



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-23-2025

PROPOSED McWES ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: ROSE GROUP CONSULTING,LLC DEVELOPER: T&O RANCH INVESTMENTS LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 4 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 3

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF MILE 1 EAST ROAD APPROXIMATELY 1/2 OF MILE NORTH OF MILE 4 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-8-25 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

SEWER SYSTEM: OSSF'S

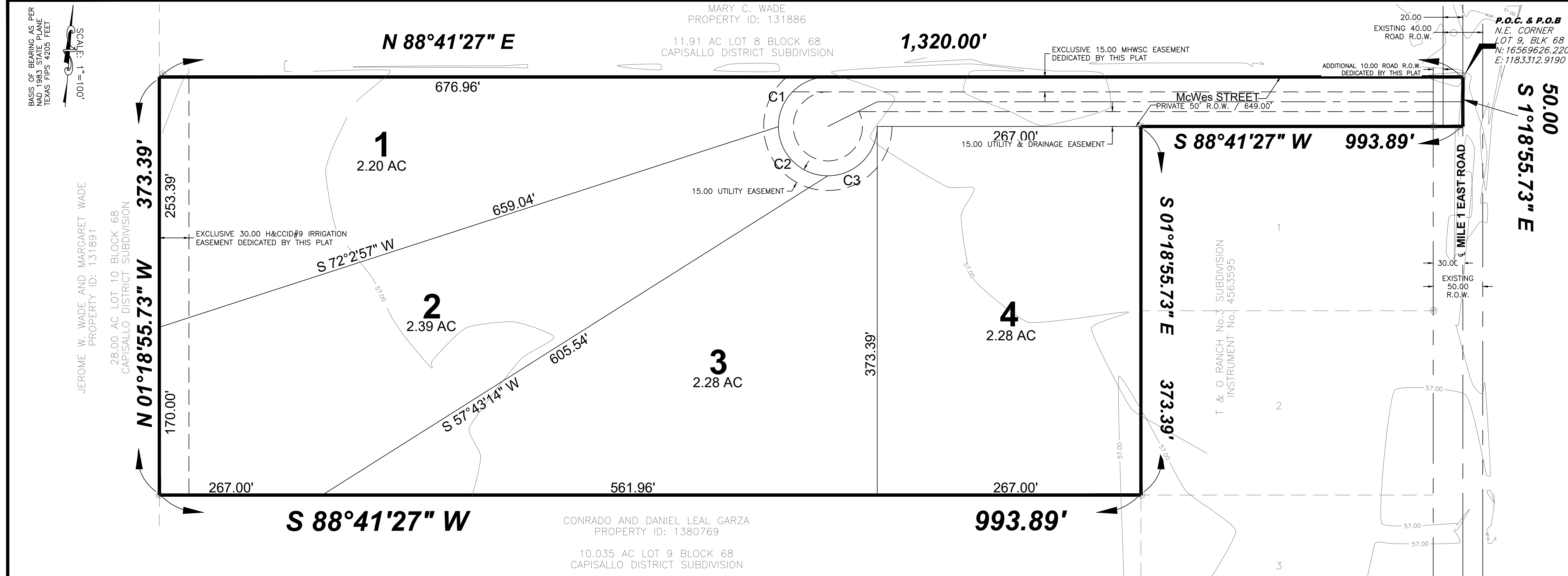
WATER SERVICE PROVIDER: M.H.W.S.C. LINE SIZE: 3" LOCATION: MILE 1 EAST ROAD.

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.*



- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 59.50 ELEVATION OR 24" OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 1 EAST ROAD WHICHEVER IS GREATER
- THIS SUBDIVISION IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING) FEMA FIRM COMMUNITY PANEL NO. 480334 0525 B EFFECTIVE DATE: JANUARY 2, 1981.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT SETBACK: 25.00 FEET; REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ONLY LOT 1 MAY HAVE THE OPTION FOR COMMERCIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND DRAINAGE REPORT APPROVED BY HCCDD#1.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 - BM No.1 -- ELEV. 59.22 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE 1 EAST ROAD IN THE VICINITY OF THE S.E. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: X=1183363.50 Y=16568776.68
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 12,544.00 CUBIC-Feet (0.28 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL PEGULATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 1 EAST ROAD SIDE DITCH. (SEE SHEET No.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCCDD#1).
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN WITHIN THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- T & O RANCH INVESTMENTS LLC THE SUBDIVIDER OF McWES ESTATES 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- 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.
- DRAINAGE IMPROVEMENTS ALONG MILE 1 EAST ROAD ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1 (NO ALTERATION OR COVERING)
- THE SUBDIVISION WILL BE PRIVATE. THE STREETS, GATES, DETENTION POND, ETC. WILL BE MAINTAINED BY AN HOA OR THE OWNERS OF THE LOTS AND NOT THE COUNTY OF HIDALGO.
- COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS' HOA AND NOT THE COUNTY OF HIDALGO.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE (NOTE #7) IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENT ARE GREATER THAN STATED ABOVE (NOTE #7) DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- THE SUBDIVISION WILL BE PRIVATE. THE STREETS AND ROADSIDE SWALE ALONG McWES STREET, WITHIN THE DEVELOPMENT, SHALL BE MAINTAINED BY McWES ESTATES H.O.A. OR THE OWNERS OF THE LOTS AND NOT THE COUNTY OF HIDALGO.
- DEVELOPER/HOMEOWNERS ASSOCIATION (HOA)/OWNERS, THEIR SUCCESSORS, AND ASSIGNEES AND NOT THE COUNTY OF HIDALGO SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE SWALES AND ITS PRIVATE STREETS.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY AND HOLD COUNTY AND/OR ANY AND ALL CLAIMS RELATING TO THE CONDITIONS OR ACCESSIBILITY OF THE PRIVATE STREETS, THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, AND PRIVATE STREET LIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- HOMEOWNERS ASSOCIATION COVENANTS FOR McWES ESTATES SUBDIVISION AS RECORDED UNDER No. _____ - H.C.O.R.
- AS PER DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR McWES ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NO. _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE COUNTY OF HIDALGO SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION POND. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF THE COUNTY OF HIDALGO SHALL BE NULL AND VOID.
- THE DETENTION POND AND ANY PRIVATE STREETS/SERVICE DRIVES ETC. SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNERS ASSOCIATION McWES ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION UPON CONVEYANCE OF THE TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES AND NOT BY THE COUNTY OF HIDALGO. NO BUILDING OR OTHER STRUCTURES SHALL BE ERRECTED IN THE DETENTION POND WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER THE DETENTION POND TRANSFER OF TITLE TO THE SUBDIVISION HOMEOWNERS ASSOCIATION, THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE SHALL BE DETERMINED BY McWES ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE COUNTY OF HIDALGO MAY BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES PRIOR TO THE IMPOSITION OF ANY LIEN THE COUNTY SHALL SERVE A LIEN WITH WRITTEN NOTICE REQUIREMENTS. THE SPECIFIC AND EXCLUSIVE USE OF THE DETENTION POND THEN OWNER'S MAINTENANCE OBLIGATION AND THE CONSEQUENCES OF A DEED RESTRICTION SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION RECORDED IN INSTRUMENT No. _____ OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.
- DETENTION POND IS FOR DETENTION PURPOSES ONLY WILL BE PRIVATE AND MAINTAINED BY THE HOA/PROPERTY OWNERS AND NOT THE COUNTY OF HIDALGO.
- DETENTION POND IDENTIFY AS DETENTION POND SHALL BE UTILIZED AND DESIGNATED AS STORM SEWER DETENTION FOR McWES ESTATES SUBDIVISION.

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

T & O RANCH INVESTMENTS LLC AS OWNER OF THE 10.035 ACRES TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS McWES ESTATES SUBDIVISION GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES, THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND/OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

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.

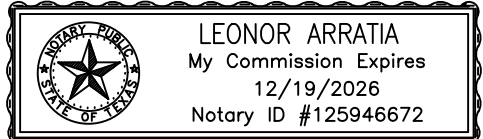
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TOMAS J. ARREDONDO - MANAGING MEMBER DATE _____
T & O RANCH INVESTMENTS LLC
709 SOUTH G. STREET
McALLEN TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE McWES ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE DATE _____

ATTEST: HIDALGO COUNTY CLERK DATE _____

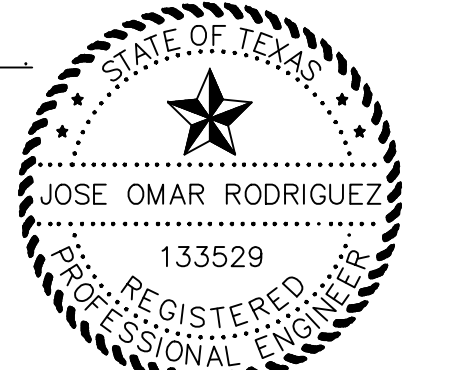
- INDEX TO SHEETS OF McWES ESTATES SUBDIVISION**
- SHEET 1** HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.
 - SHEET 2** WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE O. RODRIGUEZ A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20____

PRELIMINARY
JOSE O. RODRIGUEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
No.133529 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20____

PRELIMINARY
HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO.2781 STATE OF TEXAS



STATE OF TEX HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF McWES ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON, _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION

THIS PLAT IS APPROVED BY 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 HCCDD #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.
- HCCDD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCDD #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.
- HCCDD #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.
- HCCDD#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

MILITARY HIGHWAY WATER SUPPLY CORPORATION

THIS PLAT OF McWES ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST.

DATE _____ DAY OF _____ 2025

APPROVED BY: _____ GENERAL MANAGER



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

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

LEGEND

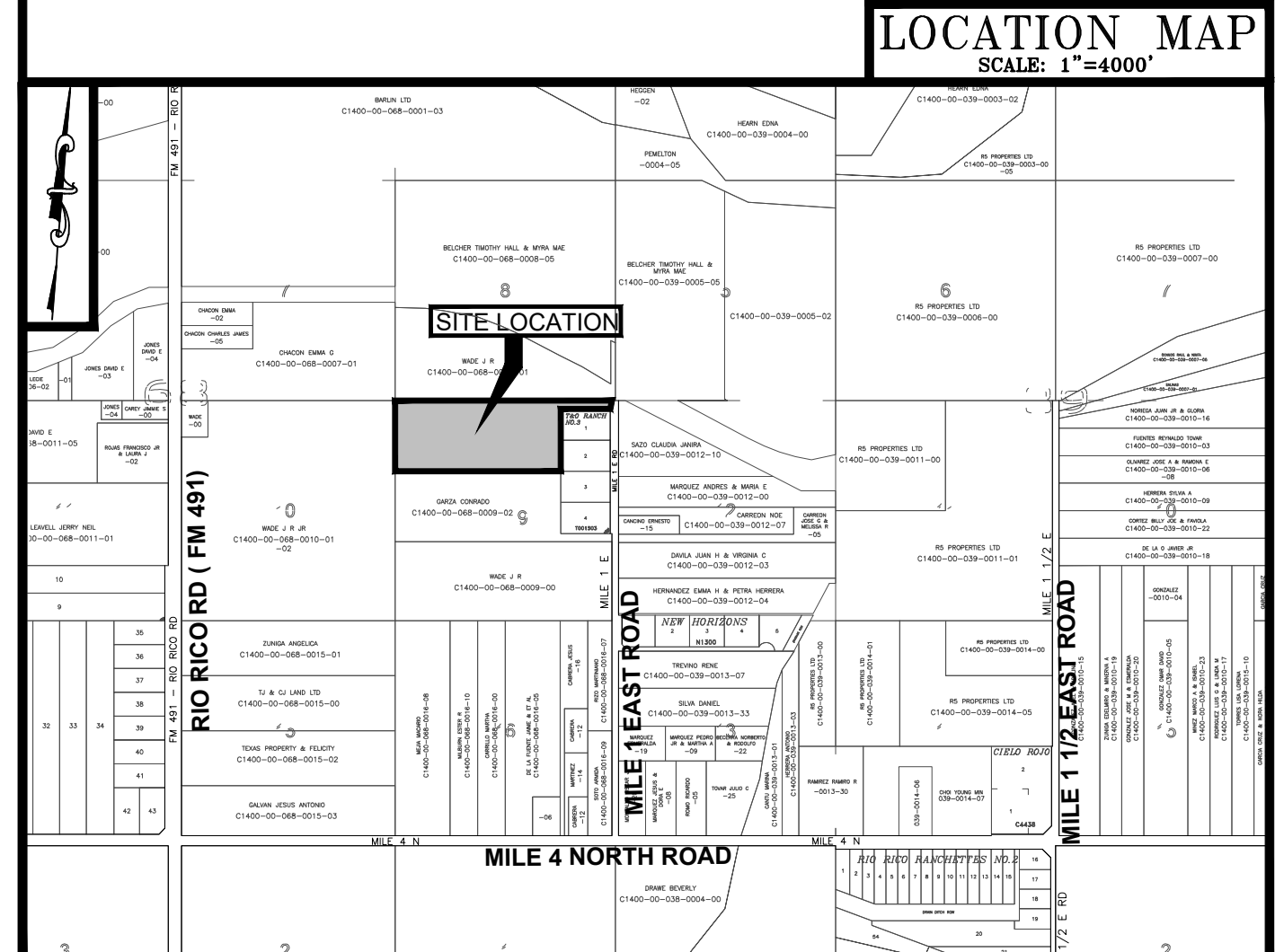
- - 1/2" IRON ROD FOUND
- - FOUND OPS
- - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 5005
- ⊥ - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- N - NORTH
- S - SOUTH
- λ - LATITUDE AND LONGITUDE COORDINATES

DRAWING DATE: MAY 05, 2025
NO.1 REVISED DATE: MAY 15, 2025
NO.1 REVISED DATE: JULY 27, 2025

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD
C1	52.36'	50.00'	80°00'00"	50.00'
C2	52.36'	50.00'	80°00'00"	50.00'
C3	59.96'	50.00'	68°42'23"	56.43'

SHEET 2 OF 5

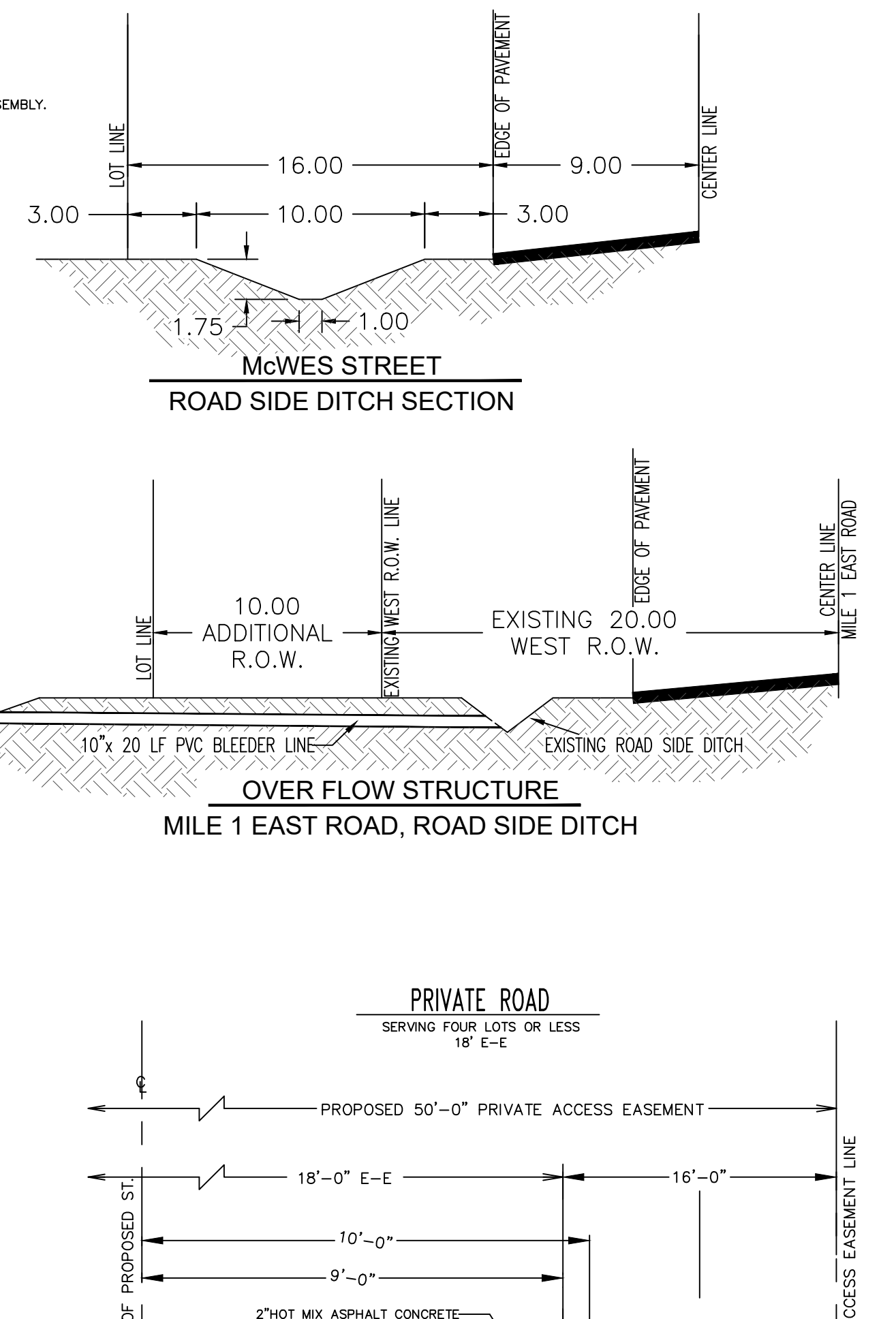
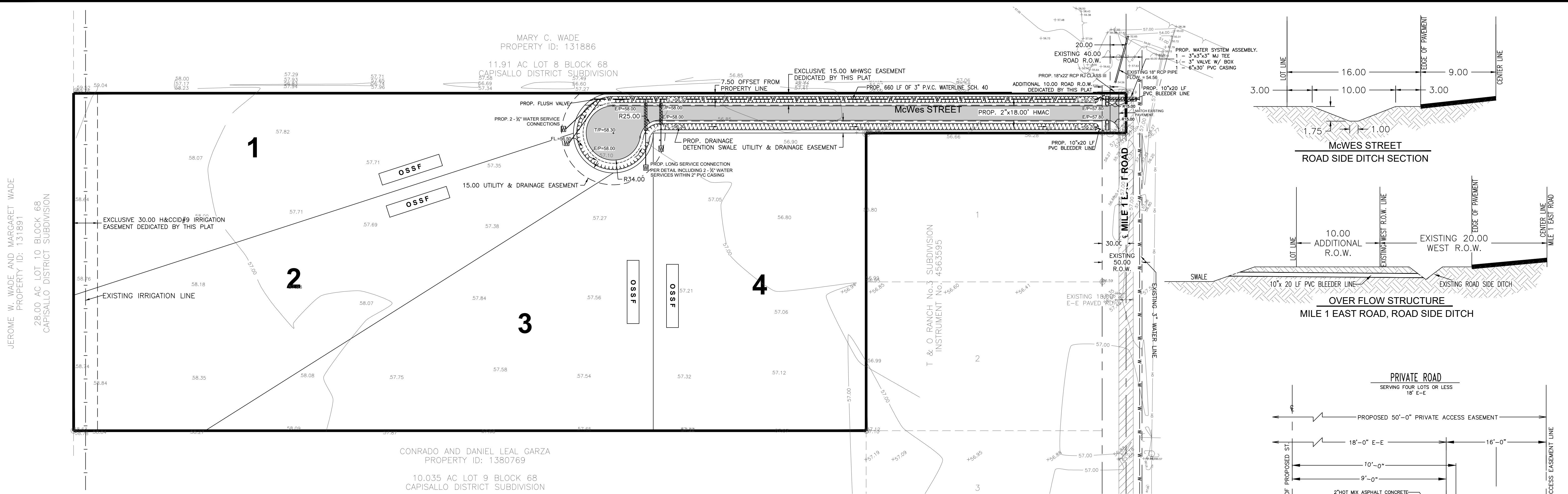


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

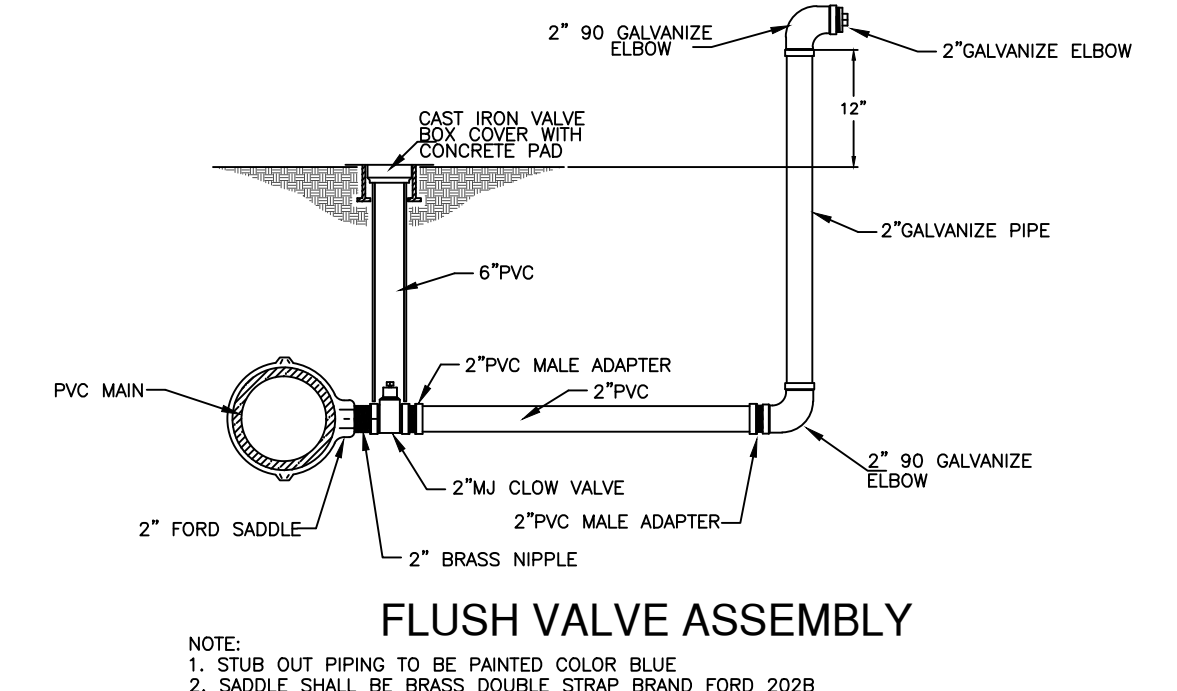
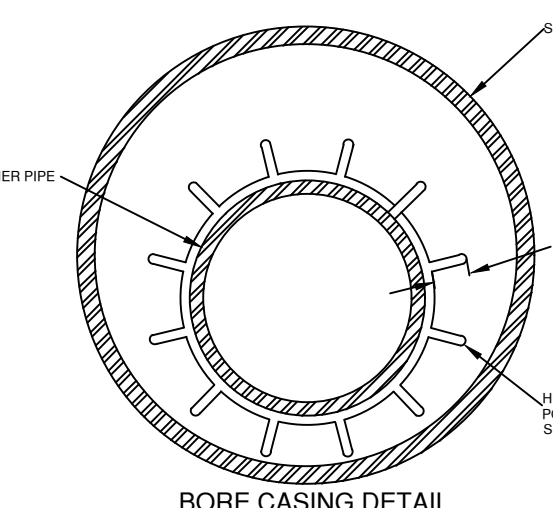
McWES ESTATES SUBDIVISION IS LOCATED ON THE WEST SIDE OF MILE 1 EAST ROAD APPROXIMATE 1/2 MILE NORTH OF MILE 4 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MERCEDES (POPULATION 40,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.



TBPELS Reg. No. F-26392
414 La Villita Dr - Donna, TX 78537
956.472.5591



CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WELL THICKNESS
8"	14"	0.187"
10"	16"	0.219"
12"	18"	0.252"
14"	20"	0.284"
16"	24"	0.344"
18"	28"	0.404"
24"	36"	0.520"
30"	48"	0.687"



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
McWes Estates Subdivision has been provided with potable water by Military Highway Water Supply Corporation (M.H.W.S.C.). The subdivider and M.H.W.S.C. have entered into a contract in which M.H.W.S.C. has promised to provide sufficient water to the subdivision for at least 30 years and M.H.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. M.H.W.S.C. has one existing 3" along the east side of Mile 1 East. A new 3" water line will connect to the existing 3" water line and extend running west along the north side of McWes Street within a 15 foot M.H.W.S.C. exclusive easement.

WATER DISTRIBUTION FOR THE McWes Estates Subdivision consists of four (4) 3/4" diameter single service lines. The single service line, 3" water line, the meter boxes & locks have already been installed, at a total cost of \$ 0.00 PER LOT. In addition, the subdivider has paid M.H.W.S.C. the sum of \$ 0.00 WHICH COVERS THE 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 MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C. UPON REQUEST BY THE LOT OWNER, M.H.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.H.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:
SEWAGE FROM McWes Estates Subdivision will be treated by individual on-site sewage facilities (OSSF) consisting of a standard design dual compartments septic tank and a drain field on each lot. A certify licence sanitarian has evaluated the suitability of the subdivision site for OSSF and submitted a report concluding that the site is suitable for OSSF. The report was reviewed and approved by the Hidalgo County Health Department. Each lot has adequate area for a replacements drain field.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. TOTAL OF 4 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A HIDALGO FINE SANDY LOAM (25); HYDROLOGIC GROUP B. -HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B. -WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$0.000.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$0.000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

McWes Estates Subdivision has been provided with potable water by Military Highway Water Supply Corporation (M.H.W.S.C.). El dueño y M.H.W.S.C. han hecho un contrato en cual M.H.W.S.C. ha prometido proporcionar suficiente agua a la subdivisión durante al menos 30 años y M.H.W.S.C. ha proporcionado la documentación para establecer suficientemente la cantidad y la calidad de los abastecimientos de agua disponibles para servir el desarrollo pleno de esta subdivisión. M.H.W.S.C. tiene una línea de agua de 3 pulgadas de diámetro a lado este de la calle Milla 1 East. Se instalará una línea nueva de 3 pulgadas dual se conectará a la línea de 3 pulgadas y se instalará a lo largo de la calle McWes Street dentro de un easement exclusivo de 15 pies dedicado a M.H.W.S.C. dual será instalada con dirección al oeste al norte de la calle McWes Street.

LA DISTRIBUCION DE AGUA PARA URI ESTATES SUBDIVISION CONSISTE EN CUATRO (4) SERVICIOS DE 3/4 PULGADAS SENCILLOS CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANGADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO SENCILLOS, LAS CAJAS DEL MEDIDOR Y LA LINEA DE 3 PULGADAS A SIDO INSTALADAS A UN COSTO TOTAL DE \$ 0.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA M.H.W.S.C. DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA M.H.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 4 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$0.000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$0.000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 4 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$0.000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$0.000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

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 COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE 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 \$ 0.00 WHICH EQUALS TO \$ 0.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ 0.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 0.00 FOR THE ENTIRE SUBDIVISION.

JOSE OMAR RODRIGUEZ, P.E. REGISTER NO. 133529

DATE

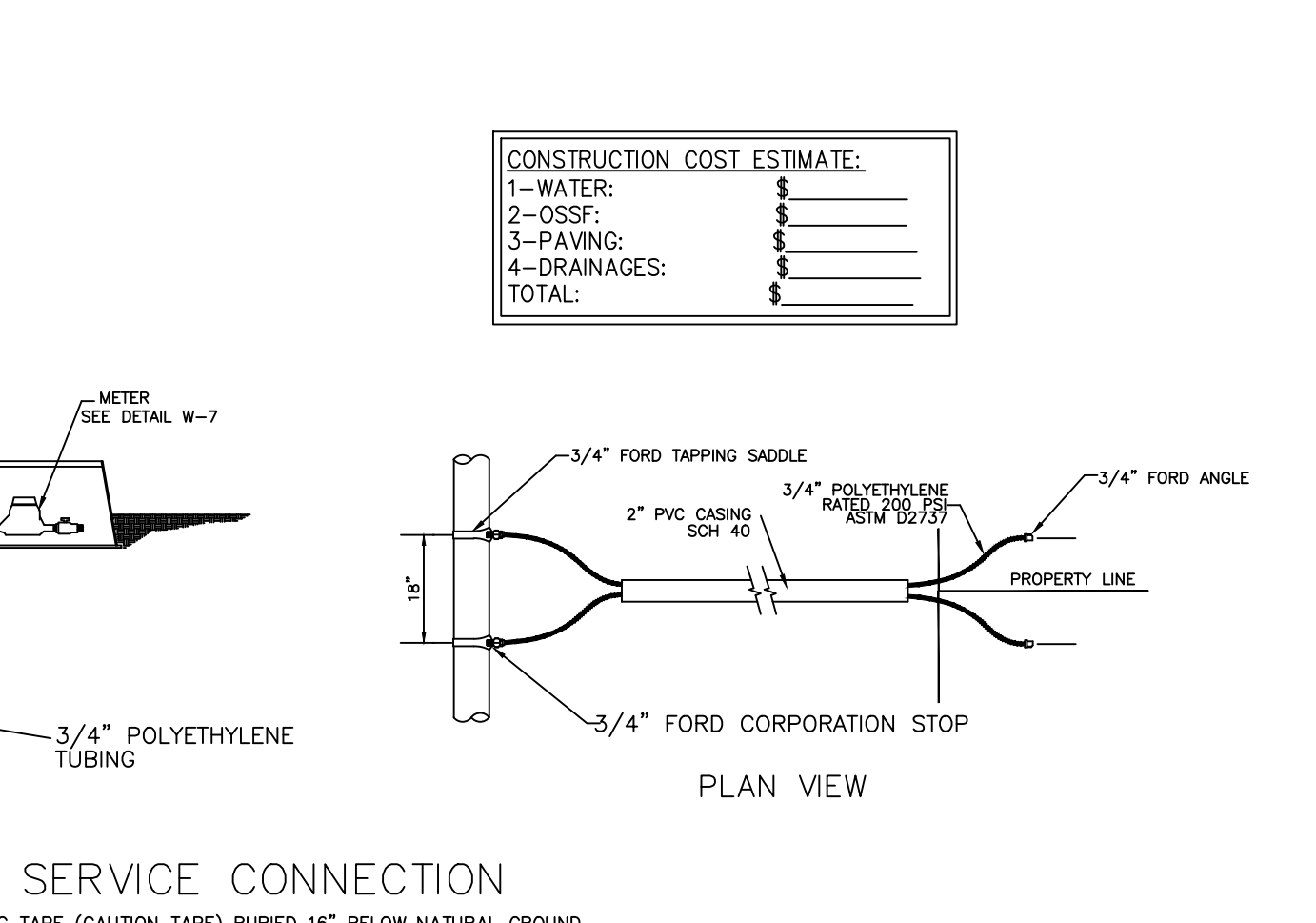
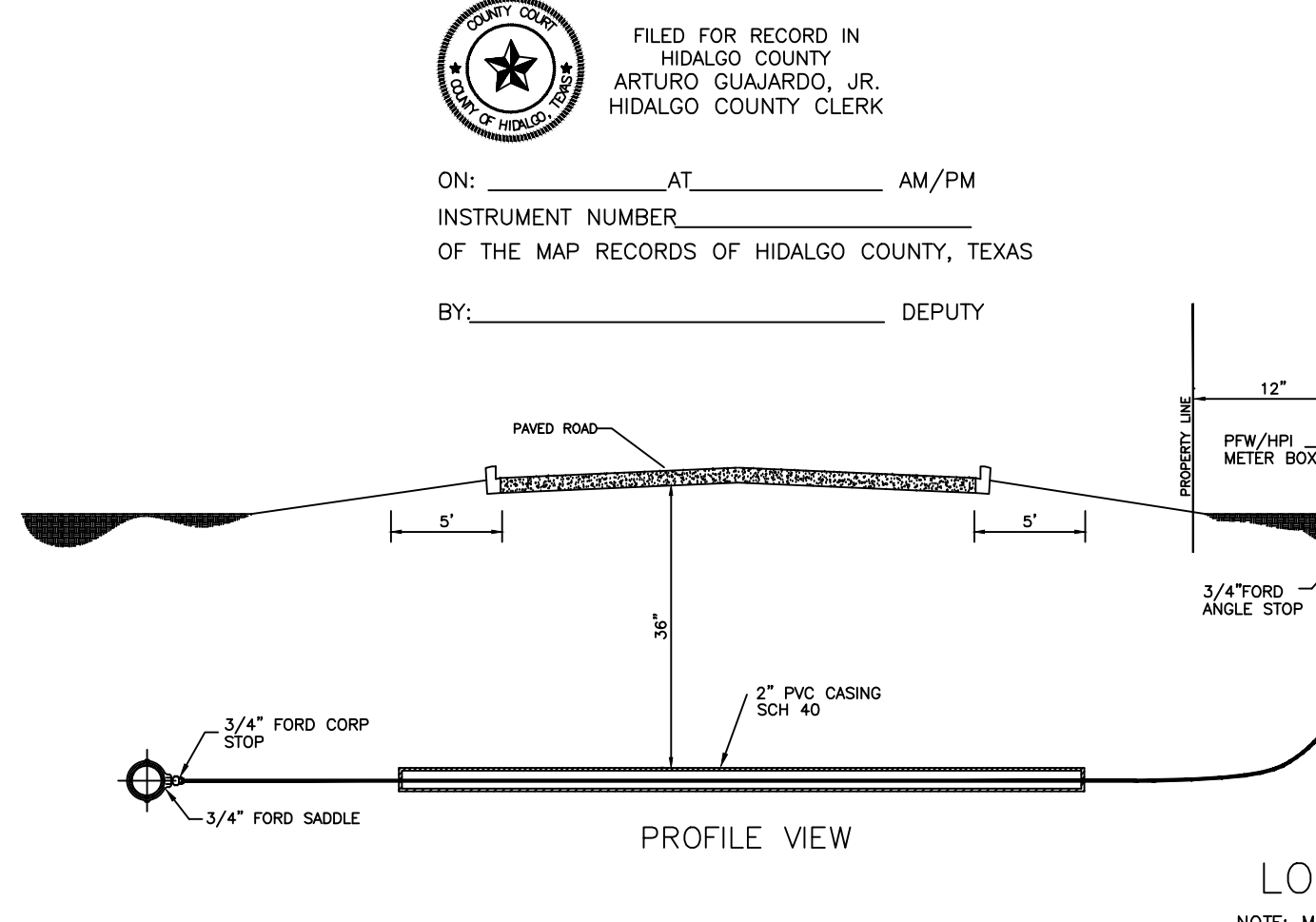
CERTIFICATION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 0.00 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 0.00 POR SISTEMA A UN COSTO TOTAL DE \$ 0.00 TODA LA SUBDIVISION.

JOSE OMAR RODRIGUEZ, P.E. REGISTER NO. 133529

DATE



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

SUBDIVIDER STATEMENT:
1.-I, McWes Development LLC HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

TOMAS J. ARREDONDO - MANAGING MEMBER
McWes Development LLC
709 SOUTH G. STREET
MCALLEN TEXAS 78501

DATE

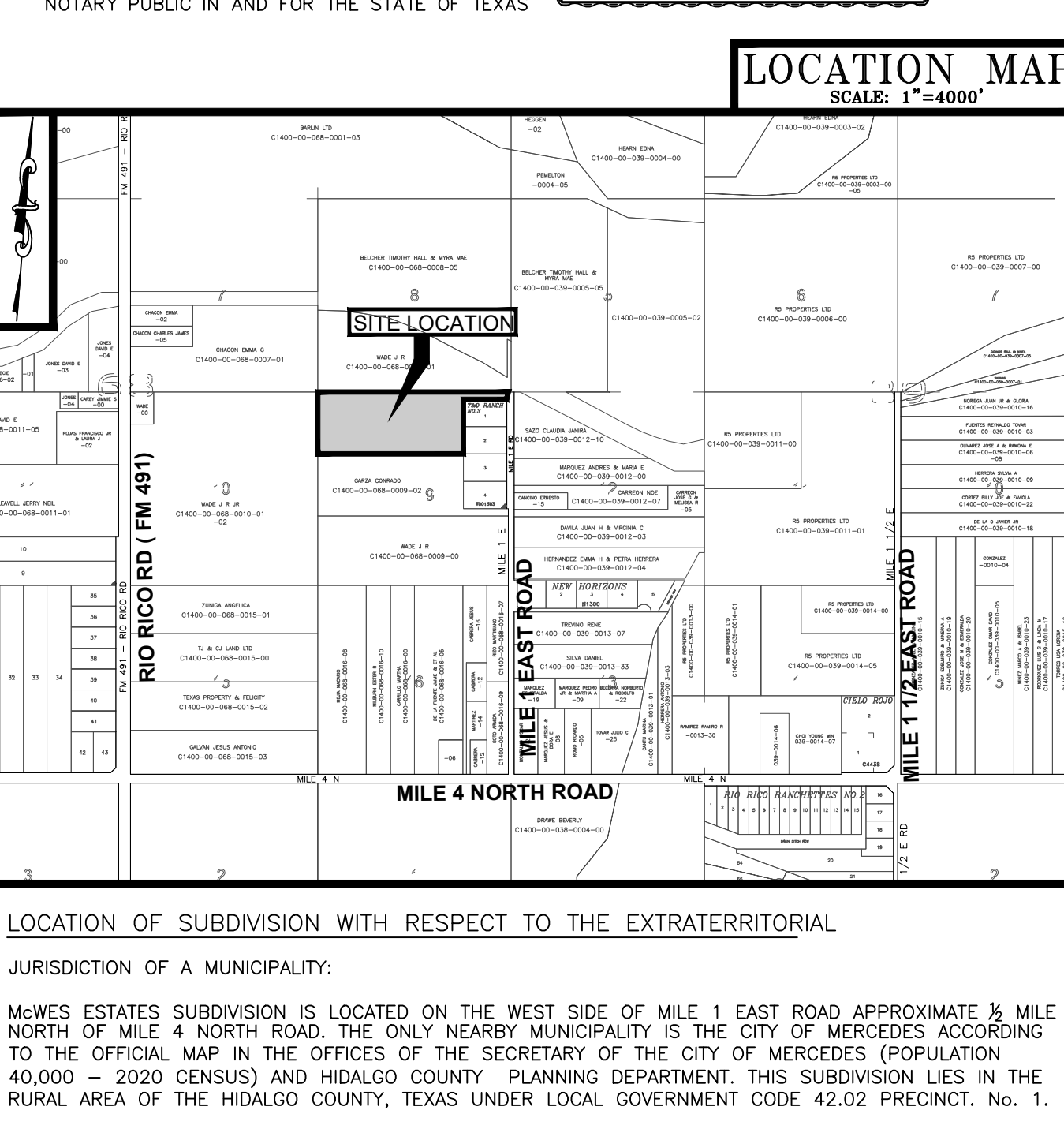
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

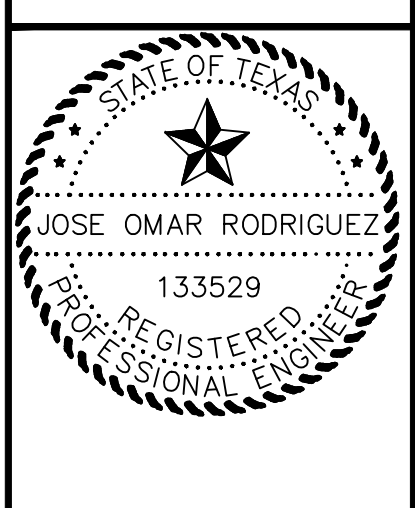
LEONOR ARRATIA
My Commission Expires 12/19/2026
Notary ID #125946672

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



DRAWING DATE: APRIL 29, 2025
RELEASE DATE: 04-29-2025
DESIGNED BY: J.R.T
REVISED DATE: 07-29-2025
CHECKED BY: MR. RODRIGUEZ
SCALE: 1"= 100'

McWes Estates Subdivision
A 10.035 ACRES TRACT OUT OF LOT 9, BLOCK 68, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME P PAGE 227, MAP RECORDS OF HIDALGO COUNTY, TEXAS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSE OMAR RODRIGUEZ, P.E. No. 133529 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

M.H.W.S.C. WATER DISTRIBUTION, PAVING AND DRAINAGE DESIGN

ROSE GROUP CONSULTING LLC
TBPELS Reg. No. F-26392
414 La Villita Dr - Donna, TX 78537
956.472.5591

SHEET 2 OF 2