



HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti,
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-28-2025

PROPOSED MILE 2 EAST MEADOWS SUBDIVISION, PRECINCT No. 1.

ENGINEER QUINTANILLA HEADLEY AND ASSOCIATES DEVELOPER: RCI DEVELOPMENT-WISCONSIN, LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 122 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 20

FILLING STATIONS: 9

LOCATION DESCRIPTION: WEST OF MILE 2 EAST ROAD, APPROXIMATELY 1/2 OF MILE NORTH OF MILE 9 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-23-23 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 2 EAST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-16-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-18-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER CITY OF MERCEDES. LINE SIZE: 12" LOCATION: MILE 2 EAST ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 2 EAST ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 12-10-2024 : 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: APRIL 30, 2024

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.

**SUBDIVISION PLAT OF:
MILE 2 EAST MEADOWS**

A 30.00 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 9, BLOCK 44, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGES 226-227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2924181, AND CORRECTION GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3377933, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 30.00 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 9, BLOCK 44, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2924181 AND CORRECTION GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3377933, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF MILE 2 EAST ROAD (F.M. 1425) FOR THE NORTHEAST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE EAST LINE OF LOT 9 AND THE CENTERLINE OF MILE 2 EAST ROAD (F.M. 1425), A DISTANCE OF 660.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THE EDDO SUBDIVISION (RECORDED IN VOLUME 30, PAGE 59A, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.
THENCE, WEST, ALONG THE NORTH LINE OF EDDO SUBDIVISION, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 40.00 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 2 EAST ROAD (F.M. 1425), A TOTAL DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF EDDO SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE WEST LINE OF EDDO SUBDIVISION, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF LOT 9 FOR THE SOUTHWEST CORNER OF EDDO SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT.
THENCE, WEST, ALONG THE SOUTH LINE OF LOT 9, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF LOT 9 AND THE SOUTHWEST CORNER OF THIS TRACT.
THENCE, NORTH, ALONG THE WEST LINE OF LOT 9, A DISTANCE OF 1,320.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF LOT 9 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 9, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,280.00 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 2 EAST ROAD (F.M. 1425), A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.00 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE WITH EDDO SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 59A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: **OCTOBER 4, 2023**

LOT	AREA (S.F.)	AREA (AC)
1	7187.50	0.165
2	6400.00	0.147
3	6502.50	0.149
4-17	7005.00	0.160
18	6388.92	0.147
19	8722.08	0.154
20	10183.51	0.234
21	7267.11	0.167
22	7745.34	0.178
23-34	7735.00	0.178
35	7800.00	0.179
36	7115.73	0.163
37	6999.10	0.161
38	7764.62	0.178
39	7674.75	0.176
40	7886.65	0.176
41-43	7800.00	0.179
44	7612.23	0.175
45	7092.02	0.163
46	12049.57	0.277
47	7419.20	0.169
48	7363.03	0.169
49-55	7560.00	0.174
56	7476.25	0.172
57-63	7005.00	0.161
64	8176.75	0.188
65	7476.25	0.172
66-78	7005.00	0.161
79-80	7476.25	0.172
81-93	7005.00	0.161
94-95	7476.25	0.172
96-98	6771.50	0.155
99	7476.25	0.172
100-109	9120.00	0.209
110	7687.50	0.178
111-116	9120.00	0.209
117	7375.00	0.169
118-122	7080.00	0.163
122	7495.00	0.172

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 heirs (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 Atama Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall extend 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 relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement 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 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.

DAVID WIECHERING, MEMBER
RCI DEVELOPMENT-WISCONSIN, LTD.
P.O. BOX 2107
MALLEN, TEXAS 78505

10.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

11.- 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 OR AS REQUIRED BY UTILITY PROVIDER.

12.- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING 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.- LOTS 1, 117, 118, 119, 120, 121 AND 122 WILL NOT HAVE ACCESS FROM MILE 2 EAST ROAD. DEVELOPER SHALL INSTALL 6" BUFFER FENCE FOR ALL LOTS ADJACENT TO MILE 2 EAST ROAD.

14.- 6.0' BUFFER FENCE REQUIRED BY THE LOT OWNERS FOR ALL LOTS ADJACENT TO THE DRAIN DITCH. THE LOT OWNERS SHALL THEN MAINTAIN THE FENCE IN PERPETUITY. ALL FENCES ABUTTING DRAIN DITCH R.O.W.'S TO BE PLACED WITHIN LOTS TO NOT IMPED WITH MAINTENANCE OF DITCH.

15.- STORM WATER WILL BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOTS AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH HIDALGO COUNTY SPECIFICATIONS ALONG THE FRONTAGE OF THE PROPERTY ON MILE 9 NORTH ROAD. ANY ALTERATIONS TO THE ROADSIDE DITCH THAT WOULD EITHER REDUCE CURRENT DRAINAGE REQUIREMENTS OR IMPROVE DRAINAGE INTO OUTFALL ARE PROHIBITED. HIDALGO COUNTY PRECINCT #1 IS RESPONSIBLE FOR MAINTENANCE AND ANY ADDITIONAL IMPROVEMENTS TO THE ROADSIDE DITCH.

16.- 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.

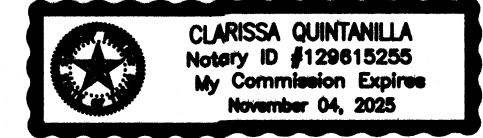
17.- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPROVEMENTS GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

**STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**
I, DAVID WIECHERING, MEMBER OF RCI DEVELOPMENT-WISCONSIN, LTD., AS OWNER OF THE 30.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MILE 2 EAST MEADOWS, HEREBY SUBMITS THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DAVID WIECHERING, MEMBER
RCI DEVELOPMENT-WISCONSIN, LTD.
P.O. BOX 2107
MALLEN, TEXAS 78505

**STATE OF TEXAS
COUNTY OF HIDALGO**
BEFORE ME, the undersigned notary public, on this day personally appeared

DAVID WIECHERING, MEMBER OF RCI DEVELOPMENT-WISCONSIN, LTD. proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.
Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

**CITY OF MERCEDES
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)**
WE THE UNDERSIGNED CERTIFY that this plat of the MILE 2 EAST MEADOWS, was reviewed and approved by the City Commission of the City of Mercedes on _____.

Mayor of the City of Mercedes _____ Date _____
ATTEST: Secretary of the City of Mercedes _____ Date _____

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

CHAIRMAN PLANNING COMMISSION

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

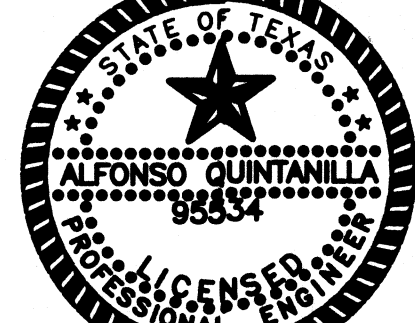
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UNDER HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE 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 DISTRICTS 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 DETERMINATION.
- HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)**
WE THE UNDERSIGNED CERTIFY that this plat of the MILE 2 EAST MEADOWS was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____
Hidalgo County Clerk _____ Date _____

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



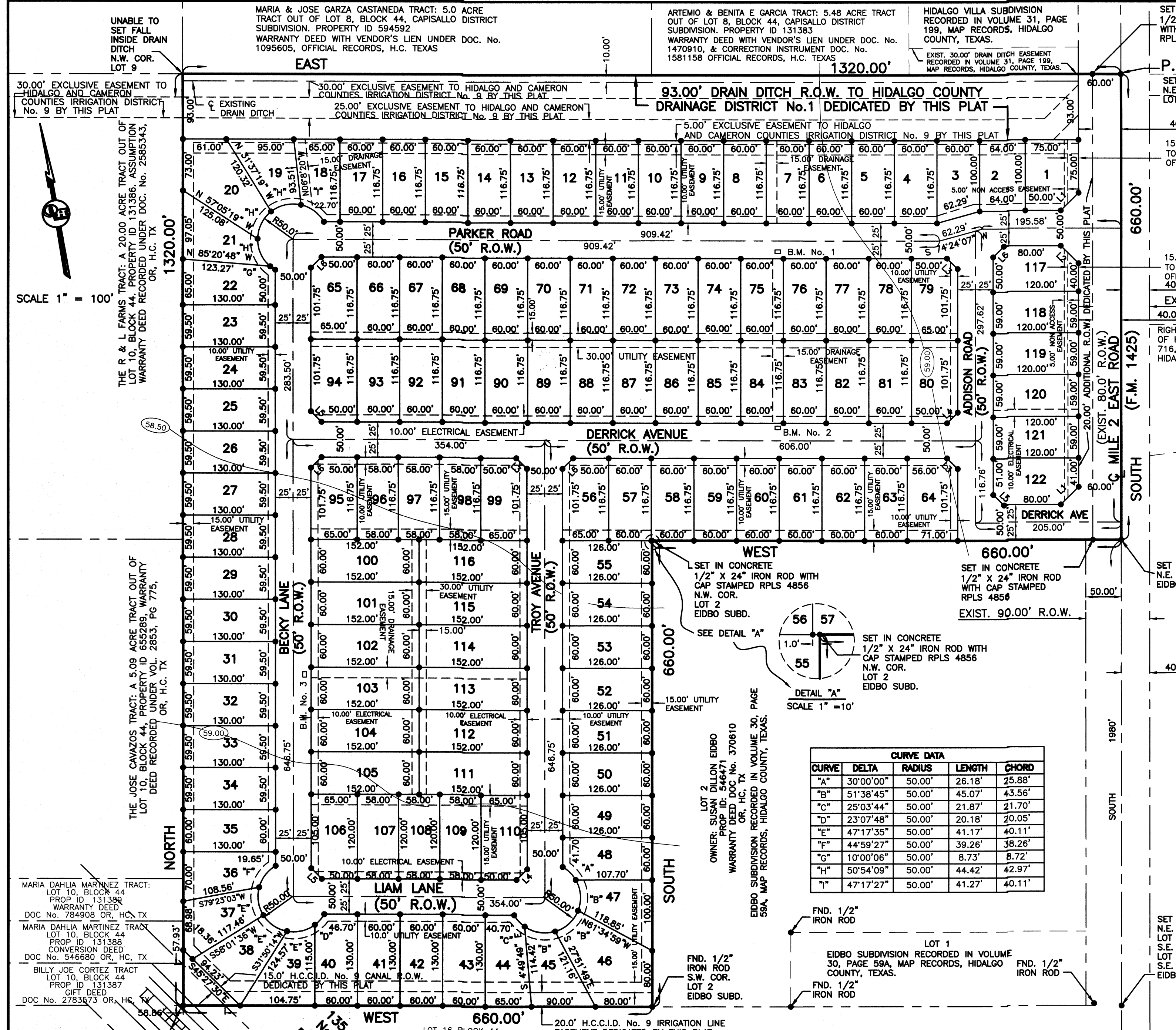
Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE: **12-16-24**

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

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

BY: _____ DEPUTY

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

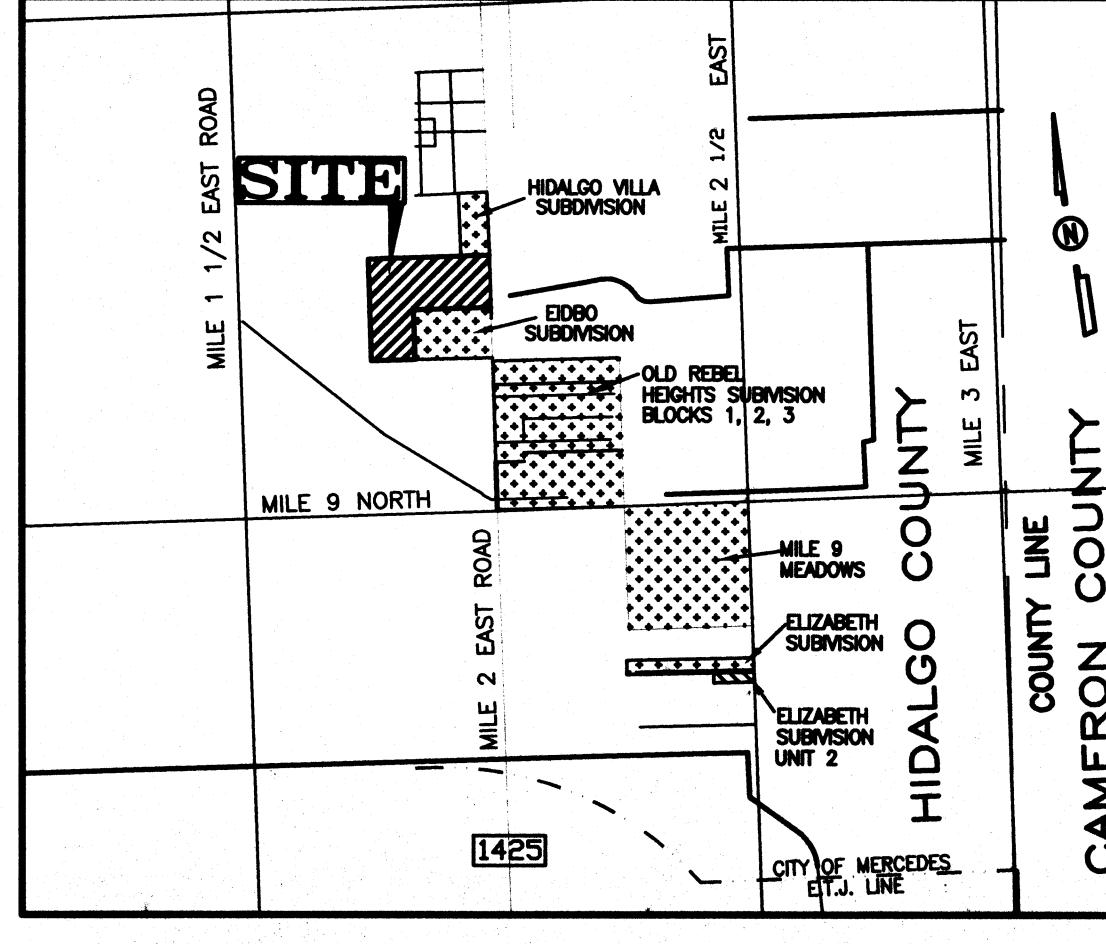


LINE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
"A"	30°00'00"	50.00'	26.18'	25.88'
"B"	51°38'45"	50.00'	45.07'	43.56'
"C"	25°03'44"	50.00'	21.87'	21.05'
"D"	23°07'48"	50.00'	20.18'	19.05'
"E"	47°17'36"	50.00'	41.17'	40.11'
"F"	44°58'27"	50.00'	39.26'	38.26'
"G"	10°00'06"	50.00'	8.73'	8.72'
"H"	50°54'09"	50.00'	44.42'	42.97'
"I"	47°17'27"	50.00'	41.27'	40.11'

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100 YEARS FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEVEES FROM 100-YEARS FLOOD.
- MINIMUM BUILDING SETBACKS LINES:
FRONT.....25.00 FEET
REAR.....15.00 FEET
SIDE.....6.00 FEET
FRONT CUL-DE-SAC.....15.00 FEET
CORNER SIDE.....10.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856 UNLESS OTHERWISE NOTED.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET, 18" ABOVE NATURAL GROUND, OR AT FINISH FLOOR ELEVATION OF 60.00 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 BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1- ELEV= 58.52 TOP OF TYPE "A" INLET LOCATED IN THE NORTHEAST CORNER OF LOT 75 OF THIS SUBDIVISION. N.A.V.D 88
B.M. No.2- ELEV= 58.57 TOP OF TYPE "A" INLET LOCATED IN THE SOUTHWEST CORNER OF LOT 84 OF THIS SUBDIVISION. N.A.V.D 88
B.M. No.3- ELEV= 58.58 TOP OF TYPE "A" INLET LOCATED IN THE NORTHEAST CORNER OF LOT 103 OF THIS SUBDIVISION. N.A.V.D 88
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 188,453.95 CUBIC FEET 4.28 ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO.3.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MILE 2 EAST MEADOWS, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE WEST SIDE OF MILE 2 EAST ROAD AND 1080 FEET NORTH OF MILE 9 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY OF THE CITY OF MERCEDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MERCEDES (POPULATION 16,798). MILE 2 EAST MEADOWS, LIES APPROXIMATELY 1.57 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021, AND LIES IN PCT. NO. 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RCI DEVELOPMENT-WISCONSIN, LTD. BY: DAVID WIECHERING, MEMBER	P.O. BOX 2107	MALLEN, TEXAS 78505	(956)807-3502	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

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

PRELIMINARY SUBDIVISION PLAT OF:
MILE 2 EAST MEADOWS

LOT 7, BLOCK 44, CAPISALLO DISTRICT SUBDIVISION, RECORDED IN VOLUME "P", PAGES 225-229, DEED RECORDS HIDALGO COUNTY, TEXAS.

MARIA & JOSE GARZA CASTANEDA TRACT, 5.0 ACRE TRACT OUT OF LOT 8, BLOCK 44, CAPISALLO DISTRICT SUBDIVISION, PROPERTY ID 594592, WARRANTY DEED WITH VENDOR'S LIEN UNDER DOC. No. 1095605, OFFICIAL RECORDS, H.C. TEXAS

ARTEMIO & BENITA E. GARCIA TRACT, 5.48 ACRE TRACT OUT OF LOT 8, BLOCK 44, CAPISALLO DISTRICT SUBDIVISION, PROPERTY ID 131383, WARRANTY DEED WITH VENDOR'S LIEN UNDER DOC. No. 1470910, & CORRECTION INSTRUMENT DOC. No. 1581158, OFFICIAL RECORDS, H.C. TEXAS

HIDALGO VILLA SUBDIVISION RECORDED IN VOLUME 31, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE R. & L. FARMS TRACT, A 20.00 ACRE TRACT OUT OF LOT 10, BLOCK 44, CAPISALLO DISTRICT SUBDIVISION, WARRANTY DEED RECORDED UNDER DOC. No. 2385841, OR, H.C. TX.

THE JOSE CAVAZOS TRACT, A 5.09 ACRE TRACT OUT OF LOT 10, BLOCK 44, CAPISALLO DISTRICT SUBDIVISION, WARRANTY DEED RECORDED UNDER DOC. No. 1522853, OR, H.C. TX.

MARIA SAHILIA MARTINEZ TRACT PROP ID 131389, WARRANTY DEED DOC No. 784908 OR, H.C. TX

MARIA SAHILIA MARTINEZ TRACT PROP ID 131389, CONVERSION DEED DOC No. 546680 OR, H.C. TX

BILLY JOE CORTEZ TRACT PROP ID 117387, SET DEED DOC No. 2783573 OR, H.C. TX

ALLEN RAY & CURTIS RAY DILLON TRACT PROP ID 1179301, CORRECTION GIFT DEED DOC No. 3377933 OR, H.C. TX

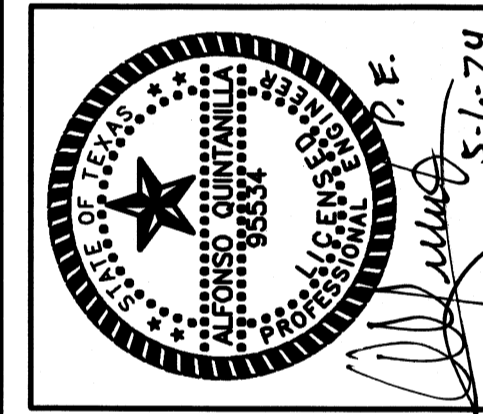
LOT 2
OWNER: SUSAN DILLON EIDBO
PROP ID: 546471
WARRANTY DEED DOC No. 370610
OR, H.C. TX
EIDBO SUBDIVISION RECORDED IN VOLUME 30, PAGE 59A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1
EIDBO SUBDIVISION RECORDED IN VOLUME 30, PAGE 59A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

- NOTE:**
- 1.- WATERLINE CASING @ SANITARY SEWER CROSSING SHALL BE EXTENDED 10.0' BEYOND SEWER LINE
 - 2.- ALL WATERLINE SERVICES CONNECTIONS CASINGS SHALL HAVE A 1.00' GAP FROM LOT LINE AT SANITARY SEWER CROSSING
 - 3.- SANITARY SERVICE CASING @ WATERLINE CROSSING SHALL BE PLUG AT BOTH ENDS WITH 1/2 GROUT - 1/2 SAND MIXTURE.

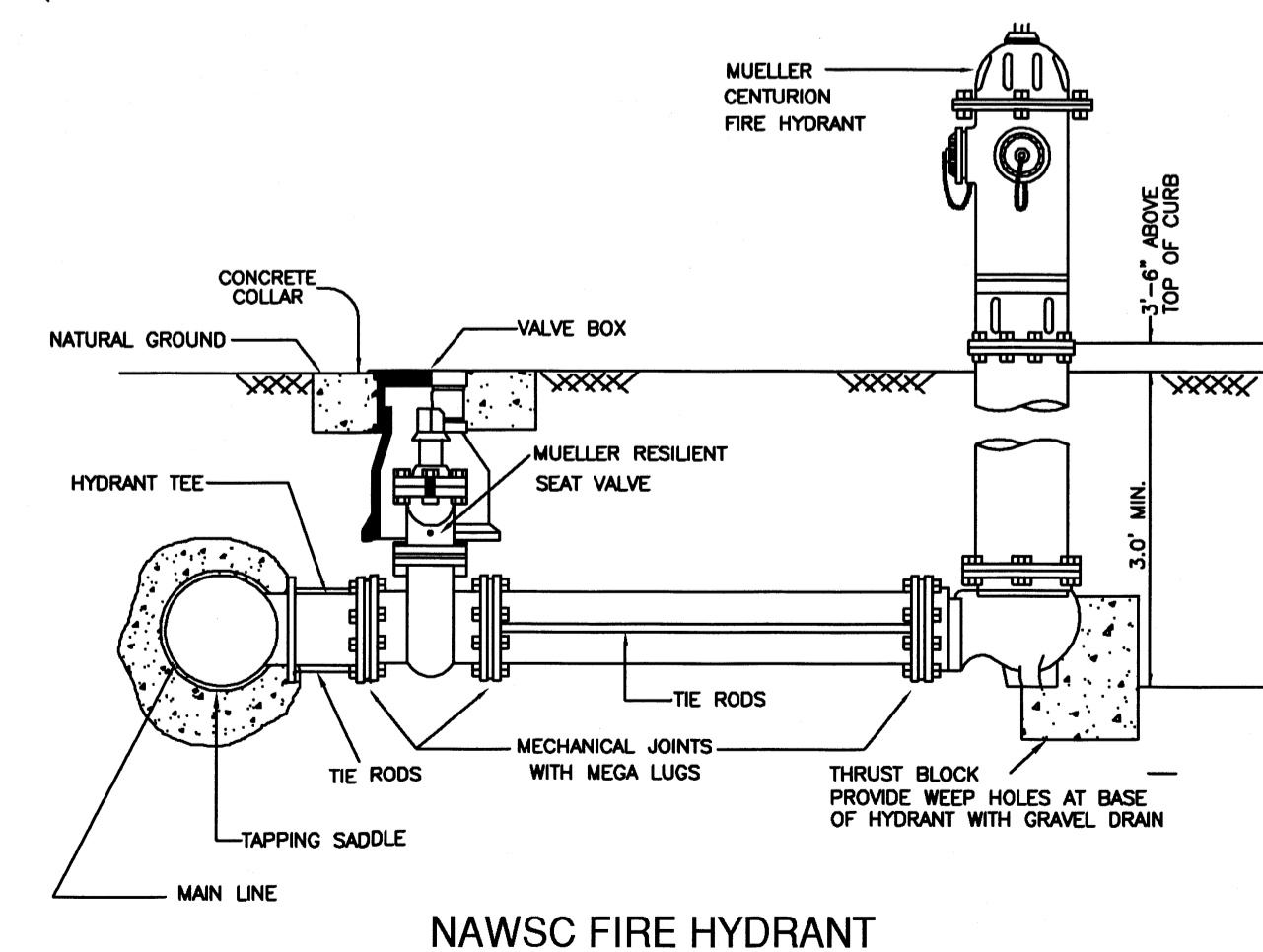
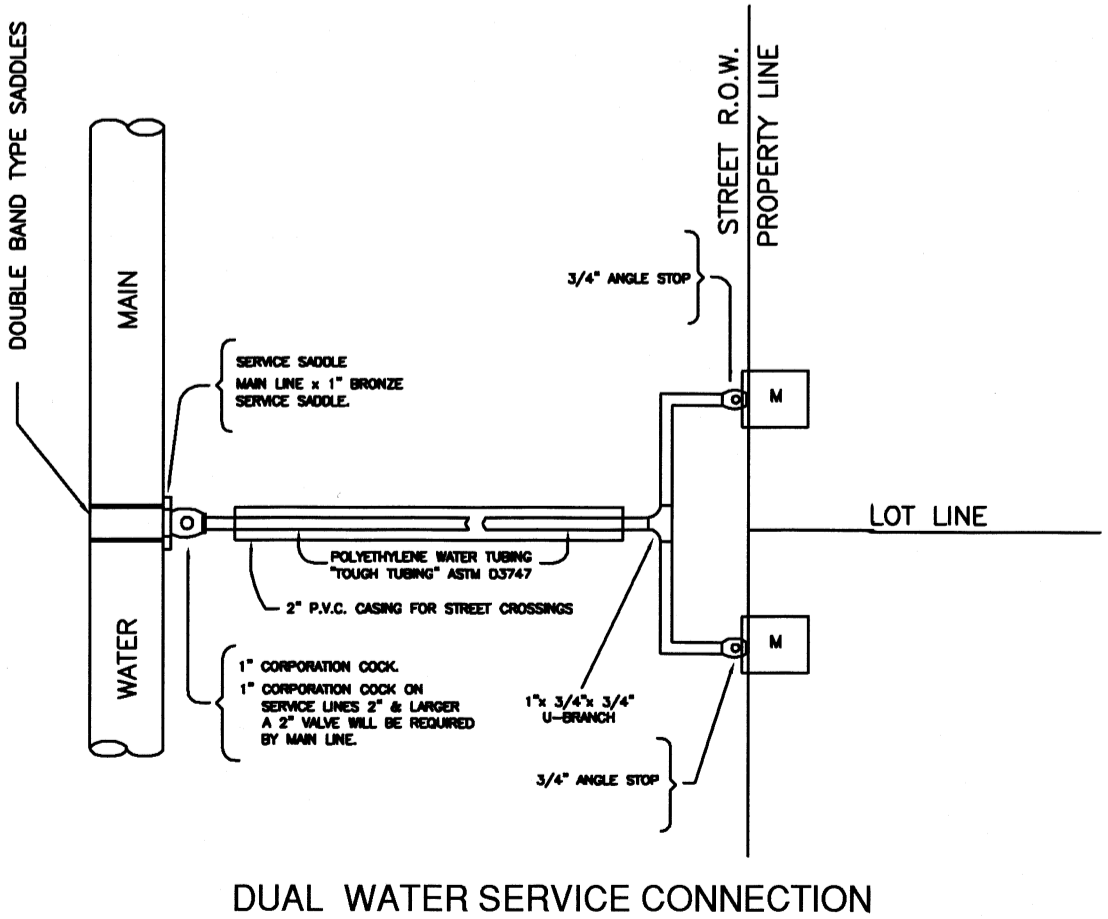
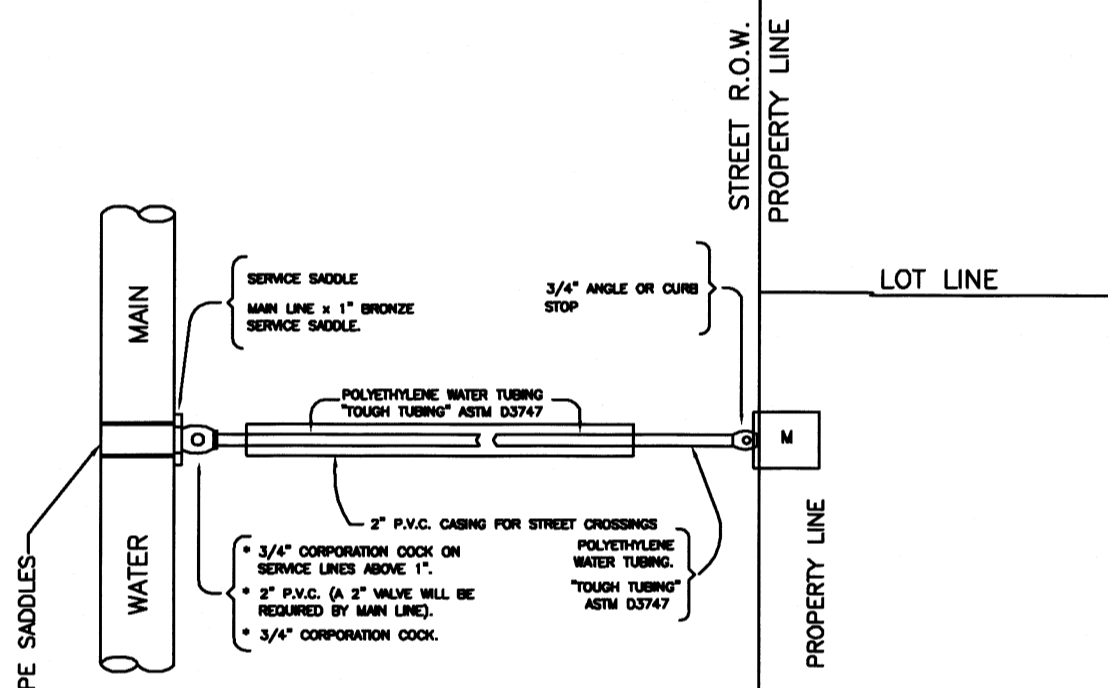
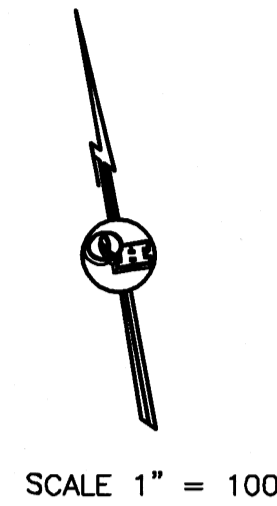
JOB NO.	8-31-2023
DATE	
REVISION	1"=100'
SCALE	LG
DRAWN BY	
SHEET	

**MILE 2 EAST MEADOWS
WATER DISTRIBUTION SYSTEM**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

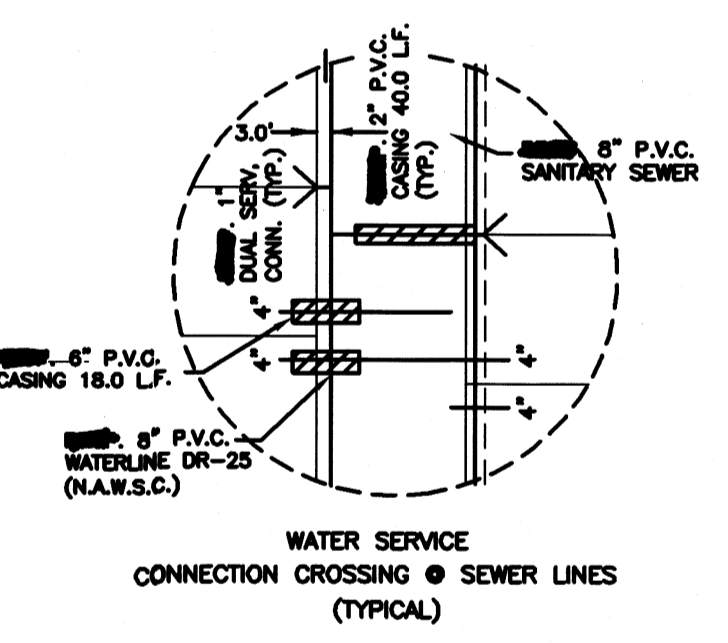
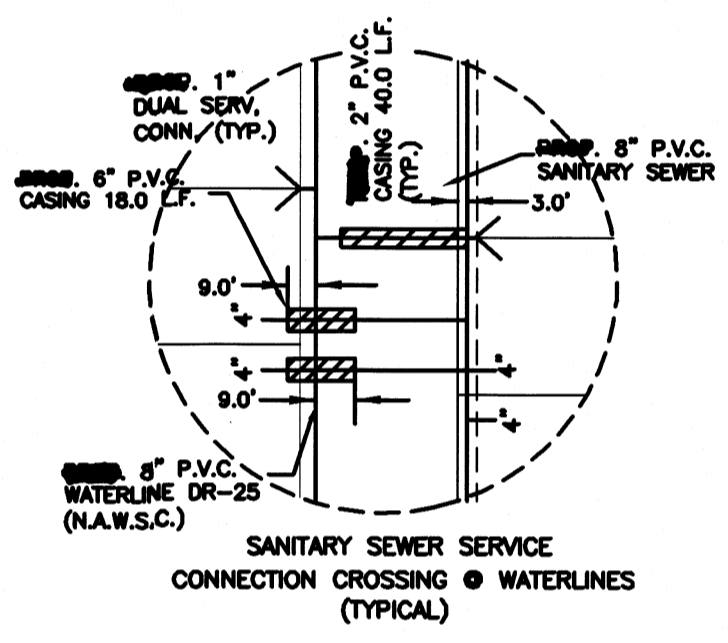
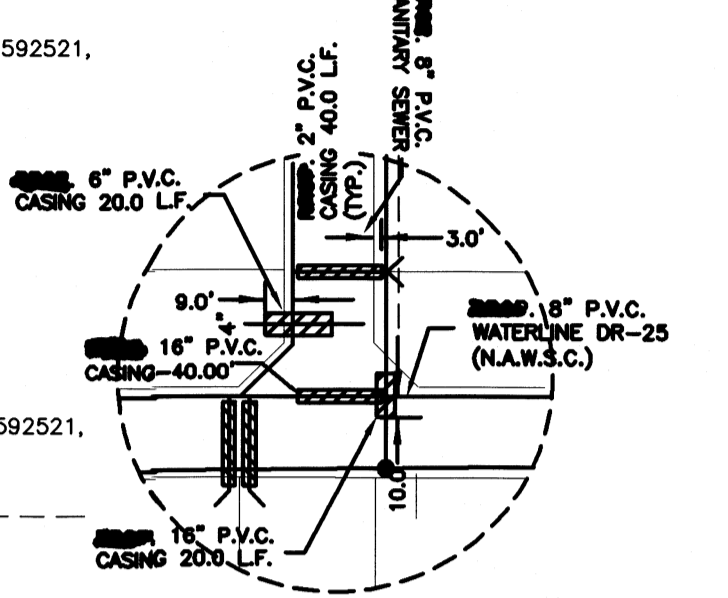


- PLAT NOTES:**
- 1.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - 2.- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
 - 3.- 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.

PRINCIPAL CONTACTS:

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

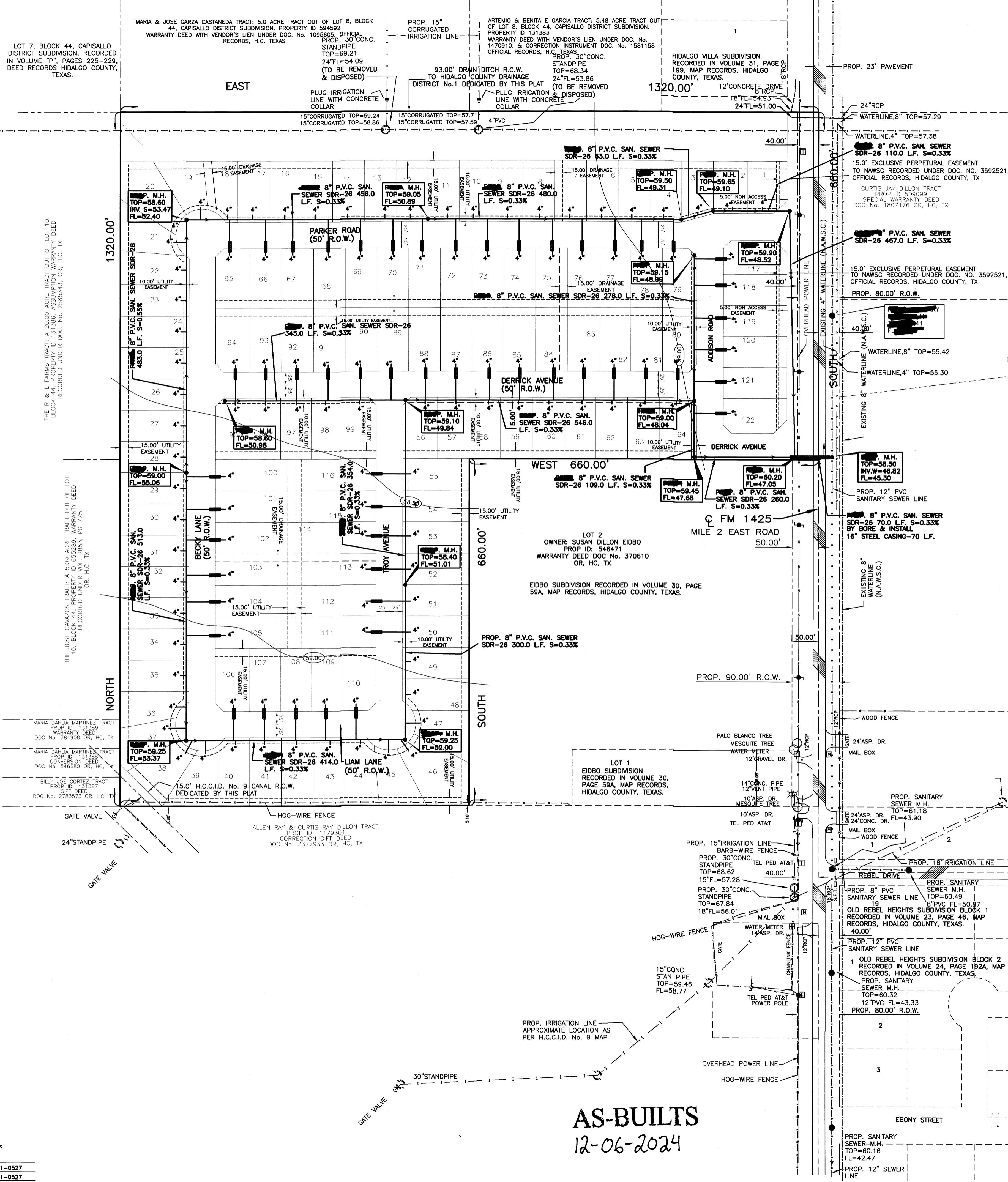
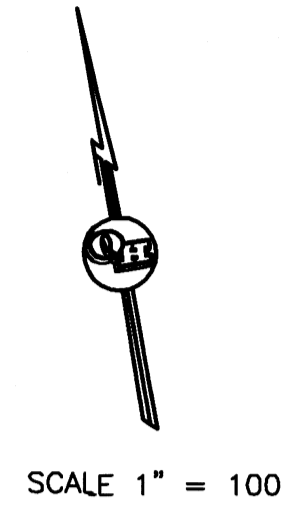
AS-BUILTS
12-06-2024



- LEGEND**
- ⊕ = FIRE HYDRANT
 - = GUY WIRE
 - ⊙ = POWER POLE
 - ⊞ = MAILBOX
 - ⊞ = WATER METER
 - ⊞ = WATER VALVE
 - ⊞ = SIGN
 - ⊞ = SERVICE POLE
 - ⊞ = TEL BOX
 - ⊞ = ELECT BOX
 - ⊞ = GAS METER
 - ⊞ = GAS MARKER
 - ⊞ = GAS VALVE
 - ⊞ = TRANSMISSION POLE
 - ⊞ = TRAFFIC CONTROL BOX
 - ⊞ = GAS SERVICE

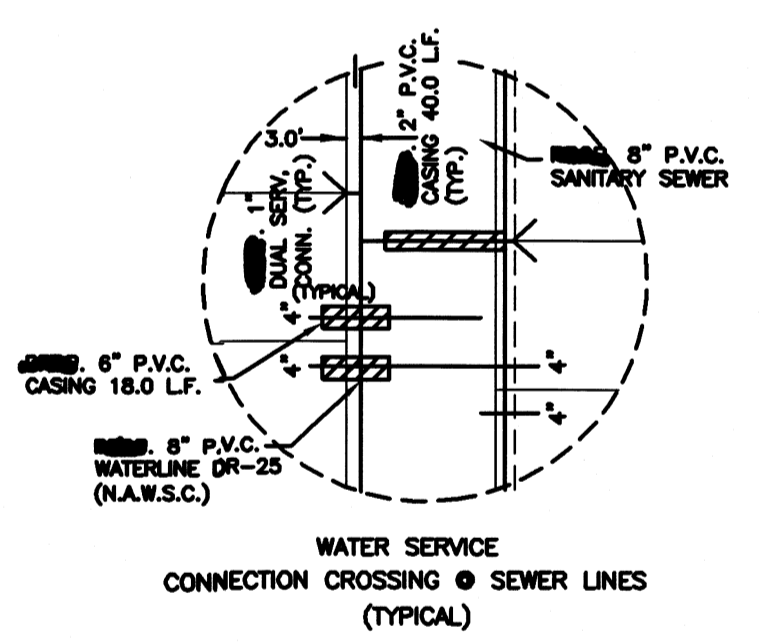
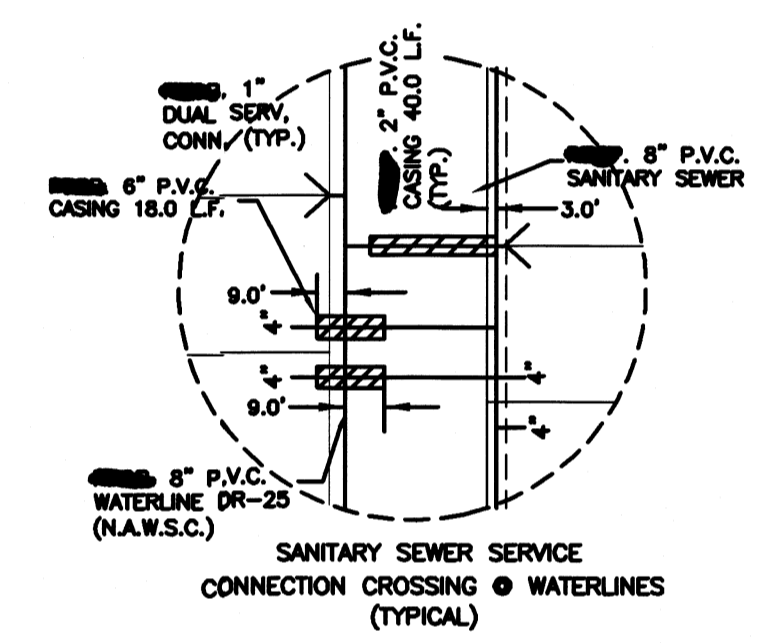
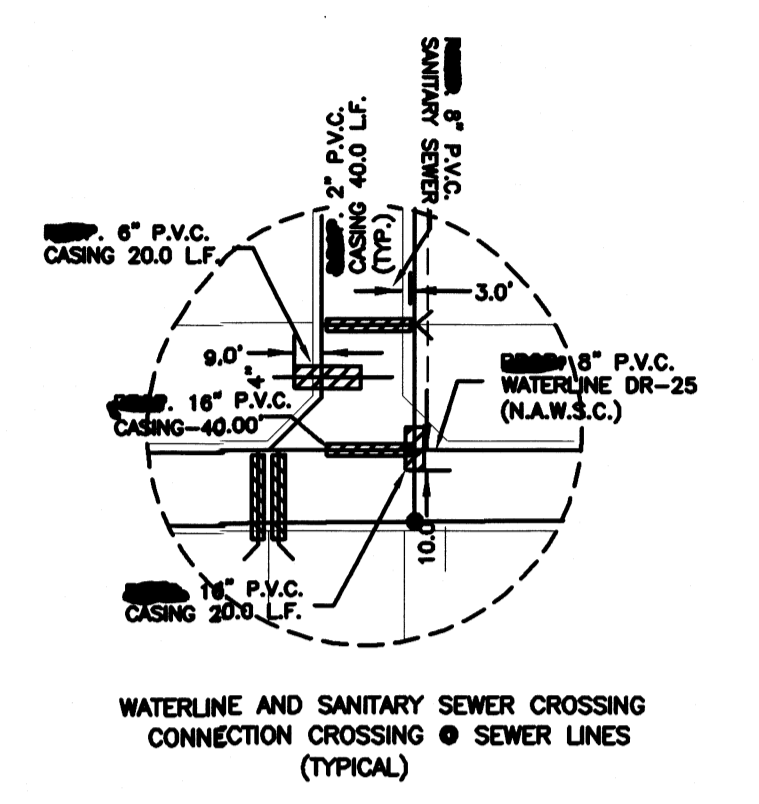
2:\subdivisions\Mercedes\MILE 2 EAST MEADOWS			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
8-31-2023	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

PRELIMINARY SUBDIVISION PLAT OF:
MILE 2 EAST MEADOWS



- NOTES:**
- 1.- STABILIZER SAND IS REQUIRED ON ALL WATER AND SEWER CROSSING, USING A 2 SACK OF CEMENT PER YARD RATIO.
 - 2.- SANITARY SEWER PIPES SHALL BE SDR-26
 - 3.- ALL FITTING NEED TO BE HEAVY WALL
 - 4.- SANITARY SEWER CLEAN OUTS NEED TO BE LOCATED 18" OUTSIDE OF PROPERTY AND 6" ABOVE GROUND.
 - 5.- ALL SANITARY SEWER MANHOLES NEED TO BE FIBERGLASS WITH COMPOSIT RING AND COVER. BOTTOMS OF THE MANHOLE NEED TO BE PAINTED WITH TAR.
 - 6.- BOTH WATER AND SEWER SERVICES SHALL BE MARKED ON THE CURB
 7. A 9' SEPARATION BETWEEN WATER AND SANITARY SEWER LINES IS REQUIRED.

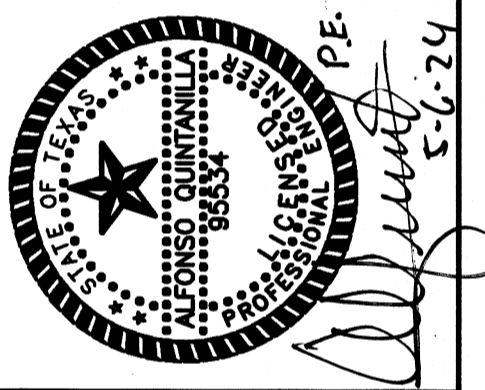
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 - 2.- ALL WATERLINE SERVICES CONNECTIONS CASINGS SHALL HAVE A 1.00' GAP FROM LOT LINE AT SANITARY SEWER CROSSING
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 - ⊕ = TRAFFIC CONTROL BOX
 - ⊕ = GAS SERVICE

JOB NO.	8-31-2023
DATE	03/14/2024 G.C.
REVISION	1"=100'
SCALE	LG
DRAWN BY	LS
SHEET	

**MILE 2 EAST MEADOWS
SANITARY SEWER
COLLECTION SYSTEM**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
PHONE 956-381-6480
956-381-0827
ALFONSO@QHA-ENG.COM

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

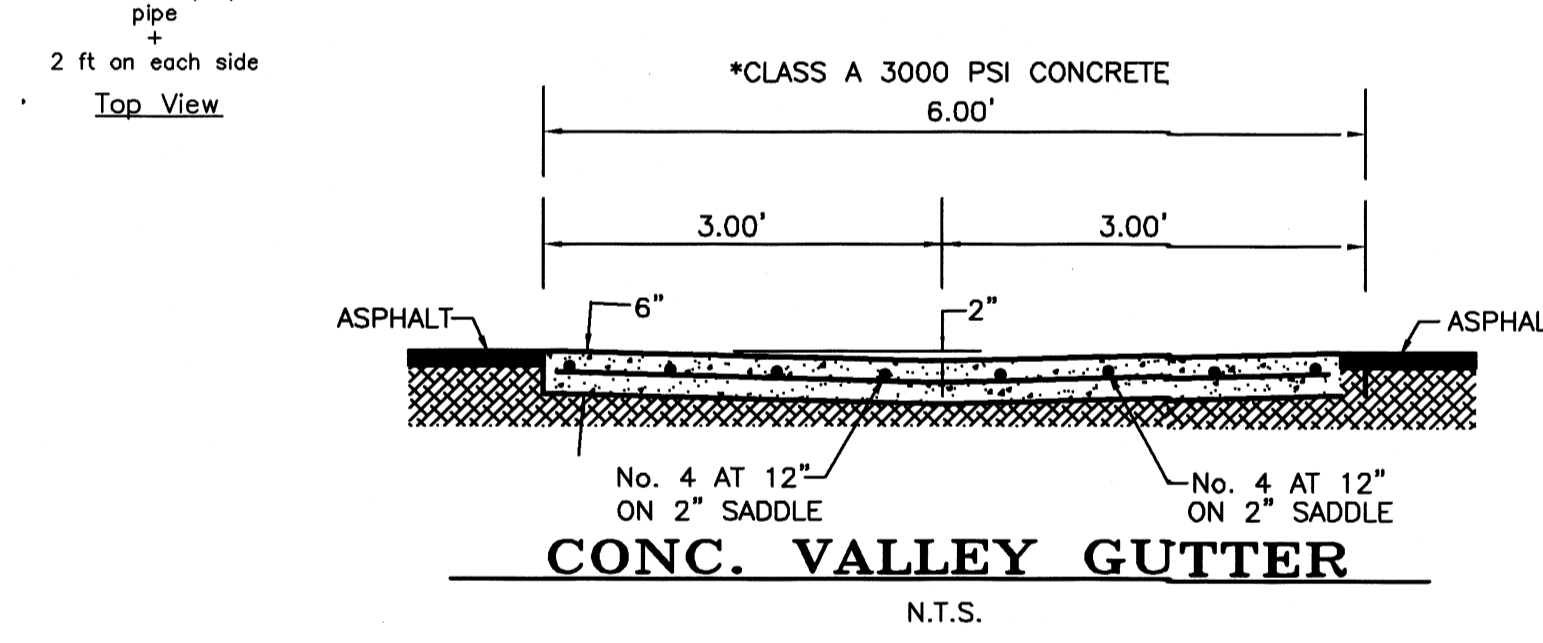
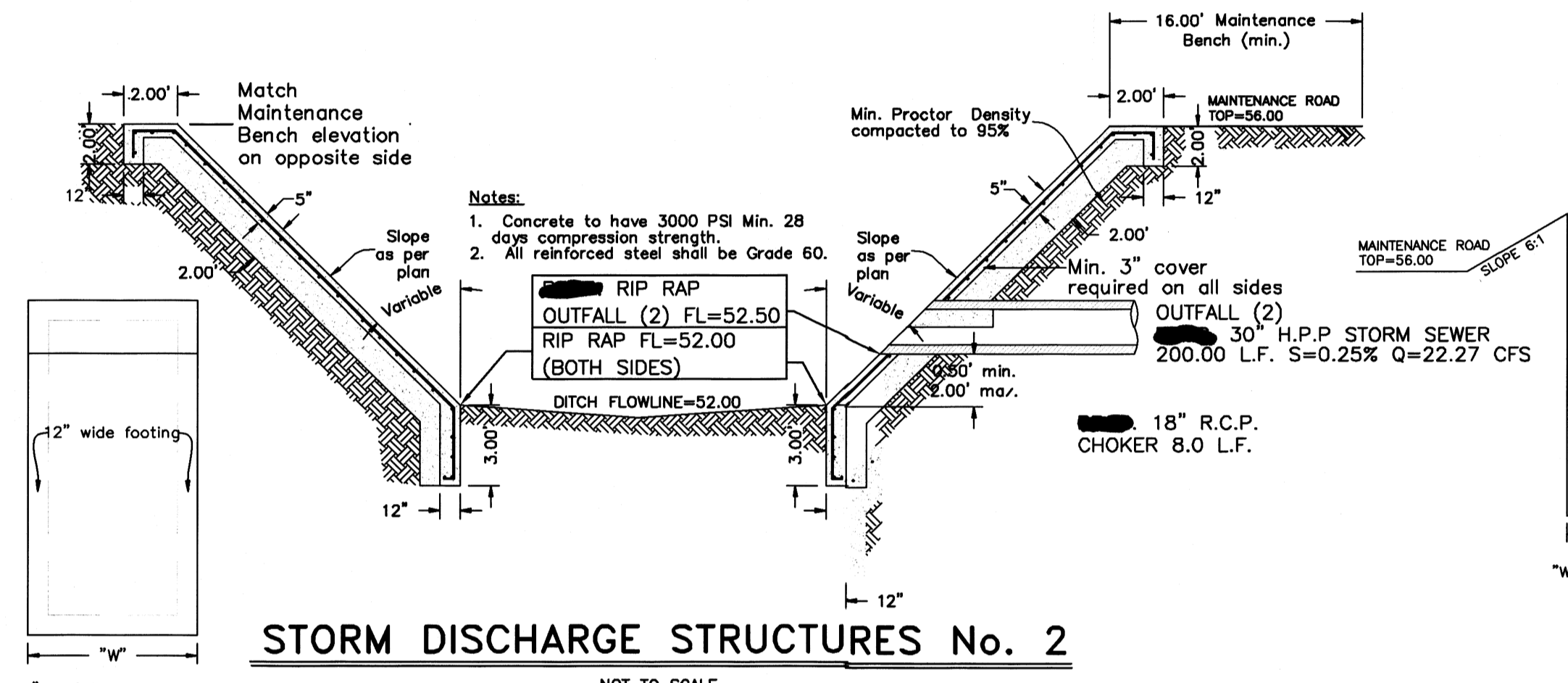
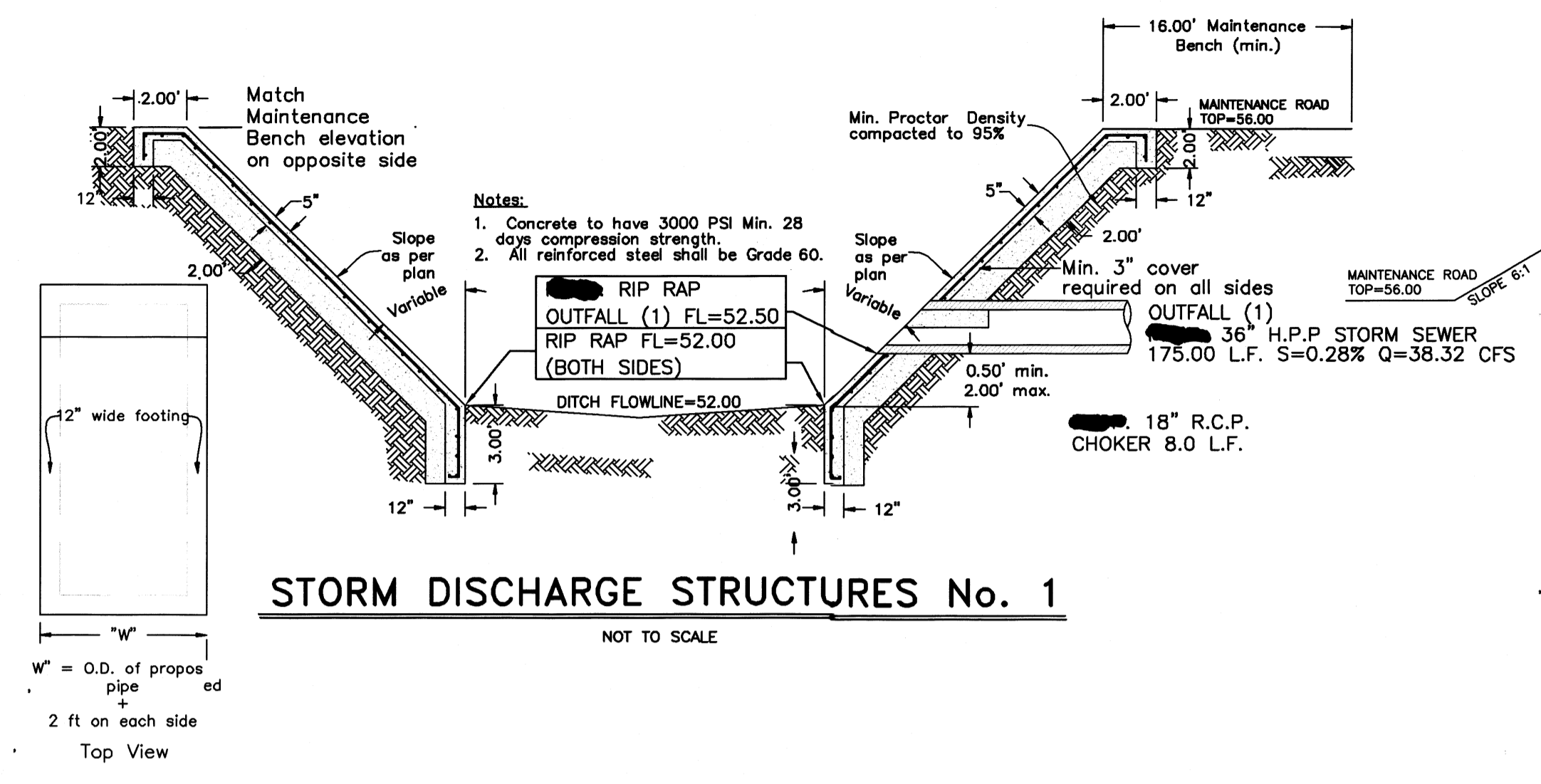
PRINCIPAL CONTACTS:

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

AS-BUILTS
12-06-2024

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DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
8-31-2023	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

PRELIMINARY SUBDIVISION PLAT OF:
MILE 2 EAST MEADOWS

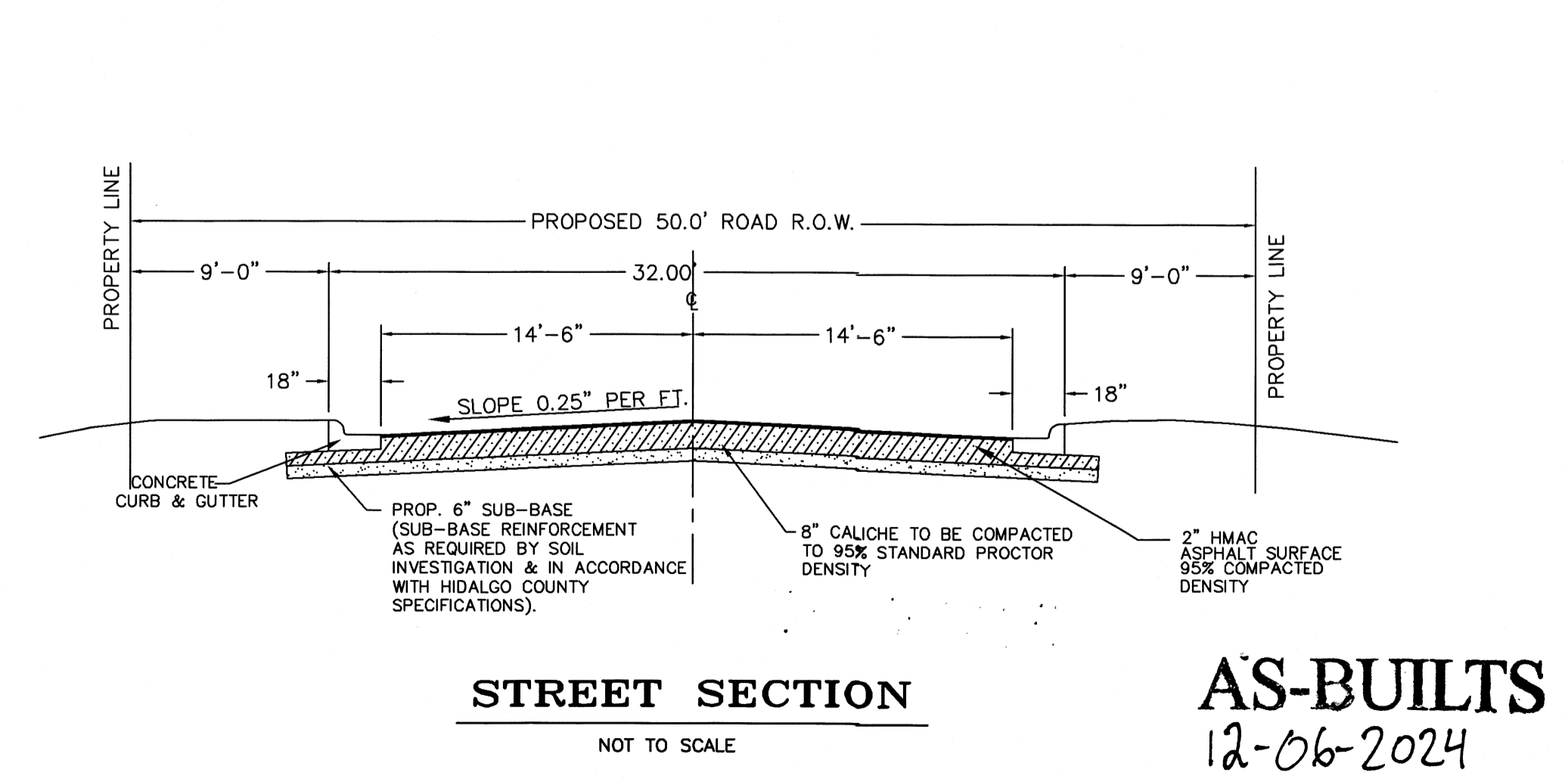
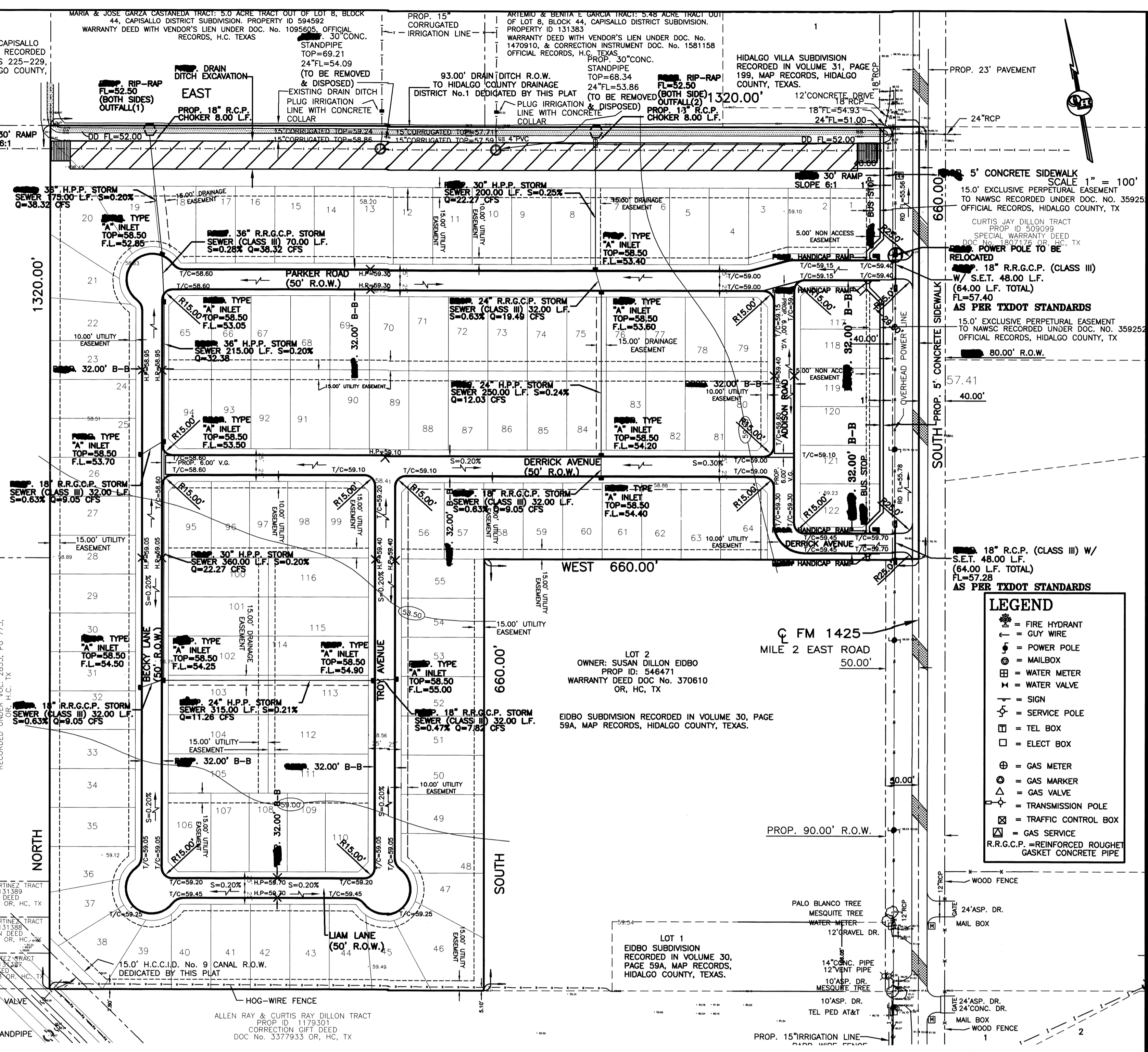
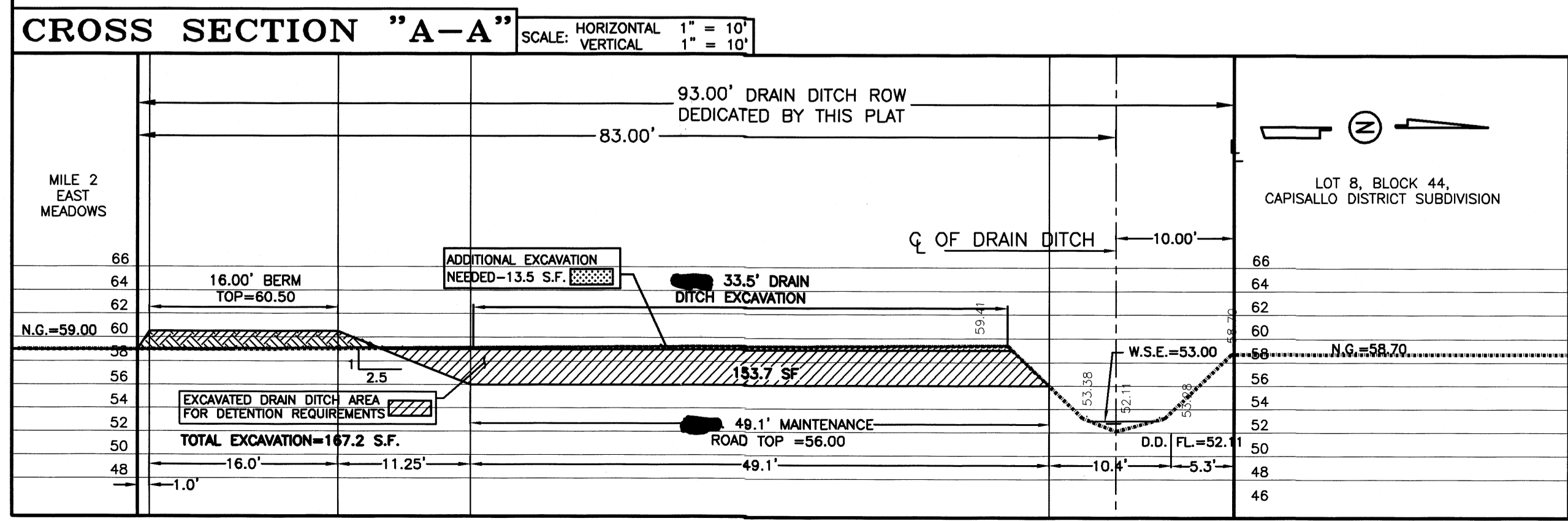


LEGEND

TOTAL DETENTION REQUIRED - 186,463.95 C.F. (50 YEAR STORM)

TOTAL DETENTION PROVIDED - 187,514.00 C.F. (1,220.0 L.F. X 153.7 S.F.)

TOTAL EXCAVATION NEEDED - 203,984.00 C.F. (1,220.0 L.F. X 167.2 S.F.)



NOTE 1: DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER DURING SUBDIVISION CONSTRUCTION.

NOTE 2: R.R.G.C.P. = REINFORCED RUBBER GASKET CONCRETE PIPE

NOTE 3: GEOTECHNICAL TESTING SHALL BE DONE BEFORE CONSTRUCTION OF STREETS AND DENSITY TESTING DURING THE CONSTRUCTIONS. PUBLIC WORKS STREET SUPERVISOR SHALL BE ADVISED OF DAYS & TIMES OF THE TESTING & COPIES OF THE RESULTS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPT. FOR REVIEW

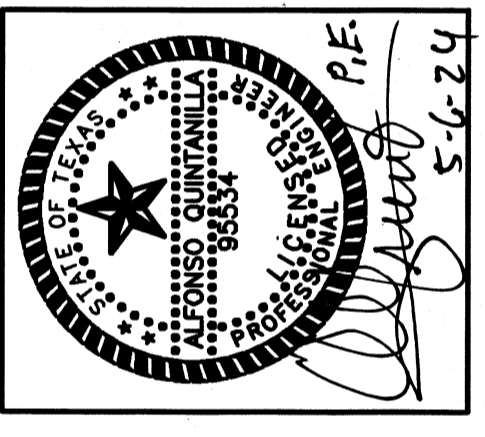
NOTE 4: ALL STORMWATER INLETS SHALL BE STENCILED OR MARKED WITH "ONLY RAIN DOWN THE DRAIN" SLOGAN

PRINCIPAL CONTACTS:

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

JOB NO.	8-31-2023
DATE	
REVISION	1"=100'
SCALE	
DRAWN BY	LO
SHEET	

**MILE 2 EAST MEADOWS
PAVING AND DRAINAGE LAYOUT**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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