Public Notice

Notice, is hereby given that the Planning and Zoning Commission of the City of Mercedes, Texas will hold a meeting on Tuesday, September 27, 2022 at 5:45 P.M. in the City Commission Chambers located at 400 South Ohio, Mercedes, Texas to consider and take formal action regarding the following items:

1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Preliminary & Final Plat Approval**
   TARS No. 1 Subdivision
   16.135 Acre (702,832 SF) tract of land out of lot 6, block 102 Campacuas Addition, ETJ
   Developer: Tars Development LLC
5. **Other Business.**
6. **Adjournment.**

THIS NOTICE IS GIVEN IN ACCORDANCE WITH V.T.C.A., GOVERNMENT CODE, SECTION 551.001 ET. Seq.

WITNESS MY HAND AND SEAL, THIS 23rd DAY OF SEPTEMBER, 2022 AT 7:05 P.M.

JAVIER A RAMIREZ, ASSISTANT CITY MANAGER

ATTEST:

Joselynn Castillo

JOSELYNN CASTILLO, CITY SECRETARY
CITY OF MERCEDES, TEXAS

AGENDA ITEM NO. _____

PRELIMINARY & FINAL PLAT APPROVAL: **Preliminary & Final Plat Approval**
TARS No. 1 Subdvision
16.135 Acre (702832 Sq. Ft.) Tract of Land out of Lot 6, Block 102, Campacuas Addition
Capisallo District Subdivision
Developer: TARS Development LLC
Engineer: S2 Engineering. PLLC

REVIEW DATA

LOCATION: The site is on the west side of Mile 1 ½ W and approximately 1320 ft South of Mile 9 N Road. The property is located outside Mercedes City limits and is within our 1 Mile ETJ.

LOT SIZING, ETC.: There will be 14 Lots. The square footage of the lots starts at 54387.72 SF (Lot 1) and decline in size going south with the last lot being 24572.18 SF (Lot 14).

STREET SYSTEM: Mile 1 1/2 West Rd is currently existing and will be the entrance to each lot of this subdivision

WATER SERVICE: The water system will consist of an 8" line that runs south along the east side of Mile 1 ½ W Rd through the North Alamo Water Supply Corporation exclusive easement and then shifting to the West side of said road with proposed 45°bends as shown in the plat. Said waterline will end on the valve on lot 14 located in the south side of the property. The proposed water line connects into the existing 6" NAWSC water line located on the south side of Mile 9 Rd. Each lot will be connected to the proposed 8" water waterline that runs west of Mile 1 ½ Rd.

SANITARY SEWER SEWER SERVICE: The subdivision will have on-site sewage facilities consisting of a standard design dual compartment septic tank and a drain field on each lot.

STORM & DRAINAGE: The existing runoff sheet flow overland in a southern direction towards an existing drain ditch owned by HCCID. Runoff will ultimately out fall into the existing drain ditch west to the property maintained by HCDD 1. Based on the Rational Method and the calculation in the drainage report, and existing 10-year storm event generates 5.61 cfs of runoff. The proposed runoff after development is 21.84 cfs or a 50-year storm event. The

proposed project will have an approximate increase of 16.23 cs to storm runoff for a 50-year storm event.

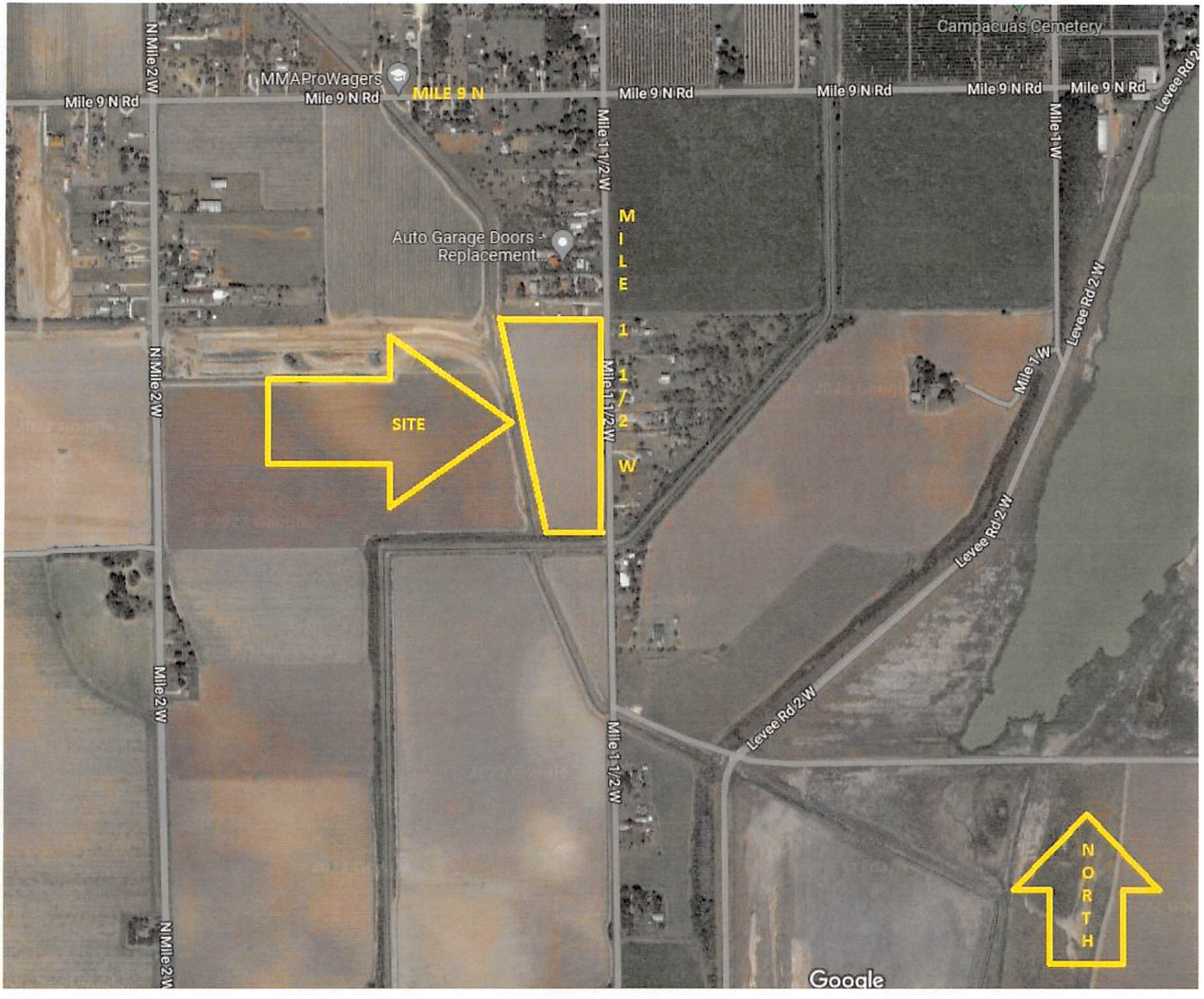
In accordance with the county of hidalgo's drainage requirements, 40,552 cubic feet (1,502 cubic yards) of runoff detention will need to be detained for a 50-year storm event. The total area that will be provided is 59,040 cubic feet. Runoff will be detained by widening the existing drainage ditch, west of the proposed subdivision. Runoff will not be increased during a 50-year storm event doe to the proposed subdivision.

This will meet the requirements of the 50-yr storm policy requested by HCDD1. As of this writing, Staff has received the '*approved*' HCDD#1 drainage report.

MISC: Parkland Dedication Fee-500/dwelling will need to be paid by the developer.

STAFF RECOMMENDATION: Approval of the preliminary & final plat.

This item is now before you.


Campacuas Cemetery
MMAProWagers
Mile 9 N Rd
MILE 9 N
Mile 9 N Rd
Mile 9 N Rd
Mile 9 N Rd
Mile 9 N Rd
Mile 9 N Rd
Levee Rd 2 W
Mile 1 W
Mile 1 1/2 W
Auto Garage Doors - Replacement...
MILE 1 1/2 W
N Mile 2 W
SITE
Mile 1 W
Levee Rd 2 W
Levee Rd 2 W
Levee Rd 2 W
Mile 2 W
Mile 1 1/2 W
N Mile 2 W
NORTH
Google

SUBDIVISION PLAT OF
TARS NO. 1 SUBDIVISION

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, Hidalgo COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS
(16.135 ACRE)

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, Hidalgo COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, AT A PK NAIL FOUND AT THE COMMON CORNER OF LOT 2, LOT 3, LOT 6 AND LOT 7, BLOCK 102, OF SAID CAMPACUAS ADDITION, BEING THE CENTER LINE OF MILE 11/2 W. (HAVING A 30.0' RIGHT OF WAY) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING, OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01° 13' 21" EAST, ALONG THE COMMON LINE OF LOT 6, AND LOT 7, BLOCK 102, OF SAID CAMPACUAS ADDITION, AND THE CENTER LINE OF MILE 1 1/2 W ROAD A DISTANCE OF 1320.00 FEET TO A POINT FOR THE COMMON CORNER OF LOT 6, TOT 7, LOT 10, LOT 11, BLOCK 102, OF SAID CAMPACUAS ADDITION FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88° 46' 04" WEST, LEAVING THE COMMON LINE OF LOT 6, AND LOT 7, BLOCK 102, OF SAID CAMPACUAS ADDITION, AND ALONG THE COMMON LINE OF LOT 6, AND LOT 11, BLOCK 102, OF SAID CAMPACUAS ADDITION, A DISTANCE OF 422.90 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01° 13' 21" WEST, A DISTANCE OF 1320.23 FEET TO A POINT FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 12° 13' 21" WEST, A DISTANCE OF 1343.80 FEET TO A POINT ON THE COMMON LINE OF LOT 3 AND LOT 6, BLOCK 102 OF SAID CAMPACUAS ADDITION FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°46'39" EAST, ALONG THE COMMON LINE OF LOT 3,AND LOT 6, BLOCK 102, OF SAID CAMPACUAS ADDITION, A DISTANCE OF 660.0 FEET TO THE POINT OF BEGINNING, CONTAINING 16.135 ACRES (702832 SQ. FT.) OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

LTARS DEVELOPMENT LLC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATE HEREIN AS "TARS NO. 1 SUBDIVISION" TO THE CITY OF MERCEDES, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, EASEMENTS STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
TARS DEVELOPMENT LLC. DATE
P.O. BOX 720098
MCALLEN, TX 78504

CITY MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MERCEDES, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOW AS TARS NO. 1 SUBDIVISION, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____ ,20____.

_____ _____
CITY SECRETARY MAYOR

RIGHT OF WAY EXCLUSIVE EASEMENT

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

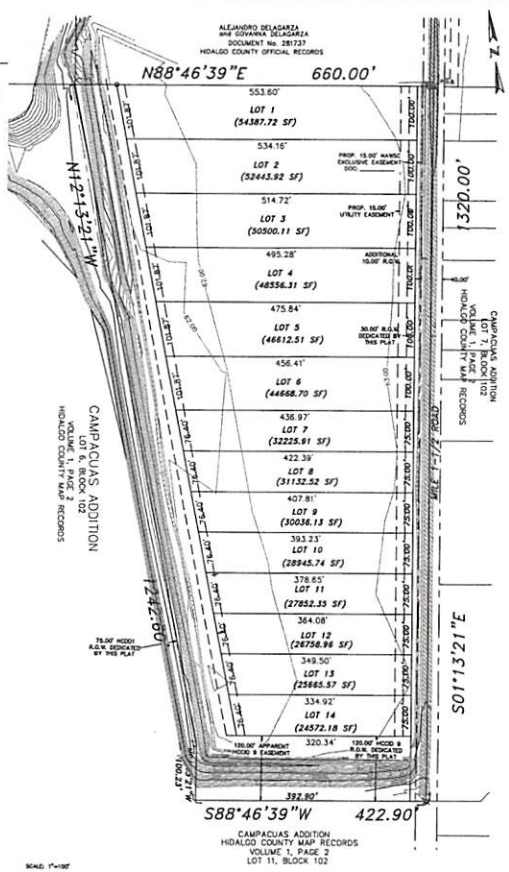
IN THE EVENT THE EXCLUSIVE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL, EXCLUSIVE, EASEMENT OVER AND ACROSS THE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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____.

_____ _____
TARS DEVELOPMENT LLC. DATE
P.O. BOX 720098
MCALLEN, TX 78504



SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TARS DEVELOPMENT LLC. proved to me through her 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 she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

DAISY BONILLA
MY COMMISSION EXPIRES
August 05, 2025

_____
NOTARY PUBLIC– STATE OF TEXAS

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION:
ZONE 'X' (SHADED) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C, REVISED TO REFLECT LOMR DATED MAY 30, 2002, DEFINED AS 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 A 100-YEAR FLOOD.

THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 LOMR OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

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).

2.– MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3.– LEGEND – ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES:
FRONT .....30.00' OR GREATER FOR EASEMENTS
REAR .....15.00' OR GREATER FOR EASEMENTS
INTERIOR SIDES .....6.00', OR GREATER FOR EASEMENTS

5.– DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 40.552 CUBIC FEET (1,502 CY) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.

6.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7.– BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M.-1 ELEV. 83.27 AT A IRON ROD No. 4 LOCATED AT THE NORTH EAST CORNER OF THE PROPERTY 88 DATUM, BENCHMARK COORDINATES LON: 97°36'0.0", LAT: N26°10'53.66"

8.– 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.

9.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 9 DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

10.– 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 LOT.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. 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 DRAINFIELD SYSTEM.
E. NO OSSF SYSTEM APPLICATION IS REQUIRED INCLUDING PERMANENT, LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

12. 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.

13.– ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

14.–TARS DEVELOPMENT LLC. THE OWNER & SUBDIVIDER OF TARS No.1 SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESIGNED ON SHEET No.3 OF THIS PLAT.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE TARS NO. 1 SUBDIVISION HAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

OSCAR HERNANDEZ
5005
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

Preliminary
OSCAR HERNANDEZ, R.P.L.S. DATE
R.P.L.S. No. 5005

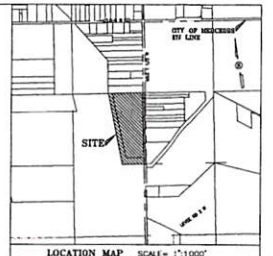
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

Preliminary
JOSE N. SALDIVAR, P.E. , C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC
2424 MIMOSA ST
MISSION, TEXAS 78574

LEGEND
⊠ 1/2" IRON PIN W/CAP SET
○ FOUND 1/2" IRON ROD
— PUBLIC UTILITY & DRAINAGE EASEMENT
P.O.B. = POINT OF BEGINNING



LOCATION MAP SCALE= 1":1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
TARS NO. 1 SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY, ON THE WEST SIDE OF MILE 1 1/2 W ROAD AND APPROXIMATELY 1320 FT SOUTH OF MILE 9 N RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES (POPULATION 20,346 – 2020 CENSUS) AND HIDALGO COUNTY. THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 NO. 49.211(c), THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

WE THE UNDERSIGNED CERTIFY that this plat of the TARS NO. 1 SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____ .

_____ _____
Hidalgo County Judge date

ATTEST: _____ _____
Hidalgo County Clerk date

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TARS NO. 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO.9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO.9, DATED THIS _____ DAY OF _____, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID NO.9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. NO.9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FROM THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE
3. HCCID NO.9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID NO.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 CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

INDEX OF SHEETS

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: TARS DEVELOPMENT LLC.	P.O. BOX 720098	MCALLEN, TEXAS 78504		
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2424 MIMOSA	MISSION, TEXAS 78574	(956)403-9787	
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	3007 S. TUCKER RD	HARLINGEN, TEXAS 78574	(956)357-2185	

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22858
2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787

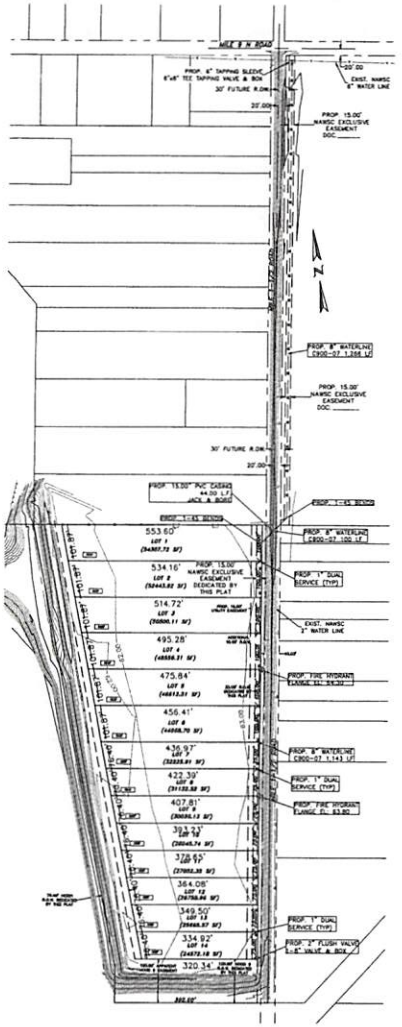
SHEET NO. 1 OF 3 SHEETS	FILENAME :			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

NO.	SHEET	REVISION	DATE	APPROVED

TARS NO. 1 SUBDIVISION

MAP OF WATER AND OSSF DISTRIBUTION

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, Hidalgo COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS Of HIDALGO COUNTY, TEXAS



LEGEND

EXIST. PAVEMENT STREET

OSSF ON-SITE SEWAGE FACILITIES

COST ESTIMATE

WATER DISTRIBUTION: _____

PAVING IMPROVEMENTS: _____

DRAINAGE IMPROVEMENTS: _____

OSSF IMPROVEMENTS: _____

TOTAL: _____

FINAL ENGINEERING REPORT FOR TARS NO. 1 SUBDIVISION
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
TARS NO. 1 SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF NORTH ALAMO WATER SUPPLY CO. (NAWSC). THE SUBDIVIDER AND COMPANY NAWSC SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 6" DIAMETER LINE RUNNING ALONG THE SOUTH R.O.W. OF MILE 9 RD.

THE WATER SYSTEM FOR TARS NO. 1 SUBDIVISION CONSISTS OF A 6" THAT RUNS SOUTH ALONG EAST SIDE OF MILE 11/2 RD THROUGH THE NAWSC EXCLUSIVE EASEMENT AND THEN SHIFTING TO THE WEST SIDE OF SAID ROAD WITH PROPOSED 45° BENDS AS SHOWN IN PLAT. SAID WATERLINE WILL END ON A WATER VALVE ON LOT 14 LOCATED IN THE SOUTH SIDE OF THE PROPERTY. THE PROPOSED WATER LINE CONNECTS INTO THE EXISTING 6" NAWSC WATER LINE LOCATED SOUTH SIDE OF MILE 9 ROAD. EACH LOT WILL BE CONNECTED TO THE PROPOSED 8" WATER LINE THAT RUNS WEST OF THE MILE 1 1/2 ROAD.
FROM THE PROPOSE 8" DIAMETER WATERLINE, SEVEN (7) DOUBLE SERVICES OF 1" OF DIAMETER ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF $_____ OR $_____ PER LOT, IN ADDITION THE SUBDIVIDER HAS PAID PAY NAWSC THE AMOUNT OF $_____ WHICH COVERS THE $_____ COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT. WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO NAWSC UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE TARS No. 1 SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12481) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THIS AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12481) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 4 AND 11. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 48" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 3,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL COSTS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF $ 42,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON JULY 2022.

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 THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

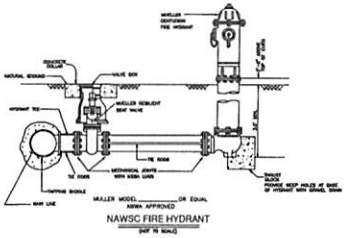
WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF $_____ WHICH EQUALS TO $_____ PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST $ 3,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ 42,000.00 FOR THE ENTIRE SUBDIVISION.

This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY

JOSE N. SALDIVAR P.E. No. 94076



TARS NO. 1 SUBDIVISION
POR: JOSE N. SALDIVAR, P.E.

PROVISIÓN DE AGUA. DESCRIPCIÓN, Y GASTOS.

TARS NO. 1 SUBDIVISION HA SIDO PROVEÍDA DE AGUA POTABLE POR LA COMPAÑÍA DE NORTH ALAMO WATER SUPPLY CO (NAWSC). EL SUBDIVIDOR Y LA COMPAÑÍA DE AGUA, NAWSC FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑÍA DE NAWSC PRESENTO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSC TIENE UNA LINEA DE 6" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE MILE 9 N ROAD.

EL SISTEMA DE AGUA PARA LA SUBDIVISION TARS NO. 1 SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE EN DIRECCION SUR DEL LADO ESTE DE LA CALLE MILE 1 1/2 W ROAD Y POSTERIORMENTE CAMBIANDO HACIA EL LADO OESTE DE DICHA CALLE CON CONECTORES DE 45° COMO SE MUESTRA EN EL PLANO, ESTA LINEA TERMINARA EN UNA VALVULA DE AGUA EN EL LOTE 14 AL SUR DE LA PROPIEDAD EN DUESTION. LA LINEA PREVIAMENTE MENCIONADA SERA CONECTADA A LA LINEA EXISTENTE DE AGUA DE NAWSC AL SUR DE LA CALLE MILE 9 ROAD. CADA LOTE SERA CONECTADO A LA LINEA PROPUESTA DE 8" QUE CORRE DEL LADO OESTE DE LA CALLE MILE 1 1/2 ROAD.

DE LA LINEA DE 8" DE DIÁMETRO SE DESPRENDEN SIETE (7) SERVICIOS DOBLES DE 1" DE DIÁMETRO QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LÍNEAS DE 6" DE DIAMETRO, LAS LÍNEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US $_____ DE LOS CUALES SE CUBRIO US $_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A NAWSC LA CANTIDAD DE US $_____. O US $_____ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACIÓN DE CADA MEDIDOR, TARIFAS DE CONEXIÓN Y MEMBRESÍAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA NAWSC INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripcion y Costos.

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR DE LA SUBDIVISION TARS No. 1 SUBDIVISION, ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LICÉ OS 12481) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISIÓN MIDE POR LO MENOS MEDIO ACRE. EL EVALUADOR (LICÉ OS 12481) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 4 Y 11 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASES II) Y SE EXTIENDE A 48" PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MÁS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON US$ 3,000.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA, EN ESTOS MOMENTOS TODAS LAS FOSA SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL, A UN COSTO TOTAL DE US $42,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE JULIO 2022

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:

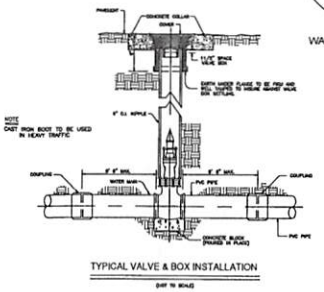
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US$_____LO CUAL EQUIVALE A US$_____ POR LOTE.

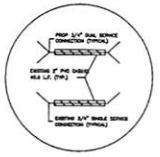
DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $ 3,000.00 A UN COSTO TOTAL DE $ 42,000.00 TODA LA SUBDIVISION.

This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY

JOSE N. SALDIVAR P.E. No. 94076





WATER SERVICE DETAIL

N.T.S.

SUBDIVIDER CERTIFICATION

I.— 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:

I.— I (WE), TARS DEVELOPMENT LLC, SUBDIVIDERS OF TARS NO. 1 SUBDIVISION 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 SUPPLY IS AVAILABLE TO EACH LOT AND THAT WE WILL PROVIDE A WATER QUALITY 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.

TARS DEVELOPMENT LLC. _____ DATE

P.O. BOX 720098

MCALLEN, TX 78504

GENERAL CONSTRUCTION NOTES:

1. ALL EXISTING WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

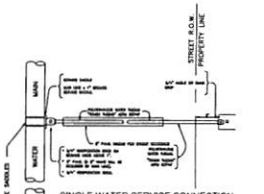
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ROEL A. RODRIGUEZ JR, PRESIDENT OF RGC DEVELOPMENT & INVESTMENTS LLC proved to me through the Texas Department of Public Safety Driver Licenses to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this day of _____ 2022

DAISY BONILLA
MY Commission Expires
August 10, 2025

NOTARY PUBLIC– STATE OF TEXAS



PRELIMINARY

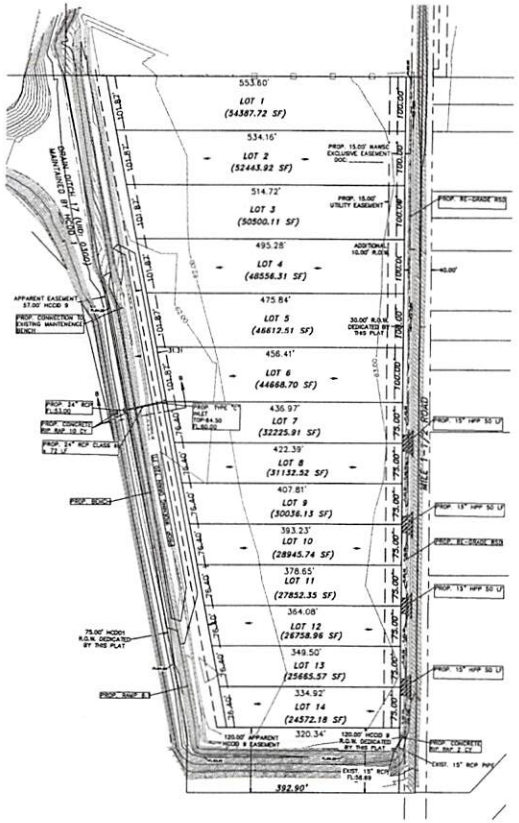
TARS NO. 1 SUBDIVISION
PROPOSED SUBDIVISION
UTILITIES LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING · CONSTRUCTION MANAGEMENT
2424 MIMOSA ST
MISSION TX, 78574
TEL. (956) 403-9787
F-22858

SHEET NO. 2
OF 3 SHEETS

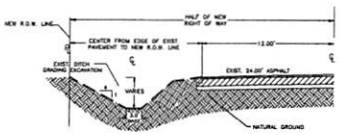
TARS NO. 1 SUBDIVISION
MAP DRAINAGE AND PAVEMENT

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, Hidalgo COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS Of HIDALGO COUNTY, TEXAS



DRAINAGE LAYOUT

SCALE: 1"=100'



RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE

DRAINAGE STATEMENT
TARS No.1 SUBDIVISION

I. PROJECT LOCATION

TARS NO. 1 SUBDIVISION IS A PROPOSED 14-LOT SINGLE FAMILY SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MERCEDES, TEXAS, ON THE WEST SIDE OF MILE 1 1/2 N ROAD AND APPROXIMATELY 1320 FT SOUTH OF MILE 9 N ROAD. BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS

II. FLOOD PLAIN

THIS PROPOSED SUBDIVISION IS IN ZONE "X" (SHADED) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO 480334 0450 C, REVISED TO REFLECT LOMR DATED MAY 30, 2002, DEFINED AS 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 A 100-YEAR FLOOD

III. SOIL CONDITIONS

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF HARLINGEN CLAY (19). THE SOIL IS CLASSIFIED AS HYDROLOGIC GROUP "D" AND MODERATELY WELL DRAINED WITH HIGH RUNOFF POTENTIAL WHEN THOROUGHLY WET. THE WEB SOIL SURVEY IS ATTACHED.

IV. EXISTING CONDITIONS

THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERN DIRECTION TOWARDS AND EXISTING DRAIN DITCH SOWNED BY HCID #3. SAID RUNOFF WILL ULTIMATELY OUT FALL INTO THE EXISTING DRAIN DITCH WEST TO THE PROPERTY (I.E. #160) MAINTAINED BY HCID # 1. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10-YEAR STORM EVENT GENERATES 5.61 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 21.84 CFS FOR A 10-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 16.23 CFS OF STORM RUNOFF FOR A 10-YEAR STORM EVENT

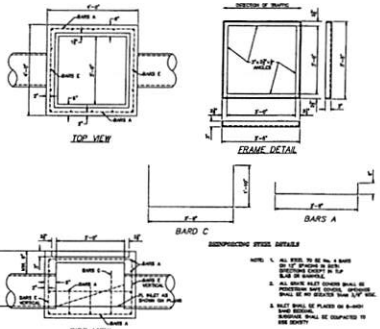
V. PROPOSED CONDITIONS

IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIRED-MENTS, 40,351 CUBIC FEET (1.561 CUBIC YARDS) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT. THE TOTAL AREA THAT WILL BE PROVIDED IS 59,640 CUBIC FEET (2,187 CY). RUNOFF WILL BE DETAINED BY WIDENING THE EXISTING DRAINAGE DITCH, WEST OF THE PROPOSED SUBDIVISION (SEE DETAIL ON ATTACHED DRAINAGE PLAN). RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION

STATE OF TEXAS — JOSE N. SALDIVAR — 94076 — LICENSED PROFESSIONAL ENGINEER

This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

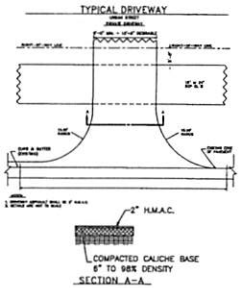
PRELIMINARY
JOSE N. SALDIVAR P.E. No. 94076

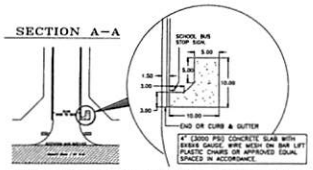


TYPE "C" GRATE INLET

NOT TO SCALE

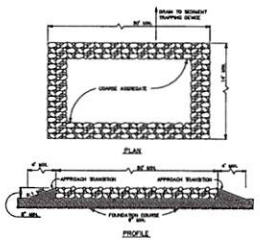
NOTE:
WHERE CALLED FOR, INLET GRATE SHALL HAVE EXPANDED METAL, FOR BICYCLE SAFETY.





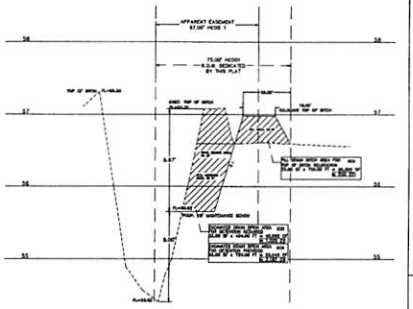
CONCRETE SCHOOL BUS STOP PICKUP AREA

NOT TO SCALE



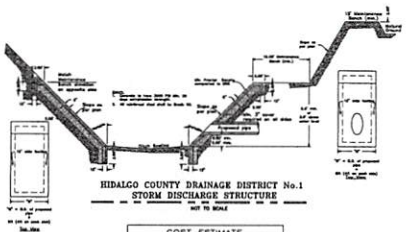
NOTES:
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 8:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 1



EXISTING & PROPOSED CROSS SECTION B-B

SCALE: 1"=40'
VERTICAL EXAGERATION: 10.00'



NOT TO SCALE

COST ESTIMATE

WATER DISTRIBUTION	
PAVING IMPROVEMENTS	
DRAINAGE IMPROVEMENTS	
SANITARY SEWER IMPROVEMENTS	
TOTAL	$

STATE OF TEXAS — JOSE N. SALDIVAR — 94076 — LICENSED PROFESSIONAL ENGINEER

PRELIMINARY

TARS NO. 1 SUBDIVISION
PROPOSED SUBDIVISION
DRAINAGE AND PAVEMENT LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F-22858
2424 MIMOSA ST.
MISSION TX, 78574
TEL. (956) 403-9787
F-22858

SHEET NO. 3
OF 3 SHEETS

TARS No. 1 SUBDIVISION

Drainage Report

Prepared By:

Jose Noe Saldivar, PE, CFM

S2 Engineering, PLLC

Firm Registration No.: 22858

2424 Mimosa Street

Mission, Texas 78574

Phone No.: (956) 403-9787

Email: s2engineering.ns@gmail.com

Date:

July 22nd, 2022

08/08/22

S2 ENGINEERING, PLLC

INDEX

DRAINAGE STATEMENT

TARS No. 1 Subdivision

Mercedes, Texas

S2 ENGINEERING, PLLC

TARS NO. 1 SUBDIVISION is a proposed 14-lot single family subdivision within the Extraterritorial Jurisdiction of the City of Mercedes, Texas, on the west side of mile 1 1/2 w road and approximately 1320 ft South of Mile 9 N Road. Being a 16.135 Acre (702832 SQ. FT.) Tract of land out of lot 6, Block 102, Campacuas Addition, Hidalgo County, Texas according to the Map or Plat thereof recorded in Volume 1, Page 2 Map Records of Hidalgo County, Texas.

The proposed subdivision is in Zone "X" (shaded) according to the FEMA FIRM Community Panel No. 480334 0450 C, revised to reflect LOMR dated MAY 30. 2002, defined as 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 a 100-year flood.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Harlingen Clay (19). The soil is classified as Hydrologic Group "D" and moderately well drained with high runoff potential when thoroughly wet. The web soil survey is attached.

The existing runoff sheet flows overland in a southern direction towards and existing drain ditch (owned by HCCID 9). Said runoff will ultimately out fall into the existing drain ditch west to the property (UID: 0300) maintained by HCDD 1. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 5.61 cfs of runoff. The proposed runoff after development is 21.84 cfs for a 50-year storm event. The proposed project will have an approximate increase of 16.23 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, 40,552 cubic feet (1,502 cubic yards) of runoff detention will need to be detained for a 50-year storm event. The total area that will be provided is 59,040 cubic feet (2,187 cy). Runoff will be detained by widening the existing drainage ditch, west of the proposed subdivision (see detail on attached drainage plan). Runoff will not be increased during a 50-year storm event due to the proposed subdivision.

The existing ground will be regraded so the proposed subdivision can flow water towards the re-graded road side ditch in the west side of Mile 1-1/2 W Road. Said road side ditch will flow water towards the south direction to the existing drain ditch (owned by HCCID 9) with an existing 15". rcp pipe. Then, a type "C" inlet is being proposed at the west side of the property with a 24" rcp line that will outfall on the drain ditch with the proposed widening.

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☑ TO H.C. PLANNING DEPT.
☐ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☑ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER

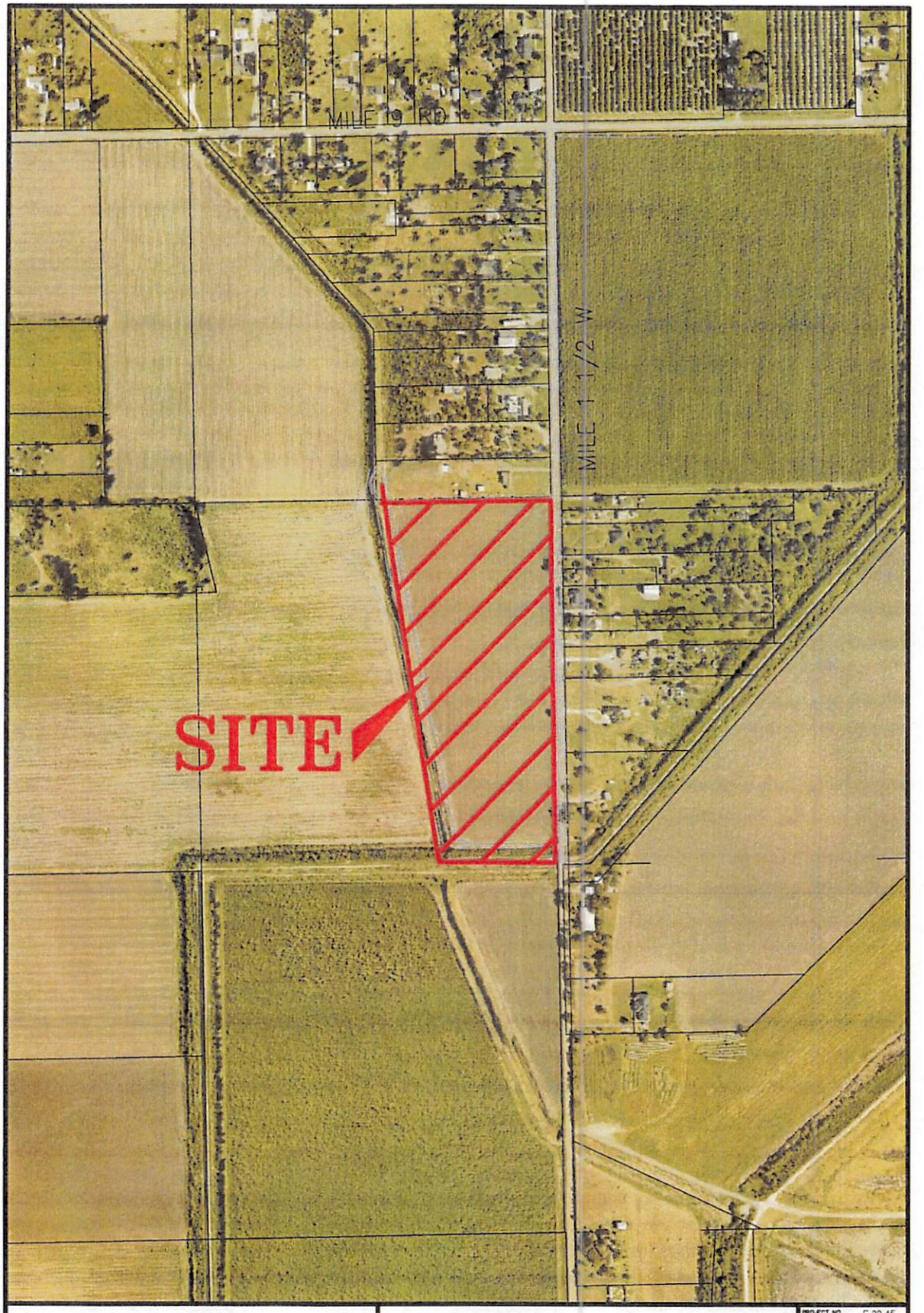
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Alexis Lozano — H.C.D.D. NO. 1

8/24/22 — DATE

STATE OF TEXAS
JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER

08/08/22



2424 MINOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787
S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22855

LOCATION MAP

TARS No. 1 SUBDIVISION

PROJECT NO.	E-22-15
SCALE:	1"=150'
DRAWN BY:	L.M.
CHECKED BY:	N.S.
TOPO BY:	N.C.
SHEET:	SHEET 1 OF 1

HCDD1 Runoff Detention - MRM & McAllen's NRCS Method

Average velocity (**V**): **V = KukSp^0.5**

k value for Nearly bare and untilled (overland flow): **0.213** Exist.

k value for paved area (shallow concentrated flow): **0.619** Prop.

Ku constant: **3.28**

Peak flow (**Q**): **Q = CiA**

Intensity (**i**): **i = b/(tc+d)^e**

NRCS Method

Time of concentration (**tc**): **tc = L/60V**

tc = 10 min. minimum

Average velocity (**V**): 0.2420 ft/s (Exist.) 0.7033 ft/s (Prop.)

Outflow limit: 5.61 cfs

Prop. 50yr **i**: 6.04 in/hr

tc	92.28	min	existing
	31.75	min	proposed
Q	5.61	cfs	existing
	21.84	cfs	proposed
"C" Value	0.22	Undeveloped	existing
	0.30	Single-Family	proposed
Area (A)	12.06	Acres	

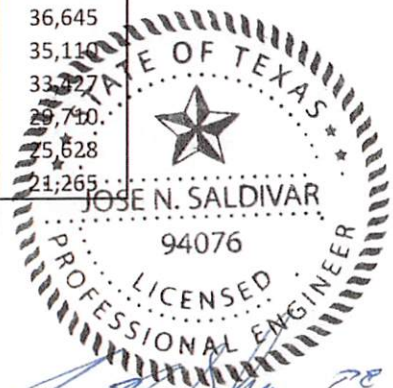
Annual Recurrence Interval (Years)	Rainfall IDF Coefficients (NOAA Atlas 14) e	b		d	i (in/hr)
2	0.8317	66.6399		12.3570	1.39
5	0.8201	81.0003		12.2367	1.79
10	0.8117	93.1792		12.3404	2.14
25	0.8020	110.3530		12.6090	2.64
50	0.7951	123.6652		12.8624	3.05
100	0.7888	137.9853		13.3182	3.50

(A)	(B)	(C)	(D)	(E)	(F)	(G)
Time (min)	i (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)
10	10.27	37.16	22,296	5.61	7,028	15,268
20	7.70	27.85	33,417	5.61	8,711	24,706
30	6.23	22.55	40,581	5.61	10,394	30,187
40	5.27	19.08	45,799	5.61	12,077	33,721
50	4.60	16.63	49,881	5.61	13,760	36,121
60	4.09	14.79	53,228	5.61	15,444	37,785
70	3.69	13.35	56,063	5.61	17,127	38,937
80	3.37	12.19	58,523	5.61	18,810	39,713
90	3.11	11.24	60,697	5.61	20,493	40,204
100	2.89	10.44	62,645	5.61	22,176	40,469
110	2.70	9.76	64,411	5.61	23,859	40,552
120	2.53	9.17	66,029	5.61	25,542	40,486
130	2.39	8.66	67,520	5.61	27,226	40,295
140	2.27	8.20	68,906	5.61	28,909	39,997
150	2.16	7.80	70,200	5.61	30,592	39,609
160	2.06	7.44	71,415	5.61	32,275	39,140
170	1.97	7.11	72,561	5.61	33,958	38,602
180	1.88	6.82	73,644	5.61	35,641	38,003
200	1.74	6.30	75,653	5.61	39,008	36,645
220	1.62	5.87	77,484	5.61	42,374	35,110
240	1.52	5.50	79,167	5.61	45,740	33,427
280	1.35	4.89	82,183	5.61	52,473	29,710
320	1.22	4.42	84,833	5.61	59,205	25,628
360	1.12	4.04	87,203	5.61	65,938	21,265

40,552 tion required (cf)

0.93 Ac-ft

1501.93 CY



08/17/22

Table 2 - Intercept Coefficients

Land Cover/Flow System	k
Forest with heavy ground litter, hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountainous regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

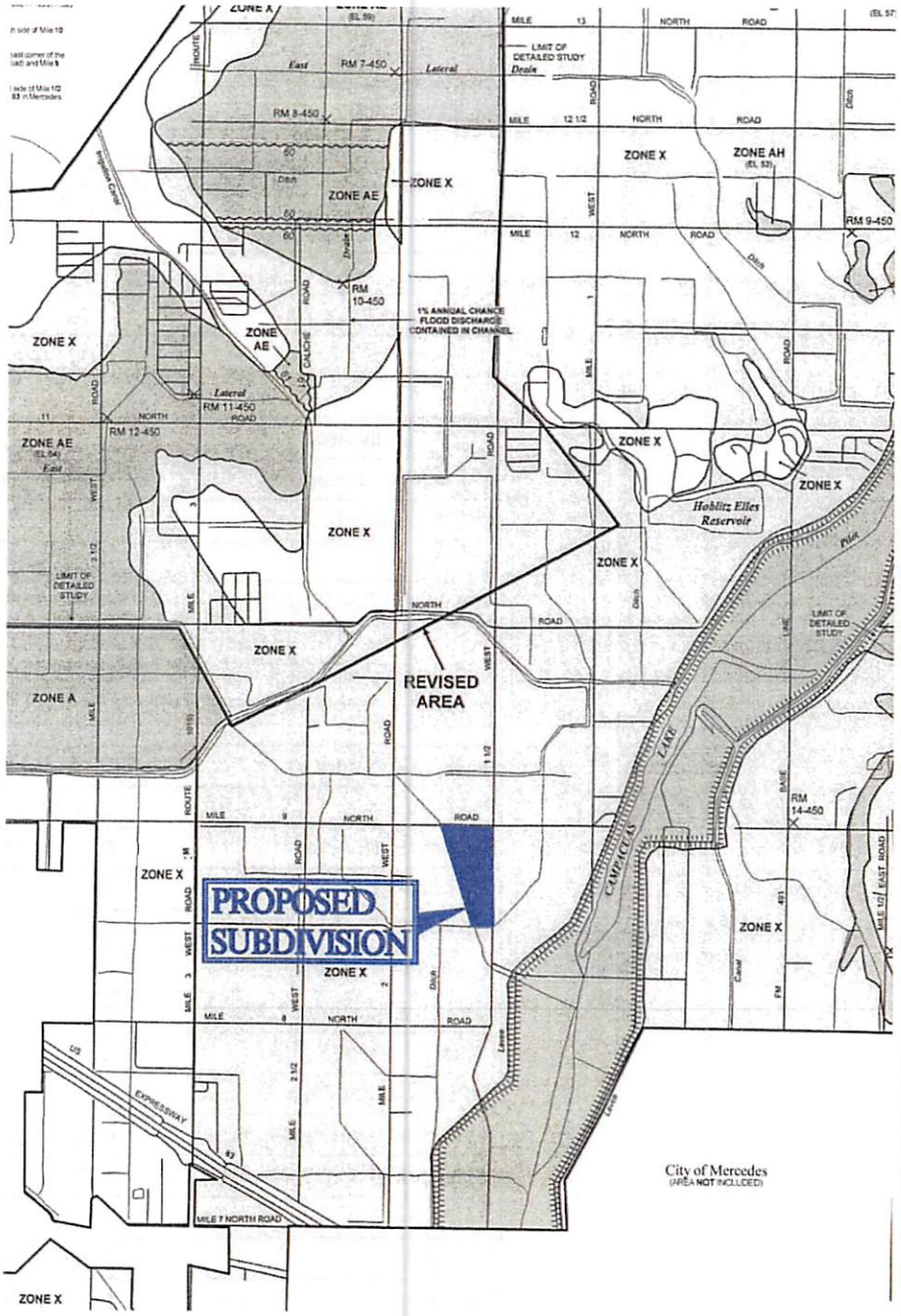
**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

Table 3 - Runoff Coefficients

Description	Runoff Coeff. (C)
Business:	
Downtown Areas	0.70 - 0.95
Neighborhood Areas	0.50 - 0.70
Residential:	
Single-Family Areas	0.30 - 0.50
Multi-Units (detached)	0.40 - 0.60
Multi-Units (attached)	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment Dwelling Areas	0.50 - 0.70
Industrial:	
Light Areas	0.50 - 0.80
Heavy Areas	0.60 - 0.90
Parks | Cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad Yard Areas	0.20 - 0.40
Unimproved Areas	0.10 - 0.30
Lawns:	
Sandy Soil (flat 2%)	0.05 - 0.10
Sandy Soil (average 2-7%)	0.10 - 0.15
Sandy Soil (steep 7%)	0.15 - 0.20
Heavy Soil (flat 2%)	0.13 - 0.17
Heavy Soil (average 2-7%)	0.18 - 0.22
Heavy Soil (steep 7%)	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

APPENDIX A



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- **ZONE A** No base flood elevations determined.
- **ZONE AE** Base flood elevations determined.
- **ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- **ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- **ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- **ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- **ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- **ZONE X** 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 areas protected by levees from 100-year flood.

OTHER AREAS

- **ZONE X** Areas determined to be outside 500-year floodplain
- **ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- 513 Base Flood Elevation line; Elevation in Feet*
- D–D (EL 987) Cross Section Line; Base Flood Elevation in Feet Where Uniform Within Zone *
- RM 7 Elevation Bench Mark (See notes below)
- M1.5 River Mile

* Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for more detailed data on BFEs, and for any information on floodway delineations, prior to use of this map for property purchase or construction purposes.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Refer to Floodway Data Table where floodway width is shown at 1/20 inch.

Coastal base flood elevations apply only landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

For adjoining panels, see separately printed Map Index.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000

REVISED TO REFLECT LOMR DATED: [illegible]

Federal Emergency Management Agency

FEMA FIRM MAP

SCALE=NTS

2424 MINOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787
S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F 22358

LOCATION:	MERCEDES, TEXAS	DESCRIPTION: TARS NO.1 SUBDIVISION
DATE:	7-27-22	

NO.	REVISION	DATE	APPROVED
1			

United States Department of Agriculture

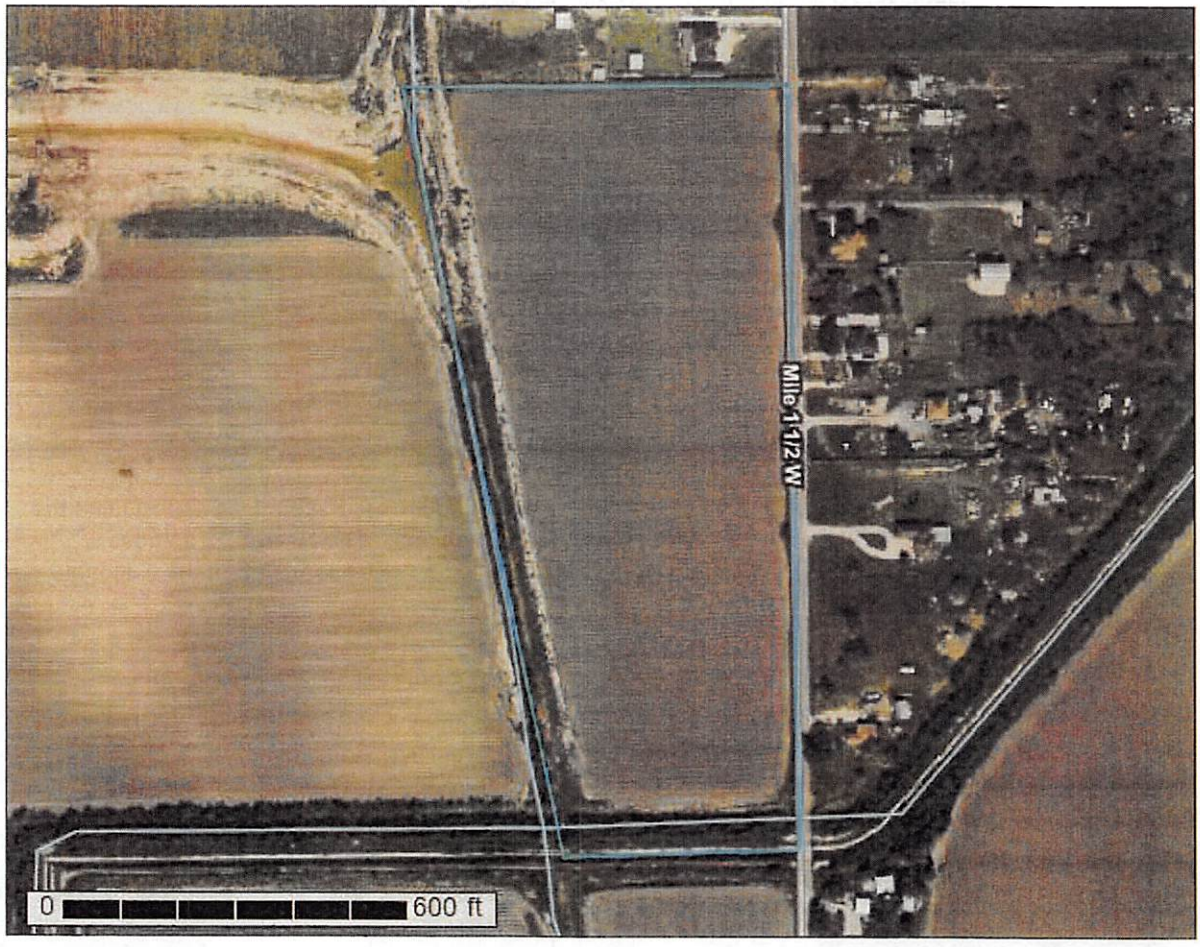
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

TARS No. 1 SUBDIVISION



July 26, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

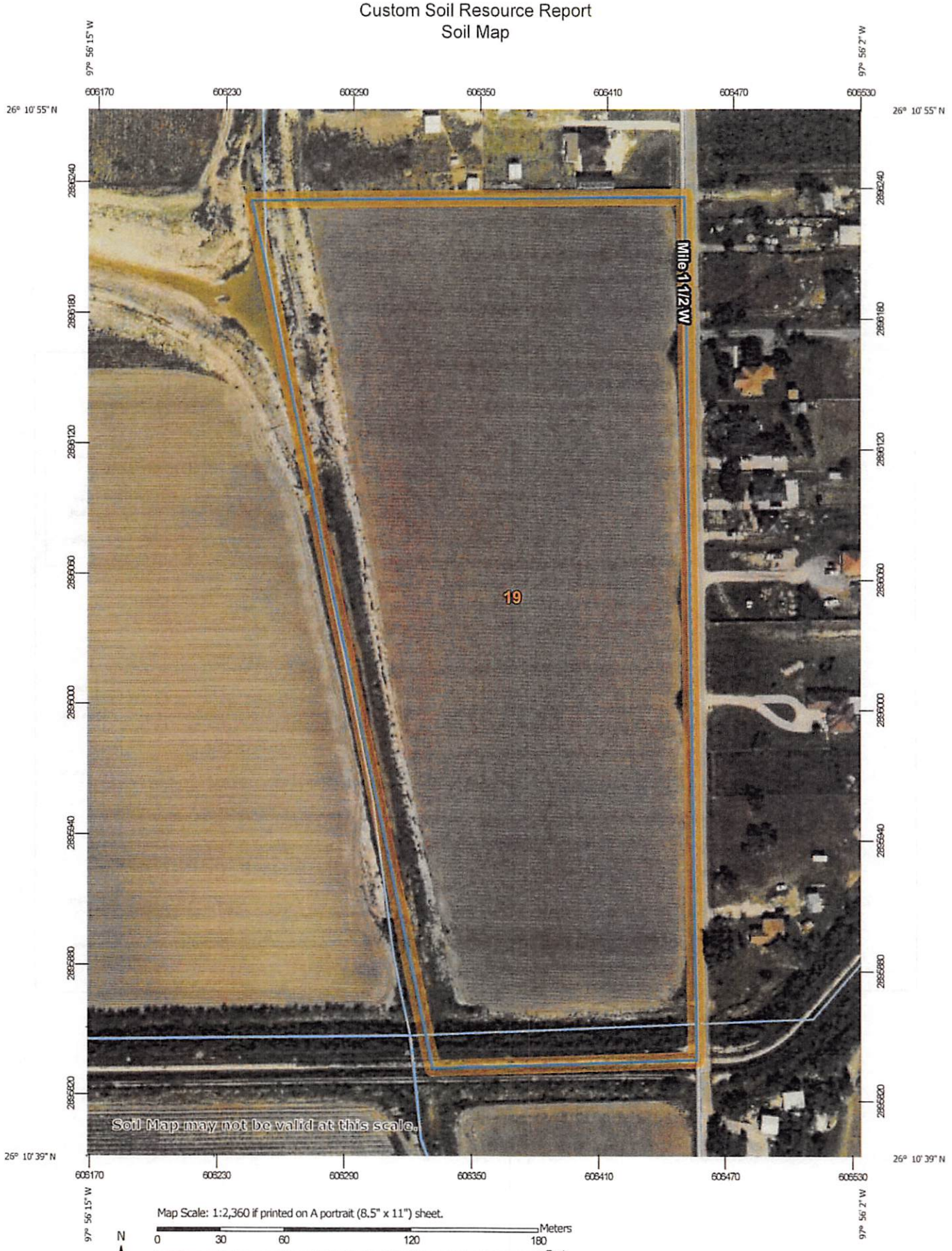
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:2,360 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 20, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
19	Harlingen clay	16.3	100.0%
Totals for Area of Interest		16.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hidalgo County, Texas

19—Harlingen clay

Map Unit Setting

National map unit symbol: dbkv
Elevation: 20 to 120 feet
Mean annual precipitation: 20 to 25 inches
Mean annual air temperature: 73 degrees F
Frost-free period: 325 to 345 days
Farmland classification: Not prime farmland

Map Unit Composition

Harlingen and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Harlingen

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 8 inches: clay
H2 - 8 to 35 inches: clay
H3 - 35 to 72 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 25.0
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent
Hydric soil rating: No

References

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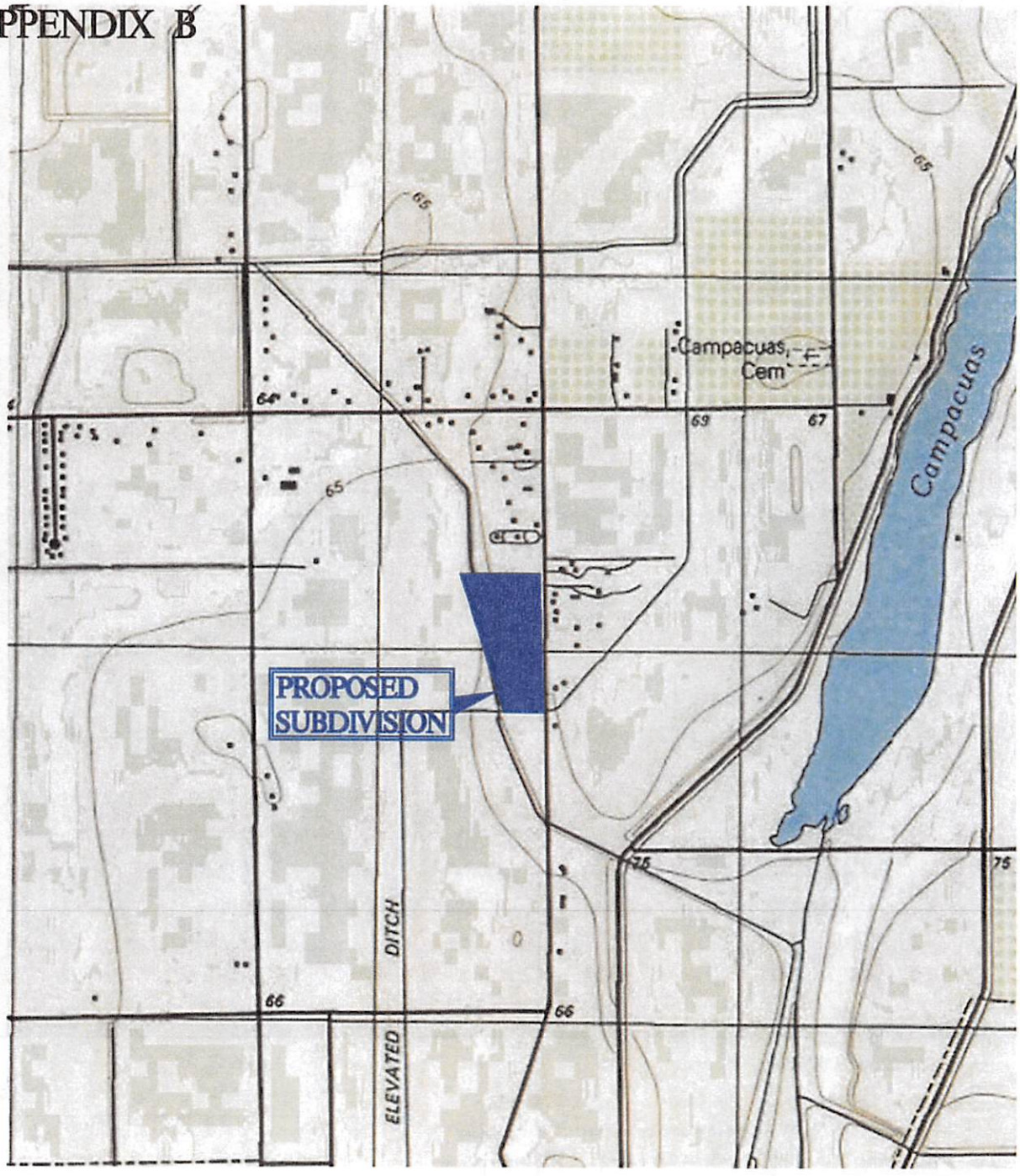
APPENDIX B



USGS TOPOGRAPHIC MAP

SCALE=NTS

2424 MINOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787
S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F-22058

LOCATION:	MERCEDES, TEXAS	DESCRIPTION: TARS NO.1 SUBDIVISION	
DATE:	7-27-22		

NO.	REVISION	DATE	APPROVED
1			

APPENDIX C

7/27/2022, 8:57:57 AM

1:48,149

0 0.38 0.75 1.5 mi

0 0.5 1 2 km

Waterbody - Large Scale
- Estuary
- Ice Mass
- Lake Pond
- Playa
- Reservoir
- Swamp Marsh

Area - Large Scale
- Area of Complex Channels
- Area to be Submerged
- BayInlet
- Bridge
- CanalDitch
- DamWeir

- Flume
- Foreshore
- Hazard Zone
- Inundation Area
- Lock Chamber
- Rapids
- SeaOcean

USGS HYDROGRAPHIC MAP

SCALE=NTS

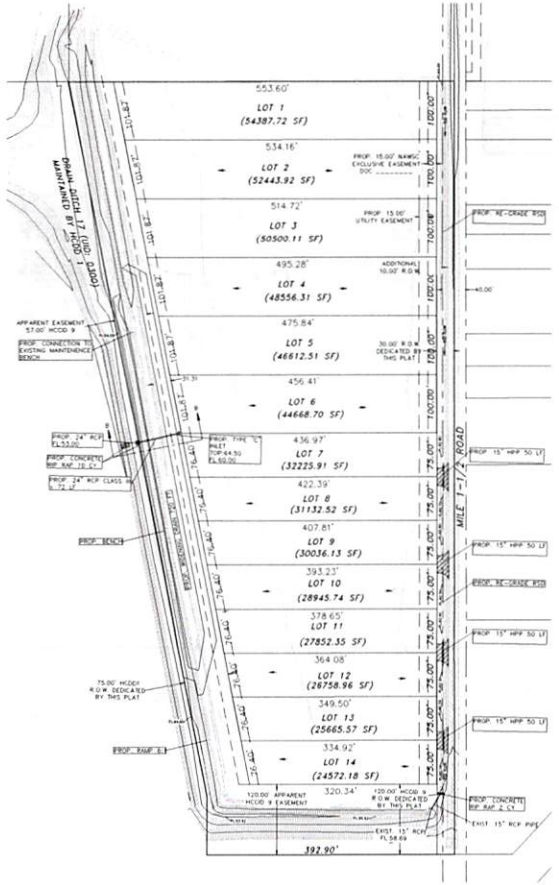
2424 MINOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787
S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22358

LOCATION:	MERCEDES, TEXAS	DESCRIPTION: TARS NO.1 SUBDIVISION
DATE:	7-27-22	

NO.	REVISION	DATE	APPROVED
1			

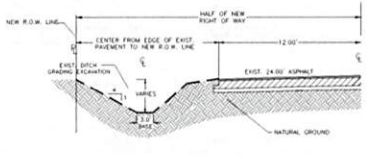
TARS NO. 1 SUBDIVISION
MAP DRAINAGE AND PAVEMENT

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, Hidalgo COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS



DRAINAGE LAYOUT

SCALE: 1"=100'



RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE

DRAINAGE STATEMENT
TARS No.1 SUBDIVISION

I. PROJECT LOCATION
TARS NO. 1 SUBDIVISION IS A PROPOSED 14-LOT SINGLE FAMILY SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MERCEDES, TEXAS, ON THE WEST SIDE OF MILE 1 1/2 W ROAD AND APPROXIMATELY 1320 FT SOUTH OF MILE 9 N ROAD. BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

II. FLOOD PLAIN
THE PROPOSED SUBDIVISION IS IN ZONE "X" (SHADED) ACCORDING TO THE FEMA FIRM (COMMUNITY PANEL NO. 480334 0450 C, REVISED TO REFLECT LOMR DATED MAY 30, 2002, DESIGNED AS 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 A 100-YEAR FLOOD.

III. SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF HARLINGEN CLAY (19). THE SOIL IS CLASSIFIED AS HYDROLOGIC GROUP "D" AND MODERATELY WELL DRAINED WITH HIGH RUNOFF POTENTIAL WHEN THOROUGHLY WET. THE WEB SOIL SURVEY IS ATTACHED.

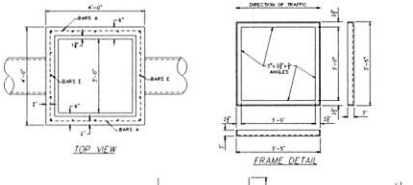
IV. EXISTING CONDITIONS
THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERN DIRECTION TOWARDS AND EXISTING DRAIN DITCH SHOWNED BY HCID 9. SAID RUNOFF WILL ULTIMATELY OUT FALL IN TO THE EXISTING DRAIN DITCH WEST TO THE PROPERTY (CID 8300) MAINTAINED BY HCID 1. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 100-YEAR STORM EVENT GENERATES 5.61 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 21.84 CFS FOR A 50-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 16.23 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.

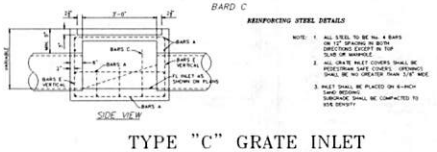
V. PROPOSED CONDITIONS
IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 40,532 CUBIC FEET (1,502 CUBIC YARDS) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT. THE TOTAL AREA THAT WILL BE PROVIDED IS 59,040 CUBIC FEET (2,187 CY). RUNOFF WILL BE DETAINED BY WIDENING THE EXISTING DRAINAGE DITCH, WEST OF THE PROPOSED SUBDIVISION (SEE DITAIL ON ATTACHED DRAINAGE PLAN). RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY
JOSE N. SALDIVAR P.E. No. 94076





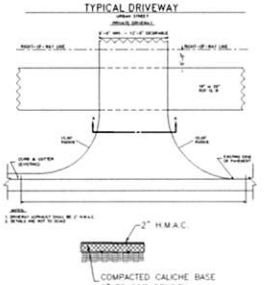
REINFORCING STEEL DETAILS

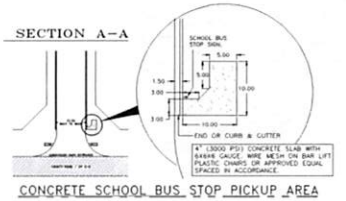
NOTE: 1. ALL STEEL TO BE No. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OF MANHOLE
2. ALL GRATE INLET COVERS SHALL BE HEAVY DUTY (H20) TRAFFIC RATED AND SHALL BE NO GREATER THAN 3/4" WIDE
3. INLET SHALL BE PLACED ON 6-INCH SAND BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY

TYPE "C" GRATE INLET

NOT TO SCALE

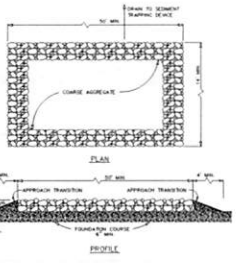
NOTE:
WHERE CALLED FOR, INLET GRATE SHALL HAVE EXPANDED METAL FOR BICYCLE SAFETY.





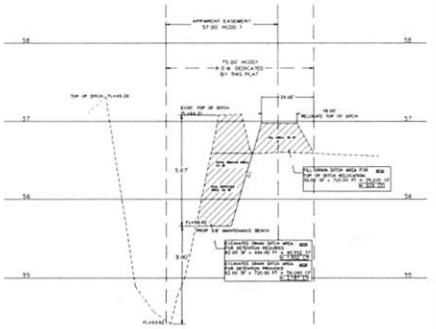
CONCRETE SCHOOL BUS STOP PICKUP AREA

NOT TO SCALE



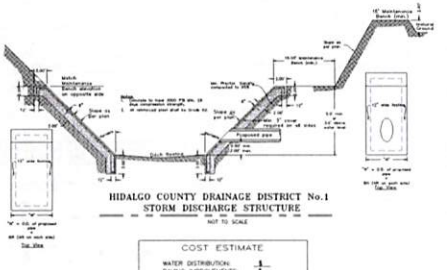
NOTES:
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION INGRESS/EGRESS SEDIMENT CONTROL TYPE 1



EXISTING & PROPOSED CROSS SECTION B-B

SCALE: 1"=40'
VERTICAL EXAGERATION: 10.00'



NOT TO SCALE

COST ESTIMATE

WATER DISTRIBUTION:	$
PAVING IMPROVEMENTS:	$
DRAINAGE IMPROVEMENTS:	$
SANITARY SEWER IMPROVEMENTS:	$
TOTAL:	$

JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

PRELIMINARY

TARS NO. 1 SUBDIVISION
PROPOSED SUBDIVISION
DRAINAGE AND PAVEMENT LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING CONSTRUCTION MANAGER TBPE F-22858
2424 MIMOSA ST.
MISSION TX, 78574
TEL: (956) 403-9767
F-22858

SUBDIVISION PLAT OF
TARS NO. 1 SUBDIVISION

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, Hidalgo COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS
(16.135 ACRE)

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, Hidalgo COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A PK NAIL FOUND AT THE COMMON CORNER OF LOT 2, LOT 3, LOT 6 AND LOT 7, BLOCK 102, OF SAID CAMPACUAS ADDITION, BEING THE CENTER LINE OF MILE 11/2 W (HAVING A 30.0' RIGHT OF WAY) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING, OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01° 13' 21" EAST, ALONG THE COMMON LINE OF LOT 6, AND LOT 7, BLOCK 102, OF SAID CAMPACUAS ADDITION, AND THE CENTER LINE OF MILE 1 1/2 W ROAD A DISTANCE OF 1320.00 FEET TO A POINT FOR THE COMMON CORNER OF LOT 6, 7OT 7, LOT 10, LOT 11, BLOCK 102, OF SAID CAMPACUAS ADDITION FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88° 48' 04" WEST, LEAVING THE COMMON LINE OF LOT 6, AND LOT 7, BLOCK 102, OF SAID CAMPACUAS ADDITION, AND ALONG THE COMMON LINE OF LOT 6, AND LOT 11, BLOCK 102, OF SAID CAMPACUAS ADDITION A DISTANCE OF 422.90 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01° 13' 21" WEST, A DISTANCE OF 100.23 FEET TO A POINT FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 12° 13' 21" WEST, A DISTANCE OF 1242.60 FEET TO A POINT ON THE COMMON LINE OF LOT 3 AND LOT 6, BLOCK 102 OF SAID CAMPACUAS ADDITION FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°46'39" EAST, ALONG THE COMMON LINE OF LOT 3,AND LOT 6, BLOCK 102, OF SAID CAMPACUAS ADDITION, A DISTANCE OF 660.0 FEET TO THE POINT OF BEGINNING; CONTAINING 16.135 ACRES (702832 SQ. FT.) OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I,TARS DEVELOPMENT LLC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATE HEREIN AS "TARS NO. 1 SUBDIVISION" TO THE CITY OF MERCEDES, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, EASEMENTS STORM SEWERS, FIURE HYDRANTS AND PUBLIC ALL ST

TARS DEVELOPMENT LLC. DATE
P.O. BOX 720098
MCALLEN, TX 78504

RIGHT OF WAY EXCLUSIVE EASEMENT

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

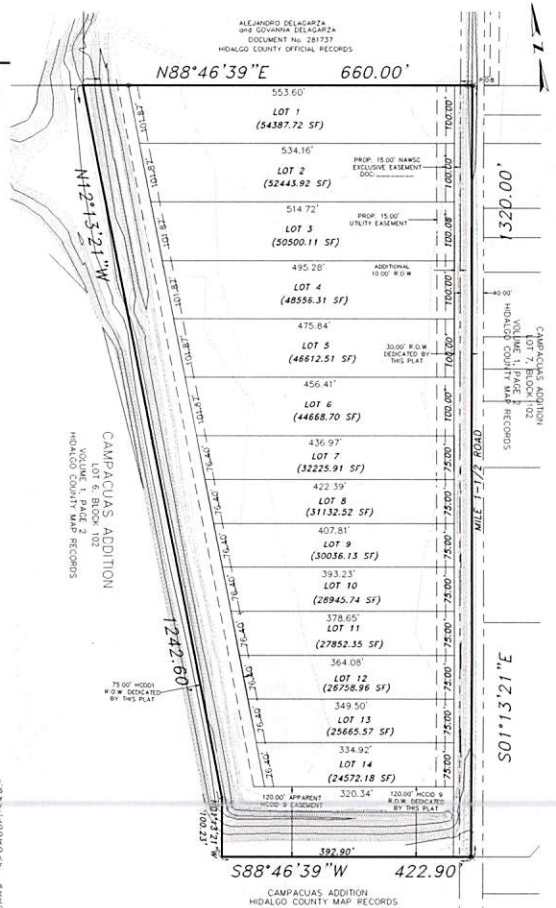
IN THE EVENT THE EXCLUSIVE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE, CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EXCLUSIVE EASEMENT OVER AND ACROSS THE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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____.

TARS DEVELOPMENT LLC. DATE
P.O. BOX 720098
MCALLEN, TX 78504



SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personaly appeared TARS DEVELOPMENT LLC. proved to me through her 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 she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

DAISY BONILLA
MY COMMISSION EXPIRES
August 02, 2022

NOTARY PUBLIC- STATE OF TEXAS

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION:
ZONE "X" (SHADED) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C, REVISED TO REFLECT LOMR DATED MAY 30, 2002, DEFINED AS 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 A 100-YEAR FLOOD.

THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 LOMP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

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).

2.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS; AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3.- LEGEND - ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

4.- MINIMUM BUILDING SETBACK LINES:
FRONT .....30.00' OR GREATER FOR EASEMENTS
REAR .....15.00' OR GREATER FOR EASEMENTS
INTERIOR SIDES .....6.00', OR GREATER FOR EASEMENTS

5.- DRAINAGE, IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 40.552 CUBIC FEET (1.502 CY) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.4.

6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 ELEV. 63.37' AT A IRON ROD No. 4 LOCATED AT THE NORTH EAST CORNER OF THE PROPERTY 88 DATUM. BENCHMARK COORDINATES LON: 97°56'0.5". LAT: N26°10'53.96"

8.- 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.

9.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 9 DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

10.- 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 LOT.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. 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 DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

12. 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.

13.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

14.-TARS DEVELOPMENT LLC, THE OWNER & SUBDIVIDER OF TARS No.1 SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No.2 OF THIS PLAT.

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE TARS NO. 1 SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

OSCAR HERNANDEZ
5005
REGISTERED
PROFESSIONAL
LAND
SURVEYOR

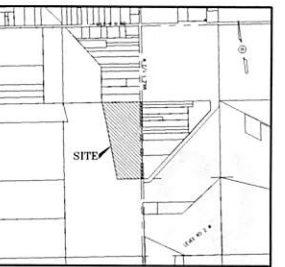
Preliminary
OSCAR HERNANDEZ, R.P.L.S. DATE
R.P.L.S. No. 5005

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL
ENGINEER

Preliminary
JOSE N. SALDIVAR, P.E. , C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC
2424 MIMOSA ST.
MISSION, TEXAS 78574



LOCATION MAP SCALE= 1":1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA
TARS NO. 1 SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY, ON THE WEST SIDE OF MILE 1 1/2 W ROAD AND APPROXIMATELY 1320 FT SOUTH OF MILE 9 N RD. IT BELONGS TO EXTRATERRITORIAL JURISDICTION OF THE CITY OF MERCEDES, TEXAS. TARS NO. 1 SUBDIVISION LIES ON HIDALGO COUNTY PCT. NO. 1.

LEGEND
⊠ 1/2" IRON PIN W/CAP SET
○ FOUND 1/2" IRON ROD
___ ___ PUBLIC UTILITY & DRAINAGE EASEMENT
P.O.B - POINT OF BEGINNING

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

WE THE UNDERSIGNED CERTIFY that this plat of the TARS NO. 1 SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____, _____

Hidalgo County Judge date

ATTEST:
Hidalgo County Clerk date

HIDALGO COUNTY
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TARS NO. 1 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO.9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO.9, DATED THIS _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID NO.9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. NO.9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE

SECRETARY PRESIDENT

INDEX OF SHEETS

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: TARS DEVELOPMENT LLC.	P.O. BOX 78504	MCALLEN, TEXAS, 78504		
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2424 MIMOSA	MISSION, TEXAS 78574	(956)403-9787	
SURVEYOR OSCAR HERNANDEZ R.P.L.S.	3007 S. TUCKER RD	HARLINGEN, TEXAS 78574	(956)357-2185	

S2 ENGINEERING. PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22858
2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787

SHEET NO. 1 OF 4 SHEETS

FILENAME

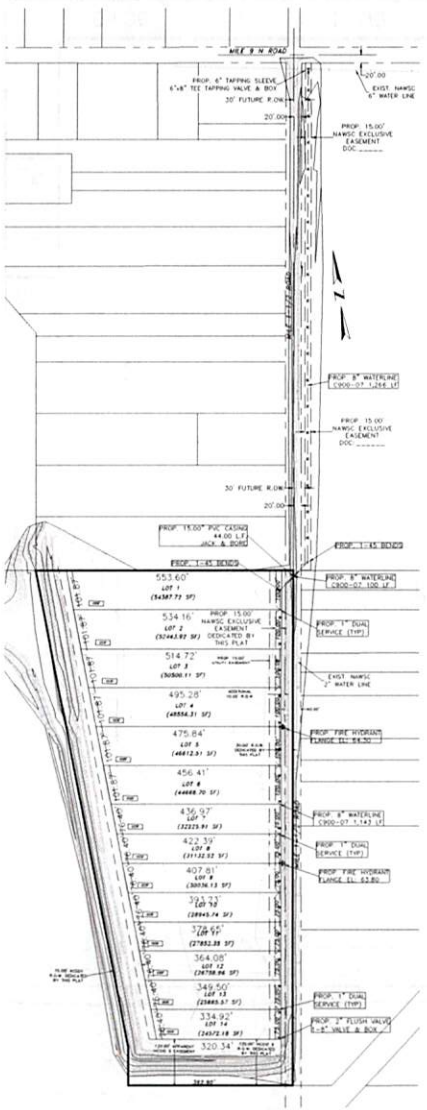
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

NO.	SHEET	REVISION	DATE	APPROVED

TARS NO. 1 SUBDIVISION

MAP OF WATER AND OSSF DISTRIBUTION

BEING A 16.135 ACRE (702832 SQ. FT.) TRACT OF LAND OUT OF LOT 6, BLOCK 102, CAMPACUAS ADDITION, Hidalgo COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS Of HIDALGO COUNTY, TEXAS



LEGEND

EXIST. PAVEMENT STREET

OSSF ON-SITE SEWAGE FACILITIES

COST ESTIMATE

WATER DISTRIBUTION:	1
PAVING IMPROVEMENTS:	1
DRAINAGE IMPROVEMENTS:	1
OSSF IMPROVEMENTS:	1
TOTAL:	1

FINAL ENGINEERING REPORT FOR TARS NO. 1 SUBDIVISION
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
TARS NO. 1 SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF NORTH ALAMO WATER SUPPLY CO. (NAWSC). THE SUBDIVIDER AND COMPANY NAWSC SIGNED A CONTRACT BY WHICH, THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 6" DIAMETER LINE RUNNING ALONG THE SOUTH R.O.W. OF MILE 9 RD.

THE WATER SYSTEM FOR TARS NO. 1 SUBDIVISION CONSISTS OF A 8" THAT RUNS SOUTH ALONG EAST SIDE OF MILE 11/2 RD THROUGH THE NAWSC EXCLUSIVE EASEMENT AND THEN SHIFTING TO THE WEST SIDE OF SAID ROAD WITH PROPOSED 45° BENDS AS SHOWN IN PLAT. SAID WATERLINE WILL END ON A WATER VALVE ON LOT 14 LOCATED IN THE SOUTH SIDE OF THE PROPERTY. THE PROPOSED WATER LINE CONNECTS INTO THE EXISTING 6" NAWSC WATER LINE LOCATED SOUTH SIDE OF MILE 9 ROAD. EACH LOT WILL BE CONNECTED TO THE PROPOSED 8" WATER LINE THAT RUNS WEST OF THE MILE 1 1/2 ROAD.
FROM THE PROPOSE 8" DIAMETER WATERLINE, SEVEN (7) DOUBLE SERVICES OF 1" OF DIAMETER ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF $ _____ OR $ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY NAWSC THE AMOUNT OF $ _____ WHICH COVERS THE $ _____ COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD. UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE TARS No. 1 SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12481) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 4 AND 11. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 48" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 3,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF $ 42,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON JULY 2022.

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 THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES– THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF $ _____ WHICH EQUALS TO $ _____ PER LOT.

SEWAGE FACILITIES– SEPTIC SYSTEM IS ESTIMATED TO COST $ 3,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ 42,000.00 FOR THE ENTIRE SUBDIVISION.

This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date

PRELIMINARY
JOSE N. SALDIVAR-P.E. No. 94076

TARS NO. 1 SUBDIVISION
POR: JOSE N. SALDIVAR, P.E.

PROVISION DE AGUA: DESCRIPCIÓN, Y GASTOS.

TARS NO. 1 SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE NORTH ALAMO WATER SUPPLY CO (NAWSC). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, NAWSC FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE NAWSC PRESENTO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

NAWSC TIENE UNA LINEA DE 6" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE MILE 9 N ROAD.

EL SISTEMA DE AGUA PARA LA SUBDIVISION LOS AMIGOS PHASE 3 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE EN DIRECCION SUR DEL LADO ESTE DE LA CALLE MILE 1 1/2 W ROAD Y POSTERIORMENTE CAMBIANDO HACIA EL LADO OESTE DE DICHA CALLE CON CONECTORES DE 45° COMO SE MUESTRA EN EL PLANO. ESTA LINEA TERMINARA EN UNA VALVULA DE AGUA EN EL LOTE 14 AL SUR DE LA PROPIEDAD EN CUESTION. LA LINEA PREVIAMENTE MENCIONADA SERA CONECTADA A LA LINEA EXISTENTE DE AGUA DE NAWSC AL SUR DE LA CALLE MILE 9 ROAD. CADA LOTE SERA CONECTADO A LA LINEA PROPUESTA DE 8" QUE CORRE DEL LADO OESTE DE LA CALLE MILE 1 1/2 ROAD.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN SIETE (7) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIÁMETRO, LAS LINEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US $_____ DE LOS CUALES SE CUBRIO US $_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A NAWSC LA CANTIDAD DE US $_____ O US $_____ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFAS DE CONEXION Y MEMBRESIAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA NAWSC INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripcion y Gastos.

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR DE LA SUBDIVISION TARS No. 1 SUBDIVISION. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE POR LO MENOS MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 4 Y 11 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 48" PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON US$ 3,000.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL A UN COSTO TOTAL DE US $42,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE JULIO 2022

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 ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US$ _____ LO CUAL EQUIVALE A US$ _____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $ 3,000.00 A UN COSTO TOTAL DE $ 42,000.00 TODA LA SUBDIVISION.

This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date

PRELIMINARY
JOSE N. SALDIVAR-P.E. No. 94076

SUBDIVIDER CERTIFICATION

I – (We) 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:

I – I (WE), TARS DEVELOPMENT LLC, SUBDIVIDERS OF TARS NO. 1 SUBDIVISION 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.

_____ DATE

TARS DEVELOPMENT LLC.
P.O. BOX 720698
MCALLEN, TX 78504

GENERAL CONSTRUCTION NOTES:

1. ALL EXISTING WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

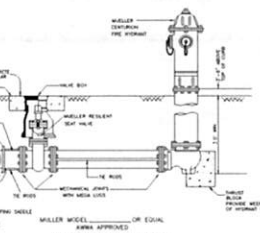
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ROEL A RODRIGUEZ JR, PRESIDENT OF RRR DEVELOPMENT & INVESTMENTS LLC 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 purposed and consideration thereby expressed.

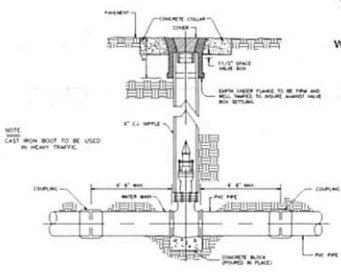
Given under my hand and seal of office this day of _____ 2022

DAISY BONILLA
MY COMMISSION EXPIRES
August 02, 2025

_____
NOTARY PUBLIC– STATE OF TEXAS



NAWSC FIRE HYDRANT
(NOT TO SCALE)



TYPICAL VALVE & BOX INSTALLATION
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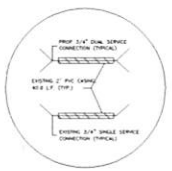
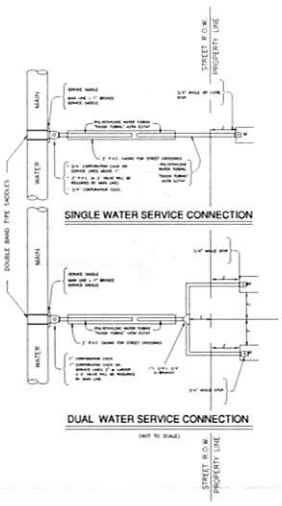


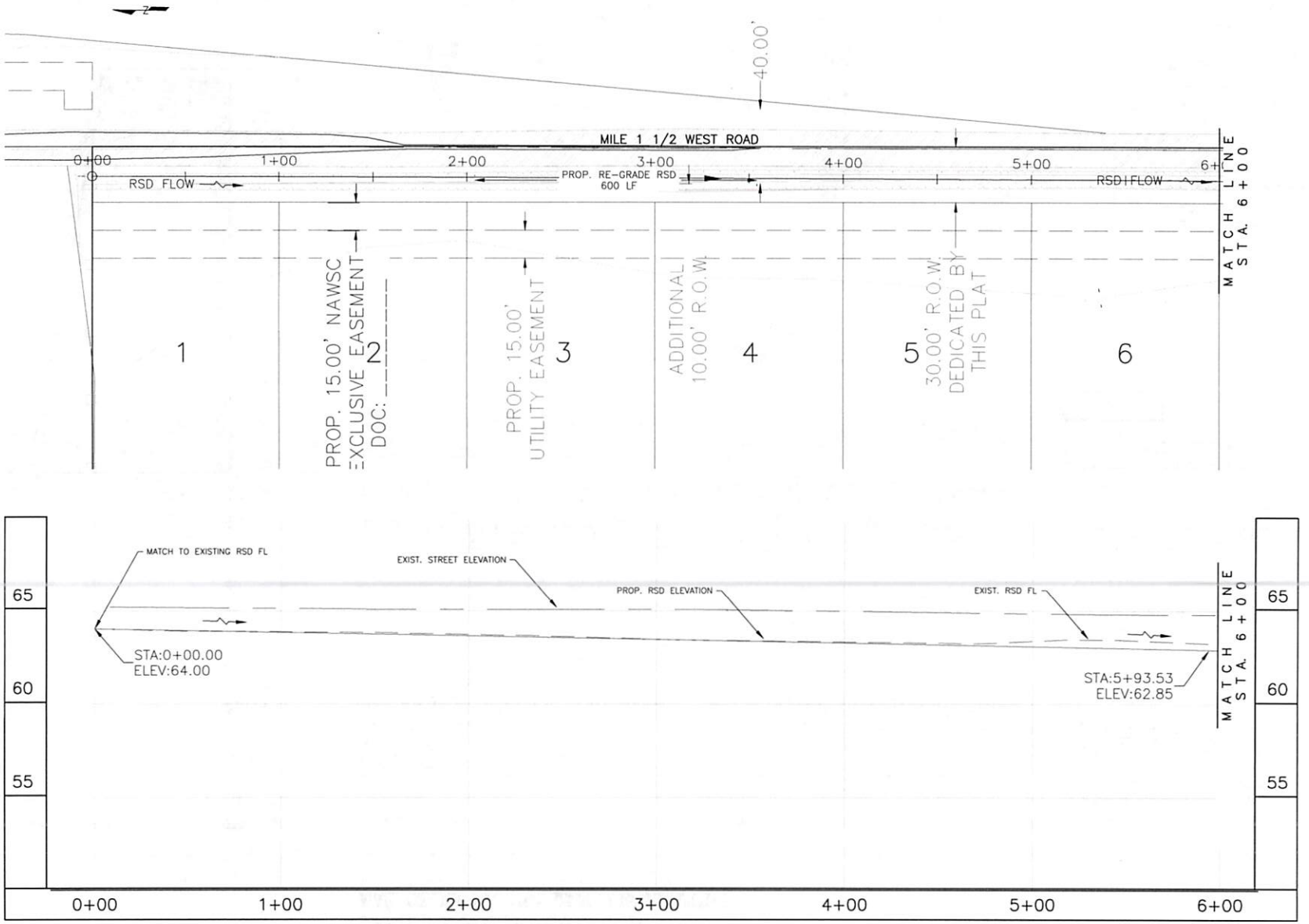
WATER SERVICE DETAIL
N.T.S.



PRELIMINARY

TARS NO. 1 SUBDIVISION
PROPOSED SUBDIVISION
UTILITIES LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING • CONSTRUCTION MANAGEMENT • SURVEYING
2424 MIMOSA ST.
MISSION, TX. 78574
TEL. (956) 403-9787
F-22858



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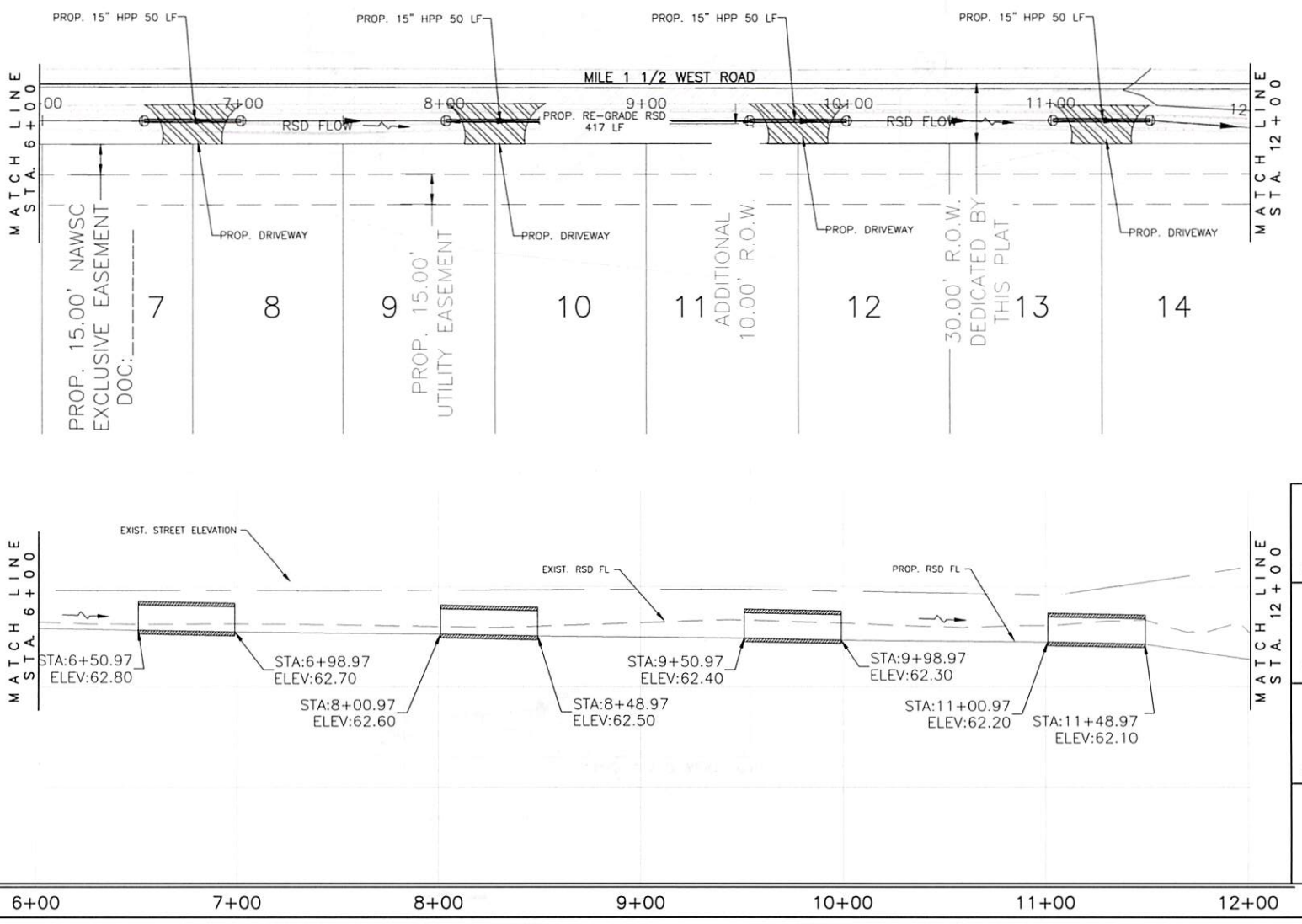
TARS NO. 1 SUBDIVISION

PLAN AND PROFILE
STA. 0+00 - STA. 6+00

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22858
TEL: (956) 403-9787
F-22858
2424 MIMOSA ST
MISSION TX, 78574

SCALE:	H.1"=50' / V.1"=5'
DRAWN BY:	L.M.
CHECKED BY:	N.S.
TOPO BY:	N.C.
SHEET:	C01-01



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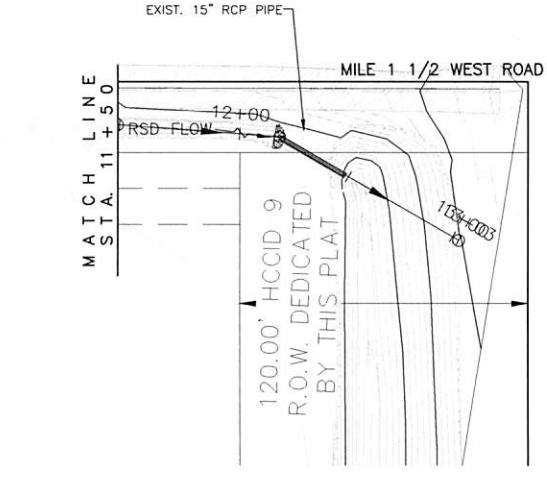
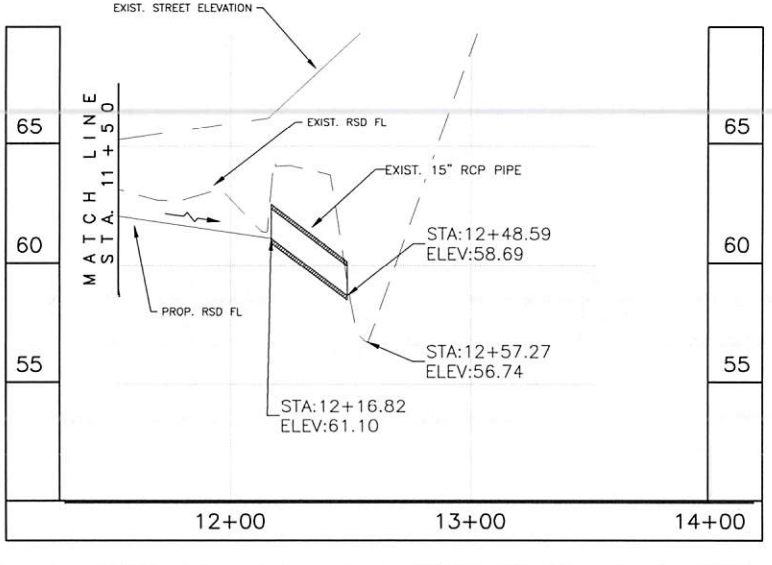
TARS NO. 1 SUBDIVISION

PLAN AND PROFILE
STA. 6+00 - STA. 12+00

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F-22858
TEL. (956) 403-9787
F-22858
2424 MIMOSA ST
MISSION TX, 78574

SCALE:	H.1"=50' / V.1"=5'
DRAWN BY:	L.M.
CHECKED BY:	N.S.
TOPO BY:	N.C.
SHEET:	C01–02





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TARS NO. 1 SUBDIVISION

PLAN AND PROFILE
STA. 11+50

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