



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: 7-07-2026

PROPOSED McWES ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: ROSE GROUP CONSULTING,LLC DEVELOPER: MCWES DEVELOPMENT, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 3

FILLING STATIONS: N/A

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

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY.

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

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

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

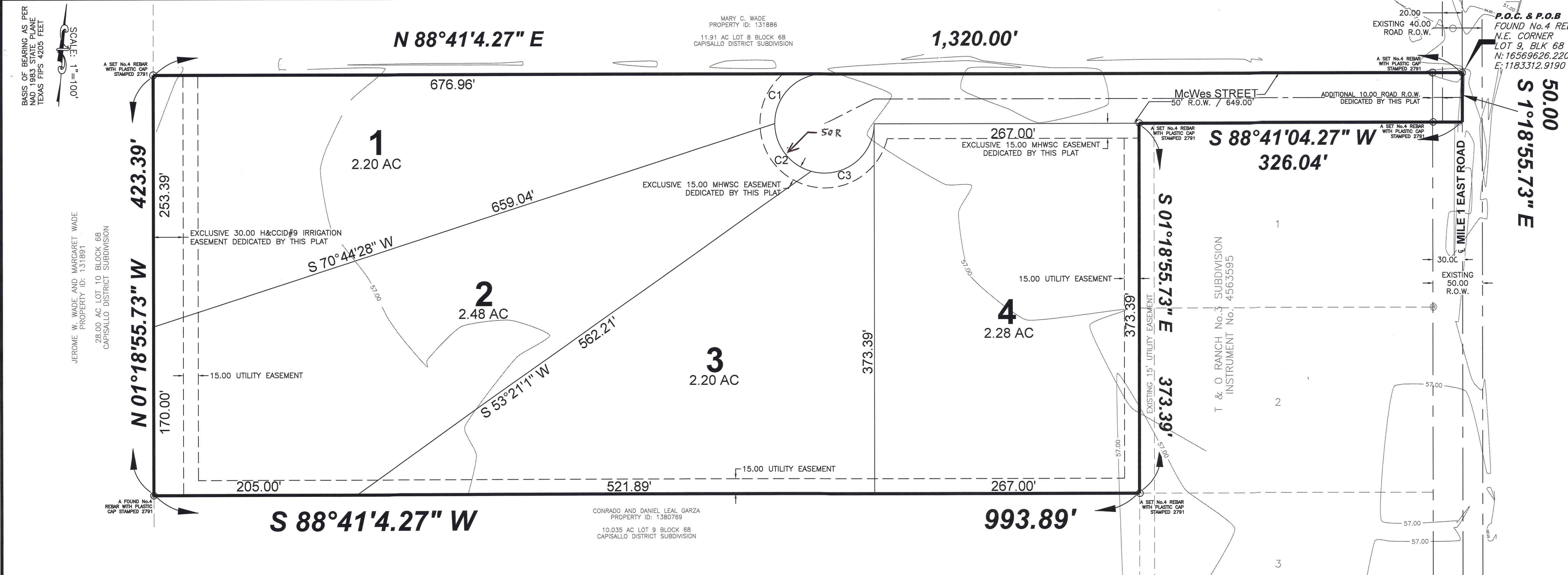
WATER SERVICE PROVIDER: M.H.W.S.C. LINE SIZE: 3" LOCATION: MILE 1 EAST ROAD.

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

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



- GENERAL SUBDIVISION PLAT NOTES**
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 59.50 ELEVATION OR 24" OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 1 EAST ROAD WHICH IS GREATER.
 - THIS SUBDIVISION IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING) FEMA FIRM COMMUNITY PANEL NO. 480334 0525 B EFFECTIVE DATE: JANUARY 2, 1981.
 - CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
 - SETBACKS: FRONT SETBACK: 25.00 FEET REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. ---B.M. No.1 - ELEV. 59.22 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE 1 EAST ROAD IN THE VICINITY OF THE S.E. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: X=1183363.50 Y=16568776.68
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,940.00 CUBIC FEET (0.25 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL, REGULATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 1 EAST ROAD SIDE DITCH. (SEE SHEET No.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCD#01.)
 - NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
 - McWES DEVELOPMENT LLC THE SUBDIVIDER OF McWES ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX D: ROADSIDE CONSTRUCTION SPECIFICATIONS 3.1.4.
 - DRAINAGE IMPROVEMENTS ALONG MILE 1 EAST ROAD AND McWES STREET ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT1 (NO ALTERATION OR COVERING)
 - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE (NOTE #7) IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENT ARE GREATER THAN STATED ABOVE (NOTE #7) DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

McWES ESTATES SUBDIVISION

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

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

McWES DEVELOPMENT LLC AS OWNER OF THE 10.035 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED McWES ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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.

TOMAS J. ARREDONDO — MANAGING MEMBER DATE _____

McWES DEVELOPMENT, LLC
709 SOUTH G. STREET
MCALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____

AS-BUILTS
JOSE O. RODRIGUEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
No.133529 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____



STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE §232.028(e)

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

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____

STATE OF TEXAS COUNTY OF HIDALGO

THE PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9

DATE 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 HCCD #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. HCCD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCD #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. HCCD#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

MILITARY HIGHWAY WATER SUPPLY CORPORATION

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

DATE _____ DAY OF _____ 2026

APPROVED BY: _____ GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL

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

STATE OF TEXAS COUNTY OF HIDALGO

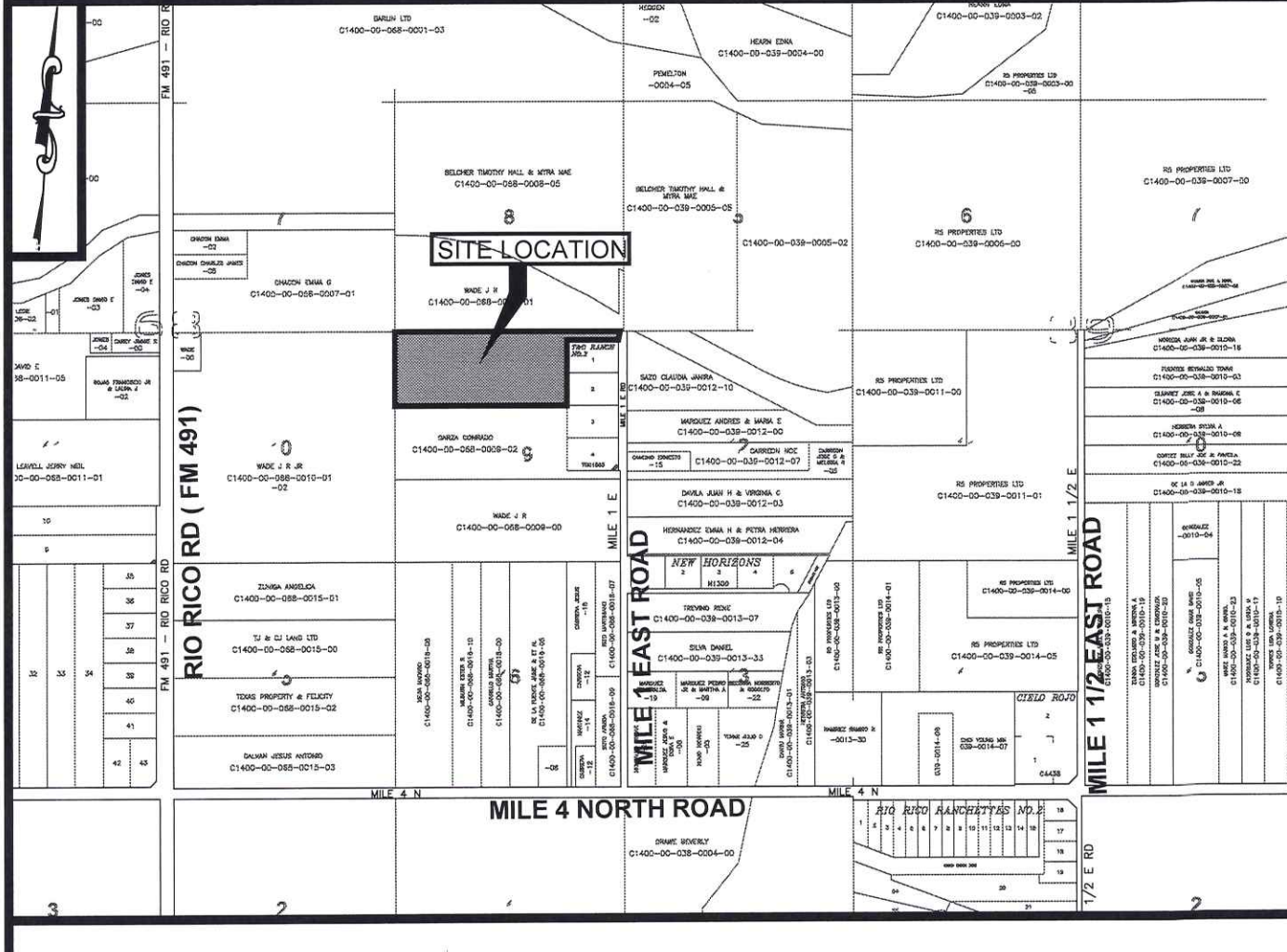
INDEX TO SHEETS OF McWES ESTATES SUBDIVISION

SHEET 1 READING; INDEX; LOCATION MAP; AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. NO. 1 CERTIFICATION, AND UNITED IRRIGATION DIST. REVISION NOTES.

SHEET 2 WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: McWES ESTATES DEVELOPMENT LLC TOMAS J. ARREDONDO—MANAGING MEMBER	709 SOUTH G. STREET	MCALLEN, TEXAS, 78501	(956) 222-8135
ENGINEER: JOSE O. RODRIGUEZ	414 LA VILLITA DR.	DONNA, TEXAS 78537	(956) 472-5591
SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479



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

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

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE §232.028(e)

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

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____

STATE OF TEXAS COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL

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STATE OF TEXAS COUNTY OF HIDALGO

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SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

LEGEND

- - FOUND No.4 REBAR
- - SET No.4 REBAR WITH PLASTIC CAP STAMPED 2791
- ⊕ - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- S.W.C. - SOUTHWEST CORNER
- N, S, E, W - LATITUDE AND LONGITUDE COORDINATES

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	78.81'	50.00'	S 43°32'10" W	70.90'
C2	64.74'	50.00'	S 38°42'57" E	60.32'
C3	92.06'	50.00'	N 51°26'25" E	79.60'

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

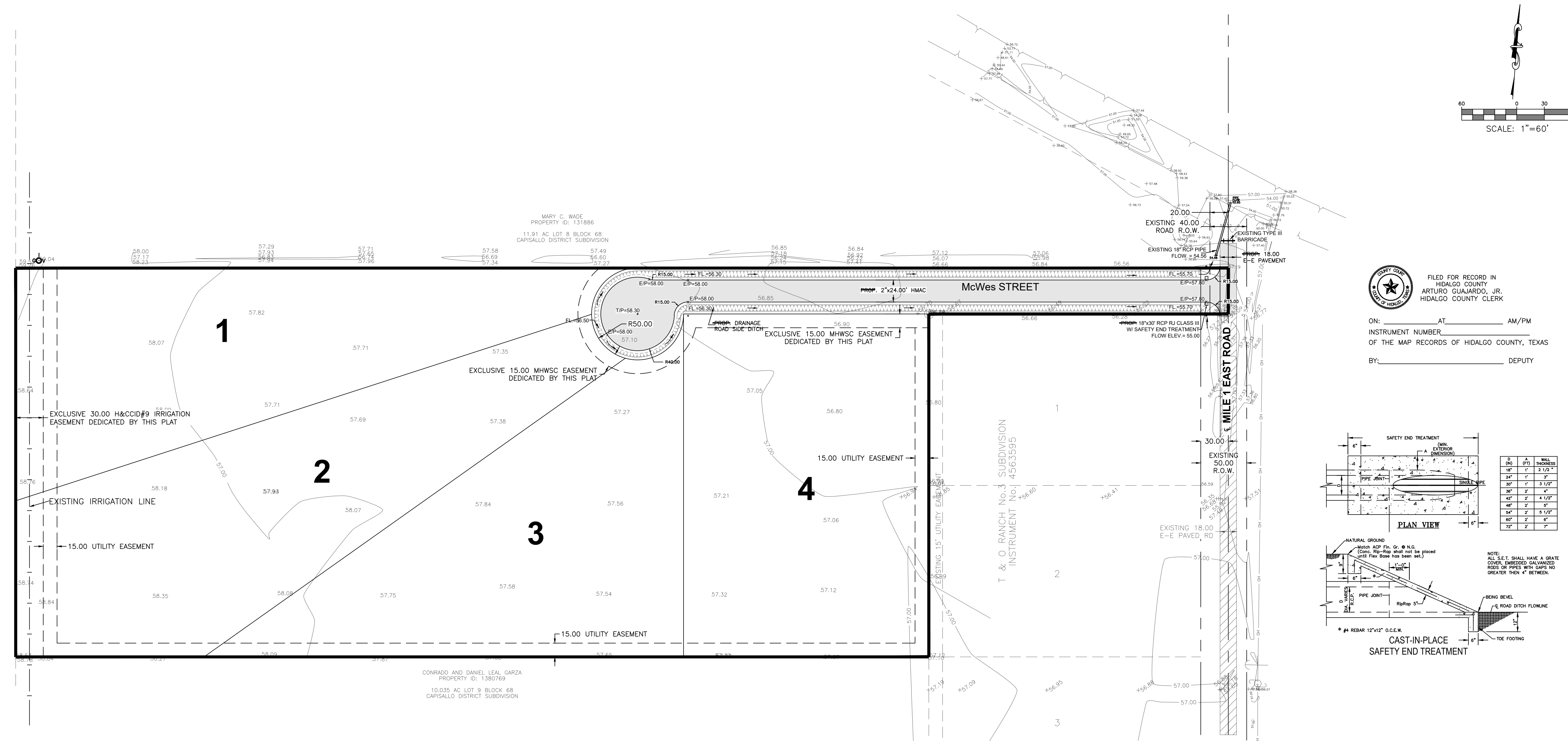
BY: _____ DEPUTY

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

DRAWING DATE: MAY 05, 2025
NO.1 REVISED DATE: MAY 15, 2025
NO.2 REVISED DATE: MARCH 05, 2026

ROSE GROUP CONSULTING LLC

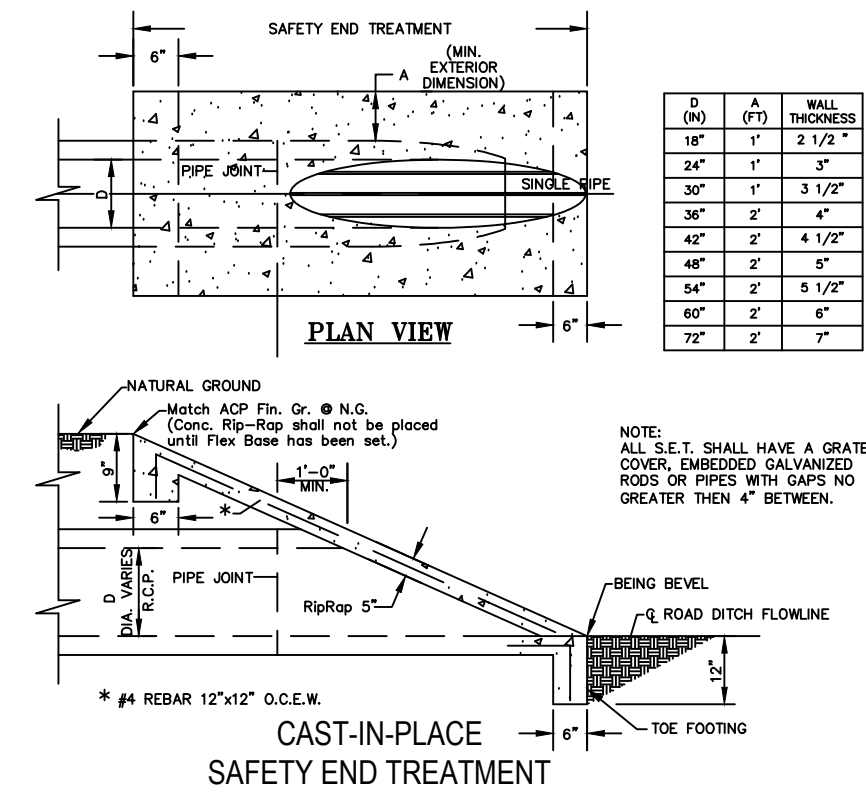
TBPELS Reg. No. F-26392
414 La Villita Dr - Donna, TX 78537
956.472.5591



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

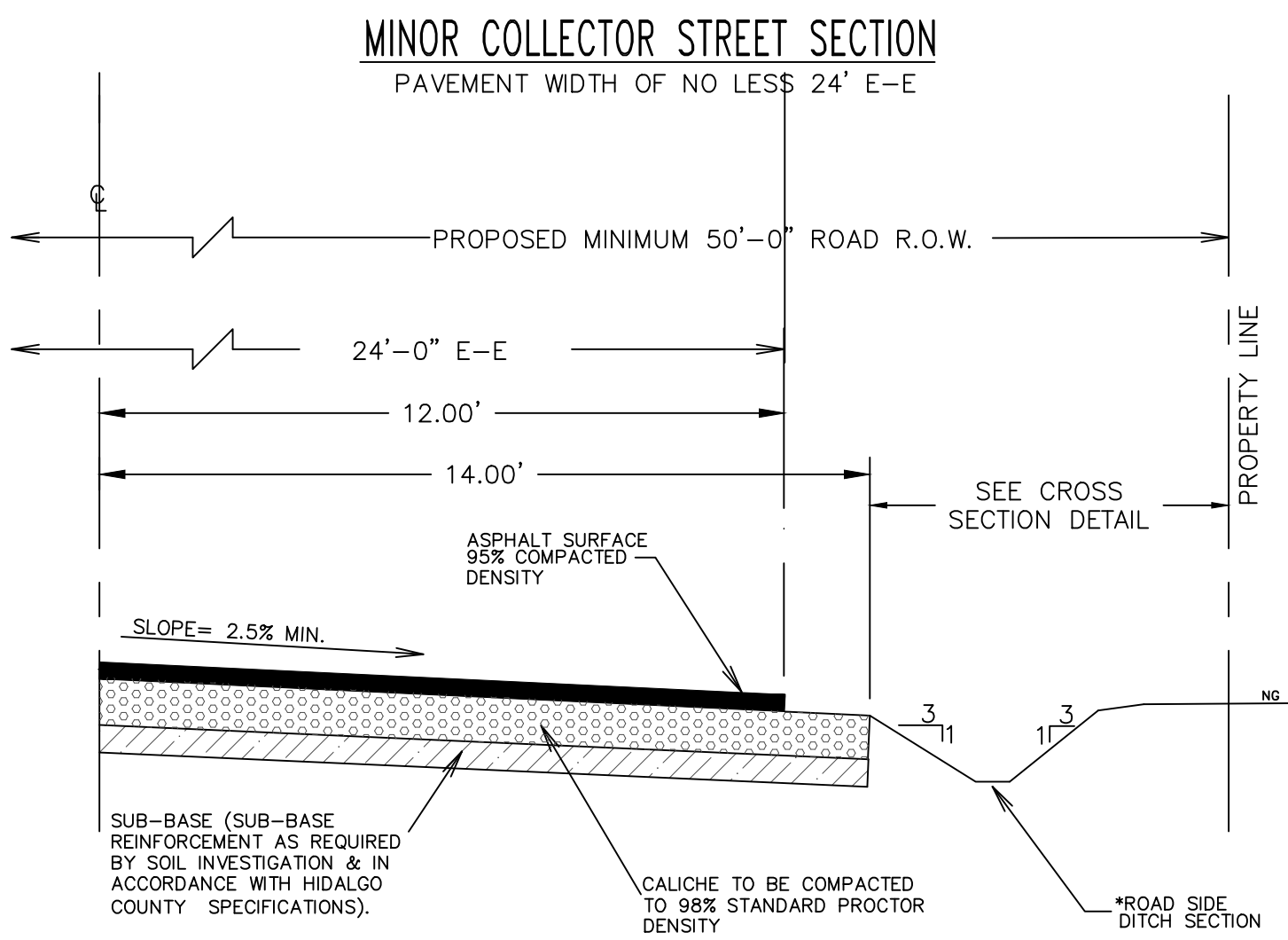
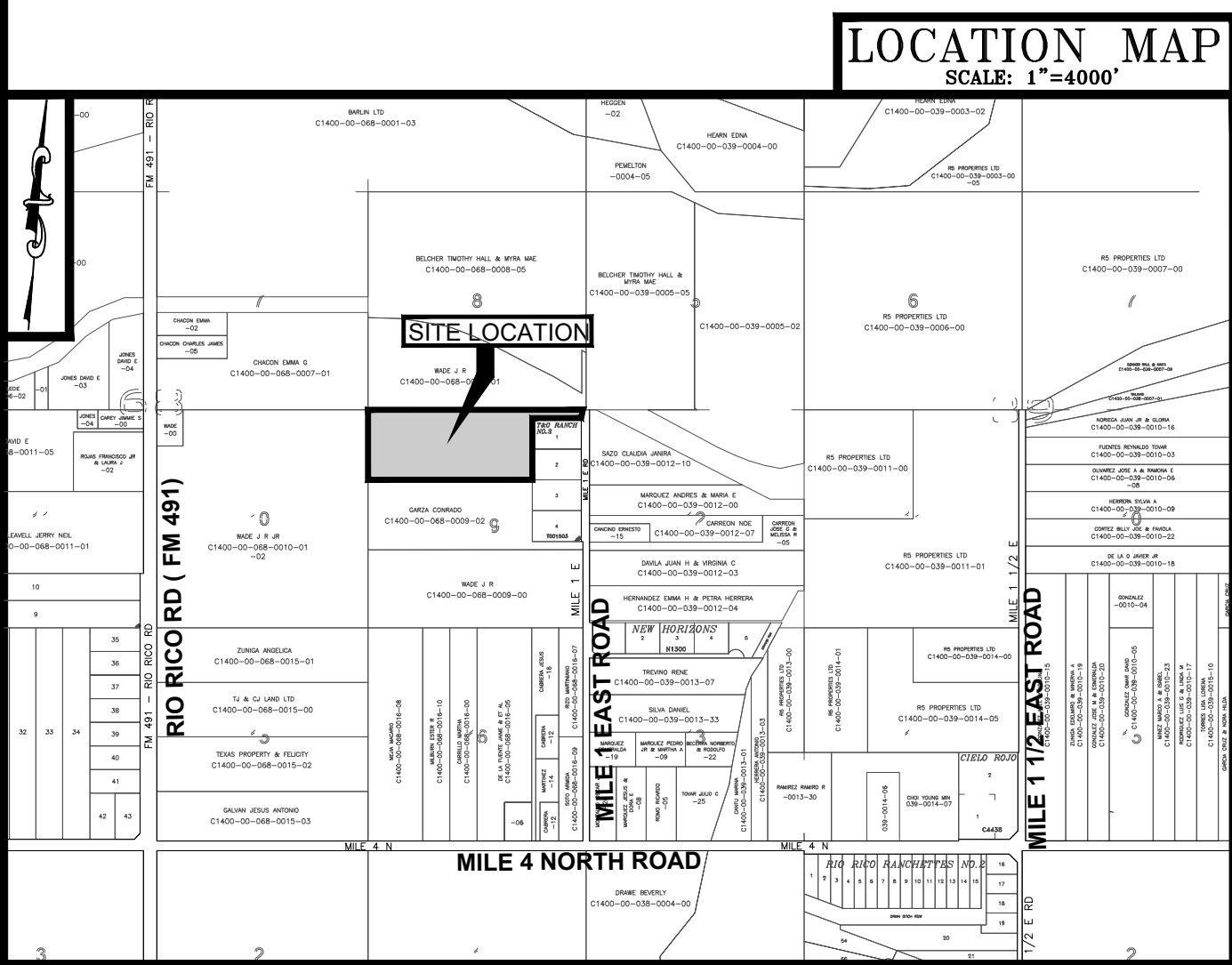


McWES ESTATES SUBDIVISION

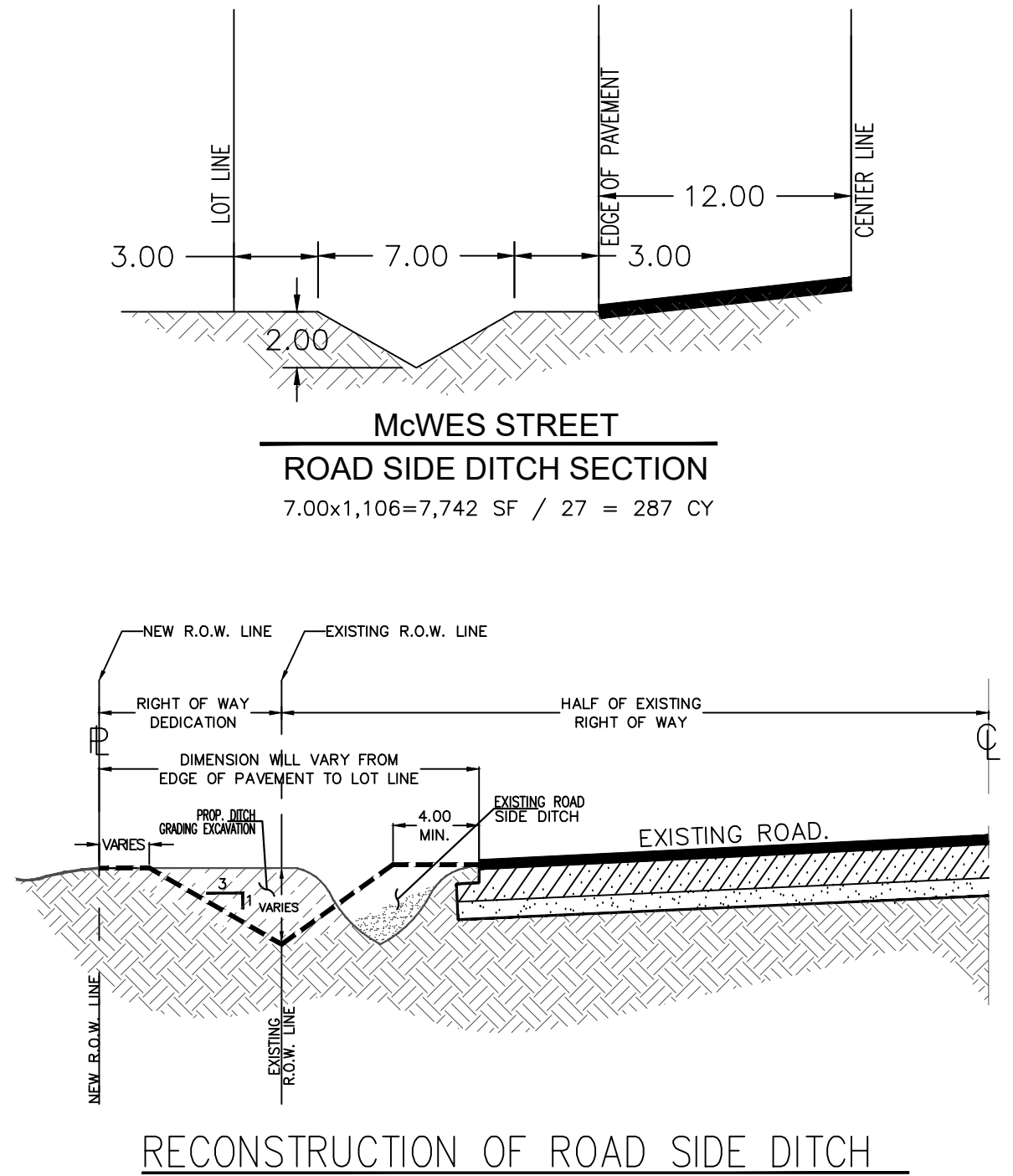
A 10.035 ACRES TRACT OUT OF LOT 9, BLOCK 68, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME P PAGE 227, MAP RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 JOSE OMAR RODRIGUEZ
 133529
 REGISTERED PROFESSIONAL ENGINEER

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



- ROADWAY CONSTRUCTION NOTES:
- CONTRACTOR SHALL MEASURE AND CONFIRM ALL VERTICAL AND HORIZONTAL DIMENSIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION.
 - COMPACT BASE AND SUBGRADE MATERIALS TO A MINIMUM 95% STANDARD PROCTOR DENSITY (ASTM D689)



DRAINAGE STATEMENT
 McWES ESTATES SUBDIVISION

McWES IS A RESUBDIVISION OF 10.04 ACRES OF LAND OUT OF LOT 9 BLOCK 68, CAPISALLO DISTRICT SUBDIVISION. THIS SUBDIVISION IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OFF THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS. THE TRACT IS CURRENTLY VACANT UNDEVELOPED, WITH SOME USE FOR AGRICULTURAL PURPOSES. THE EXISTING VEGETATION IS GRASSED WITH SHORT VEGETATION. THE PROPOSED LAND USE IS FOR RESIDENTIAL PURPOSES. THIS PROPERTY IS LOCATED IN ZONE "C", AREAS OF MINIMAL FLOODING. NO SHADING. SEE FRMETTE ATTACHED COMMUNITY PANEL NO. 480334 0525B, EFFECTIVE DATE: JANUARY 2, 1981.

THE SOILS IN THIS AREA ARE MOSTLY CLAY SOILS, THESE SOILS BELONG TO THE HYDROLOGIC GROUP "D", WHICH HAVE SLOWER INFILTRATION RATE WHEN THOROUGHLY WET. THE SOILS ARE CATEGORIZED AS HARLINGEN CLAY MAP UNIT SYMBOL 19. (SEE "USDA, NRCS WEB SOIL SURVEY" ATTACHED)

SURFACE STORM RUNOFF ON THIS TRACT FLOWS IN THE EASTERLY DIRECTION. THE PRE-DEVELOPMENT RUNOFF FLOW IS 5.59 CFS BASED ON THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE POST DEVELOPMENT FLOW RUNOFF IS 10.70 CFS BASED ON THE 50-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 5.11 CFS.

THE TRACT IS LOCATED ADJACENT TO THE FLOODWAY ON THE SOUTH SIDE. THE PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION WILL CONSIST OF SURFACE RUNOFF SHEET FLOW FROM THE RESIDENTIAL LOTS INTO PROPOSED ONSITE SWALES WHICH WILL DISCHARGE INTO THE MILE 1 STREET ROADSIDE SWALE AND ULTIMATELY FLOW NORTH INTO THE ARROYO COLORADO.

IN ACCORDANCE WITH HCCD#1 THE DIFFERENCE BETWEEN THE PRE (10-YR) AND THE POST (50-YR) DEVELOPMENT STORM RUNOFF SHALL NOT INCREASE. THEREFORE, AS THE ATTACHED CALCULATIONS, THE REQUIRED DETENTION OF 12,544 CUBIC FEET (0.28 ACRE-FEET) OF STORM RUNOFF SHALL BE STORED ONSITE BY FRONTAGE SWALES. THE FINISHED FLOOR ELEVATION OF EVERY BUILDING SHALL BE SET AT 24-INCHES ABOVE THE CENTERLINE OF THE PAVEMENT. ALL LOTS SHALL BE GRADED TO ALLOW RUNOFF TO FLOW AWAY FROM EVERY BUILDING AND TOWARDS THE INTERNAL STREET. THIS MEASURE WILL PREVENT CONCENTRATION OF RUNOFF TO ACCUMULATE IN OTHER AREAS.

JOSE OMAR RODRIGUEZ _____ DATE _____
 REGISTER NO. 133529

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

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

AS-BUILT
 PROPOSED PAVING AND
 DRAINAGE DESIGN

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