



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-28-2025

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

ENGINEER MELDEN & HUNT DEVELOPER: VALLEY AFFORDABLE HOUSING, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 55 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTHWEST CORNER OF BASELINE ROAD AND MILE 9 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-18-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO BASELINE ROAD (FM 491)

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-16-24 BY, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-16-24 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY CITY OF MERCEDES. LINE SIZE: 12" LOCATION: MILE 9 N. ROAD

WATER SERVICE PROVIDER: CITY OF MERCEDES. LINE SIZE: 12" LOCATION: BASELINE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-10-24: 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.

TITLE B, CHAPTER 2, SECTION 2.8 ITEM LOT WIDTH (VARIES FROM 20.0 FT -35FT)

TITLE B, CHAPTER 2, SECTION 2.8 ITEM CHORD LENGTH (25.0 FT)

TITLE B, CHAPTER 3, SECTION 3.5 ITEM SETBACKS (FRONT 20FT-SIDE 5 FT-REAR 10 FT)

TITLE B, CHAPTER 2, SECTION 2.4 ITEM STREET LAYOUT (CURVES TANGENT DISTANCE)

TITLE B, CHAPTER 2, SECTION 2.7 ITEM EASEMENTS FOR UTILITIES

VARIANCE REQUEST *Variance requests approved on December 14, 2024 by AI-97797 granting any waiver and exception, not already given, are granted by execution of the Development Agreement.

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

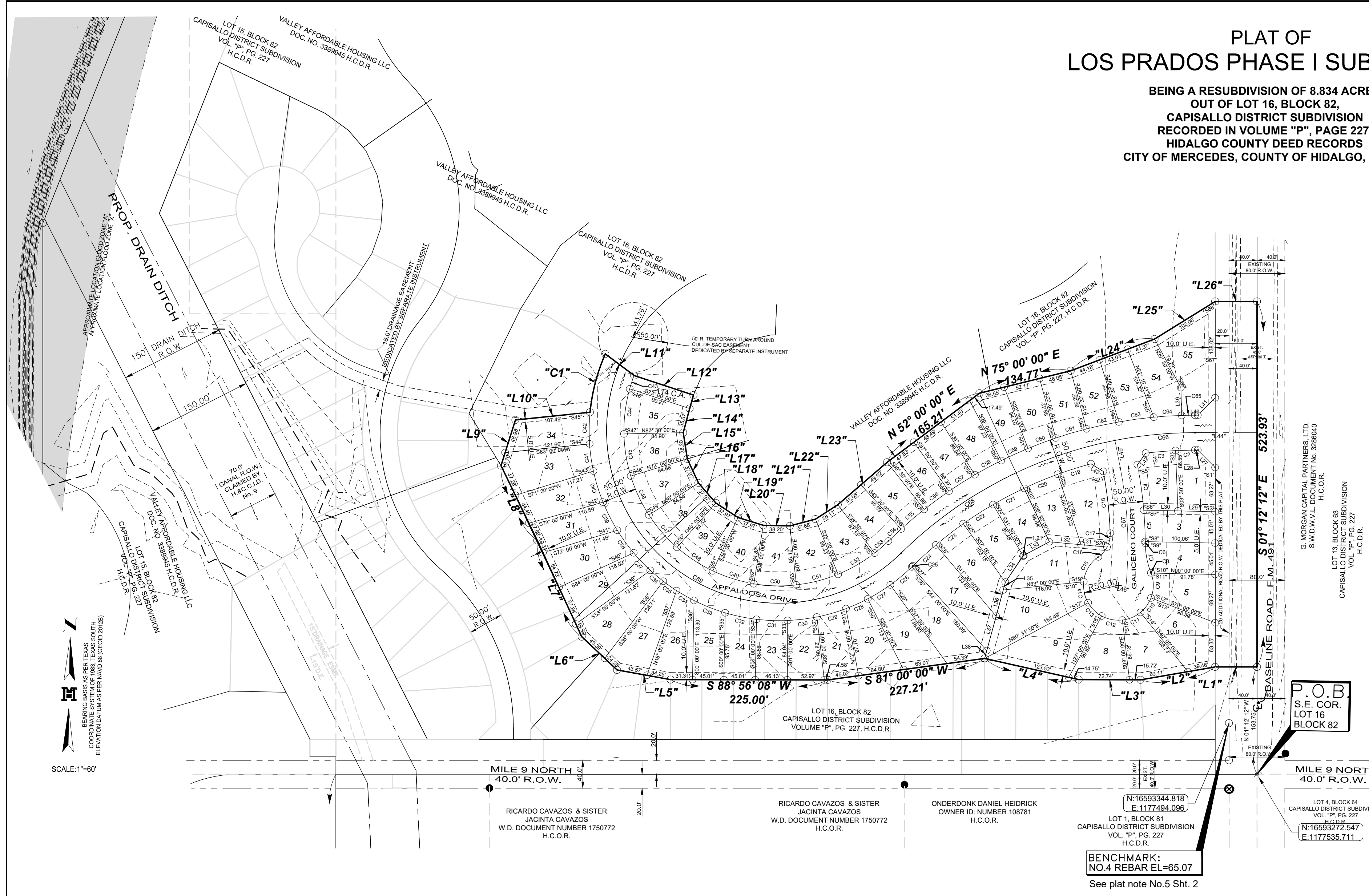
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MERCEDES.

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.

PLAT OF LOS PRADOS PHASE I SUBDIVISION

BEING A RESUBDIVISION OF 8.834 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



Lot Line Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C2	27.83	575.00	002° 46' 24"	S87° 24' 36"W	27.83	13.92
C3	42.87	575.00	004° 16' 20"	S83° 53' 14"W	42.87	21.45
C5	45.12	615.00	004° 12' 12"	N3° 53' 20"W	45.11	22.57
C6	2.34	615.00	000° 13' 04"	N1° 44' 42"W	2.34	1.17
C7	43.48	120.00	020° 45' 34"	S12° 00' 57"E	43.24	21.98
C8	0.40	50.00	000° 27' 23"	N22° 10' 01"W	0.40	0.20
C9	36.37	50.00	041° 40' 45"	N1° 05' 58"W	35.58	19.03
C10	26.17	50.00	029° 59' 16"	N34° 44' 02"E	25.87	13.39
C11	28.46	50.00	032° 36' 41"	N86° 02' 00"E	28.08	14.63
C12	30.82	50.00	035° 19' 10"	S80° 00' 04"E	30.34	15.92
C13	27.40	50.00	031° 23' 47"	S46° 38' 36"E	27.06	14.05
C14	31.27	50.00	035° 50' 17"	S13° 01' 34"E	30.77	16.17
C15	42.57	50.00	048° 47' 06"	S29° 17' 08"W	41.30	22.67
C16	19.02	40.00	027° 14' 47"	N40° 03' 17"E	18.84	9.69
C17	20.64	40.00	029° 34' 06"	N11° 38' 50"E	20.41	10.56
C18	89.12	565.00	009° 02' 16"	N7° 39' 21"W	89.03	44.65
C19	49.94	575.00	004° 58' 34"	S71° 17' 18"W	49.92	24.99
C20	62.32	575.00	005° 12' 47"	S66° 11' 37"W	62.30	26.18
C21	50.24	575.00	005° 00' 21"	S61° 05' 03"W	50.22	25.13
C22	50.77	575.00	005° 03' 31"	S56° 03' 06"W	50.75	25.40
C23	49.75	575.00	004° 57' 28"	S51° 02' 37"W	49.74	24.89
C24	44.42	575.00	004° 25' 34"	S46° 21' 06"W	44.41	22.22
C25	2.19	272.50	000° 27' 38"	N44° 22' 06"E	2.19	1.09
C26	40.28	272.50	008° 28' 08"	N48° 49' 58"E	40.24	20.18
C27	38.02	272.50	007° 59' 38"	N57° 03' 51"E	37.99	19.04
C28	34.40	272.50	007° 14' 00"	N64° 40' 40"E	34.38	17.22
C29	43.34	272.50	009° 06' 46"	N72° 51' 03"E	43.29	21.72
C30	42.27	272.50	008° 53' 16"	N81° 51' 04"E	42.23	21.18
C31	44.70	272.50	009° 23' 51"	S89° 00' 23"E	44.65	22.40
C32	45.82	272.50	009° 38' 04"	S79° 29' 25"E	45.77	22.97
C33	48.07	272.50	010° 06' 24"	S69° 37' 11"E	48.01	24.10
C34	28.90	272.50	006° 04' 39"	S61° 31' 40"E	28.89	14.47
C35	23.22	272.50	004° 52' 53"	S56° 02' 54"E	23.21	11.61
C36	24.27	272.50	005° 06' 12"	S51° 03' 22"E	24.26	12.14
C37	34.61	272.50	007° 16' 38"	S44° 51' 57"E	34.59	17.33
C38	39.99	272.50	008° 24' 29"	S37° 01' 24"E	39.95	20.03
C39	45.22	272.50	009° 30' 29"	S28° 03' 54"E	45.17	22.66
C40	46.87	272.50	009° 51' 16"	S18° 23' 02"E	46.81	23.49
C41	39.23	272.50	008° 14' 53"	S9° 19' 57"E	39.19	19.65
C42	45.35	272.50	009° 32' 06"	S0° 26' 28"E	45.30	22.73

Lot Line Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C43	20.01	222.50	005° 09' 07"	S17° 00' 00"W	20.00	10.01
C44	65.37	222.50	016° 50' 00"	S6° 00' 26"W	65.14	32.92
C45	61.26	222.50	015° 46' 27"	S10° 17' 47"E	61.06	30.82
C46	61.72	222.50	015° 53' 39"	S26° 07' 50"E	61.52	31.06
C47	61.70	222.50	015° 53' 17"	S42° 01' 18"E	61.50	31.05
C48	61.71	222.50	015° 53' 27"	S57° 54' 40"E	61.51	31.05
C49	61.76	222.50	015° 54' 07"	S73° 48' 26"E	61.56	31.08
C50	61.30	222.50	015° 47' 10"	S89° 39' 05"E	61.11	30.85
C51	61.81	222.50	015° 54' 58"	N74° 29' 51"E	61.61	31.10
C52	60.77	222.50	015° 39' 00"	N58° 42' 51"E	60.59	30.58
C53	26.22	222.50	006° 45' 03"	N47° 30' 50"E	26.20	13.12
C54	25.07	625.00	002° 17' 53"	S45° 17' 15"W	25.07	12.54
C55	43.54	625.00	003° 59' 29"	S48° 26' 56"W	43.53	21.78
C56	44.09	625.00	004° 02' 29"	S52° 26' 55"W	44.08	22.05
C57	43.98	625.00	004° 01' 16"	S56° 26' 45"W	43.85	21.94
C58	42.94	625.00	003° 56' 11"	S60° 27' 31"W	42.93	21.48
C59	42.16	625.00	003° 51' 52"	S64° 21' 32"W	42.15	21.09
C60	42.50	625.00	003° 53' 45"	S68° 14' 21"W	42.49	21.26
C61	46.05	625.00	004° 13' 18"	S72° 17' 52"W	46.04	23.04
C62	47.31	625.00	004° 20' 13"	S76° 34' 38"W	47.30	23.67
C63	50.54	625.00	004° 38' 00"	S81° 03' 45"W	50.53	25.29
C64	40.04	625.00	003° 40' 13"	S85° 12' 52"W	40.03	20.03
C65	19.06	625.00	001° 44' 49"	S87° 55' 23"W	19.06	9.53

Centerline Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C66	115.35	600.00	011° 00' 54"	S83° 17' 21"W	115.17	57.85
C67	170.46	590.00	016° 33' 14"	N3° 56' 29"W	169.87	85.83
C68	352.31	600.00	033° 38' 36"	S60° 57' 36"W	347.27	181.40
C69	678.63	247.50	157° 06' 01"	S57° 18' 41"E	485.15	1,221.98

Boundary Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	86.85	272.50	018° 19' 38"	S13° 27' 25"W	86.45	43.80

Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	4594.07	0.103	32	5130.04	0.119
3	4539.08	0.104	33	6372.06	0.146
4	4383.92	0.101	34	5127.40	0.118
5	4734.74	0.109	35	4445.65	0.102
6	6468.66	0.148	36	4255.50	0.098
7	5169.51	0.119	37	4256.13	0.098
8	5226.74	0.120	38	4251.00	0.098
9	8085.01	0.186	39	4253.27	0.098
10	7945.76	0.182	40	4262.76	0.098
11	6313.15	0.145	41	4265.89	0.098
12	6203.40	0.142	42	4288.22	0.098
13	4459.54	0.102	43	4303.19	0.099
14	3963.46	0.091	44	4110.59	0.094
15	4377.87	0.101	45	3977.61	0.091
16	5367.79	0.123	46	3946.01	0.091
17	6594.52	0.151	47	4052.64	0.093
18	7462.02	0.171	48	4382.04	0.101
19	5993.27	0.138	49	4660.89	0.107
20	5096.29	0.117	50	4296.58	0.099
21	4346.22	0.100	51	4007.19	0.092
22	4144.00	0.095	52	4075.22	0.094
23	3860.85	0.089	53	4546.53	0.104
24	4072.51	0.093	54	5000.22	0.117
26	5602.65	0.129	27	6083.14	0.140
28	6063.32	0.139	29	5655.40	0.130
30	5314.97	0.122	31	5004.60	0.115

Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
32	5130.04	0.119	33	6372.06	0.146
33	6372.06	0.146	34	5127.40	0.118
34	5127.40	0.118	35	4445.65	0.102
35	4445.65	0.102	36	4255.50	0.098
36	4255.50	0.098	37	4256.13	0.098
37	4256.13	0.098	38	4251.00	0.098
38	4251.00	0.098	39	4253.27	0.098
39	4253.27	0.098	40	4262.76	0.098
40	4262.76	0.098	41	4265.89	0.098
41	4265.89	0.098	42	4288.22	0.098
42	4288.22	0.098	43	4303.19	0.099
43	4303.19	0.099	44	4110.59	0.094
44	4110.59	0.094	45	3977.61	0.091
45	3977.61	0.091	46	3946.01	0.091
46	3946.01	0.091	47	4052.64	0.093
47	4052.64	0.093	48	4382.04	0.101
48	4382.04	0.101	49	4660.89	0.107
49	4660.89	0.107	50	4296.58	0.099
50	4296.58	0.099	51	4007.19	0.092
51	4007.19	0.092	52	4075.22	0.094
52	4075.22	0.094	53	4546.53	0.104
53	4546.53	0.104	54	5000.22	0.117
54	5000.22	0.117	55	8680.74	0.199

Boundary Line Table			Boundary Line Table		
Line #	Length	Direction	Line #	Length	Direction
"L1"	60.00	S88° 47' 46"W	"L20"	38.20	N60° 00' 00"E
"L2"	108.57	S79° 00' 00"W	"L21"	37.88	N74° 00' 00"E
"L3"	88.46	S89° 00' 00"W	"L22"	38.11	N56° 00' 00"E
"L4"	138.28	N78° 30' 00"W	"L23"	93.20	N48° 00' 00"E
"L5"	77.81	N81° 00' 00"W	"L24"	128.59	N68° 00' 00"E
"L6"	69.63	N48° 00' 00"W	"L25"	102.06	N67° 00' 00"E
"L7"	151.82	N26° 00' 00"W	"L26"	60.00	N88° 47' 46"E
"L8"	119.27	N27° 00' 00"W			
"L9"	68.88	N16° 15' 24"E			
"L10"	107.49	N83° 00' 00"E			
"L11"	51.65	S54° 19' 55"E			
"L12"	89.56	S73° 00' 00"E			
"L13"	20.01	S14° 58' 06"W			
"L14"	35.67	S13° 30' 00"W			
"L15"	38.20	S10° 00' 00"E			
"L16"	37.97	S26° 00' 00"E			
"L17"	37.97	S42° 00' 00"E			
"L18"	37.97	S56° 00' 00"E			
"L19"	37.97	S74° 00' 00"E			

Centerline Line Table		
Line #	Length	Direction
"L44"	88.90	N86° 47' 48"E
"L45"	40.12	S12° 13' 06"E
"L46"	10.82	N85° 39' 52"W

Lot Area Table		
Lot #	SQ. FT.	Area
114	1801.39	0.041

Front Setback Lines			Front Setback Lines			Front Setback Lines		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
"S1"	13.88	N88° 47' 46"E	"S31"	32.35	N12° 00' 00"W	"S61"	25.60	N22° 30' 00"W
"S2"	14.88	S90° 00' 00"W	"S32"	25.38	N08° 00' 00"W	"S62"	22.74	N16° 30' 00"W
"S3"	19.98	N03° 30' 00"W	"S33"	20.72	N01° 00' 00"W	"S63"	20.57	N16° 30' 00"W
"S4"	20.69	S07° 00' 00"E	"S34"	21.49	N00° 00' 00"E	"S64"	24.34	N18° 30' 00"W
"S5"	12.16	S78° 47' 10"W	"S35"	29.84	N00° 00' 00"W	"S65"	33.20	N22° 16' 41"W
"S6"	10.30	N80° 00' 00"E	"S36"	46.56	N00° 00' 00"E	"S66"	11.07	S29° 30' 00"E
"S7"	27.93	N60° 00' 00"E	"S37"	63.44</				

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT. FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) ZONE "X" (UNSHADED) 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.
2. MINIMUM SETBACKS SHALL BE: FRONT: 20 FEET MINIMUM OR AS SHOWN IN "FRONT SETBACK TABLE" THIS SHEET (GREATER APPLIES) REAR: 11 FEET, OR GREATER FOR EASEMENTS. INTERIOR SIDES: 5 FEET, OR GREATER FOR EASEMENTS. SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS. GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
3. 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 55. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT, 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
5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT: B.M.1-ELEV. 65.07 N.A.V.D. 88 (GEOID 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
6. 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.
7. 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.
8. 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 OCCUPYING AN EASEMENT.
9. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (NORTH).
10. 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 701,193.4 CUBIC-FEET (16,097 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 39,568 CUBIC FEET (0.908 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.D. NO.1 DRAINAGE DITCH ULTIMATE OUTFALL IS THE I.B.W.C. FLOODWAY.
11. (RHODES DEVELOPMENT, INC.), THE OWNER & SUBDIVIDER OF LOS PRADOS PHASE I SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
12. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS). SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).
13. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION SPECIFICATIONS.
16. A 5-FT. SIDEWALK CONSTRUCTION REQUIRED ALONG PERIMETER OF SUBDIVISION DURING SUBDIVISION STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS, AS PER CITY OF MERCEDES.
17. 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.
18. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
19. STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING PERMIT.
20. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
21. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
22. 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.
23. NO ACCESS TO BASELINE ROAD F.M. 491 FOR LOTS 1, 3-6 AND 55, BUFFER FENCE TO BE CONSTRUCTED ALONG BASELINE ROAD F.M. 491
24. PARKLAND DEDICATION FEES OWED TO BE PAID BY THE DEVELOPER AT THE TIME OF RECORDING, TO THE CITY OF MERCEDES.
25. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
26. TxDOT PERMIT FOR INSTALLATION OF UTILITY INFRASTRUCTURE ALONG TxDOT RIGHT-OF-WAYS PRIOR TO CONSTRUCTION OF SUBDIVISION.
27. TxDOT PERMIT REQUIRED FOR ACCESS ALONG TxDOT RIGHT-OF-WAYS.
28. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS.
29. PROPERTY ZONING

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 8.834 ACRES SITUATED IN THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, BEING 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 8.834 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO VALLEY AFFORDABLE HOUSING, L.L.C. GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 5389945, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.834 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A NAIL SET [NORTHING: 16593272.547, EASTING: 1177351711] 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 1,320.00 FEET AND N 01° 12' 12" W, A DISTANCE OF 20.00 FEET;
THENCE, N 01° 12' 12" W 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 153.75 FEET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 88° 47' 48" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BASELINE ROAD - F.M. 491, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 79° 00' 00" W A DISTANCE OF 108.57 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 89° 00' 00" W A DISTANCE OF 88.46 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 78° 30' 00" W A DISTANCE OF 138.28 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 81° 00' 00" W A DISTANCE OF 227.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 88° 56' 08" W A DISTANCE OF 225.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 81° 00' 00" W A DISTANCE OF 77.81 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, N 48° 00' 00" W A DISTANCE OF 69.63 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 26° 00' 00" W A DISTANCE OF 151.82 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, N 27° 00' 00" W A DISTANCE OF 119.27 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 16° 15' 24" E A DISTANCE OF 68.68 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
12. THENCE, N 83° 00' 00" E A DISTANCE OF 107.49 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 18° 15' 39", A RADIUS OF 272.50 FEET, AN ARC LENGTH OF 86.85 FEET, A TANGENT OF 43.80 FEET, AND A CHORD THAT BEARS N 13° 27' 25" E A DISTANCE OF 86.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 54° 19' 55" E A DISTANCE OF 51.65 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 73° 00' 00" E A DISTANCE OF 89.56 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 14° 58' 06" W A DISTANCE OF 20.01 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 13° 30' 00" W A DISTANCE OF 35.67 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 10° 00' 00" E A DISTANCE OF 38.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, S 26° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, S 42° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, S 58° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, S 74° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
23. THENCE, N 90° 00' 00" E A DISTANCE OF 38.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
24. THENCE, N 74° 00' 00" E A DISTANCE OF 37.88 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
25. THENCE, N 56° 00' 00" E A DISTANCE OF 38.11 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
26. THENCE, N 48° 00' 00" E A DISTANCE OF 93.20 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
27. THENCE, N 52° 00' 00" E A DISTANCE OF 165.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
28. THENCE, N 75° 00' 00" E A DISTANCE OF 134.77 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
29. THENCE, N 68° 00' 00" E A DISTANCE OF 128.59 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
30. THENCE, N 57° 00' 00" E A DISTANCE OF 102.06 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
31. THENCE, N 88° 47' 48" E AT A DISTANCE OF 19.95 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF F.M. 491, CONTINUING A TOTAL DISTANCE OF 80.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 16, BLOCK 82 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD-F.M. 491, FOR THE NORTHEAST CORNER OF THIS TRACT;
32. 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 523.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.834 ACRES, OF WHICH 0.482 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, LEAVING A NET OF 8.352 ACRES OF LAND, MORE OR LESS.

PLAT OF LOS PRADOS PHASE I SUBDIVISION BEING A RESUBDIVISION OF 8.834 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

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID 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 HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTOR 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 THE _____ DAY OF _____, 20 _____

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

APPROVAL BY PLANNING AND ZONING COMMISSION:

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT COINFORMS TO REQUIREMENTS OF THE SUBDIVISION REGULATION THE CITY.

CHAIRMAN, PLANNING & ZONING COMMISSION

APPROVED: _____

DATE _____

APPROVAL BY CITY COMMISSION

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF MERCEDES, TEXAS, ON THIS, THE _____ DAY OF _____, 20 _____.

MAYOR _____

ATTEST: _____

CITY SECRETARY _____

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. GENERAL MANAGER DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RHODES DEVELOPMENT, INC. AS OWNER OF THE 8.834 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PRADOS PHASE I SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

RHODES DEVELOPMENT, INC. NICK RHODES, PRESIDENT 200 S. 10TH STREET SUITE 1700 MALEN, TEXAS 78501 DATE: _____

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 ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED.

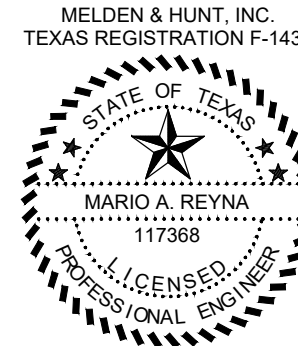
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 _____

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 PLAT No. 23128.00 DATE PREPARED: 05/07/2024 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 I 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: 03-17-2022 SURVEY JOB No. 23128.08



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 _____.

- 1. 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.
2. 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.
3. 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 DISTRICTS EXPENSE.
4. 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

APPROVED BY THE CITY OF MERCEDES

SIGNATURE: _____

PRINTED NAME: _____

TITLE OF CITY OFFICIAL: _____

DATE: _____

DRAWN BY: R. DE JESUS DATE: 05/07/2024

SURVEYED, CHECKED _____ DATE: _____

FINAL CHECK _____ DATE: _____

MELDEN & HUNT, INC. TEXAS REGIST. F-1435 CONSULTANTS • ENGINEERS • SURVEYORS 115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 • FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com

Table with 5 columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Rows include Nick Rhodes, Mario A. Reyna P.E., and Roberto N. Tamez R.P.L.S.

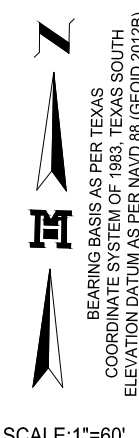


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

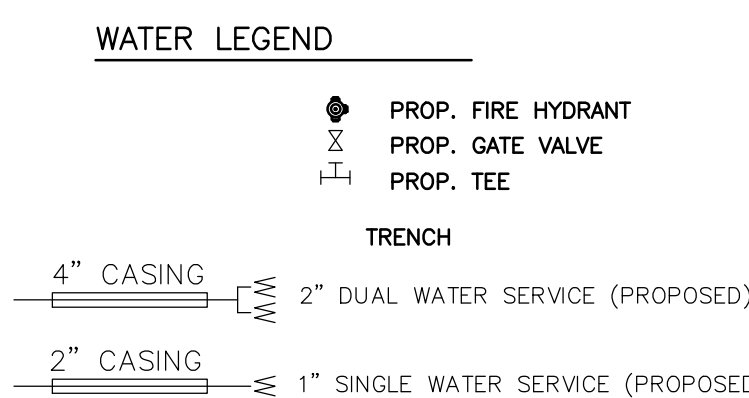
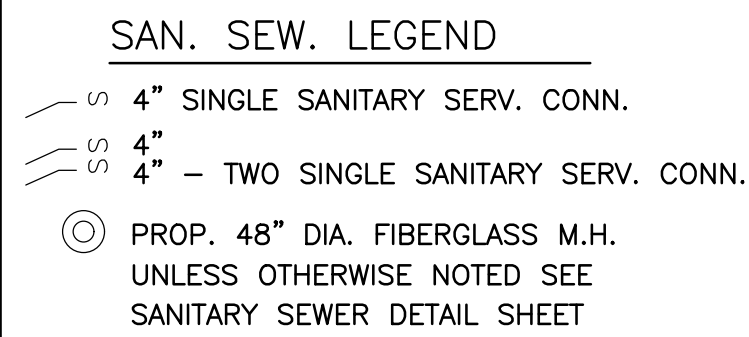


MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

PLAT OF
LOS PRADOS PHASE I SUBDIVISION

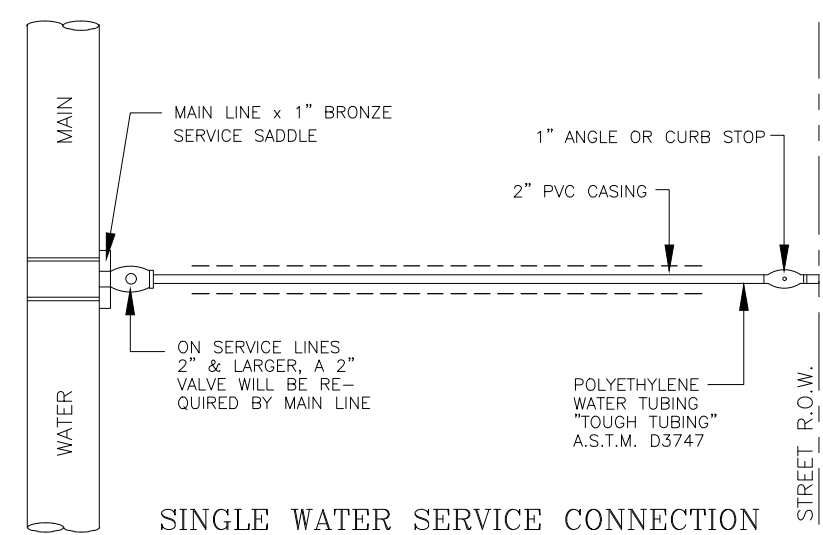
BEING A RESUBDIVISION OF 8.834 ACRES
OUT OF LOT 16, BLOCK 82,
CAPISALLO DISTRICT SUBDIVISION
RECORDED IN VOLUME "P", PAGE 227,
HIDALGO COUNTY DEED RECORDS
CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

SCALE: 1"=60'



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

COST ESTIMATE:	ESTIMACION DE COSTOS:
PAVING IMPROVEMENTS: \$ _____	PAVIMENTACION DE CALLES: \$ _____
DRAINAGE IMPROVEMENTS: \$ _____	DRENAJE PLUVIAL: \$ _____
WATER DISTRIBUTION: \$ _____	SERVICIO DE AGUA POTABLE: \$ _____
SANITARY SEWER IMPROVEMENTS: GRAVITY: \$ _____	SERVICIO DE DRENAJE SANITARIO: \$ _____



N.T.S.

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

LOS PRADOS PHASE I SUBDIVISION 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 I SUBDIVISION CONSISTS OF AN 8" WATER LINE THAT CONNECTS TO THE EXISTING 12" WATER LINE APPROXIMATELY 468.0 FEET NORTH OF THE INTERSECTION OF MILE 9 ROAD AND BASELINE ROAD. THE RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF APPALOOSA DRIVE ENDING WITH A CROSS WITH 3 GATE VALVES. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 12 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF GALICENO COURT ENDING WITH A 2" FLUSH VALVE TO SERVICE THIS SUBDIVISION.

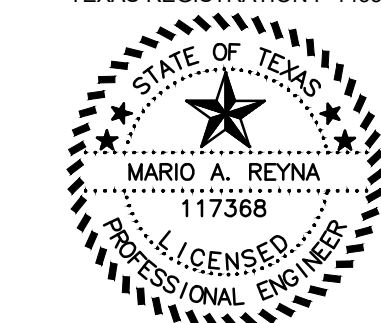
WATER DISTRIBUTION FOR LOS PRADOS PHASE I SUBDIVISION SUBDIVISION CONSISTS OF TWENTY-FOUR (24) 3/4" DIAMETER DUAL SERVICE LINES SERVING FORTY-EIGHT (48) SINGLE LOTS, AND SEVEN (7) 1" DIAMETER SINGLE SERVICE LINES SERVING SEVENTEEN (17) SINGLE LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR 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,000 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 \$ XXXX.00 FOR A TOTAL COST OF \$XX,XXX.00. 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 I 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 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 WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ XXX,XXX WHICH EQUALS TO \$ XXXXX SEWAGE FACILITIES - GRAVITY SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$XX,XXX.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$XX,XXX.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE: _____ DATE: _____
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LOS PRADOS PHASE I 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 I DE LOS PRADOS CONSISTE EN UNA LINEA DE AGUA DE 8" QUE SE CONECTA A LA LINEA DE AGUA EXISTENTE DE 12" APROXIMADAMENTE 468 PIES AL NORTE DE LA CURSADA DE MILE 9 NORTH ROAD Y BASELINE ROADY SIGUE AL EST POR EL LADO SUR DEL DERECHO DE VILLA DE APPALOOSA DRIVE Y TERMINA CON UN CROSS DE 8" CON 3 VAVULAS. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE 8" DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NORESTE DE LOTS 12 Y SIGUE AL SUR POR EL LADO OESTE DE DERECHO DE VILLA DE CALICENO COURT TERMINANDO CON UNA VAVULA DE 2" PARA DAR SERVICIO A ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LOS PRADOS PHASE I SUBDIVISION CONSISTE DE CUARENTA Y OCHO (48) CONDUCTOS DOBLES DE AGUA DE 2 PULGADA DE DIAMETRO PARA 96 LOTES, Y TAMBIEN DIES Y SIETE (17) CONDUCTOS INDIVIDUALES DE AGUA DE 1 PULGADA DE DIAMETRO PARA 17 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 \$XXXXX O \$XXXXX 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 PREGO 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 \$ XXXXX POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$XX,XXX.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

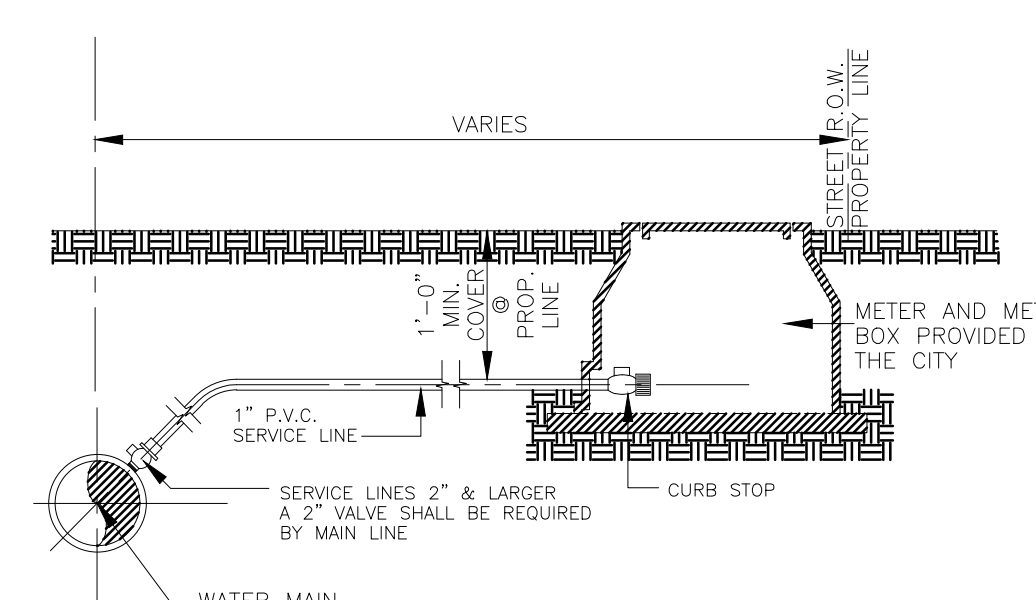
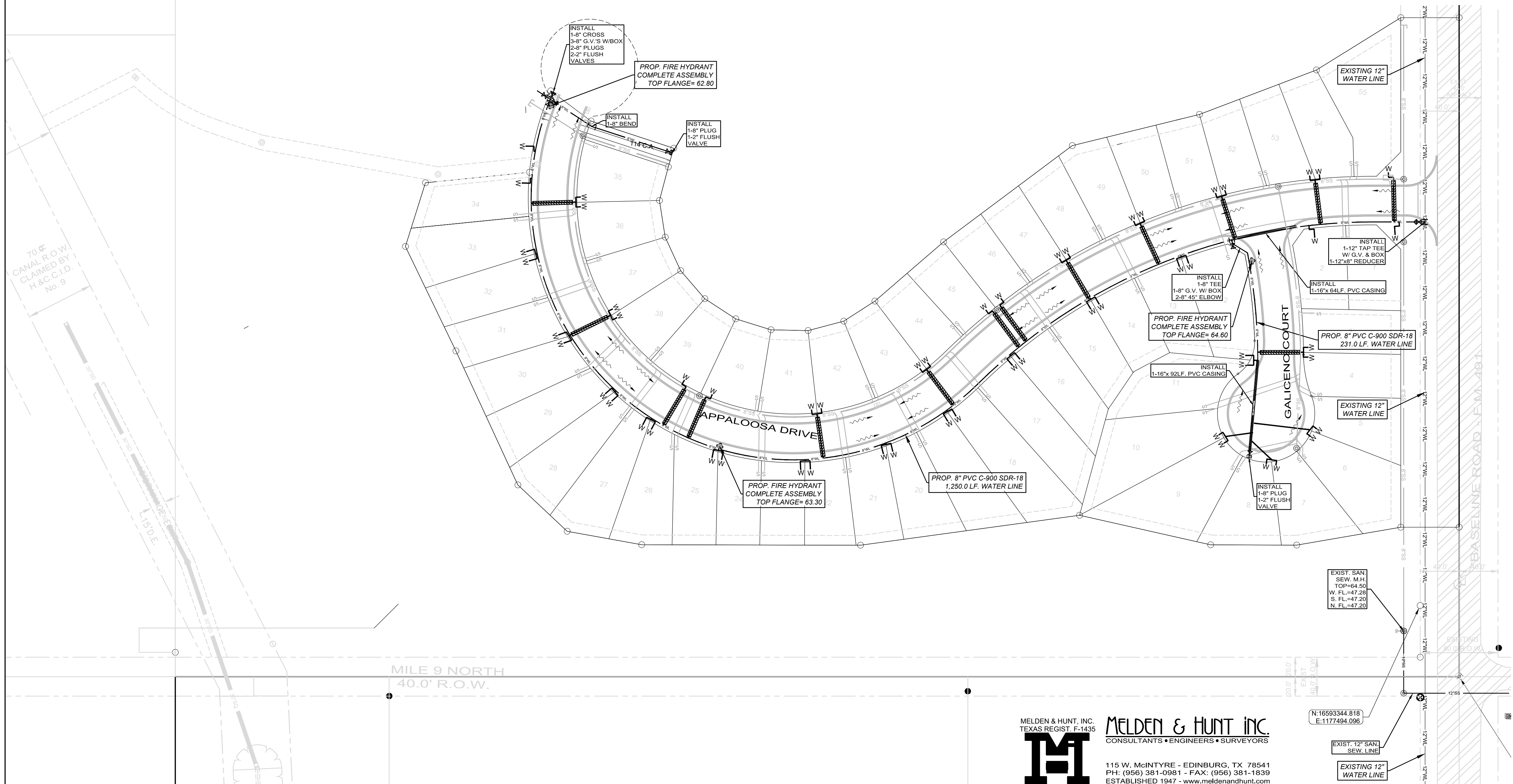
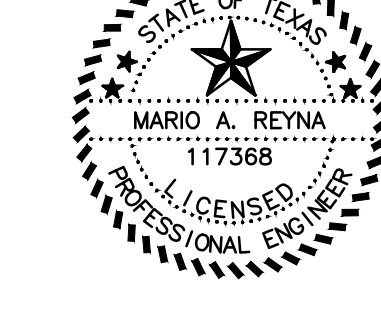
DRENAJE: DESCRIPCION, EN GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE EN LA SUBDIVISION

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 16.343 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 \$ XXXXX O \$ XXXX POR LOTE.

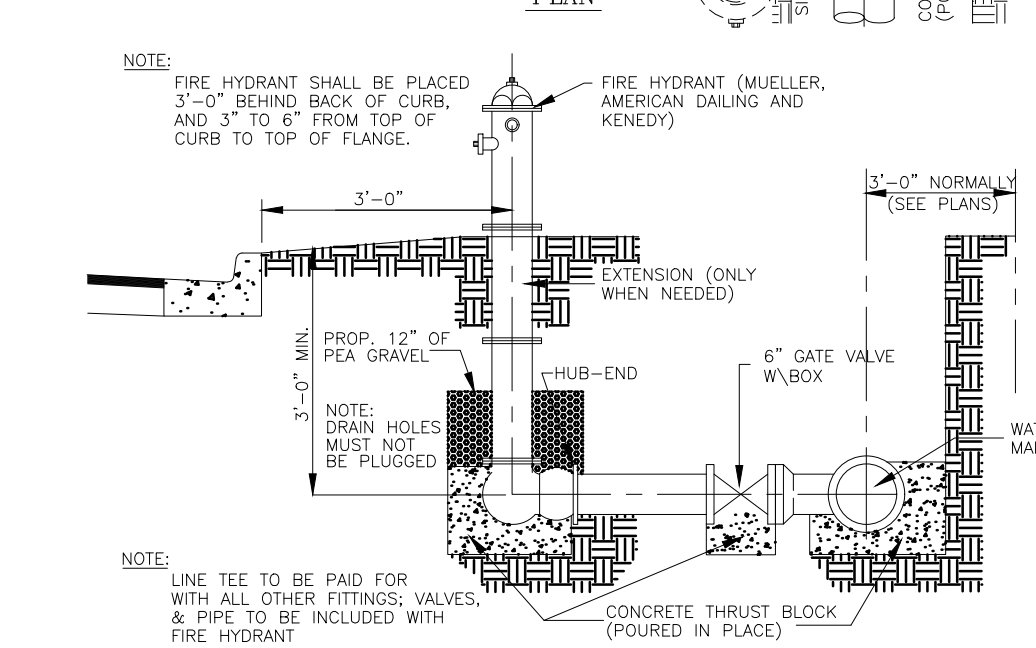
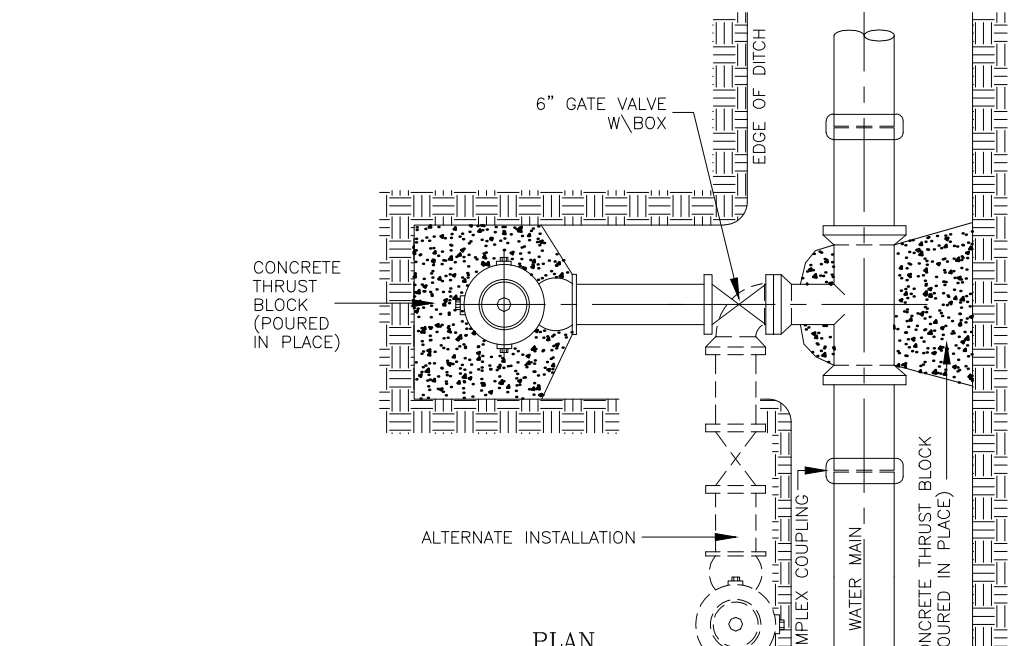
DRENAJE: SE ESTIMA QUE LINEA DE GRAVIDAD SEPTICA COSTARA \$XXXX DOLARES POR LOTE A UN COSTO TOTAL DE \$XXXX PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO: _____ FECHA: _____
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



- GENERAL NOTES:**
- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" (FOR SINGLE SERVICE) AND 3" (FOR A DUAL SERVICE) P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTION
N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

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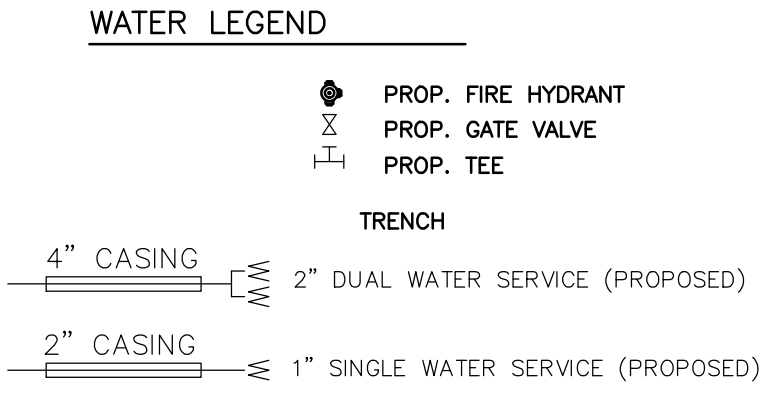
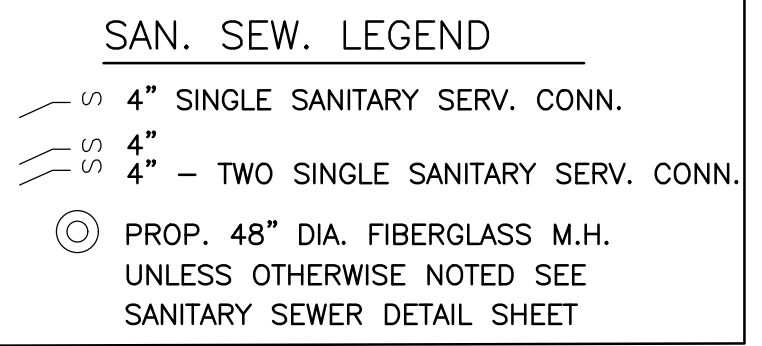
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MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

PLAT OF
 LOS PRADOS PHASE I SUBDIVISION

BEING A RESUBDIVISION OF 8.834 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



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

SUBDIVIDER CERTIFICATION:
 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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
 I, NICK RHODES, SUBDIVIDER OF LOS PRADOS PHASE I SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY 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.

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

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

LOS PRADOS PHASE I SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF MERCEDES. THE SUBDIVIDER AND THE CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF MERCEDES HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF MERCEDES HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF MERCEDES HAS AN EXISTING SANITARY MANHOLE & A 12" SANITARY SEWER LINE AT THE NORTHWEST INTERSECTION OF MILE 9 NORTH ROAD AND BASELINE ROAD (F.M. 491). THE WASTEWATER SYSTEM FOR LOS PRADOS PHASE I SUBDIVISION CONSISTS OF AN 8" & 12" SANITARY SEWER LINES. A 12" SANITARY SEWER LINE CONNECTING TO THE EXISTING SANITARY MANHOLE THEN RUN NORTH ALONG THE WEST SIDE OF BASELINE ROAD ENDING AT THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. AN 8" SANITARY SEWER LINE CONNECT TO A SANITARY SEWER MANHOLE AT THE SOUTHWEST CORNER OF LOT 55 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF APPALOOSA DRIVE ENDING WITH A 8" PLUG FOR FUTURE CONNECTION. ANOTHER 8" SANITARY SEWER LINE CONNECT TO THE PREVIOUSLY MENTION 8" SANITARY AT THE SOUTHWEST CORNER OF LOT 53 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF GALISENO COURT ENDING AT THE NORTHWEST CORNER OF LOT 6. AN OTHER 8" SANITARY SEWER LINE CONNECT TO THE 8" SANITARY SEWER LINE AT THE NORTHWEST CORNER OF LOT 35 THEN RUNS EAST ENDING AT THE BOUNDARY LINE FOR FUTURE CONNECTION. AN OTHER 8" SANITARY SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE NORTHWEST CORNER OF LOT 35 THEN RUNS WEST TO THE WEST RIGHT-OF-WAY OF APPALOOSA DRIVE ENDING WITH A PLUG FOR FUTURE CONNECTION TO SERVE THIS SUBDIVISION.

FROM THE 8", 12" LINE, FIFTY-FIVE (55) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE 8" & 12" SANITARY SEWER LINES, 4" SERVICE LINE AND SEVEN (7) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$711,776.00 OR \$2,303.80 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF MERCEDES THE SUM OF \$194,738.85 WHICH COVERS THE \$881.31 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF MERCEDES THE ENTIRE WASTE 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.

ENGINEER 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 WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$966,514.85 WHICH EQUALS TO \$2,885.12 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____
 MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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

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

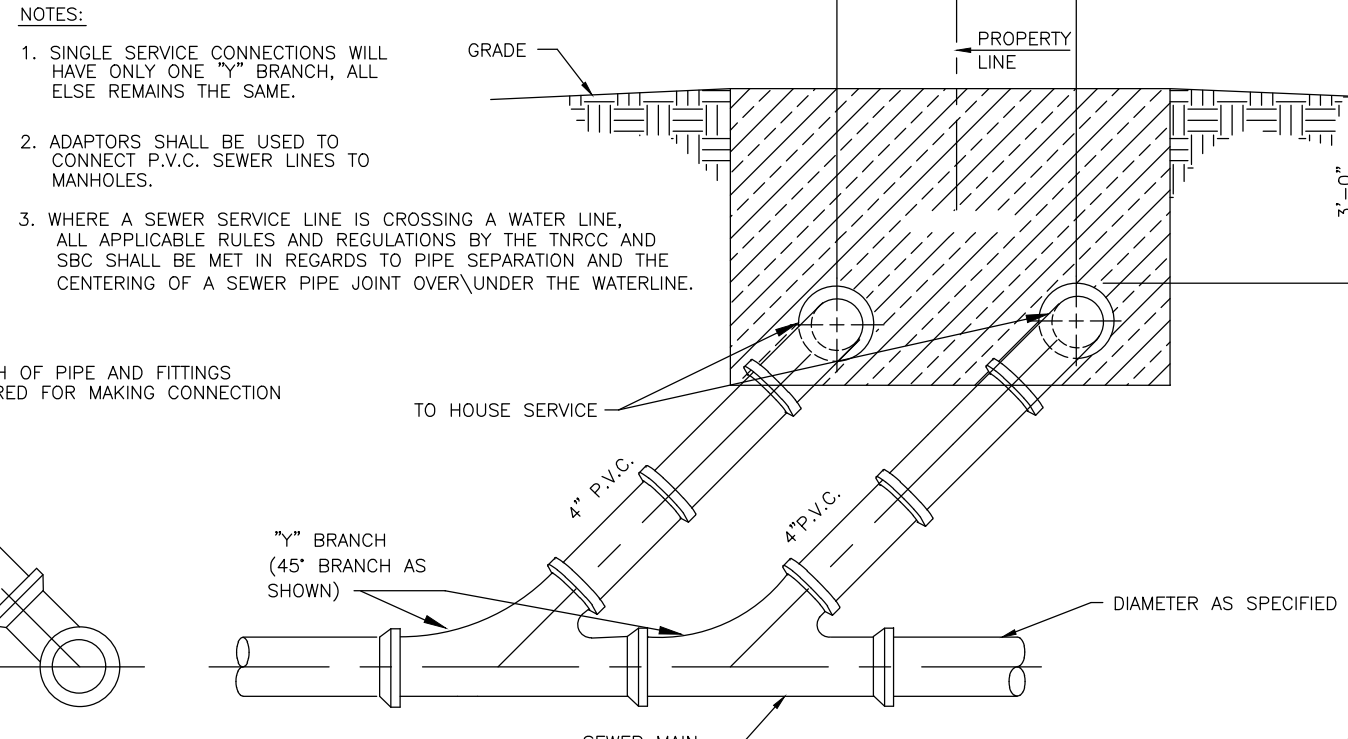
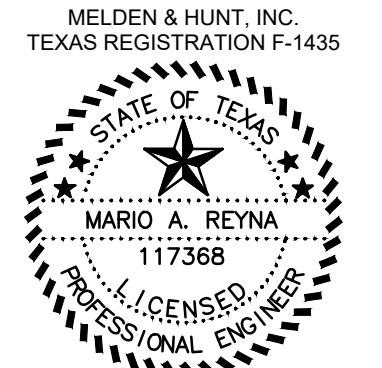
EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MERCEDES CONSISTE DE UN CONDUCTO DE DRENAJE DE 12" QUE ESTA LOCALIZADO EN EL LADO NOROESTE DEL CALLES DE MILE 9 NORTH ROAD Y BASELINE ROAD (F.M. 491). EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION LOS PRADOS PHASE I CONSISTE DE UN SISTEMA DE CONDUCTOS SANITARIOS DE 8" & 12" UN CONDUCTO DE 12" SERA CONECTADO AL ALICANTARILLA EXISTENTE Y SIGUE AL NORTE POR EL LADO OESTE DE BASELINE ROAD TERMINANDO EN LA LINEA NORTE DE LA PROPIEDAD DE ESTA SUBDIVISION. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA PREVIAMENTE MENCIONADA EN EL LADO SURESTE DE LOTE 55 LUEGO SIGUE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE APPALOOSA DRIVE TERMINANDO CON UN POGUE EN EL LADO NOROESTE DE LOTE 35 PARA CONECCION EN EL FUTURO. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 53 LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE GALISENO COURT TERMINANDO CON UN ALICANTARILLA EN EL LADO NOROESTE DE LOTE 6. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NOROESTE DE LOTE 35 LUEGO SIGUE AL ESTE TERMINANDO CON UN POGUE PARA CONECCION EN EL FUTURO. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NOROESTE DE LOTE 35 LUEGO SIGUE AL OESTE USANDO APPALOOSA DRIVE TERMINANDO CON UN POGUE PARA CONECCION EN EL FUTURO PARA SERVIR ESTA SUBDIVISION.

DE LOS CONDUCTOS SANITARIO DE 8", CINCUENTA-CINCO (55) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LAS LINEAS DE 8", 12" Y DE 4" Y SIETE (7) ALICANTARILLAS HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$711,776.00 O \$2,303.80 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO LA CIUDAD DE MERCEDES UN COSTO TOTAL DE \$194,738.85, O \$881.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$966,514.85 O \$2,885.12 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____
 MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



SEWER SERVICE CONNECTION

LENGTH OF PIPE AND FITTINGS REQUIRED FOR MAKING CONNECTION

PLUG END OF PIPE

PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 190.0 LF

PROP. 8" PLUG FOR FUTURE CONNECTION

PROP. DROP SAN. SEW. M.H. NO. 27 TOP=62.49 W. FL.=51.78 S. FL.=51.78 E. FL.=51.78

PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 93.0 LF

PROP. 8" PLUG FOR FUTURE CONNECTION FL=52.00

PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 318.0 LF

PROP. DROP SAN. SEW. M.H. NO. 10 TOP=62.87 W. FL.=51.78 S. FL.=51.78 E. FL.=51.78

PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 343.0 LF

PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 319.0 LF

PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 343.0 LF

PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 400.0 LF

EXIST. SAN. SEW. M.H. NO. 13 TOP=64.81 W. FL.=47.28 S. FL.=47.28 E. FL.=47.28

PROP. 8" PLUG FOR FUTURE CONNECTION

EXIST. 12" SAN. SEW. LINE

PROP. 8" PLUG FOR FUTURE CONNECTION

EXIST. SAN. SEW. M.H. NO. 10 TOP=62.87 W. FL.=51.78 S. FL.=51.78 E. FL.=51.78

PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 319.0 LF

PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 343.0 LF

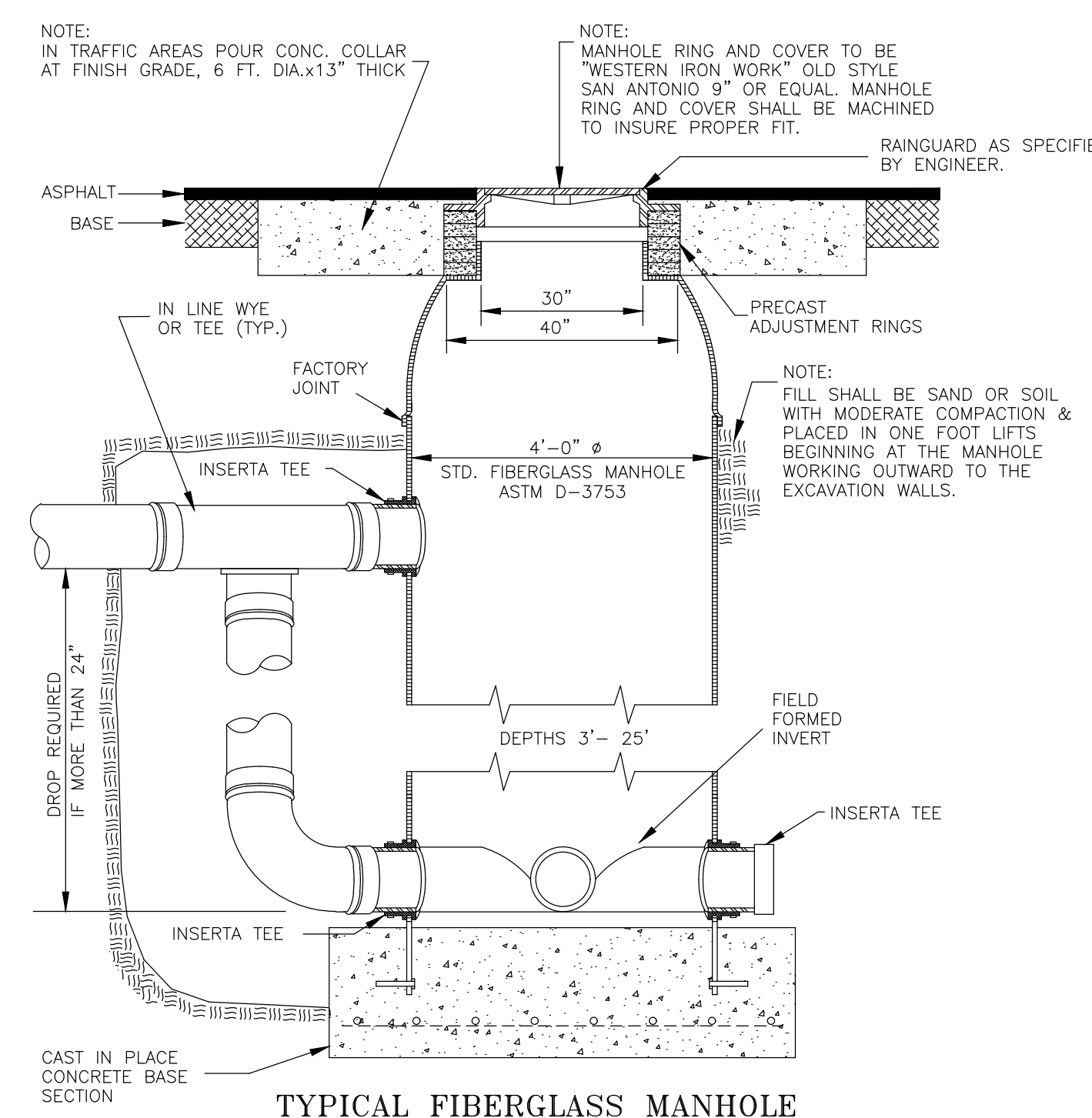
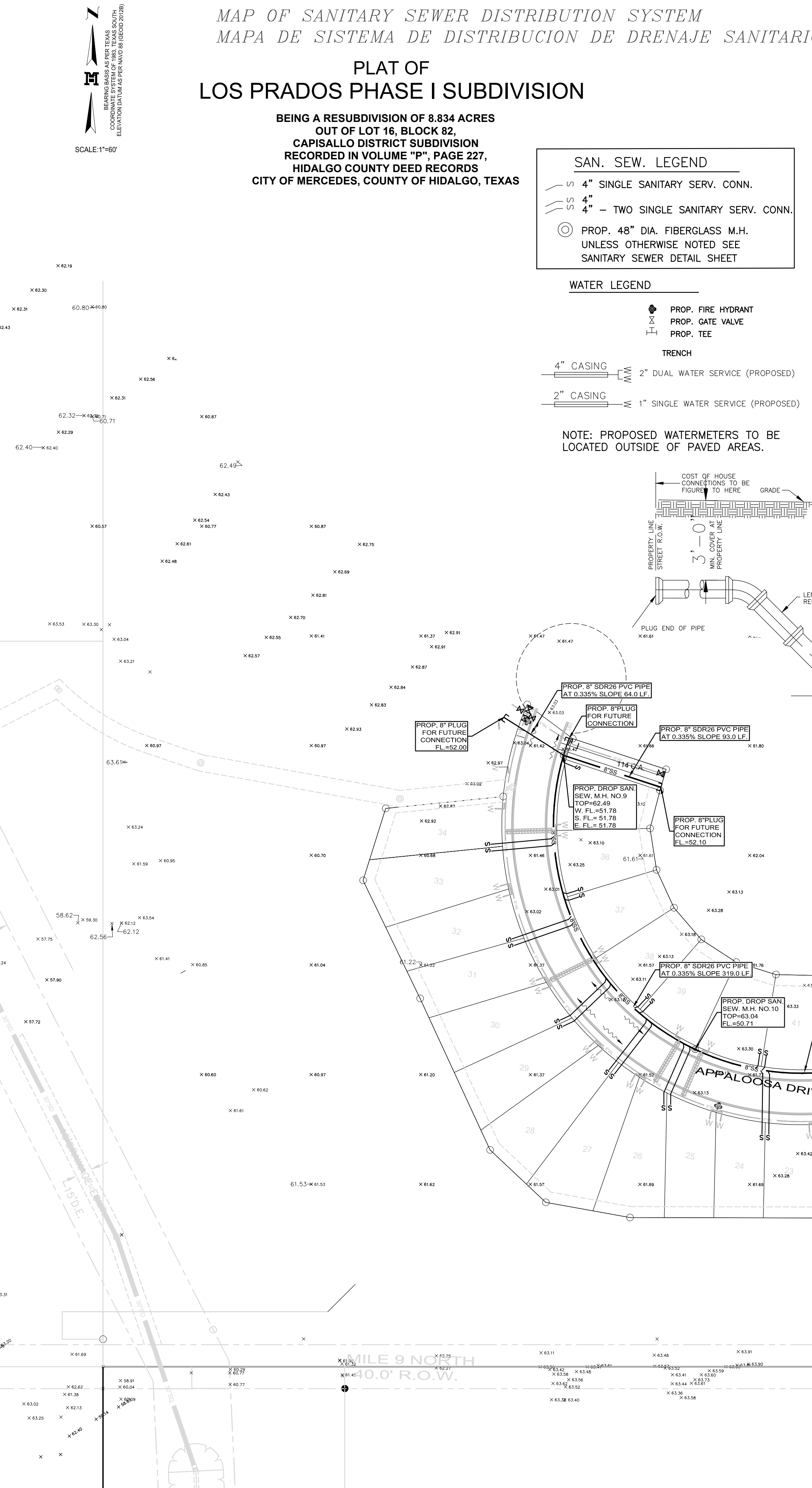
PROP. 8" SDR26 PVC PIPE AT 0.335% SLOPE 400.0 LF

EXIST. SAN. SEW. M.H. NO. 13 TOP=64.81 W. FL.=47.28 S. FL.=47.28 E. FL.=47.28

PROP. 8" PLUG FOR FUTURE CONNECTION

EXIST. 12" SAN. SEW. LINE

PROP. 8" PLUG FOR FUTURE CONNECTION



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DRAINAGE STATEMENT
LOS PRADOS MASTER SUBDIVISION

LOS PRADOS PHASE I SUBDIVISION IS A TRACT OF LAND CONTAINING 8.834 ACRES SITUATED IN THE CITY OF MERCEDES E.T.J., COUNTY OF HIDALGO, 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. THIS SUBDIVISION FALLS 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 527 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, C, AND D" RESPECTIVELY. "SOIL GROUP "D" HAVING A VERY SLOW INFILTRATION RATE IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. SOIL GROUP "B" HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET, IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "C" HAVING A SLOW INFILTRATION RATE WHEN THOROUGHLY WET, IS MODERATELY PERVIOUS 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 5.05 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 25.31 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 20.26 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 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO TWO PROPOSED DETENTION AREAS, DEDICATED TO H.C.D.D. NO.1 BY THIS PLAT. THE PROPOSED DRAINAGE DITCHES ARE LOCATED ON THE NORTHWEST SIDE OF THIS PROPERTY, WHICH WILL THEN DISCHARGE ULTIMATELY WITH A 30" PIPE INTO AN EXISTING H.C.I.D. #9 DRAIN DITCH LOCATED ON THE SOUTH AND EAST SIDE OF THE PROPERTY. IMPROVEMENTS WILL BE MADE TO THE WEST SIDE OF THIS EXISTING DITCH TO MAXIMIZE DETENTION AVAILABLE. IN ACCORDANCE WITH THE CITY OF MERCEDES AND H.C.D.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 39,568 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:

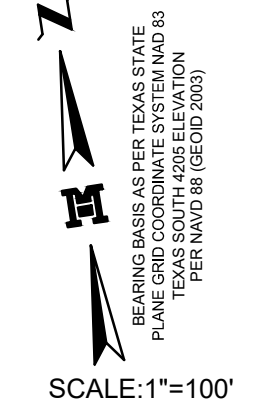
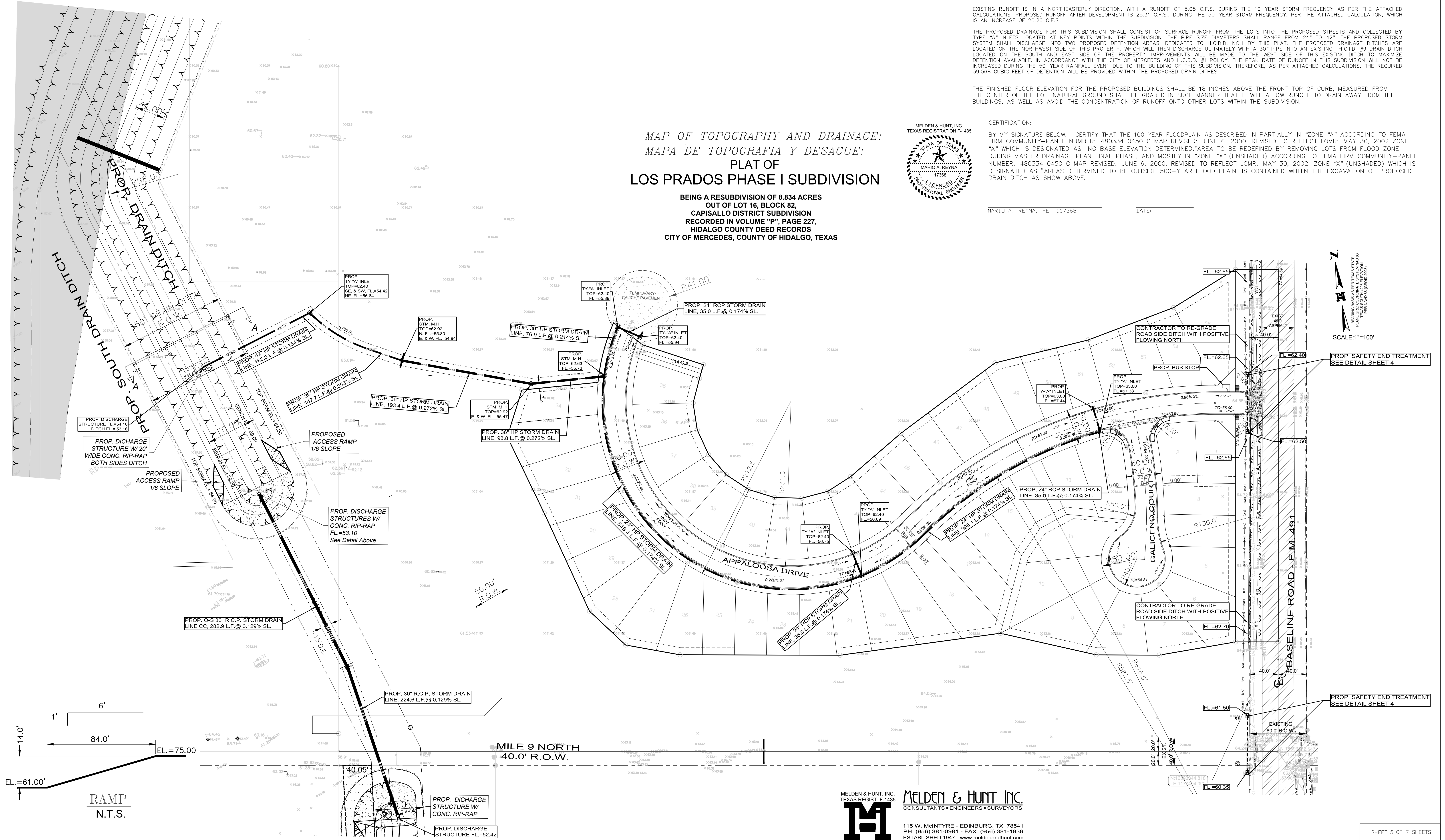
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN PARTIALLY IN "ZONE A" ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000. REVISED TO REFLECT LOMR: MAY 30, 2002. ZONE "A" WHICH IS DESIGNATED AS "NO BASE ELEVATION DETERMINED." AREA TO BE 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

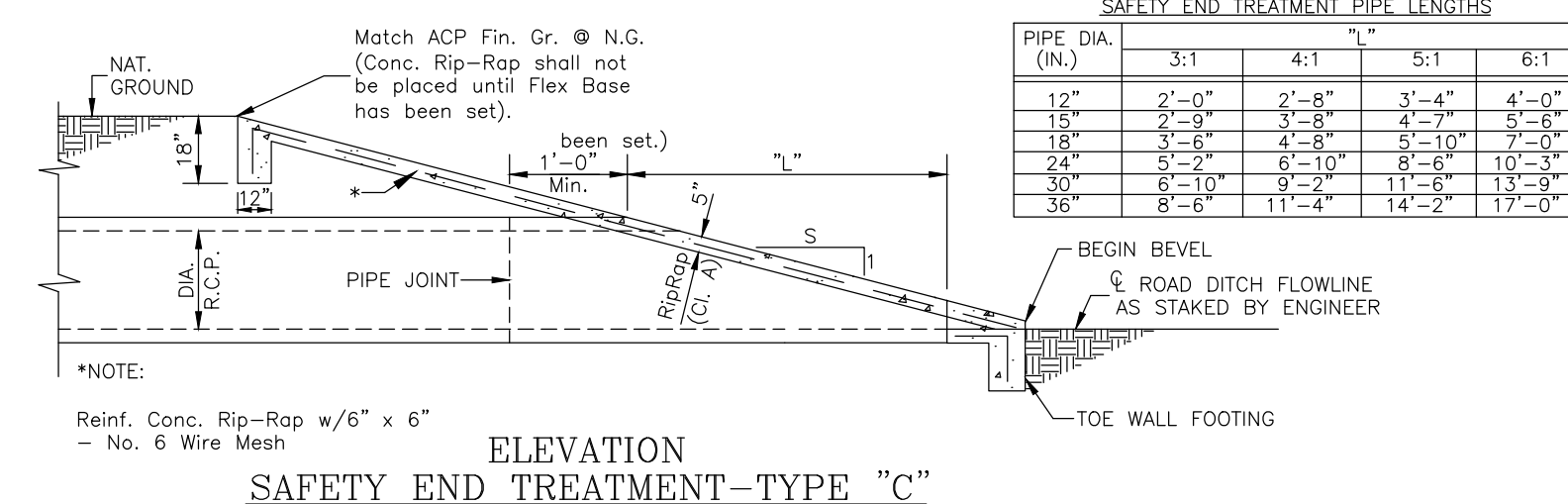
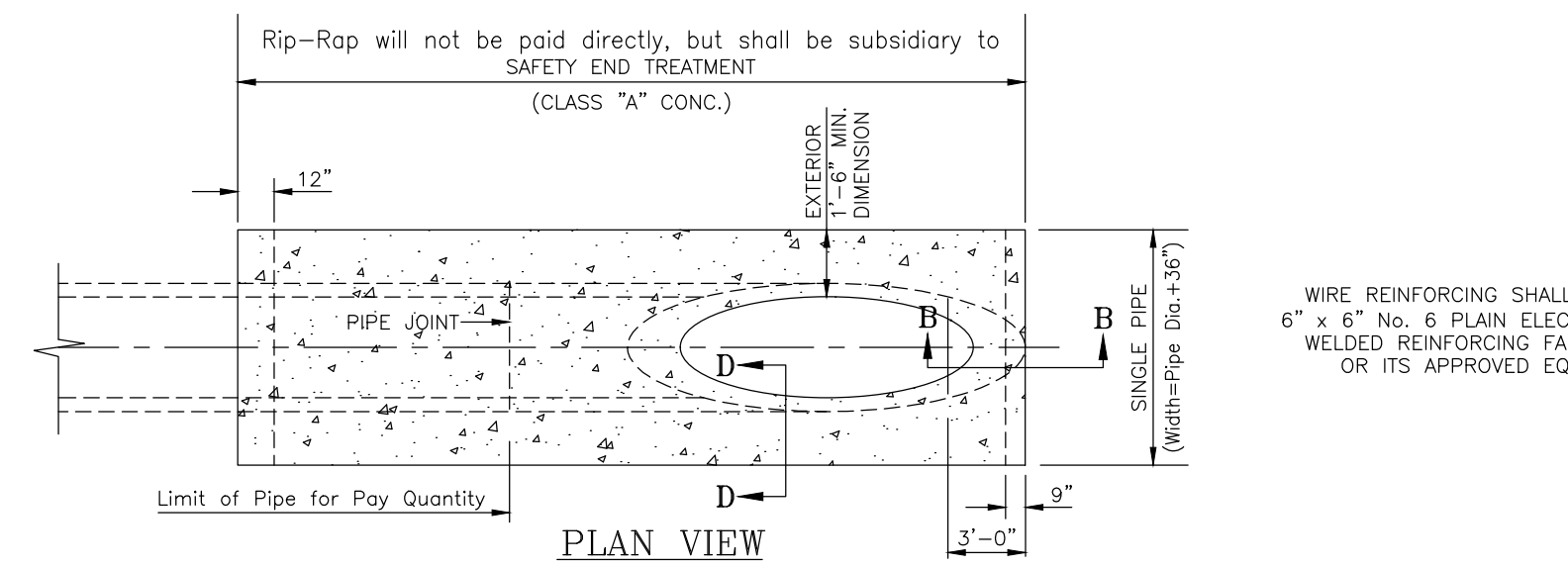
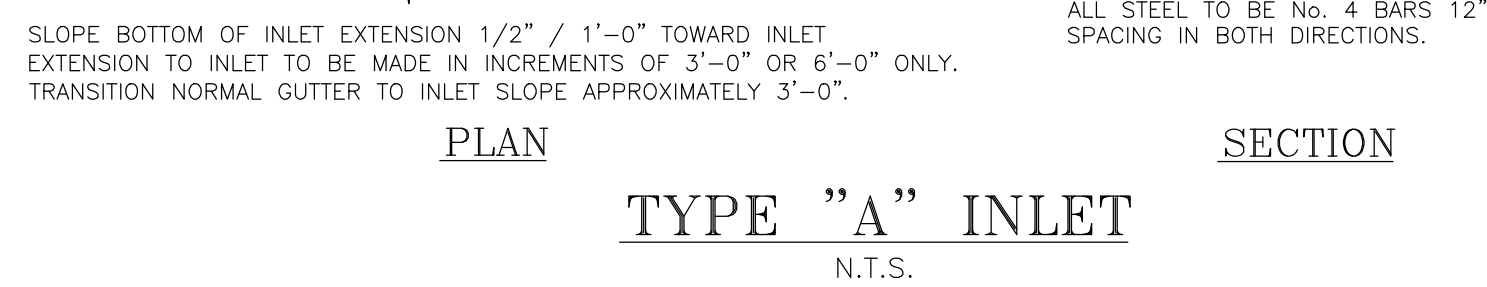
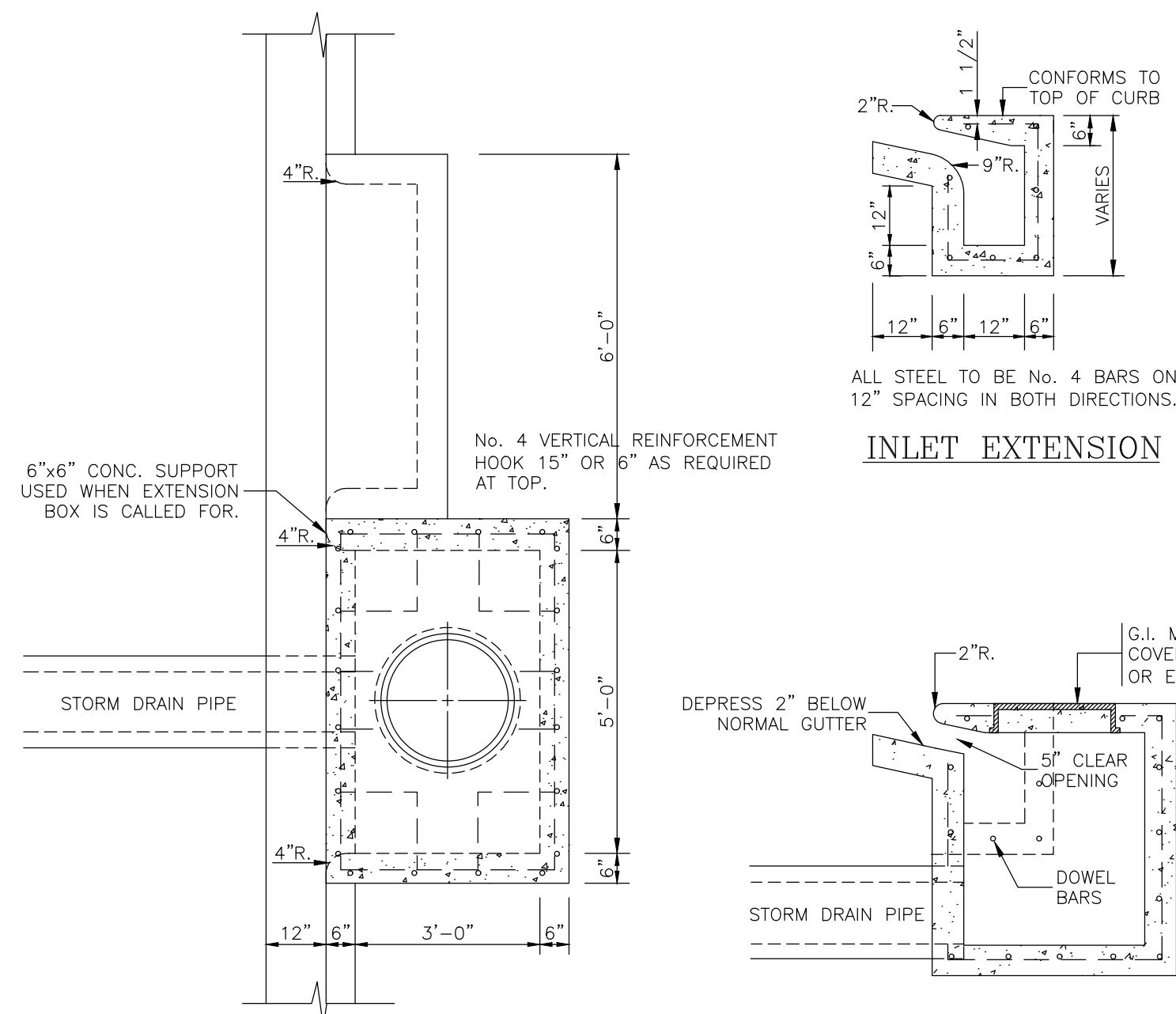
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**MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
PLAT OF
LOS PRADOS PHASE I SUBDIVISION**

**BEING A RESUBDIVISION OF 8.834 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**

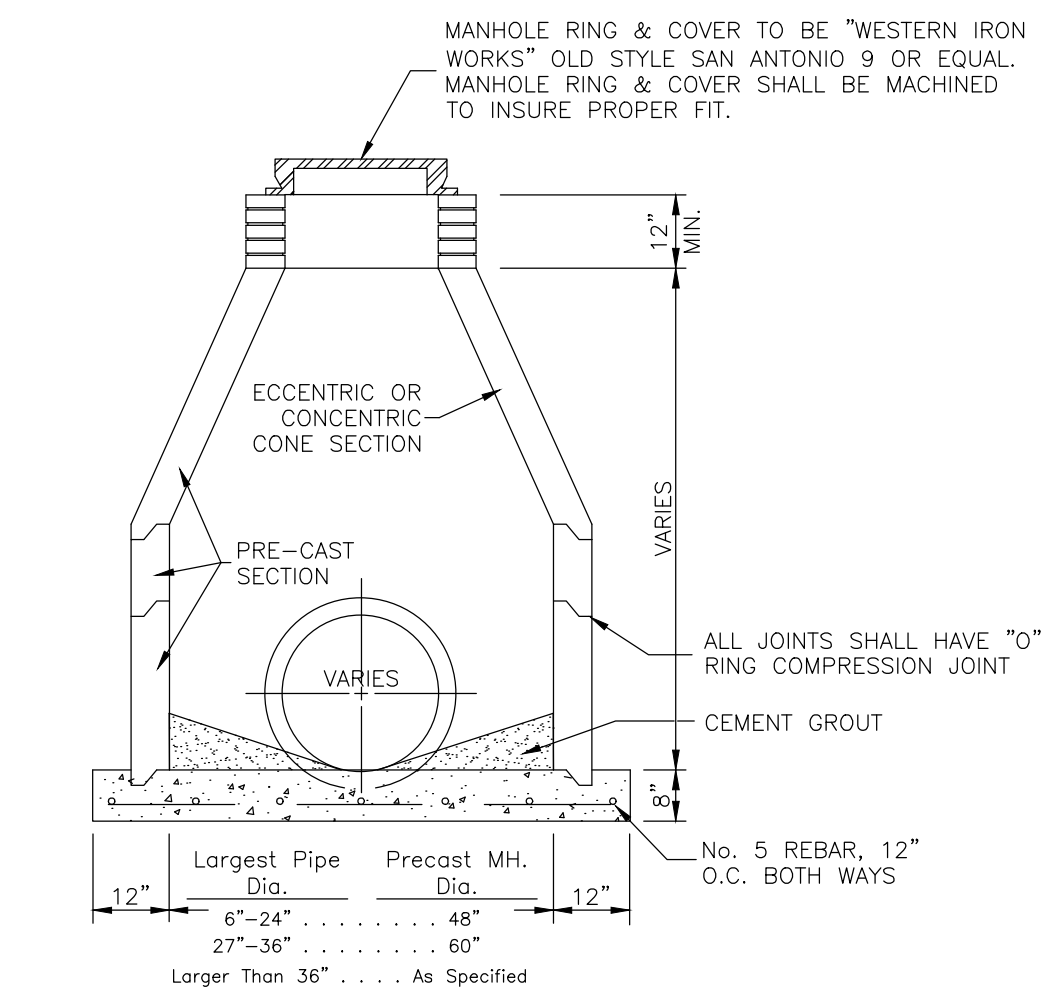
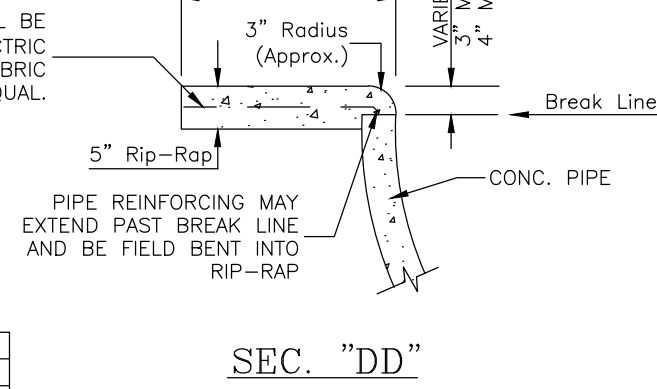


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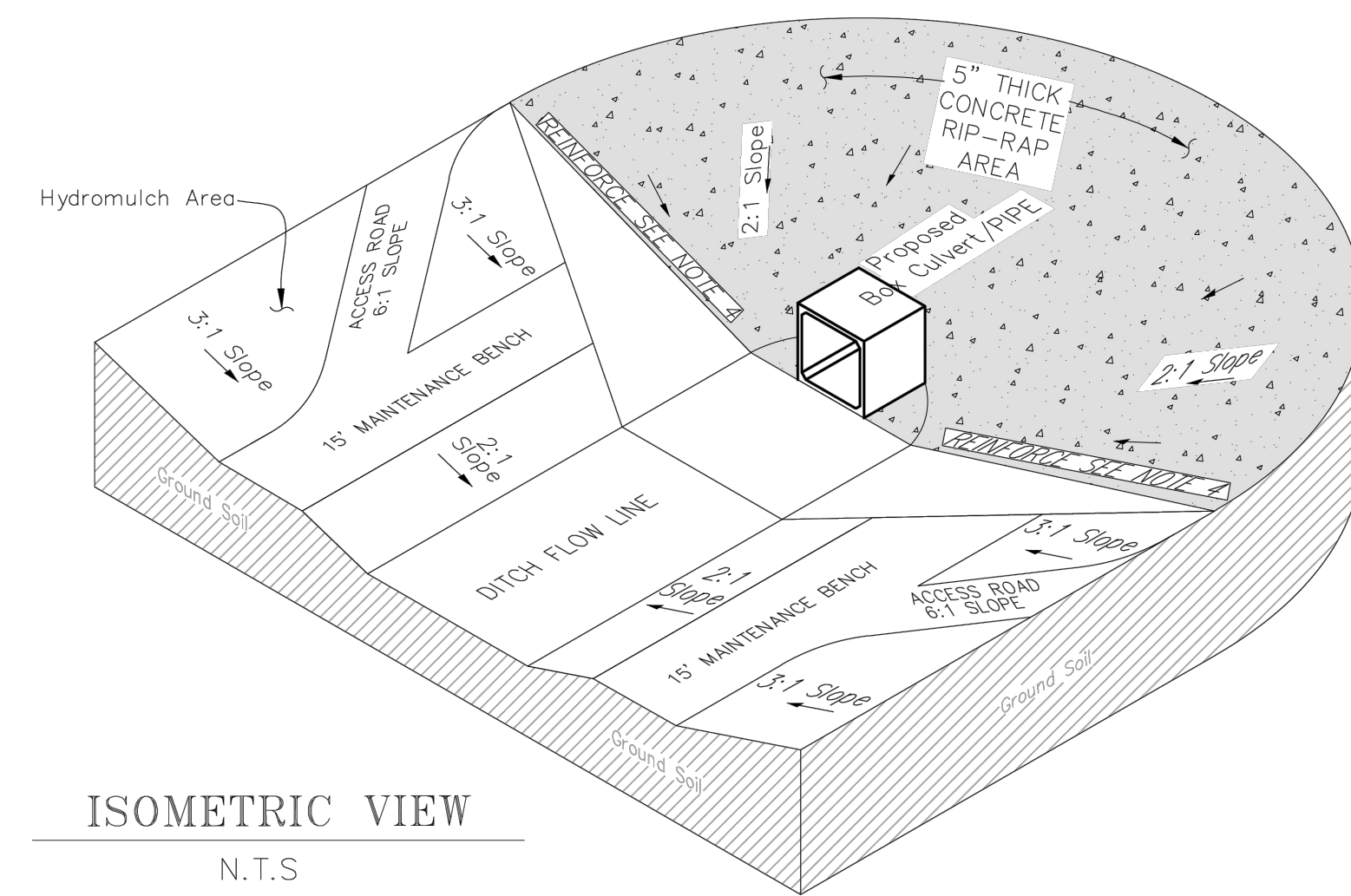
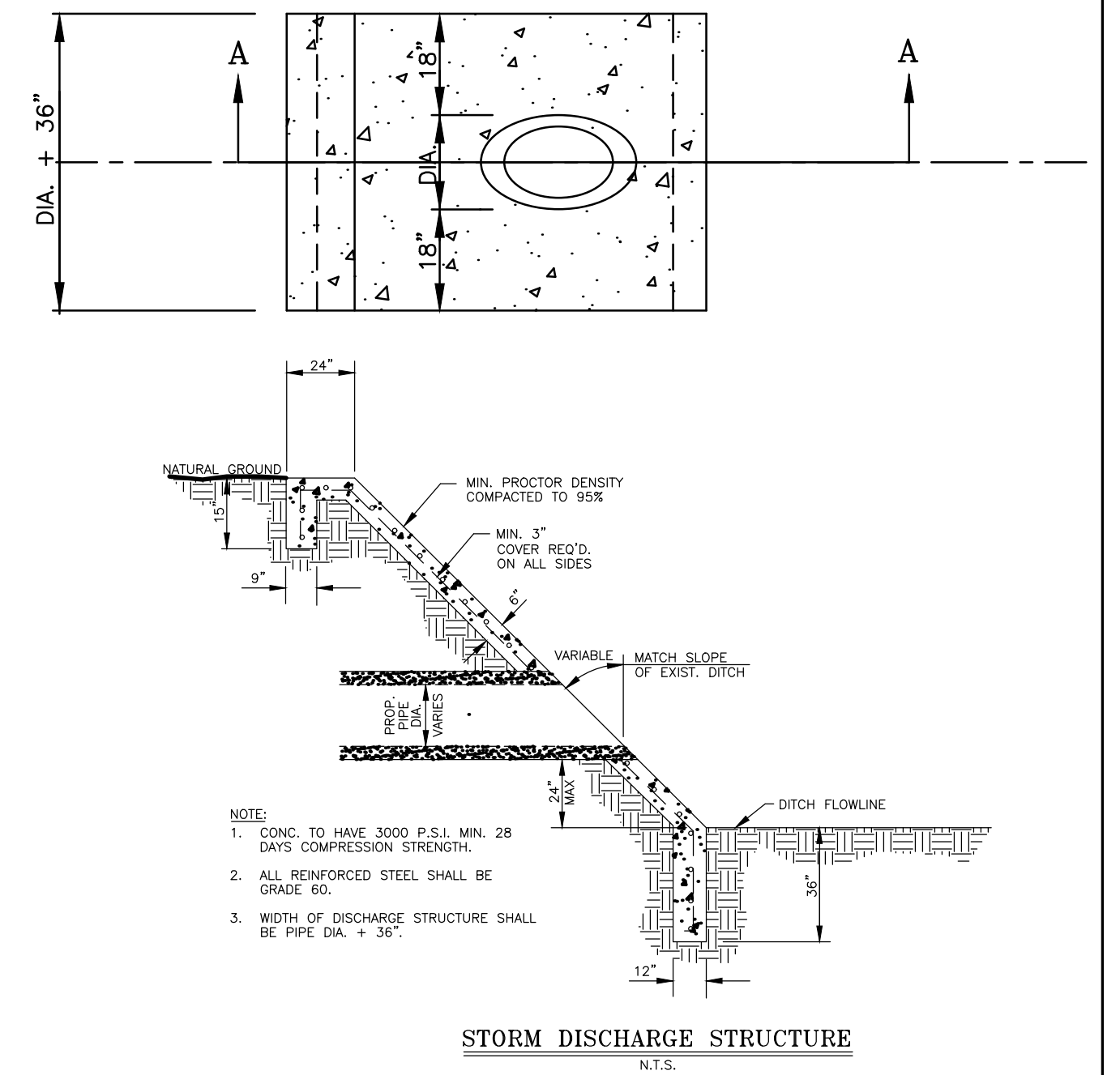
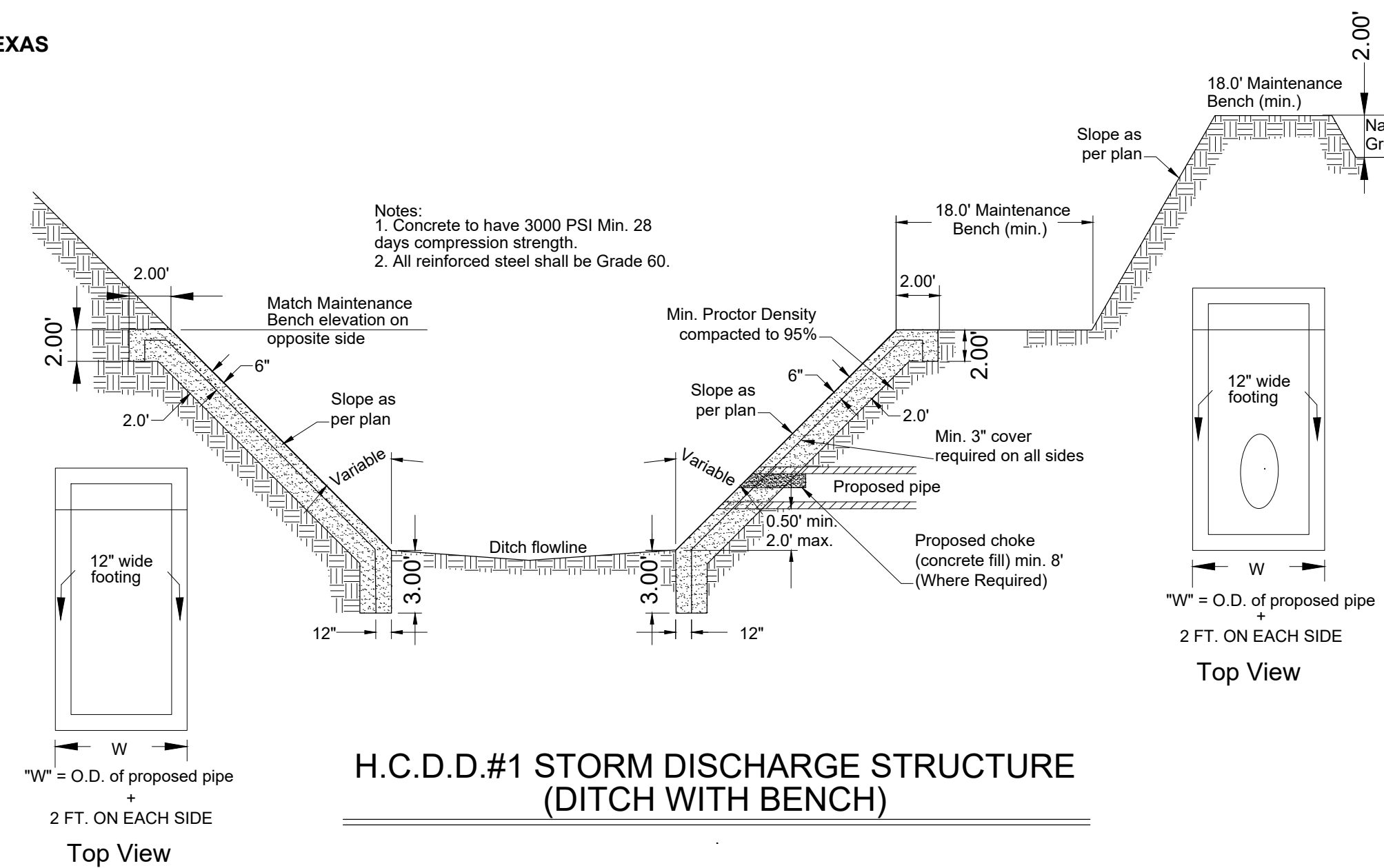
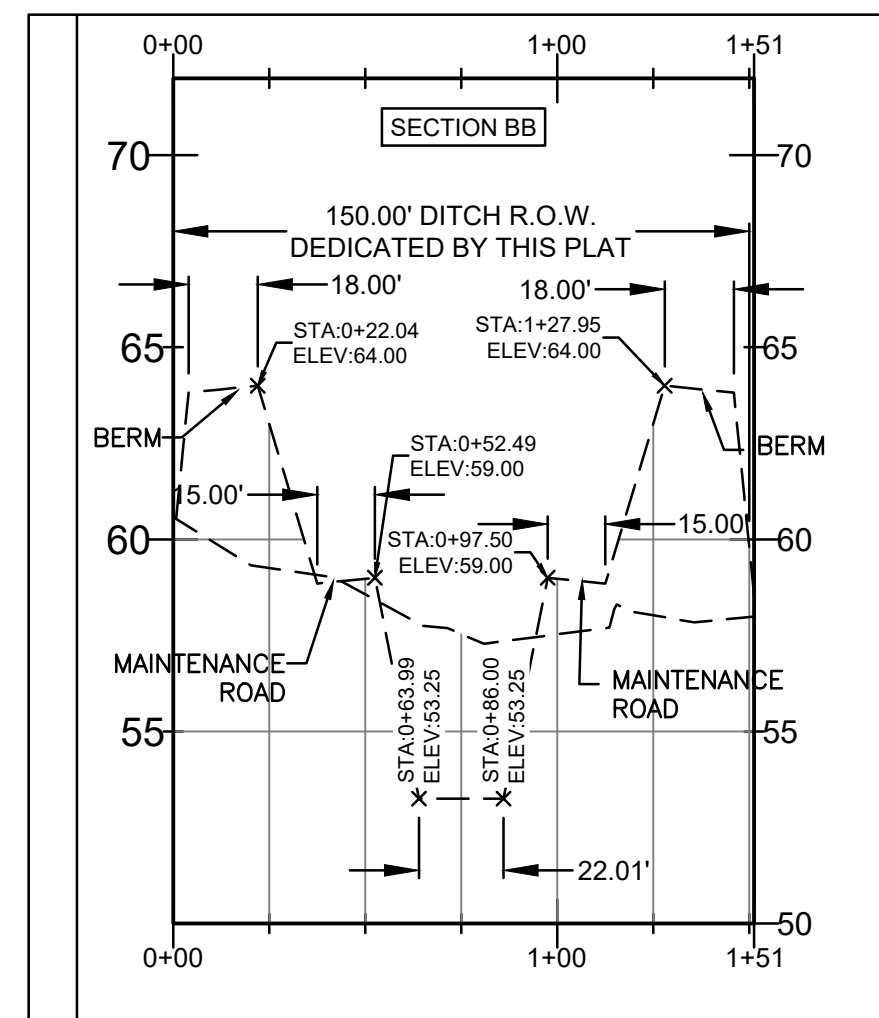
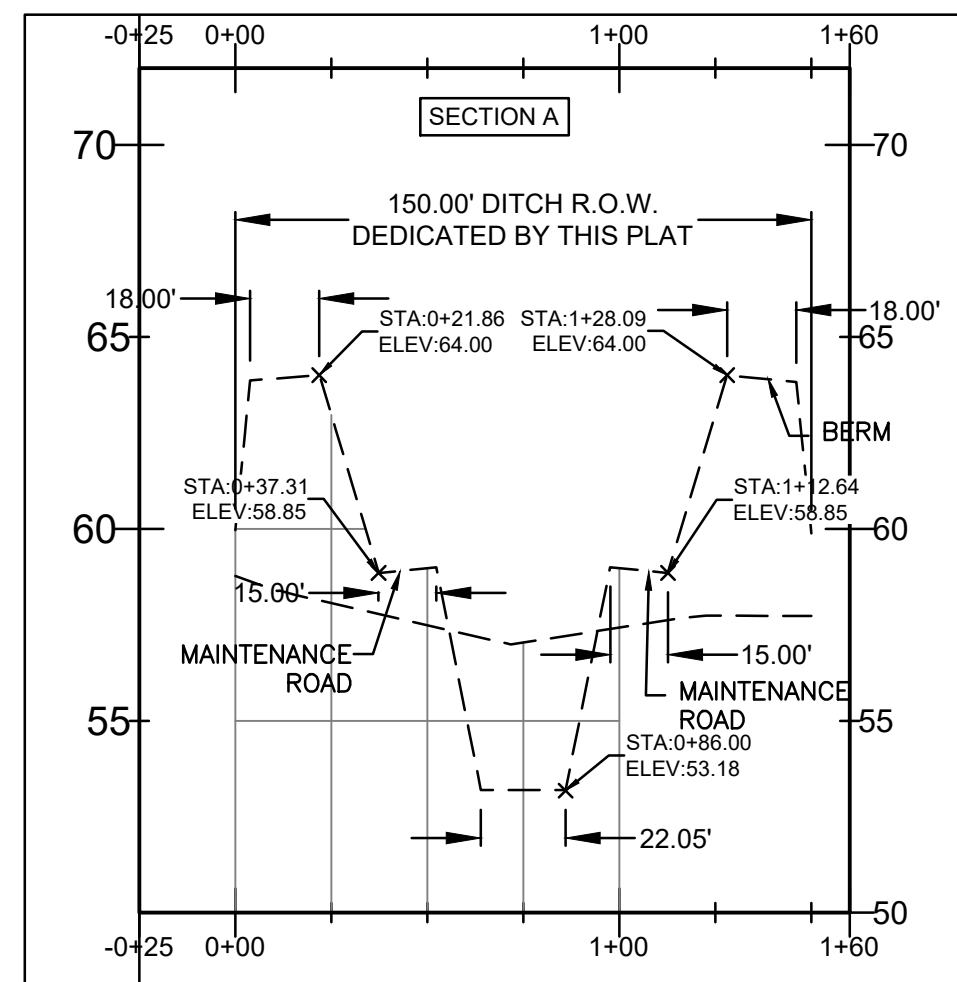
SAFETY END TREATMENT - (Type "C") DETAILS

N.T.S.

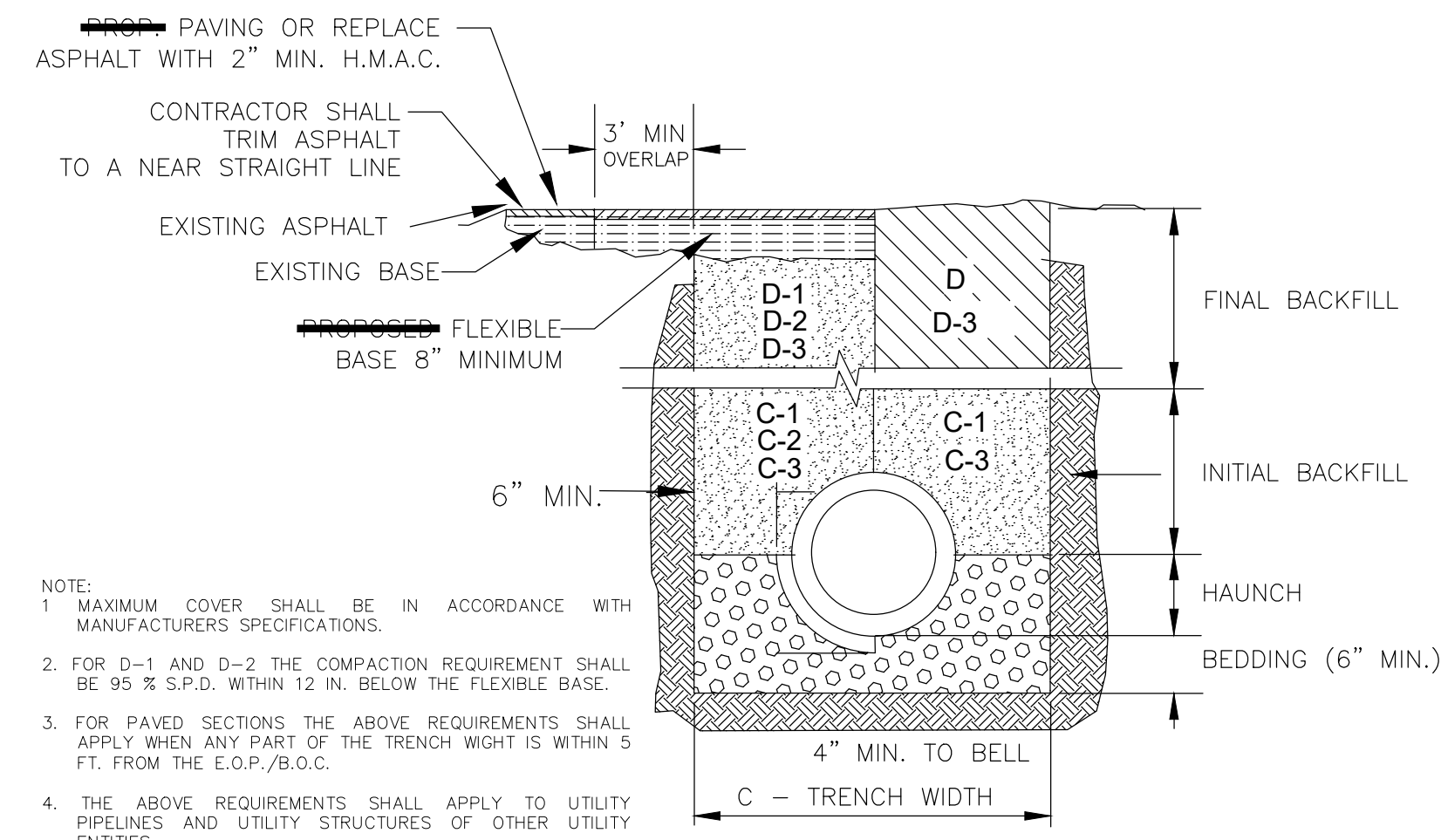
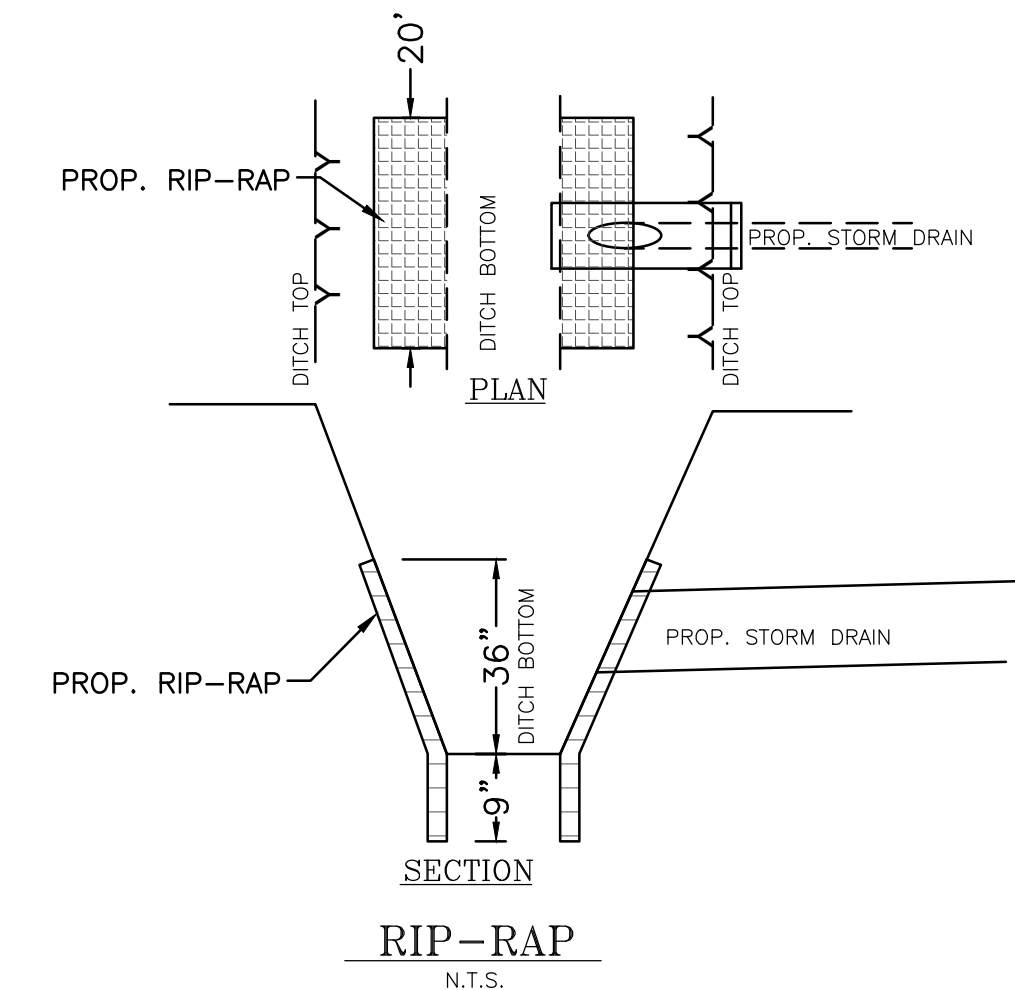


PLAT OF LOS PRADOS PHASE I SUBDIVISION

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H.C.D.#1 DISCHARGE STRUCTURE DETAIL



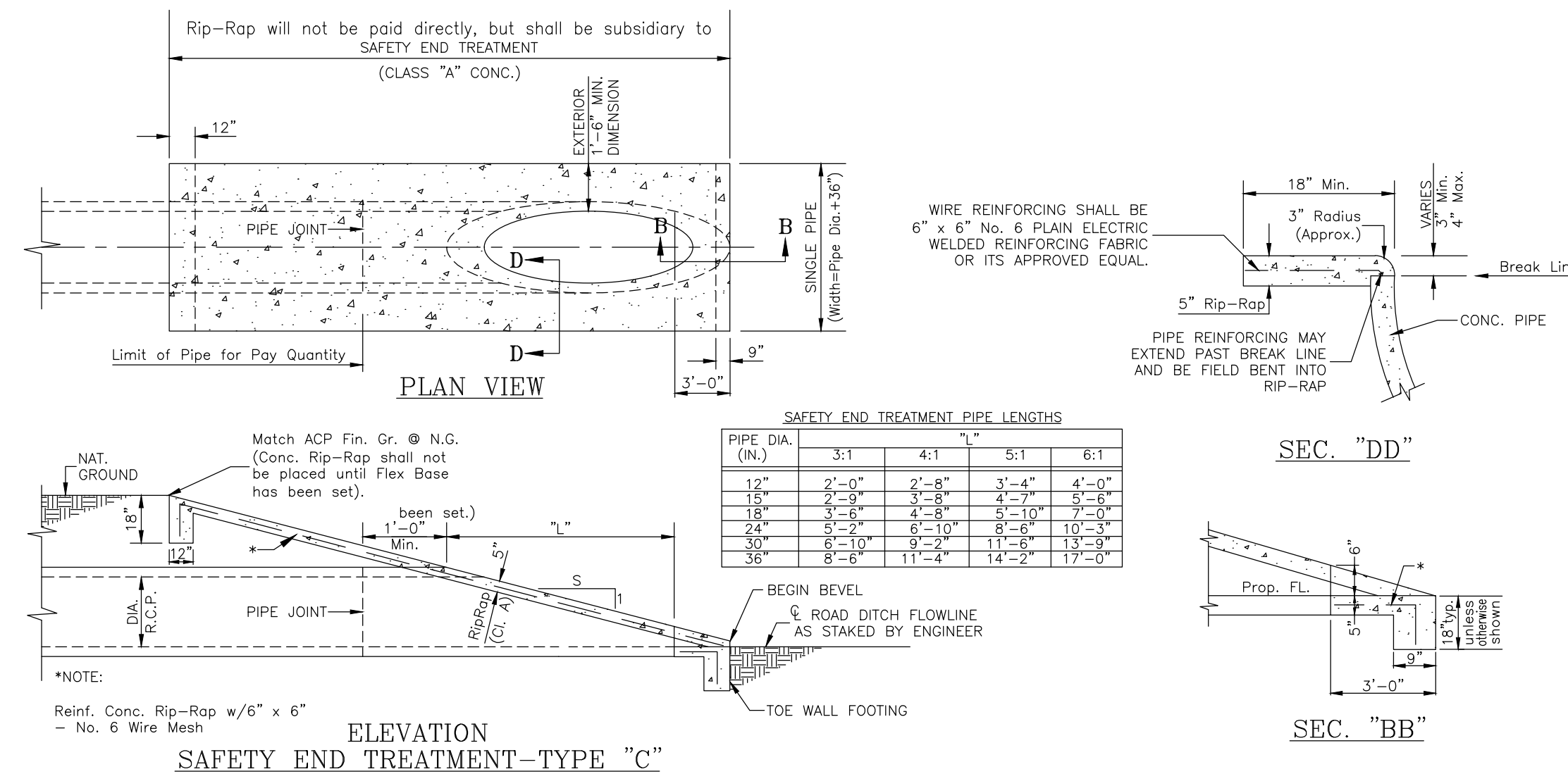
- NOTE:
- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 - FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 - THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

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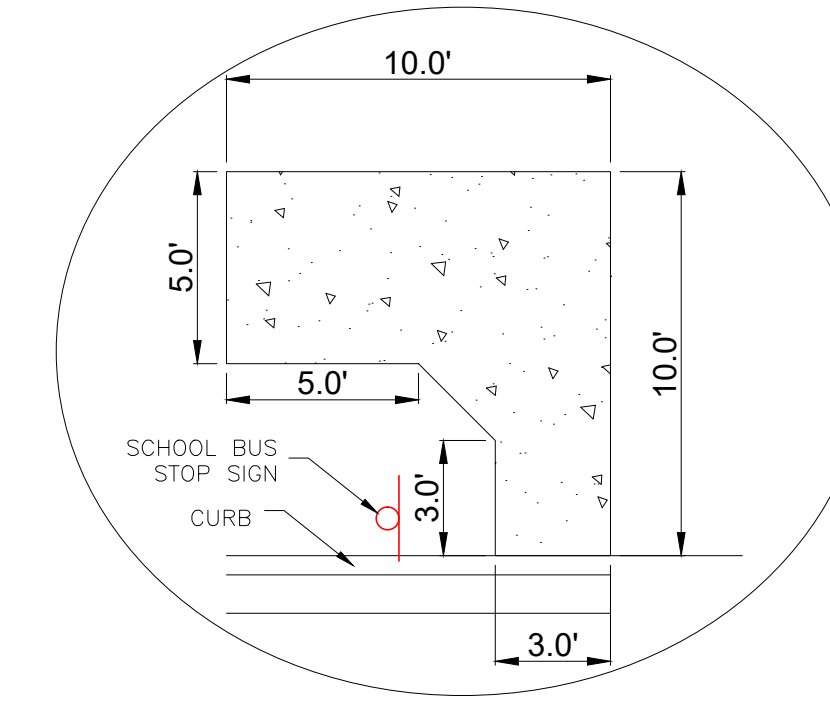
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**PLAT OF
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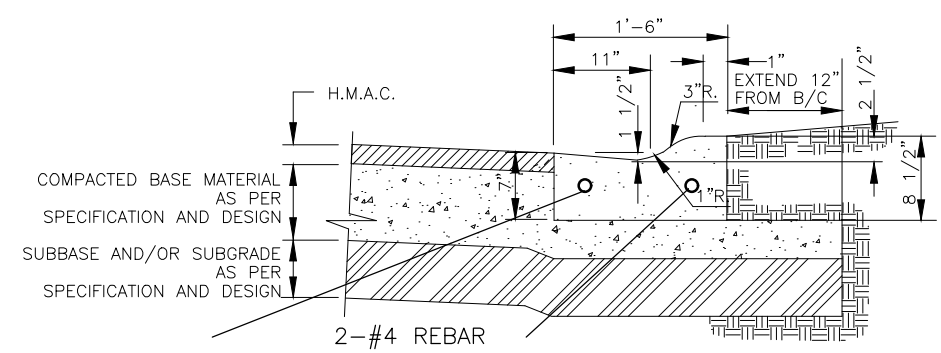
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SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.

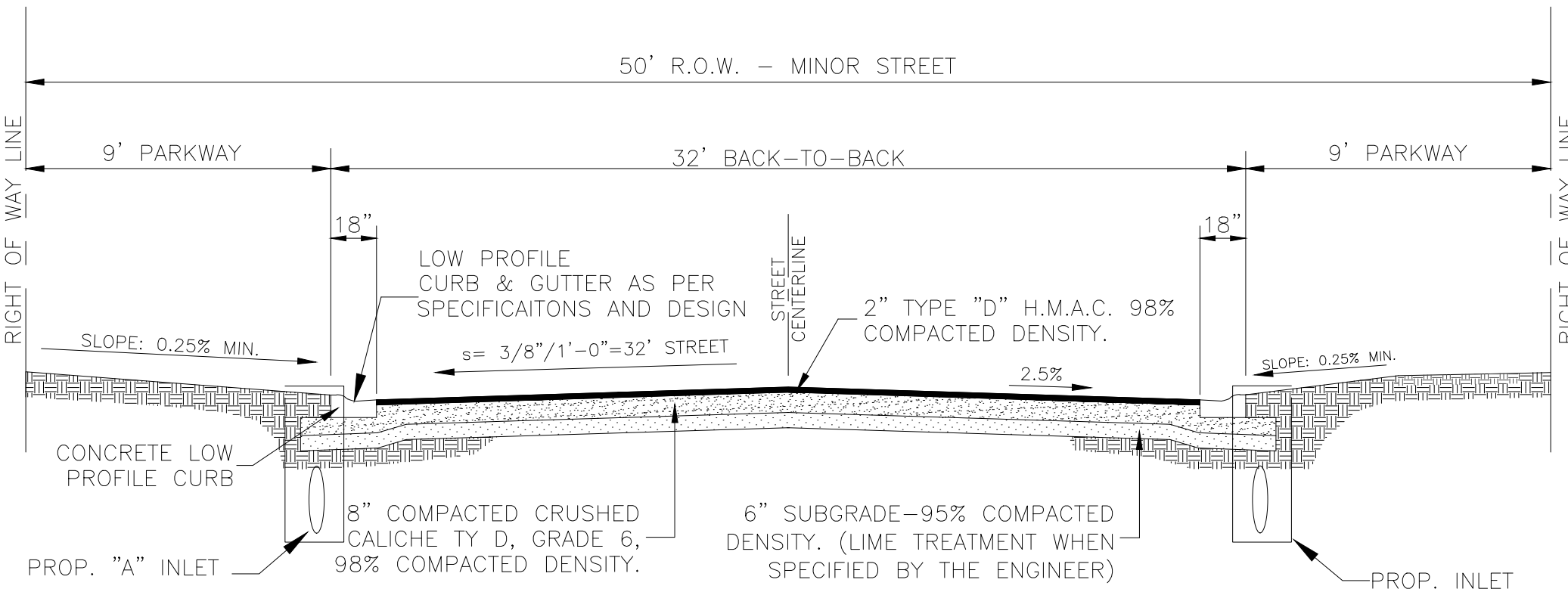
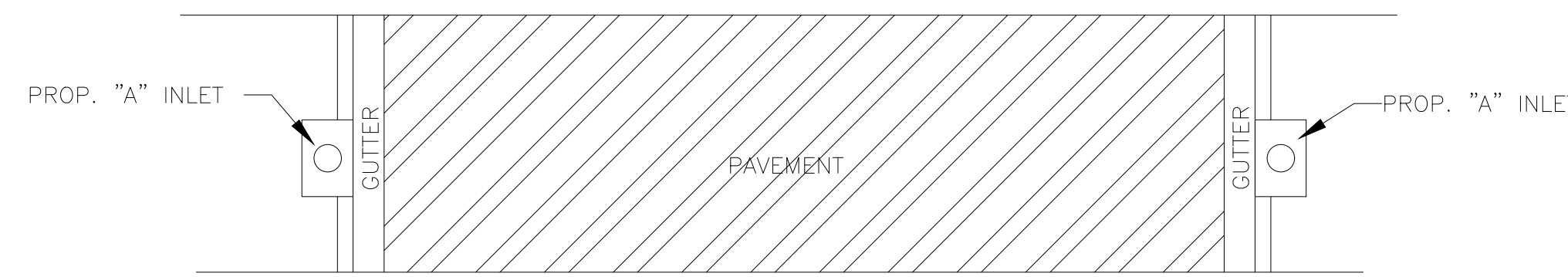


SCHOOL BUS STOP PICKUP AREA

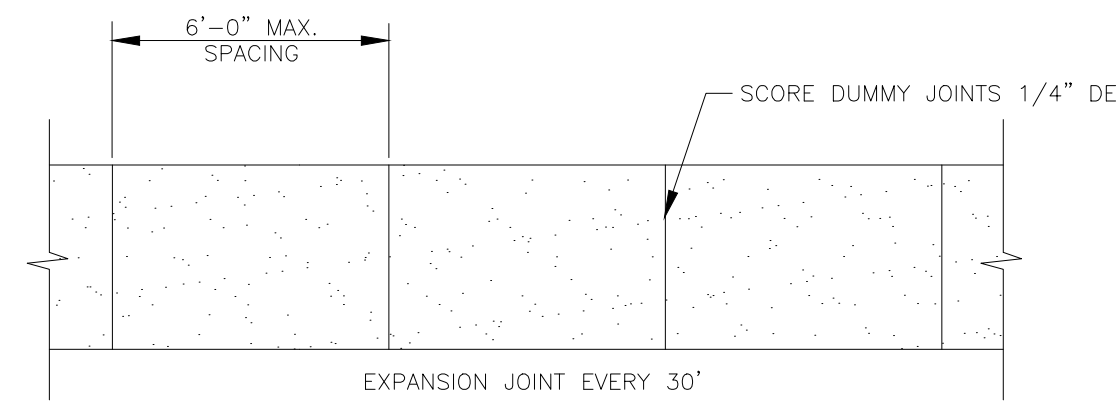


TYPICAL LOW PROFILE CURB & GUTTER SECTION
N.T.S.

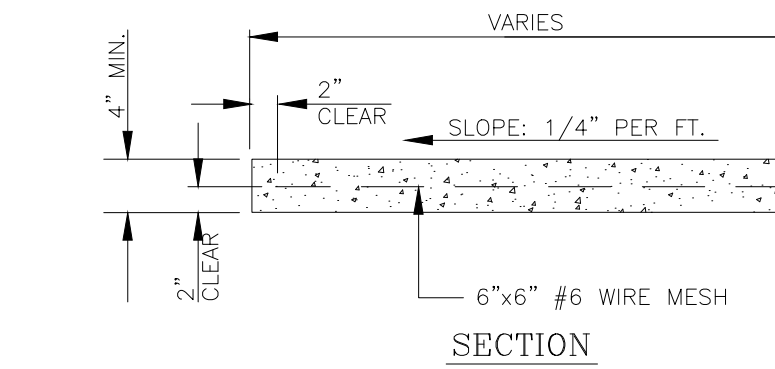
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



TYPICAL STREET CROSS SECTION
N.T.S.



PLAN



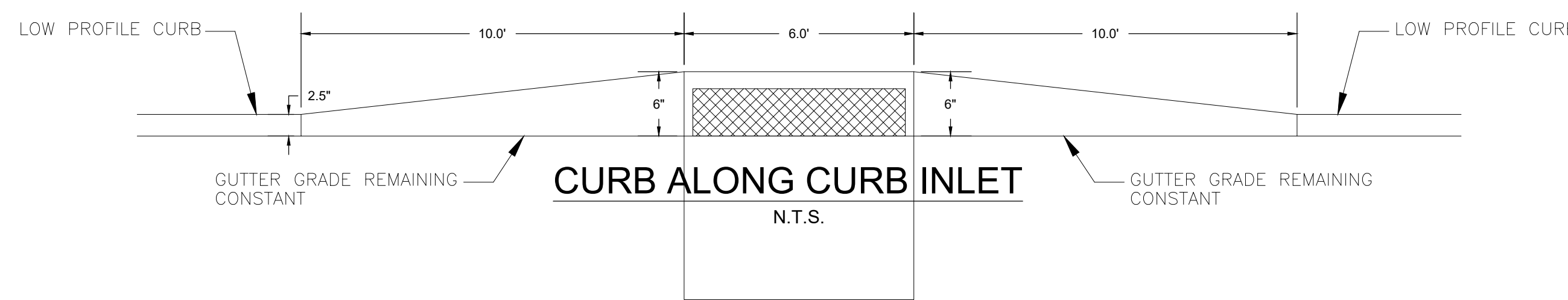
SECTION

SIDEWALK NOTES:

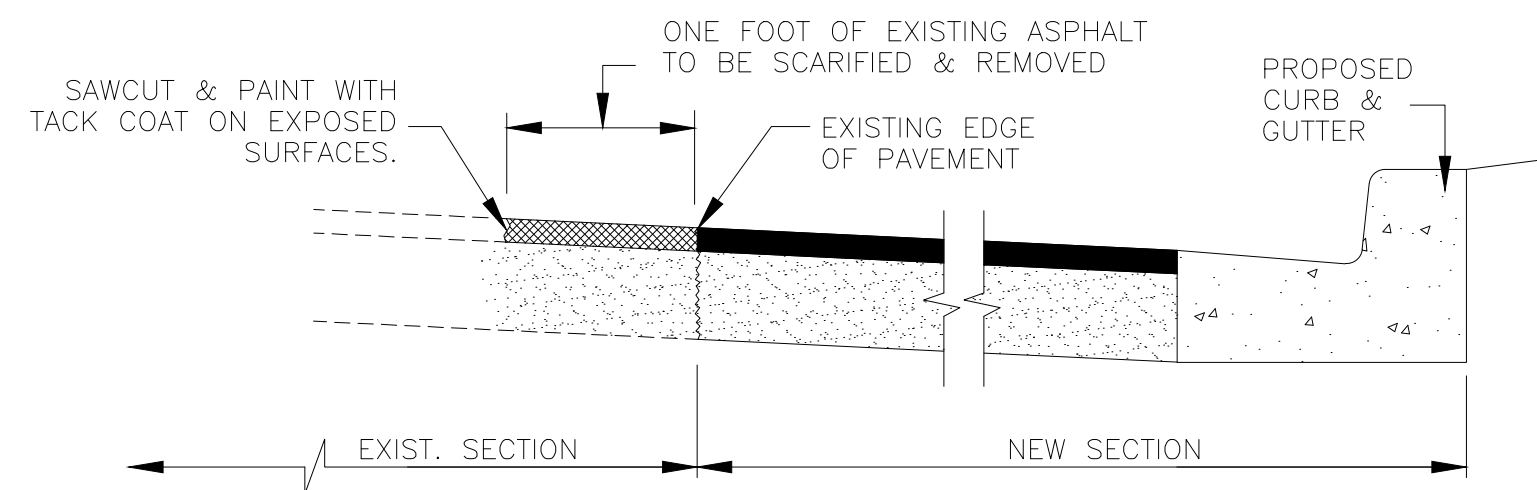
- MINIMUM 4'-0" WIDE SIDEWALK.
- SIDEWALK GRADIENT SHALL NOT EXCEED 1:20.
- SIDEWALK CONCRETE SHALL BE 5 SACK CEMENT MIX AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi.
- CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF EXISTING UTILITY LINES WITH APPROPRIATE COMPANIES TO AVOID PLACING SIDEWALKS 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.



CURB ALONG CURB INLET
N.T.S.



NEW ASPHALT MEETING EXISTING PAVEMENT
N.T.S.

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M

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