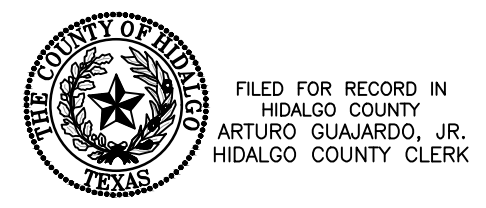
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE N. SALDIVAR, PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE-CLARED THAT THE STATEMENTS 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.

NOTARY PUBLIC- STATE OF TEXAS

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

AS-BUILT
 11-19-25



FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE
 THIS PLAT IS HEREBY APPROVED BY DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____ 20____

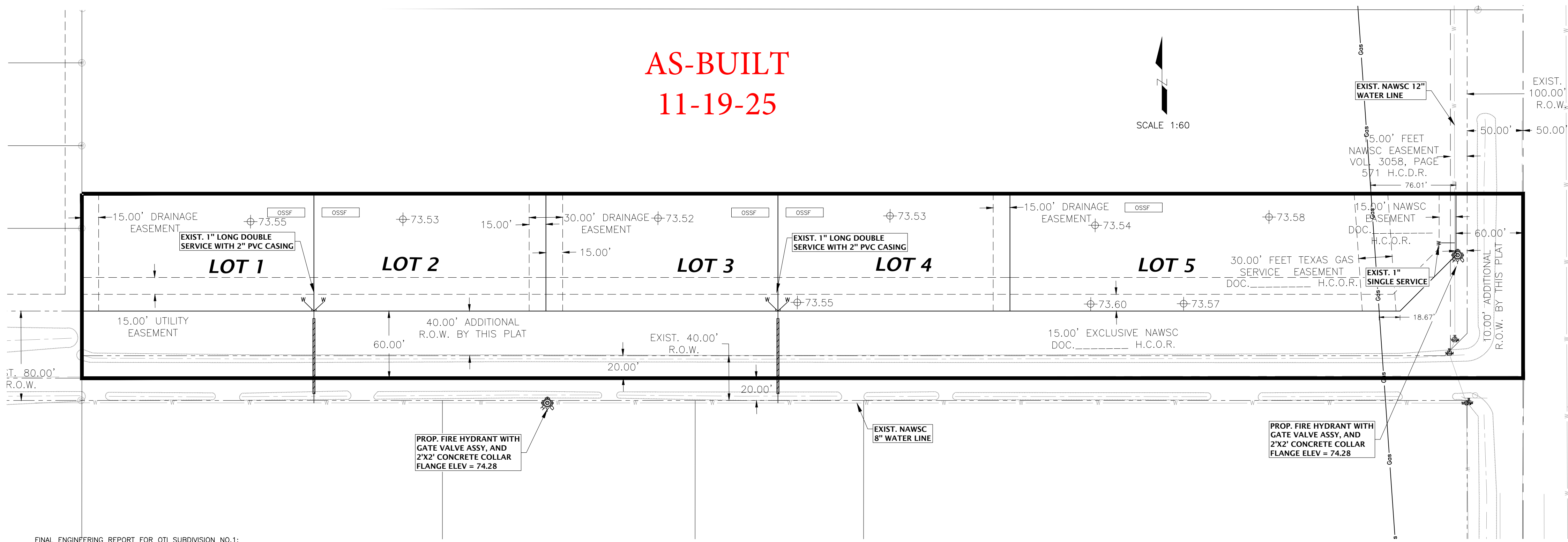
NO IMPROVEMENTS OF ANY KIND (INCLUDING WHITEOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____
 PRESIDENT SECRETARY

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

WATER AND OSSF DISTRIBUTION:

**AS-BUILT
11-19-25**



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.

1- 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 CONNECTING TO EXISTING 12" ONE (1) SINGLE SERVICES OF 1" OF DIAMETER. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ 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 CERTIFIED 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 I) 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.

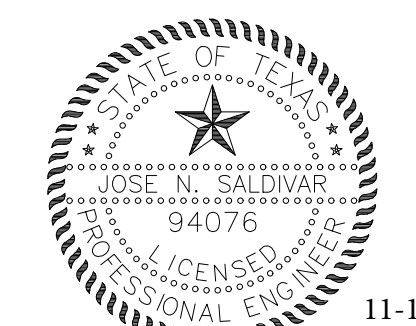
THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$ 3,000 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. FIVE (5) SEPTIC TANKS WILL BE INSTALLED AT A TOTAL COST OF \$ 15,000.00 ALL SEPTIC TANKS WERE INSTALLED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT AT THE 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 PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE NAWSC PRESENTÓ SUFICIENTE 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 DIÁMETRO 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 DE 8" EXISTENTE AL SUR DE LA CALLE 13 1/2 N RD CON DOS (2) SERVICIOS DOBLES DE 1" Y CONECTARSE A LA LINEA DE 12" EXISTENTE CON UN (1) SERVICIO INDIVIDUAL DE 1" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$ _____ DE LOS CUALES SE CUBRIRÁ 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 CUMPLIMIENTO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACIÓN DE CADA MEDIDOR, TARIFAS DE CONEXIÓN Y MEMBRÍAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA NAWSC INSTALARÁ EL MEDIDOR SIN COSTO ALGO AL DUEÑO. EL SISTEMA DE AGUA ESTÁ 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 OPERACIÓN

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 SÉPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. UN EXPERTO EN SISTEMAS SANITARIOS CON LICENCIA CERTIFICADA (LICENCIA N.º 037263) HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTÓ 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 ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION TIENE AL MENOS 1/2 ACRE DE TAMAÑO. SE REALIZARON UN TOTAL DE 2 PERFORACIONES EN LOS LOTES 1 Y 3. SEGÚN LA EVALUACIÓN 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 EXCAVACIÓN PROPUESTA. NO HAY INDICACIÓN DE AGUA SUBTERRÁNEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENAJE BIEN.

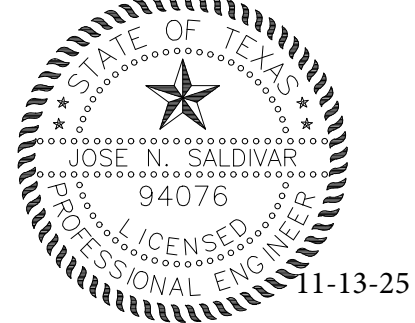
EL COSTO DE LA INSTALACIÓN DEL SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL FUE DE \$3,000, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. SE INSTALARÁN CINCO (5) TANQUES SÉPTICOS CON UN COSTO TOTAL DE \$15,000.00 TODAS LAS FOSAS SÉPTICAS FUERON INSTALADAS Y APROBADAS POR EL HIDALGO COUNTY HEALTH 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 SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ _____ O \$ _____ POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$ _____ POR SISTEMA A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.

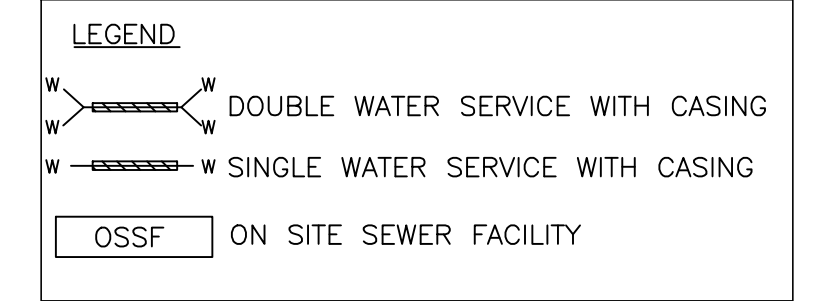


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JOSE N. SALDIVAR, P.E. No. 94076

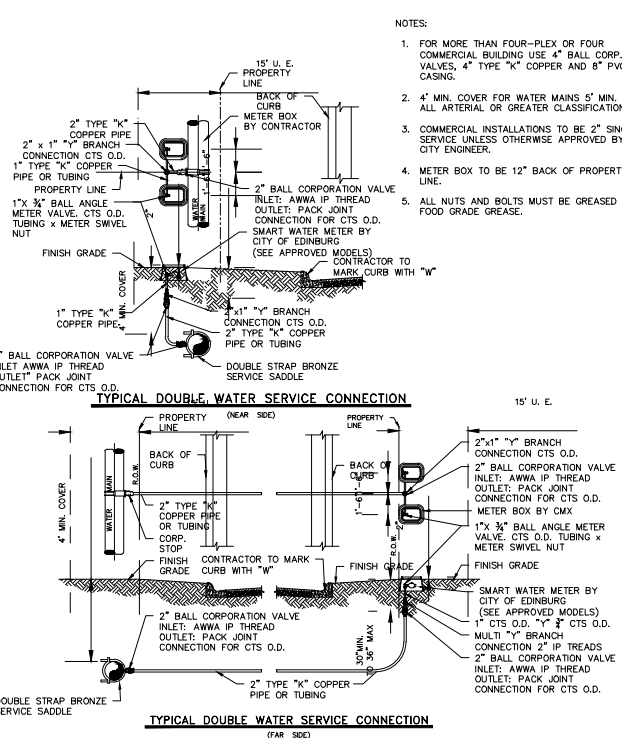
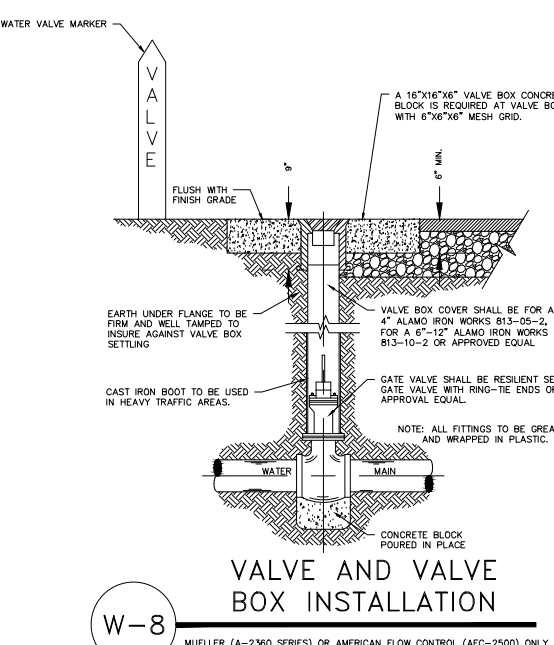
GENERAL CONSTRUCTION NOTES:

- 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.

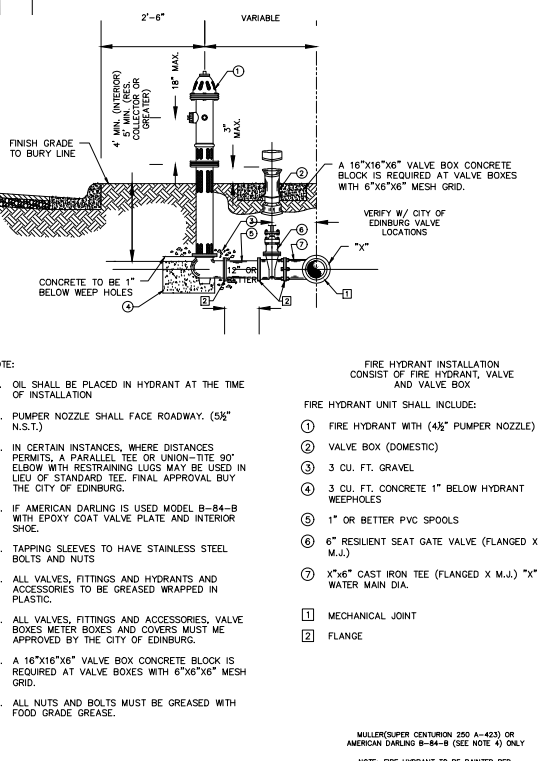


COST ESTIMATE

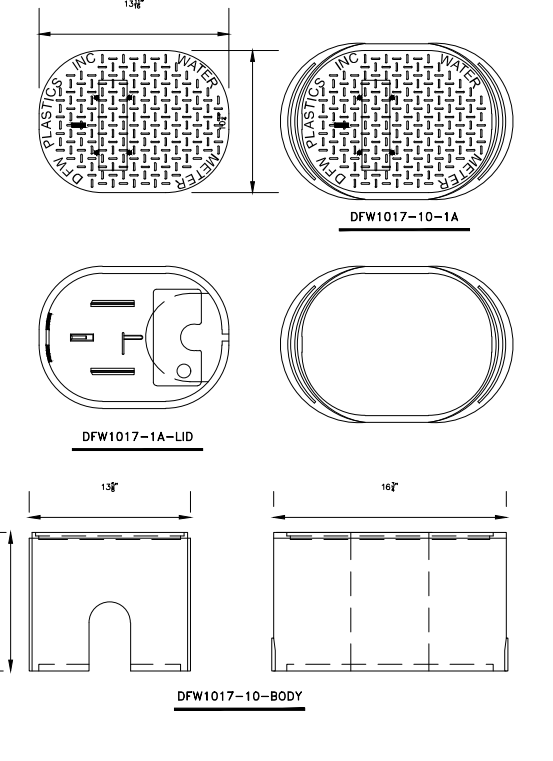
WATER DISTRIBUTION:	_____
OSSF IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____



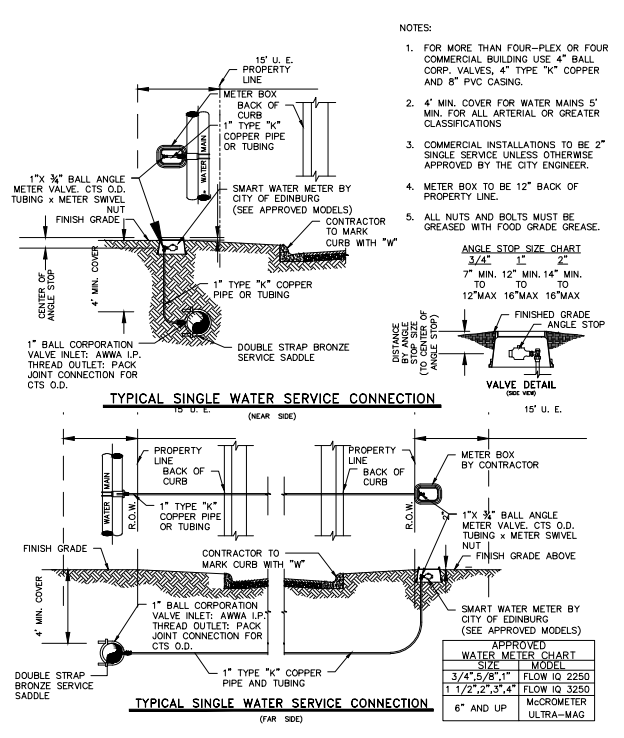
W-2 DOUBLE WATER SERVICE CONNECTION



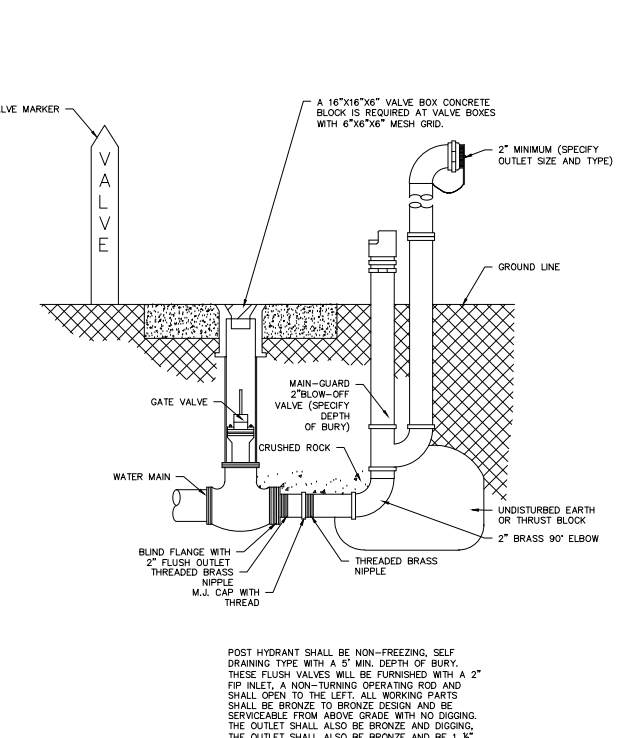
W-7 FIRE HYDRANT INSTALLATION



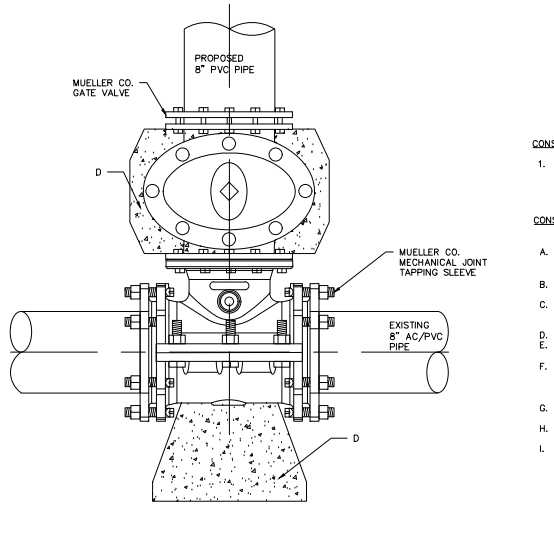
W-12 RESIDENTIAL OVAL PLASTIC METER COVER



W-1 SINGLE WATER SERVICE CONNECTION



W-10 FLUSH VALVE

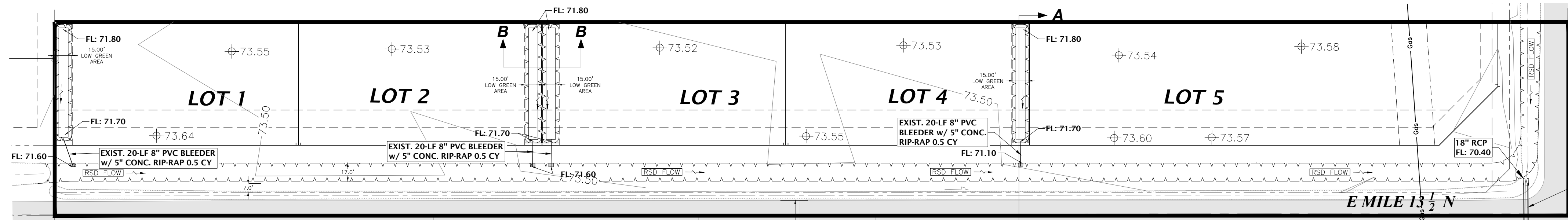


W-14 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION

W-3 WATER SERVICE

OTI SUBDIVISION NO.1
WATER AND OSSF PLAN

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1805 E. GRIFFIN PKWY., MISSION, TX 78574
956-403-9787
S2ENGINEERING@GMAIL.COM



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" HRP 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.



11-13-25
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

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

AS-BUILT
11-19-25

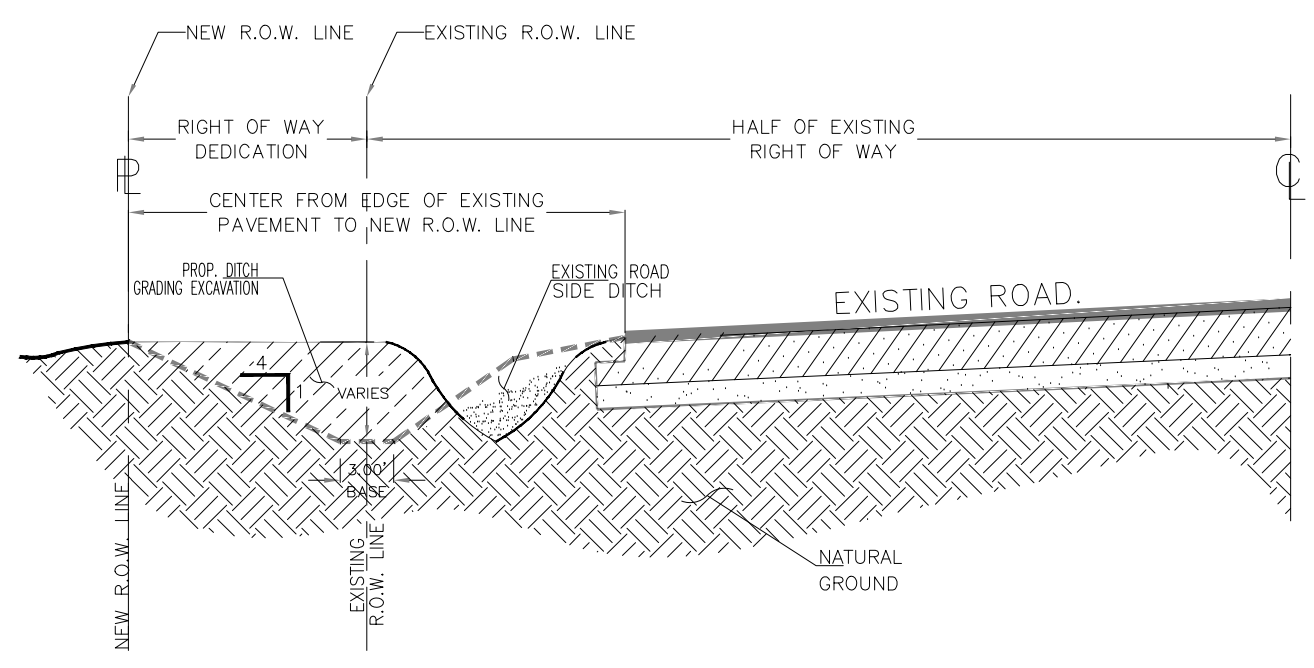
OTI SUBDIVISION No. 1

DETENTION VOLUME REQUIRED:

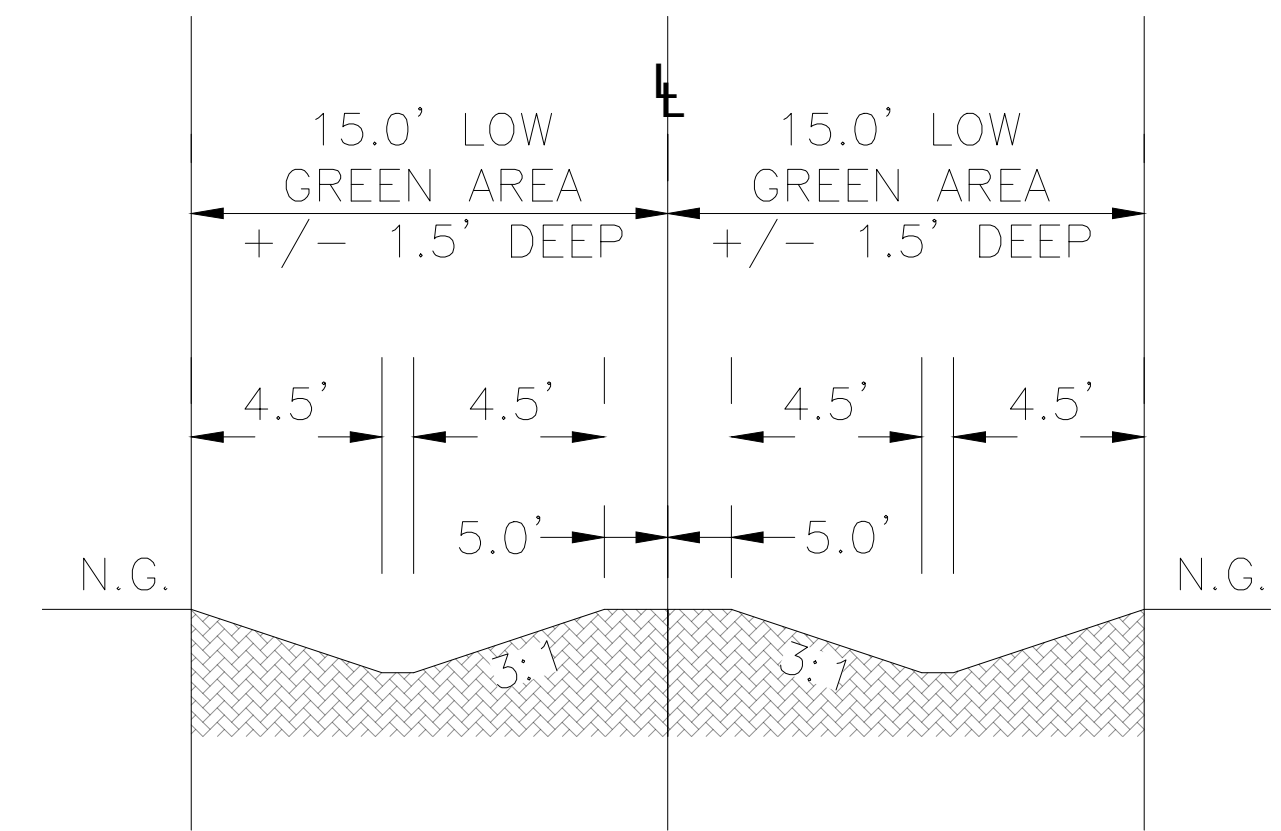
- LOT 1 : 1,051 CF (0.02 AC-FT)
- LOT 2 : 1,051 CF (0.02 AC-FT)
- LOT 3 : 1,051 CF (0.02 AC-FT)
- LOT 4 : 1,051 CF (0.02 AC-FT)
- LOT 5 : 5,348 CF (0.12 AC-FT)

DETENTION VOLUME PROVIDED:

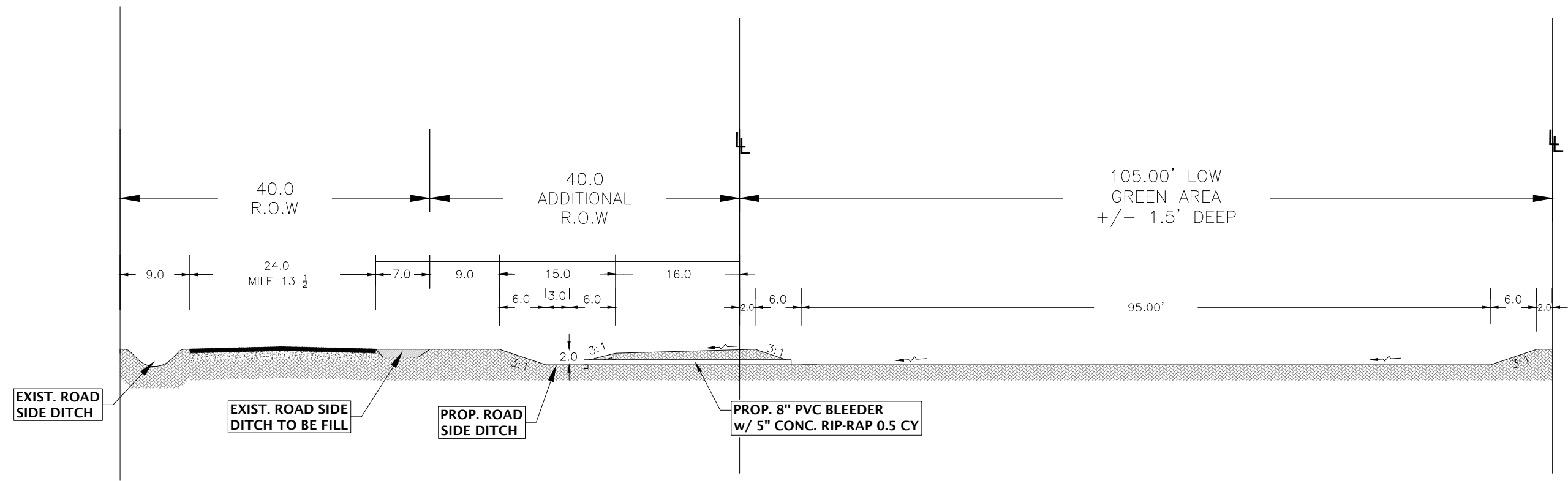
- LOT 1 : 1,212 CF (0.02 AC-FT)
- LOT 2 : 1,212 CF (0.02 AC-FT)
- LOT 3 : 1,212 CF (0.02 AC-FT)
- LOT 4 : 1,212 CF (0.02 AC-FT)



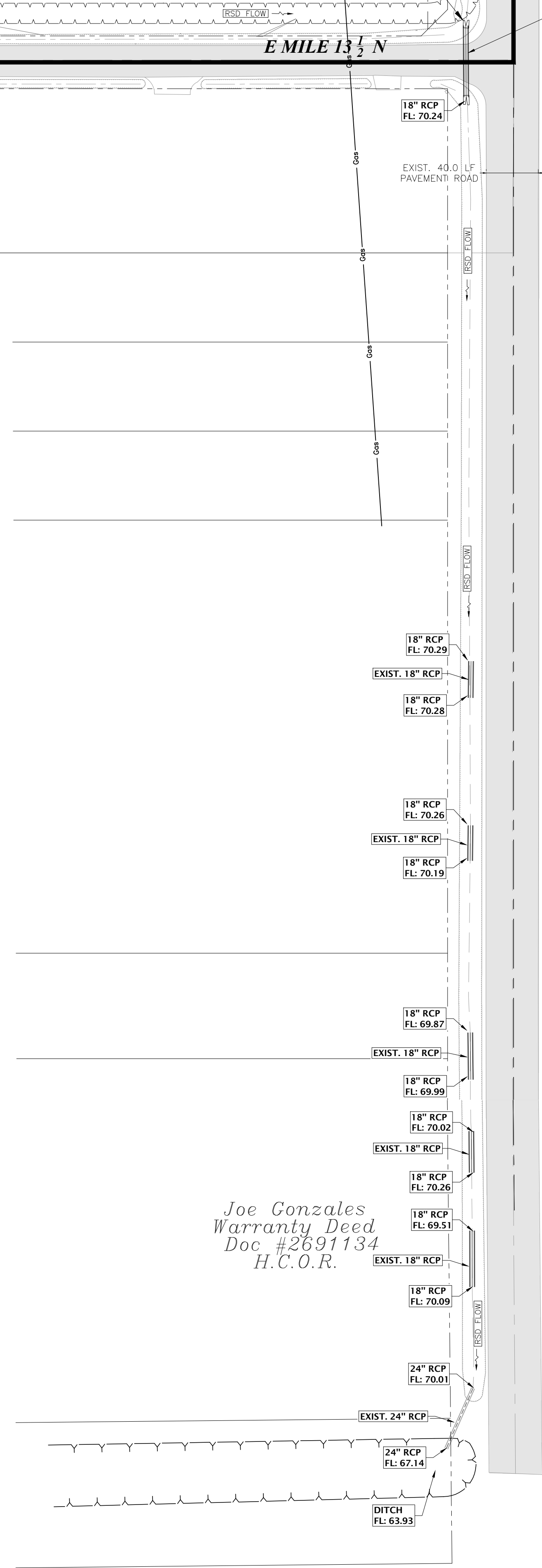
RECONSTRUCTION OF ROAD SIDE DITCH



LOW GREEN AREA
CROSS-SECTION B-B



RSD AND LOW GREEN AREA
CROSS-SECTION A-A



LEGEND

- WOOD FENCE
- CHAIN LINK FENCE
- EXIST. PAVEMENT

COST ESTIMATE

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

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

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