



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: 9-01-2026

PROPOSED DOS LAGOS RANCH SUBDIVISION, PRECINCT No. 4.

ENGINEER PABLO SOTO JR., P.E. DEVELOPER: IVAN FLORES

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☒ WITH VARIANCE

NUMBER OF LOTS: 2 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF ENGLEMAN ROAD APPROXIMATELY 200 FEET NORTH OF MILE 21 N. ROAD.

SUBDIVISION LIES WITHIN THE: ☒ RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-05-25 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

SEWER SYSTEM: ☒ OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION ENGLEMAN ROAD.

VARIANCE REQUEST TITTLE B. CHAPTER 2. SECTION 2.8 ITEM LOT WIDTH

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.

PLAT OF
DOS LAGOS RANCH SUBDIVISION

A 5.12 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PREPARED BY: PABLO SOTO JR. P.E.

DATE: APRIL 30, 2025

METES AND BOUNDS

A 5.12 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.12 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHEAST CORNER LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, THENCE NORTH 09 DEGREES 20 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, A DISTANCE OF 199.00 FEET TO A MAG NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 80 DEGREES 40 MINUTES 00 SECONDS WEST, AT A DISTANCE OF 30.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF ENGLEMAN ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE WEST LINE OF SAID LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 09 DEGREES 20 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, A DISTANCE OF 169.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80 DEGREES 40 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 1,290.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF SAID ENGLEMAN ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A MAG NAIL SET AT THE EAST LINE OF SAID LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 09 DEGREES 20 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, A DISTANCE OF 169.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.12 ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, IVAN FLORES TORRES AND OSVALDO FLORES-TORRES, OWNER OF THE LAND SHOWN, AND DESIGNATED HERE AS DOS LAGOS RANCH SUBDIVISION AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

IVAN FLORES TORRES	DATE	OSVALDO FLORES TORRES	DATE
14217 DUDE LANE		14217 DUDE LANE	
EDINBURG, TEXAS 78542		EDINBURG, TEXAS 78542	

THE STATE OF TEXAS-COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, the undersigned notary public, on this day personally appeared IVAN FLORES-TORRES 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

THE STATE OF TEXAS-COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, the undersigned notary public, on this day personally appeared OSVALDO FLORES-TORRES 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

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOS LAGOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE	DATE
ATTEST:	
HIDALGO COUNTY CLERK	DATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING 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 SESIN, P.E. C.F.M.
GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOS LAGOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE

DELTA LAKE IRRIGATION DISTRICT:

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT, "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT (DISTRICTS) EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED.)

OWNER:

OWNER:

THE STATE OF TEXAS §
COUNTY OF HIDALGO §
COUNTY OF WILLACY §

THIS PLAT DOS LAGOS RANCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT (WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT, "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT (DISTRICTS) EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED.)

- NO IMPROVEMENTS OR MODIFICATIONS OF ANY KIND SHALL BE MADE TO OR ON THE DISTRICTS RIGHT-OF-WAY OR EASEMENT WITH OUT THE DISTRICT'S EXPLICIT WRITTEN CONSENT. THIS PLAT WILL BE EXCLUDED FROM THE DISTRICT'S BOUNDARIES AND THE LOTS WILL NOT HAVE ACCESS TO IRRIGATION WATER.
- NO FENCING SHALL BE INSTALLED OR REMAIN ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT APPROVAL FROM THE DISTRICT'S MANAGEMENT. ALL APPROVED FENCING MUST INCLUDE A GATE WITH A MINIMUM OPENING OF 16 FEET.
- THIS DEVELOPMENT WILL BE DESIGNED TO ENSURE THAT STORM WATER RUNOFF RATES DO NOT EXCEED THOSE THAT EXISTED WHEN THE LAND WAS USED FOR AGRICULTURAL PURPOSES.
- THE DISTRICT WILL NOT BE RESPONSIBLE FOR MANAGING STORM WATER OR DRAINAGE SYSTEMS FOR THIS PLAT.
- THE DISTRICT HAS NOT REVIEWED NOR CERTIFIED THAT THE STORM SEWER OR UTILITIES DESCRIBED ARE SUITABLE FOR THE SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND ITS ENGINEER ARE SOLELY RESPONSIBLE FOR THESE DETERMINATIONS.

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

APPROVED BY: _____
PRESIDENT: DAVID ESAU

ATTEST BY: _____
SECRETARY: JOE PENNINGTON

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, PABLO SOTO, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AS HERIN SHOWN.

DATED THIS _____ DAY OF _____, 2025

REGISTERED PROFESSIONAL ENGINEER No. 66278



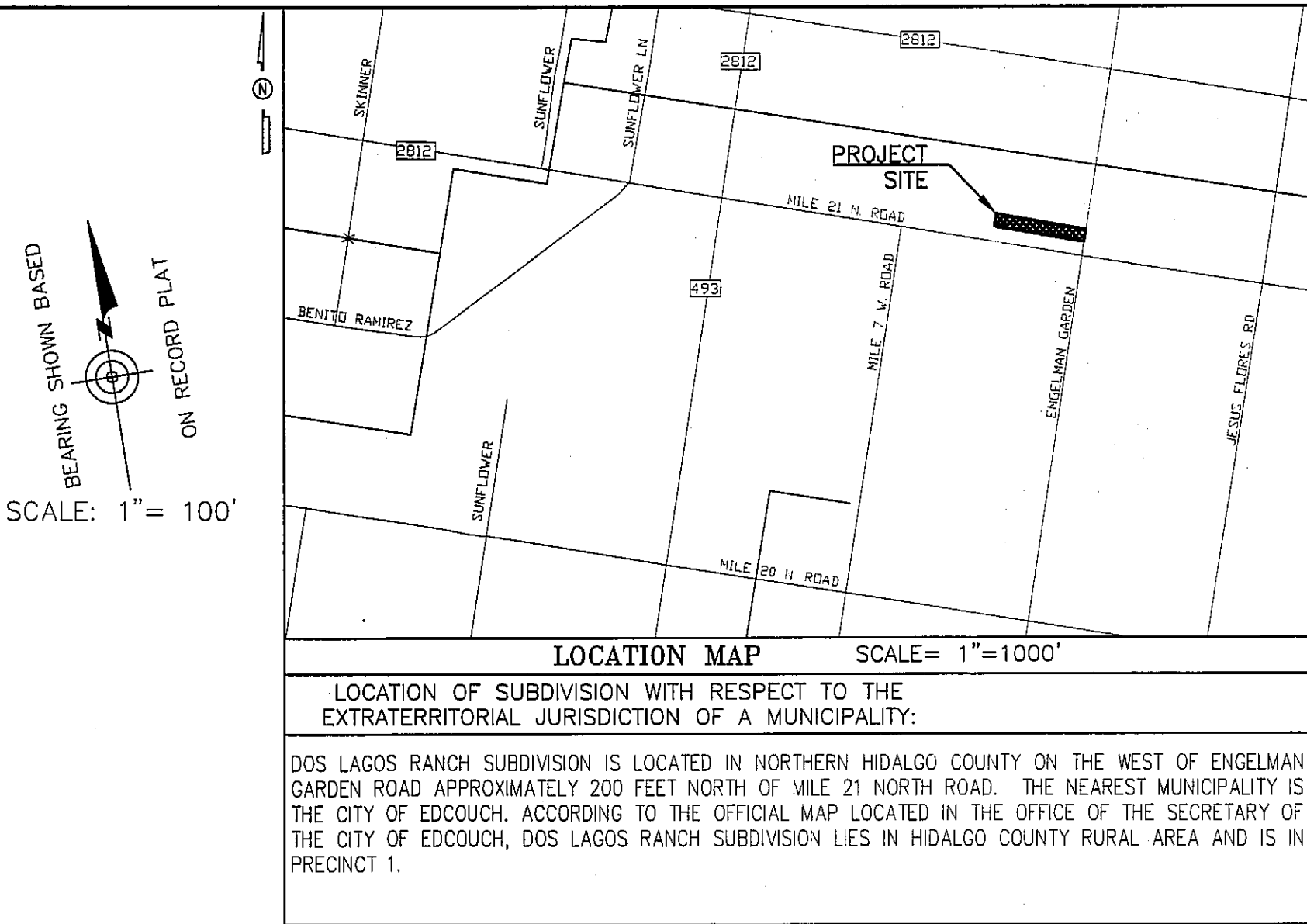
INDEX OF SHEETS	
DESCRIPTION	
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION, HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
2	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

PABLO SOTO, JR. P.E.

CIVIL ENGINEER & LAND SURVEYOR

1208 S. IRONWOOD ST. PHARR, TEXAS-78577
(TEL) 956-460-1605 (FAX) 956-782-8277

T.B.P.E.
FIRM No. F-20208



RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 AS INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HERE IN, 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 EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____.

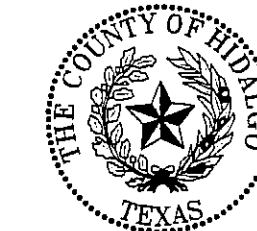
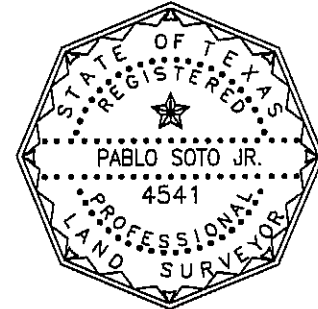
IVAN FLORES TORRES
14217 DUDE LANE
EDINBURG, TEXAS 78542

DATE

OSVALDO FLORES TORRES
14217 DUDE LANE
EDINBURG, TEXAS 78542

DATE

PABLO SOTO JR. DATE: _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

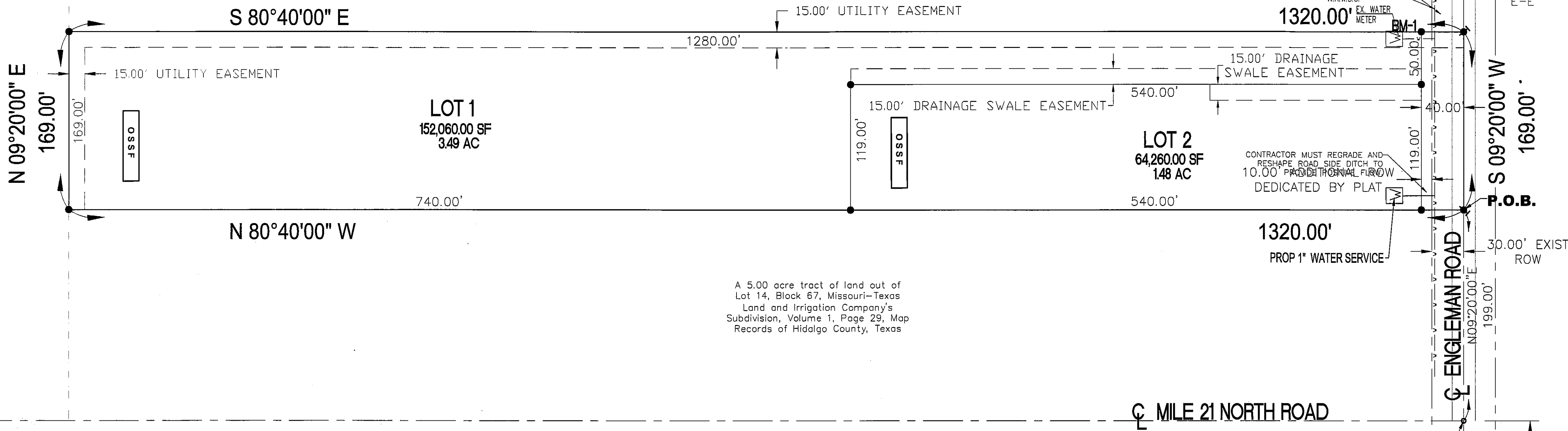
PLAT OF
DOS LAGOS RANCH SUBDIVISION

A 5.12 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS

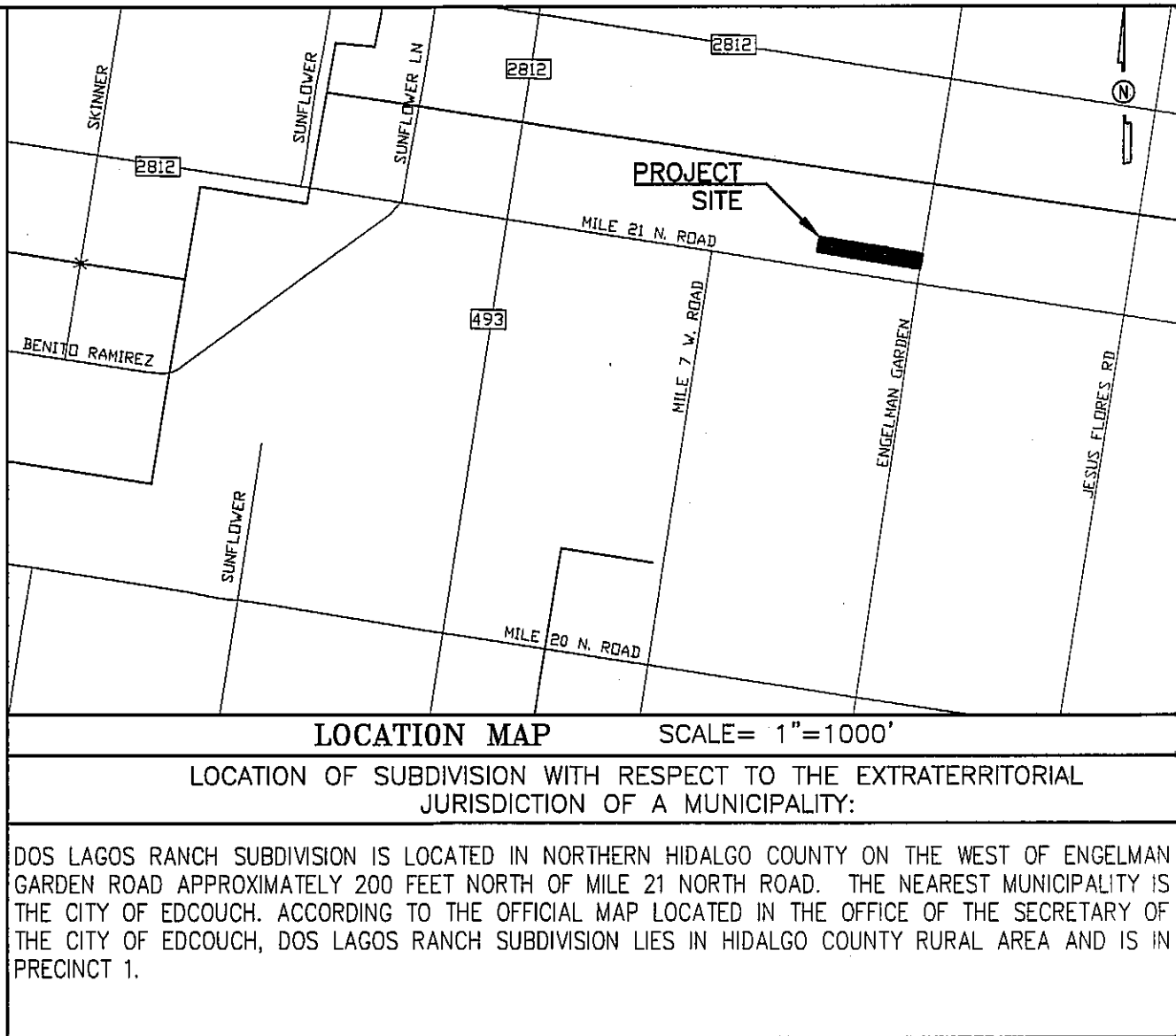
PREPARED BY: PABLO SOTO JR. P.E.

DATE: APRIL 30, 2025

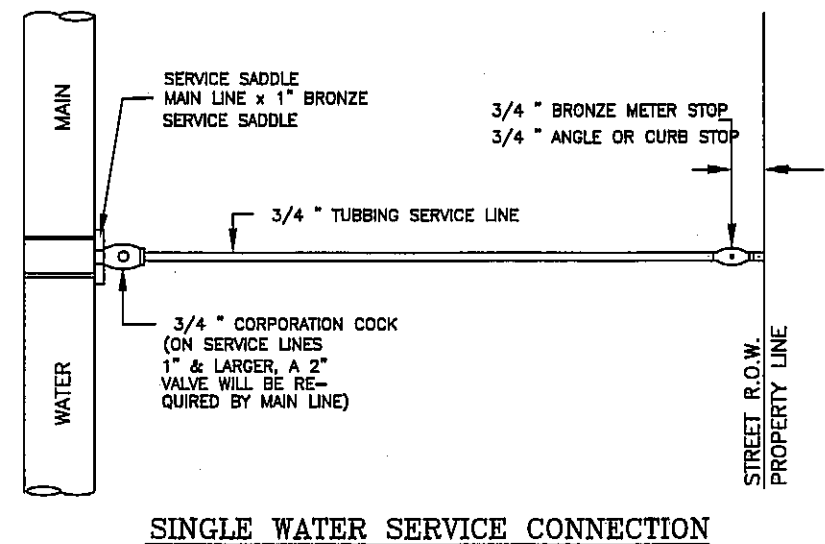
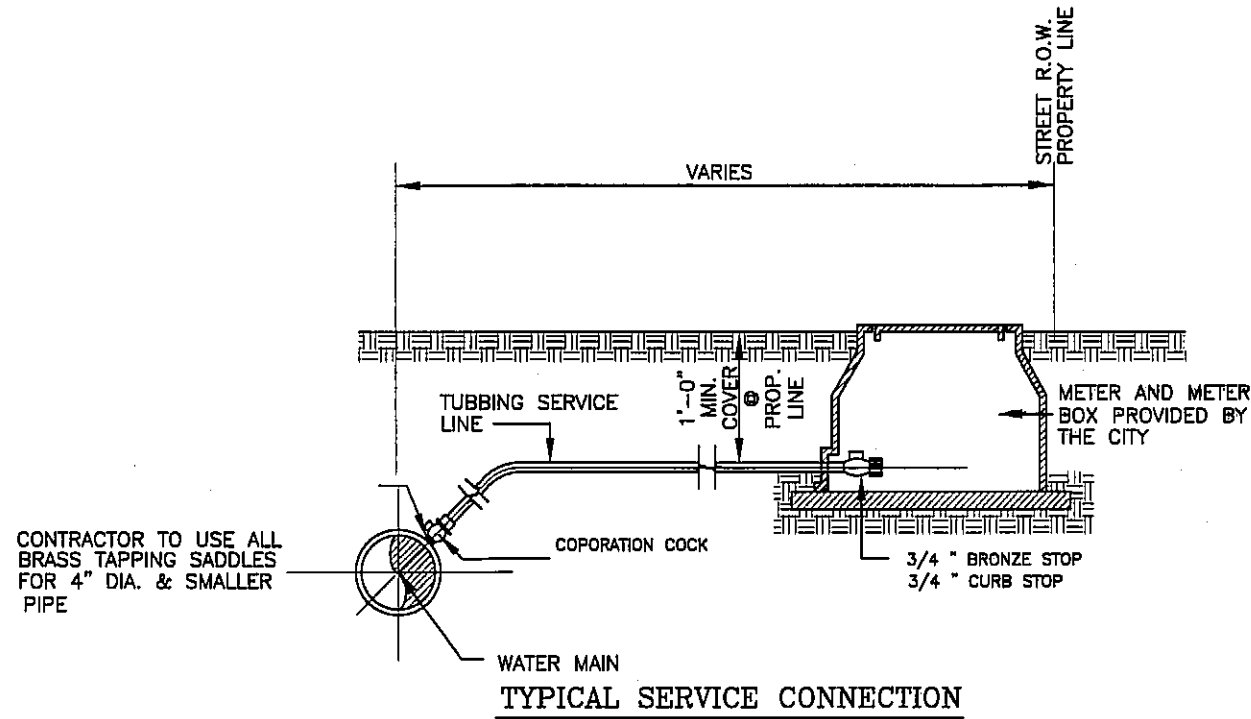
A 5.00 acre tract of land out of Lot 14, Block 67, Missouri-Texas Land and Irrigation Company's Subdivision, Volume 1, Page 29, Map Records of Hidalgo County, Texas



A 5.00 acre tract of land out of Lot 14, Block 67, Missouri-Texas Land and Irrigation Company's Subdivision, Volume 1, Page 29, Map Records of Hidalgo County, Texas



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



FINAL WATER AND SEWER ENGINEERING REPORT WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

DOS LAGOS RANCH SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NAWSC. THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. NAWSC HAS AN EXISTING 4" DIAMETER WATERLINE RUNNING ALONG THE WEST RIGHT OF WAY OF ENGELMAN ROAD.

WATER DISTRIBUTION FOR **DOS LAGOS RANCH SUBDIVISION** CONSIST OF 1 -1" SINGLE WATER SERVICE FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ _____. IN ADDITION THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$ _____ WHICH COVERS THE COST FOR ALL THE LOTS, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO NAWSC UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER. 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, COSTS, AND OPERABILITY DATES:

SEWAGE FROM **DOS LAGOS RANCH SUBDIVISION** WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR ANGEL GONZALEZ REG. # 0512258, 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. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO SANDY CLAY LOAM FOR THE AREA. AT LEAST TWO SDIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS III SANDY LOAM BLOCKY 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 TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$4,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL COST OF \$8,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

ENGINEER'S 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 UNSITE 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 \$ _____

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$4,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 8,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE **DOS LAGOS RANCH** RECIBIRA SU PROVISION DE AGUA DE NAWSC. EL DUENO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE **DOS LAGOS RANCH** CONSISTE DE UNA LINEA DE AGUA EXISTENTE DE 4 PULGADAS CUAL CORRE POR EL LADO OESTE DE LA CARRETERA ENGELMAN ROAD.

LA DISTRIBUCION DE AGUA PARA **DOS LAGOS RANCH** CONSISTE DE 1 SERVICIOS DE AGUA DE 1 PULGADA. CUAL TERMINAN EN LAS CAJA DE MEDIDOR CON CANDADOS DE CADA SOLAR. LOS SERVICIOS DE AGUA Y EL MEDIDOR MECANICO DE AGUA AN SIDO INSTALADOS A UN COSTO TOTAL DE \$ _____. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A NAWSC \$ _____ POR LA SUBDIVISION QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE NAWSC LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO

PARA FACILITAR EL DRENAJE PARA **DOS LAGOS RANCH** SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. ANGEL GONZALEZ REG. # 0512258 AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$4,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROVACION FINAL. A UN COSTO TOTAL DE \$8,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS.

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 EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA 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 \$ _____

DENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$ 8,000.00 PARA TODA LA SUBDIVISION

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), IVAN FLORES TORRES AND OSVALDO FLORES TORRES SUBDIVIDERS OF **DOS LAGOS RANCH SUBDIVISION** 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.

IVAN FLORES TORRES DATE OSVALDO FLORES TORRES DATE
14217 DUDE LANE 14217 DUDE LANE
EDINBURG, TEXAS 78542 EDINBURG, TEXAS 78542

BEFORE ME, the undersigned notary public, on this day personally appeared **IVAN FLORES TORRES** 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

THE STATE OF TEXAS-COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, the undersigned notary public, on this day personally appeared **OSVALDO FLORES TORRES** 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

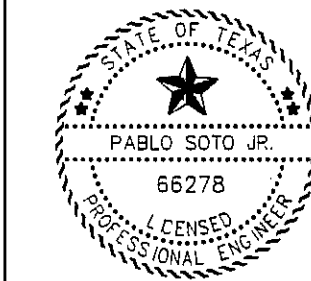
PRELIMINARY PURPOSE ONLY
REGISTERED PROFESSIONAL ENGINEER No. 66278



PRELIMINARY PURPOSE ONLY
REGISTERED PROFESSIONAL ENGINEER No. 66278



DOS LAGOS RANCH SUBDIVISION
WATER DISTRIBUTION LAYOUT



PABLO SOTO, JR. P.E.
P.E. No. 66278

PABLO SOTO, JR. P.E.
CIVIL ENGINEER & LAND SURVEYOR
1208 S. IRONWOOD ST. PHARR, TEXAS 78577
(TEL) 956-480-1605 (FAX) 956-782-8277
T.R.P.E. FIRM No. P-20208

2 SHEET
OF 3

PLAT OF
DOS LAGOS RANCH SUBDIVISION

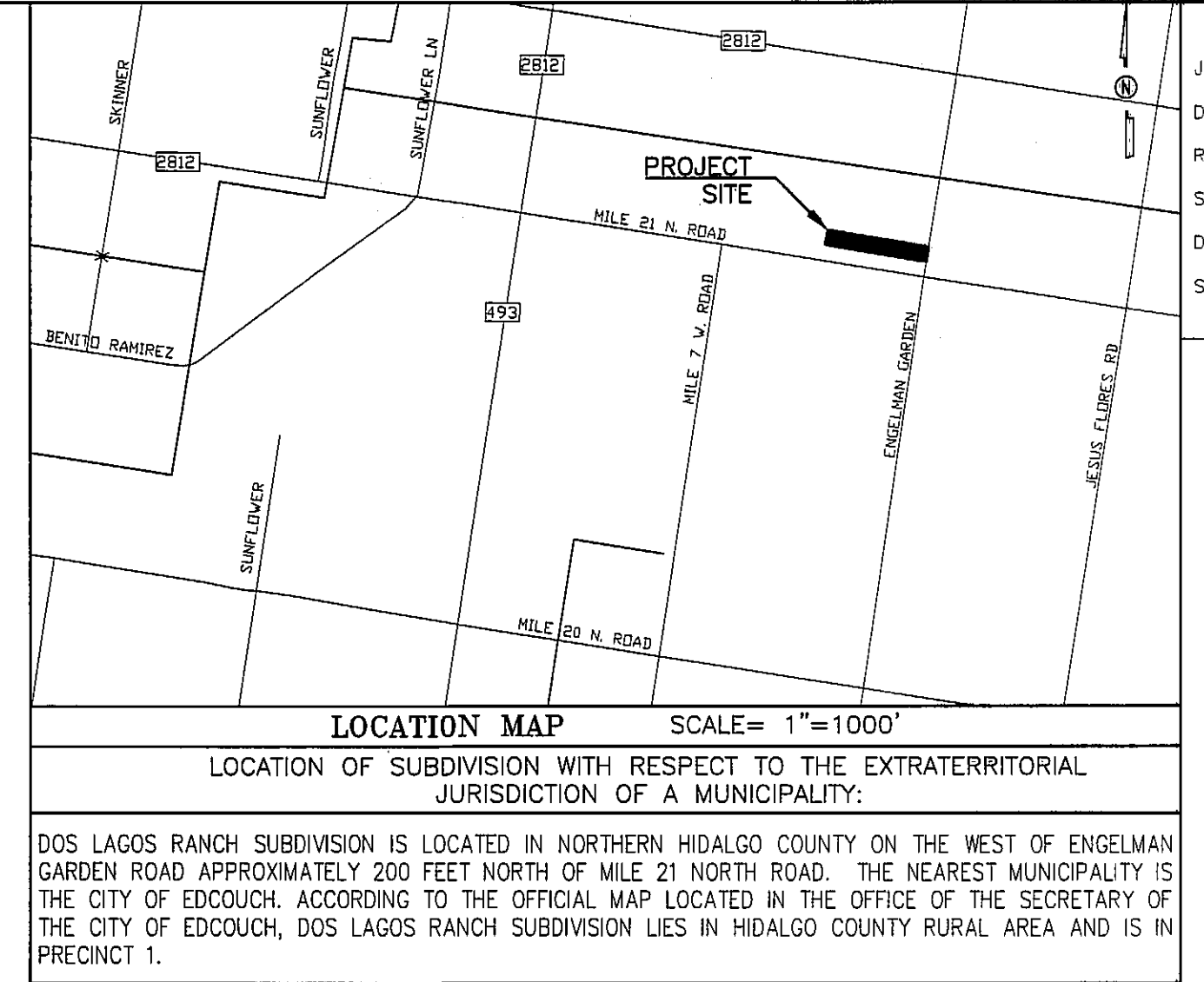
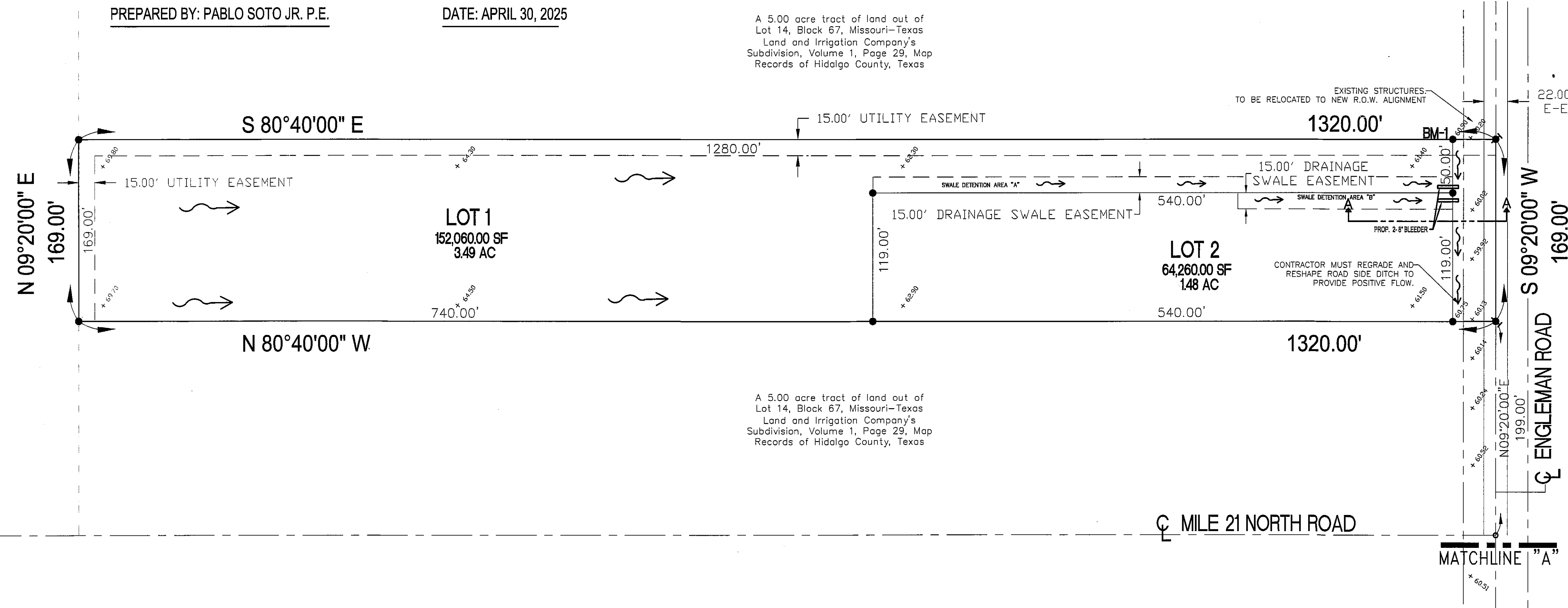
A 5.12 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 67, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PREPARED BY: PABLO SOTO JR. P.E.

DATE: APRIL 30, 2025

A 5.00 acre tract of land out of Lot 14, Block 67, Missouri-Texas Land and Irrigation Company's Subdivision, Volume 1, Page 29, Map Records of Hidalgo County, Texas

A 5.00 acre tract of land out of Lot 14, Block 67, Missouri-Texas Land and Irrigation Company's Subdivision, Volume 1, Page 29, Map Records of Hidalgo County, Texas



DRAINAGE REPORT STATEMENT:

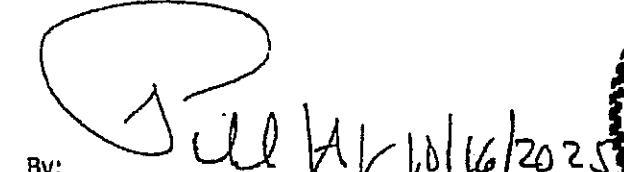
Dos Lagos Ranch Subdivision is a 5.12 acre tract of land out of Lot 14, Block 67, Missouri-Texas Land and Irrigation Company Subdivision, Hidalgo County, Texas. This subdivision is located on the West side of Engleman Road, approximately 200 feet North of the intersection of Engleman Road and Mile 21 North Road. The property is open and the propose use will be residential. The area lies in Zone "X" as per FEMA's Flood Insurance Rate Map, Community-Panel 480334 0350 C, Map Revised: June 6, 2000, Revised to Reflect LOMR Dated May 17, 2001. Zone "X" being areas determined to be outside 500-year floodplain.

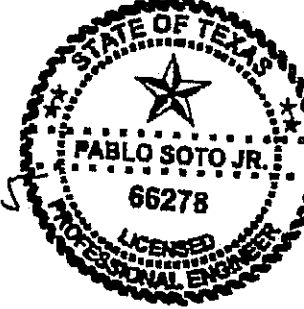
According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of mainly Number 28, Hidalgo sandy clay loam with 0 to 1 percent slopes and with a moderate permeability. This soil falls in the hydrologic group "B" and unified classification (SC, CL). As per the Soil Survey Report this soil is well drained. See attached tables for engineering index properties, soil and water features.

Existing runoff flows overland in a Southerly direction with the existing peak storm runoff from a 10 year storm using the Modified Rational Method being 2.30 cfs and the anticipated storm runoff after development, from a 50 year storm is calculated at 3.90 cfs., an Increase of 1.60 cfs.

The existing drainage of the subdivision is of surface flow from the property into the Engleman Road bar ditch. Flows South within the Engleman Road bar ditch for approximately 2000 feet and impounded in a low area.

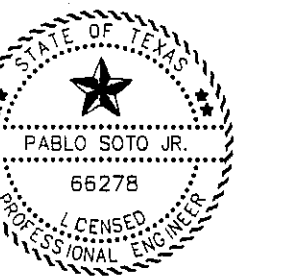
In accordance with Hidalgo County's drainage requirements of not increasing the amount of existing runoff, we have calculated that a total of 9110 cf of storm runoff will have to be detained within the proposed detention easements for Lot 1 and Lot 2. Lot 1 will require 6399 cf of storm detention and Lot 2 will require 2713 cf of storm detention. An eight (8) bleeder pipe will be provided for each lot to drain into the bar ditch of Engleman Road with positive flow. Tables and calculations are attached.

By:  Date: 04/16/2025
Pablo Soto, Jr., P.E., R.L.P.S. Date



JOB NO.:
DATE:
REVISION:
SCALE:
DRAWN BY:
SHEET:

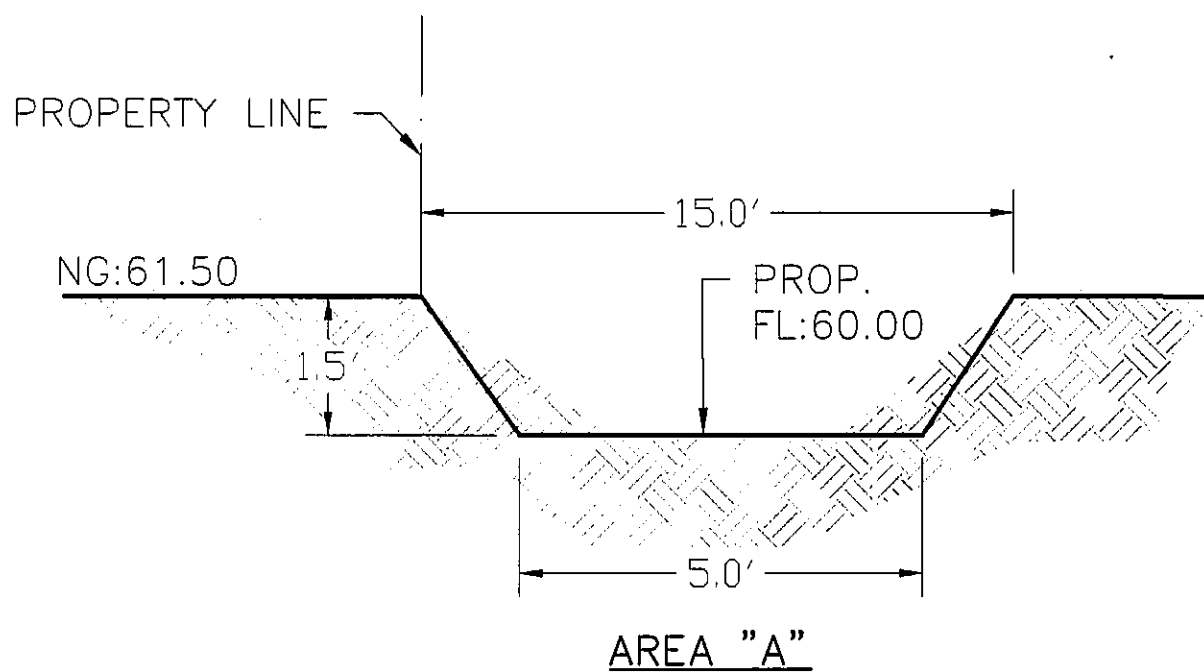
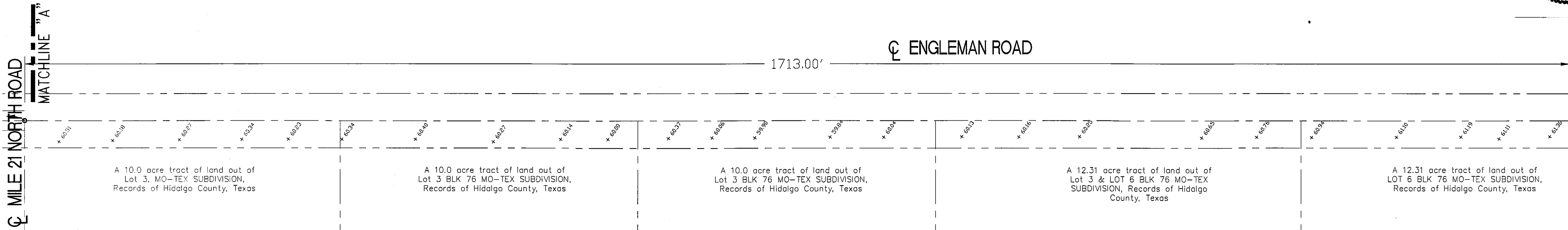
DOS LAGOS RANCH SUBDIVISION
DRAINAGE LAYOUT PLAN



PABLO SOTO, JR. P.E.
P.E. No. 66278

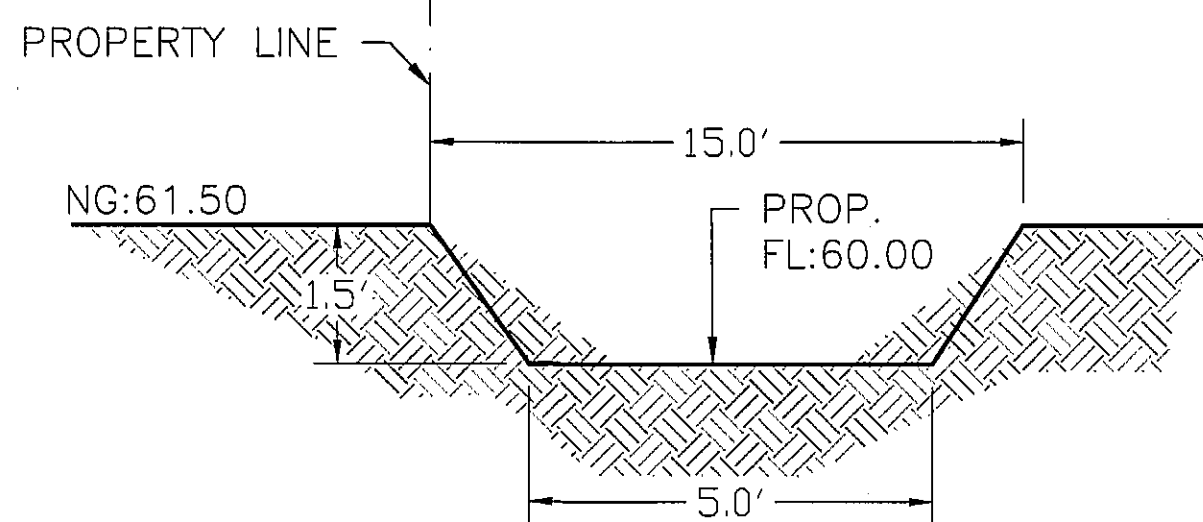
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3 SHEET OF 3



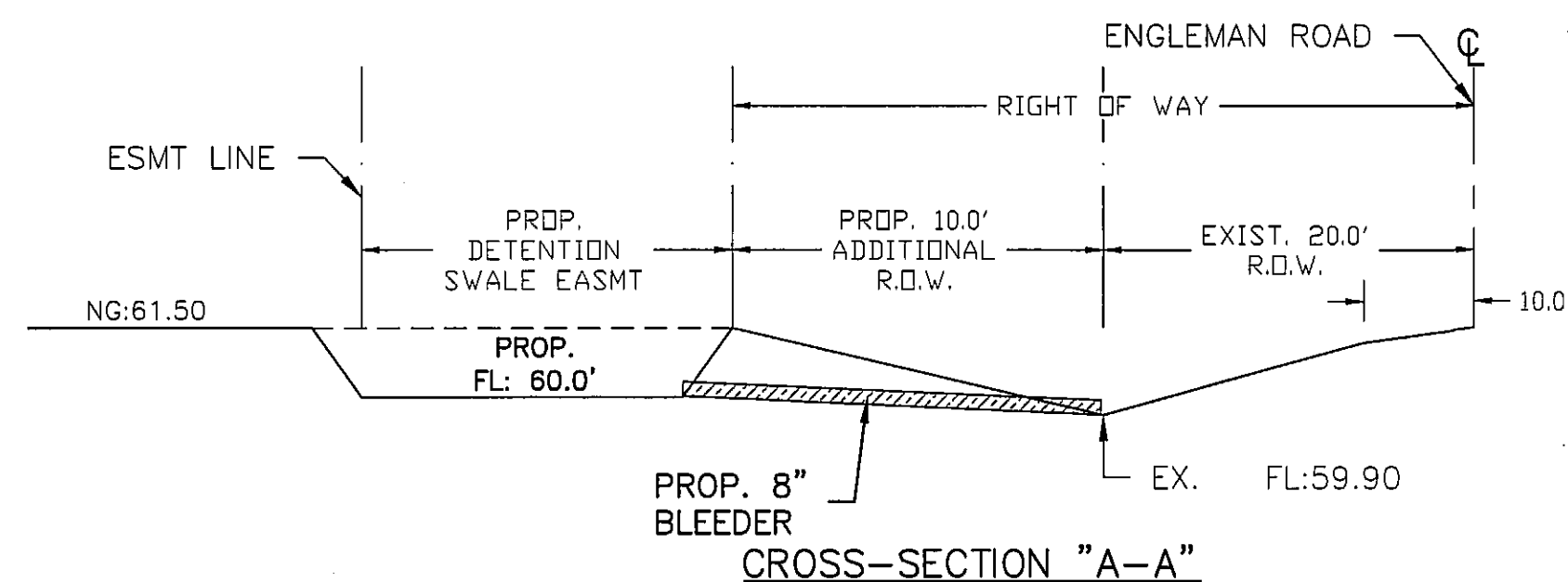
AREA "A"
15.0 FT + 5.00 FT x 1.5 FT= 15 FT²

CF=520 FT x 1500 FT²
CF= 7800 CF

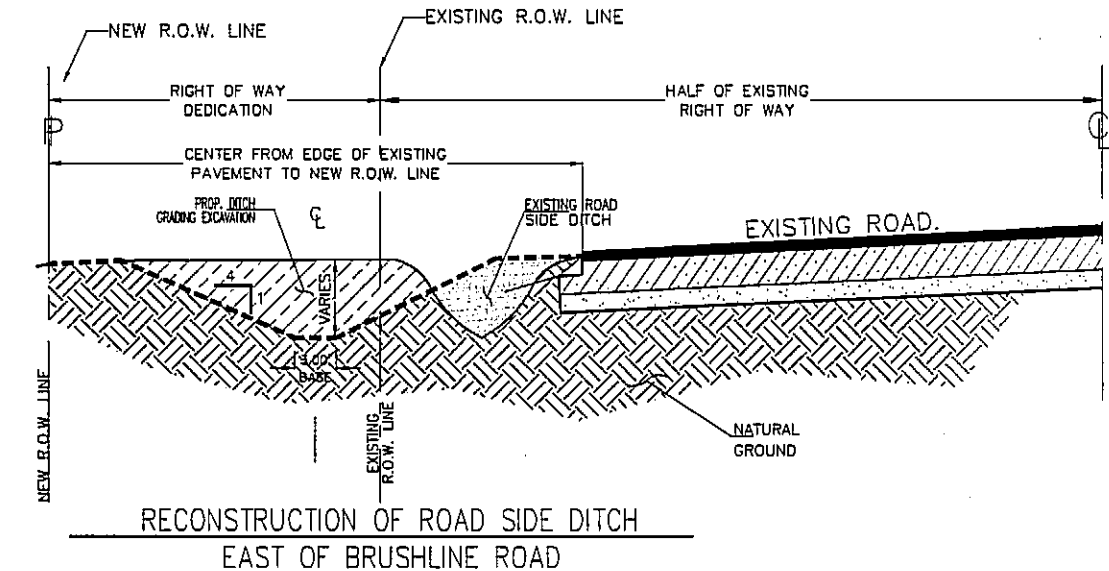


AREA "B"
15.0 FT + 5.00 FT x 1.5 FT= 15 FT²

CF=15.0 FT x 200 FT²
CF=3000 CF



CROSS-SECTION "A-A"



RECONSTRUCTION OF ROAD SIDE DITCH
EAST OF BRUSHLINE ROAD