



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 I 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: 55 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

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

SUBDIVISION LIES WITHIN THE: ETJ OF MERCEDES

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

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

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

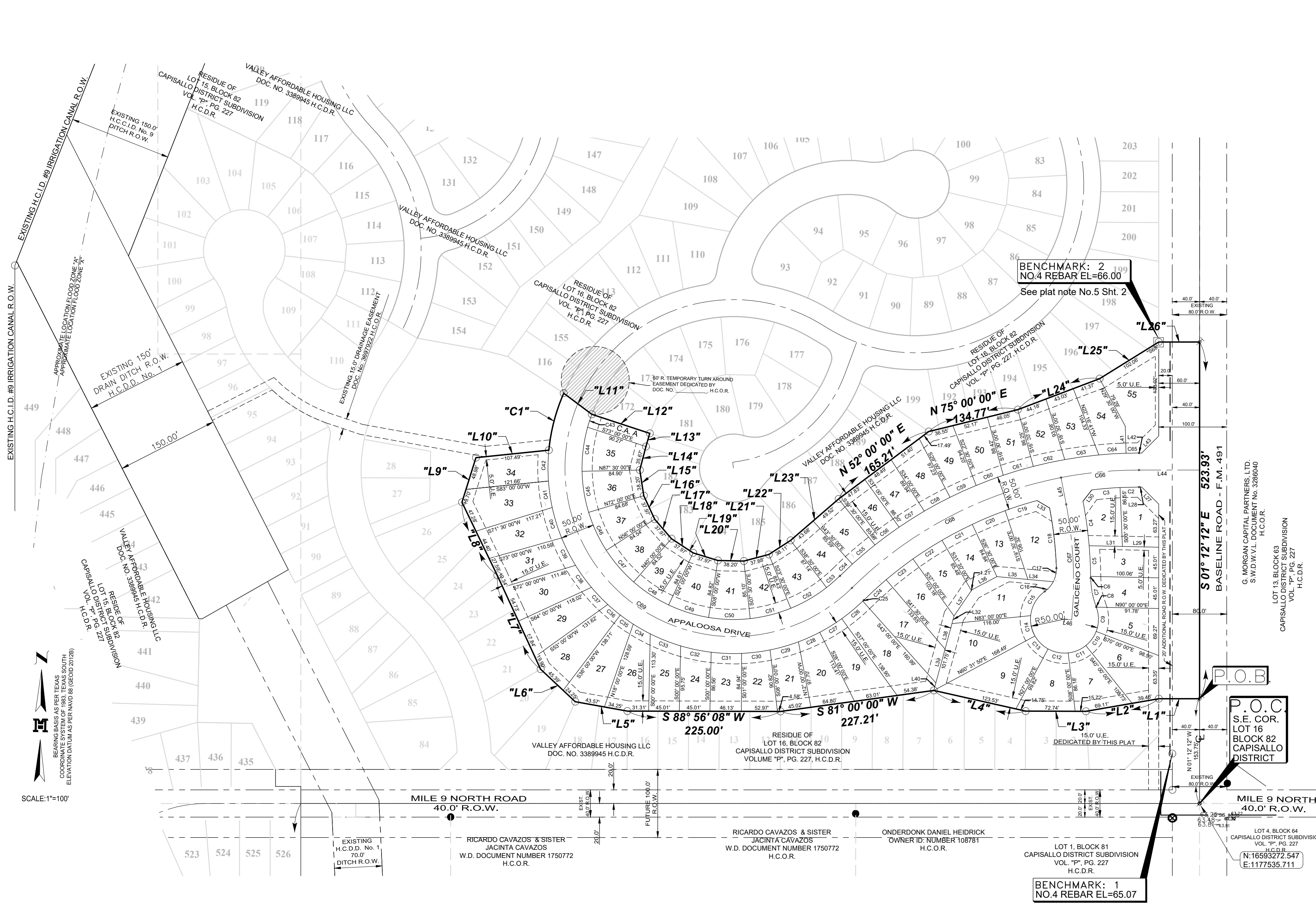
WATER SERVICE PROVIDER: CITY OF MERCEDES. LINE SIZE: 12" LOCATION: BASELINE ROAD.

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.*



Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	86.85	272.50	018° 15' 39"	N13° 27' 25"E	86.48	43.80
C2	27.83	575.00	002° 46' 24"	S87° 24' 36"W	27.83	13.92
C3	41.79	566.47	004° 16' 20"	S83° 54' 39"W	41.78	20.91
C4	65.72	615.00	006° 07' 20"	N9° 07' 06"W	65.68	32.89
C5	45.12	615.00	004° 12' 12"	N3° 57' 20"W	45.11	22.57
C6	23.44	615.00	000° 13' 04"	N1° 44' 42"W	23.44	11.7
C7	43.48	120.00	020° 45' 34"	S12° 00' 57"E	43.24	21.98
C8	0.40	50.00	000° 27' 23"	N22° 10' 01"W	0.40	0.20
C9	36.37	50.00	041° 40' 45"	N1° 05' 58"W	35.58	19.03
C10	26.17	50.00	029° 59' 16"	N34° 44' 02"E	25.87	13.39
C11	28.46	50.00	032° 36' 41"	N66° 02' 00"E	28.08	14.63
C12	30.82	50.00	035° 19' 10"	S80° 00' 04"E	30.34	15.92
C13	27.40	50.00	031° 23' 47"	S46° 38' 36"E	27.06	14.05
C14	31.27	50.00	035° 50' 17"	S13° 01' 34"E	30.77	16.17
C15	42.57	50.00	048° 47' 06"	S29° 17' 08"W	41.30	22.67
C16	19.02	40.00	027° 14' 47"	N40° 03' 17"E	18.84	9.89
C17	20.64	40.00	029° 34' 06"	N11° 38' 50"E	20.41	10.56
C18	89.12	565.00	005° 02' 16"	N7° 39' 21"W	89.03	44.65
C19	49.19	566.40	004° 59' 34"	S71° 19' 12"W	49.18	24.81
C20	52.32	575.00	005° 12' 47"	S66° 11' 37"W	52.30	26.18
C21	50.24	575.00	005° 00' 21"	S61° 05' 03"W	50.22	25.13
C22	50.77	575.00	005° 03' 31"	S56° 03' 06"W	50.75	25.40
C23	49.75	575.00	004° 57' 28"	S51° 02' 37"W	49.74	24.89
C24	44.42	575.00	004° 25' 34"	S46° 21' 06"W	44.41	22.22
C25	2.19	272.50	000° 27' 36"	N44° 22' 06"E	2.19	1.09
C26	40.28	272.50	008° 28' 08"	N48° 49' 58"E	40.24	20.18
C27	38.02	272.50	007° 59' 38"	N57° 03' 51"E	37.99	19.04
C28	34.40	272.50	007° 14' 00"	N64° 40' 40"E	34.38	17.22
C29	43.34	272.50	009° 06' 46"	N72° 51' 03"E	43.29	21.72
C30	42.27	272.50	008° 53' 16"	N81° 51' 04"E	42.23	21.18
C31	44.70	272.50	009° 23' 51"	S89° 00' 23"E	44.65	22.40
C32	45.82	272.50	009° 38' 04"	S79° 29' 29"E	45.77	22.97
C33	48.07	272.50	010° 06' 24"	S69° 37' 11"E	48.01	24.10
C34	28.90	272.50	006° 04' 39"	S61° 31' 40"E	28.89	14.47
C35	23.22	272.50	004° 52' 53"	S56° 02' 54"E	23.21	11.61

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C36	24.27	272.50	003° 09' 12"	S51° 03' 22"E	24.26	12.14
C37	34.61	272.50	007° 16' 38"	S44° 51' 57"E	34.59	17.33
C38	39.99	272.50	008° 24' 29"	S37° 01' 24"E	39.95	20.03
C39	45.22	272.50	009° 30' 29"	S28° 03' 54"E	45.17	22.66
C40	46.87	272.50	009° 51' 16"	S18° 23' 02"E	46.81	23.49
C41	39.23	272.50	008° 14' 53"	S9° 19' 57"E	39.19	19.65
C42	45.35	272.50	009° 32' 06"	S0° 26' 28"E	45.30	22.73
C43	20.01	222.50	005° 09' 07"	S17° 00' 00"W	20.00	10.01
C44	65.37	222.50	016° 50' 07"	S6° 00' 26"W	65.14	32.92
C45	61.26	222.50	015° 46' 27"	S10° 17' 47"E	61.06	30.82
C46	61.72	222.50	015° 53' 39"	S26° 07' 50"E	61.52	31.06
C47	61.70	222.50	015° 53' 17"	S42° 01' 18"E	61.50	31.05
C48	61.71	222.50	015° 53' 27"	S57° 54' 40"E	61.51	31.05
C49	61.75	222.50	015° 54' 07"	S73° 48' 26"E	61.55	31.08
C50	61.30	222.50	015° 47' 10"	S89° 39' 05"E	61.11	30.85
C51	61.81	222.50	015° 54' 59"	N14° 29' 51"E	61.61	31.10
C52	60.77	222.50	015° 39' 00"	N38° 42' 51"E	60.59	30.58
C53	26.22	222.50	006° 43' 03"	N47° 30' 50"E	26.20	13.12
C54	25.07	625.00	002° 17' 53"	S45° 17' 15"W	25.07	12.54
C55	43.54	625.00	003° 59' 29"	S48° 25' 56"W	43.53	21.78
C56	44.09	625.00	004° 02' 29"	S52° 26' 55"W	44.08	22.05
C57	43.86	625.00	004° 01' 16"	S56° 28' 48"W	43.85	21.94
C58	42.94	625.00	003° 56' 11"	S60° 27' 31"W	42.93	21.48
C59	42.16	625.00	003° 51' 52"	S64° 21' 32"W	42.15	21.09
C60	42.50	625.00	003° 53' 49"	S68° 14' 21"W	42.49	21.26
C61	46.05	625.00	004° 13' 18"	S72° 17' 52"W	46.04	23.04
C62	47.31	625.00	004° 20' 13"	S76° 34' 38"W	47.30	23.67
C63	50.54	625.00	004° 38' 00"	S81° 03' 45"W	50.53	25.29
C64	40.04	625.00	003° 40' 13"	S85° 12' 52"W	40.03	20.03
C65	19.06	625.00	001° 44' 49"	S87° 55' 23"W	19.06	9.53
C66	115.39	600.00	011° 00' 54"	S83° 17' 21"W	115.17	57.86
C67	170.46	590.00	016° 33' 14"	N3° 56' 29"W	169.87	85.83
C68	352.31	600.00	033° 36' 36"	S60° 57' 36"W	347.27	181.40
C69	678.63	247.50	157° 06' 01"	S57° 18' 41"E	485.15	1,221.98

Line #	Length	Direction
L1	60.00	S88° 47' 48"W
L2	108.57	S79° 00' 00"W
L3	88.46	S89° 00' 00"W
L4	138.28	N78° 30' 00"W
L5	77.81	N81° 00' 00"E
L6	69.63	N48° 00' 00"W
L7	151.82	N26° 00' 00"E
L8	119.27	N27° 00' 00"W
L9	68.68	N16° 15' 34"E
L10	107.49	N83° 00' 00"E
L11	51.65	S54° 19' 55"E
L12	89.56	S73° 00' 00"E
L13	20.01	S14° 08' 06"W
L14	35.67	S13° 30' 00"W
L15	38.20	S10° 00' 00"E
L16	37.97	S26° 00' 00"E
L17	37.97	S42° 00' 00"E
L18	37.97	S58° 00' 00"E
L19	37.97	S74° 00' 00"E
L20	38.20	N90° 00' 00"E
L21	37.88	N74° 00' 00"E
L22	38.11	N66° 00' 00"E
L23	93.20	N46° 00' 00"E

Line #	Length	Direction
L24	128.59	N88° 00' 00"E
L25	102.06	N57° 00' 00"E
L26	60.00	N88° 47' 48"E
L27	35.36	S46° 12' 12"E
L28	53.26	N90° 00' 00"E
L29	21.21	N36° 16' 06"E
L30	48.97	N90° 00' 00"E
L31	11.82	S14° 00' 00"W
L32	37.44	N80° 47' 17"E
L33	45.69	N86° 00' 00"W
L34	45.19	S33° 05' 41"W
L35	50.47	S14° 00' 00"W
L36	51.38	S14° 00' 00"W
L37	11.52	S14° 00' 00"W
L38	39.74	N02° 57' 01"W
L39	3.90	N88° 47' 48"E
L40	41.72	S61° 00' 00"W
L41	45.19	S33° 05' 41"W
L42	50.47	S14° 00' 00"W
L43	51.38	S14° 00' 00"W
L44	11.52	S14° 00' 00"W
L45	10.82	N85° 39' 52"W

Lot #	SQ. FT.	Area
1	4504.07	0.103
2	4281.12	0.098
3	4539.08	0.104
4	4383.92	0.101
5	4734.74	0.109
6	6468.66	0.148
7	5169.51	0.119
8	5226.74	0.120
9	8085.01	0.186
10	7945.76	0.182
11	6313.15	0.145
12	6196.11	0.142
13	4459.54	0.102
14	3983.46	0.091
15	4377.87	0.101
16	5361.79	0.123
17	6594.52	0.151
18	7482.02	0.171
19	5993.27	0.138
20	5096.29	0.117
21	4346.22	0.100
22	4144.00	0.095
23	3863.85	0.089
24	4072.51	0.093
25	4669.59	0.107
26	5602.65	0.129
27	6083.14	0.140
28	6063.32	0.139
29	5655.40	0.130
30	5314.97	0.122

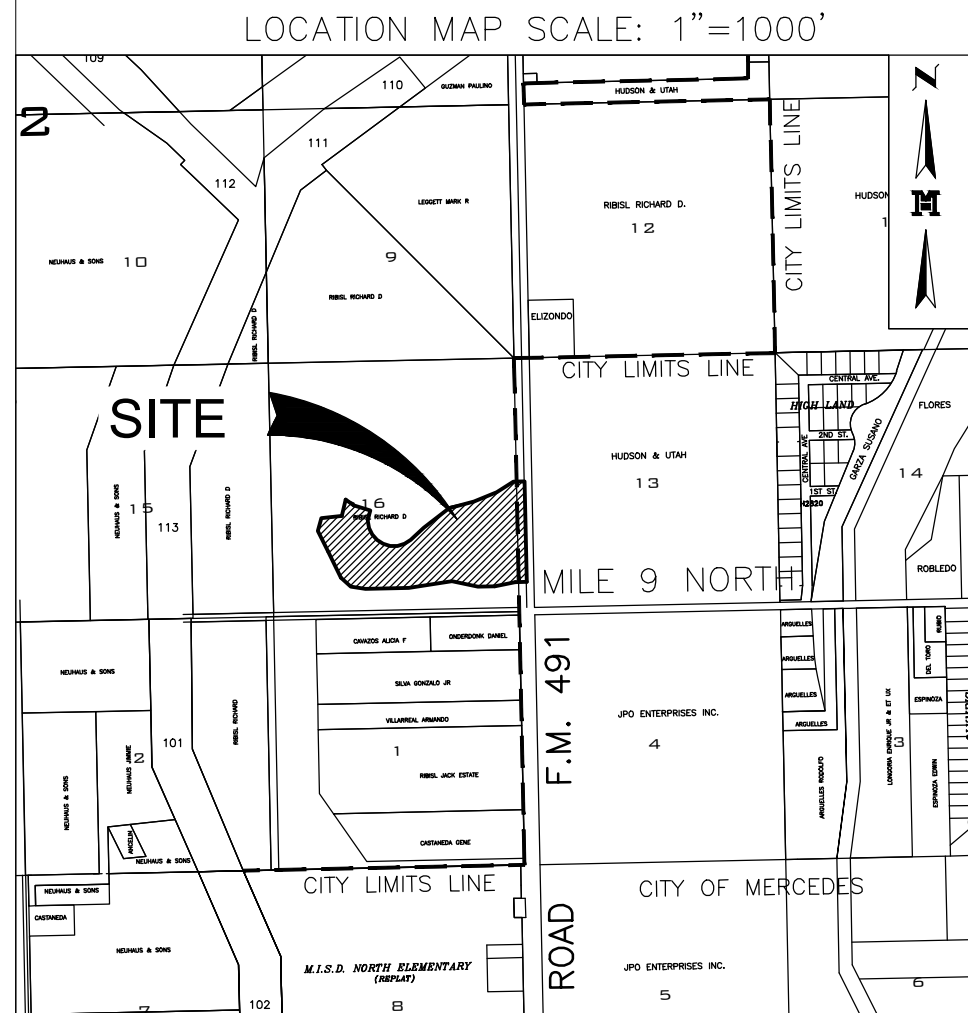
Lot #	SQ. FT.	Area
31	5004.60	0.115
32	5130.04	0.118
33	6372.06	0.146
34	5127.40	0.118
35	4445.65	0.102
36	4255.50	0.098
37	4256.13	0.098
38	4251.00	0.098
39	4253.27	0.098
40	4262.76	0.098
41	4265.89	0.098
42	4288.22	0.098
43	4303.19	0.099
44	4110.59	0.094
45	3977.61	0.091
46	3946.01	0.091
47	4052.64	0.093
48	4382.04	0.101
49	4660.89	0.107
50	4296.58	0.099
51	4007.19	0.092
52	4075.22	0.094
53	4546.53	0.104
54	5090.22	0.117
55	8880.74	0.199
C.A.A	1801.39	0.041



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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LOS PRADOS PHASE I SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY AT THE NORTHWEST CORNER OF MILE 9 ROAD (CLARK RD.) AND F.M. 491 (BASELINE ROAD). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES WITH A POPULATION OF 16,598 ACCORDING TO THE 2020 CENSUS. LOS PRADOS PHASE I SUBDIVISION FALLS IN THE 1 MILE E.T.J. UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

- SHEET INDEX TO LOS PRADOS PHASE I SUBDIVISION**
- SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT, LOT TABLE, LINE TABLE, CURVE TABLE.
 - SHEET 2: DESCRIPTION (METES AND BOUNDS); OWNERS DEDICATION, ENGINEERING CERTIFICATION, SURVEYOR'S CERTIFICATION, CERTIFICATION, ATTESTATION, REVISION NOTES, PLAT NOTES AND RESTRICTIONS; CITY, PLANNING & ZONING CERTIFICATION, MAYOR CERTIFICATION, APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.I.D. NO. 9, H.C.D. NO. 1.
 - SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS.
 - SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDERS CERTIFICATION, SEWER DETAILS.
 - SHEET 5: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, DRAIN DITCH CROSS SECTION.
 - SHEET 6: STREET LAYOUT, STREET & STORM DRAINAGE CONSTRUCTION DETAILS.



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

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
VALLEY AFFORDABLE HOUSING, LLC	200 S. 10TH ST., STE 1700	MCALLEN TEXAS 78501	C/O(956) 381-0981	C/O(956) 381-1839
OWNER: NICK RHODES				
ENGINEER: MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY:	R. DE JESUS	DATE:	10/28/2025
REVISED BY:	CIRO H.J.	DATE:	
SURVEYED, CHECKED		DATE:	
FINAL CHECK		DATE:	

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 _____

- THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
DATED THIS _____ DAY OF _____, 20____.
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID#9.
 - IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
 - HCCID#9 WILL NOT BE RESPONSIBLE FOR THE 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

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: 25 FEET OR 1/2 THE R.O.W. NOT TO EXCEED 50 FEET REAR: 15 FEET OR GREATER FOR EASEMENTS INTERIOR SIDES: 6 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 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 PERMITTED ON INTERNAL LOTS 1 THROUGH 55 AND LOT 114-COMMON AREA. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, 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 LINE ROAD. N:1659344.8180, E:117494.0960. B.M.2-ELEV. 66.00 N.A.V.D. 88 (GEOID 2003) DESCRIPTIONS: MONUMENT SET IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 55. N:1659348.823, E:117481.491.
6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, TRAILS 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. NO. 1 DRAINAGE DITCH ULTIMATE OUTFALL IS THE I.B.W.C. FLOODWAY.
11. VALLEY AFFORDABLE HOUSING, LLC, THE OWNER & SUBDIVIDER OF LOS PRADOS PHASE I SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
12. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
13. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE 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.
15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS.
16. A 5-FT. SIDEWALK CONSTRUCTION REQUIRED ALONG PERIMETER OF SUBDIVISION DURING SUBDIVISION STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS, AS PER CITY OF MERCEDES. 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.
17. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
18. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
19. (NO INDIVIDUAL LOT) WILL BE ALLOWED ACCESS TO BASELINE ROAD (F.M. 491) FOR LOTS 1, 3-6 AND 55. A 50-FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1-56 TO PROVIDE INGRESS AND EGRESS TO LOTS 1-55 AND COMMON AREA 114 FROM BASELINE ROAD (F.M. 491). BUFFER FENCE TO BE CONSTRUCTED ALONG BASELINE ROAD F.M. 491.
20. PARKLAND DEDICATION FEES OWED TO BE PAID BY THE DEVELOPER AT THE TIME OF RECORDING, TO THE CITY OF MERCEDES.
21. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP) REQUIREMENTS, PRIOR TO BUILDING PERMIT.
22. TxDOT PERMIT FOR INSTALLATION OF UTILITY INFRASTRUCTURE ALONG TxDOT RIGHT-OF-WAYS PRIOR TO CONSTRUCTION OF SUBDIVISION.
23. TxDOT PERMIT REQUIRED FOR ACCESS ALONG TxDOT RIGHT-OF-WAYS.
24. PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS AND NOT THE CITY OF MERCEDES.
25. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
26. ALL EASEMENTS ARE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
27. COMMON AREA A IS NOT FOR RESIDENTIAL USE. COMMON AREA A WILL BE OWNED BY HOA AND NOT FOR RESALE.
28. PHASE 2-5 WILL UTILIZE PROPOSED STORM LAYOUT TO THE INTO AT TIME OF DEVELOPMENT.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 8.834 ACRES SITUATED IN THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 16, BLOCK 82, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "P", PAGE 227, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.834 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO VALLEY AFFORDABLE HOUSING, LLC, GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3389945, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.834 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET (NORTHING: 16593272.547, EASTING: 1177535.711) ON THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491 AND MILE 9 NORTH ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 88° 47' 48" E, A DISTANCE OF 1,320.00 FEET AND N 01° 12' 12" W, A DISTANCE OF 20.00 FEET;

THENCE, N 01° 12' 12" W ALONG THE EAST LINE OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, A DISTANCE OF 153.75 FEET TO A NAIL SET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 88° 47' 48" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BASELINE ROAD - F.M. 491, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 79° 00' 00" W A DISTANCE OF 108.57 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 89° 00' 00" W A DISTANCE OF 88.46 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 78° 30' 00" W A DISTANCE OF 138.28 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 81° 00' 00" W A DISTANCE OF 227.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 88° 56' 08" W A DISTANCE OF 225.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 81° 00' 00" W A DISTANCE OF 77.81 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, N 48° 00' 00" W A DISTANCE OF 69.63 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 26° 00' 00" W A DISTANCE OF 151.82 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, N 27° 00' 00" W A DISTANCE OF 119.27 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 16° 15' 24" E A DISTANCE OF 68.68 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
12. THENCE, N 83° 00' 00" E A DISTANCE OF 107.49 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 18° 15' 39", A RADIUS OF 272.50 FEET, AN ARC LENGTH OF 86.85 FEET, A TANGENT OF 43.80 FEET, AND A CHORD THAT BEARS N 13° 27' 25" E A DISTANCE OF 86.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 54° 19' 55" E A DISTANCE OF 51.65 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 73° 00' 00" E A DISTANCE OF 89.56 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 14° 58' 06" W A DISTANCE OF 20.01 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 13° 30' 00" W A DISTANCE OF 35.67 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 10° 00' 00" E A DISTANCE OF 38.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, S 26° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, S 42° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, S 58° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, S 74° 00' 00" E A DISTANCE OF 37.97 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
23. THENCE, N 90° 00' 00" E A DISTANCE OF 38.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
24. THENCE, N 74° 00' 00" E A DISTANCE OF 37.88 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
25. THENCE, N 56° 00' 00" E A DISTANCE OF 38.11 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
26. THENCE, N 48° 00' 00" E A DISTANCE OF 93.20 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
27. THENCE, N 52° 00' 00" E A DISTANCE OF 165.21 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
28. THENCE, N 75° 00' 00" E A DISTANCE OF 134.77 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
29. THENCE, N 68° 00' 00" E A DISTANCE OF 128.59 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
30. THENCE, N 57° 00' 00" E A DISTANCE OF 102.06 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
31. THENCE, N 88° 47' 48" E AT A DISTANCE OF 19.95 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF F.M. 491, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 16, BLOCK 82 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD-F.M. 491, FOR THE NORTH-EAST CORNER OF THIS TRACT;
32. THENCE, S 01° 12' 12" E ALONG THE EAST LINE OF SAID LOT 16, BLOCK 82, AND WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, A DISTANCE OF 523.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.834 ACRES, OF WHICH 0.482 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD - F.M. 491, LEAVING A NET OF 8.352 ACRES OF LAND, MORE OR LESS.

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

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

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

ON ____ DAY OF _____, 20__.

ATTEST: HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK

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 8.834 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 NICK RHODES, MANAGER 200 S. 10TH STREET SUITE 1700 McALEN, 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

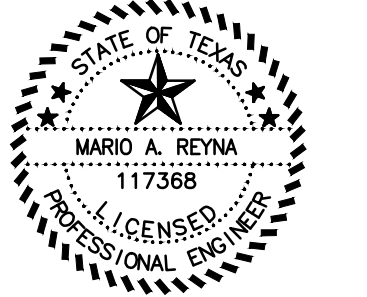
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF _____, 20__.

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

DATE PREPARED: 03/05/2025 ENGINEERING JOB # 23128.00

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435



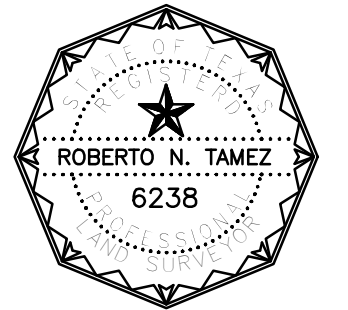
THE STATE OF TEXAS § COUNTY OF HIDALGO §

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



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

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

PLAT OF
LOS PRADOS PHASE I SUBDIVISION

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

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LOS PRADOS PHASE I SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE 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.

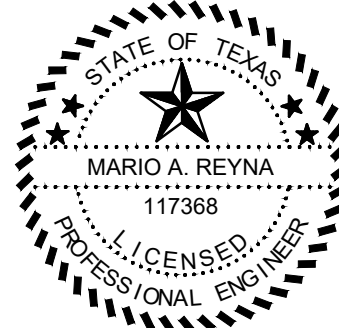
THE CITY OF MERCEDES HAS AN EXISTING 12" WATER LINE WITHIN THE EAST RIGHT-OF-WAY OF BASELINE ROAD (F.M. 491). THE WATER SYSTEM FOR LOS PRADOS PHASE I SUBDIVISION CONSISTS OF 8" WATER LINE THAT CONNECTS TO THE EXISTING 12" WATER LINE. AN 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 12" WATER LINE APPROXIMATELY 467.0 FEET NORTH OF MILE 9 NORTH ROAD THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF APPALOOSA DRIVE ENDING AT THE NORTH BOUNDARY LINE WITH A 8" CAP. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 12 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF GALICEND COURT ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 8. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTH BOUNDARY LINE THEN CROSSING APPALOOSA DRIVE THEN RUNS EAST ENDING AT THE EAST BOUNDARY LINE OF THIS SUBDIVISION TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LOS PRADOS PHASE I SUBDIVISION CONSISTS OF (23) TWENTY-THREE -1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" SERVICE LINES AND (9) NINE -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 COST OF 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 3 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$13,980.00. THE ENTIRE 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 SEWERAGE 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 SEWERAGE 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.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



ENGINEER'S SIGNATURE _____ DATE _____

COST ESTIMATE:

WATER DISTRIBUTION:	\$ 193,420.00
SANITARY SEWER	\$ 212,613.00
IMPROVEMENTS / OSSF:	
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

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LOS PRADOS PHASE I RECIBIRA SU PROVISION 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 RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MERCEDES HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE MERCEDES TIENE EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION LOS PRADOS PHASE I CONSISTE DE UN CONDUCTO DE AGUA DE 12" QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA BASELINE ROAD (F.M. 491). EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION LOS PRADOS PHASE I 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 24" PREVIAMENTE MENCIONADA APROXIMAMENTE 467.0 PIES AL NORTE DE LA CARRETERA MILE 9 NORTH ROAD Y SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE APPALOOSA DRIVE LUEGO TERMINANDO EN LA FRONTERA DE LA SUBDIVISION. OTRA CONDUCTO DE 8" SE CONECTA A LA CONDUCTO DE 8" EN EL LADO NORESTE DEL LOTE 12 Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE GALICEND COURT TERMINANDO EN EL LADO NOROESTE DE LOTE 8. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A UN CONDUCTO DE 8" EN LA FRONTERA DE ESTA SUBDIVISION Y SIGUE AL ESTE CRUSANDO APPALOOSA DRIVE TERMINANDO EN LA FRONTERA ESTE DE ESTA SUBDIVISION A ESTEA SUBDIVISION.

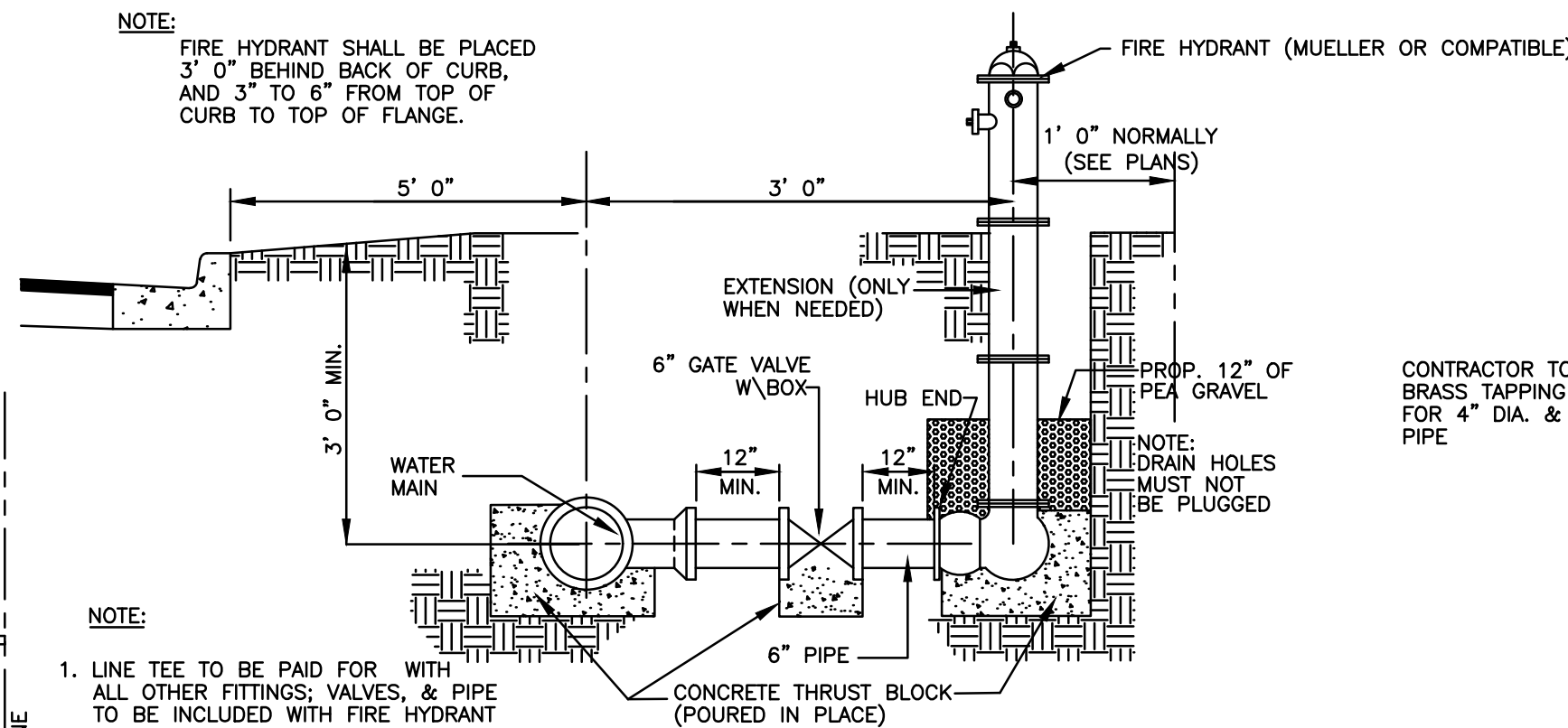
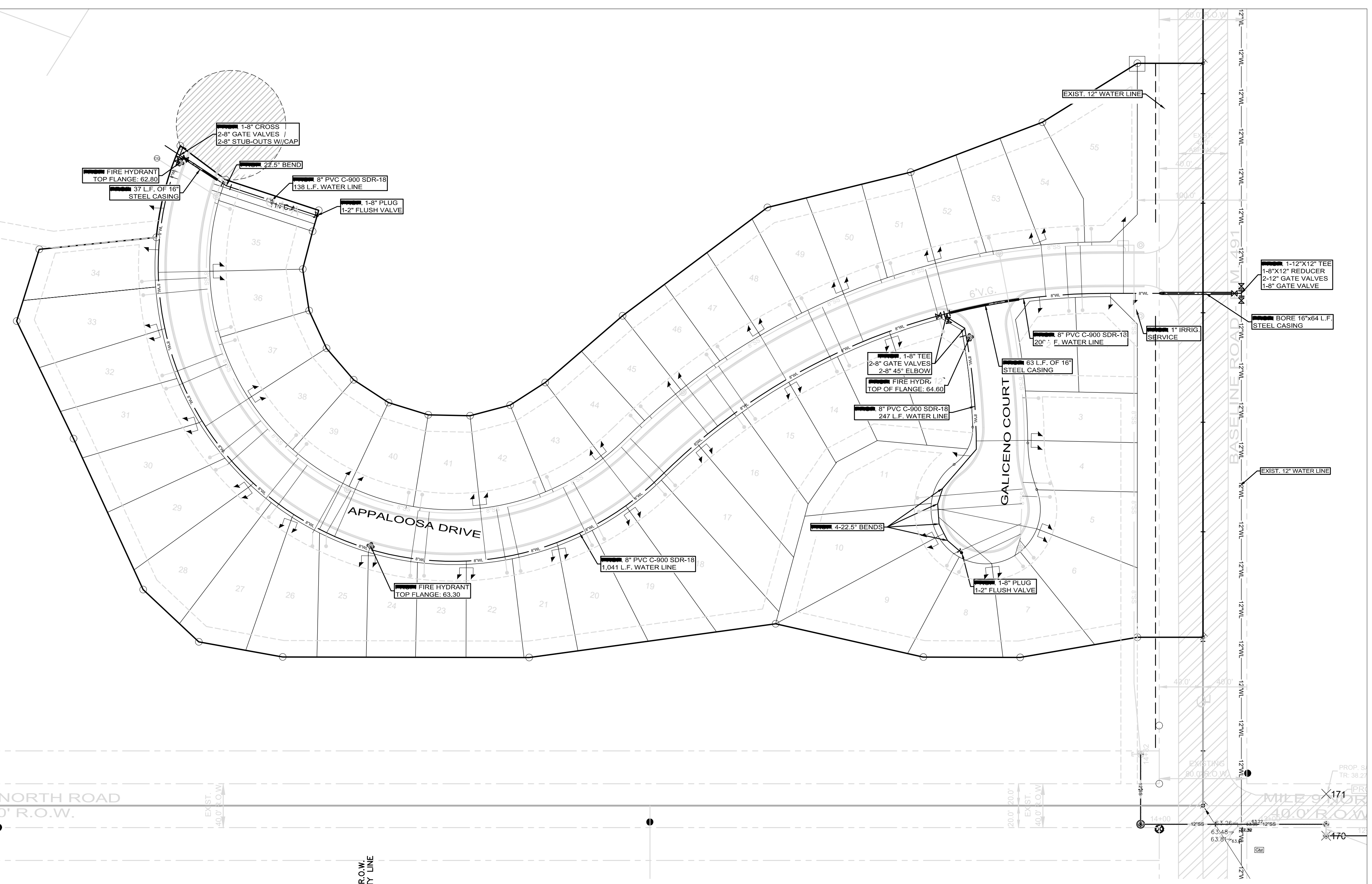
DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN (23) VENTE-TRES DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" PARA CADA LOTE. Y NUEVE CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" PARA CADA LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA 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 COMPAÑIA 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 COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 8 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$32,620.00. 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:

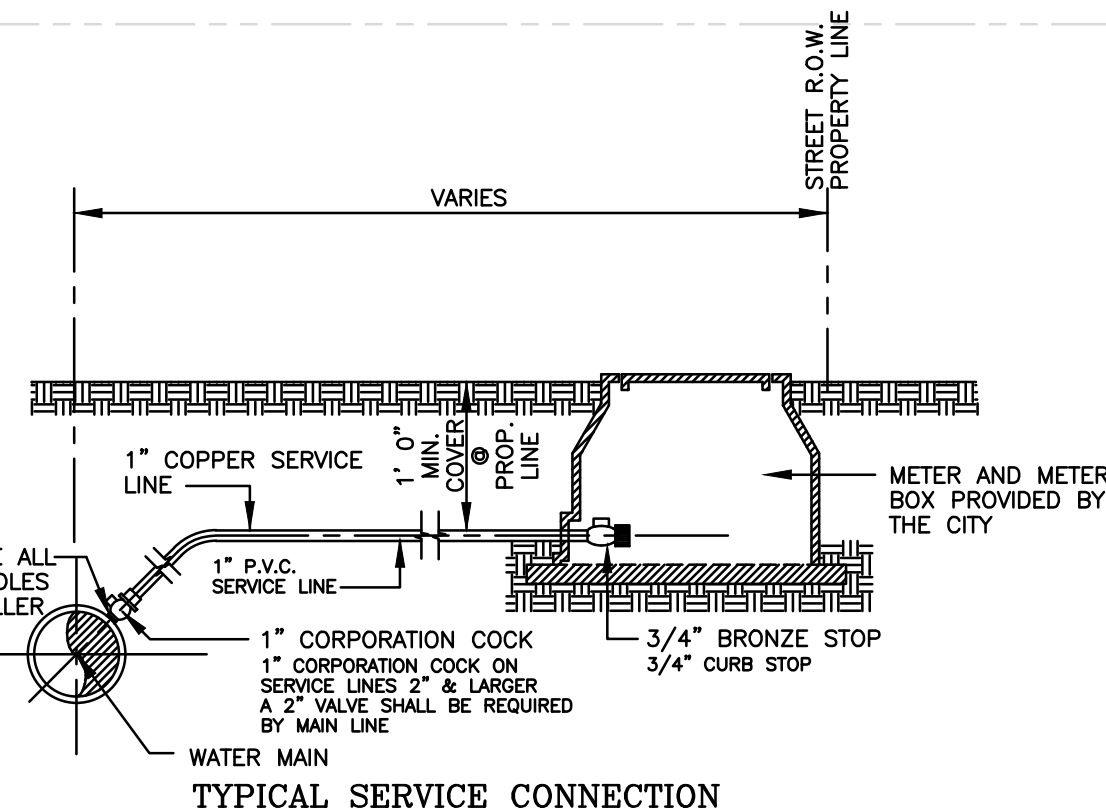
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 219,200.00 O \$ 4,059.26 POR LOTE

ENGINEER'S SIGNATURE _____ DATE _____

MILE 9 NORTH ROAD
40.0' R.O.W.

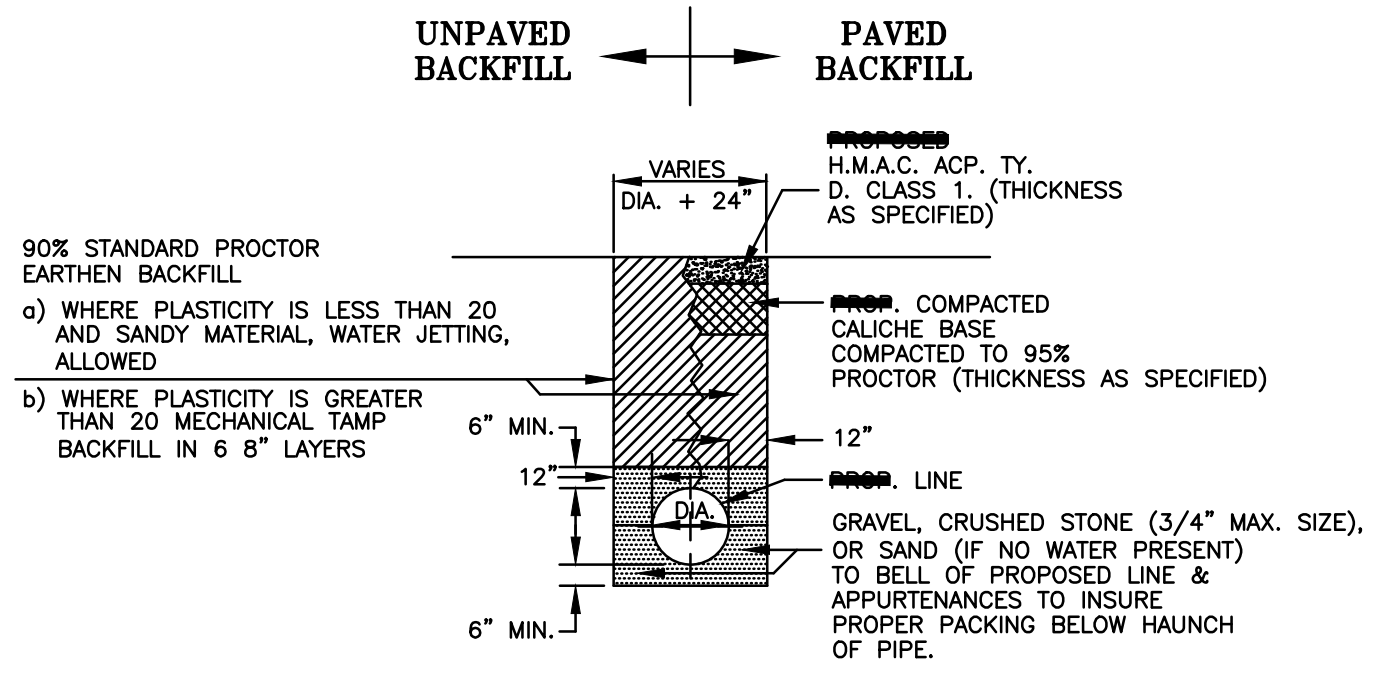


SECTION
TYPICAL FIRE HYDRANT INSTALLATION



- 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. SHOULD 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

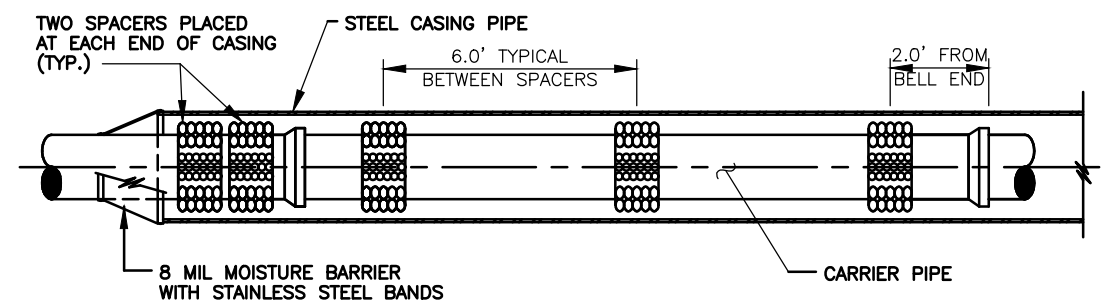


PIPE BEDDING DETAILS

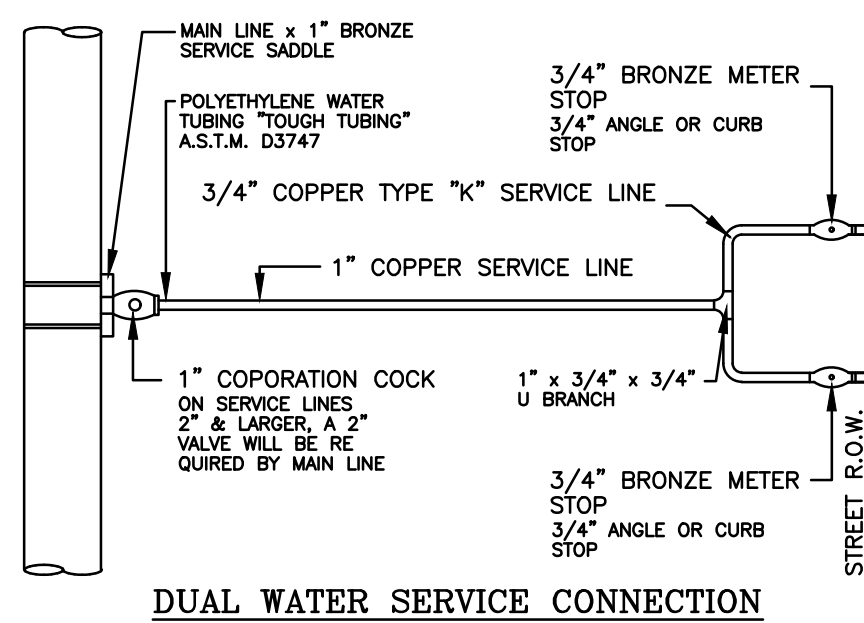
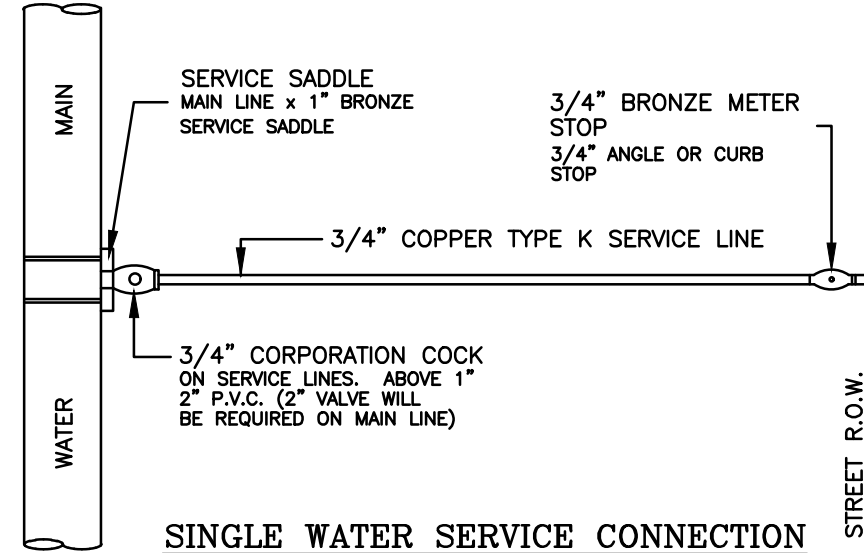
BORING INSTALLATION

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 :
- ALL CAST IRON FITTINGS WILL BE WRAPPED IN PLASTIC.
 - STEEL CASING ON ALL WATER LINE CROSSINGS OF STREET.

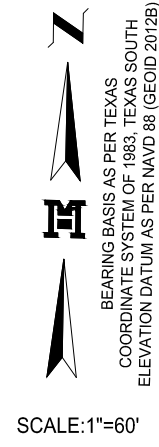


BORING and CASING DETAIL



MAP OF SANITARY DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO
 PLAT OF
LOS PRADOS PHASE I SUBDIVISION

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



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

LOS PRADOS PHASE I 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 SUBDIVIDER'S 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 12" SANITARY SEWER MANHOLE AT THE NORTHWEST INTERSECTION OF MILE 9 NORTH ROAD AND BASELINE ROAD (F.M. 491). THE WASTEWATER SYSTEM FOR LOS PRADOS PHASE I CONSISTS OF 8" SANITARY SEWER LINES. THE 8" SANITARY SEWER LINE CONNECTS TO THE EXISTING SANITARY SEWER MANHOLE AND CONTINUE NORTH APPROXIMATELY 520 FEET ALONG THE WEST RIGHT-OF-WAY OF BASELINE ROAD (F.M. 491) AND WITHIN A 15.0 FOOT UTILITY EASEMENT. THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF APPALOOSA DRIVE ENDING WITH AN 8" PLUG AT THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 53 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF GALICENO COURT ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 7. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 35 THEN RUNS WEST 84 FEET CROSSING APPALOOSA DRIVE ENDING WITH A CLEANOUT IN ORDER TO SERVE THIS SUBDIVISION.

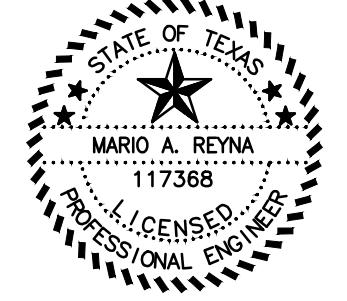
FROM THE 8" LINE, FIFTY-FIVE (55) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE 8" SANITARY SEWER LINES, 4" SERVICE LINE AND SEVEN (7) 4" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$212,613.00 OR \$3,937.28 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$31,390.74 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 THE 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.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE _____ DATE _____



ENGINEER'S SIGNATURE _____ DATE _____

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

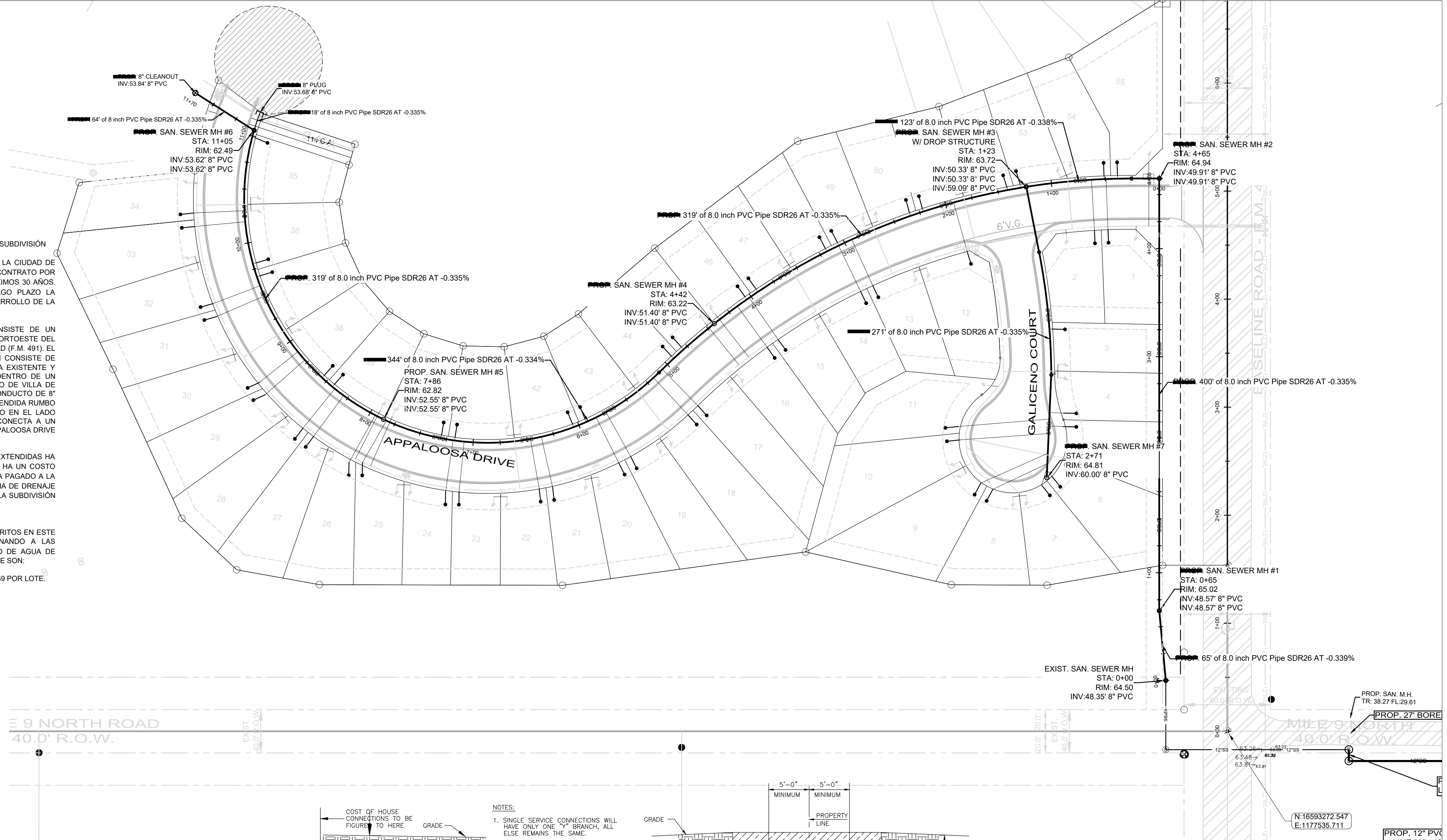
LOS PRADOS PHASE I SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MERCEDES. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MERCEDES HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE MERCEDES HA PRESENTADO 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 ALCANTARILLA DE DRENAJE SANITARIO Y UN CONDUCTO DE 12" QUE ESTA EN EL LADO NOROCCIDENTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 9 NORTH ROAD Y BASELINE ROAD (F.M. 491). EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LOS PRADOS PHASE I SUBDIVISION CONSISTE DE CONDUCTOS DE DRENAJE DE 8". ESTE CONDUCTO DE 8" SE CONECTA AL ALCANTARILLA EXISTENTE Y SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE BASELINE ROAD DENTRO DE UN CONDECCION DE 15.0 PIES LUEGO SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE APPALOOSA DRIVE TREMINANDO EN LA FRONTERA NORTE DE ESTA SUBDIVISION. OTRO CONDUCTO DE 8" SERA CONECTA A UN ALCANTARILLA EN EL LADO SUROESTE DE LOTE 53 LA CUAL SERA EXTENDIDA RUMBO AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE GALICENO COURT TREMINANDO EN EL LADO NOROCCIDENTE DE LOTE 7 CON UN ALCANTARILLA. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A UN ALCANTARILLA EN EL LADO NOROCCIDENTE DE LOTE 35 LUEGO SIGUE AL OESTE CRUSANDO APPALOOSA DRIVE UNA DISTANCIA DE 84 PIES TREMINANDO EN UN CLEANOUT PARA SERVIR ESTA SUBDIVISION.

DE LOS CONDUCTOS SANITARIO DE 8", FIFTY-FIVE (55) LINEAS DE SERVICIO DE 4" SERAN EXTENDIDAS HA CADA LOTE. LAS LINEAS DE 8", DE 4" Y SIETE (7) 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 CIUDAD DE MERCEDES A 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 GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

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



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 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 I SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

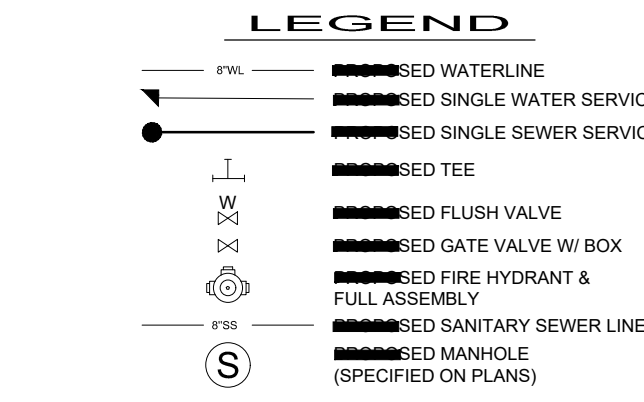
VALLEY AFFORDABLE HOUSING, LLC
 NICK RHODES, MANAGER
 2005, 10TH STREET SUITE 1700
 McALLEN, TEXAS 78571

STATE OF TEXAS
 COUNTY OF HIDALGO:

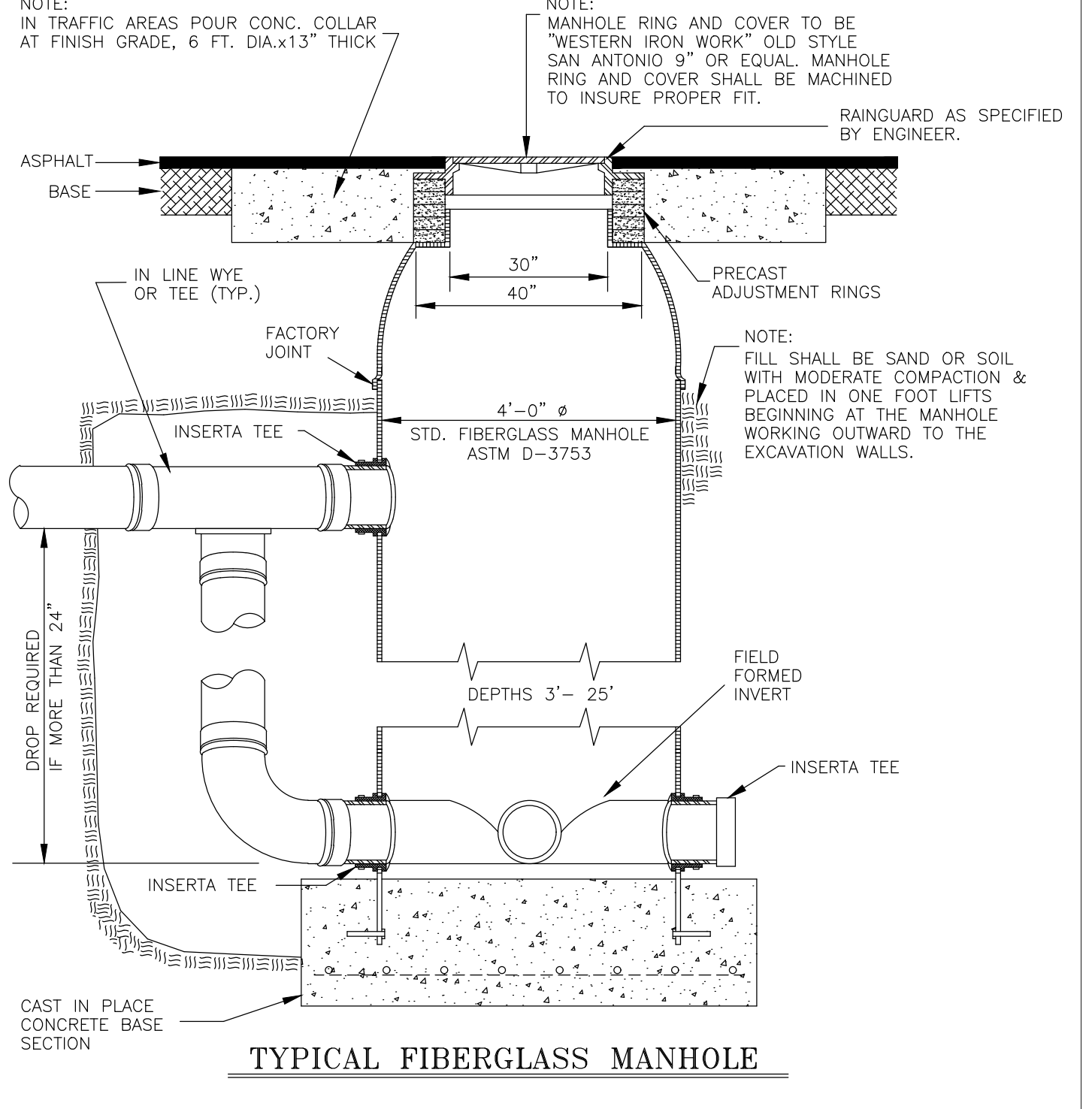
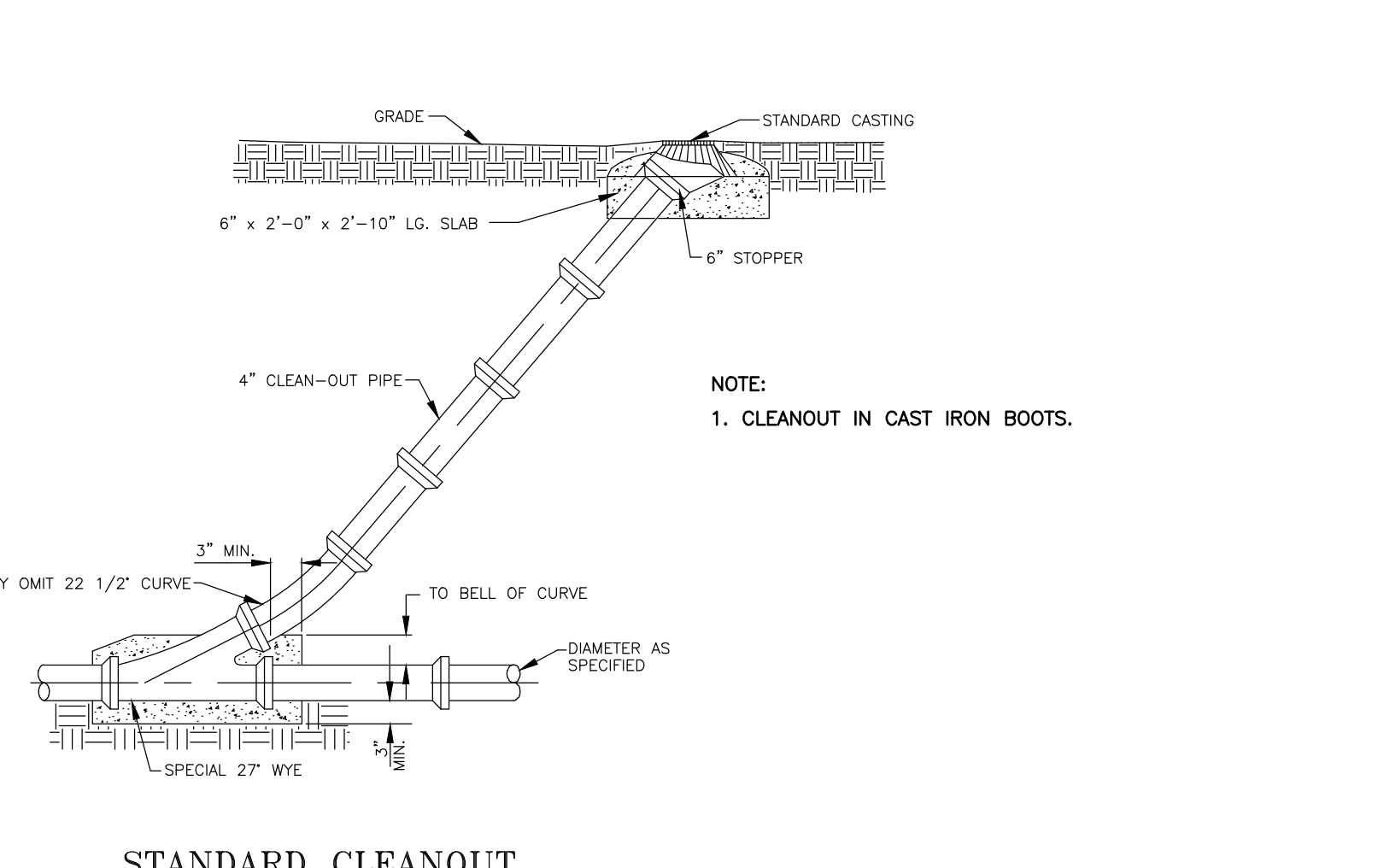
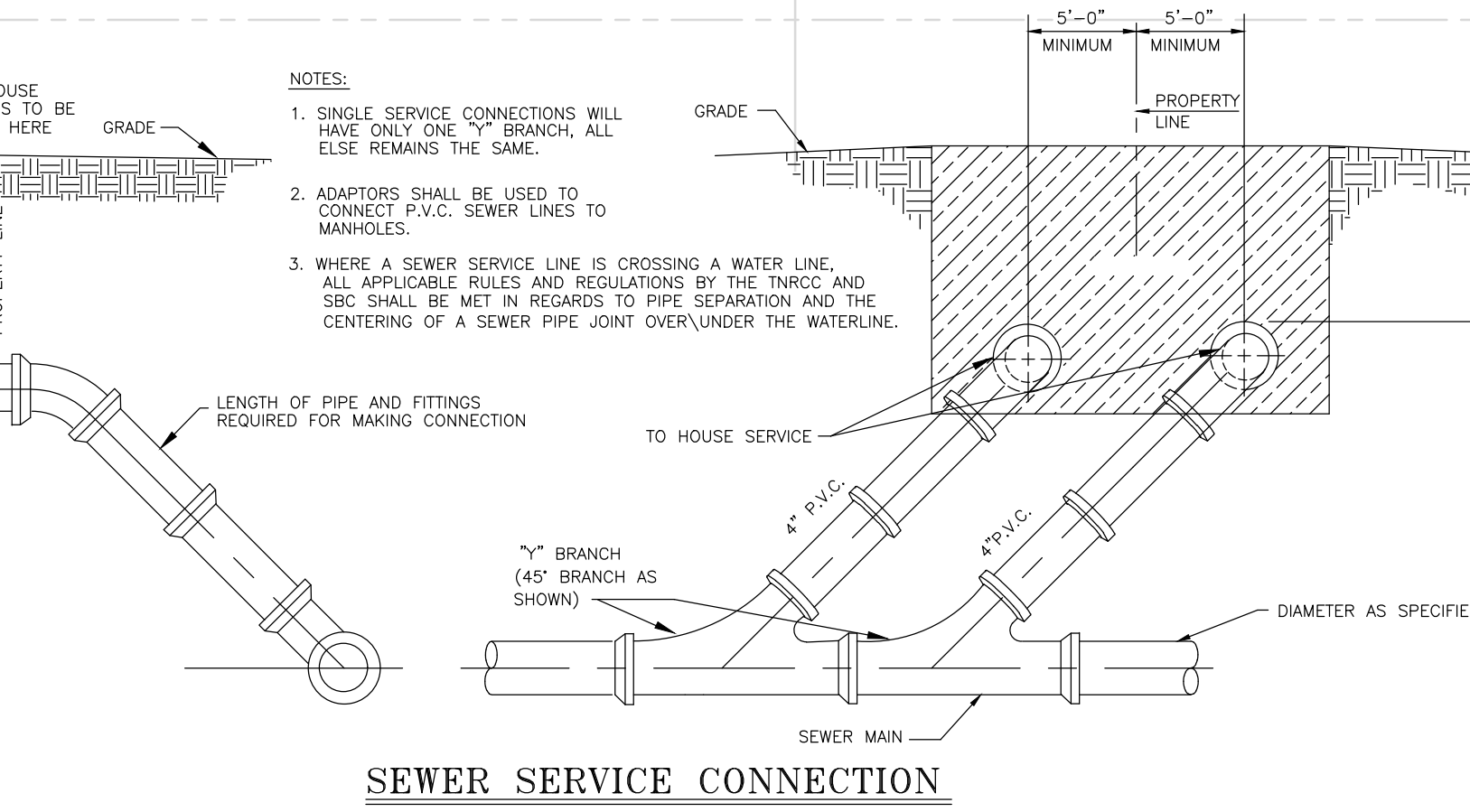
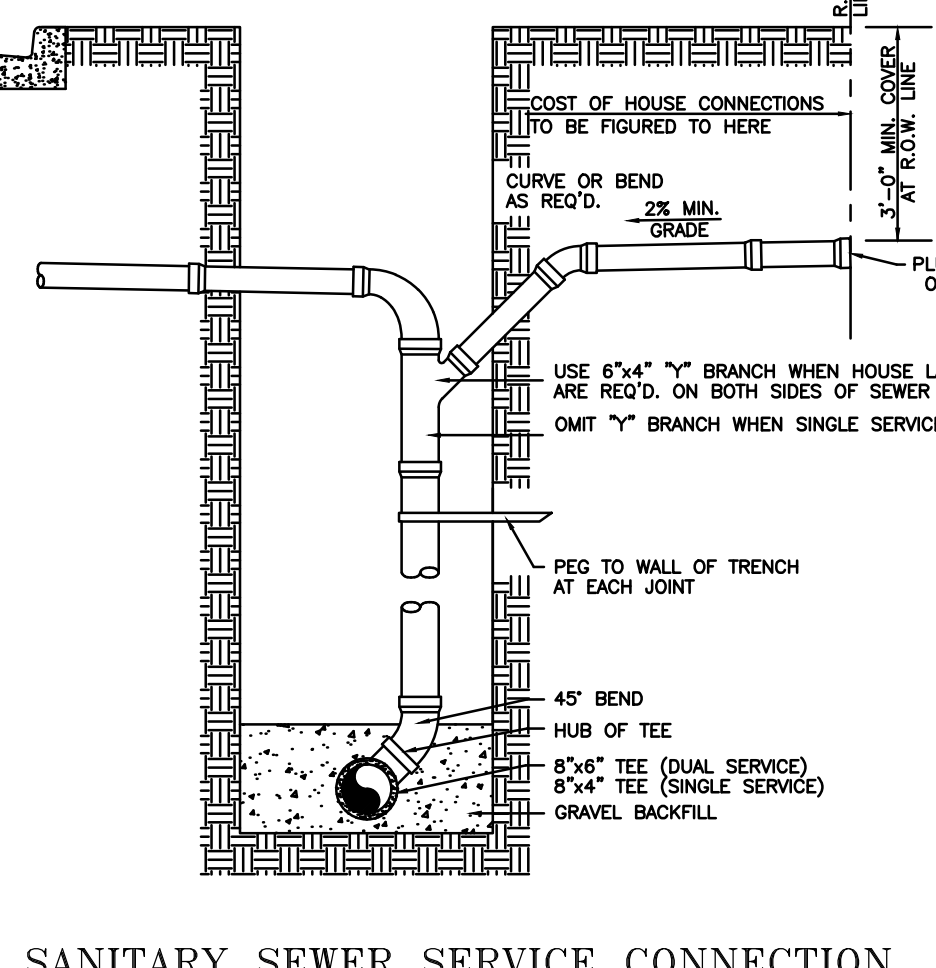
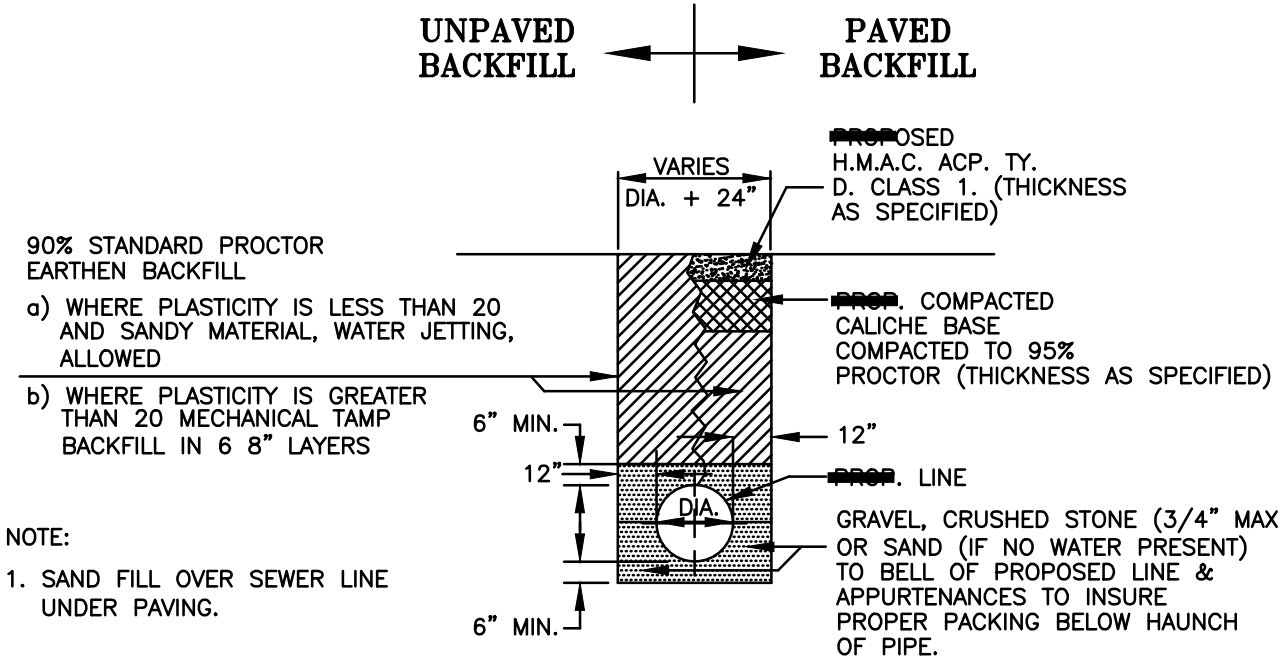
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____



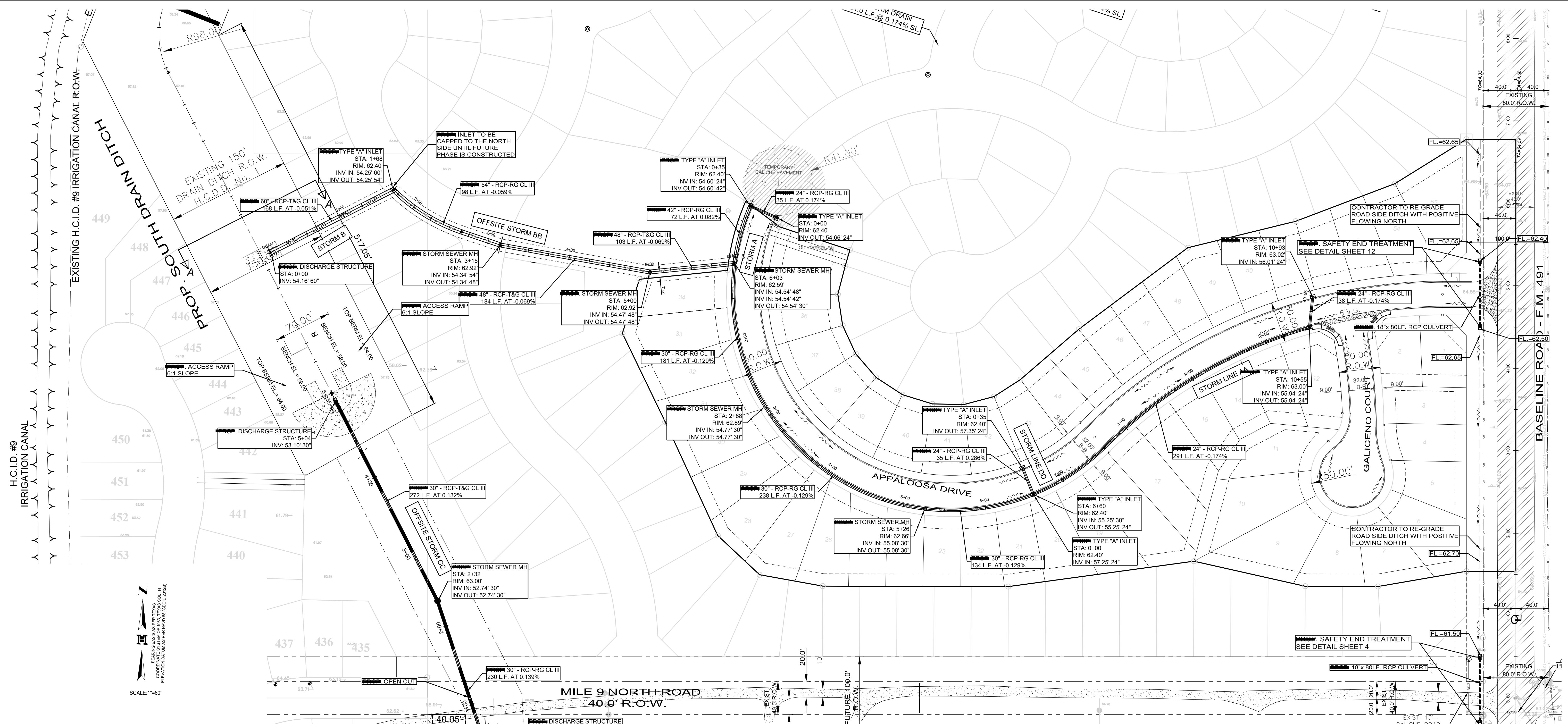
- NOTE:
1. NO ELECTRICAL, WATER, OR SANITARY SEWER SERVICES IN SAME TRENCH.
 2. NO PART OF PAVING SHALL BE DONE UNTIL ALL UTILITIES ARE IN PLACE, WHICH INCLUDE ALL ELECTRICAL CONDUITS.
 3. MINIMUM 9" SEPARATION BETWEEN WATER & SANITARY SEWER MAIN LINES AND SERVICES.
 4. ALL 12" & 8" WATER LINE MAIN CONNECTIONS WILL BE MADE WITH MECHANICAL JOINT FLANGES.



SANITARY SEWER SERVICE CONNECTION

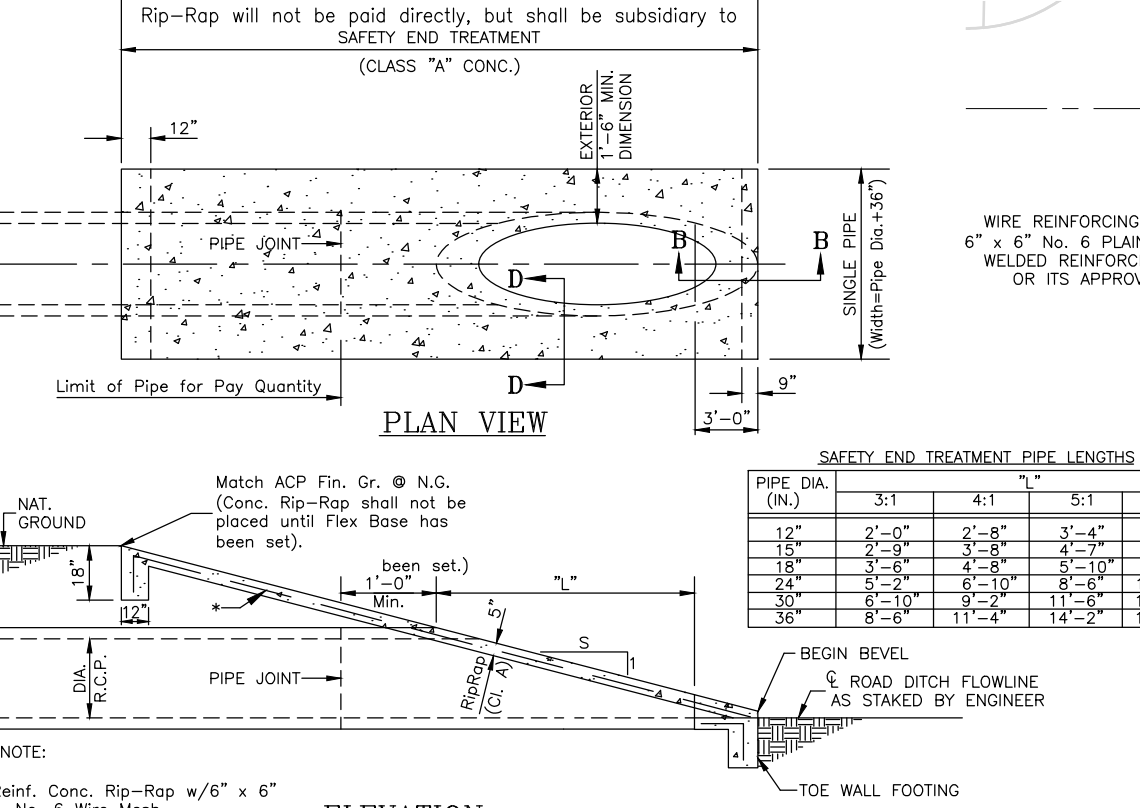
STANDARD CLEANOUT

TYPICAL FIBERGLASS MANHOLE



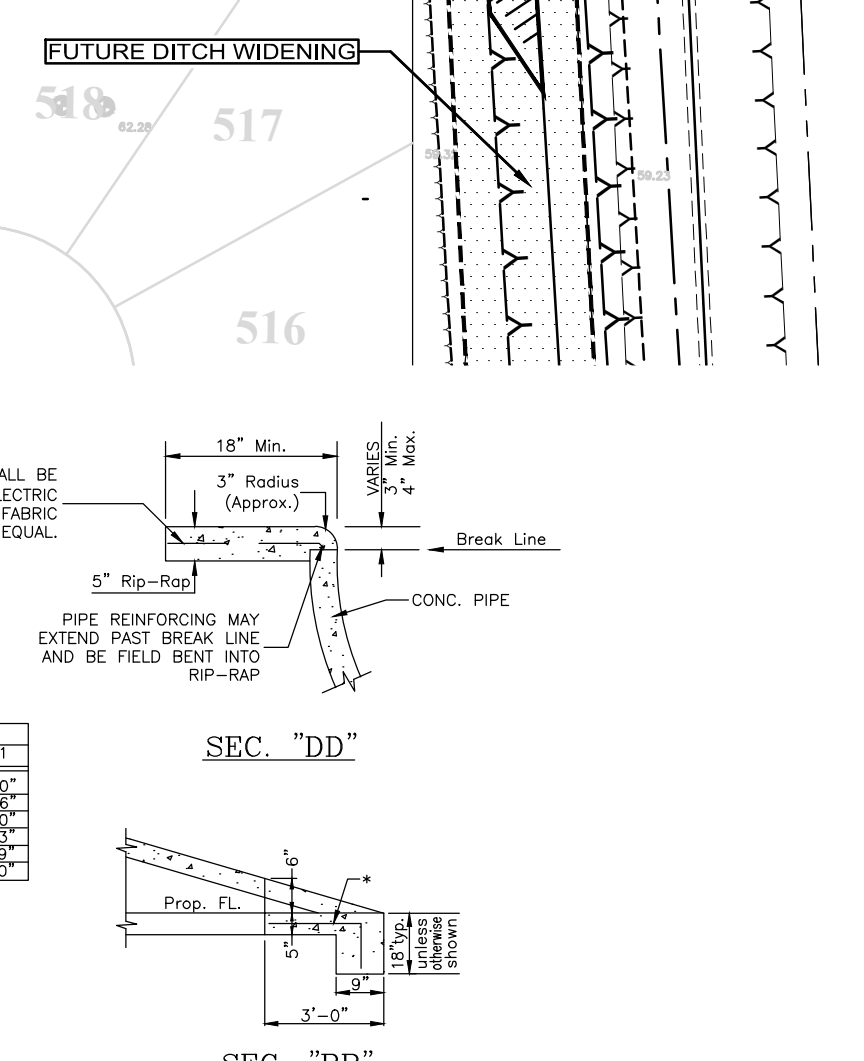
MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 PLAT OF
 LOS PRADOS PHASE I SUBDIVISION

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

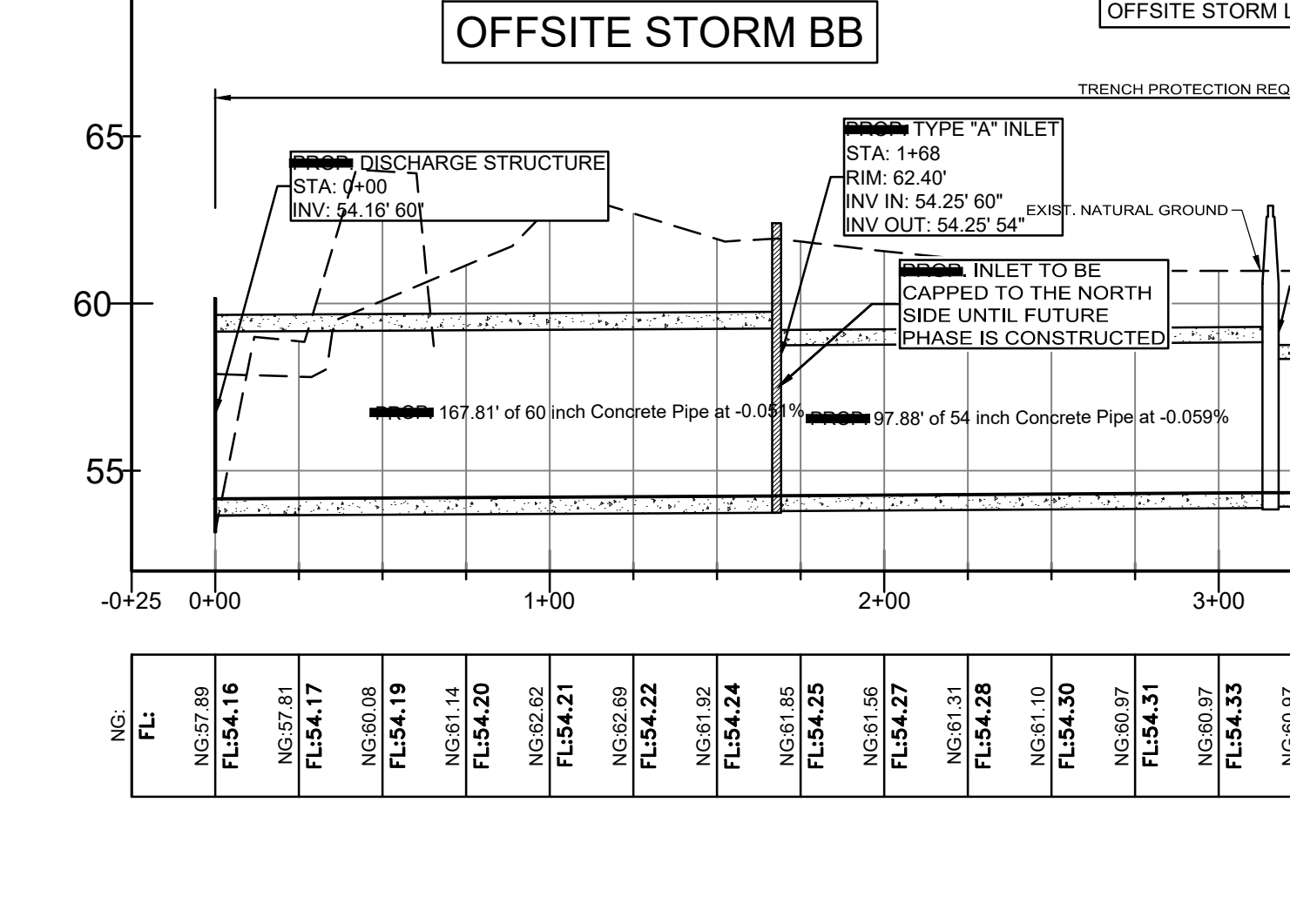


SAFETY END TREATMENT - (Type "C") DETAILS
 N.T.S.

OFFSITE STORM BB

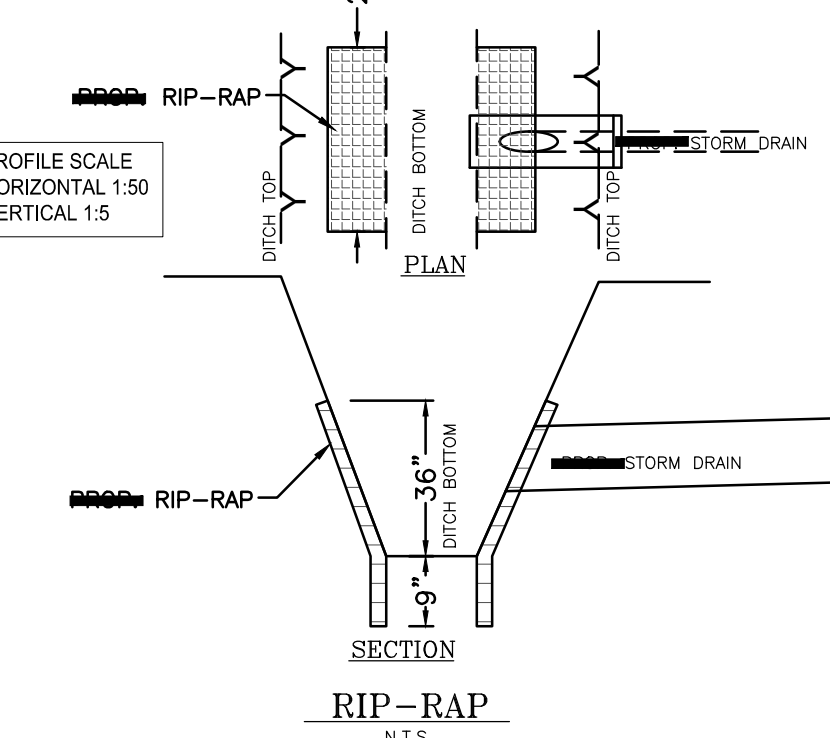


OFFSITE STORM I



RICARDO CAVAZOS & SISTER
 JACINTA CAVAZOS
 W.D. DOCUMENT NUMBER 1750772
 H.C.O.R.

ONDERDONK DANIEL HEIDRICK
 OWNER ID: NUMBER 108781
 H.C.O.R.



MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

DRAINAGE STATEMENT
 LOS PRADOS PHASE I SUBDIVISION

LOS PRADOS PHASE I SUBDIVISION IS A TRACT OF LAND CONTAINING 8.834 ACRES SITUATED IN THE CITY OF MERCEDES E.T.J., COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 82, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "P", PAGE 227, HIDALGO COUNTY DEED RECORDS. THIS SUBDIVISION FALLS IN "ZONE X" (UNSHADED) ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0450 C MAP REVISED: JUNE 6, 2000. TO REFLECT LOMR: MAY 30, 2002. ZONE "X" (UNSHADED) WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."

THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF MILE 9 NORTH & BASELINE ROAD (F.M. 491), THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED PLAN DEVELOPMENT OF 55 RESIDENTIAL LOTS AND 1 COMMON AREA, IN THE CITY OF MERCEDES, TEXAS.

THE SOILS ARE (1) HARLINGEN CLAY, (2) HIDALGO FINE SANDY LOAM, (28) HIDALGO FINE SANDY LOAM, (28) HIDALGO SANDY CLAY LOAM, MODERATE INFILTRATION RATE WHEN THOROUGHLY WET, ALL IN HYDROLOGIC GROUP "B" RESPECTIVELY. FOR THE PURPOSE OF THIS REPORT THE SITE FALLS MOSTLY IN HIDALGO FINE SANDY LOAM HIDALGO SANDY CLAY LOAM, (W) WATER WHICH ARE IN HYDROLOGIC GROUP "D, B, B, C, AND D" RESPECTIVELY. SOIL GROUP "D" HAVING A VERY SLOW INFILTRATION RATE IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. SOIL GROUP "B" HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET, IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "C" HAVING A SLOW INFILTRATION RATE WHEN THOROUGHLY WET, IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS") FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "C", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 5.05 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 25.31 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 20.26 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 48". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO TWO PROPOSED DETENTION AREAS, DEDICATED TO H.C.D. NO. 1 BY THIS PLAT. THE PROPOSED DRAINAGE DITCHES ARE LOCATED ON THE NORTHWEST SIDE OF THIS PROPERTY, WHICH WILL THEN DISCHARGE ULTIMATELY WITH A 48" PIPE INTO AN EXISTING H.C.I.D. #9 DRAIN DITCH LOCATED ON THE SOUTH AND EAST SIDE OF THE PROPERTY, IN ACCORDANCE WITH THE CITY OF MERCEDES AND H.C.D. #1 POLICY. THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 39,568 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCHES.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C MAP REVISED: JUNE 6, 2000 IS CONTAINED WITHIN THE WIDEN DITCH ALONG TO THE WEST OF THIS SUBDIVISION.

MARIO A REYNA, PE # 117368
 DATE:

SHEET 5 OF 6 SHEETS

