



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: 3-23-2021

PROPOSED MILE 9 NORTH MEADOWS SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES ENGINEERING DEVELOPER: RCI DEVELOPMENT-WISCONSIN, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 119 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 10

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 9 NORTH ROAD & MILE 2 ½ EAST ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-11-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" (SHADED) AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO MILE 9 NORTH ROAD AND 10.00 FEET ONTO MILE 2 ½ EAST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-2-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-1-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF MERCEDES LINE SIZE: 18" LOCATION: MILE 9 NORTH ROAD.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: MILE 9 NORTH ROAD AND 6" ON MILE 2 ½ EAST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-29-2021: 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 and 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.*

**SUBDIVISION PLAT OF:
MILE 9 NORTH MEADOWS**

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 26, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3054916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

I, TIM GEARHART, MEMBER OF RCI DEVELOPMENT-WISCONSIN, LTD., AS OWNER OF THE 40.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MILE 9 NORTH MEADOWS, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

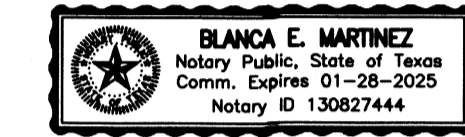
TIM GEARHART, MEMBER
RCI DEVELOPMENT-WISCONSIN, LTD.
P.O. BOX 2107
MCALLEN, TEXAS 78505

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared

TIM GEARHART, MEMBER OF RCI DEVELOPMENT-WISCONSIN, LTD. proved to me through his his 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 he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



BLANCA E. MARTINEZ - NOTARY PUBLIC

CITY OF MERCEDOS

CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)
WE THE UNDERSIGNED CERTIFY that this plat of the MILE 9 NORTH MEADOWS, was reviewed and approved by the city Council of the City of Mercedos on _____.

Mayor of the City of Mercedos _____ Date _____

ATTEST: Secretary of the City of Mercedos _____ Date _____

**STATE OF TEXAS
CITY OF MERCEDOS**

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCEDOS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, DATED THIS _____ DAY OF _____, 20____.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-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 WITH IN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S 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.

GENERAL MANAGER
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 _____ DATE _____

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

WE THE UNDERSIGNED CERTIFY that this plat of the MILE 9 NORTH MEADOWS was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____

ATTEST: Hidalgo County Clerk _____ Date _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

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



ALFONSO QUINTANILLA
P.E. No. 95534
DATE 3-11-21

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

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

BY: _____ DEPUTY

APPROVED BY DRAINAGE DISTRICT:
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 THE TEXAS WATER CODE 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

SCALE 1" = 100'

METES AND BOUNDS

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 26, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3054916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF MILE 9 NORTH ROAD AND MILE 2 1/2 EAST ROAD FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE EAST LINE OF LOT 3 AND THE CENTERLINE OF MILE 2 1/2 EAST ROAD, A DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 3, PASSING A 1/2" IRON ROD WITH CAP STAMPED R/L.S. 4856 SET AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 2 1/2 EAST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF MILE 9 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOT 3, PASSING A 1/2" IRON ROD WITH CAP STAMPED R/L.S. 4856 SET AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 2 1/2 EAST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF MILE 9 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 3 AND THE CENTERLINE OF MILE 9 NORTH ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BORDER TOWN SUBDIVISION NO.2, RECORDED IN INSTRUMENT NUMBER 2887582, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA
R.P.S. No. 4856
DATE 11-16-2020

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 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 of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein shown except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

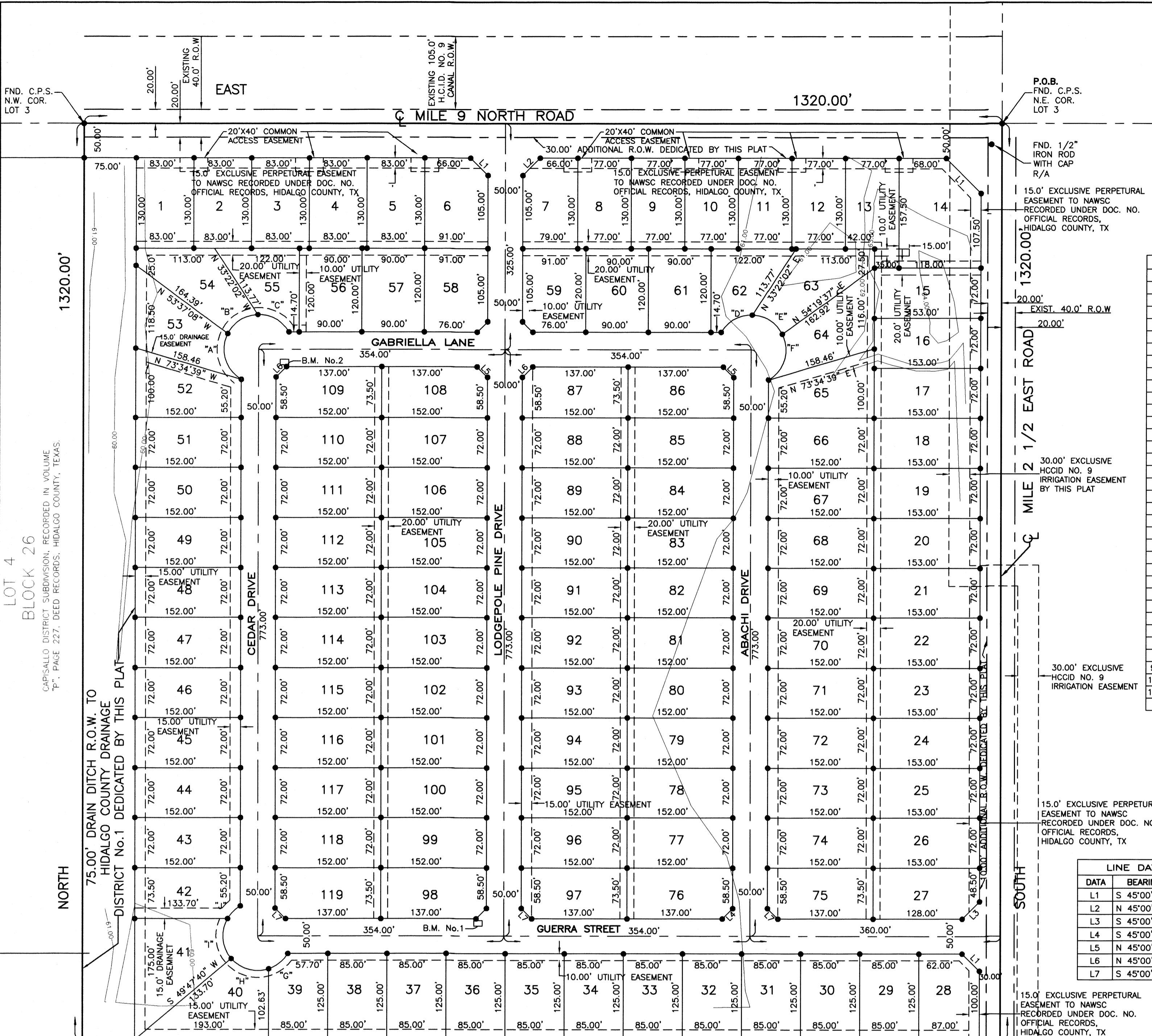
In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement or relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The 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.

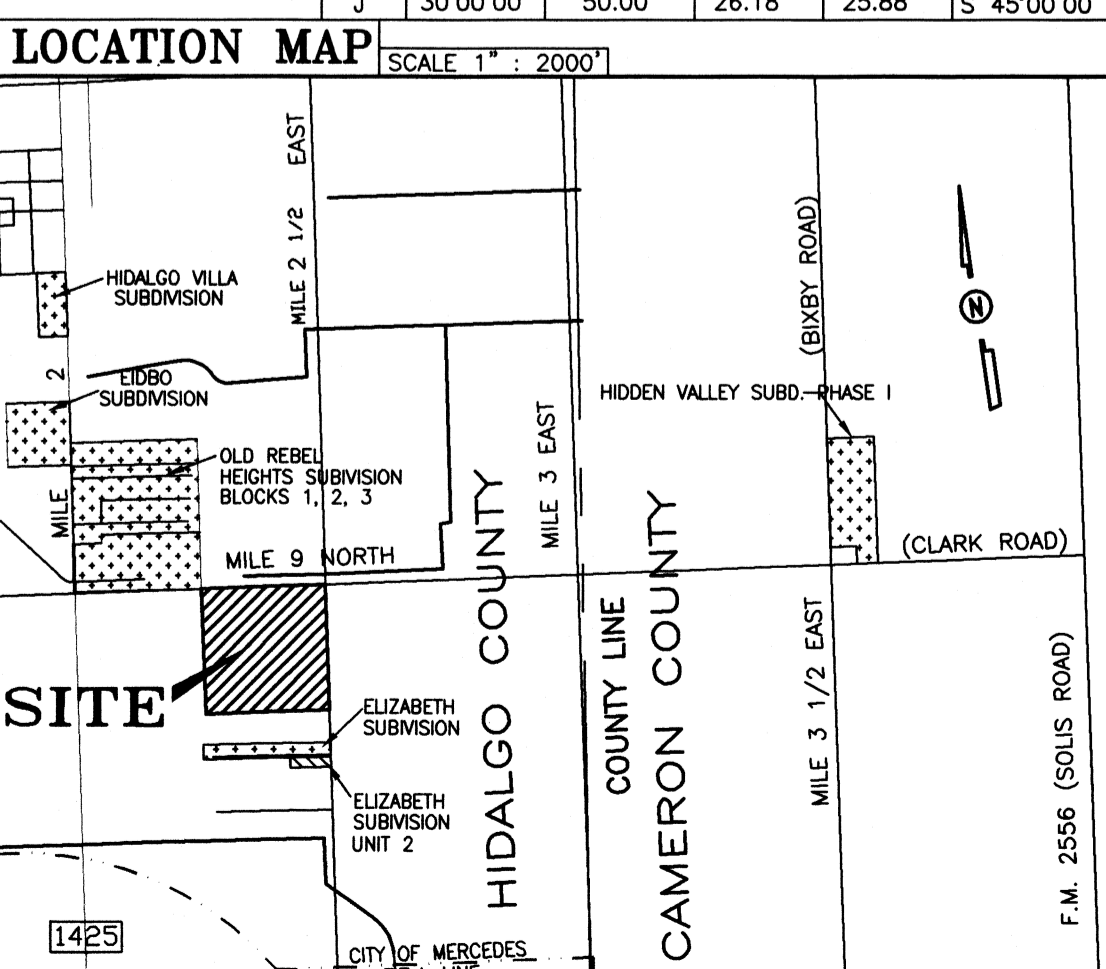
LOT	AREA (S.F.)	AREA (A.C.)
1-5	10790.00	0.24
6	11517.50	0.26
7	9957.50	0.23
8-12	10010.00	0.23
13	10972.50	0.25
14	18272.50	0.41
15-26	11016.00	0.25
27	10933.00	0.25
28	10652.50	0.24
29-38	10625.00	0.24
39	10243.39	0.23
40	13782.68	0.32
41	15846.92	0.35
42	10975.03	0.25
43-51	11795.10	0.27
52	11795.10	0.27
53	11757.34	0.27
54	11245.04	0.25
55	9300.54	0.21
56-57	10800.00	0.29
58-59	10807.50	0.32
60-61	10800.00	0.25
62	9300.54	0.21
63	11410.47	0.26
64	11591.91	0.27
65	11795.10	0.27
66-74	10944.00	0.25
75-76	11059.50	0.25
77-85	10944.00	0.25
86-87	11059.50	0.25
88-98	10944.00	0.25
97-98	11059.50	0.25
99-107	10944.00	0.25
108-109	11059.50	0.25
110-118	10944.00	0.25
119	11059.50	0.25

DATA	BEARING	LENGTH
L1	S 45°00'00" E	35.36'
L2	N 45°00'00" E	35.36'
L3	S 45°00'00" W	35.36'
L4	S 45°00'00" W	21.21'
L5	N 45°00'00" W	21.21'
L6	N 45°00'00" E	21.21'
L7	S 45°00'00" E	21.21'



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
"A"	86°44'10"	50.00'	75.69'	68.67'	S 16°37'55" E
"B"	61°37'55"	50.00'	53.78'	51.23'	S 57°33'08" W
"C"	61°37'55"	50.00'	53.78'	51.23'	N 60°48'57" W
"D"	61°37'55"	50.00'	53.78'	51.23'	S 60°48'57" W
"E"	61°37'55"	50.00'	53.78'	51.23'	N 57°33'08" W
"F"	86°44'10"	50.00'	75.69'	68.67'	N 16°37'55" E
"G"	41°20'13"	50.00'	35.30'	35.30'	N 50°40'07" E
"H"	68°08'46"	50.00'	59.44'	56.00'	S 74°36'23" E
"I"	70°33'00"	50.00'	61.57'	57.75'	S 05°16'30" E
"J"	30°00'00"	50.00'	26.18'	25.88'	S 45°00'00" W



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100 YEARS FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NUMBER 480334 0450 C MAP REVISED: JUNE 6, 2000 WITH LOMR DATED MAY 30, 2002.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACKS LINES:
FRONT..... 25.00 FEET
FRONT (MILE 9 NORTH ROAD)..... 50.00 FEET
FRONT (MILE 2 1/2 EAST ROAD)..... 30.00 FEET
REAR..... 15.00 FEET
SIDE..... 6.00 FEET
CORNER GARAGE SIDE..... 20.00 FEET
WHERE R.O.W. IS GREATER THAN 50'..... 15.00 FEET
CUL-DE-SAC..... 15.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.S. 4856 UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 24" ABOVE NATURAL GROUND OR AT FINISH FLOOR ELEVATION OF 62.30 WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 2 - ELEV. = 60.75 LOCATED SOUTHEAST CORNER OF LOT 98 OF THIS SUBDIVISION. N.A.V.D. 88
B.M. No. 2 - ELEV. = 60.20 LOCATED NORTHWEST CORNER OF LOT 109 OF THIS SUBDIVISION. N.A.V.D. 88
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 131,849.99 CUBIC FEET (302.00 ACRES FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

PRINCIPAL CONTACTS:

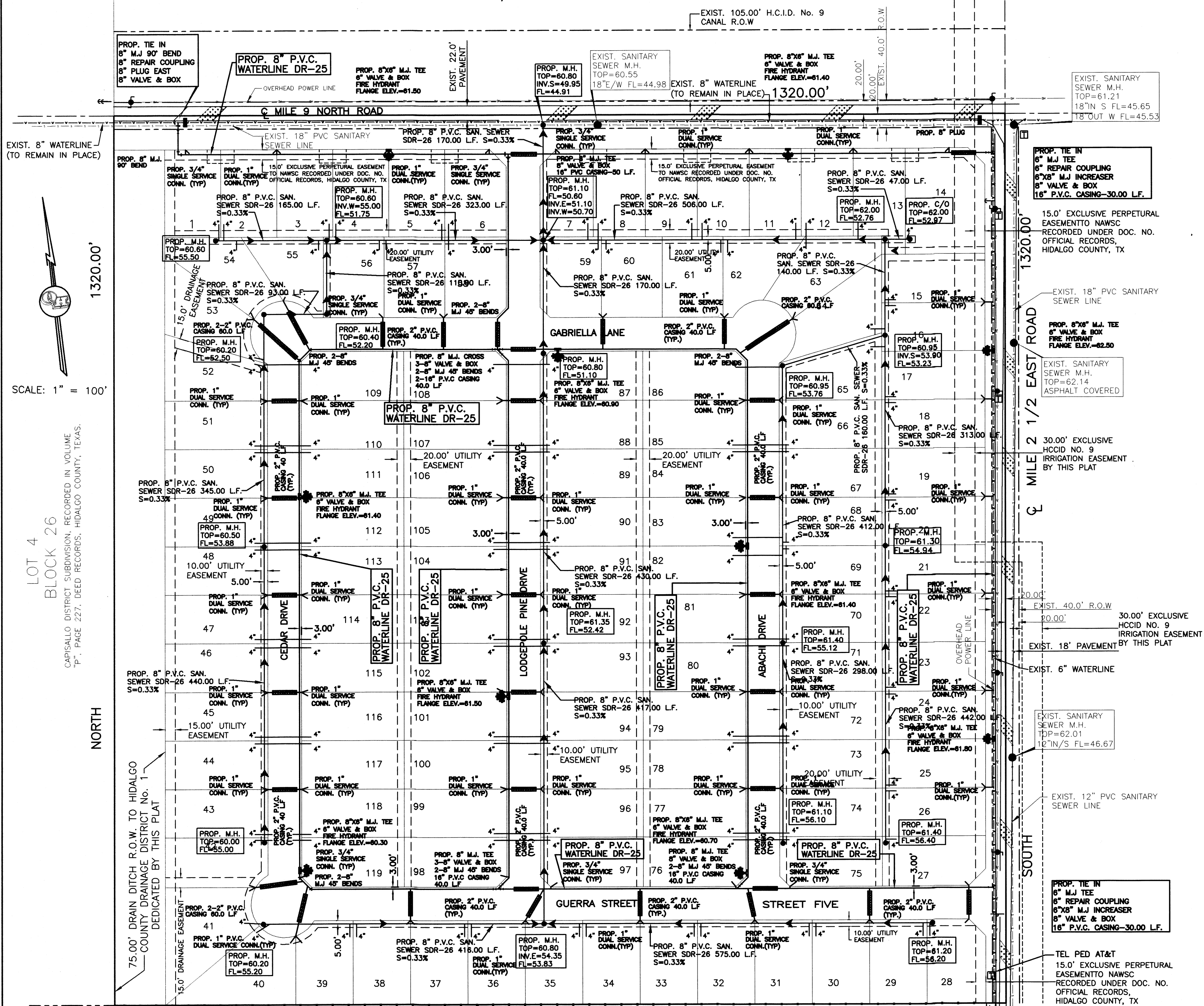
Name	Address	City & Zip	Phone	Fax
OWNER: RCI DEVELOPMENT-WISCONSIN, LTD. BY: TIM GEARHART, MEMBER	P.O. BOX 2107	MCALLEN, TEXAS 78505	(956)607-3502	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER P-1913
SURVEYING REGISTRATION NUMBER 100411-00
ALFONSO@QQA-ENG.COM

DATE OF PREPARATION: NOV, 16 2020

SHEET NO. 1 OF 4 SHEETS	DATE PREPARED 11-16-2020	PREPARED BY JUIJ CAVAZOS	CHECKED BY JUIJ CAVAZOS	APPROVED BY G. GANTU
	DATE REISSUED 02-23-2021	REVISOR	CHECKED BY	APPROVED BY

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



MILE 9 NORTH MEADOWS

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 26, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3054916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR MILE 9 NORTH MEADOWS BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs. MILE 9 NORTH MEADOWS WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND 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 THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE ALONG THE SOUTH SIDE OF MILE 9 NORTH ROAD AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF MILE 2 1/2 EAST ROAD.

THE WATER SYSTEM FOR MILE 9 NORTH MEADOWS WILL CONSIST OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE SAID 8" WATERLINE. THE WATERLINE RUNS EAST ON THE SOUTH SIDE OF MILE 9 NORTH ROAD AND CONNECTS TO THE 8" DIAMETER WATERLINE ON THE WEST SIDE OF MILE 2 1/2 EAST ROAD.

FROM THE 8" DIAMETER WATERLINE ON MILE 9 NORTH ROAD, AN 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE EAST SIDE OF LODGEPOLE PINE DRIVE. FROM THE 8" DIAMETER WATERLINE ON MILE 2 1/2 EAST ROAD, AN 8" DIAMETER WATERLINE RUNS WEST ALONG THE NORTH SIDE GUERRA STREET.

THREE (3) ADDITIONAL 8" WATERLINES RUN ALONG THE EAST SIDE OF CEDAR DRIVE, WEST SIDE OF ABACHI DRIVE, AND SOUTH SIDE OF GABRIELLA LANE. THE SYSTEM LOOPS TOGETHER AT EACH INTERSECTION.

FROM THE 8" WATERLINE, FIFTY THREE (53) 1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS AND THIRTEEN (13) 3/4" DUAL SERVICE LINES GOING TO THE METER BOXES FOR EACH LOT, AND EIGHT (8) FIRE HYDRANTS WILL BE INSTALLED.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ PER LOT AS STATED IN THE 30 YEAR 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE, THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL TEN (10) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWER FACILITIES: Description and Costs. MILE 9 NORTH MEADOWS IS 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 PROMISED TO TREAT WASTE WATER 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 WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE CITY OF MERCEDES HAS AN EXISTING 18" SANITARY SEWER LINE THAT RUNS ALONG THE SOUTH SIDE OF MILE 9 NORTH ROAD. THE SANITARY SEWER SYSTEM FOR MILE 9 NORTH MEADOWS CONSIST OF TWENTY (20) MANHOLES AND A LINE 8" DIAMETER SEWER LINE THAT TIES IN TO THE EXISTING 12" SANITARY SEWER LINE.

FROM THE SAID 18" DIAMETER SEWER LINE, THE 8" DIAMETER SANITARY SEWER LINE RUNS SOUTH ALONG EAST SIDE OF LODGEPOLE PINE DRIVE. IT RUNS EAST AND WEST ON GUERRA STREET ENDING WITH MANHOLES LOCATED IN FRONT OF PLOT 28 & 40.

ANOTHER 8" DIAMETER SEWER LINE RUNS EAST AND WEST ALONG THE REAR OF LOTS 1 THROUGH 14. FROM THIS 8" SEWER LINE, TWO ADDITIONAL 8" DIAMETER SEWER LINES RUN SOUTH ALONG THE REAR OF LOT 15 THROUGH 27 AND ALONG THE WEST SIDE OF CEDAR DRIVE. ONE FINAL 8" DIAMETER SEWER LINE RUNS ALONG THE EAST SIDE OF ABACHI DRIVE.

FROM THE 8" LINE, ONE HUNDRED NINETEEN (119) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT. THE 4" LINE, THE 1" SERVICE LINE AND THE TWENTY (20) SANITARY SEWER MANHOLES WILL BE INSTALLED AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF MERCEDES THE SUM OF \$ WHICH COVERS THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MERCEDES. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. 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 SANITARY SEWER DISTRIBUTION SYSTEM DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE (1) CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND SANITARY SEWER DISTRIBUTION SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.

SEWER FACILITIES- SANITARY SEWER DISTRIBUTION SYSTEM WILL BE CONSTRUCTED AT A COST OF \$ WHICH EQUALS TO \$ PER LOT.

ALFONSO QUINTANILLA, P.E. 3-11-21 DATE

ALFONSO QUINTANILLA, P.E. 3-11-21 DATE

WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.

SEWER FACILITIES- SANITARY SEWER DISTRIBUTION SYSTEM WILL BE CONSTRUCTED AT A COST OF \$ WHICH EQUALS TO \$ PER LOT.

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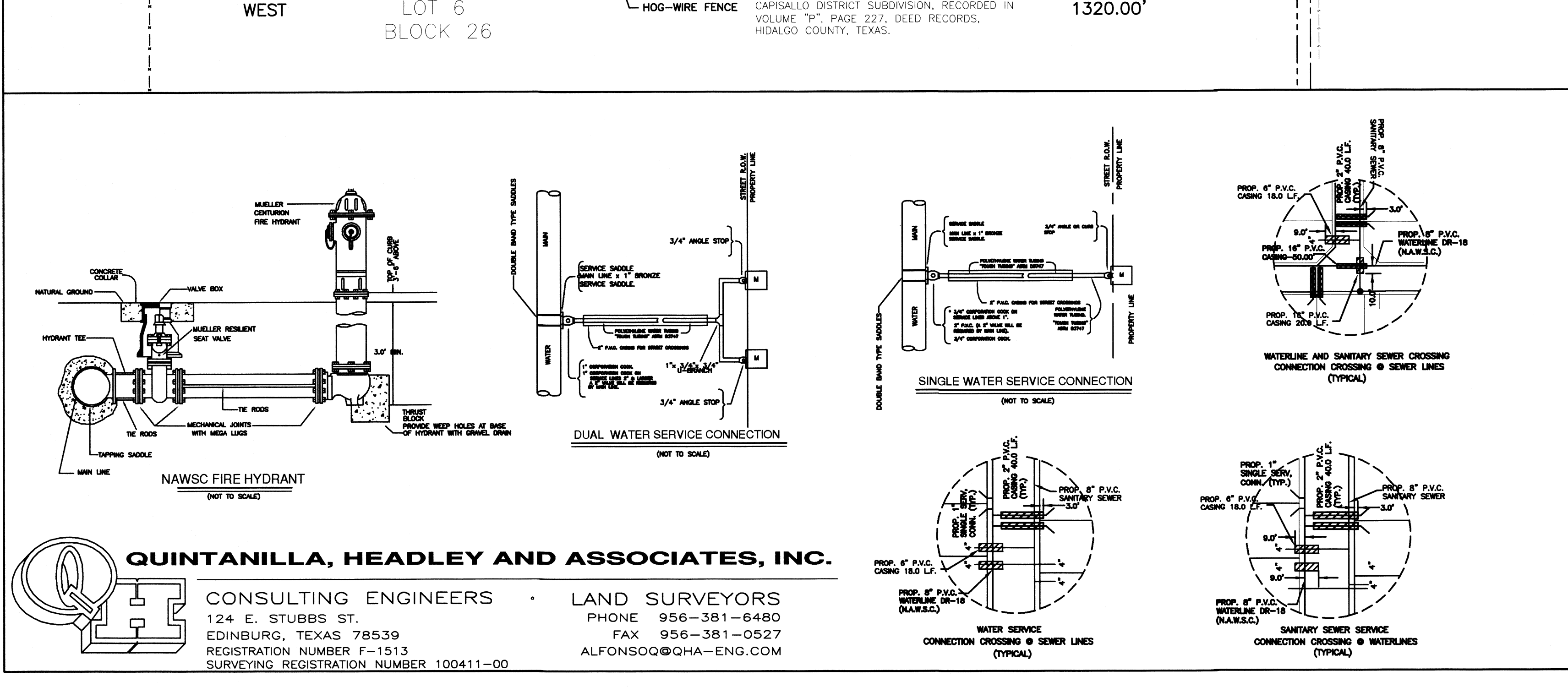
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SEWER FACILITIES- SANITARY SEWER DISTRIBUTION SYSTEM WILL BE CONSTRUCTED AT A COST OF \$ WHICH EQUALS TO \$ PER LOT.



COST ESTIMATE

WATER DISTRIBUTION:	\$ 258,960.00
DRAINAGE IMPROVEMENTS:	\$ 279,100.00
PAVING IMPROVEMENTS:	\$ 694,530.00
SANITARY SEWER IMPROVEMENTS:	\$ 509,000.00

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION MILE 9 NORTH MEADOWS: POR ALFONSO QUINTANILLA P.E.

PROVISION DE AGUA: Description y Gastos.

MILE 9 NORTH MEADOWS SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO SUR DE MILE 9 NORTH ROAD Y UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL OESTE DE LA CALLE MILE 2 1/2 EAST ROAD.

EL SISTEMA DE AGUA PARA MILE 9 NORTH MEADOWS CONSISTIRA DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON UNA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO Y CORRE ESTE POR EL LADO SUR DE LA CALLE MILE 9 NORTH ROAD. LA LINEA DE AGUA CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO.

DE LA LINEA DE AGUA DE 8" DE DIAMETRO, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE SUR POR EL LADO ESTE DE LA CALLE LODGEPOLE PINE DRIVE. DE LA LINEA DE AGUA DE 8" DE DIAMETRO, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OESTE POR EL LADO NORTE DE LA CALLE GUERRA STREET.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CINCUENTA TRES (53) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES. DOCE (12) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE Y TRESE (13) BOCAS DE REGO (FIRE HYDRANT).

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ O US\$ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MANTENIMIENTO. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. INSTALARA SIN CARGO PARA EL DUEÑO LA SUBDIVISION TAMBIEN INSTALARA TEN (10) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE US\$ POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL US\$ EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL DRENAJE.

LA SUBDIVISION MILE 9 NORTH MEADOWS RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MERCEDES. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MERCEDES HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MERCEDES HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE MERCEDES CUENTA CON UNA LINEA DE DRENAJE DE 18" PULGADAS DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MILE 9 NORTH ROAD.

EL SISTEMA DE DRENAJE SANITARIO PARA MILE 9 NORTH MEADOWS CONSISTIRA CON VEINTE (20) ALICANTARILLAS Y CON UNA LINEA DE DRENAJE SANITARIO DE 8" PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 12" PULGADAS DE DIAMETRO.

DE LA LINEA DRENAJE SANITARIO EXISTENTE DE 18" DE DIAMETRO, UNA LINEA DE DRENAJE SANITARIO CORRE NORTE POR EL LADO ESTE DE LODGEPOLE PINE DRIVE. EN LA CALLE GUERRA STREET, LA LINEA VOLTE ESTE Y TERMINA CON ALICANTARILLAS ENFRENTES DE LOTES 28 & 40.

OTRA LINEA DE DRENAJE SANITARIO CORRE ESTE Y OESTE EN LA PARTE TRASERA DE LOTES 1 AL 14. DE ESTA LINEA DE DRENAJE SANITARIO, DOS LINEAS DE DRENAJE SANITARIO DE 8" DE DIAMETRO CORREN SUR EN LA PARTE TRASERA DE LOTES 15 AL 27 Y POR EL LADO ESTE DE LA CALLE CEDAR DRIVE. UNA LINEA FINAL DE DRENAJE SANITARIO DE 8" DE DIAMETRO CORRE POR EL LADO ESTE DE LA CALLE ABACHI DRIVE.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS CIENTO DIECINUEVE (119) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HACIA CADA LOTE.

LA LINEAS DE 4 PULGADAS, LA LINEA 4 Y LAS ALICANTARILLAS SERAN INSTALADAS, HAN UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MERCEDES UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LA 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 DE AGUA. EL SISTEMA DE AGUA SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ O \$ POR LOTE.

DRENAJE: SE ESTIMA QUE TODO EL SISTEMA DE DRENAJE SANITARIO SERA INSTALADO Y COSTARAN US\$ POR TODO(TODO INCLUIDO) A UN COSTO DE US\$ PARA LOTE.

SEUBDIVIDER 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.

SEUBDIVIDER STATEMENT:
 I, _____, MEMBER OF RCI DEVELOPMENT-WISCONSIN, LTD. SUBDIVIDERS OF SAN JACINTO ESTATES No. 4 PHASE I 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.

TIM GEARHART, MEMBER OF RCI DEVELOPMENT-WISCONSIN, LTD. DATE
 P.O. BOX 2107
 McALLEN, TEXAS 78505

COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared
 TIM GEARHART, MEMBER OF RCI DEVELOPMENT-WISCONSIN, LTD.
 proved to me through his 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 he executed the same for the purposes and consideration thereby expressed.
 Given under my hand and seal of office this _____ day of _____, 20____.

BLANCA E. MARTINEZ
 Notary Public, State of Texas
 Comm. Expires 01-30-2025
 Notary ID 130827444

BLANCA E. MARTINEZ - NOTARY PUBLIC

COUNTY CLERK
 COUNTY OF HIDALGO

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

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

SHEET NO. 2
 OF 4 SHEETS

FILENAME: F:\DATA\SUBDIVS\MERCEDES\MILE 9 N MEADOWS\WATER SEWER & PAVING	APPROVED BY
DATE PREPARED: 3-4-21	APPROVED BY
DATE REVISID: 3-11-2021	APPROVED BY
REVISOR: JLUIS CVZS	APPROVED BY

MAP OF TOPOGRAPHY AND DRAINAGE/ MAPA DE TOPOGRAFIA Y DRENAJE

MILE 9 NORTH MEADOWS

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 26, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3054916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: MILE 9 NORTH MEADOWS
BY: ALFONSO QUINTANILLA, P.E.

A 40.00 acre tract of land being all of Lot 3, Block 26, Capisallo District Subdivision, Hidalgo County, Texas, according to Assumption Warranty Deed recorded under county clerk's document number 3054916, official records, Hidalgo County, Texas. It is located at the southwest corner of Mile 2 1/2 East Road and Mile 9 North Road in the County Area. The proposed subdivision will consist of 94 residential lots.

The tract is Zone "X" (shaded), areas of 500-year flood; areas of 100 years flood with average depths of less than 1 foot or with drainage areas less than 1 acre; and areas protected by levees from 100-years flood; as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on June 6, 2000 with LOMR dated May 30, 2002.

The majority of the soil is Hidalgo (28) and Raymondville (52) and is in soil group "B" and "D". It is sandy clay loam (SC), clay loam (CL), and clay (CH). This soil is well drained. Permeability is moderate. Plasticity index has a range of 11-35. See attached Soil Survey of Hidalgo County, Texas tables.

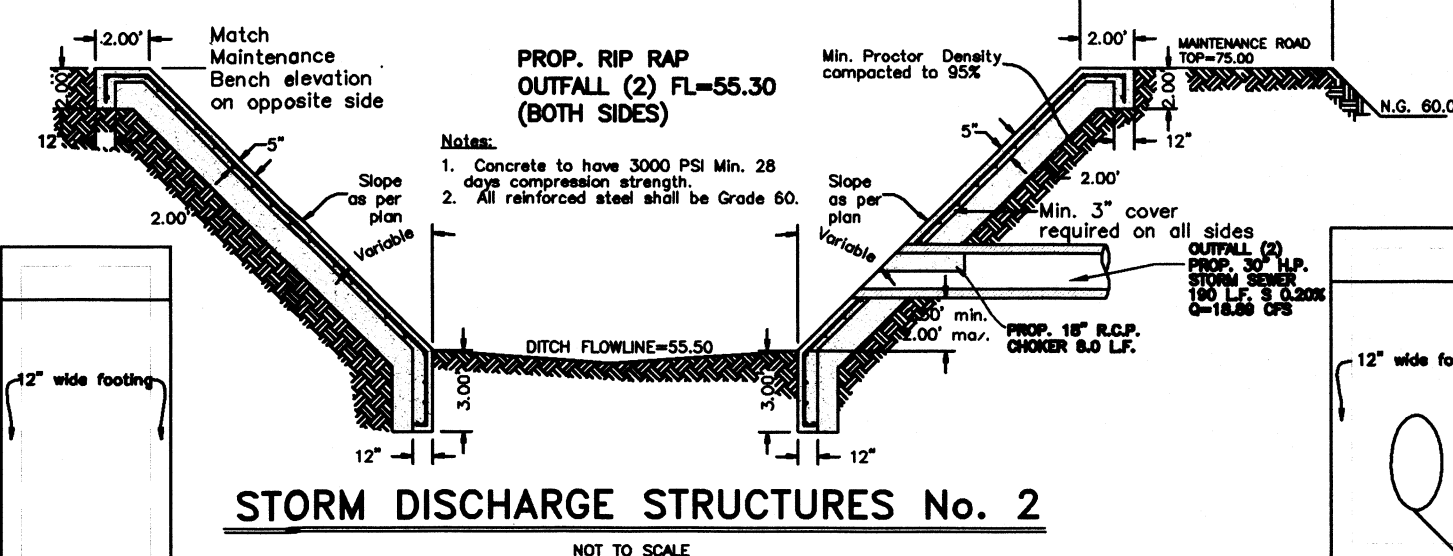
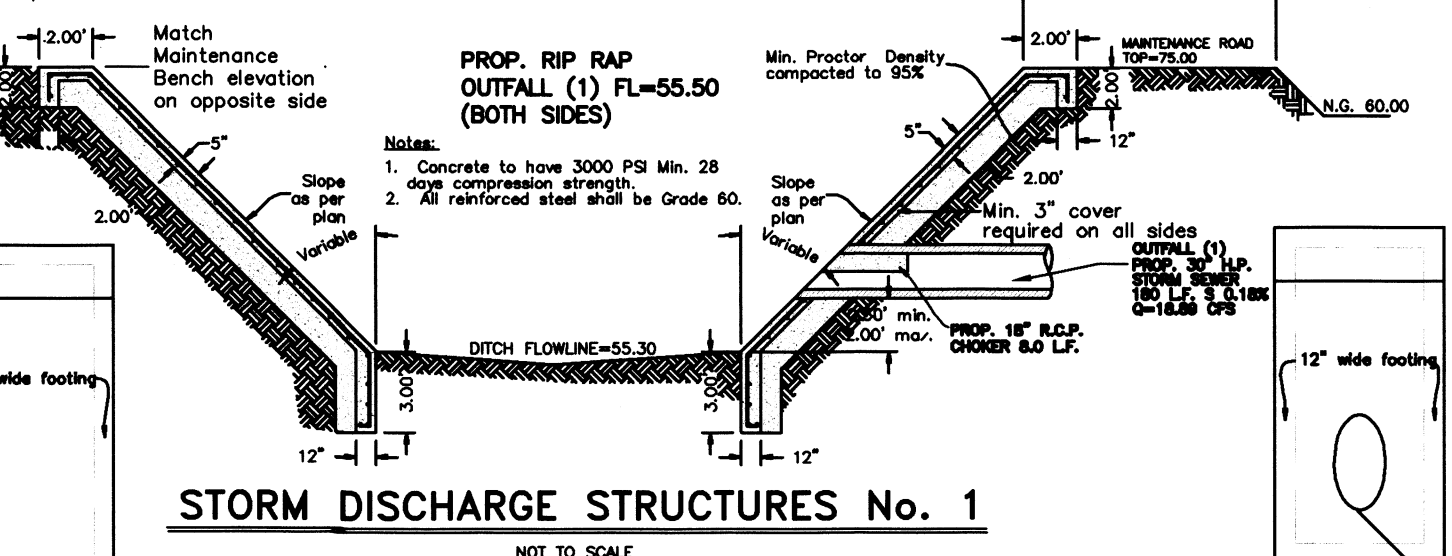
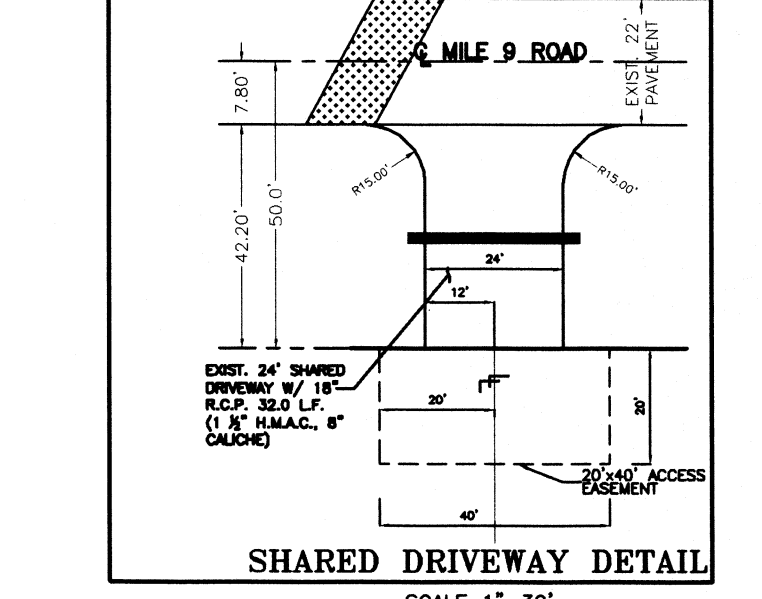
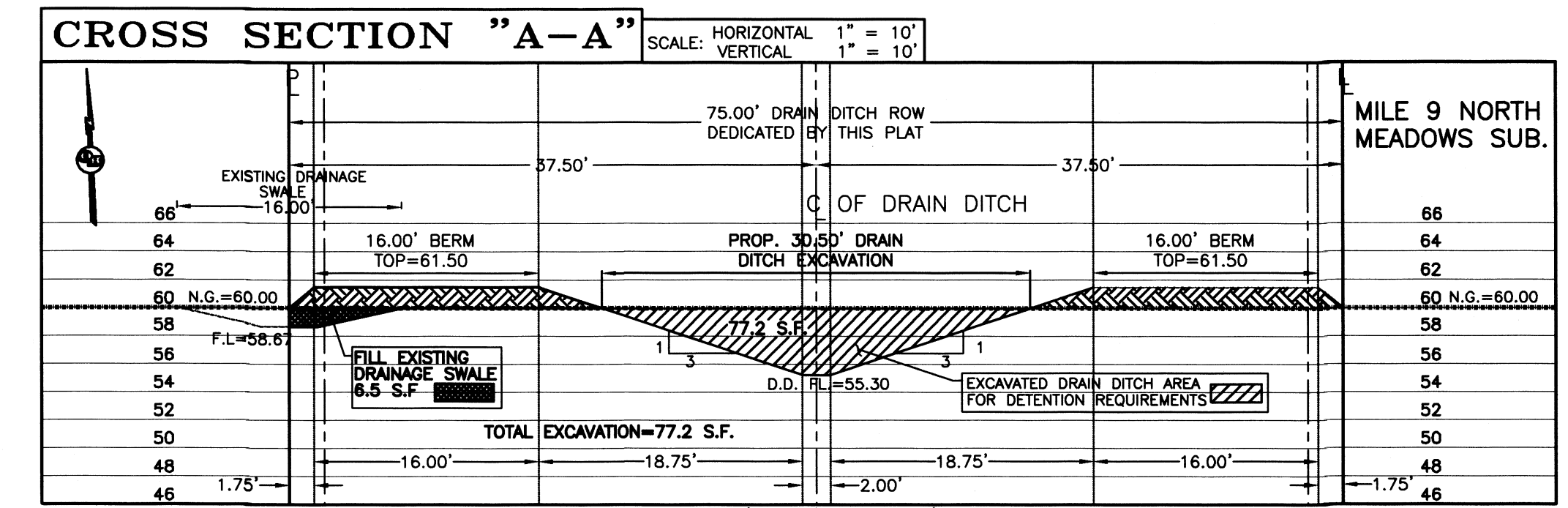
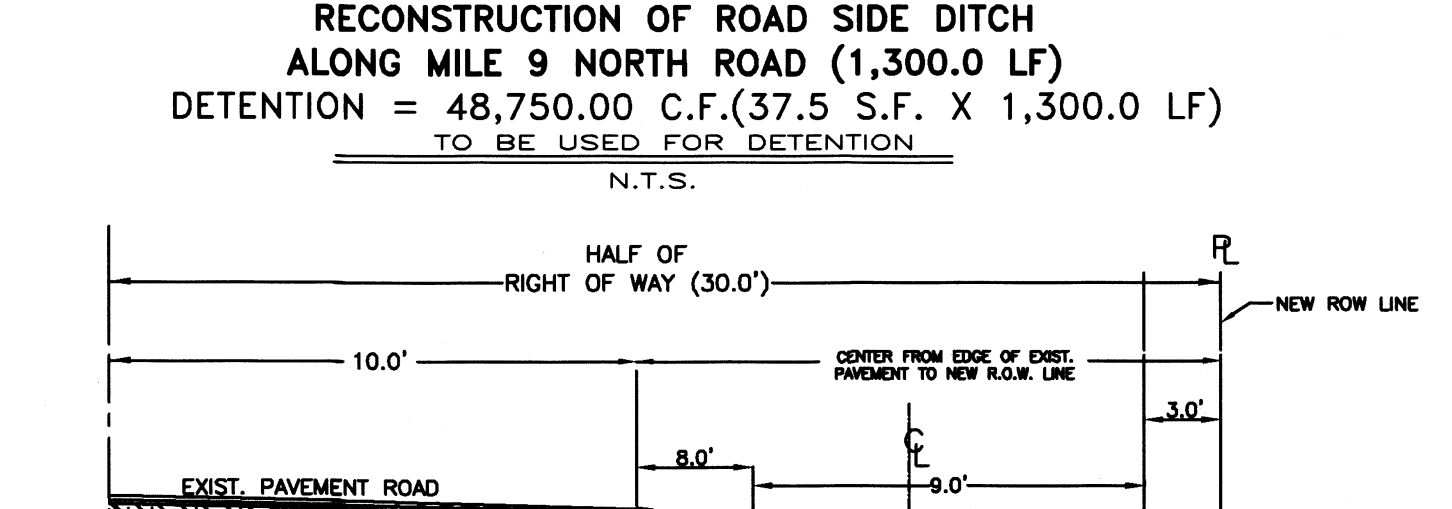
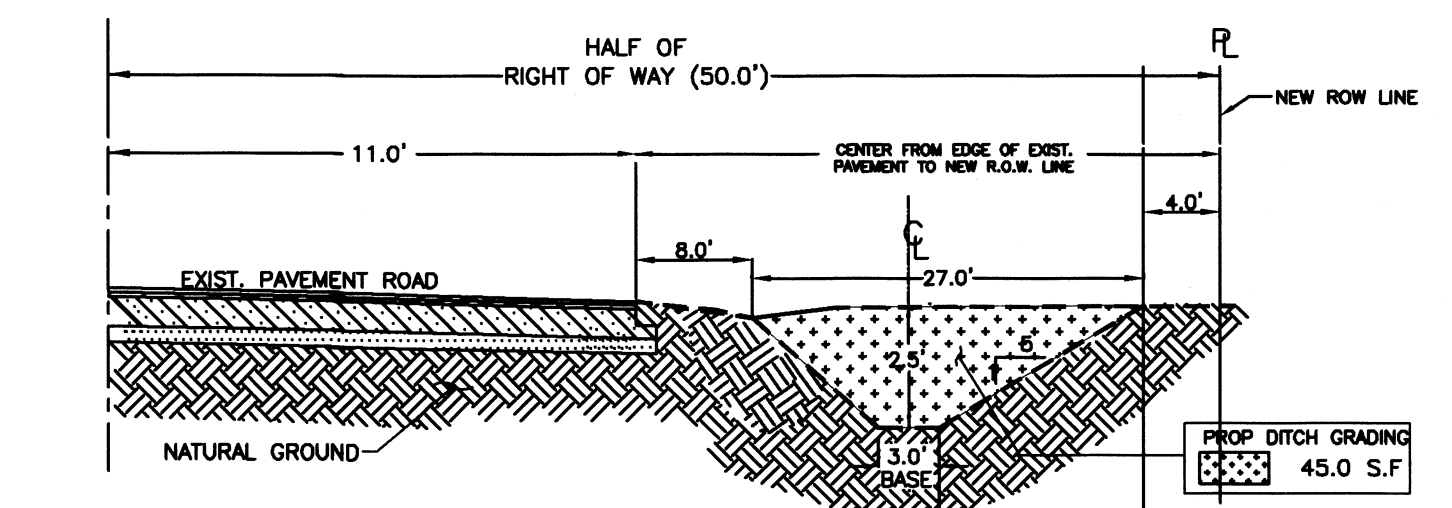
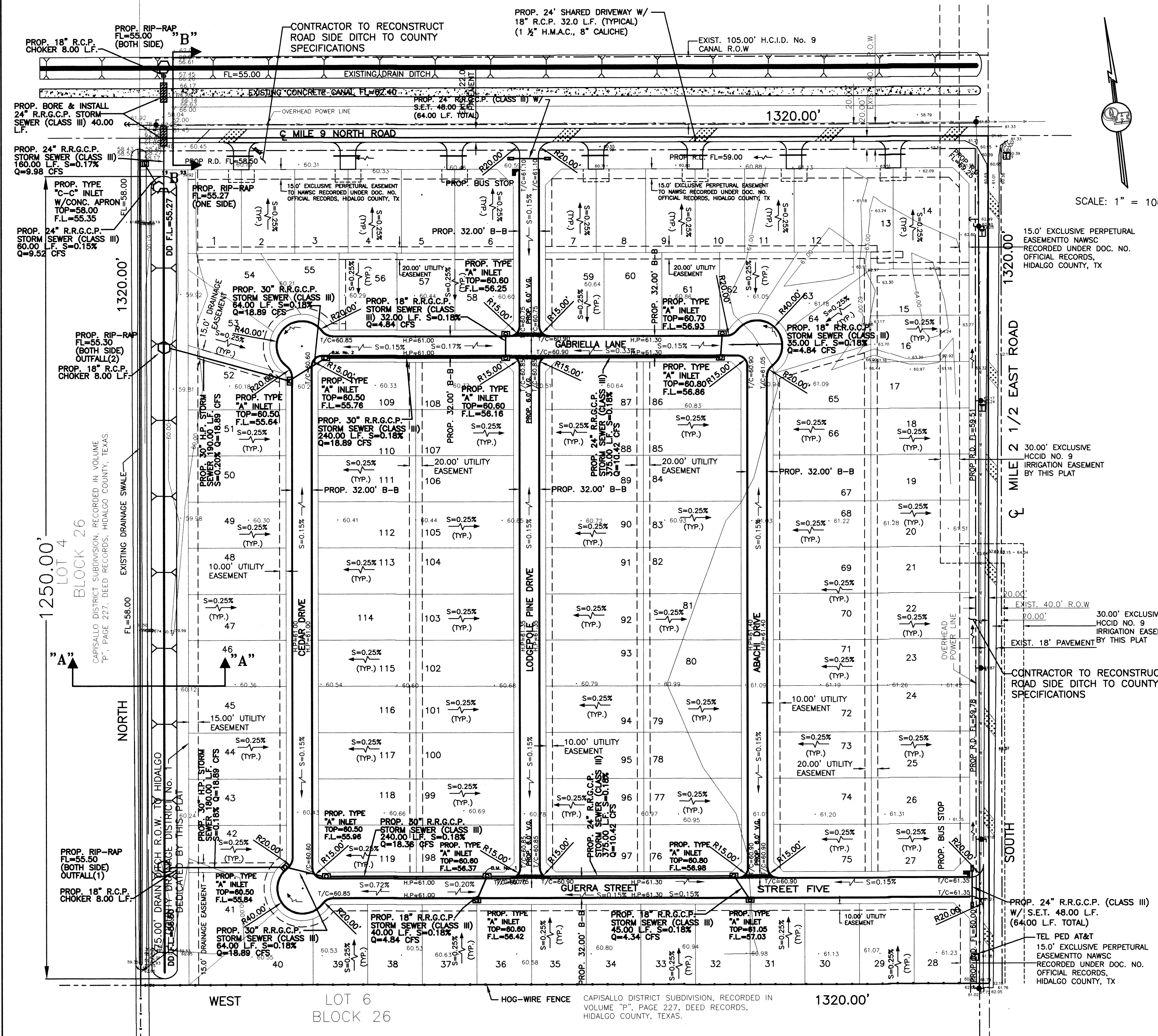
Presently, the site has very minimal runoff in a westerly direction with an approximate 0.5% slope. The proposed subdivision is Q=13.70 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=52.80 cubic feet per second based on a 50-year storm for an increase of Q=39.10 cubic feet per second. Detention will be 131,543.99 cubic feet (3.02 acre feet). It will be accomplished by regrading the roadside ditch along Mile 9 North Road and Mile 2 1/2 East Road and excavating the 75.00' Hidalgo County Drainage District No. 1 Drain Ditch Right of Way that is being dedicated by this plat along the west side of this subdivision. This drain ditch will outfall into an existing Hidalgo County Irrigation District No. 9 Drain Ditch (4891) located along the north side of Mile 9 North Road. The street runoff will be collected by a storm sewer system consisting of 18", 24", and 30" pipes and Type "A" and "C-C" inlets that will discharge into the new drain ditch.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAN FOR ZONE "X"-SHADED (areas of 500-year flood; areas of 100 years flood with average depths of less than 1 foot or with drainage areas less than 1 acre; and areas protected by levees from 100-years flood) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, DATED ON JUNE 6, 2000 (REVISED MAY 30, 2002 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
DATE 3-11-21

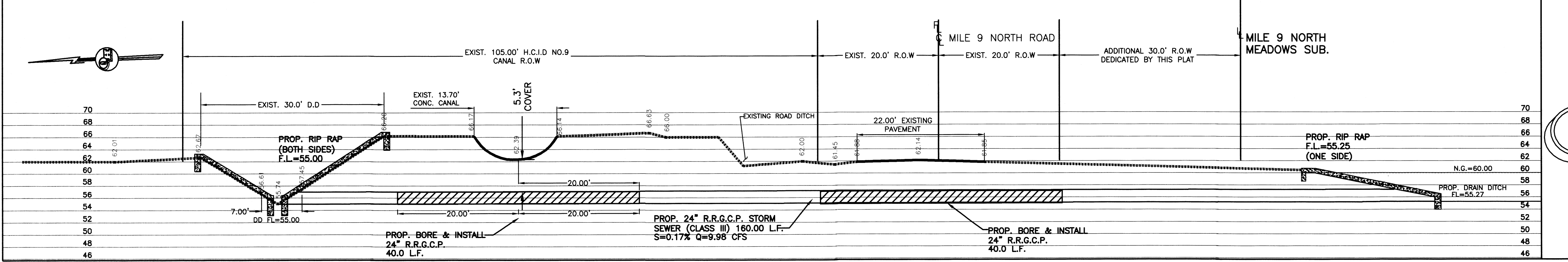


LEGEND
TOTAL DETENTION REQUIRED - 139,668.99 C.F.
 (1,250.0 L.F. X 6.5 S.F.) + 131,543.99 C.F.
TOTAL DETENTION PROVIDED - 158,250.00 C.F.
 (1,250.0 L.F. X 77.2 S.F.) + 13,000.00 C.F. + 48,750.00 C.F.
TOTAL EXCAVATION NEEDED - 96,500.00 C.F.
 (1,250 L.F. X 77.2 S.F.) DRAIN DITCH ONLY

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

CROSS SECTION "B-B"



COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SANITARY SEWER IMPROVEMENTS:	\$

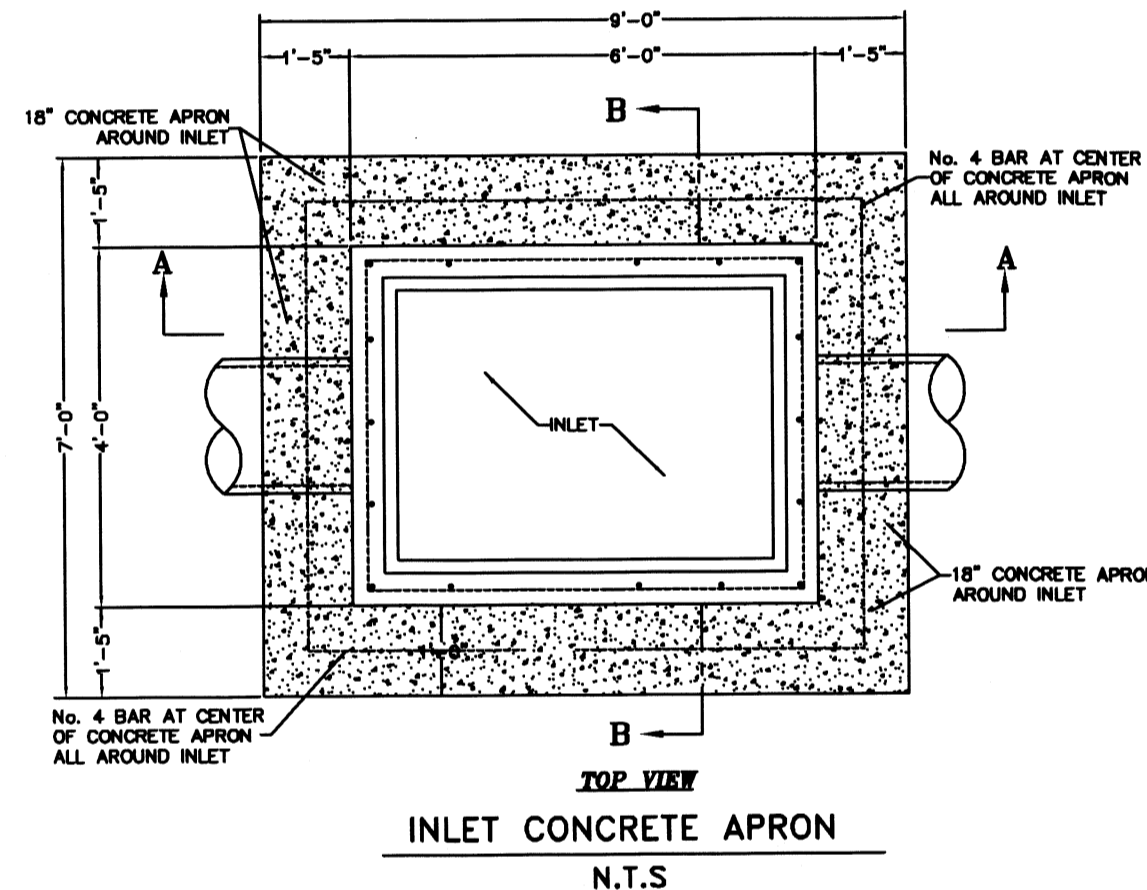
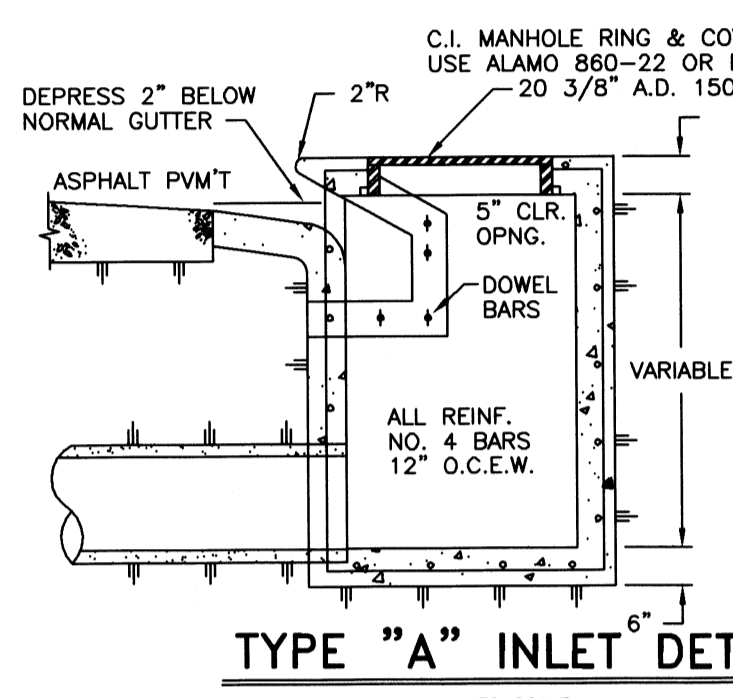
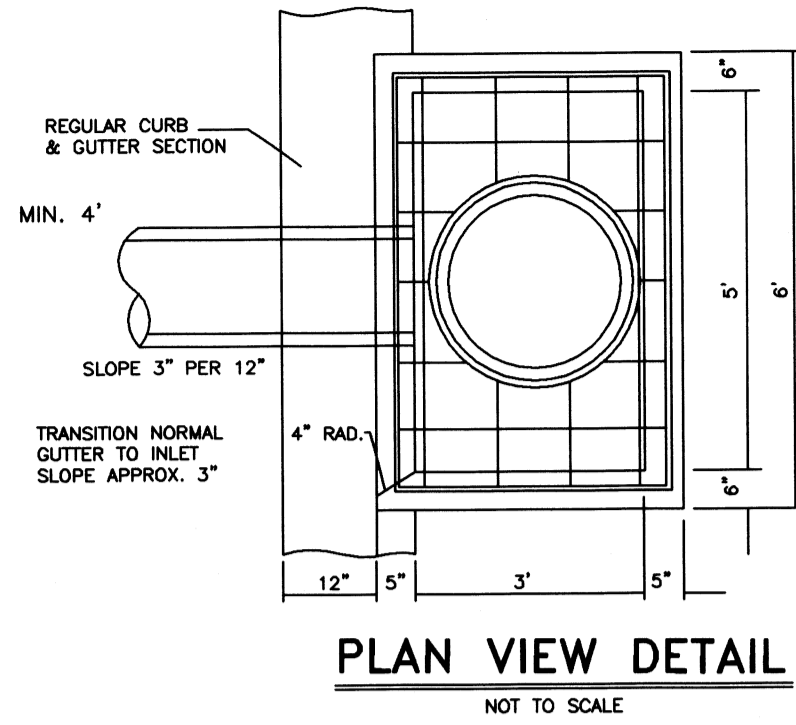
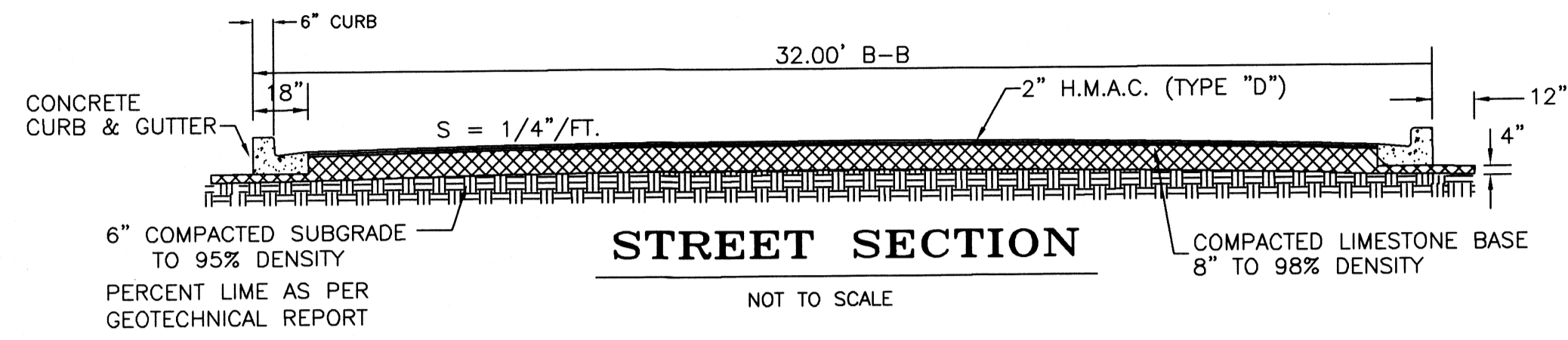
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SHEET NO. 3 OF 4 SHEETS

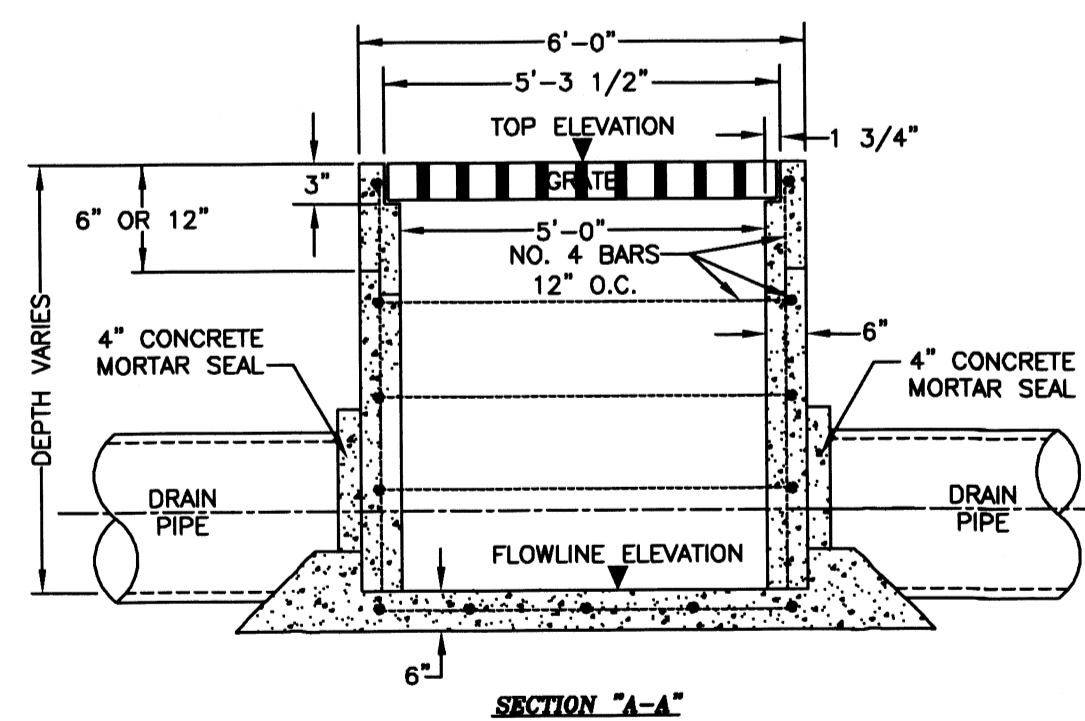
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
3-4-21	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

MILE 9 NORTH MEADOWS

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 26, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3054916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

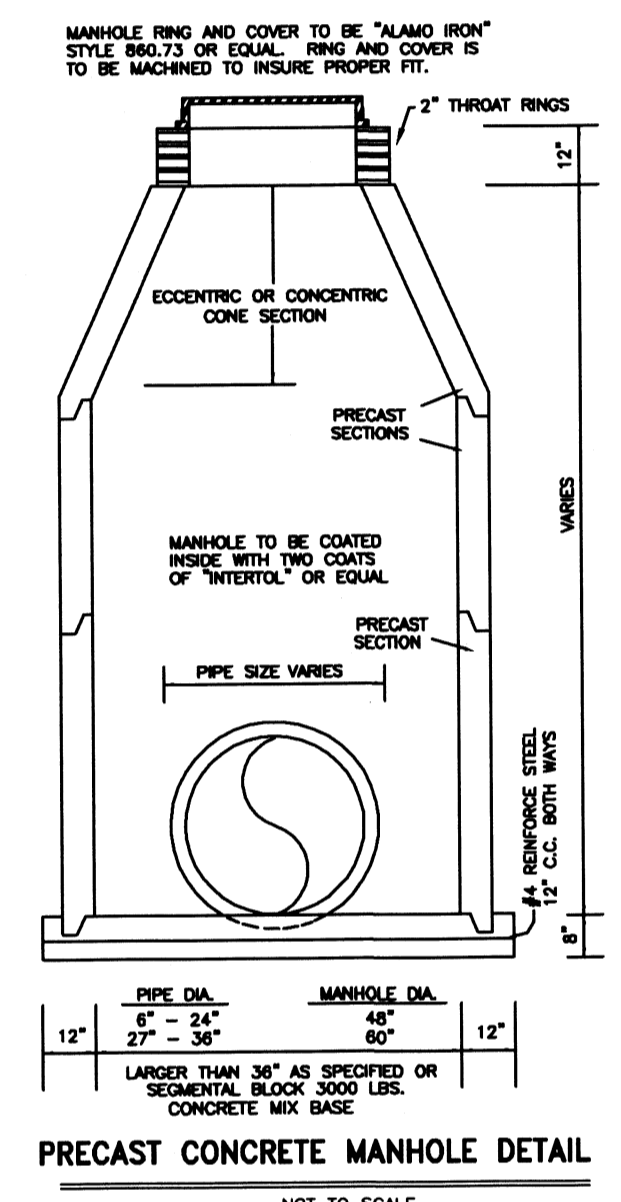
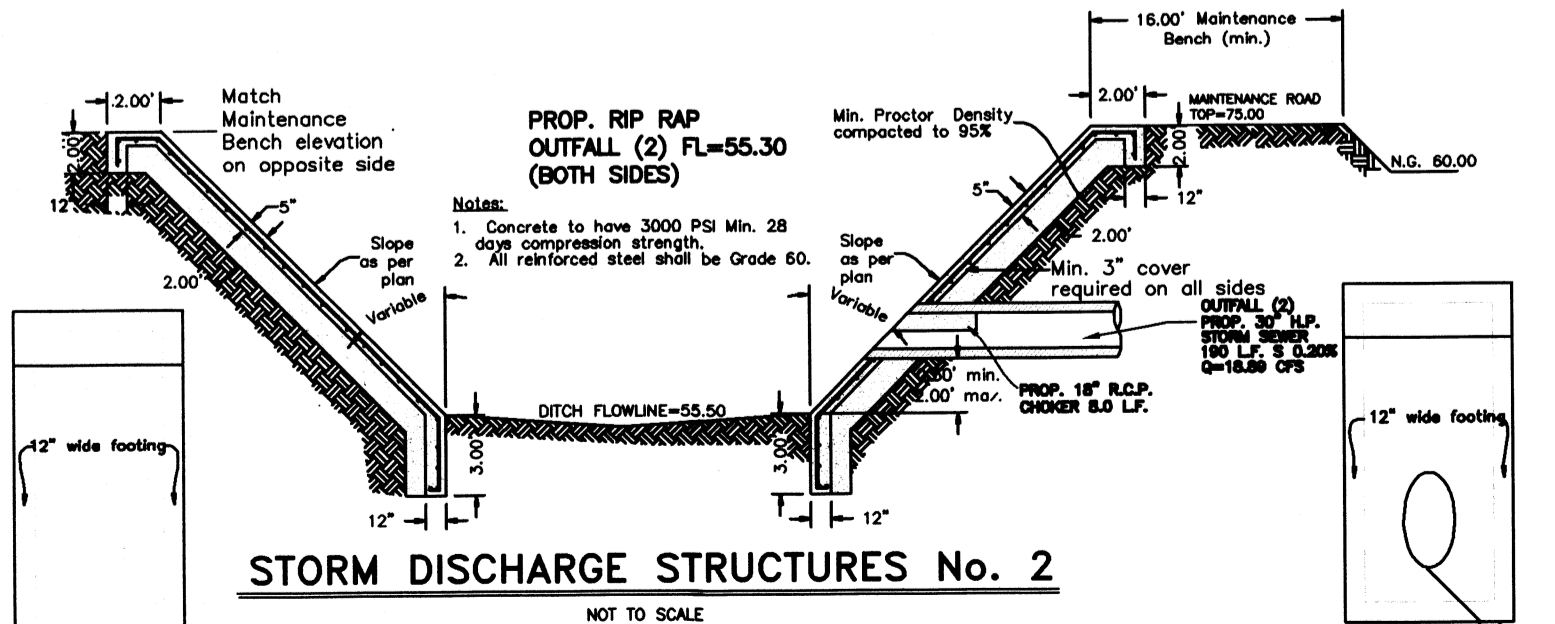
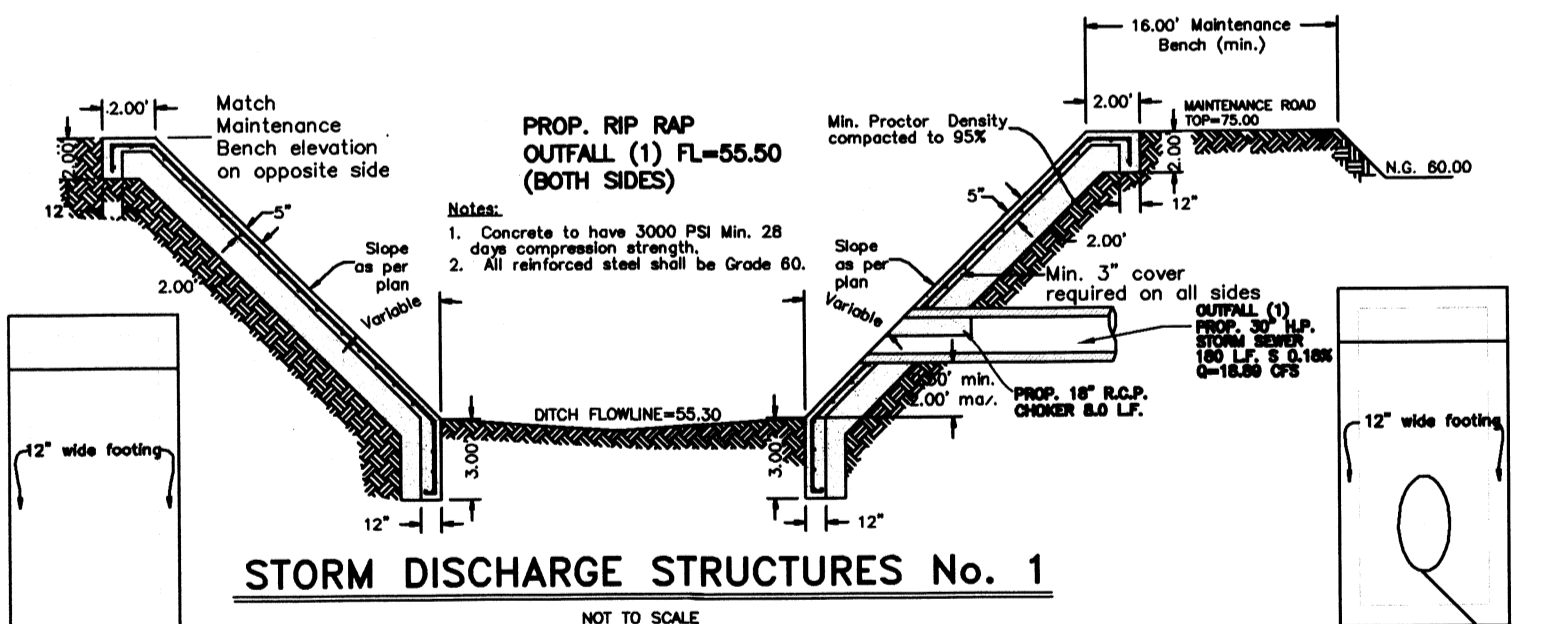
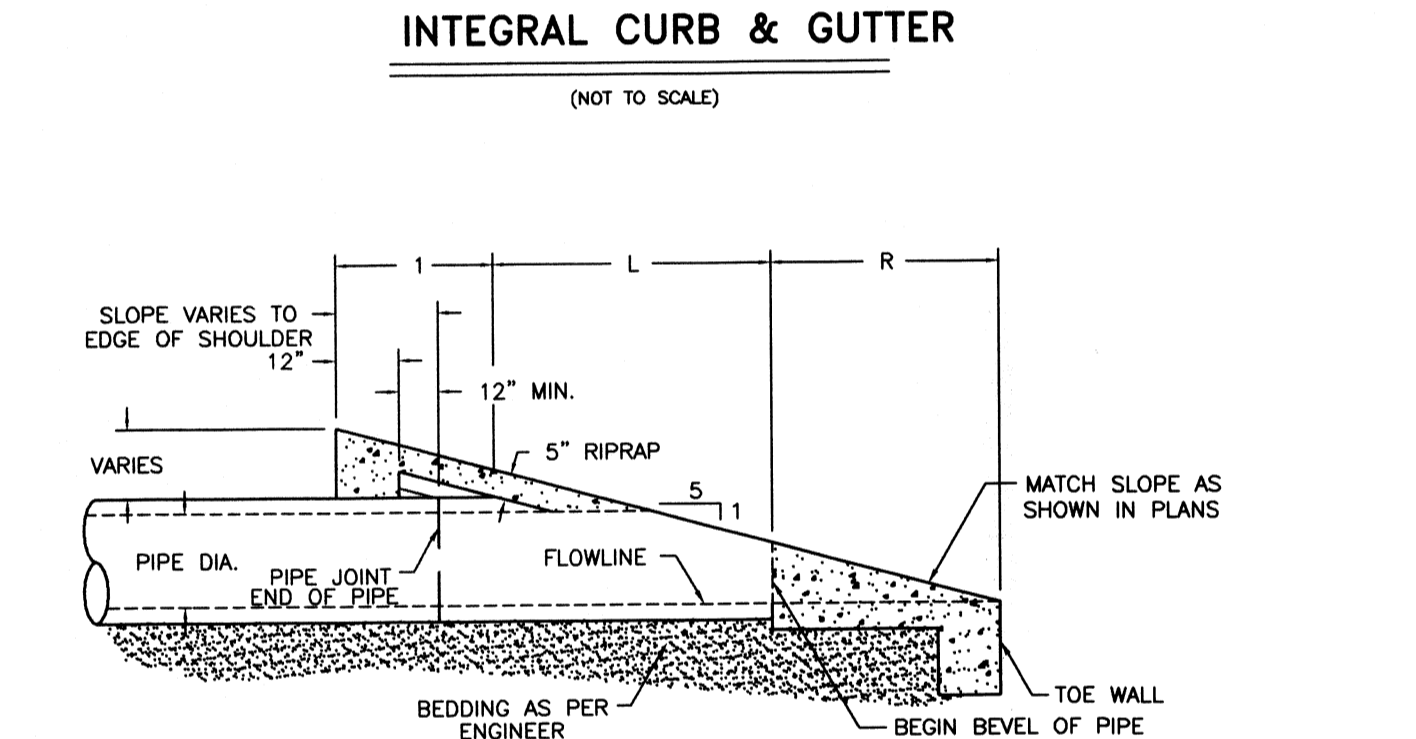
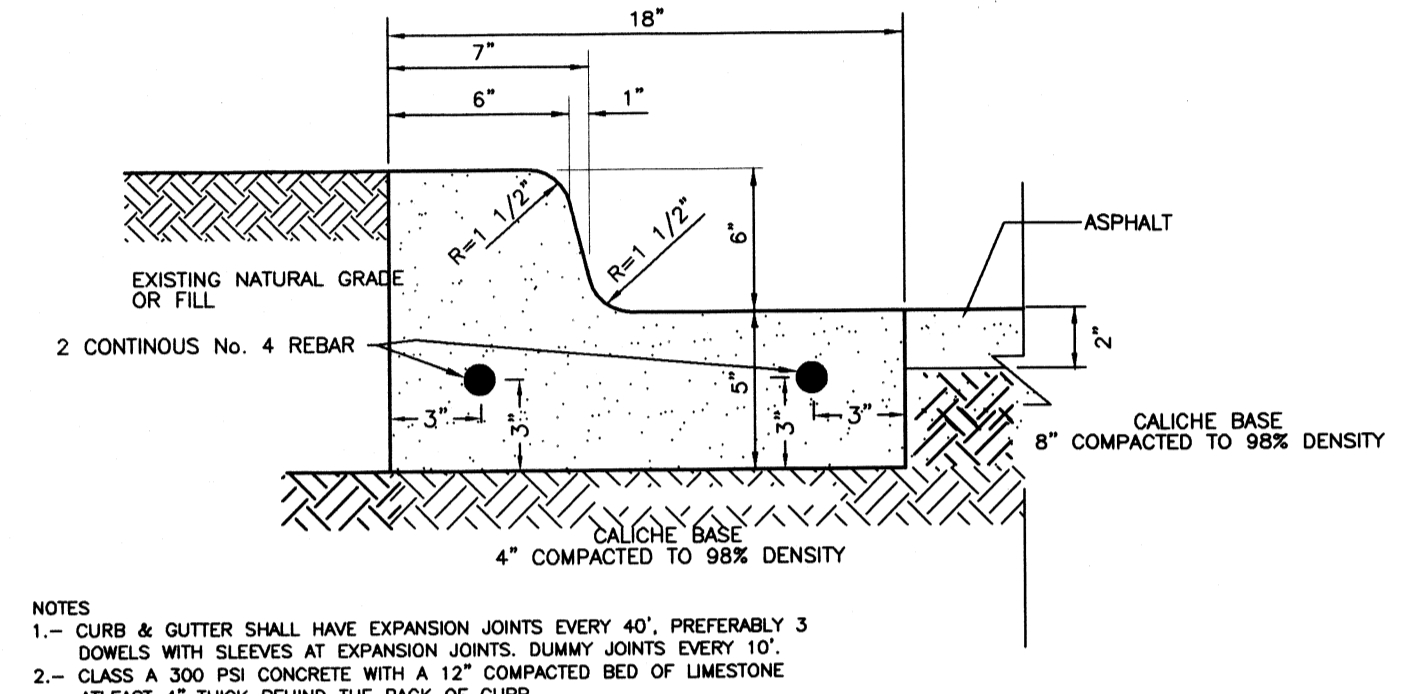
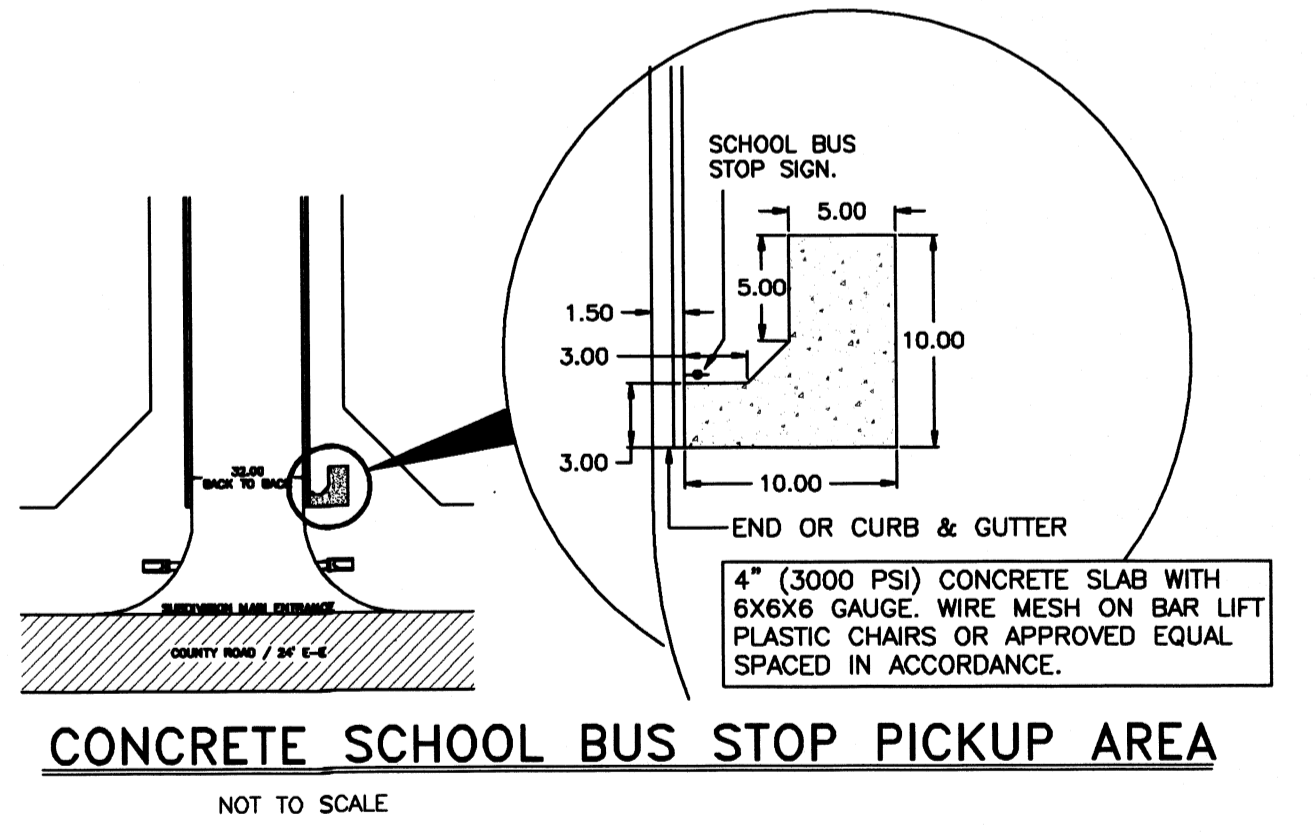
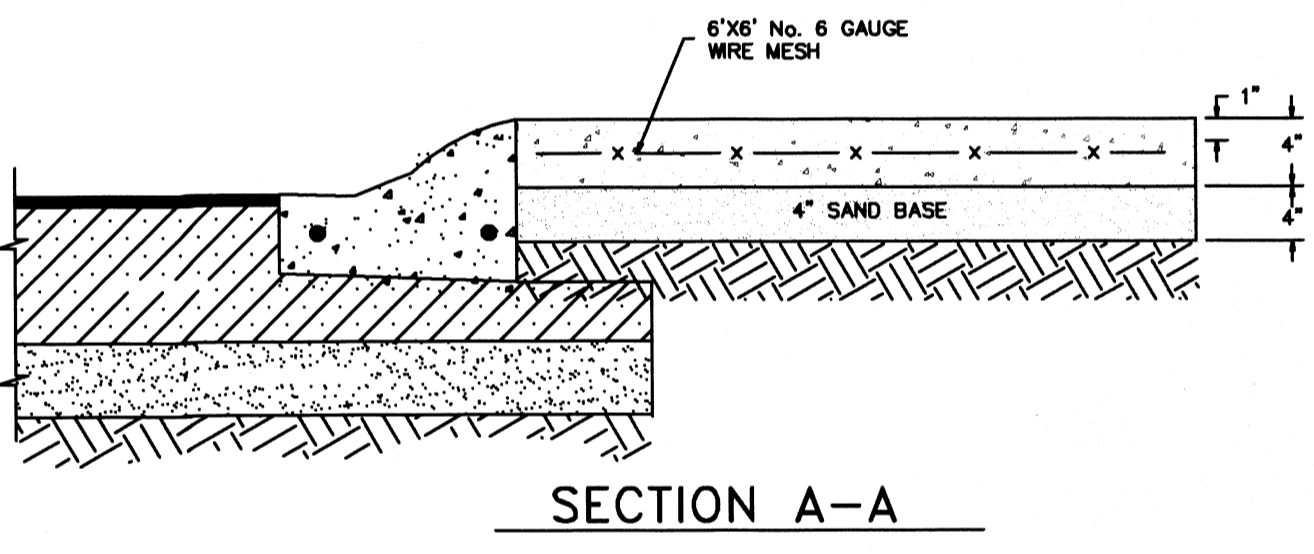
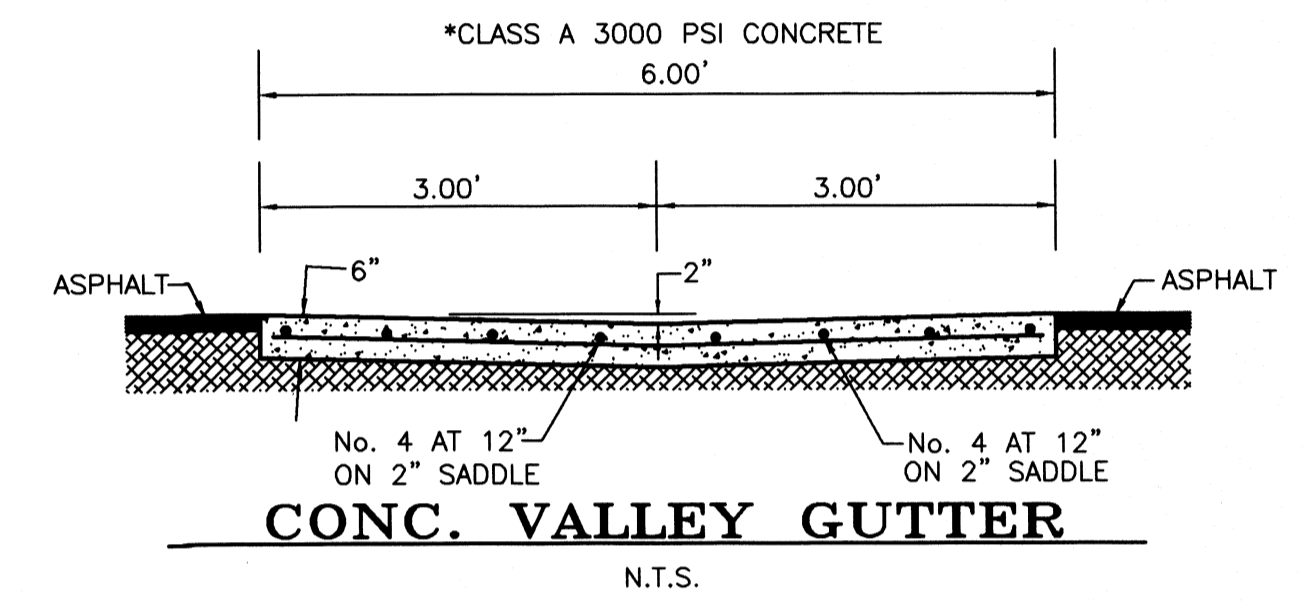
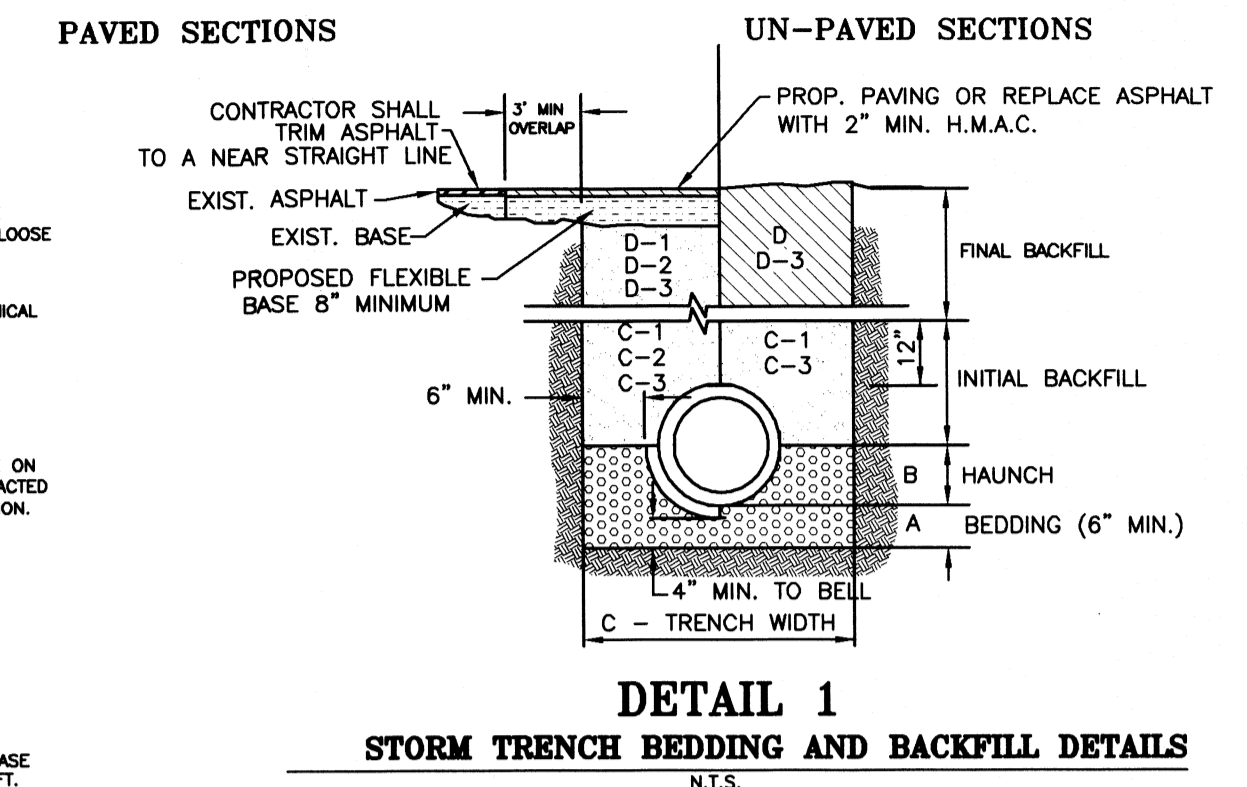


TYPE "C-C" GATE INLET WITH POUR IN PLACE CONCRETE BOTTOM



- STORM TRENCH BEDDING AND BACKFILL NOTES**
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE. (MIN. THICKNESS = 3" - 4" FOR RUN GRAVEL = 3/4" MAX. SIZE).
 - HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS. MECHANICAL COMPACTION.
 - TRENCH WIDTH - SHALL BE BELL O.D. X 1/2" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4" THROUGH THE HEIGHT OF THE STRUCTURE.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS. MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS. MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS. MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFTS. MECHANICAL COMPACTION).
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS. MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS. MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/PAVEMENT SURFACE SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPOINTS, MINIMUM 4" GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- REINFORCING STEEL DETAILS**
- NOTE: 1. ALL STEEL TO BE NO. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OR MANHOLE.
2. ALL GATE INLET COVERS SHALL BE PEDESTRIAN SAFE COVERS. OPENINGS SHALL BE NO GREATER THAN 3/8" WIDE.
3. INLET SHALL BE PLACED ON 6-INCH SAND OR GRAVEL BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY.

THE ITEM FOR CEMENT STABILIZED BACKFILL SHOW ON BID SHEET IS AS PER C-2 AND D-2 STORM TRENCH BEDDING AND BACKFILL NOTES SHOWN ABOVE.



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ALFONSO QUINTANILLA
P.E. 95534

3-11-21
DATE

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

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

FILENAME: F:\DATA\SUBDIVISIONS\MERCEDDES\MILE 9 N MEADOWS\WATER SEWER & PAVING	DATE PREPARED: 3-4-21	PREPARED BY: M GONZALEZ	CHECKED BY:	APPROVED BY:
SHEET NO. 4 OF 4 SHEETS	DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY: