



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: 5-30-2023

PROPOSED LOS PRADOS PHASE 1 SUBDIVISION, PRECINCT No. 1.

ENGINEER MELDEN & HUNT INC. DEVELOPER: VALLEY AFFORDABLE HOUSING LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 48 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 9 NORTH ROAD AND BASELINE ROAD (FM 491)

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-1-2022 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: 30.0 FEET ONTO MILE 9 NORTH AND 20.0 FEET ONTO BASELINE ROAD (FM 491)

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-16-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-12-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER CITY OF MERCEDEZ. LINE SIZE: 12" LOCATION: FM 491

WATER SERVICE PROVIDER: CITY OF MERCEDES. LINE SIZE: 8" LOCATION: FM 491 AND MILE 9 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-12-2023 : 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: N/A

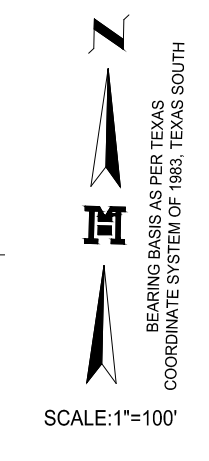
STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments, and the approval of the City of MERCEDES.*

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.

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MASTER PLAN LOT LAYOUT
LOS PRADOS SUBDIVISION
 442 TOTAL LOTS



Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	6975.00	0.160	103	6000.00	0.138	205	6000.00	0.138	307	11622.58	0.256
2	6000.00	0.138	104	6000.00	0.138	206	6000.00	0.138	308	5879.58	0.135
3	6000.00	0.138	105	6000.00	0.138	207	6000.00	0.138	309	5996.35	0.135
4	6000.00	0.138	106	6000.00	0.138	208	6240.79	0.143	310	6000.00	0.138
5	6000.00	0.138	107	6735.00	0.155	209	6000.00	0.138	311	6000.00	0.138
6	6000.00	0.138	108	6847.50	0.157	210	6000.00	0.138	312	6000.00	0.138
7	6000.00	0.138	109	6000.00	0.138	211	6975.00	0.160	313	6000.00	0.138
8	6000.00	0.138	110	6000.00	0.138	212	6000.00	0.138	314	6000.00	0.138
9	6000.00	0.138	111	6000.00	0.138	213	6000.00	0.138	315	6000.00	0.138
10	6000.00	0.138	112	6000.00	0.138	214	6000.00	0.138	316	6000.00	0.138
11	6000.00	0.138	113	6000.00	0.138	215	6000.00	0.138	317	6000.00	0.138
12	6077.50	0.140	114	6000.00	0.138	216	6000.00	0.138	318	6975.00	0.160
13	7387.50	0.165	115	6000.00	0.138	217	6000.00	0.138	319	7387.50	0.165
14	6000.00	0.138	116	6000.00	0.138	218	10127.50	0.232	320	6000.00	0.138
15	6000.00	0.138	117	6000.00	0.138	219	3485.30	0.079	321	6000.00	0.138
16	6000.00	0.138	118	7387.50	0.165	220	7387.50	0.165	322	6000.00	0.138
17	6000.00	0.138	119	7387.50	0.165	221	6000.00	0.138	323	6000.00	0.138
18	6000.00	0.138	120	6000.00	0.138	222	6000.00	0.138	324	6000.00	0.138
19	6000.00	0.138	121	6000.00	0.138	223	8620.89	0.196	325	6000.00	0.138
20	6000.00	0.138	122	6000.00	0.138	224	6774.44	0.156	326	6000.00	0.138
21	6000.00	0.138	123	6000.00	0.138	225	7029.03	0.161	327	6998.44	0.154
22	6000.00	0.138	124	6000.00	0.138	226	9529.26	0.219	328	8742.86	0.207
23	6000.00	0.138	125	6000.00	0.138	227	6000.00	0.138	329	6499.03	0.147
24	7312.10	0.163	126	6000.00	0.138	228	7387.50	0.165	330	6000.00	0.138
25	7322.10	0.163	127	6000.00	0.138	229	7387.50	0.165	331	6000.00	0.138
26	6000.00	0.138	128	6000.00	0.138	230	5792.04	0.131	332	6000.00	0.138
27	6000.00	0.138	129	6847.50	0.157	231	11813.37	0.271	333	6000.00	0.138
28	6000.00	0.138	130	6847.50	0.157	232	6000.00	0.138	334	7387.50	0.165
29	6000.00	0.138	131	6000.00	0.138	233	6000.00	0.138	335	6124.51	0.141
30	6000.00	0.138	132	6000.00	0.138	234	6000.00	0.138	336	6000.00	0.138
31	6000.00	0.138	133	6000.00	0.138	235	6000.00	0.138	337	6000.00	0.138
32	6000.00	0.138	134	6000.00	0.138	236	7387.50	0.165	338	10859.01	0.249
33	6000.00	0.138	135	6000.00	0.138	237	7387.50	0.165	339	7387.50	0.165
34	6000.00	0.138	136	6000.00	0.138	238	6000.00	0.138	340	10747.58	0.247
35	6000.00	0.138	137	6000.00	0.138	239	6000.00	0.138	341	6332.63	0.146
36	7387.50	0.165	138	6000.00	0.138	240	6000.00	0.138	342	7135.84	0.164
37	7387.50	0.165	139	6000.00	0.138	241	6000.00	0.138	343	6000.35	0.138
38	6000.00	0.138	140	7387.50	0.165	242	6000.00	0.138	344	6000.00	0.138
39	6000.00	0.138	141	7387.50	0.165	243	6000.00	0.138	345	6033.86	0.139
40	6000.00	0.138	142	6000.00	0.138	244	6000.00	0.138	346	10699.11	0.245
41	6000.00	0.138	143	6000.00	0.138	245	13835.77	0.290	347	17728.75	0.407
42	6000.00	0.138	144	6000.00	0.138	246	7387.50	0.165	348	10555.43	0.239
43	6000.00	0.138	145	6000.00	0.138	247	6000.00	0.138	349	4030.70	0.091
44	6000.00	0.138	146	6000.00	0.138	248	6000.00	0.138	350	5210.36	0.120
45	6000.00	0.138	147	6000.00	0.138	249	6000.00	0.138	351	6000.00	0.138
46	6000.00	0.138	148	6000.00	0.138	250	6000.00	0.138	352	6000.00	0.138
47	6000.00	0.138	149	6000.00	0.138	251	6000.00	0.138	353	6000.00	0.138
48	6000.00	0.138	150	6000.00	0.138	252	6000.00	0.138	354	6000.00	0.138
49	7327.50	0.163	151	6847.50	0.157	253	6000.00	0.138	355	3999.84	0.092
50	6000.00	0.138	152	6847.50	0.157	254	6000.00	0.138	356	7037.18	0.162
51	6000.00	0.138	153	6000.00	0.138	255	6000.00	0.138	357	7136.45	0.164
52	6000.00	0.138	154	6000.00	0.138	256	7387.50	0.165	358	6000.36	0.138
53	6000.00	0.138	155	6000.00	0.138	257	9493.06	0.216	359	6000.00	0.138
54	6000.00	0.138	156	6000.00	0.138	258	7422.81	0.170	360	6000.00	0.138
55	6000.00	0.138	157	6000.00	0.138	259	6893.88	0.158	361	6000.00	0.138
56	6000.00	0.138	158	6000.00	0.138	260	6000.00	0.138	362	6000.00	0.138
57	6000.00	0.138	159	6000.00	0.138	261	6000.00	0.138	363	6000.00	0.138
58	6000.00	0.138	160	6000.00	0.138	262	6000.00	0.138	364	6000.00	0.138
59	6000.00	0.138	161	6000.00	0.138	263	6000.00	0.138	365	6000.00	0.138
60	7387.50	0.165	162	7387.50	0.165	264	6000.00	0.138	366	6000.00	0.138
61	7387.50	0.165	163	7387.50	0.165	265	6000.00	0.138	367	6000.00	0.138
62	6000.00	0.138	164	6000.00	0.138	266	6000.00	0.138	368	6027.50	0.138
63	6000.00	0.138	165	6000.00	0.138	267	6004.01	0.138	369	8021.17	0.184
64	6000.00	0.138	166	6000.00	0.138	268	13857.32	0.311	370	7298.20	0.165
65	6000.00	0.138	167	6000.00	0.138	269	6023.00	0.138	371	6000.00	0.138
66	6000.00	0.138	168	6000.00	0.138	270	6741.71	0.150	372	6000.00	0.138
67	6000.00	0.138	169	6000.00	0.138	271	7376.45	0.167	373	6000.00	0.138
68	6000.00	0.138	170	6000.00	0.138	272	7799.57	0.179	374	6000.00	0.138
69	6000.00	0.138	171	6000.00	0.138	273	5328.49	0.121	375	6000.00	0.138
70	6000.00	0.138	172	6000.00	0.138	274	8142.02	0.187	376	6000.00	0.138
71	6000.00	0.138	173	6847.50	0.157	275	6000.00	0.138	377	7277.91	0.167
72	7327.50	0.163	174	6847.50	0.157	276	6000.00	0.138	378	10008.17	0.244
73	7327.50	0.163	175	6000.00	0.138	277	6000.00	0.138	379	13224.75	0.304
74	6000.00	0.138	176	6000.00	0.138	278	6000.00	0.138	380	11310.53	0.260
75	6000.00	0.138	177	6000.00	0.138	279	6000.00	0.138	381	8203.01	0.189
76	6000.00	0.138	178	6000.00	0.138	280	6000.00	0.138	382	8860.23	0.203
77	6000.00	0.138	179	6000.00	0.138	281	6000.00	0.138	383	16447.77	0.375
78	6000.00	0.138	180	6000.00	0.138	282	6000.00	0.138	384	6047.72	0.139
79	6000.00	0.138	181	6000.00	0.138	283	6000.00	0.138	385	7367.77	0.166
80	6000.00	0.138	182	6000.00	0.138	284	6000.00	0.138	386	7367.77	0.166
81	6000.00	0.138	183	5999.98	0.138	285	6000.00	0.138	387	10472.72	0.239
82	6000.00	0.138	184	6754.44	0.151	286	6000.00	0.138	388	6000.00	0.138
83	6000.00	0.138	185	6013.00	0.138	287	6000.00	0.138	389	6363.28	0.146
84	7387.50	0.165	186	11807.81	0.271	288	6000.00	0.138	390	7387.50	0.165
85	7387.50	0.165	187	8420.22	0.193	289	6149.96	0.156	391	6000.00	0.138
86	6000.00	0.138	188	6084.81	0.140	290	7076.45	0.162	392	6000.00	0.138
87	6000.00	0.138	189	5104.25	0.117	291	6784.73	0.156	393	10643.77	0.244
88	6000.00	0.138	190	10000.00	0.224	292	6322.70	0.141	394	10643.77	0.244
89	6000.00	0.138	191	8200.87	0.186	293	6000.00	0.138	395	6000.00	0.138
90	6000.00	0.138	192	15351.51	0.362	294	6000.00	0.138	396	6000.00	0.138
91	6000.00	0.138	193	10875.11	0.250	295	6000.00	0.138	397	7387.50	0.165
92	6000.00	0.138	194	6000.00	0.138	296	6000.00	0.138	398	7387.50	0.165
93	9204.77	0.211	195	6000.00	0.138	297	6000.00	0.138	399	6000.00	0.138
94	7390.76	0.162	196	6000.00	0.138	298	6000.00	0.138	400	6000.00	0.138
95	6656.74	0.153	197	6000.00	0.138	299	6000.00	0.138	401	10643.77	0.244
96	6372.52	0.146	198	6007.52	0.138	300	6000.00	0.138	402	10643.77	0.244
97	6975.00	0.160	199	10427.00	0.239	301	6000.00	0.138	403	6000.00	0.138
98	6000.00										

PLAT OF LOS PRADOS PHASE 1 SUBDIVISION

STATE OF TEXAS §
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CARLOS G. LEAL, JR., AS OWNER OF THE 9.091 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS PRADOS PHASE 1 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (STREETS), 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.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RHODES DEVELOPMENT, INC. DATE: _____
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
MCELLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

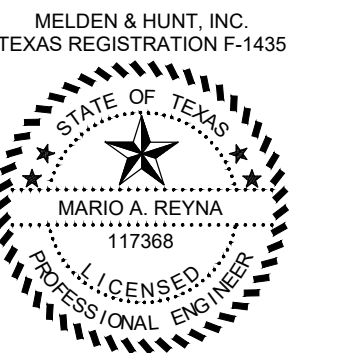
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

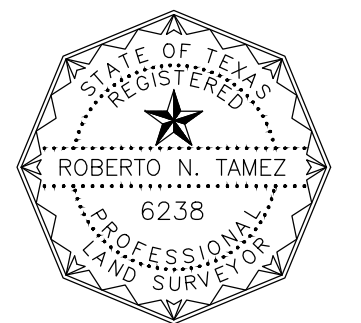
MARIO A. REYNA, P.E. 117368 DATE: _____
PLAT NO. 22119.00
DATE PREPARED: 03/24/2023 BY: R.D.J.



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF LOS PRADOS PHASE 1 SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04/20/22, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ R.P.L.S. # 6238
DATE SURVEYED: 04/20/22
SURVEY JOB NO. 22382.08



HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 20____

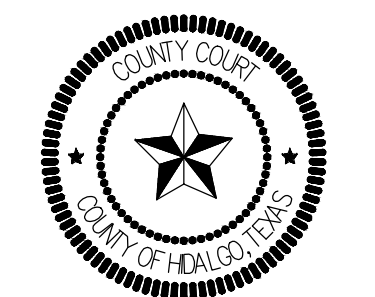
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID#9
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF 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 WITHIN THIS SUBDIVISION, AS WELL, HCCID#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE 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 & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS PRADOS PHASE 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT
ON _____ DAY OF _____, 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER



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

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY PANEL NUMBER: 480334 0450 C. EFFECTIVE DATE: MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR: MAY 30, 2002
- SETBACKS:
FRONT: 25.00 FEET OR 1/2 OF THE ROW NOT TO EXCEED 50 FEET
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- 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 48. 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 OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT:
B.M. 1-ELEV. 65.07 N.A.V.D. 88 (GEOD 2003) DESCRIPTIONS: NO. 4 REBAR LOCATED 73 FEET NORTH AND 40 FEET WEST OF THE NORTHWEST INTERSECTION OF MILE 9 NORTH & F.M. 941 BASELINE LINE ROAD, N:16593344.8180, E:1177494.0960
- 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 TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE:
THIS SUBDIVISION IS INCLUDED WITHIN THE OVERALL LOS PRADOS MASTER PLAN DRAINAGE BASIN STUDY IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE LOS PRADOS MASTER PLAN DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 755,538.9 CUBIC FEET (16,885 ACRES-FEET) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL EXCAVATE TWO DRAINAGE DITCHES AT THE NORTHWEST PORTION OF THE MASTER DEVELOPMENT. THE COMBINE DRAIN DITCHES WILL EXCEED THE REQUIRED DETENTION WITH A COMBINE PROPOSED CAPACITY OF 759,444 CUBIC FEET. THE REQUIRED DETENTION FOR PHASE ONE SHALL BE 50,504 CUBIC FEET (1.169 ACRES-FEET) AND WILL BE PROVIDED WITHIN THE TWO EXCAVATED PROPOSED DRAIN DITCHES. THIS TWO PROPOSED DETENTION PONDS WILL DISCHARGE TO AN EXISTING H.C.D. NO. 1 DRAINAGE DITCH ULTIMATE OUTFALL IS THE I.B.W. C. FLOODWAY.
- A 5-FT. SIDEWALK ALONG PERIMETER STREET TO BE CONSTRUCTED AT BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS, AS PER CITY OF MERCEDES.
- A 4-FT. SIDEWALK ALONG INTERIOR STREETS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS AS PER CITY OF MERCEDES.
- FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
- STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING PERMIT.
- ALL INTERIOR LOT CORNERS ARE SET BY No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NO ACCESS TO MILE 9 NORTH ROAD FOR LOTS 1, 24, 25 & 48.
- NO ACCESS TO BASELINE ROAD F.M. 491 FOR LOTS 1, THRU 12. BUFFER FENCE TO BE CONSTRUCTED ALONG BASELINE ROAD F.M. 491
- PARKLAND DEDICATION FEES TO BE PAID BY THE DEVELOPER AT THE TIME OF RECORDING, TO THE CITY OF MERCEDES.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

BEING A RESUBDIVISION OF 9.091 ACRES
OUT OF LOT 16, BLOCK 82,
CAPISALLO DISTRICT SUBDIVISION
RECORDED IN VOLUME "P", PAGE 227,
HIDALGO COUNTY DEED RECORDS
CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 9.091 OF ONE ACRE SITUATED IN THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 82, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "P", PAGE 227, HIDALGO COUNTY DEED RECORDS, WHICH SAID 9.091 OF ONE ACRE ARE OUT OF A CERTAIN TRACT CONVEYED TO DORA L. GARCIA, INDEPENDENT EXECUTRIX OF THE ESTATE OF ROSEMARY RIBISIL, DECEASED, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1972205, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.091 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET (NORTHING: 16,593,272.547, EASTING: 1,177,535,711) ON THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD-F.M. 491 AND MILE 9 NORTH ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 88° 47' 48" E, A DISTANCE OF 1320.00 FEET AND N 01° 12' 12" W A DISTANCE OF 20.00 FEET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, S 88° 47' 48" W ALONG THE SOUTH LINE OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 9, NORTH ROAD, A DISTANCE OF 600.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 01° 12' 12" W A DISTANCE OF 600.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 88° 47' 48" E AT A DISTANCE OF 580.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF BASELINE ROAD-F.M. 491, CONTINUING A TOTAL DISTANCE OF 600.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 01° 12' 12" E ALONG THE EAST LINE OF SAID LOT 16, BLOCK 82 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD-F.M. 491, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.091 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 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 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 SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF GRANTEE OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY 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. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE W. OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT

THE _____ DAY OF _____, 20____

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION
ACKNOWLEDGEMENT:

THIS PLAT OF LOS PRADOS PHASE 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCEDES, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, 2023.

CHAIRMAN

CITY OF MISSION
CERTIFICATE OF APPROVAL:

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THE PLAT OF LOS PRADOS PHASE 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MERCEDES.

MAYOR OF CITY OF MERCEDES _____ DATE _____

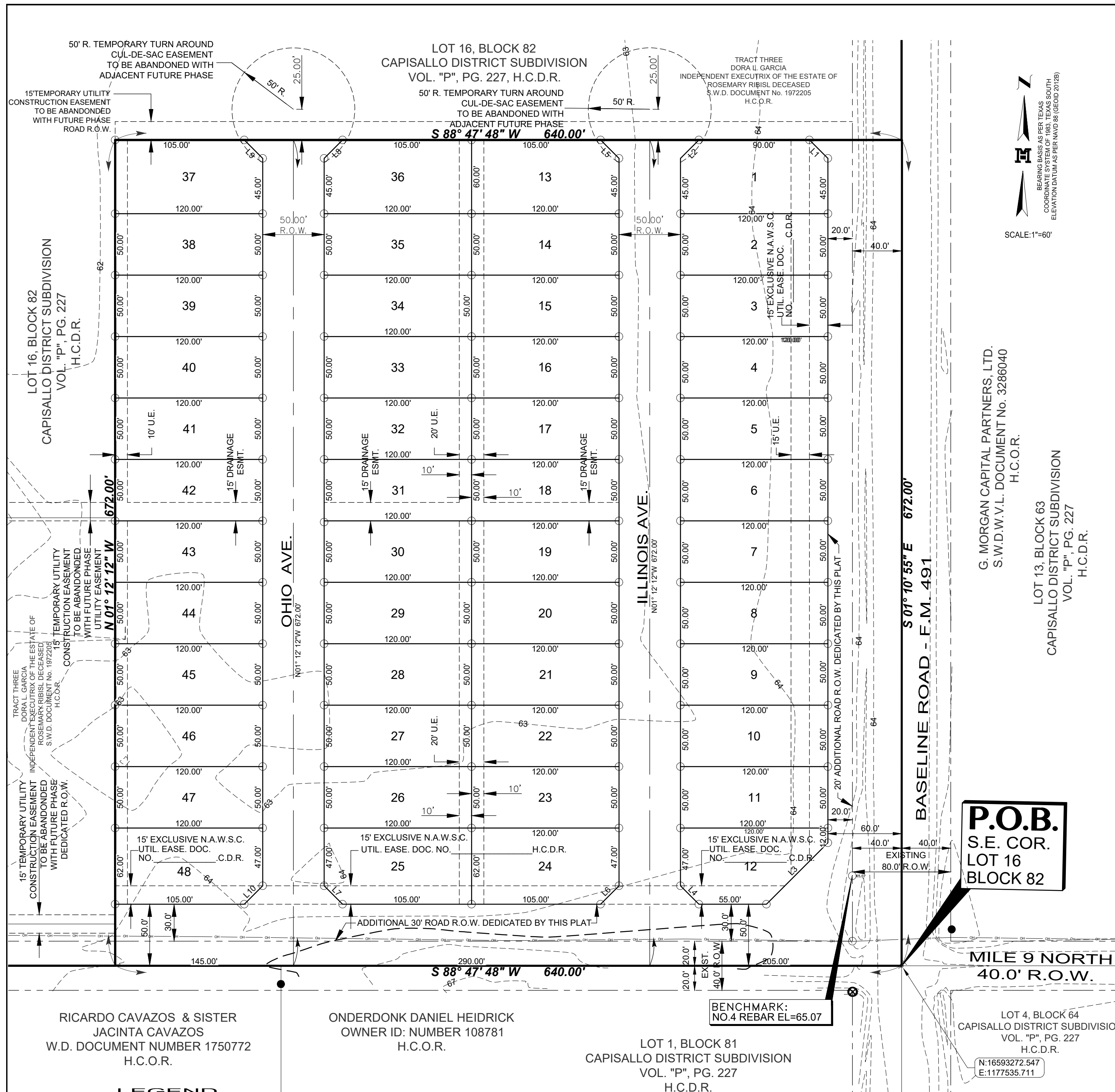
ATTEST:

CITY SECRETARY _____ DATE _____

DRAWN BY: R. DE JESUS DATE: 05/05/2023

SURVEYED, CHECKED _____ DATE: _____

FINAL CHECK _____ DATE: _____



G. MORGAN CAPITAL PARTNERS, LTD.
S.W.D.W.V.L. DOCUMENT NO. 3286040
H.C.O.R.
LOT 13, BLOCK 63
CAPISALLO DISTRICT SUBDIVISION
VOL. "P", PG. 227
H.C.D.R.

P.O.B.
S.E. COR.
LOT 16
BLOCK 82

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS PRADOS PHASE 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON _____ DAY OF _____, 20____

ATTEST:
HIDALGO COUNTY JUDGE _____

HIDALGO COUNTY CLERK _____
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

APPROVED BY THE CITY OF MERCEDES

SIGNATURE: _____

PRINTED NAME: _____

TITLE OF CITY OFFICIAL: _____

DATE: _____

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: NICK RHODES	200 S. 10TH ST., STE 1700	MCELLEN TEXAS 78501	CO(956) 381-0981	CO(956) 381-1839
ENGINEER: MARIO A. REYNA P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Lot Area Table			Lot Area Table			Lot Line Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Line #	Length	Direction
1	6975.00	0.160	25	7327.50	0.168	L1	21.21'	S46° 12' 12"E
2	6000.00	0.138	26	6000.00	0.138	L2	21.21'	S43° 47' 48"W
3	6000.00	0.138	27	6000.00	0.138	L3	70.71'	N43° 47' 48"E
4	6000.00	0.138	28	6000.00	0.138	L4	21.21'	N46° 12' 12"W
5	6000.00	0.138	29	6000.00	0.138	L5	21.21'	S46° 12' 12"E
6	6000.00	0.138	30	6000.00	0.138	L6	21.21'	S43° 47' 48"W
7	6000.00	0.138	31	6000.00	0.138	L7	21.21'	N46° 12' 12"W
8	6000.00	0.138	32	6000.00	0.138	L8	21.21'	N43° 47' 48"E
9	6000.00	0.138	33	6000.00	0.138	L9	21.21'	S46° 12' 12"E
10	6000.00	0.138	34	6000.00	0.138	L10	21.21'	S43° 47' 48"W
11	6000.00	0.138	35	6000.00	0.138			
12	6077.50	0.140	36	7087.50	0.163			
13	7087.50	0.163	37	7087.50	0.163			
14	6000.00	0.138	38	6000.00	0.138			
15	6000.00	0.138	39	6000.00	0.138			
16	6000.00	0.138	40	6000.00	0.138			
17	6000.00	0.138	41	6000.00	0.138			
18	6000.00	0.138	42	6000.00	0.138			
19	6000.00	0.138	43	6000.00	0.138			
20	6000.00	0.138	44	6000.00	0.138			
21	6000.00	0.138	45	6000.00	0.138			
22	6000.00	0.138	46	6000.00	0.138			
23	6000.00	0.138	47	6000.00	0.138			
24	7327.50	0.168	48	7327.50	0.168			

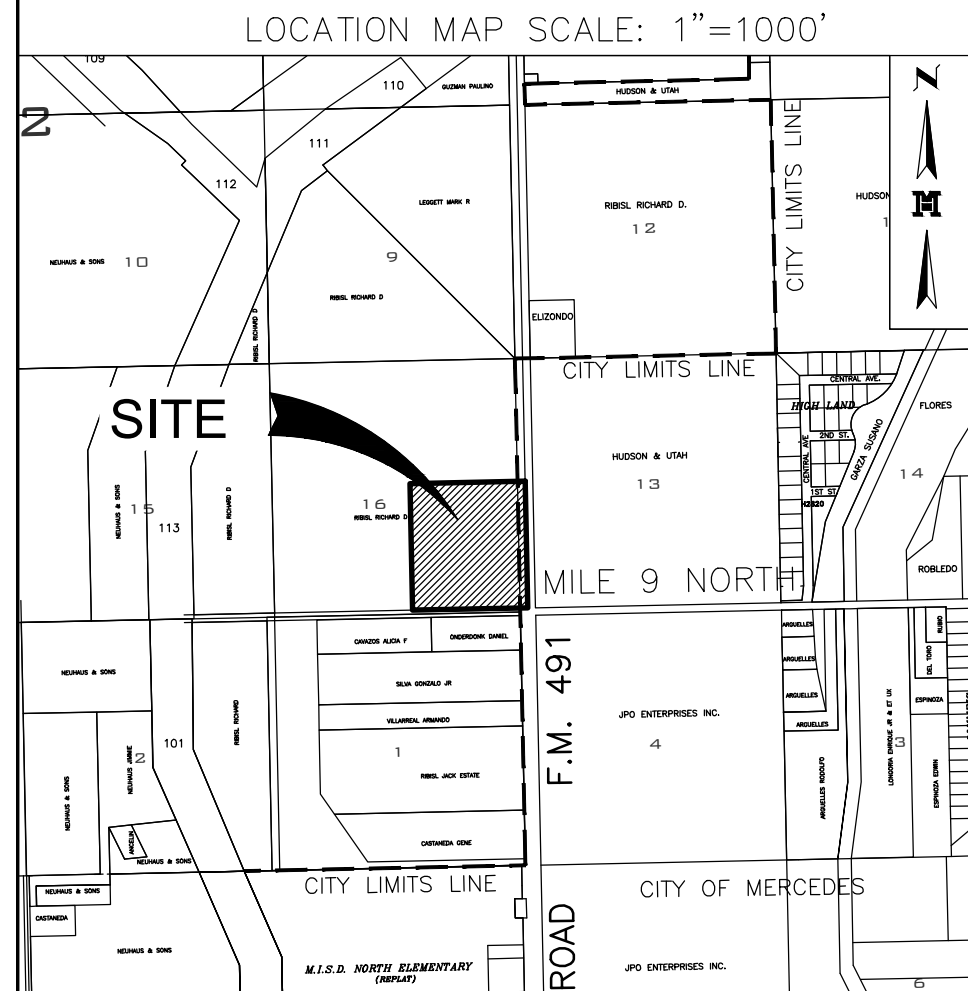
- SHEET INDEX TO ABRAM ESTATES No. 2 SUBDIVISION
- SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, PLAT NOTES AND RESTRICTIONS, ENGINEERING CERTIFICATION CITY, IRRIGATION DISTRICT CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT, APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.I.D. NO. 9, H.C.D.D. NO. 1.
 - SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS.
 - SHEET 3: DRAINAGE & PAVING LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, DRAIN DITCH CROSS SECTION.
 - SHEET 4: STREET DETAILS, STORM DRAINAGE CONSTRUCTION DETAILS.
 - SHEET 5: STREET SECTIONS.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

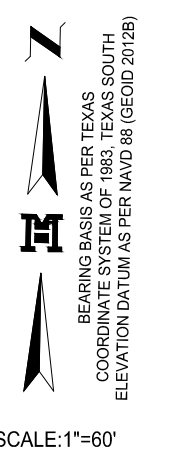
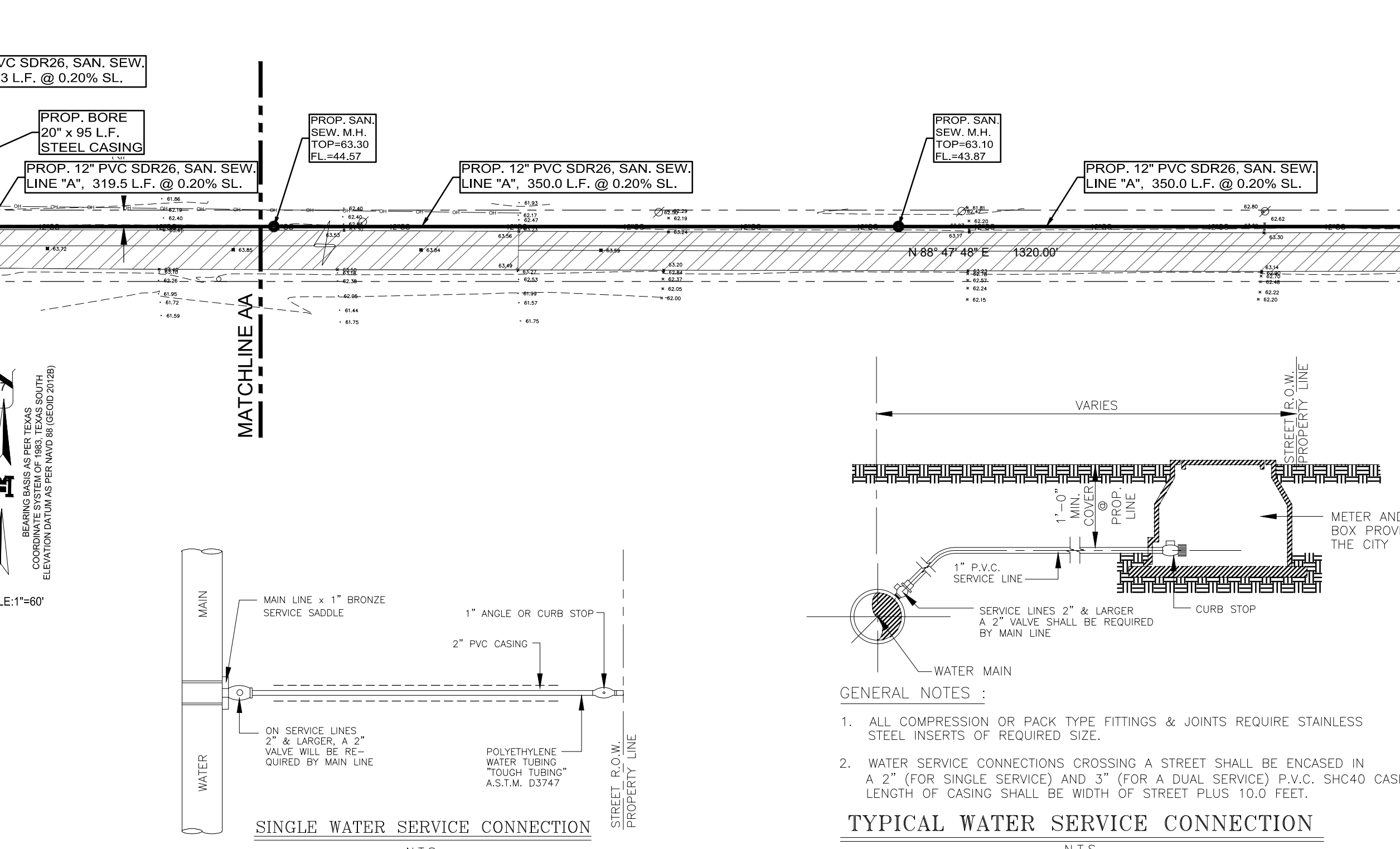
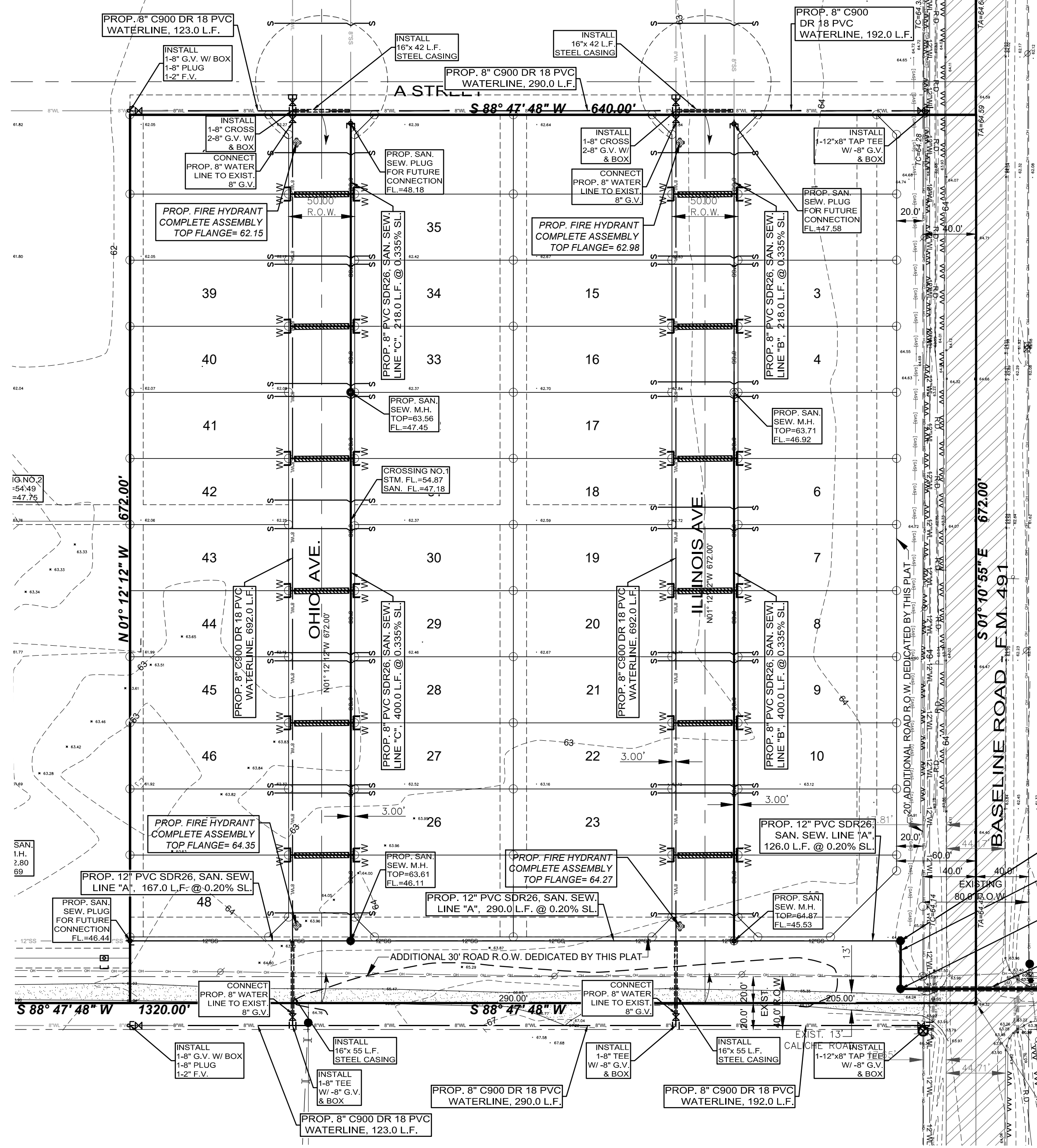
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

- LEGEND
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - H.C.C.W.C.I.D. No. 9 - HIDALGO AND CAMERON COUNTIES WATER CONTROL IRRIGATION DISTRICT No. 9
 - P.O.C. - POINT OF COMMENCING ACRES
 - P.O.B. - POINT OF BEGINNING ACRES
 - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - U.M.A.P. - UNITED METROPOLITAN AREA PLANNING F.F. - FINISHED FLOOR
 - Rd. - ROAD
 - (-) - RECORDED PLAT CALLS



PLAT OF LOS PRADOS PHASE 1 SUBDIVISION

BEING A RESUBDIVISION OF 9.091 ACRES
OUT OF LOT 16, BLOCK 82,
CAPISALO DISTRICT SUBDIVISION
RECORDED IN VOLUME "M", PAGE 227,
HIDALGO COUNTY DEED RECORDS,
CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS



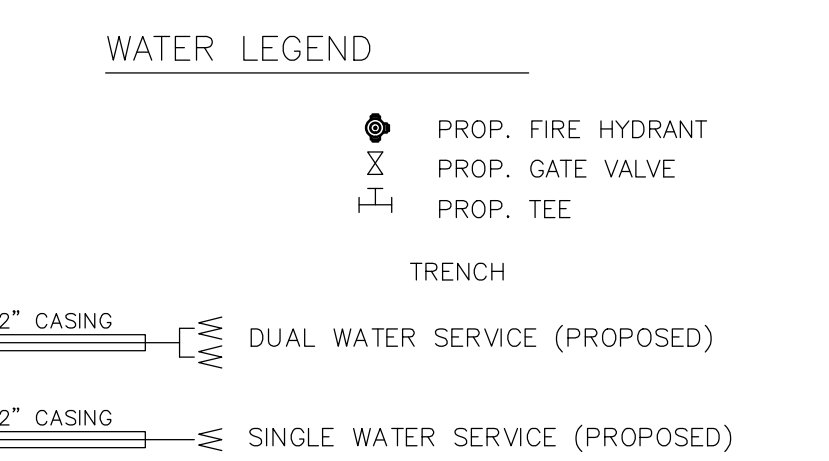
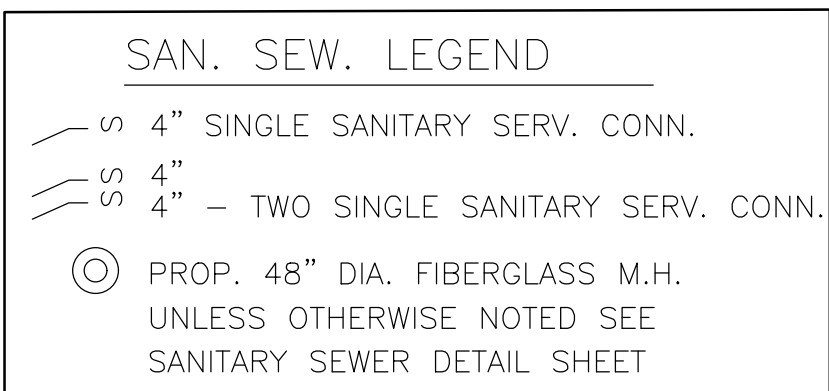
MAP OF WATER DISTRIBUTION SYSTEM MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

COST ESTIMATE:

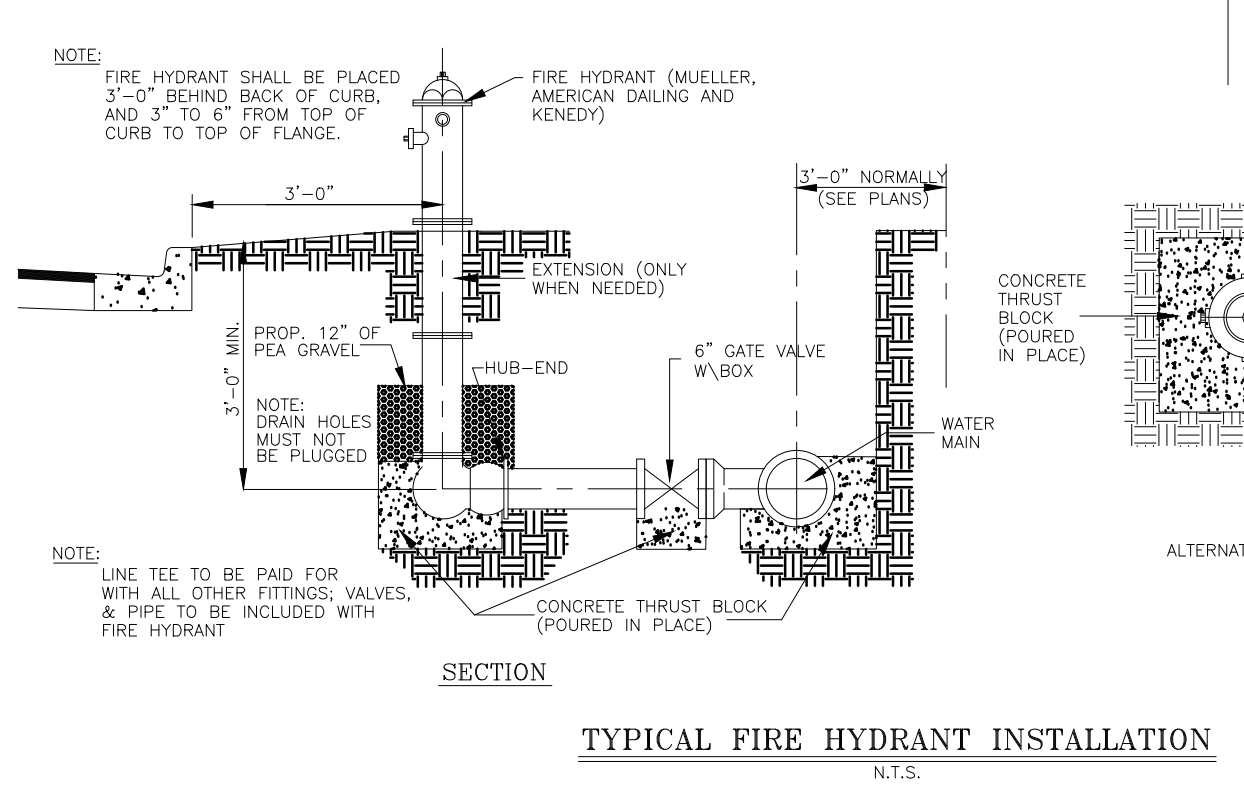
PAVING IMPROVEMENTS:	\$ 613,708
DRAINAGE IMPROVEMENTS:	\$ 264,636
WATER DISTRIBUTION:	\$ 229,575
SANITARY SEWER IMPROVEMENTS:	\$ 149,163

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 613,708
DRENAJE PLUVIAL:	\$ 264,636
SERVICIO DE AGUA POTABLE:	\$ 229,575
SERVICIO DE DRENAJE SANITARIO:	\$ 149,163



NOTE: PROPOSED WATERMETERS TO BE LOCATED OUTSIDE OF PAVED AREAS.



FINAL WATER AND SEWER ENGINEERING REPORT FORMAT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
LOS PRADOS PHASE 1 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY CITY OF MERCEDES. THE SUBDIVIDER AND THE CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF MERCEDES HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF MERCEDES 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.

CITY OF MERCEDES HAS AN EXISTING 12" WATER LINE ALONG THE WEST SIDE OF F.M. 491—BASELINE ROAD RUNNING NORTH AND SOUTH. THE WATER SYSTEM FOR LOS PRADOS PHASE 1 SUBDIVISION CONSISTS OF AN 8" WATER LINE THAT CONNECTS TO THE EXISTING 12" WATER LINE APPROXIMATELY AT 17 FEET SOUTH OF THE SOUTHWEST CORNER OF THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION. THIS 8" WATER LINE RUNS APPROXIMATELY 605 FEET WEST WITHIN A 40.0 FOOT ROAD RIGHT-OF-WAY ALONG THE SOUTH RIGHT-OF-WAY OF MILE 9 NORTH ROAD, AND CAPPED FOR FUTURE PHASE CONNECTION. TWO 8" WATERLINE LATERALS CONNECTING TO THE PROPOSED 8" WATERLINE THAT WILL RUN NORTH WITHIN A PROPOSED 50.0 FOOT ROAD RIGHT-OF-WAY OF TEMPORARY STREETS, CONNECTING TO A PROPOSED 8" WATERLINE RUNNING EAST AND WEST WITHIN A 15' TEMPORARY UTILITY CONSTRUCTION EASEMENT TO BE ABANDONED WITH A FUTURE PHASE 50' ROAD R.O.W. ALONG THE NORTH SIDE OF THE PHASE 1 BOUNDARY CONNECTING TO THE EXISTING 12" WATER LINE TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR LOS PRADOS PHASE 1 SUBDIVISION CONSISTS OF TWENTY-FOUR (24) —1" DIAMETER DUAL SERVICE LINES SERVING FORTY-EIGHT (48) SINGLE LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ XXXXX, OR \$ XXXXX PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF MERCEDES, THE SUM OF \$ XXX,XXX, WHICH COVERS THE \$ XXX,XXX COST 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 MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF MERCEDES DEPARTMENT. UPON REQUEST BY THE LOT OWNER, CITY OF MERCEDES WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 4 FIRE HYDRANTS AT A UNIT COST OF \$ XXX,XXX FOR A TOTAL COST OF \$ XXX,XXX. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MERCEDES, AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:
SEWAGE FROM LOS PRADOS PHASE 1 SUBDIVISION ON SITE GRAVITY SANITARY SEWER SYSTEM, DISCHARGING INTO AN EXISTING 12" GRAVITY LINE.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.043, WATER CODE, I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES — THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ XXX,XXX WHICH EQUALS TO \$ XXXXX SEWER FACILITIES — GRAVITY SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$ XXX,XXX PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ XXX,XXX.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION LOS PRADOS PHASE 1 SUBDIVISION RECIBIRA SU PROVISION DE AGUA POTABLE POR 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 AGUA POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MERCEDES HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISION.

LA CIUDAD DE MERCEDES TIENE UNA LINEA DE AGUA EXISTENTE DE 12" A LO LARGO DEL LADO OESTE DE LA CARRETERA F.M. 491—BASELINE QUE CORRE DE NORTE A SUR. EL SISTEMA DE AGUA PARA LA SUBDIVISION DE LA FASE 1 DE LOS PRADOS CONSISTE EN UNA LINEA DE AGUA DE 8" QUE SE CONECTA A LA LINEA DE AGUA EXISTENTE DE 12" APROXIMADAMENTE A 17 PIES AL SUR DE LA ESQUINA SURESTE DE LA LINEA LIMITE SUR DE ESTA SUBDIVISION. ESTA LINEA DE AGUA DE 8" CORRE APROXIMADAMENTE 605 PIES AL OESTE DENTRO DE UN DERECHO DE VIA DE 40.0 PIES A LO LARGO DEL DERECHO DE VIA SUR DE MILE 9 NORTH ROAD, Y ESTÁ LIMITADA PARA LA CONEXION DE FASE FUTURA. DOS LATERALES DE LINEA DE FLOTACION PROPUSTA DE 8" QUE SE CORRERA HACIA LA LINEA DE FLOTACION PROPUSTA DE 8" DEL DERECHO DE VIA SUR DE CALLES INTERIORES, CONEXION A UNA LINEA DE FLOTACION PROPUSTA DE 8" QUE CORRE DE ESTE A OESTE DENTRO DE UNA SERVIDUMBRE TEMPORAL DE CONSTRUCCION DE SERVICIOS PUBLICOS DE 15' QUE SE ABANDONARA CON UNA FUTURA FASE DE 50' ROAD R.O.W. A LO LARGO DEL LADO NORTE DEL LIMITE DE LA FASE 1 QUE SE CONECTA A LA LINEA DE AGUA EXISTENTE DE 12" PARA DAR SERVICIO A ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LOS PRADOS PHASE 1 SUBDIVISION CONSISTE DE VEINTICUATRO (24) CONDUCTOS INDIVIDUALES DE AGUA DE 1 PULGADA DE DIAMETRO PARA 48 LOTES. LOS CONDUCTOS DE 8" PULGADAS SE HAN INSTALADO, LOS CONDUCTOS DE UNA PULGADA, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ XXXXXX O \$ XXXXXX POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MERCEDES, \$ XXXXX, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ XXXXX.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA CIUDAD DE MERCEDES LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE INCENDIO A UN COSTO DE \$ XXX,XXX POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ XXX,XXX.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE EN LA SUBDIVISION

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 16.043 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ XXXXXX O \$ XXXX POR LOTE.

DRENAJE: SE ESTIMA QUE LINEA DE GRAVIDAD SEPTICA COSTARA \$XXXX DOLARES POR LOTE A UN COSTO TOTAL DE \$XXXX PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO _____ FECHA _____



RHODES DEVELOPMENT, INC. DATE:
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
MALLEEN, TEXAS 76501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS \$
COUNTY OF HIDALGO \$

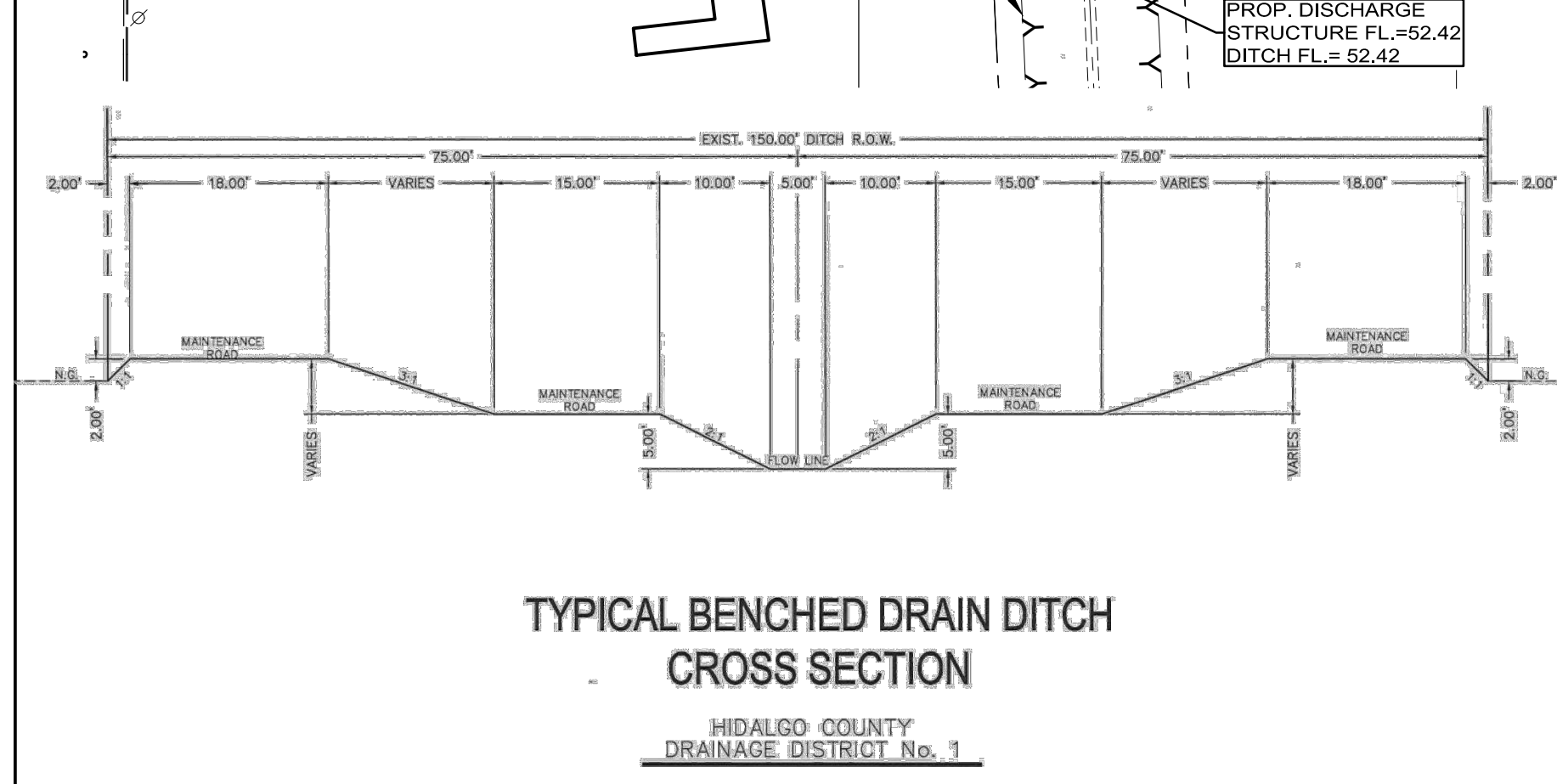
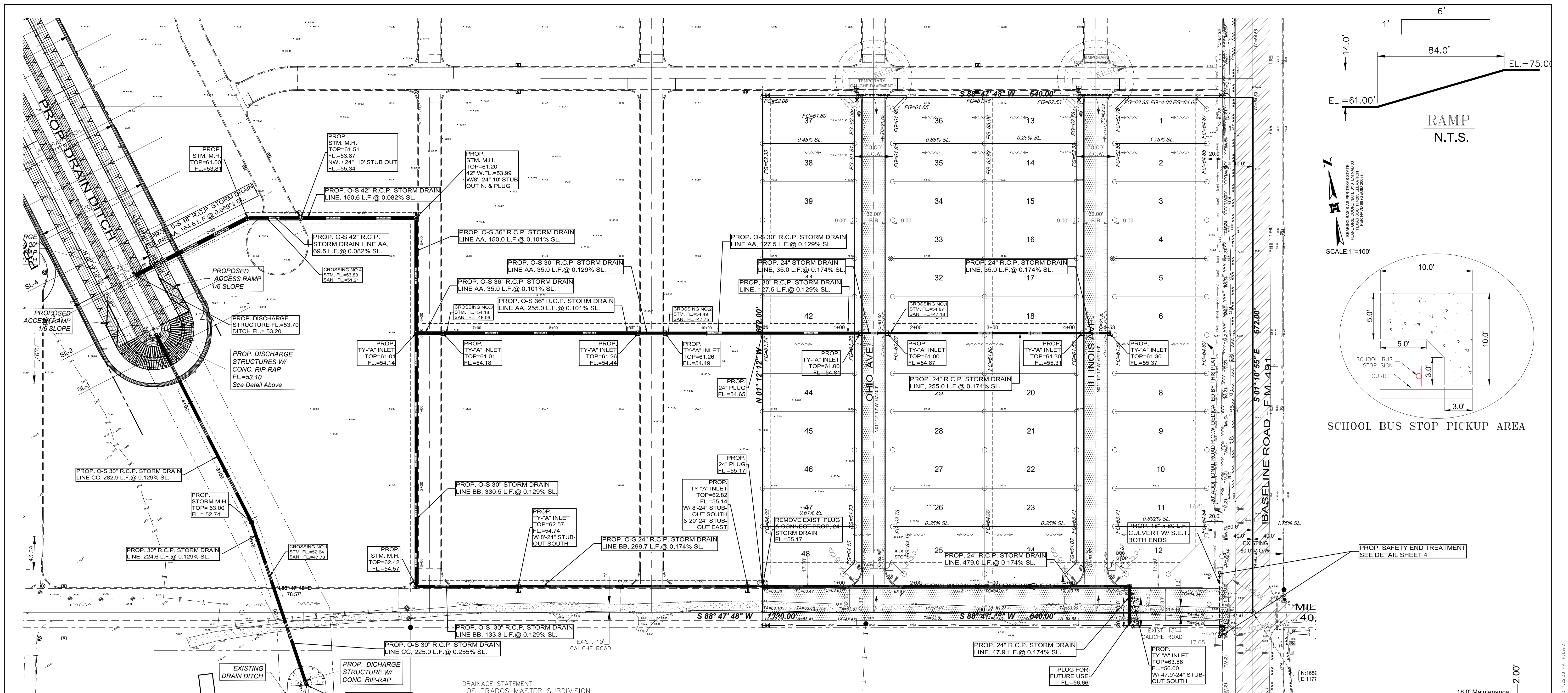
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
CONSULTANTS • ENGINEERS • SURVEYORS

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PLAT OF LOS PRADOS PHASE 1 SUBDIVISION
 BEING A RESUBDIVISION OF 9.091 ACRES
 OUT OF LOT 16, BLOCK 82,
 CAPISSALLO DISTRICT SUBDIVISION
 RECORDED IN VOLUME "P", PAGE 227,
 HIDALGO COUNTY DEED RECORDS
 CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

DRAINAGE STATEMENT
 LOS PRADOS MASTER SUBDIVISION

LOS PRADOS MASTER SUBDIVISION IS A TRACT OF LAND CONTAINING 98.752 ACRES SITUATED IN THE CITY OF MERCEDES E.T.J., COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 2, BLOCK 81, AND OUT OF LOTS 9,10,15, AND ALL OF LOTS 6, BLOCK 82, CAPISSALLO DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "P", PAGE 227, HIDALGO COUNTY DEED RECORDS. THIS SUBDIVISION FALLS PARTIALLY IN "ZONE "A" ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0450 C, MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 30, 2002 ZONE "A" WHICH IS DESIGNATED AS "NO BASE ELEVATION DETERMINED" AREA TO BE REDEFINED BY REMOVING LOTS FROM FLOOD ZONE DURING MASTER DRAINAGE PLAN FINAL PHASE, AND MOSTLY IN "ZONE "X" (UNSHADED) ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 30, 2002. ZONE "X" (UNSHADED) WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF MILE 9 NORTH & BASELINE ROAD (F.M. 491). THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED WITH A PROPOSED MASTER PLAN DEVELOPMENT OF 442 RESIDENTIAL LOTS, DEVELOPED IN SEVEN PHASES, FROM PHASE 1 TO PHASE 7, IN THE CITY OF MERCEDES, TEXAS.

THE SOILS ARE (19) HARLINGEN CLAY, (25) HIDALGO FINE SANDY LOAM, (26) HIDALGO FINE SANDY LOAM, (28) HIDALGO SANDY CLAY LOAM, MODERATE INFILTRATION RATE WHEN THOROUGHLY WET, ALL IN HYDROLOGIC GROUP "B" RESPECTIVELY. FOR THE PURPOSE OF THIS REPORT THE SITE FALLS MOSTLY IN HIDALGO FINE SANDY LOAM HIDALGO SANDY CLAY LOAM, (52) RAYMONDVILLE CLAY LOAM, (W) WATER, WHICH ARE IN HYDROLOGIC GROUP "D, B, B, C, AND D" RESPECTIVELY. SOIL GROUP "D" HAVING A VERY SLOW INFILTRATION RATE IS NOT VERY PEROUS AND HAS A HIGH PLASTICITY INDEX. SOIL GROUP "B" HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET, IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "C" HAVING A SLOW INFILTRATION RATE WHEN THOROUGHLY WET, IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS", FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "C", THE MOST COMMON SOIL ON THE SITE.

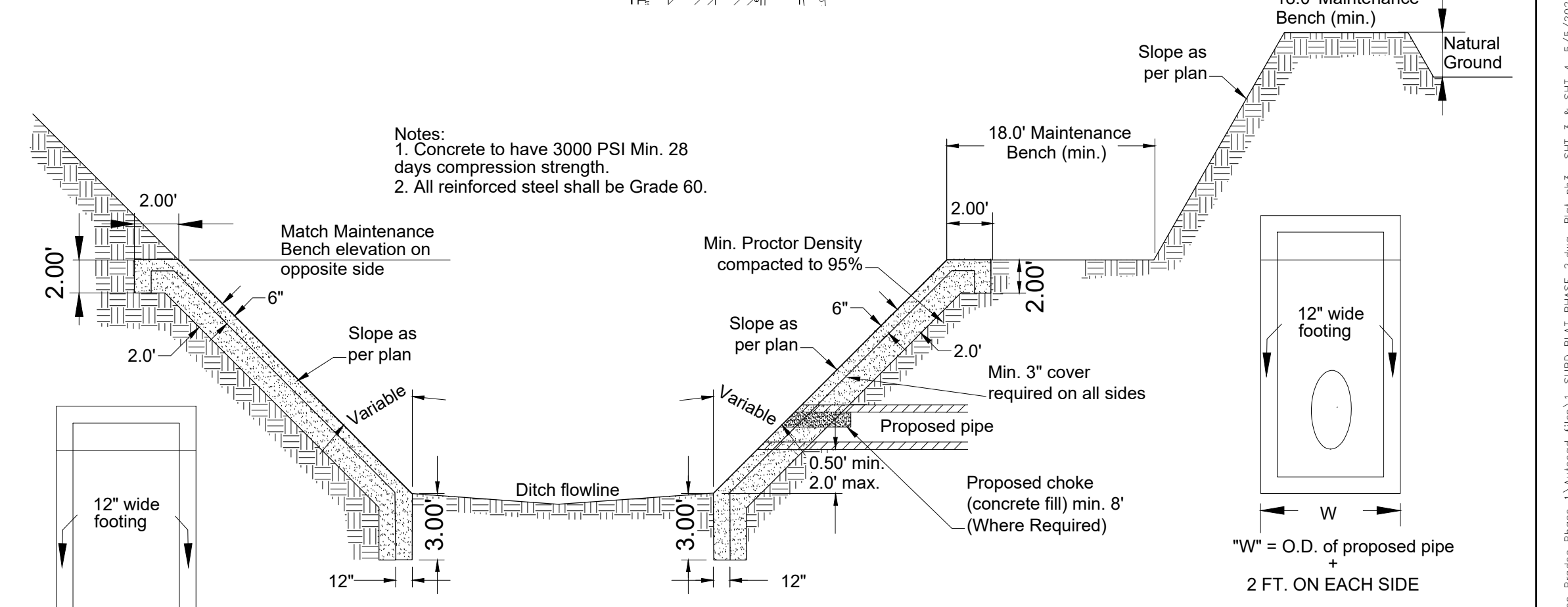
EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 35.53 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 150.14 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 114.61 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 48". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO TWO PROPOSED DETENTION AREAS, DEDICATED TO H.C.D.#1 BY THIS PLAT. THE PROPOSED DRAINAGE DITCHES ARE LOCATED ON THE NORTHWEST SIDE OF THIS PROPERTY, WHICH WILL THEN DISCHARGE ULTIMATELY WITH A 48" PIPE INTO AN EXISTING H.C.D.#1 DRAIN DITCH, LOCATED ON THE SOUTH AND EAST SIDE OF THE PROPERTY, IN ACCORDANCE WITH THE CITY OF MERCEDES AND H.C.D.#1 POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 735,530.9 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCHES.

THE FINISHED FLOOR ELEVATION FOR THE PROPOSED BUILDINGS SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB, MEASURED FROM THE CENTER OF THE LOT. NATURAL GROUND SHALL BE GRADED IN SUCH MANNER THAT IT WILL ALLOW RUNOFF TO DRAIN AWAY FROM THE BUILDINGS, AS WELL AS AVOID THE CONCENTRATION OF RUNOFF ONTO OTHER LOTS WITHIN THE SUBDIVISION.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN PARTIALLY IN "ZONE "A" ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 30, 2002 ZONE "A" WHICH IS DESIGNATED AS "NO BASE ELEVATION DETERMINED" AREA TO BE REDEFINED BY REMOVING LOTS FROM FLOOD ZONE DURING MASTER DRAINAGE PLAN FINAL PHASE, AND MOSTLY IN "ZONE "X" (UNSHADED) ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 30, 2002. ZONE "X" (UNSHADED) WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. IS CONTAINED WITHIN THE EXCAVATION OF PROPOSED DRAIN DITCH AS SHOW ABOVE.

MARIO A. REYNA, PE #117368 DATE: _____



H.C.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH BENCH)

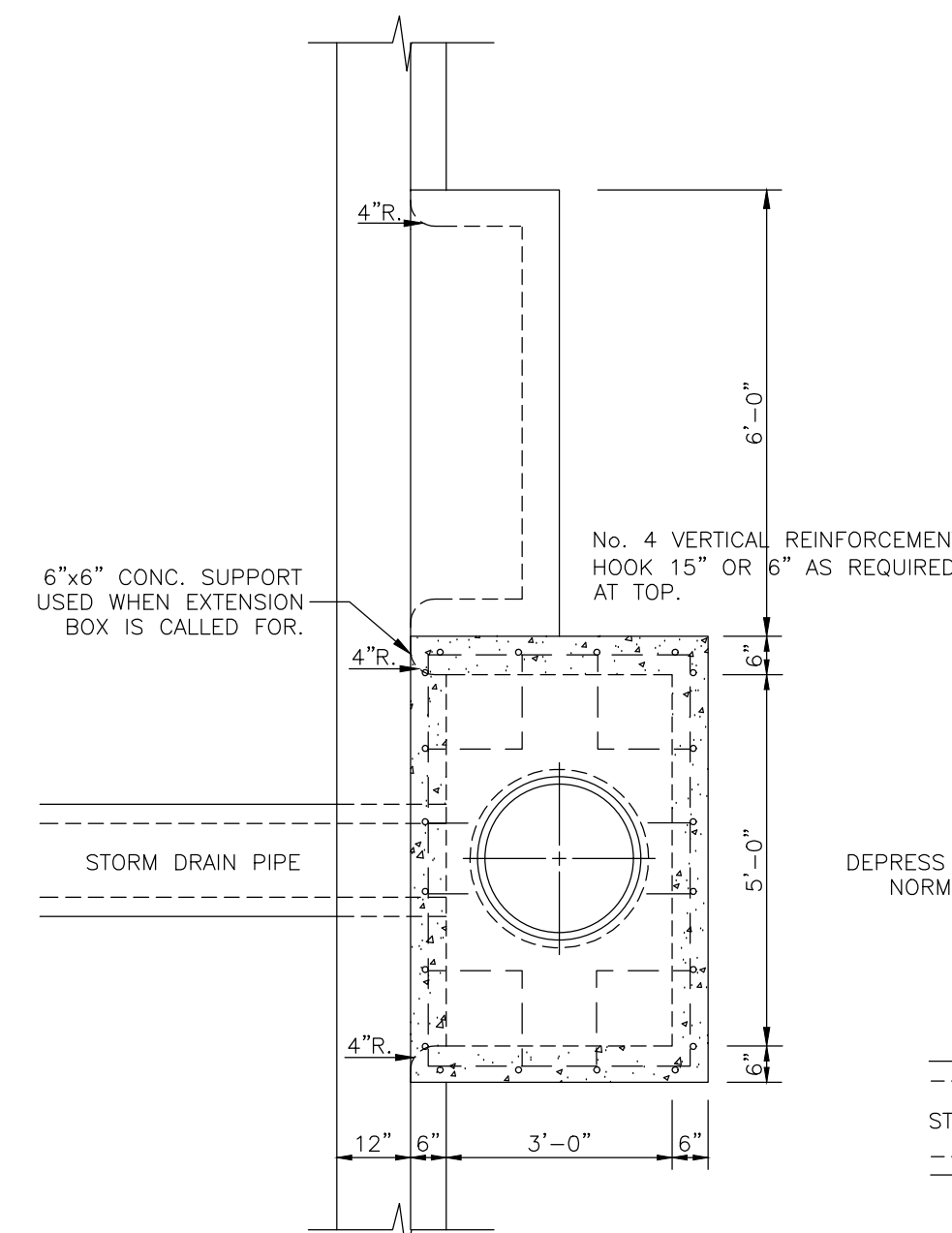
Notes:
 1. Concrete to have 3000 PSI Min. 28 days compression strength.
 2. All reinforced steel shall be Grade 60.

Top View
 "W" = O.D. of proposed pipe
 2 FT. ON EACH SIDE

Top View
 "W" = O.D. of proposed pipe
 2 FT. ON EACH SIDE

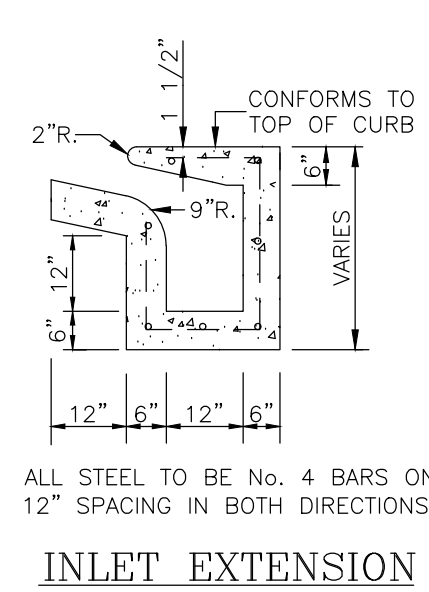
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SHEET 3 OF 5 SHEETS

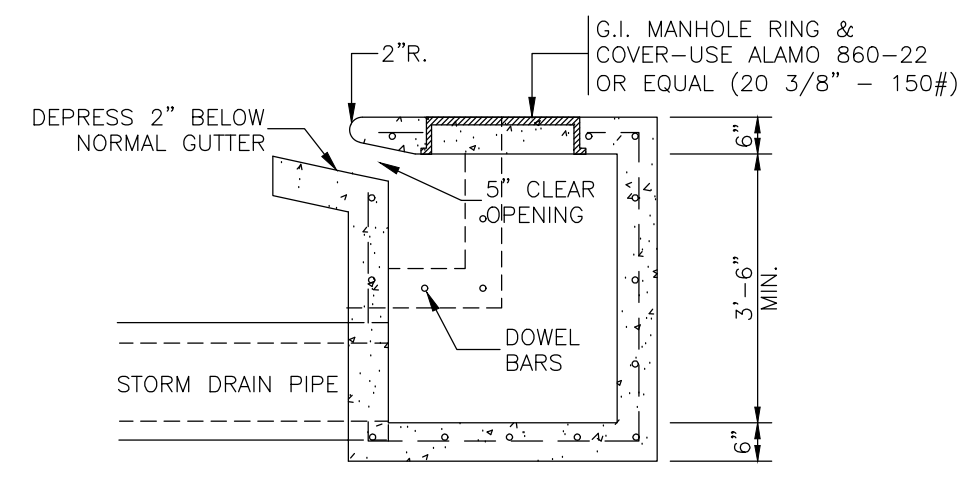


SLOPE BOTTOM OF INLET EXTENSION 1/2" / 1'-0" TOWARD INLET EXTENSION TO INLET TO BE MADE IN INCREMENTS OF 3'-0" OR 6'-0" ONLY. TRANSITION NORMAL GUTTER TO INLET SLOPE APPROXIMATELY 3'-0".

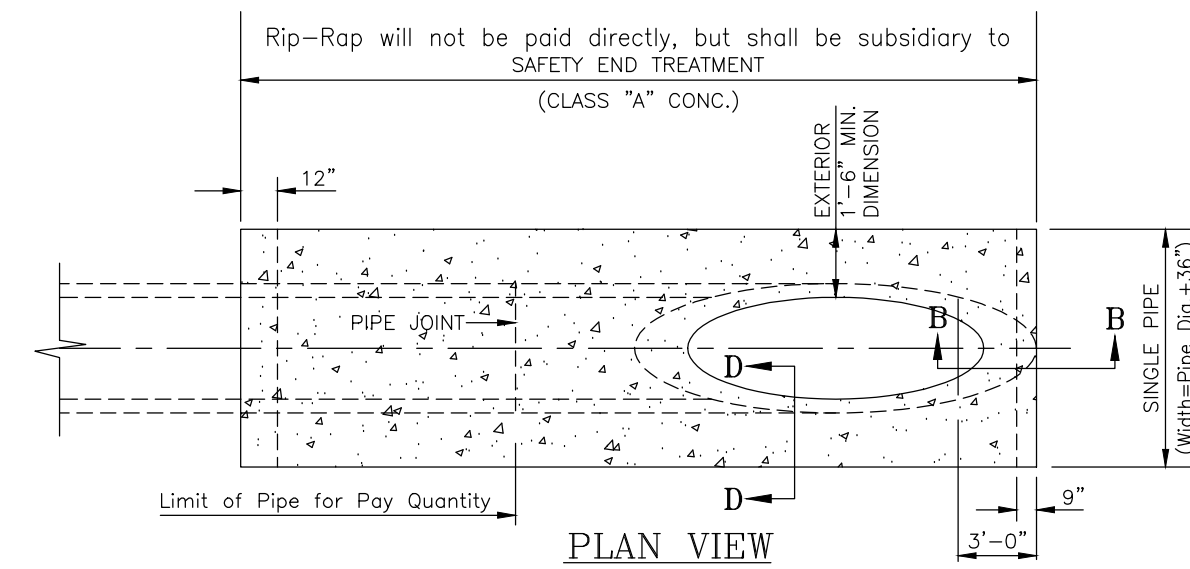
PLAN
TYPE "A" INLET
N.T.S.



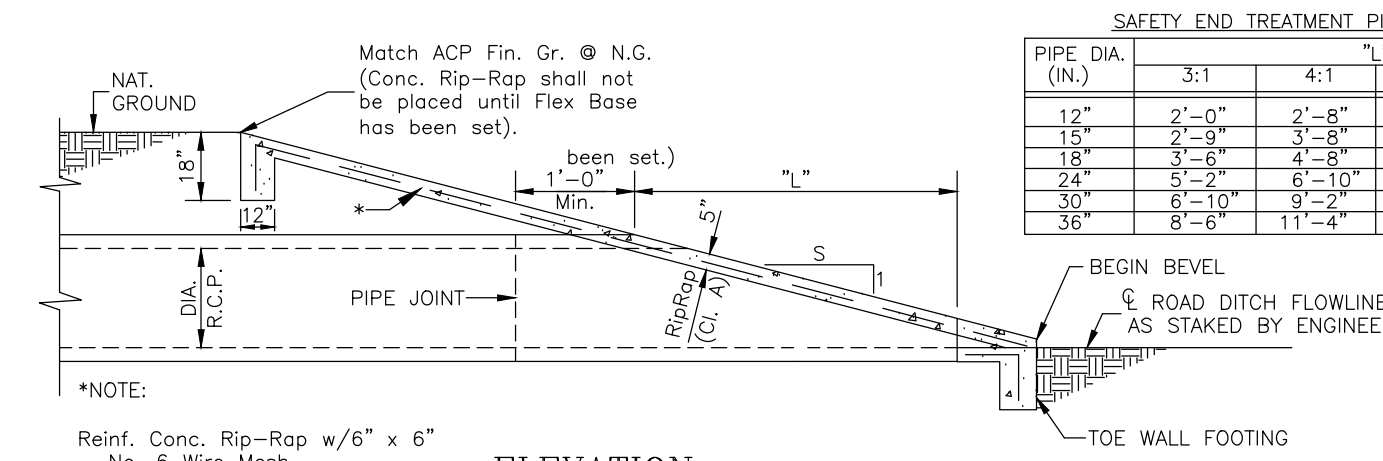
SECTION
INLET EXTENSION



SECTION
SAFETY END TREATMENT-TYPE "C"



PLAN VIEW

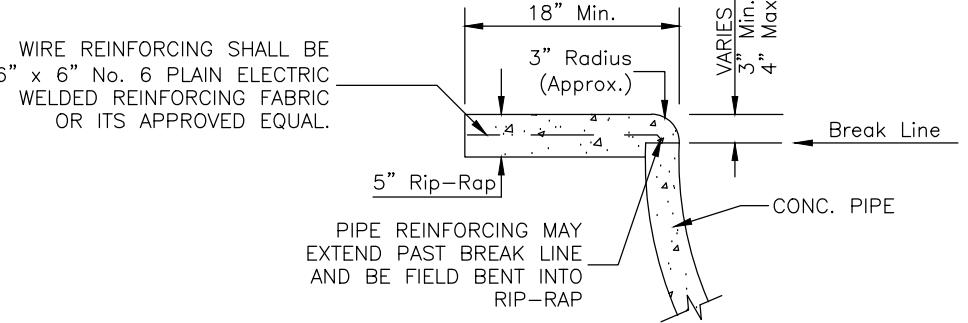


ELEVATION
SAFETY END TREATMENT-TYPE "C"

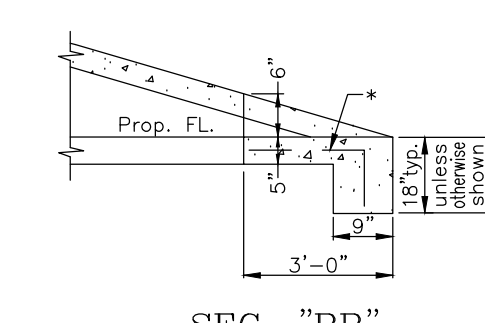
PIPE DIA. (IN.)	3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-3"	3'-0"	4'-0"	5'-0"
18"	3'-0"	4'-0"	5'-0"	6'-0"
24"	4'-0"	6'-0"	8'-0"	10'-0"
30"	6'-0"	9'-0"	12'-0"	15'-0"
36"	8'-0"	12'-0"	16'-0"	20'-0"

SAFETY END TREATMENT PIPE LENGTHS

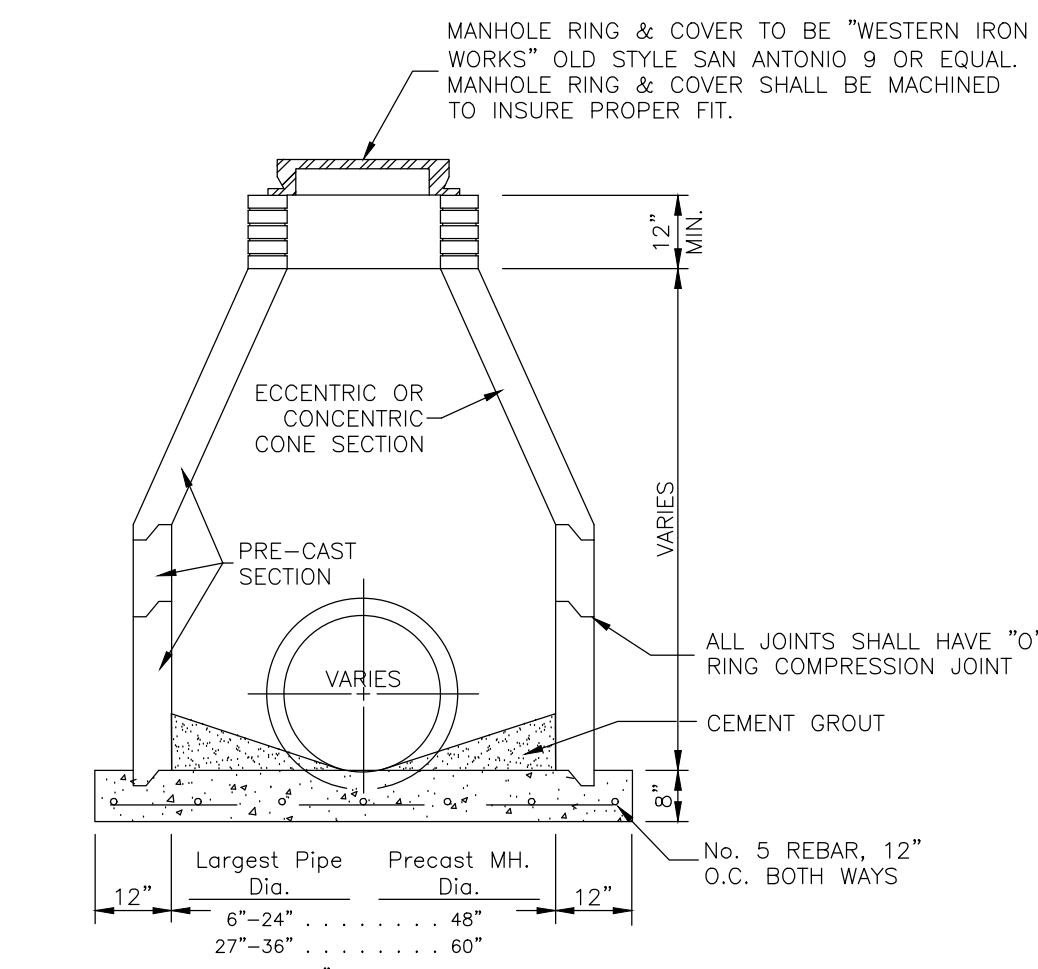
SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.



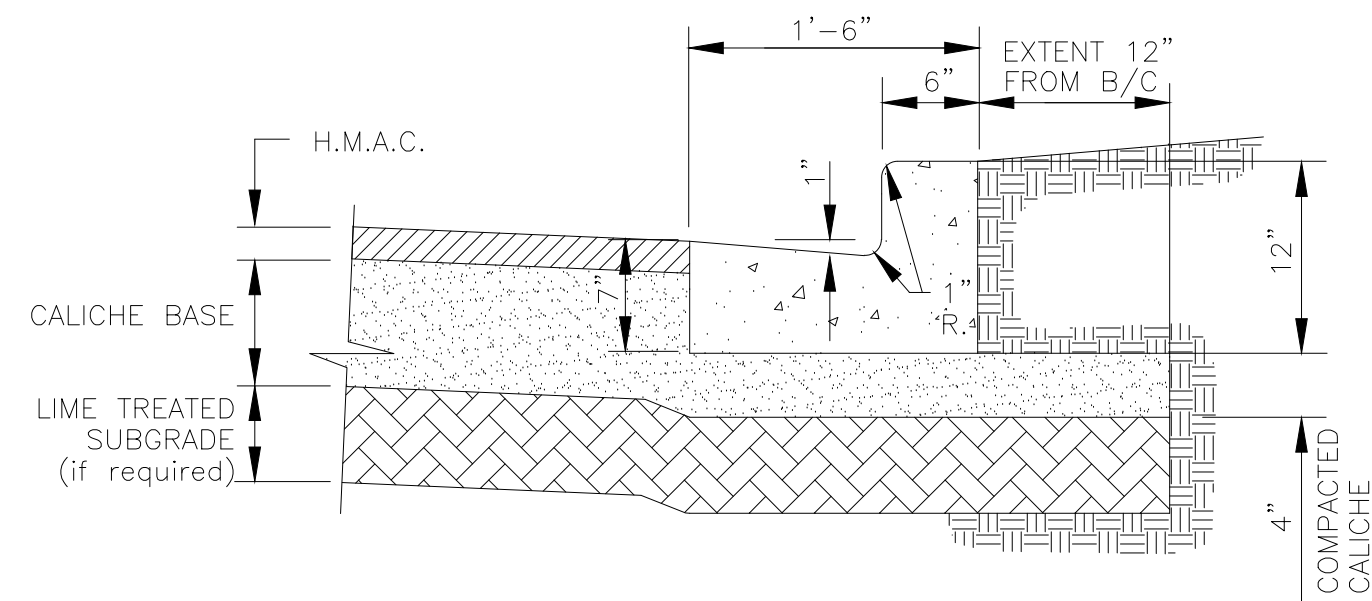
SEC. "DD"



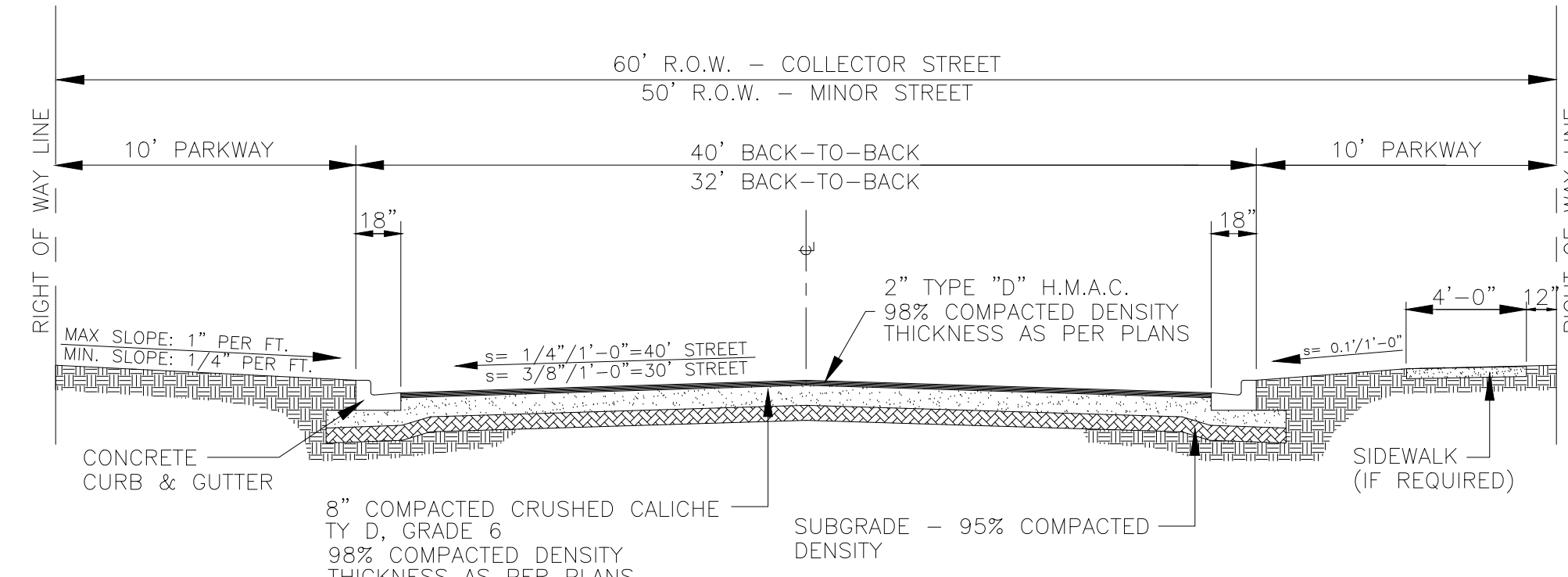
SEC. "BB"



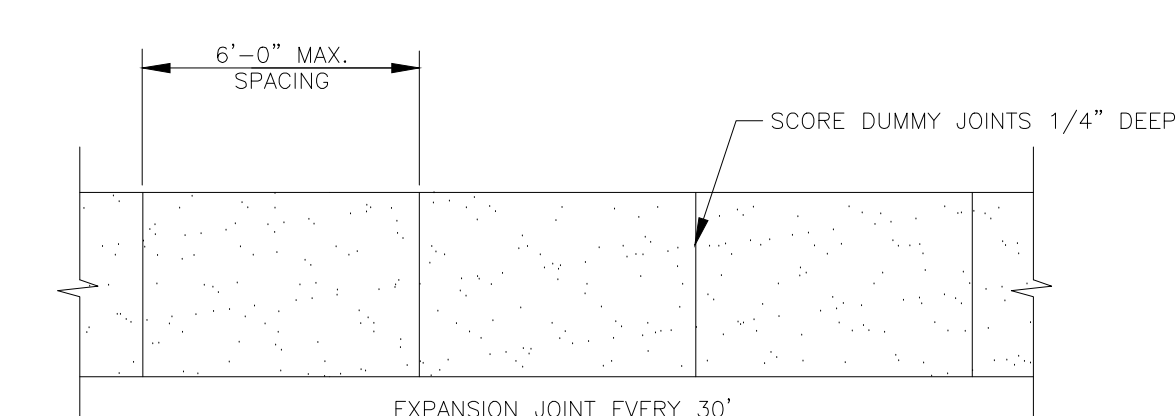
STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
N.T.S.



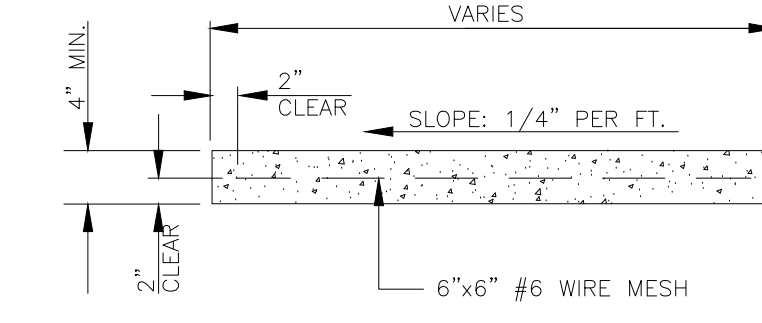
SECTION "AA" - CONCRETE CURB & GUTTER
N.T.S.



INTERNAL STREETS TYPICAL STREET CROSS SECTION
N.T.S.



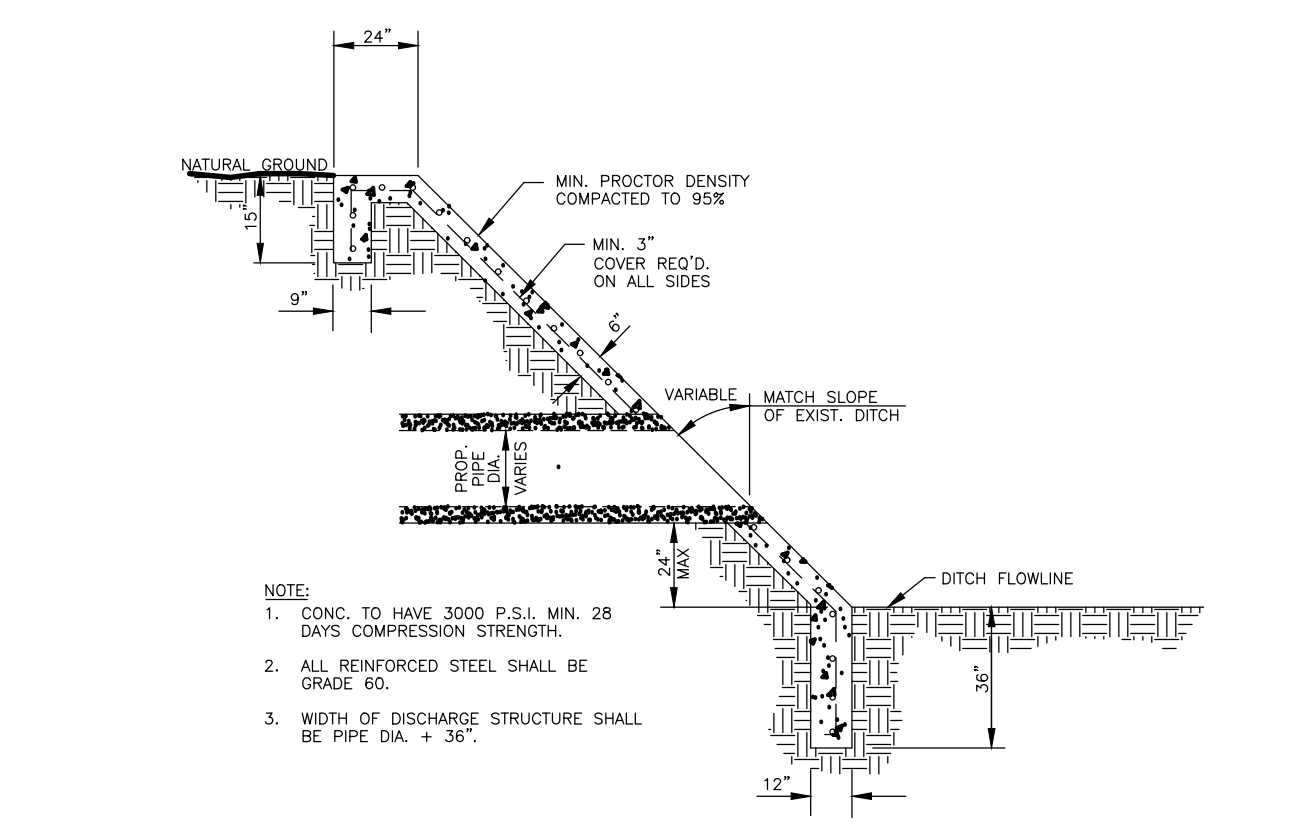
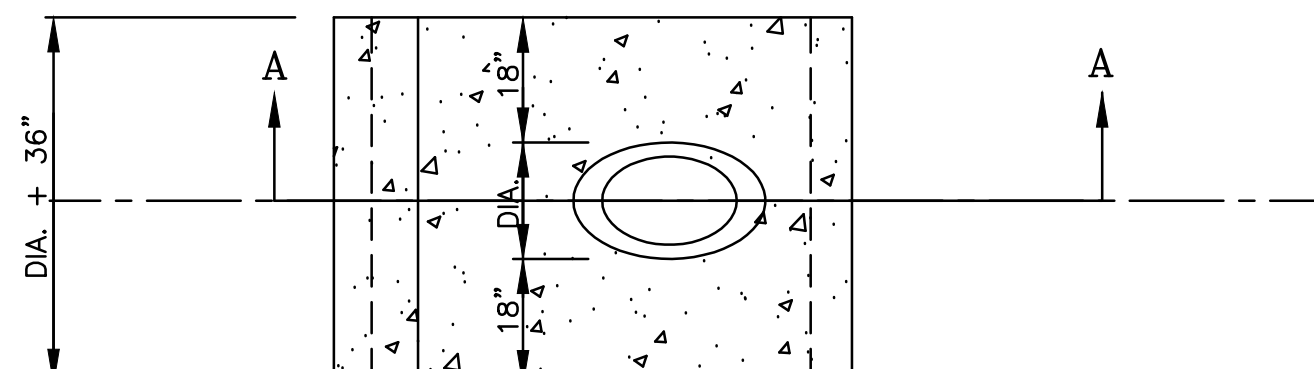
PLAN



SECTION

SIDEWALK NOTES:
MINIMUM 4'-0" WIDE SIDEWALK.
SIDEWALK GRADIENT SHALL NOT EXCEED 1:20.
SIDEWALK CONCRETE SHALL BE 5 SACK CEMENT MIX AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF EXISTING UTILITY LINES WITH APPROPRIATE COMPANIES TO AVOID PLACING SIDEWALKS ON TOP OF LINES.
PROVIDE DROP CURBS AT INTERSECTIONS.
CONTRACTOR SHALL COMPLY WITH LATEST REGULATIONS AS SET FORTH IN AMERICANS WITH DISABILITIES ACT (ADA).

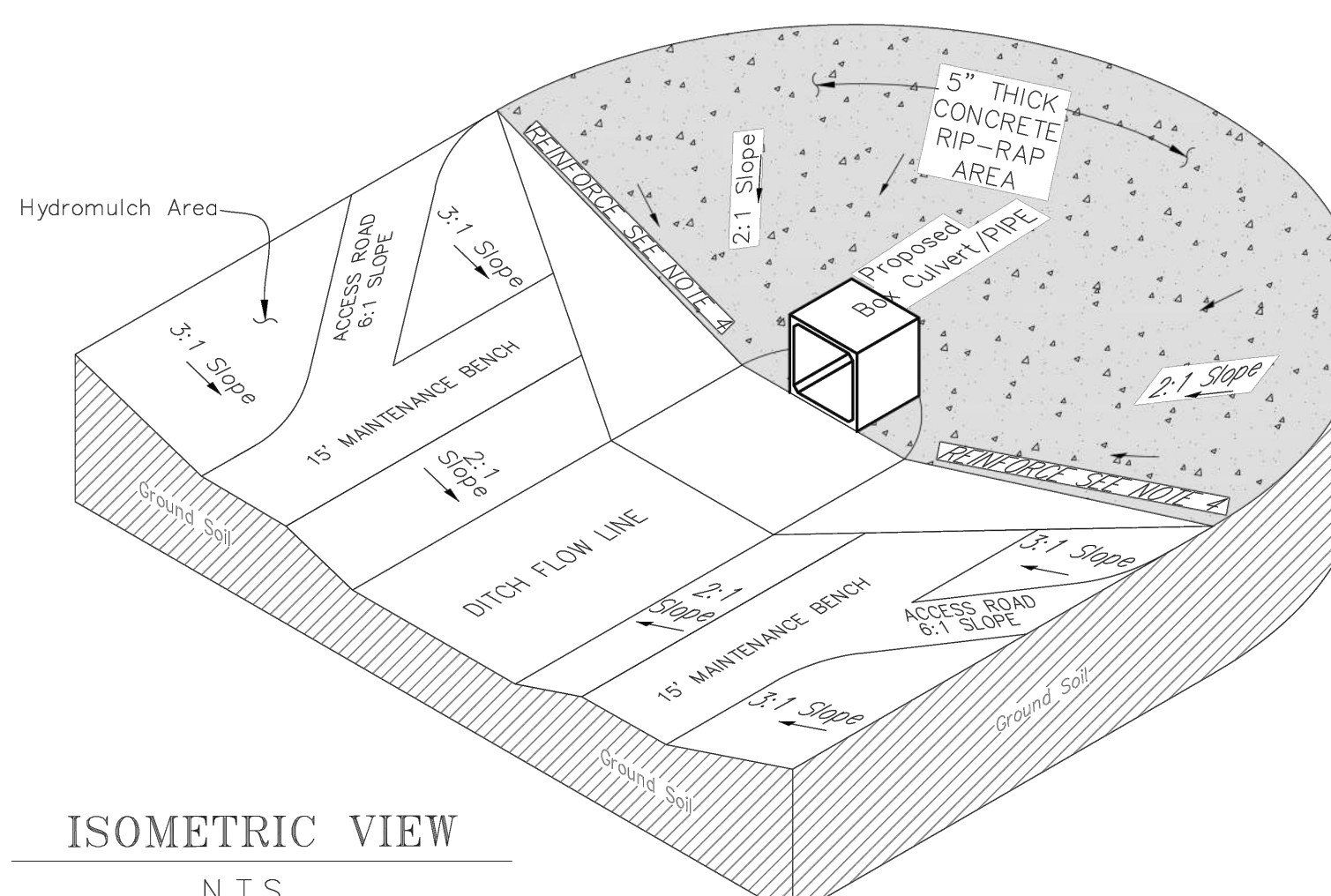
SIDEWALK DETAILS
N.T.S.



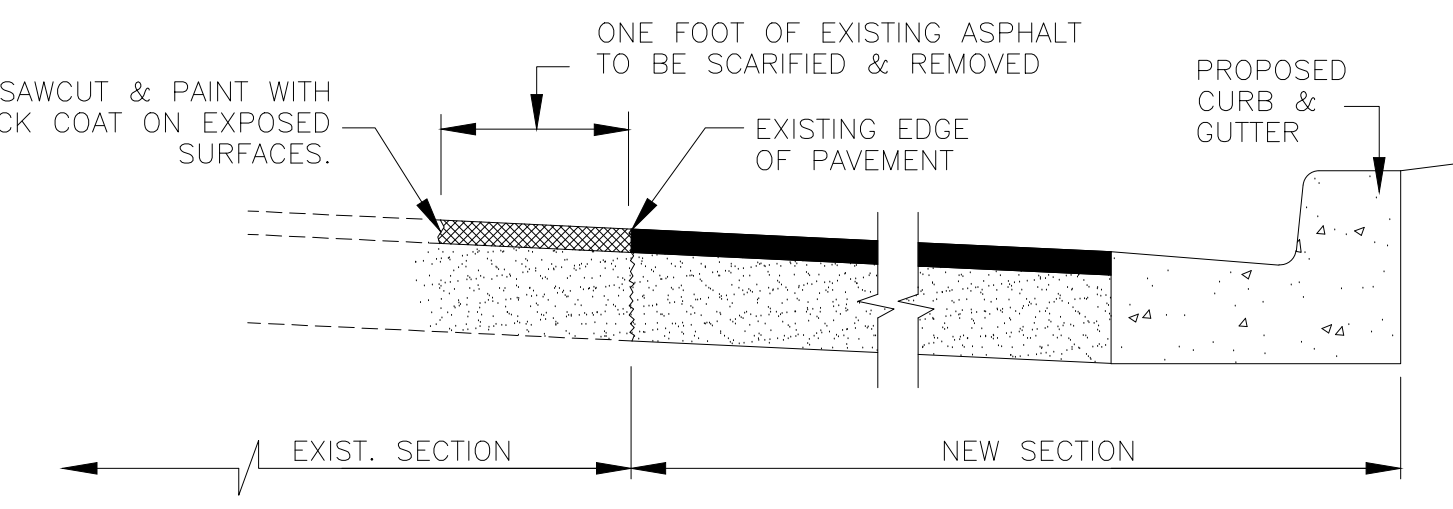
STORM DISCHARGE STRUCTURE
N.T.S.

H.C.D.#1 STORM DISCHARGE STRUCTURE

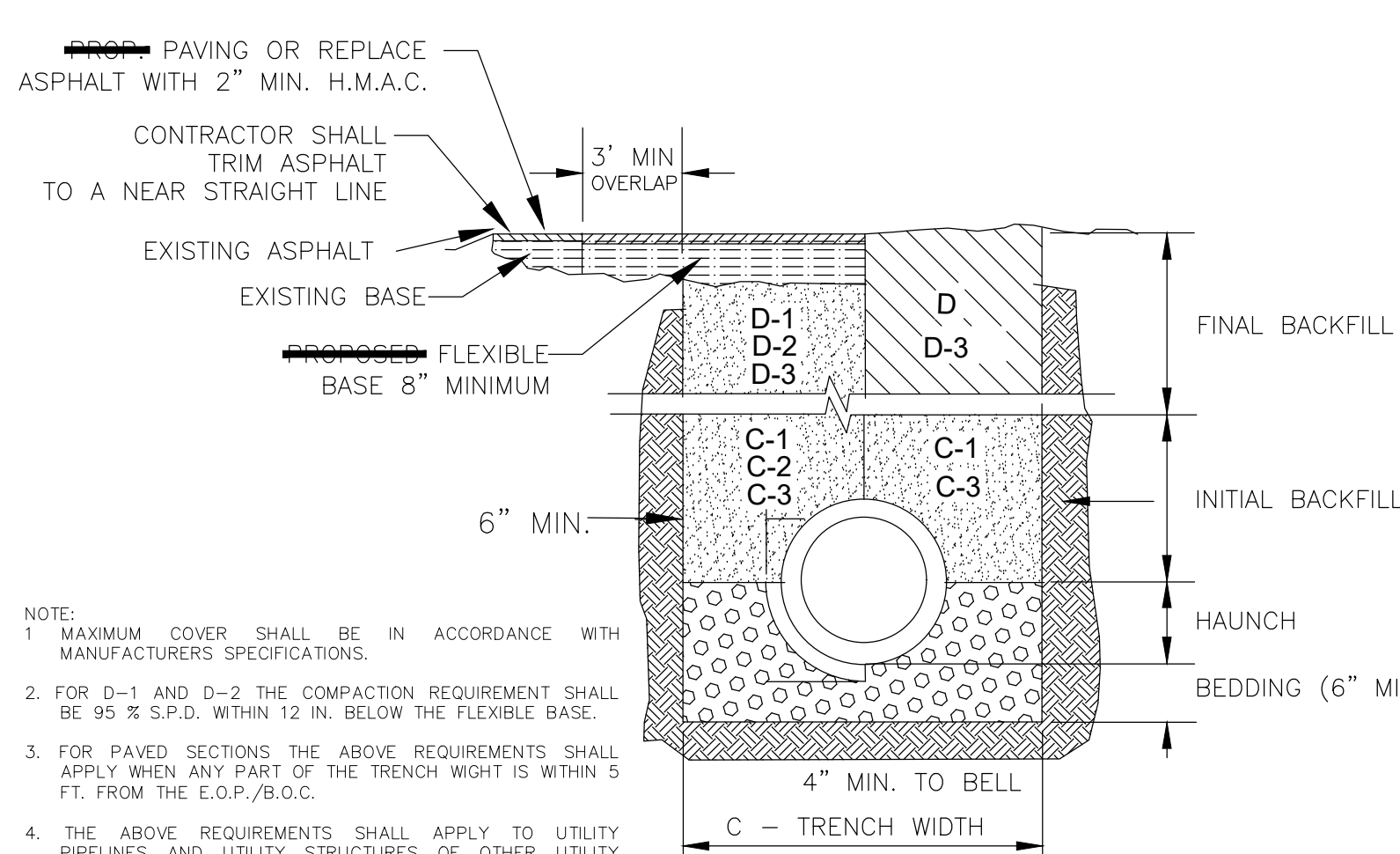
- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 2" MIX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR 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.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 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.
- D. 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).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOIL TYPE 1A, A2, OR A3 (AASHTO 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 (WILPOINTS, MINIMUM 4" GRAVEL OR CEMENTS 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".



ISOMETRIC VIEW
N.T.S.
HCDD#1 DISCHARGE STRUCTURE DETAIL

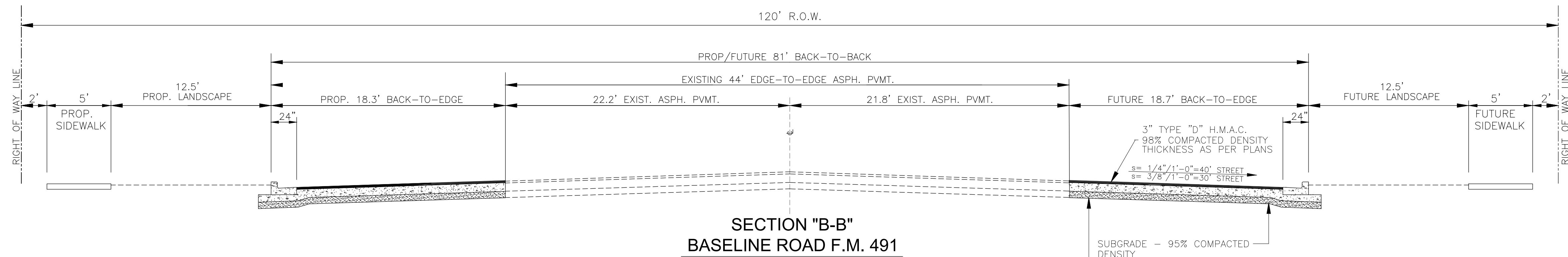


NEW ASPHALT MEETING EXISTING PAVEMENT
N.T.S.

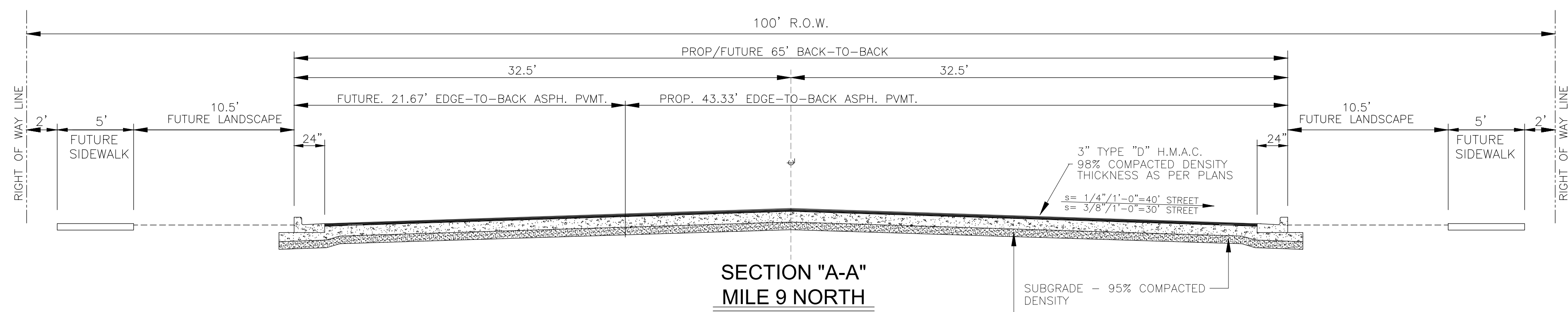


STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

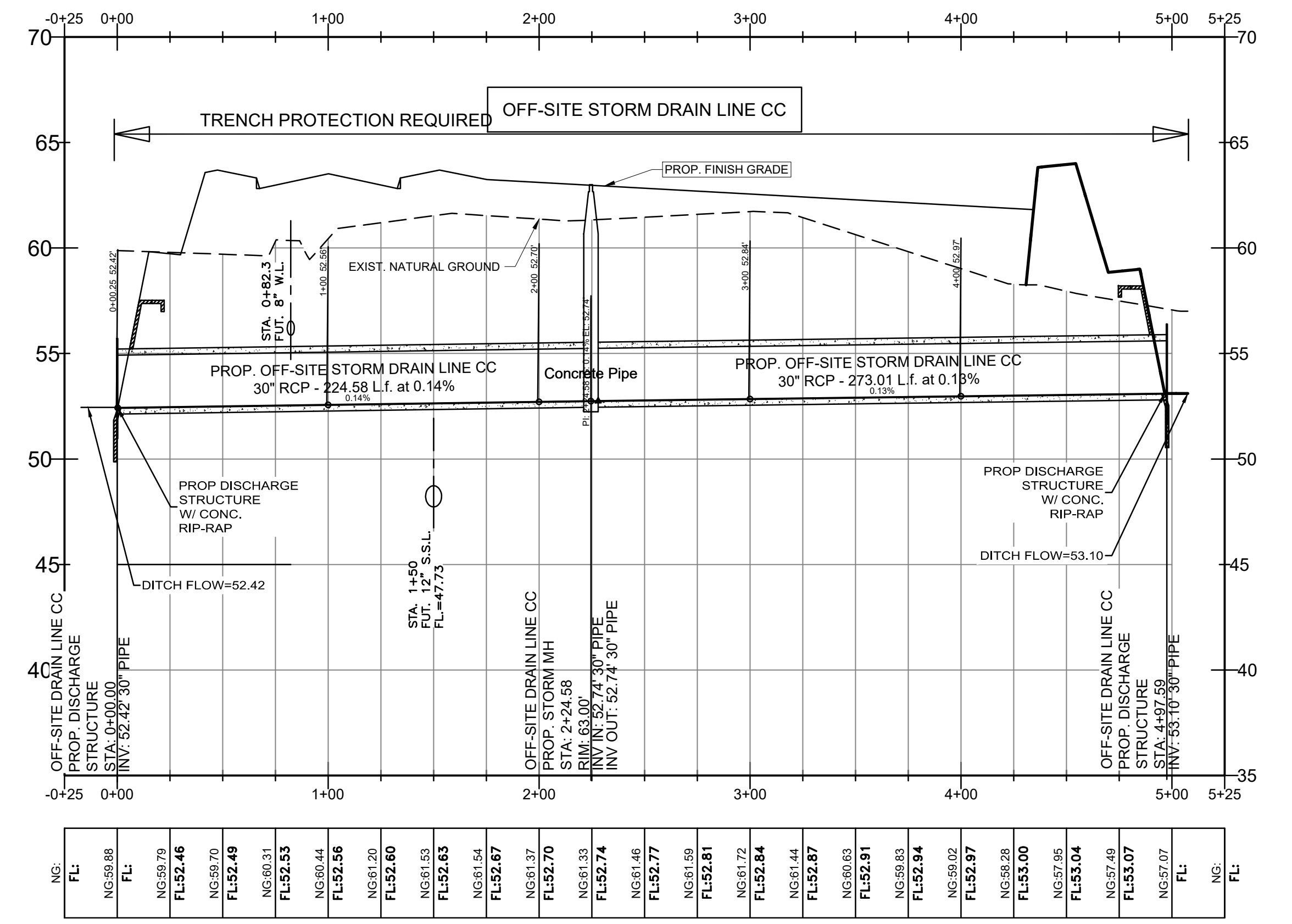
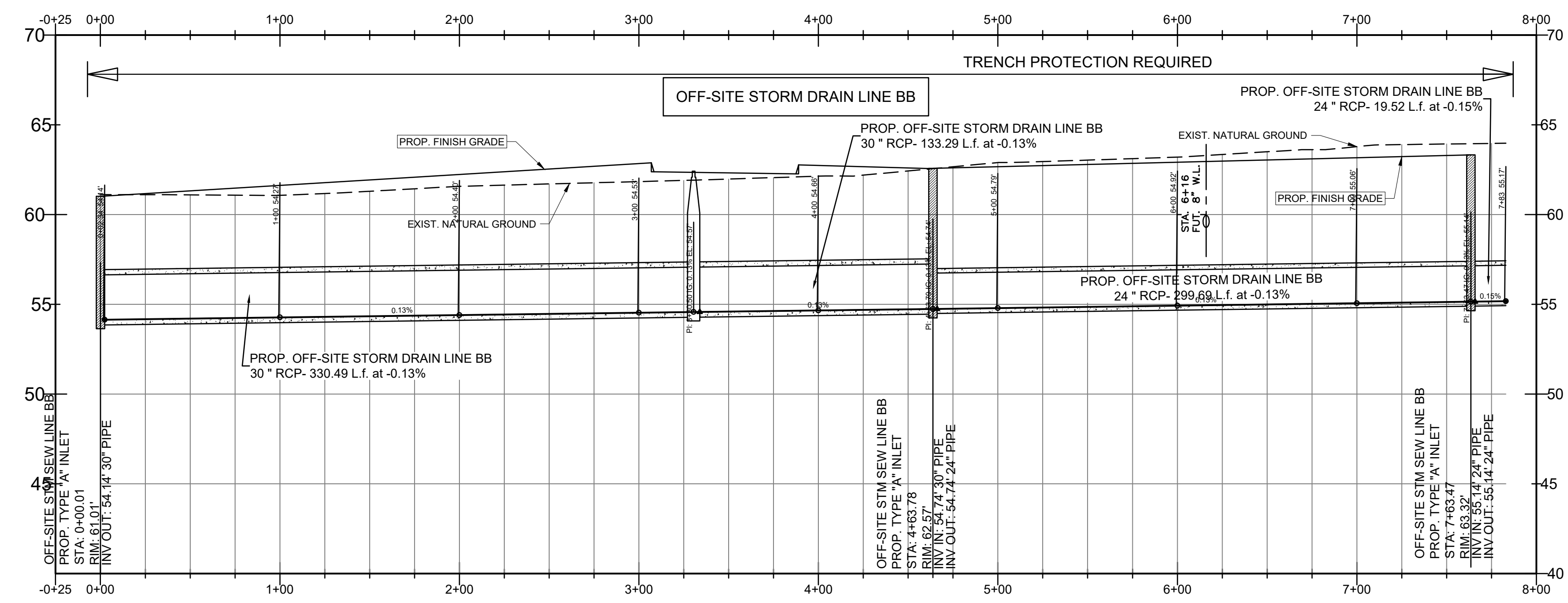
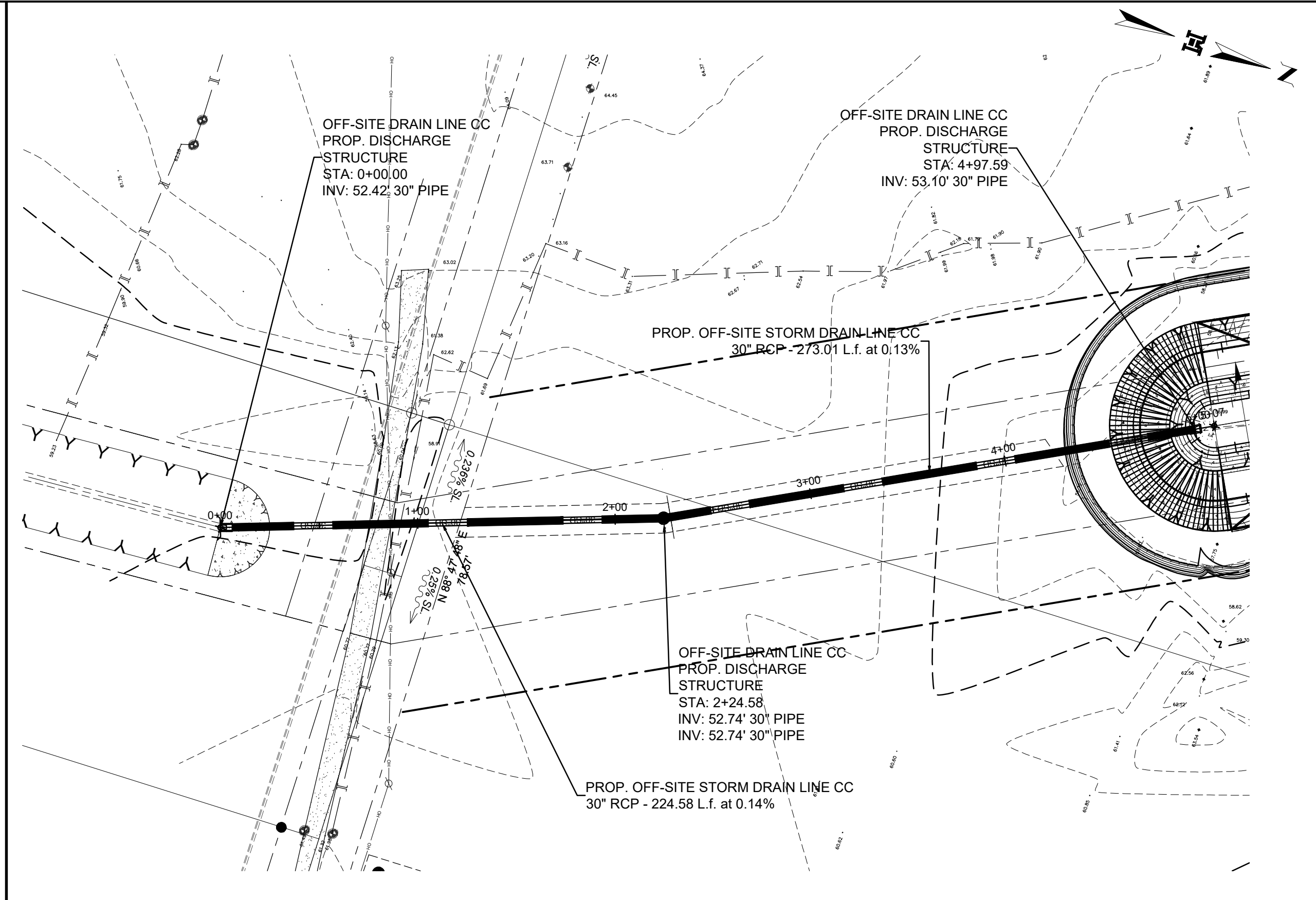
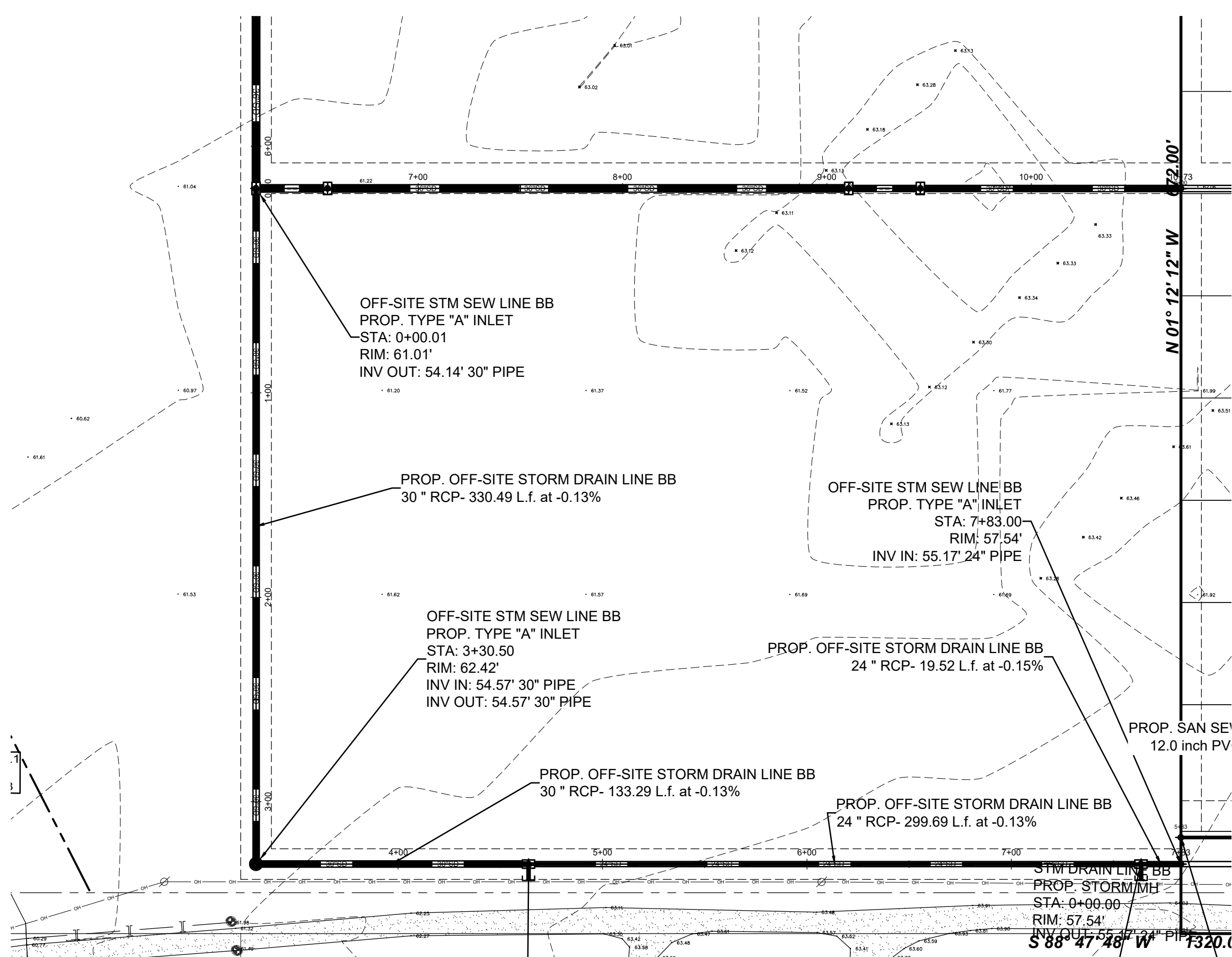
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SECTION "B-B"
BASELINE ROAD F.M. 491



SECTION "A-A"
MILE 9 NORTH



NG:	FL:
NG61.11	FL52.46
NG61.11	FL52.46
FL54.17	FL52.49
NG61.09	FL52.53
FL54.21	NG60.44
NG61.08	FL52.56
FL54.24	NG61.20
NG61.07	FL52.60
FL54.27	NG61.54
NG61.17	FL52.67
FL54.30	NG61.37
NG61.26	FL52.77
FL54.34	FL52.81
NG61.43	FL52.84
FL54.37	NG61.44
NG61.57	FL52.87
FL54.40	NG60.63
NG61.64	FL52.91
FL54.43	NG59.83
NG61.70	FL52.94
NG61.77	NG59.02
FL54.46	FL52.97
NG61.83	NG58.28
FL54.49	FL53.00
NG62.06	FL53.05
FL54.53	FL53.09
NG62.14	FL53.12
FL54.56	NG63.96
NG61.88	FL55.18
FL54.59	
NG62.19	
FL54.63	
NG62.28	
FL54.66	
NG62.34	
FL54.69	
NG62.43	
FL54.72	
NG62.52	
FL54.75	
NG62.60	
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NG62.69	
FL54.82	
NG62.78	
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FL54.89	
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NG63.36	
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NG63.44	
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NG63.52	
FL55.16	
NG63.60	
FL55.18	
NG:	FL:

JOB No. 22119.00

BY: MLDEN & HUNT INC.
DATE: 04/26/23
REVISION: CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MCINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com
ESTABLISHED 1947

ENG. TECH. R. DE JESUS
PROJECT ENG. MARIO REYNA
T-BOOK: PG.
1. RELEASE DATE: 04/26/23
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: H: 1"= 50'
V: 1"= 5'

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
MARIO A. REYNA
117368
PROFESSIONAL ENGINEERING
ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION
TO THE RESPONSIBLE ENGINEER
IS AN OFFENSE UNDER THE
TEXAS ENGINEERING PRACTICE LAW

LOS PRADOS
SUBDIVISION
CITY OF MERCEDES,
HIDALGO COUNTY, TEXAS

PROPOSED OFFSITE STORM
SEWER LINES BB & CC

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File Name: 22119
SHEET C8 OF 13