



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: 2-03-2026

PROPOSED MIRASOL COUNTRY ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: PORVENIR, LP

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 58 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 4

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

SUBDIVISION LIES WITHIN THE: ETJ OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-23-24 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

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

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

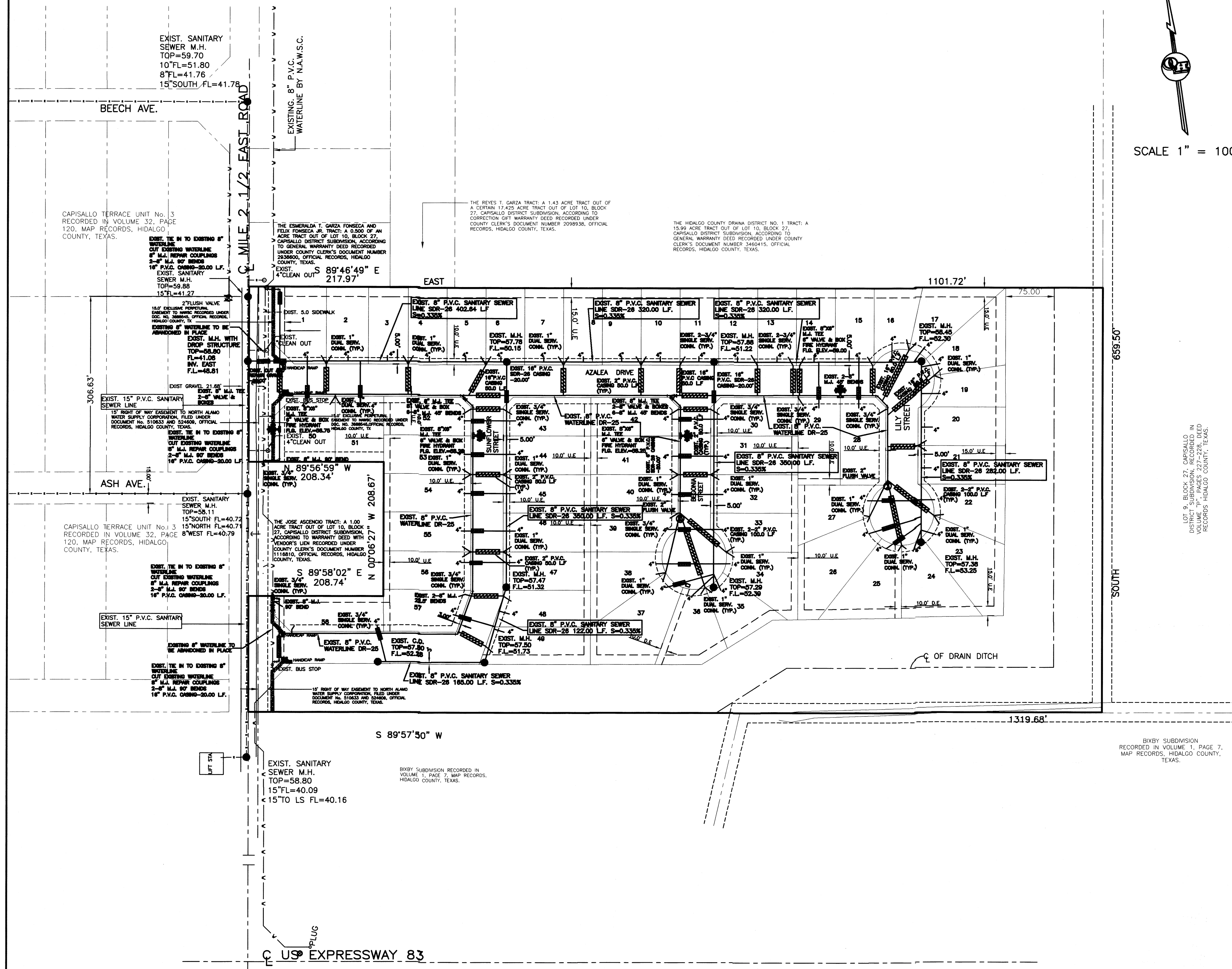
REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$16,360.00** For: (SUBDIVISION IMPROVEMENTS)

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

Final Approval with financial guarantee.

* 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.

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



SUBDIVISION PLAT OF:
MIRASOL COUNTRY ESTATES

A 19.00 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGES 227-228, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3285049, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR MIRASOL COUNTRY ESTATES:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

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

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

FROM THE 8" DIAMETER WATERLINE, THERE ARE TWENTY (21) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE SIXTEEN (16) 3/4" SINGLE SERVICE LINES THAT RUN TO THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES HAVE INSTALLED, AT A TOTAL COST OF \$315,476.00 OR \$ 5,324.61 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 50,850.00 OR \$ 1,026.72 PER LOT WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL BE INSTALLED FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ 9,121.00 FOR A TOTAL COST OF \$ 36,484.00. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

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

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

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

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

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

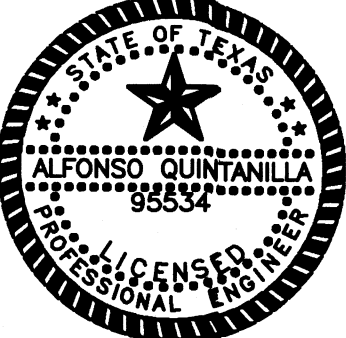
ANOTHER 8" DIAMETER SANITARY SEWER LINE RUNS SOUTH ALONG THE EAST SIDE OF SUNFLOWER STREET ENDING WITH A SANITARY SEWER MANHOLE ON LOT 48.

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

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

FROM THE 8" LINE, FIFTY EIGHT (58) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT. THE 8" LINE, THE 4" SERVICE LINE AND THE EIGHT (8) SANITARY SEWER MANHOLES WILL BE INSTALL. AT A TOTAL COST OF \$ 269,894.00 OR \$ 4,653.34 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF MERCEDES NO ADDITIONAL COST FOR THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MERCEDES AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT. THE TOTAL COST OF THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MERCEDES AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SANITARY SEWER DISTRIBUTION SYSTEM DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND SANITARY SEWER DISTRIBUTION SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 375,026.00 OR \$ 6,465.98 PER LOT.
SEWAGE FACILITIES- SANITARY SEWER DISTRIBUTION SYSTEM WILL BE CONSTRUCTED AT A COST OF \$ 269,894.00 WHICH EQUALS TO \$ 4,653.34 PER LOT.



Alfonso Quintanilla PE
ALFONSO QUINTANILLA
P.E. 95534
12-30-25
DATE

SUBDIVIDER CERTIFICATION

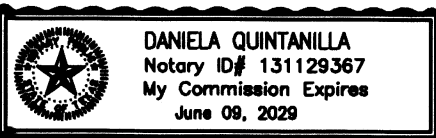
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL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

SUBDIVIDER STATEMENT:

PORVENIR, LP.
KEVIN CAMPBELL MEMBER
SUBDIVIDERS OF MILE 2 EAST MEADOWS HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN 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.

Kevin Campbell
PORVENIR, LP.
KEVIN CAMPBELL MEMBER
1210 EAST TYLER AVENUE
HARLINGEN, TX 78550
12-30-25
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
KEVIN CAMPBELL, PORVENIR, LP. MEMBER
proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this 30th day of DECEMBER, 2025



Daniela Quintanilla
DANIELA QUINTANILLA - NOTARY PUBLIC

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION MIRASOL COUNTRY ESTATES:
POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Costos.

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

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

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN VEINTIUNO (21) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PAÑES HACIA LOS LOTES, DESPUES (16) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE Y SEIS (6) BOCAS DE REGO (FIRE HYDRANT).

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE US\$ 315,476.00 US\$ 5,324.61 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 50,850.00 OR US\$ 1,026.72 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRESIAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN COSTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN INSTALARA CUATRO (4) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE US\$ 9,121.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 36,484.00 EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: Descripción y Costos.

LA SUBDIVISION MIRASOL COUNTRY ESTATES 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 SERVICIOS 30 AÑOS. LA CIUDAD DE MERCEDES HA PREPARED DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

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

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

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

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

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

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

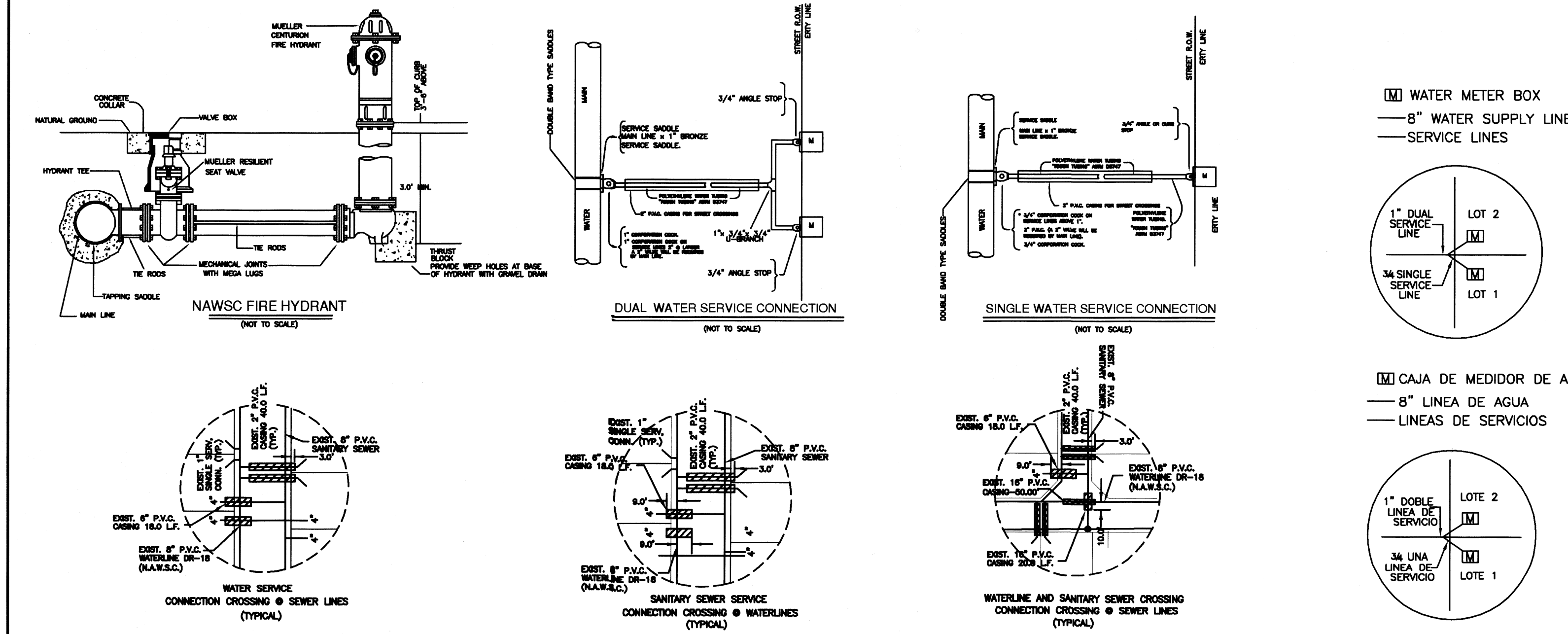
OTRA LINEA DE 8" DE DIAMETRO DE DRENAJE SANITARIO CORRE 80 PIES LINEARES HACIA EL NORTE POR EL CENTRO DE LA CALLE MILLA 2-1/2 EAST ROAD.

LA LINEAS DE 8 PULGADAS, LOS CINCUENTA Y OCHO SERVICIOS SANITARIOS DE 4 PULGADAS Y LAS OCHO (8) ALCANTARILLAS SERAN INSTALADAS, HA UN COSTO TOTAL DE US\$ 269,894.00 US\$ 4,653.34 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MERCEDES NINGUN COSTO ADICIONAL POR LOS SERVICIOS Y ADQUISICION Y TODAS LAS MEMBRESIAS Y OTROS COSTOS ASOCIADOS CON CONECTAR LOS LOTES INDIVIDUALES Y EL COMPLETO SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO 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 DE AGUA SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ 375,026.00 \$ 6,465.98 POR LOTE.
DRENAJE: SE ESTIMA QUE TODO EL SISTEMA DE DRENAJE SANITARIO SERA INSTALADO Y COSTARAN US\$ 269,894.00 POR (TODOS INCLUIDO) A UN COSTO DE US\$ 4,653.34 PARA LOTE.



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. 95534
12-30-25
DATE



COST ESTIMATE

WATER DISTRIBUTION:	\$ 315,476.00
DRAINAGE IMPROVEMENTS:	\$ 252,277.50
PAVING IMPROVEMENTS:	\$ 474,154.00
SAN. SEWER IMPROVEMENTS:	\$ 269,894.00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

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

SHEET NO. 2 OF 3 SHEETS

FILENAME: F:\DATA\SUBD\MERCEDES\MIRASOL\WATER.DWG	DATE PREPARED: 4-4-2022	PREPARED BY: JULIS OVIZ	CHECKED BY:	APPROVED BY:

SUBDIVISION PLAT OF:
MIRASOL COUNTRY ESTATES

A 19.00 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGES 227-228, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3285049, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT
FOR
MIRASOL COUNTRY ESTATES**

Mirasol Country Estates is a 19.00 acre tract of land out of Lot 10, Block 27, Capisallo District Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume "p", pages 227-228, deed records, Hidalgo County, Texas, and according to general warranty deed recorded under county clerk's document number 3285049, official records, Hidalgo County, Texas. This subdivision is located on the east side of Mile 2 1/2 East Road, approximately 440.00 feet north of US Expressway 83 and is in the City of Mercedes ETJ. The proposed subdivision consists of 58 residential lots.

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

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

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

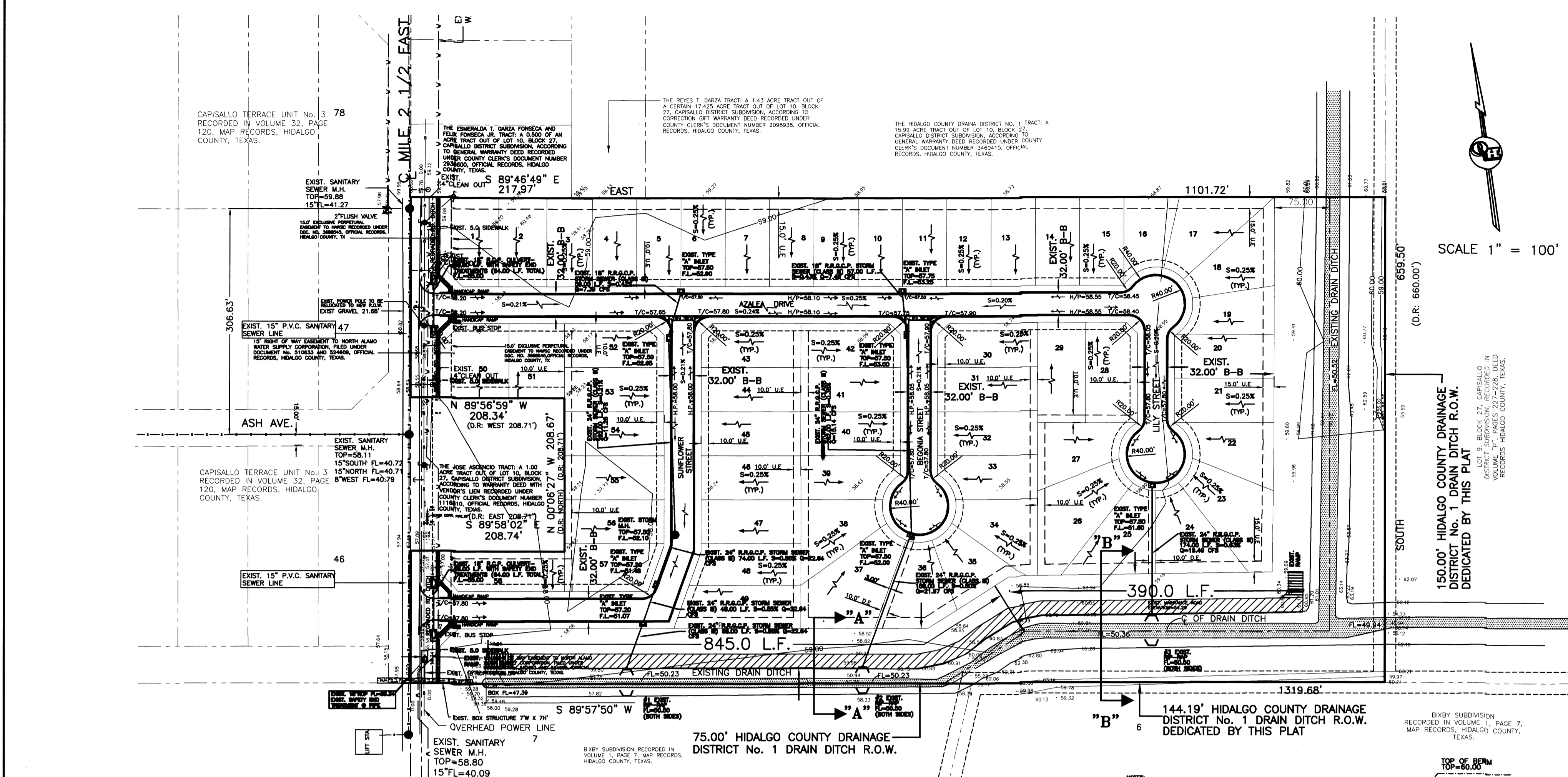
After development the runoff will be Q= 58.78 cubic feet per second for an increase of Q=20.30 cubic feet per second. Detention will be 115,199.32 cubic feet (2.64 acre feet) and will be accomplished by excavating the existing H.C.D.D. No.1 Drain Ditch-23E lateral along the south side of the subdivision.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

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 MILE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C DATED JUNE 6, 2000 (LOMR MAY 30, 2002)

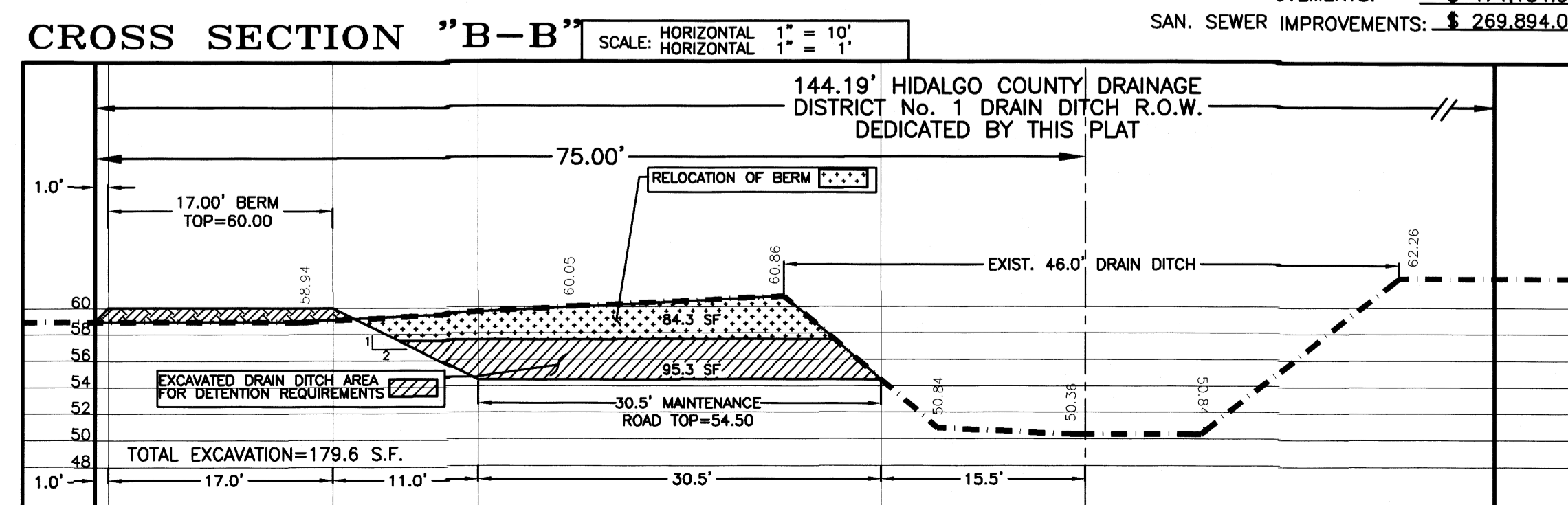
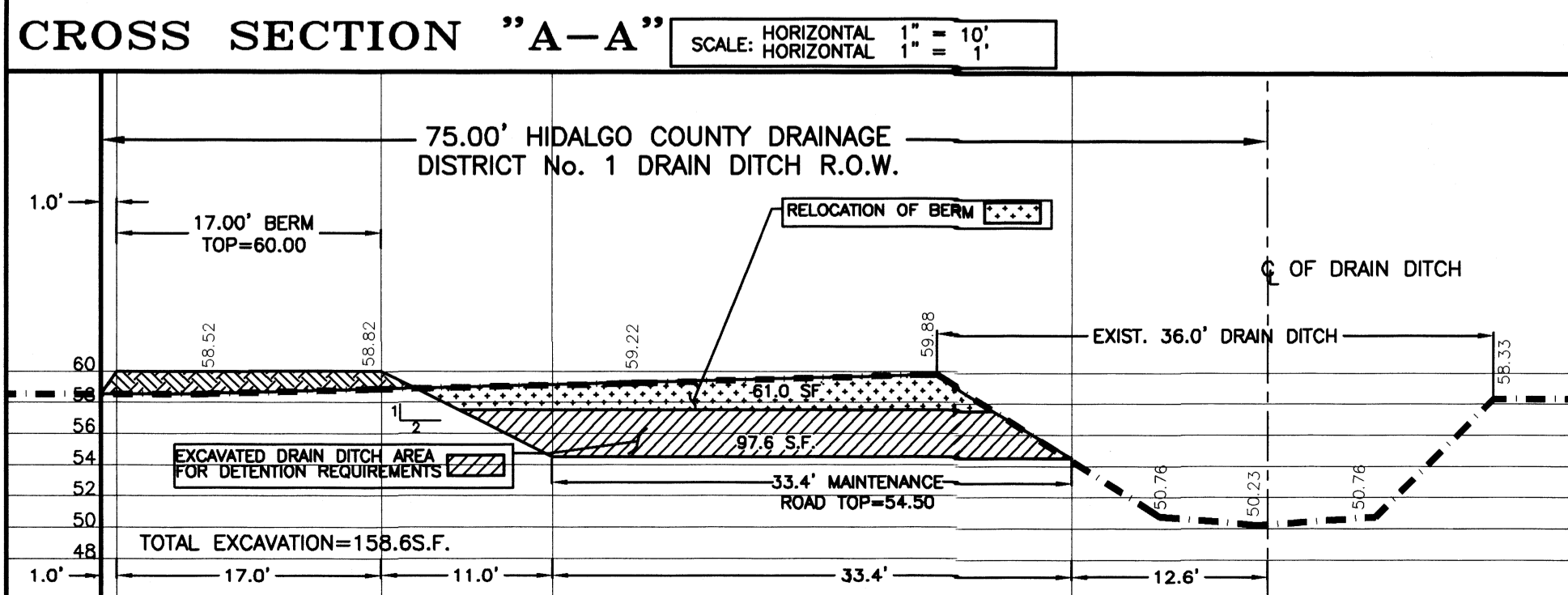
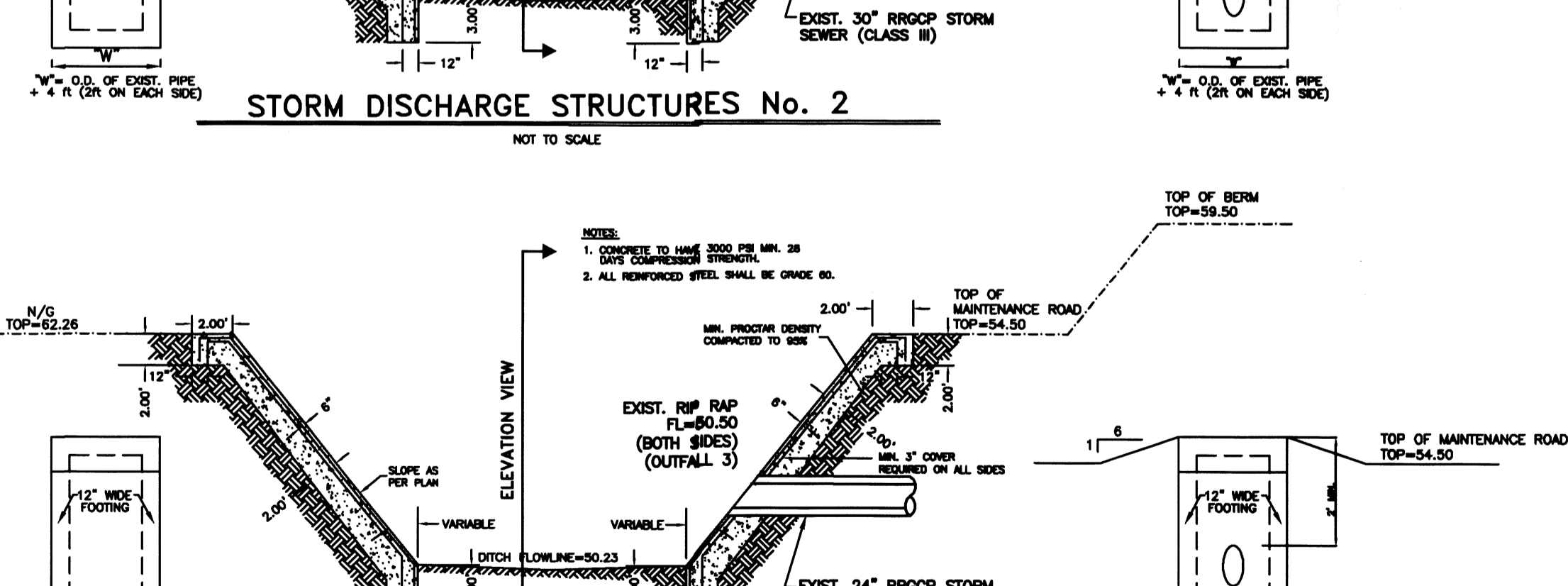
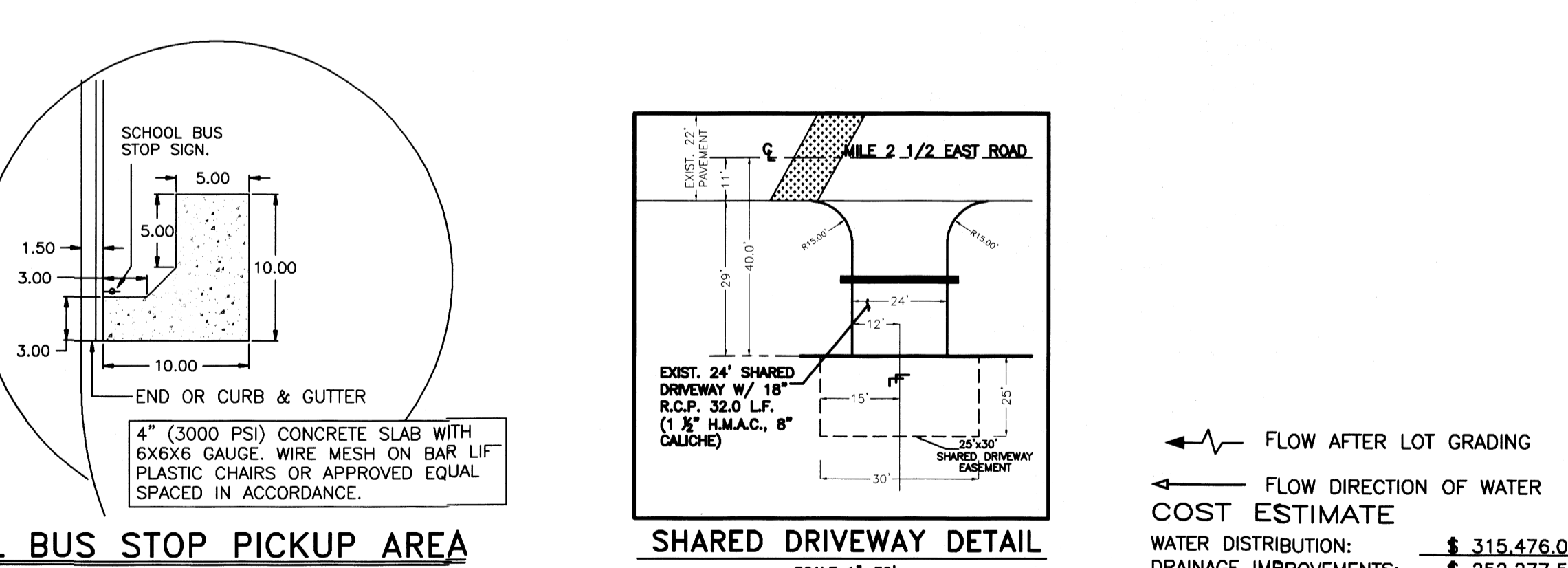
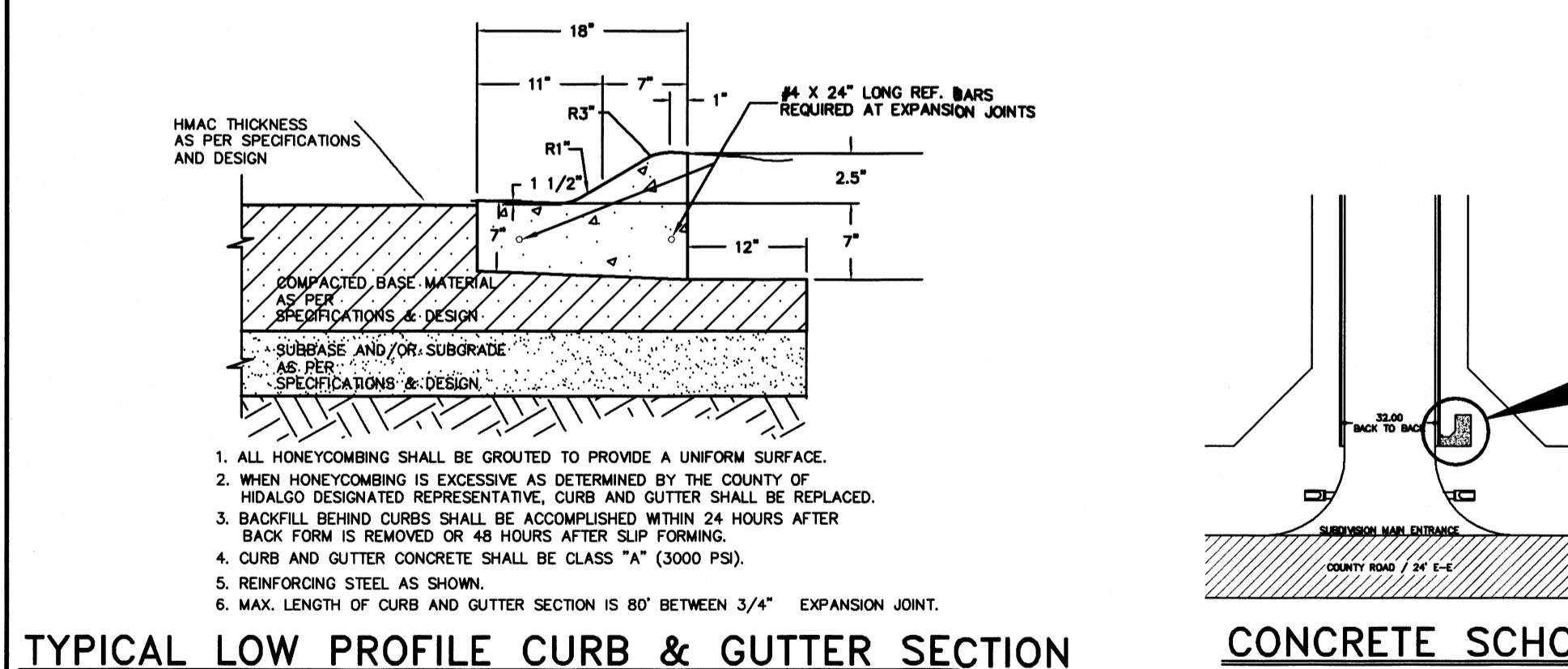
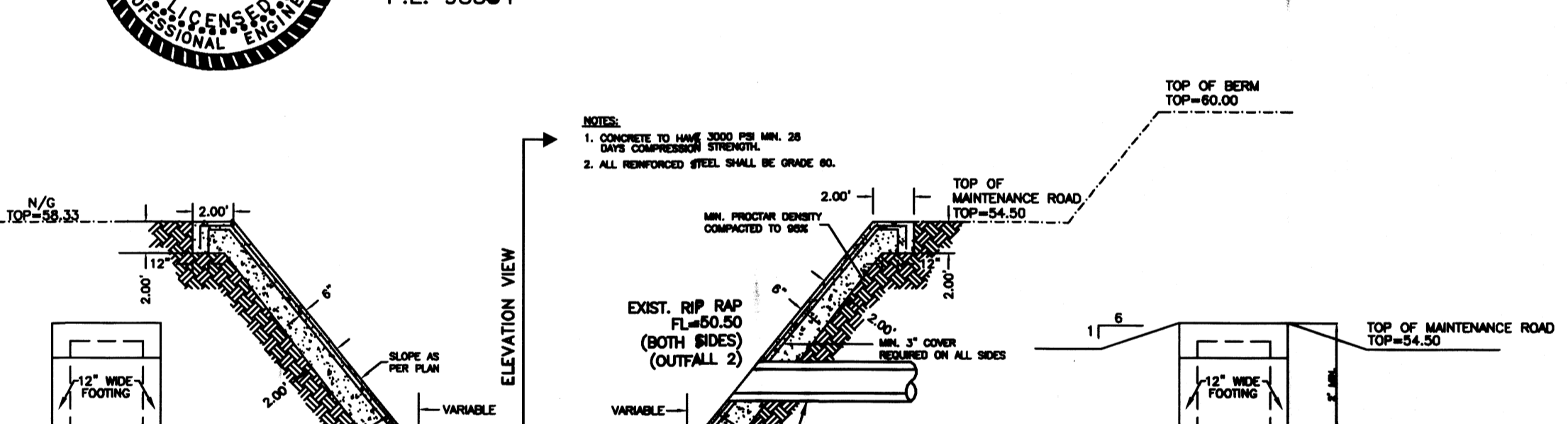
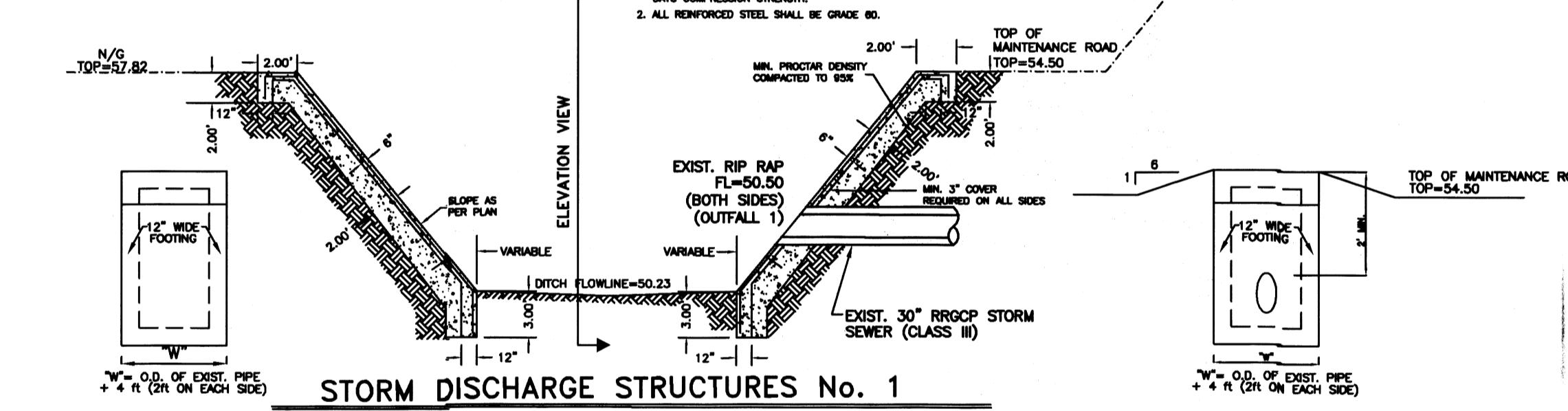
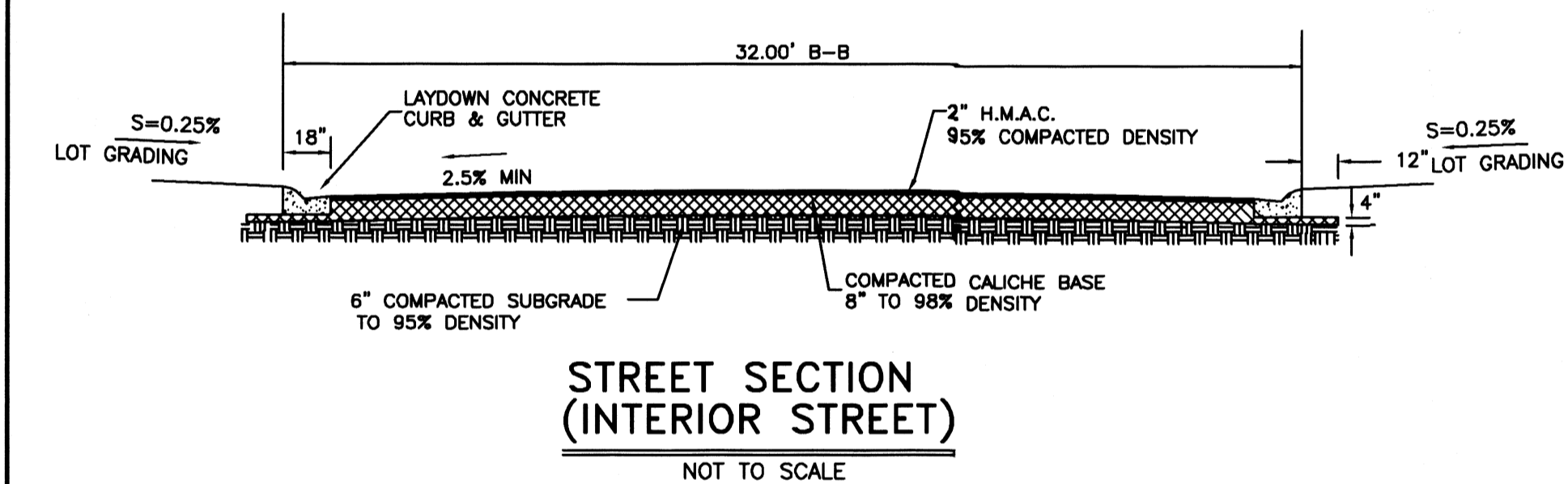


Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534

12-31-25
DATE



SCALE 1" = 100'

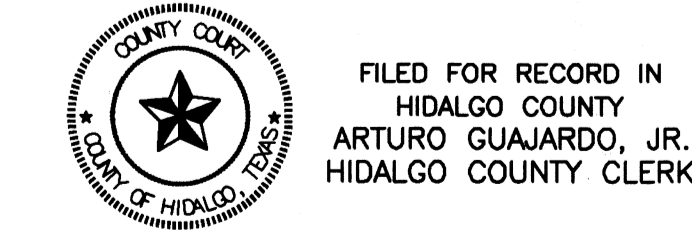


COST ESTIMATE

WATER DISTRIBUTION:	\$ 315,476.00
DRAINAGE IMPROVEMENTS:	\$ 252,277.50
PAVING IMPROVEMENTS:	\$ 474,154.00
SAN. SEWER IMPROVEMENTS:	\$ 269,894.00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

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

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

FILENAME: F:\DATA\SUBD\MERCEDES\MIRASOL\WATER.DWG
DATE PREPARED: 11-28-2024
PREPARED BY: JLLS CVZS
CHECKED BY: JLLS CVZS
APPROVED BY: JLLS CVZS

SHEET NO. 3
OF 3 SHEETS