



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: 7-07-2026

PROPOSED OTI SUBDIVISION No. 2, PRECINCT No. 1

ENGINEER: S2 ENGINEERING PLLC. DEVELOPER S2 DEVELOPERS LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 8 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST SIDE OF MILE 1 E. ROAD AND APPROXIMATELY 1,000 FT SOUTH OF MILE 6 ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-14-2025 PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 1 E. ROADSIDE DITCH.

SEWER SYSTEM: SANITARY SEWER CITY OF MERCEDES

WATER SERVICE PROVIDER: CITY OF MERCEDES.

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.

OTI SUBDIVISION No. 2

A 8.0-ACRE OF LAND OUT OF LOT 4, BLOCK 40, OF THE CAPISALLO DISTRICT SUBDIVISION OF A PART OF THE LLANO GRANDE GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "P", PAGE 226-227, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS OF
8.0-ACRE TRACT BOUNDARY SURVEY

BEING A 8.0-ACRE OF LAND OUT OF LOT 4, BLOCK 40, OF THE CAPISALLO DISTRICT SUBDIVISION OF A PART OF THE LLANO GRANDE GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME "P", PAGE 226-227, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 8.0-ACRE TRACT CONVEYED TO S2 DEVELOPERS LLC AS DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 3591936, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DATED OCTOBER 24, 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND ABOVE THE SOUTH LINE OF A 15.0-ACRE TRACT CONVEYED TO JEFFERY WALKER AS DESCRIBED IN A FINAL DECREE OF DIVORCE RECORDED IN DOCUMENT NUMBER 1601768, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, AND ALSO ON THE EAST LINE OF A 40 FEET RIGHT-OF-WAY OF SOUTH MILE 1 EAST, THENCE, S 88° 46' 12" E, PARALLEL WITH THE SOUTH LINE OF LOT 5, BLOCK 40, OF SAID CAPISALLO DISTRICT SUBDIVISION, SAME BEING THE SOUTH LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 19.81 FEET TO THE CENTERLINE OF SAID SOUTH MILE 1 EAST RIGHT-OF-WAY, THENCE, N 01° 13' 48" W, ALONG THE CENTERLINE OF SOUTH MILE 1 EAST, SAME BEING THE WEST LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 495.00 FEET TO THE SOUTHEAST CORNER OF VALLE VERDE SUBDIVISION AS PER MAP OR PLAT RECORDED THEREIN IN VOLUME 31 PAGE 88, HIDALGO COUNTY MAP RECORDS, AND ALSO THE SOUTHWEST CORNER OF LOT 4 BLOCK 40 OF SAID CAPISALLO DISTRICT, SAME BEING THE SOUTHWEST CORNER OF SAID 8.0 ACRE TRACT CONVEYED TO S2 DEVELOPERS LLC FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, N 01° 13' 48" W, CONTINUING ALONG THE CENTERLINE OF SOUTH MILE 1 EAST SAME BEING THE WEST LINE OF LOT 4, BLOCK 40 OF SAID CAPISALLO DISTRICT SUBDIVISION, A DISTANCE OF 530.00 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 88° 46' 12" E, PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 BLOCK 40, SAME BEING THE SOUTH LINE OF A 12.00 ACRE TRACT CONVEYED TO PATRICIA WHISENANT AS DESCRIBED IN A CORRECTION INSTRUMENT WITH DOCUMENT NUMBER 2753682, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, AT 20 FEET PASSING A SET A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED S2-F10194796 ON THE EXISTING EAST LINE OF SOUTH MILE 1 EAST AND CONTAINING A TOTAL DISTANCE OF 660.14 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED S2- F10194796 FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED ;

THENCE, S 01° 13' 48" E, PARALLEL WITH THE WEST LINE OF SAID LOT 4 BLOCK 40, SAME BEING THE WEST LINE OF A 20.00 ACRE TRACT CONVEYED TO W.C. ROSS AND WIFE FANNY ROSS AS DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2443475, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, A DISTANCE OF 530.00 FEET TO A 1/2 INCH IRON ROD SET WITH PLASTIC CAP STAMPED S2-F10194796 ON THE NORTH LINE OF SAID 15.00 ACRE TRACT CONVEYED TO JEFFERY WALKER, SAME BEING THE SOUTHWEST CORNER OF SAID 20.00- ACRE TRACT CONVEYED TO W.C. ROSS AND WIFE FANNY ROSS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 88° 46' 12" W, ALONG THE NORTH LINE OF SAID 15-ACRE TRACT CONVEYED TO JEFFERY WALKER AT A DISTANCE OF 640.14 FEET PASSING A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF SOUTH MILE 1 EAST, CONTINUING A TOTAL DISTANCE OF 660.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.0 ACRES OF LAND MORE OR LESS

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
COMMUNITY-PANEL NO. 480338 0020, MAP REVISED TO REFLECT LOAR: MAY 14, 2001.

2. 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 ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

3. SETBACKS:
FRONT: 30.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
INTERIOR SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER GARAGE SIDE: 18.00 FEET

4. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT, NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 8. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS, APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET, 18" ABOVE NATURAL GROUND, OR ABOVE 62.00', 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 22,081 CUBIC-FEET OF 0.50 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED AT THE DETENTION POND LOCATED AT THE NORTH SIDE OF THE SUBDIVISION. (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. 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: COUNTY CONSTRUCTION SPECIFICATIONS WHICH SHALL NOT BE FULFILLED, OBSTRUCTED, ALTERED, OR OTHERWISE IMPACTED WITHOUT PRIOR APPROVAL FROM THE APPROPRIATE AUTHORITY.

9.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

10.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED EASEMENT PLANS.
B.M. 1 ELEV. 60.08 AT AN IRON ROD No. 4 LOCATED AT THE SOUTH EAST CORNER OF THE PROPERTY 88 DATUM. BENCHMARK COORDINATES X = 1183196.077' Y = 16576226.30

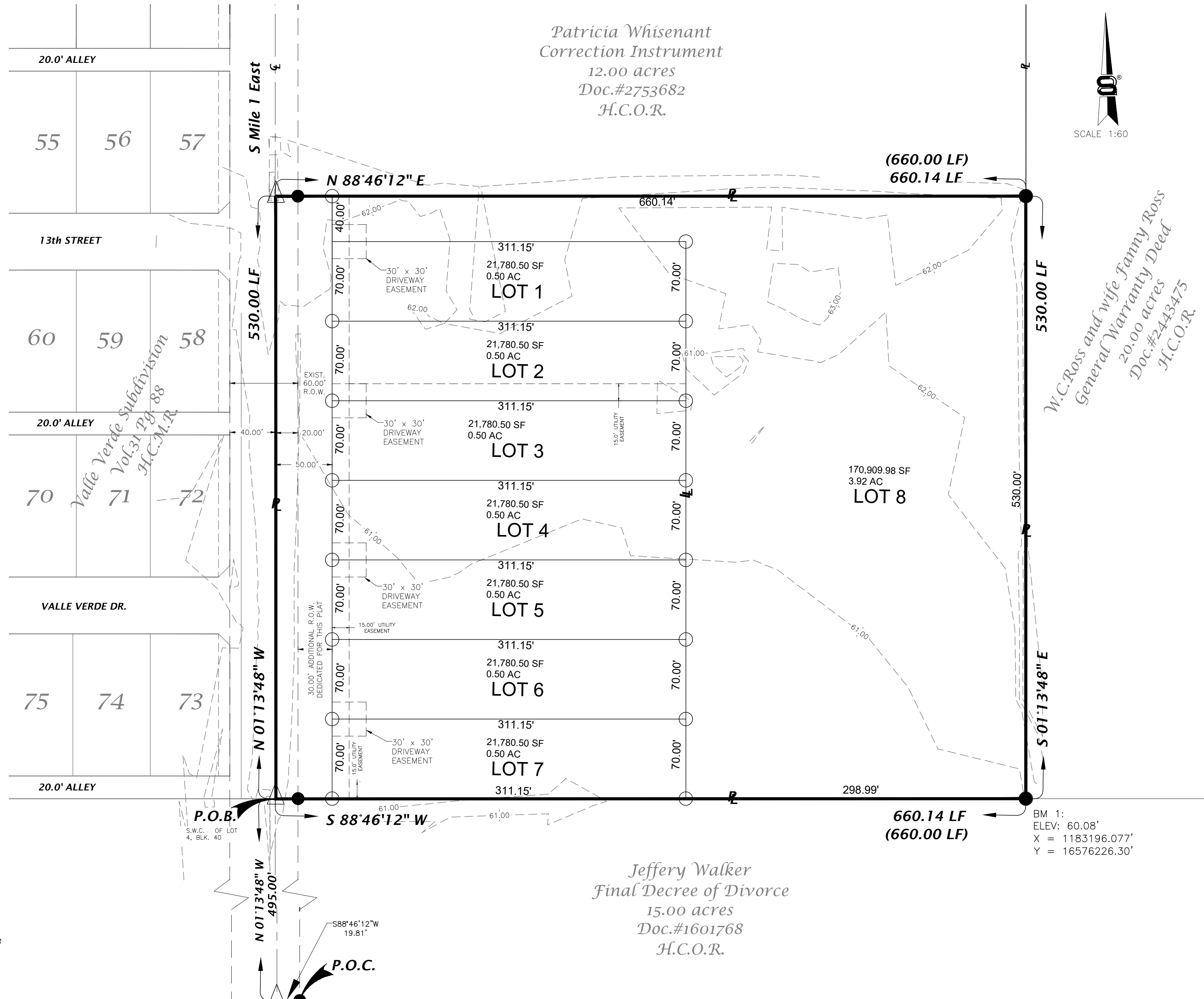
11.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.

12.- 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.

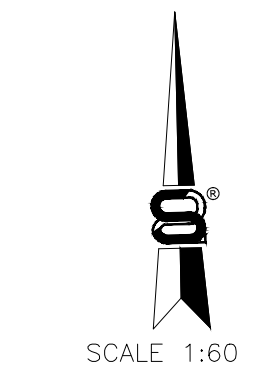
13.- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING, MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

14.- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM S MILE 1 EAST ROAD ON LOTS 1 THROUGH 8. A 24' SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 8 & 1, 2 & 3, 4 & 5, & 6 & 7 TO PROVIDE ACCESS AND EGRESS FROM S MILE 1 EAST ROAD.

15.- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF 18" OR LESS THAN 18 INCHES IN DIAMETER AND 24 FEET IN LENGTH.



Patricia Whisenant
Correction Instrument
12.00 acres
Doc.#2753682
H.C.O.R.



LEGEND

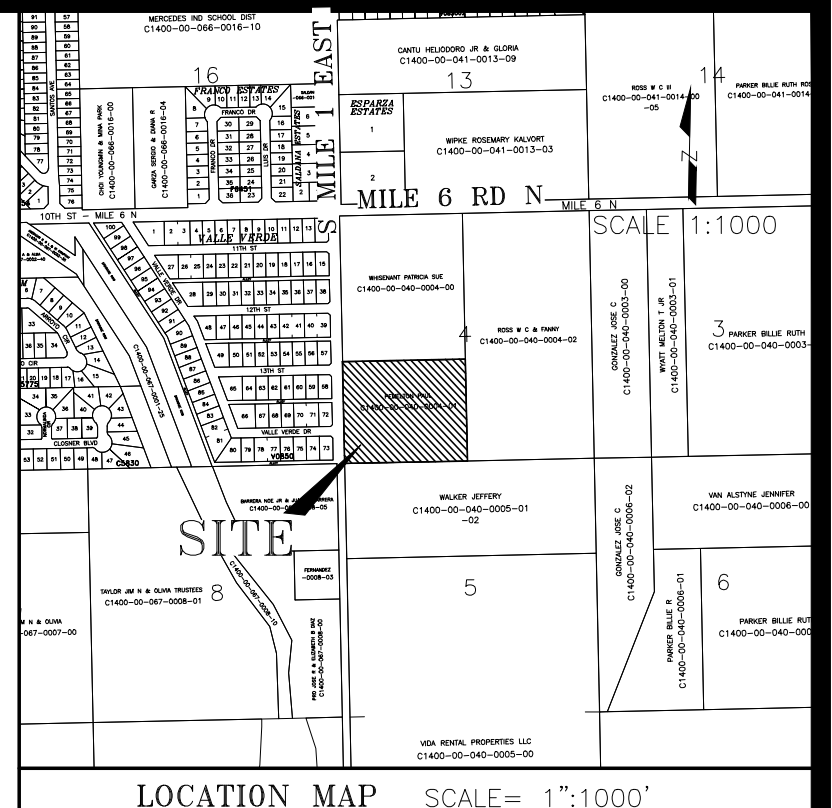
- 1/2" IRON PIN W/CAP FOUND
- 1/2" IRON PIN FOUND
- ⊙ 1/2" IRON PIN W/CAP SET
- 1/2" IRON PIN SET
- △ CALC POINT

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S46°13'48"E	35.33'
L-2	N43°46'12"E	35.36'
L-3	N01°15'06"W	50.02'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
"C-1"	9.03	477.32'	75.20'	75.12'	N88°14'10"W
"C-2"	10.09	427.32'	75.23'	75.13'	N87°52'53"W



LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
OTI SUBDIVISION No. 2 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE EAST SIDE OF MILE 1 E RD AND APPROXIMATELY 1,000 FT SOUTH OF MILE 6 RD N, PRECINCT NO. 1. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES (POPULATION 102,483 - 2021 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.

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. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge _____ date _____
ATTEST:
Hidalgo County Clerk _____ date _____

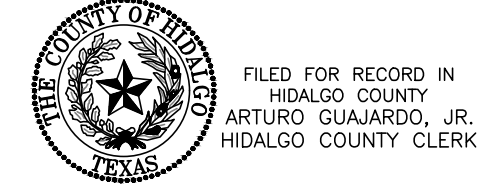
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT 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 HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
DATE THIS _____ DAY OF _____ 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9



ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

INDEX TO SHEETS OF OTI SUBDIVISION No. 2

1 OF 4	HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. NO. 1 CERTIFICATION; AND HCCID REVISION NOTES.
2 OF 4	WATER AND SANITARY SEWER DISTRIBUTION MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION.
3 OF 4	SANITARY SEWER DISTRIBUTION MAP; TYPICAL SANITARY SEWER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEER'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL SANITARY SEWER SERVICE CONNECTION.
4 OF 4	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

Jeffery Walker
Final Decree of Divorce
15.00 acres
Doc.#1601768
H.C.O.R.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE OTI SUBDIVISION No. 2 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____



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. ASCANIO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE OTI SUBDIVISION No. 2 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____



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

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

S2 DEVELOPERS LLC, AS OWNER(S) OF THE 8.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OTI SUBDIVISION No. 2, 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 (a)(5) OF THE SUBDIVISION ORDINANCE, THAT

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- 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
DATE: _____

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 PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

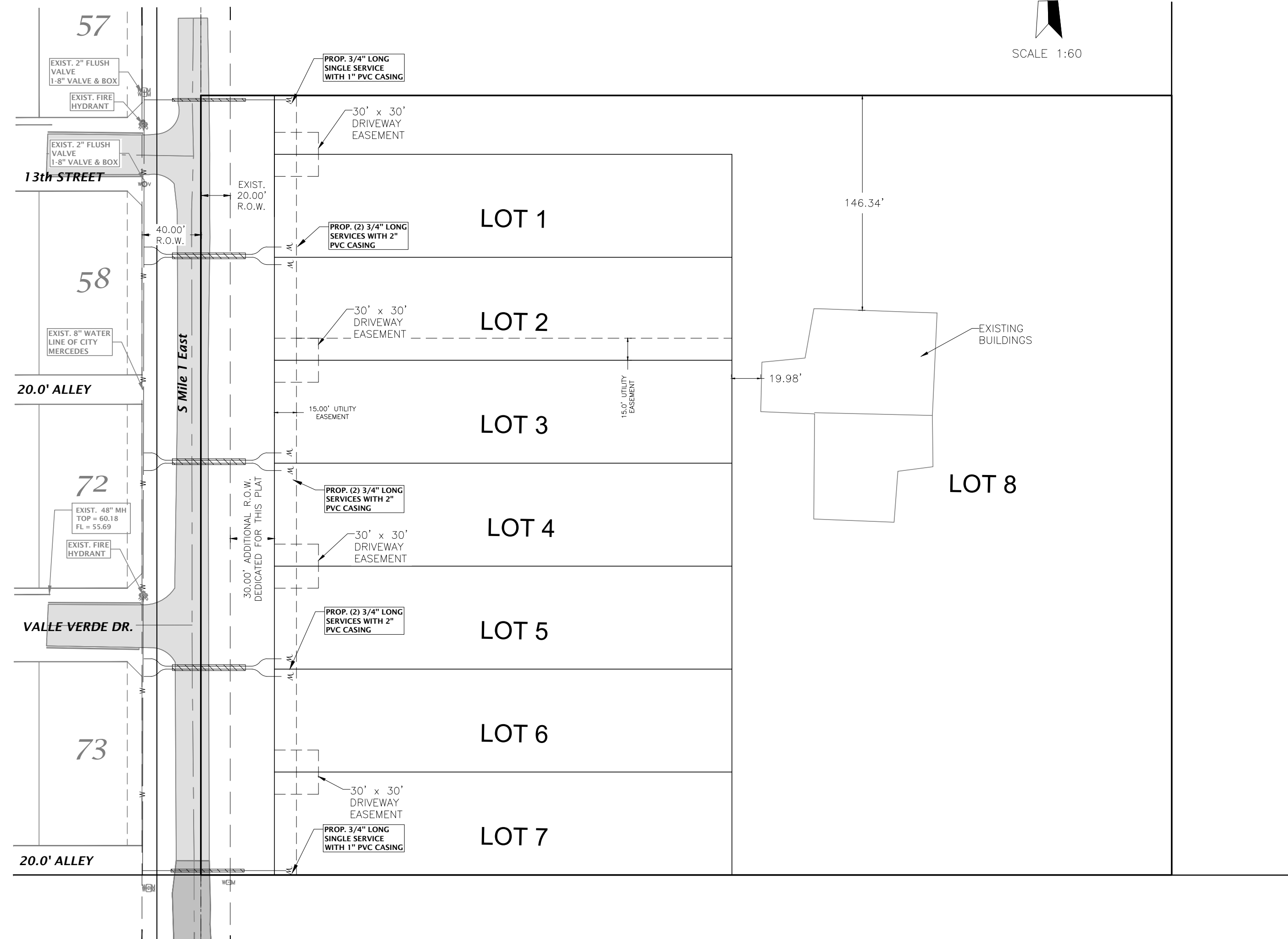
NOTARY PUBLIC- STATE OF TEXAS

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. ASCANIO III, R.P.L.S.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)357-2185

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1806 F-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

WATER 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:

1.- I (WE), JOSE N. SALDIVAR, OWNER OF S2 DEVELOPERS LLC, SUBDIVIDERS OF OTI SUBDIVISION No. 2 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 _____ DATE _____
 S2 DEVELOPERS LLC
 2020 E. GRIFFIN PKWY.
 MISSION, TEXAS 78574

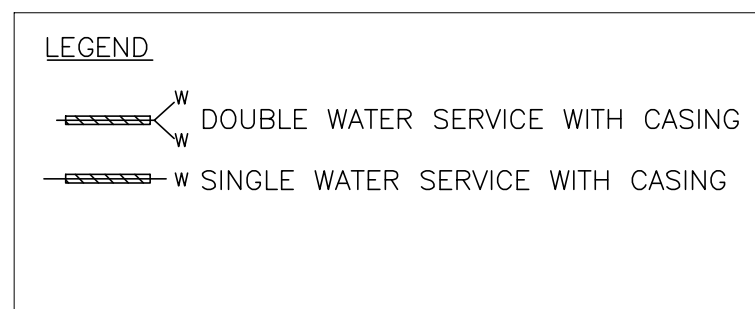
BEFORE ME, the undersigned notary public, on this day personally appeared JOSE N. SALDIVAR, OWNER, proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

NOTARY PUBLIC- STATE OF TEXAS

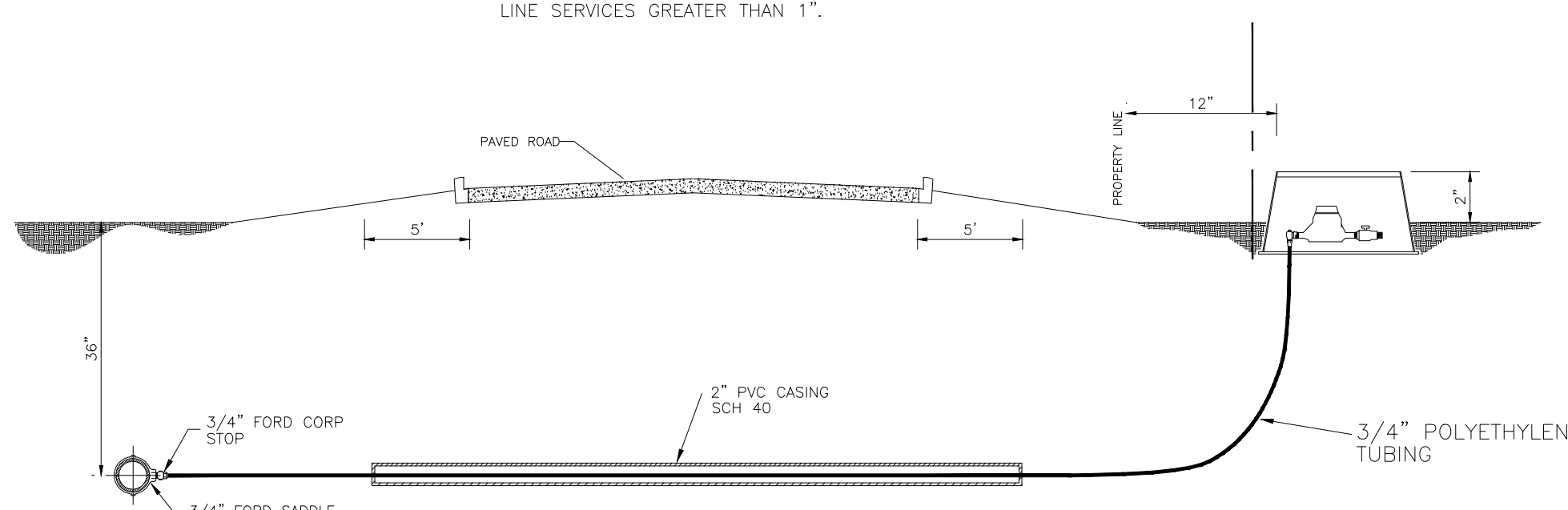
GENERAL CONSTRUCTION NOTES:

- 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.

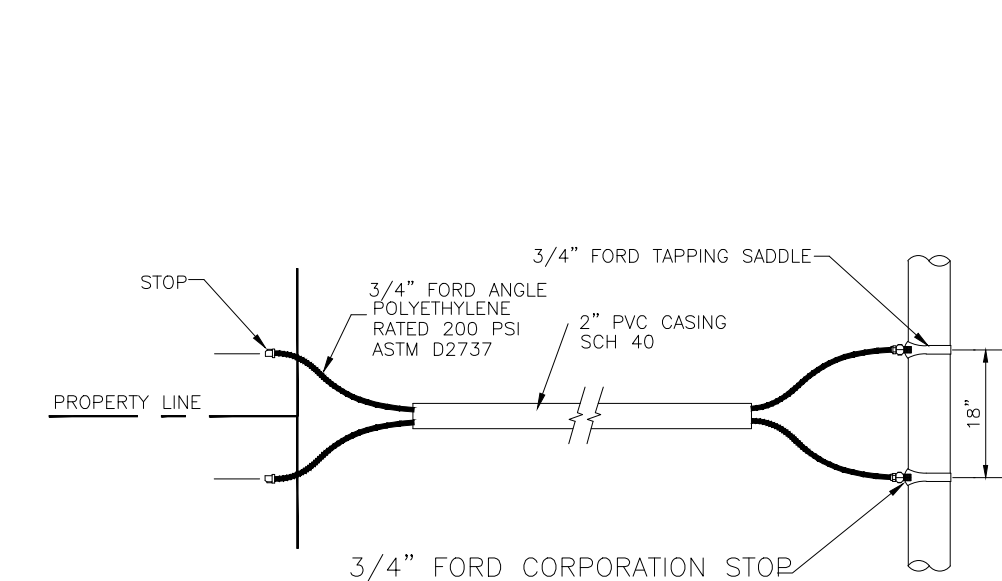


COST ESTIMATE

WATER DISTRIBUTION:	\$ 12,700.00
SEWER IMPROVEMENTS:	\$ 28,183.00
DRAINAGE IMPROVEMENTS:	\$ 9,928.00
PAVING IMPROVEMENTS:	\$ 15,908.00
TOTAL:	\$ 61,719.00



NOTE: PVC ENCASUREMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD



LONG SERVICE CONNECTION

NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 16" BELOW NATURAL GROUND

FINAL ENGINEERING REPORT FOR OTI SUBDIVISION No. 2:
 BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

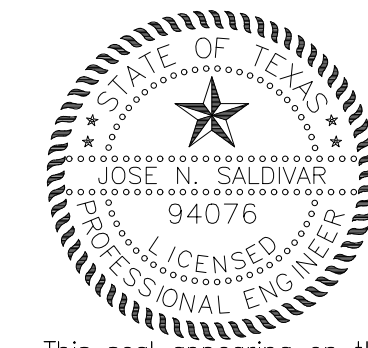
WATER SUPPLY: OTI SUBDIVISION No. 2 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF CITY OF MERCEDOS. THE SUBDIVIDER AND COMPANY CITY OF MERCEDOS SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND CITY OF MERCEDOS HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF MERCEDOS HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG THE WEST R.O.W. OF MILE 1 E RD.

THE WATER SYSTEM FOR OTI SUBDIVISION No. 2 CONSISTS OF CONNECTING TO THE EXISTING 8" LINE ON THE WEST SIDE OF MILE 1 E RD WITH THREE (3) DOUBLE SERVICES OF 3/4" OF DIAMETER AND TWO (2) SINGLE SERVICES OF 3/4" 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 \$ 7700 OR \$ 962.5 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY CITY OF MERCEDOS THE AMOUNT OF \$4,864.00 WHICH COVERS THE \$608 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 CITY OF MERCEDOS UPON REQUEST BY THE LOT OWNER, CITY OF MERCEDOS WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MERCEDOS 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 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 \$7,700, WHICH EQUALS TO \$962.5 PER LOT.



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. 2

FOR: JOSE N. SALDIVAR, P.E.

PROVISION DE AGUA: DESCRIPCION, Y GASTOS.

OTI SUBDIVISION No. 2 HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPANIA DE CITY OF MERCEDOS. EL SUBDIVIDOR Y LA COMPANIA DE AGUA, CITY OF MERCEDOS FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPANIA DE CITY OF MERCEDOS PRESENTO SUFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

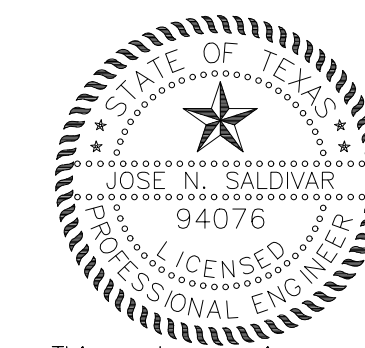
CITY OF MERCEDOS TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO OESTE DE LA CALLE MILE 1 E RD.

EL SISTEMA DE AGUA PARA LA SUBDIVISION OTI SUBDIVISION No. 2 CONSISTE DE CONECTARSE A LA LINEA EXISTENTE AL OESTE DE LA CALLE MILE 1 E CON TRES (3) SERVICIOS DOBLES DE 3/4" Y DOS (2) SERVICIOS INDIVIDUALES DE 3/4" 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 \$7,700.00 DE LOS CUALES SE CUBRIO US \$962.5 POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A CITY OF MERCEDOS LA CANTIDAD DE US \$4,864.00 O US \$608.00 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, TARIFAS DE CONEXION Y MEMBERSIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA CITY OF MERCEDOS 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.

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 \$7,700.00 O \$962.5 POR LOTE.



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

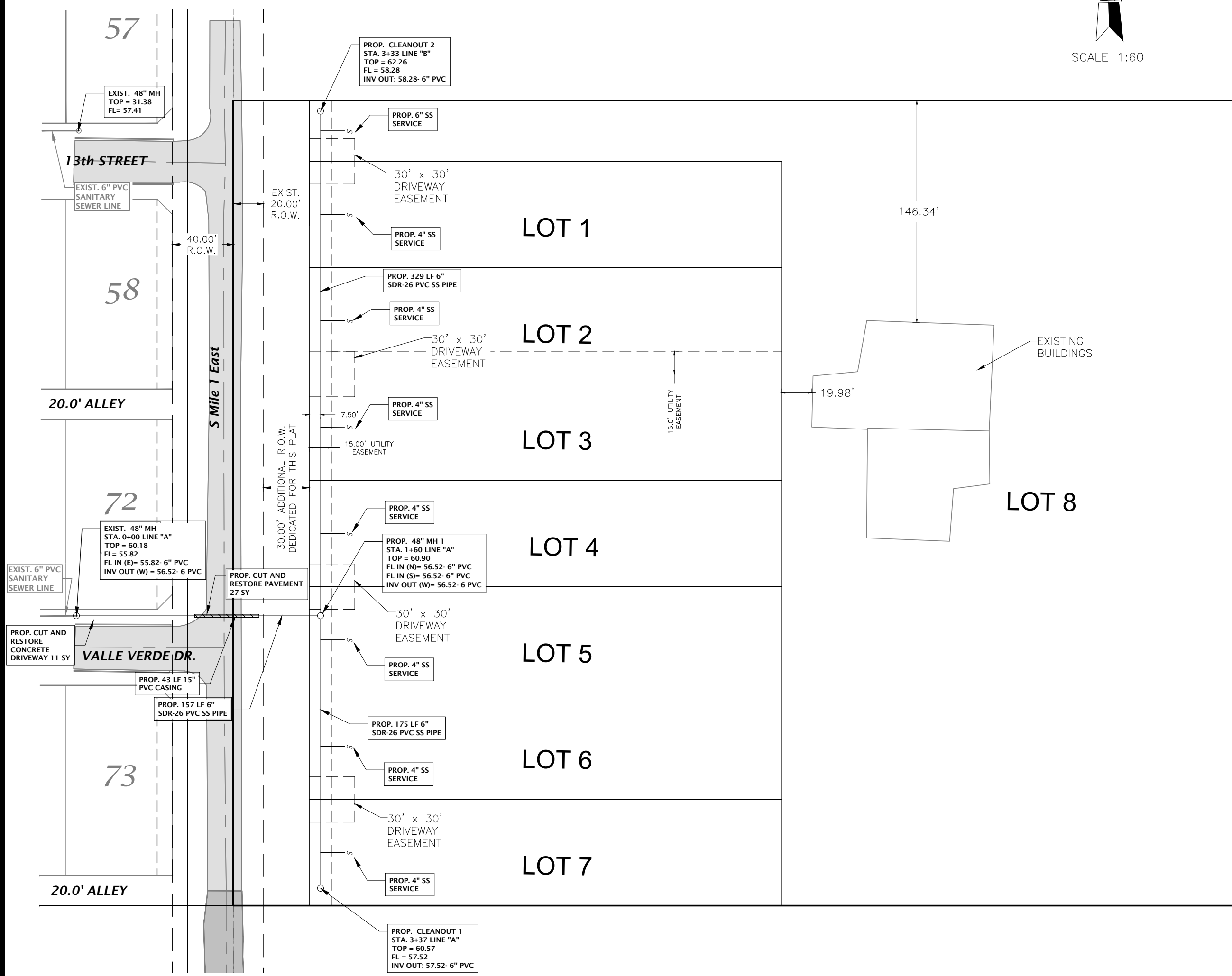
OTI SUBDIVISION No. 2
 WATER DISTRIBUTION PLAN

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



SHEET NO. 2
 OF 4 SHEETS

SANITARY SEWER DISTRIBUTION:



OTI SUBDIVISION No. 2
 BY JOSE N. SALDIVAR, P.E.
 SEWER SUPPLY: Description and Costs.
 SANITARY SEWAGE DESCRIPTION AND EXPENSES:

OTI SUBDIVISION No. 2 HAS BEEN TREATED BY WASTEWATER SERVICE FROM THE CITY OF MERCEDES. THE SUBDIVIDER AND THE CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MERCEDES HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF MERCEDES 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.

THE SANITARY SEWER SYSTEM OF OTI SUBDIVISION No. 2 CONSISTS OF A PROPOSED 6" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER SYSTEM LOCATED ON THE NORTH SIDE OF VALLE VERDE DR. SAID PROPOSED SEWER SYSTEM WILL RUN VALLE VERDE DR ON AN EASTERLY DIRECTION AND THEN CROSSING UNDERNEATH THE 5 MILE 1 EAST TO GET INTO THE PROPOSED SUBDIVISION. THE SYSTEM WILL RUN THROUGH THE INTERNAL STREET R.O.W. OF THE SUBDIVISION.

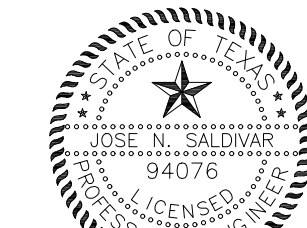
SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF EIGHT (8) SANITARY SEWER SERVICES.

THE 6" SEWER LINE, THE 4" SERVICE LINES, THE ONE (1) SANITARY SEWER MANHOLES HAS BEEN INSTALLED, AT A TOTAL COST OF \$28,183.00 OR \$3,522.875 PER LOT. IN ADDITION, THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF MERCEDES AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAS COST A GRAND TOTAL OF \$28,183.00 WHICH EQUALS TO \$3,522.875 PER LOT.



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

SUBDIVISION OTI N. 2
 POR JOSE N. SALDIVAR, P.E.
 SUMINISTRO DE ALCANTARILLADO: Descripción y costos.

DESCRIPCIÓN Y GASTOS DEL ALCANTARILLADO SANITARIO:

LA SUBDIVISION OTI N. 2 HA SIDO PREVISTA DE SERVICIOS DE TRATAMIENTO DE AGUAS RESIDUALES POR PARTE DE LA CIUDAD DE MERCEDES. EL URBANIZADOR Y LA CIUDAD DE MERCEDES HAN CELEBRADO UN CONTRATO EN VIRTUD DEL CUAL LA CIUDAD DE MERCEDES SE HA COMPROMETIDO A TRATAR UN VOLUMEN SUFICIENTE DE AGUAS RESIDUALES DURANTE UN PERIODO DE AL MENOS 30 AÑOS. ASIMISMO, LA CIUDAD DE MERCEDES HA PROPORCIONADO DOCUMENTACION QUE ESTABLECE DE MANERA SUFICIENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUAS RESIDUALES DISPONIBLES PARA ATENDER EL DESARROLLO INTEGRAL DE ESTA SUBDIVISION. EL SISTEMA DE ALCANTARILLADO SANITARIO DE LA SUBDIVISION OTI N. 2 CONSISTE EN UNA LINEA DE ALCANTARILLADO PROPUESTA DE 6 PULGADAS DE DIAMETRO QUE SE CONECTA AL SISTEMA DE ALCANTARILLADO SANITARIO EXISTENTE, UBICADO EN EL LADO NORDE DE VALLE VERDE DR. DICHO SISTEMA DE ALCANTARILLADO PROPUESTO DISCURRIRÁ A LO LARGO DE VALLE VERDE DR. EN DIRECCION ESTE Y, POSTERIORMENTE, CRUZARÁ POR DEBAJO DE 5 MILE 1 EAST PARA INGRESAR A LA SUBDIVISION PROPUESTA. EL SISTEMA RECORRERÁ EL DERECHO DE VIA DE LAS CALLES INTERNAS DE LA SUBDIVISION.

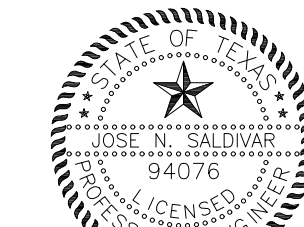
LOS SERVICIOS SANITARIOS TERMINAN EN LOS MEDIDORES DE ALCANTARILLADO DE CADA LOTE, SUMANDO UN TOTAL DE SIETE (7) SERVICIOS DE ALCANTARILLADO SANITARIO.

LA LINEA DE ALCANTARILLADO DE 6 PULGADAS, LAS LINEAS DE SERVICIO DE 4 PULGADAS Y LA ÚNICA (1) CÁMARA DE INSPECCION SANITARIA HAN SIDO INSTALADAS, CON UN COSTO TOTAL DE \$28,183.00 O \$ 3,522.875 POR LOTE. ADEMÁS, LA TOTALIDAD DE LAS INSTALACIONES DE AGUAS RESIDUALES HA SIDO APROBADA Y ACEPTADA POR LA CIUDAD DE MERCEDES, Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A LA FECHA DE REGISTRO DEL PLANO DE SUBDIVISION.

CERTIFICACIÓN DEL INGENIERO:

MEDIANTE MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIOS DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS NORMAS MODELO ADOPTADAS EN VIRTUD DE LA SECCIÓN 16.343 DEL CÓDIGO DEL AGUA. CERTIFICO QUE LOS COSTOS DE INSTALACIÓN DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO, MENCIONADOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE ALCANTARILLADO - ESTAS INSTALACIONES, UNA VEZ TOTALMENTE CONSTRUIDAS, HAN TENIDO UN COSTO TOTAL GENERAL DE \$ 28,183.00 , LO CUAL EQUIVALE A \$ 3,522.875 POR LOTE.



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

SUBDIVIDER CERTIFICATION

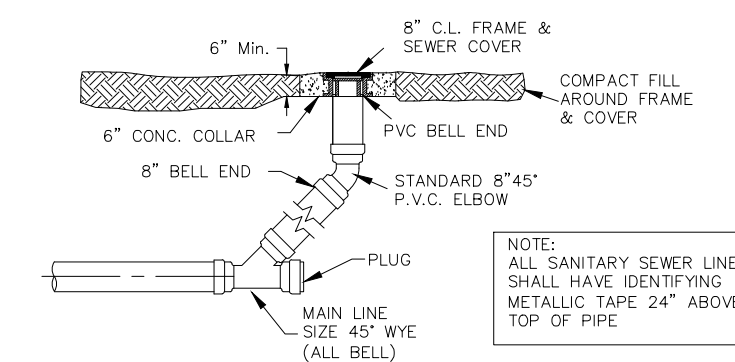
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL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

SUBDIVIDER STATEMENT:

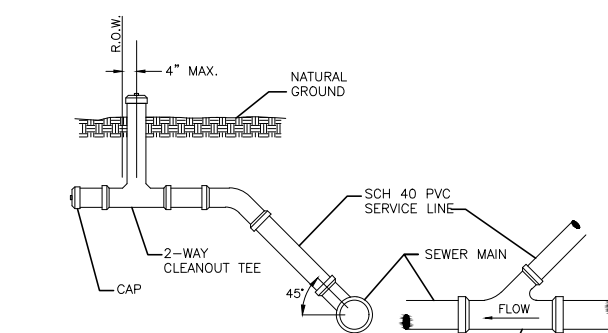
1.- I (WE), JOSE N. SALDIVAR, OWNER OF S2 DEVELOPERS, LLC, SUBDIVIDERS OF OTI SUBDIVISION No. 2 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE 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.

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 purposes and consideration thereby expressed.
 Given under my hand and seal of office this _____ day of _____, 2026.

NOTARY PUBLIC - STATE OF TEXAS



SANITARY SEWER CLEANOUT



SANITARY SEWER SERVICE TYP. DETAIL

1. SEWERAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

GENERAL NOTES:

- 3/4 CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE.
- CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

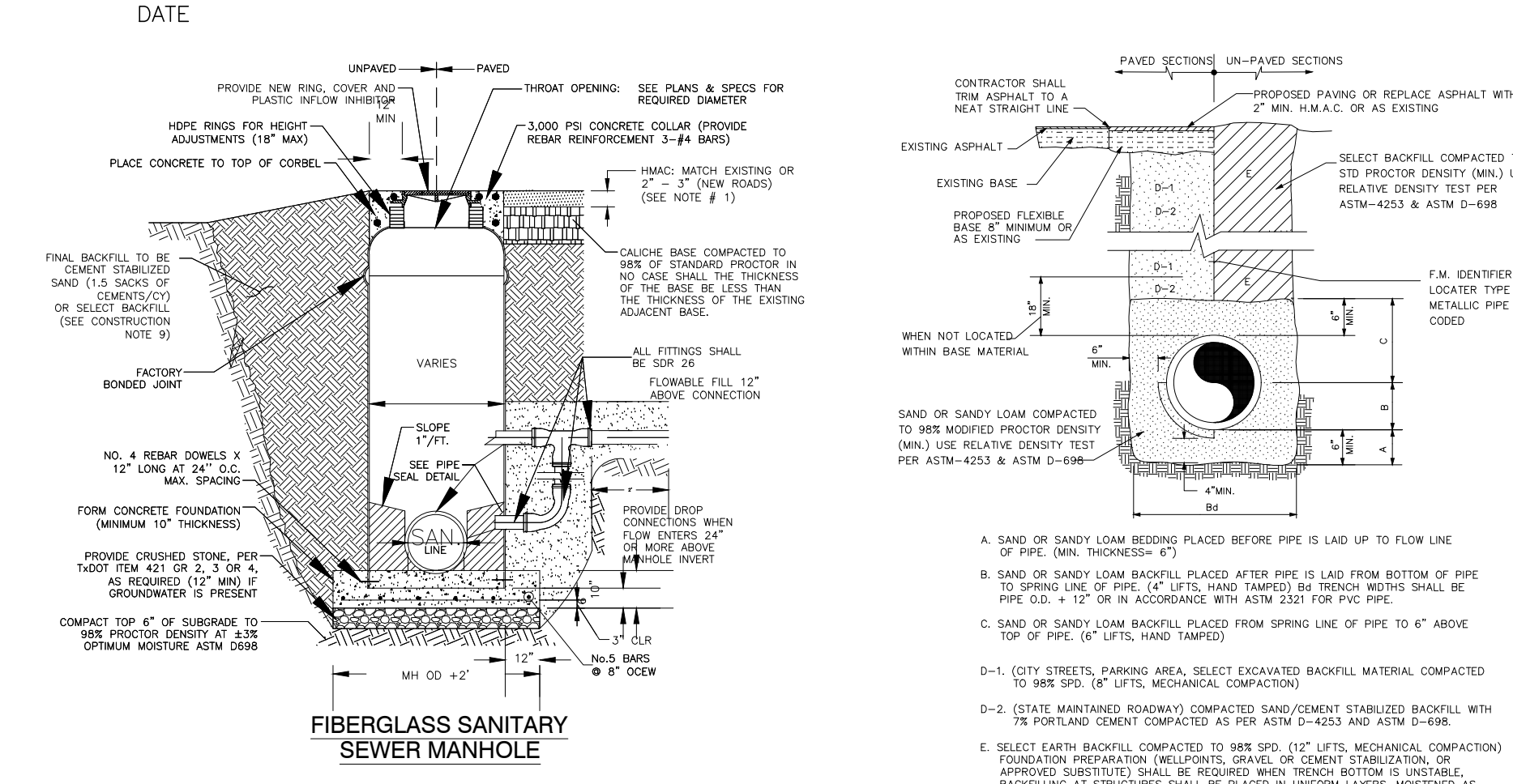
JOSE N. SALDIVAR, OWNER
 S2 DEVELOPERS LLC
 2020 E GRIFFIN PKWY.
 MISSION, TEXAS 78574

DATE



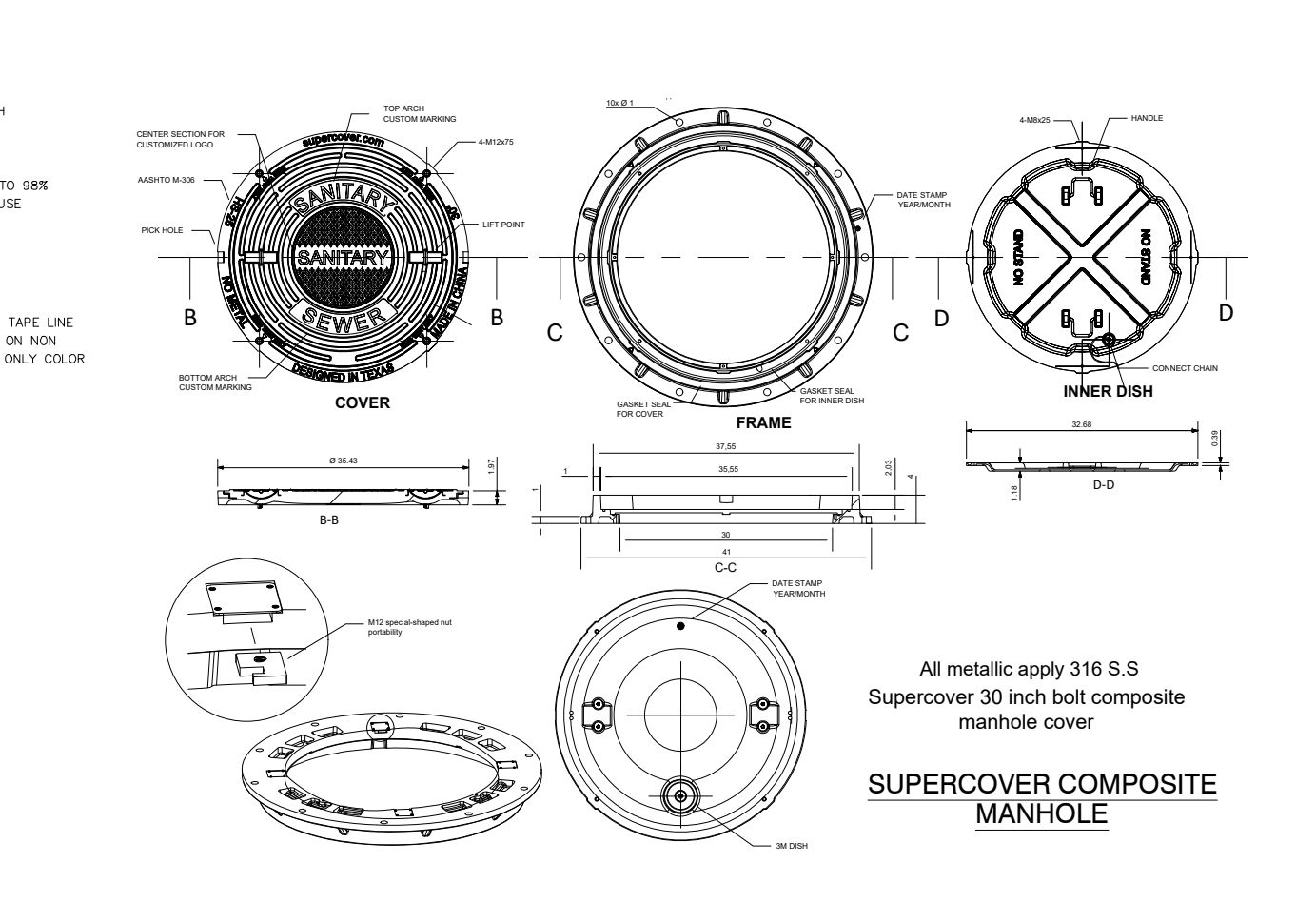
COST ESTIMATE

WATER DISTRIBUTION:	\$ 12,700.00
SEWER IMPROVEMENTS:	\$ 28,183.00
DRAINAGE IMPROVEMENTS:	\$ 9,928.00
PAVING IMPROVEMENTS:	\$ 15,908.00
TOTAL:	\$ 61,719.00



FIBERGLASS SANITARY SEWER MANHOLE

SANITARY SEWER BEDDING AND BACK FILL DETAIL



GENERAL WASTEWATER CONSTRUCTION NOTES:

1. MANHOLE SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
3. ALL MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODE.
4. ALL MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODE.
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11. ALL MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODE.
12. ALL MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODE.

OTI SUBDIVISION No. 2
 SANITARY SEWER DISTRIBUTION PLAN

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



PAVING AND DRAINAGE LAYOUT: OTI SUBDIVISION No. 2

DRAINAGE STATEMENT OTI SUBDIVISION No. 2

PROJECT LOCATION

Oti Subdivision No. 2 is an 8-lot subdivision within the City of Mercedes Extra Territorial Jurisdiction (ETJ). The subdivision is located on the East of Mile 1 E Rd and approximately 900 feet South of Mile 6 Rd N. The proposed subdivision opted out of the City's ETJ. Therefore, jurisdiction should be Hidalgo County. Being a 8-acre of land out of lot 4, block 40, of the Capisallo District Subdivision of a part of the Llano Grande Grant, as per map or plat thereof recorded in Volume "P", Page 226-227, Map Records of Hidalgo County, Texas.

FLOODPLAIN

Oti Subdivision No. 2 is in Zone "B" according to FEMA FIRM Community Panel No. 480334 0525 B, revised dated January 2, 1981. Zone "B" is defined as areas determined to be between the limits of the 100-year flood and 500-year floor, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (Minimum shading).

SOIL CONDITIONS

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, Oti Subdivision No. 2 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 Westward direction towards Mile 1 E 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 4.80 cfs of runoff. The proposed runoff after development for a 50-year storm event is 18.31. The proposed subdivision will generate a total increase in runoff of 13.51 cfs for a 50-year storm event.

PROPOSED CONDITIONS

In accordance with the County of Hidalgo's drainage requirement, a total of 21,981 cf (0.50 ac-ft) of runoff detention will need to be detained for a 50-year storm event for Oti Subdivision No. 2. Detention Volume will be excavated out of Anaquitas Drain, owned and maintained by HCDDI. The overall proposed storm system will consist of sheet flows directed to an existing roadside ditch located west of the property. Said roadside ditch will be regarded to all positive flow towards Anaquitas Drain.

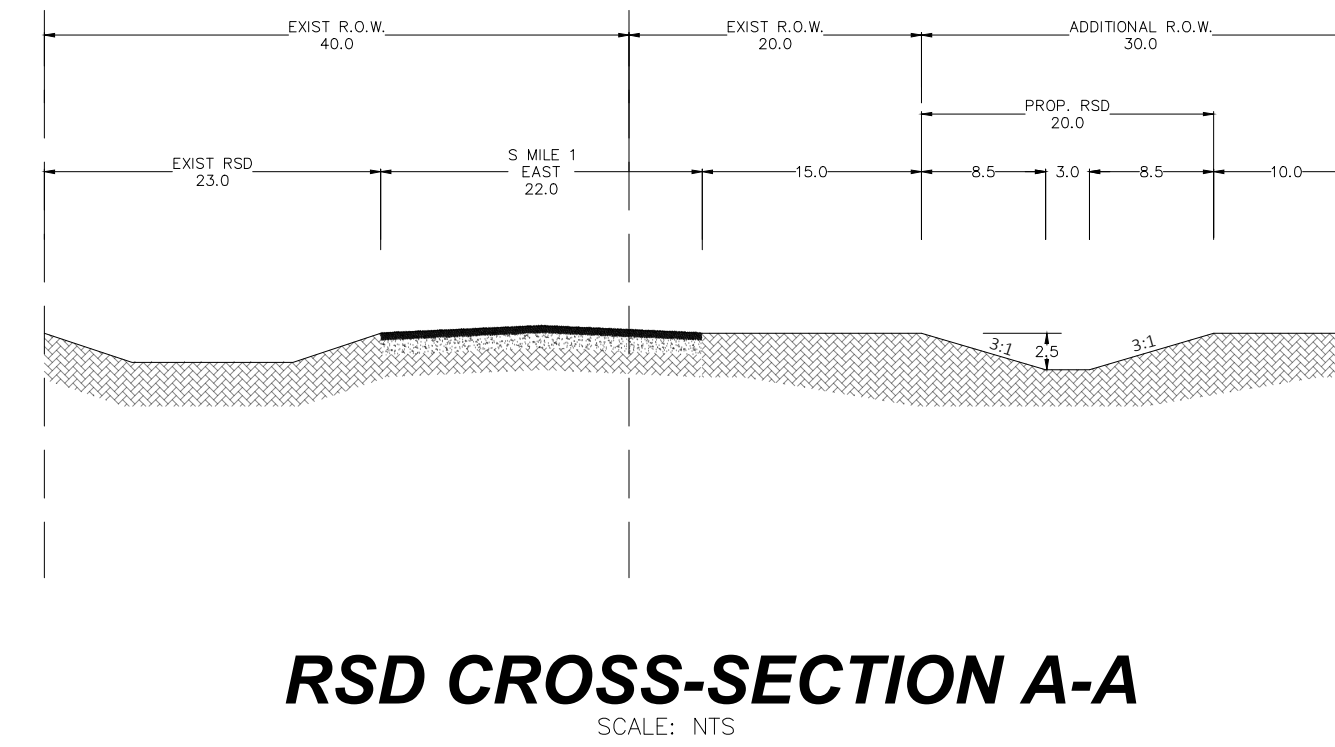
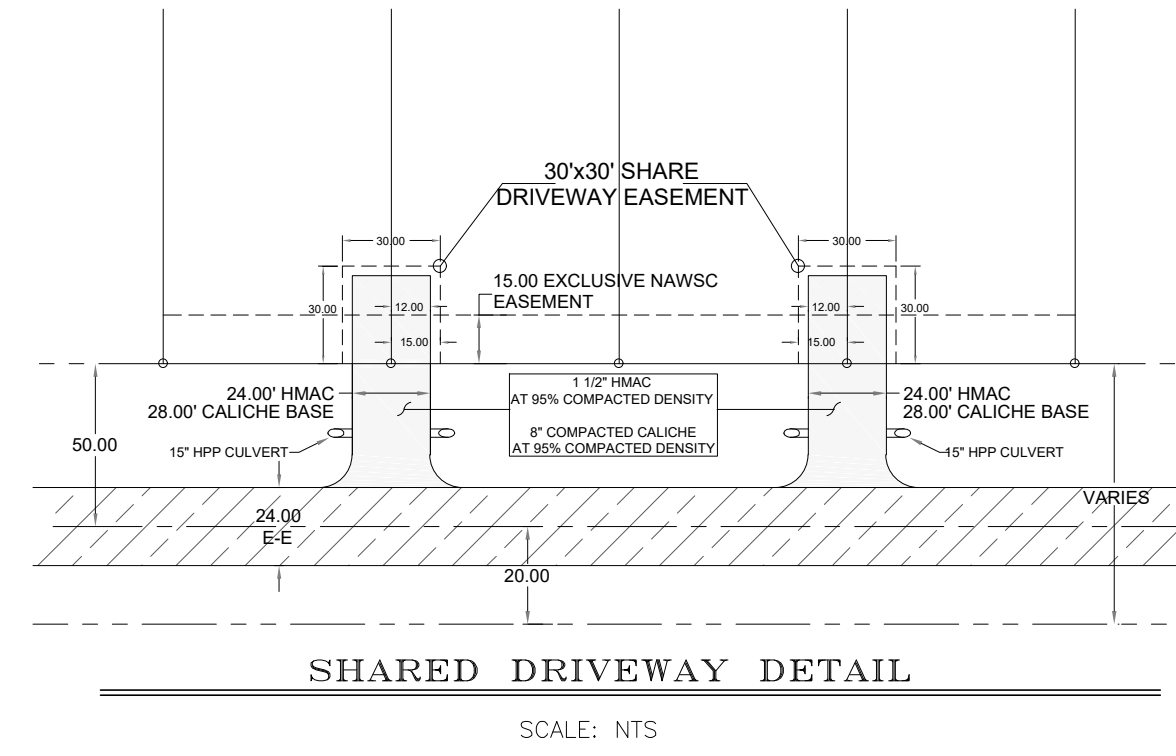
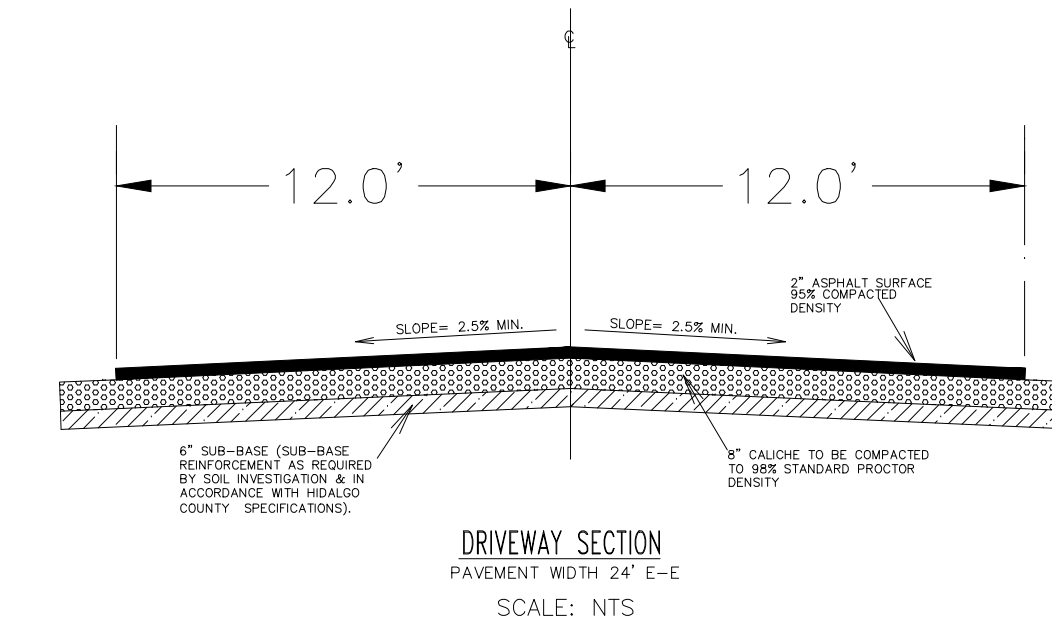
CERTIFICATION:

By my signature below, I certify that the floodplain for the proposed subdivision is in Zone "X" (unshaded), defined as areas determined to be outside 500-year floodplain. And Zone "X" (shaded), defined as 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. According to the FEMA FIRM Community Panel No. 480334 0325 D, revised June 6, 2000, 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.

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



REQUIRED: 21,981 CF 814 CY
SECTION B-B= 16.50 SF x 1,333 LF = 21,994.50 CF 814.61 CY

65		65
60		60
55		55
50		50
45		45
40		40
35		35
30		30

DITCH CROSS-SECTION B-B
SCALE: 1"=20'

DITCH CROSS-SECTION B-B
SCALE: 1"=20'

