



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: 12-16-2025

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

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

PRELIMINARY APPROVAL    FINAL APPROVAL    FINAL APPROVAL WITH FINANCIAL GUARANTEE    WITH VARIANCE

NUMBER OF LOTS: 84  \*SINGLE FAMILY    \*MULTI-FAMILY    COMMERCIAL    INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 7

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

SUBDIVISION LIES WITHIN THE:  ETJ OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-09-2025 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.

SEWER SYSTEM:  SANITARY SEWER CITY OF MERCEDES

WATER SERVICE PROVIDER: CITY OF MERCEDES. LINE SIZE: 12" LOCATION: FM 491

VARIANCE REQUEST   TITTLE B, CHAPTER 2, SECTION 2.4 ITEM STREET & ALLEY LAYOUT  
TITTLE B, CHAPTER 2, SECTION 2.7 ITEM EASEMENT & UTILITIES  
TITTLE B, CHAPTER 2, SECTION 2.8 ITEM LOT WITH & CHORD LENGHT  
TITTLE B, CHAPTER 3, SECTION 3.5 ITEM SETBACKS

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

**Final Approval** subject to recommendations other departments

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

# PLAT OF LOS PRADOS PHASE II SUBDIVISION

BEING A RESUBDIVISION OF 16.238 ACRES  
OUT OF LOTS 15 AND 16, BLOCK 82,  
CAPISALLO DISTRICT SUBDIVISION  
RECORDED IN VOLUME "P", PAGE 227,  
HIDALGO COUNTY DEED RECORDS,  
CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

Line #	Length	Direction
"L1"	25.00'	N01° 12' 12"W
"L2"	37.15'	S88° 47' 48"W
"L3"	25.00'	N01° 12' 12"W
"L4"	75.82'	N28° 12' 26"W
"L5"	80.34'	N90° 00' 00"E
"L6"	40.62'	S55° 00' 00"E
"L7"	38.64'	S42° 00' 00"E
"L8"	84.61'	N56° 00' 00"E
"L9"	53.04'	N77° 25' 07"E
"L10"	73.83'	N90° 00' 00"E
"L11"	32.25'	N06° 00' 00"E
"L12"	79.32'	N45° 00' 00"W
"L13"	76.71'	N28° 00' 00"W
"L14"	73.77'	N05° 00' 00"W
"L15"	20.18'	N29° 40' 32"E
"L16"	36.94'	N22° 00' 00"E
"L17"	38.59'	N46° 36' 39"E
"L18"	38.23'	N62° 00' 00"E
"L19"	38.29'	N77° 00' 00"E
"L20"	37.72'	N90° 00' 00"E
"L21"	36.45'	S76° 00' 00"E
"L22"	73.27'	S38° 00' 00"E
"L23"	103.87'	S25° 00' 00"W
"L24"	167.26'	S47° 00' 00"W
"L25"	118.19'	S34° 30' 00"W

Line #	Length	Direction
"L26"	98.44'	S58° 00' 00"E
"L27"	107.49'	S83° 00' 00"W
"L28"	68.68'	S16° 15' 24"W
"L29"	119.27'	S27° 00' 00"E
"L30"	69.63'	S48° 00' 00"E
"L31"	77.81'	S81° 00' 00"E
"L32"	88.48'	N89° 00' 00"E
"L33"	108.57'	N79° 00' 00"E
"L34"	60.00'	N88° 47' 48"E
"L35"	153.75'	S01° 12' 12"E
"L36"	66.43'	S01° 12' 12"E
"L37"	31.64'	S72° 23' 03"E
"L38"	12.99'	N44° 36' 13"E
"L39"	53.75'	N01° 12' 12"W
"L40"	70.71'	N43° 47' 48"E
"L41"	28.84'	N46° 12' 12"W
"L42"	6.68'	N46° 12' 12"W
"L43"	23.06'	N27° 00' 00"W
"L44"	40.75'	S76° 36' 14"E
"L45"	20.03'	S28° 12' 28"E
"L46"	11.25'	N38° 27' 58"E
"L47"	22.35'	N38° 00' 00"W
"L48"	21.14'	N90° 00' 00"W
"L49"	16.58'	N90° 00' 00"W
"L50"	24.09'	S62° 00' 00"W

Line #	Length	Direction
L51	14.14'	S62° 00' 00"W
L52	20.18'	N29° 40' 32"E
L53	20.79'	N28° 00' 00"W
L54	15.18'	N45° 00' 00"W
L55	13.17'	N45° 00' 00"W
L56	20.38'	S59° 20' 54"E
L57	38.64'	S26° 00' 00"E
L58	38.64'	S13° 00' 00"W
L59	38.20'	S03° 00' 00"W
L60	38.64'	S18° 00' 00"W
L61	40.40'	S02° 00' 00"W
L62	22.41'	N65° 51' 41"E
L63	13.44'	S55° 00' 00"E
L64	27.19'	S55° 00' 00"E
L65	16.86'	S65° 30' 00"E
L66	20.57'	S28° 12' 28"E
L67	10.37'	S30° 40' 13"E
L68	12.00'	S30° 40' 13"E
L69	26.72'	S28° 12' 28"E
L70	20.03'	S28° 12' 28"E
L71	35.17'	N43° 47' 48"E
L72	21.55'	N28° 12' 26"W

Lot #	SQ. FT.	Area
1	8652.29	0.199
2	3931.87	0.090
3	3848.10	0.088
4	4079.75	0.094
5	4538.88	0.104
6	4992.00	0.115
7	5081.35	0.117
8	4803.95	0.110
9	4526.54	0.104
10	4249.13	0.098
11	3971.73	0.091
12	3835.48	0.088
13	3840.39	0.088
14	3845.31	0.088
15	3850.22	0.088
16	3855.13	0.089
17	4201.67	0.096
18	5051.66	0.116
19	7165.75	0.165
20	6120.48	0.141
21	4391.94	0.101
22	4407.19	0.101
23	4679.18	0.107
24	5322.15	0.122
25	5696.47	0.131
26	5936.53	0.138
27	5021.97	0.115
28	4838.06	0.111
29	4583.82	0.105
30	5501.86	0.126
31	5282.42	0.121
32	4095.04	0.094
33	4255.56	0.098
34	4734.38	0.109
35	5303.90	0.122
36	5502.16	0.126
37	5683.19	0.151
38	5421.09	0.124
39	4614.70	0.106
40	3961.20	0.091
41	4023.35	0.092
42	5063.27	0.118

Lot #	SQ. FT.	Area
43	5409.63	0.124
44	5484.16	0.126
45	5725.71	0.131
46	5601.52	0.129
47	4792.24	0.110
48	4569.61	0.105
49	6555.60	0.150
50	4796.67	0.111
51	4839.93	0.110
52	5366.00	0.123
53	4232.08	0.097
54	4227.79	0.097
55	4237.00	0.097
56	4233.75	0.097
57	4140.56	0.095
58	6737.34	0.155
59	6161.88	0.141
60	4781.81	0.110
61	4972.43	0.114
62	4922.48	0.113
63	5222.38	0.120
64	6470.97	0.149
65	7617.22	0.175
66	5274.07	0.121
67	5466.80	0.126
68	4849.43	0.111
69	4383.71	0.101
70	4019.90	0.092
71	3852.60	0.088
72	4096.90	0.094
73	4787.24	0.110
74	5995.22	0.138
75	6131.14	0.141
76	5020.38	0.115
77	4283.97	0.098
78	4040.86	0.093
79	4094.76	0.094
80	4807.01	0.110
81	5693.98	0.131
82	5618.24	0.129
83	5958.98	0.131
84	6140.56	0.137

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID#9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID#9 WILL NOT BE RESPONSIBLE FOR THE STORMDRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.

4. HCCID#9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

5. 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 & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

APPROVAL BY PLANNING AND ZONING COMMISSION:  
I, \_\_\_\_\_, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO REQUIREMENTS OF THE SUBDIVISION REGULATION THE CITY.

CHAIRMAN, PLANNING & ZONING COMMISSION

APPROVED:

DATE \_\_\_\_\_

APPROVAL BY CITY COMMISSION

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

MAYOR

ATTEST:

CITY SECRETARY

APPROVED BY THE CITY OF MERCEDES

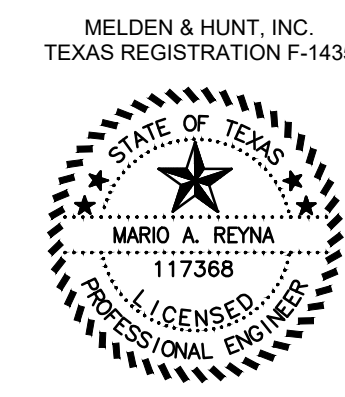
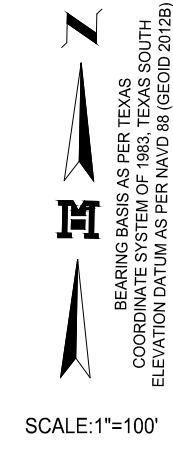
SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE OF CITY OFFICIAL: \_\_\_\_\_

DATE: \_\_\_\_\_

C.A.	Area	Area
C.A. 85	42,673.67	0.980
C.A. 86	15,504.68	0.356
C.A. 87	2,009.06	0.046
C.A. 88	50,851.50	1.167



Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	018° 15' 39"	272.50'	86.85'	43.80'	S13° 27' 25"W	86.48'
C2	048° 48' 30"	300.00'	255.96'	136.11'	N25° 36' 27"W	247.90'
C3	087° 22' 56"	260.00'	396.53'	248.38'	S6° 19' 14"E	359.20'
C4	083° 00' 39"	200.00'	289.76'	176.98'	S30° 52' 44"E	265.08'
C5	069° 19' 36"	260.00'	314.59'	179.79'	N2° 42' 29"E	295.75'
C6	129° 13' 38"	200.00'	451.09'	421.46'	N19° 13' 02"E	361.37'
C7	013° 15' 36"	325.00'	75.21'	37.78'	N9° 21' 55"W	75.05'
C8	009° 44' 00"	325.00'	55.21'	27.67'	N20° 51' 43"W	55.14'
C9	007° 12' 44"	325.00'	40.91'	20.48'	N29° 20' 05"W	40.88'
C10	007° 04' 07"	325.00'	40.10'	20.07'	N36° 28' 31"W	40.07'
C11	007° 14' 54"	325.00'	41.12'	20.59'	N43° 38' 02"W	41.09'
C12	002° 45' 14"	325.00'	15.62'	7.81'	N48° 38' 06"W	15.62'
C13	008° 51' 33"	235.00'	36.34'	18.20'	S45° 34' 56"E	36.30'
C14	015° 42' 50"	235.00'	64.45'	32.43'	S33° 17' 45"E	64.25'
C15	004° 52' 40"	235.00'	20.01'	10.01'	S23° 00' 00"E	20.00'
C16	017° 03' 05"	235.00'	69.94'	35.23'	S12° 02' 08"E	69.68'
C17	013° 48' 54"	235.00'	66.86'	28.47'	S3° 23' 52"W	56.53'
C18	027° 03' 50"	235.00'	111.01'	56.56'	S23° 50' 16"W	109.98'
C19	011° 43' 31"	285.00'	285.29'	28.35'	N31° 30' 28"E	58.22'
C20	011° 21' 42"	285.00'	56.52'	28.35'	N19° 57' 51"E	56.42'
C21	011° 44' 08"	285.00'	58.37'	29.29'	N8° 24' 56"E	58.27'
C22	014° 38' 22"	225.00'	57.49'	28.90'	N66° 39' 43"E	57.33'
C23	011° 16' 09"	225.00'	44.25'	22.20'	N53° 42' 28"E	44.18'
C24	010° 54' 25"	225.00'	42.83'	21.48'	N42° 37' 11"E	42.77'
C25	010° 46' 40"	225.00'	42.32'	21.22'	N31° 46' 38"E	42.26'
C26	007° 21' 15"	225.00'	28.88'	14.46'	N22° 42' 41"E	28.86'
C27	009° 21' 08"	225.00'	36.73'	18.40'	N14° 21' 30"E	36.66'
C28	008° 21' 02"	225.00'	32.79'	16.43'	N5° 30' 26"E	32.76'
C29	009° 16' 57"	225.00'	36.45'	18.27'	N3° 18' 34"W	36.41'
C30	010° 48' 32"	225.00'	42.45'	21.29'	N13° 21' 19"W	42.38'
C31	011° 01' 42"	225.00'	43.31'	21.72'	N24° 16' 28"W	43.24'
C32	001° 25' 26"	200.00'	4.97'	2.49'	S29° 04' 34"E	4.97'
C33	010° 11' 14"	200.00'	35.66'	17.83'	S26° 16' 14"E	35.51'
C34	010° 19' 23"	50.00'	9.01'	4.52'	N23° 20' 18"W	9.00'
C35	037° 05' 29"	50.00'	32.37'	16.77'	N47° 02' 44"W	31.81'
C36	025° 53' 46"	50.00'	22.60'	11.50'	N78° 32' 22"W	22.41'
C37	024° 38' 02"	50.00'	21.50'	10.62'	S76° 11' 44"W	21.33'
C38	021° 19' 12"	50.00'	18.61'	9.41'	S53° 13' 07"W	18.50'
C39	023° 21' 28"	50.00'	20.38'	10.34'	S30° 52' 47"W	20.24'
C40	026° 37' 31"	50.00'	23.24'	11.83'	S5° 53' 18"W	23.03'
C41	040° 43' 52"	50.00'	35.54'	18.56'	S27° 47' 24"E	34.80'
C42	035° 33' 02"	50.00'	31.02'	16.03'	S65° 55' 51"E	30.53'
C43	018° 24' 47"	50.00'	16.07'	8.10'	N74° 29' 59"W	16.00'
C44	049° 37' 40"	50.00'	43.31'	23.12'	N40° 28' 46"W	41.97'
C45	022° 33' 48"	175.00'	68.92'	34.91'	N4° 23' 01"W	68.47'
C46	022° 33' 54"	175.00'	68.92'	34.91'	N18° 10' 50"E	68.48'
C47	022° 39' 54"	175.00'	69.23'	35.07'	N40° 47' 43"E	68.78'
C48	018° 50' 54"	175.00'	57.57'	29.05'	N61° 33' 07"E	57.31'
C49	016° 33' 40"	285.00'	82.38'	41.48'	N21° 55' 03"W	82.09'
C50	014° 40' 58"	235.00'	60.22'	30.28'	N26° 46' 23"W	60.06'

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C51	014° 40' 43"	235.00'	60.20'	30.27'	N12° 05' 33"W	60.04'
C52	014° 54' 57"	235.00'	61.18'	30.76'	N2° 42' 17"E	61.01'
C53	014°					

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER: 480334 0450 C. EFFECTIVE DATE: MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LOMR- MAY 30, 2002.
2. MINIMUM SETBACKS SHALL BE: FRONT: 20 FEET OR GREATER FOR EASEMENTS REAR: 10 FEET OR GREATER FOR EASEMENTS INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENTS SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS SIDE CORNER: 20 FEET WHERE R.O.W. IS GREATER THAN 50 FEET CUL-DE-SAC: 20 FEET OR GREATER FOR EASEMENTS GARAGE: 18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 84 AND LOT 85-COMMON AREA. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, OR ELEVATION 64.00 WHICHEVER IS GREATER. AT CENTER OF LOT, ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION
5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT: B.M. 1-ELEV. 65.07 N.A.V.D. 88 (GEOID 2003) DESCRIPTIONS: NO. 4 REBAR LOCATED 73 FEET NORTH AND 40 FEET WEST OF THE NORTHWEST INTERSECTION OF MILE 9 NORTH & F.M. 941 (BASELINE ROAD). N:16593344.8190, E:1177494.0960. B.M. 2-ELEV. 65.50 N.A.V.D. 88 (GEOID 2003) DESCRIPTIONS: MONUMENT SET IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 84. N:16593297.573, E:1176346.121
6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
8. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
9. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (NORTH).
10. DRAINAGE: THIS SUBDIVISION IS INCLUDED WITHIN THE OVERALL LOS PRADOS MASTER PLAN DRAINAGE BASIN STUDY IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS. THE LOS PRADOS MASTER PLAN DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 701,193.4 CUBIC-FEET (16,097 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL EXCAVATE TWO DRAINAGE DITCHES AT THE NORTHWEST PORTION OF THE MASTER DEVELOPMENT. THE COMBINE DRAIN DITCHES WILL EXCEED THE REQUIRED DETENTION WITH A COMBINE PROPOSED CAPACITY OF 759,444 CUBIC FEET. THE REQUIRED DETENTION FOR PHASE ONE SHALL BE 39,568 CUBIC FEET (0.908 ACRE-FEET) AND WILL BE PROVIDED WITHIN THE TWO EXCAVATED PROPOSED DRAIN DITCHES. THIS TWO PROPOSED DETENTION PONDS WILL DISCHARGE TO AN EXISTING H.C.D.D. NO. 1 DRAINAGE DITCH ULTIMATE OUTFALL IS THE I.B.W.C. FLOODWAY.
11. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS. SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
12. 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 IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
13. 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.
14. A 5-FT. SIDEWALK CONSTRUCTION REQUIRED ALONG PERIMETER OF SUBDIVISION DURING SUBDIVISION STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS, AS PER CITY OF MERCEDES. A 4-FT. SIDEWALK ALONG INTERIOR STREETS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS AS PER CITY OF MERCEDES.
15. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
16. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
17. PARKLAND DEDICATION FEES OWED TO BE PAID BY THE DEVELOPER AT THE TIME OF RECORDING, TO THE CITY OF MERCEDES.
18. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS, PRIOR TO BUILDING PERMIT.
19. NO ACCESS SHALL BE PERMITTED ON TO MILE 9 ROAD FROM LOT 84.
20. PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS AND NOT THE CITY OF MERCEDES.
21. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
22. ALL EASEMENTS ARE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 16.238 ACRES SITUATED IN THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 15 AND 16, BLOCK 82, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "P", PAGE 227, HIDALGO COUNTY DEED RECORDS, WHICH SAID 16.238 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO VALLEY AFFORDABLE HOUSING, LLC BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3389945, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.238 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A NAIL SET [NORTHING: 16593272.547, EASTING: 1177536.711] ON THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY (BASELINE ROAD) - F.M. 491 AND MILE 9 NORTH ROAD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 47' 48" E A DISTANCE OF 1,320.00 FEET AND N 01° 12' 12" W A DISTANCE OF 20.00 FEET.
1. THENCE, S 88° 47' 48" W ALONG THE SOUTH LINE OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 9 NORTH ROAD, A DISTANCE OF 1,320.00 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 82 AND THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 82, FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 01° 12' 12" W ALONG THE WEST LINE OF SAID LOT 16, BLOCK 82 AND THE EAST LINE OF SAID LOT 15, BLOCK 82, AT A DISTANCE OF 20.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 9 NORTH ROAD, CONTINUING A TOTAL DISTANCE OF 25.00 FEET TO NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 88° 47' 48" W A DISTANCE OF 37.15 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 01° 12' 12" W A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 28° 12' 26" W A DISTANCE OF 75.82 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 90° 00' 00" W A DISTANCE OF 80.34 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 00° 00' 00" E A DISTANCE OF 149.80 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 59° 06' 23" E A DISTANCE OF 150.17 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 28° 12' 26" W A DISTANCE OF 517.05 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 20° 24' 41" E A DISTANCE OF 232.76 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
11. THENCE, S 65° 30' 00" E A DISTANCE OF 169.01 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 55° 00' 00" E AT A DISTANCE OF 18.65 FEET PASS THE EAST LINE OF SAID LOT 15, BLOCK 82 AND THE WEST LINE OF SAID LOT 16, BLOCK 82, CONTINUING A TOTAL DISTANCE OF 40.62 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, S 42° 00' 00" E A DISTANCE OF 38.64 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, N 56° 00' 00" E A DISTANCE OF 84.61 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, N 77° 25' 07" E A DISTANCE OF 53.04 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, N 60° 00' 00" E A DISTANCE OF 73.83 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, N 06° 00' 00" E A DISTANCE OF 32.25 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, N 45° 00' 00" W A DISTANCE OF 79.32 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, N 28° 00' 00" W A DISTANCE OF 76.71 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
20. THENCE, N 05° 00' 00" E A DISTANCE OF 73.77 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, N 29° 40' 32" E A DISTANCE OF 20.18 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
22. THENCE, N 22° 00' 00" E A DISTANCE OF 36.94 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
23. THENCE, N 46° 36' 30" E A DISTANCE OF 38.59 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
24. THENCE, N 62° 00' 00" E A DISTANCE OF 38.23 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
25. THENCE, N 77° 00' 00" E A DISTANCE OF 38.29 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
26. THENCE, N 90° 00' 00" E A DISTANCE OF 37.72 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
27. THENCE, S 76° 00' 00" E A DISTANCE OF 36.45 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
28. THENCE, S 38° 00' 00" E A DISTANCE OF 73.27 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
29. THENCE, S 28° 00' 00" E A DISTANCE OF 328.36 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
30. THENCE, S 25° 00' 00" W A DISTANCE OF 103.87 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
31. THENCE, S 47° 00' 00" W A DISTANCE OF 167.26 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
32. THENCE, S 34° 30' 00" W A DISTANCE OF 118.19 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
33. THENCE, S 58° 00' 00" E A DISTANCE OF 98.44 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
34. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 18° 15' 39", A RADIUS OF 272.50 FEET, AN ARC LENGTH OF 86.85 FEET, A TANGENT OF 43.80 FEET, AND A CHORD THAT BEARS S 13° 27' 25" W A DISTANCE OF 86.48 FEET TO A NO. 4 REBAR FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;
35. THENCE, S 83° 00' 00" W A DISTANCE OF 107.49 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
36. THENCE, S 16° 15' 24" W A DISTANCE OF 68.68 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
37. THENCE, S 27° 00' 00" E A DISTANCE OF 119.27 FEET TO A NO. 4 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
38. THENCE, S 26° 00' 00" E A DISTANCE OF 151.82 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
39. THENCE, S 48° 00' 00" E A DISTANCE OF 69.63 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
40. THENCE, S 81° 00' 00" E A DISTANCE OF 77.81 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
41. THENCE, N 88° 56' 08" E A DISTANCE OF 225.00 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
42. THENCE, N 81° 00' 00" E A DISTANCE OF 227.21 FEET TO A NO. 4 REBAR FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;
43. THENCE, S 78° 30' 00" E A DISTANCE OF 138.28 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
44. THENCE, N 89° 00' 00" E A DISTANCE OF 88.46 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
45. THENCE, N 79° 00' 00" E A DISTANCE OF 108.57 FEET TO A NO. 4 REBAR FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;
46. THENCE, N 88° 47' 48" E AT A DISTANCE OF 19.96 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF F.M. 491, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NAIL FOUND ON THE EAST LINE OF SAID LOT 16, BLOCK 82 AND WITHIN THE EXISTING RIGHT-OF-WAY OF (BASELINE ROAD)-F.M. 491, FOR THE NORTH-EAST CORNER OF THIS TRACT;
47. THENCE, S 01° 12' 12" E ALONG THE EAST LINE OF SAID LOT 16, BLOCK 82 AND WITHIN THE RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, A DISTANCE OF 153.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.238 ACRES, OF WHICH 0.141 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF (BASELINE ROAD) - F.M. 491, 0.588 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 9 NORTH ROAD AND 0.521 OF ONE ACRE LIES WITHIN THE 79-FOOT CANAL, RIGHT-OF-WAY CLAIMED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, LEAVING A NET OF 14.988 ACRES OF LAND, MORE OR LESS.

APPROVED BY THE CITY OF MERCEDES

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE OF CITY OFFICIAL: \_\_\_\_\_

DATE: \_\_\_\_\_

PLAT OF LOS PRADOS PHASE I SUBDIVISION

BEING A RESUBDIVISION OF 16.238 ACRES OUT OF LOTS 15 AND 16, BLOCK 82, CAPISALLO DISTRICT SUBDIVISION RECORDED IN VOLUME "P", PAGE 227, HIDALGO COUNTY DEED RECORDS CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT

THE \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_,

VALLEY AFFORDABLE HOUSING, LLC 200 S. 10TH STREET SUITE 1700 McALLEN, TX 78501

ACKNOWLEDGMENT

THE STATE OF TEXAS § COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

STATE OF TEXAS § COUNTY OF HIDALGO §

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, VALLEY AFFORDABLE HOUSING LLC AS OWNER OF THE 16.238 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS PRADOS PHASE I SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

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

VALLEY AFFORDABLE HOUSING, LLC 200 S. 10TH STREET SUITE 1700 McALLEN, TEXAS 78501

DATE:

STATE OF TEXAS § COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

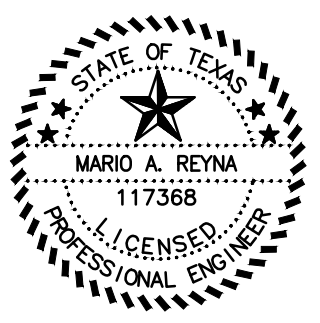
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_.

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368 STATE OF TEXAS

DATE PREPARED: 03/05/2025 ENGINEERING JOB # 23083.00



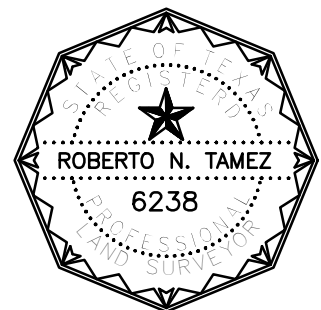
THE STATE OF TEXAS § COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

ROBERTO N. TAMEZ REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238 STATE OF TEXAS

DATE SURVEYED: 03/17/2022 SURVEYING JOB NO. 23128.08



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

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

ON \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

ATTEST: HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

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

PLAT OF  
LOS PRADOS PHASE II SUBDIVISION

BEING A RESUBDIVISION OF 16.238 ACRES  
OUT OF LOTS 15 AND 16, BLOCK 82,  
CAPISALLO DISTRICT SUBDIVISION  
RECORDED IN VOLUME "P", PAGE 227,  
HIDALGO COUNTY DEED RECORDS  
CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS

COST ESTIMATE:  
WATER DISTRIBUTION: \$ 193,420.00  
SANITARY SEWER IMPROVEMENTS / OSSF: \$ 212,613.00  
DRAINAGE IMPROVEMENTS: \$ 288,190.00  
PAVING IMPROVEMENTS: \$ 283,651.80

ESTIMACION DE COSTOS:  
SERVICIO DE AGUA POTABLE: \$ 193,420.00  
SERVICIO DE DRENAJE SANITARIO: \$ 212,613.00  
DRENAJE PLUVIAL: \$ 288,190.00  
PAVIMENTACION DE CALLES: \$ 283,651.80

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LOS PRADOS PHASE II SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY CITY OF MERCEDES. THE SUBDIVIDER AND THE CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MERCEDES HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION 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 WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

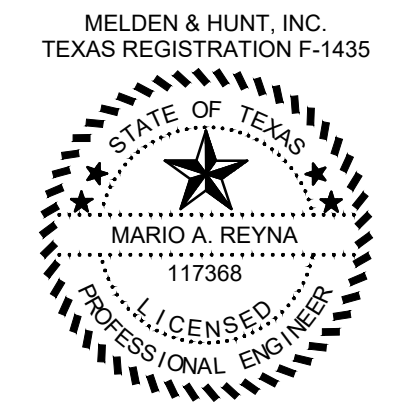
THE CITY OF MERCEDES HAS AN EXISTING 12" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF (BASELINE ROAD) F.M. 491. THE WATER SYSTEM FOR LOS PRADOS PHASE II SUBDIVISION CONSISTS OF 8" WATER LINE THAT CONNECTS TO THE EXISTING 12" WATER LINE. AN 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 12" WATER LINE AT THE SOUTHEAST INTERSECTION OF MILE 9 NORTH ROAD AND BASELINE ROAD THEN RUNS WEST ALONG THE SOUTH R.O.W. OF MILE 9 NORTH ROAD ENDING 1,313.0 FEET WEST OF BASELINE ROAD. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE APPROXIMATELY 1,045.0 FEET WEST OF BASELINE ROAD THEN RUNS CROSSING MILE 9 NORTH ROAD AND CONTINUING NORTH ALONG THE EAST RIGHT-OF-WAY OF PASO FINO DRIVE THEN CROSS PASO FINO DRIVE TO THE WEST SIDE AT THE INTERSECTION WITH SADDLEBRED LANE END WITH A 2" FLUSH VALVE AT THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. ANOTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 28 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF PALOMINO LANE ENDING WITH A 2" FLUSH VALVE AT THE SOUTH LINE OF LOT 64. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 30 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF SADDLEBRED LANE ENDING AT THE NORTHEAST CORNER OF LOT 46 TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LOS PRADOS PHASE II SUBDIVISION CONSISTS OF (39) THIRTY-NINE -1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO "X" SERVICE LINES AND (6) SIX -3/4" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINES, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$193,420.00, OR \$3,581.85 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF MERCEDES THE SUM OF \$25,780.00, WHICH COVERS THE \$477.41 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 THE CITY OF MERCEDES UPON REQUEST BY THE LOT OWNER. THE CITY OF MERCEDES WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 7 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$32,820.00. THE FIRE WATER FACILITIES HAVE BEEN 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.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE 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 \$219,200.00 WHICH EQUALS TO \$4,059.26 PER LOT.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LOS PRADOS PHASE II RECIBIRÁ SU PROVISIÓN DE AGUA DE LA CIUDAD DE MERCEDES. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MERCEDES HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LARGO PLAZO. LA CIUDAD DE MERCEDES HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

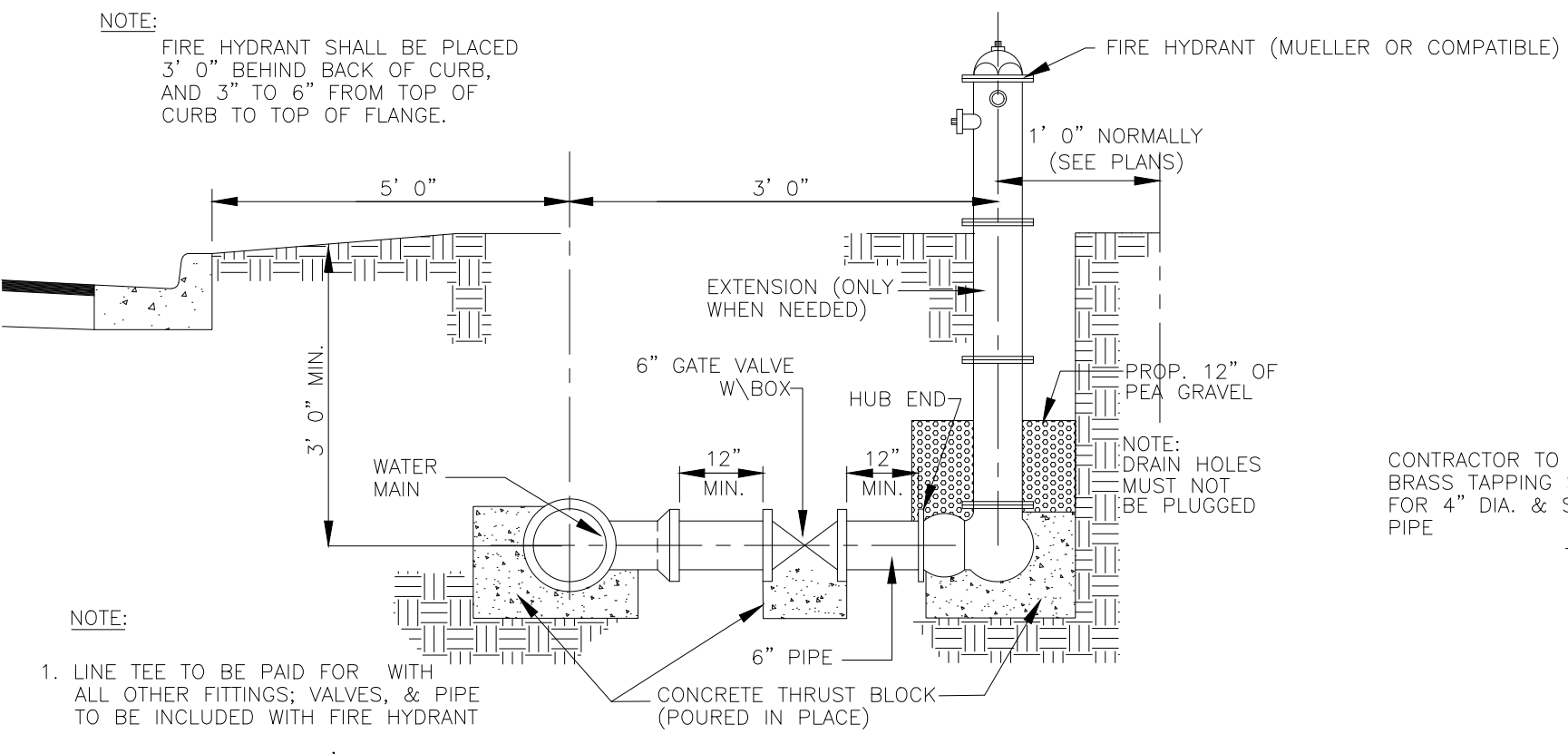
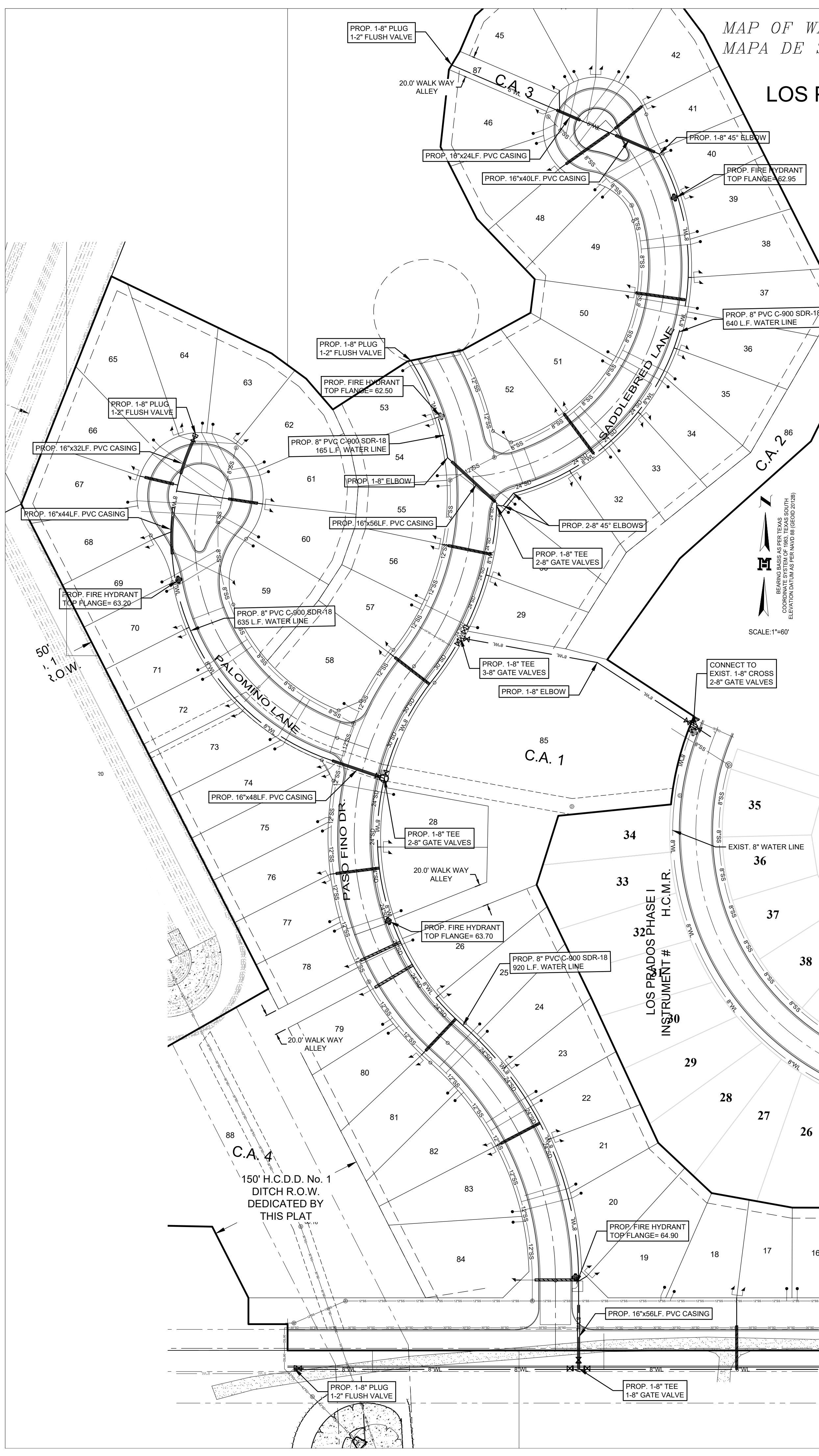
EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION LOS PRADOS PHASE II CONSISTE DE UN CONDUCTO DE AGUA DE 12" QUE PASA POR EL LADO ESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA BASELINE ROAD (F.M. 491). EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION LOS PRADOS PHASE II CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 12". UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO DE 12" PREVIAMENTE MENCIONADA EN LA INTERSECCION SURESTE DE MILE 9 NORTH ROAD & BASELINE ROAD Y SIGUE AL OESTE POR EL LADO SUR DE MILE 9 NORTH ROAD TERMINANDO CON UN VARVULA DE 2" APROXIMAMENTE 1,313.0 PIES AL OESTE DE LA CARRETERA BASELINE ROAD. OTRO CONDUCTO DE 8" SE CONECTA A UN CONDUCTO PREVIAMENTE MENCIONADA APROXIMAMENTE 1,045.0 PIES AL OESTE DE LA CARRETERA BASELINE ROAD Y SIGUE AL NORTE CURSANDO A MILE 9 NORTH ROAD Y SIGUE POR EL LADO ESTE DEL DERECHO DE VILLA DE PASO FINO DRIVE LUEGO CRUSA PASO FINO DRIVE AL OESTE EN LA INTERSECCION CON SADDLEBRED LANE TERMINANDO EN LA FRONTERA NORTE DE LA SUBDIVISION. OTRA CONDUCTO DE 8" SE CONECTA A LA CONDUCTO DE 8" EN EL LADO NORESTE DEL LOTE 28 Y SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE PALOMINO LANE TERMINANDO EL LADO SUR DE LOTE 8 CON UNA VARVULA DE 2". OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A UN CONDUCTO DE 8" EN EL LADO NORESTE DE LOTE 30 Y SIGUE AL ESTE POR EL LADO SUR DE LA CARRETERA DE SADDLEBRED LANE TERMINANDO EN LA FRONTERA NORTE DE ESTA SUBDIVISION EN EL LADO NORESTE DE LOTE 46 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN (39) TRENTA-NUEVE DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" PARA CADA LOTE. Y SEIS CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" PARA CADA LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8". LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE 3/4", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 193,420.00 O \$ 3,581.85 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 25,780.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$477.41. 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 N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 7 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL \$32,820.00. 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.

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

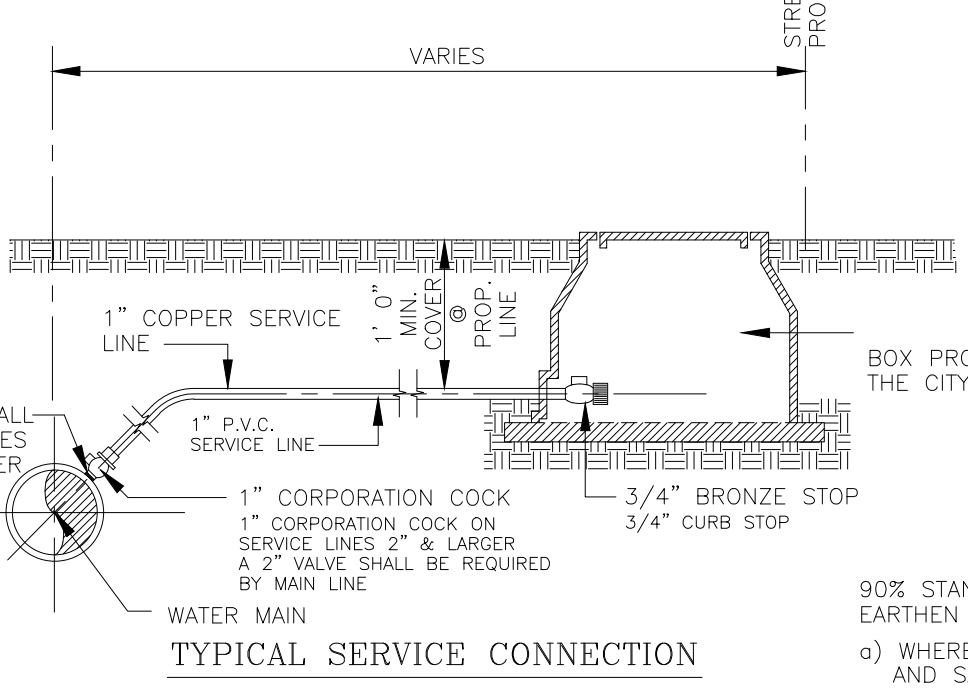
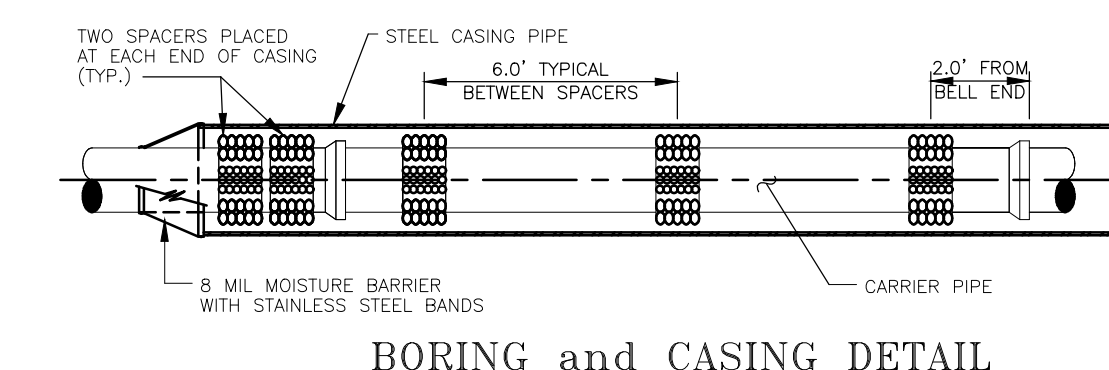
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 219,200.00 O \$ 4,059.26 POR LOTE.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



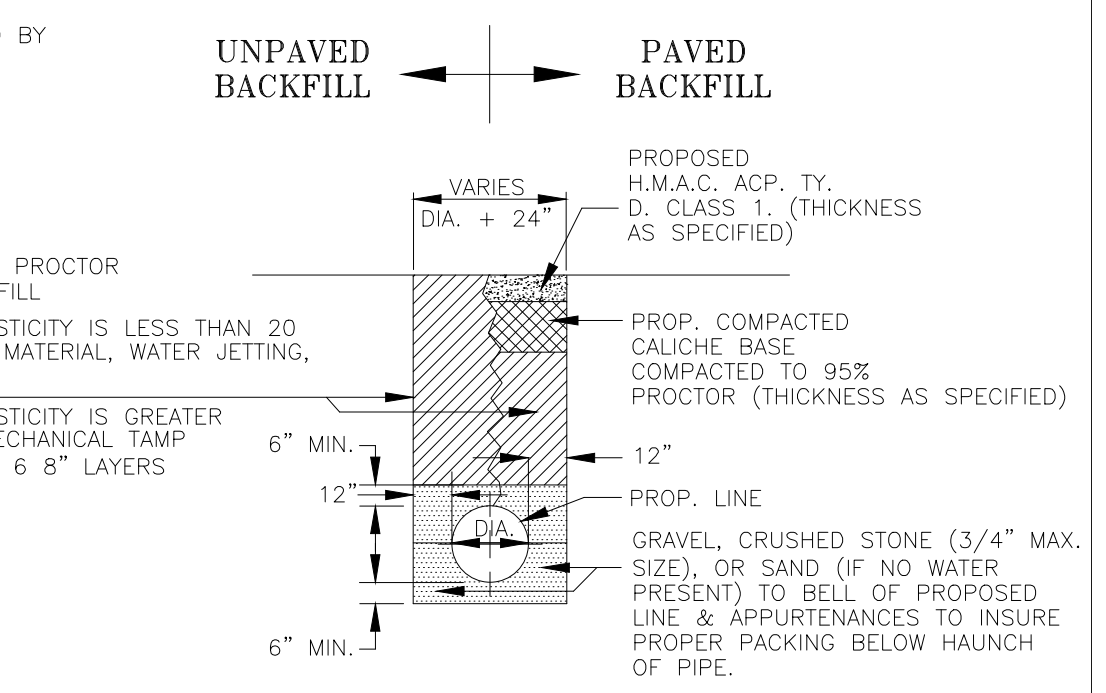
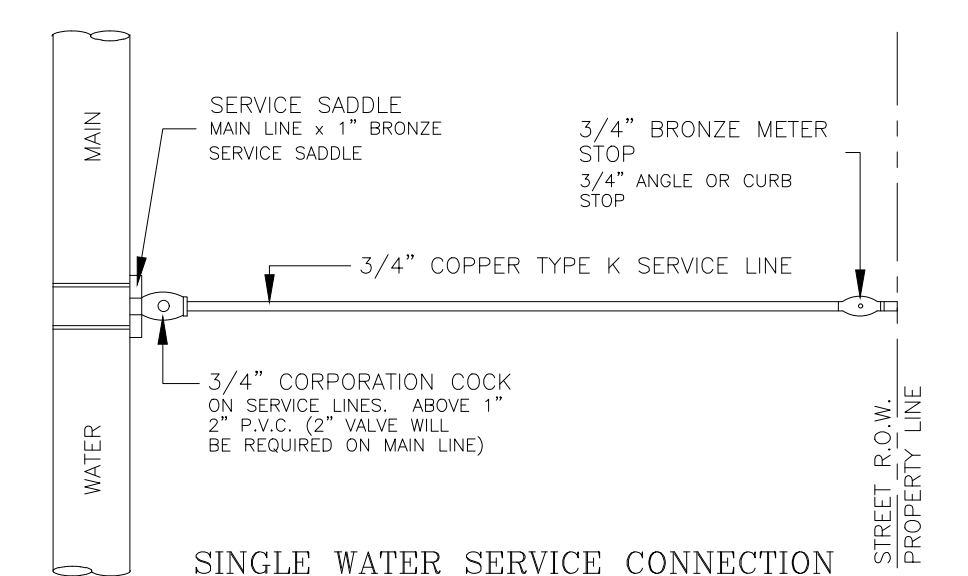
**BORING INSTALLATION**

PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4" 6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"

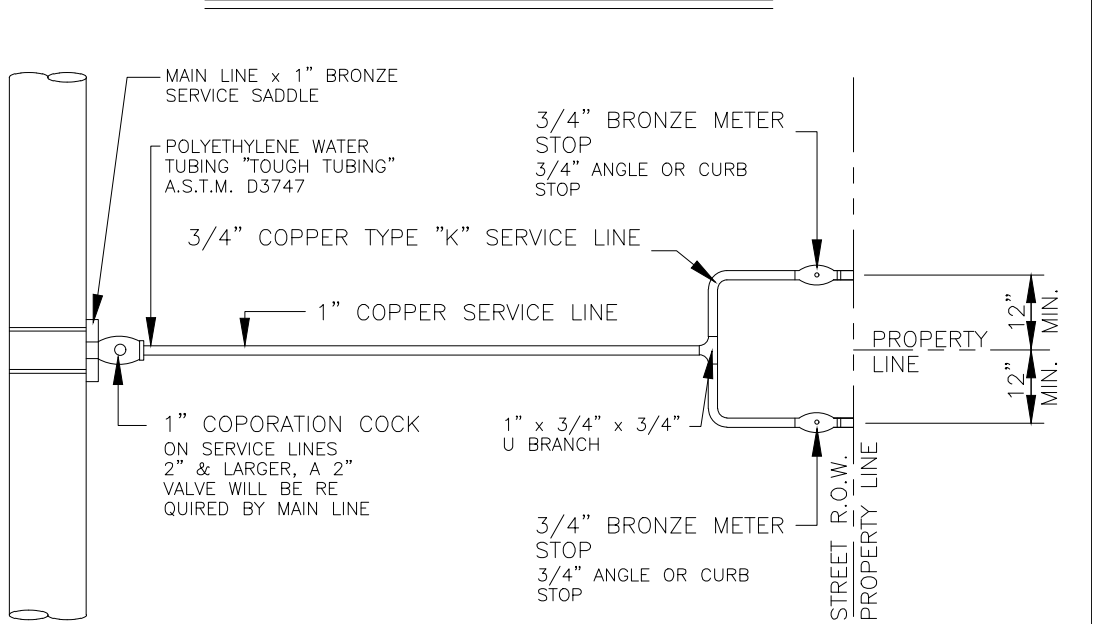


- GENERAL NOTES:**
- DRAWINGS INDICATE COPPER SERVICE LINES.
  - FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
  - ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
  - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SH40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.
  - WATER SERVICE TO BE MARKED ON FACE OF CURB.

**TYPICAL WATER SERVICE CONNECTIONS**



**PIPE BEDDING DETAILS**

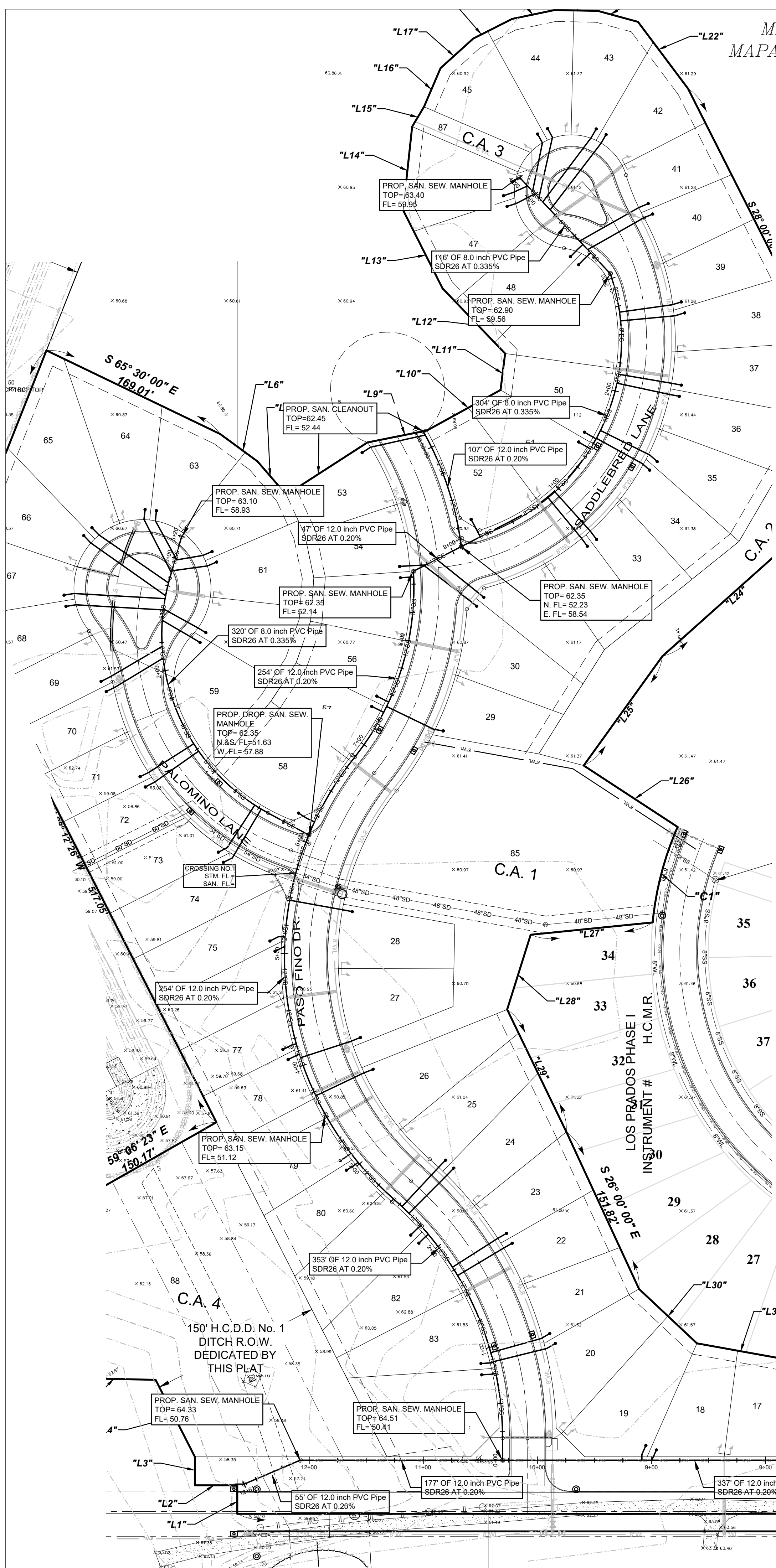
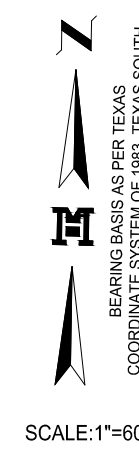


**DUAL WATER SERVICE CONNECTION**

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

PLAT OF  
 LOS PRADOS PHASE II SUBDIVISION

BEING A RESUBDIVISION OF 16.238 ACRES  
 OUT OF LOTS 15 AND 16, BLOCK 82,  
 CAPISALLO DISTRICT SUBDIVISION  
 RECORDED IN VOLUME "P", PAGE 227,  
 HIDALGO COUNTY DEED RECORDS  
 CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS



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

LOS PRADOS PHASE 2 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF MERCEDES. THE SUBDIVIDER AND THE CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MERCEDES HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER 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 WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF MERCEDES HAS AN EXISTING SANITARY SEWER MANHOLE AT THE NORTHWEST INTERSECTION OF MILE 9 NORTH ROAD AND BASELINE ROAD (P.M. 491). THE WASTEWATER SYSTEM FOR LOS PRADOS PHASE II CONSISTS OF 12" & 8" SANITARY SEWER LINES. THE 12" SANITARY SEWER LINE CONNECTS TO THE EXISTING SANITARY SEWER MANHOLE AND CONTINUE WEST APPROXIMATELY 1,320.0 FEET ALONG THE NORTH RIGHT-OF-WAY OF MILE 9 NORTH ROAD ENDING WITH A MANHOLE AT THE WEST BOUNDARY LINE OF THIS SUBDIVISION. AN OTHER 12" SANITARY SEWER LINE CONNECTS TO A MANHOLE AT THE SOUTHEAST CORNER OF LOT 84 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF PASO FINO DRIVE THEN CROSSING TO THE EAST SIDE AT THE INTERSECTION OF PASO FINO DRIVE AND SADDLEBRED LANE THEN CONTINUES NORTH ENDING WITH AN 8" PLUS AT THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 58 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF PALOMINO LANE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 62. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 52 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF SADDLEBRED LANE ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 46 TO SERVE THIS SUBDIVISION.

FROM THE 8" LINE, EIGHT-FOUR (84) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE 12" & 8" SANITARY SEWER LINES, 4" SERVICE LINE AND TWELVE (12) 4" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$212,613.00 OR \$3,937.28 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF MERCEDES THE SUM OF \$31,390.74 WHICH COVERS THE \$581.31 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MERCEDES. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MERCEDES AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$244,003.74 WHICH EQUALS TO \$4,518.59 PER LOT.

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

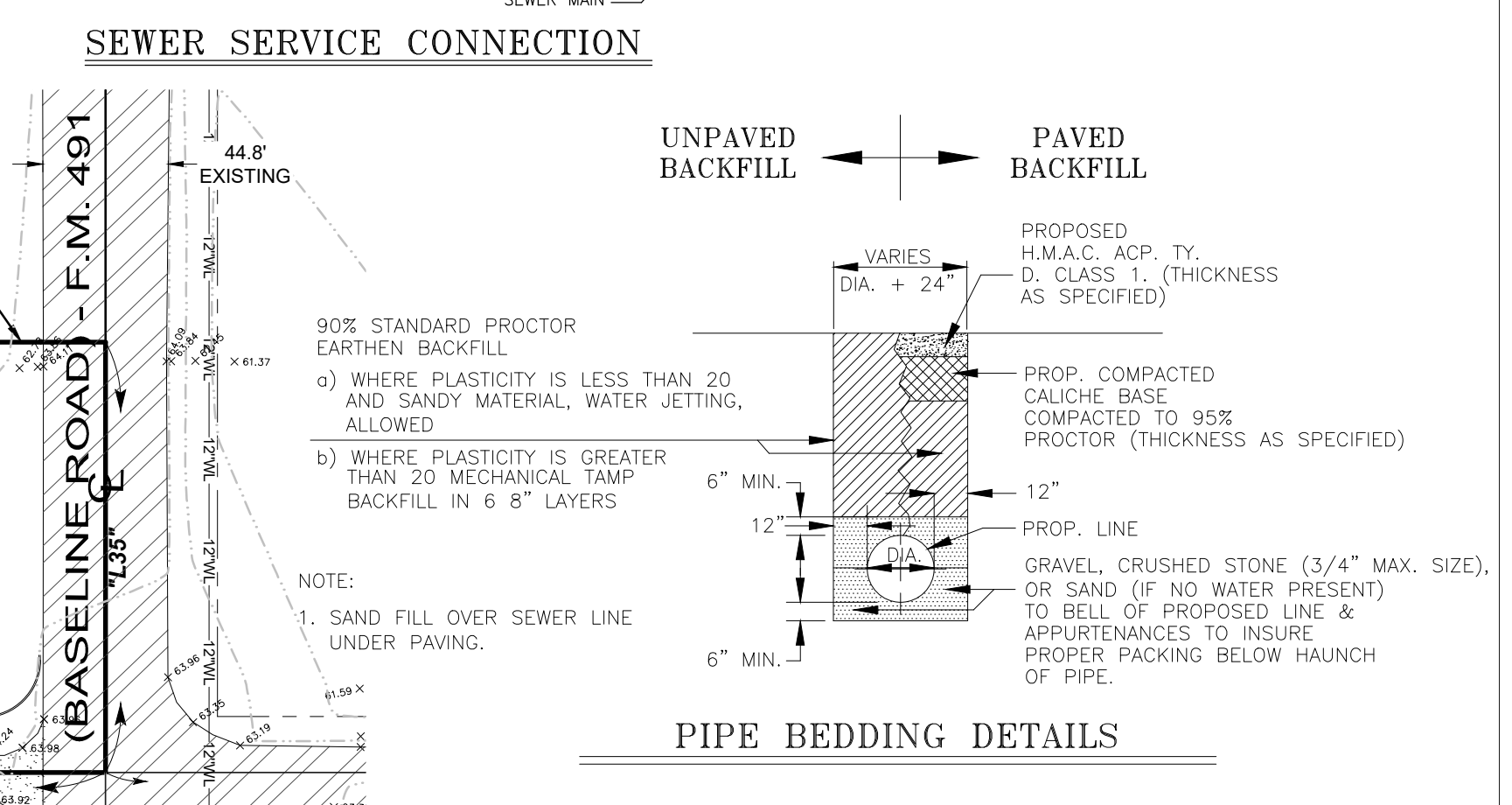
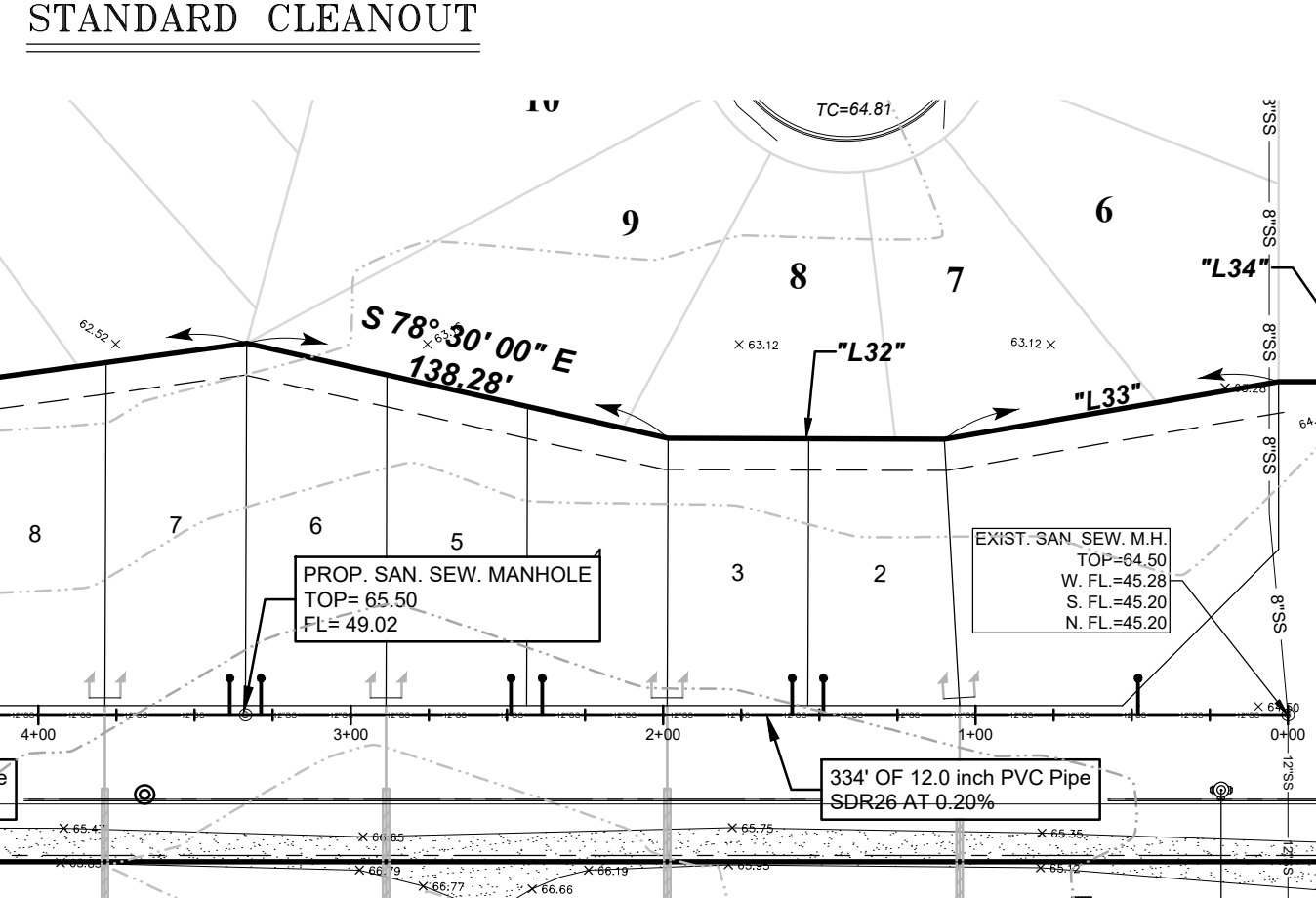
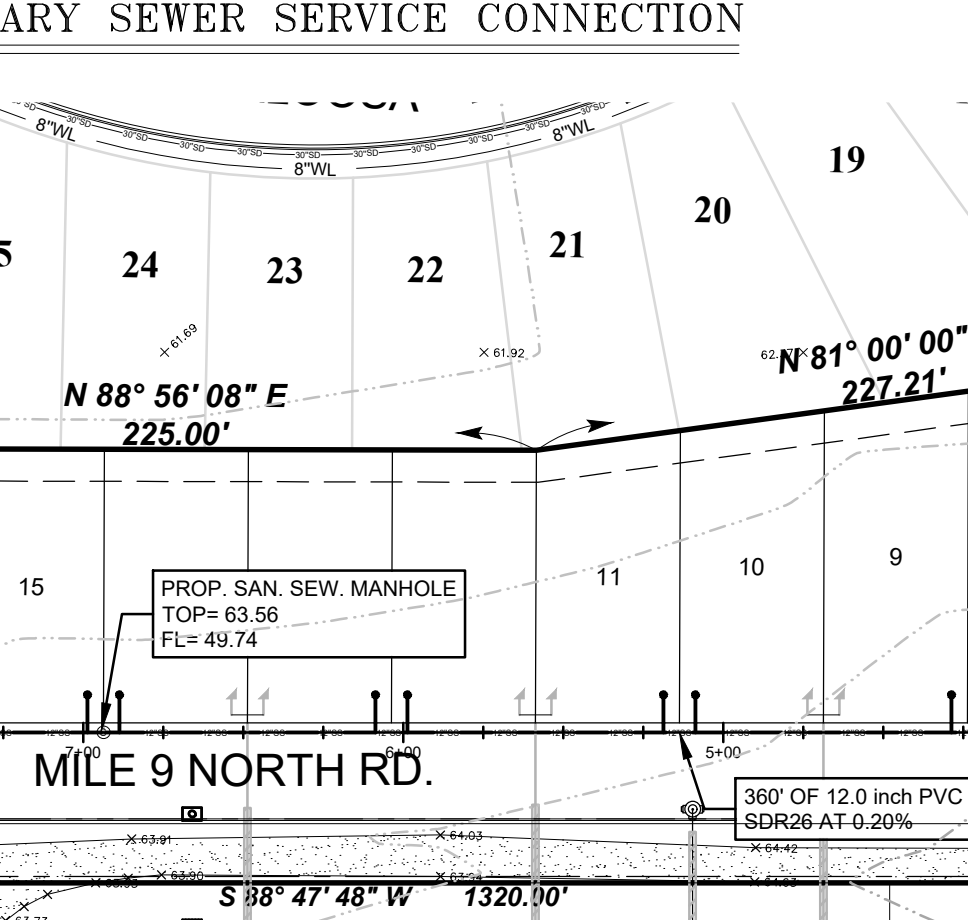
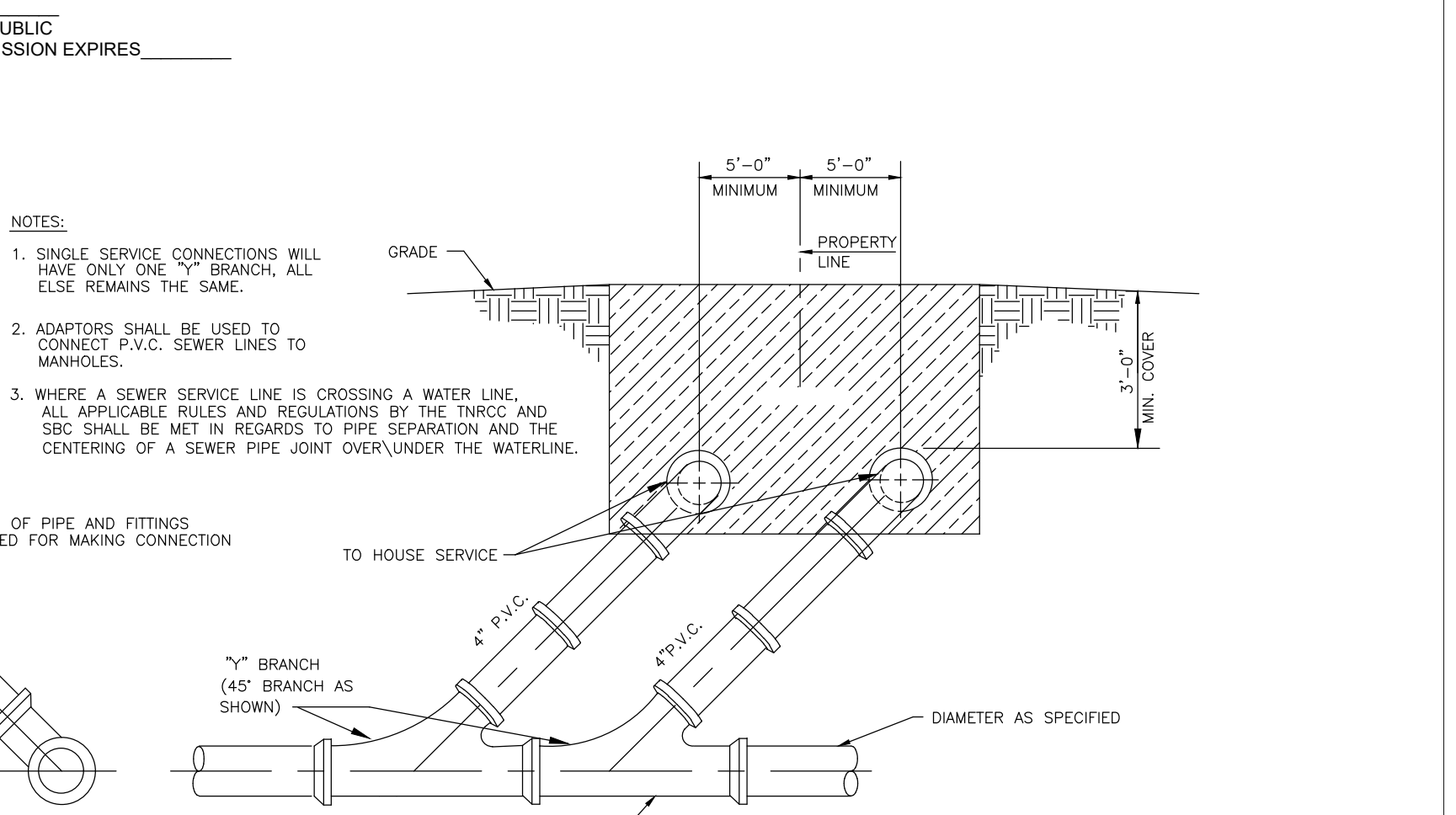
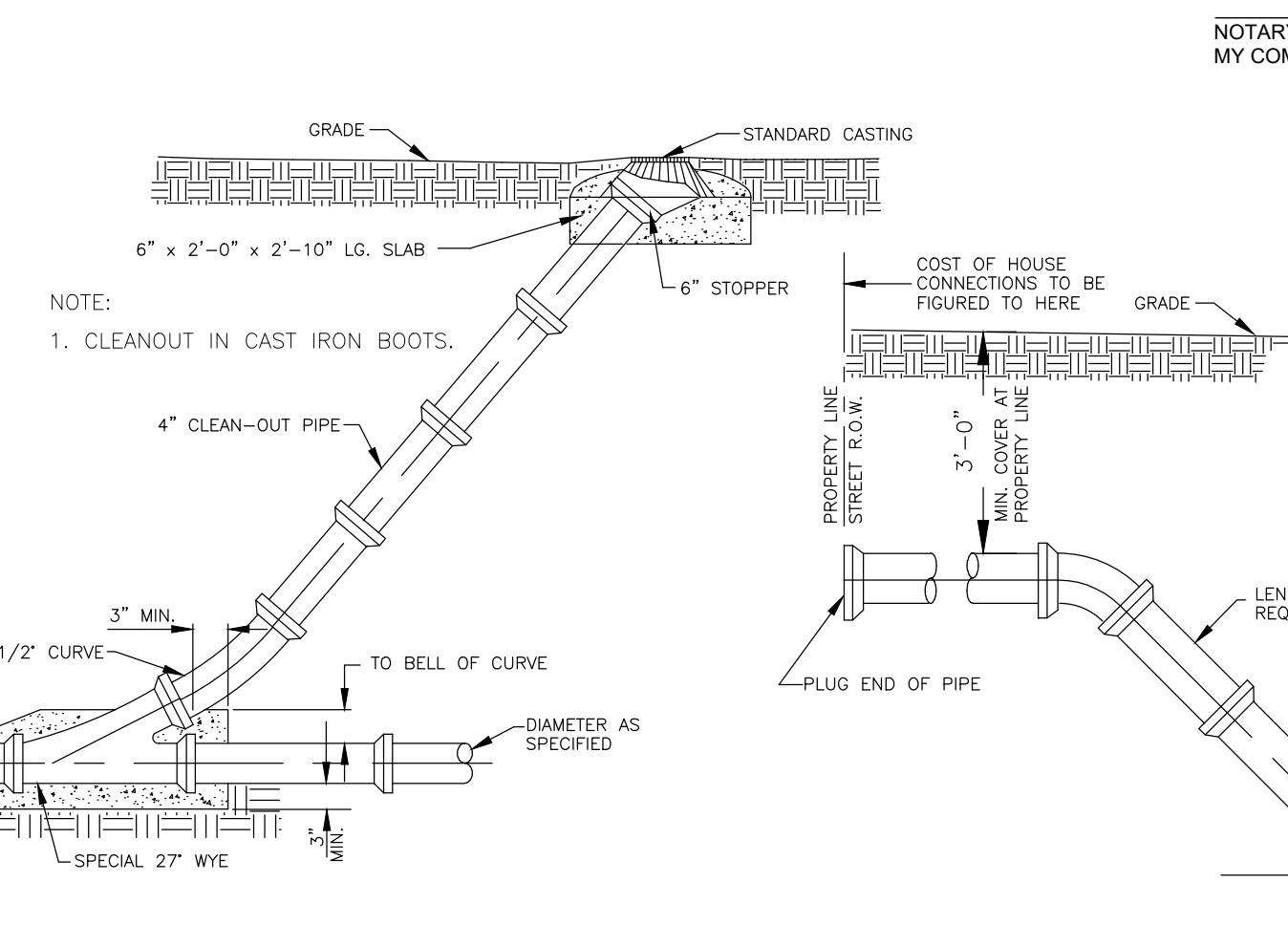
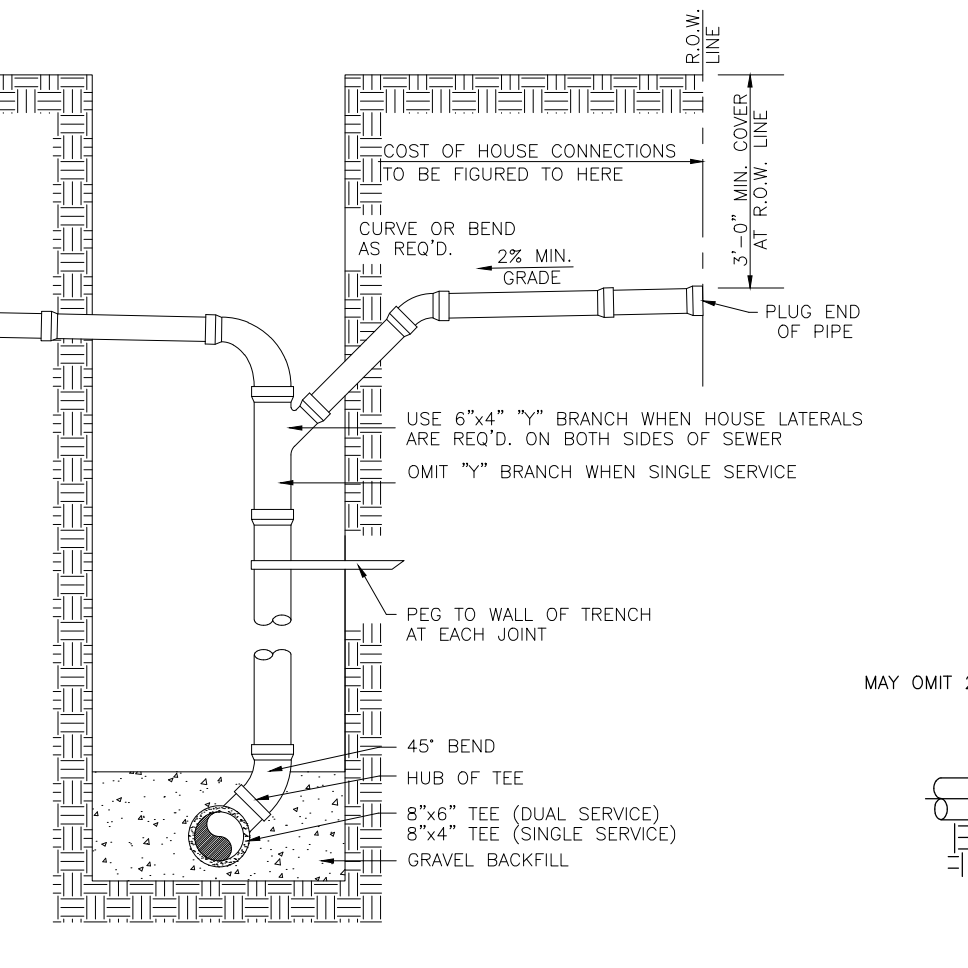
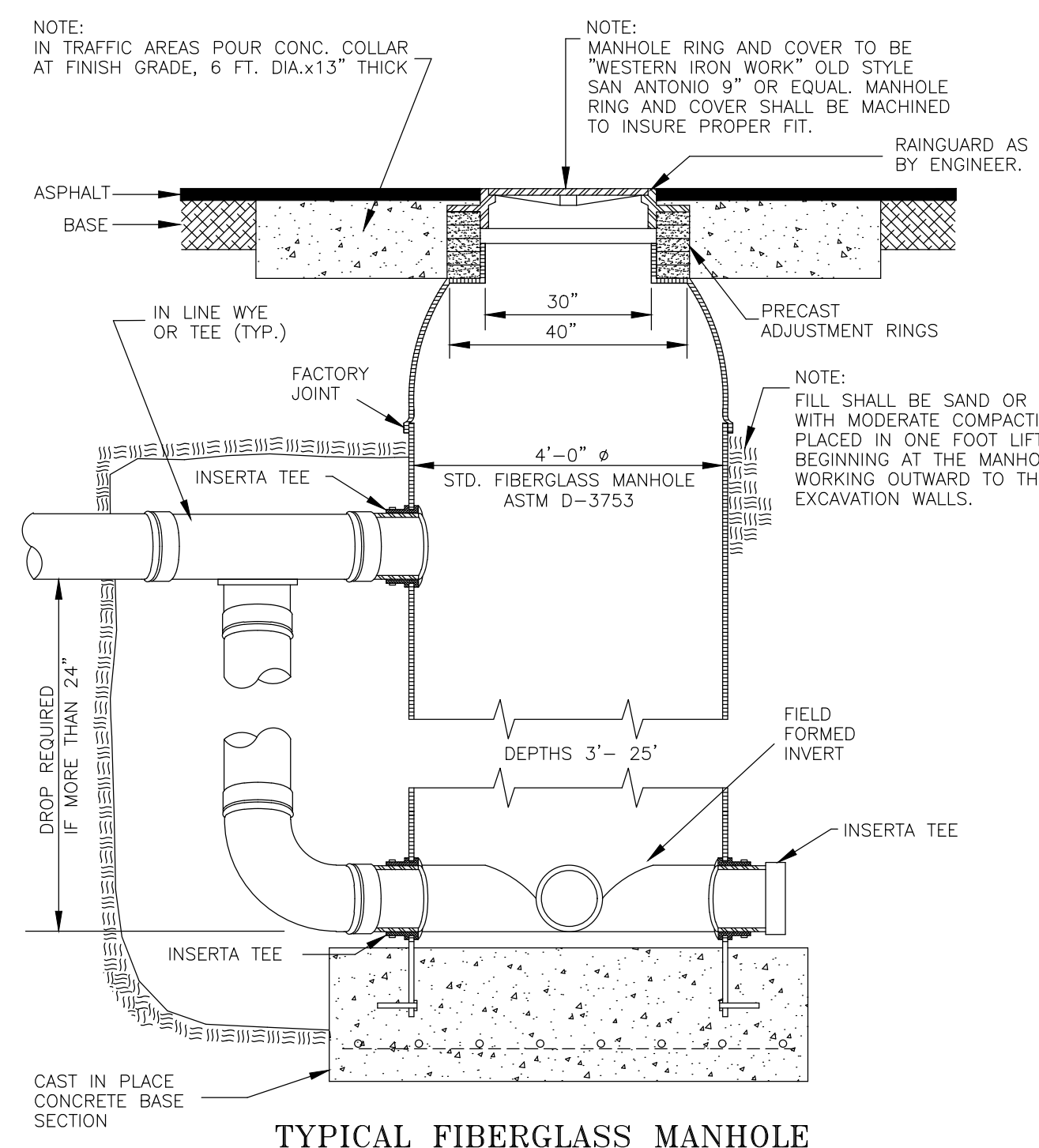
LOS PRADOS PHASE II SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MERCEDES. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MERCEDES HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. CIUDAD DE MERCEDES HA PRESENTADO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

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE CIUDAD DE MERCEDES CONSISTE DE UN CONDUCTO DE DRENAJE SANITARIO DE 12" QUE ESTA EN EL LADO NOROESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 9 NORTH ROAD Y BASELINE ROAD (P.M. 491). EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LOS PRADOS PHASE II SUBDIVISION CONSISTE DE CONDUCTOS DE DRENAJE DE 12" Y 8" ESTE CONDUCTO DE 12" SE CONECTA A LA CONDUCTO EXISTENTE CON UN ALCANTARILLA Y SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE MILE 9 NORTH ROAD Y SIGUE AL OESTE TRENANDO EN LA FRONTERA OESTE DE ESTA SUBDIVISION. OTRO CONDUCTO DE 12" SERA CONECTADO A UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 84 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE PASO FINO DRIVE LUEGO CRUSA AL ESTE EN INTERSECCION DE PASO FINO DRIVE Y SADDLEBRED LANE Y SIGUE AL NORTE TRENANDO EN CON UN TAPON DE 8" EN LA FRONTERA NORTE DE ESTA SUBDIVISION. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 58 LUEGO SIGUE AL OESTE TRENANDO CON UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 62. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 52 LUEGO SIGUE AL ESTE TRENANDO CON UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 46 PARA SERVIR ESTA SUBDIVISION.

DE LOS CONDUCTOS SANITARIO DE 12" Y 8", OCHENTA-CUATRO (84) LINEAS DE SERVICIO DE 4" SERAN EXTENDIDAS HA CADA LOTE. LAS LINEAS DE 12" Y 8" DE 4" Y DOSE (12) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$212,613.00 O \$3,937.28 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$31,390.74, O \$581.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$244,003.74 O \$4,518.59 POR LOTE.



PIPE BEDDING DETAILS

UNPAVED BACKFILL: 90% STANDARD PROCTOR EARTHEN BACKFILL. WHERE PLASTICITY IS LESS THAN 20 AND SANDY MATERIAL, WATER JETTING, ALLOWED. WHERE PLASTICITY IS GREATER THAN 20 MECHANICAL TAMP BACKFILL IN 6" LAYERS.

PAVED BACKFILL: PROPOSED H.M.A.C. ASP. T.Y. D. CLASS 1, (THICKNESS AS SPECIFIED). PROP. COMPACTED CALICHE BASE COMPACTED TO 95% PROCTOR (THICKNESS AS SPECIFIED). 12" PROP. LINE. GRAVEL, CRUSHED STONE (3/4" MAX. SIZE), OR SAND (IF NO WATER PRESENT) TO BELL OF PROPOSED LINE & APPURTENANCES TO INSURE PROPER PACKING BELOW HAUNCH OF PIPE.

NOTE: 1. SAND FILL OVER SEWER LINE UNDER PAVING.



ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

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

SUBDIVIDER STATEMENT:

1. I, VALLEY AFFORDABLE HOUSING, LLC, SUBDIVIDER(S) OF LOS PRADOS PHASE II SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

VALLEY AFFORDABLE HOUSING, LLC  
 NICK RHODES, MANAGER  
 2005, 10TH STREET SUITE 1700  
 McALLEN, TEXAS 78571

STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

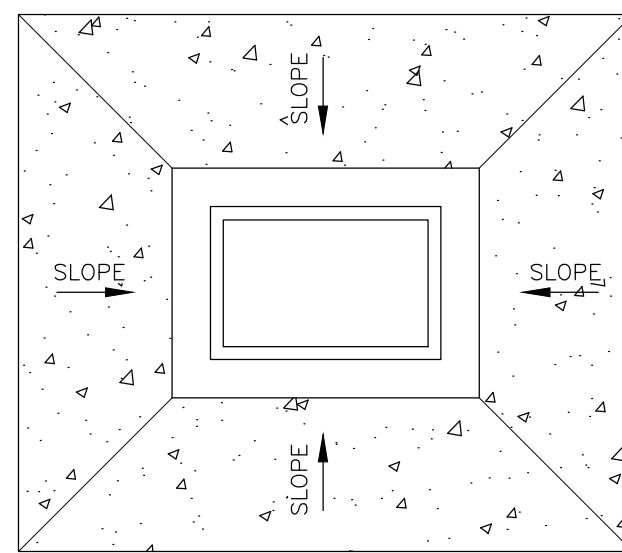
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

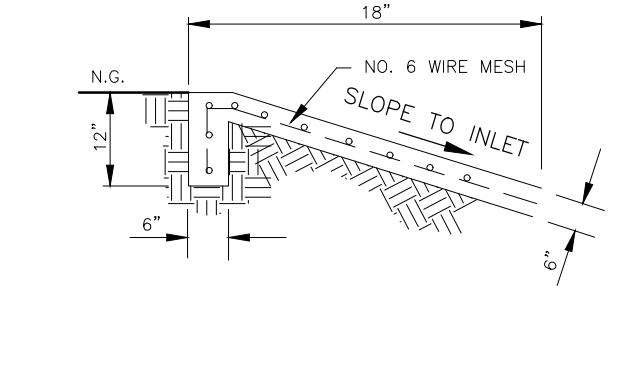
MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:

PLAT OF  
LOS PRADOS PHASE II SUBDIVISION

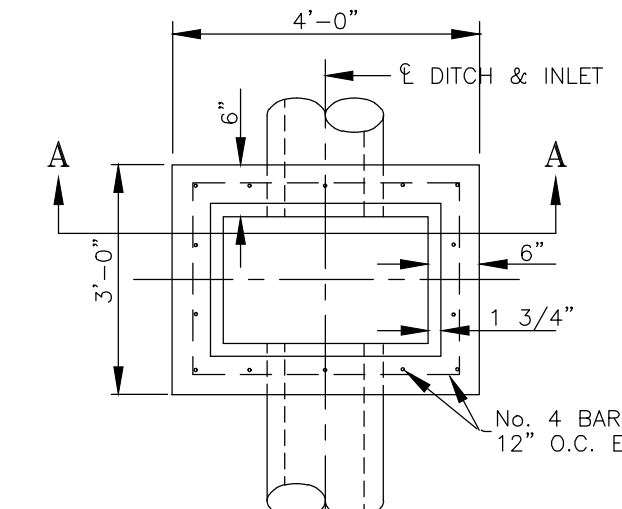
BEING A RESUBDIVISION OF 16.238 ACRES  
OUT OF LOTS 15 AND 16, BLOCK 82,  
CAPISALLO DISTRICT SUBDIVISION  
RECORDED IN VOLUME "P", PAGE 227,  
HIDALGO COUNTY DEED RECORDS  
CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS



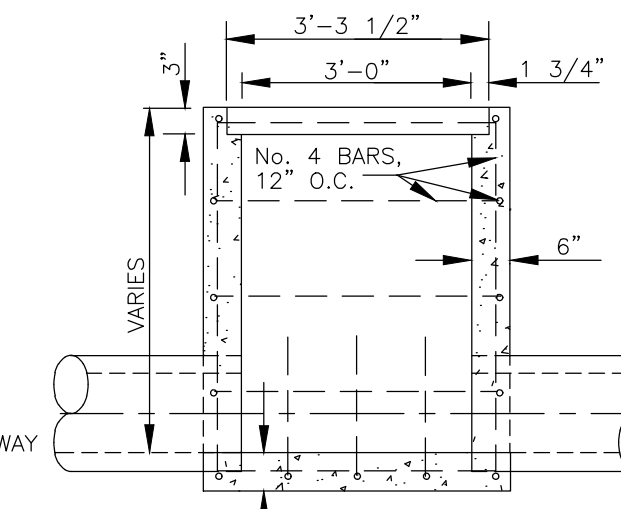
TOP VIEW OF CONCRETE APRON



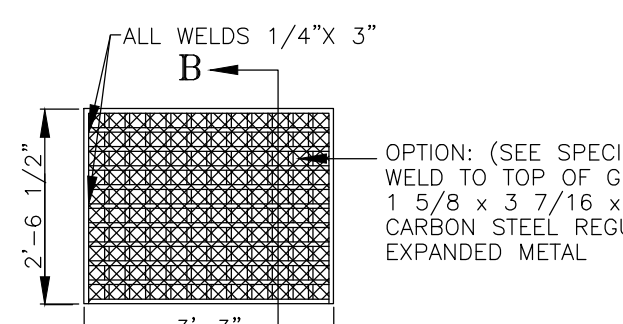
SECTION VIEW OF CONCRETE APRON



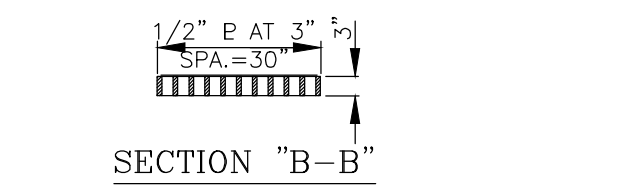
TOP VIEW OF INLET



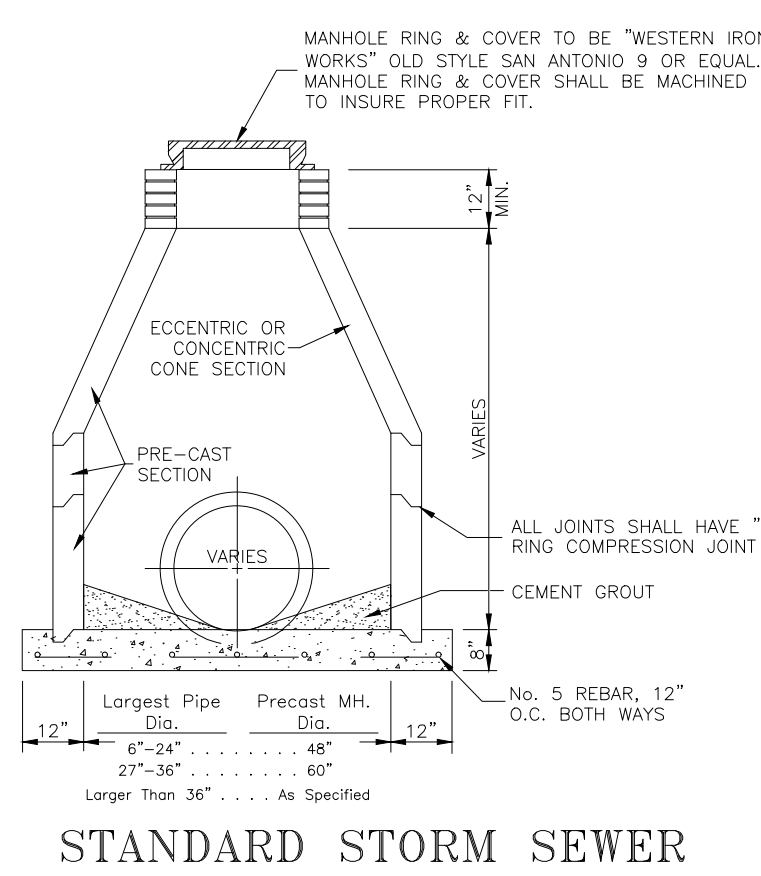
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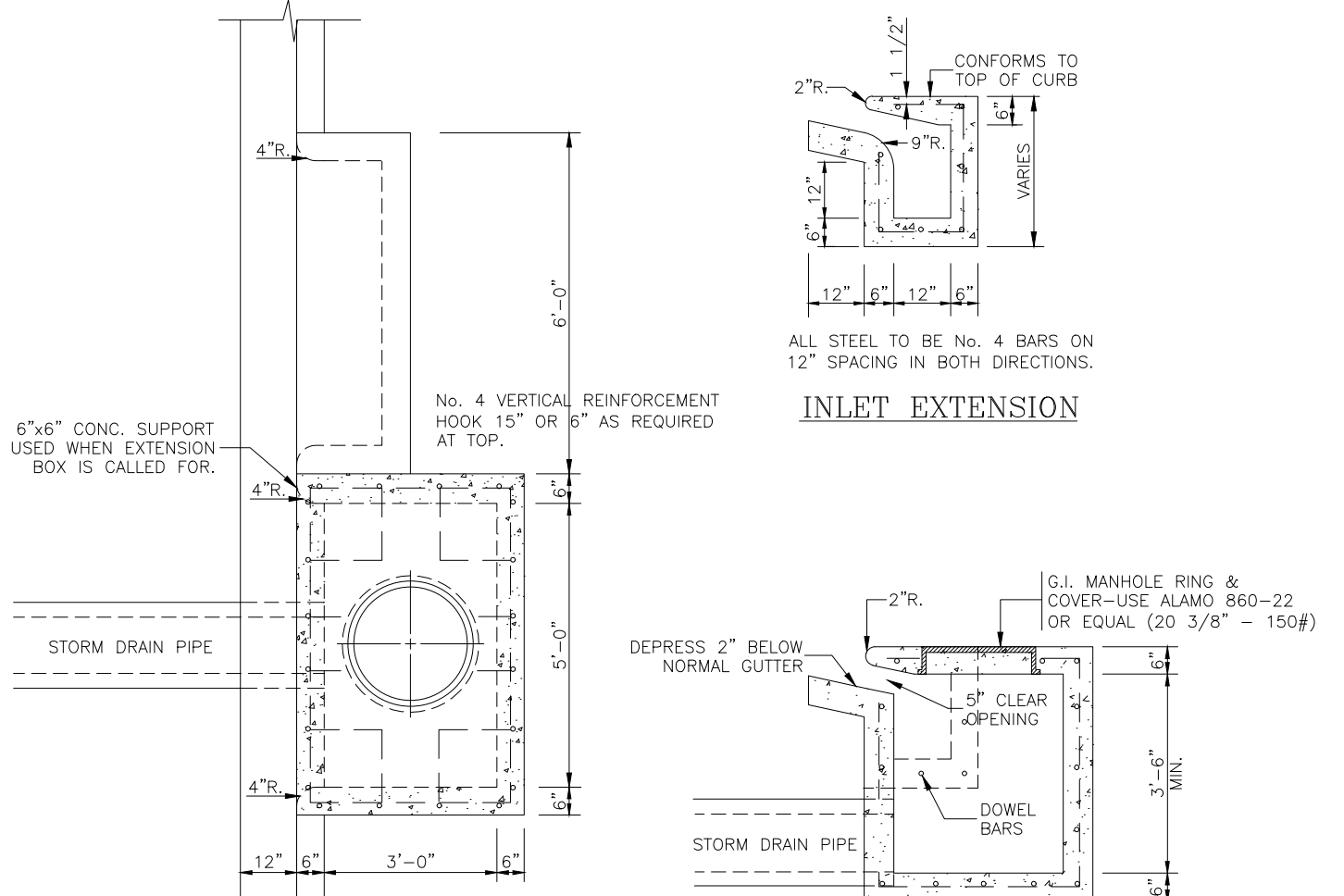
TOP VIEW OF GRATE



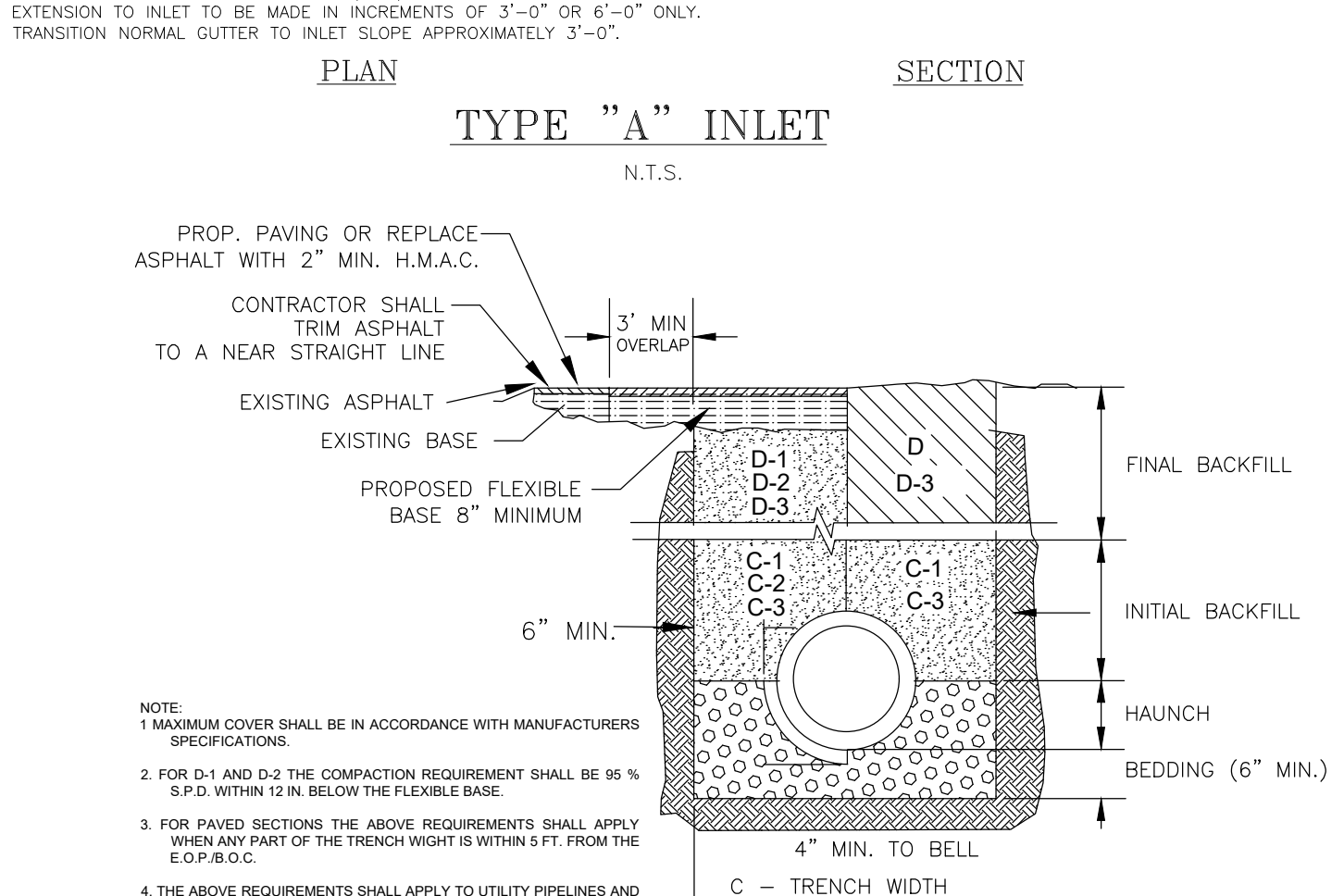
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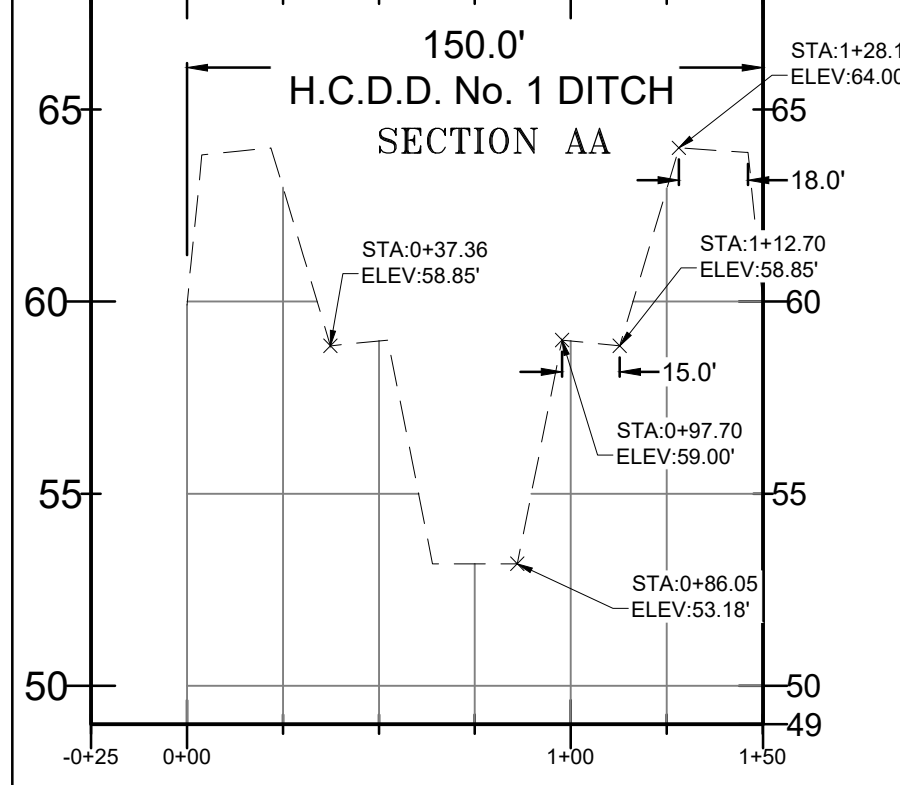
STANDARD STORM SEWER  
N.T.S.



TYPE "A" INLET  
N.T.S.

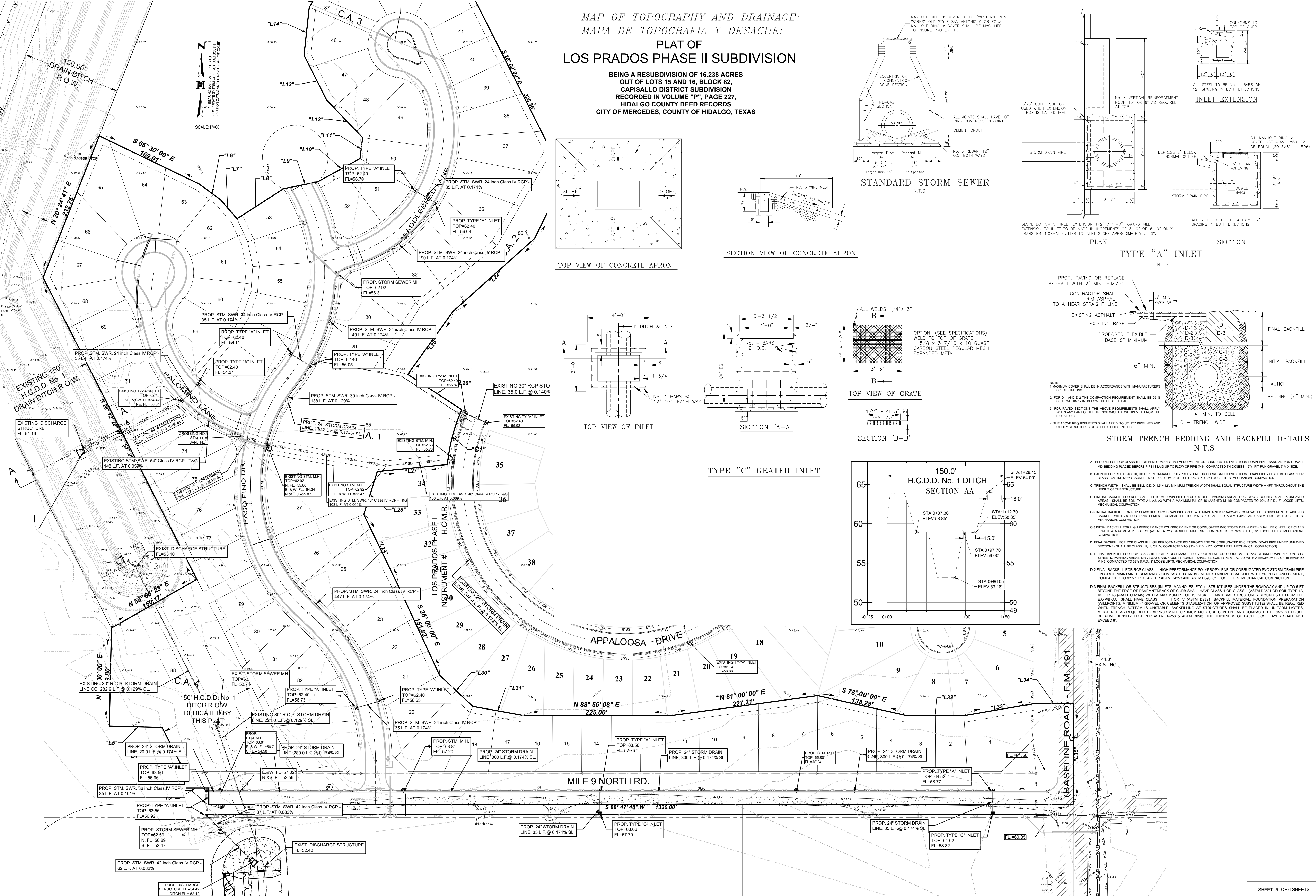


STORM TRENCH BEDDING AND BACKFILL DETAILS  
N.T.S.



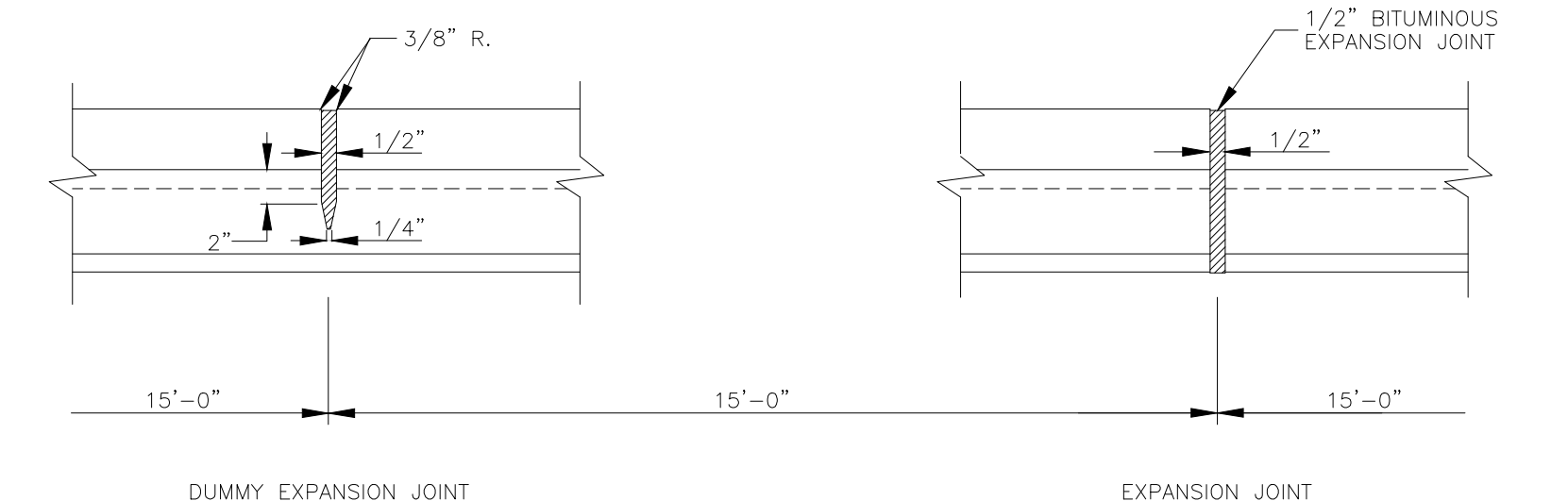
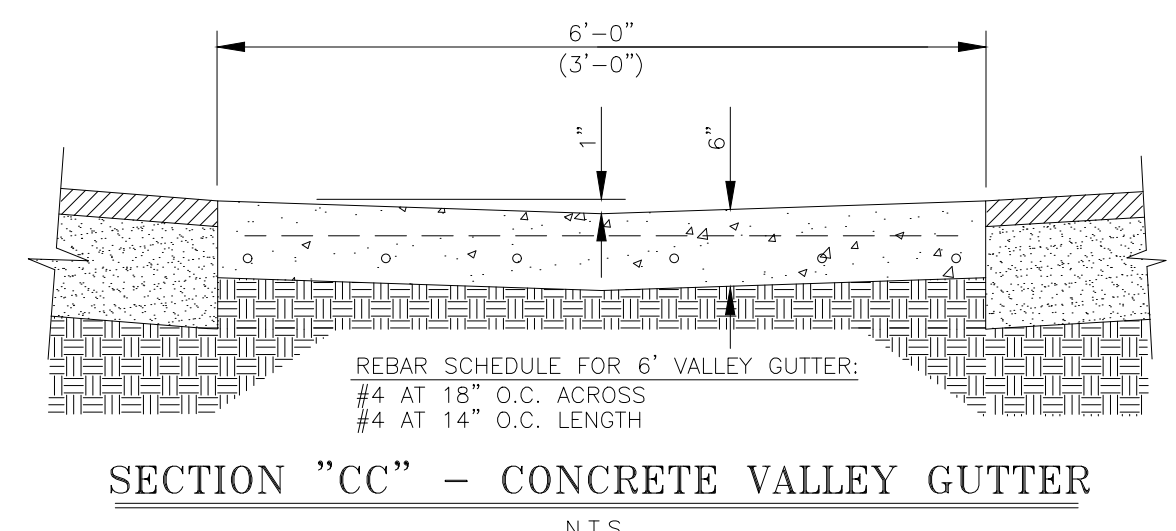
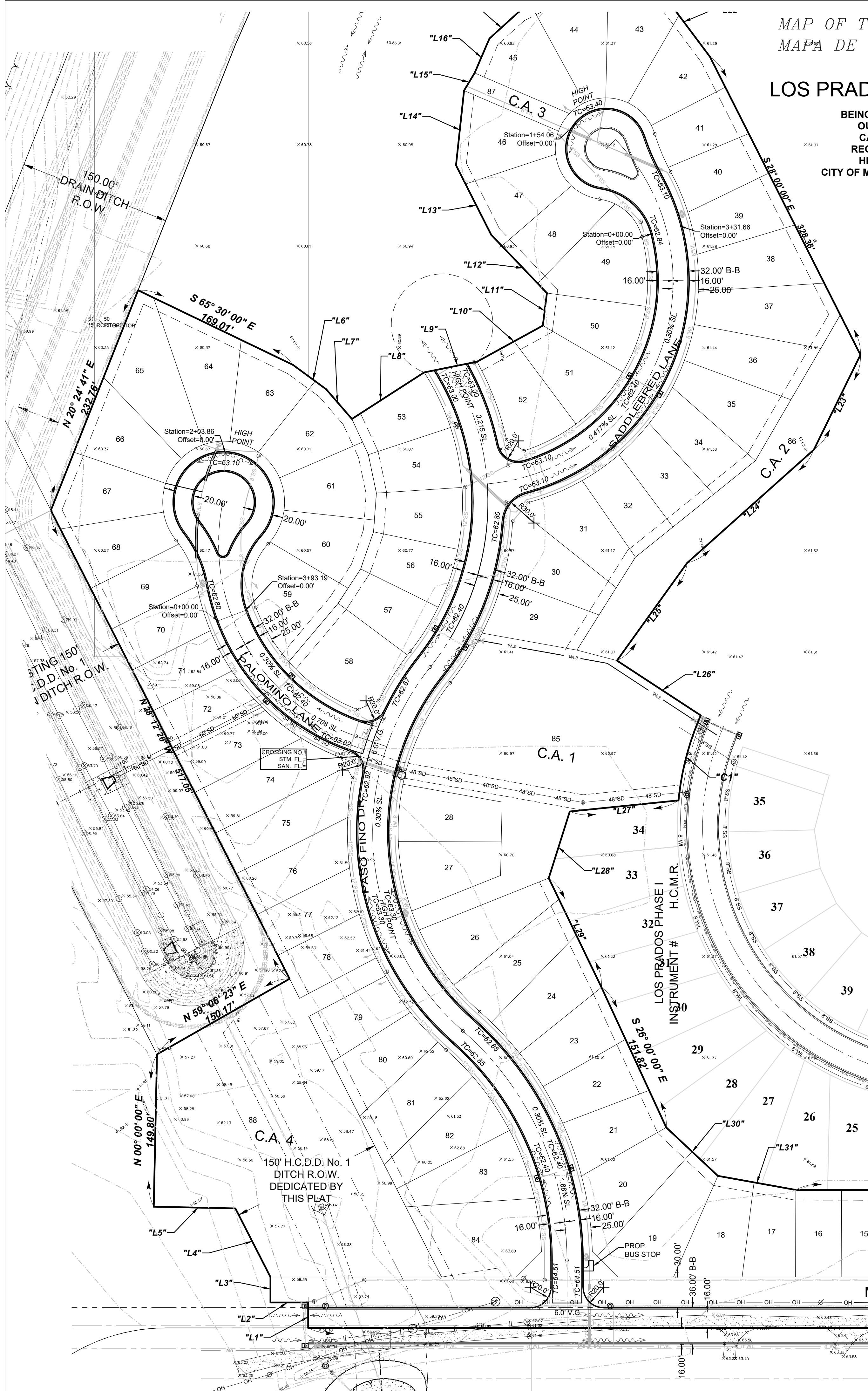
H.C.D.D. No. 1 DITCH  
SECTION AA

- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - FIT AND RAIN GRAVEL 2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P1 OF 19 (ASHFORD M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P1 OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P1 OF 19 (ASHFORD M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHFORD M145) WITH A MAXIMUM P1 OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P.B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPLOTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".

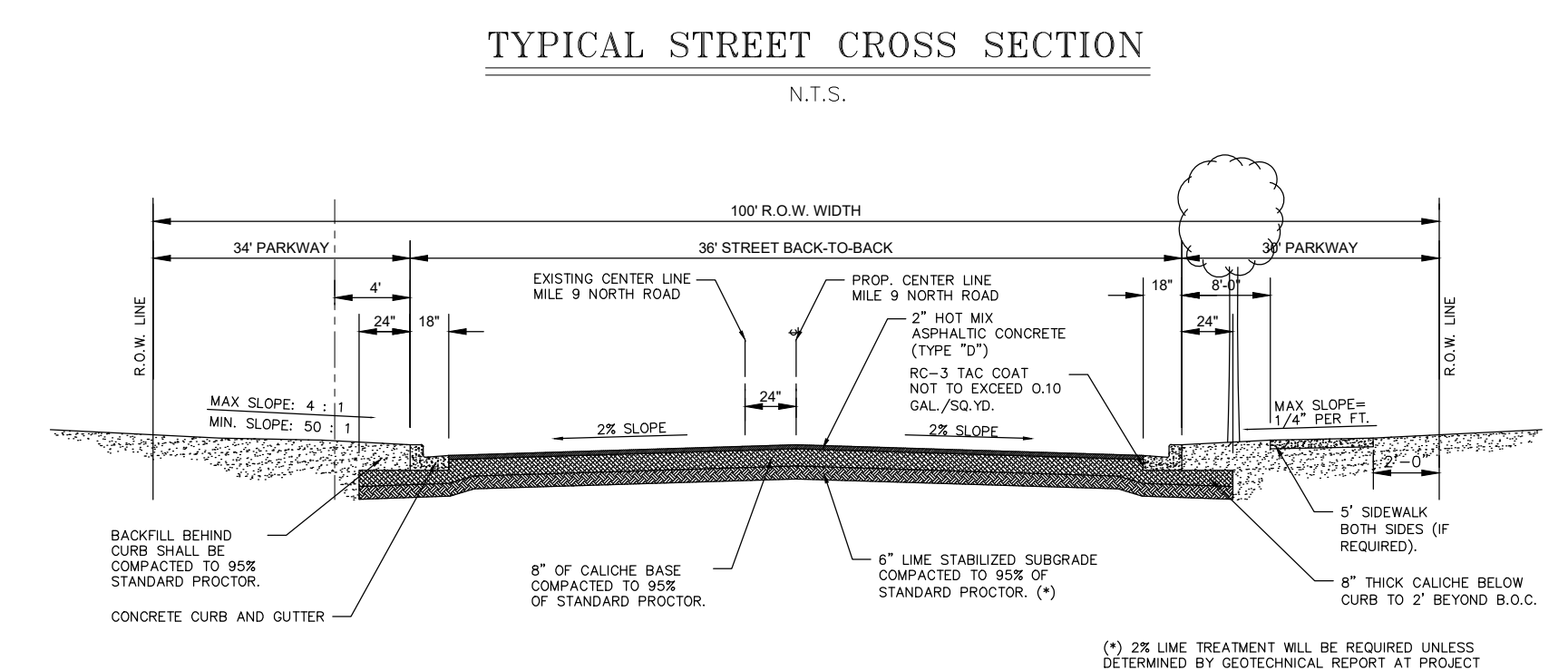
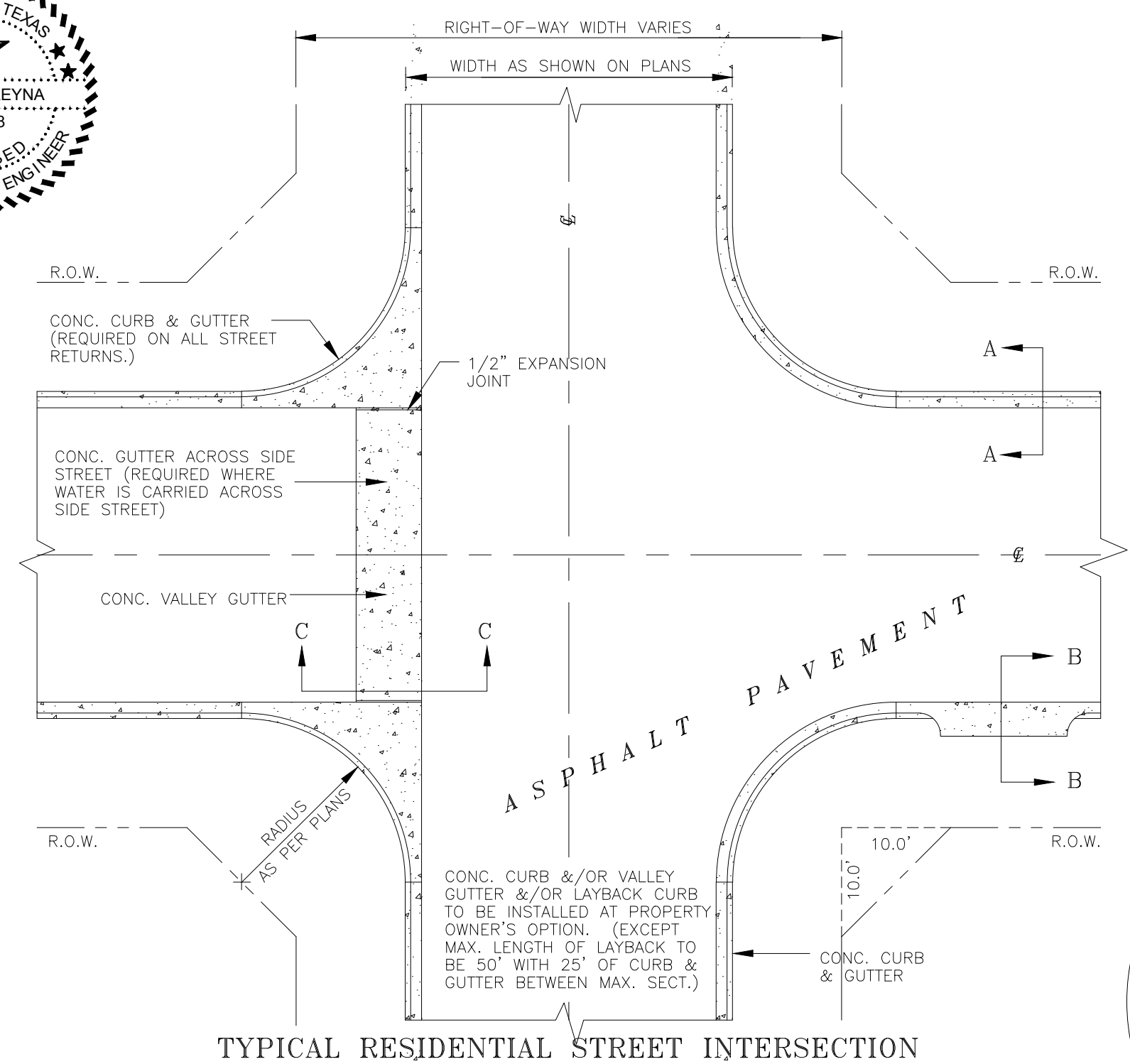
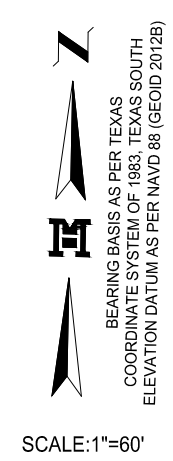
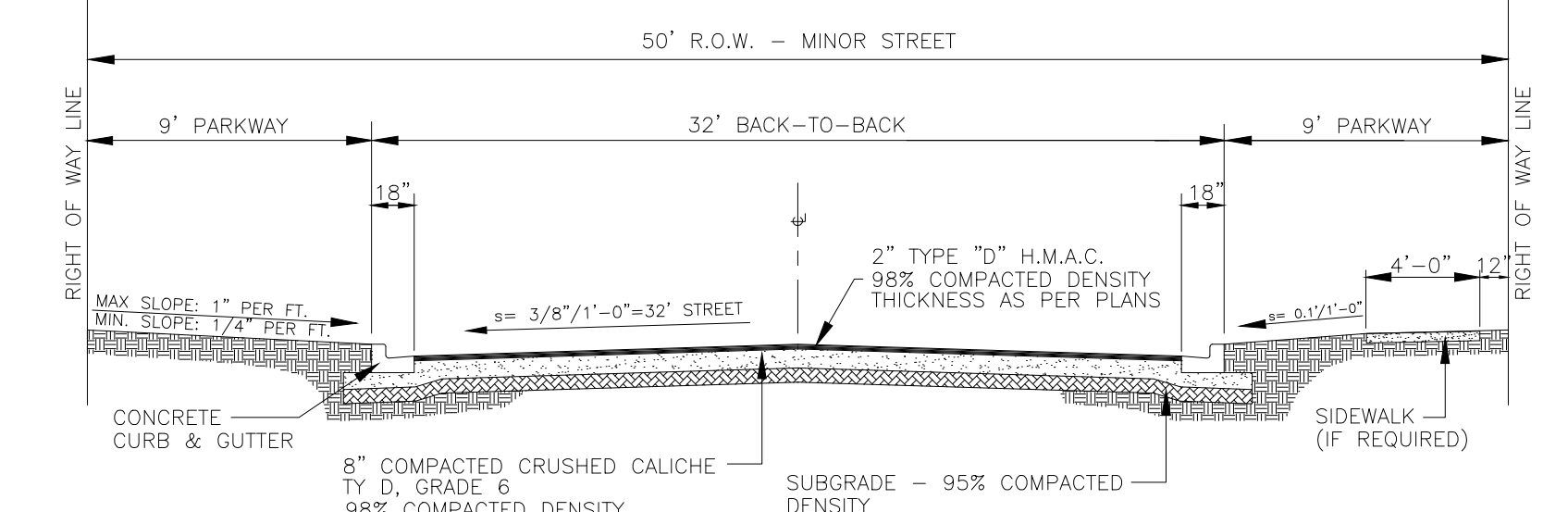
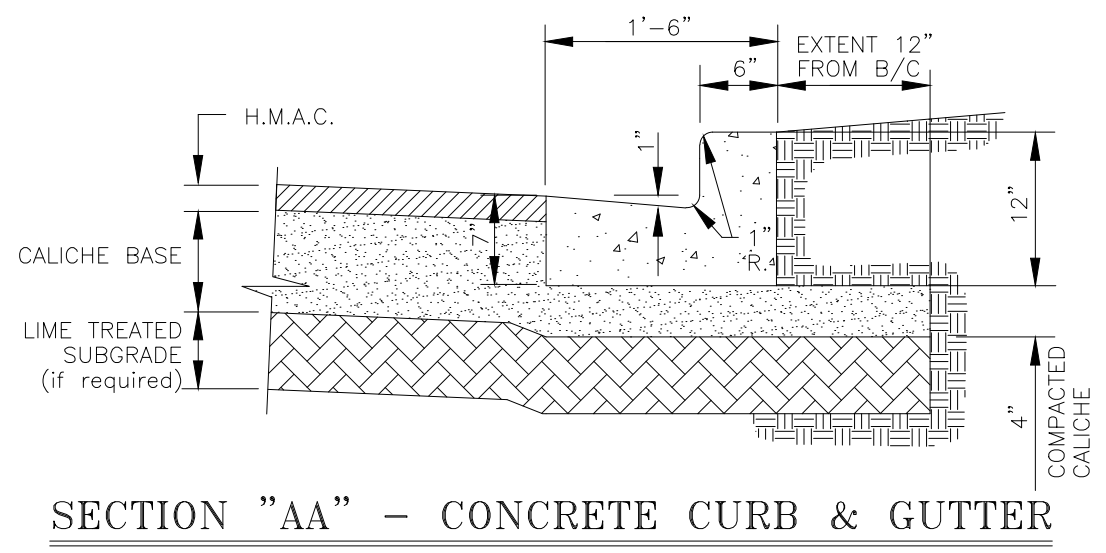


MAP OF TOPOGRAPHY AND STREETS:  
 MAPA DE TOPOGRAFIA Y CALLES:  
**PLAT OF  
 LOS PRADOS PHASE II SUBDIVISION**

BEING A RESUBDIVISION OF 16.238 ACRES  
 OUT OF LOTS 15 AND 16, BLOCK 82,  
 CAPITALLO DISTRICT SUBDIVISION  
 RECORDED IN VOLUME "P", PAGE 227,  
 HIDALGO COUNTY DEED RECORDS  
 CITY OF MERCEDES, COUNTY OF HIDALGO, TEXAS



- GENERAL NOTES:
- ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
  - 1/2" EXPANSION JOINTS REQUIRED AT 70' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.



Retained on Sieve	Percent Required
75	5
100	20 - 60
150	35 - 55
200	10 - 50
250	10 - 50
300	10 - 50
425	10 - 50
600	10 - 50
750	10 - 50
1000	10 - 50
1500	10 - 50
2000	10 - 50
2500	10 - 50
3000	10 - 50
4000	10 - 50
5000	10 - 50
6000	10 - 50
7500	10 - 50
10000	10 - 50
15000	10 - 50
20000	10 - 50
25000	10 - 50
30000	10 - 50
40000	10 - 50
50000	10 - 50
60000	10 - 50
75000	10 - 50
100000	10 - 50
150000	10 - 50
200000	10 - 50
250000	10 - 50
300000	10 - 50
400000	10 - 50
500000	10 - 50
600000	10 - 50
750000	10 - 50
1000000	10 - 50
1500000	10 - 50
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