



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-05-2020

PROPOSED LOS AMIGOS PHASE 2 SUBDIVISION PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: KYLE RUPPERT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 26 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST OF BASELINE ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 12 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-26-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ON BASELINE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-14-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-16-20 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: BASELINE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-13-2020 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

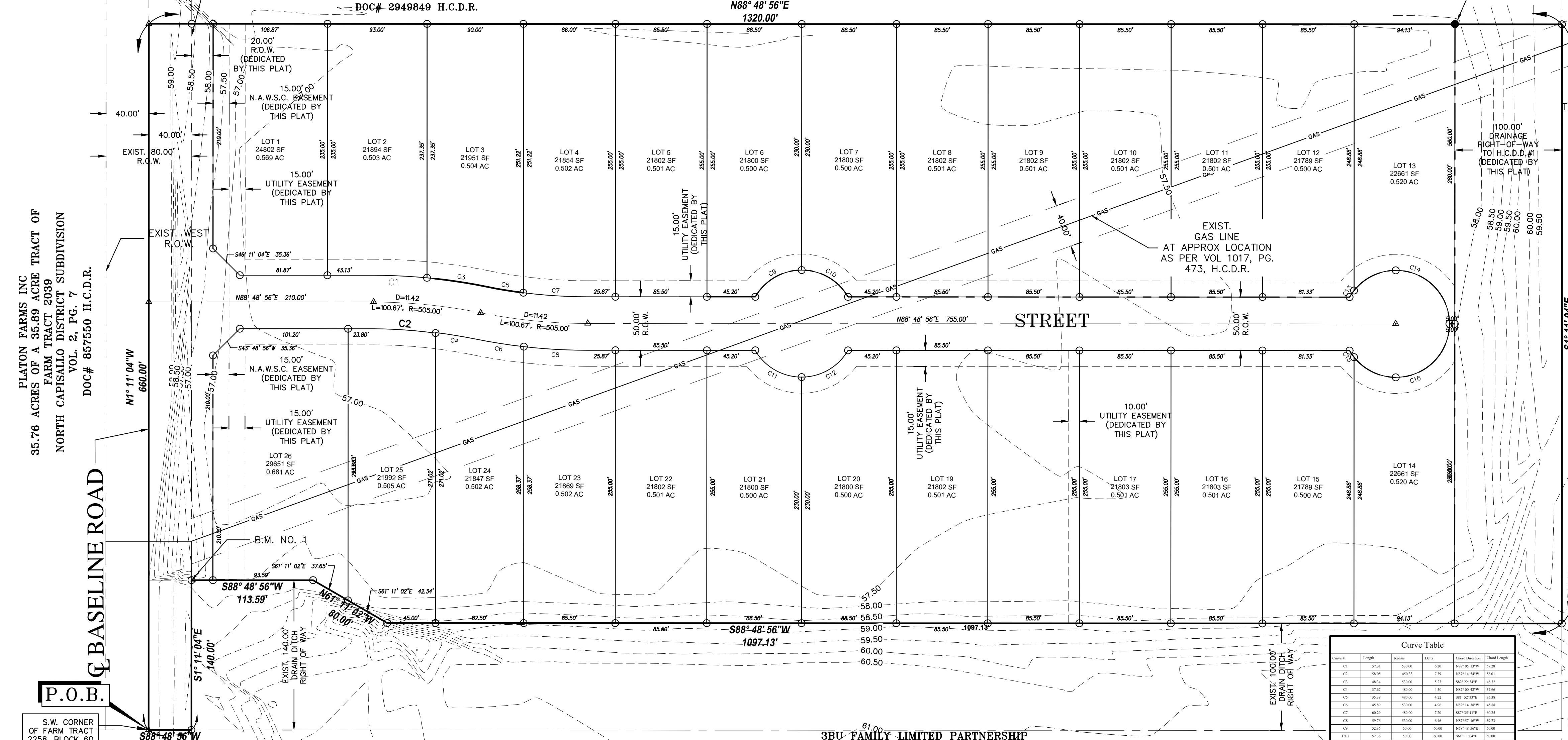
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

DATE OF PREPARATION: FEBRUARY, 2020

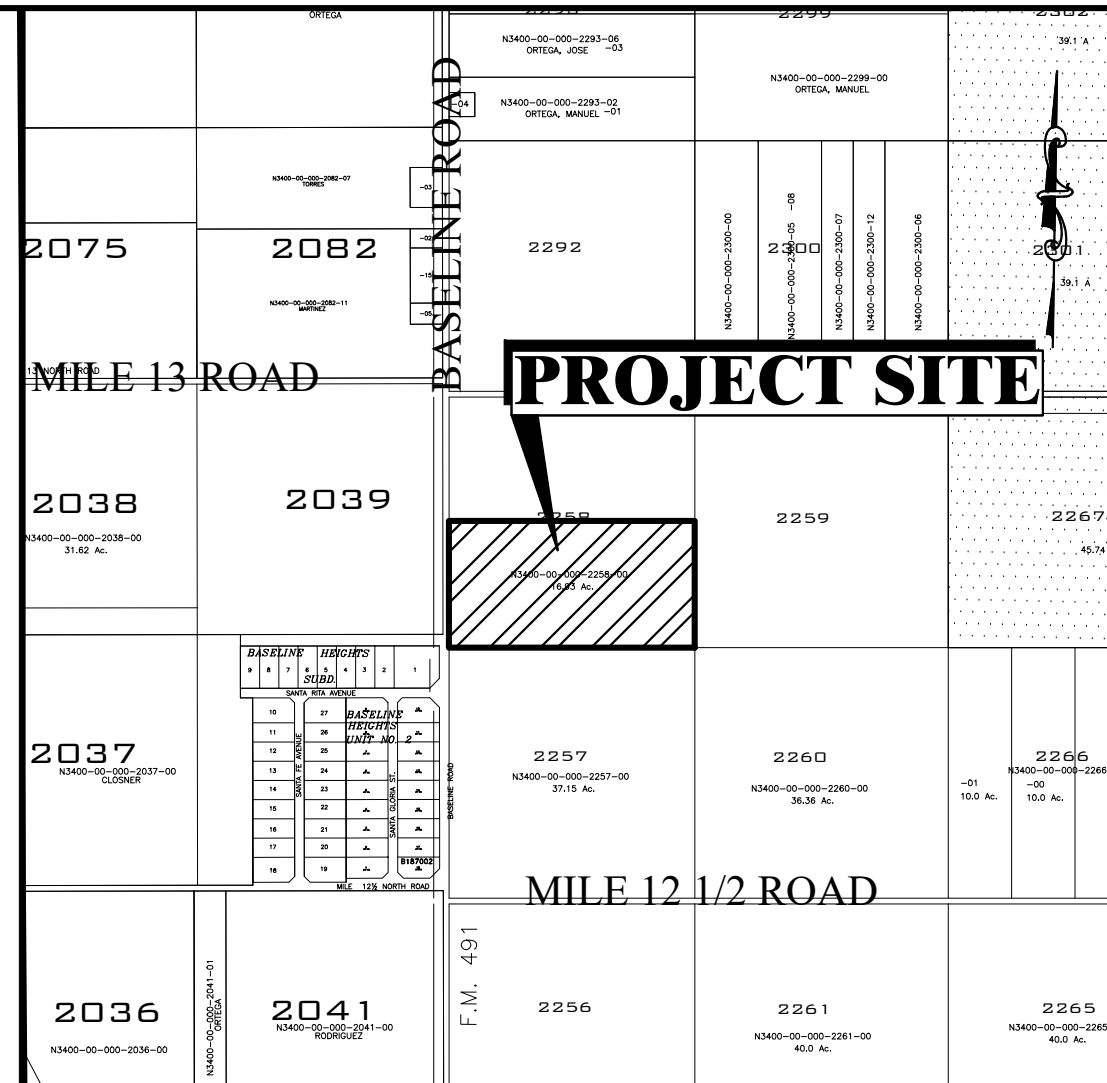
LOS AMIGOS PHASE 2

EDNA MIRELES ORTEGA
5 ACRES OF THE NORTH 20 ACRES
OF FARM TRACT 2258,
NORTH CAPISALLO DISTRICT SUBDIVISION
VOL. 2, PG. 7-13 H.C.D.R.
DOC# 2949849 H.C.D.R.

THE SOUTH 20 ACRES OF FARM TRACT 2258, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP
RECORDED IN VOLUME 2, PAGE 7-20, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



SCALE: 1"=60"
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)



LOCATION MAP SCALE: 1"=1000'
LOCATION OF LOS AMIGOS PHASE 2 WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
LOS AMIGOS PHASE 2 IS LOCATED APPROXIMATE 1500 FEET NORTH FROM THE INTERSECTION OF NORTH BASELINE ROAD AND MILE 12 1/2 ROAD ON THE EAST RIGHT OF WAY OF BASELINE ROAD. THIS SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF MERCEDES TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001. IN HIDALGO COUNTY PRECINCT 1. THE ESTIMATED POPULATION OF THE CITY OF MERCEDES IS 16,761 (2018 CENSUS) AS PER THE 2018 UNITED STATES CENSUS BUREAU

PLATON FARMS INC
35.76 ACRES OF A 95.89 ACRE TRACT OF
FARM TRACT 2039
NORTH CAPISALLO DISTRICT SUBDIVISION
VOL. 2, PG. 7
DOC# 857580 H.C.D.R.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

3BU FAMILY LIMITED PARTNERSHIP
37.15 ACRES OF FARM TRACT 2257,
NORTH CAPISALLO DISTRICT SUBDIVISION
VOL. 2, PG. 7-11
DOC# 2789245 H.C.D.R.

I, KYLE RUPPERT, AS THE OWNER(S) OF THE 20.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS AMIGOS PHASE 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS AMIGOS PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF _____, 20__.

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

KYLE RUPPERT DATE
P.O. BOX 959
EDINBURG, TX, 78540

HIDALGO COUNTY CLERK DATE
HIDALGO COUNTY CLERK DATE

IVAN GARCIA, P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER NO. 115662

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

STATE OF TEXAS - COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS VISIBLE TO THE UNDERSIGNED, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MERCEDES AND HIDALGO COUNTY, TEXAS.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE
PRINCIPAL CONTACTS:

RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

Table with columns: NAME, ADDRESS, PHONE & FAX. Includes contact info for Kyle Ruppert, Ivan Garcia, and Raul E. Sesin.

IVAN GARCIA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

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

GENERAL NOTES:
1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE)

- 2. SETBACKS: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER...
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT...
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURVE OR 18" ABOVE NATURAL GROUND...
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS...
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS...
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT...
8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT...
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET...
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES...
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION...
12. KYLE RUPPERT, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT...
13. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING...
14. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE...
15. NO ACCESS TO LOT 1 AND LOT 26 FROM BASELINE ROAD.

ABBREVIATION LEGEND table with symbols and descriptions for various engineering features like setbacks, easements, and utilities.

LEGEND table with symbols and descriptions for various engineering features like iron rods, nails, and power poles.

METES AND BOUNDS:
BEING THE SOUTH 20 ACRES OF FARM TRACT 2258, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 7-20, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 20.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE CENTERLINE INTERSECTION OF BASELINE ROAD AND MILE 2 1/2 FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, N 11°10'4"E, A DISTANCE OF 60.00 FEET, ALONG SAID CENTERLINE OF BASELINE ROAD TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, S 88°48'56"W, A DISTANCE OF 1320.00 FEET, PASS AT 40.00 FEET TO A 1/2 IRON ROD SET BEING THE EAST RIGHT-OF-WAY LINE OF SAID BASELINE ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2 IRON ROD SET BEING THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, S 11°10'4"E, A DISTANCE OF 360.00 FEET, TO A 1/2 IRON ROD SET BEING THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, S 88°48'56"W, A DISTANCE OF 1097.13 FEET, TO A 1/2 IRON ROD SET BEING A CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, N 61°11'02"W, A DISTANCE OF 80.00 FEET, TO A 1/2 IRON ROD SET BEING A CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, S 88°48'56"W, A DISTANCE OF 113.59 FEET, PASS AT 20.00 FEET TO A 1/2 IRON ROD SET BEING THE EAST RIGHT-OF-WAY LINE OF SAID BASELINE ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 113.59 FEET TO A 1/2 IRON ROD SET BEING A CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, S 11°10'4"E, A DISTANCE OF 140.00 FEET, TO A 1/2 IRON ROD SET BEING A CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE, S 88°48'56"W, A DISTANCE OF 40.00 FEET, WITH THE CENTERLINE OF BASELINE ROAD TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND, MORE OR LESS.

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 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 AND RECEIVED BY SAID 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 LAY 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE, 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, GRANTEE HEREBY 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 10' 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 EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16, OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR 50% LENDING. THE EASEMENT CONTINGENT TO BEING THE CONTINGENT TO BE THE 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 EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2020.

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 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 AND RECEIVED BY SAID 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 LAY 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE, 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, GRANTEE HEREBY 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 10' 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 EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 16, OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR 50% LENDING. THE EASEMENT CONTINGENT TO BEING THE CONTINGENT TO BE THE 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 EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2020.

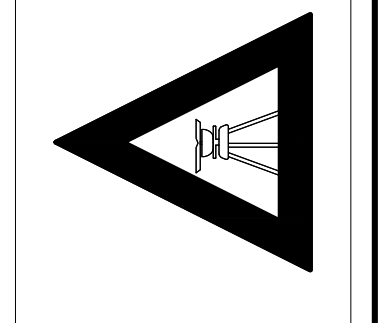
REVISION NOTES TABLE with columns: DATE, DESCRIPTION. Includes notes about sheet 1 and sheet 2.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

DRAWN: EDWIN PENA
DESIGN: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
SCALE: 1"= 60'
DATE: MARCH, 2020

PRELIMINARY

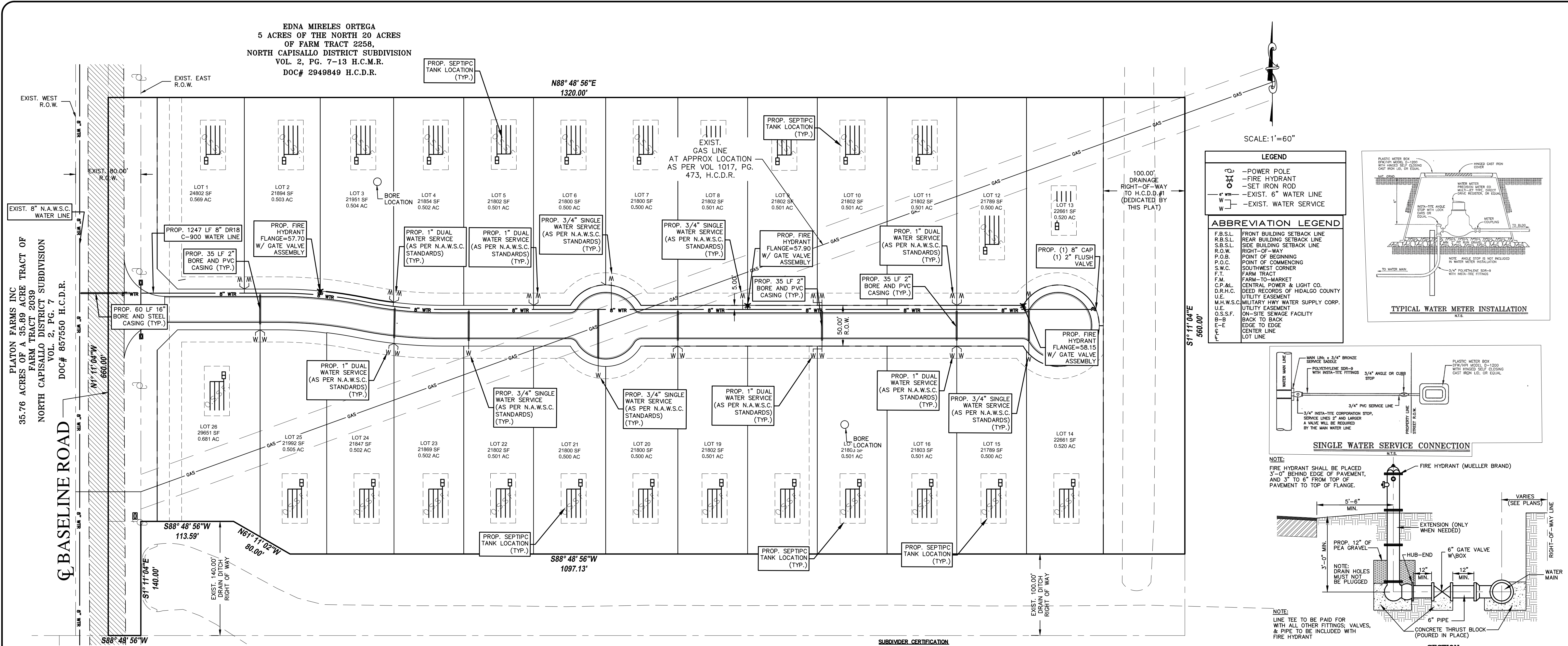
PLAT SHEET
LOS AMIGOS PHASE 2
MERCEDES, TEXAS
HIDALGO COUNTY



DRAWN: EDWIN PENA
 DESIGN: IVAN GARCIA P.E., R.P.L.S.
 CHECKED: IVAN GARCIA P.E., R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
 SCALE: 1"=60'
 DATE: MARCH, 2020

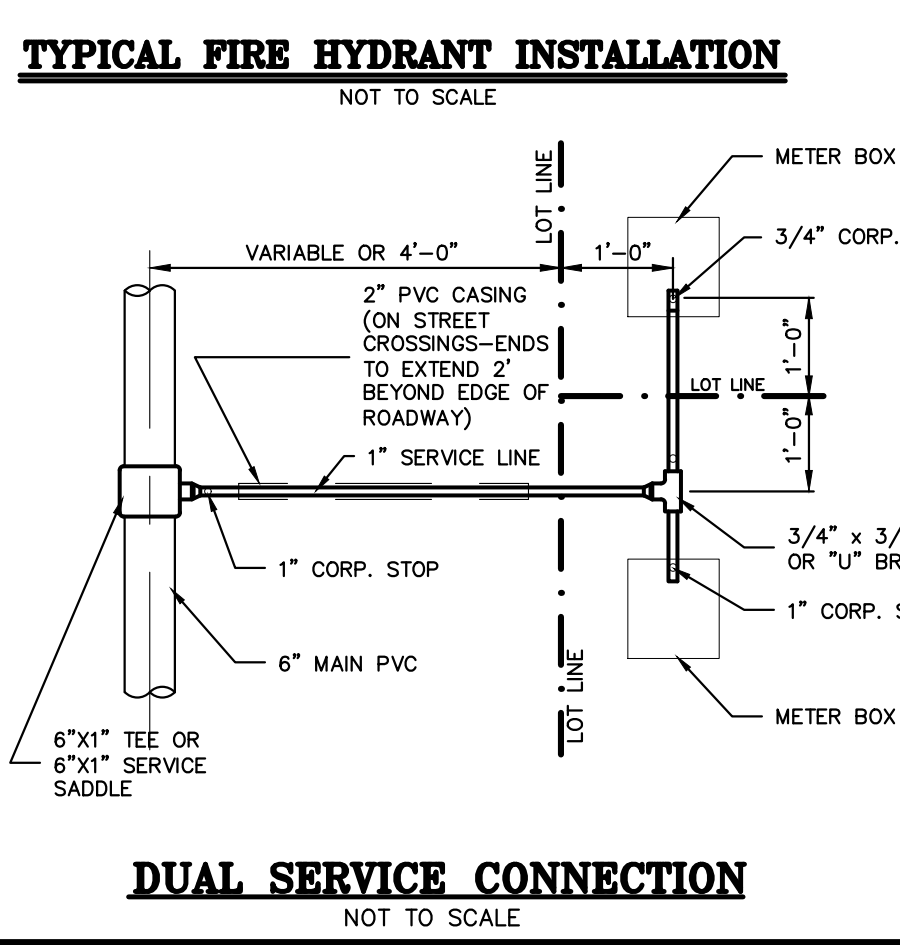
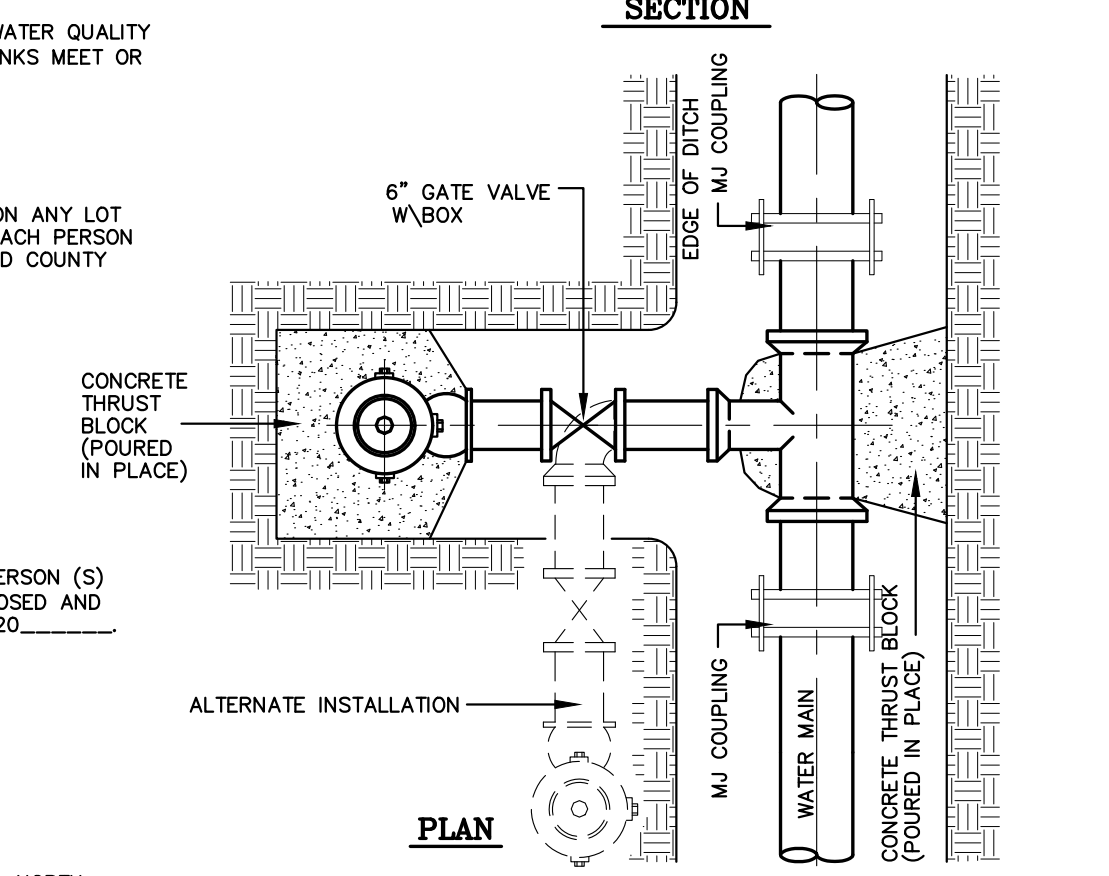
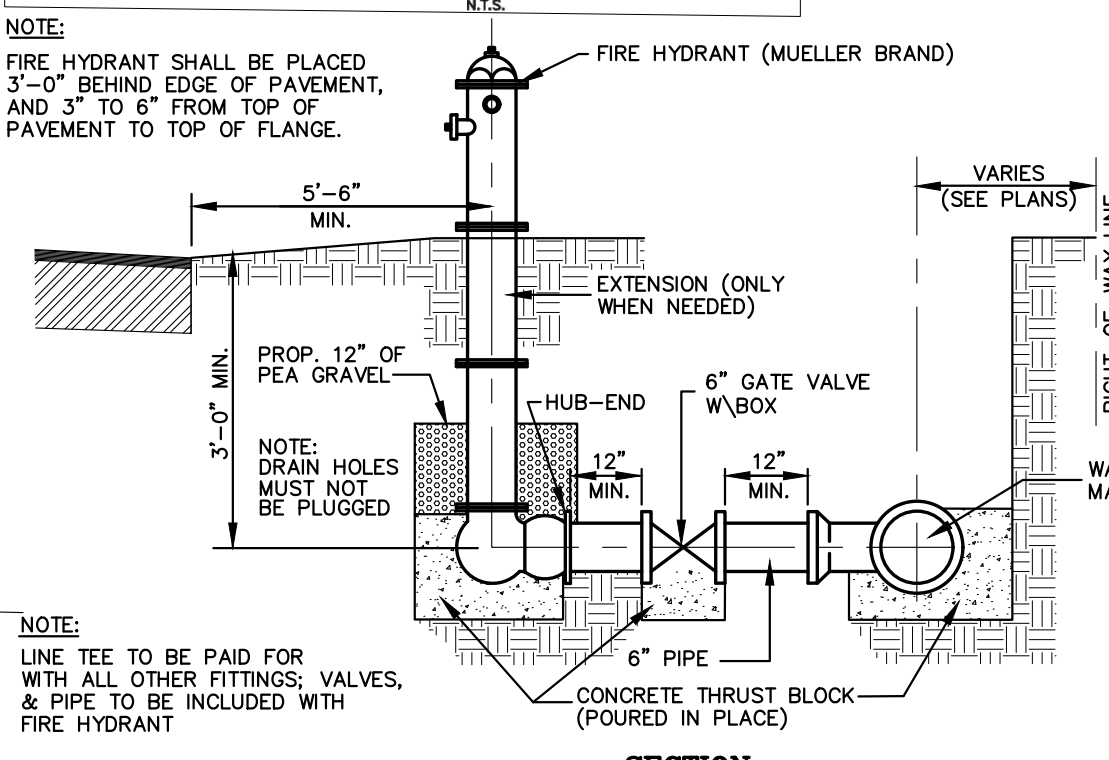
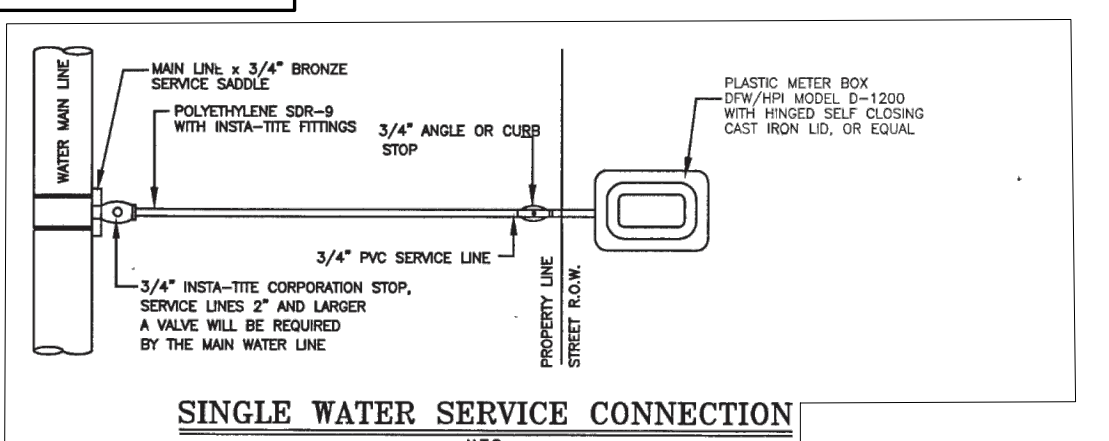
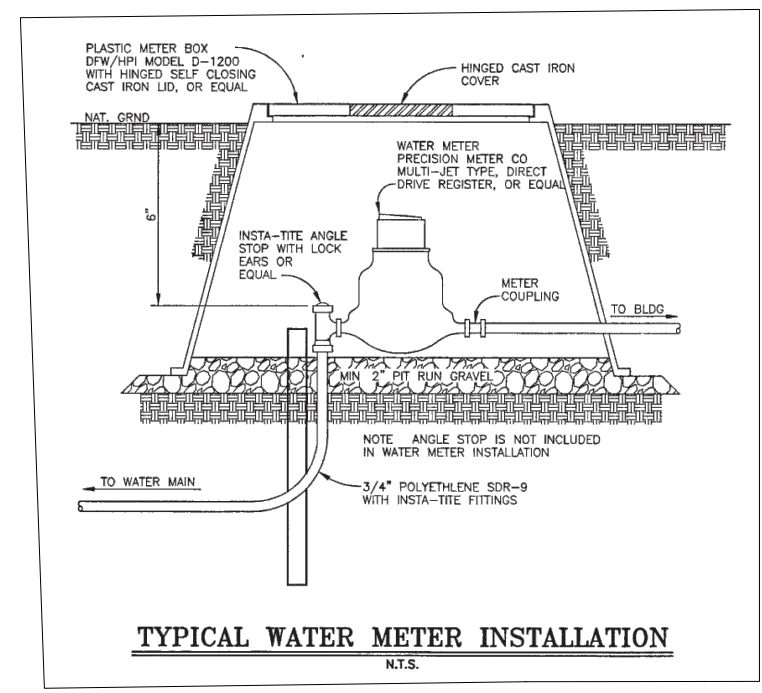
ISSUED FOR:
PRELIMINARY

**UTILITY LAYOUT AND DETAILS
 LOS AMIGOS PHASE 2
 MERCEDES, TEXAS
 HIDALGO COUNTY**



LEGEND
 - POWER POLE
 - FIRE HYDRANT
 - SET IRON ROD
 - EXIST. 6" WATER LINE
 - EXIST. WATER SERVICE

ABBREVIATION LEGEND
 F.B.S.L. FRONT BUILDING SETBACK LINE
 R.B.S.L. REAR BUILDING SETBACK LINE
 S.B.S.L. SIDE BUILDING SETBACK LINE
 R.O.W. RIGHT-OF-WAY
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING
 S.W.C. SOUTHWEST CORNER
 F.T. FARM TRACT
 F.M. FARM-TO-MARKET
 C.P.&L. CENTRAL POWER & LIGHT CO.
 D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
 U.E. UTILITY EASEMENT
 M.H.W.S. MILITARY HWY WATER SUPPLY CORP.
 O.S.S.F. ON-SITE SEWAGE FACILITY
 B-B BACK TO BACK
 E-E EDGE TO EDGE
 C-L CENTER LINE
 L.O.T. LOT LINE



DUAL SERVICE CONNECTION
 NOT TO SCALE

ENGINEERING REPORT FOR LOS AMIGOS PHASE 2 SUBDIVISION
 BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
 THE SOUTH 20 ACRES OF FARM TRACT 2258, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 7-20, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PROPOSED LOTS
 LOTS 1 THROUGH 26 WILL BE USED FOR SINGLE FAMILY HOMES.

WATER SUPPLY AND DISTRIBUTION
 THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. N.A.W.S.C. 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.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
 SEWAGE FROM LOS AMIGOS PHASE 2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON THE LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT
 THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 80.6% OF HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SITE ALSO CONSISTS OF 19.4% OF BRENNAN FINE SANDY LOAM (52), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$_____ FOR A TOTAL OF \$_____ FOR ALL LOTS, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAVE BEEN INSTALLED FOR THE LOT AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF ON _____

ENGINEER CERTIFICATION:
 I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.
 I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES
 THESE FACILITIES WILL HAVE A TOTAL COST OF \$_____. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. A TOTAL OF \$_____. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT S.A.D INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES
 THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR THE LOT WILL BE \$_____. FOR THE ENTIRE SUBDIVISION.

REPORT DE INGENIERIA DE LOS AMIGOS PHASE 2 SUBDIVISION
 POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

LA SUBDIVISION LOS AMIGOS PHASE 2 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION. LA COMPANIA DE AGUA (N.A.W.S.C.) EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA 26 FOSAS SEPTICAS PARA LOS AMIGOS PHASE 2 SUBDIVISION. LA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL LOTE. EL INGENIERO 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 FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

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 TENDRA UN COSTO DE \$_____. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE S.W.S.C., POR UN TOTAL DE \$_____. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE:
 EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES ES DE \$_____ DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LA FOSA SEPTICA A SDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _____

NOTARY PUBLIC
 MY COMSTUANT EXPIRES: _____

DRAINAGE REPORT
 LOS AMIGOS SUBDIVISION PHASE 2 IS A PROPOSED 26 LOT RESIDENTIAL SUBDIVISION, SAME BEING THE SOUTH 20 ACRES OF FARM TRACT 2258, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "X" (NO SHADE) OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINED AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0450 C DATED: JANUARY 6, 2000.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF MERCEDES CLAY (39), WITH 0 TO 1% SLOPES. THE SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS HIGH. PERMEABILITY IS VERY LOW TO MODERATELY LOW AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP D. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHWESTERLY DIRECTION AND OVERFLOWS TO THE EXISTING ROAD SIDE DITCH ON THE EAST RIGHT OF WAY OF FM. ROAD 491 (BASELINE ROAD) IN FRONT OF THIS SUBDIVISION, THENCE SOUTH INTO AN 18" RCP CULVERT LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION, WHICH FLOWS INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MERCEDES LATERAL DITCH, THENCE EAST TO THE MAIN FLOOD WATER CHANNEL AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 13.29 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 29.58 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 16.29 CFS OF STORM RUNOFF.

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

SUBDIVIDER STATEMENT:
 I, _____, KYLE RUPPERT, SUBDIVIDER OF LOS AMIGOS PHASE 2 SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT 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 TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

KYLE RUPPERT
 OWNER

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMSTUANT EXPIRES: _____

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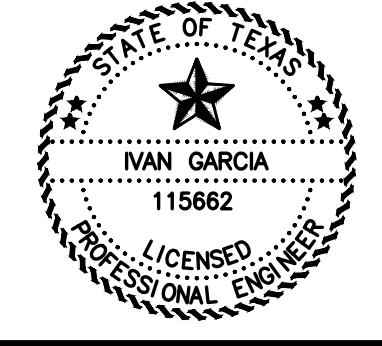
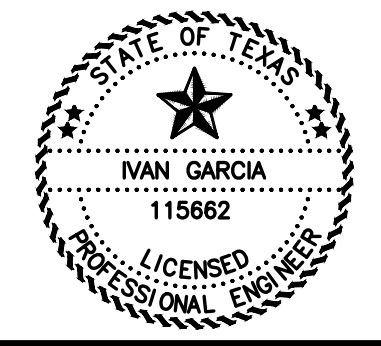
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IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 57,139 CF OR 1.312 AC-FT WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MERCEDES LATERAL DITCH SECTION AS REQUIRED. STORM WATERS WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM AND ROUTED TO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MERCEDES LATERAL DITCH, THENCE EAST TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS, ARE ATTACHED.

IVAN GARCIA, P.E., R.P.L.S. DATE _____

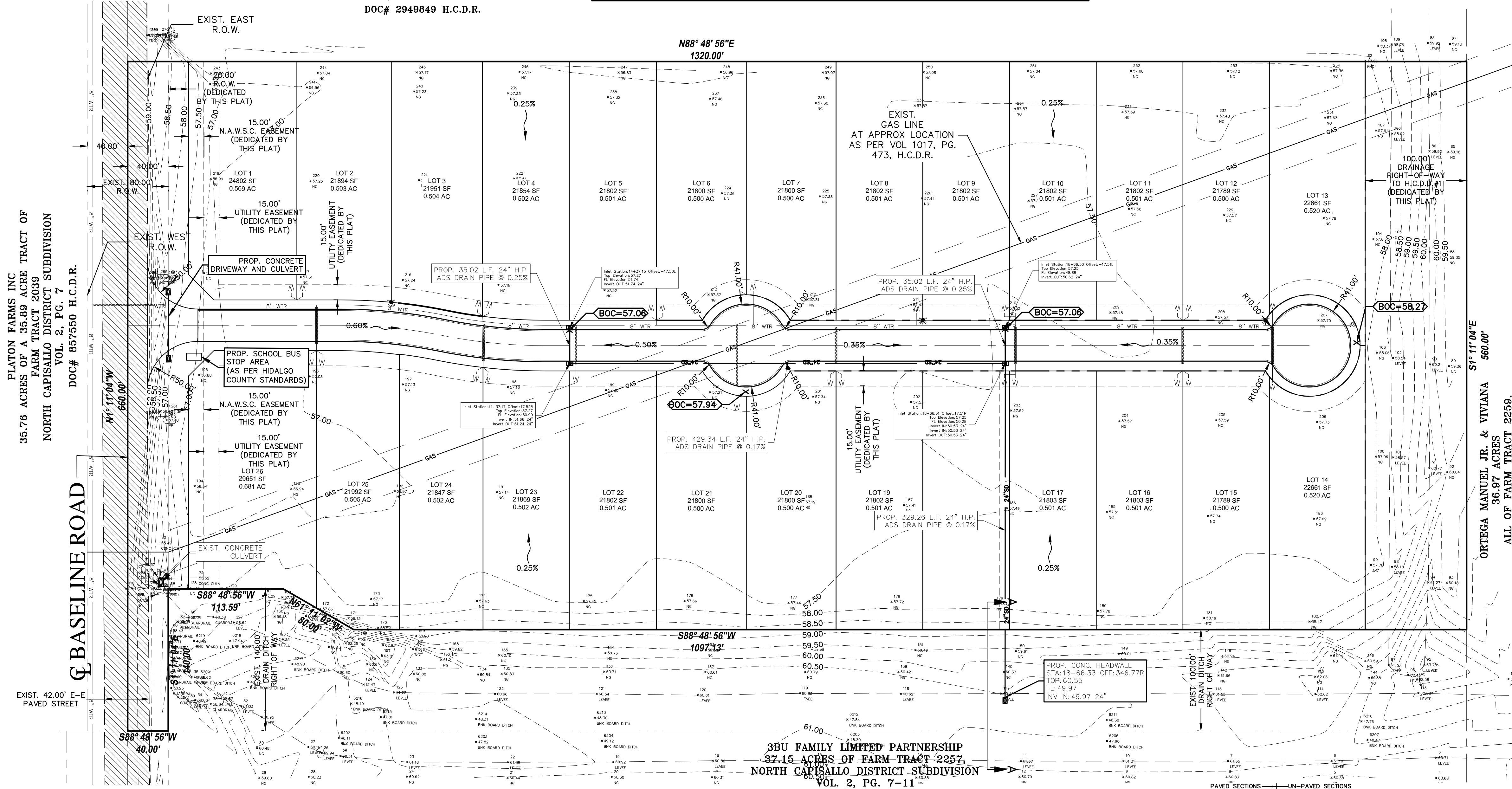
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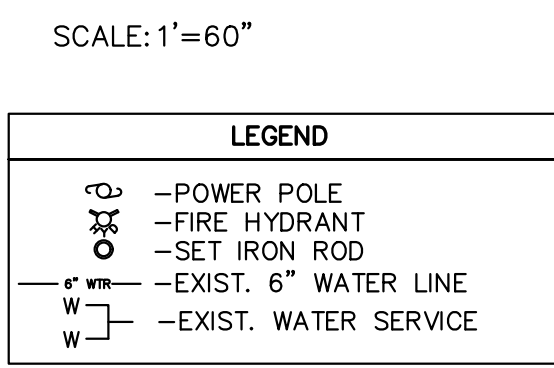
EDNA MIRELES ORTEGA
5 ACRES OF THE NORTH 20 ACRES
OF FARM TRACT 2258,
NORTH CAPISALLO DISTRICT SUBDIVISION
VOL. 2, PG. 7-13 H.C.M.R.
DOC# 2949849 H.C.D.R.

LOS AMIGOS PHASE 2

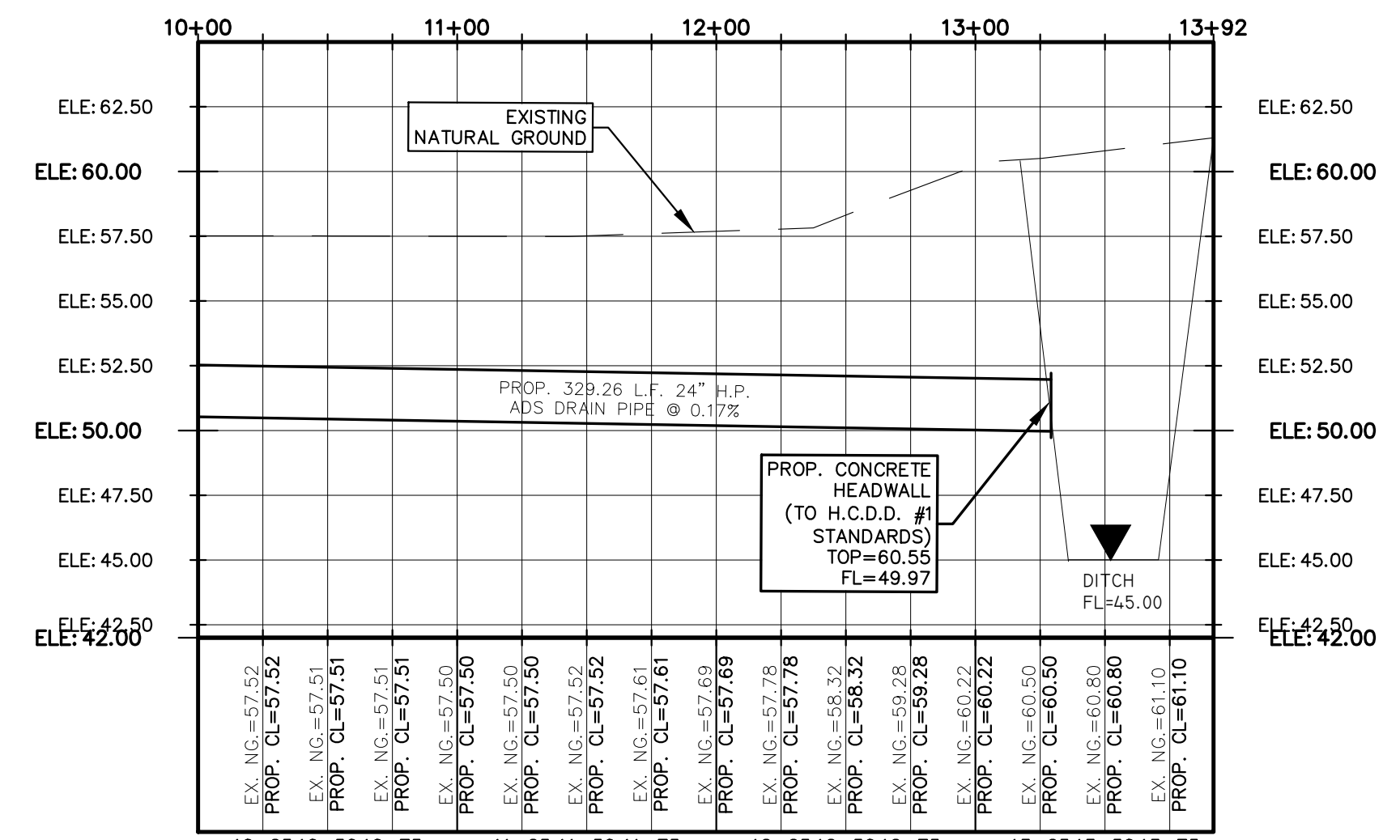
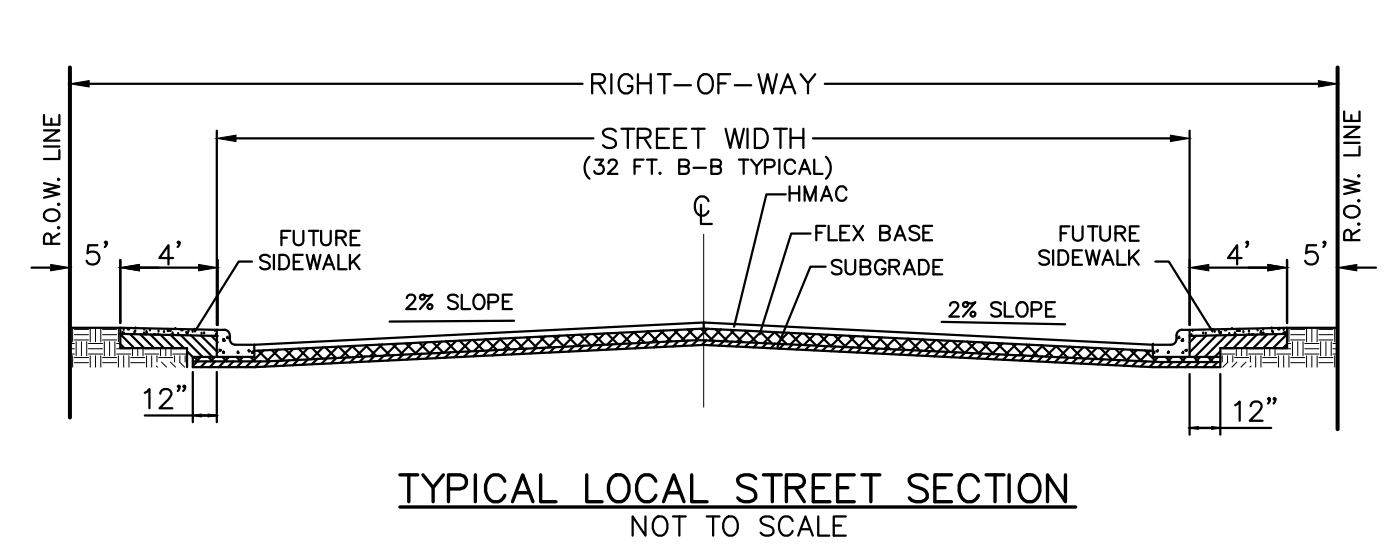
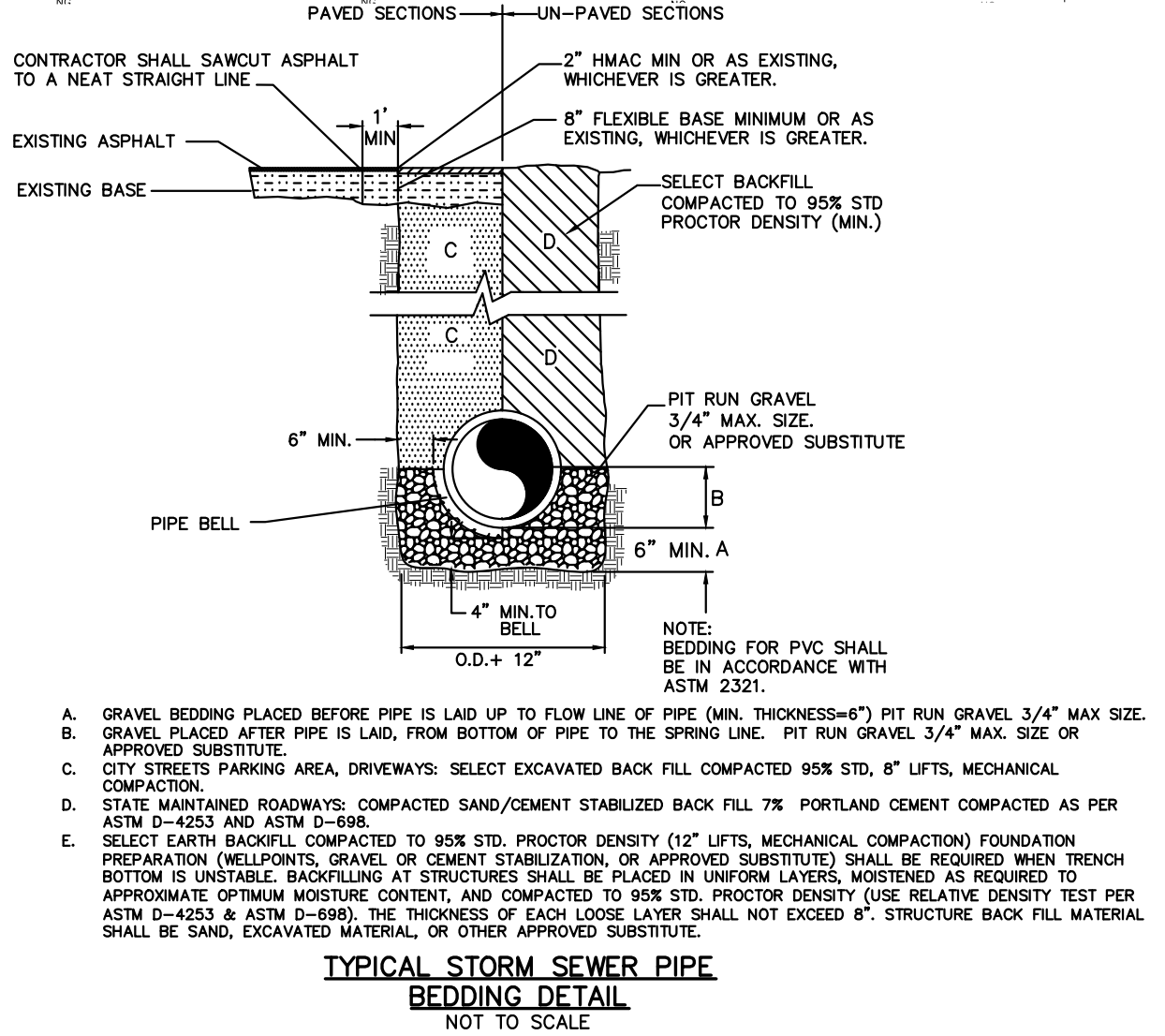
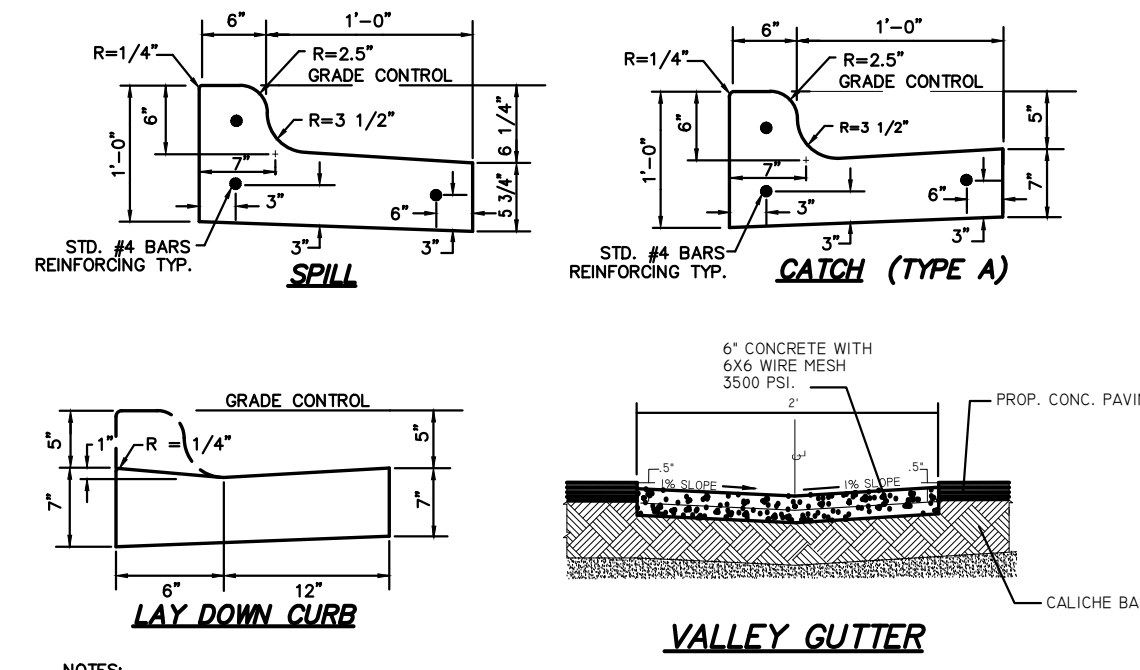
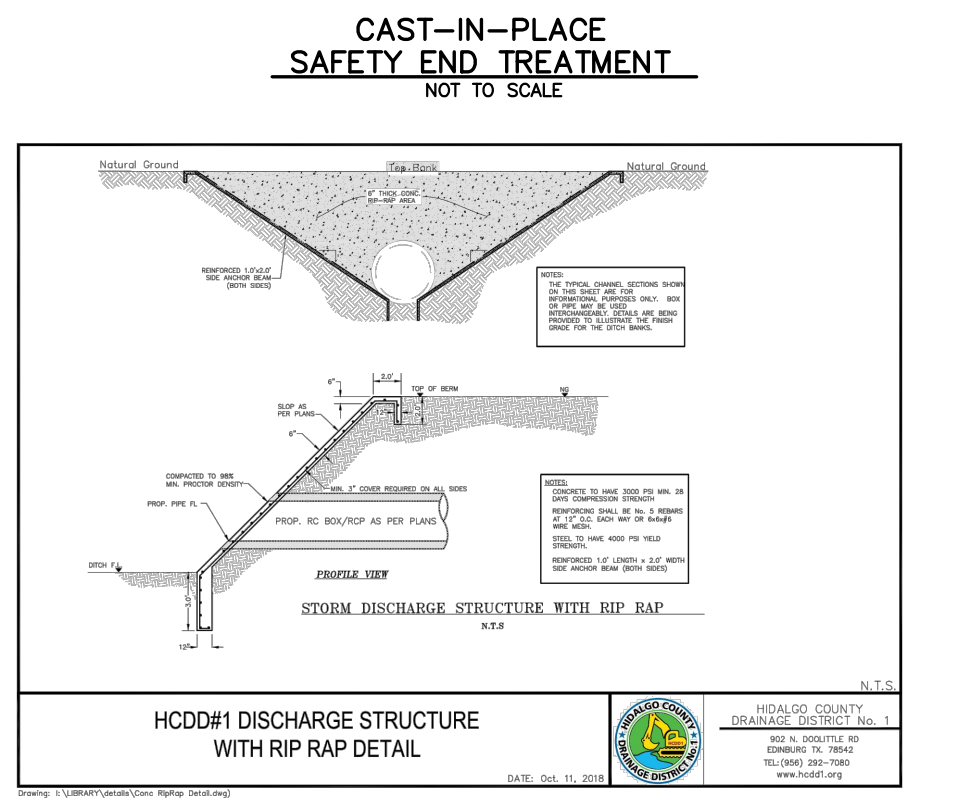
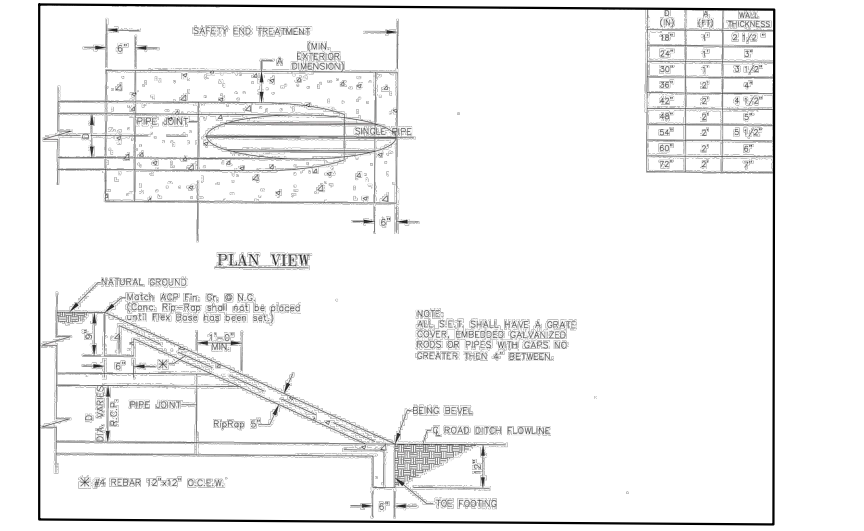
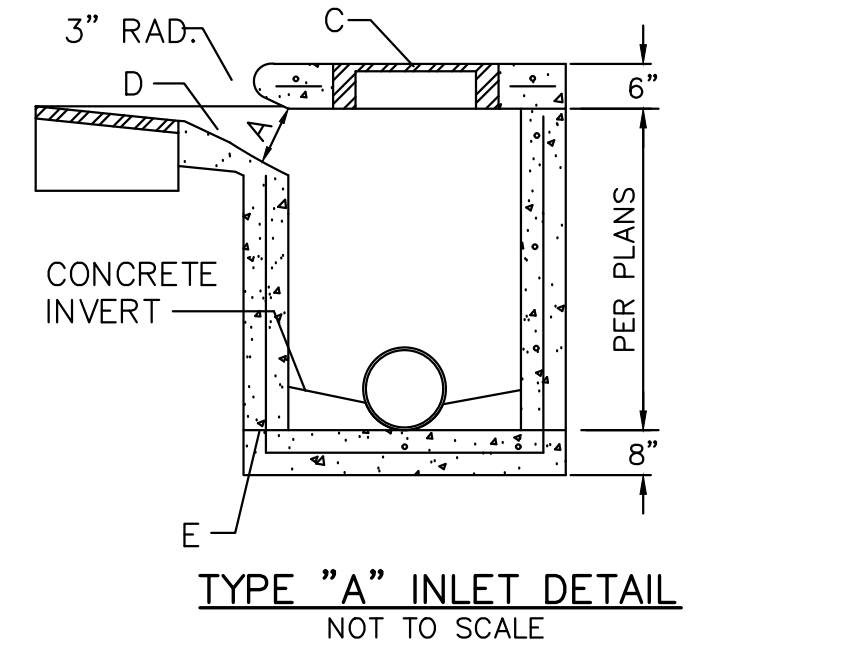


ABBREVIATION LEGEND

| | |
|------------|---------------------------------|
| F.B.S.L. | FRONT BUILDING SETBACK LINE |
| R.B.S.L. | REAR BUILDING SETBACK LINE |
| S.B.S.L. | SIDE BUILDING SETBACK LINE |
| R.O.W. | RIGHT-OF-WAY |
| P.O.B. | POINT OF BEGINNING |
| P.C. | POINT OF COMMENCING |
| S.W.C. | SOUTHWEST CORNER |
| F.M. | FARM-TO-MARKET |
| C.P.M.L. | CENTRAL POWER & LIGHT CO. |
| D.H.C. | DEED RECORDS OF HIDALGO COUNTY |
| U.E. | UTILITY EASEMENT |
| M.H.W.S.C. | MILITARY HWY WATER SUPPLY CORP. |
| U.E. | UTILITY EASEMENT |
| O.S.S.F. | ON-SITE SEWAGE FACILITY |
| S-B | BACK TO BACK |
| E-E | EDGE TO EDGE |
| C.L. | CENTER LINE |
| L.O.L. | LOT LINE |



SCALE: 1"=60'



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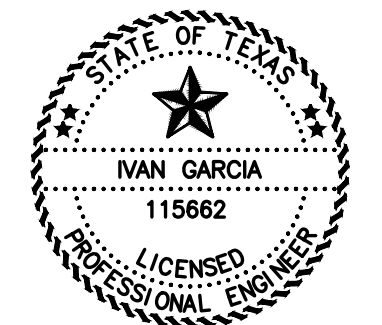
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IVAN GARCIA, P.E., R.P.L.S. DATE

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JANUARY, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

DRAINAGE LAYOUT
LOS AMIGOS PHASE 2
MERCEDES, TEXAS
HIDALGO COUNTY

PROJECT: LOS AMIGOS PHASE 2
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: EDWIN PENA
SCALE: 1"=60'
DATE: MARCH, 2020
PROJECT: SUB 20 001
REVISIONS:
PAGE NO: **SHT 3**