



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 MIRASOL COUNTRY ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: PORVENIR, LP

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 59 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 7

FILLING STATIONS: 4

LOCATION DESCRIPTION: EAST OF MILE 2 ½ EAST ROAD APPROXIMATELY 400 FEET NORTH OF THE US. EXPRESSWAY 83

SUBDIVISION LIES WITHIN THE: ETJ CITY OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-23-24 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: 25.0 FEET ONTO MILE 2 ½ EAST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-7-2024 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-21-25 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY CITY OF MERCEDES LINE SIZE: 8" LOCATION: MILE 2 ½ E. ROAD

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 2 ½ E. ROAD

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-7-2024: 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.

TITTLE B, CHAPTER 2, SECTION 2.7 ITEM EASEMENTS

VARIANCE REQUEST TITTLE B, CHAPTER 2, SECTION 2.8 ITEM LOT WIDTH

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.

SUBDIVISION PLAT OF: MIRASOL COUNTRY ESTATES

A 19.00 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGES 227-228, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 962, PAGES 71-76, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

I, KEVIN CAMPBELL, MEMBER AS OWNER OF THE 19.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MIRASOL COUNTRY ESTATES, HEREBY SUBDIVIDE 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:

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

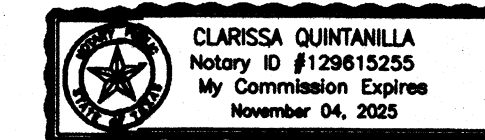
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

FORVENIR, LP.
KEVIN CAMPBELL MEMBER
1210 EAST TYLER AVENUE
HARLINGEN, TX 78550

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared KEVIN CAMPBELL, MEMBER OF FORVENIR, LP., provided to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

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



CLARISSA QUINTANILLA - NOTARY PUBLIC

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

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

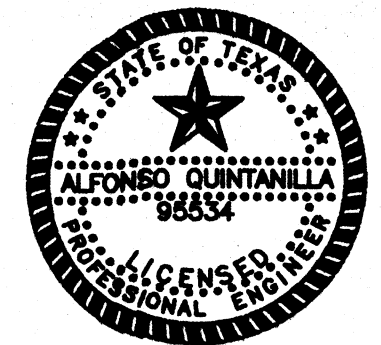
WE THE UNDERSIGNED CERTIFY that this plat of the MIRASOL COUNTRY ESTATES was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____

ATTEST: Hidalgo County Clerk _____ Date _____

STATE OF TEXAS
COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
P.E. No. 95534

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

A 19.00 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGES 227 AND 228, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3285049, 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET IN THE CENTERLINE OF MILE 2 1/2 EAST ROAD FOR THE SOUTHWEST CORNER OF LOT 10 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 10 AND THE CENTERLINE OF MILE 2 1/2 EAST ROAD, A DISTANCE OF 150.00 FEET TO A 600 NAIL FOUND FOR THE SOUTHWEST CORNER OF THE JOSE ASCENCIO TRACT (A 1.000 ACRE TRACT OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1118810, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 10 AND THE CENTERLINE OF MILE 2 1/2 EAST ROAD, A DISTANCE OF 150.00 FEET TO A 600 NAIL FOUND FOR THE EAST RIGHT OF WAY LINE OF MILE 2 1/2 EAST ROAD, A TOTAL DISTANCE OF 208.74 FEET (DEED RECORD: 208.71 FEET) TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 10 AND THE CENTERLINE OF MILE 2 1/2 EAST ROAD, A DISTANCE OF 208.74 FEET (DEED RECORD: 208.71 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4802 FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 10 AND THE CENTERLINE OF MILE 2 1/2 EAST ROAD, A DISTANCE OF 208.74 FEET (DEED RECORD: 208.71 FEET) TO A 600 NAIL FOUND ON THE WEST LINE OF LOT 10 AND IN THE CENTERLINE OF MILE 2 1/2 EAST ROAD FOR THE NORTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 10 AND THE CENTERLINE OF MILE 2 1/2 EAST ROAD, A DISTANCE OF 272.43 FEET TO A 600 NAIL FOUND FOR THE SOUTHWEST CORNER OF THE ESMERALDA T. GARZA FONSECA AND FELIX FONSECA, JR. TRACT (A 0.50 OF AN ACRE TRACT OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2936600, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE SOUTH LINE OF THE ESMERALDA T. GARZA FONSECA AND FELIX FONSECA, JR. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 15.00 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 2 1/2 EAST ROAD, A TOTAL DISTANCE OF 217.97 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT, THE SOUTHWEST CORNER OF THE REYES T. GARCIA TRACT (A 17.425 ACRE TRACT OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO CORRECTION GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2098938, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF THE REYES T. GARCIA TRACT, A DISTANCE OF 1,101.72 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 10 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 659.50 FEET (DEED RECORD: 660.00 FEET) TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 10 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE EAST LINE OF LOT 10, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,304.68 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 2 1/2 EAST ROAD, A TOTAL DISTANCE OF 1,319.68 FEET (MAP RECORD: 1,320.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 19.00 ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CAPISALLO TERRACE UNIT No.2, RECORDED IN VOLUME 32, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, install, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein 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.

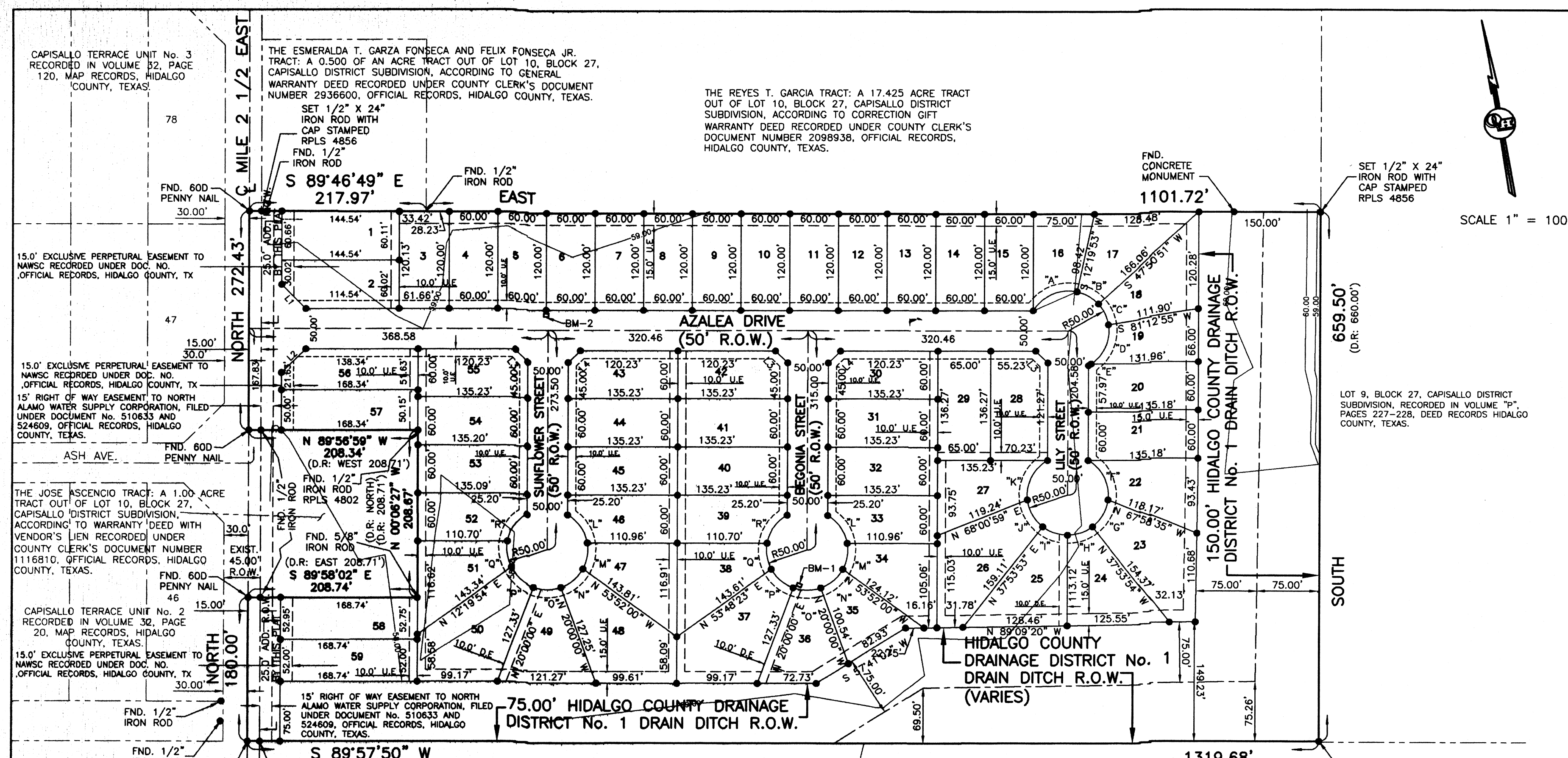
In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line so 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 any 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 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.

FORVENIR, LP.
KEVIN CAMPBELL MEMBER
1210 EAST TYLER AVENUE
HARLINGEN, TX 78550

18.- TXDOT PERMIT REQUIRED FOR ACCESS ALONG TXDOT RIGHT-OF-WAYS.
19.- NO ACCESS TO MILE 2 1/2 DIRECTLY FROM ANY ADJACENT LOTS, SEE NOTE 12 & 13 ABOVE.
20.- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.



INDEX OF SHEETS

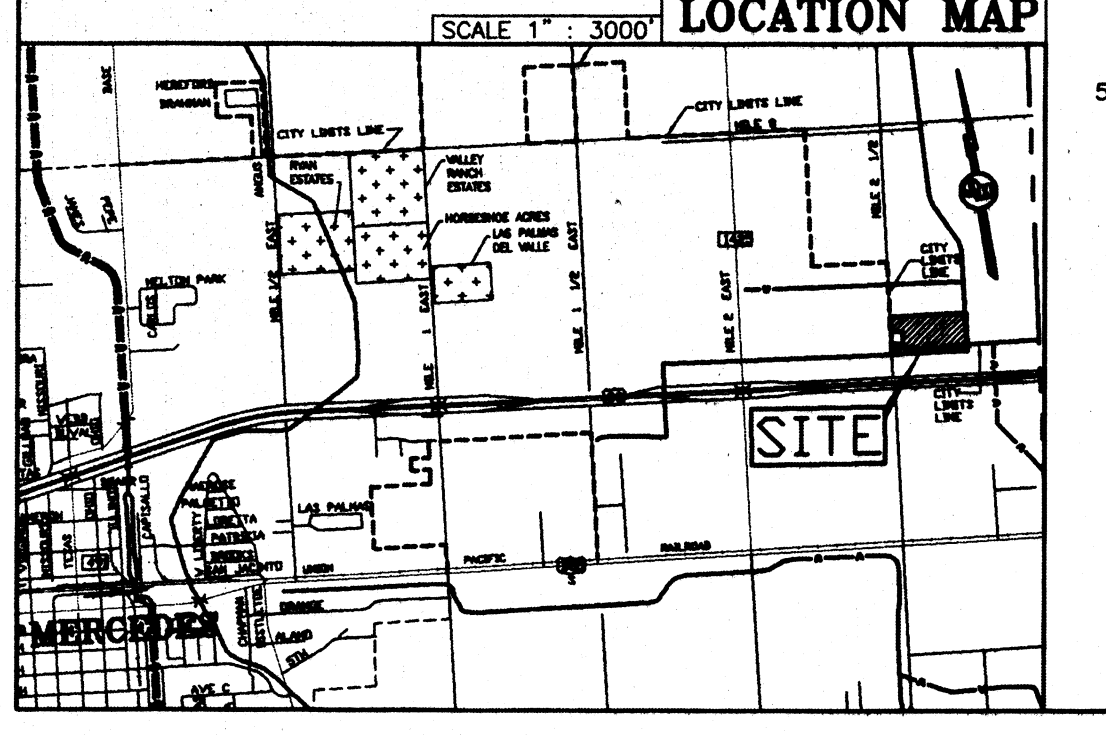
SHEET	DESCRIPTION
SHEET 1	HEADING INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP DESCRIPTION; METES AND BOUNDS; ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; PLANNING AND ZONING CERTIFICATE; CITY OF MERCEDES MAYOR CERTIFICATION; HIDALGO COUNTY RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WSC STATEMENT; COUNTY JUDGE'S CERTIFICATION; REVISION NOTES.
SHEET 2	LOCATION MAP, HEADING INDEX; LOCATION MAP AND ETJ-PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK RECORDING CERTIFICATE; REVISION NOTES.
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT.

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 45°00'00" W	42.43'
L2	S 45°00'00" E	42.43'
L3	S 45°00'00" E	21.21'
L4	S 45°00'00" E	21.21'

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
"A"	72°19'42"	50.00'	63.12'	58.01'	S 66°09'56" W
"B"	36°30'59"	50.00'	30.99'	30.50'	N 59°54'38" W
"C"	33°22'08"	50.00'	29.12'	28.71'	N 25°28'07" W
"D"	64°25'01"	50.00'	56.21'	53.30'	N 23°25'37" E
"E"	04°22'01"	50.00'	3.81'	3.81'	N 57°49'09" E
"F"	66°40'45"	50.00'	58.19'	54.96'	N 26°39'46" E
"G"	48°25'26"	50.00'	39.64'	38.61'	N 29°23'17" E
"H"	37°53'41"	50.00'	33.07'	32.47'	N 71°03'03" E
"I"	37°53'41"	50.00'	33.07'	32.47'	S 71°03'03" E
"J"	48°25'27"	50.00'	39.64'	38.61'	S 29°23'14" E
"K"	66°40'45"	50.00'	58.19'	54.96'	S 26°39'49" W
"L"	48°25'26"	50.00'	39.64'	38.61'	N 34°43'31" W
"M"	37°57'19"	50.00'	33.12'	32.62'	N 09°11'22" E
"N"	41°49'55"	50.00'	36.51'	35.70'	N 49°05'00" E
"O"	38°59'51"	50.00'	34.90'	34.20'	EAST
"P"	41°49'55"	50.00'	36.51'	35.70'	S 49°05'01" E
"Q"	37°57'19"	50.00'	33.12'	32.62'	S 09°11'23" E
"R"	50°33'18"	50.00'	44.12'	42.70'	S 35°03'43" W



DATE OF PREPARATION: FEBRUARY, 2 2022

REVISION NOTES

No.	Stage	REVISION	Date	Approved

SHEET No. 1

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2-2-22	JULIUS CAWZOS		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
8-7-23	1/1-22-24 (GANTU)/JULIUS CVZS		

DATA SUBDIVISION MERCEDES MIRASOL COUNTRY ESTATES

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2-2-22	JULIUS CAWZOS		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
8-7-23	1/1-22-24 (GANTU)/JULIUS CVZS		

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

SUBDIVISION PLAT OF: **MIRASOL COUNTRY ESTATES**

A 19.00 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGES 227-228, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 962, PAGES 71-76, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR MIRASOL COUNTRY ESTATES:
BY MARCO A. GONZALEZ, P.E.

WATER SUPPLY: Description and Costs.

MIRASOL COUNTRY ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS A 8" DIAMETER WATERLINE LOCATED ON THE EAST SIDE OF MILE 2 1/2 EAST ROAD. AN 8" WATERLINE WILL TAP INTO THE EXISTING 8" WATERLINE AND RUN EAST ALONG THE SOUTH SIDE OF PROPOSED STREET AZALEA DRIVE AND TURNS SOUTH ALONG THE WEST SIDE OF LILY STREET ENDING WITH A 2" FLUSH VALVE. A SECOND LINE RUNS SOUTH ALONG THE WEST SIDE OF BEGONIA STREET ENDING WITH A 2" FLUSH VALVE. A THIRD LINE RUNS SOUTH ALONG THE WEST SIDE OF SUNFLOWER STREET ENDING WITH A 2" FLUSH VALVE.

FROM THE 8" DIAMETER WATERLINE, THERE ARE TWENTY (21) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE SEVENTEEN (17) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES ARE INSTALLED, AT A TOTAL COST OF \$ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ OR \$ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL BE INSTALLED FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

MIRASOL COUNTRY ESTATES IS TREATED BY WASTEWATER SERVICE FROM THE CITY OF MERCEDES. THE SUBDIVIDER AND THE CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MERCEDES PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF MERCEDES HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SERVICES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE CITY OF MERCEDES HAS 2 EXISTING SANITARY SEWER MANHOLE ON THE CENTER LINE OF MILE 2-1/2 EAST ROAD. ONE SANITARY SEWER MANHOLE IS LOCATED IN THE INTERSECTION OF ASH AVE. AND MILE 2-1/2 EAST ROAD. THE OTHER MANHOLE IS LOCATED IN THE INTERSECTION OF THE PROPOSED STREET AZALEA DRIVE AND MILE 2-1/2 EAST ROAD.

THE SANITARY SEWER SYSTEM FOR MIRASOL COUNTRY ESTATES CONSIST OF EIGHT (8) MANHOLES AND AN 8" DIAMETER SANITARY SEWER LINE AND FIFTY EIGHT (58) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" DIAMETER SANITARY SEWER LINE RUNS EAST ALONG THE NORTH SIDE OF AZALEA DRIVE IT TURNS SOUTH ALONG THE EAST SIDE OF LILY STREET ENDING WITH A SANITARY SEWER MANHOLE ON LOT 24.

ANOTHER 8" DIAMETER SEWER LINE RUNS SOUTH ALONG THE EAST SIDE OF BEGONIA STREET ENDING WITH A SANITARY SEWER MANHOLE ON LOT 35

ANOTHER 8" DIAMETER SANITARY SEWER LINE RUNS SOUTH ALONG THE EAST SIDE OF SUNFLOWER STREET ENDING WITH A SANITARY SEWER MANHOLE ON LOT 48.

ANOTHER 8" DIAMETER SANITARY SEWER LINE RUNS 224 LINEAR FEET SOUTH ALONG THE CENTER LINE OF MILE 2-1/2 EAST ENDING WITH A SANITARY SEWER MANHOLE.

ANOTHER 8" DIAMETER SANITARY SEWER LINE RUNS 80 LINEAR FEET NORTH ALONG THE CENTER LINE OF MILE 2-1/2 EAST ENDING WITH A SANITARY SEWER MANHOLE.

FROM THE 8" LINE, FIFTY EIGHT (58) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, THE 4" SERVICE LINE AND THE EIGHT (8) SANITARY SEWER MANHOLES WILL BE INSTALL, AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF MERCEDES NO ADDITIONAL COST FOR THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MERCEDES AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT. THE TOTAL COST OF 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.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SANITARY SEWER DISTRIBUTION SYSTEM DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND SANITARY SEWER DISTRIBUTION SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.
SEWAGE FACILITIES- SANITARY SEWER DISTRIBUTION SYSTEM WILL BE CONSTRUCTED AT A COST OF \$ WHICH EQUALS \$ PER LOT.

WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.
SEWAGE FACILITIES- SANITARY SEWER DISTRIBUTION SYSTEM WILL BE CONSTRUCTED AT A COST OF \$ WHICH EQUALS \$ PER LOT.

CERTIFICATION:
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 GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA DE AGUA SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ O \$ POR LOTE.
DRENAJE: SE ESTIMA QUE TODO EL SISTEMA DE DRENAJE SANITARIO SERA INSTALADO Y COSTARAN US\$ POR (TODOS INCLUSO) A UN COSTO DE US\$ PORA LOTE.

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

CLARISSA QUINTANILLA
Notary ID# 129615255
My Commission Expires
November 04, 2025

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

COST ESTIMATE
WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SAN. SEWER IMPROVEMENTS: \$

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

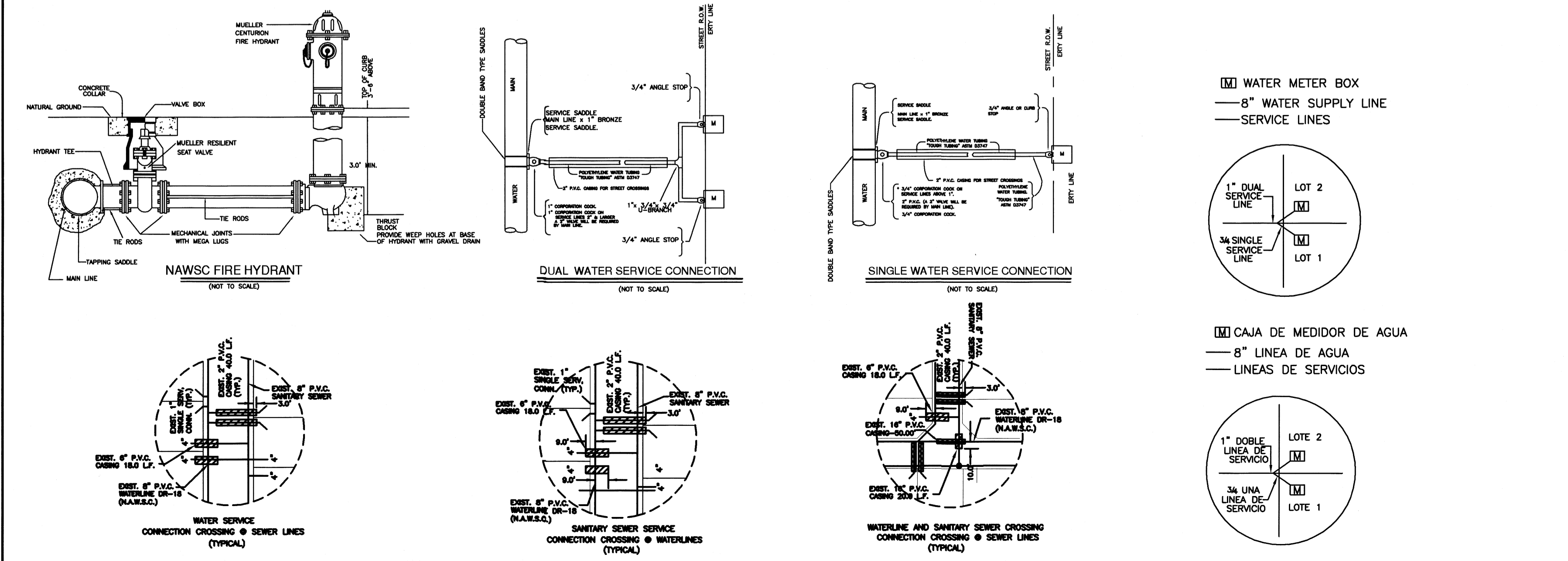
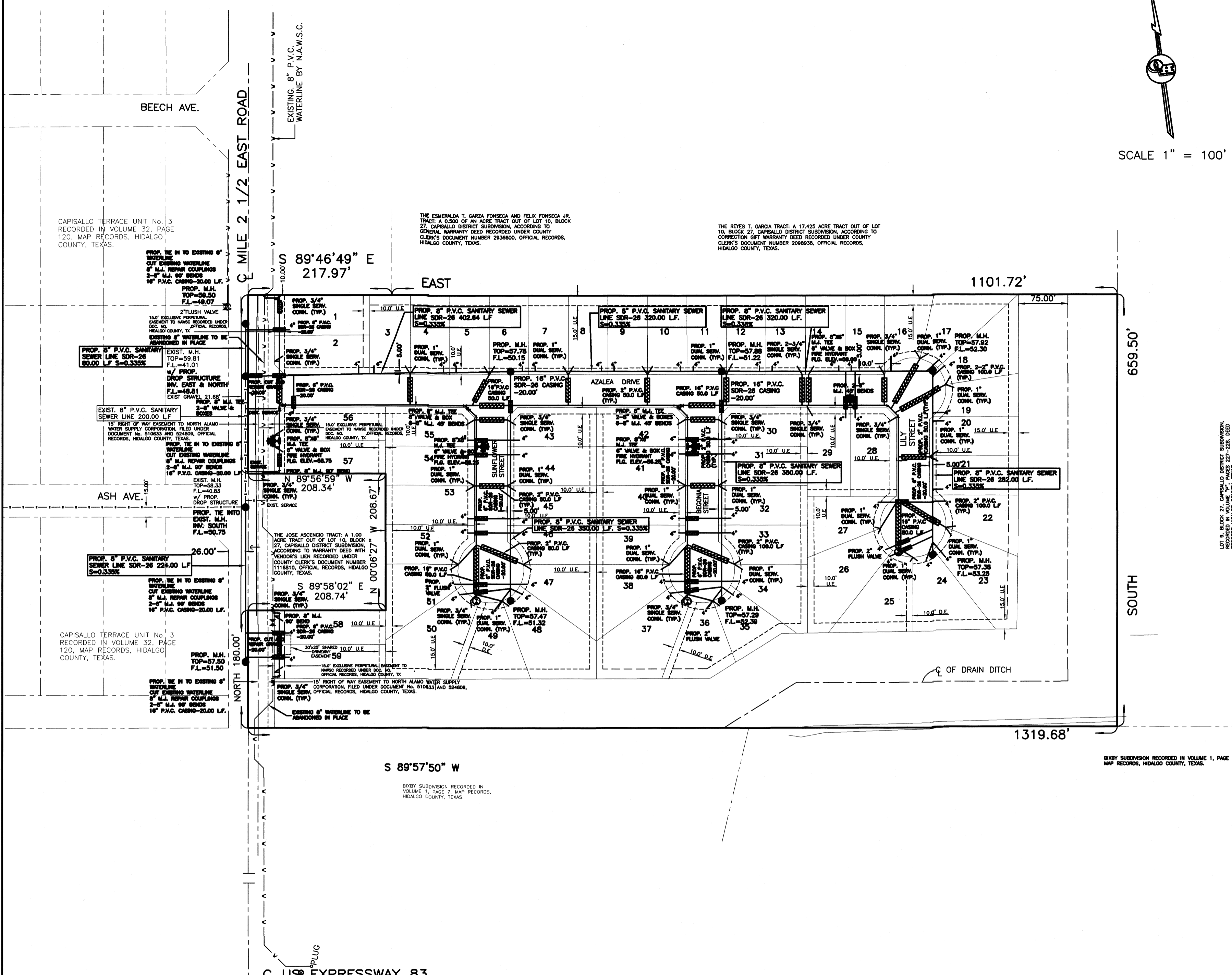
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

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

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

SHEET NO. 2
OF 3 SHEETS

FILENAME: F:\DATA\SUBD\MERCEDES\MIRASOL\WATER.BPLAT
DATE PREPARED: 4-23-2022 PREPARED BY: ALUIS OYEA
DATE REVISION: _____ CHECKED BY: _____ APPROVED BY: _____



STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
TILMIN WELCH, MANAGER OF TRES MUNDOS INVESTMENTS LLC,
proved to me through his Texas Department of Public Safety Driver License to be the person
whose name is subscribed to the foregoing instrument, who, being by me first duly sworn,
declared that the statements therein are true and correct and acknowledged that he executed
the same for the purposes and consideration thereby expressed.

Alfonso P.E. 1-9-25
ALFONSO QUINTANILLA
P.E. 95534 DATE

ALFONSO QUINTANILLA
P.E. 95534
1-9-25
DATE

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION MIRASOL COUNTRY ESTATES:
POR MARCO A. GONZALEZ P.E.

PROVISION DE AGUA: Descripción y Costos.

MIRASOL COUNTRY ESTATES SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA LOCALIZADA POR EL LADO ESTE DE MILE 2-1/2 EAST ROAD. UNA LINEA DE AGUA DE 8" DE DIAMETRO SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO Y CORRE HACIA EL ESTE POR EL LADO SUR DE LA CALLE PROPUESTA AZALEA DRIVE Y VOLTA HACIA EL SUR POR EL LADO OESTE DE LA CALLE LILY STREET TERMINANDO CON UNA VALVULA DE ESCAPE DE 2" DE DIAMETRO. UNA SEGUNDA LINEA CORRE HACIA EL SUR POR EL LADO OESTE DE LA CALLE BEGONIA STREET TERMINANDO CON UN VALVULA DE 2" DE DIAMETRO. UNA TERCERA LINEA CORRE HACIA EL SUR POR EL LADO OESTE DE LA CALLE SUNFLOWER STREET TERMINANDO CON UN VALVULA DE 2" DE DIAMETRO.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN VEINTIUNO (21) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES, DIESEIETE (17) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIORES DE CADA LOTE Y SEIS (6) BOCAS DE RIEGO (FIRE HYDRANT).

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

LA CIUDAD DE MERCEDES CUENTA CON DOS FOSAS SEPTICAS LOCALIZADAS EN EL MEDIO DE LA CALLE MILLA 2-1/2 EAST ROAD. UNA DE LAS FOSAS SEPTICAS SE UBICA EN LA INTERSECCION DE LA CALLE ASH AVE Y LA MILLA 2-1/2 EAST ROAD, Y LA OTRA FOSA SEPTICA SE UBICA EN LA INTERSECCION DE LA CALLE PROPUESTA AZALEA DRIVE AND MILLA 2-1/2 EAST ROAD.

EL SISTEMA DE DRENAJE SANITARIO PARA MIRASOL COUNTRY ESTATES CONSISTIRA CON OCHO (8) ALCANTARILLAS Y CON UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO TAMBIEN CONSISTE CON SINCIENTA Y OCHO SERVICIOS DE 4" DE DIAMETRO QUE CORREN HACIA CADA LOTE.

DE LA LINEA DRENAJE SANITARIO EXISTENTE DE 8" DE DIAMETRO, UNA LINEA DE 8" DE DIAMETRO DE DRENAJE SANITARIO CORRE ESTE POR EL LADO NORTE DE LA CALLE AZALEA DRIVE, Y GIRA HACIA SUR DE LA CALLE LILY STREET, CONECTANDOSE EN UNA PROPUESTA FOSA EN EL LOTE 24.

OTRA LINEA DE 8" DE DIAMETRO DE DRENAJE SANITARIO CORRE HACIA EL SUR POR EL LADO ESTE DE LA CALLE BEGONIA STREET. CONECTANDOSE EN UNA PROPUESTA FOSA EN EL LOTE 35

OTRA LINEA DE 8" DE DIAMETRO DE DRENAJE SANITARIO CORRE HACIA EL SUR POR EL LADO ESTE DE LA CALLE SUNFLOWER STREET. CONECTANDOSE EN UNA PROPUESTA FOSA EN EL LOTE 48

OTRA LINEA DE 8" DE DIAMETRO DE DRENAJE SANITARIO CORRE 224 PIES LINEARES HACIA EL SUR POR EL CENTRO DE LA CALLE MILLA 2-1/2 EAST ROAD.

OTRA LINEA DE 8" DE DIAMETRO DE DRENAJE SANITARIO CORRE 80 PIES LINEARES HACIA EL NORTE POR EL CENTRO DE LA CALLE MILLA 2-1/2 EAST ROAD

LA LINEAS DE 8 PULGADAS, LOS CINCUENTA Y OCHO SERVICIOS SANITARIOS DE 4 PULGADAS Y LAS OCHO (8) ALCANTARILLAS SERAN INSTALADAS, HA UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MERCEDES NINGUN COSTO ADICIONAL POR LOS SERVICIOS Y ADQUISICION Y TODAS LAS MIEMBRESAS Y OTROS COSTOS ASOCIADOS CON CONECTAR LOS LOTES INDIVIDUALES Y EL COMPLETO 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.

CERTIFICATION:
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 GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

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

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

ALFONSO QUINTANILLA
P.E. 95534
1-9-25
DATE

ALFONSO QUINTANILLA - NOTARY PUBLIC

ALFONSO QUINTANILLA - NOTARY PUBLIC

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ALFONSO QUINTANILLA - NOTARY PUBLIC

**SUBDIVISION PLAT OF:
MIRASOL COUNTRY ESTATES**

A 19.00 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGES 227-228, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 962, PAGES 71-76, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT
FOR
MIRASOL COUNTRY ESTATES**

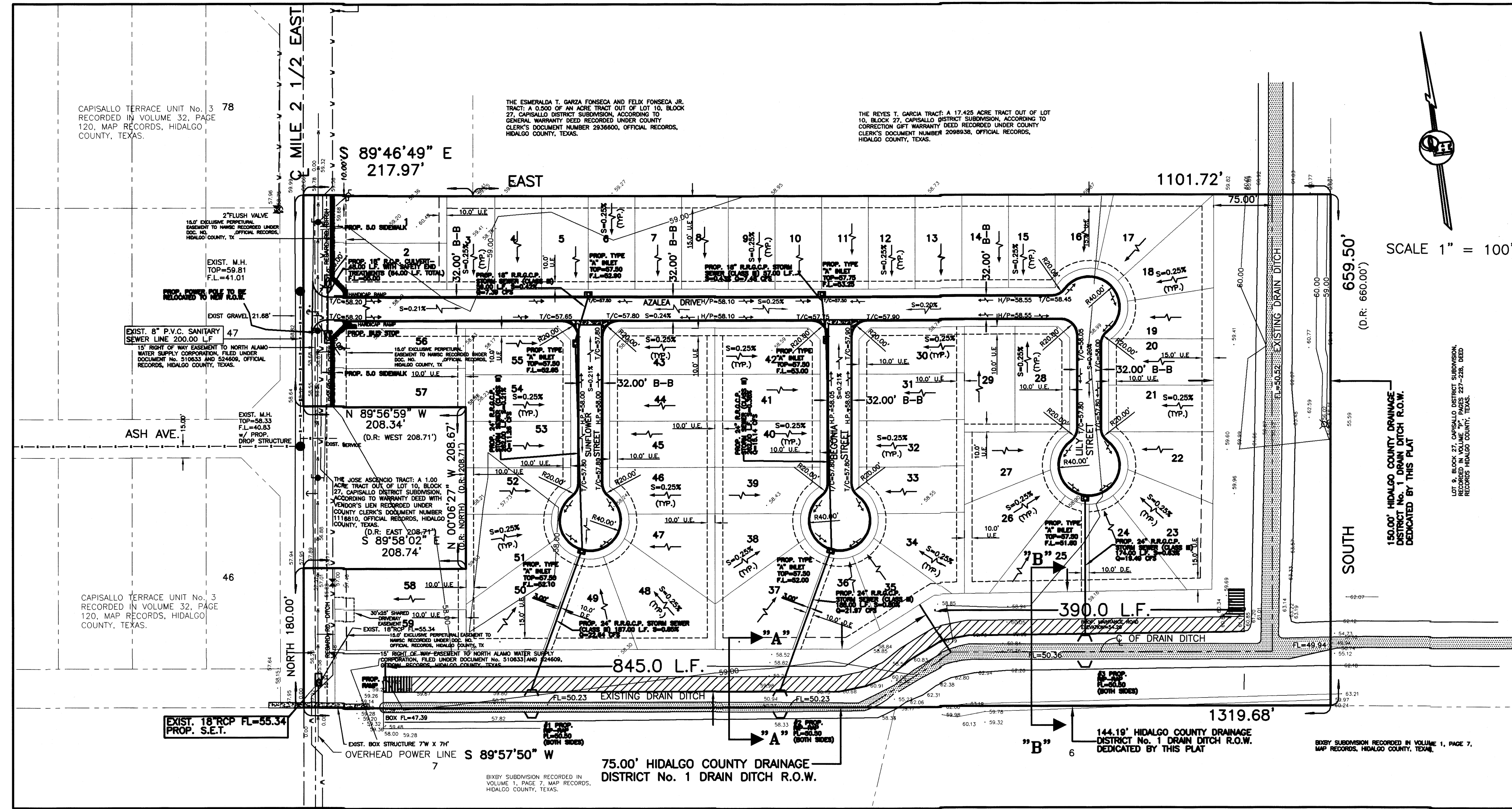
Mirasol Country Estates is a 19.00 acre tract of land out of Lot 10, Block 27, Capisallo District Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume "p", pages 227-228, deed records, Hidalgo County, Texas, and according to warranty deed recorded in volume 962, pages 71-76, official records, Hidalgo County, Texas. This subdivision is located on the east side of Mile 2 1/2 East Road, approximately 440.00 feet north of US Expressway 83 and is in the City of Mercedes ETJ. The proposed subdivision consists of 59 residential lots.

The tract is Zone "X" (shaded), areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees form 100-year flood, as per FEMA Flood Insurance Rate Map; Community Panel No. 480334 0450 C, and dated June 6, 2000 with LOMR dated May 30, 2002.

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

Presently, the site has minimal runoff on a southerly direction. The existing runoff for the proposed subdivision is Q=12.47 cubic feet per second based on a 10-year storm and currently outfalls into the existing Hidalgo County Drainage District No. 1 Drain Ditch.

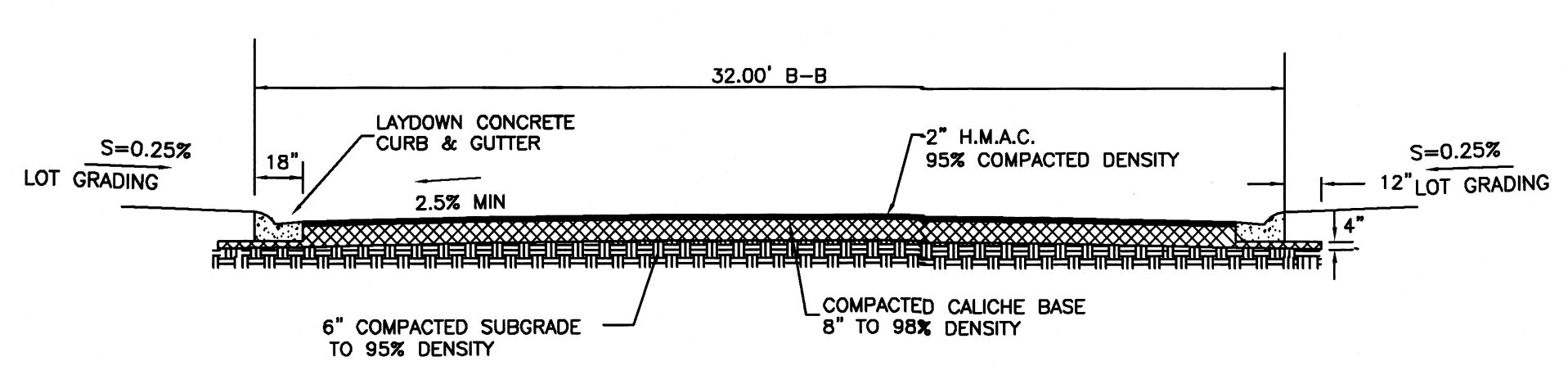
After development the runoff will be Q= 58.78 cubic feet per second for an increase of Q=20.30 cubic feet per second. Detention will be 115,199.32 cubic feet (2.64 acre feet) and will be accomplished by excavating the existing H.C.D.D. No.1 Drain Ditch-23E lateral along the south side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18" and 24" pipes and Type "A" inlets that will discharge into the existing HCDD No. 1 drain ditch located on the south side of the property. Along the southern part of the subdivision, 75.00 feet of right of way to 144.19 feet of right of way for the HCDD No. 1 Drain Ditch-23E lateral is being dedicated to HCDD No. 1 by the plat. Along the eastern part of the subdivision, 150.00 feet of right of way for the HCDD No. 1 Drain Ditch-23 lateral is being dedicated to HCDD No. 1 by the plat.



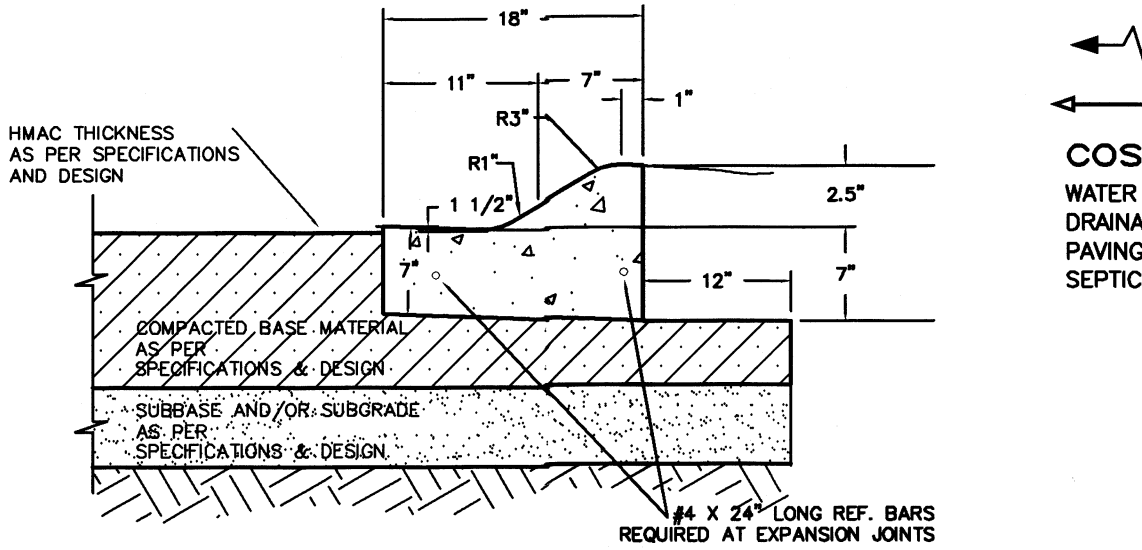
SCALE 1" = 100'



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
1-9-25
DATE



STREET SECTION (INTERIOR STREET)
NOT TO SCALE

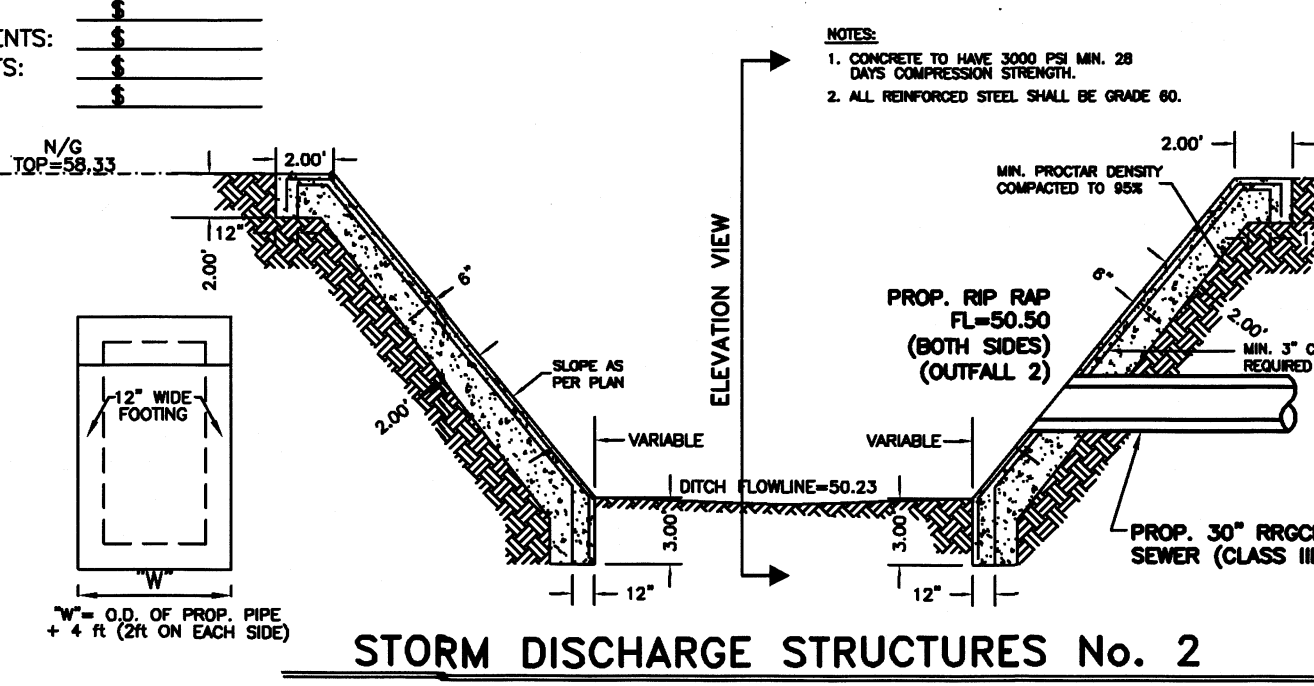


TYPICAL LOW PROFILE CURB & GUTTER SECTION

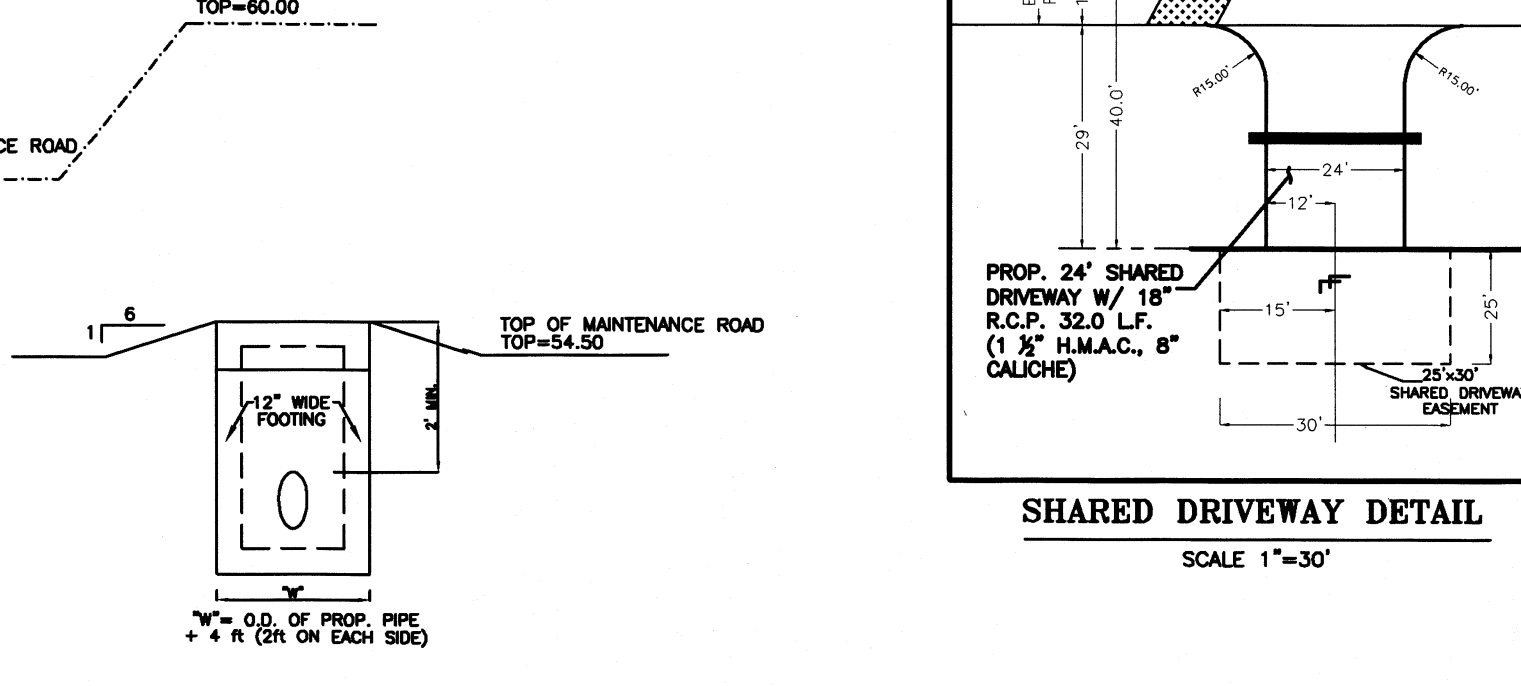
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS 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.

FLOW AFTER LOT GRADING
FLOW DIRECTION OF WATER

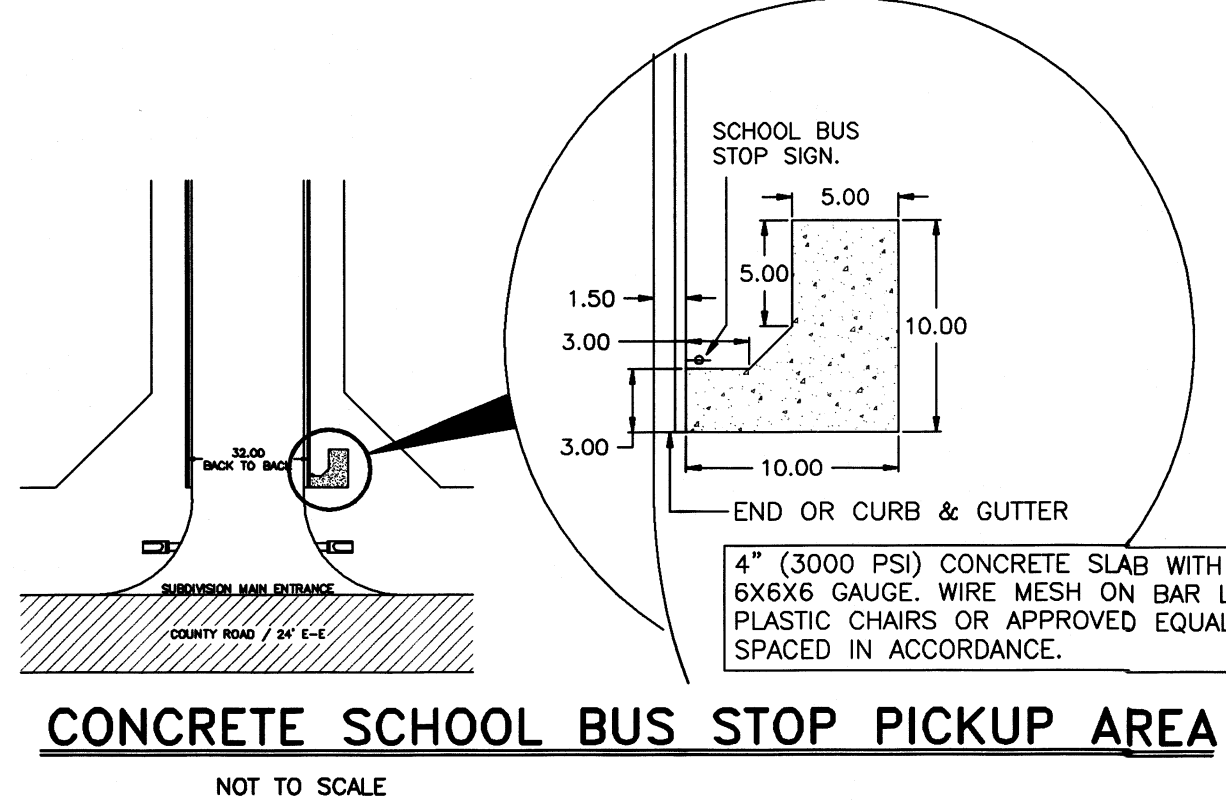
COST ESTIMATE
WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SEPTIC TANK (OSS): \$



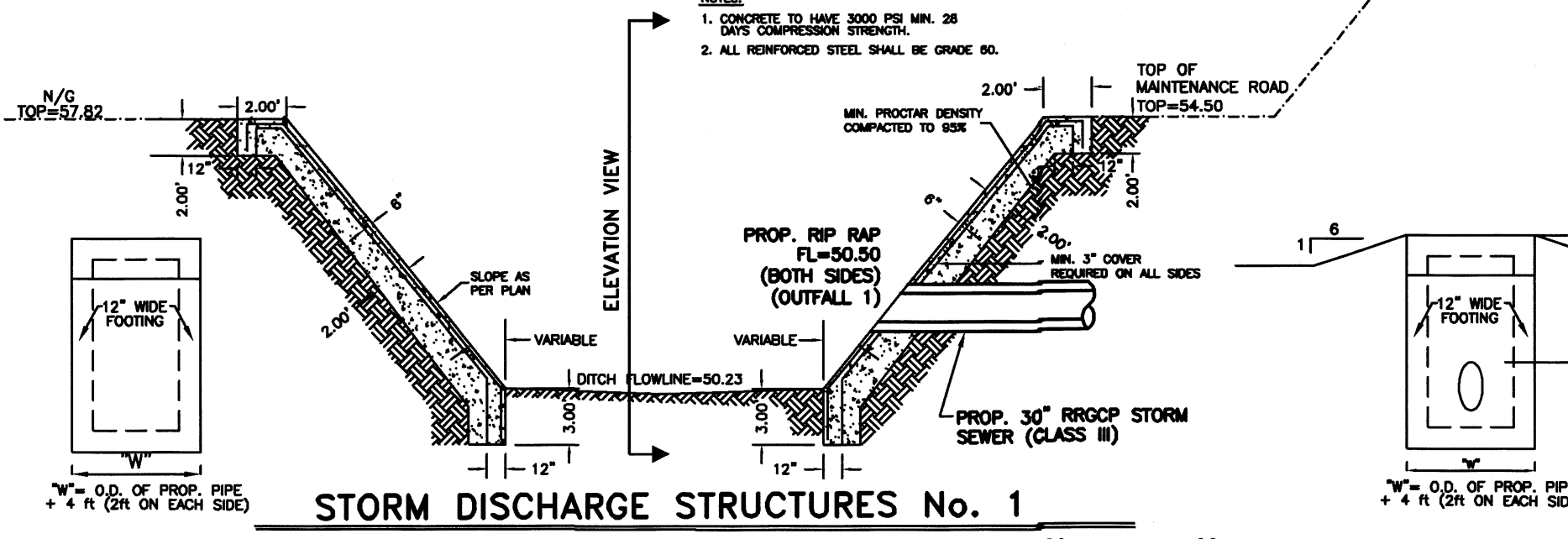
STORM DISCHARGE STRUCTURES No. 2



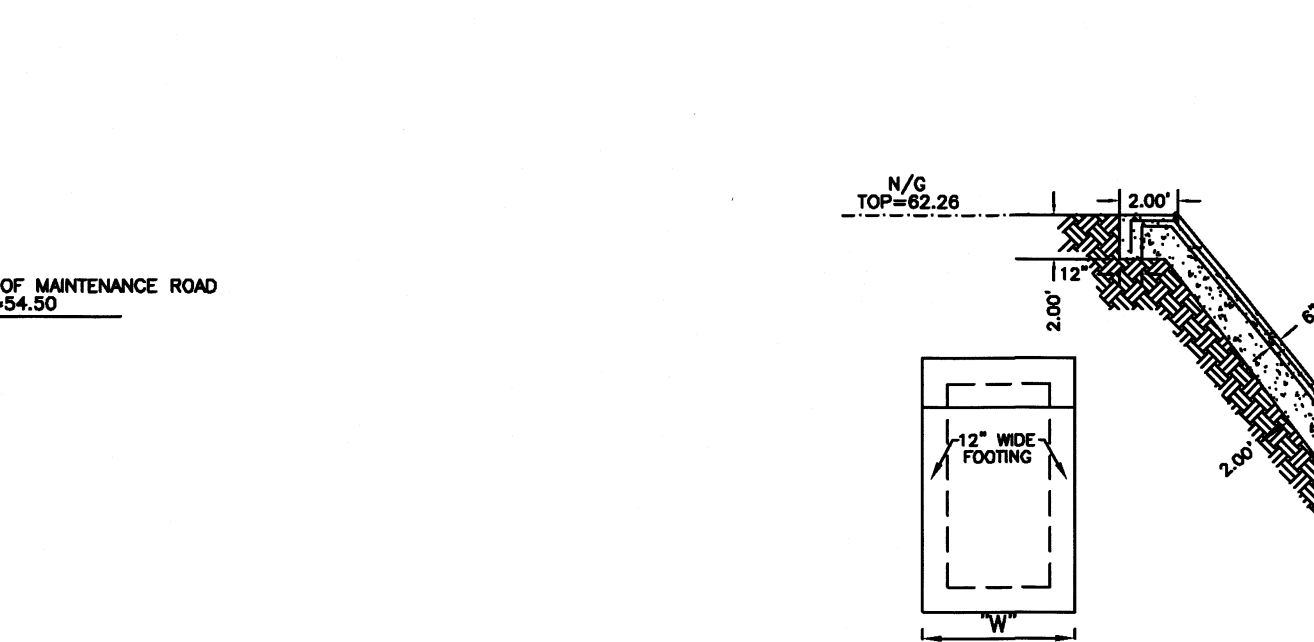
SHARED DRIVEWAY DETAIL
SCALE 1"=30'



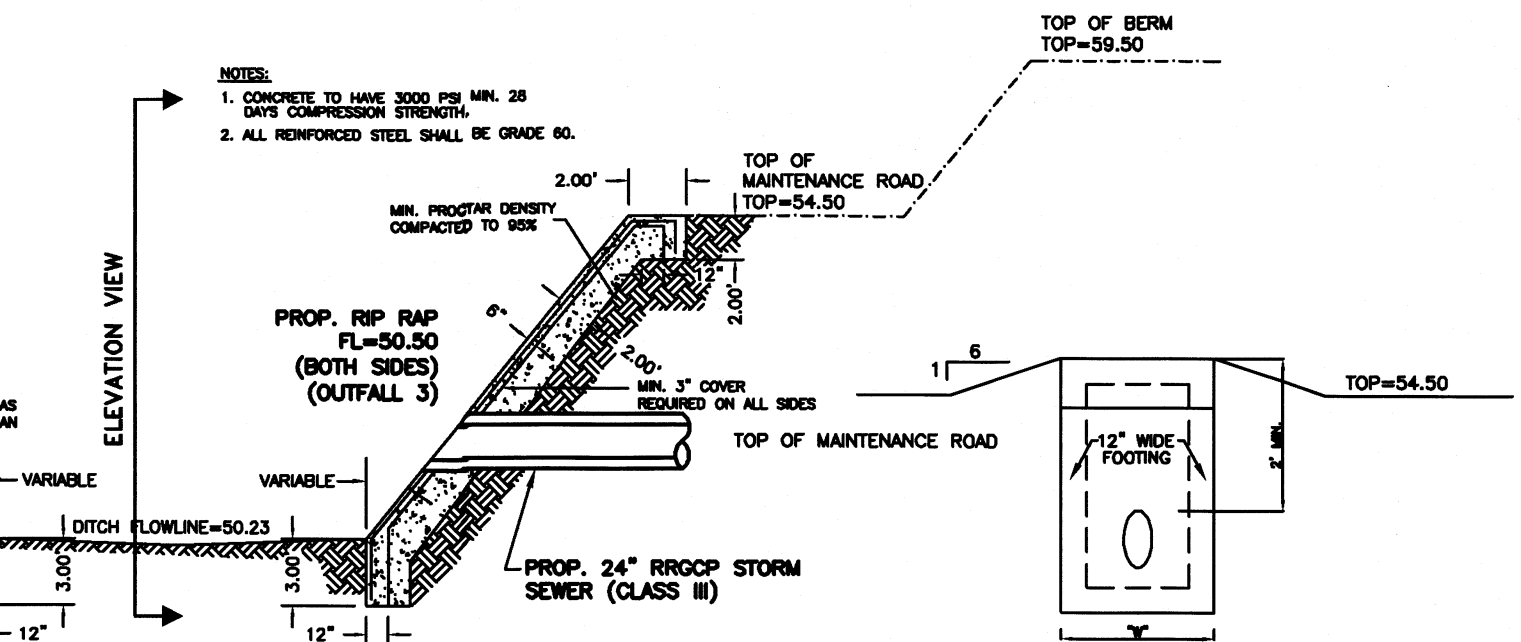
CONCRETE SCHOOL BUS STOP PICKUP AREA
NOT TO SCALE



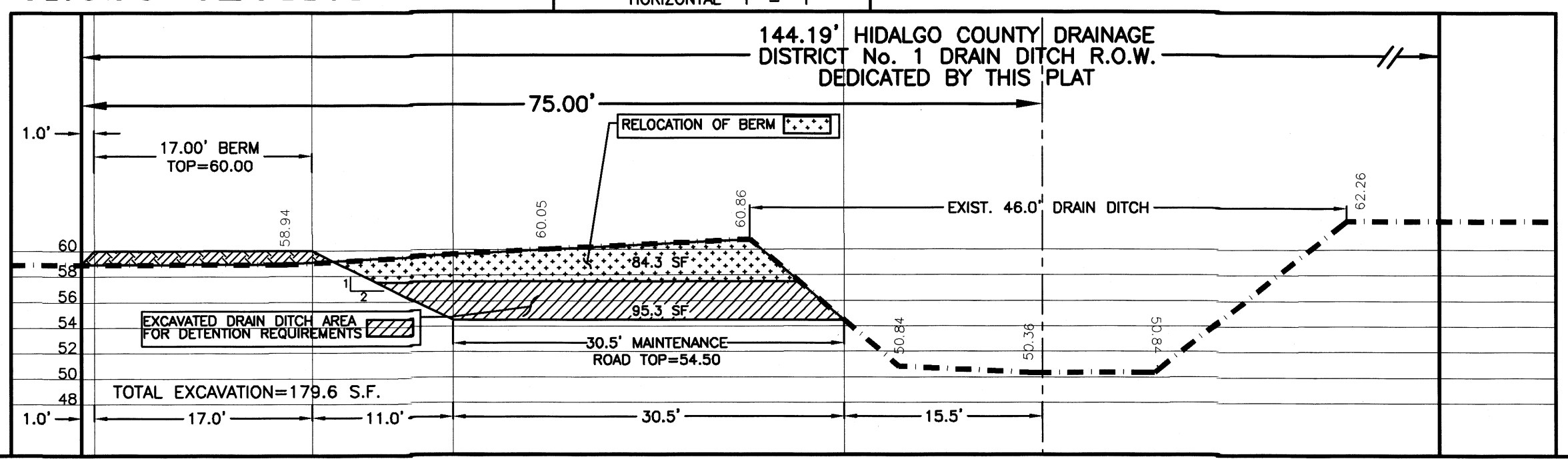
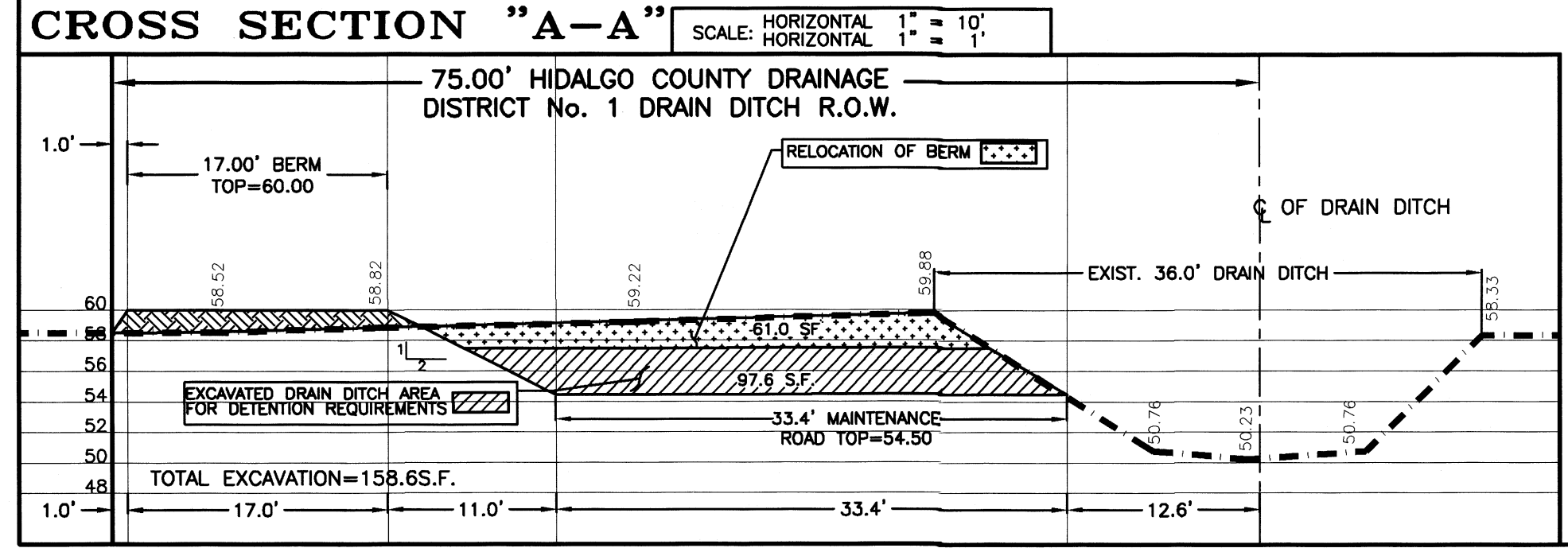
STORM DISCHARGE STRUCTURES No. 1



STORM DISCHARGE STRUCTURES No. 2



STORM DISCHARGE STRUCTURES No. 3



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

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

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

**SHEET NO. 3
OF 3 SHEETS**

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-4-2022	JULIUS CVZS	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY