



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539

Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-20-2022

PROPOSED TARS No.1 SUBDIVISION, PRECINCT No. 1.

ENGINEER: S2 ENGINEERING PLLC DEVELOPER: TARS DEVELOPMENT LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 14 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: WEST OF MILE 1 1/2 WEST ROAD APPROXIMATE 1/4 MILE SOUTH OF MILE 9 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-24-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 1 1/2 WEST NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 1 1/2 WEST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-19-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-19-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: MILE 9 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 08-26-2021 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$21,000.00 For: (14) OSSF'S.**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 6, 2022

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MERCEDES.

Final Approval with financial guarantee.

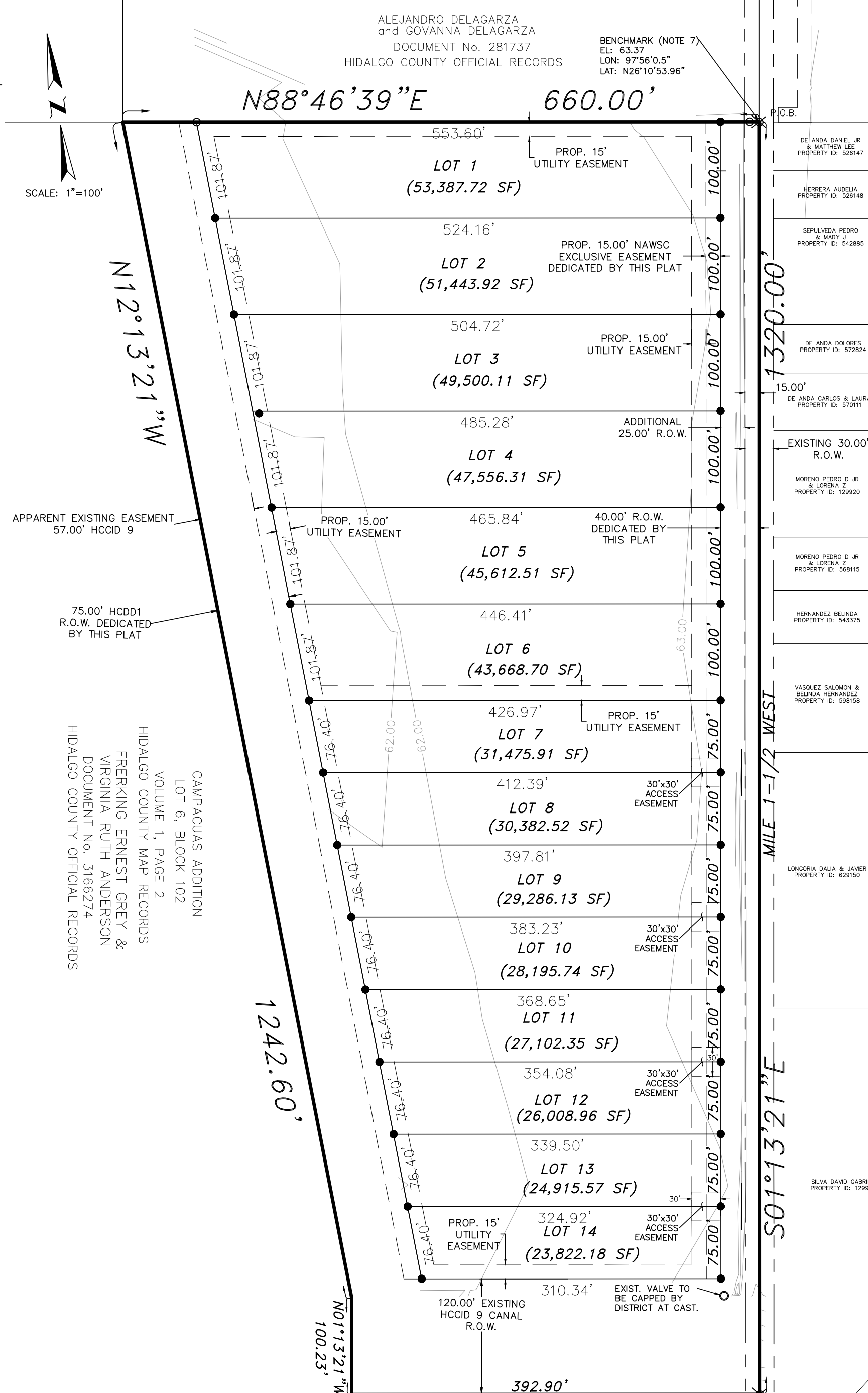
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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SUBDIVISION PLAT OF TARS NO. 1 SUBDIVISION

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS
(16.135 ACRE)



BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A P.K. NAIL FOUND AT THE COMMON CORNER OF LOT 2, LOT 3, LOT 6 AND LOT 7, BLOCK 102, OF SAID CAMPACUAS ADDITION, BEING THE CENTER LINE OF MILE 11/2 W. (HAVING A 30.0' RIGHT OF WAY) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING, OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01° 13' 21\"/>

THENCE, SOUTH 88° 48' 04\"/>

THENCE, NORTH 01° 13' 21\"/>

THENCE, NORTH 12° 13' 21\"/>

THENCE, NORTH 88° 46' 39\"/>

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
TARS DEVELOPMENT LLC, AS OWNER(S) OF THE 16.135 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TARS NO. 1 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENT 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 THE 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 ASSERED IN THIS PLAT ARE TRUE AND COMPLETE.

TOMAS J. ARREDONDO, MEMBER TARS DEVELOPMENT LLC, P.O. BOX 720096, MCALLEN, TX 78504
DATE _____
CITY MAYOR CERTIFICATION
I, THE UNDERSIGNED, MAYOR OF THE CITY OF MERCEDOS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS TARS NO. 1 SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____, 20____.
CITY SECRETARY _____ MAYOR _____
RIGHT OF WAY EXCLUSIVE EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND 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, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HERIN 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 EXCLUSIVE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EXCLUSIVE EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AND 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 EXCLUSIVE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EXCLUSIVE EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSES FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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

TOMAS J. ARREDONDO, MEMBER TARS DEVELOPMENT LLC, P.O. BOX 720096, MCALLEN, TX 78504
DATE _____
CITY SECRETARY _____ MAYOR _____

APPROVED BY THE CITY OF MERCEDOS
SIGNATURE: _____
PRINTED NAME: _____
TITLE OF CITY OFFICIAL: _____
DATE: _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: TARS DEVELOPMENT LLC.	P.O. BOX 720096	MCALLEN, TEXAS, 78504	(956)222-8135
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2424 MIMOSA	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	3007 S. TUCKER RD	HARLINGEN, TEXAS 78574	(956)357-2185

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "X" SHADED.
ZONE "X" (SHADED) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C, REVISED TO REFLECT LOWR DATED MAY 20, 2002, DEFINED AS AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM A 100-YEAR FLOOD.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 4803340325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN 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 FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR ABOVE CENTER LINE OF EXISTING PAVEMENT OF MILE 1-1/2 WEST ROAD, WHICHEVER IS GREATER.
- MINIMUM BUILDING SETBACK LINES:
FRONT25.00 FEET OR 1/2 OF THE R.O.W. NOT TO EXCEED 50 FEET.
REAR15.00 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDES6.00 FEET, OR GREATER FOR EASEMENTS
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 14.
THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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 40,552 CUBIC FEET (0.93 AC-FT) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
(SEE DISTANCE REPORT ON SHEET NO.3.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 ELEV. 63.37 AT A BORN ROD NO. 4 LOCATED AT THE NORTH EAST CORNER OF THE PROPERTY 86 DATUM. BENCHMARK COORDINATES: LON: 97°56'0.5", LAT: N26°10'53.96"
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVIDER SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, AND THE DISTRICT ALLOWS NO OTHER UTILITIES EXCEPT WITH ITS EXPRESS WRITTEN APPROVAL.
- 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. NO ALTERATIONS OR COVERING THAT COULD AFFECT THE SUBDIVISION'S WATER FLOW, SHOULD BE DONE TO THE ROADSIDE DITCH.
- THE PURCHASERS OF LOTS 1 THROUGH 5 SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 1-1/2 WEST ROAD ON TO LOTS 7 THROUGH 14. A 24' SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 7 & 8, 9 & 10, 11 & 12, AND 13 & 14 TO PROVIDE INGRESS AND EGRESS FROM MILE 1-1/2 WEST ROAD
- TARS DEVELOPMENT LLC, THE OWNER & SUBDIVIDER OF TARS NO. 1 SUBDIVISION RETAINS A NAKNET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

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

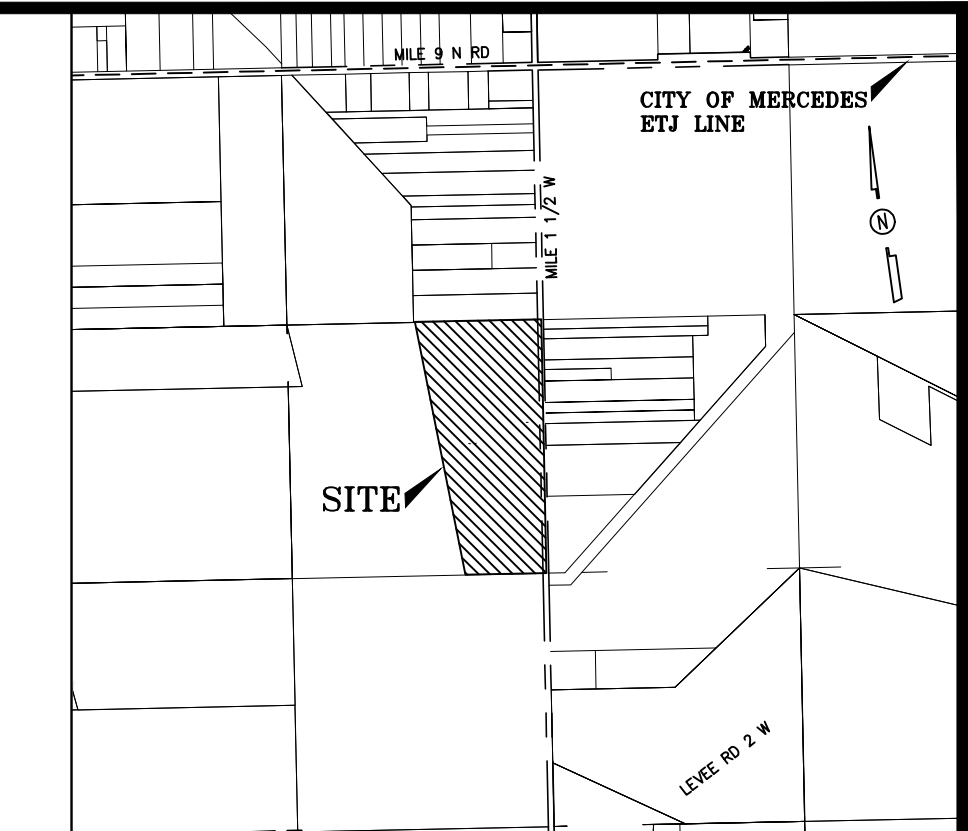
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO
I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE TARS NO. 1 SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

Preliminary
OSCAR HERNANDEZ, R.P.L.S.
R.P.L.S. No. 5005
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.

Preliminary
JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2424 MIMOSA ST
MISSION, TEXAS 78574



LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
TARS NO. 1 SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY, ON THE WEST SIDE OF MILE 1 1/2 W ROAD AND APPROXIMATELY 1320 FT SOUTH OF MILE 9 N RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDOS (POPULATION 20,346 - 2020 CENSUS) AND HIDALGO COUNTY. THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.

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. DATE _____
GENERAL MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(o)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE TARS NO. 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY Commissioners Court on _____

Hidalgo County Judge _____ DATE _____
ATTEST: _____ DATE _____
Hidalgo County Clerk

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION
CERTIFICATE OF APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TARS NO. 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9, DATE THIS _____ DAY OF _____, 20____.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAY AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. NO.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 NO. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID NO.9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID NO.9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCID NO.9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
INDEX OF SHEETS

SHEET 1.- HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.D. NO.1 CERTIFICATION; N.A.W.S.C. CERTIFICATION; REVISION NOTES.

SHEET 2.- WATER AND ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3.- PAVING DISTRIBUTION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION.

NO.	SHEET	REVISION	DATE	APPROVED

FILE NAME :	DATE PREPARED :	PREPARED BY :	CHECKED BY :	APPROVED BY :
DATE REVISED :	REVISED BY :	CHECKED BY :	APPROVED BY :	

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22858
2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787

TARS NO. 1 SUBDIVISION MAP OF WATER AND OSSF DISTRIBUTION

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS

FINAL ENGINEERING REPORT FOR TARS NO. 1 SUBDIVISION:
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

TARS NO. 1 SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF NORTH ALAMO WATER SUPPLY CO. (NAWSCO). THE SUBDIVIDER AND COMPANY NAWSCO SIGNED A CONTRACT BY WHICH THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND NAWSCO HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSCO HAS AN EXISTING 6" DIAMETER LINE RUNNING ALONG THE SOUTH R.O.W. OF MILE 9 NORTH RD.

THE WATER SYSTEM FOR TARS NO. 1 SUBDIVISION CONSISTS OF A 8" THAT RUNS SOUTH ALONG EAST SIDE OF MILE 1-1/2 WEST RD APPROXIMATELY 1,273 FEET THROUGH THE NAWSCO EXCLUSIVE EASEMENT AND THEN SHIFTING TO THE WEST SIDE OF SAID ROAD WITH PROPOSED 22.5' BENDS AS SHOWN IN PLAT. SAID WATERLINE WILL END ON A WATER VALVE ON LOT 14 LOCATED IN THE SOUTH SIDE OF THE PROPERTY. THE PROPOSED WATER LINE CONNECTS INTO THE EXISTING 6" NAWSCO WATER LINE LOCATED SOUTH SIDE OF MILE 9 NORTH ROAD. EACH LOT WILL BE CONNECTED TO THE PROPOSED 8" WATER LINE THAT RUNS WEST OF THE MILE 1 1/2 WEST ROAD.

FROM THE PROPOSED 8" DIAMETER WATERLINE, SEVEN (7) DOUBLE SERVICES OF 1" OF DIAMETER ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY NAWSCO THE AMOUNT OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO NAWSCO UPON REQUEST BY THE LOT OWNER. NAWSCO WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSCO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE TARS No. 1 SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (SOIL REPORT P.E.102365) 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 REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HARLINGEN CLAY (19) A CLASS IV SOIL. THE SITE EVALUATOR (SOIL REPORT P.E.102365) HAD FOUR (4) TEST BORINGS MADE AT THE CENTERS OF LOTS 1, 5, 9, AND 14. THE SOIL CAME OUT AS FAT CLAY (CH) CLASS IV EXTENDING UP TO 48" BELOW THE BOTTOM OF ANY EXCAVATIONS. THE SOIL REPORT IS ATTACHED THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS.

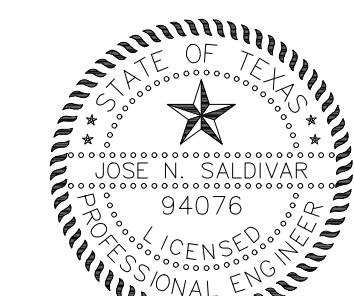
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 5,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 70,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____ 2022.

CERTIFICATION:

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

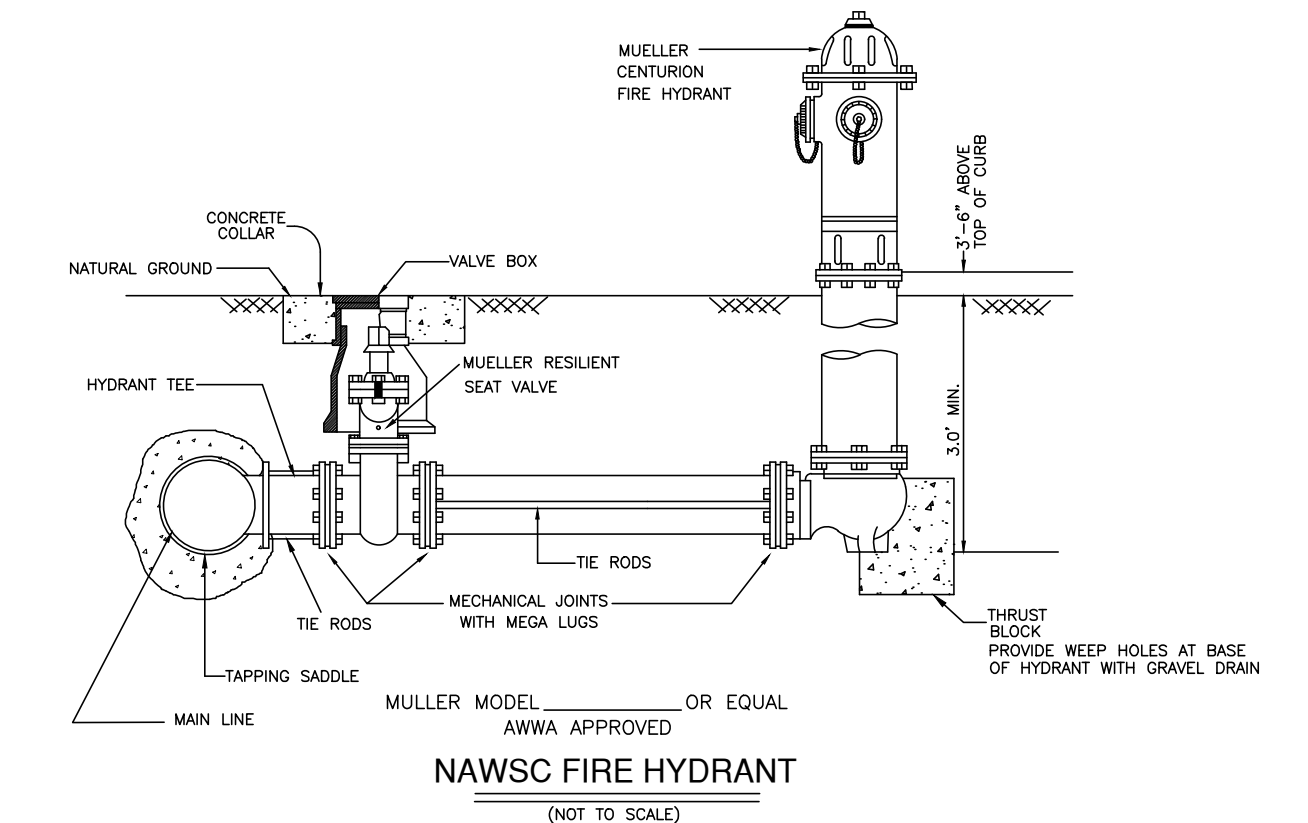
WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$170,000 WHICH EQUALS TO \$12,143 PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 5,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 70,000.00 FOR THE ENTIRE SUBDIVISION.



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PRELIMINARY
JOSE N. SALDIVAR-P.E. No. 94076



TARS NO. 1 SUBDIVISION
POR: JOSE N. SALDIVAR, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

TARS NO. 1 SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE NORTH ALAMO WATER SUPPLY CO (NAWSCO). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, NAWSCO FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE NAWSCO PRESENTÓ SUFFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSCO TIENE UNA LINEA DE 6" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE MILE 9 N ROAD.

EL SISTEMA DE AGUA PARA LA SUBDIVISION TARS NO. 1 SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIÁMETRO CORRE EN DIRECCION SUR DEL LADO ESTE DE LA CALLE MILE 1 1/2 W ROAD Y POSTERIORMENTE CAMBIANDO HACIA EL LADO OESTE DE DICHA CALLE CON CONECTORES DE 45' COMO SE MUESTRA EN EL PLANO. ESTA LINEA TERMINARÁ EN UNA VALLA DE AGUA EN EL LOTE 14 AL SUR DE LA PROPIEDAD EN CUESTION. LA LINEA PREVIAMENTE MENCIONADA SERÁ CONECTADA A LA LINEA EXISTENTE DE AGUA DE NAWSCO AL SUR DE LA CALLE MILE 9 N ROAD. CADA LOTE SERÁ CONECTADO A LA LINEA PROPUESTA DE 8" QUE CORRE DEL LADO OESTE DE LA CALLE MILE 1 1/2 W ROAD.

DE LA LINEA DE 8" DE DIÁMETRO SE DESPRENDEN SIETE (7) SERVICIOS DOBLES DE 1" DE DIÁMETRO QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIÁMETRO, LAS LINEAS DE SERVICIOS DE AGUA Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$ _____ DE LOS CUALES SE CUBRIO US \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A NAWSCO LA CANTIDAD DE US \$ _____ O US \$ _____ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFAS DE CONEXION Y MEMBRESIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA NAWSCO INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Gastos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION TARS No. 1 SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE AL SOLAR. EL EVALUADOR (REPORTE DE SUELOS POR P.E.102365) 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 ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE POR LO MENOS MEDIO ACRE. EL EVALUADOR (REPORTE DE SUELOS POR P.E.102365) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1, 5, 9, Y 14. EL TERRENO ES ARCILLA GORDA SE EXTIENDE A 48" 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.

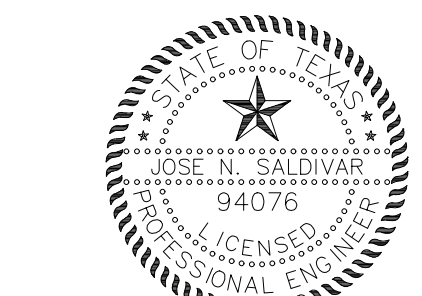
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US \$ 3,000.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US \$ 70,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE JULIO 2022

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:

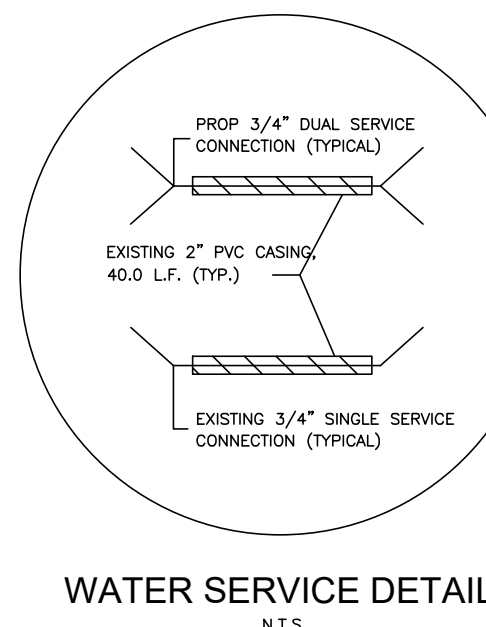
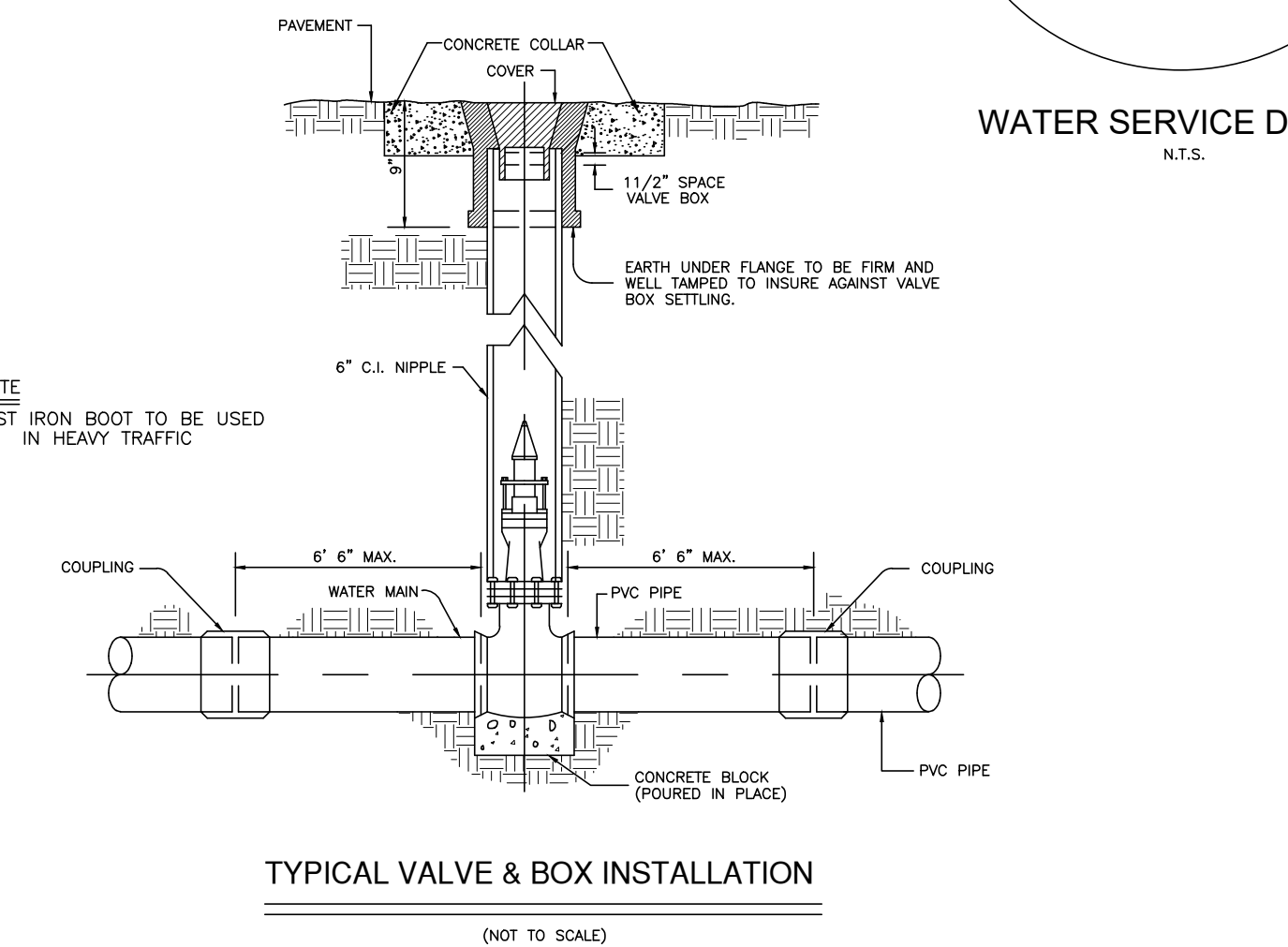
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$170,000 LO CUAL EQUIVALE A US\$ 12,143 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 5,000.00 A UN COSTO TOTAL DE \$ 70,000.00 TODA LA SUBDIVISION.



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PRELIMINARY
JOSE N. SALDIVAR-P.E. No. 94076



SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

1.- I (WE), TARS DEVELOPMENT LLC, SUBDIVIDERS OF TARS NO. 1 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.

TOMAS J. ARREDONDO	DATE
TARS DEVELOPMENT LLC. P.O. BOX 720096 MCALLEN, TX 78504	

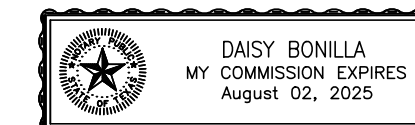
GENERAL CONSTRUCTION NOTES:

- ALL EXISTING WATER LINES TO BE C-900 DR-25.
- CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
- SEE WATER DETAIL SHEET FOR MORE INFORMATION.
- ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND CUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

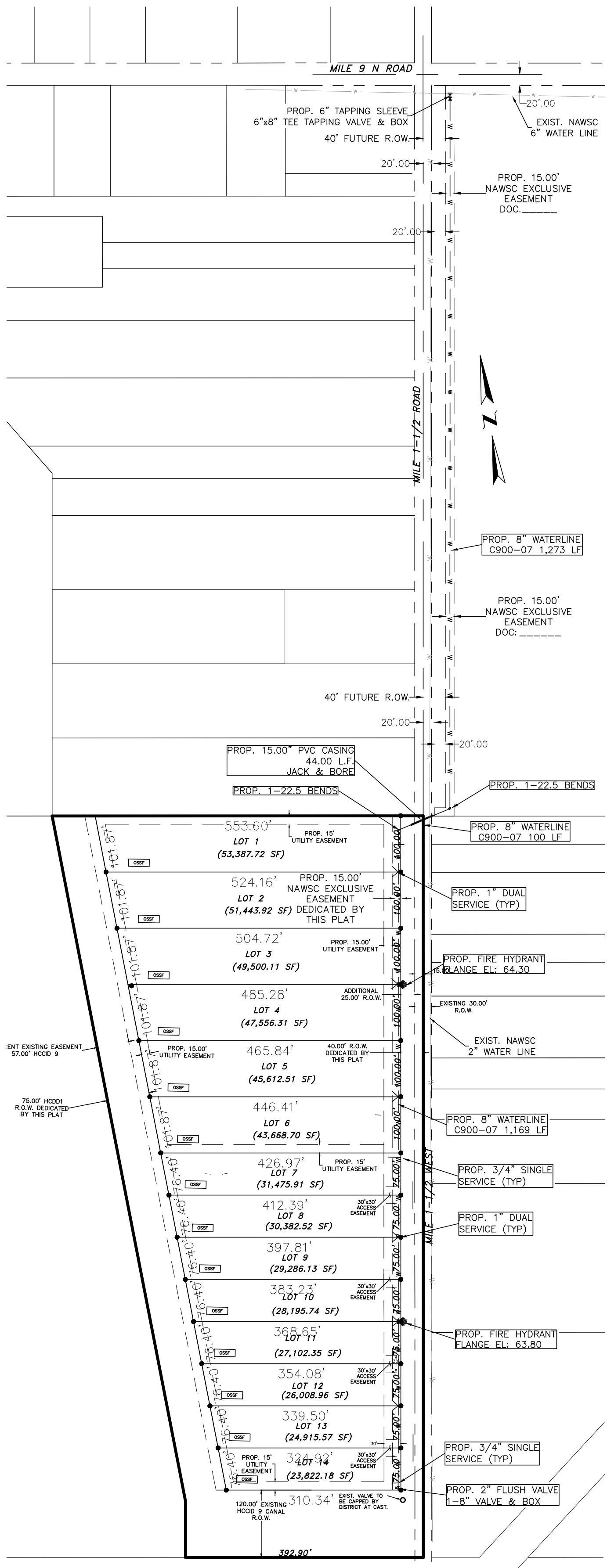
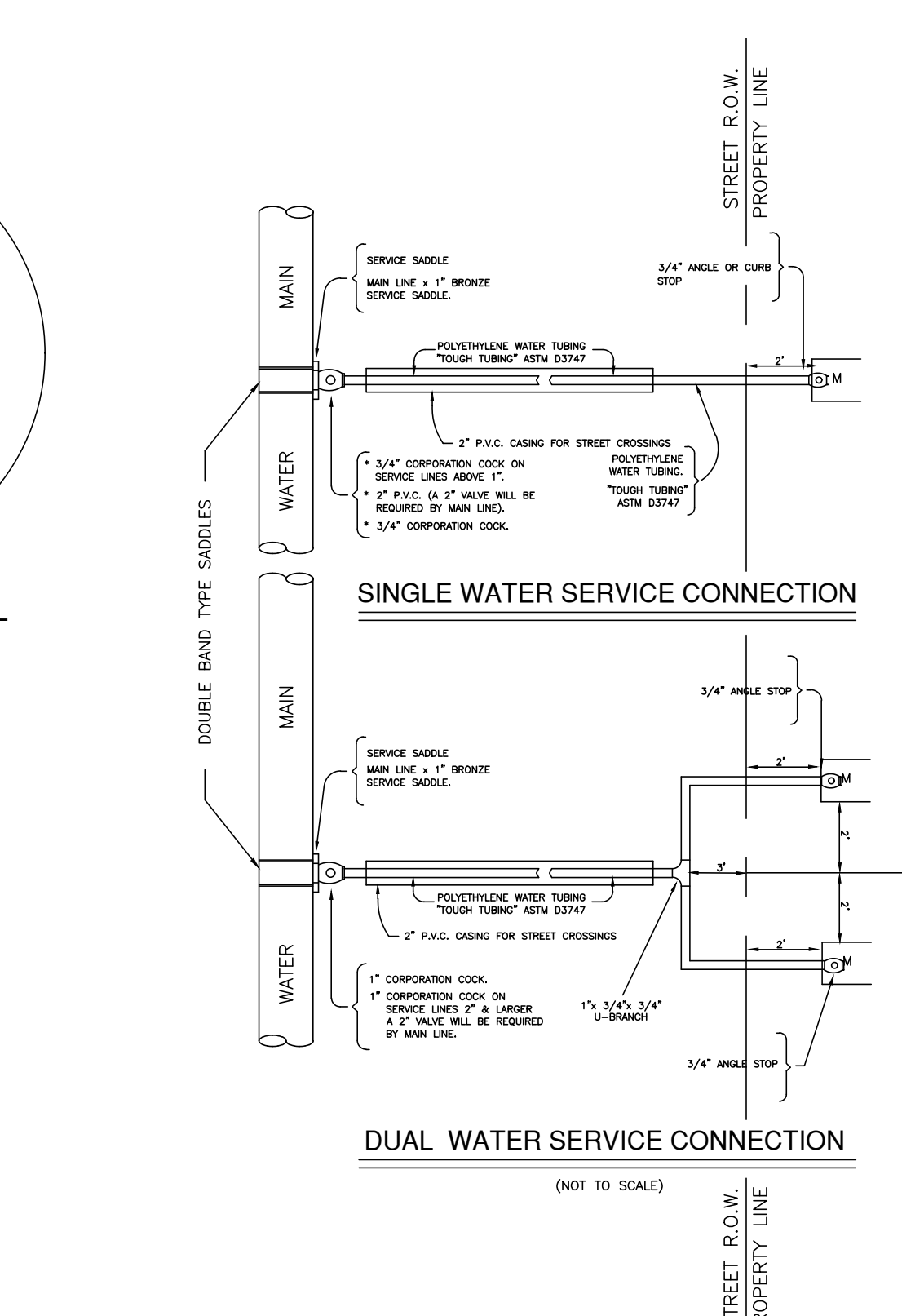
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ROEL A. RODRIGUEZ JR., PRESIDENT OF TARS DEVELOPMENT & INVESTMENTS LLC, 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 therein expressed.

Given under my hand and seal of office this day of _____ 2022

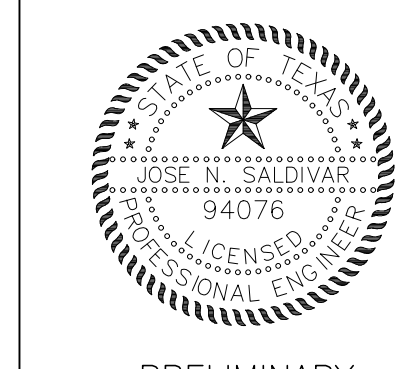


NOTARY PUBLIC- STATE OF TEXAS



LEGEND

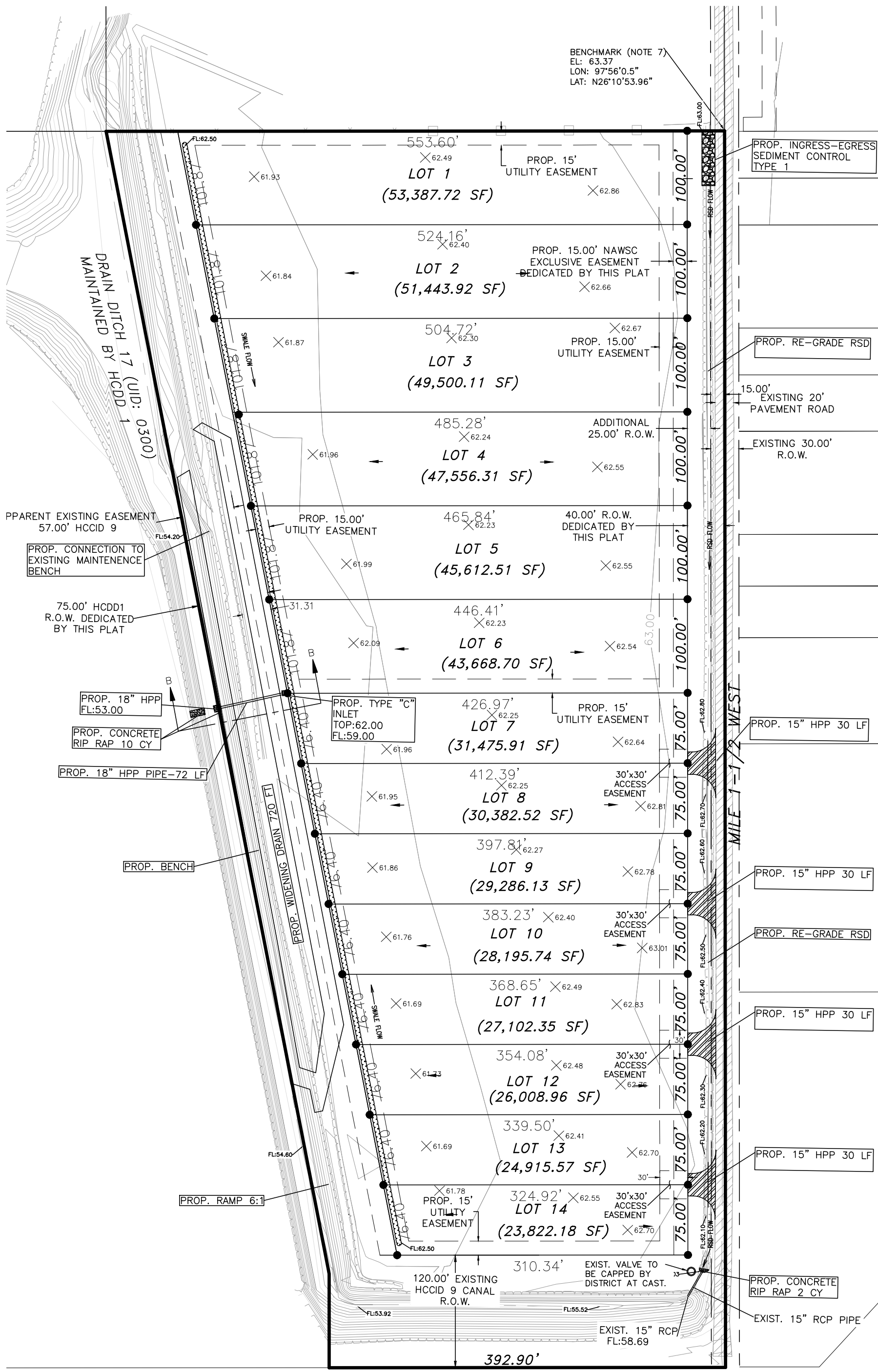
ON-SITE SEWAGE FACILITIES	COST ESTIMATE
WATER DISTRIBUTION:	\$170,000
DRAINAGE IMPROVEMENTS:	\$55,000
OSSF IMPROVEMENTS:	\$70,000
TOTAL:	\$295,000



PRELIMINARY

TARS NO. 1 SUBDIVISION
PROPOSED SUBDIVISION
UTILITIES LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBE P-2886
2424 MIMOSA ST.
MISSION, TX, 78574
TEL. (956) 403-9787
F-22858



TARS NO. 1 SUBDIVISION MAP DRAINAGE AND PAVEMENT

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT
TARS No.1 SUBDIVISION

I. PROJECT LOCATION
TARS NO. 1 SUBDIVISION IS A PROPOSED 14-LOT SINGLE FAMILY SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MERCEDES, TEXAS, ON THE WEST SIDE OF MILE 1 1/2 W ROAD AND APPROXIMATELY 120 FT SOUTH OF MILE 9 N ROAD. BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

II. FLOOD PLAIN
THE PROPOSED SUBDIVISION IS IN ZONE "X" (SHADED) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C, REVISED TO REFLECT LOMR DATED MAY 30, 2002. DEFINED AS AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM A 100-YEAR FLOOD.

III. SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF HARLINGEN CLAY (19). THE SOIL IS CLASSIFIED AS HYDROLOGIC GROUP "D" AND MODERATELY WELL DRAINED WITH HIGH RUNOFF POTENTIAL WHEN THOROUGHLY WET. THE WEB SOIL SURVEY IS ATTACHED.

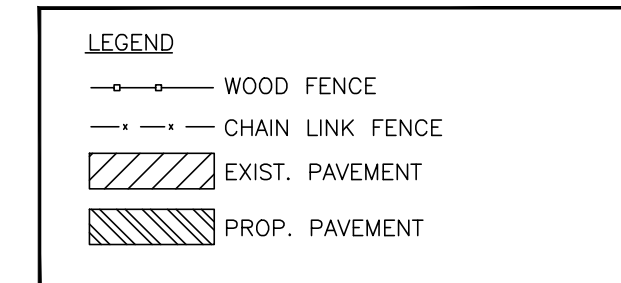
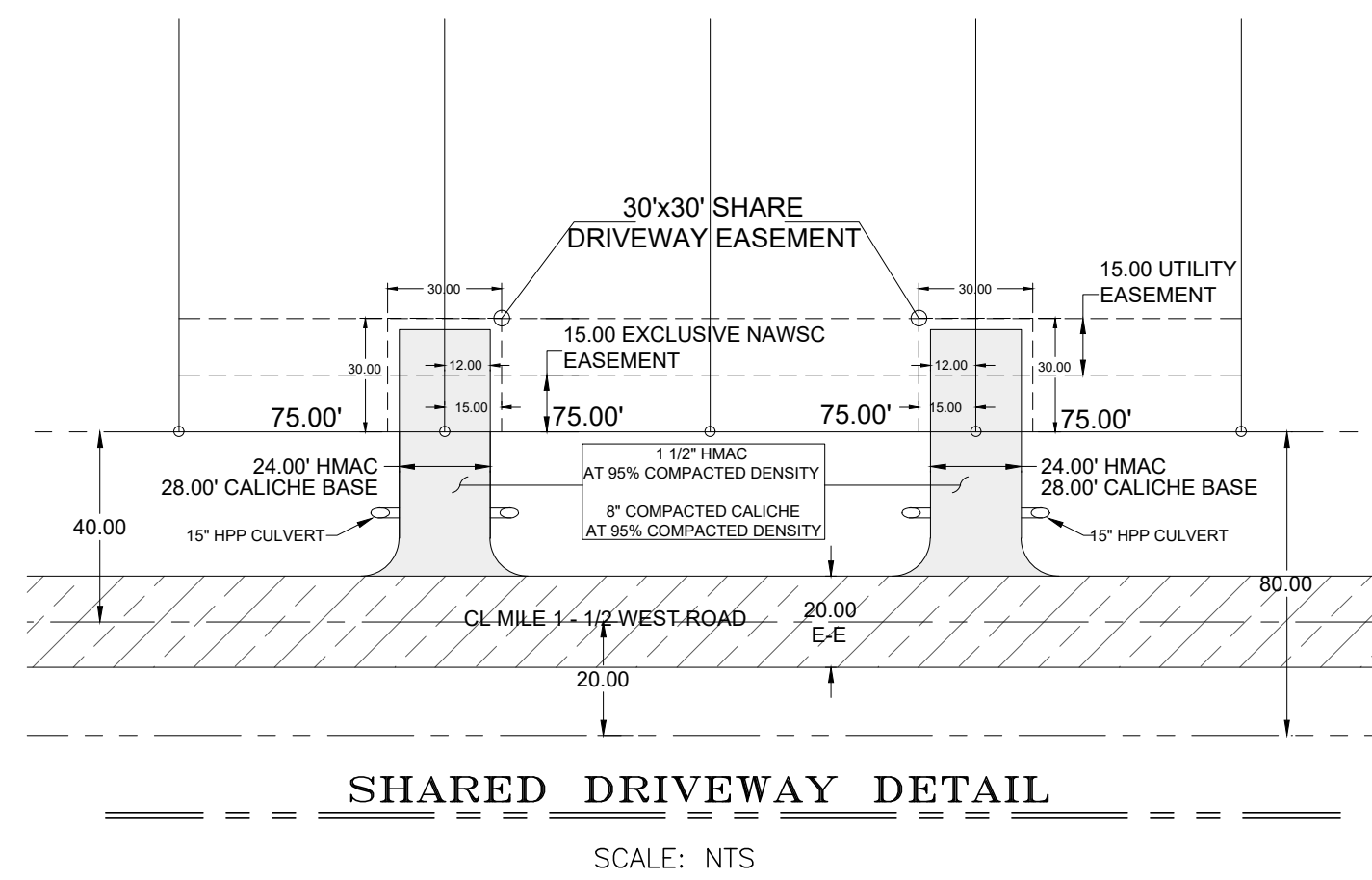
IV. EXISTING CONDITIONS
THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERN DIRECTION TOWARDS AN EXISTING DRAIN DITCH (OWNED BY HCCD 9). SAID RUNOFF WILL ULTIMATELY OUT FALL INTO THE EXISTING DRAIN DITCH WEST TO THE PROPERTY (UID-0300) MAINTAINED BY HCCD 1. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10-YEAR STORM EVENT GENERATES 5.61 CFS OF RUNOFF. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 16.23 CFS FOR A 50-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 16.23 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.

V. PROPOSED CONDITIONS
IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 40,552 CUBIC FEET (1,502 CUBIC YARDS) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT. THE TOTAL AREA THAT WILL BE PROVIDED IS 59,040 CUBIC FEET (2,187 CY). RUNOFF WILL BE DETAINED BY WIDENING THE EXISTING DRAINAGE DITCH, WEST OF THE PROPOSED SUBDIVISION (SEE DETAIL ON ATTACHED DRAINAGE PLAN). RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

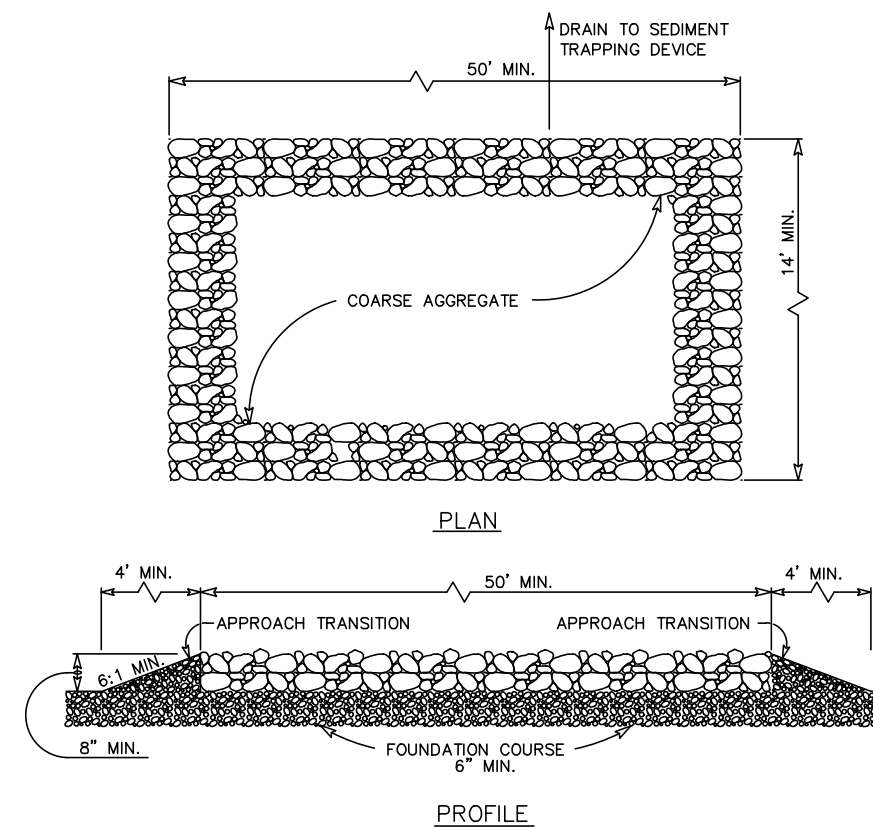


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PRELIMINARY
JOSE N. SALDIVAR-P.E. No. 94076

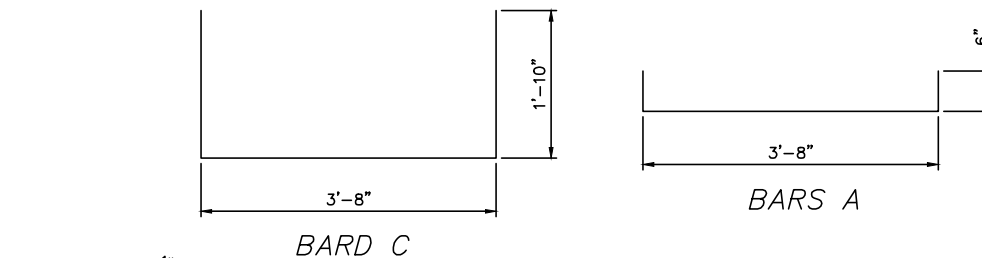
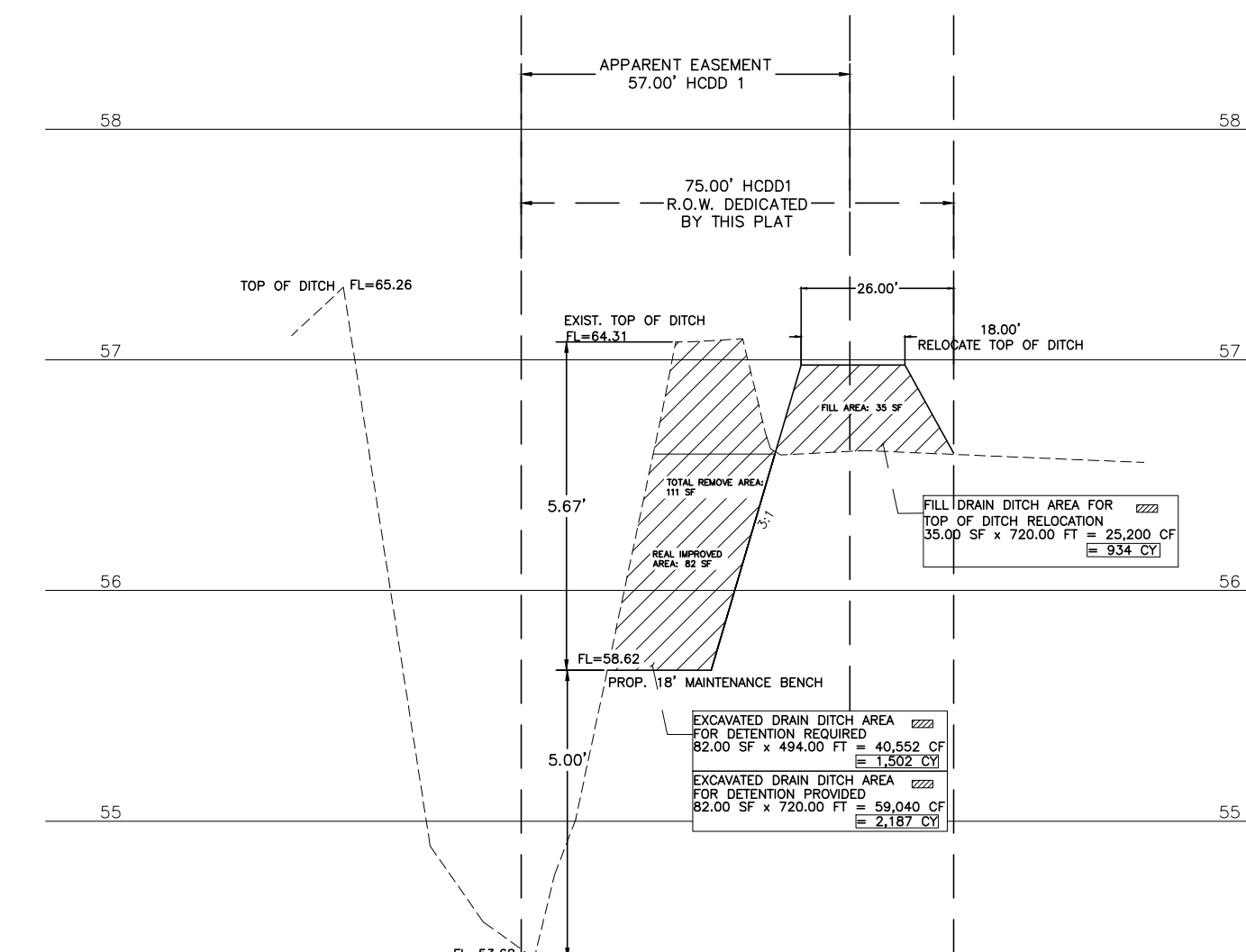


COST ESTIMATE	
WATER DISTRIBUTION:	\$170,000
DRAINAGE IMPROVEMENTS:	\$55,000
OSFS IMPROVEMENTS:	\$70,000
TOTAL:	\$295,000

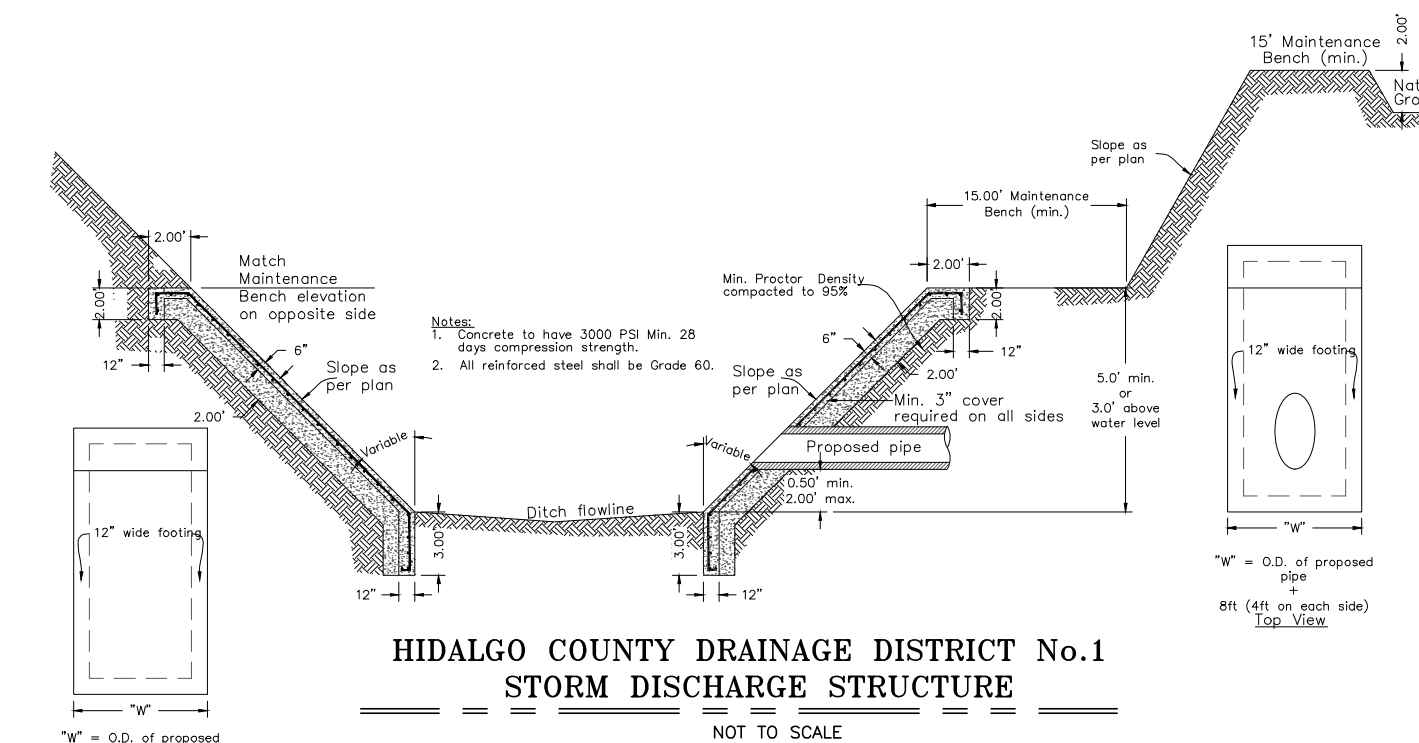
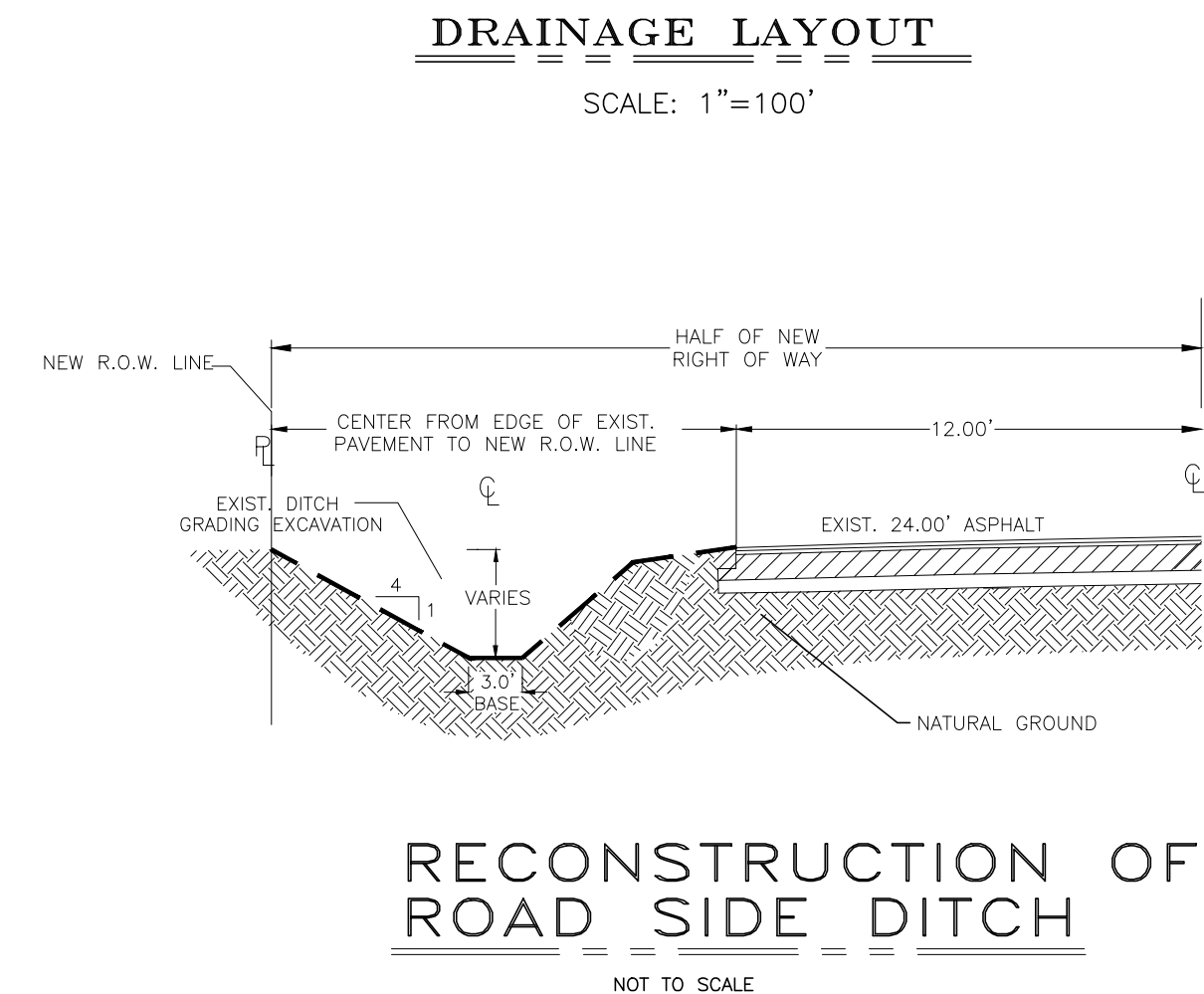


NOTES:

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



- NOTE: WHERE CALLED FOR, INLET GRATE SHALL HAVE EXPANDED METAL, FOR BICYCLE SAFETY.
1. ALL STEEL TO BE NO. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OR MANHOLE.
 2. ALL GRATE 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 BEDDING. SUBGRADE SHALL BE COMPACTED TO 98% DENSITY.



PRELIMINARY

TARS NO. 1 SUBDIVISION
PROPOSED SUBDIVISION
DRAINAGE AND PAVEMENT LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBE F-22858

TEL: (956) 403-9787

F-22858

2424 MIMOSA ST
MISSION TX, 78574