A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, MAY 18, 2021

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, Located at 255 South Kansas Avenue on Tuesday, May 18, 2021 at 5:30 pm pursuant to Section 551.045 of the Texas Open Meetings Act.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. In conjunction with the guidance and provisions provided by the Governor and in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19), there will be a **limit of seventy-nine (79) in person attendance to include staff and the governing body.** These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring a large group setting and in accordance with Section 418.016 of the Texas Government Code. The meeting will be recorded and uploaded to the City website following the conclusion of the meeting.

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: 1-877-853-5247; Meeting ID: 946 1533 4573.

Members of the public who wish to participate in Public Comment on an agenda item must send their name, address and phone number via email to nacantu@weslacotx.gov by 12:00 pm on May 18, 2021. A staff member will contact you with instructions via phone call to address your public comments.

I. CALL TO ORDER

A. Certification of Public Notice.
B. Invocation.
C. Pledge of Allegiance.
D. Mayoral Recognition.
E. Roll Call.

II. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Mayor and City Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

The Public may comment on anything on the agenda, however if you comment on something not included on the agenda, the Commission cannot take any formal action until it is placed on an agenda and notice of the meeting is properly posted. Registration for Public Comments must be submitted to the City Secretary before the City Commission meeting is called to order. As the Mayor calls upon those who submitted a registration form with the City Secretary, please step to the podium and state your name and address before beginning your presentation.

III. PUBLIC HEARING

A. To solicit input on behalf of Jorge Guajardo to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 S. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

B. To solicit input on behalf of Ezequiel Reyna to approve a Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, Texas.

C. To solicit input on behalf of D&I Restaurants LLC to approve a Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4 & 5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, Texas.

D. To solicit input on behalf of Ruben Salinas to approve a Conditional Use Permit to obtain an On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage Cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

E. To solicit input on behalf of Melden & Hunt, Inc to rezone 1108 W Pike Blvd. Also being 0.55 acre tract of land out of, farm Tract 3, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-2 Secondary and Highway Business District.

IV. CONSENT AGENDA

The following items are routine or administrative nature. The City Commission has been furnished with background and support material on each item, and/or it had been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by one commission member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote. Possible action.

A. Approval on second and final reading of the following:

1) Approval on Ordinance 2021-15 authorizing the issuance of "City of Weslaco Certificates of Obligation, Series 2021"; entering into a certificate of obligation purchase agreement and a paying agent/registrar agreement; and approving all matters related thereto and authorize the Mayor to execute any related documents. (First reading held May 4, 2021staffed by Finance Department.) Attachment.

B. Approval on amendments and extension from May 7, 2021 to June 7, 2021 for Disaster Declaration (COVID-19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. (Staff by City Manager.)

C. Approval to authorize staff to solicit sealed bids to purchase commercial garbage bins and authorize Mayor to execute any related documents. (Staffed by Public Works Department.) Attachment.

V. OLD BUSINESS

A. Re-consideration to award RFB No. 2020-21-12 for a New 4x4 Backhoe Loader to the most advantageous bidder Doggett Heavy Machinery, in an amount not to exceed $89,651 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

B. Discussion and consideration amending Inter-local Agreements between the City of Edcouch and City of Weslaco for lease space at 1912 Joe Stephens for the use, maintenance and operation of the Mid-Valley Regional Communications Corporation (Center) and for the use, maintenance, and operation of Tyler Technologies New World Computer Aided Dispatch (CAD) and Records Management System (RMS) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.

VI. NEW BUSINESS

A. Discussion and consideration to award RFB No.: 2020-21-11 to NEXA Trailers to purchase a lowboy trailer in an amount not to exceed $43,483 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

B. Discussion and consideration to approve brush collection service with Rod'z Lawn Care for three (3) weeks in the amount not to exceed $24,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

C. Discussion and consideration after public hearing on behalf of Jorge Guajardo to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 S. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

D. Discussion and consideration after public hearing on behalf of Ezequiel Reyna to approve a Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, Texas. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

E. Discussion and consideration after public hearing on behalf of D&I Restaurants LLC

to approve a Conditional Use Permit to obtain a Mixed Beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

F. Discussion and consideration after public hearing on behalf of Ruben Salinas to approve a Conditional Use Permit to obtain an on Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage Cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

G. Discussion and consideration after public hearing on behalf of Melden & Hunt, Inc on Ordinance 2021-17 to rezone 1108 W Pike Blvd. Also being 0.55 acre tract of land out of, farm Tract 3, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to B-2 secondary and highway business district. and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-17. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

H. Discussion and consideration to approve the Final Plat for District North Weslaco Subdivision– being 39.97 acres out of Farm Tract 190, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

I. Discussion and consideration to approve the Final Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft east of the intersection of 18th St & Mile 5 ½. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

J. Discussion and consideration to approve the Final Plat for Domain Subdivision– being 1 acre out of Farm Tract 686, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at 701 E. 16th St. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

K. Discussion and consideration to approve the Final Plat for Stone Oaks Subdivision– being 35.20 acres tract of land being the north 757.95 feet of Farm Tract 221, West Tract Subdivision, Weslaco, Hidalgo County, Texas located at the southwest corner of Mile 11 North and Mile 6 1/2 West and authorize the Mayor to execute any related

documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

L. Discussion and consideration to approve the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being 3.94 acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located on Main Gate Drive and Corral Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

M. Discussion and consideration to approve the Final Plat for Vaquero Estates Phase V– being a re-subdivision of 86.961acres being all of farm tract 1072 out of Farm Tract 1065,1066 & 1071, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

N. Discussion and consideration to approve the variance request to Section 26-38(a) for Pike District Subdivision– being 36.052 acres out of Farm Tract 163, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at the southeast corner of W. Pike Blvd and Milanos Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.) Attachment.

O. Discussion and consideration to approve Ordinance 2021-16 for the Voluntary Annexation of West and Adams Tract Subdivision – being a 4.73 acre tract of land out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located adjacent to and east of Spanish Oak Dr and Shady Grove Trail and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-16. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

P. Discussion and consideration of Change Order #1 Gignac Architects for Sports Field lighting at Judge Gilberto Garza Park and authorize Mayor to executed any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment.

Q. Discussion and consideration to declare surplus and removal of the Soccer Field Lighting equipment at Mayor Pablo Pena City Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment.

R. Discussion and consideration to award a Contract for the Water Spray Splash Pad Request for Proposal No.: 2020-21-17 to be installed at Judge Gilbert Garza Park in an amount not to exceed $220,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation

Department.) Attachment.

S. Discussion and consideration to award Bid RFB No.: 2020-21-16 CHRISTMAS WREATHS AND SKYLINE DÉCOR to Arnette Marketting as the most advantagous respondent in the amount of $48,215 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.) Attachment.

T. Discussion and consideration to approve an Interlocal Agreement with the Lower Rio Grande Valley Development Council for the implementation of a Regional Bikeshare Program, fund the RGV BCycle project with an initial cost of $62,916 with annual recurring cost of $7,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

U. Discussion and consideration approving an Interlocal Agreement with Lower Rio Grande Valley Development Council regarding the development and creation of the Hidalgo County Active Transportation and Tourism Master Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

V. Discussion and consideration on Resolution 2021-33 providing a financial commitment to the Hidalgo County Active Transportation and Tourism Plan Project in the amount of $12,248 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

W. Discussion and consideration of proposed change order #6 for the Pleasantview & 11th St Drainage Improvements Project in the amount of $21,000 and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.

X. Discussion and consideration of proposed change order #7 for the Pleasantview & 11th St Drainage Improvements Project in the amount of $16,500 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.

Y. Discussion and consideration of proposed change order #8 for the Pleasantview & 11th St. Drainage Project in the amount of $31,000 and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.

Z. Discussion and consideration of a Water Utility Reimbursement Agreement for Milanos Estates PH I located on Milanos Rd south of 18th Street and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

VII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:
§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty
(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.
(b) An offense under Subsection (a) is a Class C misdemeanor.
§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability
(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:
(1) commits an offense; and
(2) is liable to a person injured or damaged by the disclosure for:
(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;
(B) reasonable attorney fees and court costs; and
(C) at the discretion of the trier or fact, exemplary damages.
(b) An offense under Subsection (a)(1) is a Class B misdemeanor.
(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:
(1) the defendant had good reason to believe the disclosure was lawful; or
(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)
NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.

B. Personnel - Discussion regarding the Professional Services Agreement for Municipal Court Judge Samuel V. Sanchez as authorized by section §551.074 of the Texas Government Code.

C. Contract Negotiations - Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) as authorized by section §551.071 of the Texas Government Code.

D. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property located on Dragon Fly Street as authorized by section §551.072 of the Texas Government Code.

E. Legal Consultation - Consultation with City Attorney relating to the lawsuit with CDM as authorized by section §551.071 of the Texas Government Code.

F. Legal Consultation - Consultation with City Attorney regarding Christopher De Leon as authorized by section §551.071 of the Texas Government Code.

G. Legal Consultation - seek City Attorney relating to a Conditional Use Permit for a bar located 2307 W. Expressway as authorized by section §551.071 of the Texas Government Code.

H. Legal Consultation - Consultation with City Attorney regarding litigation styled *Ruben Cantu v City of Weslaco, Texas et al; Cause No. 7:21-cv-155* as authorized by section §551.071 of the Texas Government Code.

I. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Z & L as authorized by section §551.087 of the Texas Government Code.

J. Economic Development - Consultation with City Attorney regarding financial offer or other incentives for Project Falcon as authorized by section §551.087 of the Texas Government Code.

K. Economic Development - Consultation with City Attorney regarding financial options for Project Green Light as authorized by section §551.087 of the Texas Government Code.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

IX. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 14th day of May 2021 at 4:00 p.m. and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

NOTE: If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1104 prior to the meeting date.

Regular Meetings of the Weslaco City Commission stream live online at http://www.weslacotx.gov/open-government/open-meetings. Archived video of some meetings are also available.

Removed from Bulletin Board	Date:	Initials:

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-3906
From:	
Subject: Certification of Public Notice.	
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
If item previously considered, provide date and action by Commission:
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
NORMA CANTU Created ADELAIDA VEGA Mike Perez
City Manager Comments: Approve.
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Timothy Aguiar, Open Door Baptist Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.
Attachments, if any: Pledge & Mission 2020 updated
Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

The Pledge of Allegiance to the Flag

"I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS, ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL."

The Pledge of Allegiance to the State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."
**The pledge was amended by House Bill 1034 during the 80th Legislature with the addition of "one state under God." The revised wording became effective on June 15, 2007.*

Preamble to the Constitution of the United States of America

We the people of the United States, in order to form a more perfect union, establish justice, insure domestic tranquility, provide for the common defense, promote the general welfare, and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this Constitution for the United States of America.

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

*Positive Attitude of Courtesy & Concern
*Doing it Right the First Time
*Sensitive to the citizens' needs
*Friendly Respect for All
*Service without Hassle

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4186

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Jorge Guajardo to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 S. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 N. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use permit with the conditions that one licensed security guard is on duty between the hours of 10:00 p.m. and 2:00 a.m. and that life and safety requirements are met at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Solicit public comments.

Staff Recommendation:
Staff recommends approval

Attachments, if any:
Responsibilities upon Approval: Staff will advise applicant

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4187

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Ezequiel Reyna to approve a Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, and Texas. Five (5) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use permit at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Solicit public comments.

Staff Recommendation:
Staff recommends approval

Attachments, if any:

Responsibilities upon Approval:
Staff will advise applicant

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4188
From: REBEKAH DE LA FUENTE	
Subject: To solicit input on behalf of D&I Restaurants LLC to approve a Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4 & 5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, Texas.	
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas. Five (5) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Public Hearing	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021.	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** he Planning and Zoning Commission recommended approval of the Conditional Use permit at their regular meeting of May 5, 2021	
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez	Created/Initiated Approved New
City Manager Comments: Solicit public comments.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any:	
Responsibilities upon Approval:	

Staff will advise applicant

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4189

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Ruben Salinas to approve a Conditional Use Permit to obtain an On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage Cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain an On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use permit with the conditions that two licensed security guard is on duty during all hours of operation at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise applicant

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4190
From: REBEKAH DE LA FUENTE	
Subject: To solicit input on behalf of Melden & Hunt, Inc to rezone 1108 W Pike Blvd. Also being 0.55 acre tract of land out of, farm Tract 3, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-2 Secondary and Highway Business District.	
Background: The applicant is requesting to rezone property R-2 Duplex and apartment district.to B-2 secondary and highway business district. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Public Hearing	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021.	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of May 5, 2021	
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez	Created/Initiated Approved New
City Manager Comments: Solicit public comments.	
Staff Recommendation: Staff recommends approval of rezone based on the 2040 Land Use Map and the surrounding area.	
Attachments, if any:	
Responsibilities upon Approval: Staff will advise Applicant	

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4184
From:	
Subject: Approval on Ordinance 2021-15 authorizing the issuance of "City of Weslaco Certificates of Obligation, Series 2021"; entering into a certificate of obligation purchase agreement and a paying agent/registrar agreement; and approving all matters related thereto and authorize the Mayor to execute any related documents. (First reading held May 4, 2021staffed by Finance Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature Ordinance - First Reading Ordinance - Final Reading	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA Mike Perez	Created
City Manager Comments: Approve.	
Staff Recommendation:	
Attachments, if any: Series 2021 Memo, Ordinance 2021-15	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Letty Lopez, Mayor Pro-Tem, District 5
Leo Muñoz, Commissioner, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

Date: May 4, 2021

To: Mayor and City Commission
CC: Mike R. Perez, City Manager

FR: Vidal Roman, Finance Director

Re: Series 2021 Certificate of Obligation

The City is issuing Certificates in the amount of $12, 250,000 hereinafter known as Series 2021 for the construction of a Police and Fire Stations. Some proceeds will be used for the design of the rehabilitation of the library and cost associated with the issuance of these obligation.

This obligation will be for 20 years with a range of $10,000 to $850,000 ending in year 2041. The Certificates have an expected delivery date of May 27,2021.

Staff recommends approval.

ORDINANCE 2021-15

ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF WESLACO, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2021"; ENTERING INTO A PAYING AGENT/REGISTRAR AGREEMENT; AND OTHER MATTERS RELATED THERETO

WHEREAS, the City Commission of the City of Weslaco (the "Issuer" or the "City") deems it advisable to issue Certificates of Obligation hereinafter described (the "Certificates") for the purposes specified in Section 1 hereof;

WHEREAS, the Certificates hereinafter authorized and designated are to be issued and delivered for cash pursuant to the Certificate of Obligation Act of 1971, Section 271.041 et seq, Texas Local Government Code (the "Act");

WHEREAS, notice of intention to issue the Certificates has been duly published in *The Monitor*, which is a newspaper of general circulation in the City, in its issues of March 8, 2021 and March 15, 2021, the date of the first publication being at least 30 days prior to the tentative date stated in the notice for passage of this Ordinance, such action being hereby ratified and approved;

WHEREAS, the City has received no petition from the qualified electors of the City protesting the issuance of the Certificates; and

WHEREAS, the City Commission of the City desires to issue the Certificates under the Act, the proceeds of which are to be used for the purposes described below;

WHEREAS, it is considered to be in the best interest of the City that the Certificates be issued and the terms hereafter provided are the most reasonable available and are hereby determined by the City Commission to be in the best interest of the City.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT:

Section 1. Authorization of the Certificates. There is hereby authorized to be issued and delivered, a series of certificates of the City to be known as "CITY OF WESLACO, TEXAS CERTIFICATES OF OBLIGATION, SERIES 2021" (the "Certificates") in the original aggregate principal amount of $10,890,000, primarily payable from the proceeds of an ad valorem tax levied upon all taxable property within the City, within the limitations prescribed by law, and are further payable from and secured by a limited pledge of the Pledged Revenues (defined herein), for the purpose of providing for the payment of contractual obligations to be incurred in connection with the design, planning, acquisition, construction, equipping, expansion, repair, renovation, and/or rehabilitation of certain City-owned public property, specifically being: (1) fire station, police station and library and projects related thereto or necessary therefor, and (2) payment of contractual obligations for professional services in connection therewith (to wit: architectural, engineering, financial advisory, and legal).

Section 2. Designation, Date, Denominations, Numbers, and Maturities of the Certificates. The Certificates shall be dated as of April 15, 2021 shall be in denominations of $5,000 each or any integral multiple thereof, shall be numbered I-1 for the Initial Certificate and consecutively from R-1 upward for the Definitive Certificates and shall mature on February 15 in each of the years as provided below unless theretofore called for redemption prior to maturity in accordance with the provisions of the Form of the Certificates contained in Section 6 hereof, and the Certificates shall bear interest at the rates per annum shown below from the date of initial delivery of the Purchase Agreement herein authorized and payable on August 15, 2021 and on each August 15 and February 15 thereafter through the respective maturity date or earlier redemption, to wit:

Years of Stated Maturity (February 15)	Principal Installment ($)	Interest Rate (%)	Years of Stated Maturity (February 15)	Principal Installment ($)	Interest Rate (%)
2023	85,000	5.000	2033	615,000	3.000
2024	410,000	5.000	2034	635,000	3.000
2025	435,000	5.000	2035	655,000	3.000
2026	455,000	5.000	2036	670,000	3.000
2027	480,000	5.000	2037	695,000	3.000
2028	505,000	5.000	2038	715,000	3.000
2029	530,000	5.000	2039	735,000	3.000
2030	555,000	5.000	2040	760,000	3.000
2031	580,000	3.000	2041	780,000	3.000
2032	595,000	3.000			

Section 3. Paying Agent/Registrar. The principal of and interest on the Certificates, due and payable by reason of Stated Maturity, redemption, or otherwise, shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts, and such payment of principal of and interest on the Certificates shall be without exchange or collection charges to the Owner (as hereinafter defined) of the Certificates.

The selection and appointment of BOKF, NA, Dallas, Texas, to serve as the initial Paying Agent/Registrar for the Certificates is hereby approved and confirmed, and the City agrees and covenants to cause to be kept and maintained at the corporate trust office of the Paying Agent/Registrar books and records (the "Register") for the registration, payment and transfer of the Certificates, all as provided herein, in accordance with the terms and provisions of a Paying Agent/Registrar Agreement, attached, in substantially final form, as Exhibit A hereto, and such reasonable rules and regulations as the Paying Agent/Registrar and City may prescribe. The Paying Agent/Registrar has agreed to keep a copy of the Register at its offices, or its agent's offices, located in Houston, Texas. The City covenants to maintain and provide a Paying Agent/Registrar at all times while the Certificates are Outstanding, and any successor Paying Agent/Registrar shall be (i) a national or state banking institution or (ii) an association or a corporation organized and doing business under the laws of the United States of America or of any state, authorized under such laws to exercise trust powers. Such Paying Agent/Registrar shall be subject to supervision or examination by federal or state authority and authorized by law to serve as a Paying Agent/Registrar.

The City reserves the right to appoint a successor Paying Agent/Registrar upon providing the previous Paying Agent/Registrar with a certified copy of a resolution or ordinance terminating such agency. Additionally, the City agrees to promptly cause a written notice of this substitution to be sent to each Owner of the Certificates by United States mail, first-class postage prepaid, which notice shall also give the address of the new Paying Agent/Registrar.

Both principal of and interest on the Certificates, due and payable by reason of Stated Maturity, redemption, or otherwise, shall be payable only to the registered owner of the Certificates appearing on the Register (the "Owner" or "Owners") maintained on behalf of the City by the Paying Agent/Registrar as hereinafter provided (i) on the Record Date (hereinafter defined) for purposes of payment of interest thereon, and (ii) on the date of surrender of the Certificates for purposes of receiving payment of principal thereof upon redemption of the Certificates or at the Certificates' Stated Maturity. The City and the

Paying Agent/Registrar, and any agent of either, shall treat the Owner as the owner of a Certificate for purposes of receiving payment and all other purposes whatsoever, and neither the City nor the Paying Agent/Registrar, or any agent of either, shall be affected by notice to the contrary.

Principal of the Certificates shall be payable only upon presentation and surrender of the Certificates to the Paying Agent/Registrar at its corporate trust office. Interest on the Certificates shall be paid to the Owner whose name appears in the Register at the close of business on the last business day of the month next preceding an Interest Payment Date for the Certificates (the "Record Date") and shall be paid (i) by check sent by United States mail, first-class postage prepaid, by the Paying Agent/Registrar, to the address of the Owner appearing in the Register or (ii) by such other method, acceptable to the Paying Agent/Registrar, requested in writing by the Owner at the Owner's risk and expense.

If the date for the payment of the principal of or interest on the Certificates shall be a Saturday, Sunday, a legal holiday, or a day on which banking institutions in the city where the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a day. The payment on such date shall have the same force and effect as if made on the original date any such payment on the Certificates was due.

In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the Special Payment Date - which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Owner appearing on the Register at the close of business on the last business day next preceding the date of mailing of such notice.

Section 4. Right of Prior Redemption. (a) Optional Redemption. The City reserves the right to redeem the Certificates maturing on or after February 15, 2031, in whole or in part in principal amount of $5,000 or an integral multiple thereof, on February 15, 2030, or any date thereafter, at the redemption price of par plus interest accrued to the specific date of redemption, and shall direct the Paying Agent/Registrar to call by lot Certificates, or portions thereof, within such maturity or maturities and in such principal amounts, for redemption.

(b) Notice of Redemption. Notice of any redemption shall be given as provided in the FORM OF CERTIFICATES included in Section 6 hereof. If such notice of redemption is given, and if due provision for such payment is made, the Certificates, or the portions thereof which are to be so redeemed, thereby automatically shall be redeemed prior to their scheduled maturities, and shall not bear interest after the date fixed for their redemption, and shall not be regarded as being outstanding except for the right of the Owner to receive the redemption price plus accrued interest to the date fixed for redemption from the Paying Agent/Registrar out of the funds provided for such payment. The Paying Agent/Registrar shall record in the Register all such redemptions of principal of the Certificates or any portion thereof. By the date fixed for any such redemption due provision shall be made by the City with the Paying Agent/Registrar for the payment of the required redemption price for the Certificates, or the portions thereof which are to be so redeemed, plus accrued interest thereon to the date fixed for redemption. If such notice of redemption is given and if due provision for such payment is made, all as provided above, the Certificates, or the portions thereof which are to be so redeemed, thereby automatically shall be redeemed prior to their scheduled maturities and shall not bear interest after the date fixed for their redemption and shall not be regarded as being outstanding except for the right of the Owner to receive the redemption price plus accrued interest to the date fixed for redemption from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Certificate shall

be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of $5,000, at the written request of the Owner, and in an aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Owner upon the surrender thereof for cancellation, at the expense of the City all as provided in this Ordinance.

Section 5. Initial Certificate; Exchange or Transfer of Certificate. Initially, one Certificate (the "Initial Certificate") numbered I-1 and being in the principal amount of the Certificate shall be registered in the name of the Initial Purchaser and shall be executed and submitted to the Attorney General of Texas for approval, and thereupon certified by the Comptroller of Public Accounts of the State of Texas or his duly authorized agent, by manual signature, and the Initial Certificate shall be effective and valid without the Authentication Certificate being signed by the Paying Agent/Registrar. At any time thereafter, the Owner may deliver the Initial Certificate to the Paying Agent/Registrar for exchange, accompanied by instructions from the Owner or designee designating the persons, maturities, and principal amounts to and in which the Initial Certificate is to be transferred and the addresses of such persons, and the Paying Agent/Registrar shall thereupon, within not more than three days, register and deliver such Certificates upon authorization of the City as provided in such instructions.

Each Certificate shall be transferable only upon the presentation and surrender thereof at the designated payment office of the Paying Agent/Registrar, duly endorsed for transfer, or accompanied by an assignment duly executed by the Owner or his authorized representative in form satisfactory to the Paying Agent/Registrar. Upon presentation of any Certificate for transfer, the Paying Agent/Registrar shall authenticate and deliver in exchange therefore, to the extent possible and under reasonable circumstances within three business days after such presentation, a new Certificate or Certificates, registered in the name of the transferee or transferees, in authorized denominations and of the same maturity and aggregate principal amount and bearing interest at the same rate as the Certificate or Certificates so presented.

All Certificates shall be exchangeable upon presentation and surrender thereof at the designated payment office of the Paying Agent/Registrar for a Certificate or Certificates of the same maturity and interest rate and in any authorized denomination, in an aggregate principal amount equal to the unpaid principal amount of the Certificate or Certificates presented for exchange. The Paying Agent/Registrar shall be and is hereby authorized to authenticate and deliver exchange Certificates in accordance with this Ordinance and each Certificate so delivered shall be entitled to the benefits and security of this Ordinance to the same extent as the Certificate or Certificates in lieu of which such Certificate is delivered.

The City or the Paying Agent/Registrar may require the Owner of any Certificate to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of such Certificate. Any fee or charge of the Paying Agent/Registrar for such transfer or exchange shall be paid by the City.

Section 6. General Characteristics and Form of the Certificates. The Certificates shall be issued, shall be payable, may be redeemable prior to their scheduled maturities, shall have the characteristics, and shall be signed and executed (and the Certificates shall be sealed) all as provided and in the manner indicated in the form set forth below. The Form of the Certificates, the Form of the Registration of the Comptroller of Public Accounts of the State of Texas to be printed and manually endorsed on each of the Initial Certificate, the Form of the Authentication, and the Form of Assignment, which shall be, respectively, substantially as follows, with necessary and appropriate variations, omissions, and insertions as permitted or required by this Ordinance, and the definitions contained within each such form shall apply solely to such form:

FORM OF DEFINITIVE CERTIFICATE

R-_____ $_____
REGISTERED REGISTERED

United States of America
State of Texas
CITY OF WESLACO, TEXAS
CERTIFICATES OF OBLIGATION, SERIES 2021

DATED DATE:	INTEREST RATE:	MATURITY DATE:	CUISP NUMBER:
April 15, 2021	_____%	February 15, ____	950868 ___

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS
($_____)

THE CITY OF WESLACO, TEXAS (the "City"), a body corporate and municipal corporation located in the County of Hidalgo, State of Texas, for value received, acknowledges itself indebted to and hereby promises to pay to the order of the Registered Owner specified above, or the registered assigns thereof (the "Owner"), on the Stated Maturity date specified above, the Principal Amount specified above (or so much thereof as shall not have been paid upon prior redemption) and to pay interest on the unpaid principal amount hereof from the Dated Date specified above, or from the most recent interest payment date to which interest has been paid or duly provided for until such principal sum has become due and payment thereof has been made or duly provided for, to the earlier of redemption or Stated Maturity, at the per annum rate of interest specified above computed on the basis of a 360-day year of twelve 30-day months; such interest being payable on February 15 and August 15 of each year commencing August 15, 2021.

PRINCIPAL OF THIS CERTIFICATE shall be payable to the Owner (the "Owner"), upon presentation and surrender, at the corporate trust office of BOKF, NA, Dallas, Texas (the "Paying Agent/Registrar") executing the registration certificate appearing hereon or a successor thereof. Interest shall be payable to the Owner of this Certificate (or one or more Predecessor Certificates, as defined in the Ordinance hereinafter referenced) whose name appears on the Register maintained by the Paying Agent/Registrar at the close of business on the Record Date, which is the last business day of the month next preceding each interest payment date. All payments of principal of and interest on this Certificate shall be in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts. Interest shall be paid by the Paying Agent/Registrar by check sent on the appropriate date of payment by United States mail, first-class postage prepaid, to the Owner hereof at the address appearing in the Register or by such other method, acceptable to the Paying Agent/Registrar, requested by the Owner hereof at the Owner's risk and expense.

THIS CERTIFICATE is one of the series specified in its title issued in the aggregate principal amount of $10,890,000 (the "Certificates") pursuant to an Ordinance adopted by the governing body of the City (the "Ordinance"), for the purpose of providing for the payment of contractual obligations to be incurred in connection with the design, planning, acquisition, construction, equipping, expansion, repair, renovation, and/or rehabilitation of certain City-owned public property, specifically being: (1) drainage projects and projects related thereto or necessary therefor, and (2) payment of contractual obligations for

professional services in connection therewith (to wit: architectural, engineering, financial advisory, and legal).

THE CERTIFICATES of this series scheduled to mature on and after February 15, 2031 may be redeemed prior to their scheduled maturities, in whole or part, in principal amounts of $5,000 or any integral multiple thereof, at the option of the City, on February 15 2030, or on any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption.

NOTICE OF ANY REDEMPTION shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, at least 30 days prior to the date fixed for any such redemption, to the Owner of each Certificate, or portion thereof to be redeemed, at its address as it appeared on the Registration Books on the 45th day prior to such redemption date; provided, however, that the failure to send, mail, or receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Certificate. By the date fixed for any such redemption, due provision shall be made by the City with the Paying Agent/Registrar for the payment of the required redemption price for this Certificate or the portion hereof which is to be so redeemed, plus accrued interest thereon to the date fixed for redemption. If such notice of redemption is given, and if due provision for such payment is made, all as provided above, this Certificate, or the portion thereof which is to be so redeemed, thereby automatically shall be redeemed prior to its scheduled maturity, and shall not bear interest after the date fixed for its redemption, and shall not be regarded as being outstanding except for the right of the Owner to receive the redemption price plus accrued interest to the date fixed for redemption from the Paying Agent/Registrar out of the funds provided for such payment. The Paying Agent/ Registrar shall record in the Registration Books all such redemptions of principal of this Certificate or any portion hereof. If a portion of any Certificate shall be redeemed, a substitute Certificate or Certificates having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of $5,000, at the written request of the Owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Owner upon the surrender thereof for cancellation, at the expense of the City, all as provided in the Ordinance.

IF THE DATE for the payment of the principal of or interest on the Certificates shall be a Saturday, a Sunday, a legal holiday, or a day on which banking institutions in the city where the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding business day; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THE CERTIFICATES OF THIS SERIES are payable from the proceeds of an ad valorem tax levied upon all taxable property within the City, within the limitations prescribed by law, and are further payable from and secured by a lien on and pledge of the Pledged Revenues as defined in the Ordinance, such pledge being a limited amount of the Net Revenues, in an amount not to exceed $1,000, derived from the operation of the City's waterworks sewer system (the "System"), such lien on and pledge of the Net Revenues being subordinate and inferior to the lien on and pledge of such Net Revenues securing payment of any Prior Lien Obligations and Subordinate Lien Obligations issued by the City. The City previously authorized the issuance of the currently outstanding Prior Lien Obligations and Subordinate Lien Obligations (which are payable, in part, from and secured by a lien on and pledge of a limited amount of the Net Revenues) in the manner provided in the ordinances authorizing the issuance of the currently outstanding Prior Lien Obligations and Subordinate Lien Obligations. In the Ordinance, the City reserves and retains the right to issue Additional Prior Lien Obligations, Additional Subordinate Lien Obligations, and Additional Limited Pledge Obligations, while the Certificates are Outstanding, without limitation as to principal amount but subject to any terms, conditions, or restrictions as may be applicable

thereto under law or otherwise. Capitalized terms used herein have the same meanings assigned in the Ordinance.

REFERENCE IS HEREBY MADE to the Ordinance, copies of which are on file in the corporate trust office of the Paying Agent/Registrar, and to all of the provisions of which the Owner by his acceptance hereof hereby assents, for definitions of terms; the description of and the nature and extent of the tax levied and the revenues pledged for the payment of the Certificates; the terms and conditions under which the City may issue additional Prior Lien Obligations, Additional Subordinate Lien Obligations, and Additional Limited Pledge Obligations; the terms and conditions relating to the transfer or exchange of the Certificates; the conditions upon which the Ordinance may be amended or supplemented with or without the consent of the Owner; the rights, duties, and obligations of the City and the Paying Agent/Registrar; the terms and provisions upon which this Certificate may be redeemed or discharged at or prior to the Stated Maturity thereof, and deemed to be no longer Outstanding thereunder; and for the other terms and provisions specified in the Ordinance.

THIS CERTIFICATE, subject to certain limitations contained in the Ordinance, may be transferred at the corporate trust office of the Paying Agent/Registrar, duly endorsed by, or accompanied by a written instrument of transfer in form satisfactory to the Paying Agent/Registrar duly executed by the Owner hereof, or his duly authorized agent, and thereupon one or more new fully registered Certificates of the same Stated Maturity, of authorized denominations, bearing the same rate of interest, and of the same aggregate principal amount will be issued to the designated transferee or transferees.

THE CITY AND THE PAYING AGENT/REGISTRAR, and any agent of either, shall treat the Owner hereof whose name appears on the Register (i) on the Record Date as the owner hereof for purposes of receiving payment of interest hereon, (ii) on the date of surrender of this Certificate as the owner hereof for purposes of receiving payment of principal hereof at its Stated Maturity or its redemption, in whole or in part, and (iii) on any other date as the owner hereof for all other purposes, and neither the City nor the Paying Agent/Registrar, or any such agent of either, shall be affected by notice to the contrary. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date" - which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Owner appearing on the Register at the close of business on the last business day next preceding the date of mailing of such notice.

IT IS HEREBY CERTIFIED, COVENANTED, AND REPRESENTED that all acts, conditions, and things required to be performed, exist, and be done precedent to the issuance of this Certificate in order to render the same a legal, valid, and binding obligation of the City have been performed, exist, and have been done, in regular and due time, form, and manner, as required by law, and that issuance of the Certificates does not exceed any constitutional or statutory limitation. In case any provision in this Certificate or any application thereof shall be deemed invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions and applications shall not in any way be affected or impaired thereby. The terms and provisions of this Certificate and the Ordinance shall be construed in accordance with and shall be governed by the laws of the State of Texas.

IN WITNESS WHEREOF, this Certificate has been signed with the manual or facsimile signature of the Mayor of the City and countersigned with the manual or facsimile signature of the City Secretary of the City, and the official seal of the City has been duly impressed, or placed in facsimile, on this Certificate.

CITY OF WESLACO, TEXAS

_____ _____

City Secretary Mayor

(CITY SEAL)

* * *

FORM OF REGISTRATION CERTIFICATE OF COMPTROLLER OF PUBLIC ACCOUNTS*

***Attach to or print on Initial Certificate only**

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I HEREBY CERTIFY THAT there is on file and of record in my office a certificate to the effect that the Attorney General of the State of Texas has examined and finds that this Certificate has been issued in conformity with the Constitution and laws of the State of Texas and is a valid and binding obligation of the City of Weslaco, Texas, and further that this Certificate has been registered this day by me.

WITNESS my signature and seal of office this _____.

(COMPTROLLER'S SEAL) _____

Comptroller of Public Accounts
of the State of Texas

* * *

FORM OF AUTHENTICATION CERTIFICATE

***Attach to or print on definitive Certificate only**

AUTHENTICATION CERTIFICATE

This Certificate is one of the Certificates described in and delivered pursuant to the within-mentioned Ordinance, and this Certificate has been issued in conversion of and exchange for, or replacement of, a Certificate, Certificates, or a portion of a Certificate or Certificates of an issue which was originally approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

BOKF, NA
Dallas, Texas
as Paying Agent/Registrar

Registration Date: _____ By_____

Authorized Signature

* * *

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4209	
From:		
Subject: Approval on amendments and extension from May 7, 2021 to June 7, 2021 for Disaster Declaration (COVID-19) and any reports related to such executive orders and authorize the Mayor to execute any related documents. (Staff by City Manager.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
NORMA CANTU Mike Perez	Created	
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4219
From: Olga Garza	
Subject: Approval to authorize staff to solicit sealed bids to purchase commercial garbage bins and authorize Mayor to execute any related documents. (Staffed by Public Works Department.)	
Background: The City of Weslaco will be taking over garbage services starting in January 2022 and Public Works Dept. is requesting approval to solicit sealed bids for the purchase of commercial garbage bins which will be distributed to businesses as we transition into operating garbage collection in-house. Republic Services has agreed to continue services utilizing city-owned bins until the city takes over.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
NORMA CANTU Pete Garcia Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Memo Purchase of Commercial Bins	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Letty Lopez, Commissioner, District 5
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO
PUBLIC WORKS DEPARTMENT

Date: May 18, 2021

To: City Commission

From: Olga Garza, Assistant Public Works Director

Subject: Purchase of Commercial Bins

Cc: Mike Perez, City Manager
David Arce, Deputy Public Works Director

The City of Weslaco will be taking over garbage services starting in January 2022 and Public Works Dept. is requesting approval to solicit sealed bids for the purchase of commercial garbage bins which will be distributed to businesses as we transition into operating garbage collection in-house. Republic Services has agreed to continue services utilizing city-owned bins until the city takes over.

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4207
From: David Arce	
Subject: Re-consideration to award RFB No. 2020-21-12 for a New 4x4 Backhoe Loader to the most advantageous bidder Doggett Heavy Machinery, in an amount not to exceed $89,651 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA Pete Garcia Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Memo Backhoe Loader RFB, Tabulation RFB 2020-21-13 BACKHOE LOADER, Danny Jackson - City of weslaco 310SL Additions 04-21-21, Danny Jackson - city of weslaco 4x4 backhoe Bid Package 04-22-2021, Danny Jackson - Doggett-Guard_v6 (2), Danny Jackson - city of weslaco 310SL BBQT 04-20-2021	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Letty Lopez, Commissioner, District 5
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO
PUBLIC WORKS DEPARTMENT

Date: May 18, 2021

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: NEW 4X4 BACKHOE LOADER / RFB NO.: 2020-21-13

Cc: Mike Perez, City Manager
Vidal Roman, Finance Director

On April 29, we received 3 bids for the Backhoe Loader RFB. Public Works Department is requesting approval to purchase of a New Backhoe Loader from Doggett Heavy Machinery in the amount of $89,651 with extended warranty. The unit meets all specs and requesting the extended warranty to be purchased for $2,151 for 60 month/ 5000 hours.

Doggett was the lowest bidder.

Staff Recommends Approval.

City of Weslaco

NEW 4 X4 BACKHOE LOADER / RFB NO.: 2020-21-13

DROP BOX BID OPENING: 4/29/2021 AT 10:00 AM

Date: 4/29/2021

		DOGGETT HEAVY MACHINERY DANNY JACKSON 901 EAST INTERSTATE 2 SAN JUAN, TX 78589 Ph No.: 956.342-5228 Office No.: 787-001 Danny.Jackson@doggett.com	HOLT CAT SANTIAGO "REMY" MORADO 10701 US HWY 281 EDINBURG, TX 78541 Ph No.: 956.373-0787 Office No.: 956.292.7900 santiago.morado@holtcat.com	NUECES Power Equipment Robert Zohrer 1 Industrial Way San Benito, TX 78586 Ph No.: 956.245.6372 Fax No.: 956.399.0407 roberto@npetex.com
DESCRIPTION	**QTY**	**Total Price**	**Total Price**	**Total Price**
4X4 BACKHOE LOADER	1	MODEL: New 2021, 310SL Backhoe Loader 4X4, 24" Bucket, 103 HP, 60" Fork	MODEL: New 2021, CAT 420 IT4CS, w/Pallet Forks	MODEL: New 2021, CASE 580 Super N Backhoe, 82" Loader Bucket, 24" Backhoe Bucket
		$87,500.00	**$103,000.00**	**$101,302.00**
		DOGGETT HEAVY MACHINERY	HOLT CAT	**NUECES Power Equipment**
		ETA 91 -120 Days	ETA 120 Days	ETA August 2021
		Warranty 1 year full warranty except wear items (tires)	Extended Warranty 3 Year /5000 HR Premier Total Machine	Extended Warranty 1 Year /Unlimited hours plus 2 yrs or 2000 hrs engine
		60" Fork Attachment w/60" Carriage & Forks not included: $3,737.00		
		Extended Warranty not included: 60 months or 5000 hrs power train & hydraulics $2,151.00		
Grand Total w/Optional Items		$93,388.00		

RECOMMENDATION:

Tabulation created by: HOMER RHODES

Please see additional items that can be purchase and/or installed at the time the machines are ordered from the Factory.

Additional Warranty:

36 Months or 3,000 Hours of Extended warranty – power train & Hydraulics. $ 783.00

48 Months or 4,000 Hours of Extended warranty – power train & Hydraulics. $ 1,402.00

60 Months or 5,000 Hours or Extended warranty – power train & Hydraulics. $ 2,151.00

Attachments:

60” Fork Attachment with 60” carriage and Forks $ 3,737.00

Additional Features:

Basic Radio $ 882.00

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

CITY OF WESLACO

Invitation to Bid

NEW 4 X4 BACKHOE LOADER - RFB No.: 2020-21-13

Electronic "sealed" bids addressed to Homer Rhodes, will be accepted at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, via electronic **DROP BOX** link until **10:00 A.M.** on **April 29, 2021**, at which time they will be opened and read aloud via ZOOM meeting.

NEW 4 X4 BACKHOE LOADER - RFB No.: 2020-21-13

Potential Bidders/Respondents are advised that the bid documents can be downloaded from the City of Weslaco bid stream web page address: **http://www.weslacotx.gov/open-government/bid-stream** , and may also be secured at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, or by calling 956.447-2240. **Be advised that this website is the primary source of all bid documents. Obtaining bid information from a third-party planning room may lead to incomplete submissions. This website must be monitored regularly for addendums and/or bid notices. Bidders are responsible for obtaining all the necessary information required for a compliant bid.** If your company is contemplating on bidding this project you must submit a vendor's notice of intent form to the Purchasing Office. Electronic Bids will be accepted through Drop Box link provided in Addendum #1 by stated deadline and time.

The City of Weslaco reserves the right to accept or reject any or all bids, to waive any informalities, and to accept the bid to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold bids for a period of forty-five (45) days without taking action, for the purpose of reviewing the bids and investigation of bidders' qualifications prior to bid award. Bids submitted past the aforementioned date and time will not be accepted.

City of Weslaco

Homer Rhodes,
Purchasing Office
hrhodes@weslacotx.gov

VENDOR'S NOTICE OF INTENT TO SUBMIT A BID

If you intend to submit a bid for **New 4x4 Backhoe Loader - RFB No.: 2020-21-13** with the City of Weslaco as outlined in the specifications, please indicate your intention by signing, dating, and returning this form to the address below prior to **April 29, 2021** so that you may receive any addendums to the specifications should the need arise.

Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: 956.447.2240
hrhodes@weslacotx.gov

Name: Daniel Jackson (print / contact person) Signature: _____

Title: Territory Sales Manager Company/Agency: Doggett Heavy Machinery

Mailing Address: 901 East Interstate 2 City/State/Zip: San Juan, Texas 78589

Phone: 956-342-5228 Fax: 956-787-0055

Email Address: Danny.Jackson@doggett.com

Bid No.: 2020-21-13

CITY OF WESLACO
REQUEST FOR BIDS
2020-21-13 New 4x4 Backhoe Loader
INSTRUCTIONS TO BIDDERS

IT IS THE INTENT OF THESE SPECIFICATIONS TO DESCRIBE AND GOVERN THE PURCHASE PRICE OF NEW 4X4 BACKHOE LOADER REQUESTED. PROSPECTIVE BIDDERS ARE TO FILL THE FOLLOWING BLANK FORMS AND SUBMIT WITH THEIR BID.

In connection with this RFB, interested Bidders should limit their contact to the City of Weslaco by communicating only with Homer Rhodes, at (956) 447-2240 regarding this RFB. Contact with persons other than Mr. Rhodes regarding this RFB may be grounds for eliminations from the selection process.

MINIMUM SPECIFICATIONS:

1. Bid shall be submitted properly marked / identified in a PDF file via DROP BOX. Each form must be completely filled out. Bid must be filed with the City of Weslaco before opening day and hour. Bids submitted past the set deadline will not be accepted. Failure to meet request for Bid requirements may be grounds for disqualification.

2. Bid MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your Bid. Person signing Bid must show title or **AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT**. Firm name and authorized signature must appear on each page that calls for this information.

3. Bid **CANNOT** be altered or amended after opening time. Alterations made before opening time must be initialed by bidder guaranteeing authenticity. No Bid may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Weslaco.

4. It is the responsibility of the Supplier to verify that the New 4x4 Backhoe Loader meet specifications. Failure to do so or failure of the product itself will cause to cancel all existing or pending order. The City of Weslaco reserves the right to request demonstrations and view/inspect the New 4x4 Backhoe Loader Trailer at the City's discretion to confirm the quality. Any deviation from these instructions will be subject to Bid cancellation.

5 In order for the City to meet its needs, it is understood that during the period of the contract, should the successful bidder be unable to supply the New 4x4 Backhoe Loader, the City reserves the right to obtain the product from available sources.

6. Bids shall be analyzed on a total dollar value and what is considered the best value and most advantageous to the City (as allowed in Local Government Code 252.043).

7. It shall be the legal obligation of the bidder during the term of the contract, to notify the Purchasing Office of any price decrease in the market and accordingly, reduced prices will be in effect with appropriate documentation as described above.

8. The bidder agrees to indemnify and hold harmless the City of Weslaco from all suits and actions of every nature and description brought against, for or on account of the use of patented appliances, products or processes. Awarded bidder/vendor shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request from Purchasing Office, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

9. Bidder shall carefully examine the Bid forms, requirements/specifications, and instructions to bidders. Should the bidder find discrepancies in, or omissions from Bid forms, specifications or other documents, or should he/she be in doubt as to their meaning, he/she should at once notify the Purchasing Office, Weslaco City Hall, 956.447.2240 and obtain clarification by addendum prior to submitting any Bids. **Request for Information (RFI) deadline is 4/23/21 at 10:00 AM**

10. **Addenda and Interpretations:**
No Interpretations of the meaning of the specifications or other pre-bid documents will be made orally to any bidder. **RFI's must be emailed in writing addressed to Homer Rhodes** hrhodes@weslacotx.gov and to be given consideration must be received at least three (3) days prior to the date fixed for the opening of bids. Any and all such interpretations and any supplemental instruction will be in the form of written addenda for specifications which, if issued, will be posted on City website: http://www.weslacotx.gov/open-government/bid-stream or e-mailed (at the respective addressed furnished for such purposes), not later than three (3) days prior to the *date fixed for the opening of bids. Failure of any bidder to receive any such addenda or* interpretation shall not relieve such bidder from any obligation under his bid as submitted. All addenda so issued shall become part of the contract documents.

11. The City of Weslaco reserves the right to refuse and reject any or all bids and to waive any or all informalities or technicalities and to accept the bid to be the best value and most advantageous **(as allowed in Local Government Code 252.043)** to the City and to hold the Bids for a period of forty-five (45) days without taking action. Bids submitted past the aforementioned date and time will not be accepted.

SPECIFICATIONS

RFB 2020-21-13

New 4x4 Backhoe Loader

SCOPE

It is the intent of these specifications to describe a New Backhoe Loader for purchase by City of Weslaco. All parts not specifically mentioned which are necessary to provide a complete Backhoe Loader, shall be included in the bid and shall conform to the standards and quality of materials and workmanship generally provided by the industry. All specifications are considered minimum unless otherwise indicated. Backhoe Loader exceeding the minimum specifications will be considered.

Freight/Delivery

Backhoe Loader shall be quoted with delivery, to be delivered by the vendor to the City of Weslaco Public Works city shop.

CONDITION

The successful bidder shall be responsible for delivery of Backhoe Loader that is properly serviced, clean and in first class operating condition. Pre-delivery service, at a minimum, shall include the following:

- Fully serviced
- Complete lubrication
- Check all fluid levels to assure proper operating conditions
- Inflate tires to proper pressure
- Check operation of all mechanical features and electronic accessories, gauges, lights, etc.

WARRANTY

Warranty information to be submitted with the bids for 100 percent coverage of parts and labor and indicating length of time of warranty with the warranty starting date being the date of acceptance of the Backhoe Loader by City of Weslaco. Please state the Manufactures Standard Warranty.

DELIVERY DATE

City of Weslaco prefers that the Backhoe Loader be delivered before August 30, 2021. Should this not be possible please indicated this on the price and delivery form. Being able to meet this delivery date will be a factor in the award of this bid. City of Weslaco will NOT accept any Backhoe Loader with Salvage Title. In addition to equipment specified, Backhoe Loader shall be equipped with all standard equipment as specified by the manufacturer for this model.

TOTAL COST OF OWNERSHIP WILL BE CONSIDERED

City of Weslaco will award to the lowest and most advantageous bid submitted. This will include a consideration of the total cost of ownership (maintenance, resale value, etc.) as well as delivery time.

SPECIFICATIONS

BACKHOE LOADER

Quantity: One (1) NEW Backhoe Loader

Minimum Specifications:

Operators Cabin: Closed Cab with Air Condition/Heater/Defrost

Year model: 2020 (New)

Engine: Final Tier 4 (100hp)

Drive: Four Wheel Drive

Loader Bucket: 1 yard (removable for multi attachments)

Prep for Hydraulic Hose Attachment (future purchase)

Backhoe Construction Bucket: 24" with 5 teeth

Brake System: Wet Multi Disc

Safety Lighting: 4 LED flashing lights (2 front / 2 Rear) 1 Beacon light on top of cab

Work Lighting: 6 LED Spotlights (2 front / 4 Rear)

Dig Depth: 14 ft (No Extension)

Color: Factory standard color

CITY OF WESLACO

NEW 4X4 BACKHOE LOADER
BID AGREEMENT FORM

The Daniel Jackson (bidder), having read the specifications, proposes to furnish a New 4x4 Backhoe Loader for the full and firm agreed price and within a favorable delivery time, in full compliance with the specifications.

Respectfully submitted this 22 day of April, 2021

The undersigned affirms that they are duly authorized to execute this price agreement / contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to prices, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this bid.

Company Name: Doggett Heavy Machinery, LLC.

Address: 901 East Interstate 2

City/State/Zip: San Juan, Texas 78589

Phone Number: 956-342-5228 Fax Number: 956-787-0055

Authorized Signature: _____ Title: Territory Sales Manager

Daniel Jackson
Print Name

E-mail Danny.Jackson@doggett.com

CITY OF WESLACO

NEW 4X4 BACKHOE LOADER RFB NO.: 2020-21-13
BID FORM

Total Fixed Firm Price for (1) One unit as specified: $ $ 87,500.00

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

1) Price is to include live demonstration of New 4x4 Backhoe Loader upon delivery of unit

Delivery Time days (from receipt of purchase order) 90 to 120 Days

Year: 2021 Condition: New Yellow

Make and Model: John Deere 310SL

OPTIONAL ADD ON (ALTERNATE BID 1):

Sandbagging Attachment minimum 20 bags at a time

Price to include install of all hoses needed to operate sand bagger.

Total Price : $ N/A

List warranty information:

N/A

Please list any exceptions or considerations taken to specification:

JOHN DEERE | DOGGETT



DOGGETT GUARD

WHAT WE OFFER

- Equipment walk-around and start up upon delivery
- Free owner and operator training
- Free after-sale inspection
- Free loaner equipment for repairs beyond 48 hours during basic factory warranty period
- Free travel time and mileage on warranty items during basic factory warranty period
- Four-hour guaranteed response time for warranty repairs- machines must be operated within Doggett's area of responsibility
- Optional GPS monitoring with on-request customer access to tracking data
- Optional preventative maintenance programs including oil samples and machine inspections

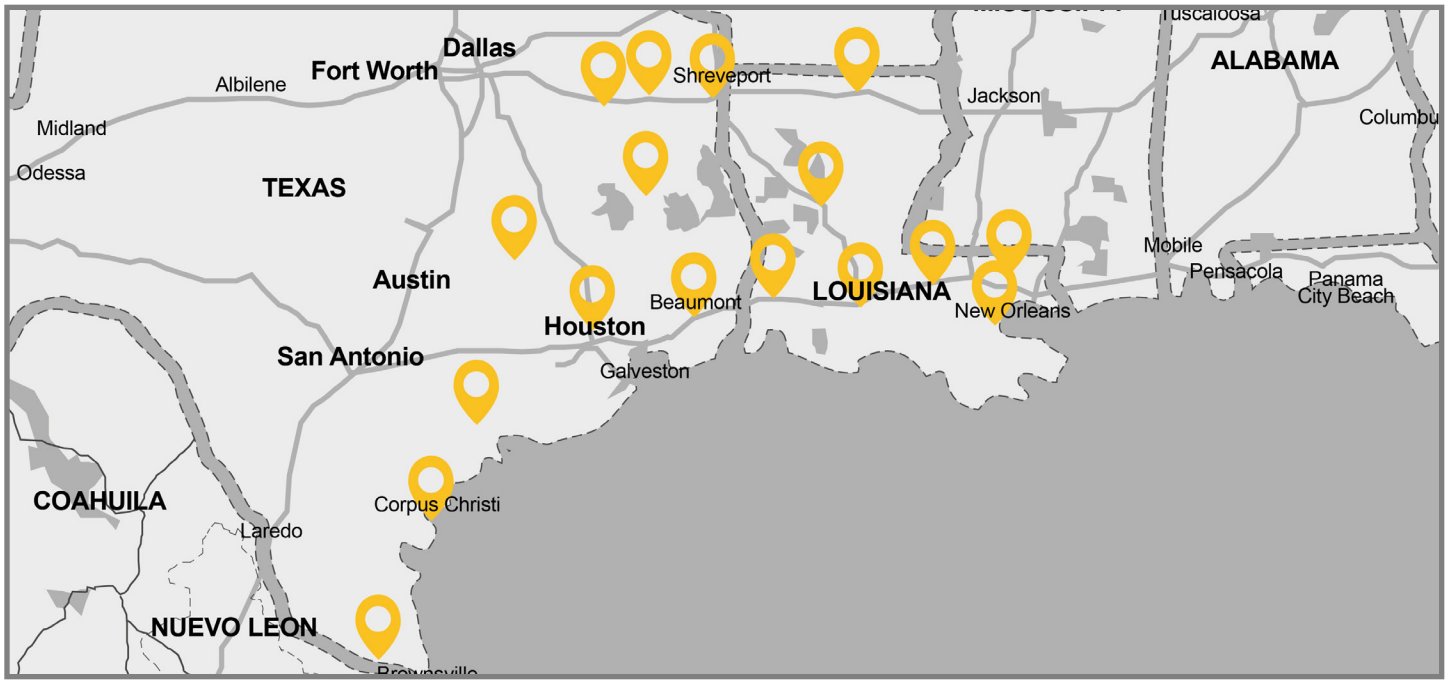
Available on units sold and operated within Doggett's Area of Responsibility. Contact your local Doggett store for complete details. Additional terms and conditions may apply.

www.doggett.com





Doggett Construction And Forestry Equipment Division



ALEXANDRIA - CE&FE
Doggett Machinery Services
6321 Masonic Dr
Alexandria, LA 71301
318-442-0455

BATON ROUGE - CE&FE
Doggett Machinery Services
10110 Daradele Ave
Baton Rouge, LA 70816
225-291-3750

BEAUMONT - CE
Doggett Heavy Machinery
4355 W Cardinal Dr
Beaumont, TX 77705
409-842-1754

BRYAN /
COLLEGE STATION - CE
Doggett Heavy Machinery
3500 State Hwy 21
West Bryan, TX 77803
979-823-1905

CORPUS CHRISTI - CE
Doggett Heavy Machinery
134 North Padre Island Dr
Corpus Christi, TX 78408
361-289-0727

COVINGTON - CE&FE
Doggett Machinery Services
17312 Norwel Dr
Covington, LA 70435
985-893-3005

HOUSTON - CE
Doggett Heavy Machinery
9111 North Freeway
Houston, TX 77037
713-679-6700

LAFAYETTE - CE&FE
Doggett Machinery Services
3519 Hwy 90 E
Broussard, LA 70518
337-837-9481

LAKE CHARLES - CE&FE
Doggett Machinery Services
6234 Hwy 90 E
Lake Charles, LA 70615
337-430-3045

LONGVIEW - CE&FE
Doggett Machinery Services
413 S Eastman Rd
Longview, TX 75602
903-758-3326

LUFKIN - CE&FE
Doggett Machinery Services
4006 Ellen Trout Dr
Lufkin, TX 75903
936-634-8801

MONROE - CE&FE
Doggett Machinery Services
7370 Frontage Road
Monroe, LA 71202
318-343-8787

NEW ORLEANS/KENNER - CE&FE
Doggett Machinery Services
10288 Airline Hwy
St Rose, LA 70087
504-466-5577

RIO GRANDE VALLEY/
MCALLEN AREA - CE
Doggett Heavy Machinery
900 E Expressway 83
San Juan, TX 78589
956-787-0001

SHREVEPORT - CE&FE
Doggett Machinery Services
6725 Greenwood Rd
Shreveport, LA 71119
318-631-3090

TYLER - CE&FE
Doggett Machinery Services
1126 N. NE Loop 323
Tyler, TX 75708
903-592-8900

VICTORIA - CE
Doggett Heavy Machinery
12410 US 59
Victoria, TX 77905
361-570-6666

www.doggett.com

310SL BACKHOE LOADER

20-Apr-2021

City of Weslaco
255 S. Kansas
Weslaco, Texas 78596

Buy Board Sales Quote
Attn : Homer Rhodes

Doggett Heavy Machinery, LLC.
Quote is valid for 90 days

Code	Description		
0A71T	310SL BACKHOE LOADER	1	$124,205.00
	Option Codes		
2401	English Decals with English Operator and Safety Manuals	1	No Added Cost
	English decals installed and English operator's manual. Requires engine code 1065.		
170C	JDLink Ultimate 5 Year Subscription	1	No Added Cost
	Includes JDLink hardware: integrated cab wiring harness, antenna, modular telematics gateway (MTG), and now includes all Ultimate Connectivity features - Wireless Data Transfer (WDT) enabling automatic data transfer from TimberMatic and Waratah H16 Measuring Systems to TimberManager and MyJohnDeere, supporting TimberOffice 5 Software. Additionally, Ultimate now includes Limited Internet features supporting optional ForestSight Solutions such as advance mapping systems and Remote Display Access (RDA) features supported by TeamViewer applications. JDLink utilizes cellular and satellite technology infrastructure that is outside the control of John Deere. Changes to that infrastructure may require customers to purchase compatible JDLink hardware to restore functionality. Includes 5 year subscription. Annual subscription renewal required after 5 years for continued functionality. JDLink customer account must be created to access JDLink Ultimate data. Go to www.StellarSupport.com to renew or update JDLink subscriptions. Use of this service, and all rights and obligations of John Deere and the Customer (as identified in the applicable agreement), are governed by the terms and conditions outlined in the applicable Services and Software agreements available at www.JohnDeere.com/Agreements. If these terms and conditions are not agreeable do not proceed and do not use the service.		
3095	Mechanical Front Wheel Drive (MFWD) with Limited Slip Dif	1	No Added Cost
	5F/3R Autoshift Transmission. Autoshift can turned on/off in the SSM. When Autoshift if off, Backhoe will operate with Powershift transmission.		

2035	Cab	1	$13,243.00
	Isolation mounted Modular design ROPS/FOPS Level 2 (meets ISO 3449 & ISO 3471) Molded roof. Tinted safety glass. Deluxe interior trim. Headliner. Molded floor mats. Less radio (Cab includes power connector for radio and threaded bosses for mounting brackets - see radio kit installation instructions). Air Conditioning 26,000 BTU. CFC free R134a refrigerant. Heater/defrosters/pressurizer, 40,000 BTU, 10 speed. Deluxe Mechanical Suspension, Cloth, Swivel Seat with Lumbar Adjustment and Arm Rests, Fully Adjustable. Keyless Start. 3 inch Orange Seat Belt with retractor. Tilt Steering Wheel. Interior Rearview Mirror. Front 2-speed wiper with windshield washer and rear 1-speed wiper. (2) front driving/working halogen lights - 32,500 Candlepower Each (2) rear working halogen lights - 32,500 Candlepower Each (6) additional work roof lights adds 2 front, 2 rear and 1 on each side of roof (4) turn signal/flashing/rear stop/tail lights - 2 front and rear (2) rear reflector See Order As Desired codes for additional Cab options not included in standard Cab (i.e. Air Suspension Seat, Radio, Sun Visor).		
44G6	Custom Code - Galaxy 21L 24 in. 12 PR Rear on HD Rim & 12	1	$1,134.00
	Requires axle code 3095. Rear tire chains require wheel spacers (AT347522).		
8625	Single Maintenance Free Battery	1	No Added Cost
	175 Minute Reserve Capacity (950 CCA) Recommended for use in ambient temperatures ABOVE 32 degrees F (0 degrees C).		
6010	Standard Dipperstick	1	No Added Cost
	Standard stabilizer legs.		
6210	No Auxiliary	1	No Added Cost
5225	Mechanical Controls, Two Lever, ISO (DEERE)	1	No Added Cost
5400	Less Coupler - Less Thumb	1	No Added Cost
	If ordering with thumb, must order option code 5401.		
5676	24" (610 mm) Wide, Heavy-Duty, 8.8 Cu. Ft. (0.25 Cu. M.) Cap	1	$1,875.00
	Bucket includes TK Teeth.		

7650	1.3 Cu. Yd. (1.0 Cu. M.) 92 in. (2.34 m) wide Heavy-Duty Long	1	$3,522.00
7085	Loader Coupler, 3-Function Hydraulics, Single Lever	1	$9,974.00
	Includes Auto Ride Control, option 9115. Single lever loader control with electric clutch disconnect, momentary MFWD, transmission quick-shift, and electro-hydraulic auxiliary control. For multi-purpose coupler bucket and front attachments. Includes valve with circuit relief and .5 in. (12.7 mm) hoses and steel lines to loader cross tube. Will accept G, J, K, and L-Series loader coupler buckets.		
8425	450 Lb. (204 kg) Front Counterweight	1	$615.00
1065	John Deere PowerTech™ EWL 4.5L (276 Cu. In.) Engine Meet	1	$10,028.00
	Net Peak Power of 103 Hp. For use only in areas where EPA Final Tier 4/EU Stage IV is required. Turbocharged. Wet Sleeve Cylinder Liners. 4 Valves / Cylinder. Electronically Controlled HPCR Fuel Delivery System, B20 Biodiesel Compatible . Serpentine Belt with Automatic Belt Tensioner. Enclosed Safety Fan Guard. Vertical Spin-On Engine Oil Filter. Spin-On Fuel Filter with Water Separator. Dual Safety Element Dry-Type Air Cleaner with Evacuator Valve. Underhood Catalysts with Vertical Curved Exhaust Stack. Passive flow-through Exhaust Aftertreatment system with Grid Heater. Electronically controlled, variable-speed cooling fan.		

Total		**$164,596.00**
Buy Board Discount 40% Doggett Buy Board # 597-19	-$	65,838.40
Buy Board Sales Price	$	98,757.60
Factory Freight	$	3,500.00
Pre-delivery Inspection	$	1,850.00
Doggett Government Discount	-$	16,607.60
Final Sales Price	**$**	**87,500.00**

Thank you, for the opportunity to provide a Buy Board Quotation on a New John Deere Backhoe. Delivery is on Average 90 to 120 days. Machine is equipped with Full Warranty for 12 months. Please see attached page for additional options available, Sincerely Danny Jackson Territory Sales Mgr. 956-342-5228.

Manufacturer's Suggested List Price shown. Retail prices may vary by dealer. Unless stated otherwise, taxes, freight, setup, delivery and other dealer specific charges not included in the pricing. Options/items noted with anything other than price will have additional costs. Pricing, availability, and specifications subject to change without notice. Special program pricing may be available on certain models. See dealer for details. Prices shown are in U.S. dollars and valid only in the U.S.

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4215
From:	
Subject: Discussion and consideration amending Inter-local Agreements between the City of Edcouch and City of Weslaco for lease space at 1912 Joe Stephens for the use, maintenance and operation of the Mid-Valley Regional Communications Corporation (Center) and for the use, maintenance, and operation of Tyler Technologies New World Computer Aided Dispatch (CAD) and Records Management System (RMS) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ROBERT LOPEZ ROBERT LOPEZ Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation:	
Attachments, if any: INTERLOCAL AGREEMENT City of Weslaco and City of Edcouch, New World Tyler Technologies, Edcouch ILA Final 04-28-2021 Mid Valley Communications Center	
Responsibilities upon Approval:	

STATE OF TEXAS
COUNTY OF HIDALGO

Interlocal Agreement

City of Weslaco and City of Edcouch

This Agreement is made on the 18th day of May 2021, by and between the City of Weslaco, Texas, a home rule municipal corporation, hereinafter referred to as "Weslaco" and City of Edcouch, hereinafter referred to as Edcouch. The Parties are authorized by the Interlocal Cooperation Act, Texas Government Code Chapter 791 to enter into cooperative agreements with other local government entities of the State of Texas for the purpose of fulfilling and implementing their respective public and governmental purposes, needs, objectives, and programs.

The purpose of this agreement is to provide the terms and conditions for the use, maintenance, and operation of **"Tyler Technologies New World Computer Aided Dispatch (CAD) and Records Management System RMS"**, hereinafter referred to as "New World" for law enforcement dispatch services. The Parties have determined that this Agreement is in the best interest of the Parties and their respective constituents as the services being provided are a government function.

I. Terms of Use

Beginning May 18, 2021, the Parties agree as follows:

1.1 Weslaco agrees to share with Edcouch the "New World" software database for police operations.

1.2 Edcouch agrees to pay Weslaco a share of the Maintenance cost for the "New World" software, an amount not to exceed Five-thousand and No/100th Dollars ($5,000) annually for the first five (5) years of this agreement with an annual increase of five percent (5%) or New World then-current rate (whichever is greater) thereafter,

1.3 The annual payment is to be made a month prior to the due date for the maintenance contract fee which Weslaco will invoice.

1.4 Weslaco will be responsible for creating the necessary credentials required to access to the "New World" software database throughout the annual period.

1.5 Edcouch will be responsible for assigning credential permissions to each of their personnel and will provide Weslaco a list of all personnel upon hire, suspension, separation, or termination in order to maintain access into the Mid Valley Regional Communications Center.

1.6 Edcouch is responsible for any third-party vendor products, hardware, software and or licenses needed to make "New World" software or hardware compatible.

1.7 The term of this agreement shall be for five (5) years. There will be an option for multiple two (2) year extensions, which must be agreed to by both Parties. Either party must provide written notification of its intent to terminate this agreement at least ninety days prior to the termination of the agreement.

II. General Provisions

2.1 None of the Parties shall discriminate against any person on the basis of race, religion, gender, creed, or national origin.

2.2 Nothing contained in this Agreement shall be deemed or construed by any Party hereto or by any third Party as creating the relationship of principal and agent or of partnership or joint venture between the Parties hereto, it being understood and agreed that neither any provision herein, nor any acts of the Parties shall create any relationship between the Parties other than that of independent contractors.

2.3 It is expressly understood and agreed that, in the execution of the agreement, neither party waives, nor shall it be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

2.4 This agreement will be governed by state and federal laws and in conformity with all applicable ordinances of the Parties.

2.5 This agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the Parties created hereunder are performable in Hidalgo County, Texas.

2.6 The Parties to this agreement acknowledge that it may be necessary to amend or modify this agreement from time to time in order to address additional concerns or issues that arise. However, no amendment, modification, or alteration of the terms of this agreement shall be binding, unless the same is in writing, dated subsequent to the date hereof, and duly executed by an authorized representative of the Parties hereto.

2.7 To the extent allowed by law, Edcouch will and does agree to indemnify, protect, defend with counsel approved by Weslaco, and hold harmless by Weslaco and their respective elected officials, employees, representatives, and agents from and against all damages, losses, liens, causes of action, suits, judgements, expenses, and other claims of any nature, kind or description, including reasonable attorney's fees incurred in investigating, defending, settling any of the forgoing, by any person or entity, arising out of, caused by, or resulting from Edcouch's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission, or willful misconduct of Edcouch, anyone directly employed by Edcouch, or anyone else whose acts Edcouch may be liable for. The provisions of this section will not be construed to eliminate or reduce any other indemnification or right which any Weslaco indemnity has by law or equity. All Parties will be entitled to be represented by counsel at their own expense. To the extent allowed by law, Weslaco will and does hereby agree to indemnify, protect, defend with counsel approved by Edcouch, and hold harmless Edcouch and their respective elected officials, officers, directors, attorneys, employees, representatives, and agents from and against all damages, losses, liens, causes of action, suits, judgements, expenses, and other claims of any nature, kind, or description, including responsible attorney's fees incurred in investigating, defending or settling any of the foregoing by any person or entity, arising out of, caused by, or resulting from Weslaco's performance under, or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission, or willful misconduct of Weslaco's employees, anyone directly employed by Weslaco, or anyone whose acts Weslaco may be liable. The provisions of this Section will not be construed to eliminate or reduce any other indemnification or right which any Edcouch indemnity has by law or equity. All Parties will be entitled to be represented by counsel at their own expense.

AGREED:

_____ _____
Virginio Gonzalez Jr. (Date)
Mayor of the City of Edcouch, Texas

_____ _____
David Suarez (Date)
Mayor of the City of Weslaco, Texas

Attest:

_____
Norma Cantu, City Secretary

Approved as to Form:

_____
Juan E. Gonzalez, City Attorney

STATE OF TEXAS
COUNTY OF HIDALGO

INTERLOCAL AGREEMENT

City of Weslaco and City of Edcouch

This Agreement is made on this 18th day of May 2021, by and between **City of Edcouch, Texas (**hereinafter "Edcouch") and the **City of Weslaco, Texas** (hereinafter "Weslaco"). The parties are authorized by the interlocal Cooperation Act, Texas Government Code Chapter 791 to enter into cooperative agreements with other local government entities of the State of Texas for the purpose of fulfilling and implementing their respective public and governmental purposes, needs, objectives, and programs.

The purpose of this agreement is to provide the terms and conditions for the use, maintenance and operation of the **Mid-Valley Regional Communications Center** between Weslaco and Edcouch. The services that are part of this agreement are a governmental function and will involve the relocation of Edcouch emergency dispatch services relating to public safety, fire and/or Emergency Medical Services to Weslaco. The Parties have determined that this Agreement is in the best and public interest of the Parties and their respective constituents.

I. Terms of Use

Beginning May 18th, 2021, the Parties agree as follows:
Weslaco agrees to lease to Edcouch the use of the Mid-Valley Regional Communications Center at 1912 Joe Stephens in Weslaco, Hidalgo County, Texas.

1.1 Edcouch hereby agrees to pay Weslaco the monthly sum of Five Hundred and No/100th Dollars ($500.00) in rent and Two Hundred Six and 25/100th Dollars ($206.25) for maintenance of one dispatch console totaling a monthly fee of Seven Hundred Six and 25/100th Dollars ($706.25).

1.2 The first month's prorated payment is to be made upon Edcouch moving into the Mid Valley Communication Center, thereafter, all future payments shall be made on or before the first working day of the month.

1.3 Weslaco will be responsible for providing the office space at 1912 Joe Stephens, Weslaco, Texas. Weslaco agrees to provide the communication console and manage the facility.

1.4 Edcouch will be responsible for all expenses incurred in moving the communications operation from the Edcouch Police Department to the Mid Valley

Regional Communication Center, to include all network connectivity required to operate the New World Tyler Technologies software.

1.5 Weslaco will provide a workstation with available hardware and software. Any additional hardware/software needed, will be purchased by Edcouch.

1.6 The terms of this agreement will re-occur annually from date of agreement unless notice is made in writing from one party to the other ending this agreement.

1.7 Edcouch agrees to purchase hardware and software needed to maintain network connectivity secure.

1.8 Edcouch shall be responsible to notify or coordinate any PSAP updates to include transfer of location or routing of calls.

II. General Provisions

2.1 Nondiscrimination None of the Parties shall discriminate against any person based on race, religion, gender, creed, or national origin.

2.2 Independent Contractor/No Partnership Created. Nothing contained in this agreement shall be deemed or construed by any party hereto or by any third party as creating the relationship of principal and agent or of partnership or joint venture between the parties hereto, it being understood and agreed that neither any provision herein nor any acts of the parties shall create any relationship between the Parties other than that of independent contractors.

2.3 Sovereign Immunity It is expressly understood and agreed that, in the execution of the agreement, neither party waives, nor shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

2.4 Governance This agreement will be governed by state and federal laws and in conformity with all applicable ordinances of the Parties.

2.5 Texas Law to Apply This agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the parties created hereunder are performable in Hidalgo County, Texas.

2.6 Amendment The Parties acknowledge it may be necessary to amend or modify this agreement from time to time in order to address additional concerns or issues that arise. However, no amendment, modification, or alteration of the terms of this agreement shall be binding unless the same is in writing, dated subsequent to the date hereof and duly executed by an authorized representative of the Parties hereto.

2.7 Indemnification To the extent allowed by law, Edcouch will and does hereby agrees to indemnify, protect, defend with counsel approved by Weslaco, and hold harmless Weslaco and their respective elected officials, employees, representatives and agents from and against all damages, losses, liens, causes of action, suits, judgments, expenses, and other claims of any nature, kind, or description, including reasonable attorneys' fees incurred in investigating, defending or settling any of the foregoing by any person or entity, arising out of, caused by, or resulting from Edcouch's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission or willful misconduct of Edcouch, anyone directly employed by Edcouch or anyone for whose acts Edcouch may be liable. The provisions of this section will not be construed to eliminate or reduce any other indemnification or right which any Weslaco indemnitee has by law or equity. Parties will be entitled to be represented by counsel at their own expense.

To the extent allowed by law, Weslaco will and does hereby agree to indemnify, protect, defend with counsel approved by Weslaco, and hold harmless Weslaco and their respective elected officials, officers, directors, attorneys, employees, representatives and agents from and against all damages, losses, liens, causes of action, suits, judgments, expenses, and other claims of any nature, kind, or description, including reasonable attorneys' fees incurred in investigating, defending or settling any of the foregoing by any person or entity, arising out of, caused by, or resulting from Weslaco's performance under or breach of this Agreement and that are caused in whole or in part by any negligent act, negligent omission or willful misconduct of Weslaco employees, anyone directly employed by Weslaco or anyone for whose acts Weslaco may be liable. The provisions of this Section will not be construed to eliminate or reduce any other indemnification or right which any Edcouch indemnitee has by law or equity. Parties will be entitled to be represented by counsel at their own expense.

2.8 Discipline Edcouch dispatching personnel will be employees of Edcouch and Edcouch personnel policies will apply to them. However, the Weslaco Police Chief may provide his summary of facts of incidents or grievances and may include a recommended plan of action to the Edcouch Police Chief. Edcouch dispatching personnel will also adhere to the Mid-Valley Regional Communications Center Operations Manual which are uniformly imposed to all other dispatchers working in the facility. Should there be a conflict of policies regarding conduct and performance, the City of Edcouch Personnel Policy shall apply while all operational aspects of the telecommunication position will be regulated by the Mid-Valley Regional Communications Center Operations Manual.

2.9 Certification All dispatchers shall qualify for and retain any State Certifications or/or Licensing required to perform their duties.

2.10 Compliance Parties agree to address and manage oversight of unauthorized administrative access of the Mid-Valley Regional Communications Center for CJIS compliance.

AGREED:

_____ _____

Virginio Gonzalez Jr. Date
Mayor of the City of Edcouch, Texas

_____ _____

David Suarez Date
Mayor of the City of Weslaco, Texas

ATTEST:

_____

Norma Cantu, City Secretary

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, City Attorney

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4183
From: David Arce	
Subject: Discussion and consideration to award RFB No.: 2020-21-11 to NEXA Trailers to purchase a lowboy trailer in an amount not to exceed $43,483 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
David Arce Pete Garcia Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Memo RFB LOWBOY TRAILER 5.13.21, Rafe H. Garcia - City of Weslaco - Lowboy_V1 RG52 Witzco, Rafe H. Garcia - BID 05072021 - City of Weslaco, lowboy tab 5.13.2021 re-bid	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Letty Lopez, Commissioner, District 5
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO
PUBLIC WORKS DEPARTMENT

Date: May 18, 2021

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: Lowboy Trailer 2020-21-11

Cc: Mike Perez, City Manager
Vidal Roman, Finance Director

On May 13, 2021, we received 5 bids for lowboy trailer to replace a 1991 Witzco Challenger lowboy trailer. This trailer has become unusable without major upgrades. This trailer moves our excavators, and other heavy equipment from site to site around town. On May 4, 2021 City Commission approved the third lowest bidder based on availability in the amount of $57,844. We re-bid this item and opened on 5/13/21 and staff recommends approval from the lowest bidder NEXA Trailers in the amount not to exceed $**43,482.36,** which gives us a cost savings of $14,362. The vendor did not offer a trade-in value**.** The trailer will take 3 weeks to arrive. Vendor is also including a one-year parts and labor warranty.

This trailer meets our specs and staff recommends approval.

NEXA Trailers, LLC
11460 I-10 E
Converse, TX 78109
P:(800) 541-4436
F:(210) 858-6910
sales@nexatrailers.com

QUOTE

Account Name	City of Weslaco	Created Date	5/6/2021
Mailing Address	255 South Kansas Avenue Weslaco, TX 78596 United States	Expiratation	5/16/2021
		Quote Number	00002289
Contact Name	David Arce	Prepared By	Rafe Garcia
Mobile Phone	956 968 3181	Phone	(832) 610-1901
Phone	956 968 3181	Email	rgarcia@nexatrailers.com

Quantity	Product	Year	Description	List Price	Total Line Item
1.00	NEP8058	2022	NEW Witzco Challenger RG-52; 51.5 ton; 48.5ft long; 3 axle @ 49"; 22ft loadwell; Hutch 9700 spring suspension; 12x 255/70 R 22.5 tires; stl whls; 2" rough sawn oak lumber; 2 angle scraper neck; 50" 5th whl height; 10HP engine; 8" cylinder; Toolbox	$37,128.00	$37,128.00

Additional Terms and Notes	Brand new unit.	Availability	3 Weeks
FOB	Converse, TX	Main Color	Black
Other FOB	Weslaco, TX		
Type of Sale	Token LP (Apportioned)		

Parts Total	$0.00
Subtotal	$37,128.00
FET Tax (12%)	$4,455.36
Sales Tax (6.25%)	$0.00
Sales Tax (1.25%)	$0.00
Title Transfer Fee	$150.00
Documentation Fee	$250.00
Est Shipping	$1,500.00
Total	$43,483.36

Please sign, print name and date for order confirmation

PO or signed quote (sales agreement) with $1,000 deposit per trailer in stock or 30% deposit on Custom Made or Made-to-Order Trailers (non-refundable) is required to firm order. Full payment required by pick up.
Please refer to the specifications sheets for technical information.
All used equipment are "Sold as, where is" for pre-owned equipment. All new equipment warranty is per manufacturer's standard warranty.
Any taxes to be removed must have certified exemption form.
Paid trailers need to be picked up within 60 days of payment or storage daily fees will apply.

VENDOR'S NOTICE OF INTENT TO SUBMIT A BID

If you intend to submit a bid for **Lowboy Trailer "RE-BID" - RFB No.: 2020-21-21** with the City of Weslaco as outlined in the specifications, please indicate your intention by signing, dating, and returning this form to the address below prior to **May 13, 2021** so that you may receive any addendums to the specifications should the need arise.

Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: 956.447.2240
hrhodes@weslacotx.gov

Name: RAFE H GARCIA (print / contact person) Signature: [signature]

Title: Sales Mgr. Company/Agency: NEXA TRAILERS

Mailing Address: 11460 IH-10 E. City/State/Zip: Converse, TX 78109

Phone: 832 610 1901 Fax: 210 858-6910

Email Address: rgarcia@nexatrailers.com

Bid No.: 2020-21-21

SPECIFICATIONS

RFB 2020-21-21

LOWBOY TRAILER "RE-BID"

SCOPE

It is the intent of these specifications to describe a New/Used Lowboy trailer for purchase by City of Weslaco. All parts not specifically mentioned which are necessary to provide a complete trailer, shall be included in the bid and shall conform to the standards and quality of materials and workmanship generally provided by the industry. All specifications are considered minimum unless otherwise indicated. Trailers exceeding the minimum specifications will be considered.

Freight/Delivery

All trailers shall be quoted with delivery, to be delivered by the vendor to the City of Weslaco Public Works city shop.

TRAILER COLOR

City of Weslaco will choose from the manufacture's standard color options after the bid is awarded for new trailers. In stock trailers should have a description of the current color. Unspecified colors shall be quoted as standard colors, NOT colors that require up charges.

CONDITION

The successful bidder shall be responsible for delivery of trailers that are properly serviced, clean and in first class operating condition. Pre-delivery service, at a minimum, shall include the following:

- Fully serviced
- Complete lubrication
- Check all fluid levels to assure proper operating conditions
- Inflate tires to proper pressure
- Check operation of all mechanical features and electronic accessories, gauges, lights, etc.

WARRANTY

Warranty information to be submitted with the bids for 100 percent coverage of parts and labor and indicating length of time of warranty with the warranty starting date being the date of acceptance of the trailer by City of Weslaco. Please state the Manufactures Standard Warranty.

DELIVERY DATE

City of Weslaco prefers that the trailer be delivered before August 30, 2021. Should this not be possible please indicated this on the price and delivery form. Being able to meet this delivery date will be a factor in the award of this bid. City of Weslaco will NOT accept any Trailer with Salvage Title. In addition to equipment specified, trailer shall be equipped with all standard equipment as specified by the manufacturer for this model.

TOTAL COST OF OWNERSHIP WILL BE CONSIDERED

City of Weslaco will award to the lowest and most advantageous bid submitted. This will include a consideration of the total cost of ownership (maintenance, resale value, etc.) as well as delivery time.

OPTIONAL TRADE IN ALLOWANCE

As an option to City of Weslaco will consider trade in of one of the following:

Year: 1991 WITZCO CHALLENGER TRAILER Model# RG-50 VIN# 1W9A11E34MS061133

3 axle, Max: 50 ton

Vendor to accept as is condition to be picked up at City of Weslaco Public Works Shop. Vendor is to provide a trade in value for this trailer to be applied to the purchase price of the lowboy trailer. The trailer may be seen at the City of Weslaco Public Works Shop, 1912 Joe Stephens Ave., Weslaco, TX. 78599.

Contact Homer Rhodes at 956-447-2240

SPECIFICATIONS

LOWBOY TRAILER

Quantity: One (1) Total Lowboy Trailer (50 Ton Detachable, Three Axle)

Bidders are encouraged to bid multiple lowboy trailers both special order and in stock and ready to deliver that meet minimum specifications.

Minimum Specifications:

Meet all DOT regulations

Year model: 2016

Capacity: 100,000 lbs

Overall Width: 102”

Overall Length: 48’

Deck Width: 102”

Tires: 12 255/70R22.5 Radial

Decking: 2” Hardwood

Wiring Harness: Sealed L.E.D. Lights with 7-Way Plug

Tie Down: 4 per side

Suspension: Spring Suspension

Axles: Three 5” diameter 25,000 lbs. each

Power Pack: Self Contained 10hp Honda on Gooseneck

Color: Factory standard color

Mud Flaps as required



CITY OF WESLACO

LOWBOY TRAILER "RE-BID"
BID AGREEMENT FORM

The NEXA TRAILERS LLC (bidder), having read the specifications, proposes to furnish Lowboy Trailer for the full and firm agreed price and within a favorable delivery time, in full compliance with the specifications.

Respectfully submitted this 7th day of MAY, 2021

The undersigned affirms that they are duly authorized to execute this price agreement / contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to prices, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this bid.

Company Name: NEXA TRAILERS

Address: 11460 IH-10 E.

City/State/Zip: CONVERSE, TX 78109

Phone Number: (210) 858 7288 Fax Number: (210) 858 6910

Authorized Signature: _____ Title: SALES MGR

RAFE H. GARCIA
Print Name

E-mail rgarcia@nexatrailers.com

LOWBOY TRAILER "RE-BID" / RFB NO.: 2020-21-21

BID FORM

Total Fixed Firm Price for (1) One unit as specified: $ $43,483.36 FOB WESLACO, TX 78599

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

1) Price is to include live demonstration of trailer upon delivery of unit

Delivery Time days (from receipt of purchase order) 3 weeks

Year: 2022 Condition: New X Used _____

Make and Model: WITZCO CHALLENGER RG-52

Color: BLACK

OPTIONAL TRADE IN:

1991 WITZCO CHALLENGER TRAILER Model# RG-50 VIN# 1W9A11E34MS061133

Trade in Price: $ N/A Total Price with trade in: $ N/A

List warranty information:

Valid from the factory (WITZCO) on brand new units

Please list any exceptions or considerations taken to specification:

$1,500 secure nonrefundable deposit recommended to assign this VIN number.
WAITING TIME FOR AN EXTRA unit 18-20 weeks

Company Name: NEXA TRAILERS

Authorized Signature: _____ Title: Sales Mgr.

RAFE H. GARCIA

Print Name

LOWBOY TRAILER "RE-BID" / RFB NO.: 2020-21-21

BID FORM

Total Fixed Firm Price for (1) One unit as specified: $ 57,844 FOB WESLACO, TX 78599

(Delivered to 1912 Joe Stephens Ave, Weslaco, TX 78599)

Notes:

1) Price is to include live demonstration of trailer upon delivery of unit

Delivery Time days (from receipt of purchase order) Immediate

Year: 2022 Condition: New X Used _____

Make and Model: Witzco Challenger NGB-52

Color: BLACK or CAT YELLOW

OPTIONAL TRADE IN:

1991 WITZCO CHALLENGER TRAILER Model# RG-50 VIN# 1W9A11E34MS061133

Trade in Price: $ N/A Total Price with trade in: $ N/A

List warranty information:

VALID FROM THE FACTORY on BRAND NEW UNITS (WITZCO)

Please list any exceptions or considerations taken to specification:

$1,500 secure non refundable deposit recommended to assign this VIN number.

Company Name: NEXA TRAILERS

Authorized Signature: _____ Title: SALES MGR.

RAFE H. GARCIA

Print Name

CITY OF WESLACO
Lowboy Trailer "Re-Bid"- RFB NO.: 2020-21-21 TABULATION
Bid Opening held on: 5/13/2021 @ 2:00 PM via ZOOM

			Rob Brooks Holden Industries Inc. 5624 S. State Highway 43 South West City, MO 64863 Ph: 800-488-4487 F: 417-762-3464 rbbrooks@holdentrailers.com	Brooke Shafer Brazos Trailers 22488 Insterstate 20 N Access Rd. Wills Point, TX 75169 Ph: 430-540-3400 brooke@brazostrailers.com	Kristen Homan West-Mark 2704 Railroad Ave. Ceres, CA 95307 Ph: 209-537-4747 F: 209-537-1753 khoman@west-mark.com	Rafe Garcia NEXA Trailers 11460 I-10 E Converse, TX 78109 Ph: 832-610-1901 F: 210-858-6910 rgarcia@nexatrailers.com	Rafe Garcia NEXA Trailers 11460 I-10 E Converse, TX 78109 Ph: 832-610-1901 F: 210-858-6910 rgarcia@nexatrailers.com
Item	**Description**	**Estimated Qty**	**Item Description**	**Item Description**	**Item Description**	**Item Description**	**Item Description**
1	Low Boy Model	1	HOLDEN HPD 50	BRAZOS 55 TON 26'	KAUFMAN DT50	WITZCO CHALLENGER RG-52	WITZCO CHALLENGER NGB-52
	Price		$83,450.00	$56,300.00	$59,181.00	$43,483.36	$57,844.00
2	Trade in	1	$0.00	$1,500.00	$0.00	$0.00	$0.00
3	Warranty		1 YEAR	1 YEAR	1 YEAR	FACTORY WARRANTY	FACTORY WARRANTY
4	ETA		150 DAYS	35 DAYS	120 Days	21 DAYS	IMMEDIATE
5	**Grand Total**		**$83,450.00**	**$54,800.00**	**$59,181.00**	**$43,483.36**	**$57,844.00**

Tabulation created by: Homer Rhodes
DATE: 5/13/2021

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4223	
From: Olga Garza		
Subject: Discussion and consideration to approve brush collection service with Rod'z Lawn Care for three (3) weeks in the amount not to exceed $24,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
NORMA CANTU Pete Garcia Mike Perez	Created/Initiated Approved New	
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval.		
Attachments, if any: Memo Rod'z Lawn Care, Quote __ City of Weslaco (3 more weeks)		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Letty Lopez, Commissioner, District 5
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTERNAL MEMO
PUBLIC WORKS DEPARTMENT

Date: May 18, 2021

To: City Commission

From: David Arce, Deputy Public Works Director

Subject: Brush Collection Service Rental

Cc: Mike Perez, City Manager
Vidal Roman, Finance Director

On May 3, 2021, City Manager approved rental of two (2) grapple trucks under his authority for brush collection services for a total of 3 weeks at a rate of $4,000 a week per truck including an operator for a total cost of $24,000. With the weather event that occurred on May 12, 2021 routes were delayed due to an excess of fallen trees/brush which caused our routes to delay even more. The two rentals have been averaging about 5 loads a day per truck. Staff would like to recommend extending brush collection services for an additional 3 weeks for a total of $24,000.

May 13, 2021

ROD'Z LAWN CARE/LANSCAPING
401 N 8TH ST
McALLEN TEXAS 78501
Mobile: 956-867-3555

ROD'Z LAWN CARE
Palm/Tree Trimming

SUBJECT: City of Weslaco

Rod'z Lawn care is proposing this bid for the City of Weslaco. The service that will be provided is to clean for three weeks starting **Monday, 5/24/2021 to Friday, 6/11/2021** from 7:00 am to 4:00 p.m. with a 30-minute lunch. Two trucks and two men will be used for the price of $24,000.00.

For your protection I will be providing you with the following bonds:

- **$1,000,000.00** bodily injury,
- **$1,000,000.00** bodily injury by disease policy limit,
- **$1,000,000.00** bodily injury each employee

If you have any questions please call at 956-867-3555.

Sincerely

Rod'z

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4200

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Jorge Guajardo to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 S. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 N. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use permit with the conditions that one licensed security guard is on duty between the hours of 10:00 p.m. and 2:00 a.m. and that life and safety requirements are met at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:

Staff recommends approval of the conditional use permit
Attachments, if any: CUP- 303 S Texas- Memo, 303 S TEXAS ATTACHMENTS, 303 S Texas-Aerial
Responsibilities upon Approval: Staff will advise applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: CUP- 303 S Texas

DATE: May 12, 2021

The applicant is proposing to obtain a permit for Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at the proposed location. This site was previously the old Pecker's Bar & Grill and will now be Oak Texas Bar & Grill LLC. It is the owner's intention to expand the bar to encompass the entire building, if the owner does utilize the entire building a sprinkler system will need to be installed. Planning & Zoning recommended approval of the conditional use permit with the conditions that one licensed security guard is on duty between the hours of 10:00 p.m. and 2:00 a.m. and that life and safety requirements are met. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. USE-000036-2021

RECEIVED
MAR 30 2021
Planning & Code Enforcement Dept.

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested:

Lot N 1/2-LT23 & ALL LT 24 Block 26

Subdivision Name Weslcao Original Townsite / SWL Texas Project

Street Address 303 S Texas Blvd

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request To operate as a Bar & Grill

What, if anything, is planned to minimize the impact on the surrounding land uses: _____

X $300.00 non-refundable filing fee.
X Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds if the legal description is a portion of a lot.
X City and school tax receipts attached.
X I have received a copy of "CUP Application Instructions"

APPLICANT

Name Jorge Guajardo Phone 956-802-5087

Address 110 Stoneridge Ave Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: oaktexbar@gmail.com

OWNER

Name Jose Luis Garcia Phone 956-314-9553

Address 309 W Pike Blvd Ste A Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: jlgmre@yahoo.com

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes_____ No X_____

I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 2/2/21
Owner

Signature _____ Date 2/2/21
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site Date _____

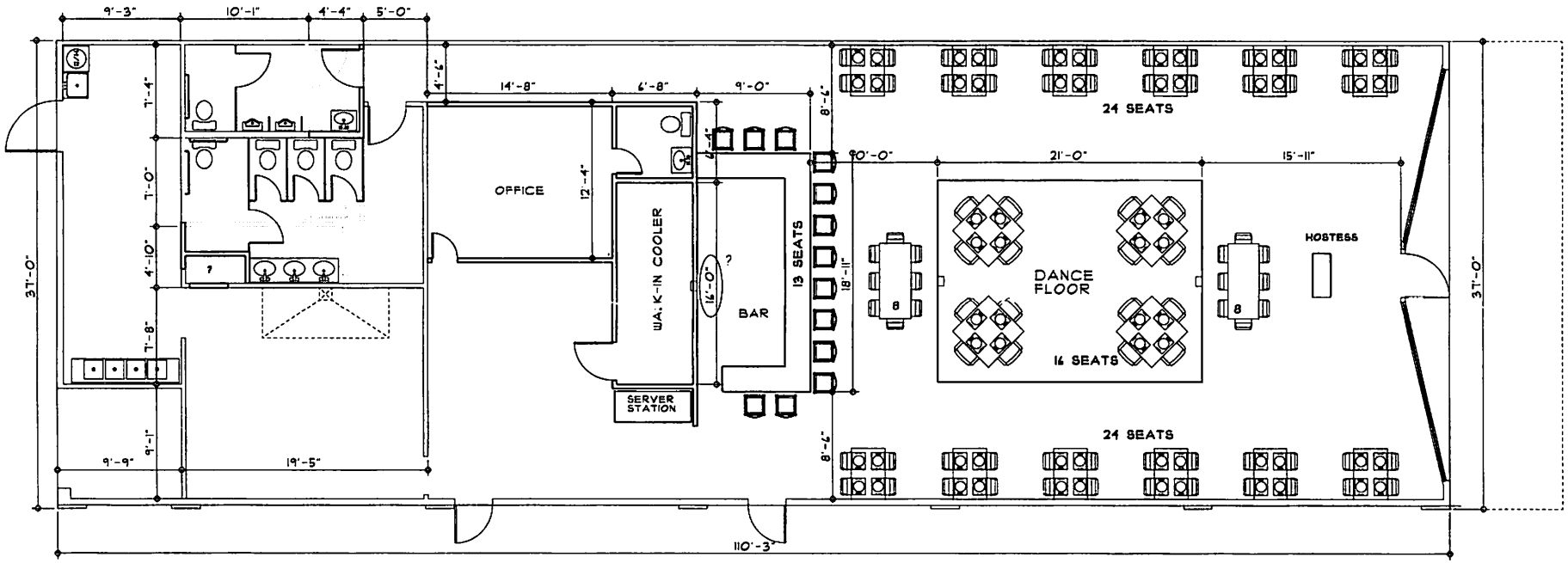
P & Z Notice of Public Hearing Published in Newspaper Date _____

City Commission Notice of Public Hearing Published in Newspaper Date _____

Presented to P & Z Commission Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission Date _____
Approved _____ Disapproved _____ Tabled _____

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV



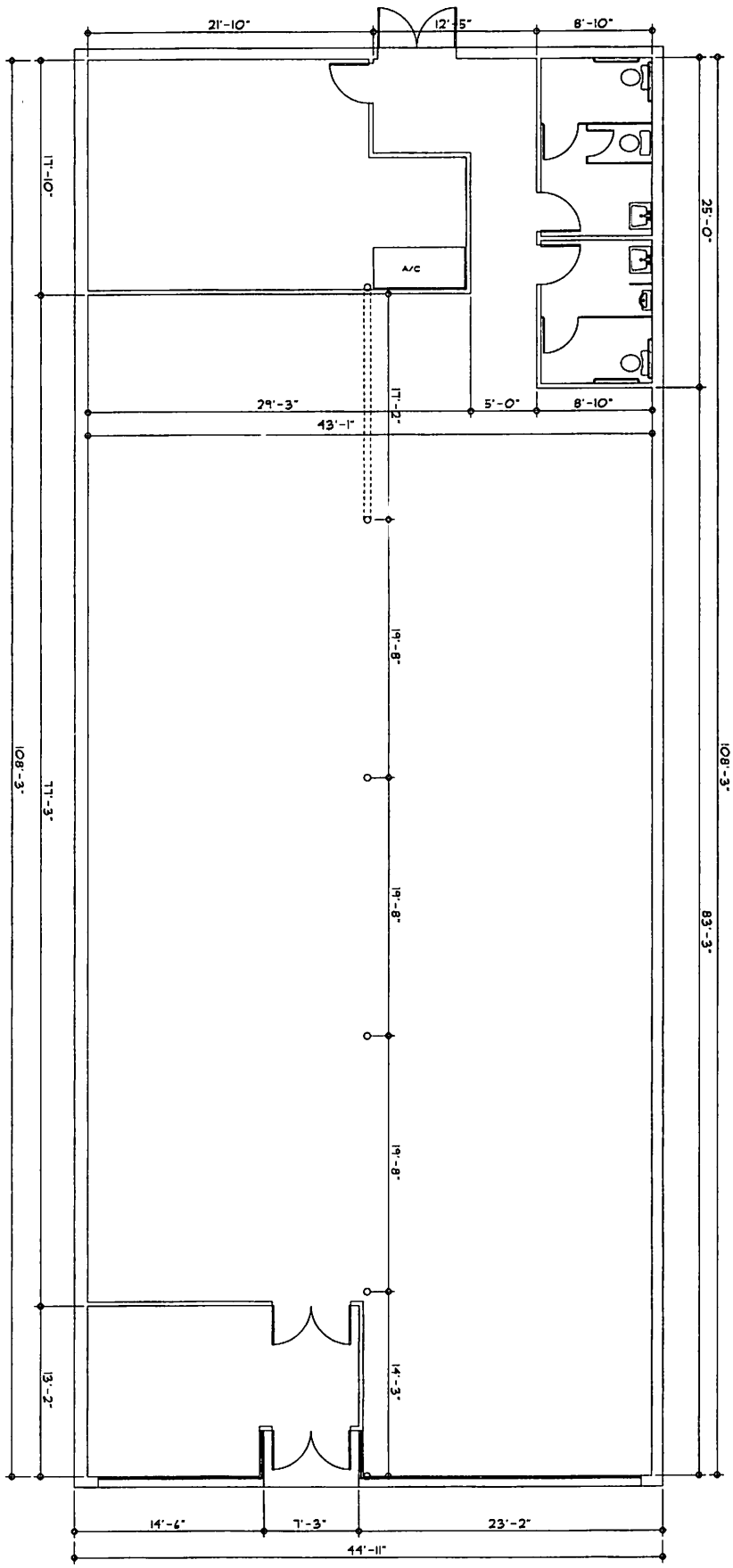
OAK BAR
303 S. TEXAS BLVD.

CAP.=93 SEATS

TL AREA=4,051 S.F.

PROPOSED FLOOR PLAN SC 1/4"=1-0"

2/2/2021 PRELIMINARY



AS-BUILT FLOOR PLAN

TL. AREA=4,937 S.F.

FUTURE MEMORY EVENT CENTER SC. 1/4"=1'-0"

1/13/2021

SHEET	PROJECT MEMORY BLVD. EVENR CENTER 501 S. TEXAS BLVD. WESLACO, TX			YIP-PON DESIGNS BENJAMIN YIP-PON	DATE 1/13/2021 SCALE

2020 TAX STATEMENT

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:
GARCIA JOSE LUIS
PO BOX 1709
WESLACO, TX 78599-1709

Legal Description:
WESLACO ORIGINAL TOWNSITE N1/2-LT 23 & ALL LT 24 BK 26

Account No: W2300-00-026-0023-00 **Appr. Dist. No.:** 321822

Legal Acres: .0947
Parcel Address: 303 S TEXAS BLVD

As of Date: 03/30/2021 **Print Date:** 03/30/2021

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$27,225	$178,719	$205,944	$205,944	$0	$0	$0	$205,944

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	$205,944		$0.00	$205,944	0.5750000	$1,184.18
DRAINAGE DIST #1	$205,944		$0.00	$205,944	0.1026000	$211.30
CITY OF WESLACO	$205,944		$0.00	$205,944	0.6967000	$1,434.81
WESLACO ISD	$205,944		$0.00	$205,944	1.0189000	$2,098.36
SOUTH TEXAS ISD	$205,944		$0.00	$205,944	0.0492000	$101.32
SOUTH TEXAS COLLEGE	$205,944		$0.00	$205,944	0.1718000	$353.81

Total Tax: $5,383.78
Total Tax Paid to date: $5,383.78
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

03/31/2021 9%	04/30/2021 11%	05/31/2021 13%	06/30/2021 15%	08/02/2021 18 + up to 15%	08/31/2021 19 + up to 15%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
09/30/2021 20 + up to 15%	**11/01/2021 21 + up to 15%**	**11/30/2021 22 + up to 15%**	**12/31/2021 23 + up to 15%**	**01/31/2022 24 + up to 15%**	**02/28/2022 25 + up to 15%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

School Information:
WESLACO ISD 2020 M&O .99890000 I&S .02000000 Total 1.0189000 2019 M&O 1.0487000 I&S .02000000 Total 1.0687000

4.1.69

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Print Date: 03/30/2021

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157

W23000002600230 0

W2300-00-026-0023-00

AMOUNT PAID:

$_____.____

GARCIA JOSE LUIS
PO BOX 1709
WESLACO, TX 78599-1709

00003218220000000000

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 23, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 5, 2021, and the City Commission will hold a public hearing on May 18, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: +1 346 248 7799; Meeting ID: 896 0525 5373

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on May 5, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Jorge Guajardo is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit, Mixed Beverage Late Hours Permit, Food and Beverage certificate and Mixed Beverage Restaurant Permit with FB at 303 N. Texas, also being the N ½ Lot 23 & all of Lot 24, Block 26, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

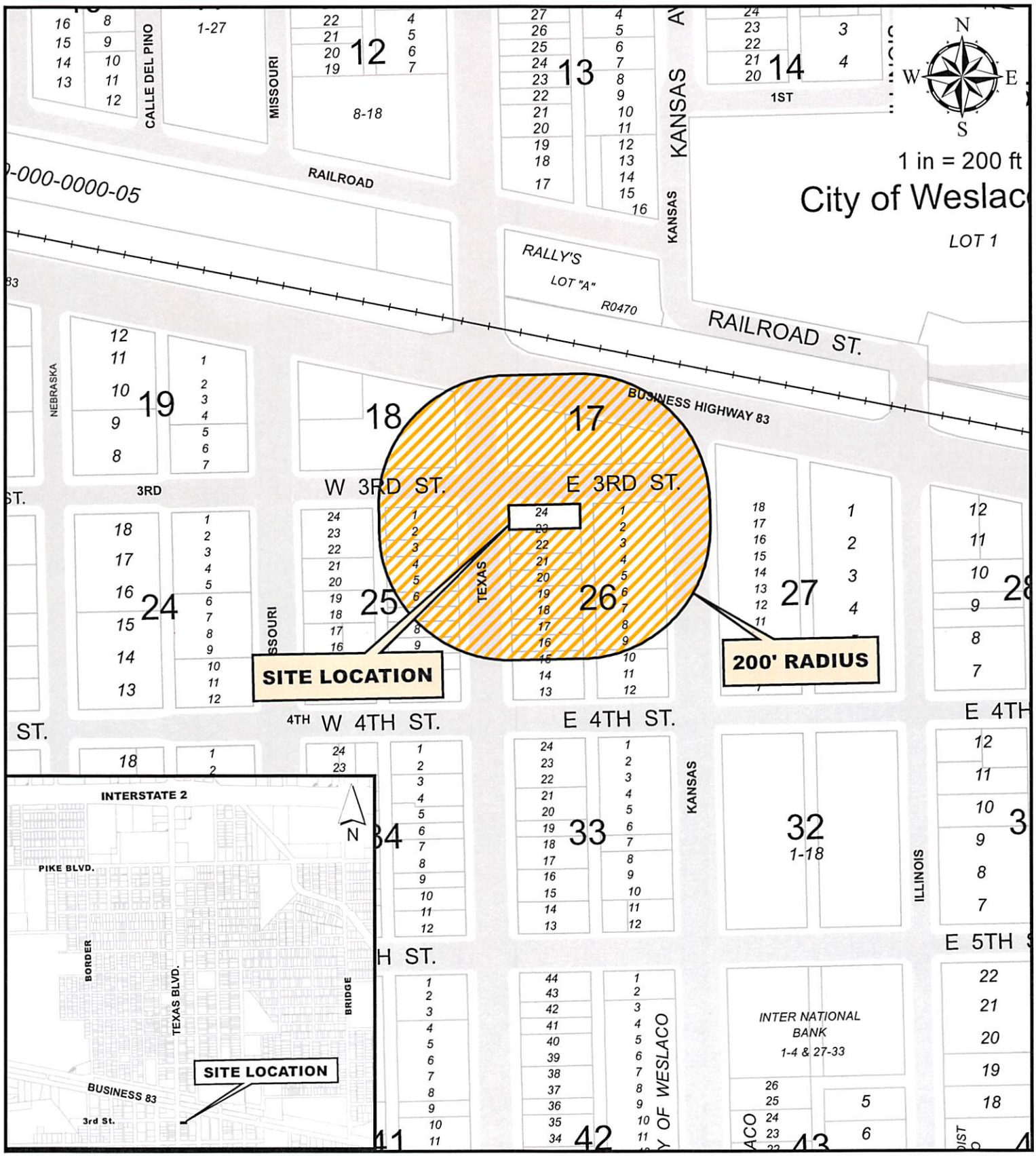
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Jorge Guajardo
303 South Texas Blvd.
WESLACO ORIGINAL TOWNSITE
N1/2-LT 23 & ALL LT 24 BK 26
LOT 13, BLOCK 142, F.T. W2304

Purpose for the Conditional Use Permit request

Existing zoning: B-3
Existing land use: Vacant Building
CUP request: Bar and Grill

City of Weslaco Code Enforcement Dept.

APR 20, 2021

LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-01 WESLACO ORIGINAL TOWNSITE BLK 17 108 E 3RD ST	L: 63990 B: 405692
LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-02 WESLACO ORIGINAL TOWNSITE BLK 17 104 E 3RD ST	L: 40716 B: 20353
LOPEZ EDGAR 113 E 3RD ST WESLACO TX 78596-6101	W2300-00-017-0003-00 WESLACO ORIGINAL TOWNSITE BLK 17 113 E 3RD ST	L: 20564 B: 70639
SIESTA VILLAGE INC 2924 S INTERNATIONAL BLVD WESLACO TX 78596-8420	W2300-00-018-0000-00 WESLACO ORIGINAL TOWNSITE BLK 18 260 S TEXAS BLVD	L: 223578 B: 571521
GONZALEZ ENRIQUE JR 420 N 11TH DONNA TX 78537-2714	W2300-00-025-0001-00 WESLACO ORIGINAL TOWNSITE BLK 25 300 S TEXAS BLVD	L: 36300 B: 243370
ALONZO ENRIQUE 1200 N 15TH ST MCALLEN TX 78501	W2300-00-025-0003-00 WESLACO ORIGINAL TOWNSITE BLK 25 306 S TEXAS BLVD	L: 19800 B: 105984
CJ3 PROPERTY INVESTMENTS LLC PO BOX 63 WESLACO TX 78596-6108	W2300-00-025-0004-00 WESLACO ORIGINAL TOWNSITE BLK 25 6 308 S TEXAS BLVD	L: 39930 B: 180070
GONZALEZ ENRIQUE JR 420 N 11TH DONNA TX 78537	W2300-00-025-0006-00 WESLACO ORIGINAL TOWNSITE S20' L T 7 BLK 25 326 S TEXAS BLVD	L: 17820 B: 88573
GUTIERREZ MARIE ISABELLE 600 S PEKING ST MCALLEN TX 78501	W2300-00-025-0007-00 WESLACO ORIGINAL TOWNSITE BLK 25 338 S TEXAS BLVD	L: 17820 B: 56962
PENA SANDRA OLIVEIRA 830 VOLZ LN MISSION TX 78572	W2300-00-025-0008-00 WESLACO ORIGINAL TOWNSITE BLK 25 332 S TEXAS BLVD	L: 19800 B: 66755
ADAMS EMILY LEE ATTN: SANDRA OLIVEIRA PENA 830 VOLZ LN MISSION TX 78572	W2300-00-025-0009-00 WESLACO ORIGINAL TOWNSITE BLK 25 336 S TEXAS BLVD	L: 19800 B: 16800
DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-026-0001-10 WESLACO ORIGINAL TOWNSITE LOTS 1 107 E 3RD ST	L: 107663 B: 37398

City of Weslaco Code Enforcement Dept.

APR 20, 2021

AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0010-10 WESLACO ORIGINAL TOWNSITE LOTS 1 0 E 4TH ST	L: 40013 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0013-00 WESLACO ORIGINAL TOWNSITE BLK 26 345 S TEXAS BLVD	L: 54450 B: 300958
PHOENIX DBD LLC 615 W 18TH ST WESLACO TX 78596	W2300-00-026-0016-00 WESLACO ORIGINAL TOWNSITE BLK 26 337 S TEXAS BLVD	L: 19800 B: 94817
RGV VISION CARE PLLC 603 W 18TH ST WESLACO TX 78596	W2300-00-026-0017-00 WESLACO ORIGINAL TOWNSITE BLK 26 331 S TEXAS BLVD	L: 19800 B: 94200
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 321 S TEXAS BLVD	L: 36300 B: 250329
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0020-00 WESLACO ORIGINAL TOWNSITE BLK 26 0 S TEXAS BLVD	L: 19800 B: 1174
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0021-00 WESLACO ORIGINAL TOWNSITE BLK 26 313 S TEXAS BLVD	L: 19800 B: 1321
LEMARROY LIDIA 309 S TEXAS BLVD WESLACO TX 78596	W2300-00-026-0022-00 WESLACO ORIGINAL TOWNSITE BLK 26 309 S TEXAS BLVD	L: 27225 B: 106414
GARCIA JOSE LUIS PO BOX 1709 WESLACO TX 78599	W2300-00-026-0023-00 WESLACO ORIGINAL TOWNSITE N1/2-L K 26 303 S TEXAS BLVD	L: 27225 B: 178719

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (2/2021)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. ***www.tabc.texas.gov/laws/code_and_rules.asp***

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number
   ☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number
   ☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number

2. Type of On-Premise License/Permit

☐	BG	Wine and Beer Retailer's Permit	☒	LB	Mixed Beverage Late Hours Permit
☐	BE	Beer Retail Dealer's On-Premise License	☐	MI	Minibar Permit
☐	BL	Retail Dealer's On-Premise Late Hours License	☐	CB	Caterer's Permit
☐	BP	Brewpub License	☒	FB	Food and Beverage Certificate
☐	V	Wine & Beer Retailer's Permit for Excursion Boats	☒	PE	Beverage Cartage Permit
☒	MB	Mixed Beverage Permit	☐	RM	Mixed Beverage Restaurant Permit with FB
☐	O	Private Carrier's Permit –**Brewpubs (BP) with a BG only**	☐	E	Local Cartage Permit - **Wine/Beer retailers (BG) Only**

3. Indicate Primary Business at this Location
   ☒ Restaurant ☐ Sporting Arena, Civic Center, Hotel ☐ Bar
   ☐ Grocery/Market ☐ Sexually Oriented ☐ Miscellaneous _____

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
   Oak Texas Bar & Grill, LLC

5. Location Address
   303 S. Texas Blvd.

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

6. Mailing Address
   P.O. Box 820

City	State	Zip Code
McAllen	TX	78505

7. Business Phone No.	Alternate Phone No.	E-mail Address
(956) 468-2512	(956) 802-5087	oakuptown@gmail.com

OWNER INFORMATION

8. Type of Owner
   ☒ Individual ☐ Corporation ☐ City/County/University
   ☐ Partnership ☐ Limited Liability Company ☐ Other _____
   ☐ Limited Partnership ☐ Joint Venture
   ☐ Limited Liability Partnership ☐ Trust

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
   Jesus F. Davila

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly.** If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your permit/license.**

10. Contact Person:	Relation to Business:
Rachel C. Chapa	Accountant
Phone (mandatory):	Email (mandatory):
(956) 468-2512	oakuptown@gmail.com

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business?	☐ Yes ■ No
12. Are you, the applicant, a Historically Underutilized Business (HUB)?	☐ Yes ■ No

13. As indicated on the chart, enter the individuals that pertain to your business type:
(For additional space, use Form L-OIC)

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name	First Name	MI	Title
Davila	Jesus	F.	Member/Owner

MEASUREMENT INFORMATION
Section 109.31 et seq.

14. Will your business be located within 300 feet of a church or public hospital?	☐ Yes ■ No

NOTE: *For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.*

15. Will your business be located within 300 feet of any private/public school, day care or child care facility?	☐ Yes ■ No
If "YES," are the facilities located on different floors or stories of the building?	☐ Yes ☐ No

NOTE: *For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.*

NOTE: *For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.*

NOTE: *If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.*

16. Will your business be located within 1,000 feet of a private school?	☐Yes ■ No
17. Will your business be located within 1,000 feet of a public school?	☐Yes ■ No

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY)

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	■ Yes ☐ No
I have reviewed all forms to ensure they are complete.	■ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	■ Yes ☐ No
All application packets have been notarized.	■ Yes ☐ No
Phone numbers and email address for contact person are up to date.	■ Yes ☐ No
All additional documentation as required by the application packets is attached.	■ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ■ N/A
Certification of publication in local newspaper has been completed (page 5).	☐ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	☐ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE	IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
	Proprietorship	Individual Owner
	Partnership	Partner
	Corporation	Officer
	Limited Partnership	General Partner
	Limited Liability Partnership	General Partner
	Limited Liability Company	Officer/Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT NAME Jesus F. Davila SIGN HERE [signature]

TITLE Member/Owner

Before me, the undersigned authority, on this 15th day of April, 2021, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE Rachel C Chapa
NOTARY PUBLIC

SEAL

RACHEL C. CHAPA
Notary Public, State of Texas
Comm. Expires 06-01-2022
Notary ID 8359689

CERTIFICATE OF CITY SECRETARY FOR MB, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this_____ day of_____, 20_____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

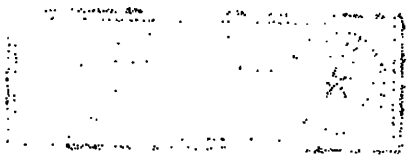
- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB (RM)** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
  - ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
  - ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ City Secretary/Clerk _____, TEXAS City

SEAL



CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT LB & BL

Chapters 29 & 70 et seq.

I hereby certify on this_____ day of_____, 20_____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of ***beer*** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12. 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____, **TEXAS**
City Secretary/Clerk City

SEAL

CERTIFICATE OF COUNTY CLERK FOR MB, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

I hereby certify on this_____ day of_____, 20_____, that the location for which the license/permit is sought is in a **"wet"** area and is not prohibited by any valid order of the Commissioner's Court.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB (RM)** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
  - ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
  - ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____ **COUNTY**
County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT LB & BL
Chapters 29 & 70 et seq

I hereby certify on this _____ day of _____, 20_____, that one of the below are correct:

☐ The Commissioner's Court of the county has by order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The Commissioner's Court of the county has by order authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____ **COUNTY**
County Clerk

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE
Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____

SEAL

PUBLISHER'S AFFIDAVIT FOR MB, LB, RM, BP, BG, BE, BL & V
Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE Click here to see example of newspaper publication
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

OWNERSHIP INFORMATION
Continued for Prequalification Packet

L-OIC
(2/2021)

LOCATION INFORMATION

1. Trade Name of Location
Oak Texas Bar & Grill, LLC

2. Location Address
303 S. Texas Blvd.

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

OWNER INFORMATION

3. Type of Owner

☐ Individual ☐ Corporation ☐ City/County/University
☐ Partnership ☐ Limited Liability Company ☐ Other _____
☐ Limited Partnership ☐ Joint Venture
☐ Limited Liability Partnership ☐ Trust

Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

Conditional Use Permit

Mixed Beverage, Mixed Beverage Late Hours, Food Beverage & Mixed Beverage Resturant permit W/FB



Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4201
From: REBEKAH DE LA FUENTE	
Subject: Discussion and consideration after public hearing on behalf of Ezequiel Reyna to approve a Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, Texas. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: The applicant is requesting to obtain a Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, and Texas. Five (5) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021.	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** The Planning and Zoning Commission recommended approval of the Conditional Use permit at their regular meeting of May 5, 2021	
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval of the Conditional Use Permit	
Attachments, if any: CUP- 812 W IH 2- Memo, 812 W IH2 - ATTACHMENTS, 812 W Interstate 2-Aerial	
Responsibilities upon Approval:	

Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: CUP- 812 W IH 2

DATE: May 12, 2021

The applicant is proposing to obtain an on-premise alcohol permit the proposed location, which has had an on-premise license previously. The location has recently changed ownership from Bar-B-Cutie's to Reyna's Bar-B-Que which has required the issuance of a new Conditional Use Permit and Alcohol Permit. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. USE-000032-2021

RECEIVED
MAR 30 2021
Planning & Code Enforcement Dept.

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested:

Lot All of Lot 2, Re-Plat Lot #1 Block _____

Subdivision Name Reyna Office Park Unit #1 Subdivision

Street Address 812 W. Interstate 2 Weslaco, TX 78599

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request on premis alcohol consumption

What, if anything, is planned to minimize the impact on the surrounding land uses: nothing

_____ $300.00 non-refundable filing fee.
_____ Detailed dimensioned site plan/map must be submitted with this request.
✓ Survey and metes and bounds if the legal description is a portion of a lot.
✓ City and school tax receipts attached.
_____ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Ezequiel Reyna III Phone 968-2829

Address 812 W. Interstate 2 Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: zekereyna@gmail.com

OWNER

Name Ezequiel Reyna III Phone 975-6383

Address 1302 Bella Vista Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: zekereyna@gmail.com

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes_____ No ✓

I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 3/30/21
Owner

Signature _____ Date 3/30/21
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site — Date _____

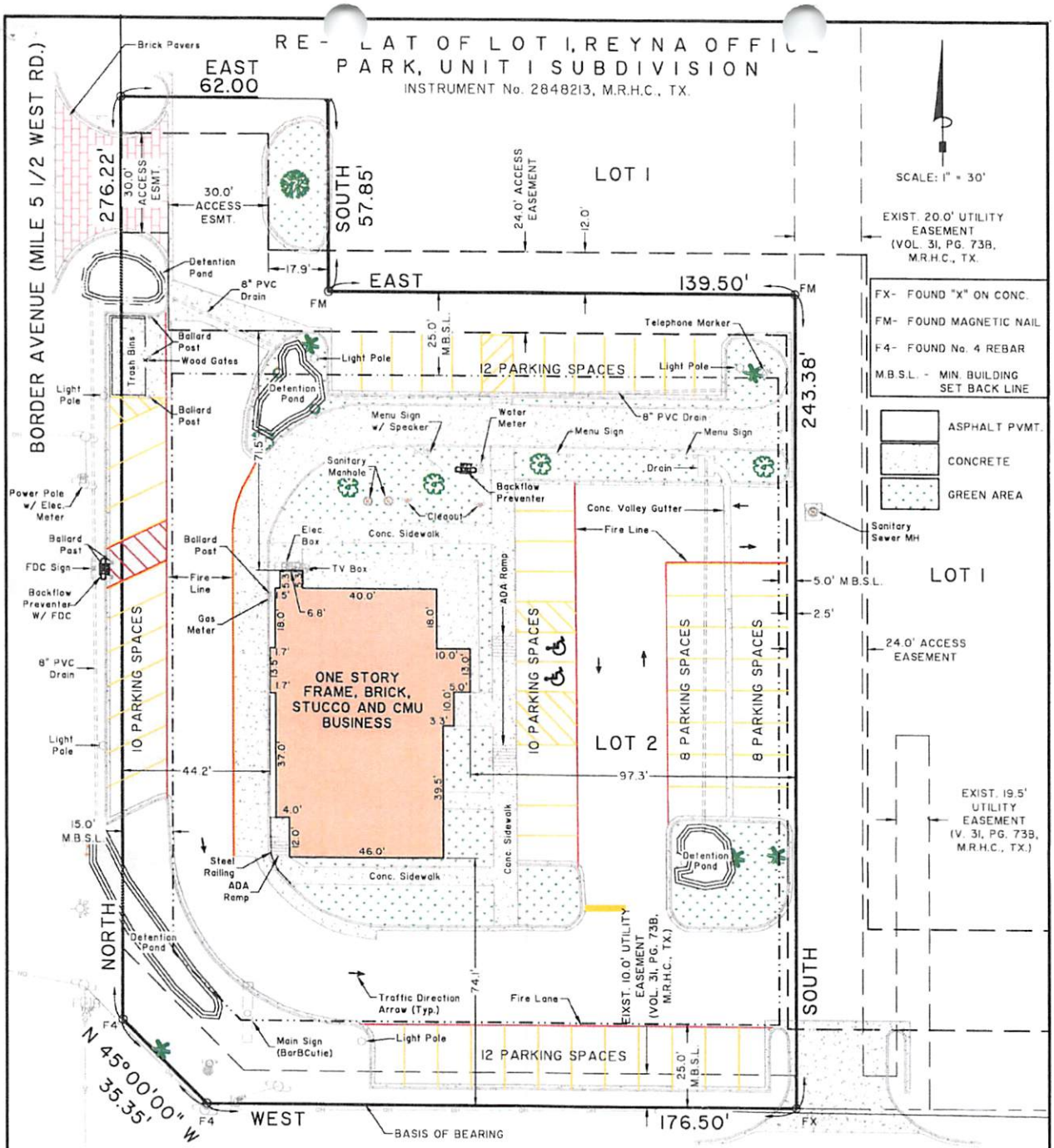
P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published in Newspaper — Date _____

Presented to P & Z Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV



INTERSTATE 2 (FRONTAGE ROAD)

BORROWER: R-5 EATERIES, LLC
INSURED: RIO BANK
TITLE CO.: VALLEY LAND TITLE

SUBJECT TO:
1. EASEMENT AND RIGHT OF WAY TO CENTRAL POWER AND LIGHT CO. (AS RECORDED IN DOC. No. 597419, O.R.H.C., TX)

2. SCHEDULE B (ITEM 10-C,D & E) DOES NOT EFFECT PROPERTY

SURVEY PLAT
OF
ALL OF LOT 2, RE-PLAT OF LOT 1, REYNA OFFICE PARK, UNIT 1 SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN INSTRUMENT No. 2848213, M.R.H.C., TEXAS.

SURVEY SHOWS ALL IMPROVEMENTS LOCATED ON THE LAND AND THAT THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT.

STATE OF TEXAS REGISTERED PABLO SOTO JR. 4541 PROFESSIONAL LAND SURVEYOR

I, Pablo Soto, Jr., hereby certify that this Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. Any certification expressed or implied herein is invalid without the original signature and seal of Pablo Soto, Jr. alteration of this document, except by a Licensed Land Surveyor, is illegal.

I, Pablo Soto, Jr., hereby state that this Survey was performed on the ground under my supervision and that this Survey correctly represents the facts found at the time of the survey.

This plat was prepared without the benefit of a title research.

PABLO SOTO, Jr. - R.P.L.S. No. 4541
Date: 10/16/18

FLOOD ZONE								Com.-Panel No.: 480334 0450 C
	☐ A	☐ AO	☐ C	■ X				MAP REVISED: 06/06/2000 & 05/30/2002
	☐ AH	☐ B	☐ D	☐ ___OTHER				

Description: Areas determined to be outside 500-year floodplain. (X)

Client:	Mailing Address:	City:	State:	Zip Code:
DANNY REYNA	702 W. EXWY. 83	WESLACO	TX	78596

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No. 486 • SURVEYING FIRM No. 101650.00

Job No.: SUR18.055	G.F. No. 157994	FB: 568	Drawn By: RG
Date: 10/15/2018		PG: 44 & 45	Checked By: PS

2020 TAX STATEMENT

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Certified Owner:
REYNA FAMILY DEVELOPMENT LTD
702 W EXPRSWY 83
WESLACO, TX 78599-4378

Legal Description:
REYNA OFFICE PARK UT 1 (REPLAT) LOT 2

Legal Acres: 1.2009

Account No: R2432-01-000-0002-05 **Appr. Dist. No.: 1126110**

Parcel Address: 702 W. EXP 83

As of Date: 03/30/2021 **Print Date:** 03/30/2021

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
$818,643	$533,982	$1,352,625	$1,352,625	$0	$0	$0	$1,352,625

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
HIDALGO COUNTY	$1,352,625		$0.00	$1,352,625	0.5750000	$7,777.59
DRAINAGE DIST #1	$1,352,625		$0.00	$1,352,625	0.1026000	$1,387.79
CITY OF WESLACO	$1,352,625		$0.00	$1,352,625	0.6967000	$9,423.74
WESLACO ISD	$1,352,625		$0.00	$1,352,625	1.0189000	$13,781.90
SOUTH TEXAS ISD	$1,352,625		$0.00	$1,352,625	0.0492000	$665.49
SOUTH TEXAS COLLEGE	$1,352,625		$0.00	$1,352,625	0.1718000	$2,323.81

Total Tax: $35,360.32
Total Tax Paid to date: $35,360.32
Total Tax Remaining: $0.00

Exemptions:

AMOUNT DUE IF PAID BY:

03/31/2021 9%	04/30/2021 11%	05/31/2021 13%	06/30/2021 15%	08/02/2021 18 + up to 15%	08/31/2021 19 + up to 15%
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
09/30/2021 20 + up to 15%	**11/01/2021 21 + up to 15%**	**11/30/2021 22 + up to 15%**	**12/31/2021 23 + up to 15%**	**01/31/2022 24 + up to 15%**	**02/28/2022 25 + up to 15%**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

School Information:
WESLACO ISD **2020 M&O .99890000 I&S .02000000 Total 1.0189000 2019 M&O 1.0487000 I&S .02000000 Total 1.0687000**

4.1.69

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Print Date: 03/30/2021

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540
(956) 318-2157

R2432010000000205

R2432-01-000-0002-05

AMOUNT PAID:

$_____.____

REYNA FAMILY DEVELOPMENT LTD
702 W EXPRSWY 83
WESLACO, TX 78599-4378

00011261100000000000

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 23, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 5, 2021, and the City Commission will hold a public hearing on May 18, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: +1 346 248 7799; Meeting ID: 896 0525 5373

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on May 5, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Ezequiel Reyna is requesting a Conditional Use Permit to obtain on-premise alcohol permit at 812 W. Interstate 2, also being lot 2, Re-plat Lot#1 Reyna Office Park Unit #1, Weslaco, Hidalgo County, and Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

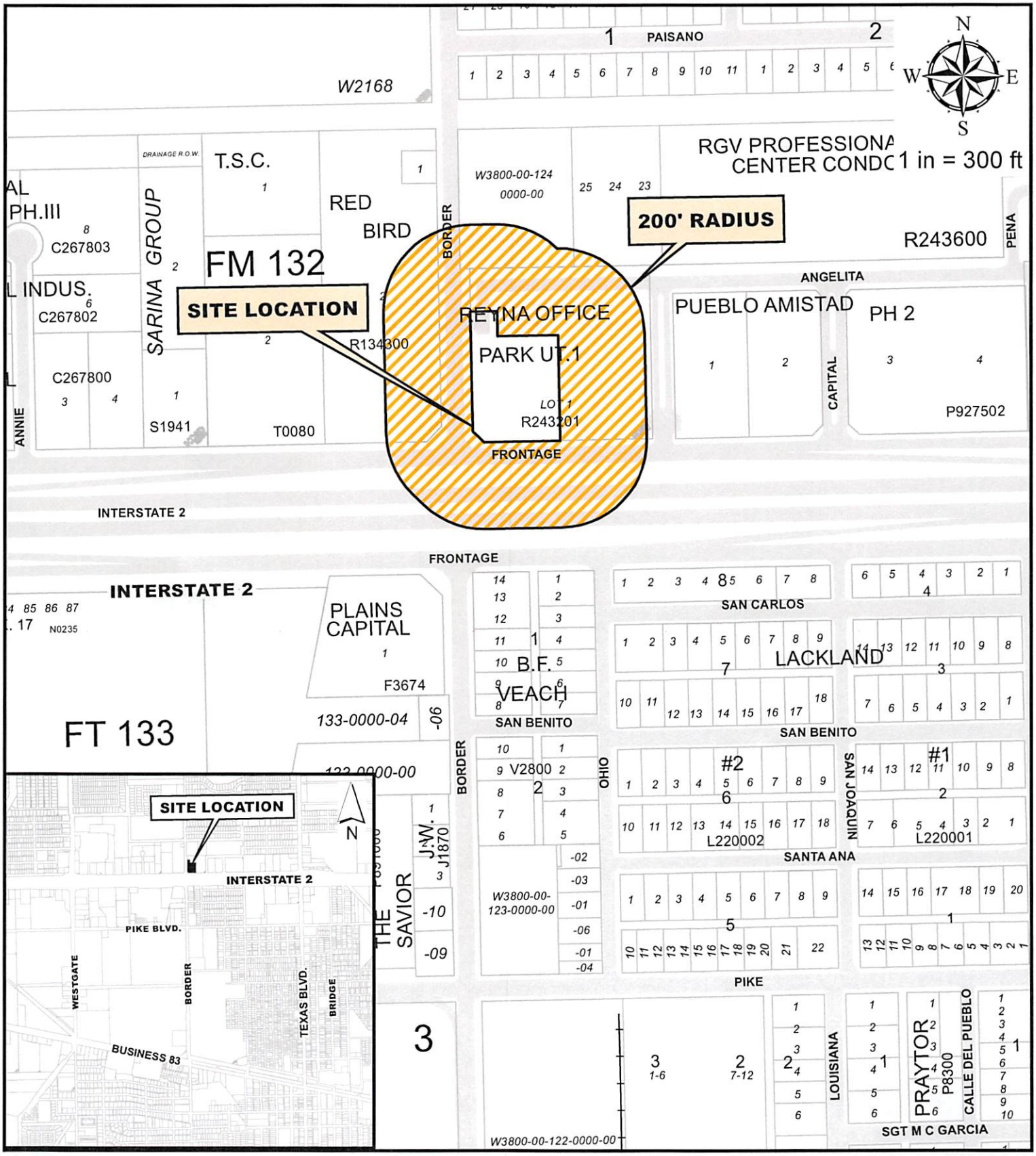
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Ezequiel Reyna III
812 West Interstate 2
REYNA OFFICE PARK UT 1 (REPLAT) LOT 2
LOT 10, BLOCK 162, F.T. 124

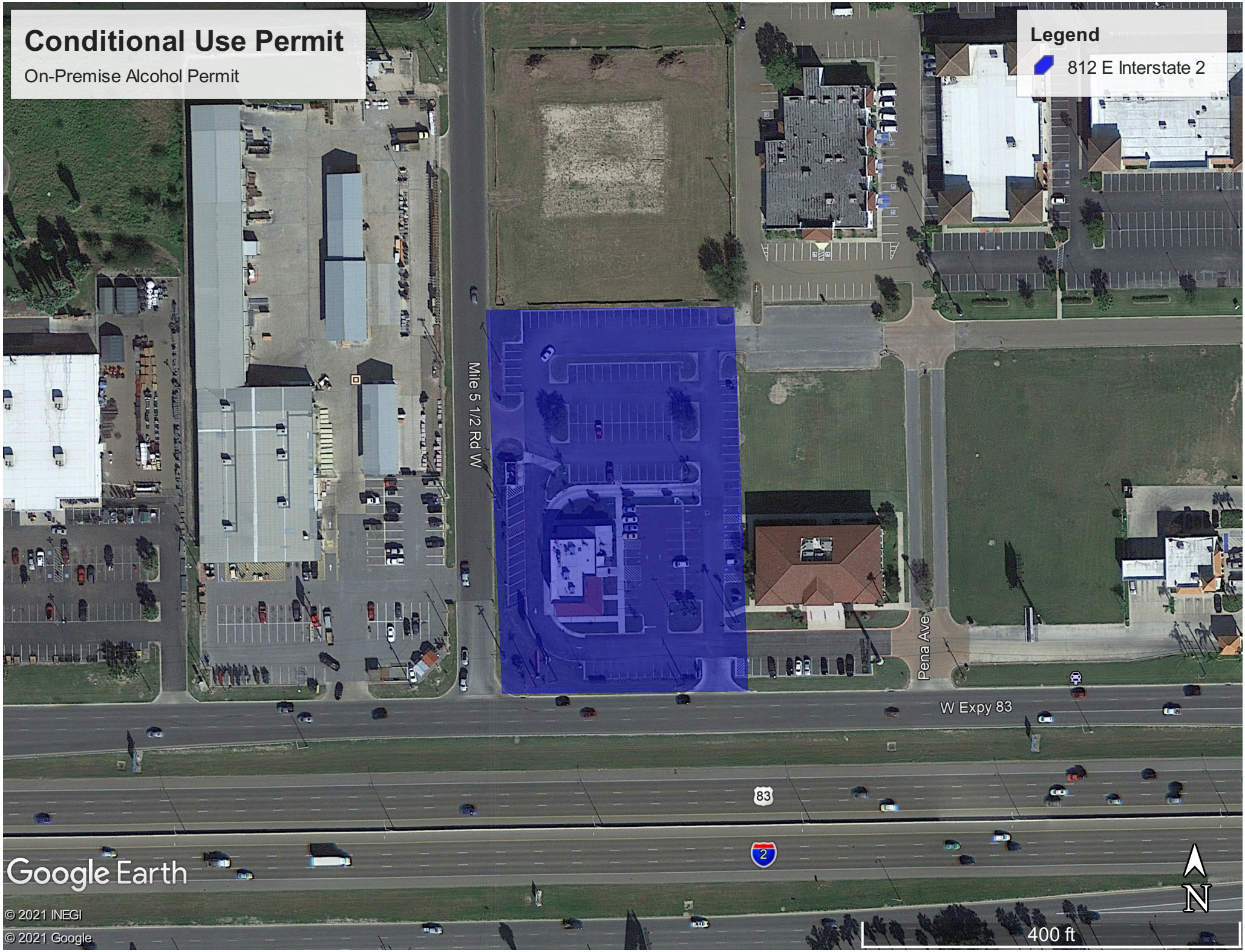
Purpose for the Conditional Use Permit request

Existing zoning: B-2
Existing land use: Restaurant
CUP request: Alcohol Consumption

City of Weslaco Code Enforcement Dept.

APR 20, 2021

BANCO MERCANTIL DEL NORTE SA 100 E SAVANNAH AVE STE 540 MCALLEN TX 78503	P9275-00-000-0023-01 PUEBLO AMISTAD LOTS 23-25 709 W EXPWY 83	L: 522240 B: 647760
MCCOY INVESTMENTS LTD 1235 NORTH LOOP W STE 205 HOUSTON TX 77008	R1343-00-000-0002-00 RED BIRD LOT 2 910 W EXPRWY 83	L: 2441238 B: 561855
REYNA FAMILY LAND DEV LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	R2432-01-000-0001-00 REYNA OFFICE PARK UT 1 (REPLAT) 702 W EXPRWY 83	L: 1473848 B: 485067
R & A REAL ESTATE CO 1609 DAVENPORT WESLACO TX 78596	W3800-00-124-0000-00 WEST TRACT W278'-N320' FT 124 2. 1502 N BORDER AVE	L: 578477 B: 0
REYNA FAMILY DEVELOPMENT LTD 702 W EXPRSWY 83 WESLACO TX 78599	R2432-01-000-0002-05 REYNA OFFICE PARK UT 1 (REPLAT) 0	L: 818643 B: 533982


Conditional Use Permit
On-Premise Alcohol Permit
Legend
812 E Interstate 2
Mile 5 1/2 Rd W
Pena Ave
W Expy 83
83
2
Google Earth
© 2021 INEGI
© 2021 Google
N
400 ft

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4202

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of D&I Restaurants LLC to approve a Conditional Use Permit to obtain a Mixed Beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas. Five (5) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use permit at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of the conditional use permit

Attachments, if any:
CUP- 2445 N Int'l Ste 4&5 Memo, 2445 N Int'l Ste 4&5- ATTACHMENTS, 2445 N Int'l-Aerial

Responsibilities upon Approval:
Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: CUP- 2445 N Int'l Ste 4&5

DATE: May 12, 2021

The applicant is proposing to obtain an on-premise Mixed Beverage Restaurant Permit with FB at the proposed location as El Malecon restaurant. The proposed will be serving a 90% to 10% food to alcohol ratio and will reopen until 10:00 p.m. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED
MAR 30 2021
Planning & Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested:

Lot 2 Block _____

Subdivision Name J. Valderas

Street Address 2445 N. International blvd st. #4 and #5

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request To receive city permit to apply to the Texas Alcoholic Beverage Comission

What, if anything, is planned to minimize the impact on the surrounding land uses:_____

_____

_____ $300.00 non-refundable filing fee.
_____ Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds if the legal description is a portion of a lot.
_____ City and school tax receipts attached.
_____ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Noe Vicencio Phone 956-376-9417

Address 2445 N. International blvd #4, 5 Fax:_____

City Weslaco State TX Zip Code 78596 E-Mail:_____

OWNER

Name Capital Eagle Investments, LLC Phone 956-341-8280

Address 2445 N. International blvd 9B Fax:_____

City Weslaco State TX Zip Code 78596 E-Mail:_____

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes_____ No ✓

I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Noé V. T. Date 3-30-21
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site — Date _____

P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published in Newspaper — Date _____

Presented to P & Z Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 23, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 5, 2021, and the City Commission will hold a public hearing on May 18, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: +1 346 248 7799; Meeting ID: 896 0525 5373

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on May 5, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

D&I Restaurants LLC is requesting a Conditional Use Permit to obtain a mixed beverage restaurant permit with FB at 2445 N. International Blvd Ste. 4&5, also being Lot 2, J. Valderas Subdivision, Weslaco, Hidalgo County, and Texas.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

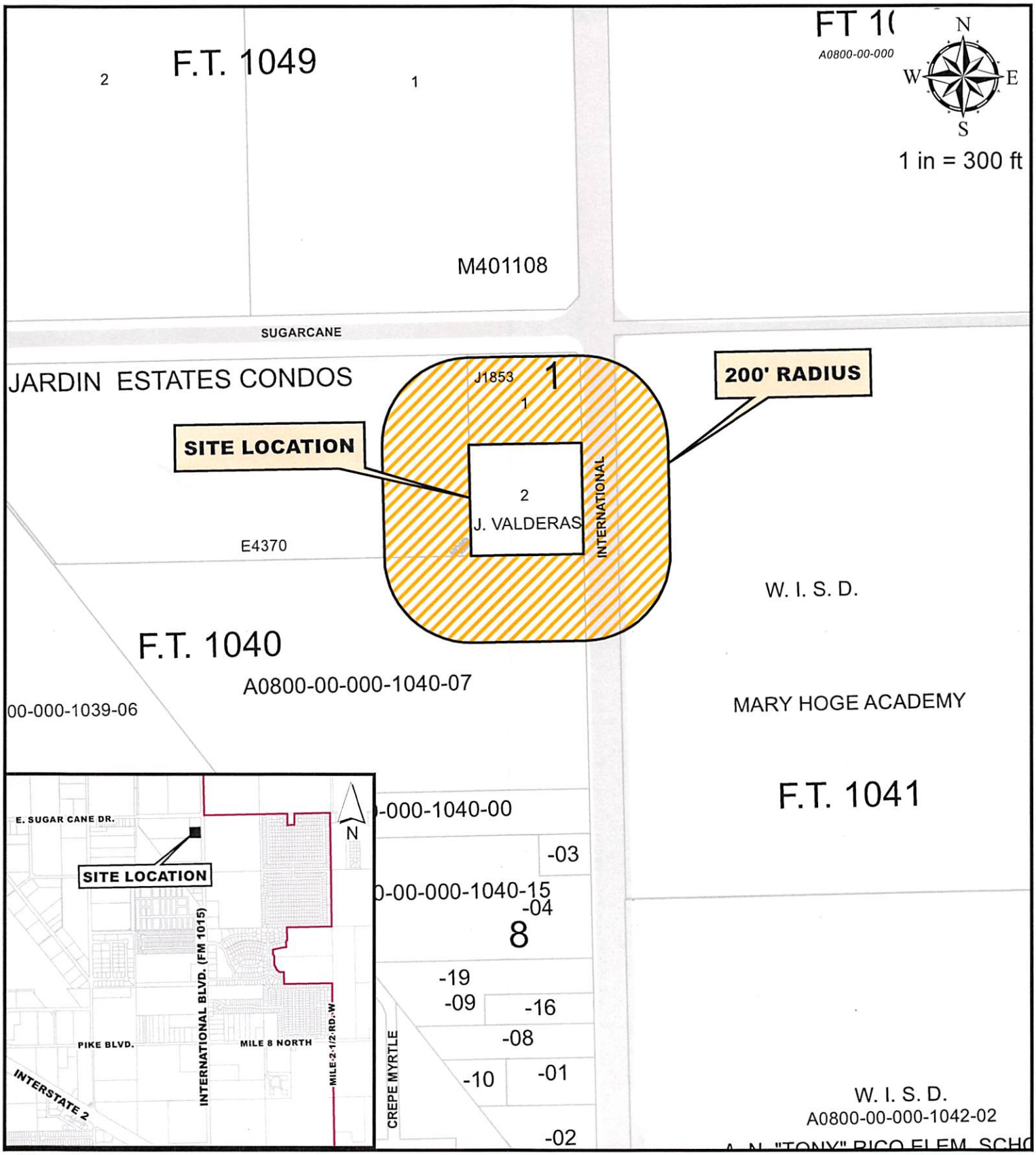
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Noe Virencio
2445 North International Blvd.
Ste. #4 and #5
J. VALDERAS LOT 2
LOT 1, BLOCK 134, F.T. 1040

Purpose for the Conditional Use Permit request

Existing zoning: B-1
Existing land use: Retail
CUP request: Alcohol Consumption

City of Weslaco Code Enforcement Dept.

APR 20, 2021

CAPITAL EAGLE INVESTMENTS LLC 2445 N INTERNATIONAL AVE SUITE WESLACO TX 78599	A0800-00-000-1040-07 ADAMS TRACT AN IRR TR S529'-N104 GR 12.63 AC NET 0 N INTERNATIONAL BLVD	L: 6688 B: 47152
WESLACO IND SCHOOL DIST 319 W 4TH ST WESLACO TX 78596	A0800-00-000-1041-00 ADAMS TRACT FT 1041 40.00 AC 2202 N INTERNATIONAL BLVD	L: 704000 B: 7419590
WESLACO 2455 LLC PO BOX 8810 CORPUS CHRISTI TX 78468	J1853-00-000-0001-00 J. VALDERAS LOT 1 2455 N INTERNATIONAL BLVD	L: 273870 B: 493059
CAPITAL EAGLE INVESTMENTS LLC 3408 S BRIDGE ST WESLACO TX 78596	J1853-00-000-0002-00 J. VALDERAS LOT 2 2445 N INTERNATIONAL BLVD	L: 273962 B: 638615
EL JARDIN ESTATES OWNERS 715 W FRONTAGE RD STE D ALAMO TX 78516	E4370-00-000-0000-00 EL JARDIN ESTATES CONDOMINIUMS 2 ROAD	L: 12546 B: 0

42,133

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. ***www.tabc.texas.gov/laws/code_and_rules.asp***

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number

☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number

☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number

2. Type of On-Premise License/Permit

- ☐ **BG** Wine and Beer Retailer's Permit
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BL** Retail Dealer's On-Premise Late Hours License
- ☐ **BP** Brewpub License
- ☐ **V** Wine & Beer Retailer's Permit for Excursion Boats
- ☐ **MB** Mixed Beverage Permit
- ☐ **O** Private Carrier's Permit **–Brewpubs (BP) with a BG only**
- ☐ **LB** Mixed Beverage Late Hours Permit
- ☐ **MI** Minibar Permit
- ☐ **CB** Caterer's Permit
- ☐ **FB** Food and Beverage Certificate
- ☐ **PE** Beverage Cartage Permit
- ☒ **RM** Mixed Beverage Restaurant Permit with FB
- ☐ **E** Local Cartage Permit - **Wine/Beer retailers (BG) Only**

3. Indicate Primary Business at this Location

☒ Restaurant ☐ Sporting Arena, Civic Center, Hotel ☐ Bar
☐ Grocery/Market ☐ Sexually Oriented ☐ Miscellaneous _____

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
El Malecon

5. Location Address
2445 N International blvd Suite 4&5

City	County	State	Zip Code
Weslaco	Hidalgo	Tx	78596

6. Mailing Address
2445 N International blvd

City	State	Zip Code
Weslaco	Tx	78596

7. Business Phone No.	Alternate Phone No.	E-mail Address
956-272-2216		vicencion47@gmail.com

OWNER INFORMATION

8. Type of Owner

- ☐ Individual
- ☐ Partnership
- ☐ Limited Partnership
- ☐ Limited Liability Partnership
- ☐ Corporation
- ☒ Limited Liability Company
- ☐ Joint Venture
- ☐ Trust
- ☐ City/County/University
- ☐ Other _____

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
D & I Restaurants LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly**. If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your permit/license.**

10. Contact Person:	Relation to Business:
Judith Sanchez	Owner
Phone (mandatory):	Email (mandatory):
956-272-2216	js6290914@gmail.com

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business?	☐ Yes ■ No	
12. Are you, the applicant, a Historically Underutilized Business (HUB)?	☐ Yes ■ No	

13. As indicated on the chart, enter the individuals that pertain to your business type:
(For additional space, use Form L-OIC)

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name	First Name	MI	Title
Sanchez	Judith		Manager
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION
Section 109.31 et seq.

14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ■ No

NOTE: *For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.*

15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ■ No

If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No

NOTE: *For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.*

NOTE: *For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.*

NOTE: *If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.*

16. Will your business be located within 1,000 feet of a private school? ☐ Yes ■ No

17. Will your business be located within 1,000 feet of a public school? ☐ Yes ■ No

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY) 01/29/2021

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	■ Yes ☐ No
I have reviewed all forms to ensure they are complete.	■ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	■ Yes ☐ No
All application packets have been notarized.	■ Yes ☐ No
Phone numbers and email address for contact person are up to date.	■ Yes ☐ No
All additional documentation as required by the application packets is attached.	■ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ■ N/A
Certification of publication in local newspaper has been completed (page 5).	■ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	■ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
Proprietorship	Individual Owner
Partnership	Partner
Corporation	Officer
Limited Partnership	General Partner
Limited Liability Partnership	General Partner
Limited Liability Company	Officer/Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT NAME Judith Sanchez **SIGN HERE** Judith M. Sanchez

TITLE _____

Before me, the undersigned authority, on this 3rd day of Jan, 2021, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE _____
NOTARY PUBLIC

SEAL

NOTARY PUBLIC STATE OF TEXAS
AMADO CARLOS SANCHEZ
Notary Public, State of Texas
Comm. Expires 01-19-2025
Notary ID 132876501

CERTIFICATE OF CITY SECRETARY FOR MB, RM, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this_____ day of_____, 20_____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a **"wet"** area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

- ☐ **MB** Mixed Beverage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
- ☐ **BG** Wine and Beer Retailer's Permit
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

- ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999

OR

- ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____, **TEXAS**
City Secretary/Clerk City

SEAL

CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT LB & BL

Chapters 29 & 70 et seq.

I hereby certify on this_____ day of_____, 20_____, that one of the below is correct:

☐ The governing body of this city has by ordinance authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The governing body of this city has by ordinance authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____, **TEXAS**
City Secretary/Clerk — City

S E A L

CERTIFICATE OF COUNTY CLERK FOR MB, RM, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

I hereby certify on this 4 day of February, 20 21, that the location for which the license/permit is sought is in a **"wet"** area and is not prohibited by any valid order of the Commissioner's Court.

☐ **MB** Mixed Beverage Permit
☑ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
☐ **BG** Wine and Beer Retailer's Permit

☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

☑ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
OR
☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE ARTURO GUAJARDO, JR. HIDALGO **COUNTY**
County Clerk

S E A L COUNTY COURT * COUNTY HIDALGO TEXAS *

LEGAL NOTICE
APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE RESTAURANT PERMIT WITH FB BY
D & I RESTAURANTS LLC D/B/A EL MALECON
TO BE LOCATED AT 2445 N. INTERNATIONAL BLVD. SUITE 4 & 5, WESLACO, HIDALGO COUNTY TEXAS 78596.
OWNER OF SAID CORPORATION JUDITH SANCHEZ.

$ 205.10

Wed. & Thur.
El Malecon
#8300 7444
683-4169 / Norma

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT LB & BL

Chapters 29 & 70 et seq

I hereby certify on this _____ day of _____, 20_____, that one of the below are correct:

☐ The Commissioner's Court of the county has by order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The Commissioner's Court of the county has by order authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____ **COUNTY**

County Clerk

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____

SEAL

PUBLISHER'S AFFIDAVIT FOR MB, LB, RM, BP, BG, BE, BL & V

Section 11.39 and 61.38

Name of newspaper	The Monitor
City, County	McAllen, Hidalgo
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	2/10/2021 & 2/11/2021
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.	
Signature of publisher or designee	Reyna Landa
Sworn to and subscribed before me on this date (MM/DD/YYYY)	2-11-2021
Signature of Notary Public	Norma I Barras
SEAL	

NORMA I BARRAS
Notary ID #128747846
My Commission Expires
September 22, 2023

LEGAL NOTICE APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE RESTAURANT PERMIT WITH FB BY D & I RESTAURANTS LLC D/B/A EL MALECON TO BE LOCATED AT 2445 N. INTERNATIONAL BLVD. SUITE 4 & 5, WESLACO, HIDALGO COUNTY TEXAS 78596. OWNER OF SAID CORPORATION JUDITH SANCHEZ.

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

OWNERSHIP INFORMATION
Continued for Prequalification Packet

L-OIC
(10/2020)

LOCATION INFORMATION

1. Trade Name of Location
El Malecon

2. Location Address
2445 N International blvd Suite 4&5

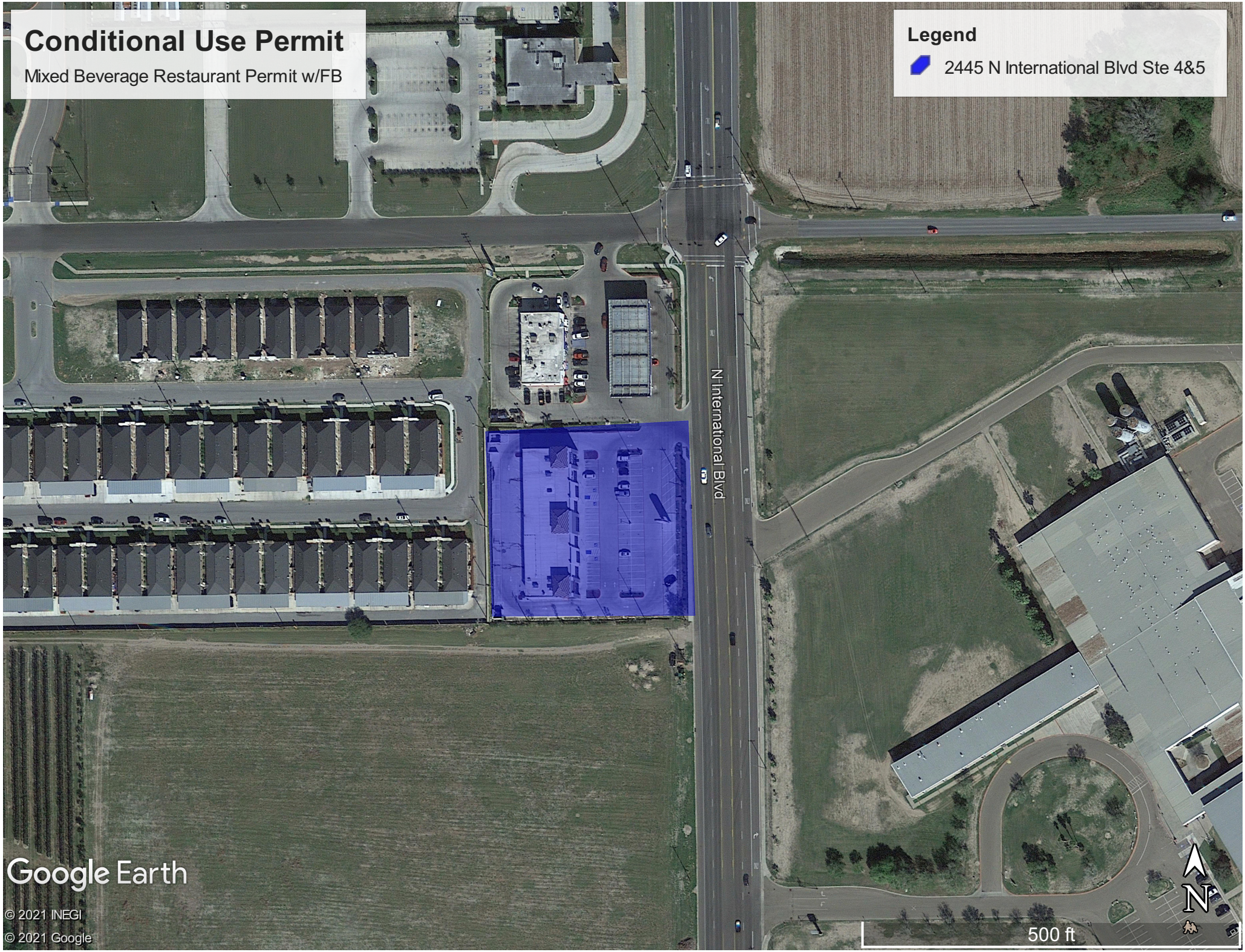
City	County	State	Zip Code
Weslaco	Hidalgo	Tx	78596

OWNER INFORMATION

3. Type of Owner

- ☐ Individual
- ☐ Corporation
- ☐ City/County/University
- ☐ Partnership
- ☒ Limited Liability Company
- ☐ Other _____
- ☐ Limited Partnership
- ☐ Joint Venture
- ☐ Limited Liability Partnership
- ☐ Trust

Last Name	First Name	MI	Title
Sanchez	Judith		Owner
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title


Conditional Use Permit
Mixed Beverage Restaurant Permit w/FB
Legend
2445 N International Blvd Ste 4&5
N International Blvd
Google Earth
© 2021 INEGI
© 2021 Google
N
500 ft

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4203

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Ruben Salinas to approve a Conditional Use Permit to obtain an on Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage Cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain an On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on April 19, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use permit with the conditions that two licensed security guard is on duty during all hours of operation at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of the conditional use permit

Attachments, if any:
CUP- 2901 W Bus 83 Memo, 2901 W Bus 83- attachments, 2901 W Business 83- Aerial

Responsibilities upon Approval:
Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: 2901 W Bus 83

DATE: May 12, 2021

The applicant is proposing to obtain an on- On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at the proposed location as Brew & Cues Bar & Grill. The new owner is taking over operations of the existing bar and all other operations will remain unchanged. The Planning and Zoning Commission recommended approval with the condition that two licensed security guard is on duty during all hours of operation. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

RECEIVED
APR 05 2021
Planning & Code Enforcement Dept.

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. USE-000045-2021

PROPOSED PROJECT

Legal Description of Property for which Conditional Use Permit is requested:

Lot N/A Block N/A

Subdivision Name Farm Tract 626 west Tract Subdivison

Street Address 2901 W Bus 83 Weslaco Tx 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

What, if anything, is planned to minimize the impact on the surrounding land uses: _____

_____ $300.00 non-refundable filing fee.
_____ Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds if the legal description is a portion of a lot.
_____ City and school tax receipts attached.
_____ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Ruben Salinas Phone 956-460-2136

Address 210 Liam st Fax: _____

City Donna State Tx Zip Code 78537 E-Mail: RubenSalinas173@icloud.com

OWNER

Name Arturo Robles Phone 281-733-8064

Address 17515 Spring Cypress Rd. Fax: _____

City Cypress State Tx Zip Code 77429 E-Mail: arobles757@gmail.co

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc., which would prevent the utilization of the property in the manner indicated?

Yes_____ No X

I certify that I am the actual owner of the property described above and this application is being submitted with my consent or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 4-5-2021
Owner

Signature _____ Date 4-5-2021
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

Notice of Public Hearing Sent to Property Owners Within 200' of Proposed Site — Date _____

P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published in Newspaper — Date _____

Presented to P & Z Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 23, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 5, 2021, and the City Commission will hold a public hearing on May 18, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: +1 346 248 7799; Meeting ID: 896 0525 5373

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on May 5, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Ruben Salinas is requesting a Conditional Use Permit to obtain a On Premise Mixed Beverage Permit, Mixed Beverage late hours permit and Beverage cartage Permit at 2901 W Business 83 also being the W1.77acres an Irrigation S881.60'-E179.15', Farm Tract 626, West Tract Subdivision, Weslaco, Hidalgo County, Texas

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

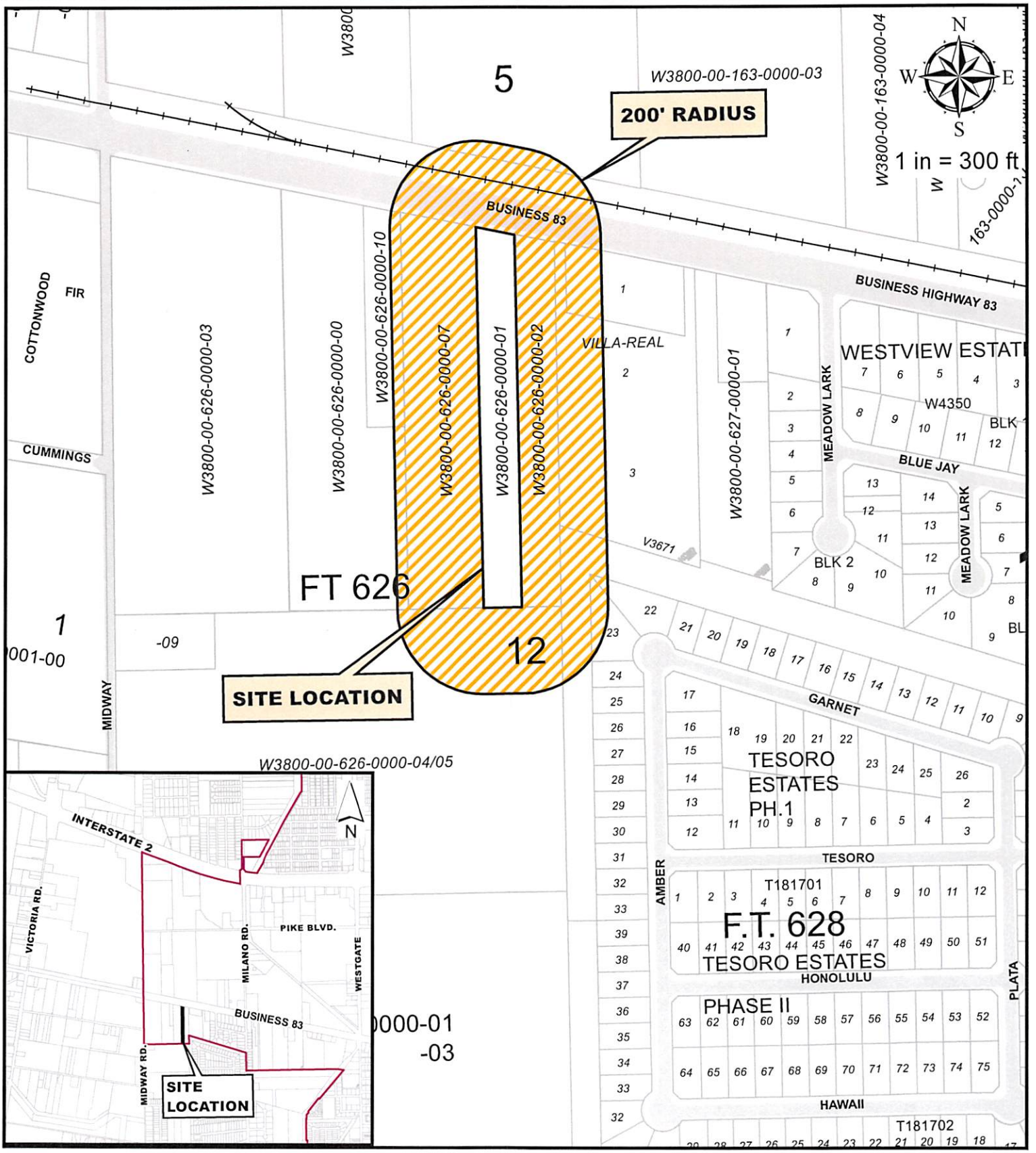
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Ruben Salinas
2901 West Business 83
WEST TRACT W1.77AC-AN IRR
TR S881.60'-E179.15' FT 626 1.77AC NET
LOT 5, BLOCK 178, F.T. 626

Purpose for the Conditional Use Permit request

Existing zoning: R-1
Existing land use: Sports Bar
CUP request: Alcohol Consumption

City of Weslaco Code Enforcement Dept.

APR 20, 2021

LUPERCIO JOSE A JR 402 CASANDRA ST WESLACO TX 78596-8510	T1817-01-001-0022-00 TESORO ESTATES PH 1 LOT 22 BLK 1 0	L: 33635 B: 0
LUPERCIO PATRICIO 123 AMBER DR WESLACO TX 78596	T1817-01-001-0023-00 TESORO ESTATES PH 1 LOT 23 BLK 1 0	L: 35050 B: 0
AGUIRRE HECTOR LOPEZ 301 HECTOR DR ALAMO TX 78516	W3800-00-164-0000-00 WEST TRACT AN IRR TR E548.82'-FT 9.69 AC NET 0 W BUS HWY 83	L: 334730 B: 0
MENDEZ ALEX 2815 W BUSINESS 83 WESLACO TX 78596	W3800-00-626-0000-00 WEST TRACT E6AC-W16AC-N23.09AC F NET 2815 W BUS HWY 83	L: 275000 B: 122194
RODRIGUEZ NOHEMI R 13923 CONNER PARK DR CYPRESS TX 77429	W3800-00-626-0000-01 WEST TRACT W1.77AC-AN IRR TR S88 626 1.77AC NET 2901 W BUS HWY 83	L: 157027 B: 96303
HERNANDEZ DAVID & IRMA 319 W MERIDA ST WESLACO TX 78599	W3800-00-626-0000-02 WEST TRACT E1.77AC-E3.55AC-E7.09 6 0	L: 157027 B: 166947
RALEIGH CECIL & LORENE PO BOX 24 WESLACO TX 78599-0024	W3800-00-626-0000-04 WEST TRACT S16.05AC EXC 1.0AC-HS & EXC 0.75AC OF FT 626 13.62AC 0	L: 163440 B: 0
RALEIGH CECIL & LORENE PO BOX 24 WESLACO TX 78599-0024	W3800-00-626-0000-05 WEST TRACT 1.0AC-S16.05AC FT 626 0	L: 20500 B: 0
BENAVIDEZ LORI ANN 2811 W BUSINESS 83 WESLACO TX 78596	W3800-00-626-0000-07 WEST TRACT BNG AN IRR TR N919.24 3.50AC NET	L: 451064 B: 115325
ONE WAY ROAD TO HEAVEN 1910 MILLER AVE DONNA TX 78537	W3800-00-626-0000-10 WEST TRACT AN IRR TR E88'-W712.1 1.00AC GR 0.80AC NET 2813 W BUS HWY 83	L: 198634 B: 230753
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596-9395	V3671-00-000-0001-00 VILLA-REAL LOT 1 2803 W BUS HWY 83	L: 108965 B: 198947
VILLARREAL JOSE L & GRACIELA B 2801 W BUSINESS 83 WESLACO TX 78596-9395	V3671-00-000-0002-00 VILLA-REAL LOT 2 & 3 2801 W BUS HWY 83	L: 16335 B: 50542

City of Weslaco Code Enforcement Dept.

APR 20, 2021

VILLARREAL JOSE L & GRACIELA B	V3671-00-000-0003-00 VILLA-REAL LOT 3	L:	0
2801 W BUSINESS 83 WESLACO TX 78596	0 W BUS HWY 83	B:	3420

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

42,174

ON-PREMISE PREQUALIFICATION PACKET

L-ON (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. ***www.tabc.texas.gov/laws/code_and_rules.asp***

RECEIVED
APR 05 2021
Planning & Code Enforcement Dept.

LOCATION INFORMATION

1. Application for: ☑ Original ☐ Add Late Hours Only License/Permit Number
   ☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number
   ☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number

2. Type of On-Premise License/Permit

☐	**BG**	Wine and Beer Retailer's Permit	☑	**LB**	Mixed Beverage Late Hours Permit
☐	**BE**	Beer Retail Dealer's On-Premise License	☐	**MI**	Minibar Permit
☐	**BL**	Retail Dealer's On-Premise Late Hours License	☐	**CB**	Caterer's Permit
☐	**BP**	Brewpub License	☐	**FB**	Food and Beverage Certificate
☐	**V**	Wine & Beer Retailer's Permit for Excursion Boats	☑	**PE**	Beverage Cartage Permit
☑	**MB**	Mixed Beverage Permit	☐	**RM**	Mixed Beverage Restaurant Permit with FB
☐	**O**	Private Carrier's Permit **–Brewpubs (BP) with a BG only**	☐	**E**	Local Cartage Permit - **Wine/Beer retailers (BG) Only**

3. Indicate Primary Business at this Location
   ☑ Restaurant ☐ Sporting Arena, Civic Center, Hotel ☑ Bar RS
   ☐ Grocery/Market ☐ Sexually Oriented ☐ Miscellaneous _____

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
   Brews N Cues Sports Bar

5. Location Address
   2901 West Business 83

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

6. Mailing Address
   210 Liam St

City	State	Zip Code
DONNA	TX	78537

7. Business Phone No. (956) 460-2136 | Alternate Phone No. | E-mail Address rubensalinas73@icloud.com

OWNER INFORMATION

8. Type of Owner
   ☑ Individual ☐ Corporation ☐ City/County/University
   ☐ Partnership ☐ Limited Liability Company ☐ Other _____
   ☐ Limited Partnership ☐ Joint Venture
   ☐ Limited Liability Partnership ☐ Trust

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
   Ruben Salinas

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly**. If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your permit/license.**

10. Contact Person:	Relation to Business:
Ruben Salinas	OWNER
Phone (mandatory):	Email (mandatory):
(956) 460-2136	rubensalinas73@icloud.com

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business?	☐ Yes	☑ No
12. Are you, the applicant, a Historically Underutilized Business (HUB)?	☐ Yes	☐ No

13. As indicated on the chart, enter the individuals that pertain to your business type:
(For additional space, use Form L-OIC) Individual Owner

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name	First Name	MI	Title
Salinas	Ruben		Owner

MEASUREMENT INFORMATION
Section 109.31 et seq.

14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☑ No

NOTE: *For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.*

15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☑ No

If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No

NOTE: *For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.*

NOTE: *For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.*

NOTE: *If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.*

16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☑ No

17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☑ No

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY)

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	☐ Yes ☐ No
I have reviewed all forms to ensure they are complete.	☐ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	☐ Yes ☐ No
All application packets have been notarized.	☐ Yes ☐ No
Phone numbers and email address for contact person are up to date.	☐ Yes ☐ No
All additional documentation as required by the application packets is attached.	☐ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ☐ N/A
Certification of publication in local newspaper has been completed (page 5).	☐ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	☐ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
Proprietorship	Individual Owner
Partnership	Partner
Corporation	Officer
Limited Partnership	General Partner
Limited Liability Partnership	General Partner
Limited Liability Company	Officer/Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT NAME Ruben Salinas **SIGN HERE** _____

TITLE Owner

Before me, the undersigned authority, on this 31 day of March, 2021, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE _____

SEAL

NOTARY PUBLIC STATE OF TEXAS
TOMASA FLORES
My Notary ID # 11264972
Expires February 15, 2025

CERTIFICATE OF CITY SECRETARY FOR MB, RM, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this_____ day of_____, 20_____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a **"wet"** area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

- ☐ **MB** Mixed Beverage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
- ☐ **BG** Wine and Beer Retailer's Permit
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

- ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999

OR

- ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____, **TEXAS**

City Secretary/Clerk City

SEAL

CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT LB & BL

Chapters 29 & 70 et seq.

I hereby certify on this_____ day of_____, 20_____, that one of the below is correct:

☐ The governing body of this city has by ordinance authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The governing body of this city has by ordinance authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____ _____, **TEXAS**

City Secretary/Clerk — City

S E A L

CERTIFICATE OF COUNTY CLERK FOR MB, RM, BG & BE

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

I hereby certify on this 31 day of March, 20 21, that the location for which the license/permit is sought is in a **"wet"** area and is not prohibited by any valid order of the Commissioner's Court.

☑ **MB** Mixed Beverage Permit

☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate

☐ **BG** Wine and Beer Retailer's Permit

☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)

Election for given location was held for:

☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999

OR

☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

☐ **BE** Beer Retail Dealer's On-Premise License

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE ARTURO GUAJARDO, JR. HIDALGO **COUNTY**

County Clerk

Horacio Garza Jr.

S E A L

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT LB & BL

Chapters 29 & 70 et seq

I hereby certify on this 31 day of March, 2021, that one of the below are correct:

☑ The Commissioner's Court of the county has by order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.; or

☐ The Commissioner's Court of the county has by order authorized the sale of ***beer*** between midnight and _____ A.M.; or

☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE ARTURO GUAJARDO, JR. County Clerk — HIDALGO **COUNTY**

SEAL Horacio Garza Jr"

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____

SEAL

PUBLISHER'S AFFIDAVIT FOR MB, LB, RM, BP, BG, BE, BL & V

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE Hover over to see example
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

OWNERSHIP INFORMATION
Continued for Prequalification Packet

L-OIC
(10/2020)

LOCATION INFORMATION

1. Trade Name of Location

2. Location Address

City	County	State	Zip Code

OWNER INFORMATION

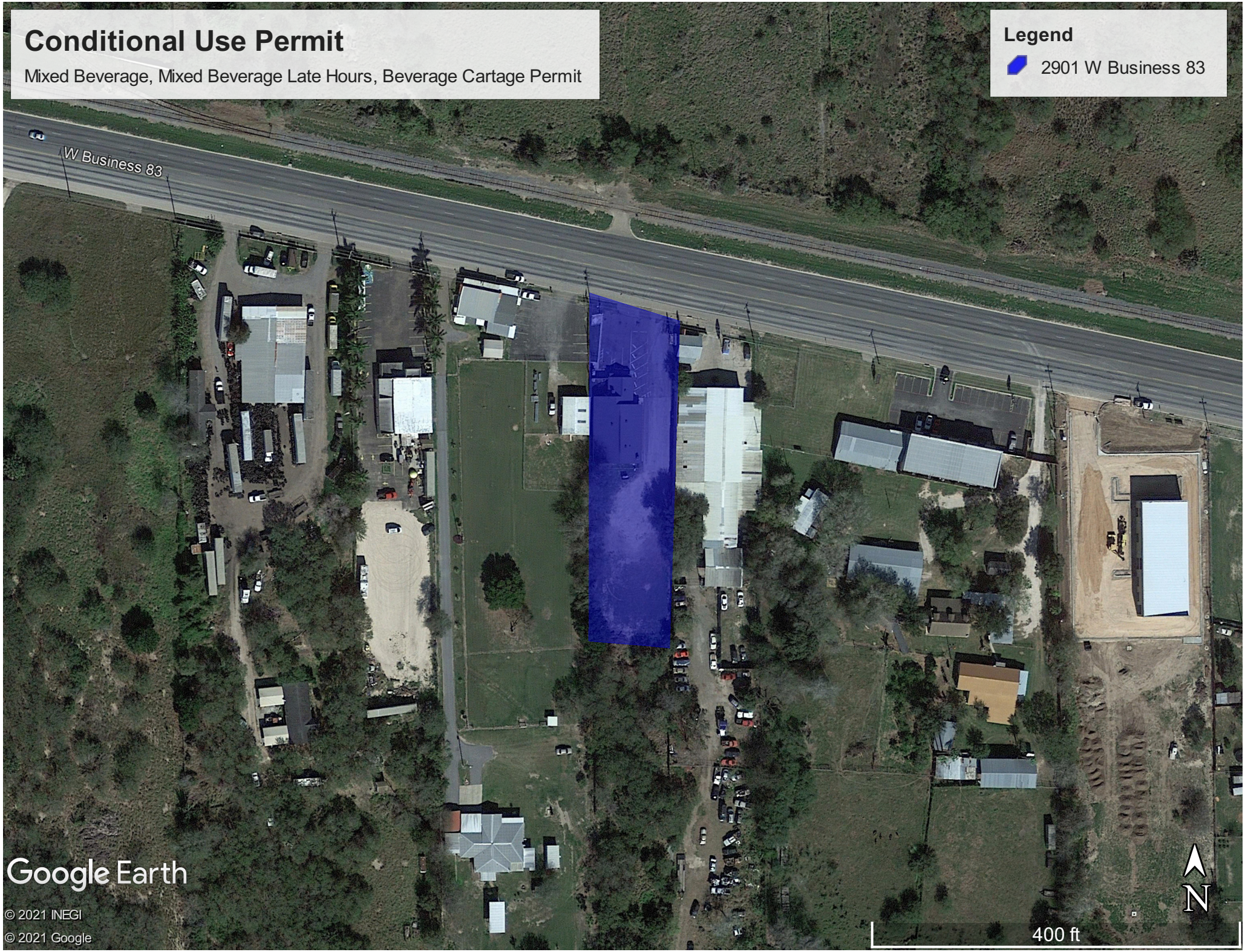
3. Type of Owner

- ☐ Individual
- ☐ Partnership
- ☐ Limited Partnership
- ☐ Limited Liability Partnership
- ☐ Corporation
- ☐ Limited Liability Company
- ☐ Joint Venture
- ☐ Trust
- ☐ City/County/University
- ☐ Other _____

Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

Conditional Use Permit

Mixed Beverage, Mixed Beverage Late Hours, Beverage Cartage Permit



Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4204

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Melden & Hunt, Inc on Ordinance 2021-17 to rezone 1108 W Pike Blvd. Also being 0.55 acre tract of land out of, farm Tract 3, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and apartment district to B-2 secondary and highway business district. and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-17. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property R-2 Duplex and apartment district.to B-2 secondary and highway business district. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on April 23, 2021.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Ordinance - First Reading

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on April 19, 2021.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone request based on surrounding land use at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval rezone request based on 2040 Land Use Map and existing surrounding properties

Attachments, if any:

Rezone-1108 W Pike Memo, 1108 W Pike Blvd-attachments, 1108 W Pike-Aerial, O2021-17 rezone 1108 W Pike
Responsibilities upon Approval: Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Rezone- 1108 W Pike

DATE: May 12, 2021

The property owner is proposing to a re-subdivide the parcel as part of a larger seven (7) lot commercial development. The 2040 Land Use Map has identified Pike Blvd as a commercial corridor and proposed use will conform to the surrounding neighborhood. There are currently commercial properties to the north, west and east of the site. No petitions were received for or against this item.

The Planning & Zoning Commission recommended approval based on the existing use of the surrounding properties.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000051-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 0.55 acre tract of land out of Farm Tract 133 Block _____

Subdivision Name West & Adams Tracts Subdivision

Street Address 1108 located on north side of W. Pike Blvd, between N. Westgate Dr. and N. Border Ave.

Existing Zoning R-2 Duplex & Apts Existing Land Use property is currently vacant

Proposed Zoning B-2 Secondary & Highway District Proposed Land Use commercial use

✓ $305.00 non-refundable filing fee.
✓ Detailed dimensioned site plan/map must be submitted with this request.
✓ Survey and metes and bounds if the legal description is a portion of a lot.
✓ City and school tax receipts attached.
✓ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Melden & Hunt Inc. Phone (956) 381-0981

Address 115 West McIntyre Street Fax:_____

City Edinburg State TX Zip Code 78541 E-Mail: mario@meldenandhunt.com

OWNER

Name R.I. Pecina, Jr. Phone _____

Address 2100 Granite Street Fax: _____

City Mission State TX Zip Code 78572 E-Mail:_____

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature (owner's authorization) Date _____
Owner

Signature _____ Date _____
Applicant

Signature _____ Date 4-14-21
Authorized Agent

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

Revised Form December 6, 2016

Please do not alter this application.

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid_____

Notice of Public Hearing Sent to Property Owners within 200' of Proposed Site — Date _____

P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published — Date _____

Presented to P & Z Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

Ordinance No._____

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

PLANNING DEPARTMENT

April 23, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, May 5, 2021, and the City Commission will hold a public hearing on May 18, 2021 at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue and via zoom to consider the following request:

Telephonic conferencing capabilities will be utilized to allow member of the public to participate remotely via Toll Free Dial In Number: +1 346 248 7799; Meeting ID: 896 0525 5373

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to karevalo@weslacotx.gov by 12:00 pm on May 5, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Melden & Hunt Inc. is requesting to rezone 1108 W. Pike Also being .551 of one acre out of Farm Tract 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-2 Duplex & apartment district to B-2 Secondary and Highway business district.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

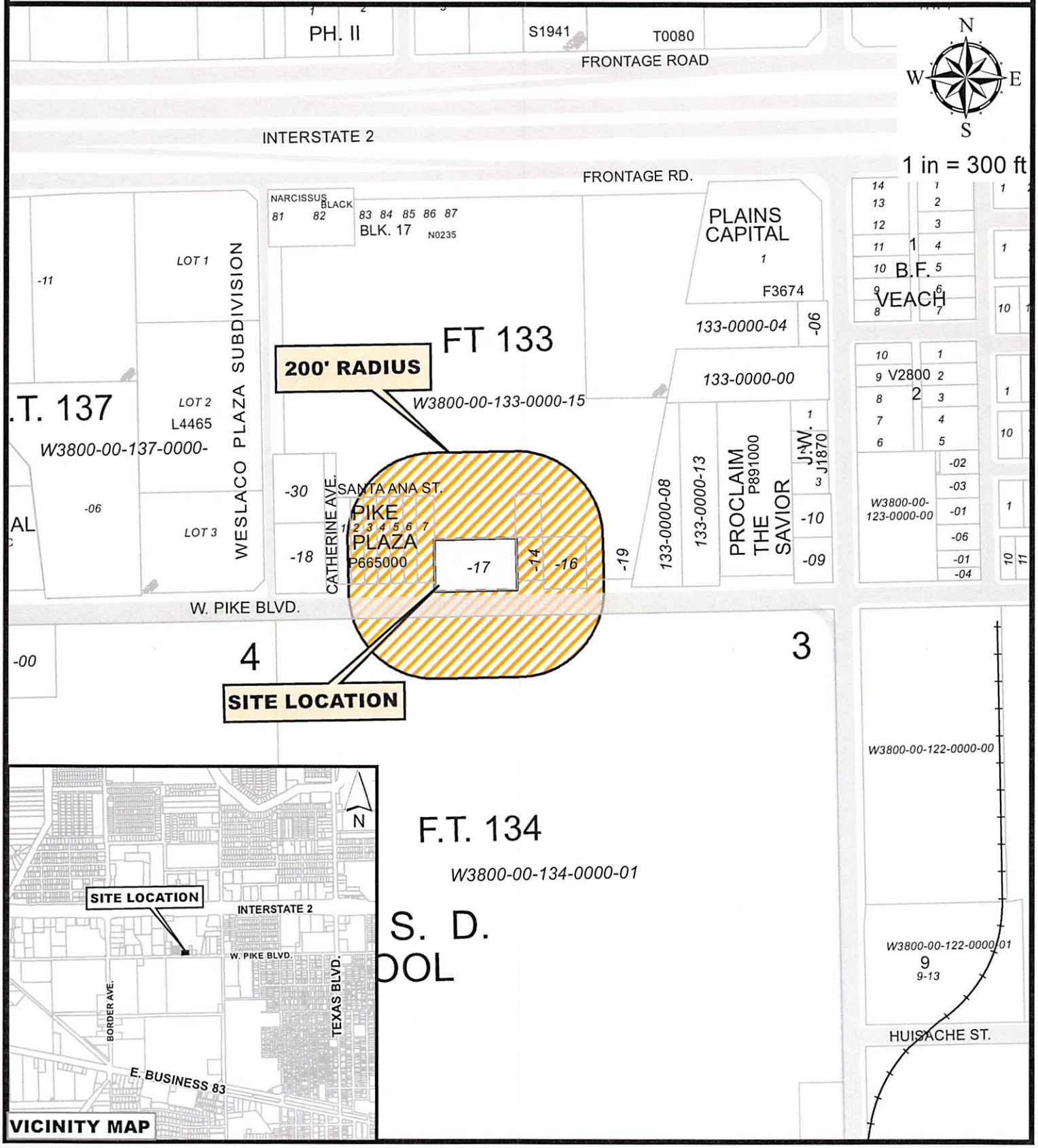
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



R.I. Pecina, Jr.

West Pike Blvd.
EST TRACT E200'-W571.42'-
N120'-S150' FT 133 0.55AC
BLOCK 163, F.T. 121, LOT 1

Purpose for the Rezoning request

Existing zoning:	R-2
Existing land use:	Empty Lot
Proposed zoning:	B-2
Proposed land use:	Commercial

City of Weslaco Code Enforcement Dept.

APR 21, 2021

JOHNSON CHARLES C & LINA F 600 S GEORGIA AVE WESLACO TX 78596-6842	P6600-00-001-0001-00 PIKE-HOOKE BLK 1 LOT 1 600 S GEORGIA ST	L: B:	37136 64073
MONTES LEONARDO III & DELILA 2013 DE LEON AVE DONNA TX 78537-3746	P6600-00-001-0002-00 PIKE-HOOKE BLK 1 LOT 2 604 S GEORGIA ST	L: B:	25392 69872
PARVEZ, NISAR A & AKHTAR 606 S GEORGIA AVE WESLACO TX 78596-6842	P6600-00-001-0003-00 PIKE-HOOKE BLK 1 LOT 3 606 S GEORGIA ST	L: B:	25392 53123
GAONA, FELIX & OFELIA 608 S GEORGIA AVE WESLACO TX 78596-6842	P6600-00-001-0004-00 PIKE-HOOKE BLK 1 LOT 4 608 S GEORGIA ST	L: B:	25392 68705
KNOWLES, MARGARET PO BOX 911 WESLACO TX 78599-0911	P6600-00-001-0005-00 PIKE-HOOKE BLK 1 LOT 5 610 S GEORGIA ST	L: B:	25392 74118
SILGUERO, MARTE SR & BREND 609 S OHIO WESLACO TX 78596	P6600-00-001-0006-00 PIKE-HOOKE BLK 1 LOT 6 609 S OHIO	L: B:	26400 83628
BARBOSA, ALMA LINDA 607 S OHIO AVE WESLACO TX 78596-6837	P6600-00-001-0007-00 PIKE-HOOKE BLK 1 LOT 7 607 S OHIO	L: B:	26400 72701
SALINAS LUCILA M & CANDELARIO JR CANDELARIO & CRUZ MARTINEZ 1008 W PIKE BLVD WESLACO TX 78596	W3800-00-133-0000-14 WEST TRACT S0.13AC-S18.60AC & E6 S250' FT 133 0.27AC NET 1008 W PIKE BLVD	L: B:	35280 13187
SHARYLAND INVESTORS 305 N SHARY RD MISSION TX 78572-0205	W3800-00-133-0000-15 WEST TRACT N15.62AC AN IRR TR-W1 9.47AC EXC E60'-W597.99'-N100'-S 1101 W EXPRWY 83	L: B:	0 0
NAJERA MANUEL & EVANGELINA 1006 W PIKE BLVD WESLACO TX 78596	W3800-00-133-0000-16 WEST TRACT E100'-W671.42'-N120'- C 1006 W PIKE BLVD	L: B:	36588 101641
PECINA R I JR 2401 DURANGO DR MISSION TX 78573	W3800-00-133-0000-17 WEST TRACT E200'-W571.42'-N120'- C 1100 W PIKE BLVD	L: B:	0 0
SHARYLAND INVESTORS LTD 305 N SHARY RD MISSION TX 78572-0205	W3800-00-133-0000-19 WEST TRACT E50'-W823.24'-N122.65 '- S152.65' FT 133 0.16AC 1004 W PIKE BLVD	L: B:	0 0

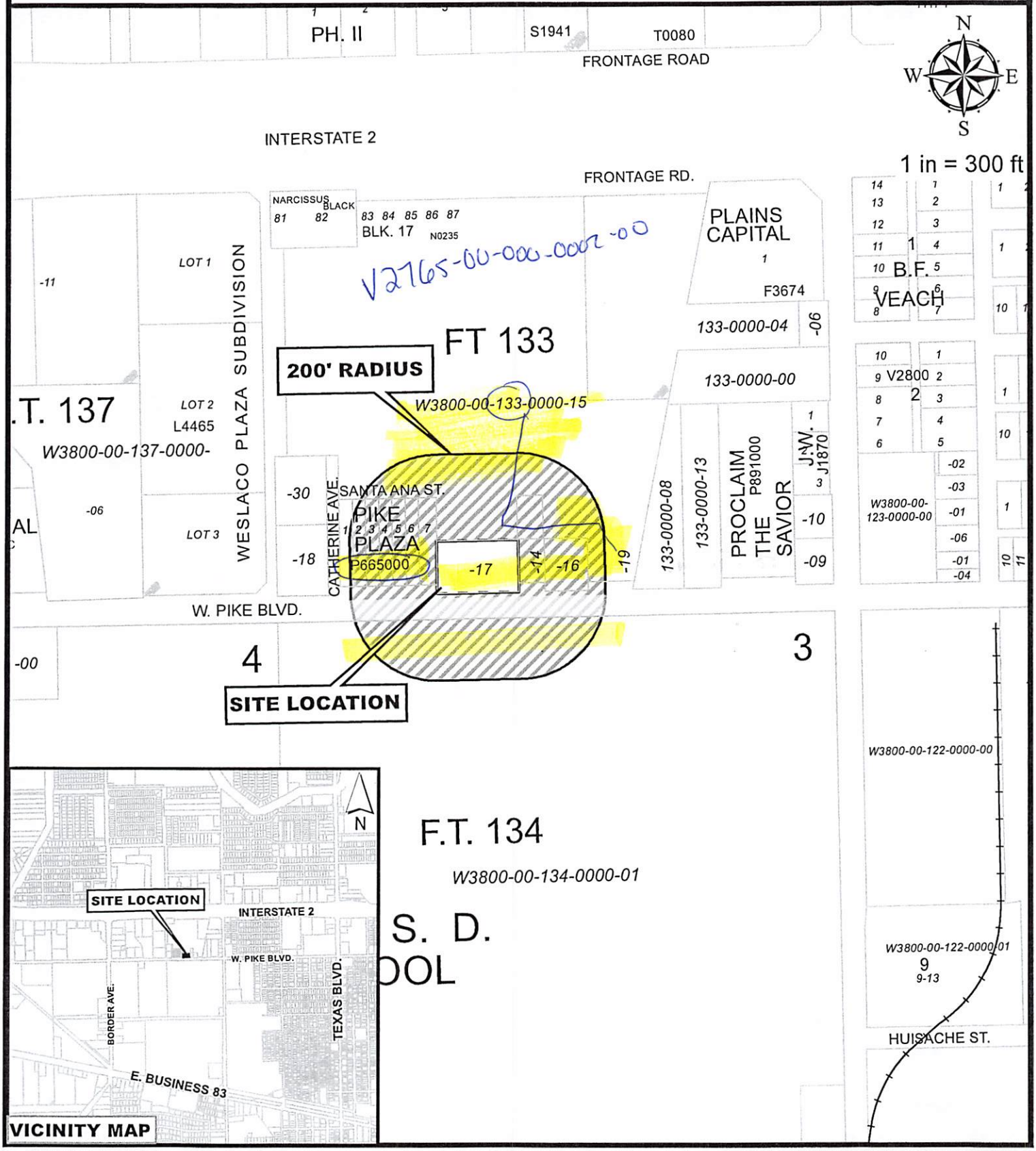
City of Weslaco Code Enforcement Dept.

APR 21, 2021

WESLACO ISD PO BOX 266 WESLACO TX 78599	W3800-00-134-0000-01 WEST TRACT 40 AC EXC SEC 0.59 AC GH SCHOOL 1005 W PIKE BLVD	L: 2601060 B: 26985644
SHARYLAND INVESTORS LTD 305 A NORTH SHARY RD MISSION TX 78572	V2765-00-000-0002-00 VBMH LOT 2 1121 W EXPRWY 83	L: 0 B: 0

CITY OF WESLACO

Engineering Department



R.I. Pecina, Jr.

West Pike Blvd.
EST TRACT E200'-W571.42'-
N120'-S150' FT 133 0.55AC
BLOCK 163, F.T. 121, LOT 1

Purpose for the Rezoning request

Existing zoning:	R-2
Existing land use:	Empty Lot
Proposed zoning:	B-2
Proposed land use:	Commercial

CITY ON THE GROW
CITY OF WESLACO

Hidalgo County
Eddy Trevino
County Clerk
Edinburg,TX 78540

70 2006 01582835

Instrument Number: 2006-1582835
As
Recording

Recorded On: February 24, 2006

Parties:

To

Billable Pages: 2

Number of Pages: 3

Comment: WAR DEED 3115742

**** Examined and Charged as Follows: ****

Recording	20.00
Total Recording:	**20.00**

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2006-1582835
Receipt Number: 745027
Recorded Date/Time: February 24, 2006 10:39A
Book-Vol/Pg: BK-SC VL-6 PG-52010
User / Station: A Rodriguez - Cash Superstation 10

Record and Return To:

R I
2100 GRANITE ST
MISSION TX 78572

THE COUNTY OF HIDALGO TEXAS

CHARGE SIERRA TI
STG GS GF# 3115742

1582835

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

CONFORMS TO TEXAS STATE BAR FORM 2251 rev. 10-85

Date: **February 15, 2006**

Grantor: **REDSKIN INVESTMENTS, INC.**

Grantor's Mailing Address (including county): **409 N. 10th Street**
Weslaco, Texas 78596
Hidalgo County

Grantee: **R.I. PECINA, JR.**

Grantee's Mailing Address (including county): **2100 Granite St.**
Mission, Texas 78572
Hidalgo County

Consideration: TEN AND NO/100THS DOLLARS ($10.00) and other good and valuable consideration.

Property (including any improvements):
A tract of land out of Farm Tract 133, WEST AND ADAMS TRACTS SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 14, Block 162, West Tract Subdivision, same being also the Southwest corner of Farm Tract 133 and also the centerline of Mile 8 North;

THENCE, North 30.0 feet along the West side of Farm Tract 133 to a point for a corner;

THENCE, right 90 degrees in an Easterly direction and parallel with the centerline of Mile 8 North 371.42 feet to a point for the Southwest corner of this tract or parcel of land herein conveyed;

THENCE, North 120.0 feet for the Northwest corner;

THENCE, East 200.0 feet for the Northeast corner;

THENCE, South 120.0 feet for the Southeast corner;

THENCE, West 200.0 feet to the POINT OF BEGINNING.

Reservations from and Exceptions to Conveyance and Warranty:
Subject To:

Right-of-Way Easement reserved in Deed recorded in Volume 66, Page 521, Deed Records of Hidalgo County, Texas.

Right-of-Way Easement granted by Hidalgo and Cameron Couties Water County and Improvement District No. 9, to the State of Texas, by instrument dated October 17, 1962, recorded in Volume 1046, Page 591, Deed Records of Hidalgo County, Texas.

Utility Easement reserved in Deed recorded in Volume 1571, Page 296, Deed Records of Hidalgo County, Texas.

Utility Easement reserved in Deed recorded in Volume 2596, Page 511, Official Records of Hidalgo County, Texas.

A Road Easement along the South side of subject property as shown on plat recorded in Volume 2, Page 34 through 37, Map Records of Hidalgo County, Texas.

Easements, rights, rules, and regulations in favor of Hidalgo and Cameron Counties Water County and Improvement District No. 9.

Easements, or claims of easements, which are not of public record.

Oil and Gas Lease granted to Paul Meaders recorded in Volume 57, Page 585, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease granted to E. A. Parker recorded in Volume 148, Page 70, Oil and Gas Lease Records of Hidalgo County, Texas.

Oil and Gas Lease granted to V. F. Neuhaus recorded in Volume 216, Page 138, Oil and Gas Lease Records of Hidalgo County, Texas.

All oil, gas, and other minerals reserved in Deeds recorded in Volume 1645, Page 185, Deed Records of Hidalgo County, Texas, and recorded in Volume 2596, Page 511, Official Records of Hidalgo County, Texas.

Subdivision regulations of the County of Hidalgo and/or ordinance or governmental regulations of the City wherein the subject property lies or holds extra-territorial jurisdiction.

All ad valorem taxes for the year 2006 and all subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

REDSKIN INVESTMENTS, INC.

BY: _____

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 22 day of February, 2006, by Ricardo Rodriguez, President of **REDSKIN INVESTMENTS, INC.**, a Texas corporation, on behalf of said corporation.

Gena M Stockton
Notary Public, State of Texas
Notary's name (printed):
My commission expires:

GENA M. STOCKTON
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08-14-2007

Filed for Record in:
Hidalgo County
By Eddy Trevino
County Clerk
On: Feb 24,2006 at 10:39A
As a Recording
Document Number: 1582835
Total Fees : 20.00
Receipt Number - 745027
By,
Anabela Rodriguez, Deputy

AFTER RECORDING RETURN TO:
R.I. PECINA, JR.
2100 Granite St.
Mission, Texas 78572

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501
File No.: **GF:3115742:AM/ar**

OWNER'S AUTHORIZATON

I, R.I. PECINA, JR., HEREBY AUTHORIZE MARIO A. REYNA, P.E., VICE PRESIDENT OF MELDEN & HUNT, INC. TO SIGN ALL SUBDIVISION APPLICATIONS AND RELATED PAPERWORK FOR A TRACT OF LAND CONTAINING APPROXIMATELY 0.55 OF ONE ACRES OUT OF FARM TRACT 133, WEST & ADAMS TRACTS SUBDIVISION, VOLUME 2, PAGES 34-37, H.C.M.R., HIDALGO COUNTY, TEXAS

3/25/21

R.I. PECINA, JR.
2100 GRANITE ST.
MISSION, TX 78572

DATE

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.I. PECINA, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25 DAY OF March, 2021.

NOTARY PUBLIC, STATE OF TEXAS

ANA S HERNANDEZ
Notary ID #8715964
My Commission Expires
September 27, 2021

Tuesday, April 13, 2021

Property Tax Balance

Begin a New Search Go to Your Portfolio

Shopping Cart: For your convenience you may pay several accounts at once if you pay by eCheck. Click the 'Pay by eCheck' button to add this account to the shopping cart. Additional accounts can be clicking 'Begin a New Search' or 'Find Another Account', then doing a search again and, for each account, clicking the 'Pay by eCheck Now' button. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you begin entering payment information.

Scheduling Payments: If you are paying by eCheck, you may choose to pay now or in the future. You may schedule one payment in the future or recurring payments. To do this, select 'Schedule E-Check Payment' after adding account(s) to the shopping cart.

Unless otherwise noted, all data refers to tax information for 2020. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: W380000133000017

Appraisal District Number: 324587

Address:
PECINA R I JR
2401 DURANGO DR
MISSION, TX 78573-8449

Property Site Address:
W PIKE BLVD

Legal Description:
WEST TRACT E200'-W571.42'-N120'-S150'
FT 133 0.55AC

Current Tax Levy: $5.81

Current Amount Due: $0.00

Prior Year Amount Due: $0.00

Total Amount Due: $0.00

Last Payment Amount for Current Year Taxes:
$5.81

Last Payer for Current Year Taxes:
SONIA E PECINA

Last Payment Date for Current Year Taxes:
01/29/2021

Active Lawsuits: None

Pending Credit Card or eCheck Payments:
No Payment Pending

Pay by Credit Card

Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.

Pay by eCheck

(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)

Print Current Statement

Print Delinquent Statement

Register for Certified Statements by E-mail

Gross Value: $143,748

Land Value: $143,748

Improvement Value: $0

Capped Value: $0

Agricultural Value: $222

Exemptions:
None

Exemption and Tax Rate Information

Taxes Due Detail by Year and Jurisdiction

Payment Information

Print a Current Tax Statement

Click Here to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

EXHIBIT "A"

April 14, 2021

METES AND BOUNDS DESCRIPTION
0.551 OF ONE ACRE OUT OF
FARM TRACT 133,
WEST AND ADAMS TRACT SUBDIVISION,
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

A tract of land containing 0.551 of one acre situated in the City of Weslaco, County of Hidalgo, Texas, being a part or portion out of Farm Tract 133, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, said 0.551 of one acre were conveyed to R.I. Pecina, Jr. by virtue of a Warranty Deed recorded under Document Number 1582835, Hidalgo County Official Records, said 0.551 of one acre also being more particularly described as follows:

BEGINNING at a No. 4 rebar found on an outside corner of Lot 2, VBMH Subdivision, according to the plat thereof recorded in Instrument Number 2936410, Hidalgo County Map Records, for the Northwest corner of this herein described tract;

1. THENCE, N 88° 47' 23" E along a South line of said Lot 2, a distance of 200.00 feet to a No. 4 rebar set for the Northeast corner of this tract;

2. THENCE, S 01° 12' 37' E a distance of 120.00 feet to a No. 4 rebar set for the Southeast corner of this tract;

3. THENCE, S 88° 47' 23" W a distance of 200.00 feet to a No. 4 rebar set for the Southwest corner of this tract;

4. THENCE, N 01° 12' 37" W a distance of 120.00 feet to the POINT OF BEGINNING and containing 0.551 of one acre of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 06/27/2019 UNDER MY DIRECTION AND SUPERVISION.

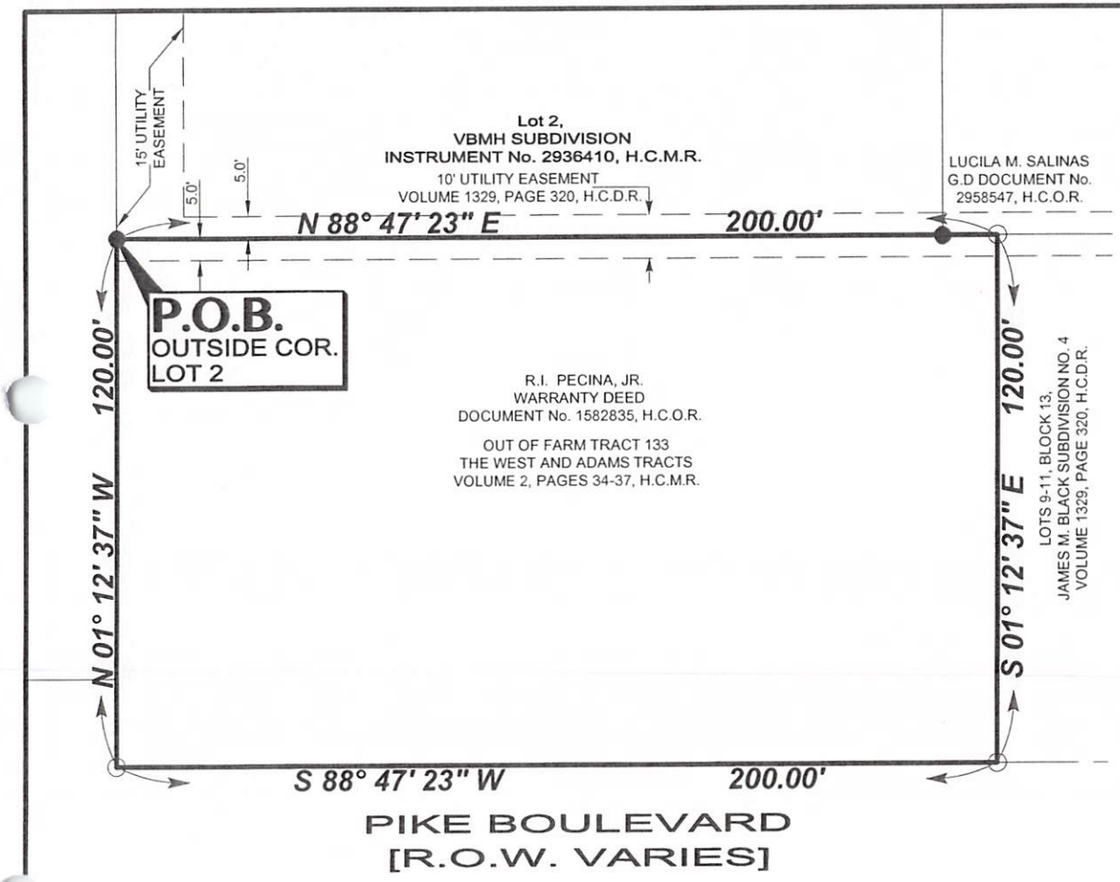
Fred L Kurth 4-14-21

FRED L. KURTH, R.P.L.S. #4750 DATE:



Z:\Surveys\2021\21083\Metes & Bounds\0.551 OF ONE ACRE METES AND BOUNDS.docx

EXHIBIT "B"



LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- R.O.W. - RIGHT-OF-WAY
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.T.S. - NOT TO SCALE
- ( ) - RECORDED MAP CALLS

N

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=60'

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

PLAT SHOWING
0.551 OF ONE ACRE OUT OF FARM TRACT 133, WEST AND ADAMS TRACT SUBDIVISION, VOLUME 2, PAGES 34-37, H.C.M.R. CITY OF WESLACO, HIDALGO COUNTY, TEXAS

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 06/27/2019 UNDER MY DIRECTION AND SUPERVISION.

STATE OF TEXAS
REGISTERED
FRED L. KURTH
4750
PROFESSIONAL
LAND SURVEYOR

Fred L Kurth 4-14-21

FRED L. KURTH, RPLS No. 4750 DATE:

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

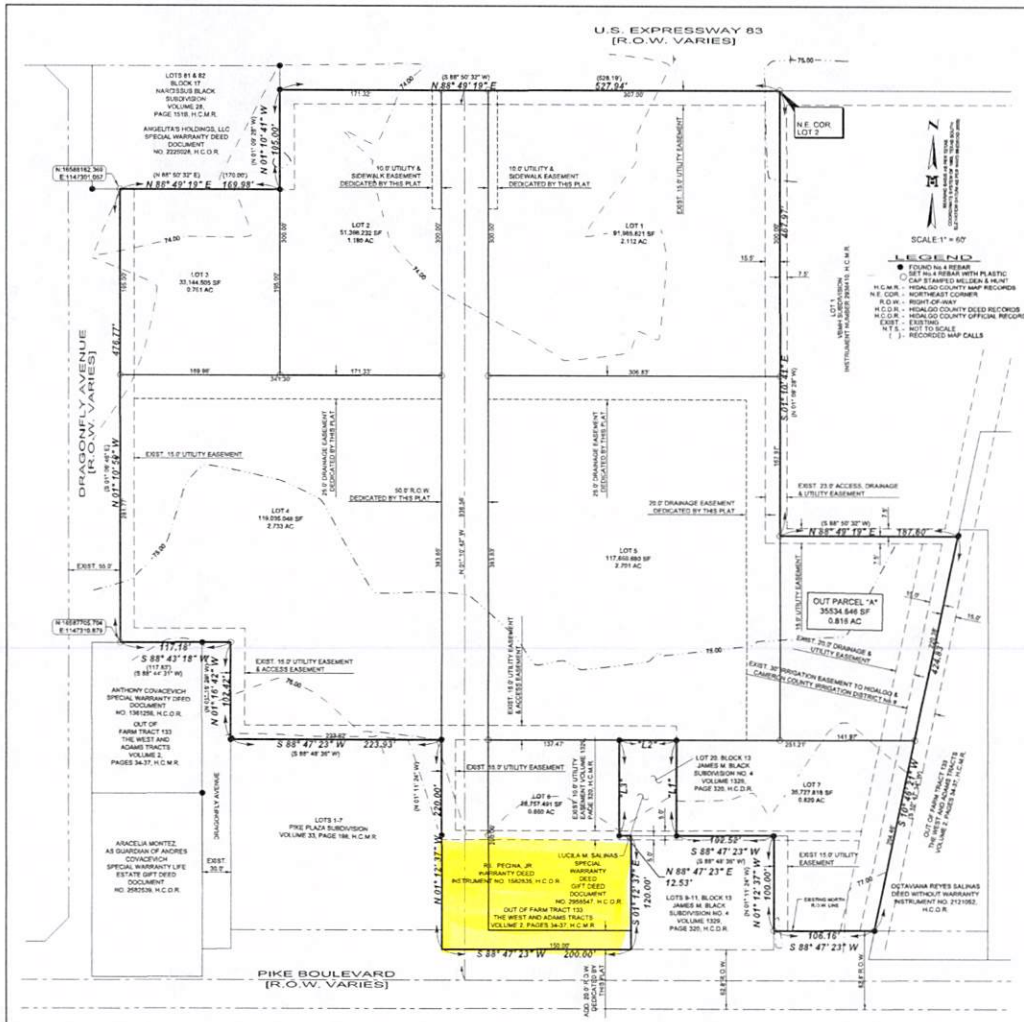
TBPLS No. 10096900

PAGE 2 OF 2
DATE: 04/14/2021
JOB No. 21083.02
FILE NAME: 21083.02
DRAWN BY: J.G.

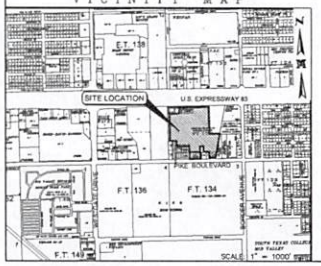
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

© COPYRIGHT 2021 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

Z:\Surveys\2021\21083\dwg\21083 PECINA TRACT EXHIBIT.dwg, Borders, 4/14/2021 9:47:26 AM, jesse



VICINITY MAP



LINE TABLE		
LINE #	DIRECTION	LENGTH
"L1"	N 01° 12' 37" W (N 01° 11' 24" W)	100.00'
"L2"	S 88° 47' 23" W (S 88° 48' 36" W)	65.00'
"L3"	S 01° 12' 37" E (S 01° 11' 24" E)	100.00'

DRAWN BY: EM DATE: 04/12/21
IRRIGATION, CHECKED: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10066800

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.

DATED THIS____ DAY OF _____, 20____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. #9 RIGHTS-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR DRAINAGE/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

_____
RANDALL WINSTON, P.E. - GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

MAP OF
SOUTH POINT SUBDIVISION
BEING A RESUBDIVISION OF 12.889 ACRES
BEING ALL OF LOT 2
VBMH SUBDIVISION,
AND OUT OF FARM TRACT 133,
WEST AND ADAMS TRACT SUBDIVISION
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 12.889 ACRES SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 2, VBMH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2936410, HIDALGO COUNTY MAP RECORDS, AND OUT OF FARM TRACT 133, WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 12.889 ACRES WERE CONVEYED TO SHARYLAND INVESTORS, LTD, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1384617, HIDALGO COUNTY OFFICIAL RECORDS, AND TO R.I. PECINA JR. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1562635, HIDALGO COUNTY OFFICIAL RECORDS, SAID 12.988 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 01° 10' 41" E (N 01° 09' 28" W PLAT CALL) ALONG AN EAST LINE OF SAID LOT 2, A DISTANCE OF 467.97 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, N 88° 49' 19" E (S 88° 50' 32" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 197.60 FEET TO A NO. 4 REBAR FOUND, ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 10° 46' 21" W (S 10° 47' 34" W PLAT CALL) ALONG AN EAST LINE OF SAID LOT 2, A DISTANCE OF 424.63 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, S 88° 47' 23" W ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 106.16 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 01° 12' 37" W (N 01° 11' 24" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 88° 47' 23" W (S 88° 48' 36" W PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 102.52 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 01° 12' 37" W (N 01° 11' 24" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 88° 47' 23" W (S 88° 48' 36" W PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2 FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 01° 12' 37" E (S 01° 11' 24" E PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 88° 47' 23" E A DISTANCE OF 12.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, S 01° 12' 37" E A DISTANCE OF 120.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 88° 47' 23" W ALONG THE NORTH RIGHT-OF-WAY LINE OF PIKE BOULEVARD, A DISTANCE OF 200.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 01° 12' 37" W (N 01° 11' 24" W PLAT CALL) ALONG A LINE OF SAID LOT 3, A DISTANCE OF 220.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 88° 47' 23" W (S 88° 48' 36" W PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 223.93 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST CORNER OF THIS TRACT;
15. THENCE, N 01° 16' 42" W (N 01° 15' 29" W PLAT CALL) ALONG A WEST LINE OF SAID LOT 2, A DISTANCE OF 102.42 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, S 88° 43' 18" W (S 88° 44' 31" W PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 117.18 FEET (117.83 FEET PLAT CALL) TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, N 01° 10' 50" W (S 01° 09' 48" E PLAT CALL) ALONG A WEST LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF DRAGONFLY AVENUE, A DISTANCE OF 476.77 FEET TO A NO. 4 REBAR SET ON THE SOUTHERNMOST NORTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;
18. THENCE, N 88° 49' 19" E (N 88° 50' 32" E PLAT CALL) ALONG A NORTH LINE OF SAID LOT 2, A DISTANCE OF 169.98 FEET (170.00 FEET PLAT CALL) TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, N 01° 10' 41" W (N 01° 09' 28" W PLAT CALL) ALONG A WEST LINE OF SAID LOT 2, A DISTANCE OF 105.00 FEET TO A NO. 4 REBAR FOUND ON THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
20. THENCE, N 88° 49' 19" E (S 88° 50' 32" W PLAT CALL) ALONG A NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. EXPRESSWAY 83, A DISTANCE OF 527.94 FEET (528.19 FEET PLAT CALL) TO THE POINT OF BEGINNING AND CONTAINING 12.889 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B"

   ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

   COMMUNITY-PANEL NUMBER: 480343 0005 B
   EFFECTIVE DATE: MARCH 4, 1990
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE FRONT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:

   FRONTAGE: PIKE BOULEVARD IS IDENTIFIED AS PART OF THE MIDDLE COUNTY THOROUGHFARE MAP
   SIDE: 25' OR EASEMENT WHICH EVER IS GREATER
   SIDE: 10' OR EASEMENT WHICH EVER IS GREATER
   REAR: 10' OR EASEMENT WHICH EVER IS GREATER
4. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 197,208 C.F. OF STORM SEWER RUNOFF AS PER APPROVED DRAINAGE REPORT.
5. BENCH MARK: SET SQUARE CUT TOP OF INLET LOCATED ON THE NORTH SIDE OF THIS LOT AT THE FOLLOWING COORDINATE AND ELEVATION:
   N: 16598535.78, E: 1466784.33 AT ELEVATION = 72.12
6. NO BUILDING IS ALLOWED OVER ANY EASEMENT.
7. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF U.S. EXPRESSWAY 83, PIKE BOULEVARD AND ALL INTERIOR STREETS DURING THE BUILDING PERMIT PROCESS.
8. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER.
9. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
10. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
11. LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.
13. NO ACCESS SHALL BE GRANTED FOR LOT 3 ONTO FRONTAGE ROAD.

CITY OF WESLACO
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED ON THIS _____ DAY OF _____, 20____

_____
CHAIRMAN

_____
DATE

CITY OF WESLACO
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
MAYOR CITY OF WESLACO

_____
DATE

_____
ATTEST: CITY OF WESLACO SECRETARY

_____
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE " SOUTH POINT SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____
DOLLY L. ELIZONDO, MANAGING MEMBER OF
P.E.P. MANAGEMENT, GENERAL PARTNER OF
SHARYLAND INVESTORS, LTD.
3004 N. SHARY ROAD
MISSION, TX 78572

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE " SOUTH POINT SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____
R. I. PECINA, JR.
2100 GRANTE STREET
MISSION, TX 78572

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED R. I. PECINA, JR., PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 09/11/2019
ENGINEERING JOB # 19133.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE_____DAY OF_____, 20____

_____
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750
STATE OF TEXAS

DATE SURVEYED: 06/05/2018
TX. PG.
SURVEY JOB # 19127.08

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

_____
DATE

COUNTY CLERK
STATE OF TEXAS

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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS
TBPELS Firm # F-1435
TBPELS # 10096900

April 13, 2021

Rebekah de la Fuente, Director
City of Weslaco Planning Department
225 South Kansas Avenue
Weslaco, Texas 78596

RE: CHANGE OF ZONE

Dear Ms. De la Fuente:

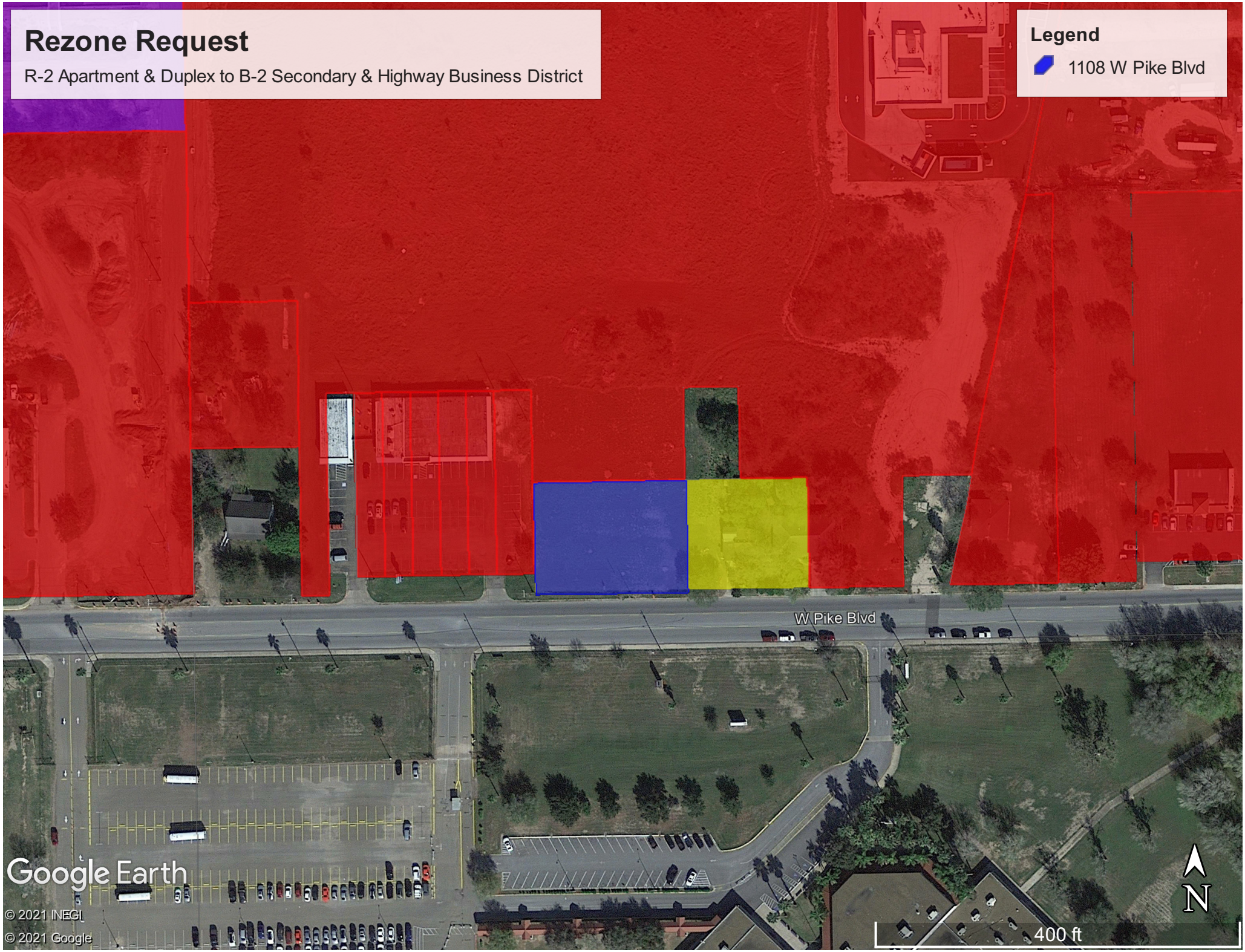
On behalf of Melden and Hunt, Inc., representing R.I. Pecina, owner, we respectfully request that the property listed below be placed on the agenda for the next Planning and Zoning Meeting for a change of zone. The intent is to develop the property for commercial use.

Legal Description: Being a 0.55-acre tract of land out of Farm Tract 133, West & Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas.

Please consider this request and advise us of all meeting dates for the request. Should you have any questions or require additional information, please do not hesitate to contact our office at (956) 381-0981.

Respectfully,

Mario A. Reyna, P.E.
Vice-President


Rezone Request
R-2 Apartment & Duplex to B-2 Secondary & Highway Business District
Legend
1108 W Pike Blvd
W Pike Blvd
Google Earth
© 2021 INEGI
© 2021 Google
N
400 ft

ORDINANCE NO. 2021-17

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1108 W PIKE BLVD. ALSO BEING 0.55 ACRE TRACT OF LAND OUT OF, FARM TRACT 3, WEST & ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-2 DUPLEX AND APARTMENT DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-2 Duplex and apartment district to B-2 secondary and highway business district located at 1108 W Pike Blvd. Also being 0.55-acre tract of land out of, farm Tract 3, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Weslaco, Hidalgo County, Texas.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of May 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2021.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4191

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for District North Weslaco Subdivision– being 39.97 acres out of Farm Tract 190, BLK 160, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on westside of Pleasant View Drive, 1320' North Mile 5 North Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed fifty-nine (59) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through a 6" waterline and has proposed sanitary sewer through OSSF. The property is within a Flood Zone "X". The developer is requesting a variance to allow for OSSF and off-site drainage.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of Final Plat and compliance with the ordinance on the variance.

Attachments, if any:
The District North - Final Plat- Memo, The District North - Application,Driange Report, THE DISTRICT-NORTH WESLACO PLANS 24X36, The District North-Aerial

Responsibilities upon Approval:
Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: The District North-Final Plat

DATE: May 12, 2021

The proposed use for the 59-lot subdivision will be for single family residential homes. The developer is requesting a variance on setback to allow for OSSF. The nearest sanitary sewer line is located 3,900' south at the intersection of Mile 5 ½ West and Mile 10. The developer has also requested a variance to permit off-site drainage and has received a letter of support from the Drainage District. The developer has complied with all departmental and Planning & Zoning comments.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000021-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☒ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: LIFE DISTRICT NORTH WESLACO SUBD.

Location: SWC MILE 11 NORTH @ MILE 5 1/2 WEST SUBD.

Legal Description: ALL OF F.T. 190, WEST TRACT SUBD., W.C.T.

Is subdivision inside city limits? ☐ YES ☒ NO

If subdivision is in the ETJ, indicate? ☒ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: OPEN / RES Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 59 Gross Acreage: 39.91

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: JORGE GONZALEZ Telephone: 447-1048

Address: 2900 N. TEXAS BLVD. Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: TRIGEN COWBOY1@GMAIL.COM

ENGINEER INFORMATION

Name: DAVID OMAR SALINAS Telephone: 682-9081

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MCALLEN State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☐ YES ☒ NO Wastewater Provision: SEPTIC TANK

☒ YES ☐ NO Electric Company: AEP

☒ YES ☐ NO Phone Utility_____	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District #1	☒ YES ☐ NO Irrigation District #9

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____**$355.00** Planning Review fee

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal

- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property

_____If septic tank system required, submit soil evaluation report

_____Water Rights associated with the property

_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____**$350.00** (one time fee for preliminary and final plat)

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Jorge Gonzalez

Owner Signature: _____ Date: 2/26/'21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 2/26/'21

Authorized Agent Printed Name: David Omar Salinas

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: THE DISTRICT NORTH WESLACO SUBD.

Location: SWC MILE 11 NORTH & MILE 5 1/2 WEST ROADS

Legal Description: ALL OF F.T. 190, WEST TRACT SUBD., H.-C.T.

VARIANCE TYPE:

□ Streetlights □ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☒ YES □ NO

Describe in detail the reason for the variance request:

NO CITY SEWER AVAILABLE TO THIS LOCATION

□ Fire Hydrants □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Setbacks □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Drainage □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Minimum Lot Size □ YES ☒ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES ☒ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES ☒ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: JORGE GONZALEZ Telephone: 447-1048

Address: 2900 N. TEXAS BLVD. Fax: —

City: WESLACO State: TX Zip: 78599 E-mail: TRIGENCOWBOY1@GMAIL.COM

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: JORGE GONZALEZ

Owner Signature: Jorge Gonzalez Date: 2/26/'21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 2/26/'21

Authorized Agent Printed Name: DAVID OMAR SALINAS

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: The District – North Weslcao

Location: SWC of Mile 11 North and Mile 5 ½ West Roads

Applicant: David Omar Salinas ☐ Owner ☒ Agent

Address: 2221 Daffodil Ave., McAllen, Texas, 78501 Phone Number: 682-9081

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family Detached	39.97	4.5 People Per Lot	59 Lots	64.14	81.81	734.56 (Persons)

Comments:

Prepared by: David Omar Salinas Date:

Address: 2221 Daffodil Ave., McAllen, Texas, 78501 Phone Number: 682-981

STATE OF TEXAS
DAVID OMAR SALINAS
71973
LICENSED
PROFESSIONAL ENGINEER

(For Official Use Only, Do Not Write In This Box)

_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#:

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Onsite Sewage Facility
Site Evaluation

Applicant Information

Name: Jorge Gonzalez
Address: Mile 11 Rd/Mile 5 1/2
City: Weslaco State: TX Zipcode:

Site Evaluator Information

Name: Luz Gomez
Company: Gomez Backhoe Service
City: Mission State: TX Zipcode: 78574

Property Location:

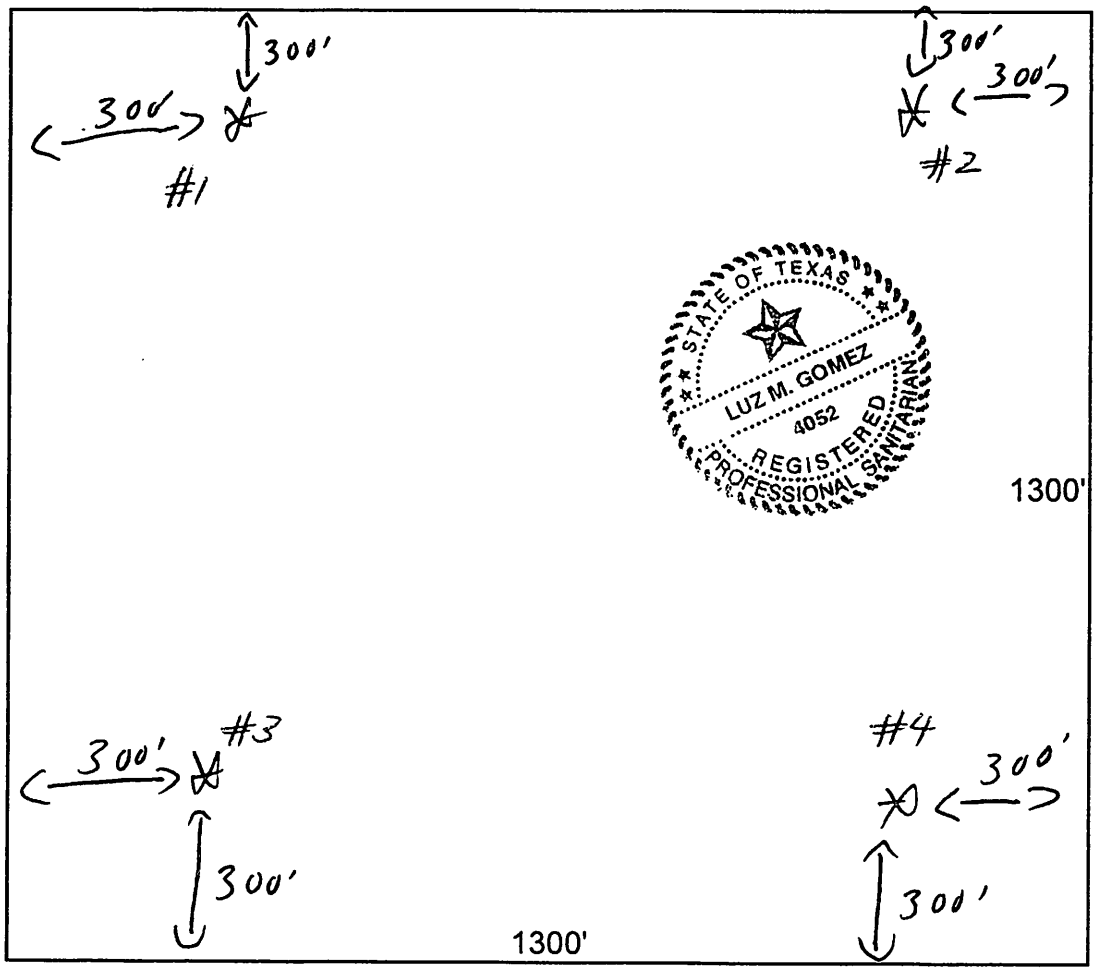
Subdivision: 38 Acres of Farm Tract 190 West Track
Lot: Block:
Street Address: Mile 11 Rd/Mile 5 1/2
City: Weslaco Zipcode: 78596

Installer Information:

Name:
Company:
City: State: Zipcode:

Schematic of Lot or Tract

Show:
Compass North, adjacent streets, property dimensions, location of buildings,easements, swimming pools, water lines, and other surface improvements where know (drainage, patios, sidewalks).
Location of existing or proposed water wells within 150 ft of property.
Indicate slope or provide contour lines from structure to the farthest location of the proposed soil absorption or irrigated area.
Location of soil boring or dug pits
Location of natural, constructed, or proposed drainage ways (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



Lot Size: 38 acres

Scale __ inch= __ ft

Presence of 100 year flood zone	Yes___	No ✓
Presence of adjacent ponds, streams, water impoundments	Yes___	No ✓
Existing or proposed water well in nearby area	Yes___	No ✓
Organized sewage service available to lot or tract	Yes___	No ✓

Site Evaluator

Name: Luz Gomez Signature: License No.: OS 0033117

On-Site Sewage Facility
Soil Evaluation Report Information

Date Soil Survey Performed: 2/1/2021 County: Hidalgo

Subdivision: 38 Acres of Farm Tract 190 Lot: ____ Block: ____

Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below below the proposed excavation depth.
For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 1

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1						
2						
3			N/A	None	None	None
4						
5		Sandy Clay Loam				
6	III					

STATE OF TEXAS
LUZ M. GOMEZ
OS0033117
REGISTERED
SITE EVALUATOR

Soil Boring 2

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1						
2						
3			N/A	None	None	None
4						
5		Sandy Clay Loam				
6	III					

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Signature of Site Evaluator

2/1/2021
Date:

On-Site Sewage Facility
Soil Evaluation Report Information

Date Soil Survey Performed: 2/1/2021 County: Hidalgo

Subdivision: 38 Acres of Farm Tract 190 Lot: ____ Block: _____

Name of Site Evaluator: Luz Gomez Registration Number: OS 0033117

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
For subsurface disposal, soil evaluation must be performed to a depth of at least two feet below below the proposed excavation depth.
For surface disposal, the surface horizon must be evaluated.
Describe each soil horizon and identify any restrictive features on the form. Indicated depths where features appear.

Soil Boring 3

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5		Sandy Clay Loam				
6	III					

Soil Boring 4

Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1	↓	↓	N/A	None	None	None
2						
3						
4						
5		Sandy Clay Loam				
6	III					

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Signature of Site Evaluator

2/1/2021
Date:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
RAUL E. SESIN, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RICHARD F. CORTEZ	EVERARDO "EVER" VILLARREAL	ELLIE TORRES
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

March 18, 2021

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: THE DISTRICT NORTH WESLACO SUBDIVISION

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for The District North Weslaco Subdivision, David O. Salinas, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCDD1 ditch. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the West of the subdivision and dedicating 75.0 feet of right of way from the property line.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

Hector Garcia
Hector H. Garcia De Pena, EIT
District Engineer-in-Training

CC: Mr. Raul E. Sesin, PE CFM – Hidalgo County Drainage District General Manager

DRAINAGE REPORT

THE DISTRICT – NORTH WESLACO SUBDIVISION

CITY OF WESLACO ETJ HIDALGO COUNTY, TEXAS

PREPARED BY:

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F-6675)
2221 Daffodil Ave.
McAllen, Texas, 78501
(956) 682-9081
(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

FEBRUARY 19, 2021
REVISED: MARCH 16, 2021



INDEX

Drainage Report Narrative: Page 2.-3.

A. Hydrograph: Dated 01/16/21 Attached
B. Plat reduction of The District-North Weslaco Subdivision, Hidalgo Co. Texas
C. Copy of FIRM – CPN 480334 0450 C, dated June 06, 2000 Revised to reflect LOMR dated May 30, 2002
D. Copy of Plat reduction and other drainage report exhibits

DRAINGE REPORT NARRATIVE

Proposed The District – North Weslaco Subdivision is a 59 - lot residential ½ Ac. lot plat containing 38.06 Acres of land out of Farm Tract 190, West Tract Subdivision, Hidalgo County, Texas, and, located at the SWC of Mile 11 North Road and Mile 5 ½ West Road inside the ETJ of the City of Weslaco. The proposed single - family plat is located in Zone "X" (unshaded) as per the FIRM Community Panel No. 480334 0450 D, dated 06/06/2000 revised to reflect LOMR dated May 30, 2000. Zone "X" (unshaded) areas are defined as "areas to be outside the 500-year flood." The site has one homestead at the immediate corner but the far majority is s vacant.

Soils of this proposed plat consist of two soils - first, a Hidalgo sandy clay loam (Map Unit 28) with slopes between 0 and 1 percent – these Group B soils are well drained with slow surface runoff with moderate permeabilities and are subclass IIc irrigated and non-irrigated in the Gray sandy loam range. The second soil is a Racombes sandy clay loam (Map Unite 48) with slopes between 0 and 1 percent – these Group b soils are moderately well drained with slow runoffs and moderate permeabilities: capability subclass IIw non-irrigated and irrigated and are in the Clay loam range site - all in accordance with the **Soil Survey of Hidalgo County, Texas.**

This tract is bound on the north by Mile 11 North road – a paved county section roadway with bar ditches and no curb & gutter or storm sewer improvements. On the east is located Mile 5 ½ West Road also being paved with a county section of roadway with bar ditches and no curb & gutter or storm sewer. On the west is a large HCID No. 9 ditch located between this tract and Mile 6 Palms Subdivision (a residential plat). To the south are a small area of residential homesteads and other open agricultural open lands used for cultivation.

The plat is proposing 59 residential lots, four internal roadways and storm sewer with two outfalls into the irrigation ditch located along the west side of this tract. Widening of both sides of the irrigation district is proposed using HCDD No. 1 approved ditch widening details (for storage and ditch maintenance) and additional right-of-way dedication requirements. This plat shall dedicate an additional 75.0 feet of lands along the west side to complete HCDD No. 1 ditch dedication requirements.

Waters within this property essentially flow via sheet flow in an eastern direction over the entire trat toward Mile 5 ½ West road via sheet flow. Drainage waters along both roadways appear to flow and empty into said irrigation ditch and another smaller ditch that runs west to east across (east) from the SEC of this tract.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provided detention equivalent to the total volume of water CREATED by the post-development of this 38.06 acre property. Using the Rational Method ***(For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004))*** over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.39 (future home and roadway improvements) – ***For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)***, an average drainage run of 1,260.0 feet and an average slope of 0.12%, it was computed that the improved condition would produce an additional total volume of 155,793.0 Cubic Feet, or, 3.58 Acre-Feet. This volume of water is equivalent to a layer of water 2.87 inches deep if spread out evenly over the entire 38.06 acre tract.

The developer is providing for a TOTAL new dedication of 75.0 feet along the east side of said ditch. The development is proposing to widen both sides of said ditch to create an additional volume of not less than 156,110.85 Cu. Ft.

ADDITIONAL STORAGE COMPUTATION
See Sheet 6 of 8

Proposed widening using Drain Ditch Cross Section A-A: 156,110.85 Cu. Ft. (TOTAL) > 155,793.0 Cu. Ft. - Okay.

Drainage waters shall be routed to the newly widened ditch by one 24" inch and one 36" inch RCP storm sewer lines from this proposed development. Permitting shall be applied for both pipe entrances. At this time no additional paving improvements are being proposed for Mile 11 North and Mile 5 ½ North Roads.

DRAINAGE PIPE CALCULATIONS
DRAINAGE AREA: 38.06 Acres

NORTH PIPE
Size: 24"
Roughness: 140
Length: 247'
Drop: 0.54 Feet

Results in: Vel. 4.36 FPS Q = 13.70 CFS S = 0.22%

SOUTH PIPE
Size: 36" (City of Weslaco Requirement)
Roughness: 140
Length: 247'
Drop: 0.27 Feet

Results in: Vel. 3.88 FPS Q = 27.37 CFS S = 0.11%

Date: February 19, 2021
Revised Date: March 16, 2021
Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivisionplats\thedistrictnorthweslaco\drainage.report.031621

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

HIDALGO COUNTY DRAINAGE DISTRICT

Hector Garcia 3/17/21
H.C.D.D. NO. 1 DATE

STATE OF TEXAS
DAVID OMAR SALINAS
71973
LICENSED
PROFESSIONAL ENGINEER

THE DISTRICT-NORTH WESLACO SUBDIVISION
50-Year Storm Event

16-Jan-21

EXISTING DATA

Total Area	38.060	Ac.
Intercept Coefficient - "k"	0.213	Table 3-2 *
"K_u"	3.28	
Overland Flow Length - "L"	1260.00	ft
Overland Slope - "S_p"	0.1200	%
Velocity - "V"	0.24	
Existing Time of Concentration - "T"	45	min.
Existing Runoff Coefficient - "C"	0.20	
Intensity of Rainfall - "I"	3.89	in/hr (10 - year event)
Existing - "Q_{10yr}"	*29.65*	*ft^3/s*

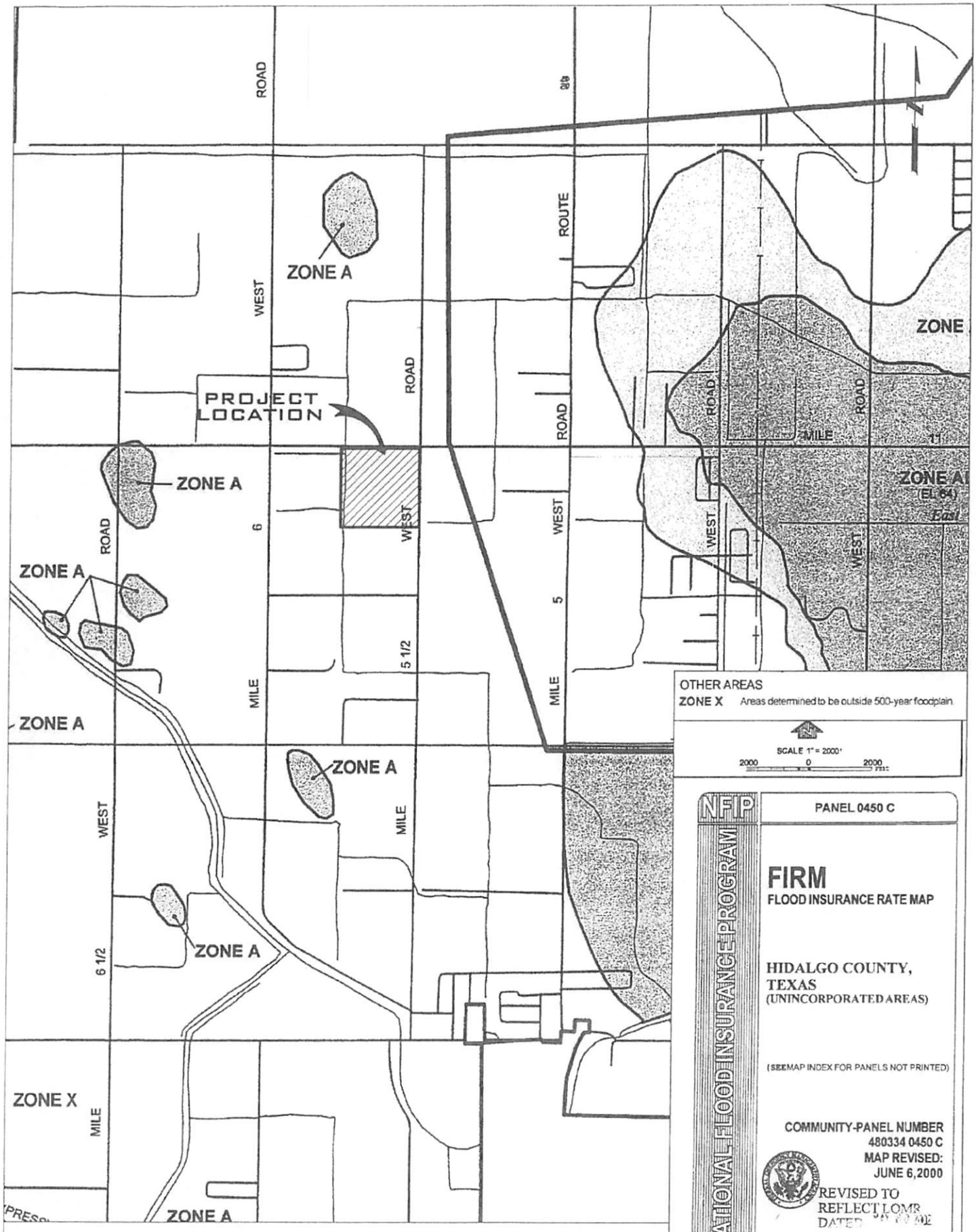
PROPOSED IMPROVEMENTS

Proposed Runoff Coefficient - "C"	0.390	Calculated
Residential Improvements: Assumed 4,000 Sq. Ft. of Impervious Improvements		
Proposed Time of Concentration - "T"	20	min.
Proposed Intensity - "I"	4.60	in/hr (50 - year event)
Proposed - "Q_{50yr}"	*68.28*	*ft^3/s*

Time		I_{50yr}	$Q50_{yr}$ in	V in	Q_{10yr} out	V out	Req'd V	Req'd V	
min	hr	in/hr	ft^3/s	ft^3	ft^3/s	ft^3	ft^3	ac-ft	
95.00	1.58	3.05	45.27	258024	29.65	102279	155745	3.58	
94.00	1.57	3.07	45.60	257159	29.65	101389	155769	3.58	
93.00	1.55	3.09	45.93	256286	29.65	100500	155785	3.58	
92.00	1.53	3.12	46.27	255404	29.65	99611	155793	3.58	High Point
91.00	1.52	3.14	46.61	254514	29.65	98721	155792	3.58	
90.00	1.50	3.16	46.97	253615	29.65	97832	155783	3.58	
89.00	1.48	3.19	47.32	252708	29.65	96943	155765	3.58	
88.00	1.47	3.21	47.69	251791	29.65	96053	155738	3.58	
87.00	1.45	3.24	48.06	250866	29.65	95164	155702	3.57	
91.00	1.52	3.14	46.61	254514	29.65	98721	155792	3.58	

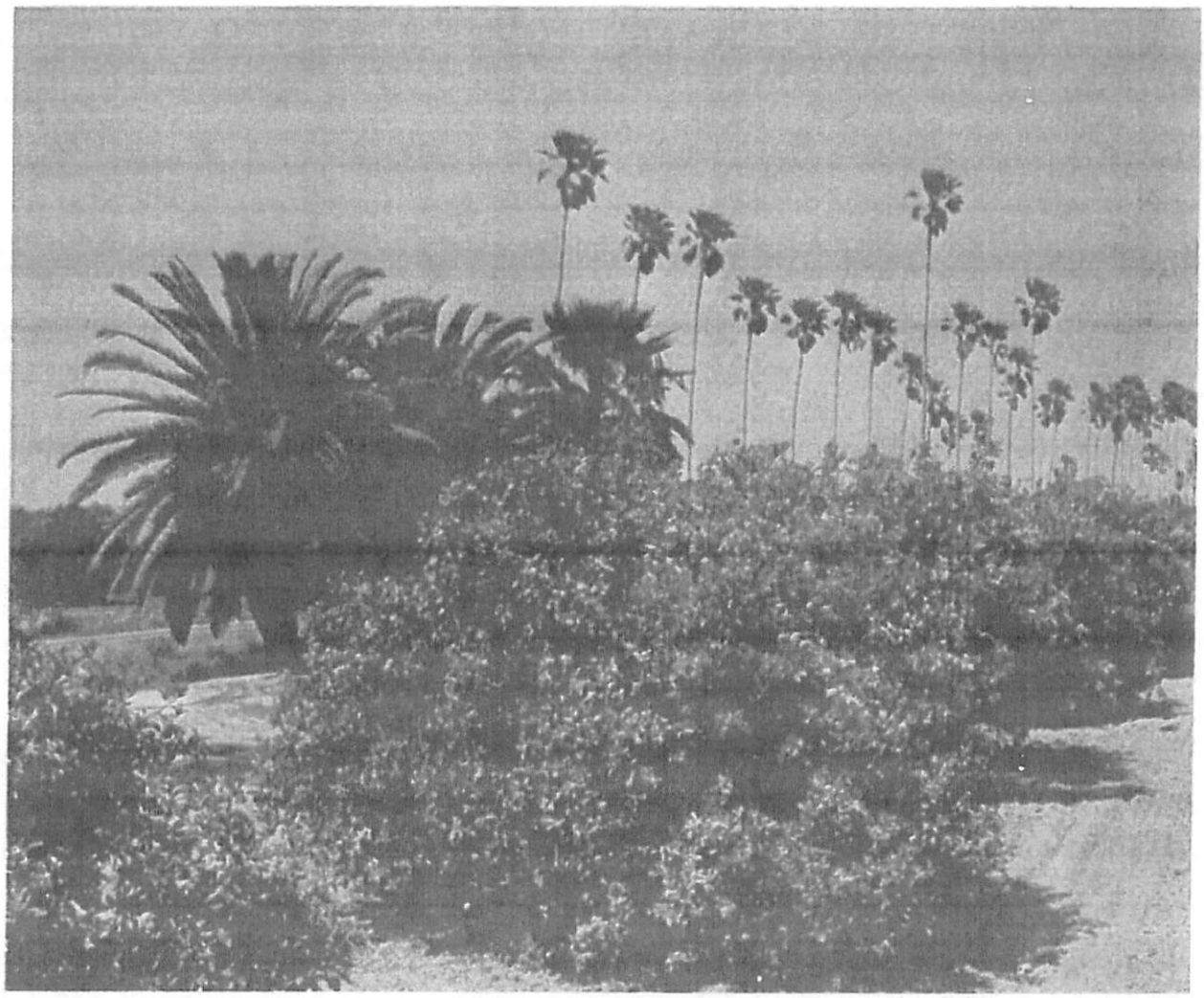
* *"City of McAllen, Texas - Drainage Policy 2006"; Standard Design Guide for Subdivision Improvements & Capital Improvements; October 2006*





FEMA MAP THE DISTRICT-NORTH WESLACO SUBDIVISION SCALE: 1"=2000'

SOIL SURVEY OF
HIDALGO COUNTY, TEXAS



United States Department of Agriculture, Soil Conservation Service
in cooperation with the Texas Agricultural Experiment Station

vine ephedra; and forbs include Engelmann-daisy and bushsunflower.

With continuous heavy grazing by livestock, fourflower trichloris, twoflower trichloris, and tanglehead decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, whiplash pappusgrass, and slim tridens. If heavy grazing continues for many years, mesquite, condalias, pricklypear, and other woody plants form a dense canopy that has an understory of red lovegrass, threeawn, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is medium for habitat for deer and javelina. Nesting areas are plentiful for quail, doves, and songbirds.

Potential is high for urban uses and medium for recreation uses. Recreation uses are limited by the sandy surface layer.

This Hebbronville soil is in capability subclass IVe, nonirrigated and in subclass IIIe, irrigated; it is in the Sandy Loam range site.

25—Hidalgo fine sandy loam, 0 to 1 percent slopes. This deep, nearly level soil is on convex uplands. Areas are mostly broad and irregular in shape and range from 15 to 900 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 15 inches thick. The upper part of the subsoil, from 15 to 30 inches, is brown sandy clay loam. The lower part, from 30 to 39 inches, is pale brown sandy clay loam. The layer extending from 39 to 72 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water capacity is medium. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is slight, and the hazard of soil blowing is moderate.

Included with this soil in mapping are small areas of Brennan and Willacy soils and Hidalgo soils that have a clay loam surface layer. The included soils make up less than 20 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables (fig. 7). This soil has high potential for citrus.



Figure 7.—Irrigated cabbage on Hidalgo fine sandy loam, 0 to 1 percent slopes.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, conserving soil moisture are necessary. Cropping systems that include high residue crops help to maintain soil tilth, improve soil structure, reduce evaporation, control soil blowing, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Subsurface tile drainage lowers the high water table that can develop from irrigation. Temporary field ditches are difficult to maintain. Stripcropping helps control soil blowing. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter caused by land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plain bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of tumblegrass, threeawn, ragweed, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for quail, doves, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitation for urban uses is the high corrosivity to uncoated steel. Low strength is a limitation for local roads and streets.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

26—Hidalgo fine sandy loam, 1 to 3 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 10 to 200 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 17 inches thick. The upper part of the subsoil, to a depth of 37 inches, is brown sandy clay loam. The lower part, to a depth of 49 inches, is pale brown sandy clay loam. The layer extending to a depth of 65 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is medium. Permeability is moderate, and the available water capacity is medium. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are moderate.

Included with this soil in mapping are small areas of Brennan and Willacy soils and a Hidalgo soil that has a sandy clay loam surface layer. The included soils make up less than 15 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, conserving soil moisture, and controlling erosion are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth, reduce evaporation, control soil blowing, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land-leveling cuts. Subsurface tile drainage lowers the high water table that can develop from irrigation if the soil is leveled. Temporary field ditches are difficult to maintain. When this soil is not irrigated, contour farming helps reduce soil losses from erosion. Stripcropping helps control soil blowing. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps to offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass

pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of tumblegrass, threeawn, ragweed, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for quail, doves, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitation for urban uses is the high corrosivity for uncoated steel. Low strength is a limitation for local roads and streets.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

27—Hidalgo fine sandy loam, 3 to 5 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 175 acres.

Typically, the surface layer is dark grayish brown fine sandy loam about 16 inches thick. The upper part of the subsoil, from 16 to 27 inches, is grayish brown sandy clay loam. The lower part, from 27 to 37 inches, is brown sandy clay loam. The layer extending from 37 to 65 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is medium. Permeability is moderate, and the available water capacity is medium. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is severe, and the hazard of soil blowing is moderate.

Included with this soil in mapping are small areas of Brennan, Delfina, and Willacy soils. The included soils make up less than 15 percent of this map unit.

This Hidalgo soil is used mostly as nonirrigated cropland, pastureland, or rangeland. A few areas are irrigated.

This soil has medium potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. When the soil is bench leveled, it has medium potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, controlling erosion, and conserving soil moisture are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth, reduce evaporation, control soil blowing, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land leveling cuts. Subsurface tile drainage lowers the high water table that can develop from irrigation if the soil is bench leveled. If the soil has not been leveled, a properly designed sprinkler system helps to conserve water. When this soil is not irrigated, contour farming helps reduce soil losses from erosion. Stripcropping helps control soil blowing. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps to offset the loss of organic matter from land leveling.

Potential is medium for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are high corrosivity to uncoated steel and low strength for local roads and streets.

This Hidalgo soil is in capability subclass IIIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

28—Hidalgo sandy clay loam, 0 to 1 percent slopes. This deep, nearly level soil is on convex uplands. Areas are mostly broad and irregular in shape and range from 25 to more than 900 acres.

Typically, the surface layer is dark grayish brown sandy clay loam about 17 inches thick. The next layer, from 17 to 28 inches, is brown sandy clay loam. The next layer, from 28 to 38 inches, is pale brown clay loam. The layer extending from 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water

capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Raymondville and Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 20 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing adequate surface drainage are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Land leveling reduces runoff and permits a better distribution of irrigation water. Surface drainage is useful in removing excess water after heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses (fig. 8). Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash,



Figure 8.—Irrigated Coastal bermudagrass on Hidalgo sandy clay loam, 0 to 1 percent slopes.

pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

29—Hidalgo sandy clay loam, 1 to 3 percent slopes. This deep, gently sloping soil is on convex uplands. Areas are small and irregular in shape and range from 5 to 150 acres.

Typically, the surface layer is dark brown sandy clay loam about 14 inches thick. The next layer, from 14 to 36 inches, is brown sandy clay loam. The layer extending from 36 to 72 inches is pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Included with this soil in mapping are small areas of Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 15 percent of this map unit.

This soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and controlling erosion are necessary. Cropping systems that include high residue crops help maintain or improve soil tilth, reduce evaporation, and provide organic matter. Land leveling reduces erosion and runoff and permits a better distribution of irrigation water. Bench leveling reduces the depth of required land-leveling cuts. Subsurface tile drainage lowers the high water tables that can develop from irrigation when the soil is leveled. When this soil is not irrigated, contour farming helps reduce soil erosion. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIe, nonirrigated and irrigated; it is in the Gray Sandy Loam range site.

30—Hidalgo sandy clay loam, saline, 0 to 1 percent slopes. This deep, nearly level saline soil is on convex uplands. Areas are small and irregular in shape and range from 25 to 100 acres.

Typically, the surface layer is saline, dark grayish brown sandy clay loam about 15 inches thick. The next layer, from 15 to 25 inches, is saline, brown sandy clay loam. The next layer, from 25 to 36 inches, is saline, pale brown clay loam. The layer extending from 36 to 65 inches is saline, very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is low. This soil is moderately saline to strongly saline as a result of overirrigation and evaporation of slightly saline water. A high water table that is saline occurs at depths from 1 1/2 to 4 1/2 feet below the surface. A few areas of this soil have been altered by land leveling for irrigation. In these areas, the soil has a thin surface layer because of cutting; in a few areas, it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Potential is medium in these areas for wildlife habitat for coyote, weasel, armadillo, white-winged doves, chachalaca, and many migratory birds.

Potential is low for urban and recreation uses. Shrinking and swelling of the soil and the clayey surface layer are the main limitations.

This Olmito soil is in capability subclass IIs, nonirrigated and irrigated; it is in the Clayey Bottomland range site.

45—Pits, borrow. These miscellaneous areas are throughout the county. Areas are long and narrow or square or oblong in shape. Areas range from 5 to 80 acres.

Borrow pits are areas from which soil material was excavated for use as fill for levees and highway overpasses or as foundation material for buildings.

The long and narrow pits are adjacent to the International Boundary and Water Commission levees. These pits are about 3 to 5 feet deep.

The square or oblong pits are mainly within a short distance from expressway overpasses. These pits have vertical walls, are about 6 to 15 feet deep, and usually contain from 6 to 36 inches of water.

46—Pits, caliche. These miscellaneous areas are in the western part of the county and are associated with Cuevitas, Delmita, and Randado soils. Areas are irregular, square, or oblong and range from 5 to 400 acres.

Caliche pits are areas that have been excavated in the mining of caliche. These pits have vertical walls and range from 6 to 25 feet in depth. In some places they are used as sites for sanitary landfills. Some areas are used as drainage outlets and contain 3 to 6 feet of water.

47—Pits, gravel. These miscellaneous areas are in the southwestern part of the county and are associated with the Jimenez and Quemado soils. Areas are irregular, square, or oblong in shape and range from 5 to 350 acres.

Gravel pits are areas that have been excavated for gravel. These pits have vertical walls and range from 10 to 30 feet in depth.

48—Racombes sandy clay loam. This deep, nearly level soil is on plane to concave uplands. Slopes range from 0 to 1 percent. Most areas are small and irregular in shape; some areas are in small, rounded depressions. These areas range from 10 to 50 acres.

Typically, the surface layer is very dark gray sandy clay loam about 13 inches thick. The upper part of the subsoil, from 13 to 25 inches, is dark grayish brown sandy clay loam. The lower part, from 25 to 49 inches, is brown sandy clay loam. The underlying layer extending from 49 to 72 inches is light brown sandy clay loam. The soil is noncalcareous to 37 inches.

This soil is moderately well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is high. This soil is rarely flooded; however, flooding is possible after heavy rainfall for brief periods usually less often than once in 2 years on the average. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thick surface layer because of filling, and in a few areas it has a thin surface layer because of cutting. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Hidalgo, Raymondville, and Willacy soils. Also included are a few areas of Rio soils. The included soils make up less than 20 percent of this map unit.

This Racombes soil is used mostly as irrigated and nonirrigated cropland and for citrus.

Potential is high for nonirrigated and irrigated crops. Although crop yields are high, occasional loss of crops is a risk because of flooding. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has medium potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing surface drainage are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Land leveling increases the efficiency of irrigation and permits a better distributin of irrigation water. Surface drainage is useful in removing excess water after a heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation.

Potential is high for nonirrigated and irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain plant vigor. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In rangeland, the dominant grasses in the potential plant community are fourflower trichloris, Arizona cottontop, and sideoats grama in open grassland; woody plants include vine ephedra and spiny hackberry; and forbs include Engelmann-daisy and bundleflower.

With continuous heavy grazing by livestock, fourflower trichloris, Arizona cottontop, and sideoats grama decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and curly mesquite. If heavy grazing continues for many years, whitebrush, mesquite, pricklypear, and other woody plants form a dense canopy that has an understory of red grama, tumblegrass, and threeawn. Brush encroachment on this soil is a major range management problem.

Potential is high for wildlife habitat including habitat for coyote, weasel, and other furbearing animals. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is low for urban and recreation uses. Shrinking and swelling of the soil, flooding, and the clayey surface layer are the main limitations.

This Racombes soil is in capability subclass IIw, nonirrigated and irrigated; it is in the Clay Loam range site.

49—Racombes sandy clay loam, saline. This deep, nearly level, saline soil is on plane to concave uplands. Slopes range from 0 to 1 percent. Most areas are small, irregular, and slightly depressional. A few areas are small, rounded, and depressional. Some areas are long, narrow drainageways. The areas of this soil range from 10 to 50 acres in size.

Typically, the surface layer is saline, very dark grayish brown sandy clay loam about 19 inches thick. The upper part of the subsoil, from 19 to 36 inches, is saline, dark grayish brown sandy clay loam. The lower part, from 36 to 50 inches, is saline, grayish brown sandy clay loam. The layer below that, from 50 to 62 inches, is saline, pale brown sandy clay loam. The underlying layer extending from 62 to 72 inches is saline, very pale brown sandy clay loam. The soil is noncalcareous to a depth of 50 inches.

This soil is moderately well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is low. This soil is moderately saline to strongly saline as a result of overirrigation and the evaporation of slightly saline water. A water table that is saline is at a depth of 18 to 54 inches. This soil is rarely flooded; however, flooding is possible after heavy rainfall for brief periods usually less than once in 2 years. A few areas of this soil have been altered by land leveling for irrigation. In those areas the surface layer is thick as a result of filling. In a few areas the surface layer is thin as a result of cutting. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of saline Hidalgo and Rio soils. Also included are a few areas of nonsaline Hidalgo, Raymondville, and Rio soils. The included soils make up less than 15 percent of this map unit.

This Racombes soil is used mostly as irrigated cropland or pastureland. A few areas of this soil are idle.

This soil has low potential for nonirrigated and irrigated crops. Because of salinity, careful selection of crops is necessary. The soil is suitable for cotton and grain sorghum. It is not suitable for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, providing surface and subsurface drainage, and adapting cropping systems to the soil limitations are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth, reduce evaporation, and provide organic matter. Mulches, such as cotton burrs, help reduce evaporation that brings harmful salts to the surface. Land leveling increases the efficiency of irrigation and permits a better distribution of irrigation water. Surface drainage is useful in removing excess water after a heavy rainfall. Subsurface tile drainage lowers the high water table and uniformly leaches the harmful salts.

Potential is low for nonirrigated pasture grasses and medium for irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain established plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil. Establishing grass is difficult, especially from seed. Subsurface tile drainage helps lower the high water table and remove excess soluble salts.

Potential is low for rangeland. None of this soil is used as rangeland. Potential is low for wildlife habitat including habitat for doves, quail, and furbearing animals.

Potential is low for urban and recreation uses. Wetness, high corrosivity to steel, and the hazard of flooding are the main limitations.

This Racombes soil is in capability subclass IVs, nonirrigated and irrigated. It is not assigned to a range site.

50—Ramadero sandy clay loam. This deep, nearly level soil is on convex uplands. Slopes range from 0 to 1 percent. Most areas are long narrow drainageways. A few areas are small, rounded depressions. The areas range from 5 to 75 acres.

Typically, the surface layer is very dark grayish brown sandy clay loam about 21 inches thick. The next layer, from 21 to 27 inches, is dark grayish brown sandy clay loam. The next layer, from 27 to 39 inches, is brown sandy clay loam. The next layer, from 39 to 53 inches, is pale brown sandy clay loam. The layer extending from 53 to 63 inches is very pale brown sandy clay loam. The soil is noncalcareous to 39 inches.

This soil is moderately well drained. Surface runoff is slow, and permeability is moderate. The available water capacity is high. This soil is occasionally flooded for brief periods after a heavy rainfall usually less than once in 2 years. Some areas of this soil have received 3 to 18 inches of overwash material. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Brennan, Delfina, Hidalgo, McAllen, Randado, and Rio soils. These soils make up less than 25 percent of this map unit.

This Ramadero soil is used mostly as nonirrigated cropland and rangeland.

Potential is high for nonirrigated and irrigated crops. Although crop yields are high, crops are lost occasionally because of flooding. Suitable crops are cotton and grain sorghum.

If this soil is used as cropland, maintaining or improving soil tilth and providing surface drainage are necessary. Cropping systems that include high residue

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
13:*										
Randado	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented	---	---	---	---	---	---	---	---
14 Falfurrias	0-80	Fine sand	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15 Grulla	0-7	Clay	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18 Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20 Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24 Hebbronville	0-17	Sandy loam	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27 Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30 Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
45,* 46,* 47.* Pits										
48, 49---------- Racombes	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	33-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50---------- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51:* Randado----------	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented---------	---	---	---	---	---	---	---	---
Cuevitas---------	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented---------	---	---	---	---	---	---	---	---
52, 53---------- Raymondville	0-15	Clay loam---------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54:* Raymondville----	0-15	Clay loam---------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56---------- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57:* Reynosa----------	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59---------- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2---------- Benito	D	Occasional	Long------	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4---------- Brennan	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6---------- Camargo	B	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7---------- Cameron	D	None--------	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8---------- Comitas	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
9, 10, 11--------- Delfina	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12---------- Delmita	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:*											
Delmita----------	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado----------	C	None--------	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14---------- Falfurrias	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
15**---------- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18-------- Hargill	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
19---------- Harlingen	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
20---------- Harlingen	D	None--------	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:*											
Harlingen--------	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24-------- Hebbronville	B	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
25, 26, 27, 28, 29---------- Hidalgo	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
30---------- Hidalgo	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:*											
Hidalgo----------	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:*											
Jimenez----------	C	None--------	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
32:* Quemado	C	None	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33---- Laredo	B	None	---	---	>6.0	---	---	---	---	High	Low.
34---- Matamoros	C	Occasional	Long	Sep-May	>6.0	---	---	---	---	High	Low.
35, 36, 37, 38---- McAllen	C	None	---	---	>6.0	---	---	---	---	High	Low.
39, 40, 41---- Mercedes	D	None	---	---	>6.0	---	---	---	---	High	Low.
42---- Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita	A	None	---	---	>6.0	---	---	---	---	Low	Low.
44, 44---- Olmito	D	None	---	---	>6.0	---	---	---	---	High	Low.
45,* 46,* 47.* Pits											
48---- Racombes	B	Rare	---	---	>6.0	---	---	---	---	High	Low.
49---- Racombes	B	Rare	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low.
50---- Ramadero	B	Common	Brief	Sep-May	>6.0	---	---	---	---	High	Low.
51:* Randado	C	None	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas	D	None	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52---- Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low.
53---- Raymondville	D	None	---	---	2.5-4.5	Apparent	Sep-May	---	---	High	Low.
54:* Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low.
Urban land.											
55---- Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low.
56---- Reynosa	B	None	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low.
57:* Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low.
Urban land.											
58**---- Rio	D	Frequent	Long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High	Low.
59**---- Rio	D	Frequent	Long	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High	Low.

See footnotes at end of table.

United States Department of Agriculture

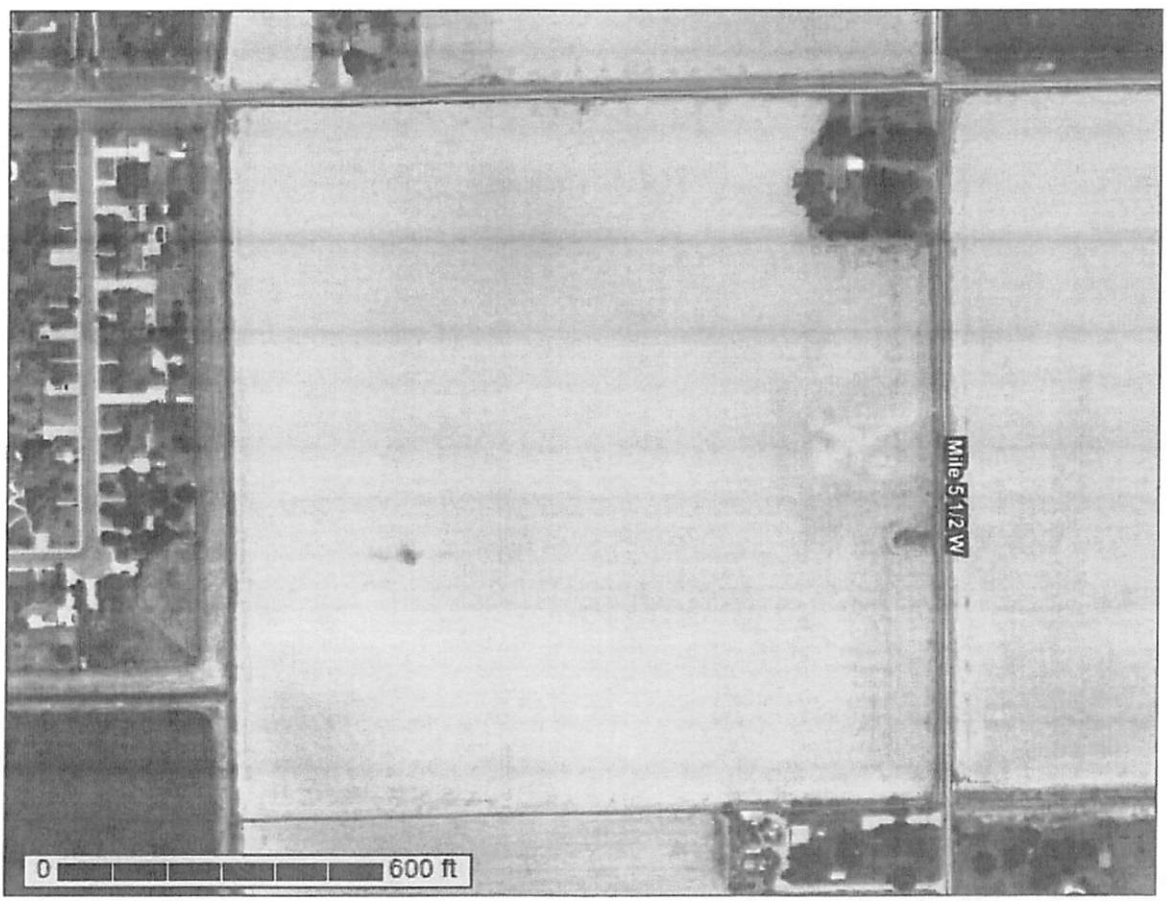
NRCS

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

THE DISTRICT-NORTH WESLACO SUBDIVISION



January 9, 2021

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

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface 2
Soil Map 5
Soil Map 6
Legend 7
Map Unit Legend 8
Map Unit Descriptions 8
Hidalgo County, Texas 10
25—Hidalgo fine sandy loam, 0 to 1 percent slopes 10
28—Hidalgo sandy clay loam, 0 to 1 percent slopes 11
48—Racombes sandy clay loam, 0 to 1 percent slopes 13

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.

Custom Soil Resource Report
Soil Map



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 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	5.8	14.4%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	31.5	77.8%
48	Racombes sandy clay loam, 0 to 1 percent slopes	3.1	7.8%
Totals for Area of Interest		40.4	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

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvn
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: fine sandy loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083EY023TX - Sandy Loam
Hydric soil rating: No

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

48—Racombes sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2yndc
Elevation: 30 to 330 feet
Mean annual precipitation: 23 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 280 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Racombes

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 13 inches: sandy clay loam
Bt - 13 to 25 inches: sandy clay loam
Btk - 25 to 49 inches: sandy clay loam
Bk - 49 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 6.0
Available water capacity: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B

Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

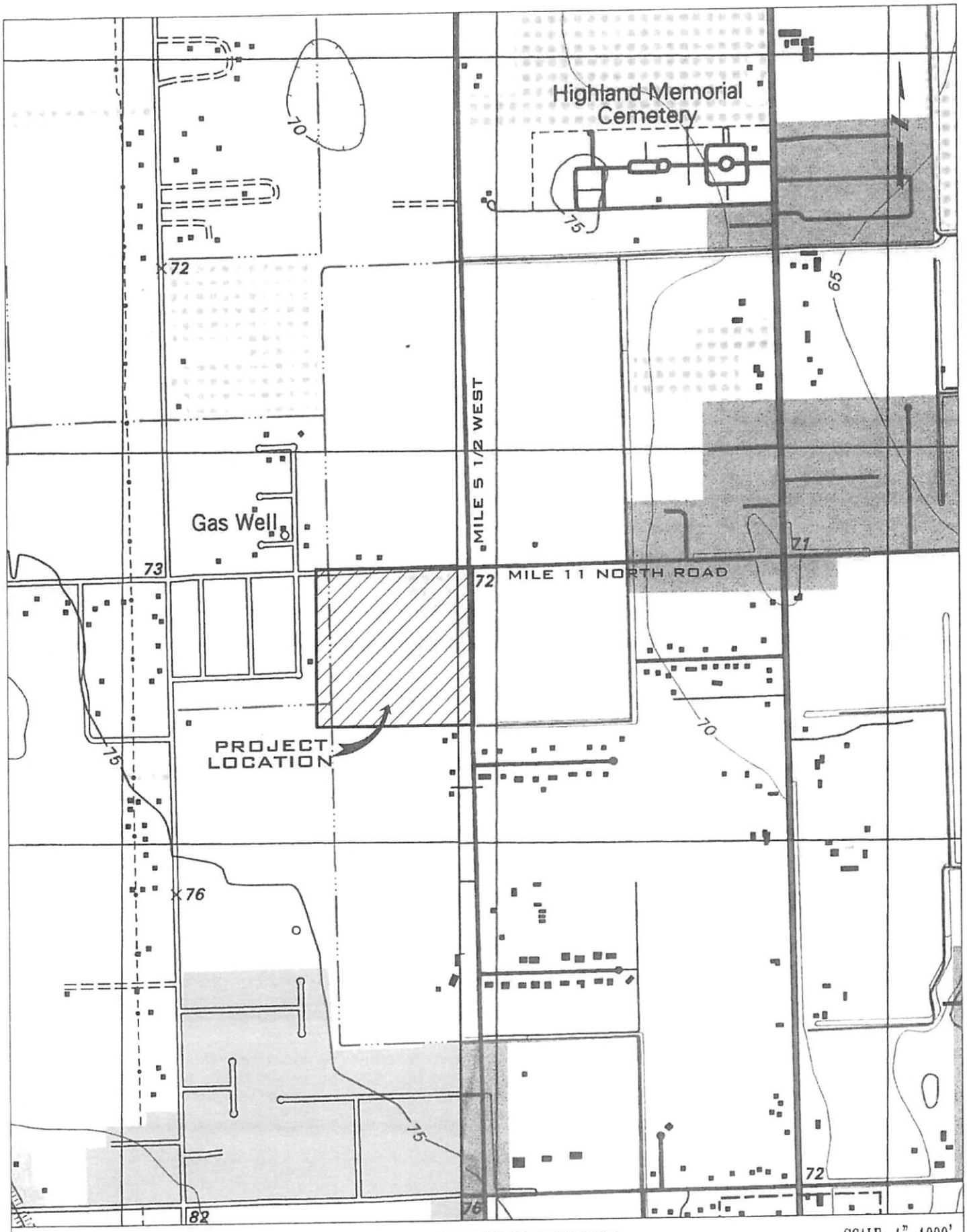
Minor Components

Willacy
Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Raymondville
Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Hidalgo
Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

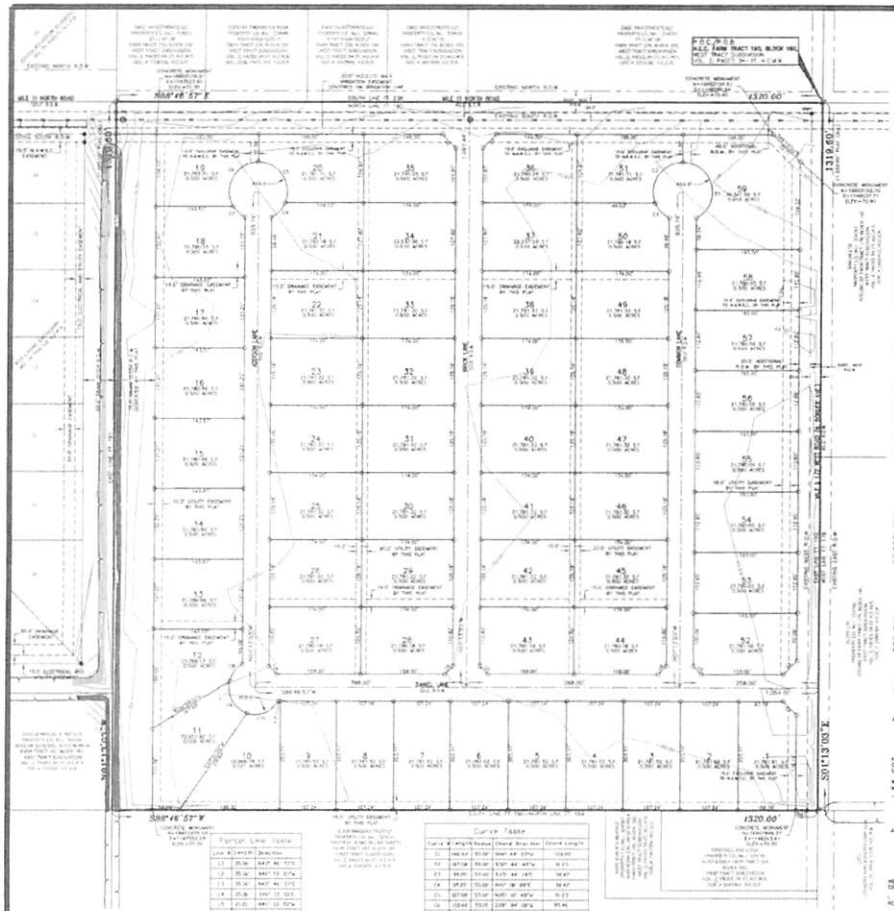
Rio
Percent of map unit: 1 percent
Landform: Closed depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R083DY007TX - Lakebed
Hydric soil rating: Yes



USGS MAP

THE DISTRICT-NORTH WESLACO SUBDIVISION

SCALE: 1"=1000'



THE DISTRICT-NORTH WESLACO SUBDIVISION

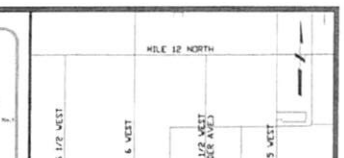
HIDALGO COUNTY, TEXAS

BEING A 39.988 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF F.T. 190, BLOCK 160, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 00, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100'

LEGEND

●	FOUND ½x4 REBAR
○	SET ½x24 REBAR WITH PLASTIC CAP STAMPED "SEA"
⊗	SET NAIL
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.P.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.D. No.1	HIDALGO COUNTY DRAINAGE DISTRICT No.1
H.C.I.D. No.8	HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.8
N.W.C.	NORTHWEST CORNER
N.E.C.	NORTHEAST CORNER
S.W.C.	SOUTHWEST CORNER
S.E.C.	SOUTHEAST CORNER



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – McALLEN, TEXAS 78501
JOB NUMBER: SP-21-35390
DATE PREPARED: MARCH 15, 2021
DATE SURVEYED: JANUARY 05, 2021

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, JORGE GONZALEZ, PRESIDENT OF DREAMLAND ESTATES LLC, AS OWNER (S) OF THE 39.988 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE DISTRICT-NORTH WESLACO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I EXPECT THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 212.010 AND THAT:

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

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

OWNER: DREAMLAND ESTATES LLC — DATE
JORGE GONZALEZ, PRESIDENT
2009 N. STATE BLVD.
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORGE GONZALEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONE COMMISSION OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION KNOWN AS THE DISTRICT-NORTH WESLACO SUBDIVISION, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2021

CHAIRPERSON, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR-CITY OF WESLACO — DATE

ATTEST: CITY SECRETARY — DATE

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

WE, THE UNDER SIGNED COUNTY THAT THIS PLAT OF THE DISTRICT-NORTH WESLACO SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS ON _____, 2021

HIDALGO COUNTY JUDGE — DATE

ATTEST: HIDALGO COUNTY CLERK — DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE DISTRICT-NORTH WESLACO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER 76972, DO HEREBY CERTIFY THAT THIS PLAT WAS BEEN UNDER PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E. — DATE
REG. PROFESSIONAL ENGINEER #76972

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID G. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID G. SALINAS, R.P.L.S. — DATE
REG. PROFESSIONAL LAND SURVEYOR #5292

GENERAL NOTES

1. MINIMUM SETBACKS: FRONT 25.0 FEET
SIDE 6.0 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER LOT 10.0 FEET OR EASEMENT WHICHEVER IS GREATER
REAR 25.0 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE/CARPORT SETBACK 20.0 FEET

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
COMMUNITY PANEL NO. 480334 0450 C DATED JUNE 06, 2000, REVISED MAY 30, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE DEFINITELY BEEN AT THIS TIME ON THE INSURANCE RATE MAP OF THE PROPOSED SUBDIVISION TO BE WITHIN FLOOD ZONE "X" (SHADED).

CONSTRUCTION OR 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 THRU 412

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FREE AND POSITIVE DRAINAGE. 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.

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE ELEVATED ON EACH LOT. ONE DETACHED SINGLE FAMILY DWELLING SHALL BE REQUIRE PLUMBING DEPARTMENT AND THE APPROVAL APPROVALS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH ROD BY 18 INCH LONG IRON RODS.

6. 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 134.783 ACRE-FEET OF WATER AND POINT OF DISCHARGE OF THIS DEVELOPMENT IS DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR DRAINAGE REPORT)

7. THE OFFICE TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.

8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH RULES AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING THE OSSF ON ALL LOTS AT THE TIME OF CONSTRUCTION.

9. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY A SEPARATE SYSTEM SHALL BE SUBMITTED FOR COMMERCIAL USE.

10. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET (0.500 ACRES) LOT AREA WITH POTABLE WATER SUPPLY.

11. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

12. SOIL ANALYSIS HAVE BEEN SUBMITTED SO THE AUTHORIZED HIDALGO COUNTY DEPARTMENTS AND ENGINEERS MAY BE ABLE SIZE ON THE UNITS APPLY 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 AREA FIELD SYSTEM.

13. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

15. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
ANCHORING THE SEPTIC TANK(S)
DRAIN FLOW VALVES
SEPTIC TANK COVER SHALL BE MADE TO SEAL

16. NO STRUCTURE SHALL BE ALLOWED OVER ANY EASEMENT EASEMENTS SHALL BE FREE OF FENCES, BUILDINGS, SHEDS, BE KEPT CLEAR OF BARRELS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 24 INCHES ABOVE GROUND, SHRUBS, VINES, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

17. EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THE SUBDIVISION SHALL CONTAIN A STATEMENT AS TO WHETHER WATER, SEWER, ELECTRIC, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

18. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY WELL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS COMPLY WITH THE SUBDIVISION RULES OF THE CITY OF WESLACO UNLESS OTHERWISE APPROVED BY VARIANCE.

19. AN OFF-STREET PARKING LOT, SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE CITY OF WESLACO ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT WITHIN THIS SUBDIVISION. NO CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR WATER AND SEWER LINE CLEARANCE LETTER SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND DESIGN PLANS ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND CITY DESIGN STANDARDS.

20. THE FOLLOWING BENCHMARKS ARE DEPICTED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:

(1) T.B.M. NO. 1 – MONUMENTATION: ELEVATION=70.34' TOP OF ALUMINUM REBAR LOCATED ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MILE 11 NORTH ROAD AND THE WEST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD (N. BORDER AVE.). N.A.V.D. 88

(2) T.B.M. NO. 2 – MONUMENTATION: ELEVATION=70.76' FEDERAL ELEVATION=70.81' TOP OF ALUMINUM REBAR LOCATED ON THE INTERSECTION OF THE SOUTH HARVEST LINE WITH THE EASTAGE WEST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD (N. BORDER AVE.). N.A.V.D. 88

21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ASSMARUH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE RULES, TABLE 1, SECTION 3.1.A.1, PAGE 30. THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE FLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

22. STREET LIGHT MUST BE LOCATED EVERY 300 FEET AS REQUIRED BY THE CITY OF WESLACO.

23. A 4.0 FEET SIDEWALK IS REQUIRED BY THE CITY OF WESLACO ALONG ALL INTERIOR STREETS. UPON THE ISSUANCE OF A BUILDING PERMIT FOR THE CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

25. A 5.0 FEET SIDEWALK IS REQUIRED BY THE CITY OF WESLACO ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

APPROVAL BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: _____ DATE: _____
RAUL SESIN, P.E., DISTRICT MANAGER

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

THE DISTRICT-NORTH WESLACO SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 11½ NORTH ROAD AND MILE 5 1/2 WEST ROAD ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. POPULATION AS PER 2010 CENSUS IS 35,877 INHABITANTS. THE DISTRICT-NORTH WESLACO SUBDIVISION LIES APPROXIMATELY 3,840 FEET FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

NOTES AND BOUNDES DESCRIPTION

BEING A 39.988 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF F.T. 190, BLOCK 160, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 00, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 39.988 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDES AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHWEST CORNER OF SAID FARM TRACT 190 LOCATED AT THE INTERSECTION OF MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 01 DEGREES 13 MINUTES 03 SECONDS EAST, CONSISTENT WITH THE EAST LINE OF SAID FARM TRACT 190, A DISTANCE OF 1,310.60 FEET TO A NAIL SET ON THE SOUTHEAST CORNER OF SAID FARM TRACT 190 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 88 DEGREES 46 MINUTES 57 SECONDS WEST, CONSISTENT WITH THE SOUTH LINE OF SAID FARM TRACT 190, A DISTANCE OF 250.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 ½ WEST ROAD, AT A DISTANCE OF 1,320.0 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID FARM TRACT 190 AND LOCATED WITHIN AN EXISTING DITCH FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT; SAID SOUTHWEST CORNER IS MONUMENTED BY A ½ INCH DIAMETER IRON ROD SET NORTH 88 DEGREES 46 MINUTES 57 SECONDS EAST, A DISTANCE OF 67.0 FEET FROM THE SOUTHWEST CORNER OF SAID FARM TRACT 190;

(3) THENCE, NORTH 01 DEGREES 13 MINUTES 03 SECONDS WEST, CONSISTENT WITH THE WEST LINE OF SAID FARM TRACT 190, A DISTANCE OF 1,284.60 FEET PASS A ½ INCH DIAMETER IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 11 NORTH ROAD, AT A DISTANCE OF 1,310.60 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID FARM TRACT 190 LOCATED AT THE CENTER OF SAID MILE 11 NORTH ROAD FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 88 DEGREES 46 MINUTES 57 SECONDS EAST, CONSISTENT WITH THE NORTH LINE OF SAID FARM TRACT 190, A DISTANCE OF 1,320.0 FEET TO THE POINT OF BEGINNING, CONTAINING 39.988 ACRES OF LAND, MORE OR LESS.

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

INDEX SHEET OF THE DISTRICT-NORTH WESLACO SUBDIVISION

SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, EASEMENTS, AND DIMENSIONS, CURVE AND LINE TABLES, RIGHT OF WAY EASEMENT, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE LIMITS OF A MUNICIPALITY AND EXTRATERRITORIAL JURISDICTION OF THE PROJECT IS LOCATED, H.C.I.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, PLANNING AND ZONING COMMISSION CERTIFICATION, REVISION NOTES
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT, DRAINAGE AND DRAINAGE DESIGN, DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (DRAINAGE AND SEWER), SURVEYOR'S CERTIFICATE AND SIGNATURE
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL DRAIN, TIME DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL ROADWAY SECTION, CURB AND GUTTER SECTION.
SHEET 4	WATER AND WASTE WATER (OSSF) DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

SEA
SALINAS ENGINEERING & ASSOC.
(F-6075)-ENGINEER (10068700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1409 (FAX)

PRINCIPAL CONTACTS

Head	ADDRESS	CITY & ZIP	Telephone	FAX
OWNER: JORGE GONZALEZ	2009 N. STATE BLVD.	MCALLEN, TEXAS 78504	(956)	(956)
ENGINEER: DAVID G. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1409
SURVEYOR: DAVID G. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1409

JORGE GONZALEZ

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 76972 ON MARCH 15, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

HIDALGO COUNTY
IRRIGATION DISTRICT NO.8
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.8

DATED THIS _____ DAY OF _____, 2021

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.8 RIGHT-OF-WAYS AND/OR EASEMENTS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #8.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER RATES TO LAND NOT IN AGRICULTURAL USE.

3. HCID #8 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER WITHIN THE SUBDIVISION AS WELL. HCID #8 WILL NOT BE RESPONSIBLE FOR THE DISCHARGE OF WATER TO ANY LOT WITHIN THIS SUBDIVISION IF DESIRED THE ALL RIGHTS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCID #8 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE SYSTEM DESIGN OF UTILITIES (PROPERLY DESIGNED AND CONSTRUCTED FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA PREPARED AND AS) ENGINEER AND RESPONSIBLE FOR THEIR DETERMINATION).

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO.8

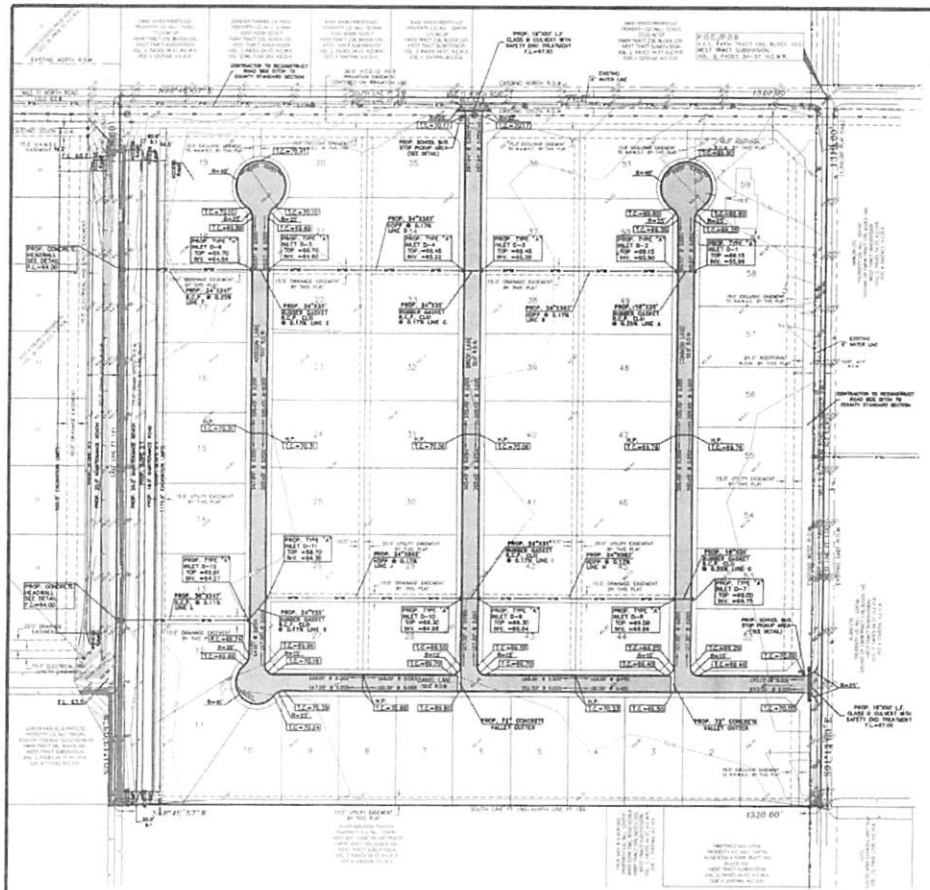
Parcel Line Table		
Line #	Length	Direction
L1	25.36'	N47° 46' 10"E
L2	25.36'	N40° 13' 07"W
L3	25.36'	N47° 13' 07"W
L4	25.36'	N40° 46' 53"E
L5	21.18'	S49° 13' 03"E
L6	21.18'	N40° 13' 03"W
L7	21.18'	N40° 46' 57"E

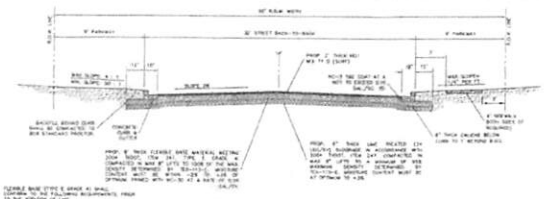
Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	39.27'	25.00'	N45° 46' 57"E	35.36'
C2	39.27'	25.00'	S44° 46' 57"W	35.36'
C3	39.27'	25.00'	S45° 13' 03"E	35.36'
C4	39.27'	25.00'	N45° 13' 03"W	35.36'
C5	39.27'	25.00'	S45° 46' 57"W	35.36'
C6	39.27'	25.00'	N44° 46' 57"E	35.36'
C7	13.44'	53.00'	S38° 54' 38"E	13.40'
C8	39.27'	25.00'	S44° 46' 57"W	35.36'
C9	39.27'	25.00'	S45° 13' 03"E	35.36'
C10	39.27'	25.00'	N45° 46' 57"E	35.36'
C11	39.27'	25.00'	N44° 46' 57"E	35.36'
C12	39.27'	25.00'	S45° 13' 03"E	35.36'
C13	39.27'	25.00'	S44° 46' 57"W	35.36'
C14	39.27'	25.00'	N45° 13' 03"W	35.36'
C15	39.27'	25.00'	N44° 46' 57"E	35.36'
C16	39.27'	25.00'	S45° 13' 03"E	35.36'
C17	39.27'	25.00'	S44° 46' 57"W	35.36'
C18	39.27'	25.00'	N45° 13' 03"W	35.36'
C19	39.27'	25.00'	N44° 46' 57"E	35.36'
C20	39.27'	25.00'	S45° 13' 03"E	35.36'

RIGHT OF WAY EASEMENT:

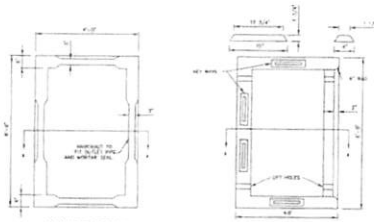
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, owners of the property shown on this plat, their successors, assigns, and representatives (hereinafter called "Grantor/grantors") are now or hereafter in consideration of one dollar (1.00) and other good and valuable consideration paid by North Alamo 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 easement with the right to erect, construct, install and thereafter use the easement, maintain, repair, inspect and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which this grant is made, all rights and privileges hereby granted being limited to the following terms and conditions: Grantee is authorized to designate the course of the easement herein conveyed except that when the pipelines is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the center line of the pipeline installed. In the event the easement hereby granted cuts on a public road and the city, county or state hereafter widens or relocates the public road, so as to require the relocation of the water line we are using thereon, Grantee agrees to grant an additional easement over and across the land shown on this plat for the purpose of relocating reasonable said water line as may be necessary to cover the new encroachments, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following. The easement conveyed herein was obtained or improved through federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as long as the easements 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 executed this instrument this _____ day of 2021.





MINOR RESIDENTIAL STREET SECTION
(32' BB – 50' R.O.W.) – DETAIL



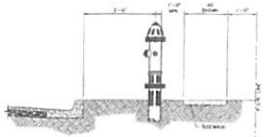
BOTTOM END SECTION

TOP VIEW PLAN

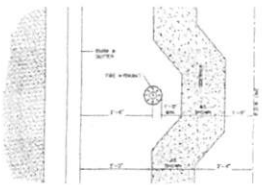
SECTION A–A

TOP VIEW PRECAST LID

PRECAST TYPE "A" INLET



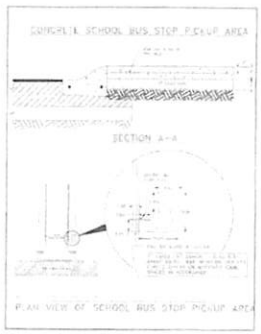
FIRE HYDRANT LOCATION – PROFILE



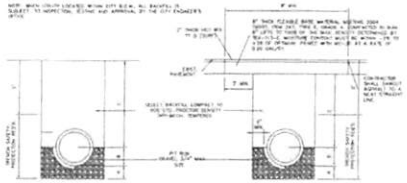
FIRE HYDRANT LOCATION – PLAN

SIDEWALK DEVIATION AT
FIRE HYDRANT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71972, ON MARCH 12, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



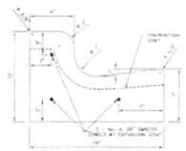
PLAN VIEW OF SCHOOL BUS STOP PICK-UP AREA



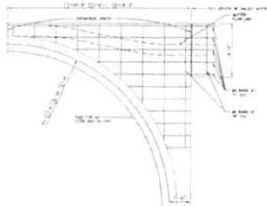
STANDARD PIPE BEDDING

STANDARD PIPE BEDDING

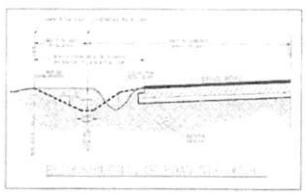
STANDARD PIPE BEDDING – DETAILS



CURB AND GUTTER DETAIL
NOT TO SCALE

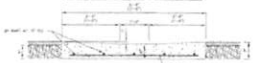


VALLEY GUTTER DETAIL





TYPICAL JOINTS
NOT TO SCALE



TYPICAL VALLEY GUTTER SECTION

SEE PAGE 2 FOR PAVING AND DRAINAGE NOTES

* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH CITY OF WESLACO AND HIDALGO COUNTY STANDARDS.

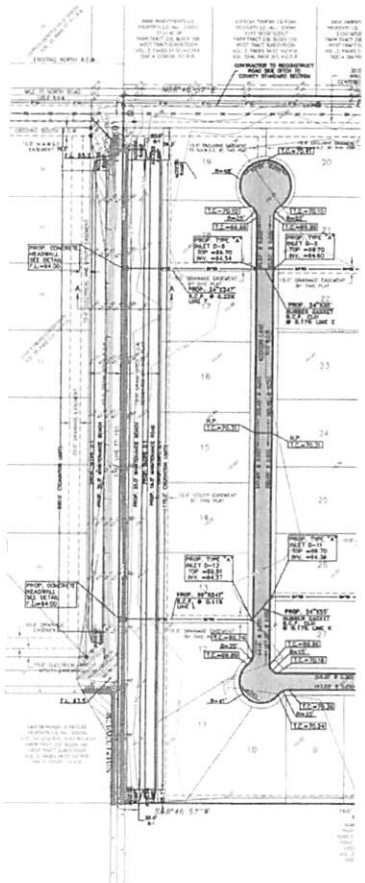
SEA
SALINAS ENGINEERING & ASSOCIATES
(CIVIL ENGINEERING & LAND DEVELOPMENT)
CONSULTING ENGINEERS & SURVEYORS
800 S. RAILROAD – MCALLEN, TEXAS 78501
(956) 668-4490 (FAX)

Sheet Title: PAVING AND DRAINAGE LAYOUT

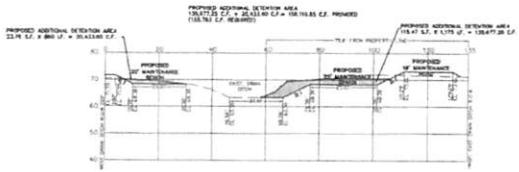
Project: THE DISTRICT–NORTH
WESLACO SUBDIVISION

David Omar Salinas
Registered Professional
Engineer # 71972

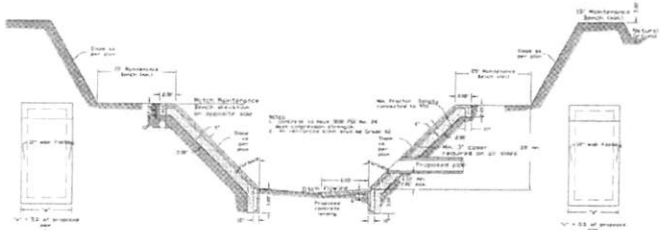
Date:	03/05/21
Scale:	1"=100'
Designed By:	DOS
Drawn By:	YR
Checked By:	DOS
Approved By:	DOS
Project No:	SP-21-25390
Drawing No:	SP-21-25390
Sheet	5 of 8



SCALE: 1" = 100'



DRAIN DITCH CROSS SECTION "A-A"
SCALE: 1"=10'



PROPOSED STORM DISCHARGE STRUCTURE
SCALE: N.T.S.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E. TX. REG. NO. 79973 ON MARCH 15, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SALINAS ENGINEERING & ASSOCIATES
(CIVIL ENGINEERING & LAND SURVEYING)
CONSULTING ENGINEERS & SURVEYORS
3864 DAFFODIL — MALLEN, TEXAS 78501
(956) 618-6081 (956) 686-1488 (FAX)

Sheet Title: DRAIN DITCH WIDENING

Project: THE DISTRICT-NORTH
WESLACO SUBDIVISION

David Omar Salinas
Registered Professional
Engineer # 79973

Date:	03/15/21
Scale:	1"=100'
Designed By:	SDS
Drawn By:	PK
Checked By:	SDS
Approved By:	SDS
Project No:	SP-21-25398
Drawing No:	SP-21-25398
Sheet:	6 of 8

THE DISTRICT-NORTH WESLACO SUBDIVISION

WATER, WASTE WATER OSSF, PAVING AND DRAINAGE IMPROVEMENTS

CITY OF WESLACO ETJ, HIDALGO COUNTY, TEXAS

2021

CITY OFFICIALS

MAYOR CITY OF WESLACO _____ DAVID SUAREZ

COMMISSIONER DISTRICT 1 _____ LEO MUÑOZ

COMMISSIONER DISTRICT 2 _____ GREG KERR

COMMISSIONER DISTRICT 3 _____ JOSE 'JP' RODRIGUEZ

COMMISSIONER DISTRICT 4 _____ ADRIAN FARIAS

COMMISSIONER DISTRICT 5 _____ LETTY LOPEZ

COMMISSIONER DISTRICT 6 _____ JOSH PEDRAZA

CITY MANAGER _____ MIKE R. PEREZ

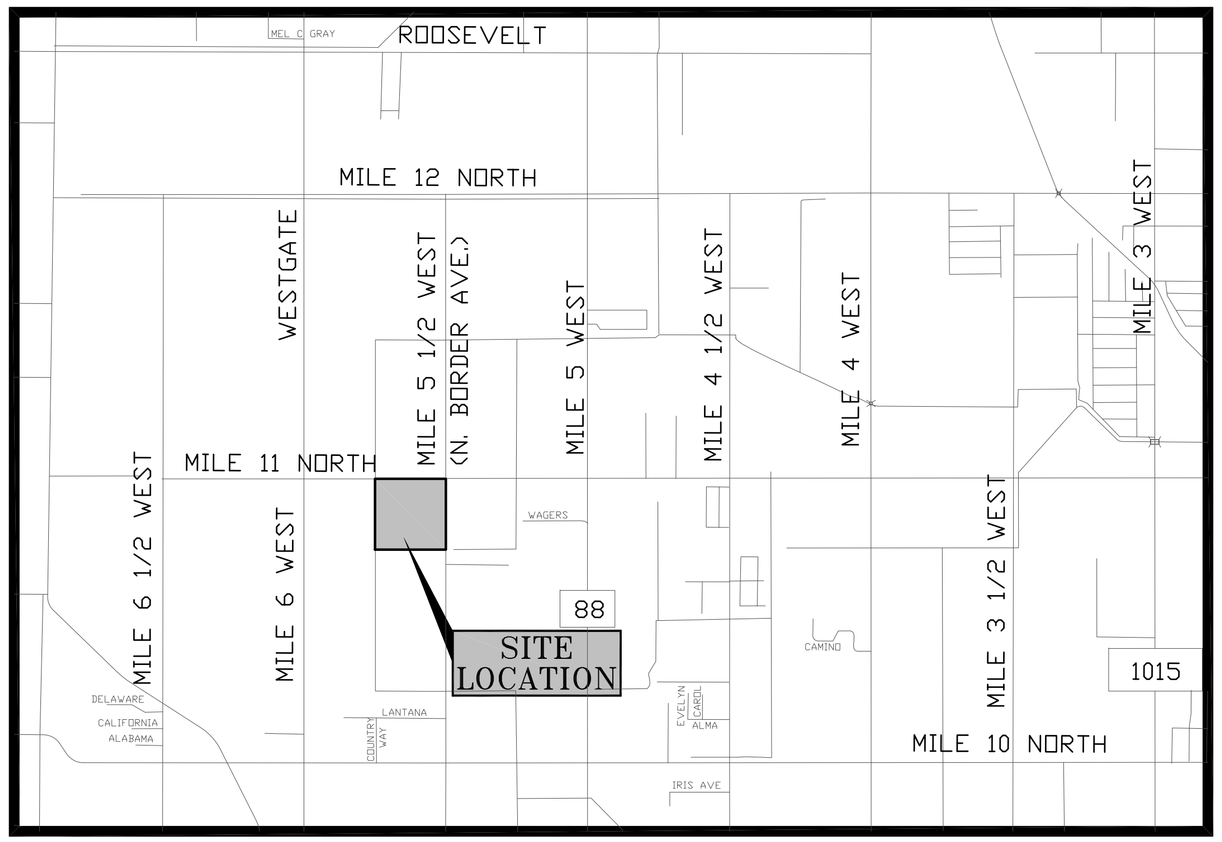
CONTRACTOR ACCEPTANCE

_____ _____

UTILITY CONTRACTOR DATE

_____ _____

PAVING CONTRACTOR DATE



LOCATION MAP

SCALE : 1"=2000'

INDEX TO SHEETS

SHEET 1 _____ TITLE SHEET

SHEET 2 _____ GENERAL NOTES, LEGENDS AND ABBREVIATIONS

SHEET 3 _____ SUBDIVISION PLAT

SHEET 4 _____ WATER DISTRIBUTION AND OSSF LAYOUT

SHEET 5 _____ PAVING AND DRAINAGE

SHEET 6 _____ DRAIN DITCH WIDENING

SHEET 7 _____ STORM WATER POLLUTION PREVENTION PLAN

SHEET 8 _____ STREET LIGHTING AND SIGN PLAN

Texas811 Know what's below. Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

_____

DAVID O. SALINAS, P.E. # 71973 , R.P.L.S. # 5782 DATE

SHEET 1 OF 8

JOB No. SP-21-25398

SALINAS ENGINEERING & ASSOCIATES, INC.
T.B.E.= F-6675
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

GENERAL CONSTRUCTION NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM FIELD WORK AND EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE; HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ONE-CALL SYSTEM FOR UTILITY LOCATION/IDENTIFICATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINES PRIOR TO EXCAVATION OPERATIONS.

2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.

3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM O.S.H.A. AT 611 EAST 6TH STREET, ROOM 303, AUSTIN, TEXAS.

4. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.

5. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.

6. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER AND/OR THE CITY OF WESLACO, HIDALGO COUNTY AND N.A.W.S.C. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONAL ACCESS TO THE WORK AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.

7. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.

8. THE DRAWINGS DO NOT ALWAYS INDICATE ALL VERTICAL BENDS AND TRANSITIONS. WHEN NECESSARY, MAKE VERTICAL TRANSITIONS BY A DEFLECTION AT THE JOINTS OR THE INSTALLATION OF FITTINGS. DO NOT DEFLECT PIPE JOINTS MORE THAN 80% OF THE MANUFACTURERS' RECOMMENDATION.

9. ALL PIPING MUST BE INSTALLED WITH A MINIMUM OF 36-INCHES OF COVER UNLESS OTHERWISE NOTED ON THE PLANS.

10. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.

11. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

12. PIPE SHALL BE BACKFILLED WITH JOINTS EXPOSED FOR TESTING. BEFORE NEW JOINTS ARE COVERED, PRESSURE LINES ARE TO BE HYDROSTATICALLY TESTED AT NOT LESS THAN 150 PSIG FOR A PERIOD OF TWO HOURS. THE OWNER SHALL OBSERVE AND APPROVE OR REJECT THE TEST. REPAIRS, IF REQUIRED, SHALL BE MADE AND THE LINE SHALL BE RETESTED UNTIL APPROVED. TEST SHALL NOT BEGIN UNTIL THRUST BLOCKS HAVE AGED A MINIMUM OF 24 HOURS

13. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY THE PERMANENT STRUCTURE SHALL BE BACKFILLED.

14. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.

15. CONTRACTOR SHALL REPAIR ALL OPEN CUTS OF PAVED AREAS BACK TO BETTER THAN "AS-IS" CONDITION WITH LIKE MATERIALS.

16. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.

17. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.

18. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60 ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.

19. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.

20. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS. FENCES, ROADS. PIPELINES. UTILITIES. ETC. WHETHER PUBLICLY OR PRIVATELY OWNED.

21. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY OR ALL OF THE CONSTRUCTION, AS PROVIDED FOR IN THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE BY THE PROPER UTILITY PROVIDER, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, OF ALL THE DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS ACCEPTANCE.

22. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.

23. ALL WATERLINE TAPS AND WATER METERS SHALL BE INSTALLED BY CONTRACTOR. COORDINATE WITH THE N.A.W.S.C. BEFORE COMMENCING ANY UTILITY WORK.

24. COORDINATE WITH GRADING PLANS FOR WATER LINE AND STORM LINES INSTALLATION.

25. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL APPLICABLE PERMIT FEES. CONTRACTOR SHALL PROVIDE PROOF TO THE ENGINEER THAT SAID PERMITS HAVE BEEN OBTAINED, INCLUDING THOSE FROM THE CITY OF WESLACO, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

26. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO VERIFY EXISTING CONDITIONS.

27. BOTH SITE AND BUILDING CONTRACTORS TO VERIFY EXISTING SITE ELEVATIONS PRIOR TO POURING CONCRETE TO VERIFY ACCESSIBILITY.

28. PERMIT NEEDED FROM COUNTY OF HIDALGO BUILDING DEPARTMENT AND PRE-CONSTRUCTION CONFERENCE NEEDED WITH CITY OF WESLACO, COUNTY OF HIDALGO AND N.A.W.S.C..

29. CONTRACTOR TO LEAVE OPENINGS IN CURB AT SIDEWALK RAMP LOCATIONS.

30. CONSULT WITH PROPERTY OWNER BEFORE RELOCATING EXISTING FENCES THAT MIGHT BE IN THE WAY OF THE CONSTRUCTION AREA AND/OR CONSTRUCTION PLANS.

31. TEXAS ACCESSIBILITY STANDARDS SPECIFICATIONS SHALL PREVAIL WHEN PERTAINING TO HANDICAP PARKING SPACES. TEXTURED FINISHES, RAMPS, ACCESS LANES, ETC. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH APPLICABLE AMERICAN WITH DISABILITIES ACT REGULATIONS. CONTRACTOR SHALL PRESENT ANY CONFLICTS BETWEEN THE CIVIL PLANS AND THE TDLR/ADA REQUIREMENTS TO THE ENGINEER PRIOR TO CONSTRUCTION.

32. WHEN NECESSARY, CONTRACTOR SHALL EMPLOY TRAFFIC CONTROL MEASURES FOR CONSTRUCTION. CONTRACTOR SHALL PRESENT THE ENGINEER COPIES OF THE TRAFFIC CONTROL PLAN(S) PRIOR TO CONSTRUCTION. ANY TRAFFIC CONTROL MEASURES SHALL COMPLY WITH CURRENT MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) AND TxDOT REGULATIONS. WHERE APPLICABLE.

33. THE CONTRACTOR SHALL STRICTLY ADHERE TO TCEQ RULES AND REGULATIONS FOR THE INSTALLATION AND TESTING OF DOMESTIC WATER AND WASTEWATER SYSTEMS AS DETAILED IN 30 TAC, CHAPTER 317.1 OF THE TNRCC/TCEQ RULES. ALL MINIMUM SEPARATION DISTANCES AND CROSSINGS REQUIREMENTS ARE TO BE STRICTLY ADHERED TO. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR THE ADHERENCE TO THESE REQUIREMENTS.

GENERAL NOTES - WATER LINE

1. ALL WATER LINE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC) INCLUDING THE PROVISIONS OF PUBLIC WATER SYSTEMS CHAPTER 30 TAC CHAPTER 290, SUB-CHAPTER D 290.38-290.47.

2. MINIMUM COVER FROM TOP OF WATER LINE IS 40 INCHES UNLESS OTHERWISE DIRECTED BY THE NAWSC.

3. ALL WATER LINE CONSTRUCTION SHALL CONSIST OF C-900 DR-18 UNLESS OTHERWISE DIRECTED BY THE NAWSC.

4. ALL PRESSURE WATER LINE AND FIRE HYDRANT TESTING AND CHLORINATION TESTING SHALL COMPLY WITH THE TESTING PROCEDURES OUTLINED BY THE LATEST VERSION OF THE AWWA STANDARDS FOR WATER LINES AND FIRE HYDRANTS AND/OR AS DIRECTED BY THE NAWSC.

5. THE CONTRACTOR SHALL INSTIGATE CORRECTIVE ACTION FOR ANY TESTING THAT FAILS AND MUST HAVE THE WATER LINE/HYDRANT RE-TESTED AT THE CONTRACTOR'S EXPENSE UNTIL ALL TESTING HAS BEEN SATISFACTORILY COMPLETED.

6. THRUST-BLOCKING SHALL BE PROVIDED FOR ALL FIRE HYDRANTS AND CHANGE OF LINE DIRECTION UNLESS OTHERWISE DIRECTED BY THE NAWSC.

7. CONTRACTOR TO MARK ON THE CONCRETE CURB LOCATION OF WATER LINE SERVICE CONNECTIONS BY INDICATING A "W" WHERE A WATER SERVICE CONNECTION HAS BEEN PLACED.

8. A BLUE REFLECTOR SHALL BE LOCATED IN THE CENTER OF THE ROADWAY DIRECTLY ACROSS FROM A FIRE HYDRANT.

9. ANY WATER GATE VALVES LOCATED WITHIN PAVED ROADWAY SECTIONS MUST BE ENCASED BY A 12" BY 12" BY 4" DEEP CONCRETE COLLAR, OR, AS APPROVED BY THE NAWSC.

10. FIRE HYDRANT FLANGE SHALL BE LOCATED NOT MORE THAN 12 INCHES FROM GRADE, OR, TOP OF CURB, WHICHEVER IS GREATER.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER LINE TESTING FEES THAT FAIL GEOTECHNICAL TESTING.

12. CONTRACTOR CANNOT BEGIN ANY WATER LINE CONSTRUCTION UNLESS ANY AND ALL UTILITY PROVIDERS HAVE BEEN NOTIFIED OF PENDING CONSTRUCTION.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO GAS LINES, TELEPHONE AND TELEVISION CABLE, IRRIGATION DISTRICT, AEP, MAGIC VALLEY CO-OP, ETC.

14. CONTRACTOR MUST PROVIDE A 48 HOUR NOTICE TO THE NAWSC PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

15. ANY DEVIATION FROM THESE PLANS MUST FIRST BE APPROVED BY THE ENGINEER, CITY OF WESLACO, COUNTY OF HIDALGO AND THE NAWSC.

16. THE CONTRACTOR MUST PROVIDE TO THE ENGINEER WITHIN 10 DAYS AT END OF ALL WATER LINE CONSTRUCTION AS-BUILT OF PLANS OF ALL WATER LINE CONSTRUCTION. A MARKED UP CONSTRUCTION COPY OF THE WATER LINE CONSTRUCTION WILL BE ACCEPTABLE.

17. ENGINEER SHALL PROVIDE ALL OF THE CONSTRUCTION STAKING FOR ALL PUBLIC IMPROVEMENTS.

18. ALL GATE VALVES SHALL HAVE A 12"X12" CONCRETE COLLAR.
(SEE WATER DETAILS)

19. ALL UTILITIES NEED DENSITY TESTING, ALL IN ACCORDANCE TO CITY OF WESLACO UTILITY TESTING STANDARDS.

20. ALL CURB LINES IN FRONT OF FIRE HYDRANTS SHALL BE PAINTED RED IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE CITY OF WESLACO FIRE DEPARTMENT. THE CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT FOR SPECIFIC PAINTING DETAILS (COLOR, SHINE, LENGTH OF COLOR ALONG THE CURB, ETC.) THESE PLANS DO NOT INCORPORATE ANY PAINTING DETAILS OR REQUIREMENTS.

GENERAL NOTES - WASTE WATER OSSF

1. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC 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 DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS;
ANCHORING THE SEPTIC TANK(S).
BACK FLOW VALVES.
SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

GENERAL PAVING NOTES

HMAC (ASPHALT PAVING)

1. PAVEMENT TESTING AND COMPACTION SHALL BE AS FOLLOWS:

SUBGRADE: 95% PROCTOR AT EVERY 1,000 SQUARE YARDS;

BASE: 98% PROCTOR AT EVERY 1,000 SQUARE YARDS;

HMAC: EVERY 1,500 SQUARE YARDS OR FRACTION THEREOF FOR THICKNESS VERIFICATION.

2. MAXIMUM ROADWAY CONSTRUCTION LIFTS FOR SUBGRADE COURSE SHALL BE SIX (6) INCHES AND COMPACTED TO 95% ASTM D689. MIN. PERMISSIBLE PLASTICITY INDEX IS 18. PI TO BE CONFIRMED BY GEOTECH REPORT.

3. MAXIMUM ROADWAY CONSTRUCTION LIFTS FOR CALICHE BASE MATERIAL SHALL BE EIGHT (8) INCHES AND MATERIALS SHALL CONSIST OF TEXAS HIGHWAY DEPARTMENT ITEM 248, TYPE F, GRADE 2 OR 3.
COMPACTION SHALL BE A MINIMUM OF 95% OF ASTM D1557.

4. 2" (INCHES) (THICKNESS) OF HMAC SHALL BE PROVIDED USING TEXAS HIGHWAY DEPARTMENT ITEM 340, TYPE D FOR ALL ASPHALT AREAS.

5. ALL FINISHED CALICHE BASE COURSE SHALL BE COATED WITH PRIME MC-30 AT A RATE OF 0.20 GALLONS PER SY. TACK COAT RATE SHALL BE 0.10 GALLONS PER SY.

6. OWNER SHALL PAY FOR ALL ROADWAY TESTING AS AUTHORIZED BY ENGINEER. ALL ROADWAY TESTS THAT FAIL SHALL BE PAID FOR BY THE CONTRACTOR AFTER CORRECTION OF PROBLEM.

7. IF ANY QUESTIONS ARISE DURING CONSTRUCTION PERTAINING TO THE QUALITY OR QUANTITY OF MATERIALS USED ON SAID ROADWAY, THE CONTRACTOR SHALL PROVIDE MATERIAL TICKETS AND/OR RECEIPTS STATING THE TYPE, GRADE AND QUANTITY OF MATERIALS USED.

8. ALL PAVING SHALL BE IN ACCORDANCE WITH THE PAVING PLANS AND SPECIFICATIONS. DEVIATION FROM THESE PLANS AND SPECIFICATIONS BY THE CONTRACTOR ARE NOT PERMITTED WITHOUT FIRST WRITTEN AUTHORIZATION FROM THE PROJECT ENGINEER.

9. IMPORTANT! CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL TRAFFIC AFFECTED BY THE WORK WITH SIGNS, FLAGS, LIGHTS AND FLAG MAN AS REQUIRED BY THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES ALONG ALL ROADWAYS.

10. LOCATION, IDENTIFICATION AND RELOCATION OF UTILITIES (IF ANY) SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY PERMITS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR.

11. ALL PAVING CONSTRUCTION SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR BEGINNING FROM THE DATE OF ACCEPTANCE OF THE CONSTRUCTION BY THE CITY OF WESLACO, HIDALGO COUNTY AND THE OWNER.

12. CONTRACTOR SHALL PROVIDE FOR THE CENTERLINE STRIPPING OF MILE 11 NORTH ROAD AND MILE 5 1/2 WEST ROAD IN ACCORDANCE WITH STANDARS PAVING AND STRIPPING REQUIREMENTS OF THE CITY OF WESLACO.

GENERAL CONCRETE PAVEMENT NOTES

13. ALL CONCRETE SHALL BE TYPE-I, 3,000 P.S.I. 28-DAY COMPRESSIVE STRENGTH:

Class Of Concrete	Minimum Maximum SX Cement Per CY	Minimum Comp. Strength 28-day PSI	Minimum Beam Strength 7-day PSI	Maximum Water Cement	Coarse Aggregate Number
A	5.0	3000	500	6.5	2-3-4

14. ALL STORM DRAINAGE PIPE SHALL BE AS SHOWN ON THE PAVING AND DRAINAGE PLAN.

15. MINIMUM CONCRETE THICKNESS SHALL BE AS SHOWN ON DETAIL ON PAGE 5 OF 8 FOR ALL VALLEY GUTTER AND CONCRETE APRONS WHICH IS IN ACCORDANCE WITH CITY OF WESLACO STANDARDS.

16. EXPANSION JOINTS SHALL BE EXPANSION JOINTS SHALL BE FILLER TYPE (TYP.) HAVING A THICKNESS OF 3/4 INCH.

17. TESTING OF CONCRETE SHALL BE AS DIRECTED BY ENGINEER AND THE CITY OF WESLACO.

18. ANY PAVEMENT, BASE COURSE OR SUBGRADE TESTING THAT FAILS SHALL BE PAID FOR BY THE CONTRACTOR.

19. ALL RIP-RAP CONSTRUCTION IN THE H.S.D.D. No.1 DRAINAGE DITCH SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PAVING/DRAINAGE PLAN,OR, AS OTHERWISE APPROVED BY THE H.C.D.D. No.1 AND COUNTY OF HIDALGO.

20. SHOULD A TRAFFIC PLAN BE REQUIRED, THE CONTRACTOR WILL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL ENGINEER TO PREPARE, SEAL AND SIGN THE TRAFFIC CONTROL PLAN.

21. ENGINEER SHALL PROVIDE ALL OF THE CONSTRUCTION STAKING FOR ALL PUBLIC IMPROVEMENTS.

TRAFFIC SIGN CONTRACTOR SHALL PROVIDE FOR THE FOLLOWS:

1. CONTRACTOR TO PROVIDE FOR BREAK-A-WAY SIGNS (BOLTED AT THE BOTTOM) AND BE PROVIDED WITH SUFFICIENT CONCRETE BASE SO AS TO PREVENT ANY LEANING TO THE SIDE.

2. CONTRACTOR SHALL CONSULT WITH THE CITY AS TO TYPE OF TRAFFIC SIGNS, SIZE OF LETTERING, SIZE OF SIGN (SIGN DIMENSIONS) AND SHALL PROVIDE FOR DIRECTIONAL ARROWS AND BLOCK NUMBERS ON EACH SIGN.

3. ALL SIGNS ATTACHED TO TOP OF SIGN POST MUST BE BOLTED TO THE SIGN.

ABBREVIATIONS	
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
N.E.C.	NORTHEAST CORNER
N.W.C.	NORTHWEST CORNER
S.E.C.	SOUTHEAST CORNER
S.W.C.	SOUTHWEST CORNER
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
H.C.D.D. No.1	HIDALGO COUNTY DRAINAGE DISTRICT No.1
VOL.	VOLUME
F.L.	FLOWLINE

LEGEND	
○	SET No.4 REBAR W/PLASTIC CAP STAMPED 5782
●	FOUND No.4 REBAR
IP	IRRIGATION STAND PIPE
⌀	SET 60D NAIL
⌀	POWER POLE
	GUY WIRE
	ROAD SIGN
	TYPE "A" INLET
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE
	WATER METER
IRR	IRRIGATION VALVE
36"	36" IRRIGATION STAND PIPE
48"	48" IRRIGATION STAND PIPE
—X—X—	CHAIN LINK FENCE
IRR	IRRIGATION LINE
OH OH	OVERHEAD POWER LINE
H H	HUG WIRE FENCE
8"W.L.	8" WATER LINE
6"W.L.	6" WATER LINE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

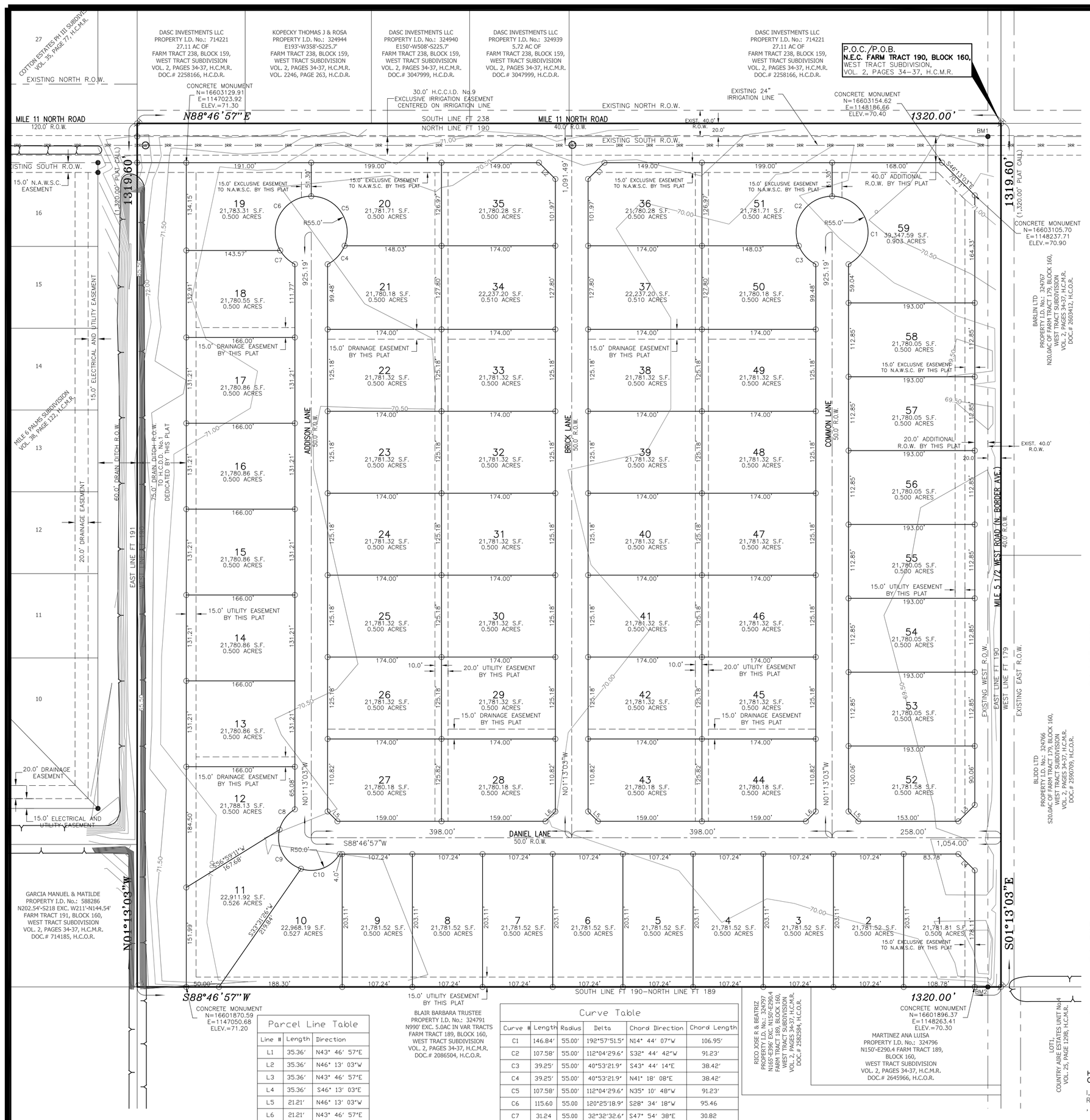
SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2021 E. EXPO BLVD. MCALLEN, TEXAS 78503
(956) 682-9061 (956) 686-1489 (FAX)

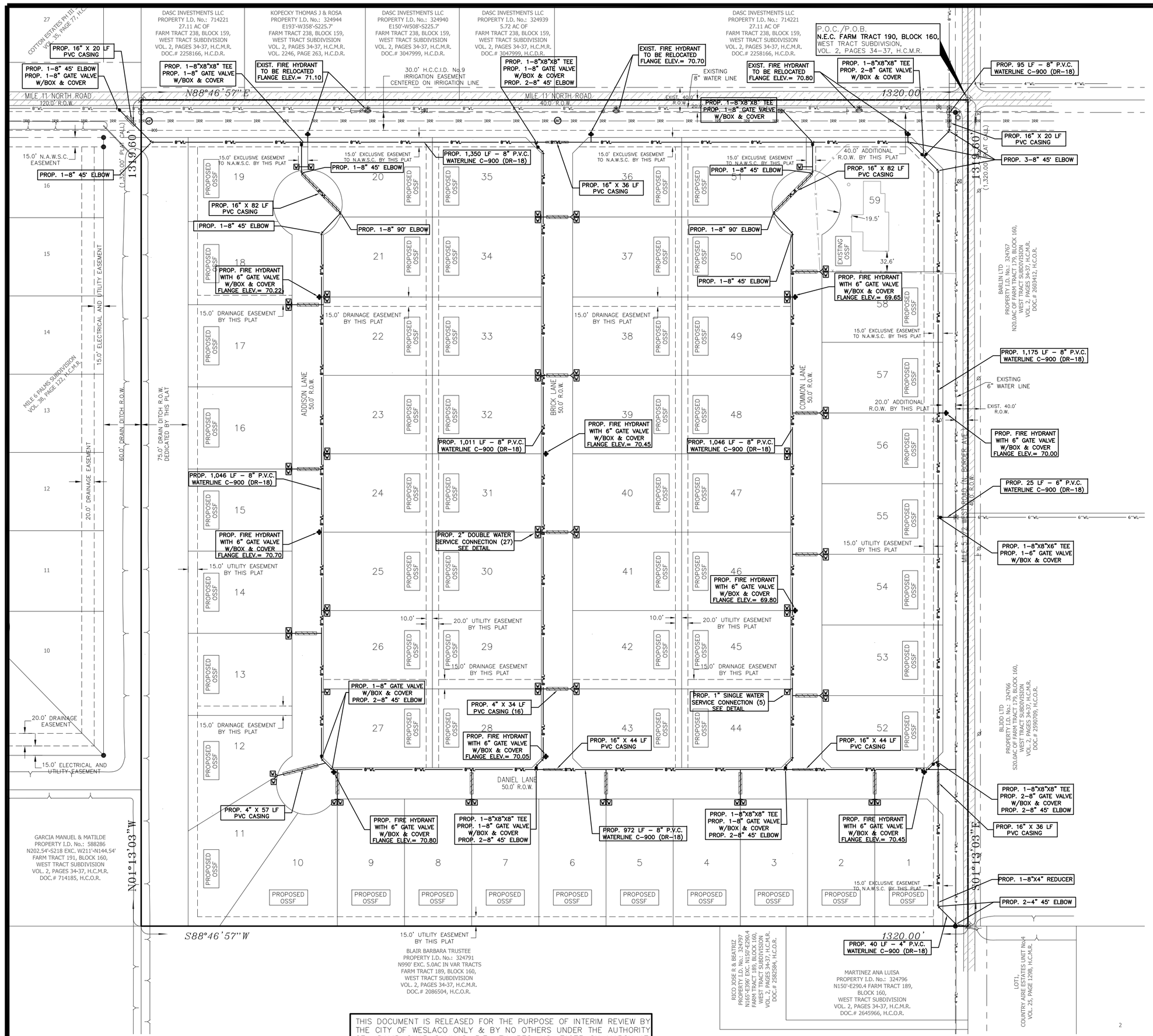
Sheet Title:
GENERAL NOTES, LEGENDS AND ABBREVIATIONS

Project:
THE DISTRICT-NORTH
WESLACO SUBDIVISION

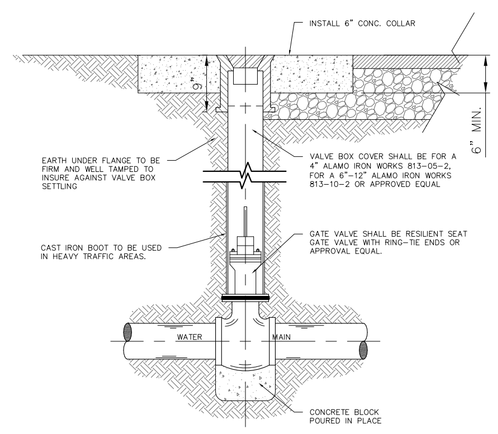
David Omar Salinas
Registered Professional
Engineer # 71973

Date: 03/17/21
Scale: 1"=100'
Designed By: D.O.S.
Drawn By: P.R.
Checked By: D.O.S.
Approved By: D.O.S.
Project No.: SP-21-25398
Drawing No.: SP-21-25398
Sheet 2 of 8


EXISTING NORTH R.O.W.
MILE 11 NORTH ROAD
120.0' R.O.W.
N88°46'57"E
1319.60'
1320.00'
P.O.C./P.O.B.
N.E.C. FARM TRACT 190, BLOCK 160,
WEST TRACT SUBDIVISION,
VOL. 2, PAGES 34-37, H.C.M.R.
EXISTING 24" IRRIGATION LINE
EXISTING SOUTH R.O.W.
SOUTH LINE FT 238
NORTH LINE FT 190
EXIST. 40.0' R.O.W.
40.0' ADDITIONAL R.O.W. BY THIS PLAT
EXIST. 40.0' R.O.W.
20.0' ADDITIONAL R.O.W. BY THIS PLAT
MILE 5 1/2 WEST ROAD (N. BORDER AVE.)
NORTH R.O.W.
EXISTING WEST R.O.W.
EAST LINE FT 191
EAST LINE FT 179
EXISTING EAST R.O.W.
ADDISON LANE
50.0' R.O.W.
BRICK LANE
50.0' R.O.W.
COMMON LANE
50.0' R.O.W.
DANIEL LANE
50.0' R.O.W.
398.00'
S88°46'57"W
S01°13'03"E
1319.60'
1320.00'
SOUTH LINE FT 190–NORTH LINE FT 189
CONCRETE MONUMENT N=16603129.91 E=1147023.92 ELEV.=71.30
CONCRETE MONUMENT N=16603154.62 E=1148186.68 ELEV.=70.40
CONCRETE MONUMENT N=16603105.70 E=1148237.71 ELEV.=70.90
BM1
DASC INVESTMENTS LLC PROPERTY I.D. No.: 714221 27.11 AC OF FARM TRACT 238, BLOCK 159, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 2258166, H.C.D.R.
KOPECKY THOMAS J & ROSA PROPERTY I.D. No.: 324944 E1S7-W3S8-5225.7 FARM TRACT 238, BLOCK 159, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. VOL. 2246, PAGE 263, H.C.D.R.
DASC INVESTMENTS LLC PROPERTY I.D. No.: 324940 E1S7-W5S8-5225.7 FARM TRACT 238, BLOCK 159, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 3047999, H.C.D.R.
DASC INVESTMENTS LLC PROPERTY I.D. No.: 324939 5.72 AC OF FARM TRACT 238, BLOCK 159, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 3047999, H.C.D.R.
DASC INVESTMENTS LLC PROPERTY I.D. No.: 714221 27.11 AC OF FARM TRACT 238, BLOCK 159, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 2258166, H.C.D.R.
COTTEN ESTATES PH III SUBDIVISION VOL. 25, PAGE 77, H.C.M.R.
VALE PALMS SUBDIVISION VOL. 38, PAGE 124, H.C.M.R.
GARCIA MANUEL & MATILDE PROPERTY I.D. No.: 588286 N202.54'-S218 EXC, W211'-N144.54' FARM TRACT 191, BLOCK 160, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 714185, H.C.D.R.
BARLIN LTD PROPERTY I.D. No.: 324767 N30.04C OF FARM TRACT 179, BLOCK 160, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 2609416, H.C.D.R.
BLDD LTD PROPERTY I.D. No.: 324766 S28.04C OF FARM TRACT 179, BLOCK 160, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 2590780, H.C.D.R.
RICO JOSE R & BEATRIZ PROPERTY I.D. No.: 324791 N150'-E150' EX. N150'-E250.4 FARM TRACT 189, BLOCK 160, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 2590504, H.C.D.R.
MARTINEZ ANA LUISA PROPERTY I.D. No.: 324796 N150'-E290.4 FARM TRACT 189, BLOCK 160, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 2645966, H.C.D.R.
LOT1, COUNTRY ARBOR ESTATES UNIT NUM 1A, JAMES DEAN SURVEY
BLAIR BARBARA TRUSTEE PROPERTY I.D. No.: 324791 N990' EXC. 5.04C IN VAR TRACTS FARM TRACT 189, BLOCK 160, WEST TRACT SUBDIVISION VOL. 2, PAGES 34-37, H.C.M.R. DOC.# 2086504, H.C.D.R.
1,320.00' MORE OR LESS
1,094.49'
1,054.00'
1,320.00'
1,320.00'
1,320



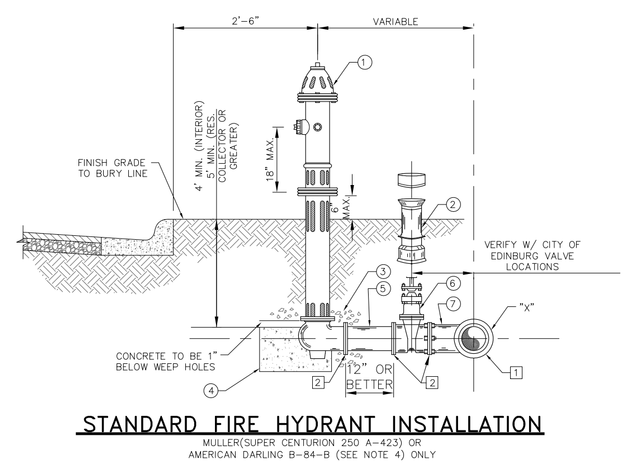
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

MUELLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFC-2500) ONLY

NOTE: ALL FITTINGS TO BE GREASED AND WRAPPED IN PLASTIC.



STANDARD FIRE HYDRANT INSTALLATION

MUELLER/SUPER CENTURION 250 A-423) OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY

NOTE: FIRE HYDRANT TO BE PAINTED RED.

NOTE:
1. OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION
2. PUMPER NOZZLE SHALL FACE ROADWAY. (5½" N.S.T.)
3. IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW WITH RESTRAINING LUGS MAY BE USED IN LIEU OF STANDARD TEE. FINAL APPROVAL BUY THE CITY OF EDINBURG.
4. IF AMERICAN DARLING IS USED MODEL B-84-B WITH EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
5. TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS
6. ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
7. ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES METER BOXES AND COVERS MUST ME APPROVED BY THE CITY OF EDINBURG.

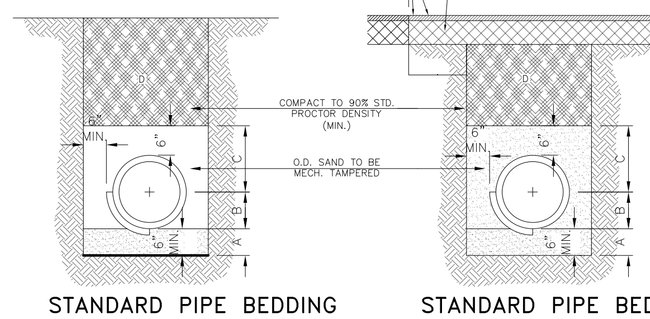
FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX

FIRE HYDRANT UNIT SHALL INCLUDE:
1. FIRE HYDRANT WITH (4½" PUMPER NOZZLE)
2. VALVE BOX (DOMESTIC)
3. 3 CU. FT. GRAVEL
4. 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEPHOLES
5. 1" OR BETTER PVC SPOOLS
6. 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
7. X"x6" CAST IRON TEE (FLANGED X M.J.) "X" WATER MAIN DIA.

1 MECHANICAL JOINT
2 FLANGE

SCALE: 1" = 100'

NOTE:
WHEN UTILITY LOCATED WITHIN CITY ROW, ALL BACK FILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE.



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

APPLICABLE BENEATH FUTURE/UNPAVED STREETS

A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED)
D. FILL TRENCH WITH SELECT BACKFILL, WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE:
ALL EXISTING/ACTIVE STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)

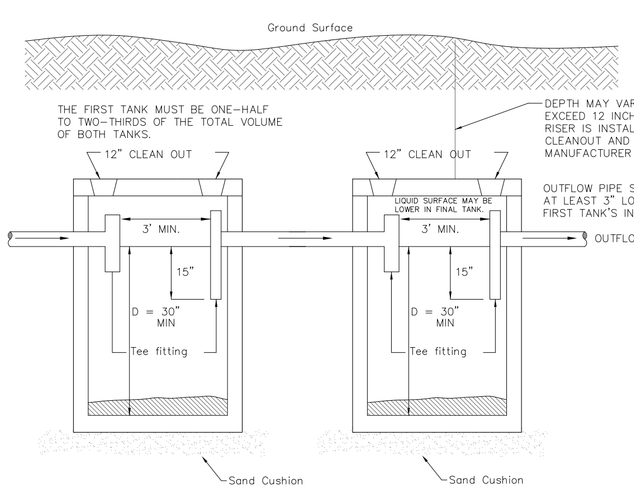
STANDARD PIPE BEDDING (MAIN ONLY)

(PARALLEL WITHIN EXIST. STREET)

A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED)
D. FILL TRENCH WITH SELECT BACKFILL, WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

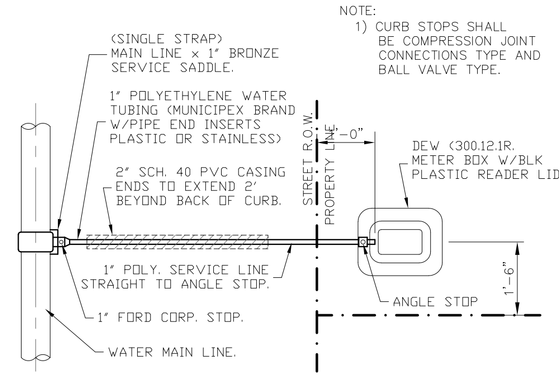
BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.



TWO 500-GALLON SEPTIC TANKS IN SERIES

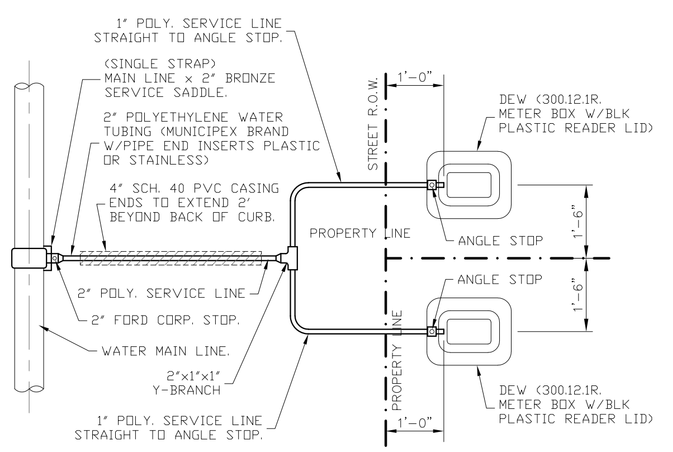
N.T.S.

NOTE:
1) CURB STOPS SHALL BE COMPRESSION JOINT CONNECTIONS TYPE AND BALL VALVE TYPE.



RESIDENTIAL SINGLE WATER SERVICE CONNECTION

NOT TO SCALE



RESIDENTIAL DUAL WATER SERVICE CONNECTION

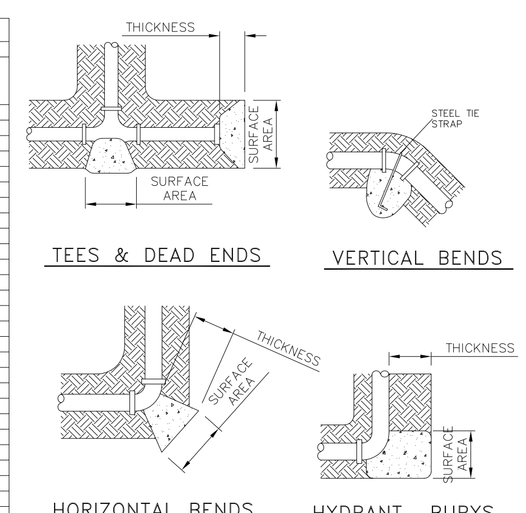
NOT TO SCALE

THRUST BLOCK SIZE

HORIZONTAL BENDS

DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	--
8	4	15	--
10	6	18	--
12	8.5	18	--
14	11.5	24	--
16	15	24	--

NOTE:
ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ./FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER



THRUST BLOCKS DETAILS

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS

* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH NORTH ALAMO WATER SUPPLY CORPORATION AND HIDALGO COUNTY STANDARDS.

SEE PAGE 2 FOR WATER LINE AND OSSF NOTES

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2301 E. TYLER — MCALLEN, TEXAS 78503
(956) 682-9081 (956) 686-1489 (FAX)

WATER DISTRIBUTION AND OSSF LAYOUT

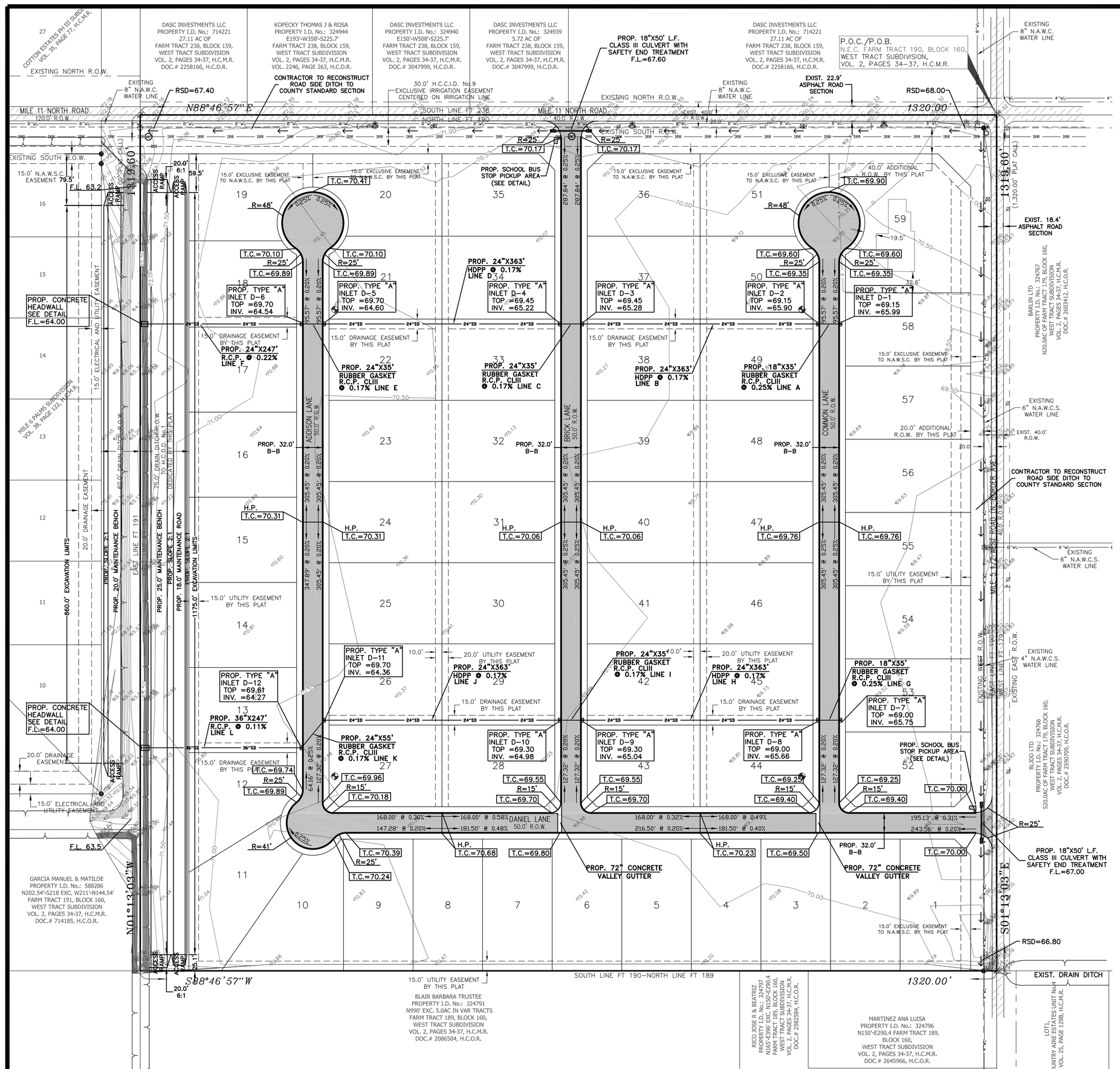
Sheet Title:

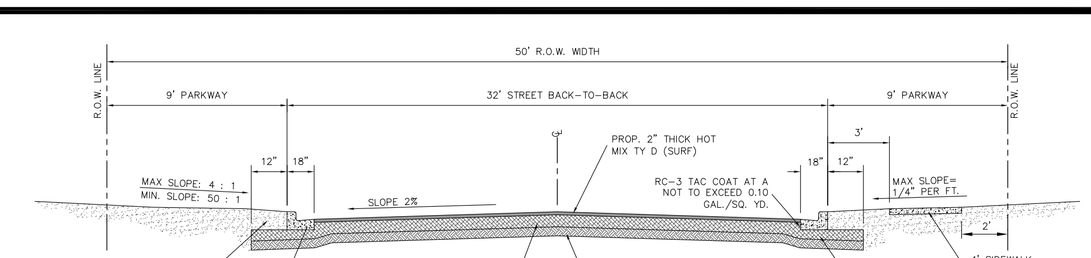
Project:

THE DISTRICT-NORTH WESLACO SUBDIVISION

David Omar Salinas
Registered Professional Engineer # 71973

Date:	03/17/21
Scale:	1"=100'
Designed By:	D.O.S.
Drawn By:	P.R.
Checked By:	D.O.S.
Approved By:	D.O.S.
Project No.:	SP-21-25398
Drawing No.:	SP-21-25398
Sheet	4 of 8



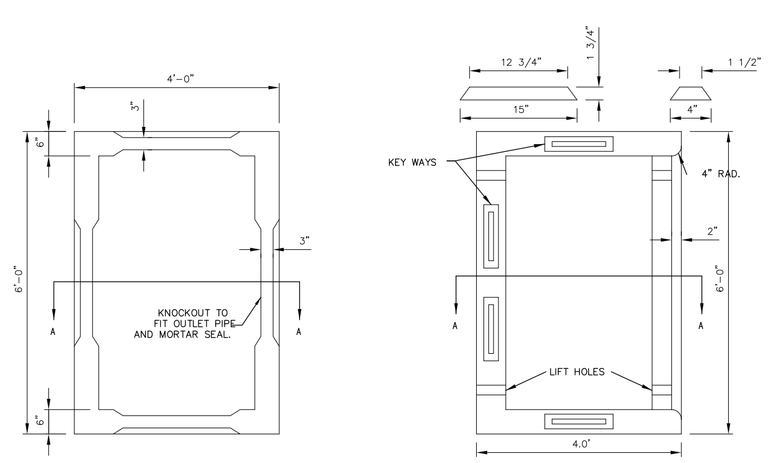


FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
3/8"	20-60
No. 4	40-75
No. 40	70-90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL

SCALE: 1" = 100'



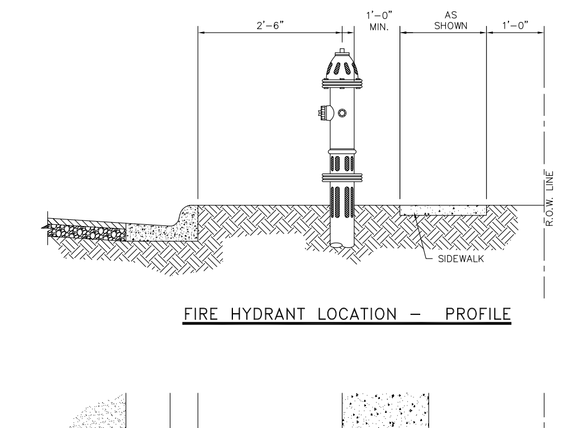
BOTTOM END SECTION

TOP VIEW PLAN

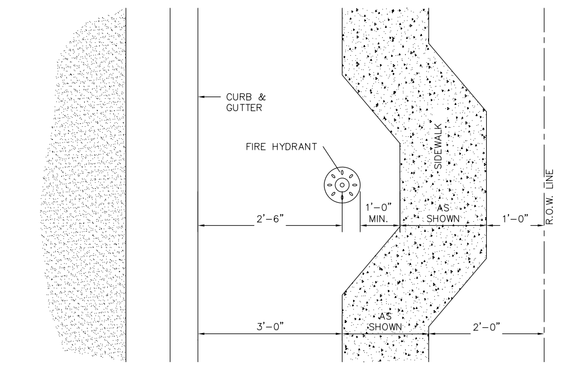
SECTION A–A

TOP VIEW PRECAST LID

PRECAST TYPE "A" INLET



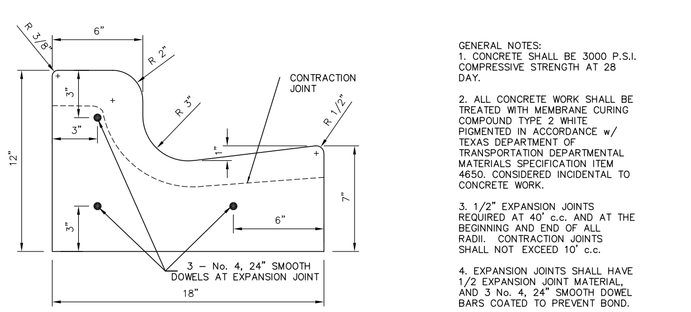
FIRE HYDRANT LOCATION – PROFILE



FIRE HYDRANT LOCATION – PLAN

SIDEWALK DEVIATION AT FIRE HYDRANT

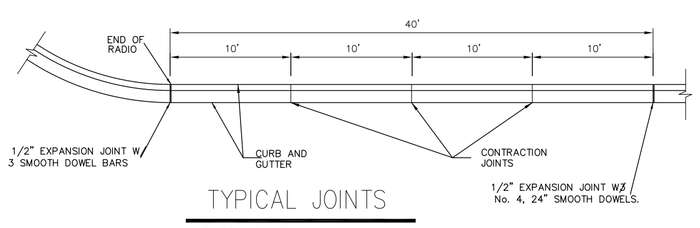
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



CURB AND GUTTER DETAIL

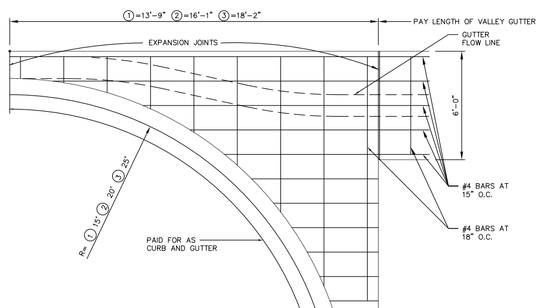
NOT TO SCALE

GENERAL NOTES:
1. CONCRETE SHALL BE 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAY.
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATION ITEM 4650. CONSIDERED INCIDENTAL TO CONCRETE WORK.
3. 1/2" EXPANSION JOINTS REQUIRED AT 40' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.
4. EXPANSION JOINTS SHALL HAVE 1/2 EXPANSION JOINT MATERIAL AND 3 No. 4, 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.

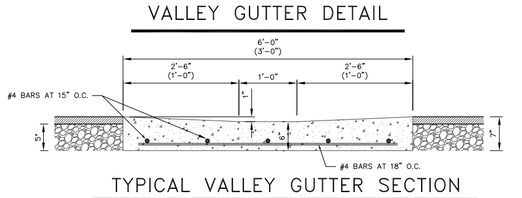


TYPICAL JOINTS

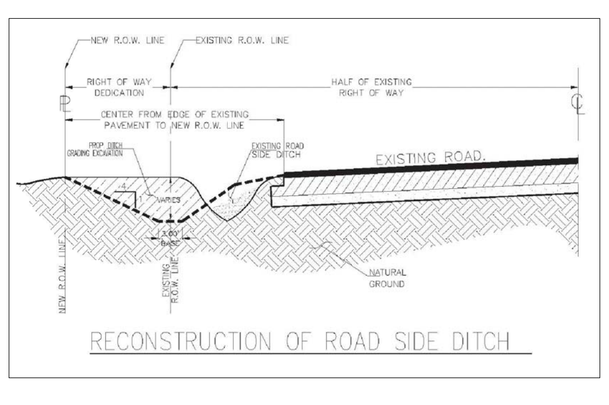
NOT TO SCALE



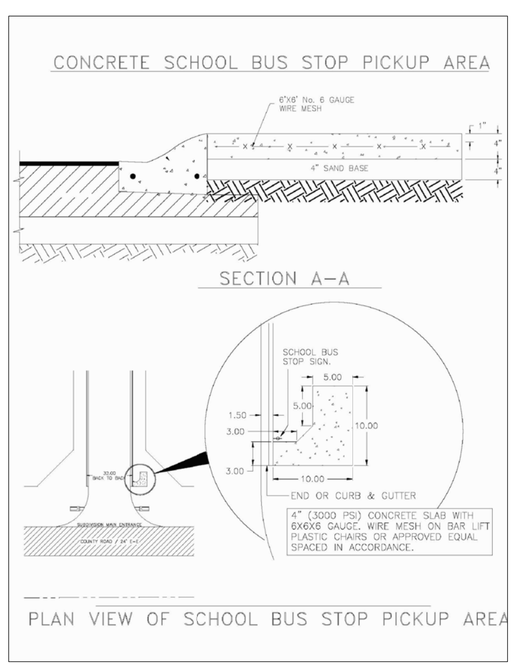
VALLEY GUTTER DETAIL



TYPICAL VALLEY GUTTER SECTION

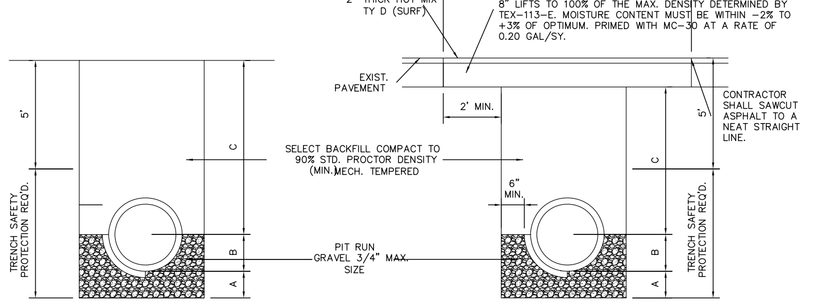


RECONSTRUCTION OF ROAD SIDE DITCH



PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION, TESTING AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

STANDARD PIPE BEDDING

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE: ALL EXISTING STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH.

STANDARD PIPE BEDDING – DETAILS

SEE PAGE 2 FOR PAVING AND DRAINAGE NOTES

* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH CITY OF WESLACO AND HIDALGO COUNTY STANDARDS.

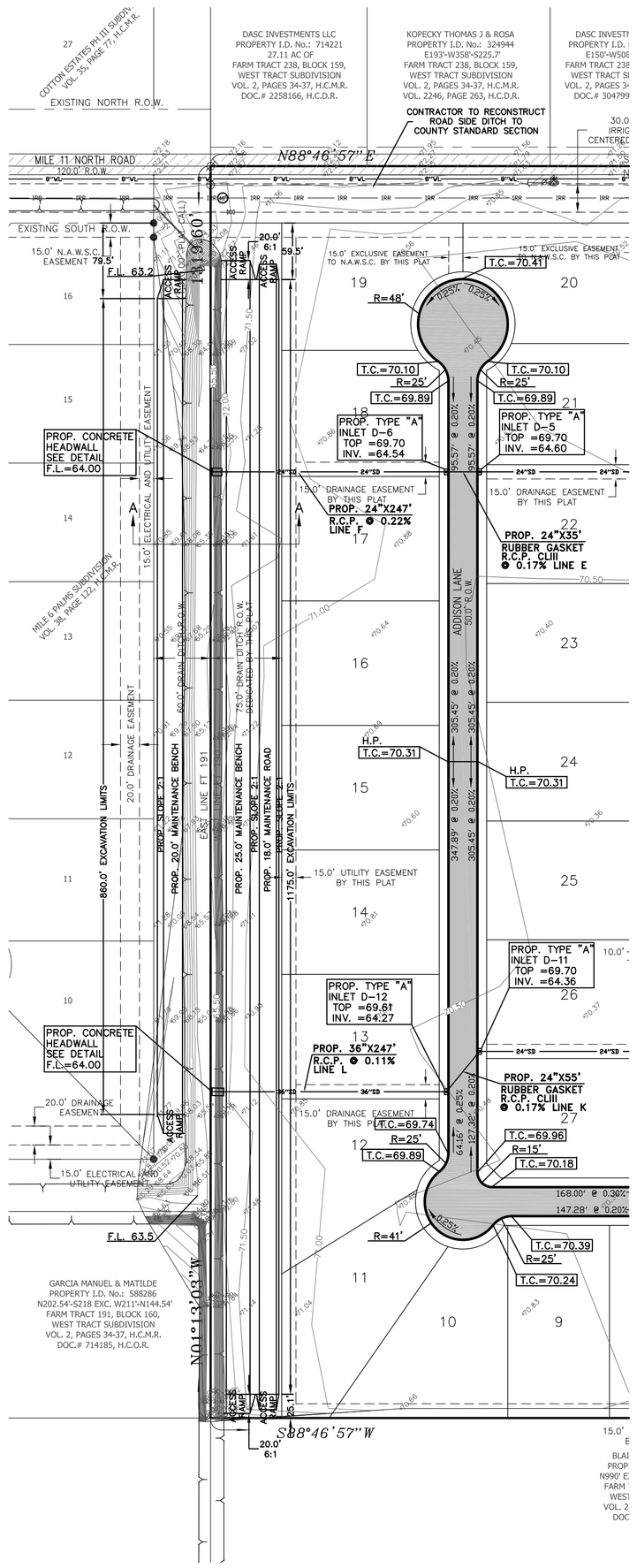
SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2321 E. 7TH ST. – MCALLEN, TEXAS 78503
(956) 682-9061 (956) 686-1489 (FAX)

Sheet Title:
PAVING AND DRAINAGE LAYOUT

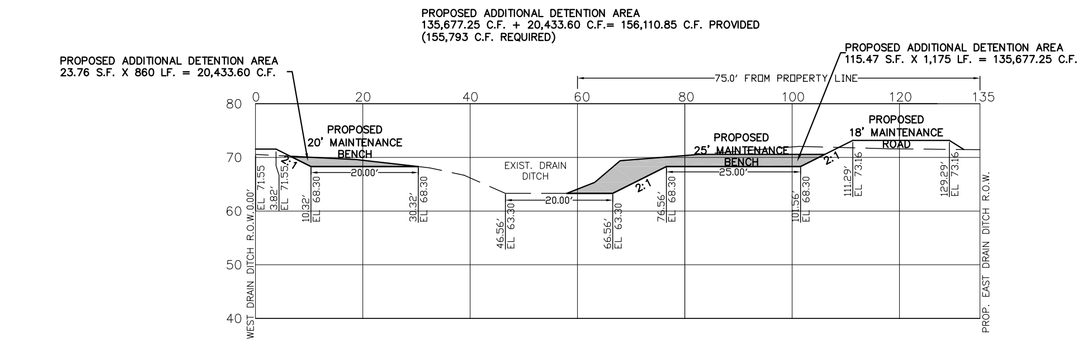
Project:
THE DISTRICT–NORTH
WESLACO SUBDIVISION

David Omar Salinas
Registered Professional Engineer # 71973

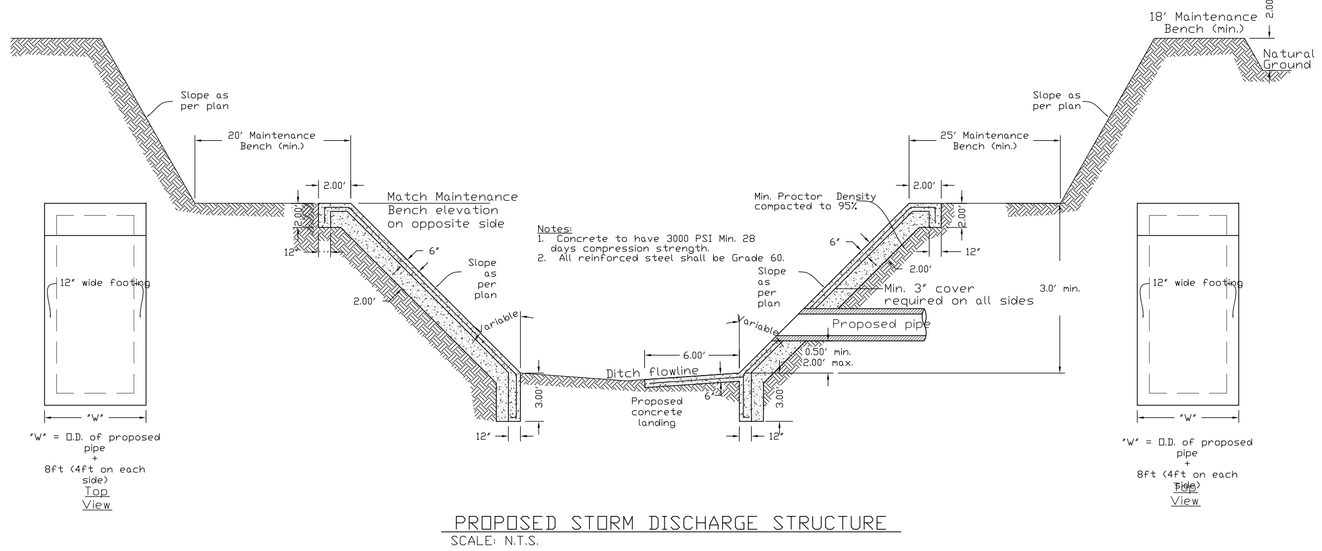
Date: 03/17/21
Scale: 1"=100'
Designed By: D.D.S.
Drawn By: P.R.
Checked By: D.D.S.
Approved By: D.D.S.
Project No.: SP-21-25398
Drawing No.: SP-21-25398
Sheet 5 of 8



SCALE: 1" = 100'



DRAIN DITCH CROSS SECTION "A-A"
SCALE: 1"=20'



PROPOSED STORM DISCHARGE STRUCTURE
SCALE: N.T.S.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 E. PROVO - MCALLEN, TEXAS 78503
(956) 682-9061 (956) 686-1459 (FAX)

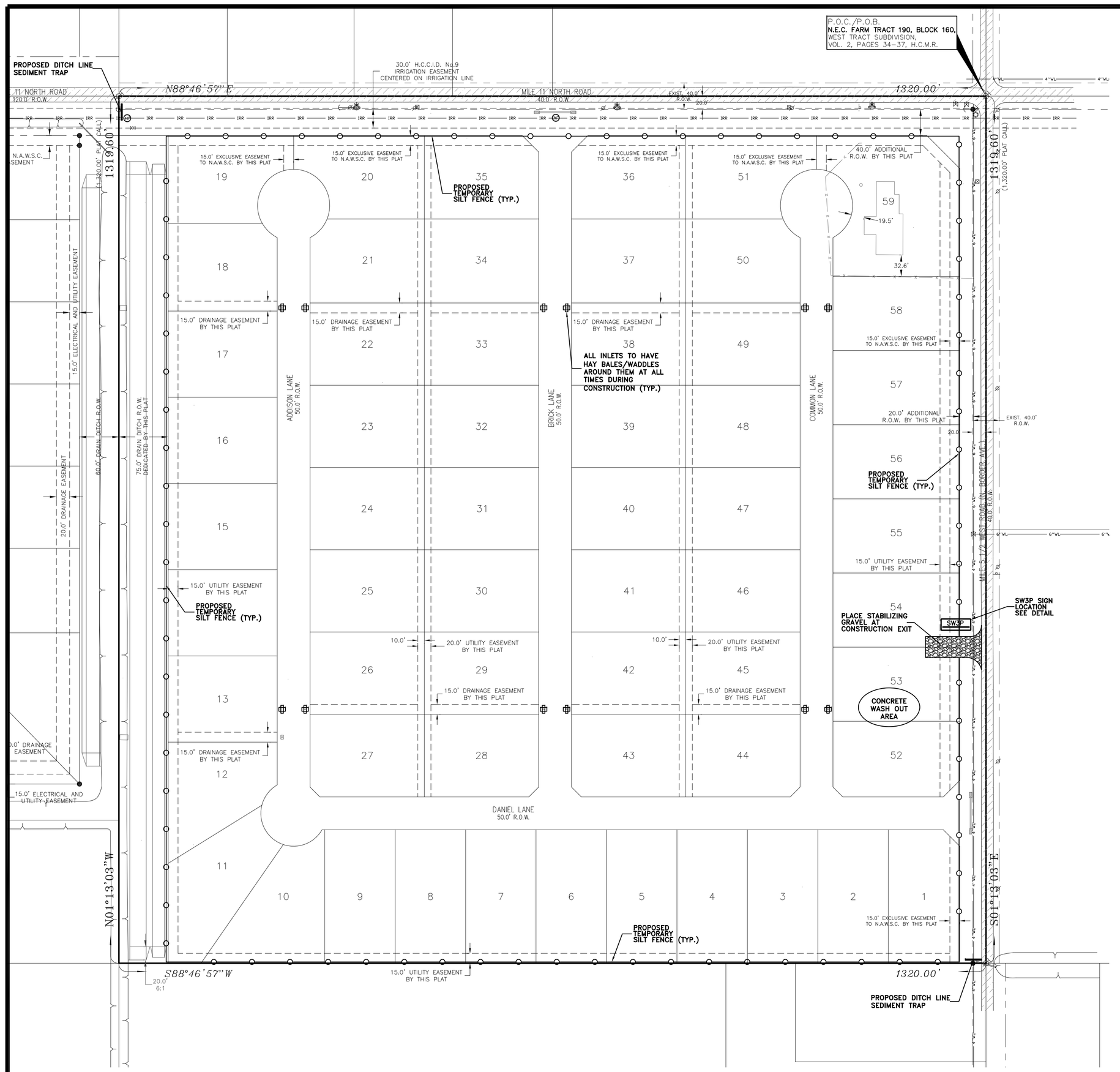
DRAIN DITCH
WIDENING

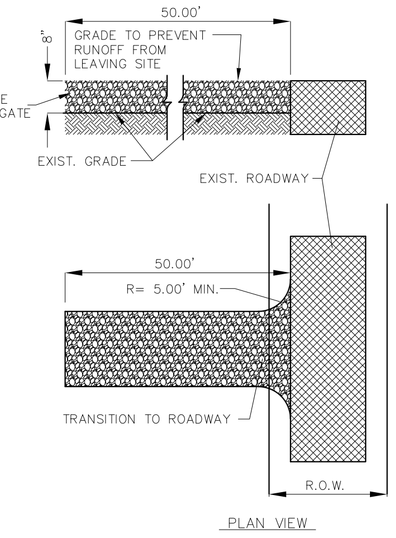
Sheet Title:

Project:
THE DISTRICT-NORTH
WESLACO SUBDIVISION

David Omar Salinas
Registered Professional
Engineer # 71973

Date:	03/17/21
Scale:	1"=100'
Designed By:	D.O.S.
Drawn By:	P.R.
Checked By:	D.O.S.
Approved By:	D.O.S.
Project No.:	SP-21-25398
Drawing No.:	SP-21-25398
Sheet	6 of 8





NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIA. CRUSHED ROCK OR ACCEPTABLE CRUSHED CEMENT CONCRETE.

2. GEOTEXTILE FILTER FABRIC LINING UNDER CONSTRUCTION EXIT STONE.

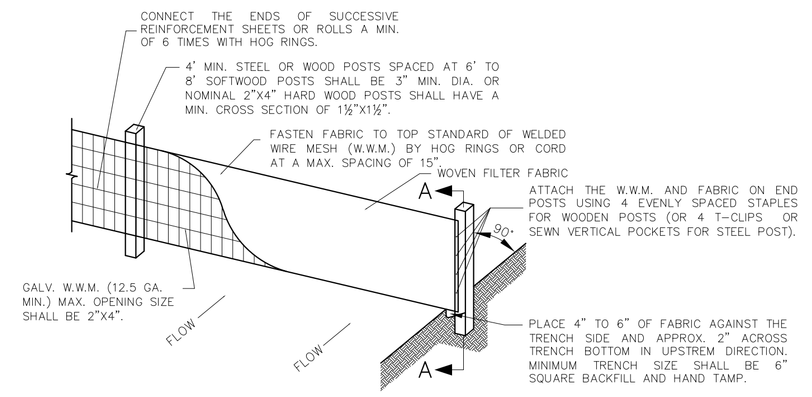
3. WHEN NECESSARY VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN DITCH OR WATERCOURSE USING APPROVED METHODS.

4. THE ENTRANCE SHALL BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVEMENT SURFACES, MUST BE REMOVED IMMEDIATELY.

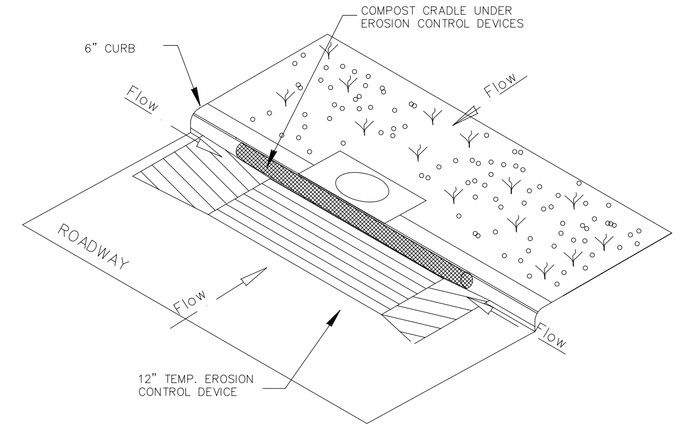
STABILIZED CONSTRUCTION EXIT

N.T.S.



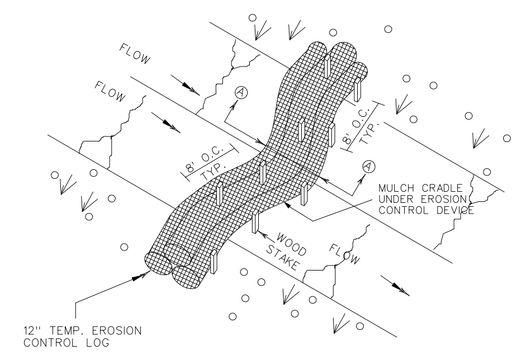
TEMPORARY SEDIMENT CONTROL FENCE

N.T.S.



CURB INLET SEDIMENT TRAP

N.T.S.



DITCH LINE SEDIMENT TRAP

N.T.S.

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".

2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADED OR MECHANICAL TRENCHER. SO THAT THE DOWN SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE AS NECESSARY TO PREVENT FLOW UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAND IN THE GROUND AND BACKFILLED.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OF TO BACKING SUPPORT WITH IS TURN ATTACHED TO THE STEEL FENCE POST FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.

5. INSPECTION SHALL BE MADE BI-WEEKLY OR AFTER EACH RAINFALL, REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SILT IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF . A 2-YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT.

SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN TWO ACRES.

EROSION GENERAL NOTES:

1. IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER OF COMPLIANCE WITH FEDERAL REGULATIONS THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TPDES) GENERAL PERMIT NO. TXR15000 TO DISCHARGE WASTE FROM CONSTRUCTION SITES ISSUED AND EFFECTIVE MARCH 5, 2003.

2. THE STORM WATER POLLUTION PLAN SHOULD ADDRESS THREE GOALS: A) DIVERSION OF UPS LOPE WATER AROUND DISTURBED AREAS OF THE SITE; B) LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE; AND C) REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.

3. THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST TO (EPA).

4.THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EFFECTIVE PLAN PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE BY THE OWNER.

5. STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GRATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

6. AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.

7. ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE POLLUTION PREVENTION PLAN.

8. THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE; DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR; REGULAR COLLECTION OF WASTE; CONVENIENTLY LOCATED WASTE RECEPTACLES; AND DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.

9. THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.

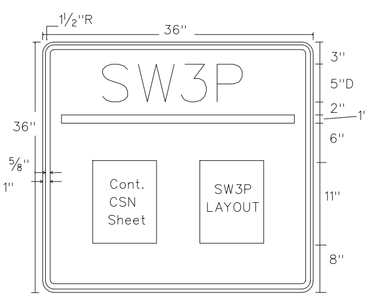
10. AREAS OF CONSTRUCTIONS ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON PLANS.

11. BORROW AREAS IF EXCAVATED SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP 3). THE WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

12. ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING THIS INCLUDES ALL DITCHED AND ENBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.

13. THE CONTRACTOR SHALL CONSTRUCT A SINGLE STABILIZED CONSTRUCTION EXIT PRIOR TO EXISTING ONTO ANY PAVED ROADWAY.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

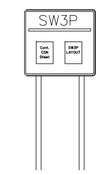


SW3P SIGN

Contractor Construction Site Note (CSN)

Sign Dimensions
36" X 36"

Letters - White
Numbers - White
Border - White
Background - Blue



GENERAL NOTES:

1. The alphabets and lateral spacing between letters and numerals shall conform with the "Texas Manual on Uniform Traffic Control Devices for Streets and Highways", (TMUTCD) latest edition, and the "Compliant Work Zone Traffic Control Devices List". Lateral spacing of text shall provide a balanced appearance. All materials shall conform to Department Specifications.
2. Legend and border may be applied by reverse screening process with transparent colored ink, cut-out white reflective sheeting applied to colored background or combination thereof. Background shall be reflective sheeting Type C.
3. CSN Sheets will be laminated and attached to the sign with an adhesive. Ensure sheets remain dry.(See Figure 1).
4. SW3P Signs should be placed just inside the ROW line at the project limits at a readable height. It may be placed perpendicular or parallel to ROW line.If the sign cannot be placed outside the clear zone, it will be mounted per TMUTCD requirements.
5. Final location of the signs will be as approved by the Engineer.

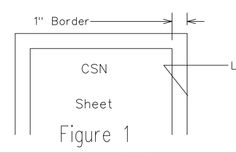


Figure 1

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2121 E. EXPRESSWAY 83, MCALLEN, TEXAS 78501
(956) 682-9061 (956) 686-1489 (FAX)

Sheet Title:

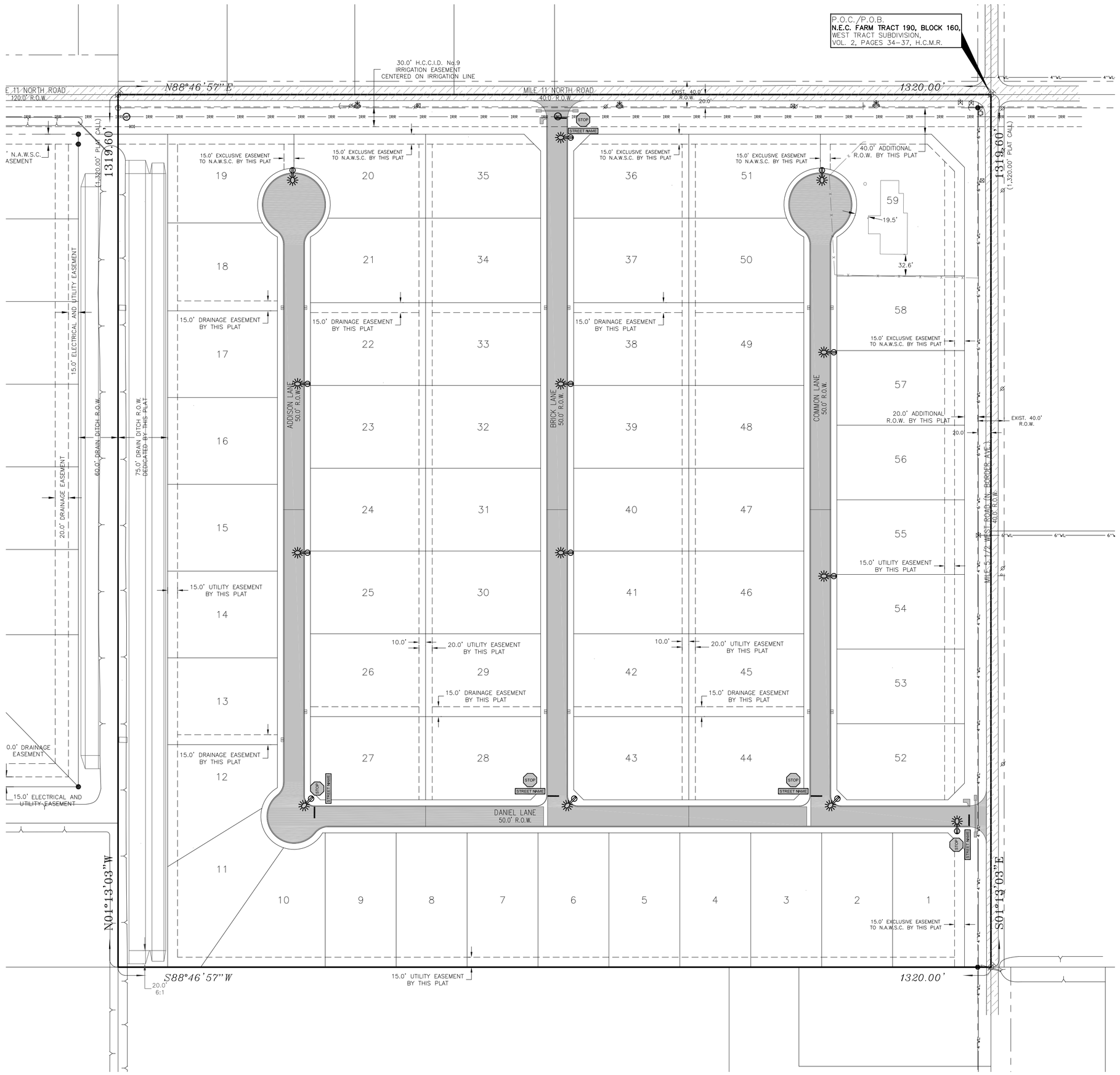
STORM WATER POLLUTION PREVENTION PLAN

Project:

THE DISTRICT-NORTH
WESLACO SUBDIVISION

David Omar Salinas
Registered Professional Engineer # 71973

Date:	03/17/21
Scale:	1"=100'
Designed By:	D.O.S.
Drawn By:	P.R.
Checked By:	D.O.S.
Approved By:	D.O.S.
Project No:	SP-21-25398
Drawing No:	SP-21-25398
Sheet	7 of 8



SCALE: 1" = 100'

PROPOSED STREET LIGHT

STOP PROPOSED STOP SIGN

STREET NAME PROPOSED STREET NAME SIGN

PROPOSED 24" STOP BAR

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 17, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SALINAS ENGINEERING & ASSOCIATES
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 E. TYLER ST. — MCALLEN, TEXAS 78503
(956) 682-9081 (956) 686-1489 (FAX)

Sheet Title:

STREET LIGHTING AND SIGN PLAN

Project:

THE DISTRICT-NORTH
WESLACO SUBDIVISION

David Omar Salinas
Registered Professional
Engineer # 71973

Date: 03/17/21

Scale: 1"=100'

Designed By: D.O.S.

Drawn By: P.R.

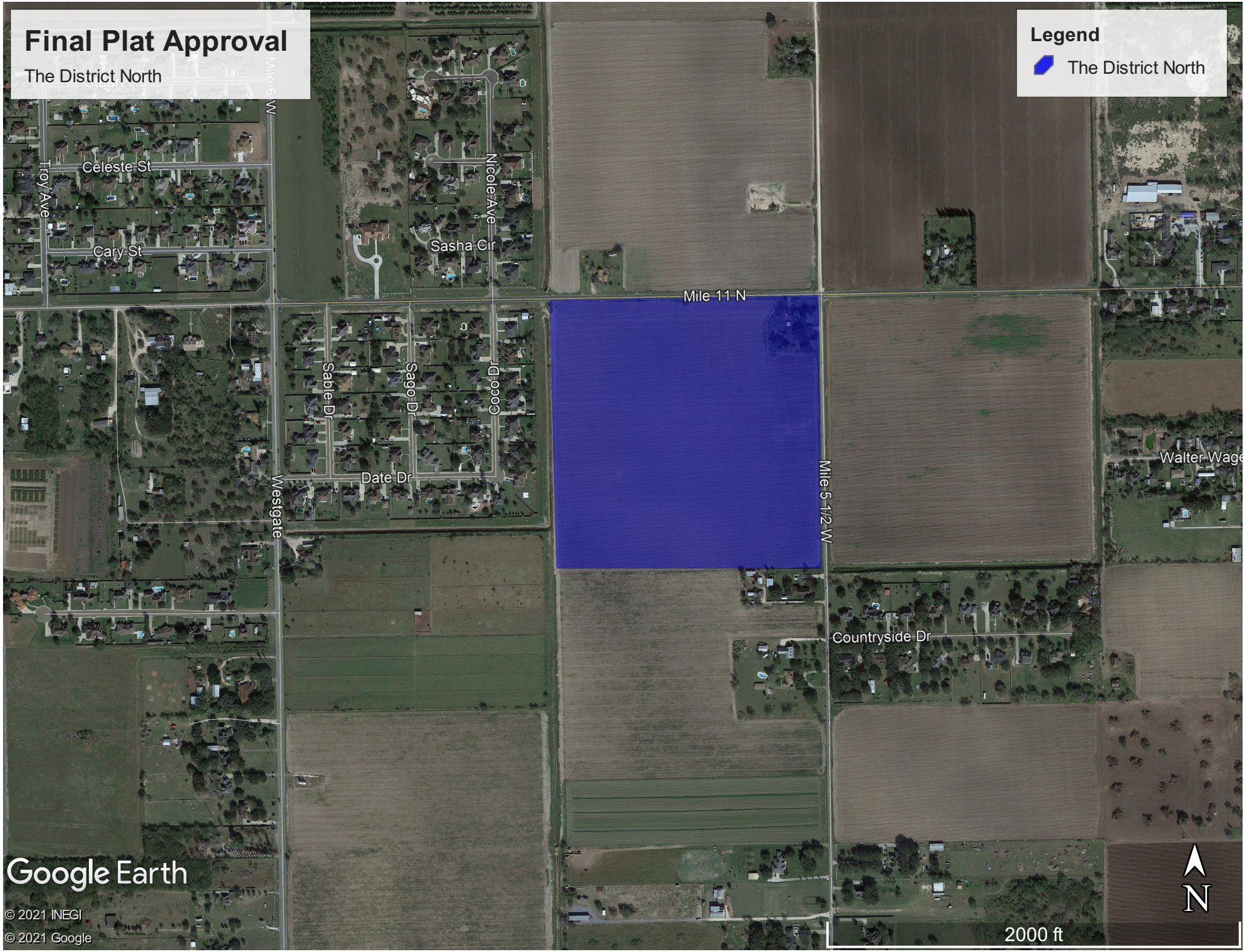
Checked By: D.O.S.

Approved By: D.O.S.

Project No: SP-21-25398

Drawing No: SP-21-25398

Sheet 8 of 8


Final Plat Approval
The District North
Legend
The District North
Mile 6 W
Troy Ave
Celeste St
Cary St
Nicole Ave
Sasha Cir
Mile 11 N
Sable Dr
Sago Dr
Cocoa Dr
Date Dr
Westgate
Mile 5 1/2 W
Countryside Dr
Walter Wage
Google Earth
© 2021 INEGI
© 2021 Google
2000 ft
N

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4193

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Bridge Crossing Ph II– being a re-subdivision of 16.273acres being part or portion out of farm tract 744, The West And Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 1370 ft east of the intersection of 18th St & Mile 5 ½. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed sixty-four (64) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "B" and "AH".

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval final plat

Attachments, if any:
Bridge Crossing Ph II - Final Plat- Memo, BRIDGE CROSSING PH 2 - Application and Drianage report, Bridge Crossing II-Aerial, Bridge Crossing Plats

Responsibilities upon Approval:

Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Bridge Crossing Ph II-Final Plat

DATE: May 12, 2021

The proposed use for the 64-lot subdivision will be for single family residential homes. The developer is not requesting a variance for this project and has provided on-site drainage. The area of the property located Flood Zone AH is within the proposed drainage ditch easement and will not impact the proposed residential lots. The developer has complied with all departmental and Planning & Zoning comments.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000022-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐**Single Lot Variance** ☐**Minor Plat** ☐**Planned Unit Development** ☑**Standard Subdivision**

GENERAL INFORMATION

Name of Subdivision: BRIDGE CROSSING SUBDIVISION PHASE 2

Location: Approximately 1,370 ft east of the interesection of 18th Street & Mile 5 1/2

Legal Description: Being a resubdivision of 16.273 acres being a part or protion o/o Farm Tract 744, The West and Adams Tract Subdivision

Is subdivision inside city limits? ☑ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Single Family

Existing Land Use: Open Proposed Land Use: Residential

Number of Lots Proposed: 64 Gross Acreage: 16.273

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: East India Co., LLC Telephone: c/o 381-0981

Address: 103 Regal Drive Fax: N/A

City: Laredo State: TX Zip: 78041 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: 381-0981

Address: 115 W. McIntyre Street Fax: 381-1839

City: Edinburg State: TX Zip: 78541 E-mail: c/o mario@meldenandhunt.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: City of Weslaco

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: AEP

☑ YES ☐ NO Phone Utility Frontier Comm.	☑ YES ☐ NO Gas Utility	☑ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District HCDD#1	☑ YES ☐ NO Irrigation District HCCID#9

Has the property been assessed as flat rate irrigable property: ☐ YES ☑ NO

Have Water Rights been conveyed to City/Water Supplier? ☑ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
_____**$355.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

X_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
X_____**$350.00** (one time fee for preliminary and final plat)
X_____One 11" X 17" reduced copy of plat
X_____Plat Layout
- X_____Existing & Proposed Easements
- X_____Existing & Proposed ROW
- X_____Existing & Proposed Drainage Easements

X Contours
X Flood Zones
X Adjoiners
X Existing & Proposed street names

X Utility Layout
X Existing & Proposed Utilities
X Proposed Fire Hydrants
X Adjoiners
X Street names

X Drainage plans and calculations with engineer's seal
X Elevations
X Flood directional arrows
X Detention areas
X Street names

X Proof of ownership of the property
n/a If septic tank system required, submit soil evaluation report
X Water Rights associated with the property
X Tax Receipt for all taxing entities showing that taxes are paid in full
X Number of fire hydrants proposed for subdivision
X Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

_____ **Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____ Plats to be sealed by Professional Engineer
_____ Approved Drainage Report
_____ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____ Notice of Intent
_____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____ Electronic file of final plat and as-builds
_____ Reproducible plat to be recorded with all required signatures
_____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____ 2% inspection fee
_____ Park Fees
_____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____ Tax certificates
_____ Memo from engineering inspector releasing subdivision
_____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____ 30 Year Water and 30 Year Sewer Service Agreements
_____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 2/18/21

Authorized Agent Printed Name: Mario A. Reyna, P.E.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: BRIDGE CROSSING SUBDIVISION PHASE 2
PREPARED BY: MARIO A. REYNA, P.E
DATE: December 01, 2020
Revised: February 11, 2021



2-11-21

INDEX

1. Drainage Statement
2. Drainage Calculations
3. Location Map
4. Subdivision Plat
5. Paving & Drainage Layout
6. USGS Topographical Map
7. Rainfall Intensity Table
8. USDA Soils Map
9. USDA Soils Legend & Description
10. FEMA FIRM with site location

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS
TBPELS Firm # F-1435
TBPELS # 10096900

Drainage Statement
Bridge Crossing Subdivision Phase 2
Project #20197 Date: December 01, 2002; Revised February 11, 2021

Bridge Crossing Subdivision Phase 2 A tract of land containing 16.273 acres situated in Hidalgo County, Texas, being a part or portion out of Farm Tract 744, The West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 16.273-acre where conveyed to Adelante Holdings, LTD, by virtue of a Foreclosure Sale Deed recorded under Document Number 2834910, Hidalgo County Official Records. This subdivision lies in Zone "B"& "AH", Zone "B" are areas between limits of the 100-year flood and 500- year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. Zone "AH" are areas if 100-year shallow flooding were depths are between one (1) and three (3) feet; base flood elevation has been determined to be 72, but no flood hazard factors are determined. The property is located approximately 1370 feet East of the intersection of 18th Street & mile 5 ½ Road. The property is currently open with a proposed use of 64 residential lots in the City of Weslaco, Texas.

The soil in this area is (52) Raymondville clay loam, which is in Hydrologic Group "C". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 15.58 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 33.11 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 17.53 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into a proposed detention pond on the west side of the site, which will then discharge inro and existing H.C.C.I.D. No. 9 drain ditch.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 48,301 cubic feet of detention will be provided within the proposed detention pond.

2-11-21

Mario A. Reyna, P.E. #117368
Vice-President

Date: 2-11-2021

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

DRAINAGE REPORT

PROJECT NAME: **Bridge Crossing Subdivision Phse II**
PROJECT NUMBER: 20197.00
DATE: 12/1/2020 Rev: 2/11/2021

I. Existing Condition-10 year

Ex. Area: 708,851.88 sf
16.27 ac
Imp.Area: 2,320 sf
% Imp. : 0.00
Slope : 0.15 %
tc : 46.20 min

Int. Coeff. "k" 0.213 Table 3-2
Kμ 3.28
Length 750 ft
Velocity 0.270582 ft/sec

Rainfall Intensity (10yr) 3.829 in/hr
c factor 0.250
Q peak existing condition: 15.58 cfs

II. Future Condition-50 year

Future area: 708,851.88 sf
16.27 ac
Estimated Imp. Area: 75,545 sf
% Imp. : 0.11
Slope : 15.00%
tc : 45.00 min
Rainfall Intensity (50yr) 4.976 in/hr
c factor 0.409
Q future cond. = Aci = i * = 33.11 * 0.41
6.65481407 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	90.31	27092	15.58	4673	22419
10	0.17	10.83	72.04	43223	15.58	9346	33877
15	0.25	9.10	60.57	54515	15.58	14020	40495
20	0.33	7.91	52.63	63152	15.58	18693	44459
25	0.42	7.03	46.75	70125	15.58	23366	46759
30	0.50	6.34	42.21	75981	15.58	28039	47941
35	0.58	5.80	38.58	81014	15.58	32713	48301
40	0.67	5.35	35.60	85448	15.58	37386	48062
45	0.75	4.98	33.11	89409	15.58	42059	47350
50	0.83	4.66	31.00	92994	15.58	46732	46262
60	1.00	4.14	27.58	99279	15.58	56079	43200
90	1.50	3.16	21.06	113701	15.58	84118	29583
120	2.00	2.60	17.28	124386	15.58	112158	12229
180	3.00	1.95	12.98	140222	15.58	168236	-28014
240	4.00	1.59	10.56	152081	15.58	224315	-72234

Storage Required: 48,301 cf
Storage Required: 1.109 Ac.-Ft.
w/ release rate of: 15.58 cfs
Storage / Ac. Development: 0.068 Ac.Ft. per Ac.



2-11-21

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	Runoff Coefficient "c"
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre)	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemetaries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	629306.88	14.447	5.056
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	0	0.000	0.000
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Asphalt	0.9	75545	1.734	1.561
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9		0.000	0.000
Total:		704,852	16.181	6.617
Weighted "c":			**0.409**	

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

TABLE I

TIME OF CONCENTRATION DETERMINATION

Bridge Crossing Subdivision Phse II

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.250	750		83.3						83.3
D.A.#1	Overland & Gutter	0.409	120		13.3			423	0.4	17.6	31.0
D.A.#1-D.A.#2	Pipe Flow	0.409						35	3.0	0.2	31.2
D.A.#2	Overland & Gutter	0.409	110		12.2			313	0.4	13.0	25.3
D.A.#2-D.A.#3	Pipe Flow	0.409						215	3.0	1.2	32.3
D.A.#3	Overland & Gutter	0.409	100		11.1			300	0.4	12.5	23.6
D.A.#3-D.A.#4	Pipe Flow	0.409						36	3.0	0.2	32.5
D.A.#4	Overland & Gutter	0.409	100		11.1			300	0.4	12.5	23.6
D.A.#4-D.A.#5	Pipe Flow	0.409						102	3.0	0.6	33.1
D.A.#5	Overland & Gutter	0.409	100		11.1			450	0.4	18.8	29.9
D.A.#5-D.A.#6	Pipe Flow	0.409						35	3.0	0.2	33.3
D.A.#6	Overland & Gutter	0.409	100		11.1			450	0.4	18.8	29.9
D.A.#6-D.A.#7	Pipe Flow	0.409						433	3.0	2.4	35.7
D.A.#7	Overland & Gutter	0.409	100		11.1			300	0.4	12.5	23.6
D.A.#7-D.A.#10	Pipe Flow	0.409						30	3.0	0.2	35.9
D.A.#8	Overland & Gutter	0.409	100		11.1			300	0.4	12.5	23.6
D.A.#8-D.A.#9	Pipe Flow	0.409						30	3.0	0.2	23.8

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA

FLOWRATE DETERMINATION

Bridge Crossing Subdivision Phse II

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	9	0.250	83.3	10	2.569	5.78		
D.A.#1	2.504	0.409	31.0	50	6.229	6.38		
D.A.#1-D.A.#2	2.504	0.409	31.2	50	6.206	6.36	24.00	0.079%
D.A.#2	2.08	0.409	25.3	50	6.985	5.94		
D.A.#2-D.A.#3	4.58	0.409	32.3	50	6.072	11.38	24.00	0.254%
D.A.#3	1.754	0.409	23.6	50	7.247	5.20		
D.A.#3-D.A.#4	6.34	0.409	32.5	50	6.050	15.68	30.00	0.146%
D.A.#4	1.395	0.409	23.6	50	7.247	4.13		
D.A.#4-D.A.#5	7.73	0.409	33.1	50	5.990	18.94	30.00	0.213%
D.A.#5	1.911	0.409	29.9	50	6.359	4.97		
D.A.#5-D.A.#6	1.91	0.409	33.3	50	5.969	4.66	24.00	0.043%
D.A.#6	1.38	0.409	29.9	50	6.359	3.59		
D.A.#6-D.A.#7	11.03	0.409	35.7	50	5.728	25.83	36.00	0.150%
D.A.#7	0.86	0.409	23.6	50	7.247	2.55		
D.A.#7-D.A.#10	0.86	0.409	35.9	50	5.712	2.01	0.00	0.002%
D.A.#8	0.91	0.409	23.6	50	7.247	2.71		
D.A.#8-D.A.#9	1.77	0.409	23.8	50	7.219	5.23	0.00	0.249%
					18.783			

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$

USING THE RATIONAL METHOD, AS PER

"TXDOT BRIDGE HYDRAULIC MANUAL"

TABLE I
TIME OF CONCENTRATION DETERMINATION
4.144

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#9	Overland & Gutter	0.409	30		3.3			120	0.4	5.0	8.3
D.A.#9-D.A.#10	Pipe Flow	0.409						175	3.0	1.0	24.8
D.A.#10	Overland & Gutter	0.409	140		15.6			0	0.4	0.0	15.6
D.A.#10-D.A.#11	Pipe Flow	0.409						327	3.0	1.8	37.7
D.A.#11	Overland & Gutter	0.409	20		2.2			220	0.4	9.2	11.4
D.A.#11-D.A.#12	Pipe Flow	0.409						126	3.0	0.7	38.4
D.A.#12	Overland & Gutter	0.409	40		4.4			110	0.4	4.6	9.0
D.A.#12-D.A.#15	Pipe Flow	0.409						161	3.0	0.9	39.3
D.A.#13	Overland & Gutter	0.409	90		10.0			0	0.4	0.0	10.0
D.A.#13-D.A.#14	Pipe Flow	0.409						127	3.0	0.7	10.7
D.A.#14	Overland & Gutter	0.409	20		2.2			300	0.4	12.5	14.7
D.A.#14-D.A.#15	Pipe Flow	0.409						220	3.0	1.2	15.9
D.A.#15	Overland & Gutter	0.409	20		2.2			300	0.4	12.5	14.7
D.A.#15-OUTFALL	Pipe Flow	0.409						911	3.0	5.1	44.4

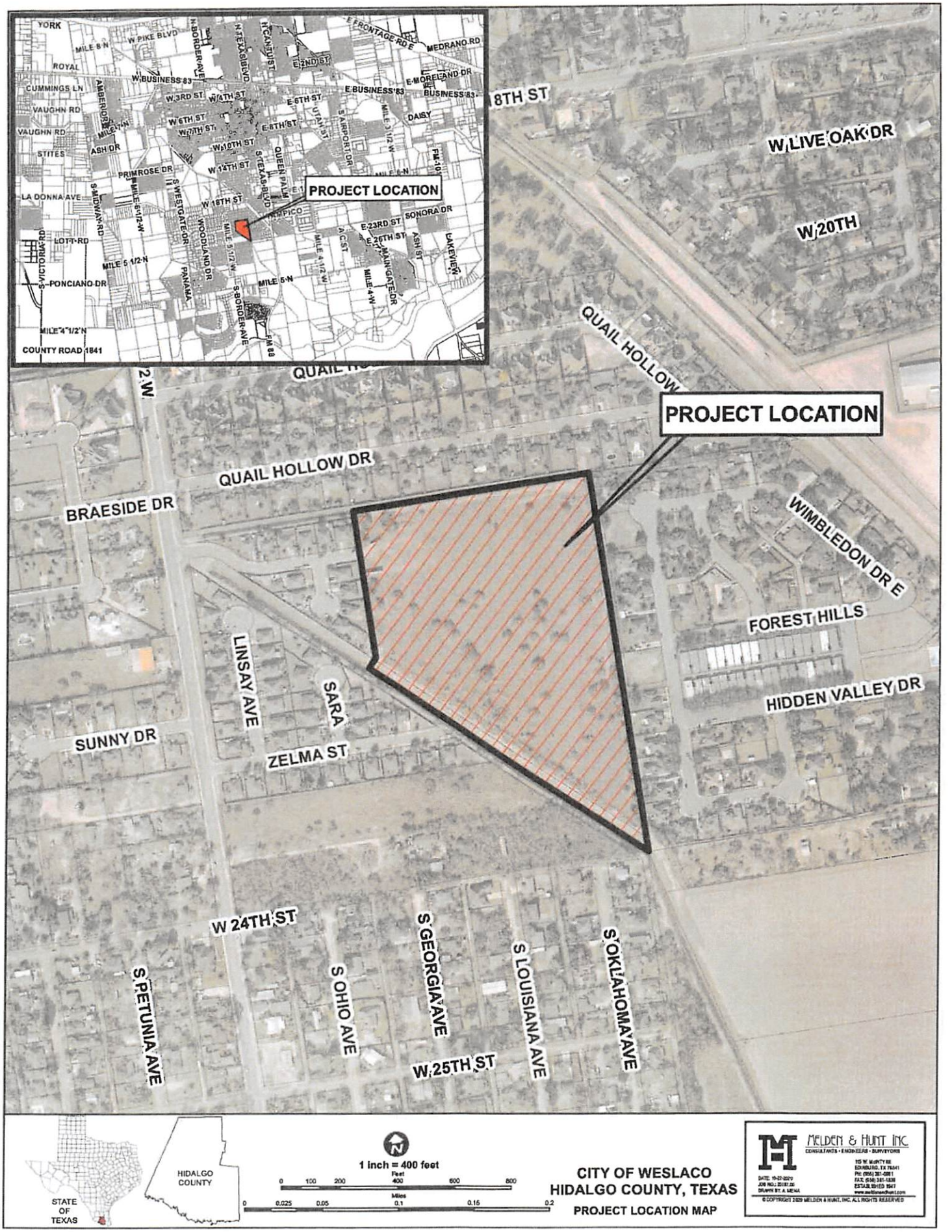
FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
4.144

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#9	0.43	0.409	8.3	50	11.587	2.04		
D.A.#9-D.A.#10	2.20	0.409	24.8	50	7.064	6.36	24.00	0.079%
D.A.#10	0.715	0.409	15.6	50	8.949	2.62		
D.A.#10-D.A.#11	3.78	0.409	37.7	50	5.546	8.57	30.00	0.044%
D.A.#11	0.84	0.409	11.4	50	10.274	3.51		
D.A.#11-D.A.#12	4.61	0.409	38.4	50	5.484	10.35	30.00	0.064%
D.A.#12	0.981	0.409	9.0	50	11.255	4.52		
D.A.#12-D.A.#15	5.59	0.409	39.3	50	5.408	12.37	30.00	0.091%
D.A.#13	0.368	0.409	10.0	50	10.825	1.63		
D.A.#13-D.A.#14	0.37	0.409	10.7	50	10.537	1.59	18.00	0.023%
D.A.#14	0.931	0.409	14.7	50	9.181	3.50		
D.A.#14-D.A.#15	1.30	0.409	15.9	50	8.845	4.70	24.00	0.043%
D.A.#15	0.465	0.409	14.7	50	9.181	1.75		
D.A.#15-OUTFALL	7.36	0.409	44.4	50	5.021	15.11	36.00	0.051%

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"


PROJECT LOCATION
QUAIL HOLLOW DR
BRAESIDE DR
WIMBLEDON DR E
FOREST HILLS
HIDDEN VALLEY DR
SUNNY DR
ZELMA ST
LINSAY AVE
SARA
W 24TH ST
W 25TH ST
S PETUNIA AVE
S OHIO AVE
S GEORGIA AVE
S LOUISIANA AVE
S OKLAHOMA AVE
W LIVE OAK DR
W 20TH
8TH ST
QUAIL HOLLOW
PROJECT LOCATION
YORK
ROYAL
CUMMINGS LN
VAUGHN RD
STITES
ASH DR
PRIMROSE DR
LA DONNA AVE
LOTT RD
PONCIANO DR
COUNTY ROAD 1841
W PIKE BLVD
W BUSINESS 83
E BUSINESS 83
BUSINESS 83
MEDRANO RD
E MORELAND DR
DAISY
W 3RD ST
W 4TH ST
W 6TH ST
W 7TH ST
E 6TH ST
E 8TH ST
W 10TH ST
W 14TH ST
W 18TH ST
E 23RD ST
E 26TH ST
SONORA DR
LAKEVIEW
N BORDER AVE
N TEXAS BLVD
N CANAL ST
E 2ND ST
E FRONTAGE RD E
S AIRPORT DR
QUEEN PALM
S TEXAS BLVD
S MIDWAY RD
S WESTGATE DR
WOODLAND DR
PANAMA
S BORDER AVE
FM 88
FM 1017
MILE 5 N
MILE 5 1/2 N
MILE 6 1/2 W
MILE 3 1/2 W
MILE 4 1/2 W
MILE 4 W
MILE 3 1/2 W
MILE 4 1/2 N
A C ST
ASH ST
MAIN GATE DR
STATE OF TEXAS
HIDALGO COUNTY
1 inch = 400 feet
Feet
0 100 200 400 600 800
Miles
0 0.025 0.05 0.1 0.15 0.2
CITY OF WESLACO
HIDALGO COUNTY, TEXAS
PROJECT LOCATION MAP
MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenhunt.com
DATE: 10-22-2020
JOB NO.: 20187.00
DRAWN BY: A. MENA
© COPYRIGHT 2020 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.
1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797

TIME	5 yr.	10 yr.	25 yr.	50 yr.
36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

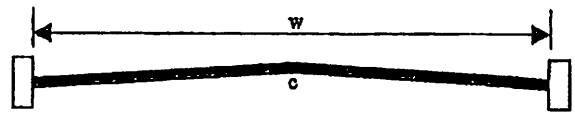
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

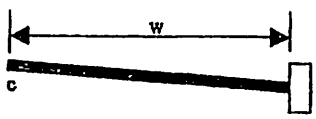
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	2.598	3.020	3.370
83	2.193	2.576	2.995	3.342
84	2.175	2.555	2.970	3.315
85	2.156	2.533	2.946	3.289
86	2.138	2.513	2.922	3.263
87	2.121	2.492	2.899	3.238
88	2.103	2.472	2.876	3.213
89	2.086	2.453	2.853	3.188
90	2.069	2.434	2.831	3.164
91	2.053	2.415	2.809	3.140
92	2.037	2.396	2.788	3.117
93	2.021	2.378	2.767	3.094
94	2.005	2.360	2.746	3.072
95	1.990	2.342	2.726	3.050
96	1.975	2.325	2.706	3.028
97	1.960	2.308	2.686	3.007
98	1.946	2.291	2.667	2.986
99	1.931	2.275	2.648	2.965
100	1.917	2.258	2.629	2.944
101	1.904	2.242	2.610	2.924
102	1.890	2.227	2.592	2.905
103	1.876	2.211	2.574	2.885
104	1.863	2.196	2.557	2.866
105	1.850	2.181	2.540	2.847

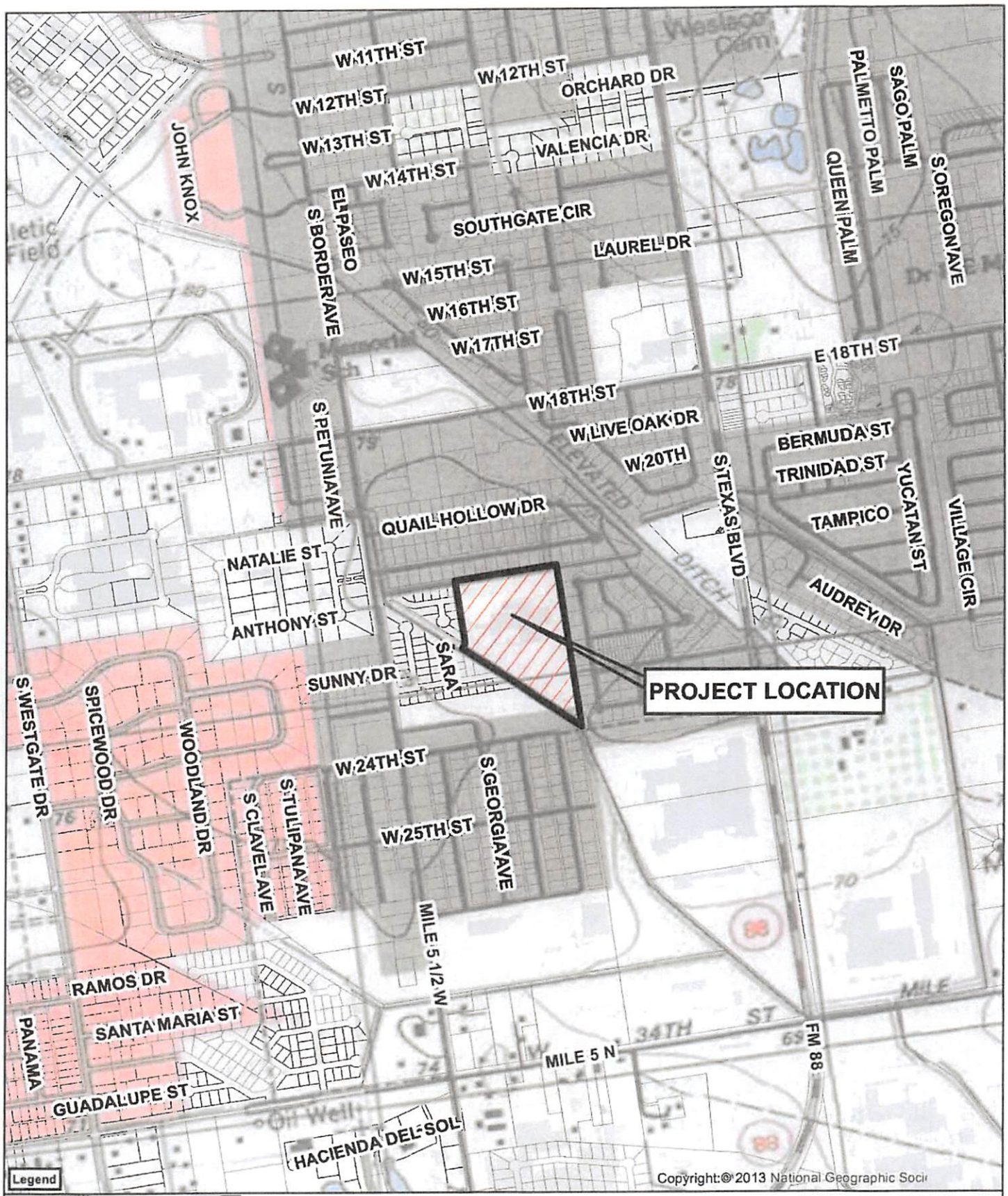
TIME	5 yr.	10 yr.	25 yr.	50 yr.
106	1.838	2.166	2.523	2.829
107	1.825	2.152	2.506	2.811
108	1.813	2.137	2.489	2.793
109	1.800	2.123	2.473	2.775
110	1.788	2.109	2.457	2.757
110	1.788	2.109	2.457	2.757
112	1.765	2.082	2.426	2.723
113	1.753	2.069	2.410	2.707
114	1.742	2.056	2.395	2.690
115	1.731	2.043	2.380	2.674
116	1.720	2.030	2.366	2.658
117	1.709	2.018	2.351	2.642
118	1.698	2.006	2.337	2.626
119	1.688	1.993	2.323	2.611
120	1.677	1.981	2.309	2.596
125	1.628	1.924	2.242	2.523
130	1.581	1.870	2.180	2.455
135	1.537	1.819	2.122	2.391
140	1.496	1.771	2.067	2.331
145	1.457	1.727	2.015	2.274
150	1.421	1.684	1.966	2.220
155	1.386	1.644	1.919	2.169
160	1.354	1.606	1.876	2.121
165	1.323	1.570	1.834	2.075
170	1.293	1.536	1.794	2.032
175	1.265	1.504	1.757	1.990
180	1.239	1.473	1.721	1.951
185	1.213	1.443	1.686	1.913
190	1.189	1.415	1.654	1.877
195	1.166	1.388	1.622	1.842
200	1.144	1.362	1.592	1.809
210	1.102	1.313	1.536	1.747
220	1.063	1.268	1.484	1.690
230	1.028	1.227	1.436	1.637
240	0.995	1.189	1.392	1.587

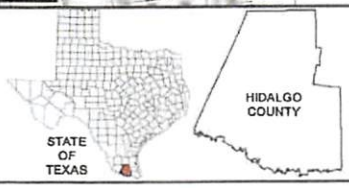
Appendix 3.0
Street Velocities and Capacities Flowing Curb Full
Manning's n = 0.018





	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/seo	Q cfs	V ft/seo	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	2490	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70





1 inch = 1,000 feet

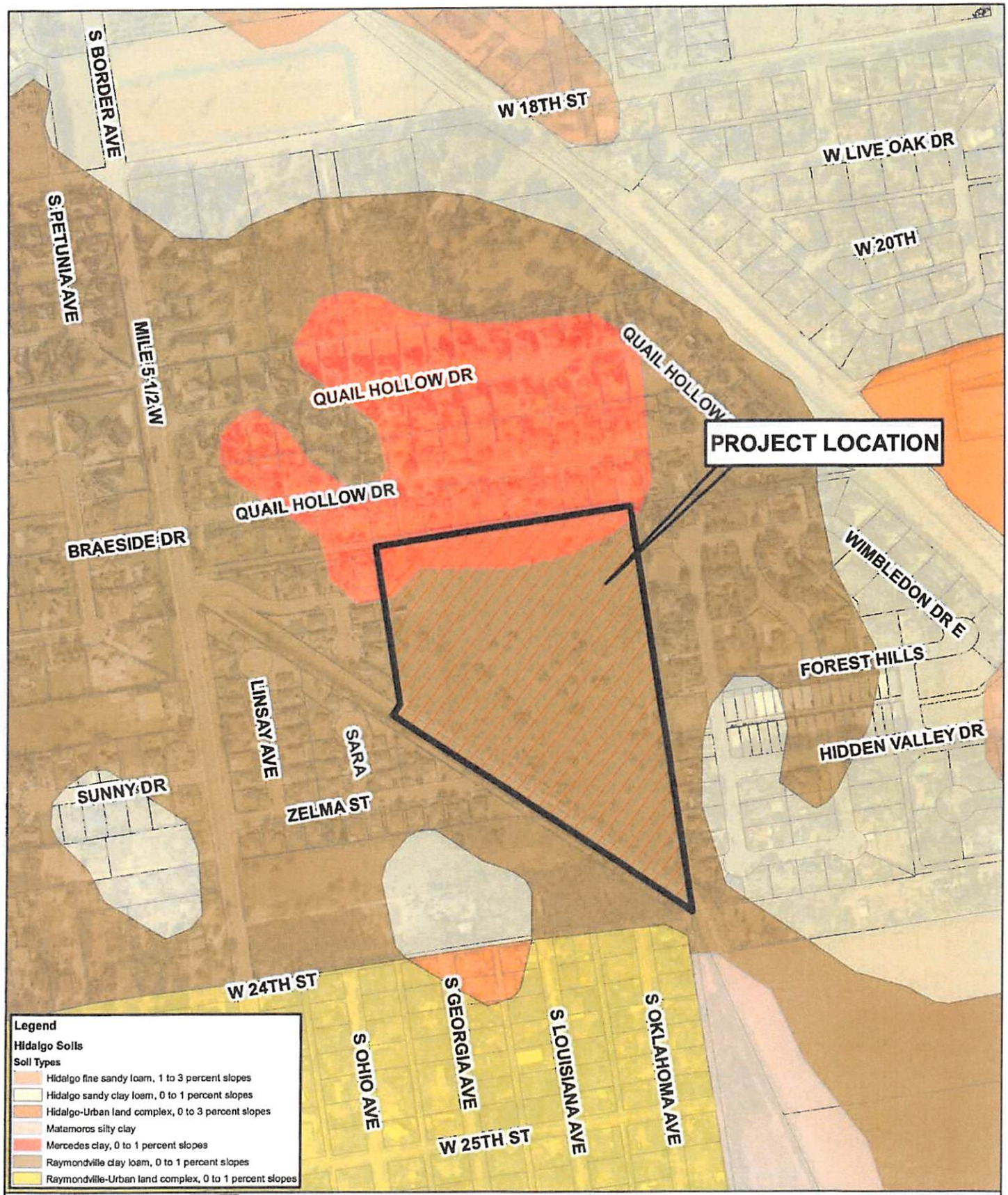
Feet: 0 250 500 1,000 1,500 2,000

Miles: 0 0.05 0.1 0.2 0.3 0.4

CITY OF WESLACO
HIDALGO COUNTY, TEXAS
USGS MAP

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

© COPYRIGHT 2026 MELDEN & HUNT, INC. ALL RIGHTS RESERVED



CITY OF WESLACO
HIDALGO COUNTY, TEXAS
SOIL MAP

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

DATE: 10-22-2020
JOB NO.: 20187.00
DRAWN BY: A. MENA

© COPYRIGHT 2020 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

Hydrologic Soil Group—Hidalgo County, Texas



Map Scale: 1:6,000 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

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 Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
39	Mercedes clay, 0 to 1 percent slopes	D	1.8	12.1%
52	Raymondville clay loam, 0 to 1 percent slopes	C	12.9	87.9%
Totals for Area of Interest			14.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

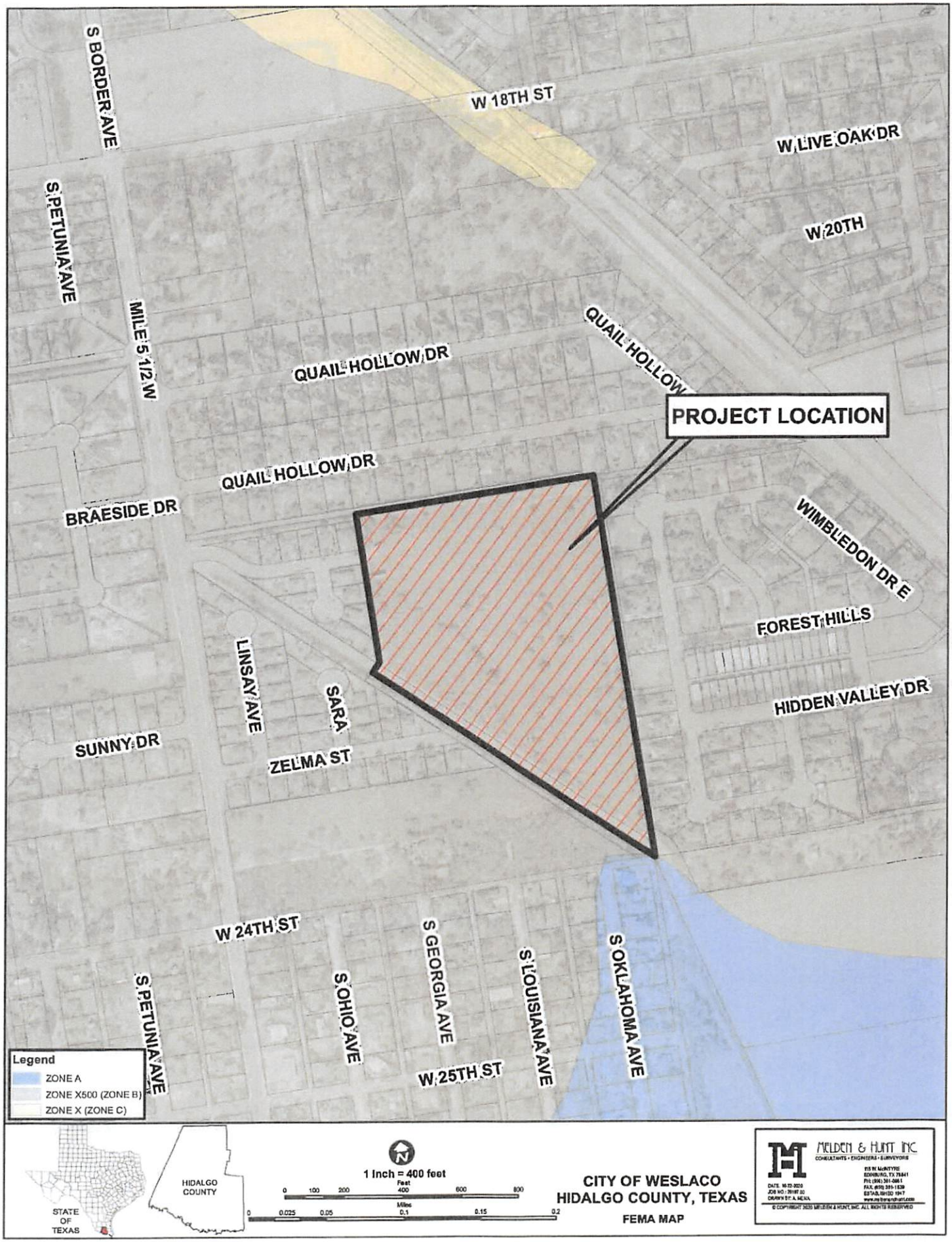
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

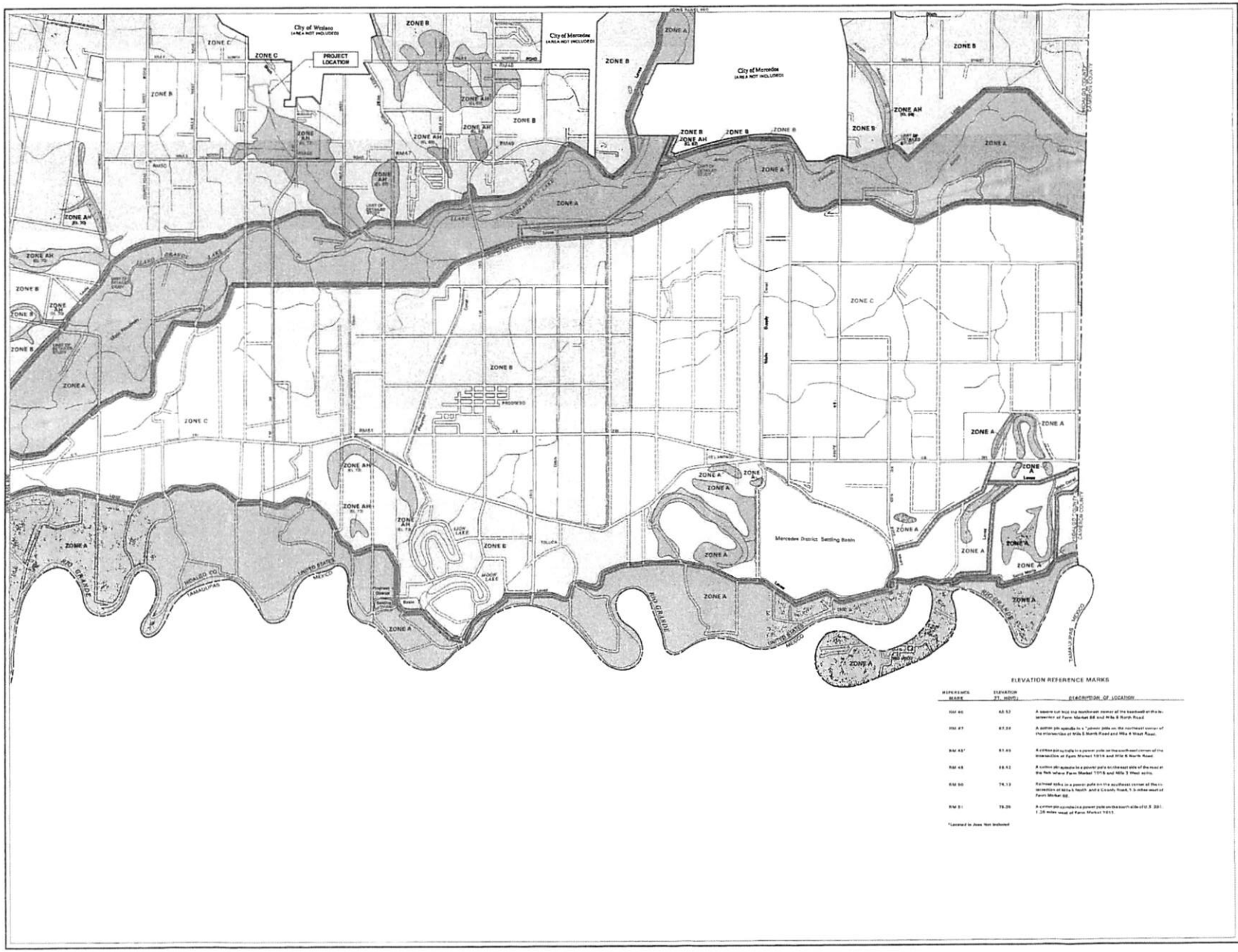


CITY OF WESLACO
HIDALGO COUNTY, TEXAS

FEMA MAP

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

© COPYRIGHT 2020 MELDEN & HUNT, INC. ALL RIGHTS RESERVED



KEY TO MAP

100-Year Flood Boundary
500-Year Flood Boundary
Zone Designations* (Effective Dates: e.g., 7/2/78)
230-Year Flood Boundary
Base Flood Elevation Line With Elevation In Feet**
Base Flood Elevation In Feet Where Uniform Within Zone**
Elevation Reference Mark
River Mile

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Area of 100-year Flood; Base Flood elevations and Flood Hazard factors not determined.
AO	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no Flood Hazard Factors are determined.
AH	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; Base Flood elevations are shown, but no Flood Hazard Factors are determined.
A1-A30	Area of 100-year Flood; Base Flood elevations and Flood Hazard factors determined.
A99	Area of 100-year flood to be protected by Flood Protection System under construction; Base Flood elevations and Flood Hazard Factors are determined.
B	Area between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected from the base flood by levees from the base flood. [Medium shading]
C	Areas of minimal flooding. [No shading]
D	Area of undetermined, but possible, flood hazards.
V	Area of 100-year coastal flood with velocity (wave action); Base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); Base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard area (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all potential flooding sources. Refer to accompanying flood insurance study report for information on other flood hazards.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION: MAY 22, 1978

FLOOD INSURANCE RATE MAP EFFECTIVE: JANUARY 2, 1981

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map for information about which flood hazard zones apply to structures in the areas where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.

APPROXIMATE SCALE

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION FT. (NGVD)	DESCRIPTION OF LOCATION
RM 66	68.52	A square cut into the northeast corner of the headwall at the intersection of Farm Market 88 and Mile 6 North Road.
RM 67	67.59	A spike pin spindle in a "power pole on the northeast corner of the intersection at Mile 5 North Road and Mile 4 West Road.
RM 68*	61.65	A cotton pin spindle in a power pole on the northeast corner of the intersection at Farm Market 1016 and Mile 6 North Road.
RM 69	68.52	A cotton pin spindle in a power pole on the southeast side of the road at the fork where Farm Market 1016 and Mile 3 West exits.
RM 90	74.13	Railroad spike in a power pole on the southeast corner of the intersection of Mile 5 North and 4 Coomb Road, 1.3 miles west of Farm Market 88.
RM 91	78.26	A cotton pin spindle in a power pole on the south side of U.S. 281, 1.26 miles west of Farm Market 1015.

*Located in Zone Not Indicated

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

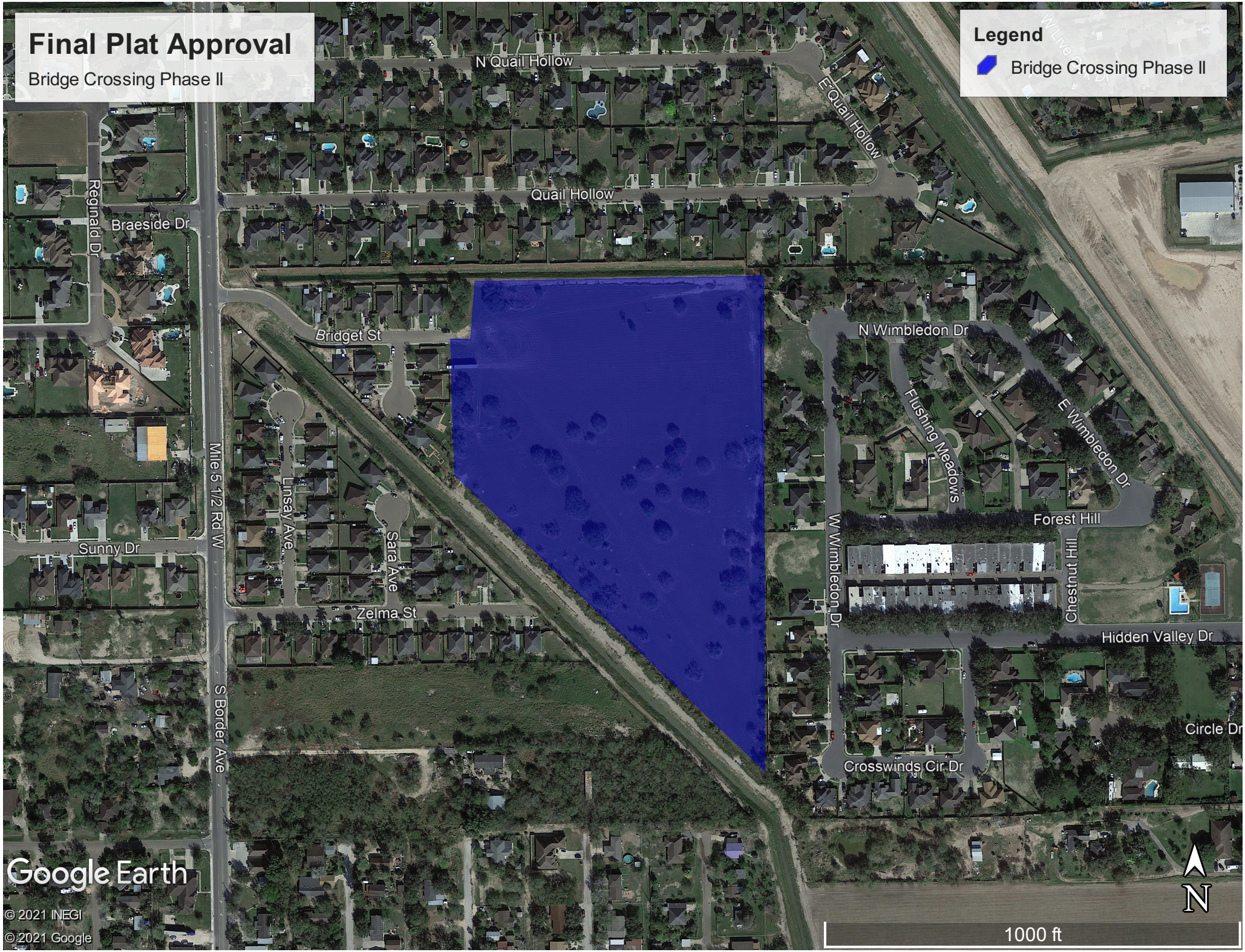
HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

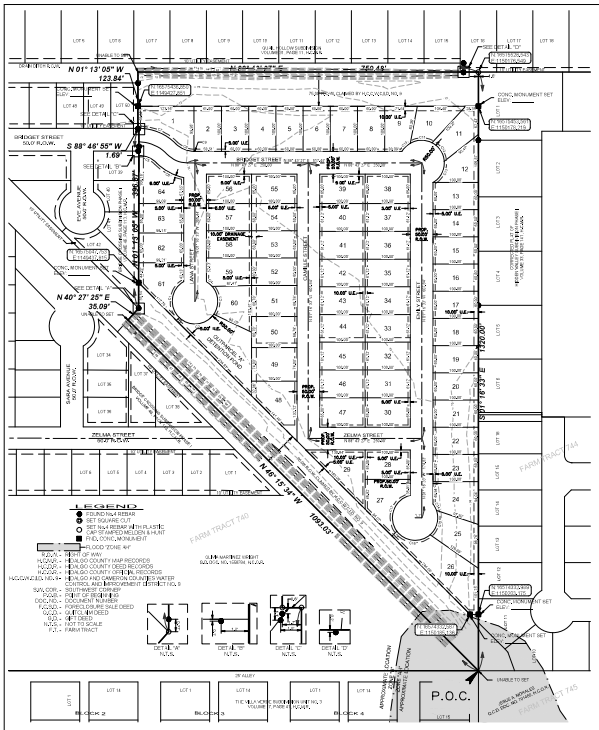
federal emergency management agency
federal insurance administration

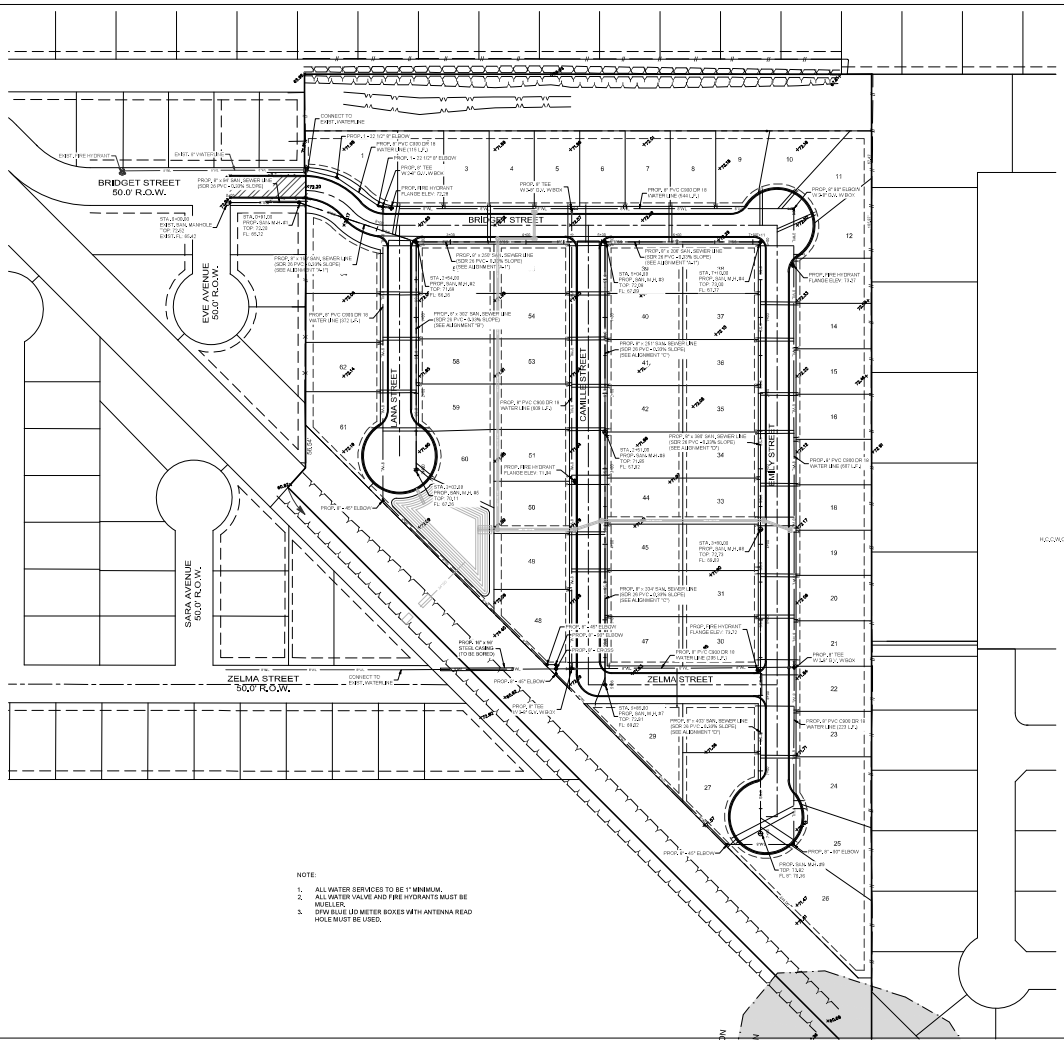

Final Plat Approval
Bridge Crossing Phase II
Legend
Bridge Crossing Phase II
N Quail Hollow
E Quail Hollow
Quail Hollow
Reginald Dr
Braeside Dr
Bridget St
N Wimbledon Dr
Flushing Meadows
E Wimbledon Dr
Forest Hill
Chestnut Hill
W Wimbledon Dr
Hidden Valley Dr
Circle Dr
Crosswinds Cir Dr
Mile 5 1/2 Rd W
S Border Ave
Linsay Ave
Sara Ave
Zelma St
Sunny Dr
Google Earth
© 2021 INEGI
© 2021 Google
N
1000 ft

PLAT OF

BRIDGE CROSSING SUBDIVISION PHASE 2

BEING A RESUBDIVISION OF 16.273 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 744, THE WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS.


N 01° 13' 05" W
123.84'
S 88° 46' 55" W
1.69'
N 40° 27' 25" E
35.09'
N 49° 15' 34" W
1004.63'
S 01° 18' 26" E
1,200.00'
SEE DETAIL "A"
SEE DETAIL "B"
SEE DETAIL "C"
SEE DETAIL "D"
SEE DETAIL "E"
SEE DETAIL "F"
SEE DETAIL "G"
SEE DETAIL "H"
SEE DETAIL "I"
SEE DETAIL "J"
SEE DETAIL "K"
SEE DETAIL "L"
SEE DETAIL "M"
SEE DETAIL "N"
SEE DETAIL "O"
SEE DETAIL "P"
SEE DETAIL "Q"
SEE DETAIL "R"
SEE DETAIL "S"
SEE DETAIL "T"
SEE DETAIL "U"
SEE DETAIL "V"
SEE DETAIL "W"
SEE DETAIL "X"
SEE DETAIL "Y"
SEE DETAIL "Z"
SEE DETAIL "AA"
SEE DETAIL "AB"
SEE DETAIL "AC"
SEE DETAIL "AD"
SEE DETAIL "AE"
SEE DETAIL "AF"
SEE DETAIL "AG"
SEE DETAIL "AH"
SEE DETAIL "AI"
SEE DETAIL "AJ"
SEE DETAIL "AK"
SEE DETAIL "AL"
SEE DETAIL "AM"
SEE DETAIL "AN"
SEE DETAIL "AO"
SEE DETAIL "AP"
SEE DETAIL "AQ"
SEE DETAIL "AR"
SEE DETAIL "AS"
SEE DETAIL "AT"
SEE DETAIL "AU"
SEE DETAIL "AV"
SEE DETAIL "AW"
SEE DETAIL "AX"
SEE DETAIL "AY"
SEE DETAIL "AZ"
SEE DETAIL "BA"
SEE DETAIL "BB"
SEE DETAIL "BC"
SEE DETAIL "BD"
SEE DETAIL "BE"
SEE DETAIL "BF"
SEE DETAIL "BG"
SEE DETAIL "BH"
SEE DETAIL "BI"
SEE DETAIL "BJ"
SEE DETAIL "BK"
SEE DETAIL "BL"
SEE DETAIL "BM"
SEE DETAIL "BN"
SEE DETAIL "BO"
SEE DETAIL "BP"
SEE DETAIL "BQ"
SEE DETAIL "BR"
SEE DETAIL "BS"
SEE DETAIL "BT"
SEE DETAIL "BU"
SEE DETAIL "BV"
SEE DETAIL "BW"
SEE DETAIL "BX"
SEE DETAIL "BY"
SEE DETAIL "BZ"
SEE DETAIL "CA"
SEE DETAIL "CB"
SEE DETAIL "CC"
SEE DETAIL "CD"
SEE DETAIL "CE"
SEE DETAIL "CF"
SEE DETAIL "CG"
SEE DETAIL "CH"
SEE DETAIL "CI"
SEE DETAIL "CJ"
SEE DETAIL "CK"
SEE DETAIL "CL"
SEE DETAIL "CM"
SEE DETAIL "CN"
SEE DETAIL "CO"
SEE DETAIL "CP"
SEE DETAIL "CQ"
SEE DETAIL "CR"
SEE DETAIL "CS"
SEE DETAIL "CT"
SEE DETAIL "CU"
SEE DETAIL "CV"
SEE DETAIL "CW"
SEE DETAIL "CX"
SEE DETAIL "CY"
SEE DETAIL "CZ"
SEE DETAIL "DA"
SEE DETAIL "DB"
SEE DETAIL "DC"
SEE DETAIL "DD"
SEE DETAIL "DE"
SEE DETAIL "DF"
SEE DETAIL "DG"
SEE DETAIL "DH"
SEE DETAIL "DI"
SEE DETAIL "DJ"
SEE DETAIL "DK"
SEE DETAIL "DL"
SEE DETAIL "DM"
SEE DETAIL "DN"
SEE DETAIL "DO"
SEE DETAIL "DP"
SEE DETAIL "DQ"
SEE DETAIL "DR"
SEE DETAIL "DS"
SEE DETAIL "DT"
SEE DETAIL "DU"
SEE DETAIL "DV"
SEE DETAIL "DW"
SEE DETAIL "DX"
SEE DETAIL "DY"
SEE DETAIL "DZ"
SEE DETAIL "EA"
SEE DETAIL "EB"
SEE DETAIL "EC"
SEE DETAIL "ED"
SEE DETAIL "EE"
SEE DETAIL "EF"
SEE DETAIL "EG"
SEE DETAIL "EH"
SEE DETAIL "EI"
SEE DETAIL "EJ"
SEE DETAIL "EK"
SEE DETAIL "EL"
SEE DETAIL "EM"
SEE DETAIL "EN"
SEE DETAIL "EO"
SEE DETAIL "EP"
SEE DETAIL "EQ"
SEE DETAIL "ER"
SEE DETAIL "ES"
SEE DETAIL "ET"
SEE DETAIL "EU"
SEE DETAIL "EV"
SEE DETAIL "EW"
SEE DETAIL "EX"
SEE DETAIL "EY"
SEE DETAIL "EZ"
SEE DETAIL "FA"
SEE DETAIL "FB"
SEE DETAIL "FC"
SEE DETAIL "FD"
SEE DETAIL "FE"
SEE DETAIL "FF"
SEE DETAIL "FG"
SEE DETAIL "FH"
SEE DETAIL "FI"
SEE DETAIL "FJ"
SEE DETAIL "FK"
SEE DETAIL "FL"
SEE DETAIL "FM"
SEE DETAIL "FN"
SEE DETAIL "FO"
SEE DETAIL "FP"
SEE DETAIL "FQ"
SEE DETAIL "FR"
SEE DETAIL "FS"
SEE DETAIL "FT"
SEE DETAIL "FU"
SEE DETAIL "FV"
SEE DETAIL "FW"
SEE DETAIL "FX"
SEE DETAIL "FY"
SEE DETAIL "FZ"
SEE DETAIL "GA"
SEE DETAIL "GB"
SEE DETAIL "GC"
SEE DETAIL "GD"
SEE DETAIL "GE"
SEE DETAIL "GF"
SEE DETAIL "GG"
SEE DETAIL "GH"
SEE DETAIL "GI"
SEE DETAIL "GJ"
SEE DETAIL "GK"
SEE DETAIL "GL"
SEE DETAIL "GM"
SEE DETAIL "GN"
SEE DETAIL "GO"
SEE DETAIL "GP"
SEE DETAIL "GQ"
SEE DETAIL "GR"
SEE DETAIL "GS"
SEE DETAIL "GT"
SEE DETAIL "GU"
SEE DETAIL "GV"
SEE DETAIL "GW"
SEE DETAIL "GX"
SEE DETAIL "GY"
SEE DETAIL "GZ"
SEE DETAIL "HA"
SEE DETAIL "HB"
SEE DETAIL "HC"
SEE DETAIL "HD"
SEE DETAIL "HE"
SEE DETAIL "HF"
SEE DETAIL "HG"
SEE DETAIL "HH"
SEE DETAIL "HI"
SEE DETAIL "HJ"
SEE DETAIL "HK"
SEE DETAIL "HL"
SEE DETAIL "HM"
SEE DETAIL "HN"
SEE DETAIL "HO"
SEE DETAIL "HP"
SEE DETAIL "HQ"
SEE DETAIL "HR"
SEE DETAIL "HS"
SEE DETAIL "HT"
SEE DETAIL "HU"
SEE DETAIL "HV"
SEE DETAIL "HW"
SEE DETAIL "HX"
SEE DETAIL "HY"
SEE DETAIL "HZ"
SEE DETAIL "IA"
SEE DETAIL "IB"
SEE DETAIL "IC"
SEE DETAIL "ID"
SEE DETAIL "IE"
SEE DETAIL "IF"
SEE DETAIL "IG"
SEE DETAIL "IH"
SEE DETAIL "II"
SEE DETAIL "IJ"
SEE DETAIL "IK"
SEE DETAIL "IL"
SEE DETAIL "IM"
SEE DETAIL "IN"
SEE DETAIL "IO"
SEE DETAIL "IP"
SEE DETAIL "IQ"
SEE DETAIL "IR"
SEE DETAIL "IS"
SEE DETAIL "IT"
SEE DETAIL "IU"
SEE DETAIL "IV"
SEE DETAIL "IW"
SEE DETAIL "IX"
SEE DETAIL "IY"
SEE DETAIL "IZ"
SEE DETAIL "JA"
SEE DETAIL "JB"
SEE DETAIL "JC"
SEE DETAIL "JD"
SEE DETAIL "JE"
SEE DETAIL "JF"
SEE DETAIL "JG"
SEE DETAIL "JH"
SEE DETAIL "JI"
SEE DETAIL "JJ"
SEE DETAIL "JK"
SEE DETAIL "JL"
SEE DETAIL "JM"
SEE DETAIL "JN"
SEE DETAIL "JO"
SEE DETAIL "JP"
SEE DETAIL "JQ"
SEE DETAIL "JR"
SEE DETAIL "JS"
SEE DETAIL "JT"
SEE DETAIL "JU"
SEE DETAIL "JV"
SEE DETAIL "JW"
SEE DETAIL "JX"
SEE DETAIL "JY"
SEE DETAIL "JZ"
SEE DETAIL "KA"
SEE DETAIL "KB"
SEE DETAIL "KC"
SEE DETAIL "KD"
SEE DETAIL "KE"
SEE DETAIL "KF"
SEE DETAIL "KG"
SEE DETAIL "KH"
SEE DETAIL "KI"
SEE DETAIL "KJ"
SEE DETAIL "KK"
SEE DETAIL "KL"
SEE DETAIL "KM"
SEE DETAIL "KN"
SEE DETAIL "KO"
SEE DETAIL "KP"
SEE DETAIL "KQ"
SEE DETAIL "KR"
SEE DETAIL "KS"
SEE DETAIL "KT"
SEE DETAIL "KU"
SEE DETAIL "KV"
SEE DETAIL "KW"
SEE DETAIL "KX"
SEE DETAIL "KY"
SEE DETAIL "KZ"
SEE DETAIL "LA"
SEE DETAIL "LB"
SEE DETAIL "LC"
SEE DETAIL "LD"
SEE DETAIL "LE"
SEE DETAIL "LF"
SEE DETAIL "LG"
SEE DETAIL "LH"
SEE DETAIL "LI"
SEE DETAIL "LJ"
SEE DETAIL "LK"
SEE DETAIL "LL"
SEE DETAIL "LM"
SEE DETAIL "LN"
SEE DETAIL "LO"
SEE DETAIL "LP"
SEE DETAIL "LQ"
SEE DETAIL "LR"
SEE DETAIL "LS"
SEE DETAIL "LT"
SEE DETAIL "LU"
SEE DETAIL "LV"
SEE DETAIL "LW"
SEE DETAIL "LX"
SEE DETAIL "LY"
SEE DETAIL "LZ"
SEE DETAIL "MA"
SEE DETAIL "MB"
SEE DETAIL "MC"
SEE DETAIL "MD"
SEE DETAIL "ME"
SEE DETAIL "MF"
SEE DETAIL "MG"
SEE DETAIL "MH"
SEE DETAIL "MI"
SEE DETAIL "MJ"
SEE DETAIL "MK"
SEE DETAIL "ML"
SEE DETAIL "MM"
SEE DETAIL "MN"
SEE DETAIL "MO"
SEE DETAIL "MP"
SEE DETAIL "MQ"
SEE DETAIL "MR"
SEE DETAIL "MS"
SEE DETAIL "MT"
SEE DETAIL "MU"
SEE DETAIL "MV"
SEE DETAIL "MW"
SEE DETAIL "MX"
SEE DETAIL "MY"
SEE DETAIL "MZ"
SEE DETAIL "NA"
SEE DETAIL "NB"
SEE DETAIL "NC"
SEE DETAIL "ND"
SEE DETAIL "NE"
SEE DETAIL "NF"
SEE DETAIL "NG"
SEE DETAIL "NH"
SEE DETAIL "NI"
SEE DETAIL "NJ"
SEE DETAIL "NK"
SEE DETAIL "NL"
SEE DETAIL "NM"
SEE DETAIL "NN"
SEE DETAIL "NO"
SEE DETAIL "NP"
SEE DETAIL "NQ"
SEE DETAIL "NR"
SEE DETAIL "NS"
SEE DETAIL "NT"
SEE DETAIL "NU"
SEE DETAIL "NV"
SEE DETAIL "NW"
SEE DETAIL "NX"
SEE DETAIL "NY"
SEE DETAIL "NZ"
SEE DETAIL "OA"
SEE DETAIL "OB"
SEE DETAIL "OC"
SEE DETAIL "OD"
SEE DETAIL "OE"
SEE DETAIL "OF"
SEE DETAIL "OG"
SEE DETAIL "OH"
SEE DETAIL "OI"
SEE DETAIL "OJ"
SEE DETAIL "OK"
SEE DETAIL "OL"
SEE DETAIL "OM"
SEE DETAIL "ON"
SEE DETAIL "OO"
SEE DETAIL "OP"
SEE DETAIL "OQ"
SEE DETAIL "OR"
SEE DETAIL "OS"
SEE DETAIL "OT"
SEE DETAIL "OU"
SEE DETAIL "OV"
SEE DETAIL "OW"
SEE DETAIL "OX"
SEE DETAIL "OY"
SEE DETAIL "OZ"
SEE DETAIL "PA"
SEE DETAIL "PB"
SEE DETAIL "PC"
SEE DETAIL "PD"
SEE DETAIL "PE"
SEE DETAIL "PF"
SEE DETAIL "PG"
SEE DETAIL "PH"
SEE DETAIL "PI"
SEE DETAIL "PJ"
SEE DETAIL "PK"
SEE DETAIL "PL"
SEE DETAIL "PM"
SEE DETAIL "PN"
SEE DETAIL "PO"
SEE DETAIL "PP"
SEE DETAIL "PQ"
SEE DETAIL "PR"
SEE DETAIL "PS"
SEE DETAIL "PT"
SEE DETAIL "PU"
SEE DETAIL "PV"
SEE DETAIL "PW"
SEE DETAIL "PX"
SEE DETAIL "PY"
SEE DETAIL "PZ"
SEE DETAIL "QA"
SEE DETAIL "QB"
SEE DETAIL "QC"
SEE DETAIL "QD"
SEE DETAIL "QE"
SEE DETAIL "QF"
SEE DETAIL "QG"
SEE DETAIL "QH"
SEE DETAIL "QI"
SEE DETAIL "QJ"
SEE DETAIL "QK"
SEE DETAIL "QL"
SEE DETAIL "QM"
SEE DETAIL "QN"
SEE DETAIL "QO"
SEE DETAIL "QP"
SEE DETAIL "QQ"
SEE DETAIL "QR"
SEE DETAIL "QS"
SEE DETAIL "QT"
SEE DETAIL "QU"
SEE DETAIL "QV"
SEE DETAIL "QW"
SEE DETAIL "QX"
SEE DETAIL "QY"
SEE DETAIL "QZ"
SEE DETAIL "RA"
SEE DETAIL "RB"
SEE DETAIL "RC"
SEE DETAIL "RD"
SEE DETAIL "RE"
SEE DETAIL "RF"
SEE DETAIL "RG"
SEE DETAIL "RH"
SEE DETAIL "RI"
SEE DETAIL "RJ"
SEE DETAIL "RK"
SEE DETAIL "RL"
SEE DETAIL "RM"
SEE DETAIL "RN"
SEE DETAIL "RO"
SEE DETAIL "RP"
SEE DETAIL "RQ"
SEE DETAIL "RR"
SEE DETAIL "RS"
SEE DETAIL "RT"
SEE DETAIL "RU"
SEE DETAIL "RV"
SEE DETAIL "RW"
SEE DETAIL "RX"
SEE DETAIL "RY"
SEE DETAIL "RZ"
SEE DETAIL "SA"
SEE DETAIL "SB"
SEE DETAIL "SC"
SEE DETAIL "SD"
SEE DETAIL "SE"
SEE DETAIL "SF"
SEE DETAIL "SG"
SEE DETAIL "SH"
SEE DETAIL "SI"
SEE DETAIL "SJ"
SEE DETAIL "SK"
SEE DETAIL "SL"
SEE DETAIL "SM"
SEE DETAIL "SN"
SEE DETAIL "SO"
SEE DETAIL "SP"
SEE DETAIL "SQ"
SEE DETAIL "SR"
SEE DETAIL "SS"
SEE DETAIL "ST"
SEE DETAIL "SU"
SEE DETAIL "SV"
SEE DETAIL "SW"
SEE DETAIL "SX"
SEE DETAIL "SY"
SEE DETAIL "SZ"
SEE DETAIL "TA"
SEE DETAIL "TB"
SEE DETAIL "TC"
SEE DETAIL "TD"
SEE DETAIL "TE"
SEE DETAIL "TF"
SEE DETAIL "TG"
SEE DETAIL "TH"
SEE DETAIL "TI"
SEE DETAIL "TJ"
SEE DETAIL "TK"
SEE DETAIL "TL"
SEE DETAIL "TM"
SEE DETAIL "TN"
SEE DETAIL "TO"
SEE DETAIL "TP"
SEE DETAIL "TQ"
SEE DETAIL "TR"
SEE DETAIL "TS"
SEE DETAIL "TT"
SEE DETAIL "TU"
SEE DETAIL "TV"
SEE DETAIL "TW"
SEE DETAIL "TX"
SEE DETAIL "TY"
SEE DETAIL "TZ"
SEE DETAIL "UA"
SEE DETAIL "UB"
SEE DETAIL "UC"
SEE DETAIL "UD"
SEE DETAIL "UE"
SEE DETAIL "UF"
SEE DETAIL "UG"
SEE DETAIL "UH"
SEE DETAIL "UI"
SEE DETAIL "UJ"
SEE DETAIL "UK"
SEE DETAIL "UL"
SEE DETAIL "UM"
SEE DETAIL "UN"
SEE DETAIL "UO"
SEE DETAIL "UP"
SEE DETAIL "UQ"
SEE DETAIL "UR"
SEE DETAIL "US"
SEE DETAIL "UT"
SEE DETAIL "UU"
SEE DETAIL "UV"
SEE DETAIL "UW"
SEE DETAIL "UX"
SEE DETAIL "UY"
SEE DETAIL "UZ"
SEE DETAIL "VA"
SEE DETAIL "VB"
SEE DETAIL "VC"
SEE DETAIL "VD"
SEE DETAIL "VE"
SEE DETAIL "VF"
SEE DETAIL "VG"
SEE DETAIL "VH"
SEE DETAIL "VI"
SEE DETAIL "VJ"
SEE DETAIL "VK"
SEE DETAIL "VL"
SEE DETAIL "VM"
SEE DETAIL "VN"
SEE DETAIL "VO"
SEE DETAIL "VP"
SEE DETAIL "VQ"
SEE DETAIL "VR"
SEE DETAIL "VS"
SEE DETAIL "VT"
SEE DETAIL "VU"
SEE DETAIL "VV"
SEE DETAIL "VW"
SEE DETAIL "VX"
SEE DETAIL "VY"
SEE DETAIL "VZ"
SEE DETAIL "WA"
SEE DETAIL "WB"
SEE DETAIL "WC"
SEE DETAIL "WD"
SEE DETAIL "WE"
SEE DETAIL "WF"
SEE DETAIL "WG"
SEE DETAIL "WH"
SEE DETAIL "WI"
SEE DETAIL "WJ"
SEE DETAIL "WK"
SEE DETAIL "WL"
SEE DETAIL "WM"
SEE DETAIL "WN"
SEE DETAIL "WO"
SEE DETAIL "WP"
SEE DETAIL "WQ"
SEE DETAIL "WR"
SEE DETAIL "WS"
SEE DETAIL "WT"
SEE DETAIL "WU"
SEE DETAIL "WV"
SEE DETAIL "WW"
SEE DETAIL "WX"
SEE DETAIL "WY"
SEE DETAIL "WZ"
SEE DETAIL "XA"
SEE DETAIL "XB"
SEE DETAIL "XC"
SEE DETAIL "XD"
SEE DETAIL "XE"
SEE DETAIL "XF"
SEE DETAIL "XG"
SEE DETAIL "XH"
SEE DETAIL "XI"
SEE DETAIL "XJ"
SEE DETAIL "XK"
SEE DETAIL "XL"
SEE DETAIL "XM"
SEE DETAIL "XN"
SEE DETAIL "XO"
SEE DETAIL "XP"
SEE DETAIL "XQ"
SEE DETAIL "XR"
SEE DETAIL "XS"
SEE DETAIL "XT"
SEE DETAIL "XU"
SEE DETAIL "XV"
SEE DETAIL "XW"
SEE DETAIL "XX"
SEE DETAIL "XY"
SEE DETAIL "XZ"
SEE DETAIL "YA"
SEE DETAIL "YB"
SEE DETAIL "YC"
SEE DETAIL "YD"
SEE DETAIL "YE"
SEE DETAIL "YF"
SEE DETAIL "YG"
SEE DETAIL "YH"
SEE DETAIL "YI"
SEE DETAIL "YJ"
SEE DETAIL "YK"
SEE DETAIL "YL"
SEE DETAIL "YM"
SEE DETAIL "YN"
SEE DETAIL "YO"
SEE DETAIL "YP"
SEE DETAIL "YQ"
SEE DETAIL "YR"
SEE DETAIL "YS"
SEE DETAIL "YT"
SEE DETAIL "YU"
SEE DETAIL "YV"
SEE DETAIL "YW"
SEE DETAIL "YX"
SEE DETAIL "YY"
SEE DETAIL "YZ"
SEE DETAIL "ZA"
SEE DETAIL "ZB"
SEE DETAIL "ZC"
SEE DETAIL "ZD"
SEE DETAIL "ZE"
SEE DETAIL "ZF"
SEE DETAIL "ZG"
SEE DETAIL "ZH"
SEE DETAIL "ZI"
SEE DETAIL "ZJ"
SEE DETAIL "ZK"
SEE DETAIL "ZL"
SEE DETAIL "ZM"
SEE DETAIL "ZN"
SEE DETAIL "ZO"
SEE DETAIL "ZP"
SEE DETAIL "ZQ"
SEE DETAIL "ZR"
SEE DETAIL "ZS"
SEE DETAIL "ZT"
SEE DETAIL "ZU"
SEE DETAIL "ZV"
SEE DETAIL "ZW"
SEE DETAIL "ZX"
SEE DETAIL "ZY"
SEE DETAIL "ZZ"
SEE DETAIL "AAA"
SEE DETAIL "AAB"
SEE DETAIL "AAC"
SEE DETAIL "AAD"
SEE DETAIL "AAE"
SEE DETAIL "AAF"
SEE DETAIL "AAG"
SEE DETAIL "AAH"
SEE DETAIL "AAI"
SEE DETAIL "AAJ"
SEE DETAIL "AAK"
SEE DETAIL "AAL"
SEE DETAIL "AAM"
SEE DETAIL "AAN"
SEE DETAIL "AAO"
SEE DETAIL "AAP"
SEE DETAIL "AAQ"
SEE DETAIL "AAR"
SEE DETAIL "AAS"
SEE DETAIL "AAT"
SEE DETAIL "AAU"
SEE DETAIL "AAV"
SEE DETAIL "AAW"
SEE DETAIL "AAX"
SEE DETAIL "AAY"
SEE DETAIL "AAZ"
SEE DETAIL "ABA"
SEE DETAIL "ABB"
SEE DETAIL "ABC"
SEE DETAIL "ABD"
SEE DETAIL "ABE"
SEE DETAIL "ABF"
SEE DETAIL "ABG"
SEE DETAIL "ABH"
SEE DETAIL "ABI"
SEE DETAIL "ABJ"
SEE DETAIL "ABK"
SEE DETAIL "ABL"
SEE DETAIL "ABM"
SEE DETAIL "ABN"
SEE DETAIL "ABO"
SEE DETAIL "ABP"
SEE DETAIL "ABQ"
SEE DETAIL "ABR"
SEE DETAIL "ABS"
SEE DETAIL "ABT"
SEE DETAIL "ABU"
SEE DETAIL "ABV"
SEE DETAIL "ABW"
SEE DETAIL "ABX"
SEE DETAIL "ABY"
SEE DETAIL "ABZ"
SEE DETAIL "ACA"
SEE DETAIL "ACB"
SEE DETAIL "ACC"
SEE DETAIL "ACD"
SEE DETAIL "ACE"
SEE DETAIL "ACF"
SEE DETAIL "ACG"
SEE DETAIL "ACH"
SEE DETAIL "ACI"
SEE DETAIL "ACJ"
SEE DETAIL "ACK"
SEE DETAIL "ACL"
SEE DETAIL "ACM"
SEE DETAIL "ACN"
SEE DETAIL "ACO"
SEE DETAIL "ACP"
SEE DETAIL "ACQ"
SEE DETAIL "ACR"
SEE DETAIL "ACS"
SEE DETAIL "ACT"
SEE DETAIL "ACU"
SEE DETAIL "ACV"
SEE DETAIL "ACW"
SEE DETAIL "ACX"
SEE DETAIL "ACY"
SEE DETAIL "ACZ"
SEE DETAIL "ADA"
SEE DETAIL "ADB"
SEE DETAIL "ADC"
SEE DETAIL "ADD"
SEE DETAIL "ADE"
SEE DETAIL "ADF"
SEE DETAIL "ADG"
SEE DETAIL "ADH"
SEE DETAIL "ADI"
SEE DETAIL "ADJ"
SEE DETAIL "ADK"
SEE DETAIL "ADL"
SEE DETAIL "ADM"
SEE DETAIL "ADN"
SEE DETAIL "ADO"
SEE DETAIL "ADP"
SEE DETAIL "ADQ"
SEE DETAIL "ADR"
SEE DETAIL "ADS"
SEE DETAIL "ADT"
SEE DETAIL "ADU"
SEE DETAIL "ADV"
SEE DETAIL "ADW"
SEE DETAIL "ADX"
SEE DETAIL "ADY"
SEE DETAIL "ADZ"
SEE DETAIL "AEA"
SEE DETAIL "AEB"
SEE DETAIL "AEC"
SEE DETAIL "AED"
SEE DETAIL "AEE"
SEE DETAIL "AEF"
SEE DETAIL "AEG"
SEE DETAIL "AEH"
SEE DETAIL "AEI"
SEE DETAIL "AEJ"
SEE DETAIL "AEK"
SEE DETAIL "AEL"
SEE DETAIL "AEM"
SEE DETAIL "AEN"
SEE DETAIL "AEO"
SEE DETAIL "AEP"
SEE DETAIL "AEQ"
SEE DETAIL "AER"
SEE DETAIL "AES"
SEE DETAIL "AET"
SEE DETAIL "AEU"
SEE DETAIL "AEV"
SEE DETAIL "AEW"
SEE DETAIL "AEX"
SEE DETAIL "AEY"
SEE DETAIL "AEZ"
SEE DETAIL "AFA"
SEE DETAIL "AFB"
SEE DETAIL "AFC"
SEE DETAIL "AFD"
SEE DETAIL "AFE"
SEE DETAIL "AFF"
SEE DETAIL "AFG"
SEE DETAIL "AFH"
SEE DETAIL "AFI"
SEE DETAIL "AFJ"
SEE DETAIL "AFK"
SEE DETAIL "AFL"
SEE DETAIL "AFM"
SEE DETAIL "AFN"
SEE DETAIL "AFO"
SEE DETAIL "AFP"
SEE DETAIL "AFQ"
SEE DETAIL "AFR"
SEE DETAIL "AFS"
SEE DETAIL "AFT"
SEE DETAIL "AFU"
SEE DETAIL "AFV"
SEE DETAIL "AFW"
SEE DETAIL "AFX"
SEE DETAIL "AFY"
SEE DETAIL "AFZ"
SEE DETAIL "AGA"
SEE DETAIL "AGB"
SEE DETAIL "AGC"
SEE DETAIL "AGD"
SEE DETAIL "AGE"
SEE DETAIL "AGF"
SEE DETAIL "AGG"
SEE DETAIL "AGH"
SEE DETAIL "AGI"
SEE DETAIL "AGJ"
SEE DETAIL "AGK"
SEE DETAIL "AGL"
SEE DETAIL "AGM"
SEE DETAIL "AGN"
SEE DETAIL "AGO"
SEE DETAIL "AGP"
SEE DETAIL "AGQ"
SEE DETAIL "AGR"
SEE DETAIL "AGS"
SEE DETAIL "AGT"
SEE DETAIL "AGU"
SEE DETAIL "AGV"
SEE DETAIL "AGW"
SEE DETAIL "AGX"
SEE DETAIL "AGY"
SEE DETAIL "AGZ"
SEE DETAIL "AHA"
SEE DETAIL "AHB"
SEE DETAIL "AHC"
SEE DETAIL "AHD"
SEE DETAIL "AHE"
SEE DETAIL "AHF"
SEE DETAIL "AHG"
SEE DETAIL "AHH"
SEE DETAIL "AHI"
SEE DETAIL "AHJ"
SEE DETAIL "AHK"
SEE DETAIL "AHL"
SEE DETAIL "AHM"
SEE DETAIL "AHN"
SEE DETAIL "AHO"
SEE DETAIL "AHP"
SEE DETAIL "AHQ"
SEE DETAIL "AHR"
SEE DETAIL "AHS"
SEE DETAIL "AHT"
SEE DETAIL "AHU"
SEE DETAIL "AHV"
SEE DETAIL "AHW"
SEE DETAIL "AHX"
SEE DETAIL "AHY"
SEE DETAIL "AHZ"
SEE DETAIL "AIA"
SEE DETAIL "AIB"
SEE DETAIL "AIC"
SEE DETAIL "AID"
SEE DETAIL "AIE"
SEE DETAIL "AIF"
SEE DETAIL "AIG"
SEE DETAIL "AIH"
SEE DETAIL "AII"
SEE DETAIL "AIJ"
SEE DETAIL "AIK"
SEE DETAIL "AIL"
SEE DETAIL "AIM"
SEE DETAIL "AIN"
SEE DETAIL "AIO"
SEE DETAIL "AIP"
SEE DETAIL "AIQ"
SEE DETAIL "AIR"
SEE DETAIL "AIS"
SEE DETAIL "AIT"
SEE DETAIL "AIU"
SEE DETAIL "AIV"
SEE DETAIL "AIW"
SEE DETAIL "AIX"
SEE DETAIL "AIY"
SEE DETAIL "AIZ"
SEE DETAIL "AJA"
SEE DETAIL "AJB"
SEE DETAIL "AJC"
SEE DETAIL "AJD"
SEE DETAIL "AJE"
SEE DETAIL "AJF"
SEE DETAIL "AJG"
SEE DETAIL "AJH"
SEE DETAIL "AJI"
SEE DETAIL "AJJ"
SEE DETAIL "AJK"
SEE DETAIL "AJL"
SEE DETAIL "AJM"
SEE DETAIL "AJN"
SEE DETAIL "AJO"
SEE DETAIL "AJP"
SEE DETAIL "AJQ"
SEE DETAIL "AJR"
SEE DETAIL "AJS"
SEE DETAIL "AJT"
SEE DETAIL "AJU"
SEE DETAIL "AJV"
SEE DETAIL "AJW"
SEE DETAIL "AJX"
SEE DETAIL "AJY"
SEE DETAIL "AJZ"
SEE DETAIL "AKA"
SEE DETAIL "AKB"
SEE DETAIL "AKC"
SEE DETAIL "AKD"
SEE DETAIL "AKE"
SEE DETAIL "AKF"
SEE DETAIL "AKG"
SEE DETAIL "AKH"
SEE DETAIL "AKI"
SEE DETAIL "AKJ"
SEE DETAIL "AKK"
SEE DETAIL "AKL"
SEE DETAIL "AKM"
SEE DETAIL "AKN"
SEE DETAIL "AKO"
SEE DETAIL "AKP"
SEE DETAIL "AKQ"
SEE DETAIL "AKR"
SEE DETAIL "AKS"
SEE DETAIL "AKT"
SEE DETAIL "AKU"
SEE DETAIL "AKV"
SEE DETAIL "AKW"
SEE DETAIL "AKX"
SEE DETAIL "AKY"
SEE DETAIL "AKZ"
SEE DETAIL "ALA"
SEE DETAIL "ALB"
SEE DETAIL "ALC"
SEE DETAIL "ALD"
SEE DETAIL "ALE"
SEE DETAIL "ALF"
SEE DETAIL "ALG"
SEE DETAIL "ALH"
SEE DETAIL "ALI"
SEE DETAIL "ALJ"
SEE DETAIL "ALK"
SEE DETAIL "ALL"
SEE DETAIL "ALM"
SEE DETAIL "ALN"
SEE DETAIL "ALO"
SEE DETAIL "ALP"
SEE DETAIL "ALQ"
SEE DETAIL "ALR"
SEE DETAIL "ALS"
SEE DETAIL "ALT"
SEE DETAIL "ALU"
SEE DETAIL "ALV"
SEE DETAIL "ALW"
SEE DETAIL "ALX"
SEE DETAIL "ALY"
SEE DETAIL "ALZ"
SEE DETAIL "AMA"
SEE DETAIL "AMB"
SEE DETAIL "AMC"
SEE DETAIL "AMD"
SEE DETAIL "AME"
SEE DETAIL "AMF"
SEE DETAIL "AMG"
SEE DETAIL "AMH"
SEE DETAIL "AMI"
SEE DETAIL "AMJ"
SEE DETAIL "AMK"
SEE DETAIL "AML"
SEE DETAIL "AMM"
SEE DETAIL "AMN"
SEE DETAIL "AMO"
SEE DETAIL "AMP"
SEE DETAIL "AMQ"
SEE DETAIL "AMR"
SEE DETAIL "AMS"
SEE DETAIL "AMT"
SEE DETAIL "AMU"
SEE DETAIL "AMV"
SEE DETAIL "AMW"
SEE DETAIL "AMX"
SEE DETAIL "AMY"
SEE DETAIL "AMZ"
SEE DETAIL "ANA"
SEE DETAIL "ANB"
SEE DETAIL "ANC"
SEE DETAIL "AND"
SEE DETAIL "ANE"
SEE DETAIL "ANF"
SEE DETAIL "ANG"
SEE DETAIL "ANH"
SEE DETAIL "ANI"
SEE DETAIL "ANJ"
SEE DETAIL "ANK"
SEE DETAIL "ANL"
SEE DETAIL "ANM"
SEE DETAIL "ANN"
SEE DETAIL "ANO"
SEE DETAIL "ANP"
SEE DETAIL "ANQ"
SEE DETAIL "ANR"
SEE DETAIL "ANS"
SEE DETAIL "ANT"
SEE DETAIL "ANU"
SEE DETAIL "ANV"
SEE DETAIL "ANW"
SEE DETAIL "ANX"
SEE DETAIL "ANY"
SEE DETAIL "ANZ"
SEE DETAIL "AOA"
SEE DETAIL "AOB"
SEE DETAIL "AOC"
SEE DETAIL "AOD"
SEE DETAIL "AOE"
SEE DETAIL "AOF"
SEE DETAIL "AOG"
SEE DETAIL "AOH"
SEE DETAIL "AOI"
SEE DETAIL "AOJ"
SEE DETAIL "AOK"
SEE DETAIL "AOL"
SEE DETAIL "AOM"
SEE DETAIL "AON"
SEE DETAIL "AOO"
SEE DETAIL "AOP"
SEE DETAIL "AOQ"
SEE DETAIL "AOR"
SEE DETAIL "AOS"
SEE DETAIL "AOT"
SEE DETAIL "AOU"
SEE DETAIL "AOV"
SEE DETAIL "AOW"
SEE DETAIL "AOX"
SEE DETAIL "AOY"
SEE DETAIL "AOZ"
SEE DETAIL "APA"
SEE DETAIL "APB"
SEE DETAIL "APC"
SEE DETAIL "APD"
SEE DETAIL "APE"
SEE DETAIL "APF"
SEE DETAIL "APG"
SEE DETAIL "APH"
SEE DETAIL "API"
SEE DETAIL "APJ"
SEE DETAIL "APK"
SEE DETAIL "APL"
SEE DETAIL "APM"
SEE DETAIL "APN"
SEE DETAIL "APO"
SEE DETAIL "APP"
SEE DETAIL "APQ"
SEE DETAIL "APR"
SEE DETAIL "APS"
SEE DETAIL "APT"
SEE DETAIL "APU"
SEE DETAIL "APV"
SEE DETAIL "APW"
SEE DETAIL "APX"
SEE DETAIL "APY"
SEE DETAIL "APZ"
SEE DETAIL "AQA"
SEE DETAIL "AQB"
SEE DETAIL "AQC"
SEE DETAIL "AQD"
SEE DETAIL "AQE"
SEE DETAIL "AQF"
SEE DETAIL "AQG"
SEE DETAIL "AQH"
SEE DETAIL "AQI"
SEE DETAIL "AQJ"
SEE DETAIL "AQK"
SEE DETAIL "AQL"
SEE DETAIL "AQM"
SEE DETAIL "AQN"
SEE DETAIL "AQO"
SEE DETAIL "AQP"
SEE DETAIL "AQQ"
SEE DETAIL "AQR"
SEE DETAIL "AQS"
SEE DETAIL "AQT"
SEE DETAIL "AQU"
SEE DETAIL "AQV"
SEE DETAIL "AQW"
SEE DETAIL "AQX"
SEE DETAIL "AQY"
SEE DETAIL "AQZ"
SEE DETAIL "ARA"
SEE DETAIL "ARB"
SEE DETAIL "ARC"
SEE DETAIL "ARD"
SEE DETAIL "ARE"
SEE DETAIL "ARF"
SEE DETAIL "ARG"
SEE DETAIL "ARH"
SEE DETAIL "ARI"
SEE DETAIL "ARJ"
SEE DETAIL "ARK"
SEE DETAIL "ARL"
SEE DETAIL "ARM"
SEE DETAIL "ARN"
SEE DETAIL "ARO"
SEE DETAIL "ARP"
SEE DETAIL "ARQ"
SEE DETAIL "AR


BRIDGET STREET
50.0' R.O.W.
EVE AVENUE
50.0' R.O.W.
SARA AVENUE
50.0' R.O.W.
ZELMA STREET
50.0' R.O.W.
LANA STREET
CAMILLE STREET
EMILY STREET
ZELMA STREET
EXIST. FIRE HYDRANT
EXIST. 8" WATER LINE
CONNECT TO EXIST. WATER LINE
PROP. 8" SAN. SEWER LINE (SDR 35 PVC @ 0.35% SLOPE)
PROP. 8" PVC C900 DR 18 WATER LINE (L.F.)
PROP. 8" TEE W/ 6"x8" GV, W/BOX
PROP. FIRE HYDRANT FLANGE ELEV. 77.29
PROP. 8" 22.5° 8" ELBOW
PROP. 8" 45° ELBOW
PROP. 8" 90° ELBOW W/ 45° GV, W/BOX
PROP. FIRE HYDRANT FLANGE ELEV. 77.21
PROP. 8" 90° ELBOW
PROP. 8" 45° ELBOW
PROP. FIRE HYDRANT FLANGE ELEV. 77.24
PROP. 8" 90° ELBOW
PROP. 8" 45° ELBOW
PROP. FIRE HYDRANT FLANGE ELEV. 77.21
PROP. 8" 90° ELBOW
PROP. 8" 45° ELBOW
PROP. 8" 90° ELBOW W/ 45° GV, W/BOX
PROP. 8" 45° ELBOW
PROP. 8" 90° ELBOW

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4194

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Domain Subdivision– being 1 acre out of Farm Tract 686, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at 701 E. 16th St. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed twenty (20) lot subdivision is inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by City of Weslaco services through a 12" sewer line. The property is within a Flood Zone "B".

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of Final Plat.

Attachments, if any:
Domain - Final Plat- Memo, Domain- application & drainage report, Domain Subdivision Plats, Domain- Aerial

Responsibilities upon Approval:
Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Domain-Final Plat

DATE: May 12, 2021

The proposed use for the 20-lot subdivision will be for townhomes. The developer has proposed 2,000 square foot lots as per the ordinance. As well as zero-foot setback for the side and rear of the properties which also complies with the ordinance for townhomes. The developer is not requesting any variances and will be providing on site drainage. Each property owner will be responsible for the maintenance of the drainage facilities and the shared access easement. The developer has complied with all departmental and Planning & Zoning comments.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PIAT-000028-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐Single Lot Variance ☐Minor Plat ☐Planned Unit Development ☐Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: Domain

Location: 701 E. 16th Street Weslaco, Texas 78596

Legal Description: WEST TRACT S264'-N291'-W165'-E372' FT 686 1 AC NET

Is subdivision inside city limits? ☒ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-2

Existing Land Use: Not in Use Proposed Land Use: R-2 (4 Plexes)

Number of Lots Proposed: 5 Gross Acreage: 1

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Dreamland Estates - Jorge Gonzalez Telephone: 956-533-1919 956-447-1048

Address: 2900 N Texas Blvd., Suite 201 Fax: 956-447-2003

City: Weslaco State: Tx Zip: 78599 E-mail: trigen24@gmail.com

ENGINEER INFORMATION

Name: Atlas Engineering Consultants Telephone: 956--379-3857

Address: 2820 Gull Fax: _____

City: McAllen, State: Texas Zip: 78502 E-mail: _____

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

☒ YES ☐ NO Phone Utility_____	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District HCDD#1	☐ YES ☐ NO Irrigation District _____

Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☒ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
_____**$355.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

✓ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
✓ **$350.00** (one time fee for preliminary and final plat)
✓ One 11" X 17" reduced copy of plat
✓ Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
__✓__Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
__✓__Water Rights associated with the property
__✓__Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Jorge Gonzalez

Owner Signature:_____ Date: 3/26/21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid_____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date:_____

Date Recorded:_____ Instrument No._____

General Comments: _____

_____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
DRAINAGE REPORT

DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS

Prepared by:

10/28/2020

STATE OF TEXAS
LUCAS CASTILLO JR.
119990
LICENSED PROFESSIONAL ENGINEER

ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 17057
2820 GULL
McAllen, Texas 78504
(956) 379-3857

October 28, 2020

TABLE OF CONTENTS

INTRODUCTION 1

PROJECT LOCATION 1

FLOOD PLAIN 1

SOIL CONDITIONS 1

EXISTING CONDITIONS 1

PROPOSED CONDITIONS 1

LOCATION MAP 2

DRAINAGE AREA CALCULATIONS 3

WEIGHTED RUNOFF COEFFICIENT 3

"C" VALUES FOR RATIONAL METHOD 4

ATTACHMENTS

Flood Plain Map
Topographic Map
Soil Survey Data
Soil Resource Report (Soil Map)
Proposed Plat (24x36 & 11x17)
Proposed Development (Drainage & Detention Plan – 24x36 & 11x17)

INTRODUCTION

DRAINAGE REPORT FOR

DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION

PROJECT LOCATION

The property is an approximate 1.00 Acre (43,560 square feet) tract of land out of 686 West and Adams Tract Subdivision, Hidalgo County, Texas. The proposed one (1) lot subdivision is located northeast of the intersection of South Oregon Avenue and East 16th Street in Weslaco, Texas.

FLOOD PLAIN

The subject property is in Flood Zone B of the Hidalgo County FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map (FIRM) Panel No. 480349 0005 B, dated March 04, 1980. Zone B is defined as base floodplains of lesser hazards.

SOIL CONDITIONS

According to the Soil Survey Report prepared for Hidalgo County by the USDA (United States Department of Agriculture) Soil Conservation Service, the subsurface soils at the subject site are designated as Urban Land (Soil Map Symbol 68). This unit is made up of extensively built-up areas that are 85 to 100 percent covered by streets, parking lots, buildings, and other structures. The open areas consist mainly of soils that have been disturbed by cutting or grading or are covered with fill material. This unit is not assigned to a capability subclass or to a range site. Attached is a table of the engineering index properties of the designated soils from the Soil Survey of Hidalgo County.

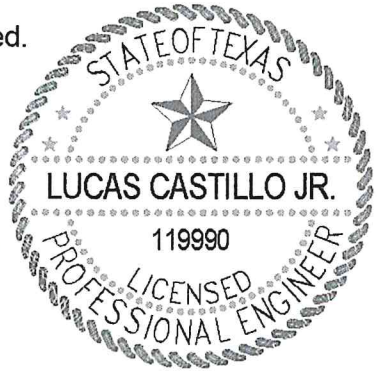
EXISTING CONDITIONS

The site is currently vacant covered with grass and has a slight slope towards the northwest. Existing runoff is currently calculated as Q = 0.61 cfs.

PROPOSED CONDITIONS

The property is located in Weslaco, Texas. After development the runoff will be Q = 5.41 cubic feet per second for an increase of Q = 4.80 cubic feet per second. Detention required will be over 7,096 cubic feet (0.16-acre feet). Proposed detention volume will meet requirement of 7,096 cubic feet or 709.6 cubic feet per unit and will be accomplished at construction stage. The drainage system will flow into green areas for each lot to be used as detention ponds sized to hold the additional runoff created by the anticipated development using a 50-year storm event. An existing drainage system via street curb and gutter is currently utilized by the adjoining existing properties. Surface runoff flows south onto East 16th Street along the curb and gutter, East to Bridge Ave., then south towards a curb inlet located at the intersection of Bridge Avenue and East 18th Street. Stormwater then outfalls to the Weslaco Drain and then the IBWC Floodway.

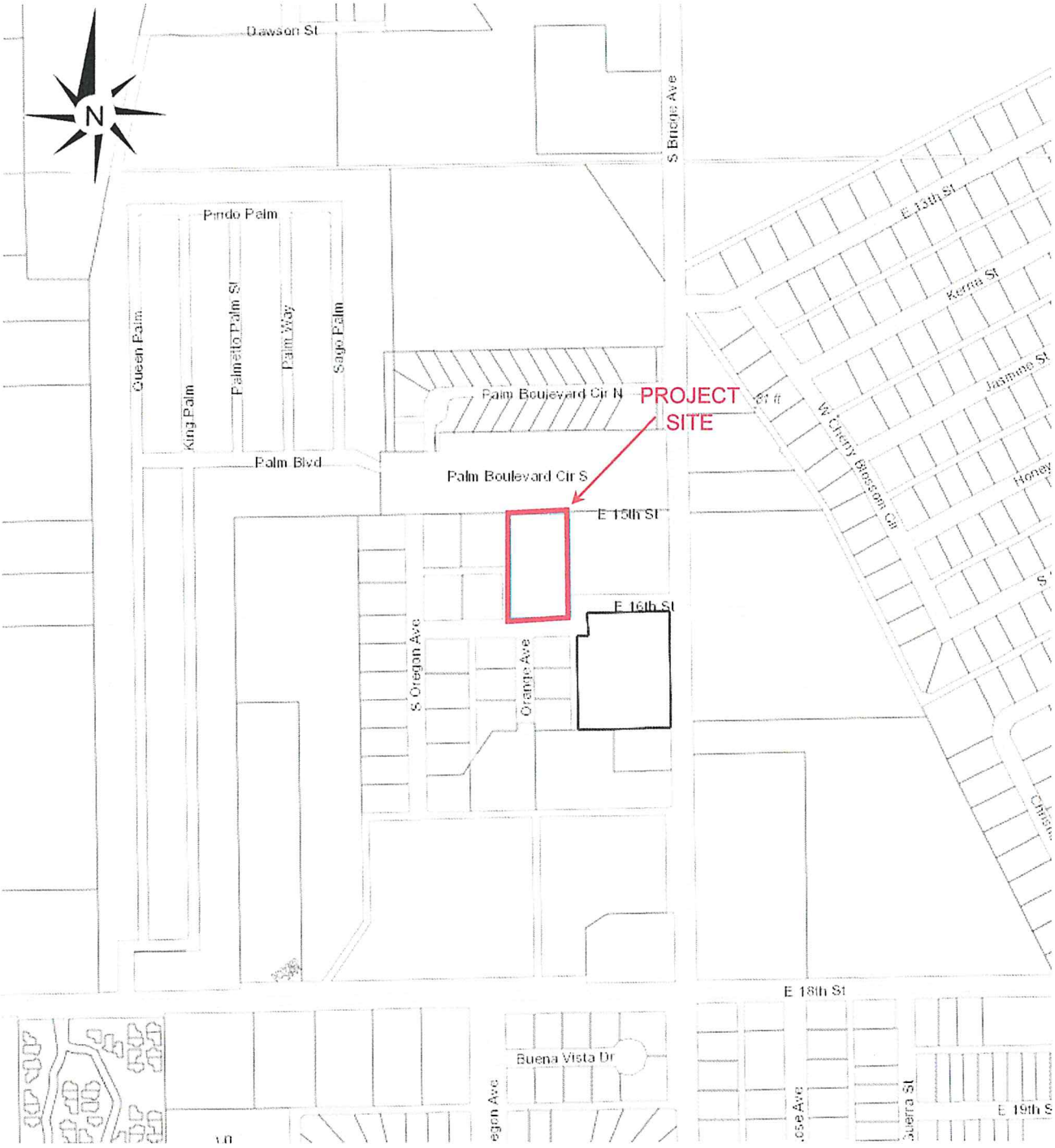
The drainage calculations are attached.



Lucas Castillo Jr. P.E. 10/28/2020
ATLAS Engineering Consultants

DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
LOCATION MAP

SCALE: NOT TO SCALE



Property is located northeast of the intersection of South Oregon Avenue and East 16th Street.

DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
DRAINAGE AREA CALCULATIONS



10/28/2020

EXISTING CONDITIONS

Drainage Area	1.000 acre (43,560 ft²)
Runoff Distance "L"	312.00 ft.
Runoff Coefficient "C"	0.20
Average Slope "S"	1.28%
Time of Concentration "T"	65.79 min.
Rainfall Intensity "I"	3.03 in/hr. (10 Year Storm)
Existing Runoff "Q"	0.61 cfs

PROPOSED CONDITIONS

Proposed Runoff Coefficient "C"	0.50
Proposed Time of Concentration "T"	10 min.
Proposed Rainfall Intensity "I"	10.83 in/hr (50 Year Storm)
Proposed Runoff "Q"	5.41 cfs

tc (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff (Vol in)	Q Out (cfs)	Vol. Released (Vol out)	Net Storage (cubic ft.)	Peak Storage Acre-feet
130	2.45	1.23	9574.45	0.61	2541.30	7033.15	
135	2.39	1.20	9683.34	0.61	2632.06	7051.28	
140	2.33	1.17	9788.85	0.61	2722.82	7066.03	
145	2.27	1.14	9891.21	0.61	2813.58	7077.62	
150	2.22	1.11	9990.62	0.61	2904.34	7086.27	
155	2.17	1.08	10087.27	0.61	2995.11	7092.17	
160	2.12	1.06	10181.33	0.61	3085.87	7095.47	
165	2.08	1.04	10272.95	0.61	3176.63	7096.33	0.16
170	2.03	1.02	10362.28	0.61	3267.39	7094.89	
175	1.99	1.00	10449.43	0.61	3358.15	7091.28	
180	1.95	0.98	10534.53	0.61	3448.91	7085.62	
185	1.91	0.96	10617.68	0.61	3539.67	7078.01	

WEIGHTED RUNOFF COEFFICIENT

EXISTING CONDITIONS

Item	Area (ft²)	"C"	A x C	
Natural Ground	43560.00	0.20	8712.00	
Total =	43560.00		**WEIGHTED "C"=**	**0.20**

PROPOSED CONDITIONS

Item	Area (ft²)	"C"	A x C	
Downtown Areas	43560.00	0.50	21780.00	
Total =	43560.00		**WEIGHTED "C"=**	**0.5**

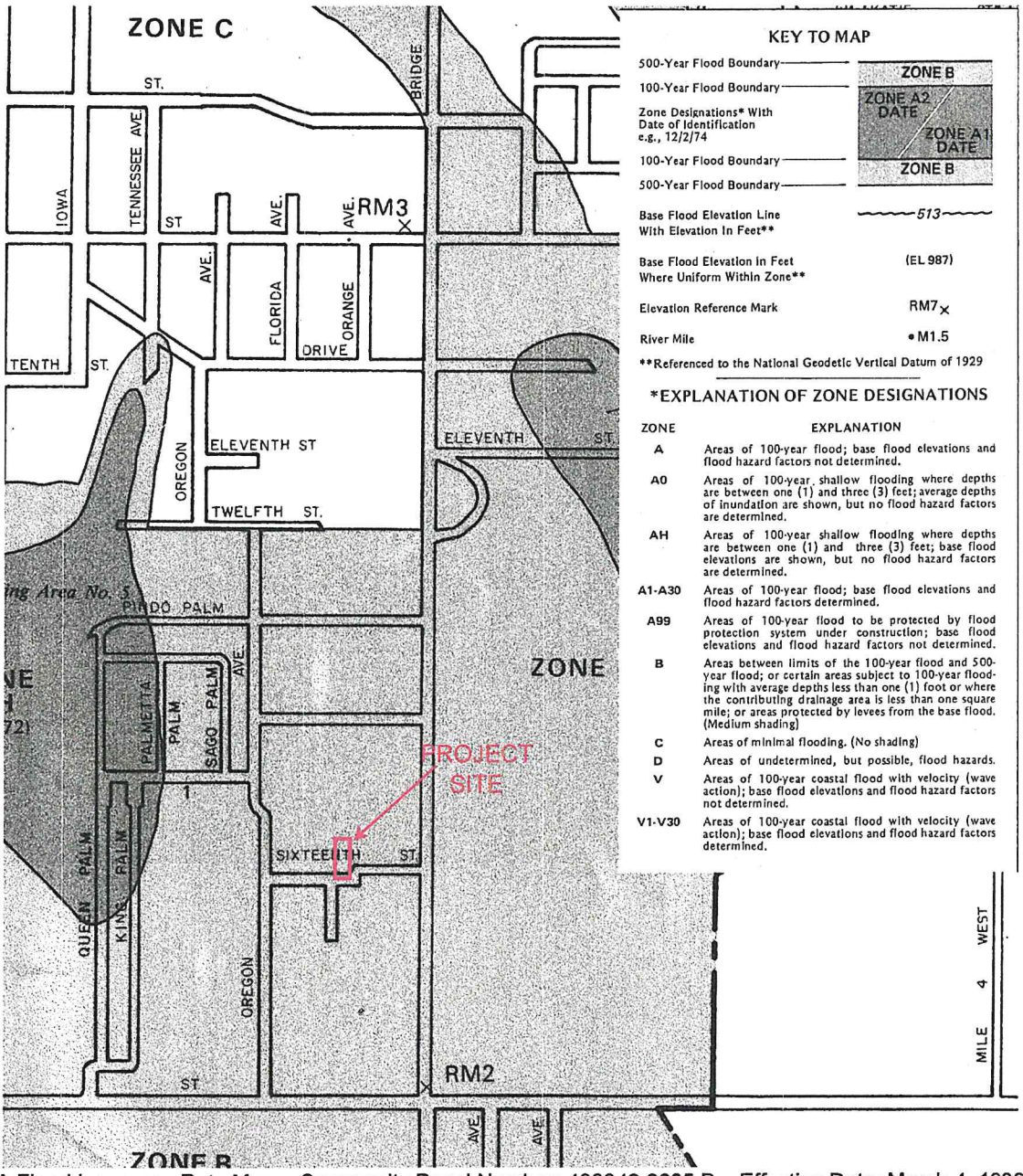
DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
"C" VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.30 – 0.50
Multi-Family (Less than 20 DU/AC)	0.40 – 0.60
Multi-Family (Greater Than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown Areas	0.70 – 0.95
Neighborhood Areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or Sandy Loam Soil, 0-3%	0.15 – 0.20
Sandy or Sandy Loam Soil, 3-5%	0.20 – 0.25
Black or Loessial Soil, 0-3%	0.18 – 0.25
Black or Loessial Soil, 3-5%	0.25 – 0.30
Black or Loessial Soil, > 5%	0.70 – 0.80
Deep San Area	0.05 – 0.80
Steep Grassed Slopes	0.7
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95

ATTACHMENTS

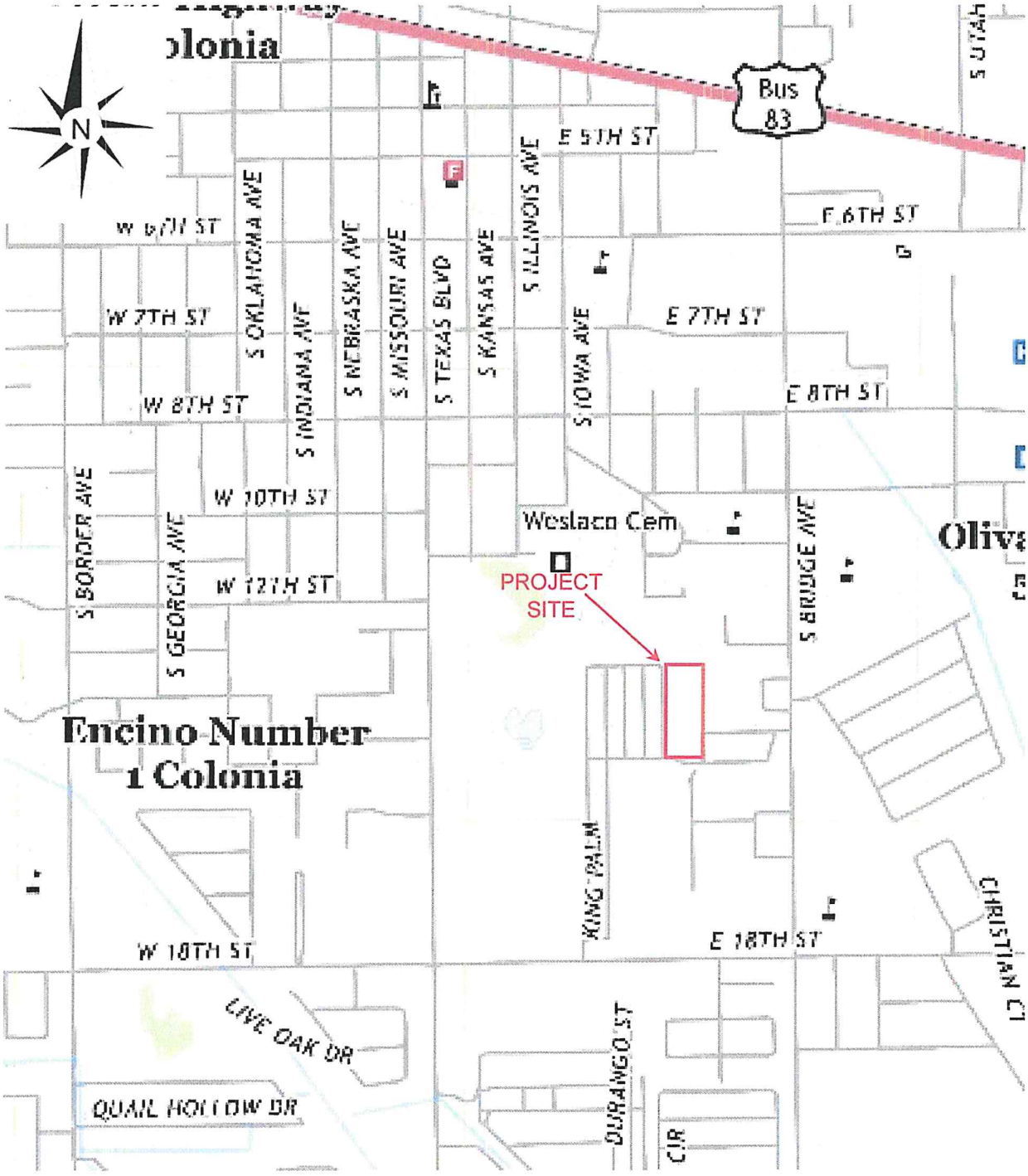
Flood Plain Map
Topographic Map
Soil Survey Data
Soil Resource Report (Soil Map)
Proposed Plat (24x36 & 11x17)
Proposed Development (Drainage & Detention Plan – 24x36 & 11x17)

DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
FLOOD PLAIN MAP



FEMA Flood Insurance Rate Map – Community Panel Number: 480349 0005 B – Effective Date: March 4, 1980
FLOOD ZONE "B" – Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than square mile; or areas protected by levees from the base flood. (Medium Shading)

DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
TOPOGRAPHIC MAP



USGS TOPOGRAPHIC MAP

DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
AERIAL MAP



DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
SOIL SURVEY DATA

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
60, 61---------- Rio	0-12	Clay loam---------	CL	A-6, A-7	95-100	95-100	95-100	70-80	35-45	15-22
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27
62---------- Rio Grande	0-8	Silt loam---------	CL, CL-ML	A-4, A-6	100	100	95-100	70-95	20-30	4-12
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
63---------- Rio Grande	0-8	Silty clay loam	CL	A-6, A-7	100	100	95-100	80-100	30-43	11-18
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
64, 65---------- Runn	0-55	Silty clay--------	CH, CL	A-7-6	100	100	95-100	85-98	43-62	21-36
	55-65	Silty clay, silty clay loam, silt loam.	CH, CL, CL-ML	A-6, A-7-6, A-4	100	95-100	90-100	70-98	21-62	4-36
66---------- Serita	0-48	Fine sand---------	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
67---------- Tiocano	0-65	Clay----------	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71---------- Willacy	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
72:* Willacy----------	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
Urban land.										
73---------- Zalla	0-9	Loamy fine sand	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
74---------- Zalla	0-9	Silt loam---------	CL, CL-ML, ML	A-4, A-6	100	100	90-100	70-80	<30	NP-11
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7

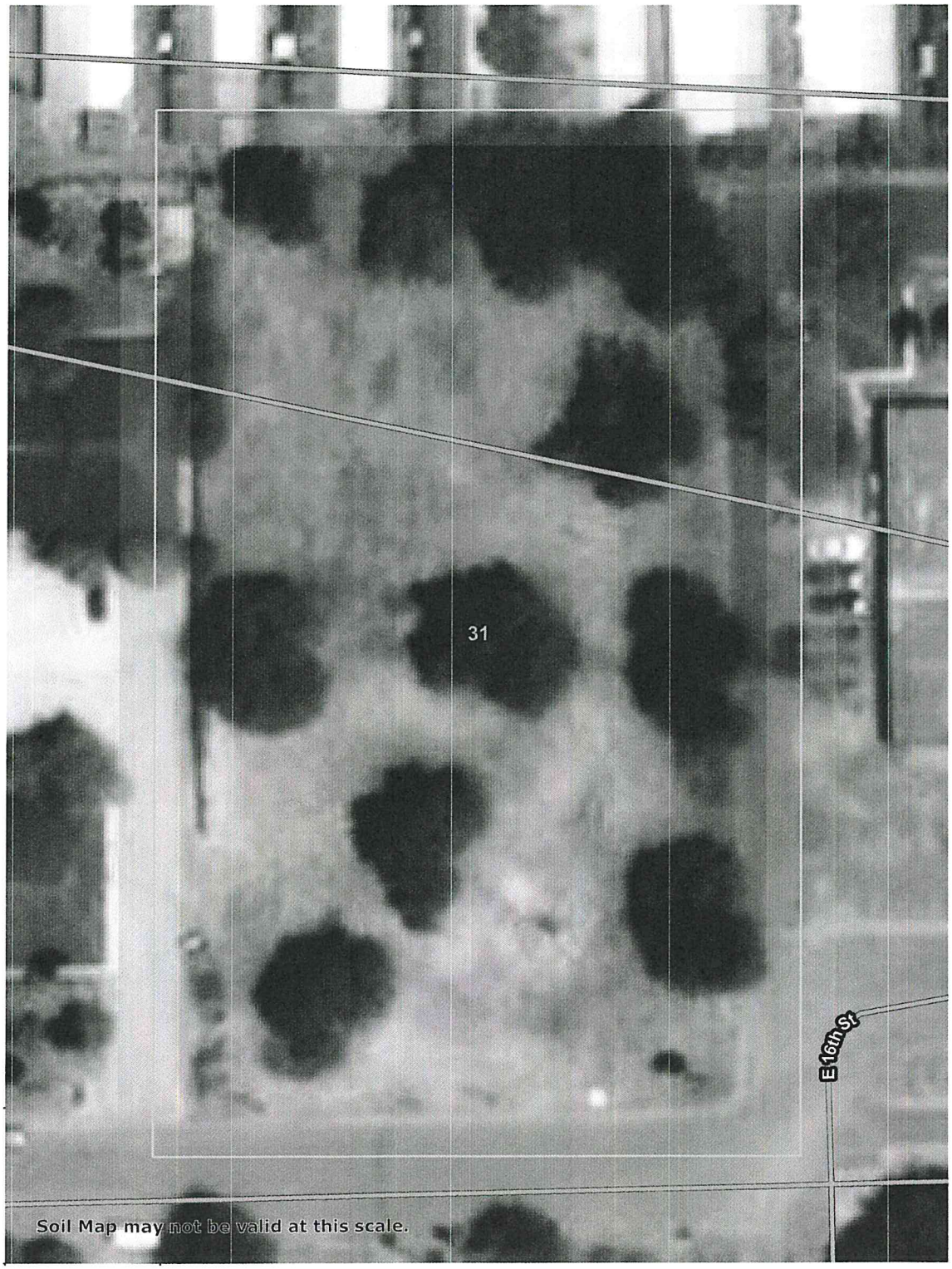
* See description of the map unit for composition and behavior characteristics of the map unit.

Soil Map—Hidalgo County, Texas
(Domain Subdivison)

97° 59' 2" W

97° 58' 58" W

26° 8' 41" N



26° 8' 37" N

Map Scale: 1:589 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: 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 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

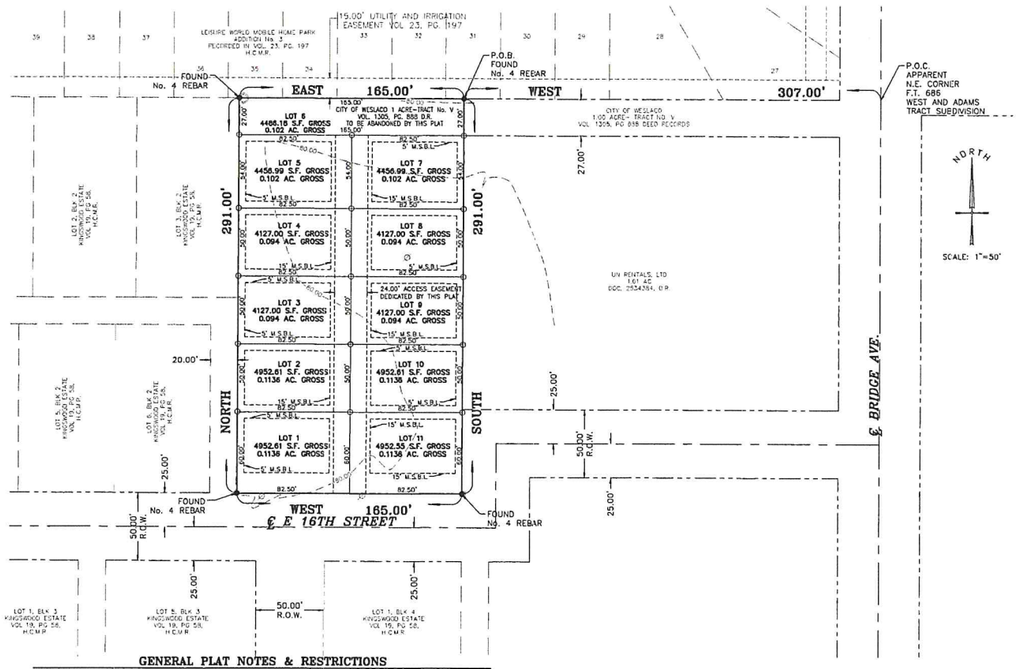
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	1.6	100.0%
Totals for Area of Interest		**1.6**	**100.0%**

DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
PROPOSED PLAT

FINAL PLAT OF

DOMAIN SUBDIVISION

A 1.00 ACRES OUT OF F.T. 686
WEST AND ADAMS TRACT SUBDIVISION
VOLUME 2, PAGES 34-37, MAP RECORDS
HIDALGO COUNTY, TEXAS



METES AND BOUNDS DESCRIPTION

A 1.00-ACRE TRACT OF LAND, OUT FARM TRACT 686, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 - 37, MAP RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING CENTERLINE OF SOUTH BRIDGE AVENUE IN THE CITY OF WESLACO, TEXAS, FOR THE APPARENT NORTHEAST CORNER OF SAID FARM TRACT 686; THENCE, WEST, WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 686 AND OF AN ABANDONED 27-FOOT ACCESS EASEMENT BY THE CITY OF WESLACO, A DISTANCE OF 307.00 FEET TO A FOUND NO. 4 REBAR ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID ABANDONED 27-FOOT ACCESS EASEMENT FOR THE NORTHEAST CORNER OF SAID 1.000-ACRE TRACT AND FOR **THE POINT OF BEGINNING (P.O.B.)** OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE APPARENT EAST LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 291.00 FEET TO A FOUND NO. 4 REBAR ON THE APPARENT EXISTING EAST 16TH STREET NORTH RIGHT-OF-WAY LINE FOR THE SOUTHEAST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WEST, WITH SAID EXISTING EAST 16TH STREET NORTH RIGHT-OF-WAY LINE AND THE APPARENT SOUTH LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 165.00 FEET TO A FOUND NO. 4 REBAR FOR THE SOUTHWEST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, PARALLEL TO THE SAID EAST LOT LINE OF SAID 1.000-ACRE TRACT AND WITH THE APPARENT WEST LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 291.00 FEET TO A FOUND NO. 4 REBAR ON THE SAID EXISTING NORTH RIGHT-OF-WAY LINE OF ABANDONED 27-FOOT ACCESS EASEMENT FOR THE NORTHWEST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, PARALLEL TO THE SAID SOUTH LOT LINE OF 1.000-ACRE TRACT, AND WITH SAID EXISTING NORTH RIGHT-OF-WAY LINE OF ABANDONED 27-FOOT ACCESS EASEMENT AND THE APPARENT NORTH LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 165.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1.000 ACRE OF LAND, MORE OR LESS.

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

HOMERO GUTIERREZ., R.P.L.S.# 2791 DATE
SURVEY DATE: _____

STATE OF TEXAS — REGISTERED — HOMERO GUTIERREZ 2791 — PROFESSIONAL LAND SURVEYOR

ENGINEER CERTIFICATE

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

LUCAS CASTILLO JR., P.E.# 119990 DATE
ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 17057
2820 GULL, McALLEN, TEXAS 78504
PHONE (956) 379-3557

STATE OF TEXAS — LUCAS CASTILLO JR 119990 — LICENSED PROFESSIONAL ENGINEER

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 §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 DATED THIS _____ DAY OF _____ 20_____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. #9 RIGHT OF WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.C.I.D. #9.

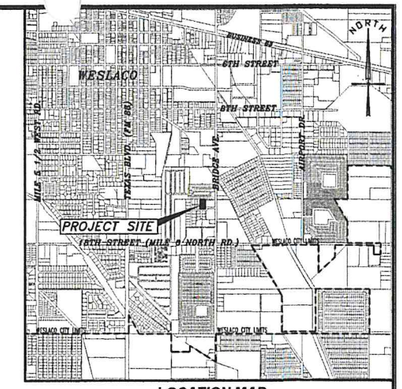
GENERAL MANAGER ATTEST: SECRETARY

NOTE: HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS OR EASEMENTS.

THE COUNTY OF HIDALGO TEXAS

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

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



LOCATION MAP
SCALE: 1"=1000'

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **DREAMLAND ESTATES, LLC** OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **DOMAIN SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §212.032 AND THAT;

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS, AND;

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

_____ DATE

DREAMLAND ESTATES, LLC
2900 N TEXAS BLVD, SUITE 201
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DREAMLAND ESTATES, LLC, PROVED TO ME THROUGH HIS/HERS/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 20 ___

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS–CITY OF WESLACO
PLAT OF APPROVAL CERTIFICATE

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIT OF THE CITY OF WESLACO ON THIS _____ DAY OF _____ , 20_____.

MAYOR OF THE CITY OF WESLACO DATE

ATTEST:
SECRETARY OF THE CITY OF WESLACO DATE

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION CF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON PLANNING AND ZONING COMMISSION

STATE OF TEXAS – COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE S 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE DOMAIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20_____.

HIDALGO COUNTY JUDGE ATTEST: HIDALGO COUNTY CLERK

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE DESIGNATION: ZONE "B"
   AREAS BETWEEN THE LIMITS OF 100 YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAT ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMUNITY–PANEL 480349 0005 B.
   MAP DATED: MARCH 4, 1980.
2. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
3. BUILDING SETBACKS NOTE:
   MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS.:
   FRONT:.....15.00 FEET
   SIDE:.....5.00 FEET
   REAR:.....5.00 FEET
   OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
4. BENCH MARK NOTE:
   TBM #1 –
   N =
   E =
   ELEVATION =
5. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS RESIDENTIAL & COMMERCIAL DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF XX.XXX C.F (X.XX AC.-FT.) OF STORM WATER RUNOFF. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
6. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
7. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
9. A FIVE (5.0') FOOT SIDEWALK THREE (3.0') FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
10. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVNG A CLEARANCE FOR WATER METERS.
11. ALL MASTER WATER METER FEES AND SEWER TAP FEES SHALL BE PAID BY DEVELOPER.
12. A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG NORTH SIDE OF E 16TH STREET DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.
13. NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
15. AN OFF–STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
16. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM OF 15.00 FEET.
17. LOTS SHALL BE FOR MULTI–FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI–FAMILY PROPOSAL SHALL BE MADE UNLESS A RE–SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOTS.

LEGEND

- ○ – SET 1/2" IRON ROD
- ● – FOUND No. 4 REBAR
- ◌ – IRRIGATION STAND PIPE
- ∅ – POWER POLE
- ⊠ – WATER METER

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE(S)
OWNER: DREAMLAND ESTATES, LLC	2900 N TEXAS BLVD. STE 201 WESLACO, TX 78599	(956) 447-9296
ENGINEER: LUCAS CASTILLO JR. P.E.	2820 GULL – McALLEN, TX 78502	(956) 379-3857
SURVEYOR: HOMERO LUIS GUTIERREZ R.P.L.S	2600 SAN DIEGO – MISSION, TX 78572	(956) 369-0988

REVISION NOTE TABLE			
No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE OF PREPARATION: NOVEMBER 11, 2020

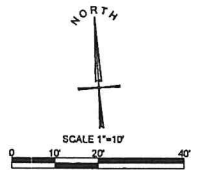
ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 17057
2820 GULL, McALLEN, TEXAS 78504
(956) 379-3557

CITY OF WESLACO – HIDALGO COUNTY | PAGE: 1 OF 1

DOMAIN SUBDIVISION
1.00 ACRES OUT OF F.T. 686 WEST AND ADAMS TRACT SUBDIVISION
PROPOSED DRAINAGE PLAN

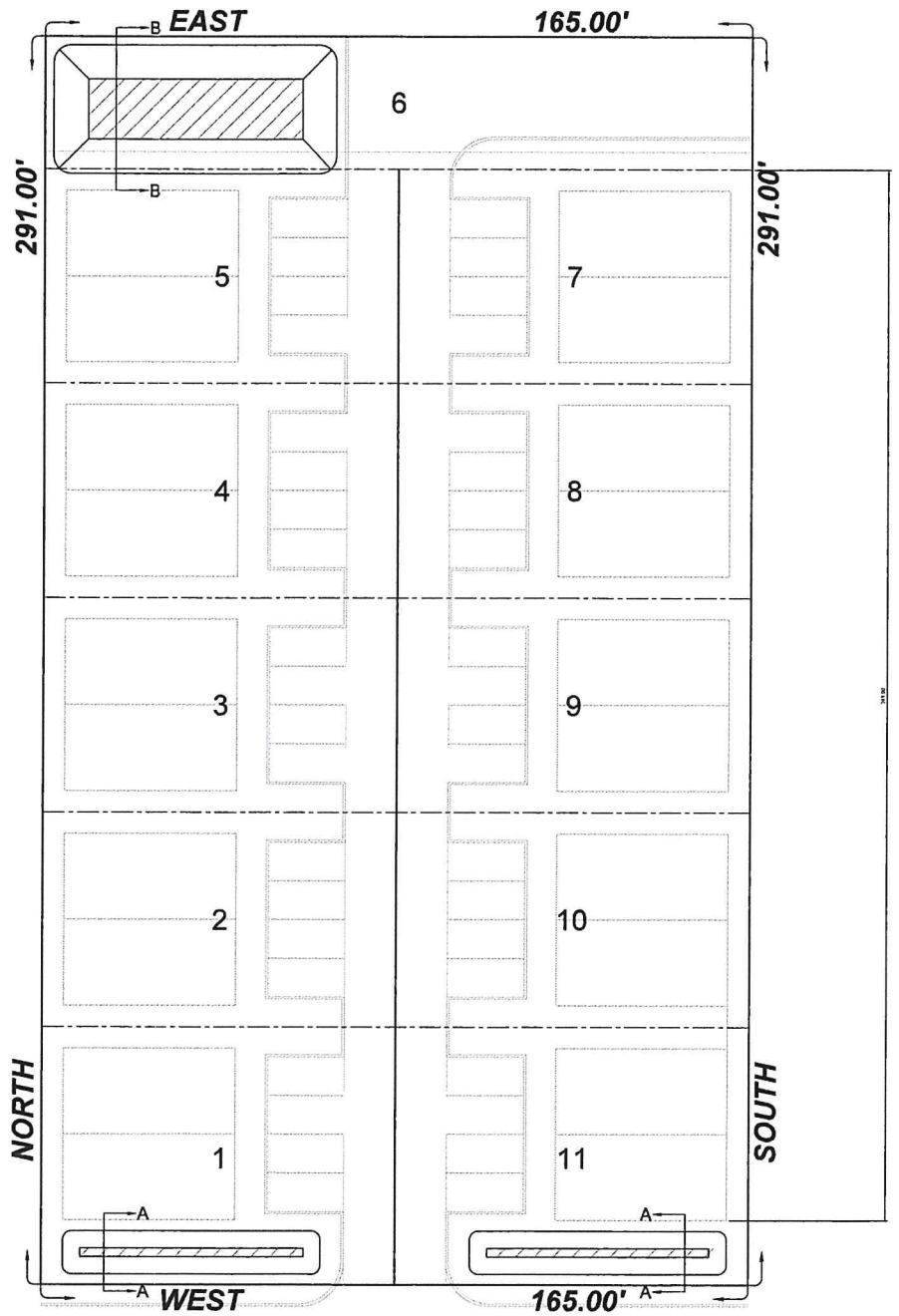
DOMAIN SUBDIVISION

A 1.00 ACRES OUT OF F.T. 686
WEST AND ADAMS TRACT SUBDIVISION
VOLUME 2, PAGES 34-37, MAP RECORDS
HIDALGO COUNTY, TEXAS



LEGEND

R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.W.I.D.	HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
PROPOSED DETENTION POND	



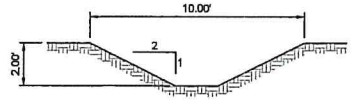
EXISTING CONDITIONS

Drainage Area	1.000 acre (43,560 ft²)
Runoff Distance "L"	312.00 ft.
Runoff Coefficient "C"	0.20
Average Slope "S"	1.28%
Time of Concentration "T"	65.79 min.
Rainfall Intensity "I"	3.03 in/hr. (10 Year Storm)
Existing Runoff "Q"	0.61 cfs

PROPOSED CONDITIONS

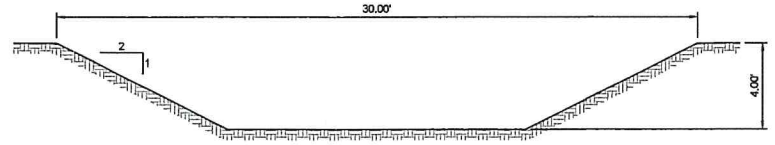
Proposed Runoff Coefficient "C"	0.50
Proposed Time of Concentration "T"	10 min.
Proposed Rainfall Intensity "I"	10.83 in/hr (50 Year Storm)
Proposed Runoff "Q"	5.41 cfs

tc (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff (Vol in)	Q Out (cfs)	Vol. Released (Vol out)	Net Storage (cubic ft.)	Peak Storage Acre-feet
130	2.45	1.23	9574.45	0.61	2541.30	7033.15	
135	2.39	1.20	9603.34	0.61	2632.06	7061.28	
140	2.33	1.17	9788.85	0.61	2722.82	7066.03	
145	2.27	1.14	9991.21	0.61	2813.58	7077.62	
150	2.22	1.11	9990.62	0.61	2904.34	7086.27	
155	2.17	1.08	10087.27	0.61	2995.11	7092.17	
160	2.12	1.06	10181.33	0.61	3085.87	7095.47	
165	2.08	1.04	10272.95	0.61	3176.63	7096.33	0.16
170	2.03	1.02	10362.28	0.61	3267.39	7094.89	
175	1.99	1.00	10449.43	0.61	3358.15	7091.28	
180	1.95	0.98	10534.53	0.61	3448.91	7085.62	
185	1.91	0.96	10617.68	0.61	3539.67	7078.01	



SECTION A-A
NTS

STORAGE REQUIRED:	7096.00 CF
PROPOSED STORAGE:	7248.00 CF
LENGTH A-A:	60 FT.
LENGTH B-B	66 FT.



SECTION B-B
NTS

ATLAS ENGINEERING CONSULTANTS
TPBE FIRM NO. 17557
2520 OUIL MCALLEN, TEXAS 78504
956-379-3617
lcastillo.atlas@gmail.com

10/28/2020

STATE OF TEXAS
LUCAS CASTILLO JR.
119990
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUCAS CASTILLO JR., P.E. NO. 119990. ALTERATION OF A SEALED DOCUMENT WITHOUT NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE STATE OF TEXAS ENGINEERING PRACTICE ACT.

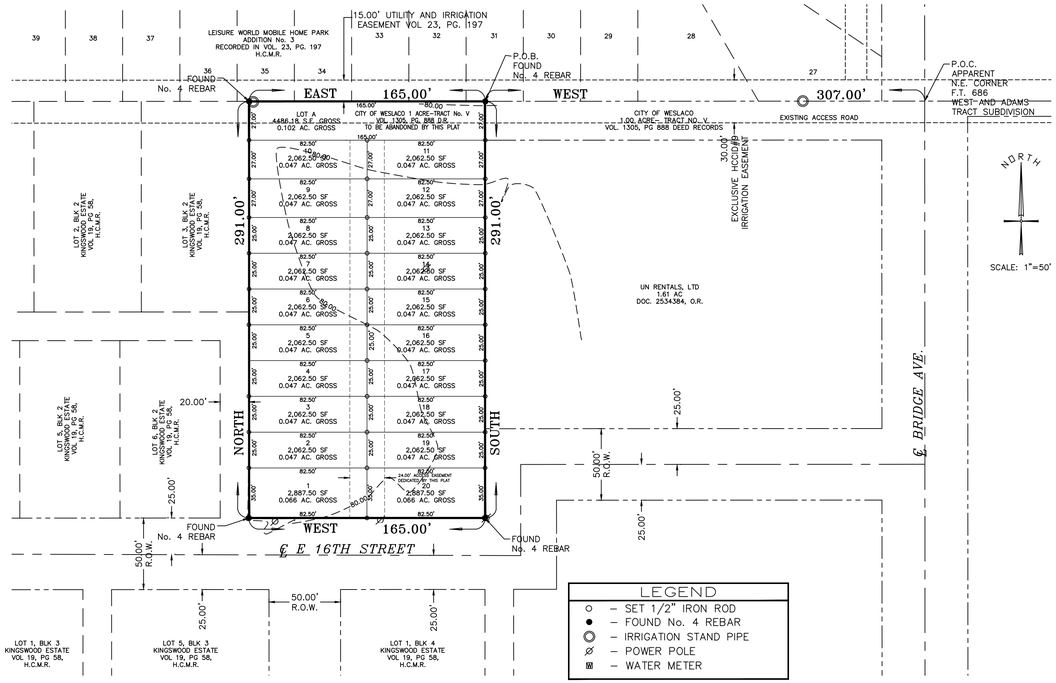
PROJECT: PROPOSED DETENTION PLAN
DOMAIN SUBDIVISION
WESLACO, TEXAS

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO: CV20-030
DATE: 10/28/2020
DRAWN BY: L.C.
SCALE: AS NOTED

DETENTION PLAN



GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN THE LIMITS OF 100 YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAT ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMUNITY-PANEL 480349 0005 B. MAP DATED: MARCH 4, 1980.

2. MINIMUM FINISH FLOOR NOTE:

   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
   MINIMUM FFE: 81.50'

3. BUILDING SETBACKS NOTE:
   MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS.:

   FRONT: 10.00 FEET
   SIDE: 0.00 FEET
   REAR: 0.00 FEET
   OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

4. BENCH MARK NOTE:
   TBM #1 - TOP OF EAST MANHOLE (16TH STREET)
   NORTHING: 16577924
   EASTING: 1153798
   ELEVATION: 79.55

5. DRAINAGE NOTE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS RESIDENTIAL & COMMERCIAL DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 7,096 C.F (0.16 AC.-FT.) OF STORM WATER RUNOFF. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION. LOT A SHALL BE USED FOR DRAINAGE DETENTION AND WILL BE MAINTAINED BY THE OWNER AND WILL NOT CONTAIN ANY STRUCTURES OF ANY KIND.

6. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

7. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

9. A 5 FT. SIDEWALK IS REQUIRED ALONG ALL EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT. A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG NORTH SIDE OF E 16TH STREET DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

12. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.

13. ALL MASTER WATER METER FEES AND SEWER TAP FEES SHALL BE PAID BY DEVELOPER.

14. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

15. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

16. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM OF 15.00 FEET.

17. OWNER SHALL MAINTAIN LOT-A AND WILL NOT BE ALLOWED TO BE SUBDIVIDED FOR SALE.

18. LOTS SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOTS.

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

ON: _____ AT _____ AM/PM

DOCUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

FINAL PLAT OF

DOMAIN SUBDIVISION

A 1.00 ACRES OUT OF F.T. 686
WEST AND ADAMS TRACT SUBDIVISION
VOLUME 2, PAGES 34-37, MAP RECORDS
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A 1.00-ACRE TRACT OF LAND, OUT FARM TRACT 686, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34 - 37, MAP RECORDS, HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING CENTERLINE OF SOUTH BRIDGE AVENUE IN THE CITY OF WESLACO, TEXAS, FOR THE APPARENT NORTHEAST CORNER OF SAID FARM TRACT 686; THENCE, WEST, WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 686 AND OF AN ABANDONED 27-FOOT ACCESS EASEMENT BY THE CITY OF WESLACO, A DISTANCE OF 307.00 FEET TO A FOUND NO. 4 REBAR ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID ABANDONED 27-FOOT ACCESS EASEMENT FOR THE NORTHEAST CORNER OF SAID 1.000-ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE APPARENT EAST LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 291.00 FEET TO A FOUND NO. 4 REBAR ON THE APPARENT EXISTING EAST 16TH STREET NORTH RIGHT-OF-WAY LINE FOR THE SOUTHEAST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WEST, WITH SAID EXISTING EAST 16TH STREET NORTH RIGHT-OF-WAY LINE AND THE APPARENT SOUTH LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 165.00 FEET TO A FOUND NO. 4 REBAR FOR THE SOUTHWEST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, PARALLEL TO THE SAID EAST LOT LINE OF SAID 1.000-ACRE TRACT AND WITH THE APPARENT WEST LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 291.00 FEET TO A FOUND NO. 4 REBAR ON THE SAID EXISTING NORTH RIGHT-OF-WAY LINE OF ABANDONED 27-FOOT ACCESS EASEMENT FOR THE NORTHWEST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, PARALLEL TO THE SAID SOUTH LOT LINE OF 1.000-ACRE TRACT, AND WITH SAID EXISTING NORTH RIGHT-OF-WAY LINE OF ABANDONED 27-FOOT ACCESS EASEMENT AND THE APPARENT NORTH LOT LINE OF SAID 1.000-ACRE TRACT, A DISTANCE OF 165.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 1.000-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1.000 ACRE OF LAND, MORE OR LESS.

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

HOMERO GUTIERREZ., R.P.L.S.# 2791 DATE
SURVEY DATE: _____

STATE OF TEXAS · REGISTERED · HOMERO GUTIERREZ · 2791 · PROFESSIONAL LAND SURVEYOR

ENGINEER CERTIFICATE

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

LUCAS CASTILLO JR., P.E.# 119990 DATE
ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 17057
2820 GULL, McALLEN, TEXAS 78504
PHONE (956) 379-3857

STATE OF TEXAS · LUCAS CASTILLO JR · 119990 · LICENSED PROFESSIONAL ENGINEER

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 §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

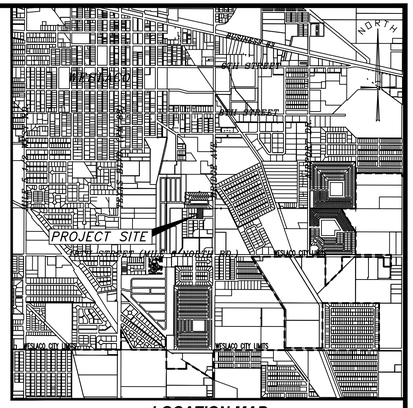
DATE THIS _____ DAY OF _____ 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

REVISION NOTE TABLE			
No.	**DESCRIPTION**	**DATE**	**BY**
1			
2			
3			
4			
5			



LOCATION MAP
SCALE: 1"=1000'

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, DREAMLAND ESTATES, LLC OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DOMAIN SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT;

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS, AND:

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

_____ DATE
DREAMLAND ESTATES, LLC
2900 N TEXAS BLVD, SUITE 201
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DREAMLAND ESTATES, LLC, PROVED TO ME THROUGH HIS/HERS/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS
CITY OF WESLACO PLAT OF APPROVAL CERTIFICATE

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIT OF THE CITY OF WESLACO ON THIS ___ DAY OF _____, 20____.

_____ _____
MAYOR OF THE CITY OF WESLACO DATE

ATTEST: _____ _____
SECRETARY OF THE CITY OF WESLACO DATE

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
CHAIRPERSON PLANNING AND ZONING COMMISSION

STATE OF TEXAS - COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE S 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE DOMAIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20 .

_____ ATTEST: _____
HIDALGO COUNTY JUDGE HIDALGO COUNTY CLERK

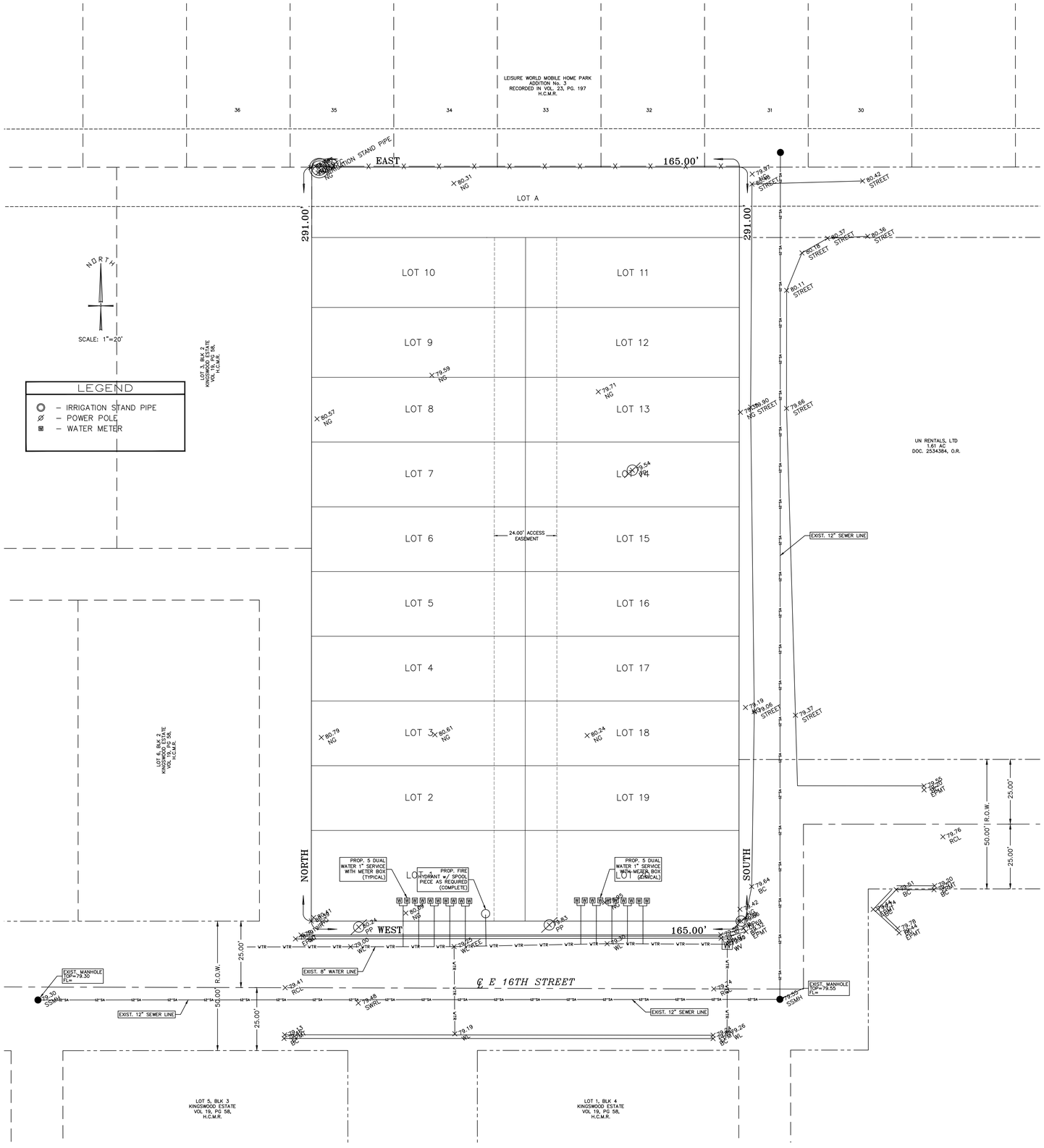
PRINCIPAL CONTACTS:

NAME			ADDRESS	PHONE(S)
OWNER:	DREAMLAND ESTATES, LLC		2900 N TEXAS BLVD. STE 201 WESLACO, TX 78599	(956) 447-9296
ENGINEER:	LUCAS CASTILLO JR.	P.E.	2820 GULL - McALLEN, TX 78502	(956) 379-3857
SURVEYOR:	HOMERO LUIS GUTIERREZ	R.P.L.S.	2600 SAN DIEGO - MISSION, TX 78572	(956) 369-0988

ATLAS ENGINEERING CONSULTANTS

ATLAS ENGINEERING CONSULTANTS, LLC
TBPE FIRM NO. 17057
2820 GULL
McALLEN, TEXAS 78504

PREPARED: NOVEMBER 11, 2020
PAGE 1 OF 1

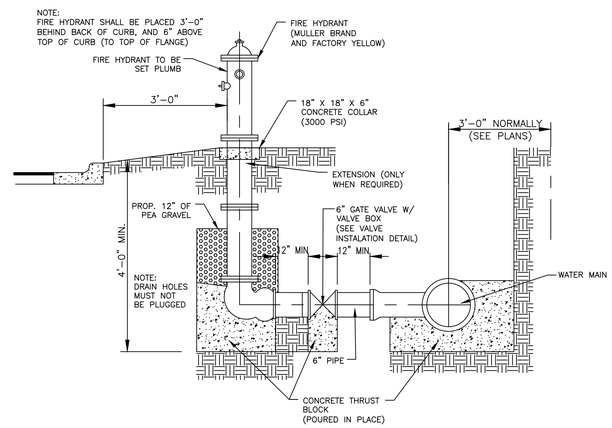


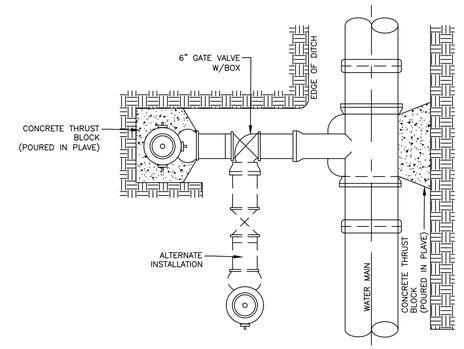
NORTH

SCALE: 1"=20'

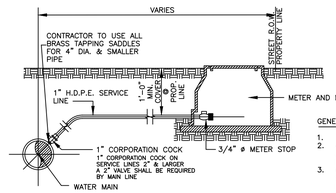
LEGEND

- ⊙ – IRRIGATION STAND PIPE
- ⌀ – POWER POLE
- Ⓦ – WATER METER





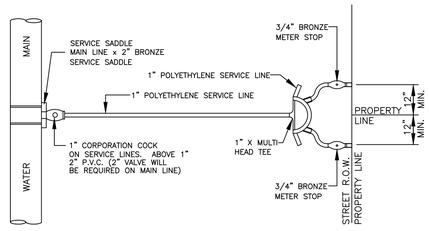
TYPICAL FIRE HYDRANT DETAIL
NOT TO SCALE



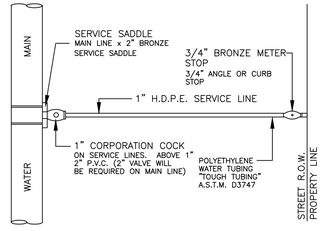
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

GENERAL NOTES :

1. DRAWINGS INDICATE H.D.P.E. SERVICE LINES.
2. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
3. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 4" P.V.C. SCH40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 2.5 FEET ON EACH SIDE.



TYPICAL DUAL WATER SERVICE CONNECTION
NOT TO SCALE



TYPICAL SINGLE WATER SERVICE CONNECTION
NOT TO SCALE

WATER DISTRIBUTION SYSTEM LAYOUT

ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 17057
2820 GULL MCALLEN, TEXAS 78504
956-379-3857
lcastillo.atlas@gmail.com

04/25/2021

STATE OF TEXAS
LUCAS CASTILLO JR
119990
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUCAS CASTILLO JR. P.E. NO. 119990. ALTERATION OF A SEALED DOCUMENT WITHOUT NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE STATE OF TEXAS ENGINEERING PRACTICE ACT.

PROJECT:

DOMAIN SUBDIVISION
WESLACO, TEXAS

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO.: CV20-030

DATE: 12/18/2020

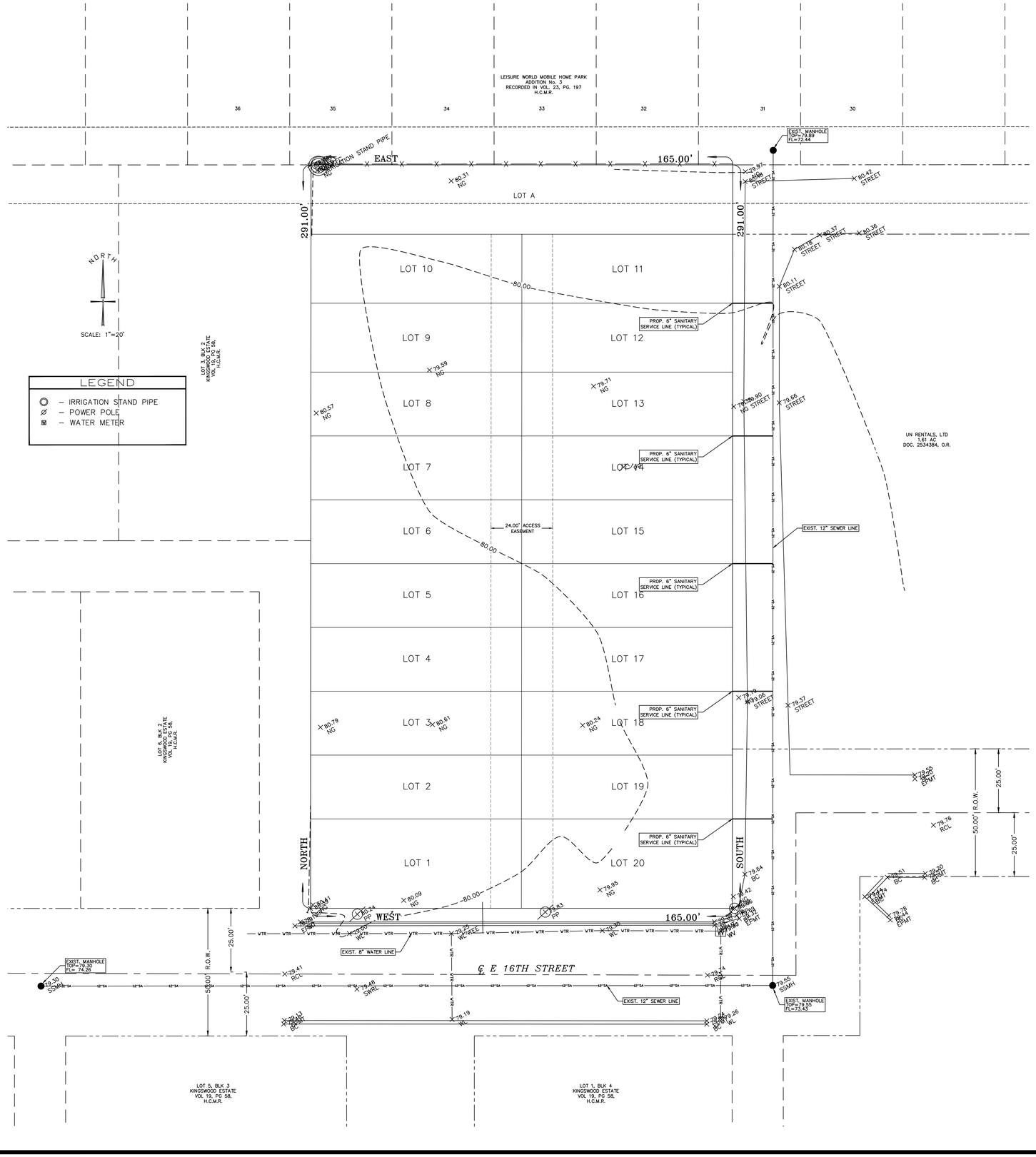
DRAWN BY: L.C.

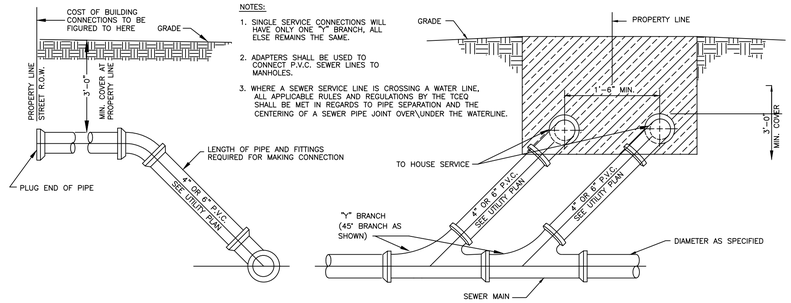
SCALE: AS NOTED

UTILITY PLAN WATER

C1 of 5

SANITARY SEWER SYSTEM LAYOUT





TYPICAL SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

ATLAS ENGINEERING CONSULTANTS
TPBE FIRM NO. 17057
2820 GULL MCALLEN, TEXAS 78504
956-379-3877
lcastillo.atlas@gmail.com

04/25/2021

STATE OF TEXAS
LUCAS CASTILLO JR
119990
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUCAS CASTILLO JR. P.E. NO. 119990. ALTERATION OF A SEALED DOCUMENT WITHOUT NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE STATE OF TEXAS ENGINEERING PRACTICE ACT.

PROJECT:
DOMAIN SUBDIVISION
WESLACO, TEXAS

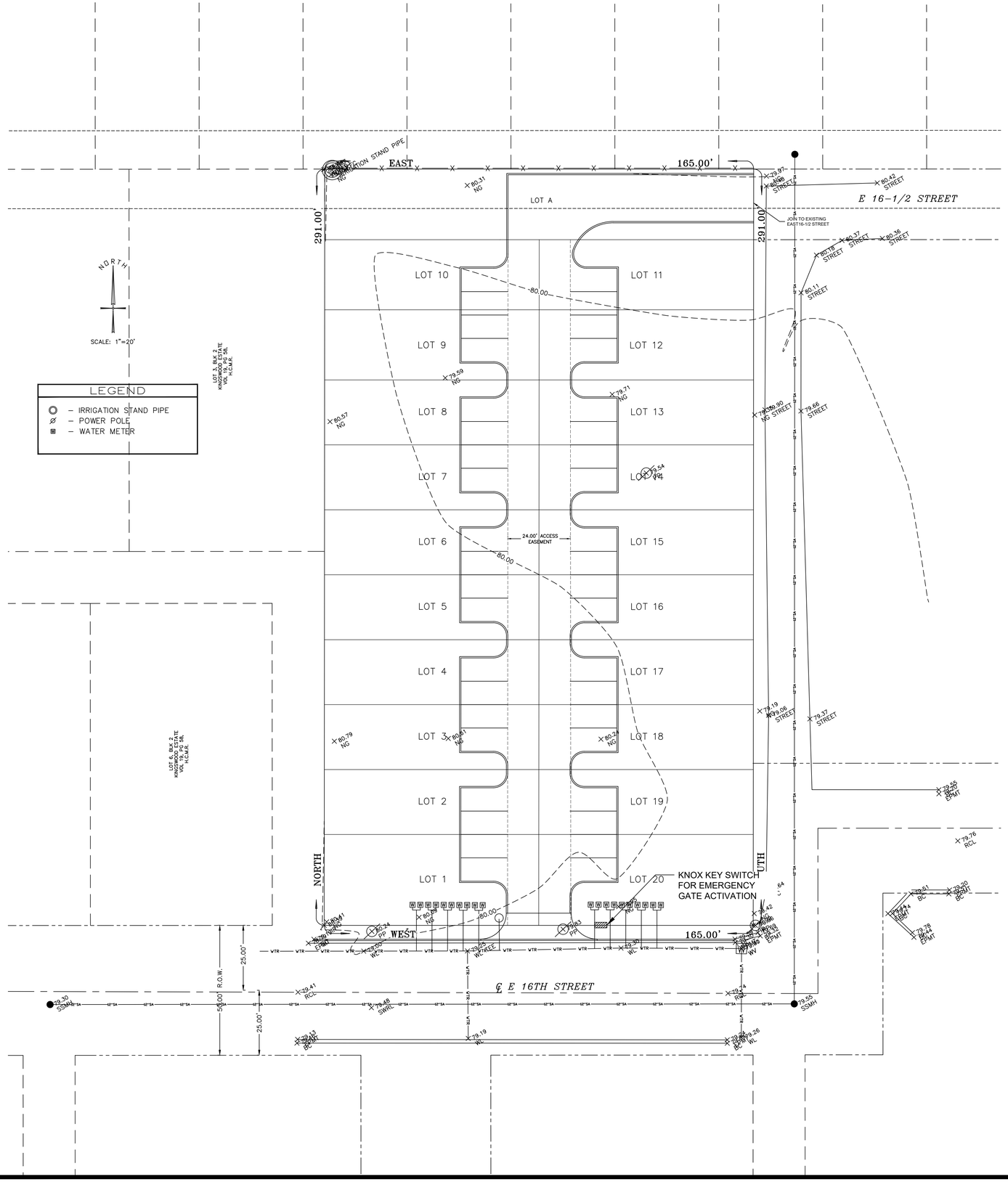
REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO.: CV20-030
DATE: 12/18/2020
DRAWN BY: L.C.
SCALE: AS NOTED

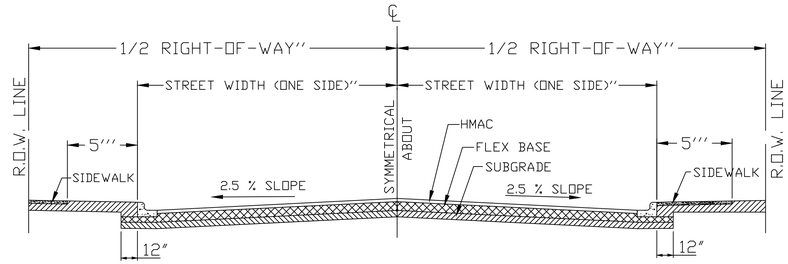
UTILITY PLAN SEWER

C2 of 5

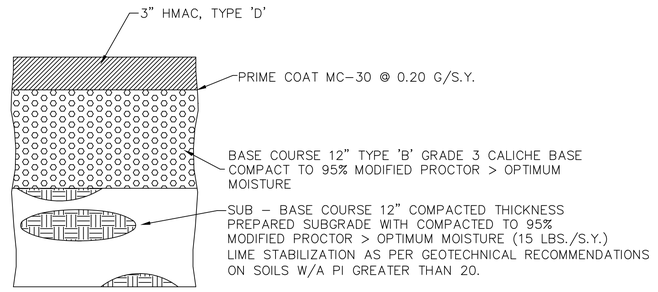


LEGEND

- ⊙ – IRRIGATION STAND PIPE
- ⊘ – POWER POLE
- ▣ – WATER METER



TYPICAL PRINCIPAL ARTERIAL OR MINOR ARTERIAL SECTION



NOTE:
OIL CONTENT OF HMAC SHALL BE 5% BY WEIGHT MIN.

REINFORCED CONCRETE PAVEMENT MAY BE REQUIRED FOR HEAVY VEHICULAR TRAFFIC LOADS. DESIGN SHALL BE SUBMITTED TO CITY ENGINEER FOR APPROVAL.

PAVING LAYOUT

ATLAS ENGINEERING CONSULTANTS
TPBE FIRM NO. 17057
2820 GULL MCALLEN, TEXAS 78504
956-379-3817
lcastillo.atlas@gmail.com

04/25/2021

STATE OF TEXAS
LUCAS CASTILLO JR
119990
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUCAS CASTILLO JR. P.E. NO. 119990. ALTERATION OF A SEALED DOCUMENT WITHOUT NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE STATE OF TEXAS ENGINEERING PRACTICE ACT.

PROJECT:
DOMAIN SUBDIVISION
WESLACO, TEXAS

REVISIONS

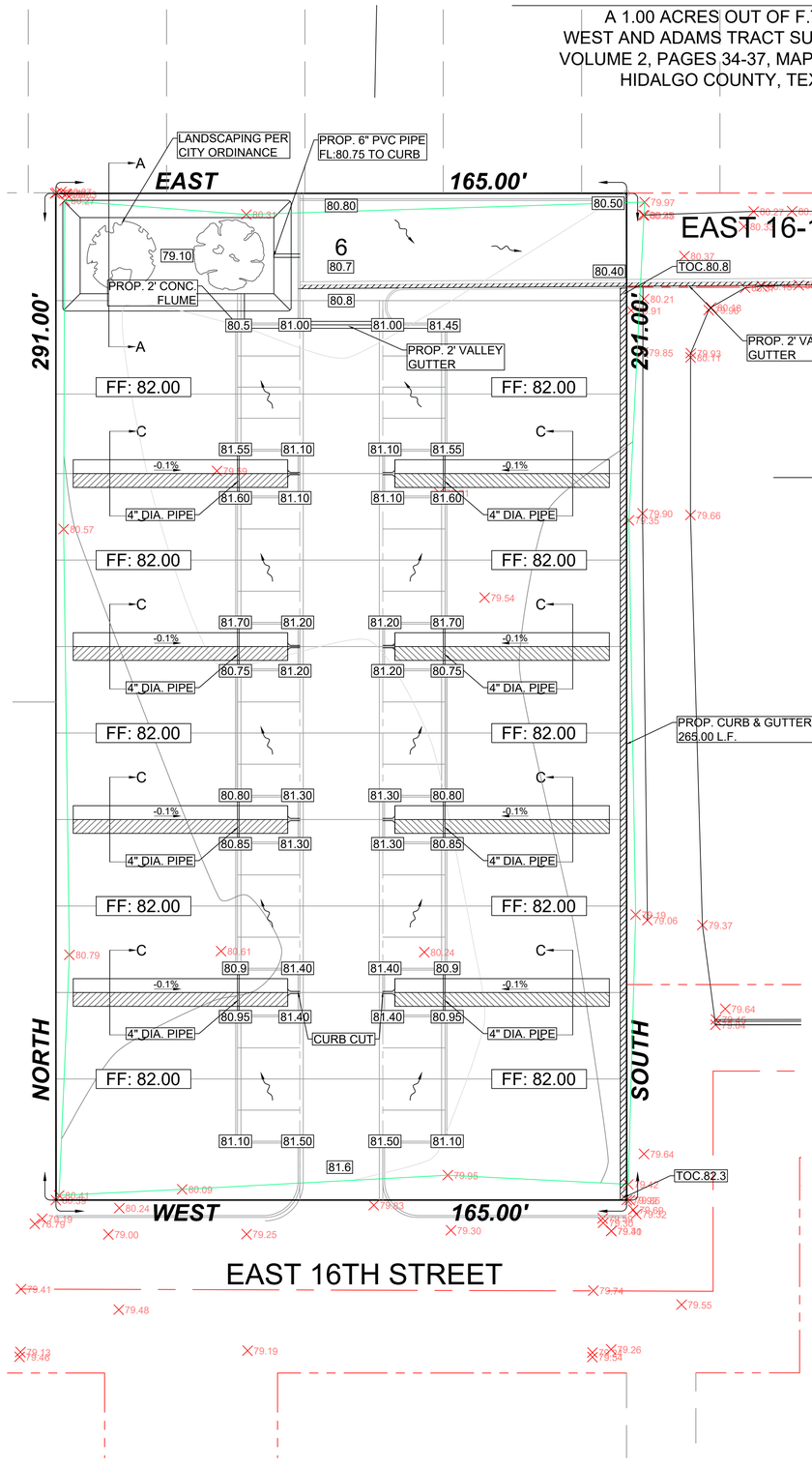
NO.	DESCRIPTION	DATE
1	PAVING RADIUS	01/25/21

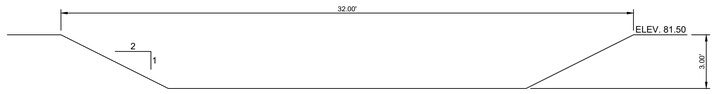
PROJECT NO.:	CV20-030
DATE:	12/18/2020
DRAWN BY:	L.C.
SCALE:	AS NOTED

PAVEMENT PLAN

DOMAIN SUBDIVISION

A 1.00 ACRES OUT OF F.T. 686
WEST AND ADAMS TRACT SUBDIVISION
VOLUME 2, PAGES 34-37, MAP RECORDS
HIDALGO COUNTY, TEXAS

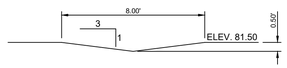




SECTION A-A
NTS

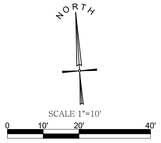


PAVEMENT SECTION
NTS



SECTION C-C
NTS

STORAGE REQUIRED: 7096.00 CF
PROPOSED STORAGE: 7180.00 CF



LEGEND

R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.W.I.D.	HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
	PROPOSED DETENTION POND
	DIRECTION OF FLOW

EXISTING CONDITIONS

Drainage Area	1.000 acre (43,560 ft^2)
Runoff Distance "L"	312.00 ft.
Runoff Coefficient "C"	0.20
Average Slope "S"	1.28%
Time of Concentration "T"	65.79 min.
Rainfall Intensity "I"	3.03 in/hr. (10 Year Storm)
Existing Runoff "Q"	0.61 cfs

PROPOSED CONDITIONS

Proposed Runoff Coefficient "C"	0.50
Proposed Time of Concentration "T"	10 min.
Proposed Rainfall Intensity "I"	10.83 in/hr (50 Year Storm)
Proposed Runoff "Q"	5.41 cfs

tc (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff (Vol in)	Q Out (cfs)	Vol. Released (Vol out)	Net Storage (cubic ft.)	Peak Storage Acre-feet
130	2.45	1.23	9574.45	0.61	2541.30	7033.15	
135	2.39	1.20	9683.34	0.61	2632.06	7051.28	
140	2.33	1.17	9788.85	0.61	2722.82	7066.03	
145	2.27	1.14	9891.21	0.61	2813.58	7077.62	
150	2.22	1.11	9990.62	0.61	2904.34	7086.27	
155	2.17	1.08	10087.27	0.61	2995.11	7092.17	
160	2.12	1.06	10181.33	0.61	3085.87	7095.47	
165	2.08	1.04	10272.95	0.61	3176.63	7096.33	0.16
170	2.03	1.02	10362.28	0.61	3267.39	7094.89	
175	1.99	1.00	10449.43	0.61	3358.15	7091.28	
180	1.95	0.98	10534.53	0.61	3448.91	7085.62	
185	1.91	0.96	10617.68	0.61	3539.67	7078.01	

ATLAS ENGINEERING CONSULTANTS
TPBE FIRM NO. 17057
2820 GILL MCALLEN, TEXAS 78504
956-379-3857
lcastillo.atlas@gmail.com

04/25/2021

STATE OF TEXAS
LUCAS CASTILLO JR
119990
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUCAS CASTILLO JR. P.E. NO. 119990. ALTERATION OF A SEALED DOCUMENT WITHOUT NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE STATE OF TEXAS ENGINEERING PRACTICE ACT.

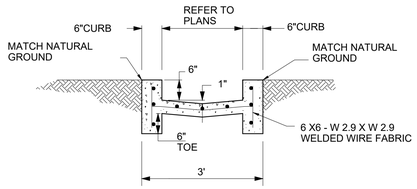
PROJECT:
PROPOSED DETENTION PLAN
DOMAIN SUBDIVISION
WESLACO, TEXAS

REVISIONS

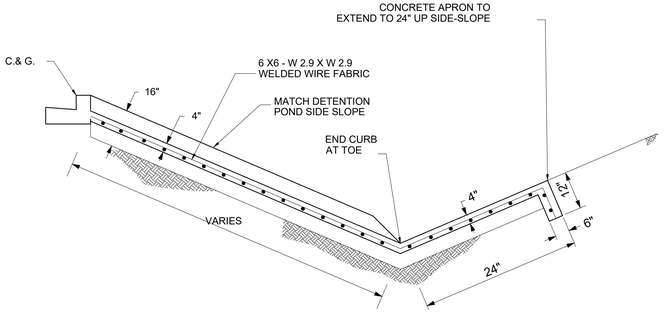
NO.	DESCRIPTION	DATE
1	DETENTION AREA	01/24/21
2	DETENTION AREA	01/27/21
3	DETENTION AREA	02/12/21
4	DETENTION AREA	03/10/21

PROJECT NO.: CV20-030
DATE: 10/28/2020
DRAWN BY: L.C.
SCALE: AS NOTED

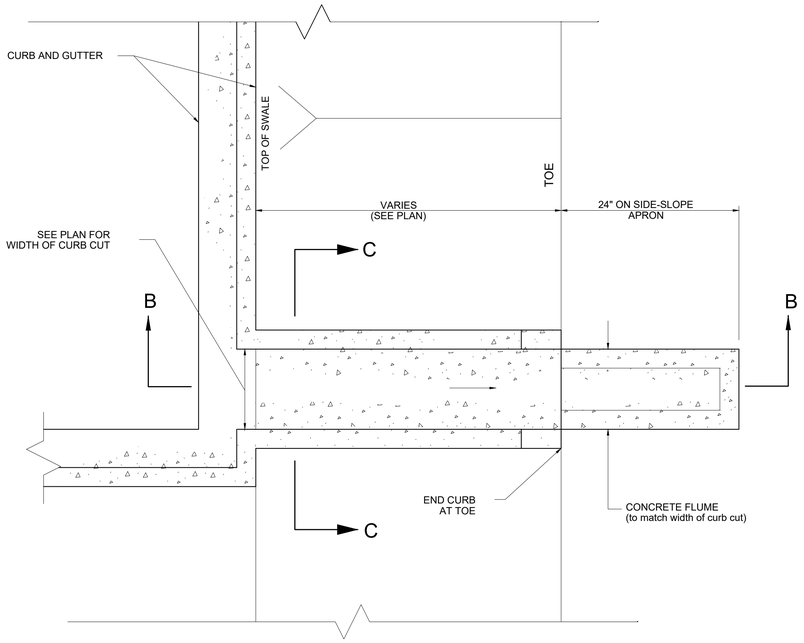
DETENTION PLAN



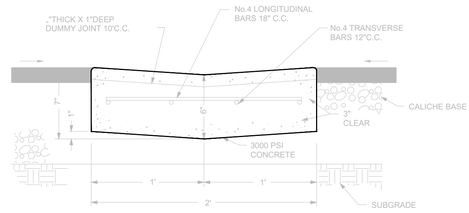
CROSS SECTION C-C
NOT TO SCALE



CROSS SECTION B-B
NOT TO SCALE

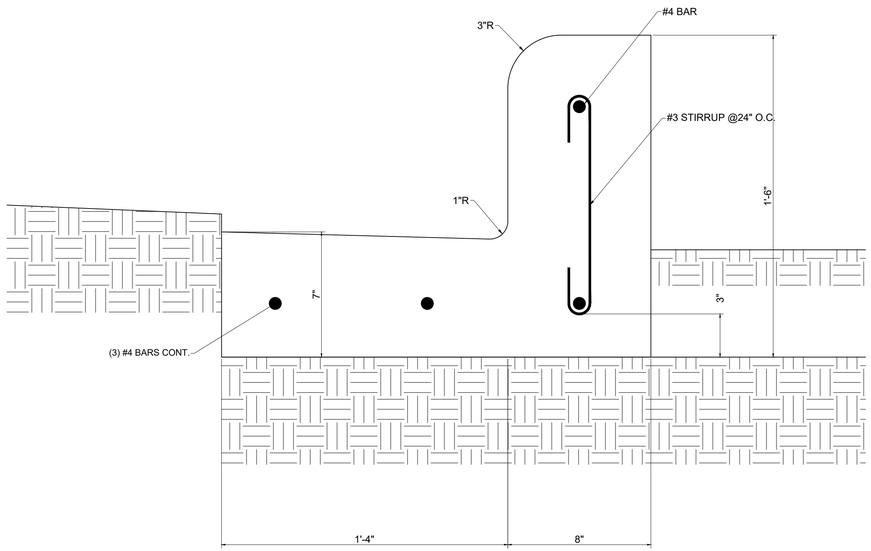


PLAN VIEW
NOT TO SCALE



TYPICAL VALLEY GUTTER SECTION
NOT TO SCALE

TYPICAL CONCRETE FLUME
NOT TO SCALE



CURB AND GUTTER SECTION
NOT TO SCALE

ATLAS ENGINEERING CONSULTANTS
TPBE FIRM NO. 17057
2820 GULL MCALLEN, TEXAS 78504
956-379-3857
lcastillo.atlas@gmail.com

04/25/2021

STATE OF TEXAS
LUCAS CASTILLO JR
119990
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LUCAS CASTILLO JR. P.E. NO. 119990. ALTERATION OF A SEALED DOCUMENT WITHOUT NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE STATE OF TEXAS ENGINEERING PRACTICE ACT.

PROJECT:
PROPOSED DETENTION PLAN
DOMAIN SUBDIVISION
WESLACO, TEXAS

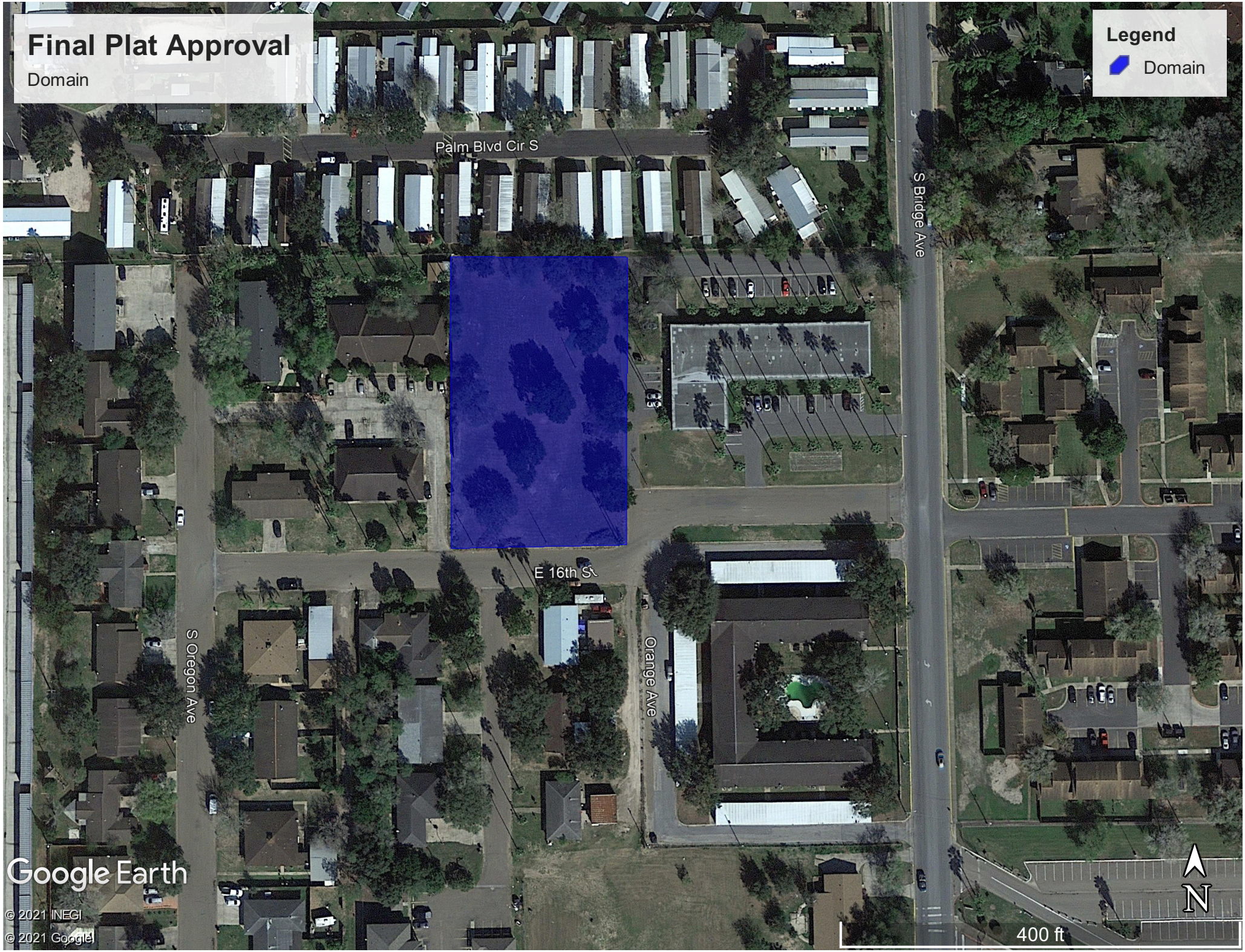
REVISIONS

NO.	DESCRIPTION	DATE
1	DETENTION AREA	01/24/21
2	DETENTION AREA	01/27/21
3	DETENTION AREA	02/12/21
4	DETENTION AREA	03/10/21

PROJECT NO.: CV20-030
DATE: 10/28/2020
DRAWN BY: L.C.
SCALE: AS NOTED

DETAILS

C5 of 5


Final Plat Approval
Domain
Legend
Domain
Palm Blvd Cir S
S Bridge Ave
E 16th St
S Oregon Ave
Orange Ave
Google Earth
© 2021 INEGI
© 2021 Google
N
400 ft

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4195
From: REBEKAH DE LA FUENTE	
Subject: Discussion and consideration to approve the Final Plat for Stone Oaks Subdivision– being 35.20 acres tract of land being the north 757.95 feet of Farm Tract 221, West Tract Subdivision, Weslaco, Hidalgo County, Texas located at the southwest corner of Mile 11 North and Mile 6 1/2 West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: The proposed fifty-four (54) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the North Alamo Water Supply through an 8” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant was granted a variance for off-site drainage and OSSF.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of May 5, 2021		
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez		Created/Initiated Approved New
City Manager Comments: Approve.		
Staff Recommendation: Staff recommends approval of Final Plat and compliance with the ordinance on the variance request		
Attachments, if any: Stone Oaks- Final Plat- Memo, STONE OAKS - Application & Drianage Report, Stone Oaks- Aerial, STONE OAK SUBD Plats		
Responsibilities upon Approval:		

Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Stone Oaks-Final Plat

DATE: May 12, 2021

The proposed use for the 54-lot subdivision will be for single family residential homes. The developer is requesting a variance for OSSF with the nearest sanitary sewer line being located 1.5 miles away on the intersection of Westgate and Mile 10. The developer has also requested a variance to permit off-sit drainage and has received a letter of support from the Drainage District and the Irrigation District. The developer has complied with all departmental and Planning & Zoning comments.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000030-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: STONE OAK SUBDIVISION

Location: SOUTHWEST CORNER OF MILE 11 NORTH AND MILE 6 1/2 WEST

Legal Description: A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

Is subdivision inside city limits? ☑ YES ☑ NO

If subdivision is in the ETJ, indicate? ☑ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: RESIDENTIAL

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 54 Gross Acreage: 35.20

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: Albert Hanks Telephone: 956-630-0216

Address: 502 E. Expressway 83 SUITE "G" Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Willie Arratia Telephone: 956-784-0218

Address: 526 N. 5th St. Fax: _____

City: Donna State: TX Zip: 78537 E-mail: nainengineering@yahoo.com

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: M. A. W. S. C.

☑ YES ☐ NO Wastewater Provision: OSSF

☑ YES ☐ NO Electric Company: MAGIC VALLEY

☐ YES ☑ NO Phone Utility	☐ YES ☑ NO Gas Utility	☐ YES ☑ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District 1	☑ YES ☐ NO Irrigation District 9

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
_____**$350.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
_____**$350.00** (one time fee for preliminary and final plat)
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Albert Hanker

Owner Signature: _____ Date: 3/26/21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 3/26/21

Authorized Agent Printed Name: Willie Arctic

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR VARIANCE

VAR-000031-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: STONE OAK SUBDIVISION

Location: SOUTH WEST CORNER OF MILE 11 NORTH AND MILE 6 1/2 WEST

Legal Description: A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, WEST TRACT SUBD. HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

☑ Drainage □ YES ☑ NO

Describe in detail the reason for the variance request:

VARIANCE NOT TO REQUIRED ON-SITE DETENTION, DETENTION WILL BE BY EXCAVATING AT THE EXISTING DRAIN DITCH

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____Received By: _____Date Paid_____

P & Z Meeting_____ City Commission Mtg_____

Variance Granted: _____

_____

General Comments: _____

_____

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Albert Hanks

Owner Signature: _____ Date: 3/26/21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 3/26/21

Authorized Agent Printed Name: Walter Arratia

APPLICATION FOR VARIANCE

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: STONE OAK SUBDIVISION

Location: SOUTHWEST CORNER OF MILE 11 NORTH AND MILE 6 1/2 WEST

Legal Description: A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

☑ Sanitary Sewer ☑ YES □ NO

Describe in detail the reason for the variance request:

THERE IS NO SANITARY SEWER AVAILABE AT THIS TIME. VARIANCE TO USE OSSF

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Albert Hanks

Owner Signature: _____ Date: 3/26/21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 3/26/21

Authorized Agent Printed Name: Willie Arratia

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid_____

P & Z Meeting_____ City Commission Mtg_____

Variance Granted: _____

_____

General Comments: _____

_____

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

March 23, 2021

Mr. Guillermo A. Arratia P.E.
Nain Engineering, LLC
526 N 5th Street
Donna, TX 78537

RE: **Stone Oak** Subd. Drainage and Detention

Good Morning Mr. Arratia:

I have received your revised cross section and calculations dated 02/25/21 for the **Stone Oak** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

The maintenance of this section is outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
STONE OAKS SUBDIVISION

I. PROJECT LOCATION

A 35.20 acre Tract of land being of the north 757.95 of Farm Tract 221.Fram Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 324902 and is located at the southwest corner of Mile 6 ½ North Road and Mile 11 North Road, and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: Effective: October 5, 2018. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) (28) (48) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (11.97 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 54 lots for residential use. The storm runoff after development will be increase 16.23 cfs for a total 28.2 cfs, I have calculated that 112,995 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 30" RCP with curb inlets and out falling into Drain Ditch located on the west side of this subdivision and owned by H.CC.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 112,995 CF will be accomplished by excavating this volume on the existing Drain Ditch.

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

HIDALGO COUNTY K.L.C. DRAINAGE DISTRICT NO. 1

Hector Garcia 2/25/21
H.C.D.D. NO. 1 DATE

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

P.E
2/14/2021

DRAINAGE CALCULATIONS EXHIBIT "A"
STONE OAK SUBDIVISION

AREA= 35.2 Ac.

TxDOT Intensity Constants for I=b/(Tc+d)^e

Existing Conditions

Length=	1800	ft.
Slope=	0.1	%
Cexist.=	0.2	
Time of Concentration=	148	min.
Texist. =	148	min.
Iexist.=	1.70	in/hr
Qexist.=	11.97	cfs.

10 year storm

b=	87
e=	0.778
d=	9.2

Proposed Conditions

Length=	1800	ft.
Slope=	0.15	%
Cfut.=	0.3	
Time of Concentration=	115	min.
Tfut.=	115	min.
Ifut.=	2.67	in/hr
Qfut.=	28.2	cfs.
Qin=	10.56	i

50 year storm

b=	99
e=	0.749
d=	9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	114.32	68590	11.97	44881	23,709
20	7.91	83.51	100209	11.97	48472	51,738
30	6.34	66.98	120559	11.97	52063	68,496
40	5.35	56.50	135590	11.97	55654	79,936
50	4.66	49.18	147554	11.97	59245	88,309
60	4.14	43.76	157530	11.97	62836	94,694
70	3.75	39.55	166113	11.97	66427	99,686
80	3.43	36.18	173667	11.97	70018	103,649
90	3.16	33.41	180429	11.97	73609	106,820
110	2.76	29.12	192182	11.97	80790	111,391
120	2.60	27.41	197377	11.97	84381	112,995

Storage Requires= 112,995 cubic feet = 2.59 ac-ft

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

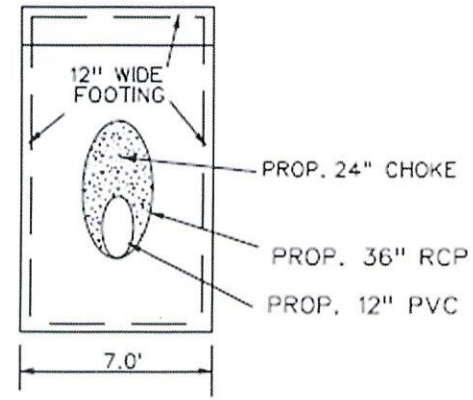
Guillermo Arratia, P.E
2/14/2021

PROPOSED OUTLET STRUCTURE

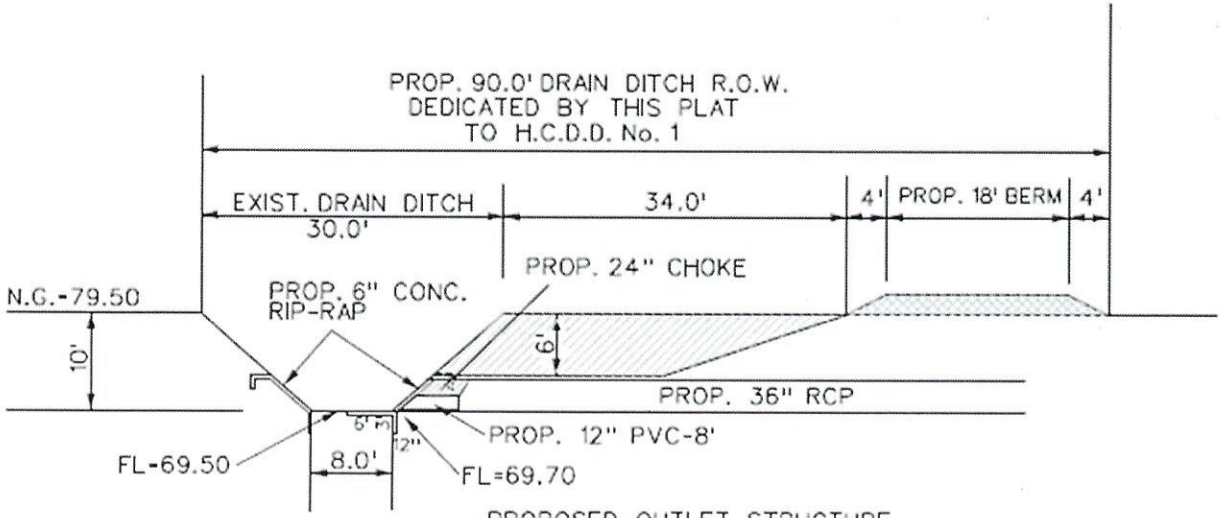
$$A = \frac{Q}{0.6\sqrt{2gh}} = \frac{11.97}{0.6\sqrt{2(32.2)(8.5)}} = 0.85 \approx 12'' \phi$$

Table 5.7. Runoff Coefficients for Rational Formula (ASCE, 1960)

Type of Drainage Area	Runoff Coefficient
Business:	
Downtown area	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 to 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 to 7%	0.18-0.22
Heavy soil, steep, > 7%	0.25-0.35
Streets:	
Asphalt	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



CONC. RIP-RAP DETAIL



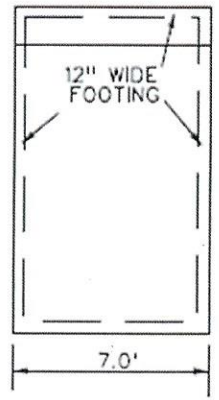
PROPOSED OUTLET STRUCTURE

$$A = \frac{Q}{0.6\sqrt{2gh}} = \frac{11.97}{0.6\sqrt{2x32.2x8.5'}} = 0.85 \text{ SF} \approx 12"$$

DISCHARGE DETAIL

SECTION A-A

DRAINAGE DETENTION REQUIRED: 112,995 CF
DRAINAGE DETENTION CAPACITY: 116,008 CF
AREA OF EXCAVATION = 170.60 SF x 680.0' = 116,008 CF



CONC. RIP-RAP

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
RAUL E. SESIN, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RICHARD F. CORTEZ	EVERARDO "EVER" VILLARREAL	ELLIE TORRES
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

March 1, 2021

Mike R. Perez
City Manager
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: STONE OAKS SUBDIVISION

Dear Mr. Perez,

This letter is in response to a request from the Engineer of record for Stone Oaks Subdivision, Guillermo Arratia, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCCID9 ditch. Although as part of our requirement we ask that if development is adjacent to a ditch, Right-of-way dedication will be required either 75' from the center of the existing ditch or 75' from the property line whichever is greater. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the West of the subdivision and dedicating 90.0 feet of right of way from the property line.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

Hector Garcia

Hector H. Garcia De Pena
District Engineer in Training

CC: Mr. Raul E. Sesin, PE CFM – Hidalgo County Drainage District General Manager

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
STONE OAKS SUBDIVISION

Prepared by : Guillermo A. Arratia, P.E.



P.E.
2/14/2021

INDEX OF SHEETS

1. Cover Sheet
2. Index of Sheets
3. Drainage Report
4. Drainage Calculations – Exhibit "A"
5. Rainfall Intensity Table
6. Runoff Coeficient Table
7. Location Map – Exhibit "B"

8-9 FEMA Map Location "Exhibit "C"

10-11 Soil Map – Exhibit "D"

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
STONE OAKS SUBDIVISION

I. PROJECT LOCATION

A 35.20 acre Tract of land being of the north 757.95 of Farm Tract 221,Fram Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas. Property I.D. 324902 and is located at the southwest corner of Mile 6 ½ North Road and Mile 11 North Road, and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: Effective: October 5, 2018. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) (28) (48) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (11.97 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 54 lots for residential use. The storm runoff after development will be increase 16.23 cfs for a total 28.2 cfs, I have calculated that 112,995 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 30" RCP with curb inlets and out falling into Drain Ditch located on the west side of this subdivision and owned by H.CC.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 112,995 CF will be accomplished by excavating this volume on the existing Drain Ditch.

☐ 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

Hector Garcia — 2/25/21
H.C.D.D. NO. 1 — DATE

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

P.E
2/14/2021

DRAINAGE CALCULATIONS EXHIBIT "A"
STONE OAK SUBDIVISION

AREA= 35.2 Ac.

TxDOT Intensity Constants for I=b/(Tc+d)^e

Existing Conditions

Length=	1800	ft.		
Slope=	0.1	%		
Cexist.=	0.2			
Time of Concentration=			148	min.
Texist. =	148	min.		
Iexist.=	1.70	in/hr		
Qexist.=	11.97	cfs.		

10 year storm

b=	87
e=	0.778
d=	9.2

Proposed Conditions

Length=	1800	ft.		
Slope=	0.15	%		
Cfut.=	0.3			
Time of Concentration=			115	min.
Tfut.=	115	min.		
Ifut.=	2.67	in/hr		
Qfut.=	28.2	cfs.		
Qin=	10.56	i		

50 year storm

b=	99
e=	0.749
d=	9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	114.32	68590	11.97	44881	23,709
20	7.91	83.51	100209	11.97	48472	51,738
30	6.34	66.98	120559	11.97	52063	68,496
40	5.35	56.50	135590	11.97	55654	79,936
50	4.66	49.18	147554	11.97	59245	88,309
60	4.14	43.76	157530	11.97	62836	94,694
70	3.75	39.55	166113	11.97	66427	99,686
80	3.43	36.18	173667	11.97	70018	103,649
90	3.16	33.41	180429	11.97	73609	106,820
110	2.76	29.12	192182	11.97	80790	111,391
120	2.60	27.41	197377	11.97	84381	112,995

Storage Requires= 112,995 cubic feet = 2.59 ac-ft

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

P.E.
2/14/2021

Table 5.7. Runoff Coefficients for Rational Formula (ASCE, 1960)

Type of Drainage Area	Runoff Coefficient
Business:	
Downtown area	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 to 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 to 7%	0.18-0.22
Heavy soil, steep, > 7%	0.25-0.35
Streets:	
Asphalt	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

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c+d)^e$ (Continued)

COUNTY	2 year			5 year			10 year			25 year			50 year			100 year		
	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	60	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4
Irion	0.780	37	8.1	0.789	55	9.6	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	106	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.766	91	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.772	88	7.6	0.768	100	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1

EXHIBIT "B"

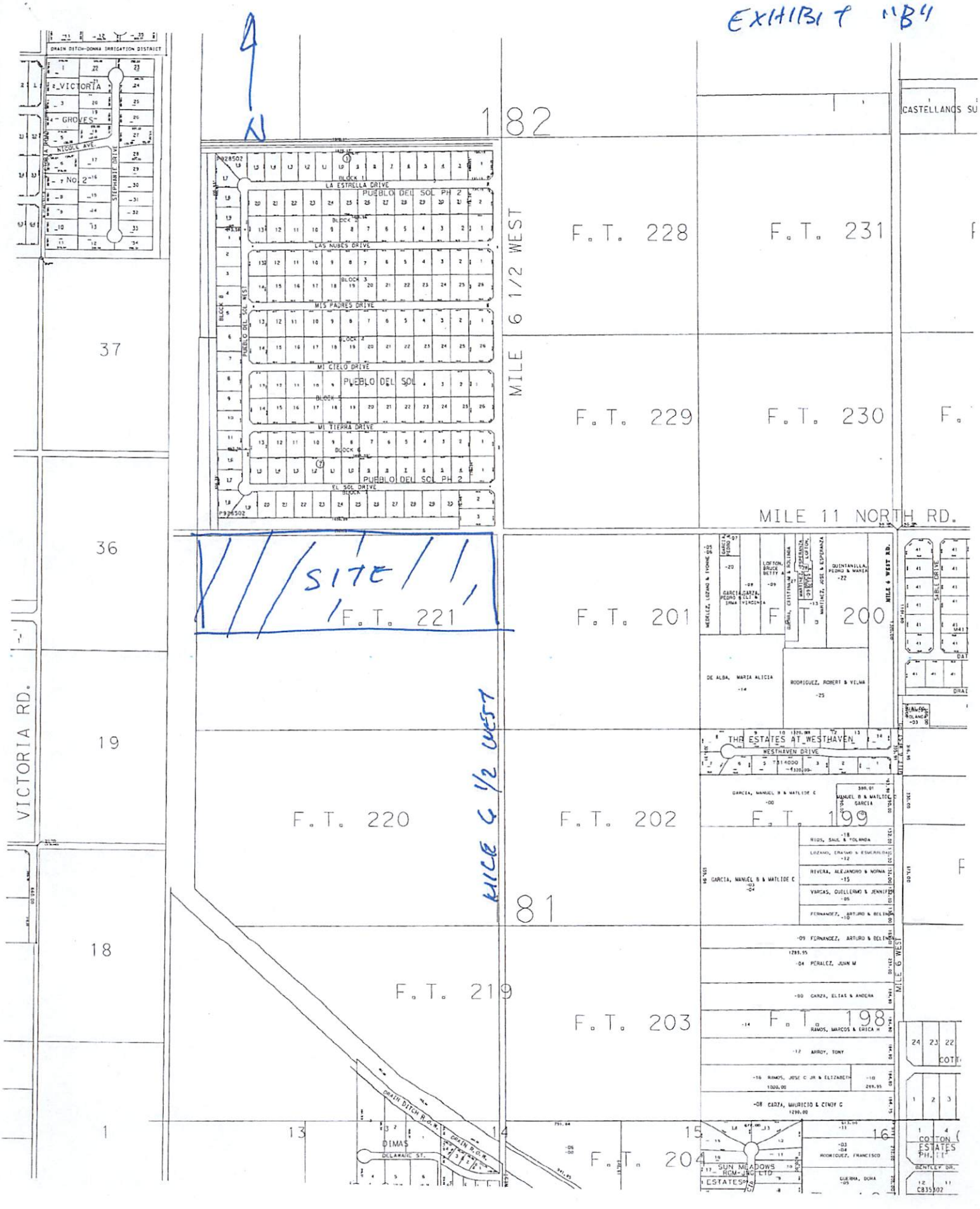
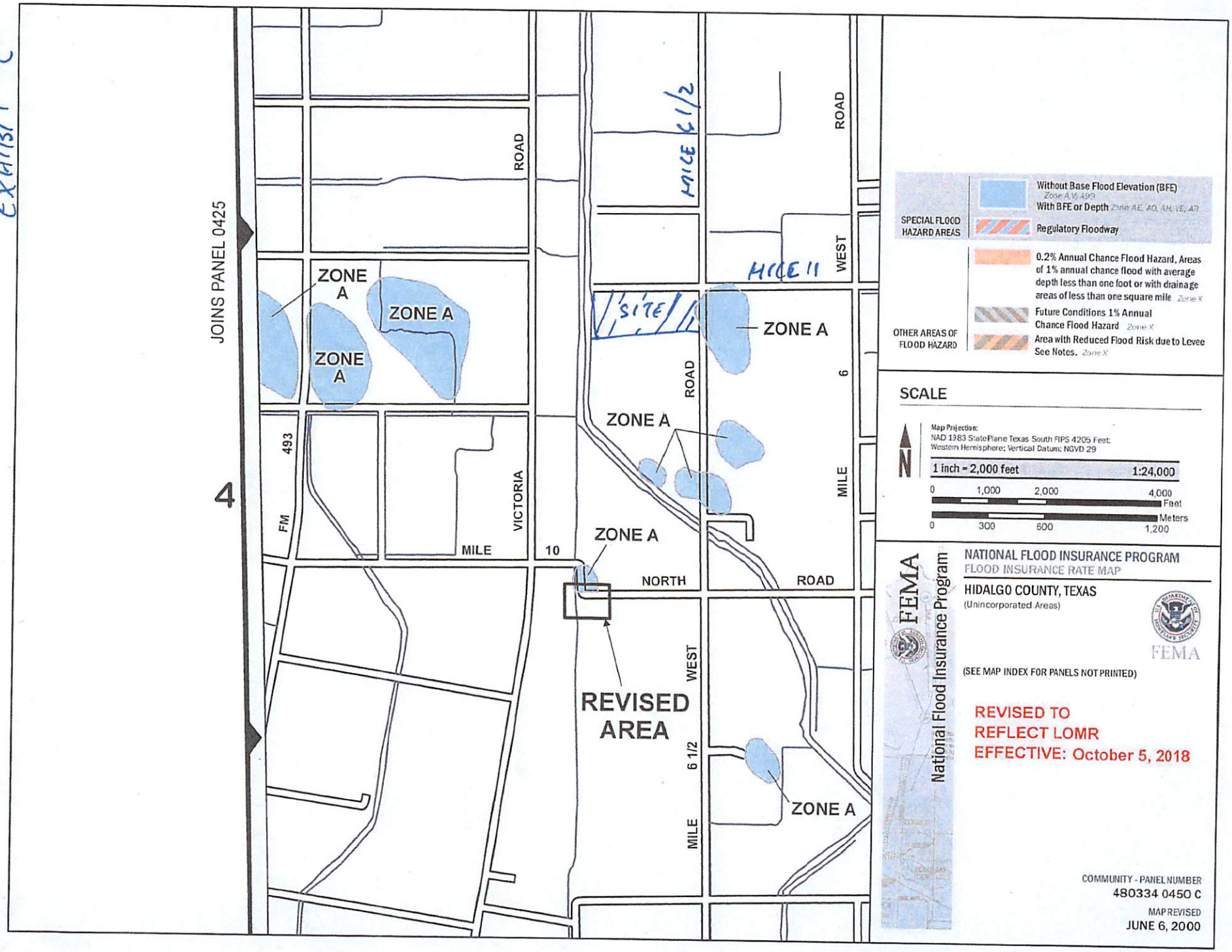

N
182
F.T. 228
F.T. 231
MILE 6 1/2 WEST
F.T. 229
F.T. 230
MILE 11 NORTH RD.
SITE
F.T. 221
F.T. 201
F.T. 200
F.T. 220
F.T. 202
F.T. 199
MILE 6 WEST
181
F.T. 219
F.T. 203
F.T. 198
F.T. 204
VICTORIA RD.
37
36
19
18
1
13
14
15
16
VICTORIA
GROVES
NICOLA AVE.
STEPHABIF DRIVE
PUEBLO DEL SOL PH 2
LA ESTRELLA DRIVE
LAS NUBES DRIVE
MIS PADRES DRIVE
MI CIELO DRIVE
MI TIERRA DRIVE
EL SOL DRIVE
PUEBLO DEL SOL
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
P828502
P828502
PUEBLO DEL SOL WEST
SABLE DRIVE
THE ESTATES AT WESTHAVEN
WESTHAVEN DRIVE
DE ALBA, MARIA ALICIA
RODRIGUEZ, ROBERT & VELMA
GARCIA, MANUEL B & MATILDE C
RIOS, SAUL & YOLANDA
REVERA, ALEJANDRO & NORMA
VARGAS, GUILLERMO & JENNIFER
FERNANDEZ, ARTURO & BELINDA
PERALEZ, JUAN M
CARZA, ELIAS & ANDERA
RAMOS, MARCOS & ERICA H
ARROY, TONY
RAMOS, JOSE C JR & ELIZABETH
CARZA, MAURICIO & CINDY C
RODRIGUEZ, FRANCISCO
GUERRA, DORA
SUN MEADOWS RGM-INC LTD
ESTATES
DRAIN DITCH R.O.W.
DRAIN DITCH-DONNA IRRIGATION DISTRICT
DIMAS
DELAMARE ST.
COTTON ESTATES PH. II
BENTLEY DR.
C835302

EXHIBIT "C"


JOINS PANEL 0425
4
ROAD
MILE 1/2
ROAD
WEST
MILE 11
SITE
ZONE A
ZONE A
ZONE A
ZONE A
ZONE A
ZONE A
ROAD
6
MILE
493
FM
VICTORIA
MILE
10
NORTH
ROAD
WEST
6 1/2
MILE
REVISED AREA
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee See Notes. Zone X
SCALE
Map Projection:
NAD 1983 StatePlane Texas South FIPS 4205 Feet:
Western Hemisphere; Vertical Datum: NGVD 29
1 inch = 2,000 feet 1:24,000
0 1,000 2,000 4,000 Feet
0 300 600 1,200 Meters
FEMA
National Flood Insurance Program
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(Unincorporated Areas)
FEMA
(SEE MAP INDEX FOR PANELS NOT PRINTED)
REVISED TO
REFLECT LOMR
EFFECTIVE: October 5, 2018
COMMUNITY - PANEL NUMBER
480334 0450 C
MAP REVISED
JUNE 6, 2000

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 area 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

Identified 1983 | Identified 1990 | Otherwise Protected Area

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 — Cross Section Line

(EL 987) — Base Flood Elevation in Feet where Uniform Within Zone *

RM 7 — Elevation Benchmark (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 possible updated data on FIRMs and

TEXAS — SHEET NUMBER 96

EXHIBIT "D"



TABLE 18.--SOIL AND WATER FEATURES

["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2---------- Benito	D	Occasional	Long------	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4---------- Brennan	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6---------- Camargo	B	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7---------- Cameron	D	None--------	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8---------- Comitas	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
9, 10, 11--------- Delfina	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12---------- Delmita	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:*											
Delmita----------	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado----------	C	None--------	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14---------- Falfurrias	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
15**---------- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18-------- Hargill	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
19---------- Harlingen	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
20---------- Harlingen	D	None--------	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:*											
Harlingen--------	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24-------- Hebbronville	B	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
25, 26, 27, 28, 29---------- Hidalgo	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
30---------- Hidalgo	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:*											
Hidalgo----------	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:*											
Jimenez----------	C	None--------	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

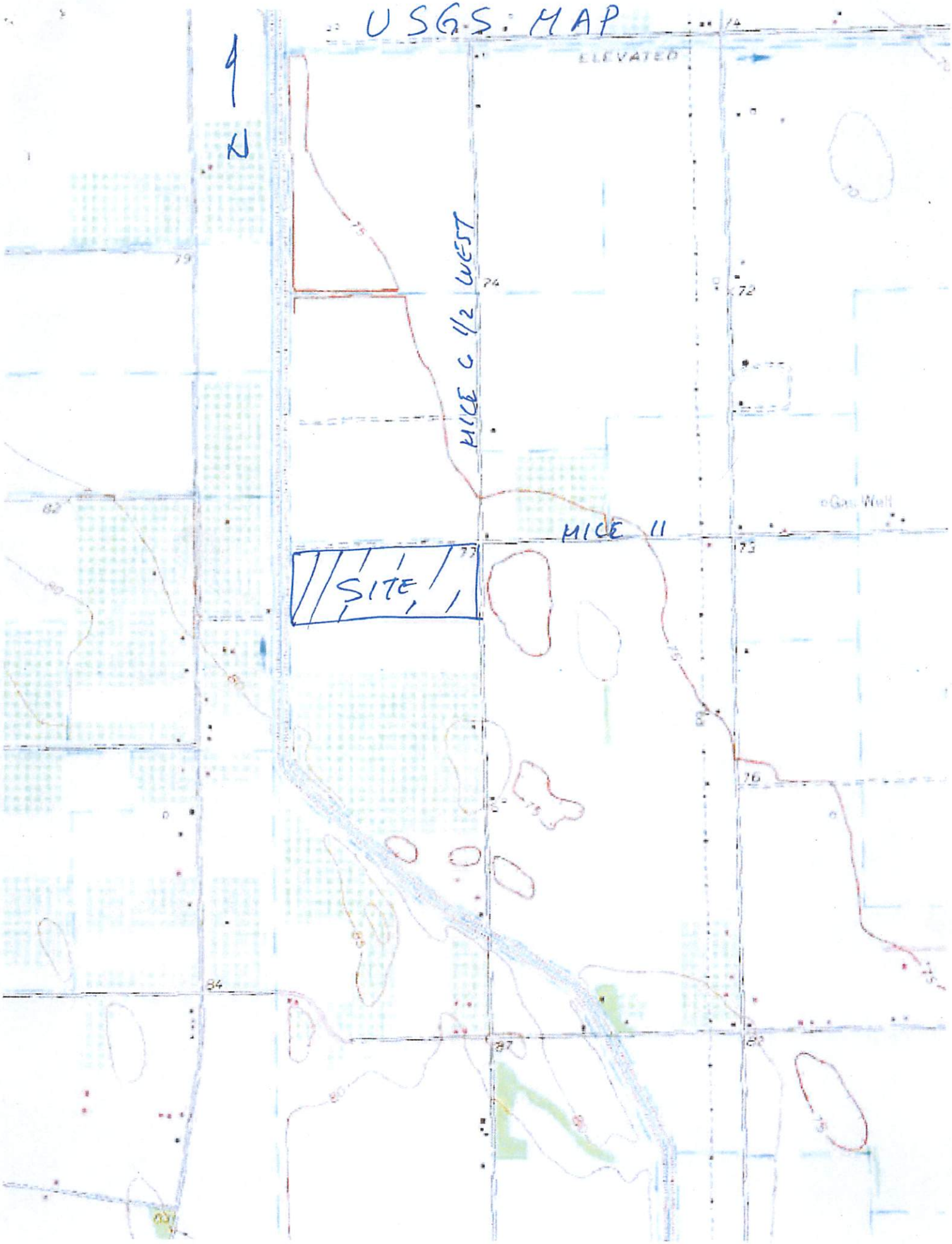
See footnotes at end of table.

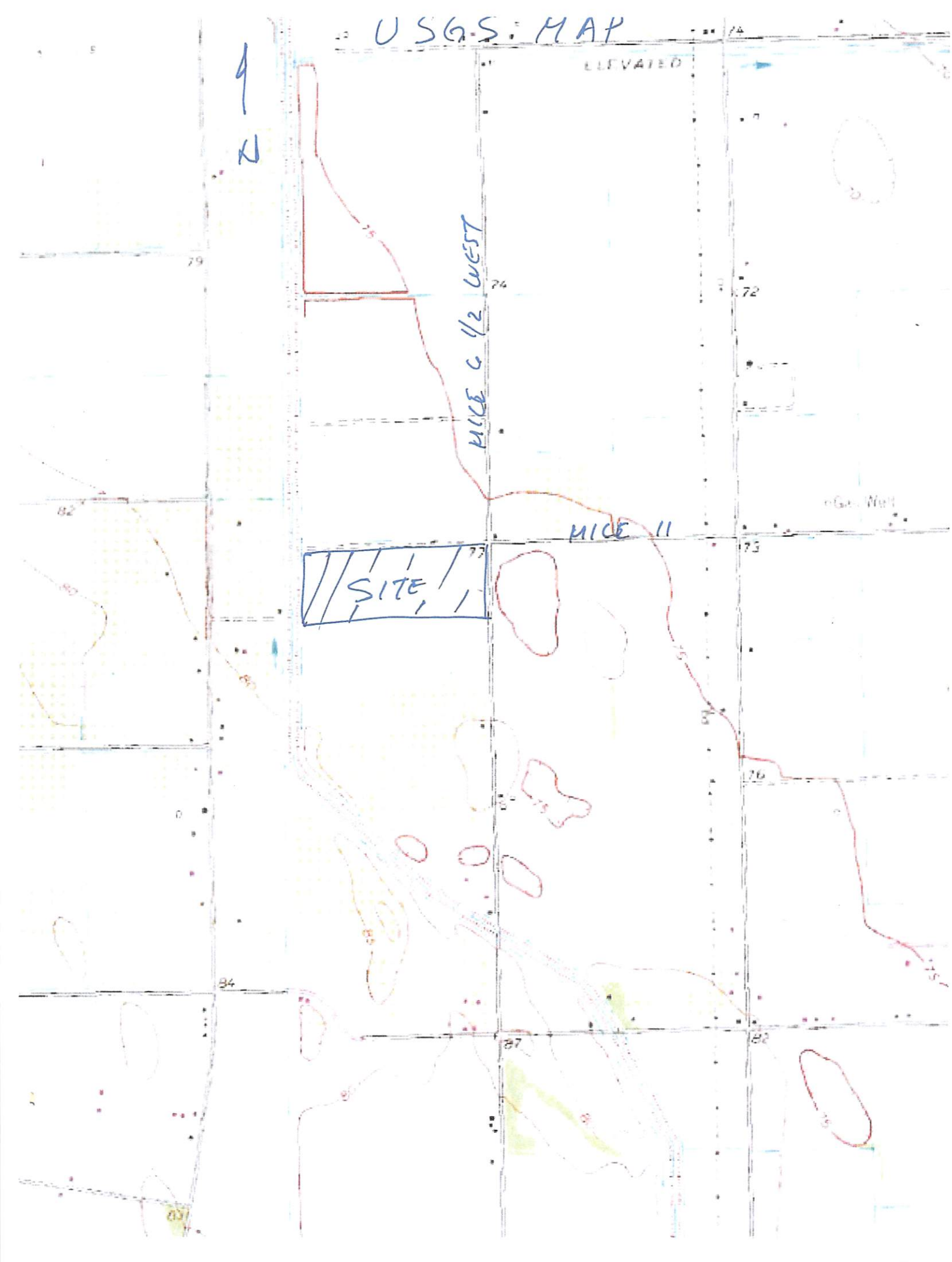
TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corr	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Con
					Ft			In			
32:* Quemado	C	None	---	---	>6.0	---	---	10-20	Thin	Moderate	Low
33---- Laredo	B	None	---	---	>6.0	---	---	---	---	High	Low
34---- Matamoros	C	Occasional	Long	Sep-May	>6.0	---	---	---	---	High	Low
35, 36, 37, 38---- McAllen	C	None	---	---	>6.0	---	---	---	---	High	Low
39, 40, 41---- Mercedes	D	None	---	---	>6.0	---	---	---	---	High	Low
42---- Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low
43:* Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low
Sarita	A	None	---	---	>6.0	---	---	---	---	Low	Low
44, 44---- Olmito	D	None	---	---	>6.0	---	---	---	---	High	Low
45,* 46,* 47.* Pits											
48---- Racombes	B	Rare	---	---	>6.0	---	---	---	---	High	Low
49---- Racombes	B	Rare	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low
50---- Ramadero	B	Common	Brief	Sep-May	>6.0	---	---	---	---	High	Low
51:* Randado	C	None	---	---	>6.0	---	---	8-20	Thin	Moderate	Low
Cuevitas	D	None	---	---	>6.0	---	---	8-14	Thin	Moderate	Low
52---- Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low
53---- Raymondville	D	None	---	---	2.5-4.5	Apparent	Sep-May	---	---	High	Low
54:* Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low
Urban land.											
55---- Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low
56---- Reynosa	B	None	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low
57:* Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low
Urban land.											
58**---- Rio	D	Frequent	Long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High	Low
59**---- Rio	D	Frequent	Long	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High	Low

See footnotes at end of table.

USGS MAP


N
ELEVATED
MICE C 1/2 WEST
MICE II
SITE
Gas Well
79
74
72
82
73
76
84
87
83


USGS MAP
N
MILE & 1/2 WEST
MILE 11
SITE

Lower Rio Grande Valley Development Council

Mayor Jim Darling, McAllen..... President
Judge Aurelio "Keter" Guerra, Willacy County ..... 1st Vice President
Mayor Ambrosio "Amos" Hernandez, Pharr .....2nd Vice President
Mayor Chris Boswell, Harlingen .....Secretary
Mayor Trey Mendez, Brownsville..... Treasurer
Mayor David Suarez, Weslaco..... Immediate Past President

BOARD MEMBERS

David A. Garza
Commissioner, Cameron County

David Fuentes
Commissioner, Hidalgo County

Pilar Garza
Commissioner, Alamo

Johnny Garcia
Councilman, Edinburg

Rick Salinas
Commissioner, Lyford

Oscar D. Montoya
Mayor, Mercedes

Norie Gonzalez Garza
Mayor Pro-tem, Mission

George Rivera
Mayor, Palm Valley

Jorge Ledesma
Mayor, Primera

Edward Gonzales
Commissioner, Raymondville

Ricardo "Rick" Guerra
Mayor, San Benito

Marco "Markie" Villegas
Commissioner, San Juan

Veronica Gonzales
UT Rio Grande Valley

Paul Hernandez
South Texas College

Cledia Hernandez
Texas State Technical College

Troy Allen
Delta Lake Irrigation District

Ronald Mills
Willacy County Navigation District

Celeste Sanchez
Member-at-Large

Eleazar Garcia, Jr.
Member-at-Large

Sergio Contreras
Member-at-Large

Christina Patiño Houle
Grassroots Organizations

EXECUTIVE DIR
Manuel "Manny" Cruz

March 4, 2021

Guillermo Arratia/ Project Engineer
Nain Engineering, LLC
526 N 5th St
Donna, TX 78537

The LRGVDC E-Comms/9-1-1 Department acknowledges the notification on the following **PROPOSED NAMES:**

W MILE 11 N
POST OAK DR
STONE OAK DR

to be part of **STONE OAK SUBDIVISION** in Weslaco community.

A query was done on the state 9-1-1 database and found no conflict for the proposed names to be used.

ACKNOWLEDGED ON: March 4, 2021
RESEARCHED BY: Jose Hernandez
TITLE: Program Specialist

DO NOT COPY

STONE OAKS SUBDIVISION

A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 35.20 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 757.95 FEET ACRES OF FARM TRACT 221, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS AND SAID 35.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND AT THE INTERSECTION OF THE CENTERLINES OF W. MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD FOR THE NORTHEAST CORNER OF FARM TRACT 221 AND THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: SOUTH, ALONG THE EAST LINE OF FARM TRACT 221 AND THE CENTERLINE OF MILE 6 ½ WEST ROAD, A DISTANCE OF 757.92 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: WEST, PASSING A ½" IRON ROD FOUND AT 20.00 FEET FOR THE WEST R.O.W. LINE OF MILE 6 ½ WEST ROAD, A TOTAL DISTANCE OF 2,027.30 FEET TO A POINT ON THE WEST LINE OF FARM TRACT 221 FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: NORTH, ALONG THE WEST LINE OF FARM TRACT 221, PASSING A ½" IRON ROD FOUND AT 737.92 FEET FOR THE SOUTH R.O.W. LINE OF W. MILE 11 NORTH ROAD, A TOTAL DISTANCE OF 757.92 FEET TO A POINT FOR THE NORTHWEST CORNER OF FARM TRACT 221, AND THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: EAST, ALONG THE NORTH LINE OF FARM TRACT 221 AND THE CENTERLINE OF W. MILE 11 NORTH ROAD, A DISTANCE OF 2,018.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.20 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I ALBERT HANKS OWNERS OF THE 35.20 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "STONE OAKS SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2021

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID No. 9 WILL NOT BE RESPONSIBLE FOR ~~STORM/DRAINAGE~~ WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL HCCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO DATE

CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF STONE OAKS SUBDIVISION BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2021 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR • 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS. 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

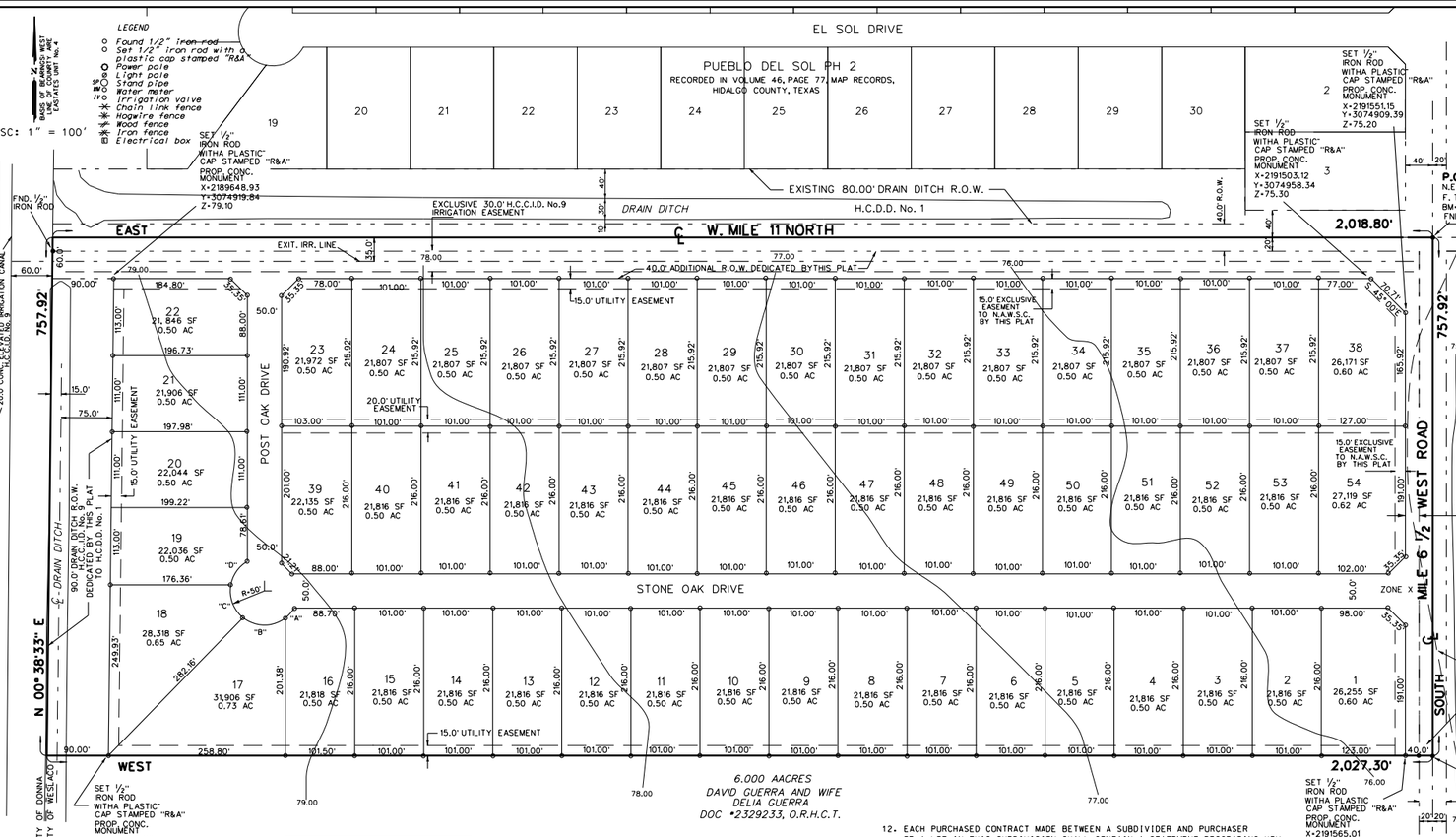
I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

3/29/2021

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS · GUILLERMO A. ARRATIA · 94001 · LICENSED PROFESSIONAL ENGINEER

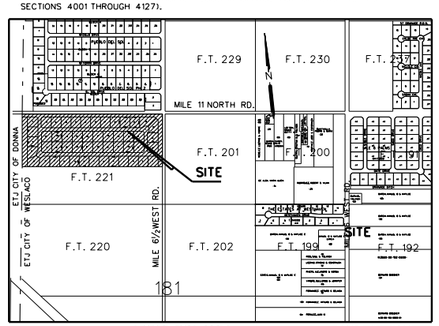
SHEET 1 OF 3



CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CHORD
A	50.0'	19.55'	22°12'36"	19.43'
B	50.0'	66.58'	76°18'18"	61.77'
C	50.0'	53.72'	61°33'39"	51.17'
D	50.0'	43.38'	49°43'22"	42.04'

GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES:
FRONT 25.0'
CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER
SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
REAR 25.0' OR EASEMENT WHICH EVER IS GREATER
18.00' GARAGE / CAR PORT FRONT SET BACK
2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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. MIN. F.F. ELEV.=79.50
3. ● -DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○ -DENOTES ½" IRON ROD SET UNLESS OTHERWISE NOTED.
↗ -DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
4. - *BENCH MARK =77.37' NAIL AT THE INTERSECTION OF MILE 11 NORTH AND MILE 6 ½ WEST OF THIS SUBDIVISION. NAVD 88, X=2191591.2176, Y=3075022.8929*
5. FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR EFFECTIVE: OCTOBER 5,2018
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).



LOCATION MAP SCALE: 1"= 1000'

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

STONE OAKS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY AT THE SOUTHWEST CORNER OF MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS). STONE OAKS SUBDIVISION LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE§ 42.021

6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 62.132 CUBIC -FEET 1.43 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
7. 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.
8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC 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. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(s)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
11. I ALBERT HANKS.. THE OWNER & SUBDIVIDERS OF STONE OAKS SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER. SEWER. ELECTRICITY. AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
13. 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 OCCUPANCY AN EASEMENT.
14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
15. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
16. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED.
17. ALL LOTS SHALL HAVE A POST DEVELOPEMT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4
18. STREET LIGHTS MUST BE AT EVERY 300 FEET
19. A 5.0' CONC SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER DURING CONSTRUCTION OF SUBDIVISION
LOT OWNERS WILL BE RESPONSIBEL FOR SIDEWALK ON TOP OF IRRIGATION LINE.
20. A 4.0' CONC SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREET PERIMETER UPON THE THE ISSUANCE OF BUILDING PERMIT
21. NO ACCESS WILL BE ALLOWED FROM MILE 6½ WEST FOR LOTS 1,38 AND 54

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF STONE OAK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARMENT ON _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE

COUNTY COURT · COUNTY OF HIDALGO · TEXAS

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

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS 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, AN 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 THE 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 BEGIN THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL 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 HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HERIN 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 CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGHT FEDERAL FINANCIAL ASSISTANCE. THIS 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 EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2021

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF STONE OAK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2021

HIDALGO COUNTY JUDGE DATE

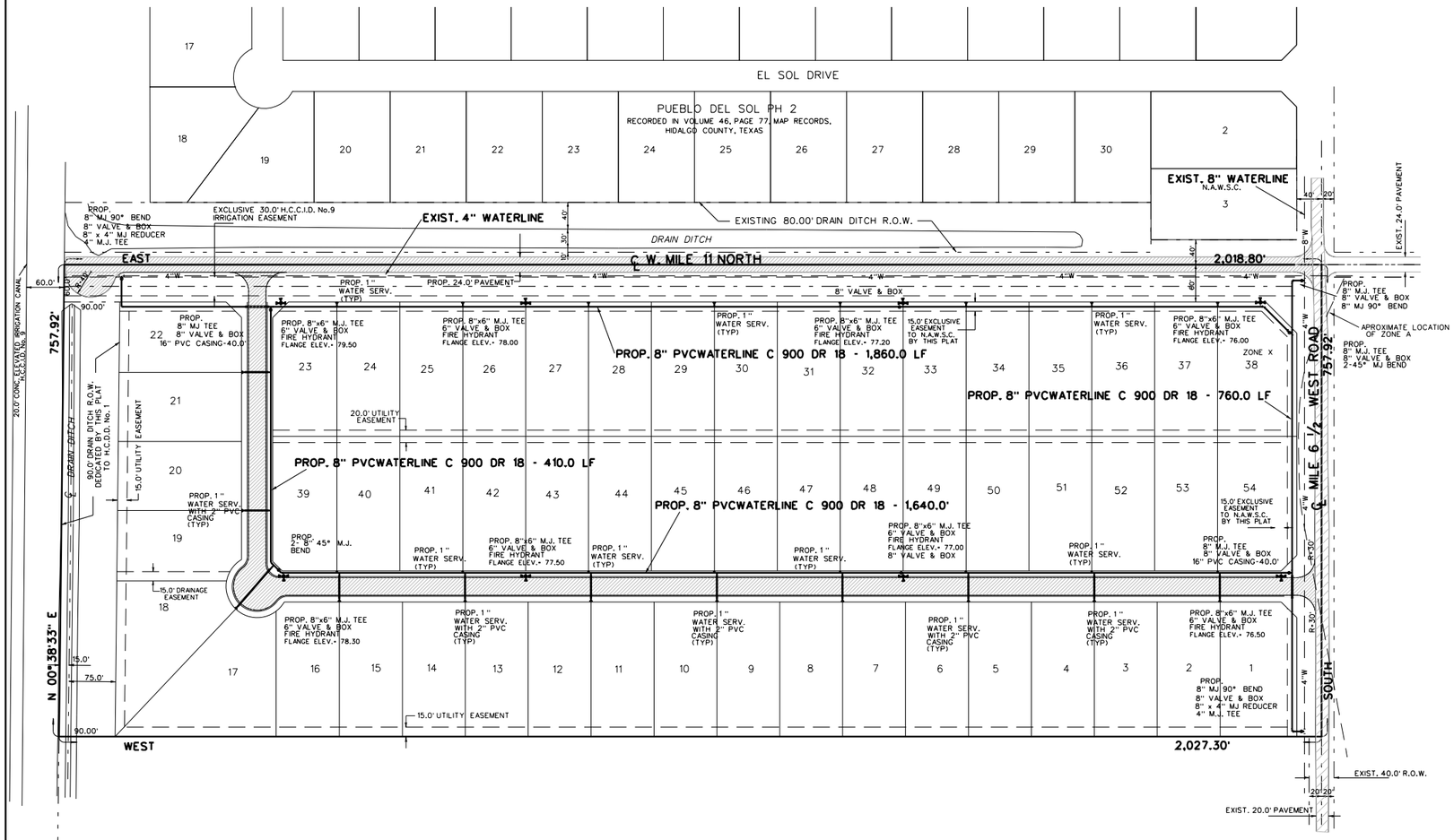
ATTEST: _____
HIDALGO COUNTY CLERK DATE DATE OF PREPARATION: FEBRUARY 14, 2021

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

INDEX TO SHEET OF STONE OAKS SUBDIVISION

SHEET 1	HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS:
	PLAT WITH LOTS: STREETS: AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL
	CERTIFICATES: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED:
	H.C.D.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL: REVISION NOTES, H.C.I.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION). INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION):
	TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE DISTRIBUCION DE AGUA



SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

1.- I ALBERT HANKS SUBDIVIDER OF STONE OAKS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPL WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

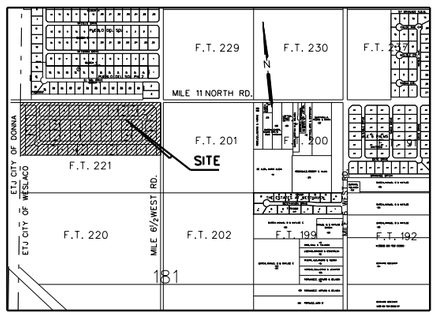
OWNER: DII MANAGMENT LLC
ALBERT HANKS - MANAGER OF DII MANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

NOTARY PUBLIC, FOR THE STATE OF TEXAS



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

STONE OAKS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY AT THE SOUTHWEST CORNER OF MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791 /2015 CENSUS). STONE OAKS SUBDIVISION LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

COST ESTIMATE:

STREET PAVING:	$ 296,236.75
WATER SUPPLY SYSTEM	$ 151,504.00
SANITARY SEWER SYSTEM	$ 81,000.00
DRAINAGE	$ 62,418.00

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

STONE OAKS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.) THE SUBDIVIDER, AND N.A.W.S.C.., HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
N.A.W.S.C.. HAS AN EXISTING 4" DIAMETER WATERLINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 6½ WEST ROAD AND ALONG THE SOUTH SIDE OF MILE 11 NORTH ROAD
WATER DISTRIBUTION FOR STONE OAKS SUBDIVISION CONSIST OF A PROPOSED 8 INCH PVC WATERLINE LOOPED TO THE EXISTING 4 INCH WATERLINE AND 54 - ¾" DIAMETER WATER SERVICES AND 8 FIRE HYDRANTS.

FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $96,004.00, IN ADDITION THE THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $25,500.00, WHICH COVERS THE COST FOR ALL THE LOTS , AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C.. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C.. ,AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM STONE OAKS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9754, 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 REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST ½ ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS III SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $ 81,000.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILLINCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITTING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMITTO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.
THERE IS AN EXISTING SEPTIC TANK SYSTEM IN THIS SUBDIVISION

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $ 132,414.00
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ 81,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE STONE OAKS SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C., HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C.. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE STONE PAKS SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 4 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 6 ½ WEST ROAD Y SE INSTALARA UNA LINE DE 8 PULGADEAS DE AGUA, 30 SERVICIOS DE ¾ DE PULGADA SENCILLOS Y 3 HYDRANTES DE AGUA Y OTRA LINE DE 4 PULGADAS QUE PASA POR EL LADO SUR DE MILE 11 NORTH ROAD
PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE $ 96,004.00
EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C.. $25,500.00 POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C... LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSA SEPTICAS (OSSF). EL REPORTE FUE APROVADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME)
EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 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 AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE LOS SISTEMAS INDIVIDUAL DE FOSAS SEPTICAS PARA LA SUBDIVISION ES DE $81,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSAS SEPTICAS HA SIDO INSTALLADA EN EL PROCESO DE LA APROVACION FINAL.
EN CUALQUIER MOMENTO DESPUES QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALLACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUENO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALLADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICATION:

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 EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE $132,414.00
DENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN $ 81,000.00 PARA TODA LA SUBDIVISION

Guillermo Arratia P.E. 3/29/2021
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER * 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

INDEX TO SHEET OF STONE OAK SUBDIVISION

SHEET 1	HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED: H.C.C.I.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL: REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION): TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS

DATE OF PREPARATION: FEBRUARY 6, 2021

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE

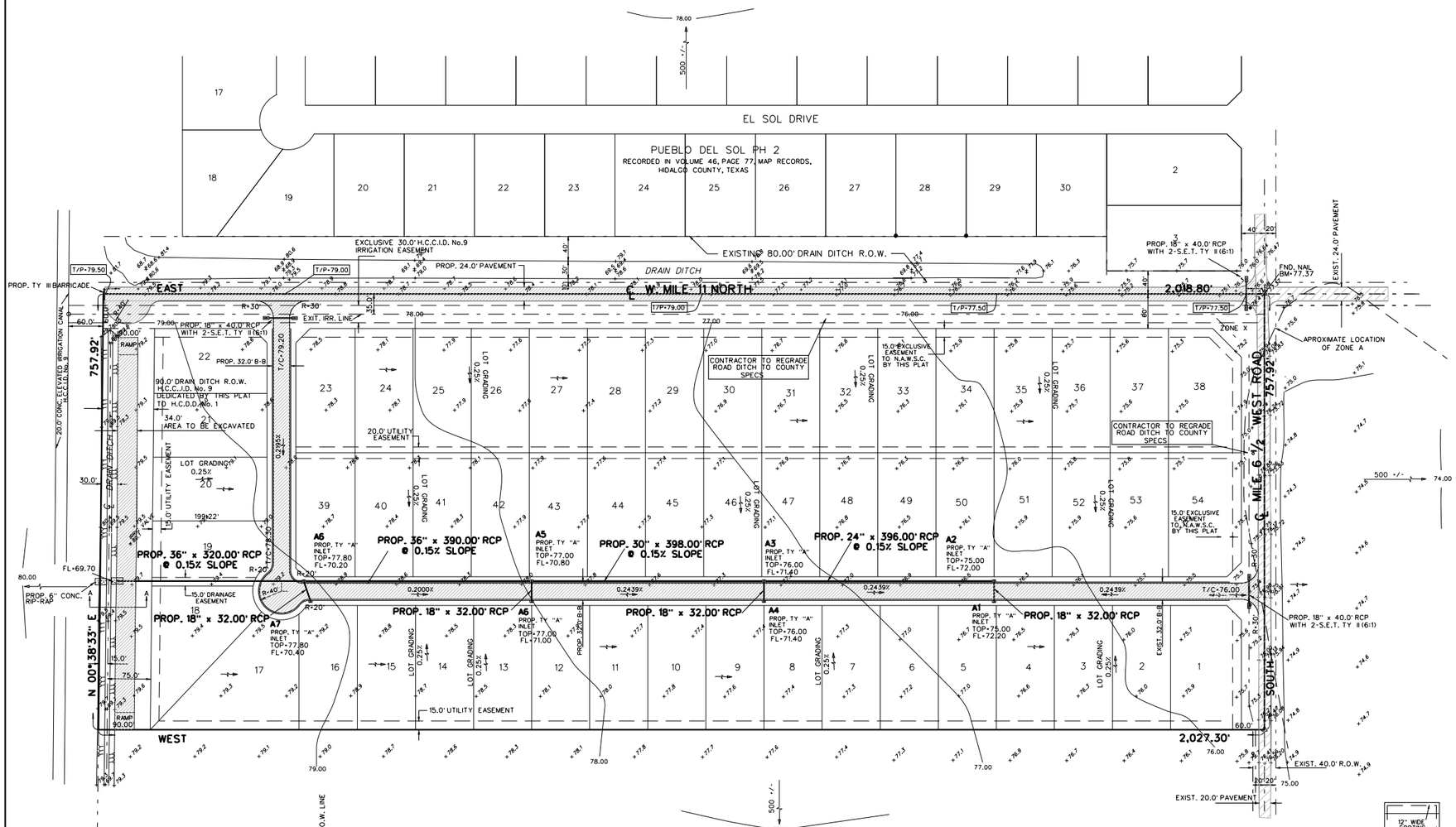
STONE OAKS SUBDIVISION

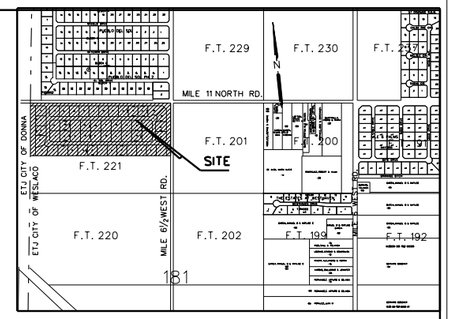
A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BASIS OF BEARINGS WEST LINE OF COUNTY R.W.A. LOCATION UNIT No.4

SC: 1" = 100'

LEGEND
- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "RGA"
- Power pole
- Light pole
- Stand pipe
- Water meter
- Irrigation valve
- Chain link fence
- Hogwire fence
- Wood fence
- Iron fence
- Electrical box





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

STONE OAKS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY AT THE SOUTHWEST CORNER OF MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791 /2015 CENSUS). STONE OAKS SUBDIVISION LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

DRAINAGE REPORT

FEBRUARY 7, 2021
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.

STONE OAKS SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
LOCATED AT THE SOUTHWEST CORNER OF MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR EFFECTIVE: OCTOBER 5,2018

SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (25) (28)(48) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

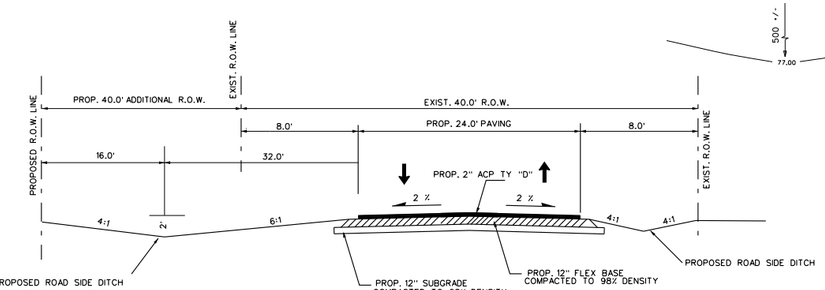
EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATLEY 0.1%. EXISTING RUNOFF (11.97 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 54 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASED 16.23 CFS FOR A TOTAL 28.2 CFS I HAVE CALCULATED THAT 60,306 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCT AND WILL BE OUT FALLING INTO A PROPOSED STORM SEWER SYSTEM PIPES RANGING FROM 18" AND 36" WITH CURB INLETS AND OUT FALLING INTO A DRAIN DITCH LOCATED ON THE WEST SIDE OF THIS SUBDIVISION AND OWNED BY HIDALGO CAMERON COUNTY DAINAGE DISTRICT NO.9. AND WILL BE DEDICATED TO H.C.D.D. NO. 1. DETENTION OF 112,995 CF WILL BE ACCOMPLISHED BY EXCAVATING THIS VOLUME ON SAID DRAIN DITCH.

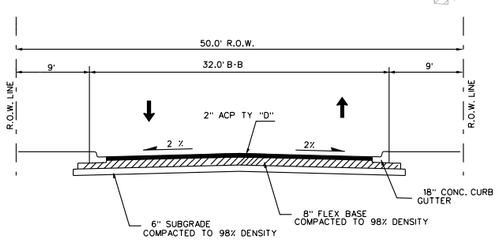
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A AREA AS DETERMINED BY THE LATEST FLOOD INSURANCE RATE MAP AS TO BEING OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR EFFECTIVE: OCTOBER 5,2018
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

Guillermo Arratia PE 3/29/2021
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

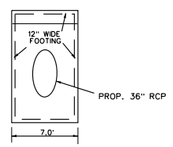
STATE OF TEXAS — GUILLERMO A. ARRATIA — 94001 — LICENSED PROFESSIONAL ENGINEER



MILE 11 NORTH ROAD
PROPOSED TYPICAL SECTION

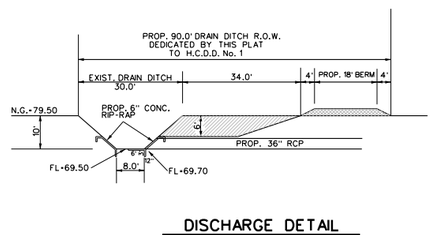


TYPICAL SECTION



CONC. RIP-RAP DETAIL

NOTE:
CONCRETE TO HAVE 3000 PSI 28 DAYS COMPRESSION STRENGHT ALL REINFORCED STEEL SHALL BE GRADE 60



DISCHARGE DETAIL
SECTION A-A

DRAINAGE DETENTION REQUIRED: 112,995 CF
DRAINAGE DETENTION CAPACITY: 116,008 CF
AREA OF EXCAVATION = 170.60 SF x 680.0' = 116,008 CF

CONC. RIP-RAP

SHEET 3 OF 3

INDEX TO SHEET OF STONE OAK SUBDIVISION

SHEET 1	HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS:
	PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND
	RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL
	CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE
	OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISTON WITH RESPECT TO THE
	ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED:
	H.C.D.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE
	OF APPROVAL: REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSSION'S
	CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT
	(ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE
	WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION):
	TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION,
	AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE
	THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S
	CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS

REVISION NOTES

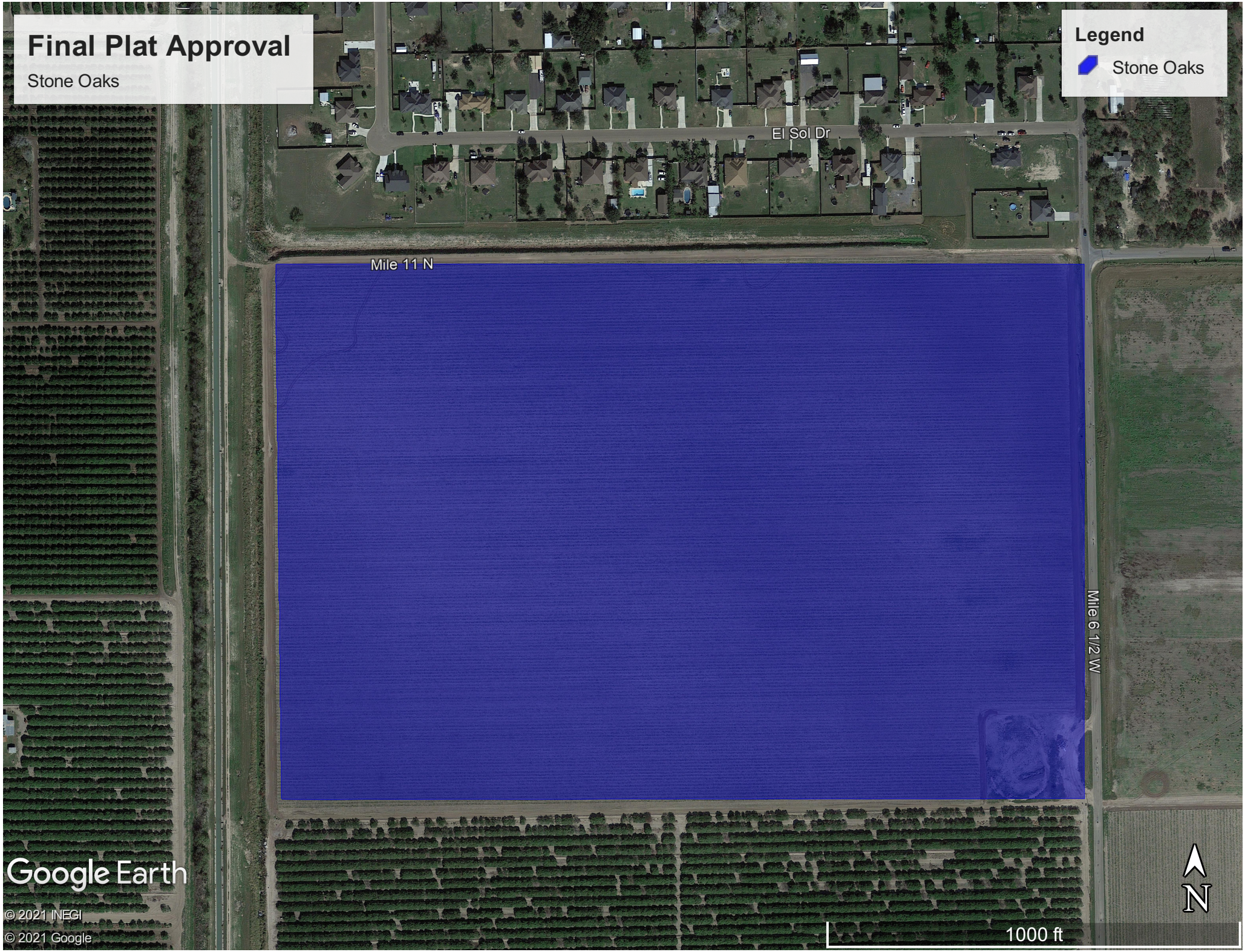
No.	SHEET	REVISION	DATE	APPROVED

DATE OF PREPARATION: FEBRUARY 6, 2021

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM


Final Plat Approval
Stone Oaks
Legend
Stone Oaks
El Sol Dr
Mile 11 N
Mile 6 1/2 W
Google Earth
© 2021 INEGI
© 2021 Google
N
1000 ft

STONE OAKS SUBDIVISION

A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 35.20 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 757.95 FEET ACRES OF FARM TRACT 221, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS AND SAID 35.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND AT THE INTERSECTION OF THE CENTERLINES OF W. MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD FOR THE NORTHEAST CORNER OF FARM TRACT 221 AND THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: SOUTH, ALONG THE EAST LINE OF FARM TRACT 221 AND THE CENTERLINE OF MILE 6 ½ WEST ROAD, A DISTANCE OF 757.92 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: WEST, PASSING A ½" IRON ROD FOUND AT 20.00 FEET FOR THE WEST R.O.W. LINE OF MILE 6 ½ WEST ROAD, A TOTAL DISTANCE OF 2,027.30 FEET TO A POINT ON THE WEST LINE OF FARM TRACT 221 FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: NORTH, ALONG THE WEST LINE OF FARM TRACT 221, PASSING A ½" IRON ROD FOUND AT 737.92 FEET FOR THE SOUTH R.O.W. LINE OF W. MILE 11 NORTH ROAD, A TOTAL DISTANCE OF 757.92 FEET TO A POINT FOR THE NORTHWEST CORNER OF FARM TRACT 221, AND THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: EAST, ALONG THE NORTH LINE OF FARM TRACT 221 AND THE CENTERLINE OF W. MILE 11 NORTH ROAD, A DISTANCE OF 2,018.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.20 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I ALBERT HANKS OWNERS OF THE 35.20 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "STONE OAKS SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2021

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID No. 9 WILL NOT BE RESPONSIBLE FOR ~~STORM/DRAINAGE~~ WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL HCCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

I, THE UNDERSIGNED, THE MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO DATE

CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF STONE OAKS SUBDIVISION BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2021 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR • 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS. 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

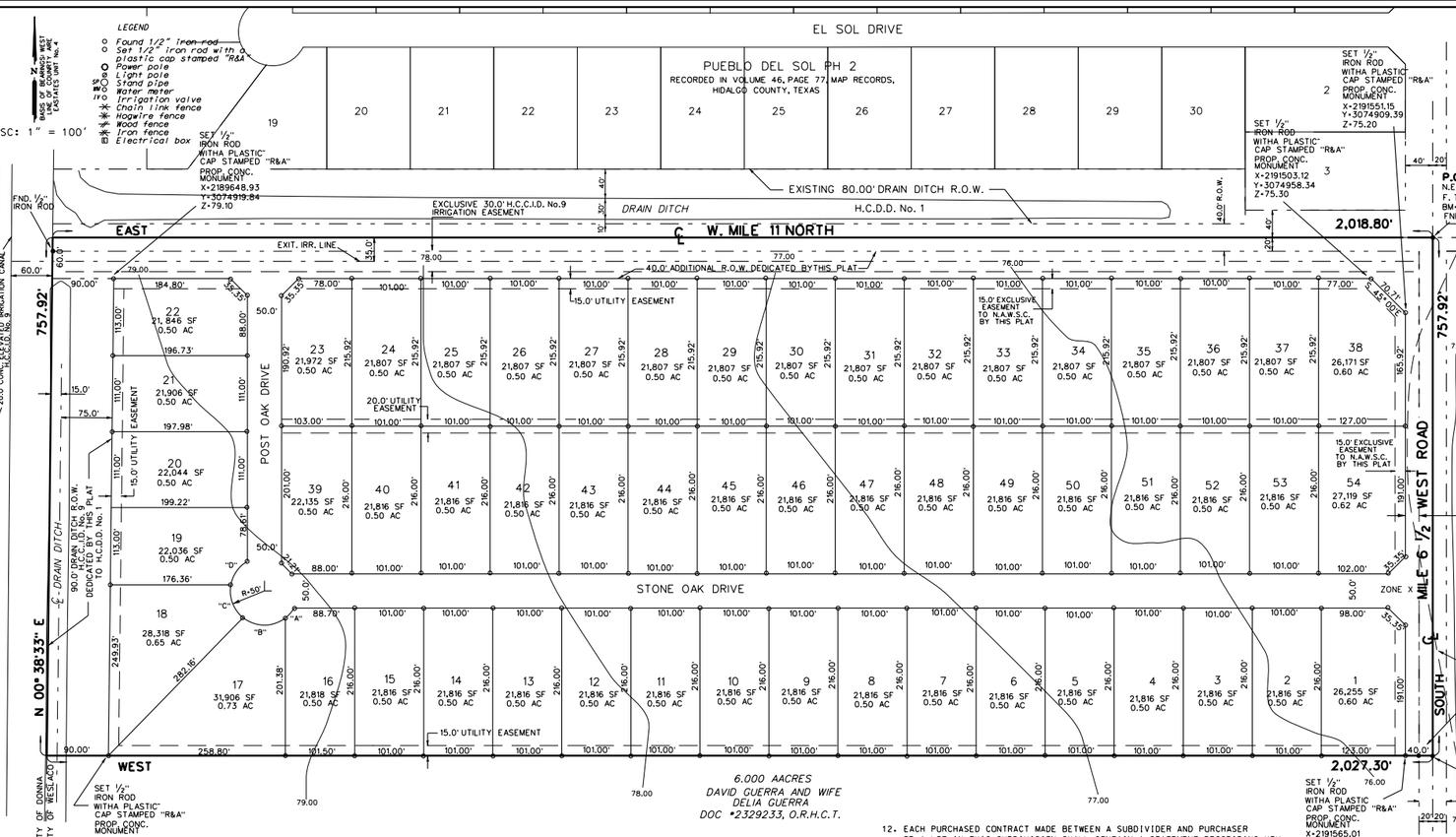
I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

3/29/2021

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS · GUILLERMO A. ARRATIA · 94001 · LICENSED PROFESSIONAL ENGINEER

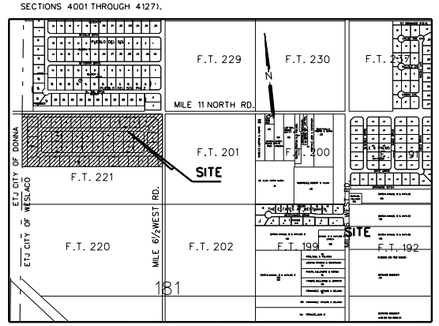
SHEET 1 OF 3



CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CHORD
A	50.0'	19.55'	22°12'36"	19.43'
B	50.0'	66.58'	76°18'18"	61.77'
C	50.0'	53.72'	61°33'39"	51.17'
D	50.0'	43.38'	49°43'22"	42.04'

GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES:
FRONT 25.0'
CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER
SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
REAR 25.0' OR EASEMENT WHICH EVER IS GREATER
18.00' GARAGE / CAR PORT FRONT SET BACK
2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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. MIN. F.F. ELEV.=79.50
3. ● -DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
○ -DENOTES ½" IRON ROD SET UNLESS OTHERWISE NOTED.
↗ -DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
4. - *BENCH MARK =77.37' NAIL AT THE INTERSECTION OF MILE 11 NORTH AND MILE 6 ½ WEST OF THIS SUBDIVISION. NAVD 88, X=2191591.2176, Y=3075022.8929*
5. FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR EFFECTIVE: OCTOBER 5,2018
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).



LOCATION MAP SCALE: 1"= 1000'

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

STONE OAKS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY AT THE SOUTHWEST CORNER OF MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS). STONE OAKS SUBDIVISION LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE§ 42.021

6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 62.132 CUBIC -FEET 1.43 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
7. 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.
8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC 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. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(s)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
11. I ALBERT HANKS.. THE OWNER & SUBDIVIDERS OF STONE OAKS SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER. SEWER. ELECTRICITY. AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
13. 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 OCCUPANCY AN EASEMENT.
14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
15. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
16. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED.
17. ALL LOTS SHALL HAVE A POST DEVELOPEMT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4
18. STREET LIGHTS MUST BE AT EVERY 300 FEET
19. A 5.0' CONC SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER DURING CONSTRUCTION OF SUBDIVISION
LOT OWNERS WILL BE RESPONSIBEL FOR SIDEWALK ON TOP OF IRRIGATION LINE.
20. A 4.0' CONC SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREET PERIMETER UPON THE THE ISSUANCE OF BUILDING PERMIT
21. NO ACCESS WILL BE ALLOWED FROM MILE 6½ WEST FOR LOTS 1,38 AND 54

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF STONE OAK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARMENT ON _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE

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

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS 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, AN 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 THE 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 BEGIN THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL 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 HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HERIN 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 CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGHT FEDERAL FINANCIAL ASSISTANCE. THIS 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.

WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2021

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF STONE OAK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2021

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

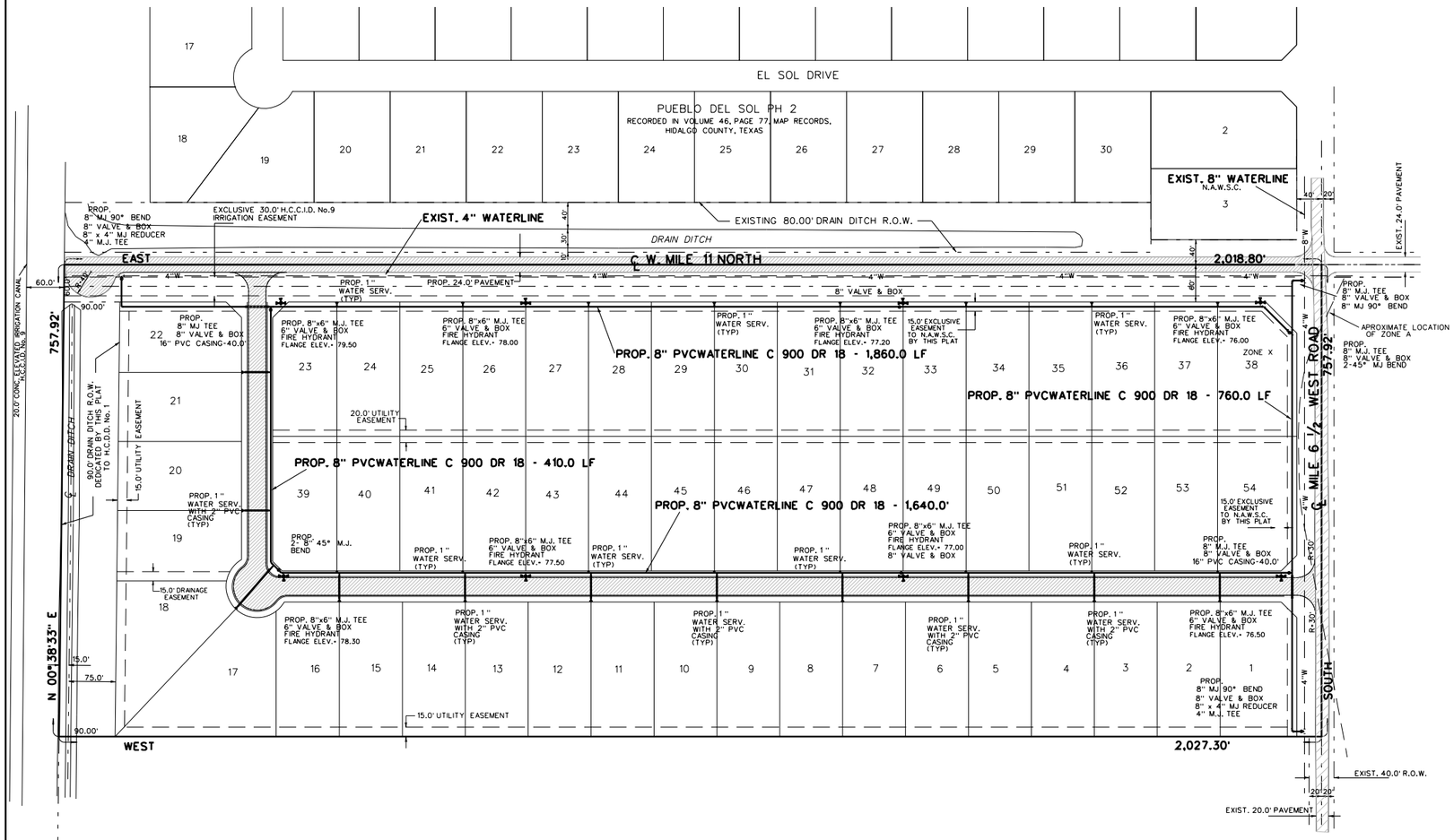
DATE OF PREPARATION: FEBRUARY 14, 2021

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

INDEX TO SHEET OF STONE OAKS SUBDIVISION

SHEET 1	HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS:
	PLAT WITH LOTS: STREETS: AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL
	CERTIFICATES: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED:
	H.C.D.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL: REVISION NOTES, H.C.I.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION). INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION):
	TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE DISTRIBUCION DE AGUA



SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

1.- I ALBERT HANKS SUBDIVIDER OF STONE OAKS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPL WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

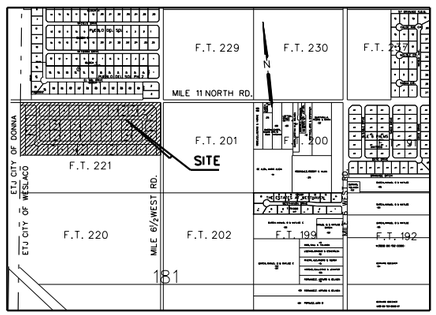
OWNER: DII MANAGMENT LLC
ALBERT HANKS - MANAGER OF DII MANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

NOTARY PUBLIC, FOR THE STATE OF TEXAS



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

STONE OAKS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY AT THE SOUTHWEST CORNER OF MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791 /2015 CENSUS). STONE OAKS SUBDIVISION LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

COST ESTIMATE:

STREET PAVING:	$ 296,236.75
WATER SUPPLY SYSTEM	$ 151,504.00
SANITARY SEWER SYSTEM	$ 81,000.00
DRAINAGE	$ 62,418.00

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

STONE OAKS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.) THE SUBDIVIDER, AND N.A.W.S.C.., HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
N.A.W.S.C.. HAS AN EXISTING 4" DIAMETER WATERLINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 6½ WEST ROAD AND ALONG THE SOUTH SIDE OF MILE 11 NORTH ROAD
WATER DISTRIBUTION FOR STONE OAKS SUBDIVISION CONSIST OF A PROPOSED 8 INCH PVC WATERLINE LOOPED TO THE EXISTING 4 INCH WATERLINE AND 54 - ¾" DIAMETER WATER SERVICES AND 8 FIRE HYDRANTS.

FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $96,004.00, IN ADDITION THE THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $25,500.00, WHICH COVERS THE COST FOR ALL THE LOTS , AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C.. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C.. ,AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM STONE OAKS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9754, 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 REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST ½ ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS III SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $ 81,000.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILLINCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITTING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMITTO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.
THERE IS AN EXISTING SEPTIC TANK SYSTEM IN THIS SUBDIVISION

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $ 132,414.00
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ 81,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE STONE OAKS SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C., HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C.. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE STONE PAKS SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 4 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 6 ½ WEST ROAD Y SE INSTALARA UNA LINE DE 8 PULGADEAS DE AGUA, 30 SERVICIOS DE ¾ DE PULGADA SENCILLOS Y 3 HYDRANTES DE AGUA Y OTRA LINE DE 4 PULGADAS QUE PASA POR EL LADO SUR DE MILE 11 NORTH ROAD
PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE $ 96,004.00
EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C.. $25,500.00 POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C... LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSA SEPTICAS (OSSF). EL REPORTE FUE APROVADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME)
EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 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 AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE LOS SISTEMAS INDIVIDUAL DE FOSAS SEPTICAS PARA LA SUBDIVISION ES DE $81,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSAS SEPTICAS HA SIDO INSTALLADA EN EL PROCESO DE LA APROVACION FINAL.
EN CUALQUIER MOMENTO DESPUES QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALLACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUENO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALLADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICATION:

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 EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE $132,414.00
DENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN $ 81,000.00 PARA TODA LA SUBDIVISION

Guillermo Arratia P.E. 3/29/2021
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER * 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

INDEX TO SHEET OF STONE OAK SUBDIVISION

SHEET 1	HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED: H.C.C.I.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE OF APPROVAL: REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION): TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS

DATE OF PREPARATION: FEBRUARY 6, 2021

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DRENAJE

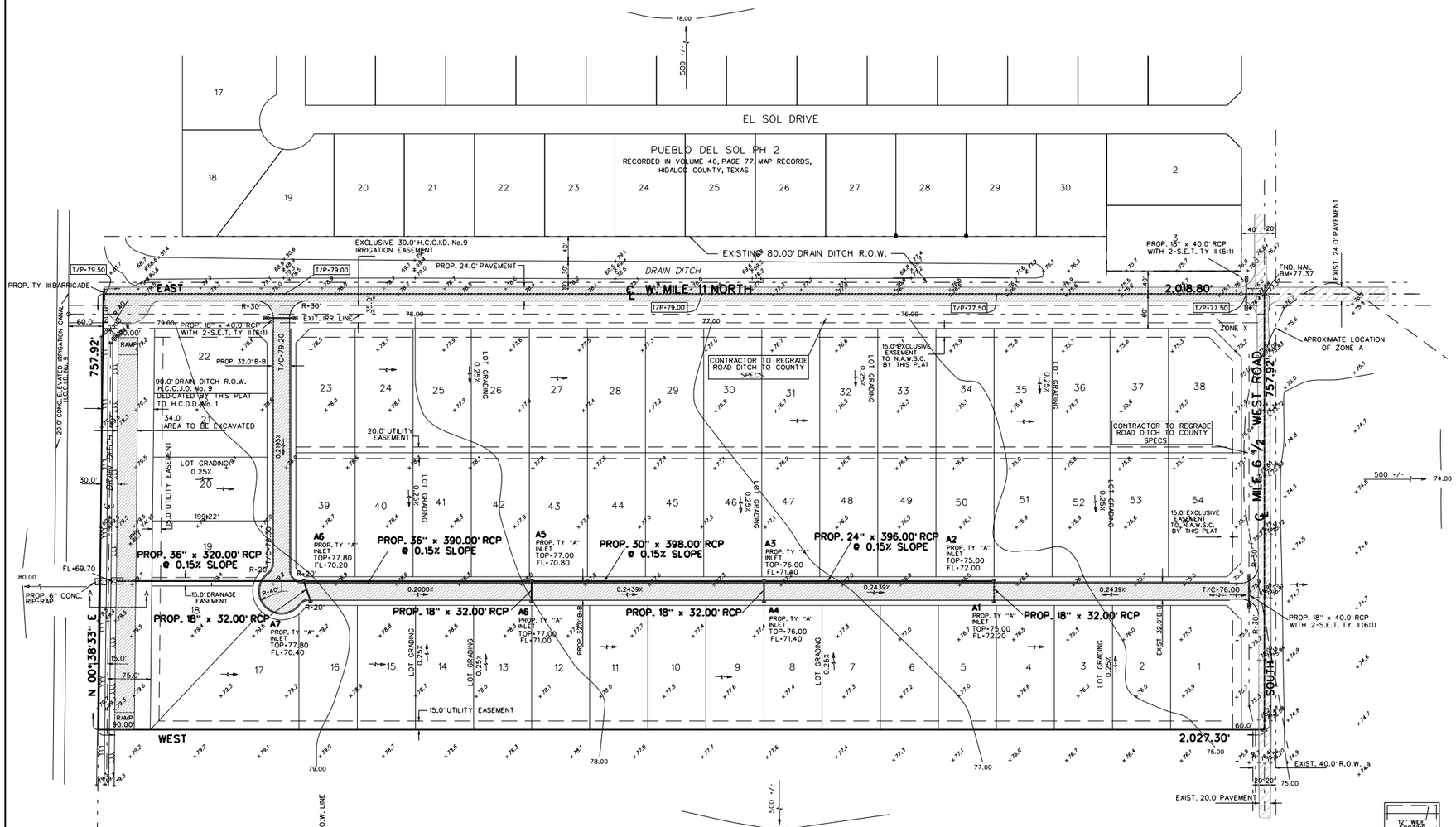
STONE OAKS SUBDIVISION

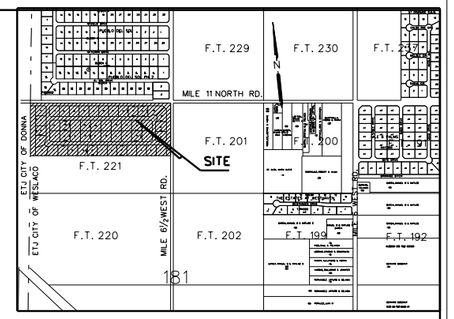
A 35.20 ACRE TRACT OF LAND BEING THE NORTH 757.95 FEET OF FARM TRACT 221, WEST TRACT SUBDIVISION A PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BASIS OF BEARINGS WEST LINE OF COUNTY R.W.A. LOCATION UNIT No.4

SC: 1" = 100'

LEGEND
- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "RGA"
- Power pole
- Light pole
- Stand pipe
- Water meter
- Irrigation valve
- Chain link fence
- Hogwire fence
- Wood fence
- Iron fence
- Electrical box





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

STONE OAKS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY AT THE SOUTHWEST CORNER OF MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791 /2015 CENSUS). STONE OAKS SUBDIVISION LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

DRAINAGE REPORT

FEBRUARY 7, 2021
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.

STONE OAKS SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
LOCATED AT THE SOUTHWEST CORNER OF MILE 11 NORTH ROAD AND MILE 6 ½ WEST ROAD

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR EFFECTIVE: OCTOBER 5,2018

SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (25) (28)(48) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

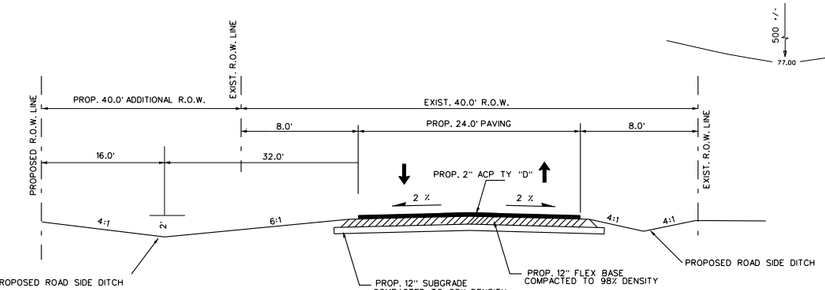
EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATLEY 0.1%. EXISTING RUNOFF (11.97 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 54 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASED 16.23 CFS FOR A TOTAL 28.2 CFS I HAVE CALCULATED THAT 60,306 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCT AND WILL BE OUT FALLING INTO A PROPOSED STORM SEWER SYSTEM PIPES RANGING FROM 18" AND 36" WITH CURB INLETS AND OUT FALLING INTO A DRAIN DITCH LOCATED ON THE WEST SIDE OF THIS SUBDIVISION AND OWNED BY HIDALGO CAMERON COUNTY DAINAGE DISTRICT NO.9. AND WILL BE DEDICATED TO H.C.D.D. NO. 1. DETENTION OF 112,995 CF WILL BE ACCOMPLISHED BY EXCAVATING THIS VOLUME ON SAID DRAIN DITCH.

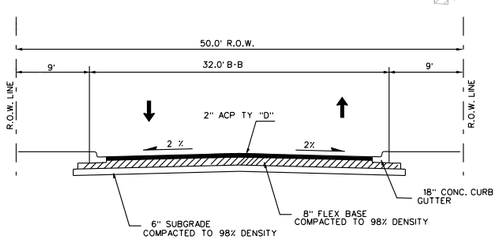
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A AREA AS DETERMINED BY THE LATEST FLOOD INSURANCE RATE MAP AS TO BEING OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR EFFECTIVE: OCTOBER 5,2018
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

Guillermo Arratia PE 3/29/2021
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

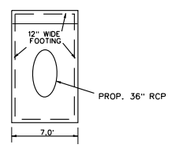
STATE OF TEXAS — GUILLERMO A. ARRATIA — 94001 — LICENSED PROFESSIONAL ENGINEER



MILE 11 NORTH ROAD
PROPOSED TYPICAL SECTION

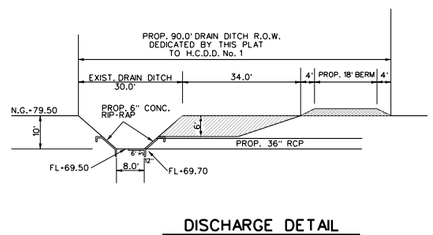


TYPICAL SECTION



CONC. RIP-RAP DETAIL

NOTE:
CONCRETE TO HAVE 3000 PSI 28 DAYS COMPRESSION STRENGHT ALL REINFORCED STEEL SHALL BE GRADE 60



DISCHARGE DETAIL
SECTION A-A

DRAINAGE DETENTION REQUIRED: 112,995 CF
DRAINAGE DETENTION CAPACITY: 116,008 CF
AREA OF EXCAVATION = 170.60 SF x 680.0' = 116,008 CF

CONC. RIP-RAP

SHEET 3 OF 3

INDEX TO SHEET OF STONE OAK SUBDIVISION

SHEET 1	HEADING: INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS:
	PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS: LEGAL DESCRIPTION (METES AND BOUNDS): SURVEYOR'S AND ENGINEER'S CERTIFICATION: PLAT NOTES AND
	RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: COUNTY APPROVAL
	CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE
	OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISTON WITH RESPECT TO THE
	ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED:
	H.C.D.D. CERTIFICATION: H.C.C.I.D. No. 9 CERTIFICATE
	OF APPROVAL: REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSSION'S
	CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT
	(ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE
	WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION):
	TYPICAL WATER SERVICE CONNECTION: OWNER'S DEDICATION, CERTIFICATION,
	AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE
	THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S
	CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

DATE OF PREPARATION: FEBRUARY 6, 2021

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537.	(956) 784-0218
SURVEYOR:	REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TEXAS. 78596	956-968-2422

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4196

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being 3.94 acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located on Main Gate Drive and Corral Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed fourteen (14) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6" waterline and sewer by City of Weslaco services through a 6" sewer line The property is within a Flood Zone "B". Applicant was granted a variance for side and front setbacks and cul de sac.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of Final Plat and compliance with the ordinance on the variance request

Attachments, if any:
Greener Pastures- Final Plat- Memo, GREENER PASTURES PH II - Application & drianage Report, Greener Pastures plats, Greener Pastures- Aerial

Responsibilities upon Approval:
Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Greener Pastured MH Ph II-Final Plat

DATE: April 13, 2021

The proposed use for the 14-lot subdivision will be for Mobile home residential use. The developer is requesting a variance for the existing cul-da-sac that does not meet the Fire Code's required turning radius.

Since the proposed development will be receiving water and sanitary sewer from the City a development agreement will be required to grant the City permission to oversee the construction of the utility lines and require plumbing permits to connect to City services. The developer has complied with all departmental and Planning & Zoning comments.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000038-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐ Single Lot Variance ☐ Minor Plat ☐ Planned Unit Development ☐ Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: Greener Pastures Mobile Home Subdivision Phase II

Location: Main Gate Drive and Corral Drive

Legal Description: Lots 82, 133, 134, 135, and 136 Greener Pastures Mobile Home Subdivision

Is subdivision inside city limits? ☐ YES ☒ NO

If subdivision is in the ETJ, indicate? ☒ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/a

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 14 Gross Acreage: 3.94

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Amistad Finance LLC Telephone: 956-683-1000

Address: P.O. Box 6147 Fax: N/a

City: McAllen State: Tx Zip: 78502 E-mail: 31reoroyale@gmail.com

ENGINEER INFORMATION

Name: Spoor Engineering Consultants, Inc. Telephone: 956-683-1000

Address: 202 S. 4th Street Fax: N/A

City: McAllen State: Tx Zip: 78501 E-mail: sec@spooreng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

☒ YES ☐ NO Phone Utility_____	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District No. 1	☐ YES ☒ NO Irrigation District HCCID No. 9 (Exlcuded)

Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☒ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If YES, attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2) sets of plats folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____**$355.00** Planning Review fee

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal

- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property

_____If septic tank system required, submit soil evaluation report

_____Water Rights associated with the property

_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____**Twelve (12) sets of preliminary plat folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**

_____**$350.00** (one time fee for preliminary and final plat)

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Amistad Finance LLC John Phillips, Pres.

Owner Signature: _____ Date: 03-25-21

Steve Spoor is the authorized agent

Authorized Agent Signature: _____ Date: 03-25-21

Authorized Agent Printed Name: Steve Spoor

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000039-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: Greener Pastures Mobile Home Subdivision Phase II

Location: Main Gate Drive and Corral Drive

Legal Description: Lots 82, 133, 134, 135, and 136 Greener Pastures Mobile Home Subdivision

VARIANCE TYPE:

□ Streetlights □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Sanitary Sewer □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Setbacks □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Drainage □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Minimum Lot Size □ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Other cul de sac variance ☐ YES ☐ NO

Describe in detail the reason for the variance request:
Existing cul de sac does not meet Fire Department requirements

OWNER INFORMATION

Owner's Name: Amistad Finance LLC Telephone: 956-683-1000

Address: P.O Box 6147 Fax: NA

City: McAllen State: Tx Zip: 78501 E-mail: 31reoroyale@gmail.com

Application fees

_____**$50.00** Application fee per variance, plus a $5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Amistad Finance LLC John Phillips, Pres.

Owner Signature: Date: 03-25-21

Steve Spoor is the authorized agent

Authorized Agent Signature: Date: 03-25-21

Authorized Agent Printed Name: Steve Spoor

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000039-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: Greener Pastures Mobile Home Subdivision Phase II

Location: Main Gate Drive and Corral Drive

Legal Description: Lots 82, 133, 134, 135, and 136 Greener Pastures Mobile Home Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Setbacks ☒ YES ☐ NO

Describe in detail the reason for the variance request:
--Variance to allow a 10 foot front setback to match the existing front setback and create uniformity with the adjacent subdivision, granted by Inst. No. 2600190.
--Variance to allow a 6 foot side setback to create uniformity with the adjacent subdivision

☐ Drainage ☐ YES ☒ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☒ NO

Describe in detail the reason for the variance request:

□ Sidewalks □ YES ☒ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES ☒ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES ☒ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: Amistad Finance LLC Telephone: 956-683-1000

Address: P.O Box 6147 Fax: NA

City: McAllen State: Tx Zip: 78501 E-mail: 31reoroyale@gmail.com

Application fees

_____**$50.00** Application fee per variance, plus a $5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Amistad Finance LLC
John Phillips, Pres.

Owner Signature: _____ Date: 03-25-21

Steve Spoor is the authorized agent

Authorized Agent Signature: _____ Date: 03-25-21

Authorized Agent Printed Name: Steve Spoor

SEC INC *Spoor Engineering Consultants, Inc.*
Consulting Engineers - Civil Land Planning
202 S. 4th Street McAllen, Texas
956-683-1000
SEC@spooreng.com

MEMO

TO: Rebekah de la Fuente, CFM CC: Mike Perez

DATE: March 26, 2021

RE: Greener Pastures Mobile Home Subdivision Phase II

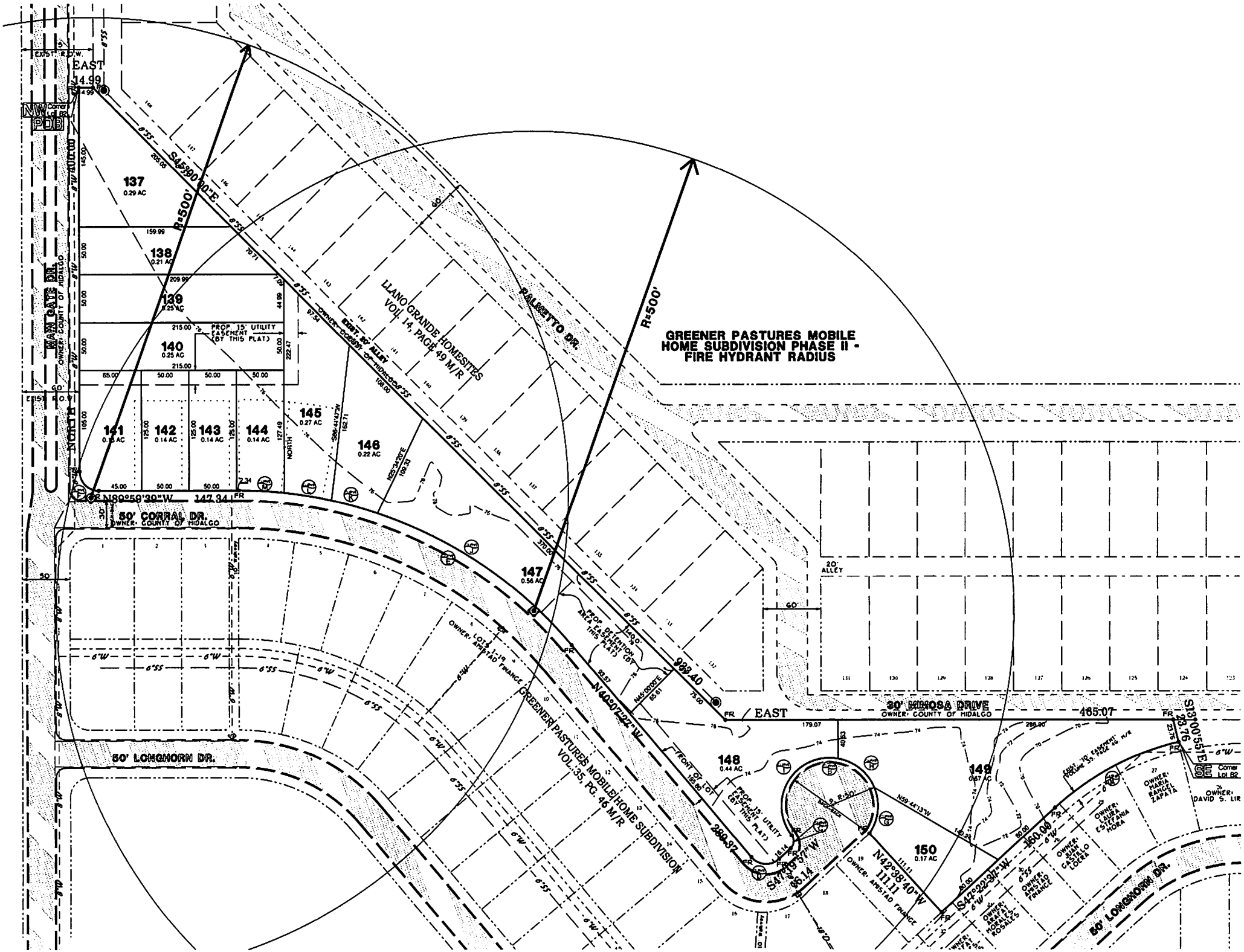
Rebekah,

We have reviewed staff comments, along with our previous variance requests, and would like to present the following for your review and comment.

1. Sidewalks – We have modified the sidewalk plat note to include sidewalks required on Corral Drive. **We will not be requesting a variance for sidewalks.**
2. The existing pavement width on Corral Drive is 30 feet, back of curb to back of curb. The existing cul-de-sac on Corral Drive has a 92-foot diameter, back of curb to back of curb. We would like to propose the construction of the four-foot sidewalk around the cul-de-sac be directly adjacent to the back of curb, effectively increasing the turning movements, including sidewalk, to a 100-foot diameter. **Our variance application is attached to this memo.**
3. The proposed waterline improvements will relocate the existing fire hydrant on the existing 6 inch line on the south side of Corral Drive to the north side of Corral Drive. Presently, this six inch line dead ends at the fire hydrant. We are now proposing to extend the dead end, six inch, line to the north side of Corral, loop it into our proposed 8 inch line, and relocate the existing fire hydrant to the north side of the street. With our proposed waterline improvements, we will be eliminating two dead-end waterlines on Corral drive. Attached is an exhibit showing all lots within 500 feet of a fire hydrant. **We will not be requesting a variance.**
4. Setbacks – Presently, Greener Pastures Mobile Home Subdivision has a front setback of 10 feet, and a side setback of 6 feet. We find it important for aesthetics and uniformity that our Phase II match the setbacks of the original subdivision of which it is a part. Attached is Document No. 2600190, "Road Access and Line Easement" in which the setbacks for Greener Pastures Mobile Home Subdivision were modified and granted by the City of Weslaco. **Our Variance Application is attached to this memo.**

03-26-21

Steve Spoor, P.E.


GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II - FIRE HYDRANT RADIUS
LLANO GRANDE HOMESITES VOL. 14, PAGE 49 M/R
GREENER PASTURES MOBILE HOME SUBDIVISION VOL. 35, PG. 46 M/R
PALMETTO DR.
MAIN GATE DR.
50' CORRAL DR.
50' LONGHORN DR.
30' MIMOSA DRIVE
20' ALLEY
R=500'
EAST 14.99
N80°59'39"W 147.34'
S45°59'00"E 370.00'
N40°07'22"W 289.40'
EAST 465.07
S13°00'55"E 28.76'
S47°09'57"W 66.14'
N42°38'40"W 111.11'
S42°22'37"W 160.00'
N59°44'13"W
137 0.29 AC
138 0.21 AC
139 0.25 AC
140 0.25 AC
141 0.14 AC
142 0.14 AC
143 0.14 AC
144 0.14 AC
145 0.27 AC
146 0.22 AC
147 0.56 AC
148 0.44 AC
149 0.67 AC
150 0.17 AC
PROP. 15' UTILITY EASEMENT (BY THIS PLAT)
PROP. DETENTION AREA (BY THIS PLAT)
EXIST. 30' ALLEY
FRONT OF LOT
NW Corner Lot R1
SE Corner Lot B2
PDB
OWNER: COUNTY OF HIDALGO
OWNER: LOTS 1-19 AMSTAD FINANCE
OWNER: DAVID S. LIR
OWNER: MARIA RANCHO ZAPATA
OWNER: LAURA ESTEFANIA MORA
OWNER: JUAN CASTILLO TORRA
OWNER: AMSTAD FINANCE
OWNER: ISRAEL ROSALES

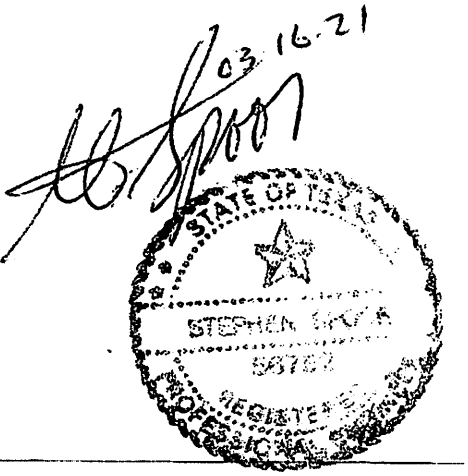
SEC INC *Spoor Engineering Consultants, Inc.*
Consulting Engineers - Civil Land Planning
202 S. 4th Street McAllen, Texas
956-683-1000
SEC@spooreng.com

Drainage Statement
Greener Pastures Phase II
Hidalgo County, Texas

March 16, 2021

INDEX

Drainage Report
Drainage Calculations
Time of Concentration Table
Flowrate Determinations
Runoff Coefficient Table
Rainfall Intensity Table
Location Map
Flood Insurance Rate Map
USGS Topographic 5' Contour Map
USGS Topographic 1' Contour Map
Soil Map
Soil Description
Soil Features and Properties
Subdivision Plat
Water, Sewer, and Drainage Plan



Prepared by:
Steve Spoor, P.E.
Spoor Engineering Consultants, Inc.

SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

SEC INC *Spoor Engineering Consultants, Inc.*
Consulting Engineers - Civil Land Planning
202 S. 4th Street McAllen, Texas
956-683-1000
SEC@spooreng.com

Drainage Report
Greener Pastures Phase II
Hidalgo County, Texas

A 3.94 ACRE TRACT OF LAND BEING LOTS 82, 133, 134, 135, AND 136, GREENER PASTURES MOBILE HOME SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS

This 14 lot subdivision, comprising 3.94 net acres, is located on the east side of Main Gate Drive, approximately 1,000 feet south of Mile 5 North Road, and is located in the ETJ of the City of Weslaco. As noted, it is a resubdivision of 5 existing lots from a recorded subdivision.

This property falls in Zone "B" of the Flood Insurance Rate Maps, Community Panel 480334 0525 B, Effective Date of January 2, 1981. Zone "B" is described as: "*Area of moderate flood hazard, usually the area between the limits of the 100 year and 500 year floods. B zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100 year floods, or shallow flooding areas with average depths of less than one foot or drainage areas less the one square mile.*"

Topographic maps of the area indicate a natural ground slope to the east. This site falls in Area "28" (Hidalgo Sandy Clay Loam, Group C, Unified Class CL,SL) of the Hidalgo County Soil Survey. A more detailed description of Hidalgo Sandy Clay Loam can be found in the attachments to this narrative.

This site is currently vacant. Proposed is single family residential.

Presently, this site is served by the drainage system of the County, consisting of a pair of curb inlets and an 18 inch drain on Corral Drive, draining southeast, approximately 250 feet. At this junction the 18 inch is intercepted by another curb inlet on Steer Drive, then drains east, via a 30 inch drain, into an existing, private, detention area. The existing detention area drains northwest, via and 18 inch drain, into an H.C.D.D. No. 1 drainage ditch, which flows east and south.

Drainage improvements for this site include a private detention area and 12 inch drain along Corral Drive, connecting to the above mentioned curb inlet. New curb inlets and a new drain crossing Corral Drive will route street runoff into the proposed detention area.

In order to prevent an increase in runoff, rainfall detention will be accomplished on site in the detention areas, as approved by the City under the subdivision approval process and as shown on the attached drainage plan. In accordance with the attached drainage calculations, this property is required to detain 0.52 acre-feet (22,830 cubic feet). Data from Table 2 indicates an existing flowrate of 4.6 cubic feet per second (10 year), which will increase to 21.04 cubic feet per second (50 year) for developed conditions. Finished floor elevation will be set above the 100 year flood level.

202 South 4th Street, McAllen, Texas 78501 * (956)683-1000
E-mail: SEC@SpoorEng.com
SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

STATE OF TEXAS
STEPHEN SPOOR
68752
REGISTERED PROFESSIONAL ENGINEER

03-16-21

SEC INC *Spoor Engineering Consultants, Inc.*
Consulting Engineers - Civil Land Planning
202 S. 4th Street McAllen, Texas
956-683-1000
SEC@spooreng.com

Drainage Calculations
Greener Pastures Phase II
Hidalgo County, Texas

Net Area = 3.94 acres

Existing Conditions

C = 0.20
T = 24 Minutes
I = 5.84 in/hr (10 year)
Q = (0.2)(3.94)(5.84) = 4.6 ft^3/s

Future Conditions

C = 0.55
T = 13 Minutes
I = 9.71 in/hr (50 year)
Q = (0.55)(3.94)(9.71) = 21.04 ft^3/s
Q_{in} = (0.55)(I)(3.94) = 2.17(I) ft^3/s

Duration (D) (Minutes)	Intensity (in/hr)	Q_{in} (ft^3/s)	Vol_{in} (ft^3)	Q_{out} (ft^3/s)	V_{out} (ft^3)	Storage (ft^3)
10	10.83	23.47	14,090	4.60	3,180	10,910
20	7.91	17.14	20,570	4.60	4,560	16,010
30	6.34	13.74	24,740	4.60	5,940	18,800
40	5.35	11.59	27,820	4.60	7,320	20,500
50	4.66	10.10	30,300	4.60	8,700	21,600
60	4.14	8.97	32,300	4.60	10,080	22,220
70	3.75	8.13	34,150	4.60	11,460	22,690
80	3.43	7.43	35,670	4.60	12,840	22,830
90	3.16	6.85	36,990	4.60	14,220	22,770
100	2.94	6.37	38,220	4.60	15,600	22,620
110	2.76	5.98	39,470	4.60	16,980	22,490
120	2.60	5.63	40,540	4.60	18,360	22,180
130	2.46	5.33	41,580	4.60	19,740	21,840
140	2.33	5.05	42,420	4.60	21,120	21,300
150	2.22	4.81	43,290	4.60	22,500	20,790
160	2.12	4.59	44,070	4.60	23,880	20,190
170	2.03	4.40	44,880	4.60	25,260	19,620
180	1.95	4.23	45,690	4.60	26,640	19,050
190	1.88	4.07	46,400	4.60	28,020	18,380
200	1.81	3.92	47,040	4.60	29,400	17,640
210	1.75	3.79	47,760	4.60	30,780	16,980
220	1.69	3.66	48,320	4.60	32,160	16,160

Storage Required: 22,830 ft^3 = 0.52 acre-feet

Release Rate: 4.6 ft^3/s

$$**V_{out} = 0.5*(D+T_{Fut})*Q_{exist}*60$$

STEPHEN SPOOR 86752 REGISTERED PROFESSIONAL ENGINEER

SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

SEC INC *Spoor Engineering Consultants, Inc.*
Consulting Engineers - Civil Land Planning
202 S. 4th Street McAllen, Texas
956-683-1000
SEC@spooreng.com

Table 1 - Time of Concentration Detention
Greener Pastures Phase II
Hidalgo County, Texas

Net Area = 3.94 acres

k = 0.213 Ku = 3.280

Existing								
Description of Runoff	**C**	**Length (ft.)**	**Grade (%)**	**Width / Diameter**	**Grade (%)**	**Lengt h (ft)**	**Velocity (f/s)**	**Time (min)**
Vacant	0.25	250	0.25					12
Street								8
Drain								4

Total Time (Existing):	24

Proposed								
Description of Runoff	**C**	**Length (ft.)**	**Grade (%)**	**Width / Diameter**	**Grade (%)**	**Lengt h (ft)**	**Velocity (f/s)**	**Time (min)**
Residential								
Roof								5
Yard								2
Street								6

Total Time (Future):	13

Velocities for overland/sheet flow and shallow concentrated flow are esitmated with the following relationship: $V = K_u * k * S_P^{0.5}$

Where: K_u *=3.28 , V = velocity (feet/second) , k = 0.213(intercept coefficient), and* S_P *= slope (%)*

Tc:

$$\frac{L}{60 * V}$$

Intercept Coefficient Table (k)	
Forest with heavy ground litter; hay meadow:	0.076
Trash fallow or minimum tillage cultivation:	0.152
Short grass pasture:	0.213
Cultivated straight row:	0.274
Nearly bare and untilled:	0.305
Grassed waterway (shallow concentrated flow):	0.457
Unpaved (shallow concentrated flow):	0.491
Paved area:	0.619

03-16-21

STEPHEN SPOOR
56752
REGISTERED
PROFESSIONAL

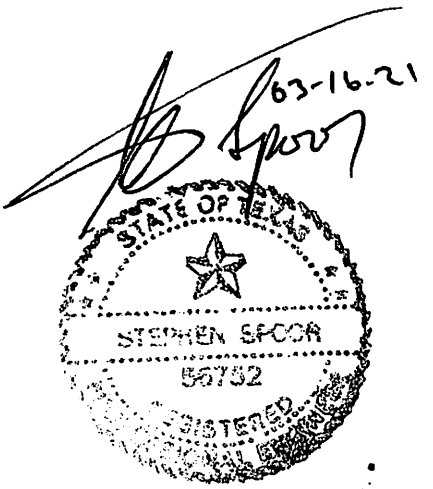
SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

SEC INC *Spoor Engineering Consultants, Inc.*
Consulting Engineers - Civil Land Planning
202 S. 4th Street McAllen, Texas
956-683-1000
SEC@spooreng.com

Table 2 - Flowrate Determinations
Greener Pastures Phase II
Hidalgo County, Texas

Net Area = 3.94 acres

Computation Point	Total Drainage Area Contributing to Point (acres)	C	Time (Table 1)	Return Frequency (years)	Intensity (in/hr)	Flowrate (cfs)
Existing	3.94	0.20	24	10	5.84	4.6
Proposed	3.94	0.55	13	50	9.71	21.04



SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

Values of C (Run-Off Coefficient) in formula Q=CIA

From: Texas Department of Transportation Hydraulic Manual

SLOPE	LAND USE (estimate up to 20 years in future)	SOIL CLASSIFICATION					
		Rolling Plains		Sand or Sandy Loam Soils (Pervious)		Black or Loessial Soils (Impervious)	
		Min.	Max.	Min.	Max.	Min.	Max.
Flat (0%-1%)	Cultivated			0.25	0.35	0.30	0.40
	Woodlands			0.15	0.20		
	Pasture			0.20	0.25		
	Paved	0.90		0.90		0.90	
	Residential	0.50	0.60	0.50	0.60	0.50	0.60
	Commercial	0.60	0.90	0.60	0.90	0.60	0.90
Rolling (1%-3.5%)	Cultivated	0.40	0.45	0.45	0.65	0.50	0.70
	Woodlands			0.15	0.20	0.18	0.25
	Pasture	0.25	0.30	0.30	0.40	0.35	0.45
	Paved	0.90		0.90		0.90	
	Residential	0.55	0.66	0.50	0.60	0.35	0.60
	Commercial	0.60	0.90	0.60	0.90	0.60	0.90
Hilly (3.5%-5.5%)	Cultivated			0.60	0.75	0.70	0.85
	Woodlands			0.20	0.25	0.25	0.30
	Pasture			0.35	0.45	0.45	0.55
	Paved	0.90		0.90		0.90	
	Residential	0.60		0.50	0.60	0.50	0.60
	Commercial	0.60	0.90	0.60	0.90	0.60	0.90
Mountainous (5.5%+)	Woodlands					0.70	0.80
	Bare					0.80	0.90
Steep Grassed Slopes		0.70		0.70		0.70	

Hidalgo County Rainfall Intensity Tables
based on the Weather Bureau (NWS) Technical Paper No. 40
"Rainfall Frequency Atlas of the United States"

10 Year	
Time	I
1	14.283
2	13.281
3	12.426
4	11.687
5	11.042
6	10.472
7	9.966
8	9.512
9	9.103
10	8.732
11	8.394
12	8.084
13	7.799
14	7.536
15	7.293
16	7.067
17	6.856
18	6.659
19	6.475
20	6.302
21	6.139
22	5.985
23	5.84
24	5.703
25	5.572
26	5.449
27	5.331
28	5.22
29	5.113
30	5.011
31	4.914
32	4.821
33	4.732
34	4.646
35	4.564
36	4.486
37	4.41
38	4.337
39	4.267
40	4.199
41	4.134
42	4.071
43	4.01
44	3.951
45	3.895
46	3.84
47	3.786
48	3.735
49	3.685
50	3.636
51	3.589
52	3.543
53	3.499
54	3.456
55	3.414
56	3.373
57	3.333
58	3.295
59	3.257
60	3.22

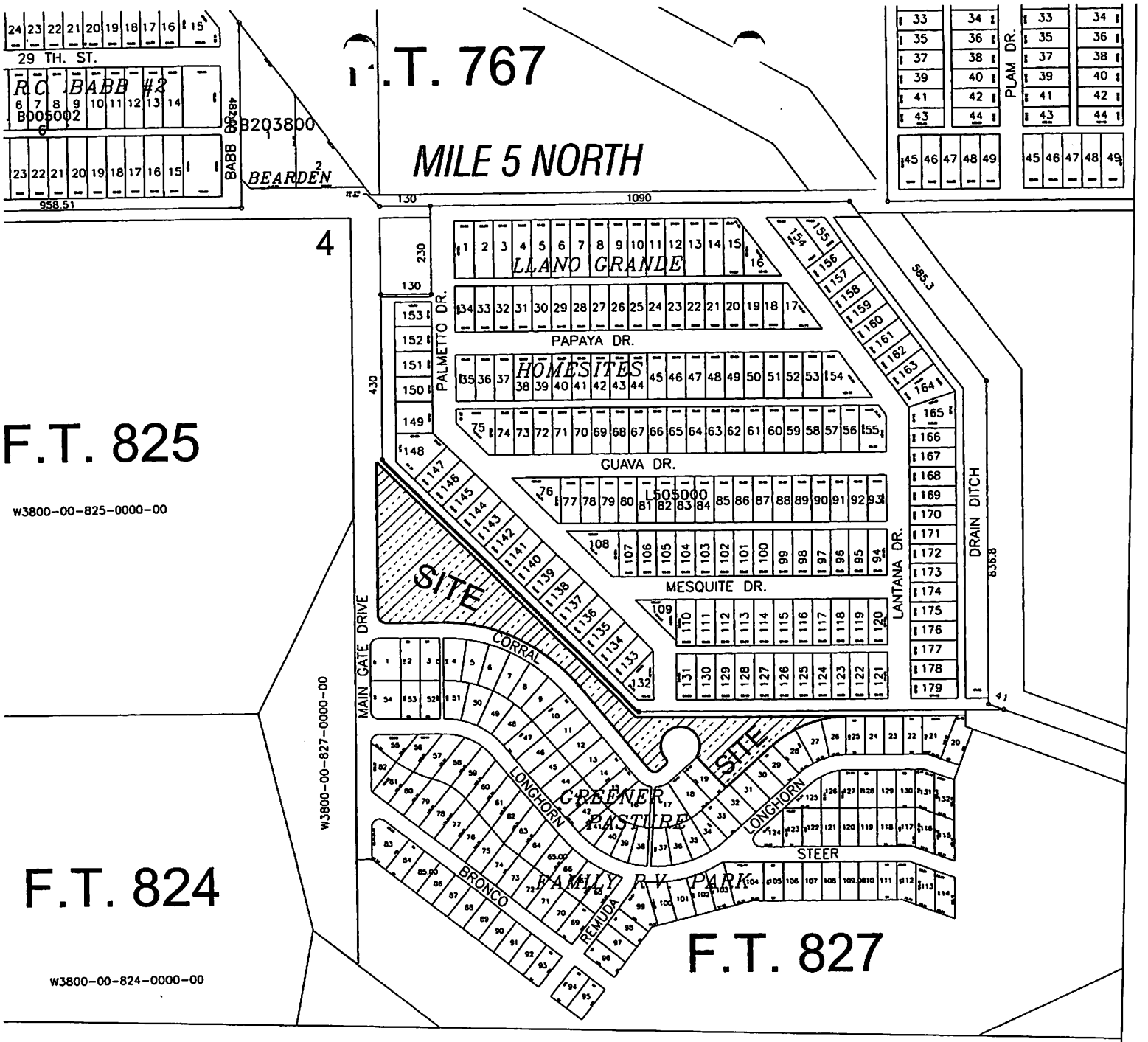
10 Year	
Time	I
61	3.185
62	3.15
63	3.116
64	3.083
65	3.05
66	3.019
67	2.988
68	2.958
69	2.928
70	2.899
71	2.871
72	2.844
73	2.817
74	2.79
75	2.765
76	2.739
77	2.715
78	2.69
79	2.667
80	2.643
81	2.62
82	2.598
83	2.576
84	2.555
85	2.533
86	2.513
87	2.492
88	2.472
89	2.453
90	2.434
91	2.415
92	2.396
93	2.378
94	2.36
95	2.342
96	2.325
97	2.308
98	2.291
99	2.275
100	2.258
101	2.242
102	2.227
103	2.211
104	2.196
105	2.181
106	2.166
107	2.152
108	2.137
109	2.123
110	2.109
111	2.109
112	2.082
113	2.069
114	2.056
115	2.043
116	2.03
117	2.018
118	2.006
119	1.993
120	1.981

25 Year	
Time	I
1	16.353
2	15.215
3	14.244
4	13.405
5	12.671
6	12.023
7	11.447
8	10.93
9	10.464
10	10.042
11	9.656
12	9.303
13	8.978
14	8.678
15	8.4
16	8.142
17	7.902
18	7.677
19	7.466
20	7.268
21	7.082
22	6.906
23	6.74
24	6.583
25	6.434
26	6.293
27	6.158
28	6.03
29	5.908
30	5.792
31	5.68
32	5.574
33	5.472
34	5.374
35	5.28
36	5.189
37	5.103
38	5.019
39	4.939
40	4.861
41	4.786
42	4.714
43	4.644
44	4.577
45	4.511
46	4.448
47	4.387
48	4.328
49	4.27
50	4.215
51	4.161
52	4.108
53	4.057
54	4.007
55	3.959
56	3.912
57	3.867
58	3.822
59	3.779
60	3.737

25 Year	
Time	I
61	3.696
62	3.656
63	3.617
64	3.578
65	3.541
66	3.505
67	3.469
68	3.435
69	3.401
70	3.368
71	3.335
72	3.303
73	3.272
74	3.242
75	3.212
76	3.183
77	3.155
78	3.127
79	3.099
80	3.073
81	3.046
82	3.02
83	2.995
84	2.97
85	2.946
86	2.922
87	2.899
88	2.876
89	2.853
90	2.831
91	2.809
92	2.788
93	2.767
94	2.746
95	2.726
96	2.706
97	2.686
98	2.667
99	2.648
100	2.629
101	2.61
102	2.592
103	2.574
104	2.557
105	2.54
106	2.523
107	2.506
108	2.489
109	2.473
110	2.457
111	2.457
112	2.426
113	2.41
114	2.395
115	2.38
116	2.366
117	2.351
118	2.337
119	2.323
120	2.309

50 Year	
Time	I
1	17.386
2	16.21
3	15.204
4	14.333
5	13.57
6	12.895
7	12.294
8	11.755
9	11.268
10	10.825
11	10.421
12	10.051
13	9.71
14	9.395
15	9.102
16	8.831
17	8.577
18	8.34
19	8.117
20	7.908
21	7.711
22	7.525
23	7.349
24	7.183
25	7.025
26	6.875
27	6.732
28	6.596
29	6.467
30	6.343
31	6.224
32	6.111
33	6.002
34	5.897
35	5.797
36	5.701
37	5.608
38	5.519
39	5.433
40	5.35
41	5.27
42	5.193
43	5.118
44	5.046
45	4.976
46	4.908
47	4.843
48	4.779
49	4.717
50	4.658
51	4.6
52	4.543
53	4.488
54	4.435
55	4.383
56	4.333
57	4.284
58	4.236
59	4.189
60	4.144

50 Year	
Time	I
61	4.099
62	4.056
63	4.014
64	3.973
65	3.933
66	3.894
67	3.855
68	3.818
69	3.781
70	3.745
71	3.71
72	3.676
73	3.642
74	3.61
75	3.577
76	3.546
77	3.515
78	3.485
79	3.455
80	3.426
81	3.398
82	3.37
83	3.342
84	3.315
85	3.289
86	3.263
87	3.238
88	3.213
89	3.188
90	3.164
91	3.14
92	3.117
93	3.094
94	3.072
95	3.05
96	3.028
97	3.007
98	2.986
99	2.965
100	2.944
101	2.924
102	2.905
103	2.885
104	2.866
105	2.847
106	2.829
107	2.811
108	2.793
109	2.775
110	2.757
111	2.757
112	2.723
113	2.707
114	2.69
115	2.674
116	2.658
117	2.642
118	2.626
119	2.611
120	2.596



LOCATION MAP

N.T.S.

Prepared by:

Spoor Engineering Consultants, Inc.

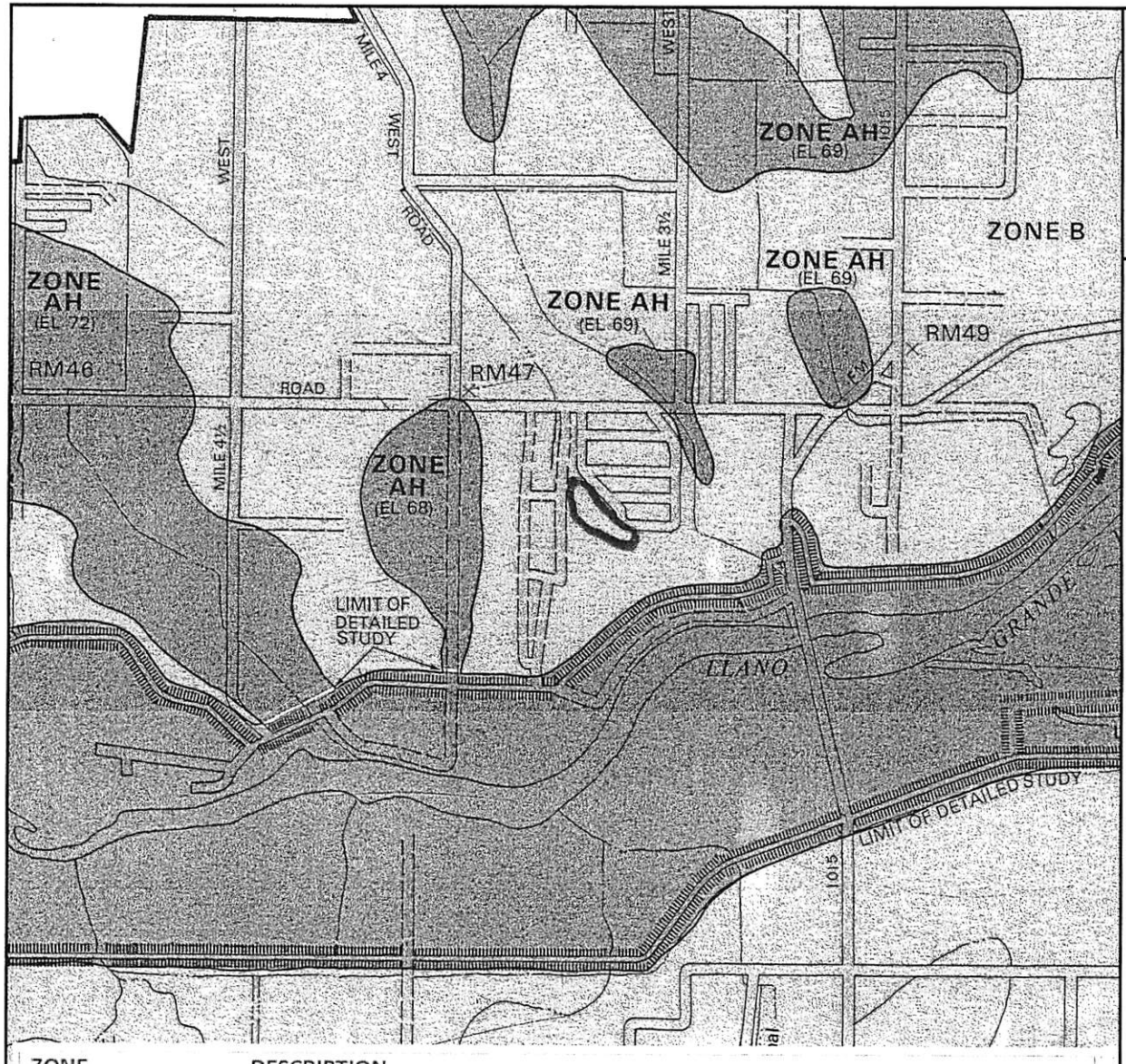
Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McALLEN, TEXAS 78501

SEC@spooreng.com (956) 683 1000

SEC INC



ZONE	DESCRIPTION
B and X (shaded)	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.

APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

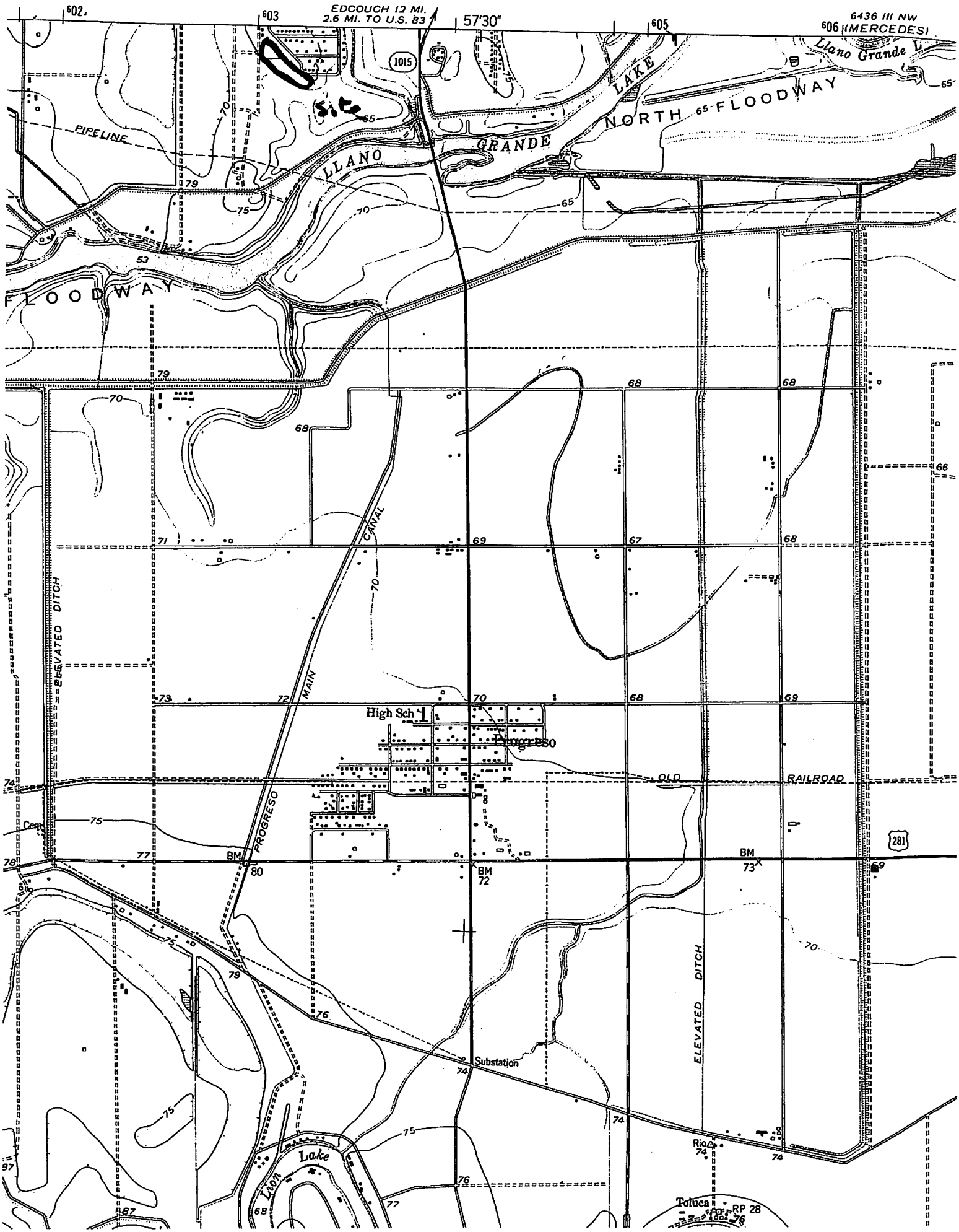
PANEL 525 OF 525

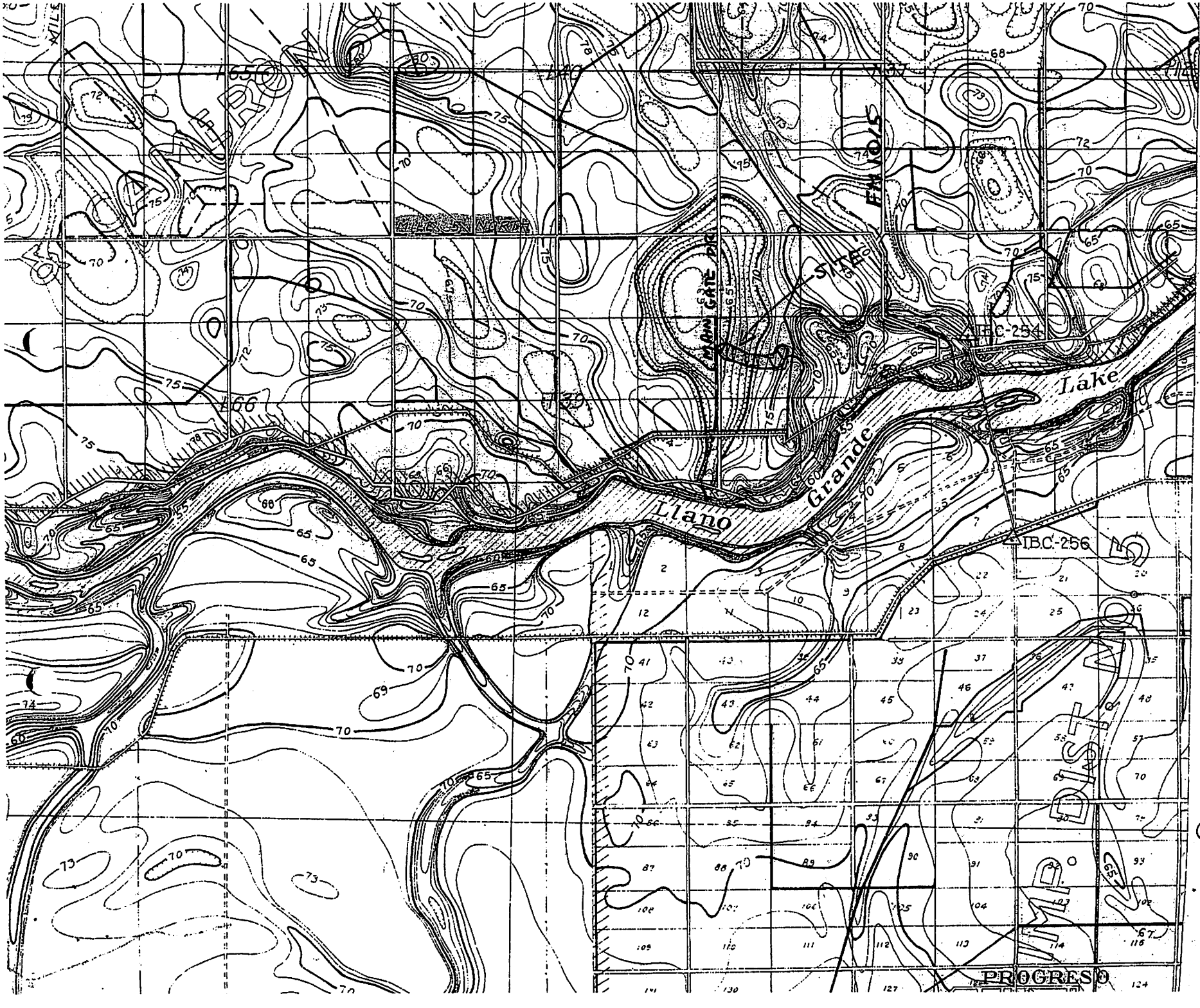
COMMUNITY-PANEL NUMBER
480334 0525 B

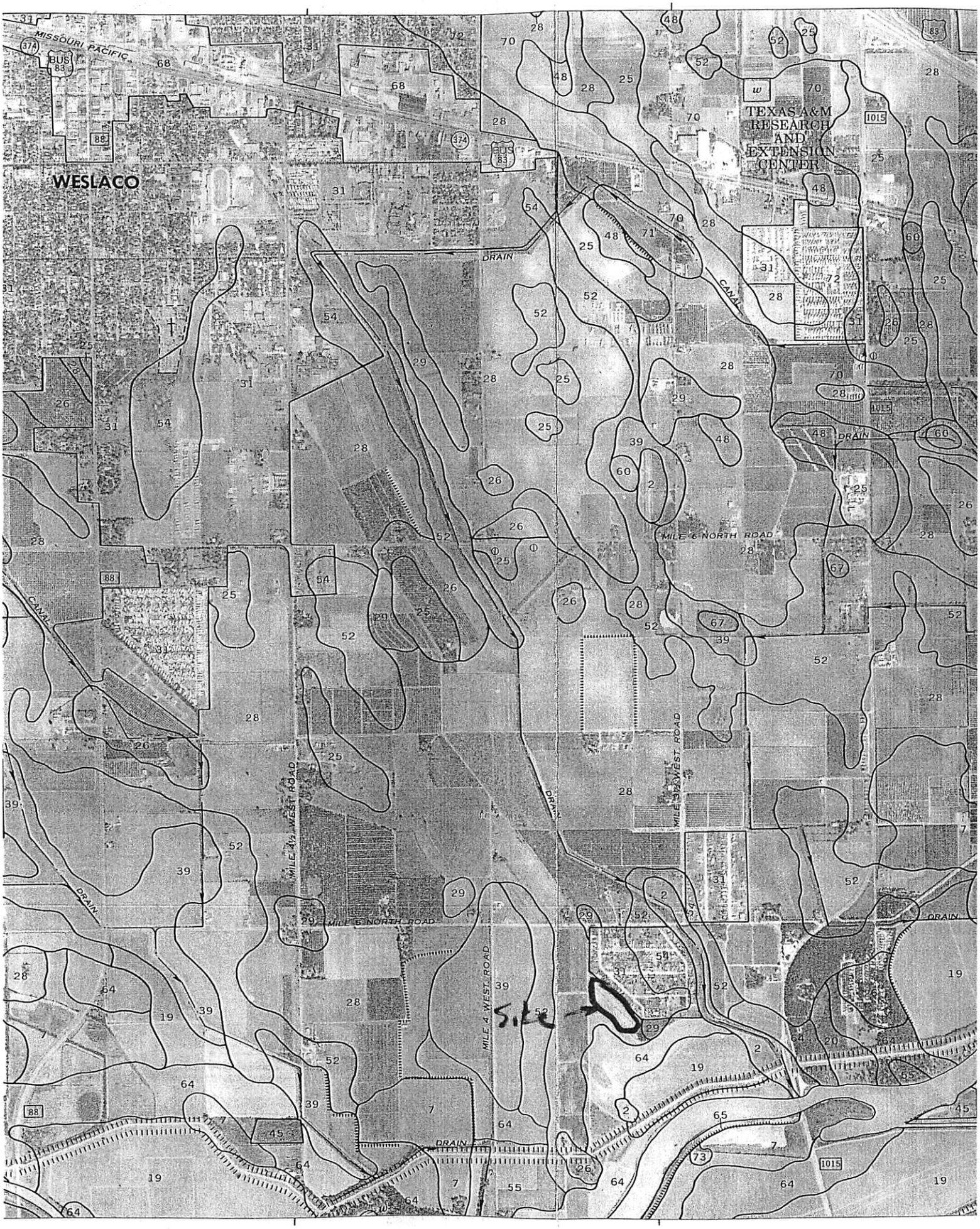
EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov


602
603
EDCOUCH 12 MI.
2.6 MI. TO U.S. 83
57'30"
605
606
6436 III NW
(MERCEDES)
Llano Grande L.
LAKE
1015
PIPELINE
LLANO GRANDE
NORTH FLOODWAY
FLOODWAY
ELEVATED DITCH
MAIN CANAL
PROGRESO
High Sch
OLD RAILROAD
281
BM
80
BM
72
BM
73
ELEVATED DITCH
Substation
Lake
Rio
Poluca
RP 28


08'
MILE 5 N.
06'
Llano
Grande
Lake
SITE
MAIN GATE
IBC-254
IBC-256
PROGRESO


WESLACO
TEXAS A&M RESEARCH AND EXTENSION CENTER
MISSOURI PACIFIC
BUS 83
374
88
1015
DRAIN
CANAL
MILE 6 NORTH ROAD
MILE 5 NORTH ROAD
MILE 4½ WEST ROAD
MILE 4 WEST ROAD
MILE 3½ WEST ROAD

28—Hidalgo sandy clay loam, 0 to 1 percent slopes. This deep, nearly level soil is on convex uplands. Areas are mostly broad and irregular in shape and range from 25 to more than 900 acres.

Typically, the surface layer is dark grayish brown sandy clay loam about 17 inches thick. The next layer, from 17 to 28 inches, is brown sandy clay loam. The next layer, from 28 to 38 inches, is pale brown clay loam. The layer extending from 38 to 80 inches is very pale brown sandy clay loam. The soil is calcareous throughout.

This soil is well drained. Surface runoff is slow. Permeability is moderate, and the available water capacity is high. A few areas of this soil have been altered by land leveling for irrigation. In these areas the soil has a thin surface layer because of cutting, in a few areas it has a thick surface layer because of filling; and in a few areas all of the surface layer has been removed. The root zone is deep and is easily penetrated by plant roots. The hazards of water erosion and soil blowing are slight.

Included with this soil in mapping are small areas of Raymondville and Willacy soils and Hidalgo soils that have a fine sandy loam surface layer. The included soils make up less than 20 percent of this map unit.

This Hidalgo soil is used mostly as irrigated and nonirrigated cropland and for citrus.

This soil has high potential for nonirrigated and irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, sugarcane, and cool and warm season vegetables. This soil has high potential for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, and providing adequate surface drainage are necessary. Cropping systems that include high residue crops help to maintain or improve soil tilth and provide organic matter. Land leveling reduces runoff and permits a better distribution of irrigation water. Surface drainage is useful in removing excess water after heavy rainfall. Subsurface tile drainage lowers the high water table that can develop from irrigation. The high lime content of this soil can cause chlorosis of some plants, especially in areas where the surface layer has been removed by land leveling. Applying mulch or manure helps offset the loss of organic matter from land leveling.

Potential is high for nonirrigated and irrigated pasture grasses (fig. 8). Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain vigorous plants. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil.

Potential is high for rangeland. In open grassland, the dominant grasses in the potential plant community consist of twoflower trichloris, fourflower trichloris, and plains bristlegrass; woody plants include spiny hackberry and kidneywood; and forbs include bundleflower and bushsunflower.

With continuous heavy grazing by livestock, twoflower trichloris, fourflower trichloris, and plains bristlegrass decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, pink pappusgrass, and lovegrass tridens. If heavy grazing continues for many years, whitebrush, lime pricklyash, pricklypear, and other woody plants form a dense canopy that has an understory of threeawn, tumblegrass, and sandburs. Brush encroachment on this soil is a major range management problem.

Potential is high for habitat for deer, javelina, and coyote. Nesting areas are plentiful for doves, quail, and songbirds.

Potential is medium for urban uses and high for recreation uses. The main limitations are shrinking and swelling of the soil and high corrosivity to uncoated steel.

This Hidalgo soil is in capability subclass IIc, nonirrigated and in class I, irrigated; it is in the Gray Sandy Loam range site.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for--		Features affecting--			
	Pond reservoir areas	Embankments, dikes, and levees	Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24---------- Hebbronville	Severe: seepage.	Moderate: piping.	Favorable------	Favorable------	Soil blowing---	Favorable.
25, 26---------- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable------	Favorable------	Favorable------	Favorable.
27---------- Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope----------	Slope----------	Favorable------	Favorable.
28, 29---------- Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable------	Favorable------	Favorable------	Favorable.
30---------- Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt----	Wetness, excess salt.	Wetness--------	Excess salt, droughty.
31:* Hidalgo----------	Moderate: seepage.	Moderate: piping.	Favorable------	Favorable------	Favorable------	Favorable.
Urban land.						
32:* Jimenez----------	Severe: cemented pan.	Severe: thin layer.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
Quemado----------	Severe: cemented pan.	Severe: seepage.	Cemented pan---	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33---------- Laredo	Severe: seepage.	Moderate: piping.	Favorable------	Erodes easily	Erodes easily	Erodes easily.
34---------- Matamoros	Slight---------	Moderate: hard to pack.	Percs slowly, floods.	Slow intake, percs slowly, floods.	Percs slowly---	Percs slowly.
35, 36, 37, 38---- McAllen	Moderate: seepage.	Moderate: piping.	Favorable------	Favorable------	Favorable------	Favorable.
39---------- Mercedes	Slight---------	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
40---------- Mercedes	Slight---------	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly, excess salt.	Percs slowly---	Excess salt, droughty, percs slowly.
41---------- Mercedes	Slight---------	Severe: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.
42---------- Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43:* Nueces----------	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
Sarita----------	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy------	Droughty.
44---------- Olmito	Slight---------	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly.	Percs slowly---	Percs slowly.

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
13:*										
Randado	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented	---	---	---	---	---	---	---	---
14 Falfurrias	0-80	Fine sand	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15 Grulla	0-7	Clay	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18 Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20 Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24 Hebbronville	0-17	Sandy loam	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27 Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30 Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

City of Weslaco
Engineering Division
255 S. Kansas ◇ Weslaco, TX 78570 ◇ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Greener Pastures Mobile Home Subd. Ph II

Location: Main Gate Drive and Corral Drive

Applicant: Steve Spoor ☐Owner ☒Agent

Address: 202 So. 4th St. McAllen, TX Phone Number: 683-1000

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
240	Mobile Home Park	N/A	N/A	14	15	13	327

Comments:

Prepared by: Steve Spoor Date:

Address: 202 So. 4th St. McAllen, TX Phone Number: 683-1000

(For Official Use Only, Do Not Write In This Box)

_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

City of Weslaco
Engineering Division
255 S. Kansas ◇ Weslaco, TX 78570 ◇ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Greener Pastures Phase II

Location: Mile 4 3/4 North and Main Gate Drive

Applicant: Steve Spoor ☐Owner ☒ Agent

Address: 202 So. 4th St. McAllen TX Phone Number: 683-1000

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family	2.94	N/A	Net addition 9 lots	18	13	

Comments: Exist. Lots = 5 Proposed Lots = 14 Net new lots = 9

Prepared by: Steve Spoor Date:

Address: 202 So. 4th St McAllen TX Phone Number: 683-1000

(For Official Use Only, Do Not Write In This Box)

_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

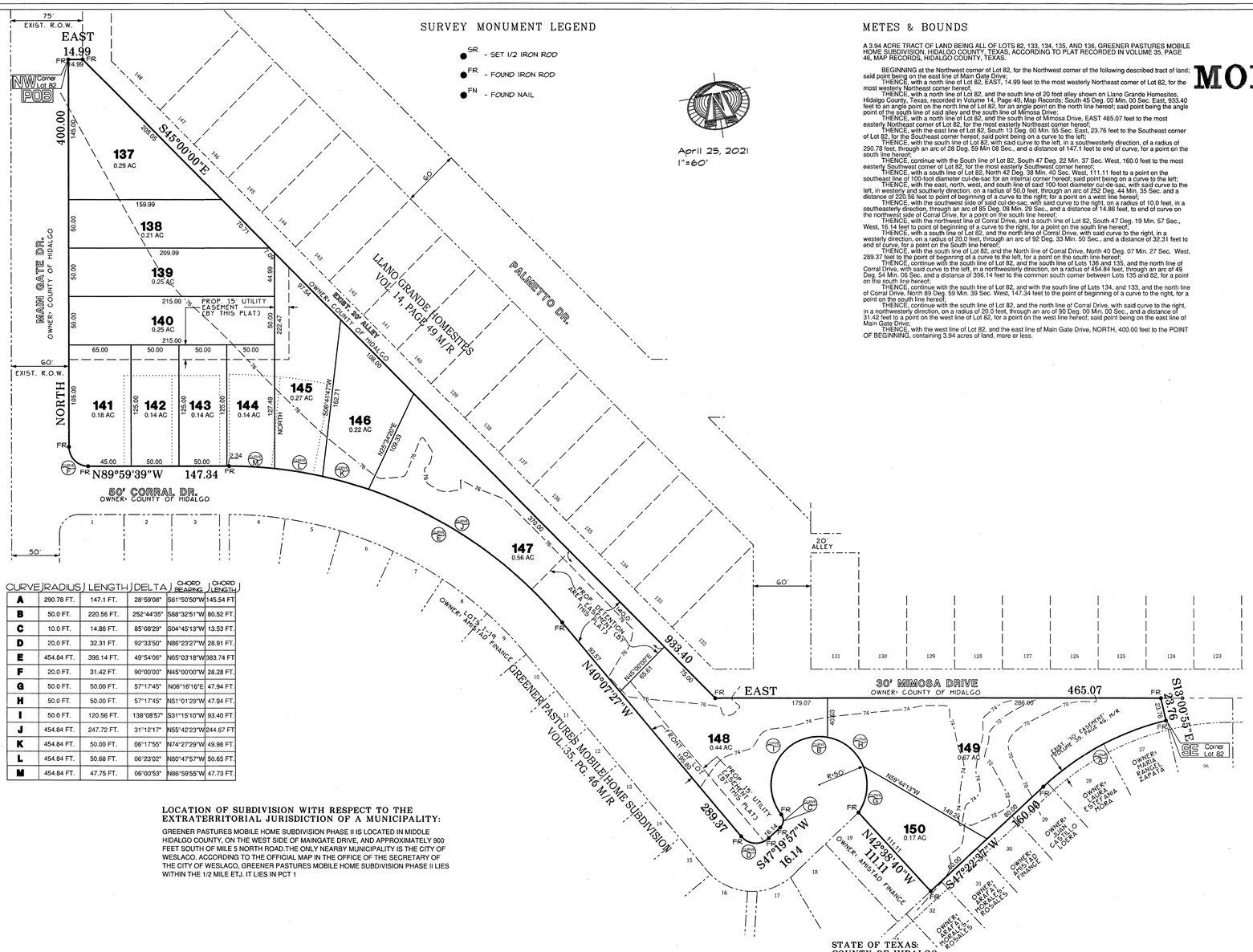
_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.


75' EXIST. R.O.W.
EAST
14.99
NW Corner Lot 82
POB
400.00
145.00
S45°00'00"E
209.85
MAIN GATE DR.
OWNER: COUNTY OF HIDALGO
137
0.29 AC
159.99
138
0.21 AC
209.99
139
0.25 AC
PROP. 15' UTILITY EASEMENT (BY THIS PLAT)
140
0.25 AC
215.00
65.00
50.00
60' EXIST. R.O.W.
NORTH
108.00
141
0.18 AC
142
0.14 AC
143
0.14 AC
144
0.14 AC
145
0.27 AC
146
0.22 AC
147
0.56 AC
45.00
N89°59'39"W
147.34
50' CORRAL DR.
OWNER: COUNTY OF HIDALGO
LLANO GRANDE HOMESITES VOL. 14, PAGE 49 M/R
PALMETTO DR.
EAST 20' ALLEY
OWNER: COUNTY OF HIDALGO
97.54
108.00
S06°41'47"W
162.71
N03°29'29"E
108.35
60'
2.34
2.34
2.34

GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II

A 3.94 ACRE TRACT OF LAND BEING LOTS 82, 133, 134, 135, AND 136, GREENER PASTURES MOBILE HOME SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

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

ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____

OF MAP RECORDS OF HIDALGO COUNTY

BY: _____ DEPUTY: _____

Mar. 26, 2021
1"=50'

Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th. Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000
SEC INC

NW Corner Lot 82 PDB

MAIN GATE DR.

EXIST. SAN. SEWER MANHOLE TOP: INV:

PROP. 4" SVC.

EXIST. 8" SANITARY SEWER LINE

PROP. FIBERGLASS MANHOLE ON EXIST. 8" LINE TOP: 16.3 INV: 10.2

PROP. 4" SEWER SERVICE W/ 4" RISER (TYPICAL)

PROP. 1" SVC. TO SINGLE 3/4" METER STOP (TYPICAL)

PROP. CLEANOUT AND 8" CAP

CUT EXIST. 8" WATER INSTALL 8" TEE W/ 8" VALVE

PROPOSED 8"x6" TEE W/ 6" VALVE AND FIRE HYDRANT

CONNECT TO EXIST. 6" WATER W/ 8"x6" TEE W/ 6" VALVE

PALMETTO DR.

EXIST. 20' ALLEY

50' CORRAL DR.

50' LONGHORN DR.

30' MIMOSA DRIVE

STEER DRIVE

EXIST. 8" SANITARY SEWER LINE

EXIST. FIRE HYDRANT (RELOCATE)

EXIST. 6" SANITARY SEWER LINE

EXIST. FIRE HYDRANT

PROP. 12" DRAIN W/ 2'x2' CONC.

PROP. CURB INLET TO BE ABLE TO DRAIN PROPOSED AND EXIST. AREA

PROP. 6" SDR-26 C900 DR-18 CLASS 150 WATER LINE

PROP. 6" GATE VALVE AND 2" AIR VALVE

CONNECT PROP. 12" DRAIN TO EXIST. INLET

PROP. 4" SEWER SERVICE W/ 4" RISER (TYPICAL)

PROP. 1" SVC. TO SINGLE 3/4" METER STOP (TYPICAL)

SE Corner Lot 82

BORDER OF 100 YEAR AREA OR BLOCKS 3,1,2

912' BACK-BACK

120'

137 138 139 140 141 142 143 144 145 146 147 148 149 150

8"SS 8"W 6"W 6'S5 18"D 30"D

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT

1.- I JOHN G. PHILLIPS, PRESIDENT OF AMISTAD FINANCE, L.L.C. , SUBDIVIDER OF GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II, 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, AND 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 COUNTY REGULATIONS.

AMISTAD FINANCE, L.L.C. a Texas Limited Liability Company

_____

JOHN G. PHILLIPS, PRESIDENT
P.O. BOX 6147
MCALLEN, TEXAS 78502

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN G. PHILLIPS, PRESIDENT OF AMISTAD FINANCE, LLC, PERSONALLY APPEARED AND PROVED, THROUGH THEIR DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAIND THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERBY EXPRESSED.

ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED.

THIS THE ____ DAY OF _____ , 2020.

_____

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

COST ESTIMATE:

WATER DISTRIBUTION:	$28,500
DRAINAGE IMPROVEMENTS:	$5,000
SANITARY SEWER IMPROVEMENTS:	$12,100

MAIN CONTACT INFORMATION

SHEET		NAME:	ADDRESS:	CITY, STATE, ZIP	PHONE	EMAIL
2 OF 2	OWNER(S)	JOHN G. PHILLIPS	P.O. BOX 6147	MCALLEN, TEXAS 78502	956-683-1000	3IREOROYALE@GMAIL.COM
	ENGINEER	STEVE SPOOR	202 S. 4TH ST.	MCALLEN, TEXAS 78501	956-683-1000	SEC@SPOORENG.COM
	SURVEYOR	PABLO PENA, III	1001 W. WHITEWING	MCALLEN, TEXAS 78501	956-682-8812	PAUL@PENAENG.COM

FINAL ENGINEERING REPORT FOR GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II
BY STEVE SPOOR, P.E.

GENERAL
THIS RESUBDIVISION OF 5 RESIDENTIAL LOTS INTO 14 RESIDENTIAL LOTS WILL BE SERVED BY CITY OF WESLACO POTABLE WATER AND SANITARY SEWER.

WATER SUPPLY - DESCRIPTION AND COSTS
THE EXISTING GREENER PASTURES WATER SYSTEM CONSISTS OF 8 INCH AND 6 INCH LINES THAT SERVE THE EXISTING LOTS AND INCLUDES FIRE HYDRANTS AS MAINTAINED BY THE CITY OF WESLACO. A NEW 8 INCH LINE WILL CONNECT TO THE EXISTING 8 INCH LINE ON MAINGATE DRIVE AND WILL BE EXTENDED EAST ALONG THE NORTH SIDE OF CORRAL STREET. TWO EXISTING DEAD END LINES WILL BE LOOPED TO THE NEW CORRAL LINE. TWO NEW AND/OR RELOCATED FIRE HYDRANTS WILL BE INSTALLED ON THE CORRAL LINE. THE NEW LOTS ON CORRAL DRIVE WILL HAVE NEW WATER SERVICES INSTALLED ON THE NEW CORRAL LINE. THE NEW LOTS FRONTING ON MAINGATE DRIVE WILL HAVE NEW WATER SERVICES INSTALLED ON THE EXISTING 8 INCH LINE ON MAINGATE DRIVE. WATER SERVICES WILL CONSIST OF DUAL OR SINGLE 3/4 INCH METER STOPS READY FOR 3/4 INCH METERS TO BE FURNISHED BY THE CITY OF WESLACO.
THE TOTAL COST OF THE PROPOSED SYSTEM IS $28,500 OR $2,036 PER LOT. THE PROPOSED SYSTEM WILL MEET CITY OF WESLACO STANDARDS FOR CONSTRUCTION AND WILL BE INSPECTED AND ACCEPTED BY THE CITY OF WESLACO WHEN ALL TESTING AND INSPECTIONS HAVE BEEN COMPLETED.

SANITARY SEWER FACILITIES - DESCRIPTION AND COST
RESIDENTIAL SEWAGE FACILITIES WILL BE BY GRAVITY FLOW TO EXISTING CITY OF WESLACO 8 INCH AND 6 INCH GRAVITY LINES LOCATED IN THE EXISTING ALLEY ALONG THE NORTHEAST LINE OF THIS SITE. EACH LOT WILL BE PROVIDED WITH A 4 INCH RISER TO ABOVE GROUND FOR LOCATING THE SERVICE. THE ESTIMATED COST FOR THIS PROPOSED SYSTEM IS $12,100 OR $865 PER LOT. THE MONTHLY CHARGE FOR SANITARY SEWER COLLECTION AND TREATMENT WILL BE INCLUDED IN THE MONTHLY UTILITY BILL FROM THE CITY OF WESLACO.

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 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 $28,500 WHICH EQUALS TO $2,036 PER LOT.
SEWAGE FACILITIES - SANITARY SEWAGE SYSTEM IS ESTIMATED TO COST $12,100 WHICH EQUALS TO $865 PER LOT.

STEVE SPOOR
SPOOR ENGINEERING CONSULTANTS, INC.
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NUMBER 56752

REPORTE FINAL DE INGENIERÍA PARA LA SUBDIVISION GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II
POR STEVE SPOOR, P.E.

GENERAL
ESTA RESUBDIVISIÓN DE 5 LOTES RESIDENCIALES EN 14 LOTES RESIDENCIALES SERÁ SERVIDA POR LA CIUDAD DE WESLACO AGUA POTABLE Y ALCANTARILLADO SANITARIO.

SUMINISTRO DE AGUA - DESCRIPCIÓN Y COSTOS
EL SISTEMA DE AGUA DE GREENER PASTURES EXISTENTE CONSTA DE LÍNEAS DE 8 PULGADAS Y 6 PULGADAS QUE ATENDEN LOS LOTES EXISTENTES E INCLUYEN HIDRANTES CONTRA INCENDIOS MANTENIDOS POR LA CIUDAD DE WESLACO. UNA NUEVA LÍNEA DE 8 PULGADAS SE CONECTARÁ A LA LÍNEA EXISTENTE DE 8 PULGADAS EN MAINGATE DRIVE Y SE EXTENDERÁ AL ESTE A LO LARGO DEL LADO NORTE DE CORRAL STREET. DOS LÍNEAS EXISTENTES DE FINALES MUERTOS SERÁN ENROLLADAS A LA NUEVA LÍNEA CORRAL. SE INSTALARÁN DOS HIDRANTES CONTRA INCENDIOS NUEVOS Y / O REUBICADOS EN LA LÍNEA CORRAL. LOS NUEVOS LOTES EN CORRAL DRIVE TENDRÁN NUEVOS SERVICIOS DE AGUA INSTALADOS EN LA NUEVA LÍNEA DE CORRAL. LOS NUEVOS LOTES FRONTALES EN MAINGATE DRIVE TENDRÁN NUEVOS SERVICIOS DE AGUA INSTALADOS EN LA LÍNEA EXISTENTE DE 8 PULGADAS EN MAINGATE DRIVE. LOS SERVICIOS DE AGUA CONSTRUIRÁN EN PARADAS DE MEDIDAS DE 3/4 PULGADAS DOBLES O SIMPLES LISTAS PARA METROS DE 3/4 PULGADAS PARA SER AMUEBLADAS POR LA CIUDAD DE WESLACO.
EL COSTO TOTAL DEL SISTEMA PROPUESTO ES DE $ 28,500 O $ 2,036 POR LOTE. EL SISTEMA PROPUESTO CUMPLIRÁ CON LAS NORMAS DE CONSTRUCCIÓN DE LA CIUDAD DE WESLACO Y SERÁ INSPECCIONADO Y ACEPTADO POR LA CIUDAD DE WESLACO CUANDO SE HAYAN COMPLETADO TODAS LAS PRUEBAS E INSPECCIONES.

INSTALACIONES DE ALCANTARILLADO SANITARIO - DESCRIPCION Y COSTO
LAS INSTALACIONES RESIDENCIALES DE AGUAS RESIDENCIALES SERÁN POR FLUJO DE GRAVEDAD HACIA LAS LÍNEAS DE GRAVEDAD DE 8 PULGADAS Y 6 PULGADAS DE LA CIUDAD DE WESLACO UBICADAS EN EL CALLEJÓN EXISTENTE EN LA LÍNEA NORESTE DE ESTE SITIO. CADA LOTE SERÁ PROPORCIONADO CON UN SERVICIO DE 4 PULGADAS CON UN ELEVADOR DE 4 PULGADAS POR ENCIMA DEL SUELO PARA UBICAR EL SERVICIO. EL COSTO ESTIMADO PARA ESTE SISTEMA PROPUESTO ES $ 12,100 O $ 865 POR LOTE. EL CARGO MENSUAL POR RECOGIDA Y TRATAMIENTO DE ALCANTARILLAS SANITARIAS SERÁ INCLUIDO EN LA FACTURA MENSUAL DE SERVICIOS PÚBLICOS DE LA CIUDAD DE WESLACO.

CERTIFICACIÓN
CON MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ARRIBA CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCIÓN 16.343, CÓDIGO DE AGUA. CERTIFICO QUE LOS COSTOS DE INSTALACIÓN DE LAS INSTALACIONES CONSTRUIDAS DE AGUA Y ALCANTARILLADO, ANTERIORES, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES SERÁN CONSTRUIDAS, CON LA INSTALACIÓN DE CAJAS DE MEDIDOR DE AGUA, HAN COSTADO UN GRAN TOTAL DE $ 28,500 QUE ES IGUAL A $ 2,036 POR LOTE.
INSTALACIONES DE AGUAS RESIDUALES - EL SISTEMA DE AGUAS RESIDUALES SANITARIAS COSTARÁ $ 12,100, QUE ES IGUAL A $ 865 POR LOTE.

STEVE SPOOR
SPOOR ENGINEERING CONSULTANTS, INC.
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NUMBER 56752

DRAINAGE STATEMENT

This 14 lot subdivision, comprising 3.94 net acres, is located on the east side of Main Gate Drive, approximately 1,000 feet south of Mile 5 North Road, and is located in the ETJ of the City of Weslaco. As noted, it is a resubdivision of 5 existing lots from a recorded subdivision.

This property falls in Zone "B" of the Flood Insurance Rate Maps, Community Panel 480334 0525 B, Effective Date of January 2, 1981. Zone "B" is described as: "Area of moderate flood hazard, usually the area between the limits of the 100 year and 500 year floods. B zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100 year floods, or shallow flooding areas with average depths of less than one foot or drainage areas less the one square mile."

Topographic maps of the area indicate a natural ground slope to the east. This site falls in Area "28" (Hidalgo Sandy Clay Loam, Group C, Unified Class CL,SL) of the Hidalgo County Soil Survey. A more detailed description of Hidalgo Sandy Clay Loam can be found in the attachments to this narrative.

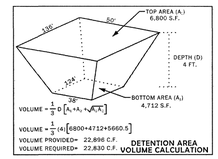
This site is currently vacant. Proposed is single family residential.

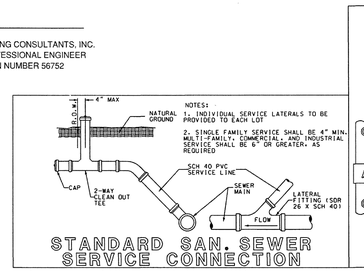
Presently, this site is served by the drainage system of the County, consisting of a pair of curb inlets and an 18 inch drain on Corral Drive, draining southeast, approximately 250 feet. At this junction the 18 inch is intercepted by another curb inlet on Steer Drive, then drains east, via a 30 inch drain, into an existing, private, detention area. The existing detention area drains northwest, via and 18 inch drain, into an H.C.D.D. No. 1 drainage ditch, which flows east and south.

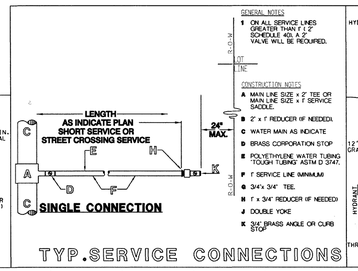
Drainage improvements for this site include a private detention area and 12 inch drain along Corral Drive, connecting to the above mentioned curb inlet. New curb inlets and a new drain crossing Corral Drive will route street runoff into the proposed detention area.

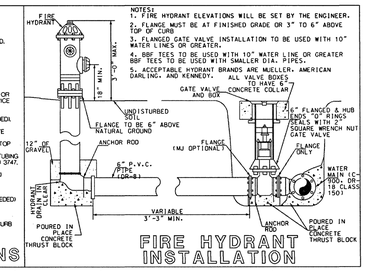
In order to prevent an increase in runoff, rainfall detention will be accomplished on site in the detention areas, as approved by the City under the subdivision approval process and as shown on the attached drainage plan. In accordance with the attached drainage calculations, this property is required to detain 0.52 acre-feet (22,830 cubic feet). Data from Table 2 indicates an existing flowrate of 4.6 cubic feet per second (10 year), which will increase to 21.04 cubic feet per second (50 year) for developed conditions. Finished floor elevation will be set above the 100 year flood level.

STEVE SPOOR
SPOOR ENGINEERING CONSULTANTS, INC.
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NUMBER 56752



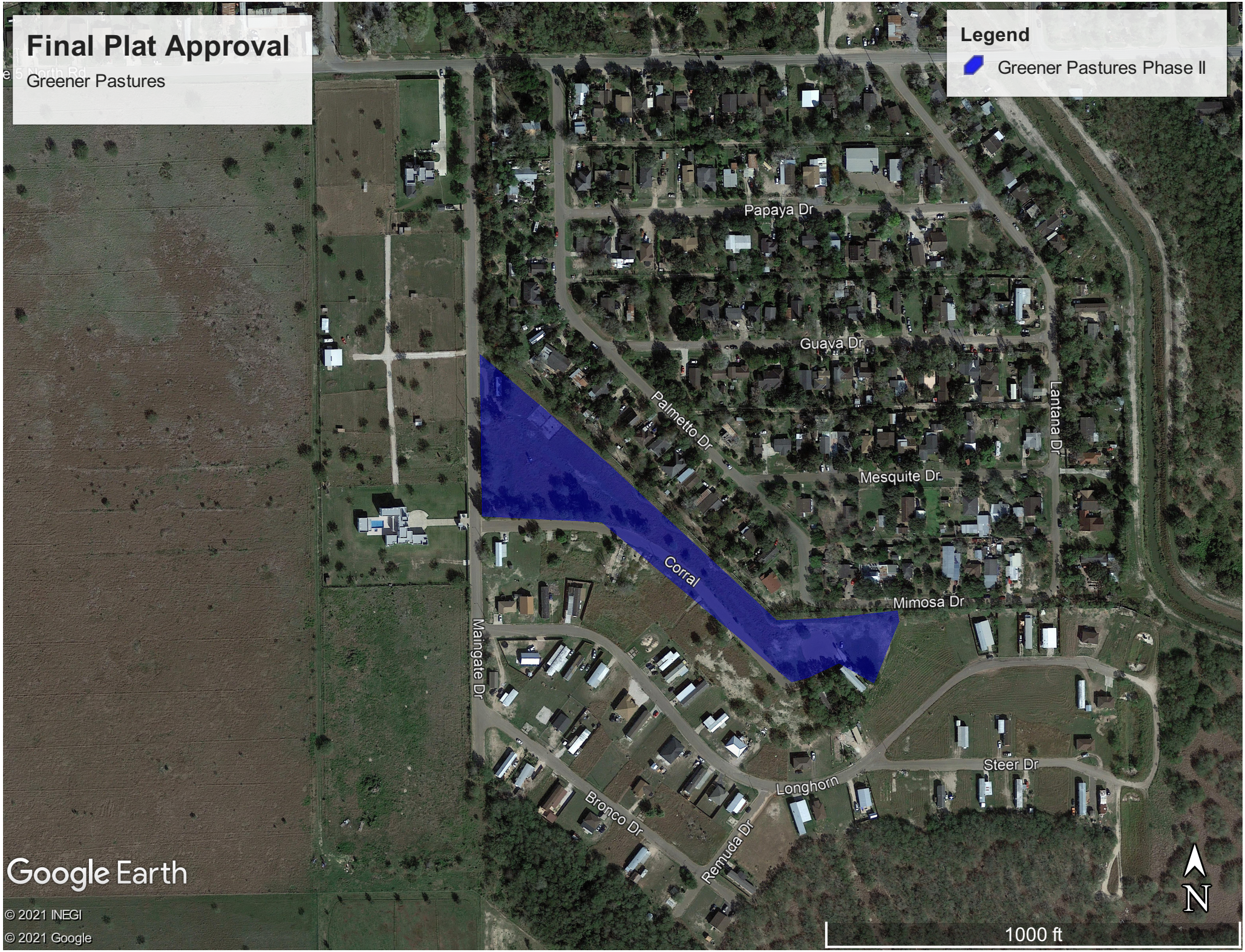






4-22-21

STATE OF TEXAS
STEPHEN SPOOR
56752
REGISTERED PROFESSIONAL ENGINEER


Final Plat Approval
Greener Pastures
Legend
Greener Pastures Phase II
Papaya Dr
Guava Dr
Palmetto Dr
Lantana Dr
Mesquite Dr
Corral
Mimosa Dr
Maingate Dr
Steer Dr
Longhorn
Bronco Dr
Remuda Dr
Google Earth
© 2021 INEGI
© 2021 Google
N
1000 ft

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4197

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Vaquero Estates Phase V– being a re-subdivision of 86.961acres being all of farm tract 1072 out of Farm Tract 1065,1066 & 1071, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed two hundred seventy-four (274) lot subdivision is outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 8" waterline and sewer by North Alamo Water Supply Company services through an 6" sewer line. The property is within a Flood Zone "X". Applicant was granted a variance for off-site drainage.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of the final plat and compliance with the ordinance on the variance request

Attachments, if any:
Vaquero Estates- Final Plat- Memo, VAQUERO ESTATES PH 5 - Letter Of Support, VAQUERO ESTATES PH V - Application and Drainage Report, VAQUERO V-PLAT

(1), VAQUERO V-PLAT (2), Vaquero Estates- Aerial
Responsibilities upon Approval: Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Vaquero Estates-Final Plat

DATE: May 12, 2021

The proposed use for the 274-lot subdivision will be for single family residential use. The developer has also requested a variance to permit off-sit drainage and has received a letter of support from the Drainage District and the Irrigation District.

The proposed development will be receiving water and sanitary sewer from NAWSC, however the property lies within the City of Weslaco Sanitary Sewer CCN. The developer will be required to enter into an interlocal agreement with the City and NAWSC for the sewer connection. The developer has complied with all departmental and Planning & Zoning comments.

Thank you,

Rebekah de la Fuente, CFM

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
RAUL E. SESIN, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RICHARD F. CORTEZ	EVERARDO "EVER" VILLARREAL	ELLIE TORRES
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

March 10, 2021

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: VAQUERO ESTATES PHASE V

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Vaquero Estates Phase V Subdivision, Mario A. Reyna, P.E. Our office has reviewed the proposed drainage statement for the above-mentioned development and sees no objections to the engineer's plan, to discharge into the existing HCDD1 ditch. Our office also requires that the new development accounts for the volume associated with the stormwater runoff generated from the developed property for a 50-year frequency storm event.

In summary, HCDD No.1 approves the concept of the drainage detention being provided by excavating the existing drainage ditch along the East of the subdivision and dedicating 325.0 feet of right of way from the property line.

If you have any questions or need additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

Hector Garcia
Hector H. Garcia De Pena, EIT
District Engineer-in-Training

CC: Mr. Raul E. Sesin, PE CFM – Hidalgo County Drainage District General Manager

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 04/06/2021

Mr. Mario A. Reyna P.E
Melden & Hunt, Inc.
115 West McIntrye
Edinburg, Texas 78541

RE: **Vaquero Estates Ph. 5** Subd. Drainage and Detention

Good Morning Mr. Reyna:

I have received your revised cross section and calculations dated 02/17/2021 for the **Vaquero Estates Ph. 5** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

The maintenance of this section is outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO H. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS
TBPELS Firm # F-1435
TBPELS # 10096900

DRAINAGE STATEMENT
VAQUERO ESTATES PHASE V

Revised Date: January 14, 2021

VAQUERO ESTATES PHASE V is an 86.961-acres tract being all of Farm Tract 1072 & out of Farm Tracts 1065, 1066 & 1071, West and Adams Tracts Subdivision, County of Hidalgo, Texas as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records. The property is located along the southeast intersection of F.M. 1015 and Mile 11 North Road. This subdivision falls outside the city limits of the City of Weslaco and within the 2 Mile ETJ. The property is currently open with a proposed 260-lots residential and 1 commercial lot use. This property is located in Zone "X" shaded & AE Zone in FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map Date: June 6, 2000. Revised to reflect LOMR Date May 30, 2002. Zone "X" shaded is 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 areas protected by levees from 100-year flood". Zone "AE" has been redefined to Zone "X" as per LOMR F Case No. 20-06-3073A.

The soils are (25) Hidalgo Fine Sandy Loan, (28) Hidalgo Sandy Clay Loam, (52) Raymondville Clay Loam & (70) Willacy Fine Sandy Loam. Soil Group "B" & "C" is moderately pervious with a relatively low plasticity index. This soil is in hydrologic group "B". (See excerpts from "Soil Survey of Hidalgo County, Texas"). For the purpose of this report, we will use soil type "D", the most common soil on the site.

Existing runoff is by surface flow in an easterly direction and has a runoff of 18.22 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 210.78 c.f.s. during the 50-year storm frequency per the attached calculation which is an increase of 192.56 c.f.s.

The propose drainage for **VAQUERO ESTATES PHASE V** consists of surface runoff from the lots into the proposed streets. The runoff shall flow to low points draining into proposed Type "A" & Type CC inlets, which will drain East within the proposed storm sewer system discharging into the Hidalgo & Cameron Counties Irrigation District No. 9 ditch. This existing Hidalgo & Cameron Counties Irrigation District No. 9 ditch flow north ultimately discharges into the Mercedes Later then East, ultimately draining into the I.B.W.C. FLOODWAY.

In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the improvements in this subdivision. 24,084.4 C.Y. of detention is required (Total Vol. required 650,279 cubic feet) for the proposed development. A total of 54,954.00 cubic yards (1,483,758.00 cubic feet) will be excavated from Hidalgo & Cameron Counties Irrigation District No. 9 ditch along the east side of this subdivision. The additional fill that is needed to fill the site past the BFE has been removed by HCDD #1 from surrounding ditches and imported by the developer onto the site.

☐ 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

H.C.D.D. NO. 1 — 2/17/21 DATE

By: _____ Date
Mario A Reyna, P.E.

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

DRAINAGE REPORT

PROJECT NAME: VAQUERO ESTATES PHASE V
PROJECT NUMBER: 20139
DATE: January 14, 2021

I. Existing Condition

Ex. Area:	3788035.91	sf	
	86.96	ac	
Imp.Area:	195105	sf	
% Imp. :	0.05		
Slope :	0.15	%	
tc :	283.89	min	
Rainfall Intensity (10yr)			1.048 in/hr
c factor			0.200
Q peak existing condition:			18.22 cfs

II. Future Condition

Future area:	3788035.91	sf	
	86.96	ac	
Estimated Imp. Area:	1061472	sf	
% Imp. :	0.28		
Slope :	0.20	%	
tc :	40.90	min	
Rainfall Intensity (50yr)			5.278 in/hr
c factor			0.459
Q future cond. = Aci = i *	=	210.78 *	0.46
		39.93594 i	

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	541.93	162579	18.22	5466	157113
10	0.17	10.83	432.31	259384	18.22	10932	248452
15	0.25	9.10	363.50	327147	18.22	16398	310749
20	0.33	7.91	315.81	378976	18.22	21864	357112
25	0.42	7.03	280.55	420825	18.22	27330	393495
30	0.50	6.34	253.31	455965	18.22	32796	423168
35	0.58	5.80	231.51	486168	18.22	38262	447906
40	0.67	5.35	213.66	512777	18.22	43728	469049
45	0.75	4.98	198.72	536547	18.22	49194	487353
50	0.83	4.66	186.02	558065	18.22	54660	503405
60	1.00	4.14	165.49	595780	18.22	65592	530188
90	1.50	3.16	126.36	682329	18.22	98388	583941
120	2.00	2.60	103.67	746451	18.22	131184	615266
180	3.00	1.95	77.92	841482	18.22	196777	644705
240	4.00	1.59	63.38	912648	18.22	262369	650279

Storage Required:	650279	cf
Storage Required:	14.928	Ac.-Ft.
w/ release rate of:	18.22	cfs
Storage:	650279	cf
Storage / Ac. Development:	0.172	Ac.Ft. per Ac.

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

1-13-21

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	Runoff Coefficient "c"
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemetaries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	2073484	47.601	16.660
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acr	0.25		0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.75	563,967	12.947	9.710
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.2	251344	5.770	1.154
Ditch Area	0.2	383815	8.811	1.762
Grassland	0.25	0	0.000	0.000
Cultivated	0.2		0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Existing Asphalt	0.9	195105	4.479	4.031
Proposed Asphalt	0.9	320320	7.354	6.618
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	0	0.000	0.000
Total:		3,788,035	86.961	39.936
Weighted "c":			**0.459**	

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

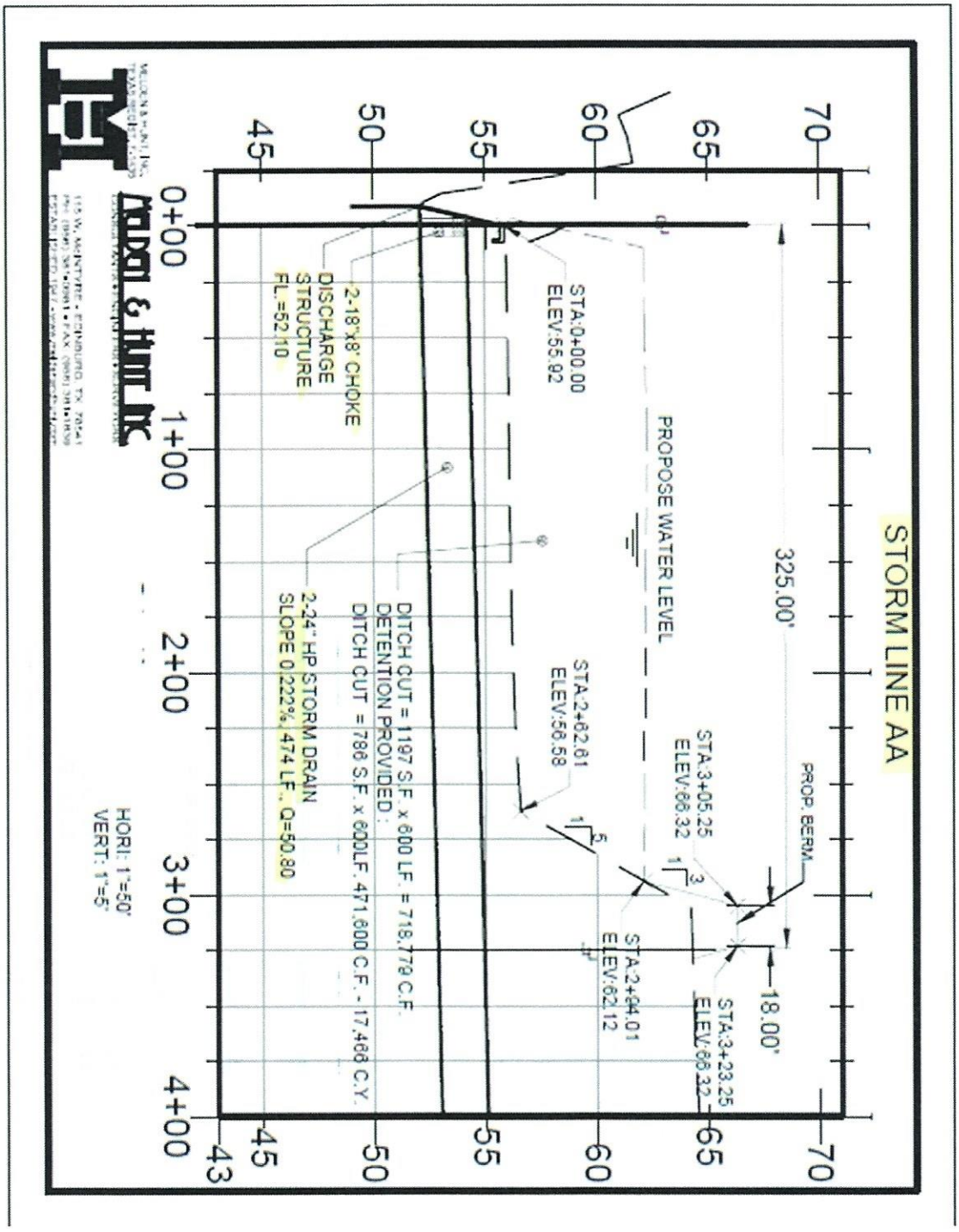
A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

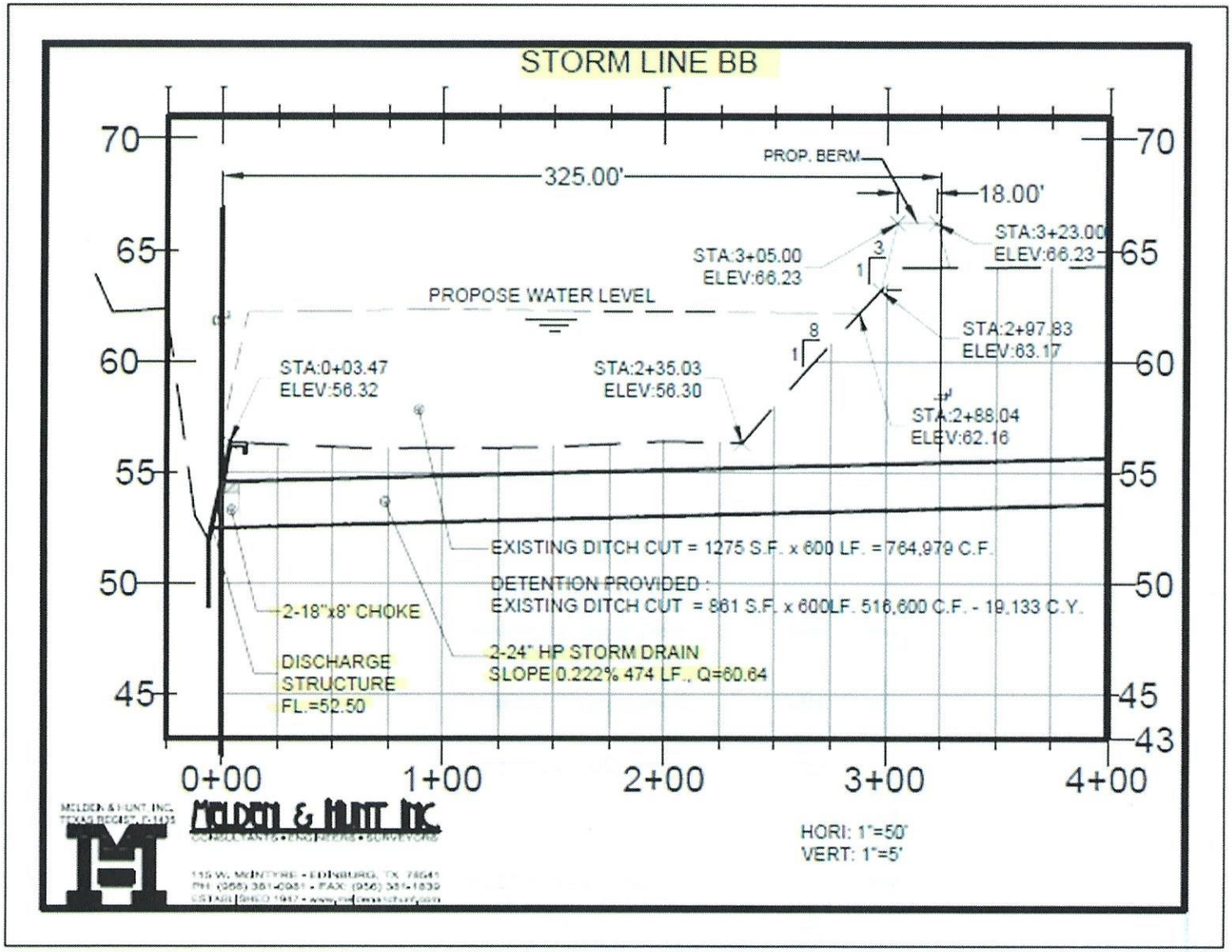
C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term



VOL. REQUIRED FOR SUBDIVISION TO REACH BFE:	97,107 C.Y.
VOL. REQUIRED SUBDIVISION DETENTION:	24,084 C.Y.
TOTAL:	121,191 C.Y.

VOL. FROM DITCH WIDENING:	54,954 C.Y.
VOL. FROM MOVING DIRT NOT IN FLOOD ZONE:	13,081 C.Y.
VOL. DIRT IMPORTED TO SUBDIVISION: FROM EXPANDED DITCHES IN THE VICINITY	53,156 C.Y.
TOTAL:	121,191 C.Y.


STORM LINE BB
70
65
60
55
50
45
43
325.00'
PROP. BERM
18.00'
STA:3+23.00
ELEV:66.23
STA:3+05.00
ELEV:66.23
3
1
PROPOSE WATER LEVEL
8
1
STA:2+97.83
ELEV:63.17
STA:0+03.47
ELEV:56.32
STA:2+35.03
ELEV:56.30
STA:2+88.04
ELEV:62.16
EXISTING DITCH CUT = 1275 S.F. x 600 LF. = 764,979 C.F.
DETENTION PROVIDED :
EXISTING DITCH CUT = 861 S.F. x 600LF. 516,600 C.F. - 19,133 C.Y.
2-18"x8' CHOKE
DISCHARGE
STRUCTURE
FL.=52.50
2-24" HP STORM DRAIN
SLOPE 0.222% 474 LF., Q=60.64
0+00
1+00
2+00
3+00
4+00
HORI: 1"=50'
VERT: 1"=5'
MELDEN & HUNT INC.

SUBDIVISION PLATTING APPLICATION

PLAT-00003-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐**Single Lot Variance** ☐**Minor Plat** ☐**Planned Unit Development** ☐**Standard Subdivision**

GENERAL INFORMATION

Name of Subdivision: Vaquero Estates Phase V

Location: Southeast Corner of FM 1015 & Mile 11 North

Legal Description: A resubdivision of 86.961 acres being all of Farm Tract 1072 and out of Farm Tracts 1065, 1066 & 1071 West & Adams Tracts Subdivision

Is subdivision inside city limits? ☐ YES ☑ NO

If subdivision is in the ETJ, indicate? ☑ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Open Proposed Land Use: Residential

Number of Lots Proposed: 253 Gross Acreage: 86.961

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: 3BU Family Limited Partnership Telephone: C/O 381-0981

Address: 3120 CENTER POINTE DRIVE Fax: C/O 381-1839

City: Edinburg State: TX Zip: 78541 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: 381-0981

Address: 115 W. McIntyre Street Fax: 381-1839

City: Edinburg State: TX Zip: 78541 E-mail: mario@meldenandhunt.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: North Alamo WSC

☑ YES ☐ NO Wastewater Provision: North Alamo WSC

☑ YES ☐ NO Electric Company: MVEC

☑ YES ☐ NO Phone Utility Frontier Comm.	☐ YES ☑ NO Gas Utility	☑ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District HCDD#1	☑ YES ☐ NO Irrigation District HCCID#9

Has the property been assessed as flat rate irrigable property: ☑ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☑ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
_____**$355.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- X_____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

X_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
X_____**$350.00** (one time fee for preliminary and final plat)
X_____One 11" X 17" reduced copy of plat
X_____Plat Layout
- X_____Existing & Proposed Easements
- X_____Existing & Proposed ROW
- X_____Existing & Proposed Drainage Easements

X Contours
X Flood Zones
X Adjoiners
X Existing & Proposed street names
X Utility Layout
X Existing & Proposed Utilities
X Proposed Fire Hydrants
X Adjoiners
X Street names
X Drainage plans and calculations with engineer's seal
X Elevations
X Flood directional arrows
X Detention areas
X Street names
X Proof of ownership of the property
n/a If septic tank system required, submit soil evaluation report
X Water Rights associated with the property
X Tax Receipt for all taxing entities showing that taxes are paid in full
X Number of fire hydrants proposed for subdivision
X Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

_____ **Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____ Plats to be sealed by Professional Engineer
_____ Approved Drainage Report
_____ Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____ Notice of Intent
_____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____ Electronic file of final plat and as-builds
_____ Reproducible plat to be recorded with all required signatures
_____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____ 2% inspection fee
_____ Park Fees
_____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____ Tax certificates
_____ Memo from engineering inspector releasing subdivision
_____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____ 30 Year Water and 30 Year Sewer Service Agreements
_____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 4/2/21

Authorized Agent Printed Name: Mario A. Reyna, P.E.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000044-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: Vaquero Estates Phase V

Location: Southeast of the intersection of Mile 11 North & FM 1015

Legal Description: A resubdivision of 86.961 acres being all of Farm Tract 1072 and o/o Farm Tracts 1065, 1066, & 1071, The West & Adams Tracts Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☑ Drainage ☑ YES ☐ NO

Describe in detail the reason for the variance request:

We are respectfully requesting a variance to build the subdivision to Hidalgo County standards which do not currently allow for detention ponds

☐ Minimum Lot Size ☐ YES ☑ NO

Describe in detail the reason for the variance request:

□ Sidewalks □ YES ☑ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES ☑ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES ☑ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: 3BU FAMILY LIMITED PARTNERSHIP Telephone: c/o (956) 381-0981

Address: 3120 Center Pointe Dr. Fax: c/o (956) 381-1839

City: Edinburg State: TX Zip: 78539 E-mail: c/o mario@meldenandhunt.com

Application fees

X **$50.00** Application fee per variance, plus a $5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

Melden & Hunt, Inc c/o Mario A. Reyna, P.E. is the authorized agent

Authorized Agent Signature: _____ Date: 3/30/21

Authorized Agent Printed Name: Mario A. Reyna

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid_____

P & Z Meeting_____ City Commission Mtg_____

Variance Granted: _____

_____

General Comments: _____

_____

City of Weslaco
Engineering Division
255 S. Kansas ◇ Weslaco, TX 78570 ◇ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Vaquero Estates Phase V

Location: Southeast of the intersection of Mile 11 North & FM 1015

Applicant: Melden & Hunt, Inc. ☐Owner ■ Agent

Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: c/o 381-0981

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single-Family Residential	86.961	n/a	253	188	255	2442

Comments: Located in City of Weslaco ETJ

Prepared by: Melden & Hunt, Inc. Date:

Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: (956) 381-0981

(For Official Use Only, Do Not Write In This Box)

_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

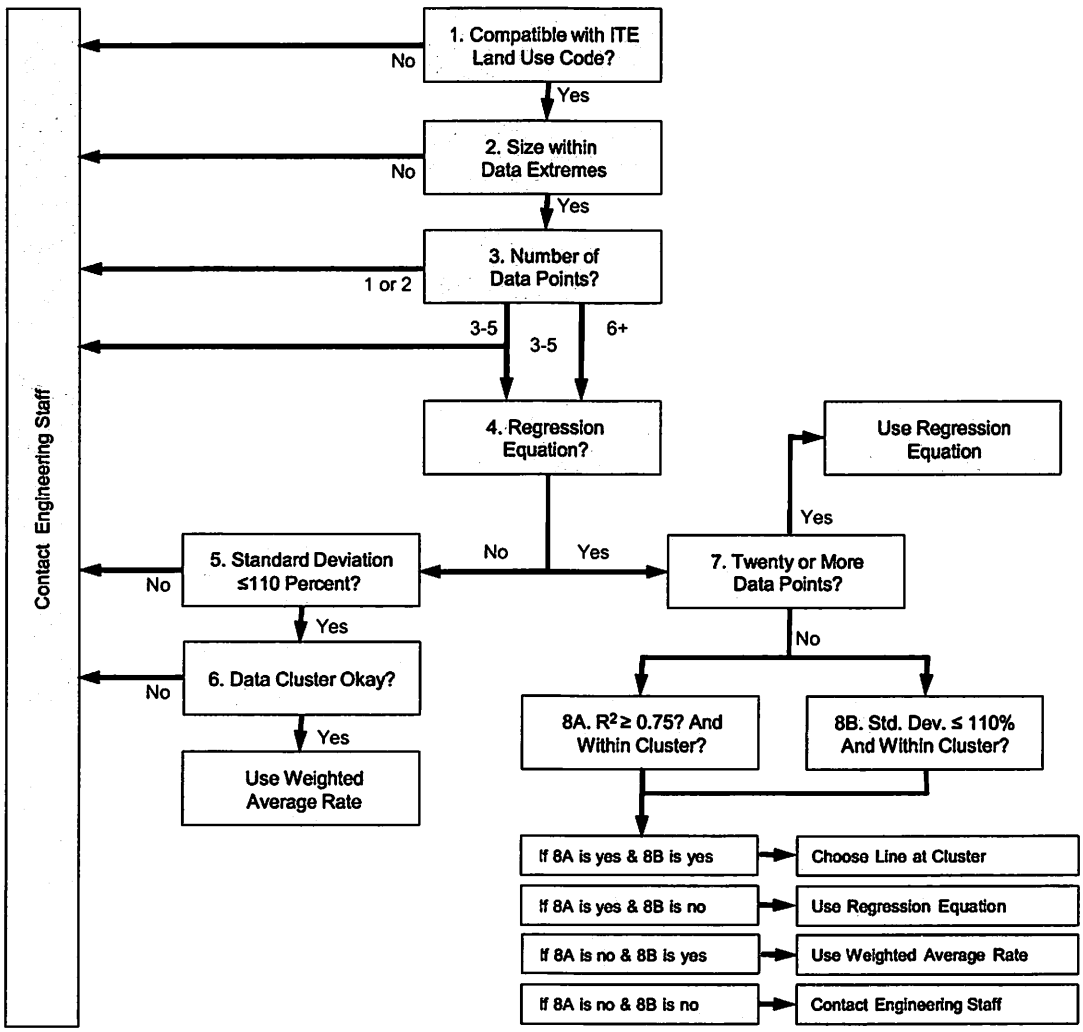
Comments:

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)

Graph Look Up

Query | Filter

DATA SOURCE:
Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE :
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

INDEPENDENT VARIABLE (IV):
Dwelling Units

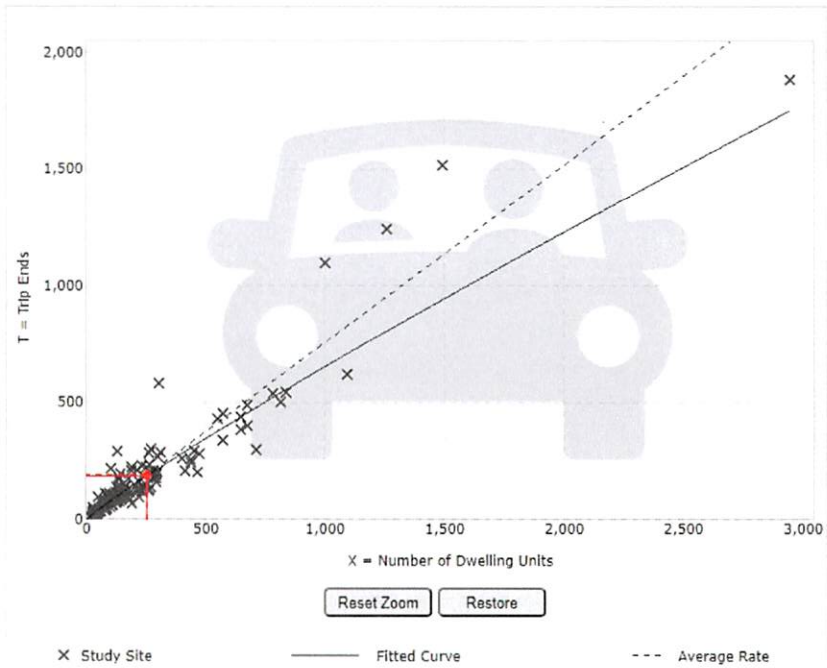
TIME PERIOD:
Weekday, AM Peak Hour of Generator

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
253 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) Click for more details

Independent Variable:
Dwelling Units

Time Period:
Weekday
AM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
157

Avg. Num. of Dwelling Units:
231

Average Rate:
0.76

Range of Rates:
0.36 - 2.27

Standard Deviation:
0.26

Fitted Curve Equation:
Ln(T) = 0.91 Ln(X) + 0.20

R^2:
0.89

Directional Distribution:
26% entering, 74% exiting

Calculated Trip Ends:
Average Rate: 192 (Total), 50 (Entry), 142 (Exit)
Fitted Curve: 188 (Total), 49 (Entry), 139 (Exit)

ITETripGen Web-based App

Help Kelley Helle

Graph Look Up

Query Filter

DATA SOURCE:
Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE :
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

INDEPENDENT VARIABLE (IV):
Dwelling Units

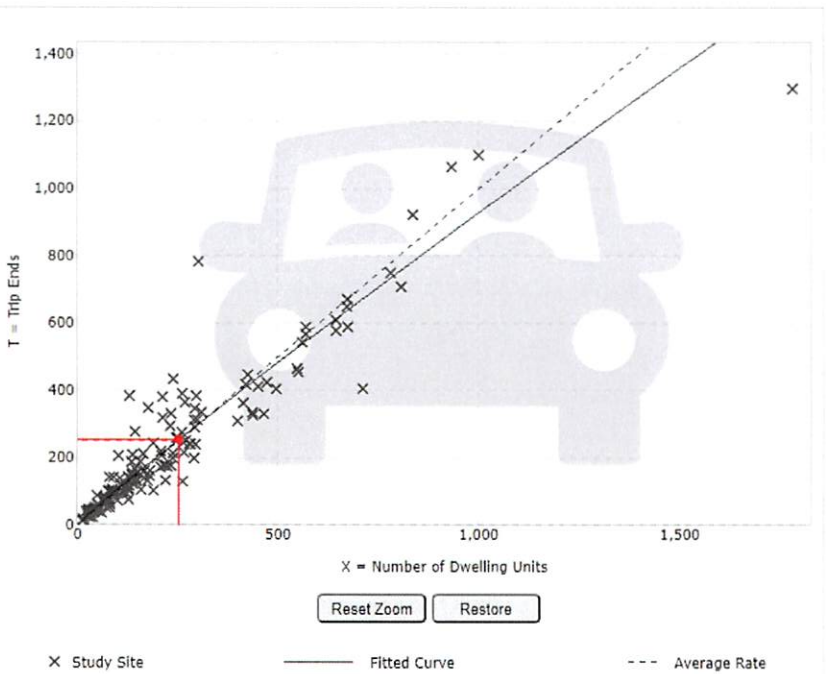
TIME PERIOD:
Weekday, PM Peak Hour of Generator

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
253 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) Click for more details

Independent Variable:
Dwelling Units

Time Period:
Weekday
PM Peak Hour of Generator

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
165

Avg. Num. of Dwelling Units:
217

Average Rate:
1.00

Range of Rates:
0.49 - 2.98

Standard Deviation:
0.31

Fitted Curve Equation:
Ln(T) = 0.94 Ln(X) + 0.34

R^2:
0.92

Directional Distribution:
64% entering, 36% exiting

Calculated Trip Ends:
Average Rate: 253 (Total), 162 (Entry), 91 (Exit)
Fitted Curve: 255 (Total), 163 (Entry), 92 (Exit)

Graph Look Up

Query Filter

DATA SOURCE:
Trip Gen Manual, 10th Ed + Supplement

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE :
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

INDEPENDENT VARIABLE (IV):
Dwelling Units

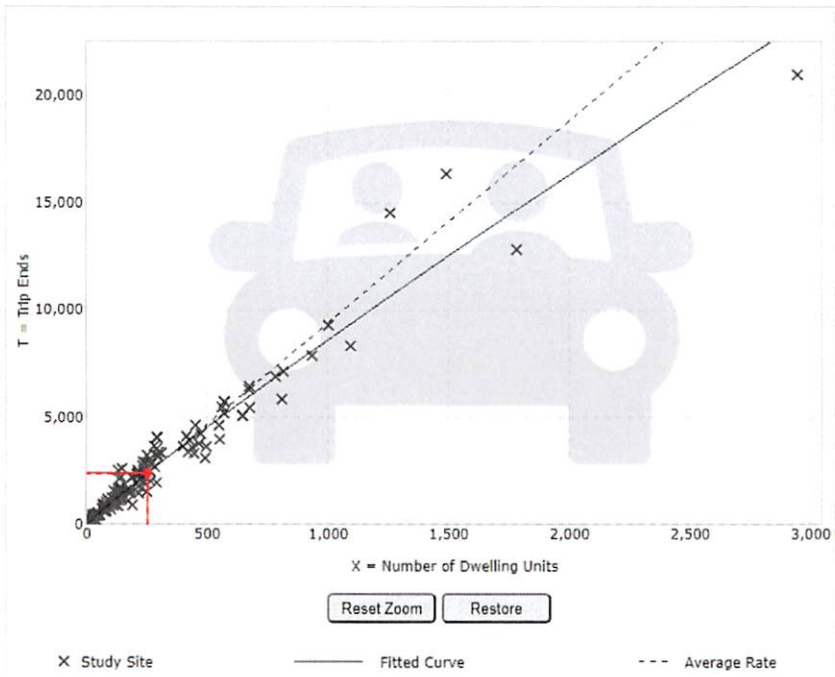
TIME PERIOD:
Weekday

SETTING/LOCATION:
General Urban/Suburban

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
253 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) Click for more details

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
159

Avg. Num. of Dwelling Units:
264

Average Rate:
9.44

Range of Rates:
4.81 - 19.39

Standard Deviation:
2.10

Fitted Curve Equation:
Ln(T) = 0.92 Ln(X) + 2.71

R^2:
0.95

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 2388 (Total), 1194 (Entry), 1194 (Exit)
Fitted Curve: 2442 (Total), 1221 (Entry), 1221 (Exit)

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: VAQUERO ESTATES PHASE V
PREPARED BY: MARIO A. REYNA, P.E.
DATE: December 3, 2020
DATE REVISED: January 13, 2021



1-13-21

INDEX

1. Drainage Statement
2. Drainage Calculations
3. Weighted C Calculation
4. Runoff Coefficients
5. Time of Concentration Determination Table
6. Drainage Map
7. Location Map
8. Subdivision plat
9. Layout plan
10. USGS Topographical Map
11. Rainfall Intensity Table
12. Street Velocities & Capacities Flowing Curb Full Table
13. USDA Soils Map
14. USDA Soils Legend & Description
15. FEMA FIRM with site location

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS
TBPELS Firm # F-1435
TBPELS # 10096900

DRAINAGE STATEMENT
VAQUERO ESTATES PHASE V
Revised Date: January 14, 2021

VAQUERO ESTATES PHASE V is an 86.961-acres tract being all of Farm Tract 1072 & out of Farm Tracts 1065, 1066 & 1071, West and Adams Tracts Subdivision, County of Hidalgo, Texas as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records. The property is located along the southeast intersection of F.M. 1015 and Mile 11 North Road. This subdivision falls outside the city limits of the City of Weslaco and within the 2 Mile ETJ. The property is currently open with a proposed 260-lots residential and 1 commercial lot use. This property is located in Zone "X" shaded & AE Zone in FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map Date: June 6, 2000. Revised to reflect LOMR Date May 30, 2002. Zone "X" shaded is 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 areas protected by levees from 100-year flood". Zone "AE" has been redefined to Zone "X" as per LOMR F Case No. 20-06-3073A.

The soils are (25) Hidalgo Fine Sandy Loan, (28) Hidalgo Sandy Clay Loam, (52) Raymondville Clay Loam & (70) Willacy Fine Sandy Loam. Soil Group "B" & "C" is moderately pervious with a relatively low plasticity index. This soil is in hydrologic group "B". (See excerpts from "Soil Survey of Hidalgo County, Texas"). For the purpose of this report, we will use soil type "D", the most common soil on the site.

Existing runoff is by surface flow in an easterly direction and has a runoff of 18.22 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 210.78 c.f.s. during the 50-year storm frequency per the attached calculation which is an increase of 192.56 c.f.s.

The propose drainage for **VAQUERO ESTATES PHASE V** consists of surface runoff from the lots into the proposed streets. The runoff shall flow to low points draining into proposed Type "A" & Type CC inlets, which will drain East within the proposed storm sewer system discharging into the Hidalgo & Cameron Counties Irrigation District No. 9 ditch. This existing Hidalgo & Cameron Counties Irrigation District No. 9 ditch flow north ultimately discharges into the Mercedes Later then East, ultimately draining into the I.B.W.C. FLOODWAY.

In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the improvements in this subdivision. 24,084.4 C.Y. of detention is required (Total Vol. required 650,279 cubic feet) for the proposed development. A total of 54,954.00 cubic yards (1,483,758.00 cubic feet) will be excavated from Hidalgo & Cameron Counties Irrigation District No. 9 ditch along the east side of this subdivision. The additional fill that is needed to fill the site past the BFE has been removed by HCDD #1 from surrounding ditches and imported by the developer onto the site.

☐ 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

H.C.D.D. NO. 1 — 2/17/21 DATE

By: _____ Date
Mario A Reyna, P.E.

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

DRAINAGE REPORT

PROJECT NAME: VAQUERO ESTATES PHASE V
PROJECT NUMBER: 20139
DATE: January 14, 2021

I. Existing Condition

Ex. Area:	3788035.91	sf		
	86.96	ac		
Imp.Area:	195105	sf		
% Imp. :	0.05			
Slope :	0.15	%		
tc :	283.89	min		
Rainfall Intensity (10yr)			1.048	in/hr
c factor			0.200	
Q peak existing condition:			18.22	cfs

II. Future Condition

Future area:	3788035.91	sf			
	86.96	ac			
Estimated Imp. Area:	1061472	sf			
% Imp. :	0.28				
Slope :	0.20	%			
tc :	40.90	min			
Rainfall Intensity (50yr)			5.278	in/hr	
c factor			0.459		
Q future cond. = Aci = i *	=		210.78	*	0.46
			39.93594	i	

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	13.57	541.93	162579	18.22	5466	157113
10	0.17	10.83	432.31	259384	18.22	10932	248452
15	0.25	9.10	363.50	327147	18.22	16398	310749
20	0.33	7.91	315.81	378976	18.22	21864	357112
25	0.42	7.03	280.55	420825	18.22	27330	393495
30	0.50	6.34	253.31	455965	18.22	32796	423168
35	0.58	5.80	231.51	486168	18.22	38262	447906
40	0.67	5.35	213.66	512777	18.22	43728	469049
45	0.75	4.98	198.72	536547	18.22	49194	487353
50	0.83	4.66	186.02	558065	18.22	54660	503405
60	1.00	4.14	165.49	595780	18.22	65592	530188
90	1.50	3.16	126.36	682329	18.22	98388	583941
120	2.00	2.60	103.67	746451	18.22	131184	615266
180	3.00	1.95	77.92	841482	18.22	196777	644705
240	4.00	1.59	63.38	912648	18.22	262369	650279

Storage Required:	650279	cf
Storage Required:	14.928	Ac.-Ft.
w/ release rate of:	18.22	cfs
Storage:	650279	cf
Storage / Ac. Development:	0.172	Ac.Ft. per Ac.

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

1-13-21

H.C.D.D. No. 1 "c" values for Rational Method	
Type of Drainage Area	**Runoff Coefficient "c"**
Residential	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.3
Single Family (Lots greater than 1/2 acre	0.25
Multi-Family (Less than 20 DU / AC)	0.45
Multi-Family (Greater than 20 DU / AC)	0.55
Business Districts:	0.7
Industrial	
Light areas	0.5
Heavy areas	0.6
Railroad yard areas	0.2
Parks, cemetaries	0.1
Unimproved Areas	
Bare Surface	0.3
Grassland	0.25
Cultivated	0.2
Woodlands	0.15
Streets	
Asphalt	0.7
Concrete	0.75
Drives and walks	0.75

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	2073484	47.601	16.660
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.00	0.000	0.000
Single Family (Lots greater than 1/2 acre	0.25		0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.75	563,967	12.947	9.710
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.2	251344	5.770	1.154
Ditch Area	0.2	383815	8.811	1.762
Grassland	0.25	0	0.000	0.000
Cultivated	0.2		0.000	0.000
Woodlands	0.15	0	0.000	0.000
Streets				
Existing Asphalt	0.9	195105	4.479	4.031
Proposed Asphalt	0.9	320320	7.354	6.618
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	0	0.000	0.000
Total:		3,788,035	86.961	39.936
Weighted "c":			**0.459**	

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

TABLE I

TIME OF CONCENTRATION DETERMINATION

VAQUERO ESTATES PHASE V

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW					CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	FLOW RAT (FPS)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	2555		0.15	283.9						283.9
D.A.#1	Overland & Gutter	0.459	20		0.15	2.2			450	1.7	4.3	6.5
D.A.#1-D.A.#2	Pipe Flow	0.459							312	3.0	1.7	8.3
D.A.#2	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#2-D.A.#3	Pipe Flow	0.459							35	3.0	0.2	18.2
D.A.#3	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#3-D.A.#4	Pipe Flow	0.459							297	3.0	1.7	19.8
D.A.#4	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#4-D.A.#5	Pipe Flow	0.459							35	3.0	0.2	20.0
D.A.#5	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#5-D.A.6	Pipe Flow	0.459							156	3.0	0.9	20.9
D.A.#6	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#6-D.A.#7	Pipe Flow	0.459							35	3.0	0.2	21.1
D.A.#7	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#7-D.A.#8	Pipe Flow	0.459							297	3.0	1.7	22.7
D.A.#8	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#8-D.A.#9	Pipe Flow	0.459							35	3.0	0.2	22.9

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA

FLOWRATE DETERMINATION

VAQUERO ESTATES PHASE V

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
Existing	78.9	0.200	283.9	50	1.228	19.38				
D.A.#1	6.53	0.459	6.5	50	11.708	35.11				
D.A.#1-D.A.#2	6.53	0.459	8.3	50	10.802	32.39	24.00	2.054%	0.230%	32.2
D.A.#2	3.09	0.459	18.0	50	7.680	10.90				
D.A.#2-D.A.#3	9.62	0.459	18.2	50	7.638	33.74	24.00	2.229%	0.286%	10.0
D.A.#3	1.83	0.459	18.0	50	7.680	6.45				
D.A.#3-D.A.#4	11.45	0.459	19.8	50	7.301	38.39	24.00	2.886%	0.215%	5.9
D.A.#4	2.46	0.459	18.0	50	7.680	8.68				
D.A.#4-D.A.#5	13.91	0.459	20.0	50	7.263	46.40	30.00	1.281%	0.286%	8.0
D.A.#5	2.46	0.459	18.0	50	7.680	8.68				
D.A.#5-D.A.6	16.37	0.459	20.9	50	7.102	53.39	30.00	1.696%	0.215%	8.0
D.A.#6	1.83	0.459	18.0	50	7.680	6.45				
D.A.#6-D.A.#7	18.20	0.459	21.1	50	7.066	59.06	30.00	1.038%	0.268%	5.9
D.A.#7	3.09	0.459	18.0	50	7.680	10.90				
D.A.#7-D.A.#8	21.29	0.459	22.7	50	6.783	66.32	36.00	0.496%	0.268%	10.0
D.A.#8	1.83	0.459	18.0	50	7.680	6.45				
D.A.#8-D.A.#9	23.12	0.459	22.9	50	6.752	71.69	36.00	1.159%	0.197%	5.9

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$

USING THE RATIONAL METHOD, AS PER

"TXDOT BRIDGE HYDRAULIC MANU

TABLE I

TIME OF CONCENTRATION DETERMINATION

VAQUERO ESTATES PHASE V

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW					CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	FLOW RAT (FPS)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#9	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#9-D.A.#10	Pipe Flow	0.459							156	3.0	0.9	23.8
D.A.#10	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#10-D.A.#11	Pipe Flow	0.459							35	3.0	0.2	24.0
D.A.#11	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#11-D.A.#12	Pipe Flow	0.459							297	3.0	1.7	25.6
D.A.#12	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#12-D.A.#13	Pipe Flow	0.459							35	3.0	0.2	25.8
D.A.#13	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#13-OUTFALL	Pipe Flow	0.459							475	3.0	2.6	28.5

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA

FLOWRATE DETERMINATION

VAQUERO ESTATES PHASE V

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#9	3.09	0.459	18.0	50	7.680	10.90				
D.A.#9-D.A.#10	26.21	0.459	23.8	50	6.614	79.62	36.00	1.429%	0.286%	10.0
D.A.#10	2.46	0.459	18.0	50	7.680	8.68				
D.A.#10-D.A.#11	28.67	0.459	24.0	50	6.585	86.69	36.00	1.694%	0.286%	8.0
D.A.#11	2.46	0.459	18.0	50	7.680	8.68				
D.A.#11-D.A.#12	31.13	0.459	25.6	50	6.343	90.68	42.00	0.812%	0.215%	8.0
D.A.#12	2.94	0.459	18.0	50	7.680	10.37				
D.A.#12-D.A.#13	34.07	0.459	25.8	50	6.316	98.82	42.00	0.965%	0.265%	9.5
D.A.#13	2.98	0.459	18.0	50	7.680	10.51				
D.A.#13-OUTFALL	37.05	0.459	28.5	50	5.972	101.61	24.00	10.107%	0.268%	9.6
							24.00			

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$

USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANU

TABLE I
TIME OF CONCENTRATION DETERMINATION
VAQUERO ESTATES PHASE V

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW					CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	FLOW RAT (FPS)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	2555		0.15	283.9						283.9
D.A.#14	Overland & Gutter	0.459	20		0.15	2.2			450	1.7	4.3	6.5
D.A.#14-D.A.#15	Pipe Flow	0.459							312	3.0	1.7	8.3
D.A.#15	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#15-D.A.#16	Pipe Flow	0.459							35	3.0	0.2	18.2
D.A.#16	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#16-D.A.17	Pipe Flow	0.459							156	3.0	0.9	19.0
D.A.#17	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#17-D.A.#18	Pipe Flow	0.459							35	3.0	0.2	19.2
D.R.#18	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#18-D.A.#19	Pipe Flow	0.459							298	3.0	1.7	20.9
D.A.#19	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#19-D.A.#20	Pipe Flow	0.459							35	3.0	0.2	21.1
D.A.#20	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#20-D.A.#21	Pipe Flow	0.459							156	3.0	0.9	22.0
D.A.#21	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#21-D.A.#22	Pipe Flow	0.459							35	3.0	0.2	22.2

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA

FLOWRATE DETERMINATION

VAQUERO ESTATES PHASE V

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
Existing	78.9	0.200	283.9	50	1.228	19.38				
D.A.#14	6.41	0.459	6.5	50	11.708	34.47				
D.A.#14-D.A.#15	6.41	0.459	8.3	50	10.802	31.80	24.00	1.980%	0.230%	31.6
D.A.#15	3.12	0.459	18.0	50	7.680	11.00				
D.A.#15-D.A.#16	9.53	0.459	18.2	50	7.638	33.43	24.00	2.188%	0.286%	10.1
D.A.#16	1.84	0.459	18.0	50	7.680	6.49				
D.A.#16-D.A.17	11.37	0.459	19.0	50	7.457	38.93	24.00	2.968%	0.215%	6.0
D.A.#17	1.81	0.459	18.0	50	7.680	6.38				
D.A.#17-D.A.#18	13.18	0.459	19.2	50	7.417	44.89	30.00	1.199%	0.215%	5.9
D.R.#18	3.07	0.459	18.0	50	7.680	10.83				
D.A.#18-D.A.#19	16.25	0.459	20.9	50	7.101	52.99	30.00	1.670%	0.270%	9.9
D.A.#19	1.83	0.459	18.0	50	7.680	6.45				
D.A.#19-D.A.#20	18.08	0.459	21.1	50	7.065	58.66	30.00	1.024%	0.268%	5.9
D.A.#20	3.09	0.459	18.0	50	7.680	10.90				
D.A.#20-D.A.#21	21.17	0.459	22.0	50	6.913	67.21	36.00	0.509%	0.268%	10.0
D.A.#21	1.82	0.459	18.0	50	7.680	6.42				
D.A.#21-D.A.#22	22.99	0.459	22.2	50	6.880	72.64	36.00	1.190%	0.286%	5.9

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$

USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANU

TABLE I

TIME OF CONCENTRATION DETERMINATION

VAQUERO ESTATES PHASE V

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW					CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	FLOW RAT (FPS)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#22	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#22-D.A.#23	Pipe Flow	0.459							298	3.0	1.7	23.8
D.A.#23	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#23-D.A.#24	Pipe Flow	0.459							35	3.0	0.2	24.0
D.A.#24	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#24-D.A.#25	Pipe Flow	0.459							156	3.0	0.9	24.9
D.A.#25	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#25-D.A.#26	Pipe Flow	0.459							35	3.0	0.2	25.1
D.A.#26	Overland & Gutter	0.459	136		0.15	15.1			300	1.7	2.9	18.0
D.A.#26-OUTFALL	Pipe Flow	0.459							475	3.0	2.6	27.7

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA

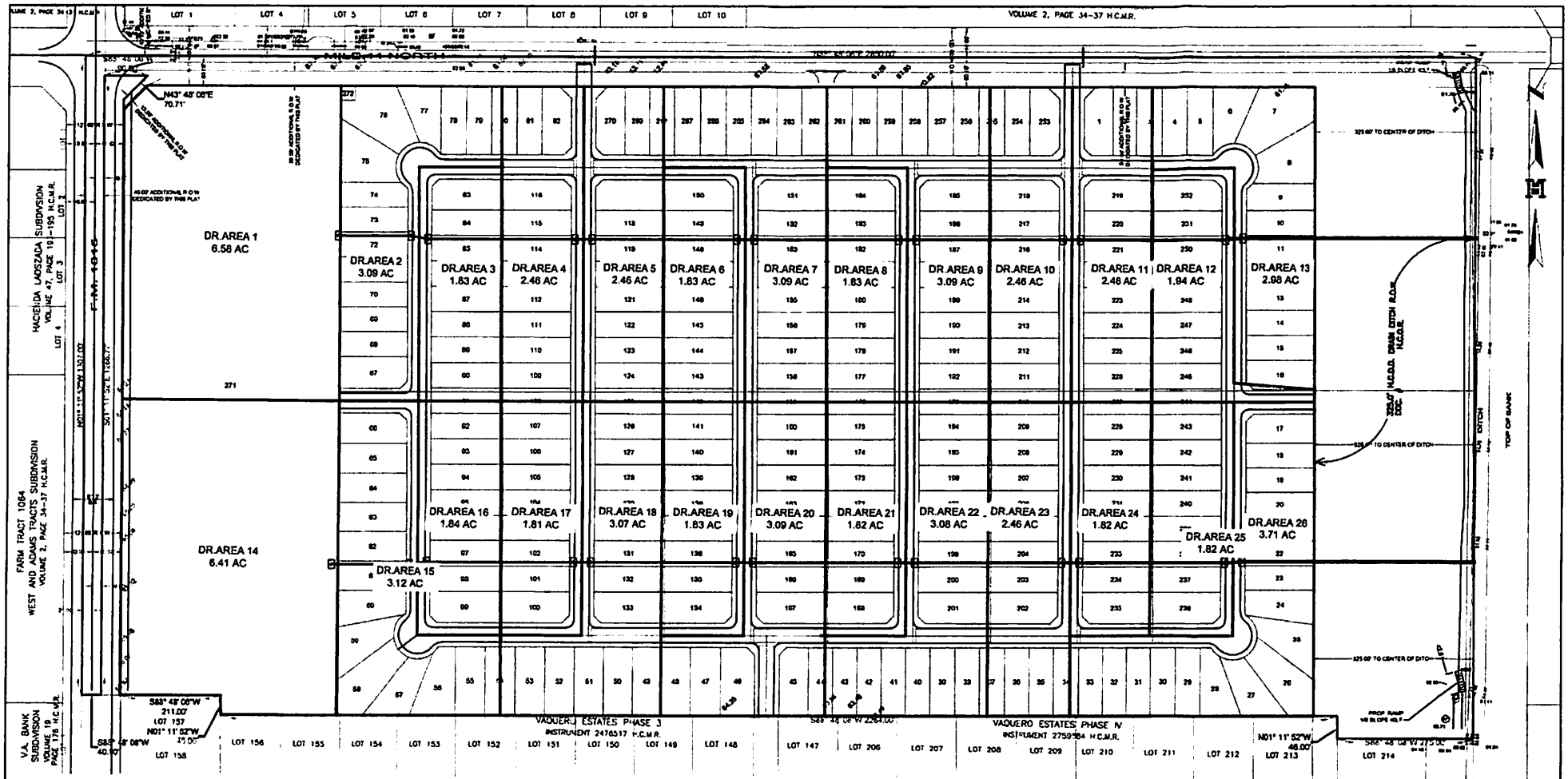
FLOWRATE DETERMINATION

VAQUERO ESTATES PHASE V

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#22	3.08	0.459	18.0	50	7.680	10.86				
D.A.#22-D.A.#23	26.07	0.459	23.8	50	6.613	79.17	36.00	1.413%	0.215%	10.0
D.A.#23	2.46	0.459	18.0	50	7.680	8.68				
D.A.#23-D.A.#24	28.53	0.459	24.0	50	6.583	86.25	36.00	1.677%	0.286%	8.0
D.A.#24	1.82	0.459	18.0	50	7.680	6.42				
D.A.#24-D.A.#25	30.35	0.459	24.9	50	6.453	89.95	42.00	0.799%	0.215%	5.9
D.A.#25	1.82	0.459	18.0	50	7.680	6.42				
D.A.#25-D.A.#26	32.17	0.459	25.1	50	6.425	94.92	42.00	0.890%	0.265%	5.9
D.A.#26	3.71	0.459	18.0	50	7.680	13.09				
D.A.#26-OUTFALL	35.88	0.459	27.7	50	6.068	99.98	24.00	9.786%	0.268%	12.0
							24.00			

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$

USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANU



SUBDIVISION MAP OF

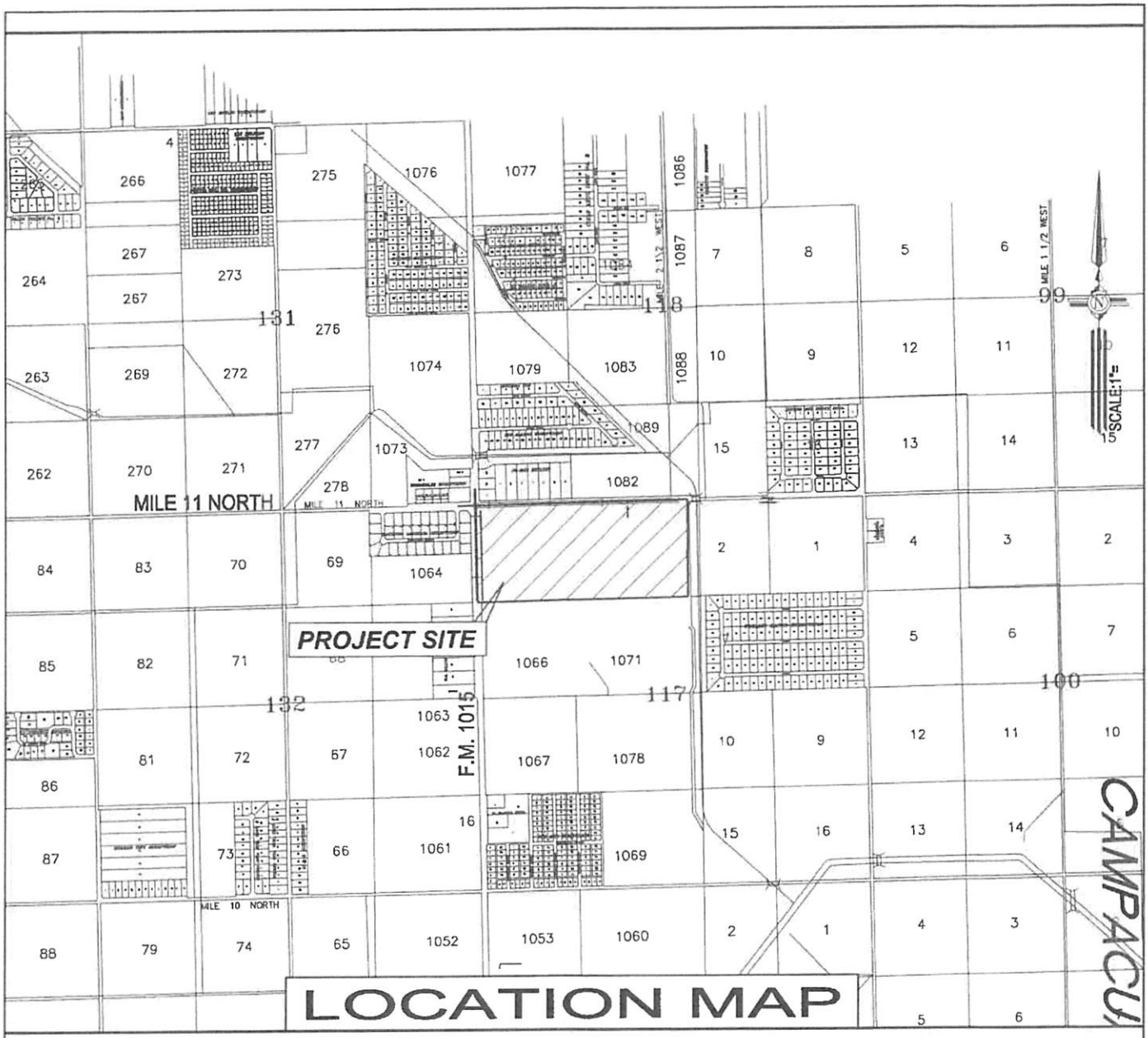
VAQUERO ESTATES PHASE V

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TEXAS REGIST. F-1435

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

BOOK: T- PG.
DATE: 7-24-19
JOB No. 20139.00
FILE NAME: VAQUERO ESTATES
DRAWN BY: CIRO

© COPYRIGHT 2020 MELDEN & HUNT, INC. ALL RIGHTS RESERVED

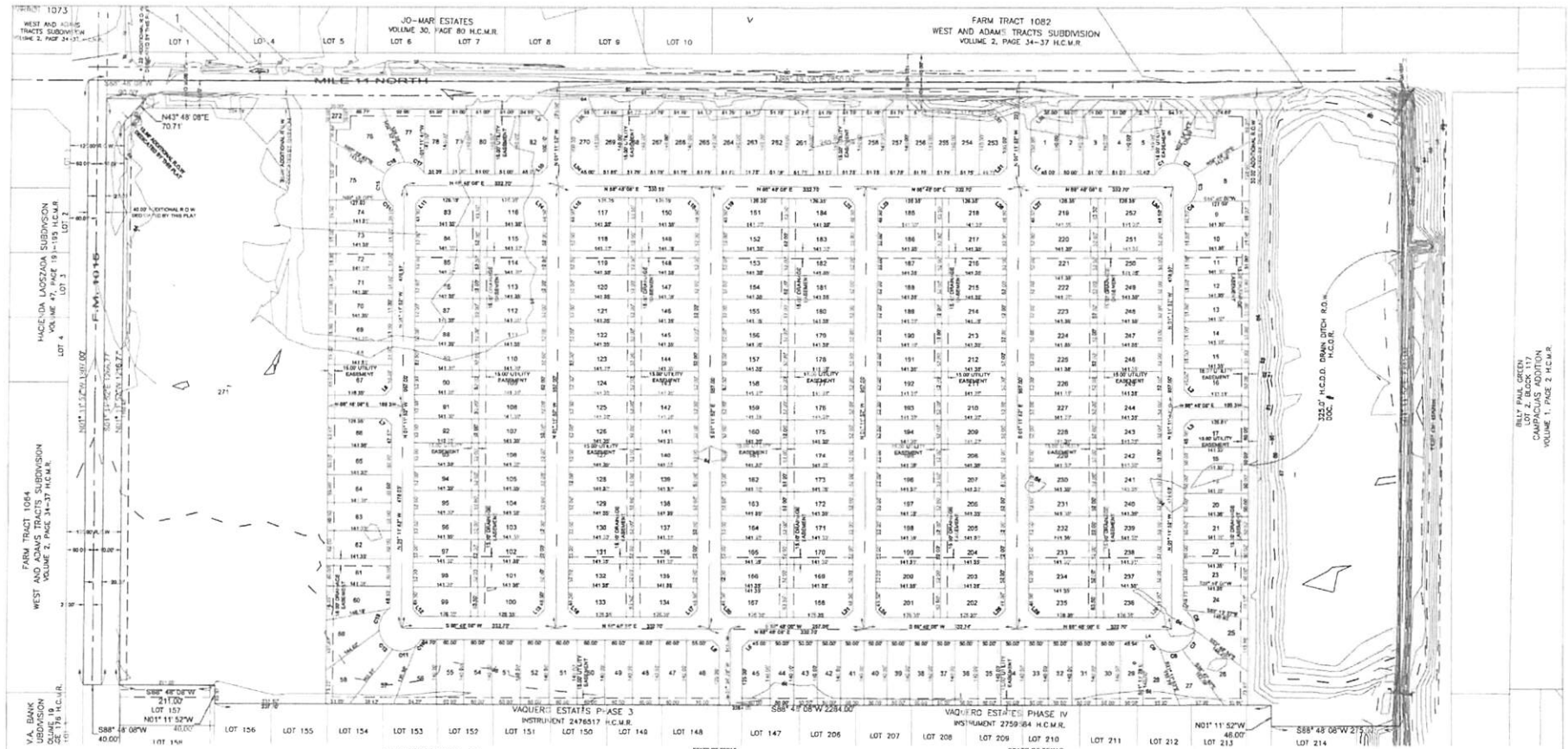


MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TEXAS REGIST. F-1435

DATE: 7-1-19
JOB No. 20139.00
FILE NAME:
ENCANTADO ESTATES
DRAWN BY: CIRO

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

© COPYRIGHT 2020 MELDEN & HUNT, INC. ALL RIGHTS RESERVED



SUBDIVISION MAP OF

VAQUERO ESTATES PHASE V

A RESUBDIVISION OF 86.961 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF
FARM TRACTS 1065, 1066 & 1071,
THE WEST & ADAMS TRACTS SUBDIVISION,
VOLUME 2, PAGE 34-37, H.C.M.R.
HIDALGO COUNTY, TEXAS

SCALE: 1"=100'

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

VAQUERO ESTATES PHASE V IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ON THE SOUTHEAST INTERSECTION OF MILE 11 NORTH AND F.M. 1016. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF _____ HIDALGO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY HIDALGO POPULATION (2,12?).
VAQUERO ESTATES PHASE V, LIES APPROXIMATELY 1 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND § 42.021.
THIS SUBDIVISION FALLS WITHIN PRECINCT 1

INDEX TO SHEET OF VAQUERO ESTATES PHASE V

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEERING CERTIFICATION, SURVEYOR'S CERTIFICATION, OWNER'S DEDICATION CERTIFICATION, NOTARY PUBLIC CERTIFICATION, ATTESTATION, H.A.M.S.C. CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE;

SHEET 2: HEADING, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATION, IRRIGATION DISTRICT, H.C.D.D. No. 1

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER & SEWER (ENGLISH AND SPANISH VERSIONS), ENGINEERS CERTIFICATION, WATER AND SEWER LAYOUT, DETAILS

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE LAYOUT, STREET LAYOUT

SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAIN DITCH WIDENING, ENGINEERING CERTIFICATION, DISCHARGE CROSS SECTIONS, STORM AND STREET DETAILS

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

LOCATION MAP
SCALE: 1" = 2000'



PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	350 FAMILY LP ART ORTEGA, PRESIDENT	3130 CENTER POINTE DRIVE	EDINBURG, TX 78539	956-600-4944	956-776-4854
ENGINEER:	MARIO A. REYNA	118 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. REYNA, P.E. # 117388
DATE PREPARED: 11-24-2009
ENGINEERING JOB No. 09138.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
MARIO A. REYNA 117388 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VAQUERO ESTATES PHASE V, (2009) PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-06-07, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 5-15-12
T- 1031, PAGE 48
SURVEY JOB No. 17165.00

STATE OF TEXAS
REGISTERED
FRED L. KURTH
4750
LICENSED PROFESSIONAL SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ARTURO ORTEGA, AS OWNER OF THE 86.961 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE V, HEREBY SUBDIVIDE THE LAND AS AND EASEMENTS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE

ARTURO ORTEGA, PRESIDENT — DATE
350 FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
3130 CENTER POINTE DRIVE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ARTURO ORTEGA PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

COUNTY CLERK
HIDALGO COUNTY, TEXAS

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

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" SHADED "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD"
COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ORDINANCES FOR THOSE IDENTIFIED AS OTHER AREAS AS SHOWN ON THIS PLAT, WHICH THE PROPOSED SUBDIVISION TO BE SITUATED IN THE "ZONE X" FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION SHALL BE IN ACCORDANCE WITH FLOOD PLAIN #3 REGULATIONS UNLESS THE HOUSING QUALIFIES FOR ASSISTANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

LOTS 46-64 AND LOTS 71-79 AND 89-92, 251 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED 3-20-07, FEMA CASE NO. 07-06-4774P.

2. TX SHADES
FRONT: 20.00 FEET;
50.00 FEET ON RULE 3 WEST ROAD (F.M. 1015)
40.00 FEET WEST 11 NORTH ROAD
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER CHANGE SIDE: 15.00 FEET
CORNER CHANGE FRONT: 10.00 FEET
CORNER SIDE WHERE 6.0 OF IS CREATER THAN 20.00 FEET: 20.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STABILIZED ON ALL DEEDS AND CONTRACTS FOR DEEDS, APPLICATIONS FOR CONSTRUCTION AND REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE- AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE CENTERED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--> NO.5. NO. 1-> DESCRIPTIONS ARE ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHERN CLIP AT THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION N: 16563470.29 FT, E: 1162291.9152 ELEV. 64.58 (NAD. 83)
--> NO. NO. 2-CLEX 20 DESCRIPTIONS ARE ALUMINUM DISK SET IN CONCRETE SLAB ON THE SOUTHWEST CORNER OF LOT 20 OF THIS SUBDIVISION. N: 16560218.7958 E: 1162434.9626 ELEV 64.35 (NAD. 83)

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,103,279 CUBIC-FEET (14.929 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: FEET -FEET (N. 4 - 1 - 51 THE JOINT IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STATE AND/OR DUE TO THE INFLUENCES HOLD BEING GREATER THAT PLAT UNDERLIE CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SPECIFICATIONS.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 36 INCHES MATURE HEIGHT, GROUND COVERS, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. ALL PUBLIC UTILITIES (RESIDENTS) 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 OWNER(S) CERTIFY THAT ALL PUBLIC UTILITIES SHOWN CLEARLY WITHIN THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWAGE, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

11. THEIR DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 102 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1015 (RULE 3 WEST). THEIR ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

12. LOTS 1 THROUGH 7, 8 LOTS 70 THROUGH 82 & 253 THROUGH 270 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 11 NORTH ROAD.

13. A BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR OF LOT LINES ABUTTING MILE 11 NORTH ROAD.

14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

Line Table		
Line #	Direction	Length
L1	N 45° 11' 52" W	21.21'
L2	N 45° 37' 27" W	21.24'
L3	N 45° 48' 48" E	21.21'
L4	N 45° 48' 48" E	21.21'
L5	N 45° 11' 52" W	21.21'
L6	N 45° 11' 52" W	21.21'
L7	N 45° 48' 48" E	21.21'
L8	N 45° 37' 27" W	21.24'
L9	N 45° 48' 48" E	21.21'
L10	N 45° 11' 52" W	21.21'
L11	N 45° 48' 48" E	21.21'
L12	N 45° 48' 48" E	21.21'
L13	N 45° 11' 52" W	21.21'
L14	N 45° 48' 48" E	21.21'
L15	N 45° 11' 52" W	21.21'
L16	N 45° 48' 48" E	21.21'
L17	N 45° 48' 48" E	21.21'
L18	N 45° 11' 52" W	21.21'
L19	N 45° 48' 48" E	21.21'
L20	N 45° 11' 52" W	21.21'
L21	N 45° 48' 48" E	21.21'

Line Table		
Line #	Direction	Length
L22	S 45° 11' 52" E	21.21'
L23	N 45° 48' 48" E	21.21'
L24	S 45° 11' 52" E	21.21'
L25	N 45° 48' 48" E	21.21'
L26	S 45° 48' 48" W	21.21'
L27	N 45° 37' 27" W	21.24'
L28	S 45° 11' 52" E	21.21'
L29	N 45° 11' 52" W	21.21'
L30	S 45° 48' 48" W	21.21'
L31	S 45° 48' 48" W	21.21'
L32	S 45° 11' 52" E	21.21'
L33	S 45° 48' 48" W	21.21'
L34	S 45° 11' 52" E	21.21'
L35	S 45° 48' 48" W	21.21'

MELDEN & HUNT, INC.
TEXAS REGISTRATION # 1179
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 383-6148 • FAX: (956) 383-6260
WEB: WWW.MELDENHUNT.COM

SUBDIVISION MAP OF
VAQUERO ESTATES
PHASE V

A RESUBDIVISION OF 86.961 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF
FARM TRACTS 1065, 1066 & 1071,
THE WEST & ADAMS TRACTS SUBDIVISION,
VOLUME 2, PAGE 34-37, H.C.M.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 86.961 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF FARM TRACT 1072 AND OUT OF FARM TRACTS 1065, 1066, & 1071, WEST & ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 86.961 ACRES WERE CONVEYED TO SDD HOMES, LIMITED PARTNERSHIP BY VIRTUE OF A CORRECTION ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3175999, HIDALGO COUNTY OFFICIAL RECORDS, SAID 86.961 ACRES IS ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, ON A NAIL SET IN MONUMENT SAID E 1495233.3870 AT THE NORTHEAST CORNER OF SAID FARM TRACT 1072;

1. THENCE, S 01° 11' 52" E, ALONG THE EAST LINE OF SAID FARM TRACTS 1072 & 1071, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY OF MILE 11 NORTH, AT A DISTANCE OF 1,320.09 FEET PASS THE SOUTHEAST CORNER OF SAID FARM TRACT 1071 CONTINUING A TOTAL DISTANCE OF 1,350.09 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE S 89° 48' 08" W, ALONG THE NORTH LINE OF HACIENDA ESTATES PHASE III (RECORDED IN INSTRUMENT NUMBER 3175012, H.C.R.V.), A DISTANCE OF 370.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, N 01° 11' 52" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SPUR STREET, A DISTANCE OF 49.99 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 89° 48' 08" W, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF SPUR STREET, AT A DISTANCE OF 1,320.09 FEET PASS A NO. 4 REBAR FOUND, IN LINE, AT A DISTANCE OF 1,750.09 PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF TABASCO STREET, AT A DISTANCE OF 1,870.09 FEET PASS A NO. 3 1/2" BAR FOUND IN LINE, AT A DISTANCE OF 1,888.09 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 2,284.09 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, N 01° 11' 52" W, ALONG THE EAST LINE OF SAID LOT 167, VAQUERO ESTATES PHASE III (RECORDED IN INSTRUMENT NUMBER 3175012, H.C.R.V.), A DISTANCE OF 49.99 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, S 89° 48' 08" W, ALONG THE NORTH LINE OF SAID LOT 167, AT A DISTANCE OF 210.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 310.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

7. THENCE, N 01° 11' 52" W, ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 1015, A DISTANCE OF 1,316.73 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

8. THENCE, N 43° 48' 08" E, ALONG A CORNER CLIP, A DISTANCE OF 35.71 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE S 89° 48' 08" W, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

10. THENCE, S 01° 11' 52" E, A DISTANCE OF 1,266.77 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;

11. THENCE, S 89° 48' 08" W, A DISTANCE OF 40.00 FEET TO A NAIL SET FOR THE OUTSIDE CORNER OF THIS TRACT;

12. THENCE, S 01° 11' 52" E, ALONG THE WEST LINE OF FARM TRACT 1068 AND WITHIN THE EXISTING RIGHT-OF-WAY OF F.M. 1015, A DISTANCE OF 1,320.09 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;

13. THENCE, N 89° 48' 08" E, ALONG THE NORTH LINE OF FARM TRACTS 1068 & 1072 WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH, AT A DISTANCE OF 1320.09 FEET PASS THE NORTHEAST CORNER OF FARM TRACT 1068, A DISTANCE OF 2,280.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 86.961 ACRES, OF WHICH 1.995 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH AND 1.888 ACRES LIES WITHIN F.M. 1015, LEAVING A NET OF 83.078 OF LAND, MORE OR LESS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20__

_____
ENVIRONMENTAL HEALTH SUPERVISOR

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

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

_____
HIDALGO COUNTY JUDGE

ATTEST: _____
HIDALGO COUNTY CLERK

Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	39.27	25.00'	090° 00' 00"	S89° 48' 08"W	35.36'	25.00'
C2	23.20'	15.00'	088° 36' 08"	N89° 11' 52"W	20.95'	20.67'
C3	23.57'	15.00'	090° 00' 00"	N01° 48' 08"E	21.21'	15.00'
C4	17.62'	15.00'	067° 19' 08"	N45° 48' 08"E	16.63'	9.94'
C5	1.64'	15.00'	006° 16' 00"	N89° 48' 08"E	1.64'	0.82'
C6	23.20'	15.00'	088° 36' 08"	N34° 23' 52"W	20.95'	20.67'
C7	23.57'	15.00'	090° 00' 00"	N01° 48' 08"E	21.21'	15.00'
C8	23.57'	15.00'	090° 00' 00"	S88° 11' 52"E	21.21'	15.00'
C9	23.56'	15.00'	089° 59' 52"	S01° 11' 56"E	21.21'	15.00'
C10	17.27'	15.00'	065° 57' 47"	N56° 47' 59"E	16.34'	9.77'
C11	24.56'	15.00'	093° 48' 45"	N89° 54' 00"E	21.92'	16.05'
C12	23.57'	15.00'	090° 00' 00"	S01° 11' 52"E	21.21'	15.00'
C13	24.79'	15.00'	094° 42' 00"	S43° 47' 52"W	22.07'	16.05'
C14	17.62'	15.00'	067° 19' 08"	S01° 48' 08"W	16.63'	9.94'
C15	23.57'	15.00'	090° 00' 00"	S89° 48' 08"W	21.21'	15.00'
C16	23.56'	15.00'	089° 59' 52"	S88° 11' 56"W	21.21'	15.00'
C17	39.30'	25.00'	090° 00' 00"	N01° 11' 52"W	35.36'	25.00'

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE HEREIN), IN CONSIDERATION OF THE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, EXPLORE, INSPECT, REPAIR, REMOVE, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LAND SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSES FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 60 IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINES IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF SAID WATER LINES AS INSTALLED, GRANTOR HEREBY GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINES 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 SHALL BE 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 PIPELINES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS ESTABLISHED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROHIBITIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSES 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__

_____
(By) AGENT'S NAME & TITLE
ARTURO CISTERNA, PRESIDENT

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF _____, 20__.

_____
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES

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

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

_____
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
MARCO A. REYNA, P.E. # 117256
DATE PREPARED: 7-24-2018
ENGINEERING JOB NO. 18008.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. MARTIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREON PRESENTED PLAT AND DESCRIPTION OF HOUSES (SUBDIVISION) WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-29-13, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS AS THEREIN DESCRIBED.

_____
FRED L. MARTIN, R.P.L.S. # 4758
DATE SURVEYED: 5-10-18
T. 1015, PAGE 05
V. 167, PAGES 65-68
SURVEY JOB NO. 180508.00

CERTIFICATION OF HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.

DATED THIS ___ DAY OF _____, 2020

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. #9 RIGHT-OF-WAY AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHICH THE LAND WAS IN AGRICULTURAL USE.

3. HCID #9 WILL NOT BE RESPONSIBLE FOR THE SPOONDRAINAGE (IN/FOR SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL. HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE

4. HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAIN SYSTEM OR UTILITIES SYSTEM DESIGNED AND APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THESE DETERMINATIONS

_____
ARNOLD MARTIN P.E. GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

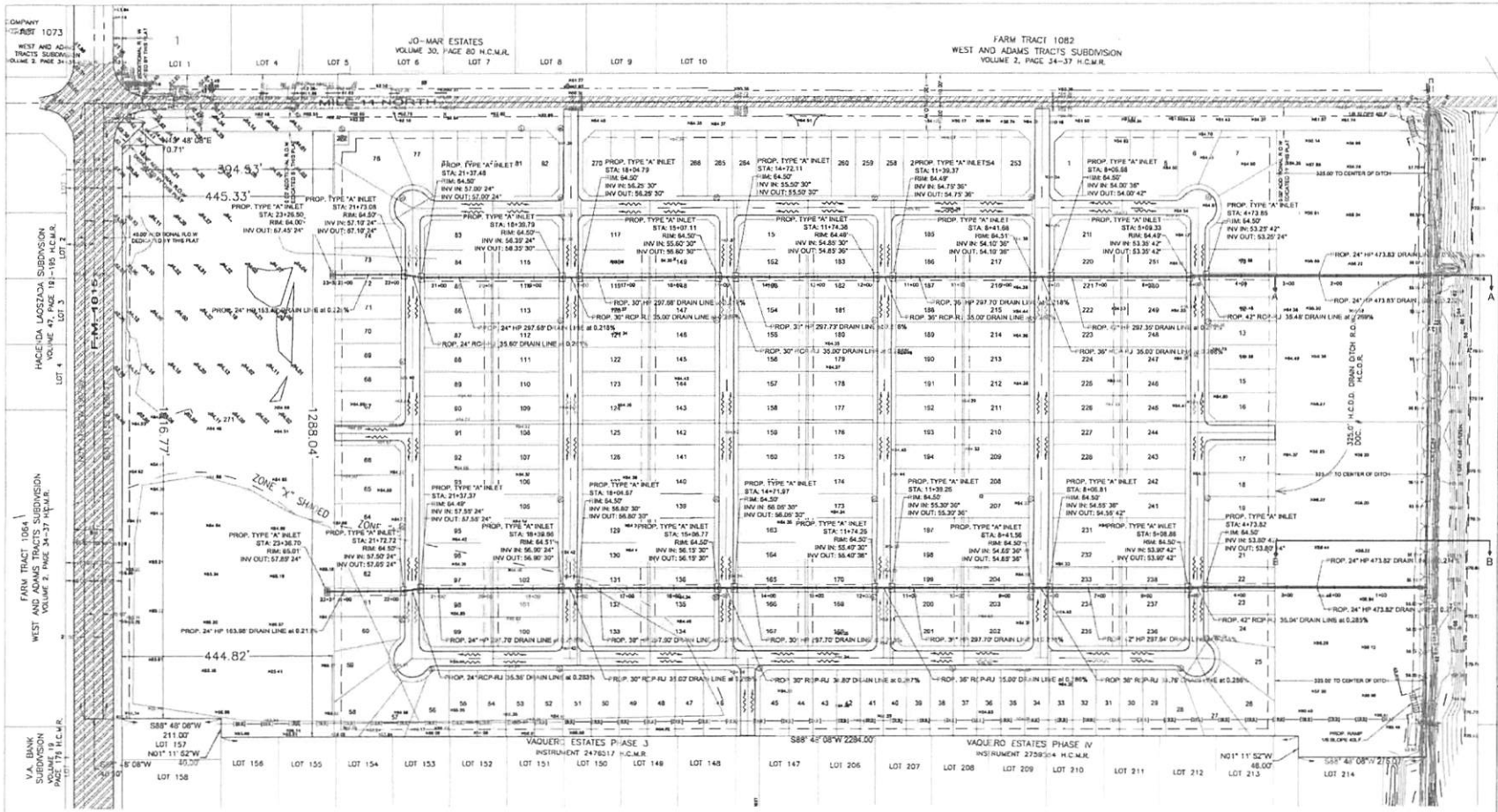
Lot Area Table		
Lot #	SQ. FT.	Area
1	7,979.69	0.183
2	8,000.00	0.181
3	7,140.00	0.164
4	7,140.00	0.163
5	7,230.12	0.165
6	8,264.44	0.189
7	15,750.00	0.345
8	11,171.74	0.256
9	7,200.00	0.165
10	7,200.00	0.165
11	7,200.00	0.165
12	7,200.00	0.165
13	7,200.00	0.165
14	7,200.00	0.165
15	7,200.00	0.165
16	8,340.00	0.192
17	8,360.00	0.192
18	7,697.00	0.165
19	7,653.00	0.162
20	7,697.00	0.165
21	7,200.00	0.165
22	7,200.00	0.165
23	7,200.00	0.165
24	8,385.00	0.192
25	8,373.74	0.212
26	11,719.00	0.269
27	9,000.00	0.207
28	7,200.00	0.165
29	7,200.00	0.165
30	7,200.00	0.165
31	7,200.00	0.165
32	7,200.00	0.165
33	7,200.00	0.165
34	7,200.00	0.165
35	7,200.00	0.165
36	7,200.00	0.165
37	7,200.00	0.165
38	7,200.00	0.165
39	7,200.00	0.165

Lot Area Table		
Lot #	SQ. FT.	Area
40	7,200.00	0.165
41	7,200.00	0.165
42	7,200.00	0.165
43	7,200.00	0.165
44	7,200.00	0.165
45	8,397.00	0.193
46	8,400.00	0.193
47	8,400.00	0.193
48	8,400.00	0.193
49	8,400.00	0.193
50	8,400.00	0.193
51	8,400.00	0.193
52	8,400.00	0.193
53	8,400.00	0.193
54	8,400.00	0.193
55	8,400.00	0.193
56	8,400.00	0.193
57	8,400.00	0.193
58	8,400.00	0.193
59	8,400.00	0.193
60	8,400.00	0.193
61	8,400.00	0.193
62	8,400.00	0.193
63	8,400.00	0.193
64	8,400.00	0.193
65	8,400.00	0.193
66	8,770.00	0.201
67	8,970.29	0.206
68	7,200.00	0.165
69	7,200.00	0.165
70	7,200.00	0.165
71	7,200.00	0.165
72	7,200.00	0.165
73	7,200.00	0.165
74	7,200.00	0.165
75	11,317.10	0.260
76	14,833.39	0.340

Lot Area Table		
Lot #	SQ. FT.	Area
77	9,149.00	0.210
78	7,764.00	0.164
79	7,139.99	0.164
80	7,139.99	0.164
81	7,139.99	0.164
82	7,139.99	0.164
83	7,979.44	0.183
84	6,883.33	0.158
85	7,200.01	0.165
86	7,200.01	0.165
87	7,200.01	0.165
88	7,200.01	0.165
89	7,200.01	0.165
90	7,200.01	0.165
91	7,200.01	0.165
92	7,200.01	0.165
93	7,200.01	0.165
94	7,200.01	0.165
95	7,200.01	0.165
96	7,200.01	0.165
97	7,200.01	0.165
98	7,200.01	0.165
99	6,883.33	0.158
100	7,200.01	0.165
101	7,200.01	0.165
102	7,200.01	0.165
103	7,200.01	0.165
104	7,200.01	0.165
105	7,200.01	0.165
106	7,200.01	0.165
107	7,200.01	0.165
108	7,200.01	0.165
109	6,883.33	0.158
110	7,200.00	0.165
111	7,200.00	0.165
112	7,200.00	0.165
113	7,200.00	0.165
114	7,200.00	0.165

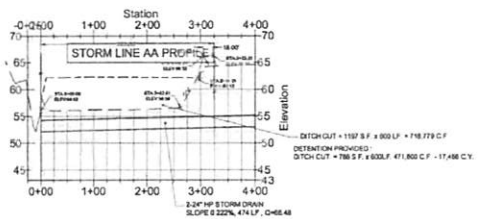
Lot Area Table		
Lot #	SQ. FT.	Area
115	7,200.00	0.165
116	6,883.33	0.158
117	8,000.00	0.200
118	7,200.00	0.165
119	7,230.33	0.166
120	7,200.01	0.165
121	7,200.01	0.165
122	7,200.01	0.165
123	7,200.01	0.165
124	7,200.01	0.165
125	7,200.01	0.165
126	7,200.01	0.165
127	7,200.01	0.165
128	7,200.01	0.165
129	7,200.01	0.165
130	7,200.01	0.165
131	7,200.01	0.165
132	7,200.01	0.165
133	6,883.33	0.158
134	7,200.01	0.165
135	7,200.01	0.165
136	6,883.33	0.158
137	7,200.01	0.165
138	7,200.00	0.165
139	7,200.00	0.165
140	7,200.00	0.165
141	7,200.00	0.165
142	7,200.00	0.165
143	7,200.00	0.165
144	7,200.00	0.165
145	7,200.00	0.165
146	7,200.00	0.165
147	7,200.00	0.165
148	7,200.00	0.165
149	6,883.33	0.158
150	7,200.00	0.165

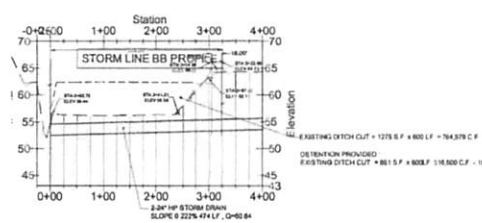
Lot Area Table		
Lot #	SQ. FT.	Area
151	7,200.00	0.165
152	7,200.00	0.165
153	7,200.00	0.165
154	7,200.00	0.165
155	7,200.00	0.165
156	7,200.00	0.165
157	7,200.00	0.165
158	7,200.00	0.165
159	7,200.00	0.165
160	7,200.00	0.165
161	7,200.00	0.165
162	7,200.00	0.165
163	7,200.00	0.165
164	7,200.00	0.165
165	7,200.00	0.165
166	7,200.00	0.165
167	7,200.00	0.165
168



VOL. REQUIRED FOR SUBDIVISION TO REACH BFE:	97,107 C.Y.
VOL. REQUIRED SUBDIVISION DETENTION:	24,084 C.Y.
TOTAL:	121,191 C.Y.

VOL. FROM DITCH WIDENING:	54,954 C.Y.
VOL. FROM MOVING DIRT NOT IN FLOOD ZONE:	13,081 C.Y.
VOL. DIRT IMPORTED TO SUBDIVISION: FROM EXPANDED DITCHES IN THE VICINITY	53,156 C.Y.
TOTAL:	121,191 C.Y.





JOB No. 20139.01

REVISION	BY	DATE

WELDEN & HUNT, INC
115 W. McINTYRE - EDINBURG, TX. 78541
P.O. DRAWER 1429 - EDINBURG, TX. 78540
ESTABLISHED 1947 • www.weldenandhunt.com
CONSULTANTS • ENGINEERING • SURVEYING

ENG. TECH: DRD
PROJECT ENG: HUGO A. REYNA
T.BOOK: PG
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1" = 100'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAVIER DE JESUS P.E. 126282 ON JULY 1, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

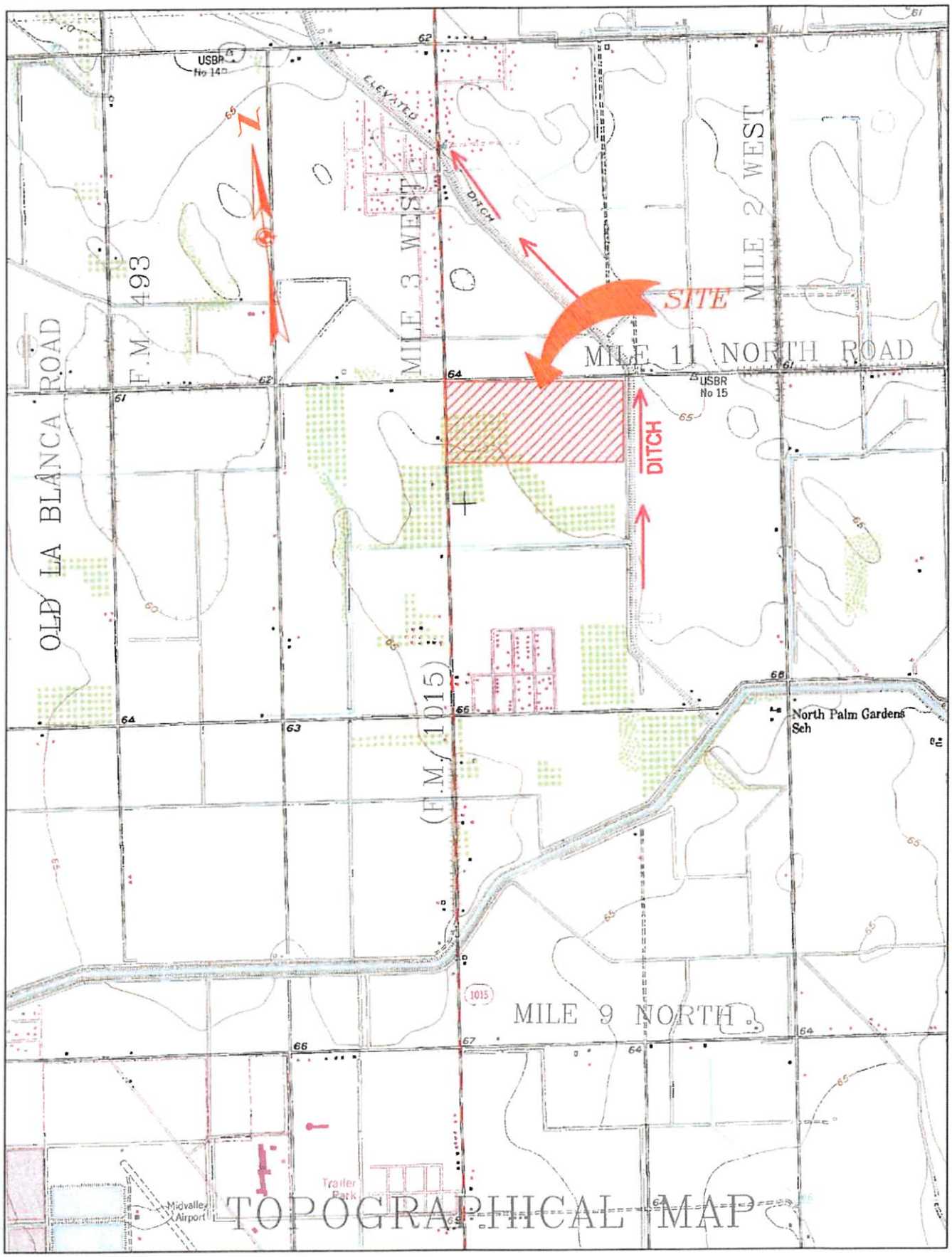
VAQUERO ESTATES
PHASE V
HIDALGO COUNTY, TEXAS

PROPOSED STORM LAYOUT

©Copyright 2025 Welden & Hunt, Inc.
All Rights Reserved

File Name: VAQUERO ESTATES

SHEET 1 OF 2



Y:\MHI Administration\Templates\Drainage Reports\TOPO MAP.dwg, Model, 5/22/2019 4:44:52 PM, Ciro

Appendix 1.0

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

formula $I = b/(t_c+d)^e$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

formula $I = b/(t_c+d)^e$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.342	1.731	2.043	2.380	2.674	2.898
120	1.299	1.677	1.981	2.309	2.596	2.815
125	1.259	1.628	1.924	2.242	2.523	2.737
130	1.221	1.581	1.870	2.180	2.455	2.665
135	1.186	1.537	1.819	2.122	2.391	2.596
140	1.153	1.496	1.771	2.067	2.331	2.532
145	1.122	1.457	1.727	2.015	2.274	2.471
150	1.093	1.421	1.684	1.966	2.220	2.413
155	1.065	1.386	1.644	1.919	2.169	2.359
160	1.039	1.354	1.606	1.876	2.121	2.307
165	1.014	1.323	1.570	1.834	2.075	2.258
170	0.991	1.293	1.536	1.794	2.032	2.211
175	0.968	1.265	1.504	1.757	1.990	2.167
180	0.947	1.239	1.473	1.721	1.951	2.124
185	0.927	1.213	1.443	1.686	1.913	2.084
190	0.907	1.189	1.415	1.654	1.877	2.045
195	0.889	1.166	1.388	1.622	1.842	2.008
200	0.871	1.144	1.362	1.592	1.809	1.972
205	0.854	1.122	1.337	1.564	1.778	1.938
210	0.838	1.102	1.313	1.536	1.747	1.906
215	0.823	1.082	1.290	1.510	1.718	1.874
220	0.808	1.063	1.268	1.484	1.690	1.844
225	0.793	1.045	1.247	1.460	1.663	1.815
230	0.780	1.028	1.227	1.436	1.637	1.787
235	0.766	1.011	1.207	1.413	1.611	1.759
240	0.754	0.995	1.189	1.392	1.587	1.733
245	0.741	0.979	1.170	1.370	1.564	1.708
250	0.729	0.964	1.153	1.350	1.541	1.684
255	0.718	0.950	1.136	1.330	1.519	1.660
260	0.707	0.936	1.119	1.311	1.498	1.637
265	0.696	0.922	1.103	1.293	1.477	1.615
270	0.686	0.909	1.088	1.275	1.458	1.594
275	0.676	0.896	1.073	1.257	1.438	1.573
280	0.666	0.884	1.059	1.241	1.420	1.553
285	0.657	0.872	1.045	1.224	1.402	1.533

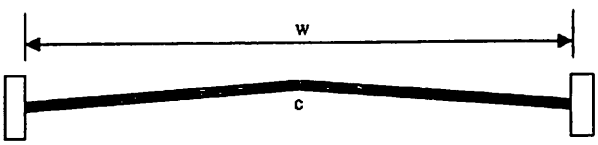
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.647	0.860	1.031	1.209	1.384	1.514
295	0.639	0.849	1.018	1.193	1.367	1.496
300	0.630	0.838	1.005	1.178	1.350	1.478
305	0.622	0.828	0.992	1.164	1.334	1.460
310	0.614	0.817	0.980	1.150	1.319	1.444
315	0.606	0.807	0.969	1.136	1.303	1.427
320	0.598	0.797	0.957	1.123	1.288	1.411
325	0.591	0.788	0.946	1.110	1.274	1.395
330	0.583	0.779	0.935	1.097	1.260	1.380
335	0.576	0.770	0.924	1.085	1.246	1.365
340	0.570	0.761	0.914	1.073	1.233	1.351
345	0.563	0.752	0.904	1.061	1.220	1.337
350	0.556	0.744	0.894	1.050	1.207	1.323
355	0.550	0.736	0.885	1.039	1.195	1.309
360	0.544	0.728	0.875	1.028	1.182	1.296
365	0.538	0.720	0.866	1.017	1.171	1.284
370	0.532	0.713	0.857	1.007	1.159	1.271
375	0.526	0.705	0.849	0.997	1.148	1.259
380	0.521	0.698	0.840	0.987	1.137	1.247
385	0.515	0.691	0.832	0.977	1.126	1.235
390	0.510	0.684	0.824	0.968	1.115	1.224
395	0.504	0.677	0.816	0.958	1.105	1.212
400	0.499	0.671	0.808	0.949	1.095	1.201
405	0.494	0.664	0.800	0.940	1.085	1.191
410	0.489	0.658	0.793	0.932	1.075	1.180
415	0.485	0.652	0.786	0.923	1.066	1.170
420	0.480	0.646	0.779	0.915	1.056	1.160
425	0.475	0.640	0.772	0.907	1.047	1.150
430	0.471	0.634	0.765	0.899	1.038	1.140
435	0.466	0.628	0.758	0.891	1.029	1.131
440	0.462	0.623	0.751	0.883	1.021	1.121
445	0.458	0.617	0.745	0.876	1.012	1.112
450	0.454	0.612	0.739	0.869	1.004	1.103
455	0.450	0.607	0.733	0.861	0.996	1.094
460	0.446	0.602	0.726	0.854	0.988	1.086

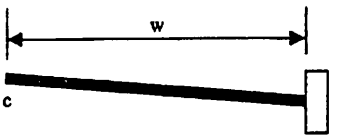
where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

Prepared By Melden & Hunt, Inc.

Street Velocities and Capacities Flowing Curb Full

Manning's n = 0.018

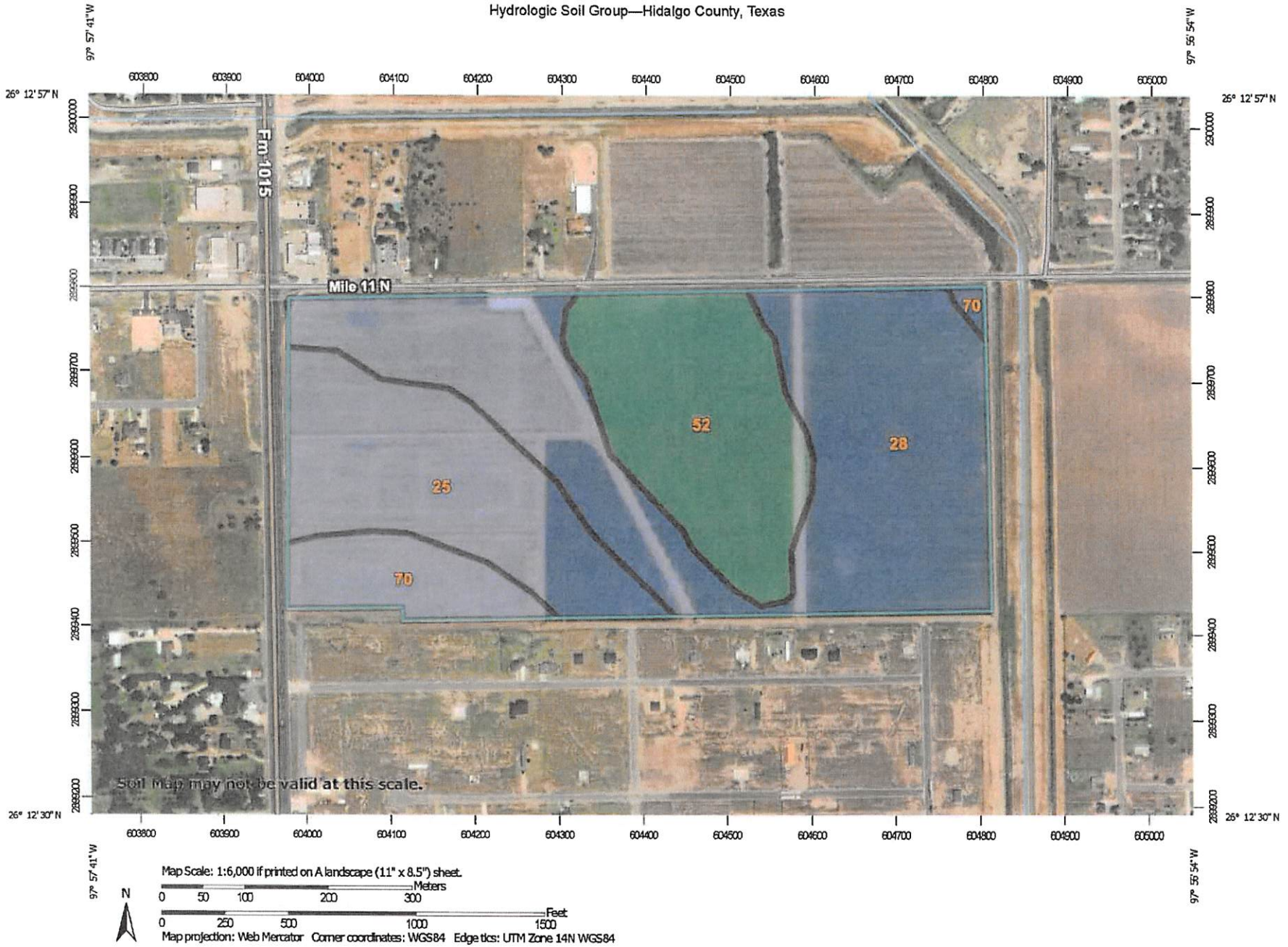




	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	2490	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

Hydrologic Soil Group—Hidalgo County, Texas



You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

MAP LEGEND

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

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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 17, Sep 15, 2018

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	17.4	22.2%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	37.2	47.4%
52	Raymondville clay loam, 0 to 1 percent slopes	C	17.6	22.4%
70	Willacy fine sandy loam, 0 to 1 percent slopes	B	6.3	8.0%
Totals for Area of Interest			78.5	100.0%

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

PANEL 0450 C

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

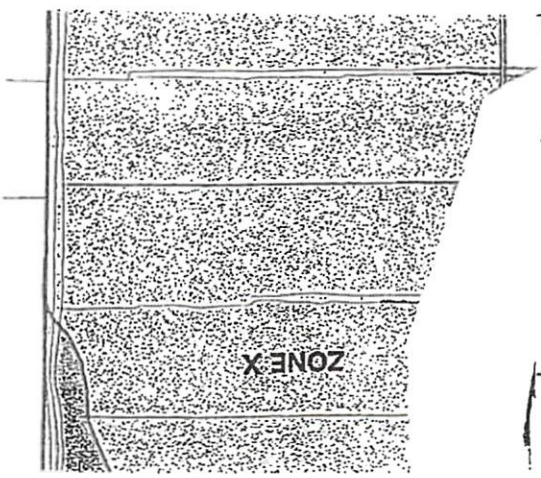
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

REVISED TO REFLECT LOMR DATED MAY 30 2002

Federal Emergency Management Agenc



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 area protected by levees from 100-year flood.

Shaded

OTHER AREAS

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

UNDEVELOPED COASTAL BARRIERS

Identified 1983 | Identified 1990 | Otherwise Protected Areas

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

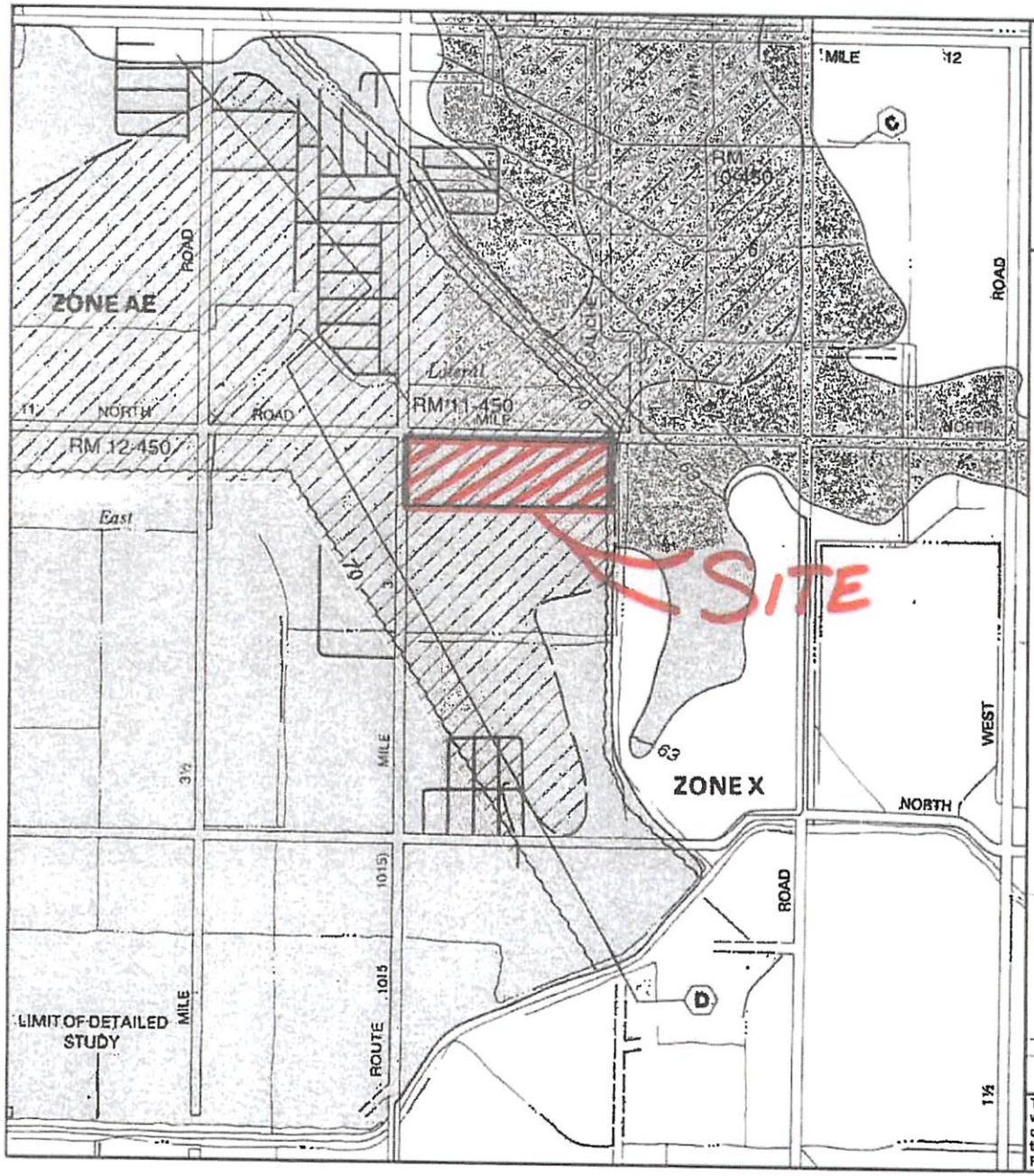
- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- 513 — Base Flood Elevation line; Elevation in Feet *
- D — D (EL 987) — Cross Section Line; Base Flood Elevation in Feet Where Uniform Within Zone *
- RM 7x — 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) inlude Zones A, AE, A1-A30, AH, AO, A99, V, VE and V1-V30.



APPROXIMATE SCALE
2000 0

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

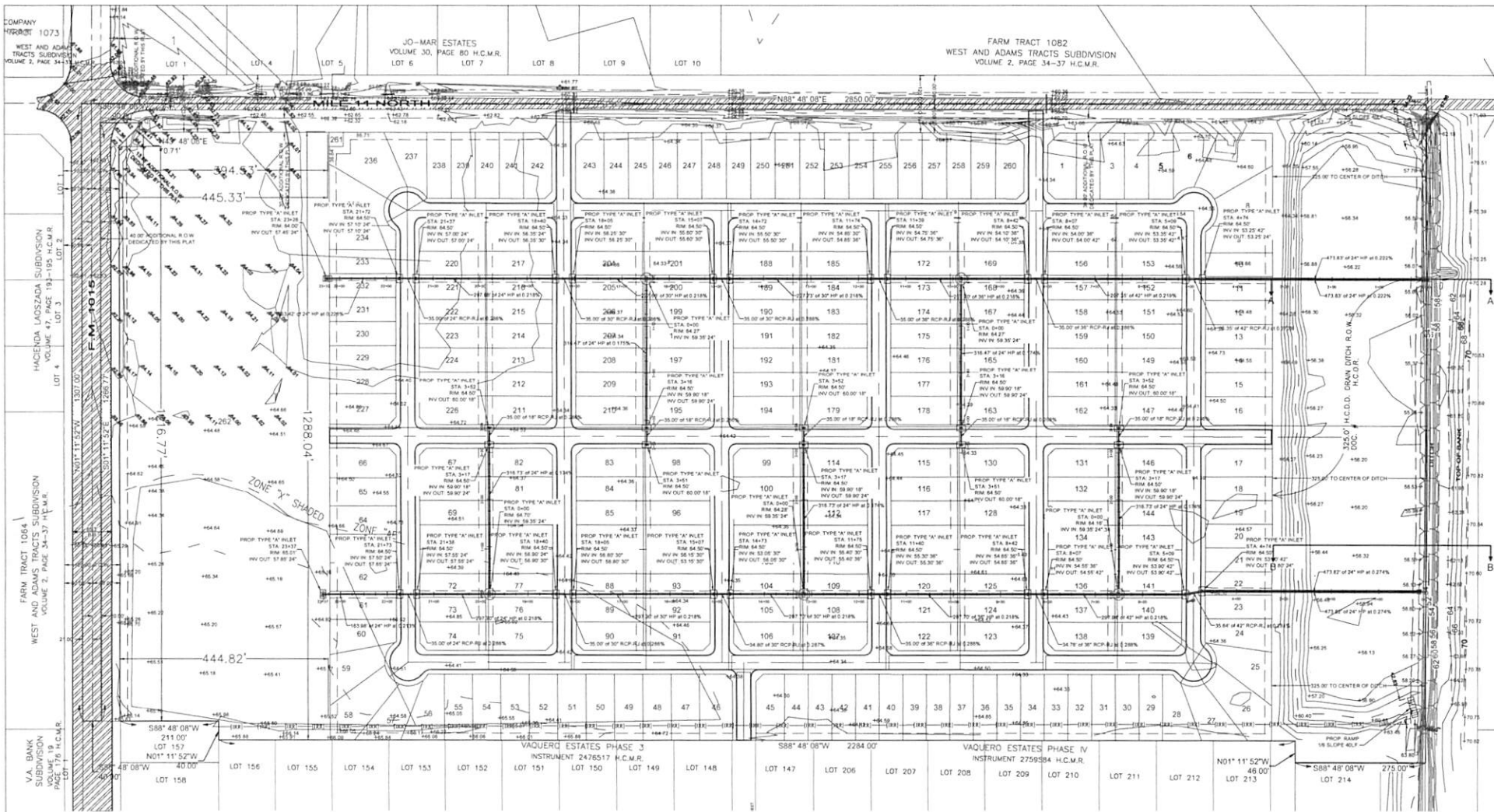
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency

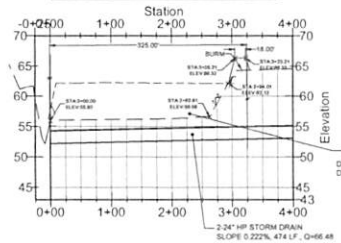
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



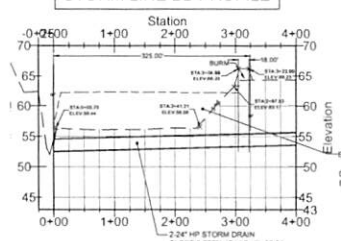
VOL. REQUIRED FOR SUBDIVISION TO REACH BFE:	97,107 C.Y.
VOL. REQUIRED SUBDIVISION DETENTION:	24,595 C.Y.
TOTAL:	121,701 C.Y.

VOL. FROM DITCH WIDENING:	54,954 C.Y.
VOL. FROM MOVING DIRT NOT IN FLOOD ZONE:	13,081 C.Y.
VOL. DIRT IMPORTED TO SUBDIVISION: FROM EXPANDED DITCHES IN THE VICINITY	48,131 C.Y.
TOTAL:	116,166 C.Y.

STORM LINE AA PROFILE



STORM LINE BB PROFILE



JOB No. 20139.01

REVISION	BY	DATE

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

END. TECH. CRD
PROJECT ENG. MARIA A. REYNA
T. BOOK P.G.
1. RELEASE DATE
2. RELEASE DATE
3. RELEASE DATE
SCALE 1" = 100'

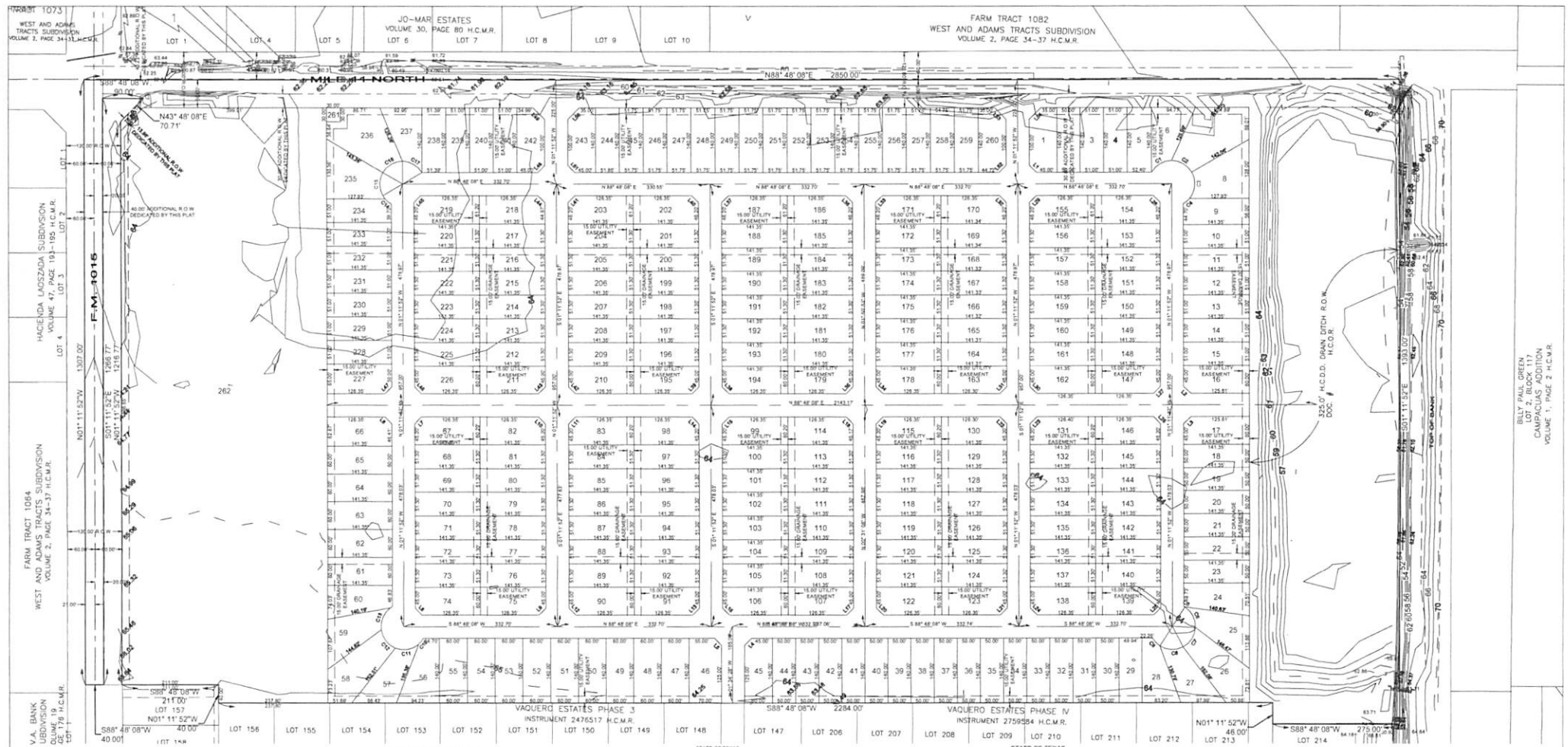
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS P.E. 126282 ON JULY 1, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

VAQUERO ESTATES
PHASE V
HIDALGO COUNTY, TEXAS

PROPOSED STORM LAYOUT

©Copyright 2020 Melden & Hunt, Inc. All Rights Reserved.

File Name: VAQUERO ESTATES



MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

118 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

LOCATION MAP
SCALE 1" = 2000'



SCALE 1"=100'

SUBDIVISION MAP OF

VAQUERO ESTATES PHASE V

A RESUBDIVISION OF 86.961 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF
FARM TRACTS 1065, 1066 & 1071,
THE WEST & ADAMS TRACTS SUBDIVISION,
VOLUME 2, PAGE 34-37, H.C.M.R.
HIDALGO COUNTY, TEXAS

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

VAQUERO ESTATES PHASE V IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ON THE SOUTHEAST INTERSECTION OF MILE 11 NORTH AND F.M. 1015. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY WESLACO (POPULATION 37,797). VAQUERO ESTATES PHASE V LIES APPROXIMATELY 1 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1

INDEX TO SHEET OF VAQUERO ESTATES PHASE V

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEERING CERTIFICATION, SURVEYOR'S CERTIFICATION, OWNER'S DEDICATION CERTIFICATION, NOTARY PUBLIC CERTIFICATION, ATTESTATION, N.A.W.S.C. CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 2: HEADING, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEERING CERTIFICATION, SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATION, IRRIGATION DISTRICT, H.C.D.D. No. 1.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER & SEWER (ENGLISH AND SPANISH VERSION), ENGINEERS CERTIFICATION, WATER AND SEWER LAYOUT, DETAILS.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE LAYOUT, STREET LAYOUT.

SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAIN DITCH WIDENING, ENGINEERING CERTIFICATION, DISCHARGE CROSS SECTIONS, STORM AND STREET DETAILS.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	3BU FAMILY L.P. ART ORTEGA, PRESIDENT	3120 CENTER POINTE DRIVE	EDINBURG, TX 78539	956-605-4544	956-720-4654
ENGINEER:	MARIO A. REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 7.24.2019
ENGINEERING JOB No. 20139.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VAQUERO ESTATES PHASE V, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11.26.17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 5-16-16
T- 1001, PAGE 46
SURVEY JOB No. 17165.08

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ARTURO ORTEGA, AS OWNER OF THE 86.961- ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE V, HEREBY SUBDIVIDE THE LAND AS AND EASEMENTS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

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

ARTURO ORTEGA, PRESIDENT — DATE
3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
3120 CENTER POINTE DRIVE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ARTURO ORTEGA PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20_21_.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

RAENEY G. COYLE
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 08/31/2021
ID NO. 131 1 1 1 1 1 1

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

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" SHADED "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NO. 480334 0430 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMAR DATE MAY 30, 2002.

COMMUNITY-PANEL NO. 480334 0430 C EFFECTIVE DATE: JUNE 6, 2000 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.
CONSTRUCTIONS 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).

LOTS 46-64 AND LOTS 71-78 AND 88-92, 261 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED 1-22-25 FEMA CASE NO. 25-06-3073A.

2. SETBACKS.
FRONT: 23.00 FEET.
50.00 FEET ON MILE 3 WEST ROAD (F.M. 1015)
100.00 FEET MILE 11 NORTH ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W IS GREATER THAN 50.00 FEET: 20.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--NO. 1-- DESCRIPTION: MAG ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHERN CLIP AT THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16803471.2976, E: 1183211.9122, ELEV. 64.50 NAD. 83
--NO. 2-ELEV. 78 DESCRIPTION: MAG ALUMINUM DISK SET IN CONCRETE SLAB ON THE SOUTHWEST CORNER OF LOT 78 OF THIS SUBDIVISION. N: 16802178.1988 E: 1182934.1000 ELEV. 64.35 NAD. 83

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 964,080 CUBIC-FEET (19.245 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STAGE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

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

10. 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, THE SURVEYOR AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

11. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

12. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 102 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1015 (MILE 3 WEST). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

13. LOTS 1 THROUGH 7 & LOTS 236 THROUGH 260 & 262 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 11 NORTH ROAD.

14. A BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR OF LOT LINES ABUTTING MILE 11 NORTH ROAD.

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

SUBDIVISION MAP OF

VAQUERO ESTATES
PHASE V

A RESUBDIVISION OF 86.961 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF
FARM TRACTS 1065, 1066 & 1071,
THE WEST & ADAMS TRACTS SUBDIVISION,
VOLUME 2, PAGE 34-37, H.C.M.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 86.961 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF FARM TRACT 1072 AND OUT OF FARM TRACTS 1065, 1066, & 1071, WEST & ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 86.961 ACRES WERE CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP BY VIRTUE OF A CORRECTION ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775388, HIDALGO COUNTY OFFICIAL RECORDS, SAID 86.961 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING ON A NAIL SET (N 16803364.640 E 1184323.367) AT THE NORTHEAST CORNER OF SAID FARM TRACT 1072;

1. THENCE, S 01° 11' 52" E, ALONG THE EAST LINE OF FARM TRACTS 1072 & 1071, AT A DISTANCE OF 30.68 PEET PASS A NO. 4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY OF MILE 11 NORTH AT A DISTANCE OF 1,326.00 PEET PASS THE SOUTHEAST CORNER OF SAID FARM TRACT 1072 CONTINUING A TOTAL DISTANCE OF 1,363.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, S 88° 48' 08" W, ALONG THE NORTH LINE OF VAQUERO ESTATES PHASE IV (RECORDED IN INSTRUMENT NUMBER 2750884, H.C.M.R.) A DISTANCE OF 276.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

3. THENCE, N 01° 11' 52" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SPUR STREET, A DISTANCE OF 46.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 88° 48' 08" W, AT A DISTANCE OF 50.00 PEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF SPUR STREET, AT A DISTANCE OF 1,020.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,163.88 PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF TRUMAN STREET AT DISTANCE OF 1,679.88 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,999.88 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 2,284.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, N 01° 11' 52" W, ALONG THE EAST LINE OF LOT 157, VAQUERO ESTATES PHASE III (RECORDED IN INSTRUMENT NUMBER 2878517, H.C.M.R.) A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

6. THENCE, S 88° 48' 08" W, ALONG THE NORTH LINE OF SAID LOT 157, AT A DISTANCE OF 216.88 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 311.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

7. THENCE, N 01° 11' 52" W, ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 1015, A DISTANCE OF 1,316.77 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

8. THENCE, N 43° 48' 08" E, ALONG A CORNER CLIP, A DISTANCE OF 70.71 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, S 88° 48' 08" W, A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

10. THENCE, S 01° 11' 52" E, A DISTANCE OF 1,386.77 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;

11. THENCE, S 88° 48' 08" W, A DISTANCE OF 46.00 FEET TO A NAIL SET FOR THE OUTSIDE CORNER OF THIS TRACT;

12. THENCE, N 01° 11' 52" W, ALONG THE WEST LINE OF FARM TRACT 1066 AND WITHIN THE EXISTING RIGHT-OF-WAY OF F.M. 1015, A DISTANCE OF 1,307.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;

13. THENCE, N 88° 48' 08" E, ALONG THE NORTH LINE OF FARM TRACTS 1066 & 1072 WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH, AT A DISTANCE OF 996.88 FEET PASS THE NORTHEAST CORNER OF FARM TRACT 1066, A DISTANCE OF 2,880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 86.961 ACRES, OF WHICH 1.963 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH AND 1.200 ACRES LIES WITHIN F.M. 1015, LEAVING A NET OF 83.838 OF LAND, MORE OR LESS

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON ___ DAY OF _____, 20__

_____
ENVIRONMENTAL HEALTH DIVISION MANAGER

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON _____ DAY OF _____, 20___

_____
HIDALGO COUNTY JUDGE

ATTEST _____
HIDALGO COUNTY CLERK

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND 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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE

__ DAY OF ____ 20__

_____
3BU FAMILY, L.P.
ARTURO CARTEGA, PRESIDENT

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20 22.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
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 49.211 (c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
MARIO A. REYNA, P.E. # 117388
DATE PREPARED: 1.24.2019
ERONEERING JOB No. 20138.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION # 1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VAQUERO ESTATES PHASE V, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-26-18, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED

_____
FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 8-16-18
T-1001 PAGE 68
T-1011 PAGES 66-42
SURVEY JOB No. 18056.00

CERTIFICATION OF HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS ___ DAY OF _____, 2020

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. #9 RIGHTS-OF-WAY AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9

2. 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

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL. HCCID #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 DISTRICT EXPENSE

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

_____
RANDALL WINSTON, P.E. GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

Line Table		
Line #	Direction	Length
L1	N 46° 11' 52" W	21.21'
L2	N 43° 34' 37" W	21.74'
L3	N 46° 16' 42" E	21.74'
L4	N 43° 48' 08" E	21.21'
L5	N 46° 11' 52" W	21.21'
L6	S 46° 11' 52" E	21.21'
L7	S 43° 48' 08" W	21.21'
L8	N 46° 11' 52" W	21.21'
L9	S 43° 48' 08" W	21.21'
L10	N 46° 11' 52" W	21.21'
L11	S 43° 48' 10" W	21.21'
L12	S 46° 11' 52" E	21.21'
L13	N 43° 48' 08" E	21.21'
L14	S 46° 11' 52" E	21.21'
L15	N 43° 48' 08" E	21.21'
L16	S 46° 11' 52" E	21.21'
L17	N 43° 48' 08" E	21.21'
L18	N 46° 06' 11" W	21.24'
L19	S 43° 48' 08" W	21.21'
L20	S 46° 11' 52" E	21.21'

Line Table		
Line #	Direction	Length
L21	N 43° 48' 08" E	21.21'
L22	S 46° 11' 52" E	21.21'
L23	S 43° 42' 47" W	21.18'
L24	N 46° 11' 52" W	21.21'
L25	N 43° 48' 08" E	21.21'
L26	S 46° 11' 52" E	21.21'
L27	S 43° 48' 08" W	21.21'
L28	N 46° 11' 52" W	21.21'
L29	N 43° 48' 08" E	21.21'
L30	S 46° 11' 52" E	21.21'
L31	N 43° 48' 08" E	21.21'
L32	N 46° 11' 41" W	21.21'
L33	N 43° 48' 52" E	21.21'
L34	S 46° 11' 52" E	21.21'
L35	N 43° 48' 08" E	21.21'
L36	S 46° 11' 52" E	21.21'
L37	N 43° 48' 08" E	21.21'
L38	N 46° 11' 52" W	21.21'
L39	S 43° 48' 08" W	21.21'
L40	S 46° 11' 52" E	21.21'

Line Table		
Line #	Direction	Length
L41	N 43° 48' 08" E	21.21'
L42	S 46° 11' 52" E	21.21'
L43	N 43° 48' 08" E	21.21'
L44	N 46° 11' 52" W	21.21'
L45	N 43° 48' 08" E	21.21'
L46	N 46° 11' 52" W	21.21'
L47	S 43° 48' 08" W	21.21'
L48	N 46° 11' 52" W	21.21'
L49	N 46° 12' 34" W	36.38'
L50	S 43° 48' 08" W	36.38'
L51	N 46° 11' 52" W	21.21'
L52	S 44° 30' 54" W	21.42'
L53	N 46° 11' 52" W	36.38'
L54	S 43° 48' 08" W	36.38'

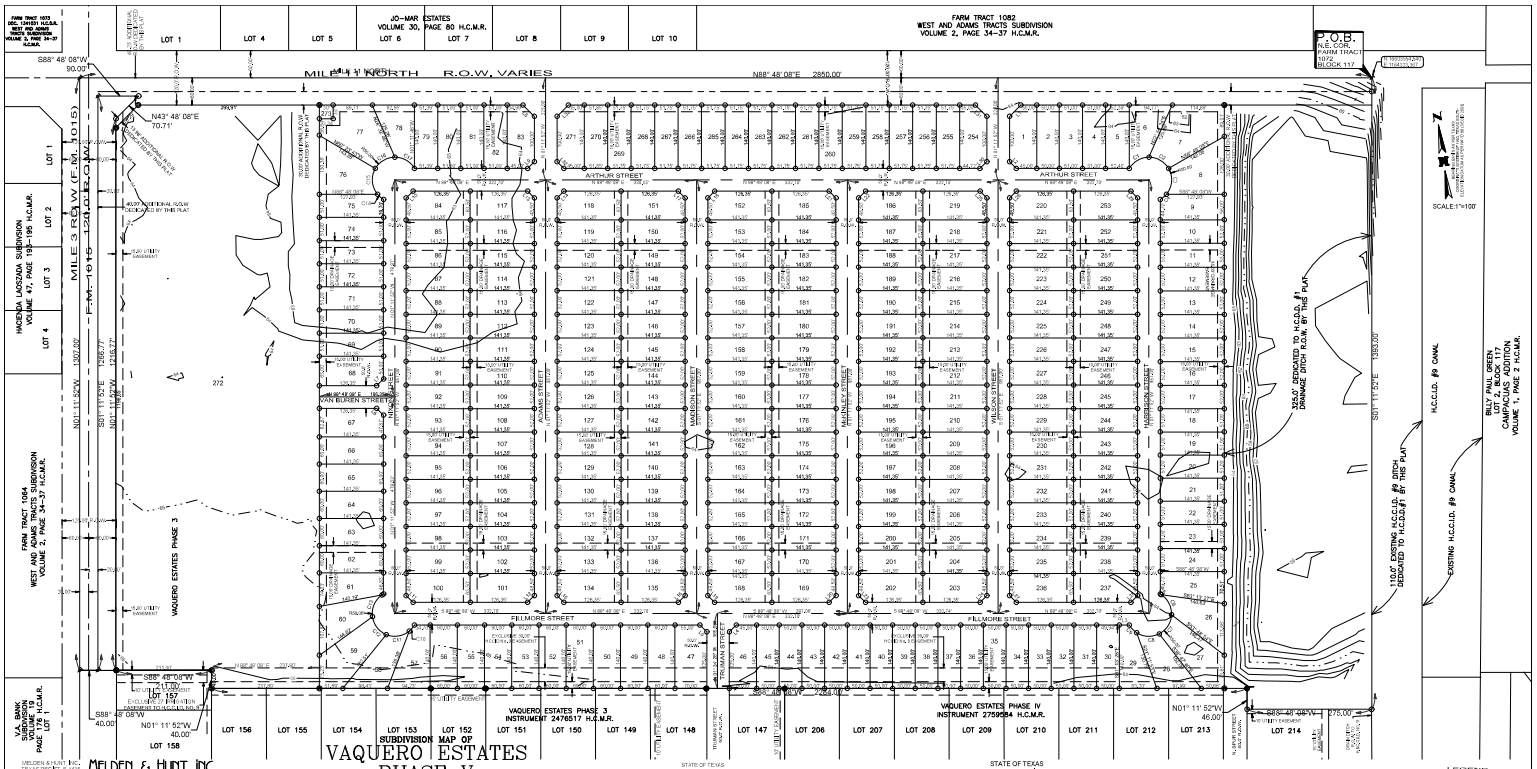
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	53.36'	50.00'	060° 00' 00"	S36° 48' 08"W	50.00'	29.57'
C2	53.36'	50.00'	060° 00' 00"	N 46° 11' 52"W	50.00'	29.57'
C3	86.91'	50.00'	099° 47' 54"	N73° 42' 08"E	57.21'	34.68'
C4	17.63'	50.00'	020° 12' 05"	N48° 42' 08"E	17.54'	8.91'
C5	2.44'	50.00'	002° 47' 40"	N89° 49' 53"W	2.44'	1.22'
C6	52.39'	50.00'	060° 00' 00"	N29° 29' 03"W	50.00'	28.87'
C7	52.39'	50.00'	060° 00' 00"	N31° 33' 57"E	50.00'	28.87'
C8	52.39'	50.00'	060° 00' 00"	N29° 29' 03"W	50.00'	28.87'
C9	23.62'	50.00'	027° 17' 56"	S44° 47' 06"E	23.60'	12.14'
C10	17.73'	50.00'	020° 18' 47"	N39° 57' 31"E	17.63'	8.96'
C11	54.04'	50.00'	061° 56' 46"	N60° 04' 48"E	51.46'	30.00'
C12	52.67'	50.00'	060° 21' 36"	S29° 46' 39"E	50.27'	29.00'
C13	54.79'	50.00'	062° 48' 08"	S22° 47' 37"W	52.09'	30.50'
C14	17.63'	50.00'	020° 12' 12"	S31° 06' 46"E	17.54'	8.91'
C15	66.91'	50.00'	068° 41' 49"	S8° 58' 46"E	57.21'	34.86'
C16	52.39'	50.00'	060° 00' 00"	S56° 48' 08"W	50.00'	28.87'
C17	52.39'	50.00'	060° 00' 00"	N61° 11' 52"W	50.00'	28.87'

Lot Area Table		
Lot #	SQ. FT.	Area
1	7,875.00	0.183
2	6,999.88	0.161
3	7,140.03	0.164
4	7,140.00	0.164
5	7,336.13	0.168
6	8,254.44	0.189
7	13,164.60	0.302
8	11,171.74	0.256
9	7,830.00	0.180
10	7,308.85	0.168
11	7,308.85	0.168
12	7,308.85	0.168
13	7,308.85	0.168
14	7,308.85	0.168
15	7,308.85	0.168
16	6,382.96	0.182
17	6,382.96	0.182
18	7,067.99	0.162
19	7,067.99	0.162
20	7,067.99	0.162
21	7,067.99	0.162
22	7,067.99	0.162
23	7,067.99	0.162
24	8,566.99	0.197
25	9,273.76	0.213
26	11,756.39	0.270
27	8,992.49	0.206
28	7,077.06	0.163
29	6,999.94	0.161
30	6,999.92	0.161
31	7,000.00	0.161
32	7,000.00	0.161
33	7,000.00	0.161
34	7,000.88	0.161
35	7,000.00	0.161
36	7,000.00	0.161
37	7,000.00	0.161
38	7,000.00	0.161

Lot Area Table		
Lot #	SQ. FT.	Area
39	7,000.00	0.161
40	7,000.00	0.161
41	7,000.00	0.161
42	7,000.00	0.161
43	7,000.00	0.161
44	7,000.00	0.161
45	8,297.50	0.190
46	9,887.50	0.227
47	6,400.00	0.183
48	6,400.00	0.183
49	6,400.00	0.183
50	6,400.00	0.183
51	6,400.00	0.183
52	6,400.00	0.183
53	6,400.00	0.183
54	6,400.00	0.183
55	6,400.00	0.183
56	6,400.00	0.183
57	9,410.81	0.216
58	8,834.73	0.203
59	11,879.14	0.273
60	8,886.16	0.204
61	8,847.87	0.199
62	8,481.00	0.195
63	8,481.00	0.195
64	8,481.00	0.195
65	8,481.00	0.195
66	8,481.00	0.195
67	8,773.66	0.201
68	8,368.43	0.193
69	7,251.26	0.166
70	7,251.26	0.166
71	7,251.25	0.166
72	7,251.26	0.166
73	7,251.26	0.166
74	8,368.50	0.192
75	8,368.50	0.192
76	7,251.26	0.166

Lot Area Table		
Lot #	SQ. FT.	Area
77	7,251.26	0.166
78	7,251.25	0.166
79	7,251.26	0.166
80	7,251.26	0.166
81	7,251.26	0.166
82	8,368.43	0.193
83	8,368.48	0.193
84	7,251.27	0.166
85	7,251.27	0.166
86	7,251.26	0.166
87	7,251.26	0.166
88	7,251.26	0.166
89	7,251.26	0.166
90	8,368.50	0.192
91	8,368.50	0.192
92	7,251.26	0.166
93	7,251.26	0.166
94	7,251.26	0.166
95	7,251.26	0.166
96	7,251.26	0.166
97	7,251.26	0.166
98	8,368.43	0.193
99	8,368.43	0.193
100	7,251.26	0.166
101	7,251.26	0.166
102	7,251.26	0.166
103	7,251.26	0.166
104	7,251.26	0.166
105	7,251.26	0.166
106	8,368.50	0.192
107	8,368.50	0.192
108	7,251.26	0.166
109	7,251.26	0.166
110	7,251.26	0.166
111	7,251.26	0.166
112	7,251.26	0.166
113	7,251.26	0.166
114	8,368.19	0.193

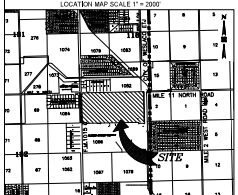
Lot Area Table		
Lot #	SQ. FT.	Area
115	8,368.43	0.193
116	7,251.26	0.166
117	7,251.26	0.166
118	7,251.26	0.166
119	7,251.27	0.166
120	7,251.27	0.166
121	7,251.24	0.166
122	8,368.50	0.192
123	8,368.50	0.192
124	7,251.24	0.166
125	7,251.27	0.166
126	7,251.25	0.166
127	7,251.26	0.166
128	7,251.26	0.166
129	7,251.26	0.166
130	8,368.50	0.192
131	8,368.77	0.193
132	7,251.26	0.166
133	7,251.26	0.166
134	7,251.26	0.166
135	7,251.26	0.166
136	7,251.26	0.166
137	7,251.26	0.166
138	8,368.51	0.192
139	8,368.50	0.192
140	7,251.26	0.166



MELDEN & HUNT INC.
CIVIL ■ SURVEY ■ CONSULTING ■ SURVEYING

115 N. MAIN TYPE • EDINBURG, TX. 78541
TEL (956) 381-0981 • FAX (956) 381-1839
EMAIL (EMAIL) (WEB) • www.meldenandhunt.com

LOCATION MAP SCALE 1" = 2000'



VAQUERO ESTATES
PHASE V

A RESUBDIVISION OF 86.961 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF FARM TRACTS 1065, 1066 & 1071, THE WEST & ADAMS TRACTS SUBDIVISION, VOLUME 2, PAGE 34-37, H.C.M.R.
HIDALGO COUNTY, TEXAS

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

VAQUERO ESTATES PHASE V, IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ON THE SOUTH EAST INTERSECTION OF MILE 3 NORTH (RD 1015) AND THE ONLY HEAVILY MUNICIPALITY IN THE CITY OF ALAMO (ACCORDING TO NUMBERS FROM THE STATE OF THE SECRETARY OF THE CITY ARE ALSO POPULATION) AND LOCATED APPROXIMATELY 2 MILES FROM THE CITY LIMITS BUT WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 212.021.

THIS SUBDIVISION IS LOCATED IN ALAMO ISD.

INDEX TO SHEET OF VAQUERO ESTATES PHASE V

SHEET 1 HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERING CERTIFICATION, SURVEYORS CERTIFICATION, OWNER'S DEDICATION CERTIFICATION, NOTARY PUBLIC CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 2 HEADING, DESCRIPTION SHEETS AND BOUNDS, ENGINEERING CERTIFICATION, SURVEYORS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATION, IRRIGATION DISTRICT NUMBER 2, CERTIFICATE, H.C.I.D. NO. 1, NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, NOTARY PUBLIC CERTIFICATION, LOT DATA, CURVE DATA, LINE DATA, TABLES.

SHEET 3 ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER (ENGLISH AND SPANISH VERSION), ENGINEERS CERTIFICATION, WATER LAYOUT.

SHEET 4 ENGINEERING REPORT, INCLUDING DESCRIPTION OF SEWER (ENGLISH AND SPANISH VERSION), ENGINEERS CERTIFICATION, SEWER LAYOUT.

SHEET 5 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAIN DITCH GRADING, ENGINEERING CERTIFICATION.

SHEET 6 MAP OF TOPOGRAPHY AND STREET LAYOUT, STREET DETAILS.

SHEET 7 WATER, SANITARY SEWER, STORM DETAILS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. REYNA, P.E. # 117388
DATE PREPARED: 5-24-19
ENGINEERING JOB No. 3919.00

MELDEN & HUNT INC.
TEXAS REGISTERED ENGINEERING FIRM F-2435

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FIELD NOTES AND PLAT OF VAQUERO ESTATES PHASE V WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 1-29-2019, AND THAT IT IS A TRUE AND ACCEPTABLE REPRESENTATION OF THE SUBDIVISION OF THE LAND HEREIN DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 5-24-19
V. 1001, PAGE 46
SURVEY JOB No. 171115.28

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, _____ AS OWNER OF THE 86.961 ACRE TRACT OF LAND DESCRIBED AND SHOWN ON THIS PLAT, DO HEREBY SUBDIVIDE THE LAND AS AND EASEMENTS DEDICATED TO THE SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK, ALLEY(S) AND

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

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

_____ DATE: _____
OWN ET AND DEVELOPMENT, LTD.
KYNDEL BENNETT
2111 HARCOC
AUSTIN, TEXAS 78748

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KYNDEL BENNETT, PROVED TO ME THROUGH _____ HIS _____ TO ACKNOWLEDGMENT OF PUBLIC SURVEY DIVISION, TO BE TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

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

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	BELFAN LP, ART GRITZKA, PRESIDENT	3120 CENTER POINTE DRIVE	EDINBURG, TX 78539	(956) 566-4944	(956) 702-4854
ENGINEER	MARIO A. REYNA P.E.	115 W. MAIN STREET	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839
SURVEYOR	FRED L. KURTH, R.P.L.S.	115 W. MAIN STREET	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839

SHEET 1 OF 7 SHEETS

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" SHADED "AREAS OF 500--YEAR FLOOD; AREAS OF 100--YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREA PROTECTED BY LEVEES FROM 100--YEAR FLOOD. COMMUNITY--PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMAR DATE MAY 30, 2002.

COMMUNITY--PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS FLOOD SHOWN ON THIS PLAT ARE WITHIN THE 100--YEAR FLOOD PLAIN AS SHOWN ON THE ABOVE REFERENCED MAP.
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).

LOTS 46--64 AND LOTS 71--78 AND 88--92, 281 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED 9--02--20 . FEMA CASE NO.: 20--06--3073A .

2. SETBACKS:
FRONT: 25.00 FEET.
50.00 FEET ON MILE 3 WEST ROAD (F.M. 1015)
40.00 FEET MILE 11 NORTH ROAD
REAR: IS 20ft OF LOT DEPTH NEED NOT EXCEED 25 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE FLOW IS GREATER than 50.00 FEET: 20.00 FEET

3. NO MORE THAN ONE--SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS WITHIN THE FLOOD PLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP. PRIOR TO CONSTRUCTION, TO VERIFY PRE AND POST--CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM #1 DESCRIPTIONS: MAG ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHERN CLIP AT THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16603471.0976, E: 1182021.9152, ELEV.: 64.60 NAD. 83
--30LM NO. 2--ELEV.: 29 DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE SOUTHWEST CORNER OF LOT 28 OF THIS SUBDIVISION. N: 16602878.0958 E: 1182934.1000, ELEV. 64.35 NAD. 83

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 653,279 CUBIC--FEET 14.938 ACRE--FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM SEWER IMPROVEMENTS.). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.20% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 9- COUNTY CONSTRUCTION.

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

10. 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.

11. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

12. THDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 102 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1015 (MILE 3 WEST). THDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

13. LOTS 1 THROUGH 7 & LOTS THROUGH 83 & 254 THROUGH 271 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 11 NORTH ROAD.

14. A BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR OF LOT LINES ABUTTING MILE 11 NORTH ROAD.

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

16. STREET LIGHTS MUST BE LOCATED EVERY 300.00 FEET.

17. A 5 FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

18. A 5 FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING LOTS.

19. CORNERS LOT DRIVEWAYS SHALL BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.0006(C) AND §
212.0065

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY, CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY WHEREIN MY

DATE CHAIRPERSON,PLANNING &ZONING COMMISSION

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	50.26	35.00	065° 00' 00"	S56° 46' 58"W	50.00	28.27
C2	50.26	35.00	065° 00' 00"	N61° 11' 57"W	50.00	28.27
C3	60.91	35.00	099° 47' 54"	N31° 42' 05"E	57.21	39.88
C4	17.83	35.00	029° 12' 06"	N48° 42' 59"E	17.64	9.21
C5	5.49	35.00	007° 47' 40"	N69° 48' 53"W	5.49	5.22
C6	50.26	35.00	065° 00' 00"	N28° 36' 03"W	50.00	28.27
C7	50.26	35.00	065° 00' 00"	N31° 23' 57"E	50.00	28.27
C8	50.26	35.00	065° 00' 00"	S60° 26' 03"E	50.00	28.27
C9	33.62	35.00	055° 01' 52"	S44° 47' 54"E	32.00	18.14
C10	17.73	35.00	029° 18' 47"	N39° 57' 31"E	17.53	9.06
C11	54.29	35.00	061° 55' 48"	N87° 54' 48"E	51.65	30.00
C12	50.01	35.00	065° 21' 35"	S30° 46' 30"E	50.27	28.28
C13	54.78	35.00	067° 46' 08"	S32° 47' 22"W	52.08	30.93
C14	7.83	35.00	029° 12' 52"	S51° 05' 48"E	7.74	3.91
C15	50.01	35.00	065° 47' 40"	S9° 58' 48"E	51.21	28.28
C16	50.26	35.00	065° 00' 00"	S59° 49' 03"W	50.00	28.27
C17	50.26	35.00	065° 00' 00"	N61° 11' 57"W	50.00	28.27

MELDEN & HUNT, INC.
TEXAS REGISTERED F--2--2809
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE – EDINBURG, TX. 78541
PH.: (956) 381--0981 – FAX: (956) 381--1839
ESTABLISHED 1947 • www.meldenhunt.com

SUBDIVISION MAP OF
VAQUERO ESTATES
PHASE V

A RESUBDIVISION OF 86.961 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF
FARM TRACTS 1065, 1066 & 1071,
THE WEST & ADAMS TRACTS SUBDIVISION,
VOLUME 2, PAGE 34--37, H.C.M.R.
HIDALGO COUNTY, TEXAS

NOTES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 86.961 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF FARM TRACT 1072 AND OUT OF FARM TRACTS 1065, 1066 & 1071, WEST & ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34--37, HIDALGO COUNTY MAP RECORDS, SAID 86.961 ACRES BEING CONVEYED TO SELF--HELP LIMITED PARTNERSHIP BY VIRTUE OF A DIRECTION ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2170956, HIDALGO COUNTY OFFICIAL RECORDS, SAID 86.961 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET IN 16602954.243 E 1194325.267 AT THE NORTHEAST CORNER OF SAID FARM TRACT 1072;

1. THENCE, S 01° 11' 57" E, ALONG THE EAST LINE OF FARM TRACTS 1072 & 1071, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET AT THE INTERSECTION OF THE CENTERLINE OF MILE 11 NORTH AT A DISTANCE OF 7,510.00 FEET PASS THE SOUTHEAST CORNER OF SAID FARM TRACT 1072 CONTINUING A TOTAL DISTANCE OF 1,350.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, S 88° 48' 03" W, ALONG THE NORTH LINE OF VAQUERO ESTATES PHASE II RECORDED IN INSTRUMENT NUMBER 2795599 HCDRO, A DISTANCE OF 2,629.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 01° 11' 57" W, ALONG THE EAST LINE OF VAQUERO ESTATES PHASE III RECORDED IN INSTRUMENT NUMBER 2795599 HCDRO, A DISTANCE OF 1,350.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 88° 48' 03" W, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT--OF--WAY LINE OF MILE 3 WEST STREET, AT A DISTANCE OF 1,630.00 FEET PASS A NO. 4 REBAR FOUND IN LINE AT A DISTANCE OF 1,919.20 PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT--OF--WAY LINE OF TAYLOR STREET, AT A DISTANCE OF 1,970.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,989.20 FEET PASS A NO. 4 REBAR FOUND IN LINE CONTINUING A TOTAL DISTANCE OF 2,629.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 01° 11' 57" W, ALONG THE EAST LINE OF LOT 157, VAQUERO ESTATES PHASE III (RECORDED IN INSTRUMENT NUMBER 3476517 HCDRO), A DISTANCE OF 45.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 88° 48' 03" W, ALONG THE NORTH LINE OF SAID LOT 157, AT A DISTANCE OF 210.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 211.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 01° 11' 57" W, ALONG THE EAST RIGHT--OF--WAY LINE OF F.M. 1015, A DISTANCE OF 1,276.77 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 43° 48' 03" E, ALONG A CORNER CLIP, A DISTANCE OF 70.71 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, S 88° 48' 03" W, A DISTANCE OF 95.00 FEET TO A NAIL SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 01° 11' 57" E, A DISTANCE OF 1,366.77 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, S 88° 48' 03" W, A DISTANCE OF 40.00 FEET TO A NAIL SET FOR THE OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 01° 11' 57" W, ALONG THE WEST LINE OF FARM TRACT 1065 AND WITHIN THE EXISTING RIGHT--OF--WAY OF F.M. 1015, A DISTANCE OF 1,307.00 FEET TO A NAIL SET FOR THE NORTH--WEST CORNER OF THIS TRACT;
13. THENCE, N 88° 48' 09" E, ALONG THE NORTH LINE OF FARM TRACTS 1065 & 1072 WITHIN THE EXISTING RIGHT--OF--WAY OF MILE 11 NORTH AT A DISTANCE OF 640.20 FEET PASS THE NORTHEAST CORNER OF FARM TRACT 1065, A DISTANCE OF 2,629.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 86.961 ACRES (3,787,526 SQUARE FEET) WITHIN THE EXISTING RIGHTS--OF--WAY OF MILE 11 NORTH AND 1,230 ACRES LESS WITHIN F.M. 1015, LEAVING A NET OF 85.731 OF LAND, MORE OR LESS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THE PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON ____ DAY OF _____, 20__ .

ENVIRONMENTAL HEALTH DIRECTOR MANAGER

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

WE THE UNDERSIGNED CERTIFY THAT THE PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON _____ DAY OF _____, 20__ .

HIDALGO COUNTY JUDGE

ATTEST: _____
HIDALGO COUNTY CLERK

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.006(C) AND §
212.0065

WE THE UNDER SIGNED CERTIFY THAT THE PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

ON _____ DAY OF _____, 20__ .

MAYOR OF THE CITY WESLACO

ATTEST: _____
SECRETARY OF THE CITY OF WESLACO

Line Table		
Line #	Direction	Length
L1	S 43° 48' 09" W	35.36
L2	N 46° 11' 57" W	21.21
L3	N 88° 48' 09" E	21.21
L4	N 43° 48' 09" E	21.21
L5	S 46° 11' 57" E	21.21
L6	S 43° 48' 09" W	21.21
L7	S 46° 11' 57" E	21.21
L8	N 43° 48' 09" E	21.21
L9	N 43° 48' 09" E	21.21
L10	S 46° 11' 57" E	21.21
L11	N 46° 11' 57" W	21.21

Line Table		
Line #	Direction	Length
L13	S 43° 48' 09" W	21.21
L14	N 46° 11' 57" W	21.21
L15	N 43° 48' 09" E	21.21
L16	S 46° 11' 57" E	21.21
L17	S 46° 11' 57" E	21.21
L18	N 43° 48' 09" E	21.21
L19	S 46° 11' 57" E	21.21
L20	N 43° 48' 09" E	21.21
L21	S 46° 11' 57" E	21.21
L22	N 43° 48' 09" E	21.21

Line Table		
Line #	Direction	Length
L23	S 46° 11' 57" E	21.21
L24	N 43° 48' 09" E	21.21
L25	S 46° 11' 57" E	21.21
L26	N 43° 48' 09" E	21.21
L27	N 46° 11' 57" W	21.21
L28	N 43° 48' 09" E	21.21
L29	S 46° 11' 57" E	21.21
L30	S 43° 37' 54" W	21.42
L31	N 46° 11' 57" W	35.36
L32	N 46° 11' 57" W	21.21
L33	N 43° 48' 09" E	35.36

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND 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, HAS GRANTED, SOLD AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, TRANSFER AND CONVEY TO SAID GRANTEE ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE REFERENCED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15 FEET IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 FEET IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 FEET 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 IS THE OWNER OF THE AFOREDESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE

____ DAY OF _____, 20__ .

DATENG DEVELOPMENT, LTD
KYNDEL W. BENNETT, PRESIDENT

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20__ .

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 AND THEREBY HAS OTHER REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESIGNED AND APPROVED FOR CONSTRUCTION ARE SPECIFICALLY DESIGNED OR GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., CFM, DATE:
SEVERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. REYNA, P.E. # 117366
DATE PREPARED: 3--2--2019
ENGINEERING JOB No. 20190320

MELDEN & HUNT, INC.
TEXAS REGISTERED ENGINEERING FIRM F--2809

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT WAS DESCRIPTION OF VAQUERO ESTATES PHASE V, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 1--15--2019, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

FRED L. KURTH, R.P.L.S. #5750
DATE SURVEYED: 1--15--19
E. 1,001 PAGE 49
SURVEY JOB No. 1719LOB

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

DATED THIS _____ DAY OF _____, 20__ .

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. #9 RIGHTS--OF--WAY AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D.#9.

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

3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION IF DESIRED, THEY WILL NOT BE PART THE DISTRICT'S SYSTEM.

4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR DITCHES SYSTEM DESIGNED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

KENDELL WESTON, P.E., GENERAL MANAGER

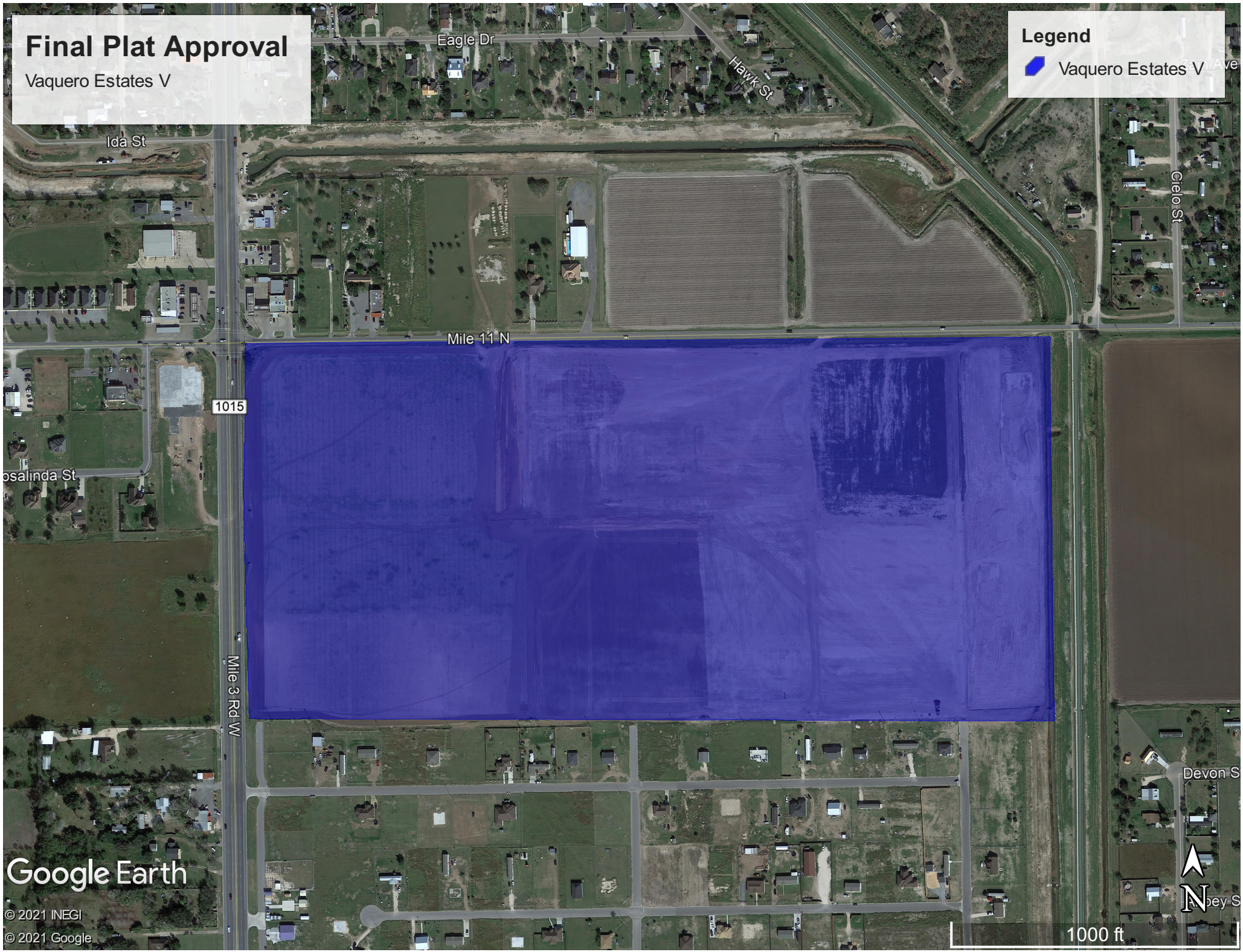
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

Lot Area Table		
Lot #	SQ. FT.	Area
1	7,975.00	0.183
2	8,996.83	0.207
3	8,745.00	0.184
4	7,140.00	0.164
5	7,035.13	0.161
6	8,254.44	0.189
7	19,184.28	0.349
8	11,117.24	0.255
9	7,935.80	0.182
10	7,385.35	0.169
11	7,494.55	0.172
12	7,395.21	0.169
13	7,395.10	0.169
14	7,395.21	0.169
15	7,395.21	0.169
16	7,395.21	0.169
17	7,395.21	0.169
18	7,395.21	0.169
19	7,208.68	0.165
20	7,395.21	0.169
21	7,395.21	0.169
22	7,395.21	0.169
23	7,395.21	0.169
24	8,595.50	0.197
25	8,472.74	0.194
26	11,174.28	0.256
27	8,893.40	0.203
28	7,977.65	0.183
29	8,995.54	0.181
30	8,996.92	0.181
31	7,395.21	0.169
32	7,395.21	0.169
33	7,395.21	0.169
34	7,395.21	0.169
35	7,395.21	0.169
36	7,395.21	0.169
37	7,395.21	0.169
38	7,395.21	0.169

Lot Area Table		
Lot #	SQ. FT.	Area
39	7,395.21	0.169
40	7,395.21	0.169
41	7,395.21	0.169
42	7,395.21	0.169
43	7,395.21	0.169
44	7,395.21	0.169
45	7,395.21	0.169
46	8,397.20	0.193
47	8,893.40	0.203
48	8,493.20	0.195
49	8,893.40	0.159
50	8,493.20	0.195
51	8,493.20	0.195
52	8,493.20	0.195
53	8,493.20	0.195
54	8,493.20	0.195
55	8,493.20	0.195
56	8,493.20	0.195
57	9,419.81	0.216
58	8,634.32	0.198
59	11,870.14	0.273
60	8,995.10	0.206
61	8,847.27	0.203
62	8,493.20	0.195
63	8,493.20	0.195
64	8,493.20	0.195
65	8,493.20	0.195
66	8,493.20	0.195
67	8,775.95	0.201
68	9,975.25	0.229
69	7,395.25	0.169
70	7,395.25	0.169
71	7,395.25	0.169
72	7,395.25	0.169
73	7,395.25	0.169
74	7,395.25	0.169
75	7,125.99	0.164
76	11,315.18	0.260

Lot Area Table		
Lot #	SQ. FT.	Area
77	14,255.28	0.327
78	8,149.28	0.187
79	7,184.28	0.165
80	7,184.28	0.165
81	7,119.28	0.163
82	7,119.28	0.163
83	7,975.64	0.183
84	8,081.23	0.185
85	7,395.21	0.169
86	7,395.21	0.169
87	7,395.21	0.169
88	7,395.21	0.169
89	7,395.21	0.169
90	7,395.21	0.169
91	7,395.21	0.169
92	7,395.21	0.169
93	7,395.21	0.169
94	7,395.21	0.169
95	7,395.21	0.169
96	7,395.21	0.169
97	7,395.21	0.169
98	7,395.21	0.169
99	7,395.21	0.169
100	8,645.23	0.231
101	8,645.23	0.231
102	7,395.21	0.169
103	7,395.21	0.169
104	7,395.21	0.169
105	7,395.21	0.169
106	7,395.21	0.169
107	7,395.21	0.169
108	7,395.21	0.169
109	7,395.21	0.169
110	7,395.21	0.169
111	7,395.21	0.169
112	7,395.21	0.169
113	7,395.21	0.169
114	7,995.21	0.183

Lot Area Table		
Lot #	SQ. FT.	Area
115	7,395.21	0.169
116	7,


Final Plat Approval
Vaquero Estates V
Legend
Vaquero Estates V
Eagle Dr
Hawk St
Ida St
Cielo St
Mile 11 N
1015
Mile 3 Rd W
Devon S
1000 ft
N
Google Earth
© 2021 INEGI
© 2021 Google

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4198

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the variance request to Section 26-38(a) for Pike District Subdivision– being 36.052 acres out of Farm Tract 163, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at the southeast corner of W. Pike Blvd and Milanos Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

Background:
Pike District was approved by City Commission on March 16, 2021. The City ordinance requires developers to installed sidewalks along perimeter streets; therefore, the developer is requesting a variance to Section 26-38(a) and is referenced on the approved subdivision as Plat Note 17.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended denial of the variance at their regular meeting of May 5, 2021

KAYLA AREVALO	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Mike Perez	New

City Manager Comments:
Deny.

Staff Recommendation:
Staff recommends compliance with the ordinance on the variance request

Attachments, if any:
Variance Request- Pike District- Memo, Pike Districe- Variance Request, Pike District- Variance Request- Aerial

Responsibilities upon Approval:

Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Vaquero Estates-Final Plat

DATE: May 12, 2021

Pike District was approved by City Commission on March 16, 2021. The City ordinance requires developers to installed sidewalks along perimeter streets; therefore, the developer is requesting a variance to Section 26-38(a) and is referenced on the approved subdivision as Plat Note 17. This subdivision is located on the intersection of Milanos and Pike Blvd and the construction of the exterior perimeter sidewalk will allow homeowners a safe and accessible route to the commercial establishments and restaurants in the area.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000052-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: Pike District

Location: Pike and Milanos

Legal Description: A tract of land containing 36.092 Acres situated in the City of Weslaco, Hidalgo County, Texas being a part or portion of Farm Tract 163, Block 178, The West and Adams tracts.

VARIANCE TYPE:

□ Streetlights □ YES ~~□~~ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sanitary Sewer □ YES ~~□~~ NO

Describe in detail the reason for the variance request:

_____

_____

□ Setbacks □ YES ~~□~~ NO

Describe in detail the reason for the variance request:

_____

_____

□ Drainage □ YES ~~□~~ NO

Describe in detail the reason for the variance request:

_____

_____

□ Minimum Lot Size □ YES ~~□~~ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks ☒ YES □ NO

Describe in detail the reason for the variance request:
See attached letter

□ Easement Requirements □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Other _____ □ YES ☒ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Abrahm Tanus (RST) Telephone: 956-647-8409
Address: 1709 E. Pike, Fax: _____
City: Weslaco State: TX Zip: 78599 E-mail: abrahamtanus@mountainside-investment.com

Application fees

_____ **$50.00** Application fee per variance, plus a $5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Abraham Tanus

Owner Signature: _____ Date: 4/14/21

Richard Barr is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: Richard Barr

REAL ESTATE INVESTMENT G·R·O·U·P

Re: Variance request for perimeter sidewalk
City Planning and Zoning Commission

April 15, 2021

Dear Commission members,

I am requesting a variance for the sidewalk on the perimeter of the Pike Subdivision for the following reasons:

The two roads considered (Milano and Pike), do not have public destinations for walking on either road.

Weslaco as a city, is a driver destination city and with the temperatures we have you do not see people walking as a norm.

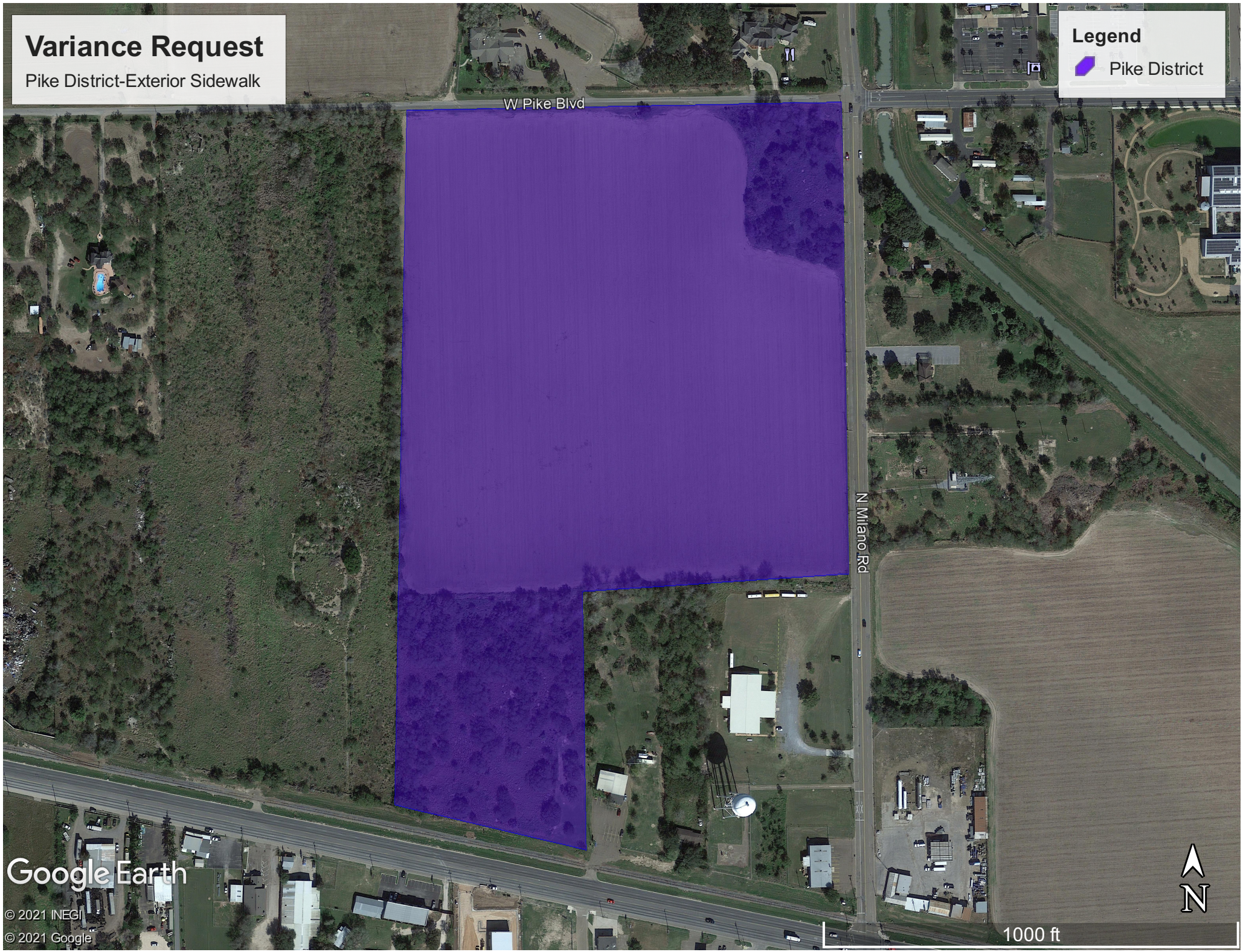
Given this reasoning we do not see it logical to create such an expense of over 100k dollars for a sidewalk that is not purposeful and would not be used.

Thank you for your time and consideration and ask for a favorable decision.

Best Regards,

Abraham Tanus
Developer

RST Texas Real Estate, LLC
1709 E. Pike Blvd. – Weslaco, TX 78599-5026 – P 956 447- 4115 – F 956 447- 4119


Variance Request
Pike District-Exterior Sidewalk
Legend
Pike District
W Pike Blvd
N Milano Rd
Google Earth
© 2021 INEGI
© 2021 Google
1000 ft
N

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4199
From: REBEKAH DE LA FUENTE	
Subject: Discussion and consideration to approve Ordinance 2021-16 for the Voluntary Annexation of West and Adams Tract Subdivision – being a 4.73 acre tract of land out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located adjacent to and east of Spanish Oak Dr and Shady Grove Trail and authorize the Mayor to execute any related documents. First reading of Ordinance 2021-16. Possible action. (Staffed by Planning & Code Enforcement Department.)	
Background: The proposed seventeen (17) lot subdivision is located just outside the City of Weslaco city limits at the dead-end of Spanish Oak drive and Shady Grove Trail. The location will be provided with water and sanitary sewer lines by the City of Weslaco.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature Ordinance - First Reading	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:** The Planning and Zoning Commission recommended approval of the voluntary annexation at their regular meeting of May 5, 2021	
KAYLA AREVALO REBEKAH DE LA FUENTE Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Voluntary Annexation- Pecan Grove Phase III- Memo, Voluntary Annexation- Pecan Grove Phase III- attachments, Voluntary Annexation- Aerial, O2021-17 rezone 1108 W Pike	

Responsibilities upon Approval:
Staff will advise the applicant

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

M E M O

TO: Mayor and City Commission

FROM: Rebekah de la Fuente, Planning & Code Enforcement Director

RE: Voluntary Annexation- Pecan Grove Phase III

DATE: May 12, 2021

The proposed seventeen (17) lot subdivision is located just outside the City of Weslaco city limits at the dead-end of Spanish Oak drive and Shady Grove Trail, which will be Pecan Grove Phase III. The location will be provided with water and sanitary sewer lines by the City of Weslaco. This annexation will be contiguous to the current city limits.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000046-2021

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.

The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: WEST AND ADAMS TRACT SUBD.

Location: ADJ. TO AND EAST OF SPANISH OAK DR., AND, SHADY GROVE.

Legal Description: 4.73 AC. O/O F.T. 1046, WEST AND ADAMS TRACT SUBD., IN C.T. TRAIL VOL. 2, PGS. 34-37

_____Petition for annexation signed and notarized by property owners.
_____Detailed dimensioned site plan/map must be submitted with this request.
_____Survey and metes and bounds.
_____City and school tax receipts attached.

OWNER INFORMATION

RGV DEVELOPERS, LLC

Owner's Name: JORGE FERRETIS Telephone: _____

Address: 321 W. NOLANA AVE., STE. 8 Fax: _____

City: MCALLEN State: TX Zip: 78504 E-mail: JORGE.FERRETIS@OUTLOOK.COM

ENGINEER INFORMATION

Name: DAVID O. SALINAS Telephone: 956-682-9081

Address: 2221 DAFFODIL AVE. Fax: 956-686-1489

City: MCALLEN State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: JORGE M FERRETIS

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

TAX CERTIFICATE

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR
PO BOX 178
EDINBURG, TEXAS 78540

Issued To:

RGLO PROPERTIES LP
1100 S CYNTHIA ST
MCALLEN, TX 78501-1100

Legal Description

ADAMS TRACT AN IRR TR FT 1046
E1342.46'- N684.92' 17.98AC

Parcel Address: MILE 8 NORTH
Legal Acres: 17.9800

<---

--->

Account Number: A0800-00-000-1046-00

Certificate No: 243560660
Deposit No.: ED2109163TC
Certificate Fee: $10.00 CASH

Print Date: 04/01/2021 02:39:23 PM
Paid Date: 04/01/2021
Issue Date: 04/01/2021
Operator ID: ANTONIO63

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

RGLO PROPERTIES LP
1100 S CYNTHIA ST
MCALLEN, TX 78501-1100

2020 Value:	287,680
2020 Levy:	$5,572.65
2020 Levy Balance:	$0.00
Prior Year Levy Balance:	$0.00
Total Levy Due:	$0.00
P&I + Attorney Fee:	$0.00
Total Amount Due:	$0.00

Certified Tax Unit(s):

1 HIDALGO COUNTY
2 DRAINAGE DIST #1
3 EMS DIST #1
53 WESLACO ISD
54 SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.

Reference (GF) No: N/A
Issued By:
PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COUNTY TAX ASSESSOR - COLLECTOR

53.1.94

Doc-3205216

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3205216

Recorded On: March 23, 2021 01:19 PM

Billable Pages: 5

Number of Pages: 6

*******Examined and Charged as Follows*******

Total Recording: $ 52.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:		**Record and Return To:**
Document No:	3205216	Corporation Service Company
Receipt No:	20210323000180	919 North 1000 West
Recorded On:	March 23, 2021 01:19 PM	
Deputy Clerk:	Elaine Acuna	Logan UT 84321
Station:	CH-1-CC-K31	

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Re: A 4.73 acre tract out of a 17.948 acre tract out of Farm Tract 1046, West and Adams Tracts Subd., Hidalgo Co., TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

General Warranty Deed

1. Date: March 11, 2021

2. Grantor: RGLO Properties, LP, a Texas limited partnership, acting by and through its General Partner, RGLO Properties MGMT, LLC

3. Grantor's Mailing Address: 1100 S. Cynthia, McAllen, Texas 78501

4. Grantee: RGV Developers, LLC., a Texas limited liability company

5. Grantee's Mailing Address: 321 W. Nolana Avenue, Suite 8, McAllen, Texas 78504

6. Consideration: Ten and No/100ths Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged.

7. Property: Being a 4.73 acre tract of land, more or less, out of that certain 17.948 acre tract of land out of Farm Tract 1046, West and Adams Tracts Subdivision, Hidalgo County, Texas, being more particularly described by metes and bounds on **Exhibit "A"** and depicted of **Exhibit "A-1"**.

8. Reservations From Conveyance and Exceptions to Conveyance and Warranty: To the extent that same exist and affect the property, the Property is to be deeded to the Buyer subject to:

   A. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
   B. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
   C. Mineral and/or royalty grant(s) and/or reservation(s) and waiver of surface rights in instrument(s) dated March 3, 2004, recorded in Clerk's File No 1313192, Official Records, Hidalgo County, Texas.
   D. Easement for roadway along the East side of said Lot as shown on the map of the Subdivision here referred to in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.
   E. Temporary utility and turnaround easement as shown on the Map of Pecan Grove Phase 2, filed August 25-2005, in Volume 48, Page 144, Map Records, Hidalgo County, Texas.
   F. Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.
   G. Subject to any portion of the land described herein lying within canal right of way.
   H. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Irrigation District No. 9.
   I. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
   J. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

RM

Re: A 4.73 acre tract out of a 17.948 acre tract out of Farm Tract 1046, West and Adams Tracts Subd., Hidalgo Co., TX

9. Granting Clause: For the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, but only to the extent that same are valid, subsisting and affect the Property, Grantor grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever (Grantee however, does not ratify or assume any responsibility to same).

10. Warranty: Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from and the Exceptions to Conveyance and Warranty.

11. Miscellaneous:

A. When the context requires, singular nouns and pronouns include the plural.
B. Exhibits "A" and "A-1" are hereto attached and incorporated herein for all purposes.

12. Signature of Grantor:

RGLO Properties, LP.
By: RGLO Properties MGMT, LLC.

By: _____
Ruy Mireles, President

The State of Texas }
County of Hidalgo } Acknowledgment

This instrument was acknowledged before me on this 5th day of March 2021, by Ruy Mireles, as President of RGLO Properties MGMT, LLC, a Texas limited liability company, on behalf of said LLC, as the general partner of RGLO Properties, LP, a Texas limited partnership, on behalf of said LP.

SARA G. GUERRA
Notary Public, State of Texas
Comm. Expires 04-08-2024
Notary ID 130613781

_____
Notary Public in and for the State of Texas

After Recording Return to:
RGV Developers, LLC
321 W. Nolana Avenue
Suite 8
McAllen, Texas 78504

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING A 4.73 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THAT CERTAIN 17.948 ACRE TRACT OF LAND OUT OF FARM TRACT 1046, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 4.73 ACRE TRACT IS ALL OF THE LANDS BOUND ON THE WEST BY PECAN GROVE PHASE 2 , WESLACO, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 144, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, ON THE NORTH BY LAS BRISAS DEL ORO UNIT NO. 5, WESLACO, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, P AGE 13, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BOUND ON THE EAST BY THAT CERTAIN 12.781 ACRE TRACT OF LAND CONVEYED TO AND HELD BY THE CITY OF WESLACO CARVED OUT OF SAID 17.948 ACRE TRACT OUT OF SAID FARM TRACT 1046; SAID 4.73 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID FARM TRACT 1046 LOCATED IN THE CENTER OF MILE 2 ½ WEST ROAD; THENCE, AS FOLLOWS:

SOUTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID FARM TRACT 1046 AND THE NORTH LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 757.88 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST, A DISTANCE OF 465.37 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 89 DEGREES 59 MINUTES 19 SECONDS WEST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 270.01 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST, A DISTANCE OF 219.49 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 17.948 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 321.51 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHWEST CORNER OF SAID 17.948 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 18.51 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT AND LOCATED ON A CURVE WHOSE RADIUS IS 550.0 FEET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, WITH SAID CURVE, AN ARC LENGTH DISTANCE OF 4.67 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET AT THE END OF SAID CURVE FOR A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, WEST, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID 17.984 ACRE TRACT, A DISTANCE OF 20.33 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON AN OUTSIDE CORNER OF SAID 17.984 ACRE TRACT FOR AN OUTSIDE WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, NORTH, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 153.28 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF SAID OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, NORTH 83 DEGREES 06 MINUTES 55 SECONDS EAST, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 20.15 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782"

RM

SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, NORTH 76 DEGREES 23 MINUTES 18 SECONDS EAST, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 174.30 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, NORTH 83 DEGREES 06 MINUTES 37 SECONDS EAST, COINCIDENT WITH A WESTERN CORNER OF SAID 17.948 ACRE TRACT, A DISTANCE OF 102.84 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(12) THENCE, NORTH 89 DEGREES 20 MINUTES 36 SECONDS EAST, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 20.75 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(13) THENCE, NORTH 03 DEGREES 43 MINUTES 44 SECONDS WEST, COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, A DISTANCE OF 121.11 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT BEING ON A CURVE TO THE RIGHT WHOSE RADIUS IS 834.0 FEET FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(14) THENCE, WITH SAID CURVE TO THE RIGHT AND BEING COINCIDENT WITH A WESTERN LINE OF SAID 17.948 ACRE TRACT, AN ARC LENGTH DISTANCE OF 28.86 FEET THROUGH A DELTA ANGLE OF 01 DEGREES 58 MINUTES 58 SECONDS AND A CHORD DIRECTION OF NORTH 87 DEGREES 18 MINUTES 00 EAST TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON A WESTERN CORNER OF SAID 17.948 ACRE TRACT FOR A WESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

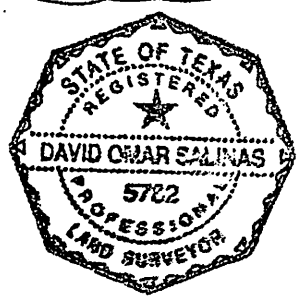
(15) THENCE, NORTH, COINCIDENT WITH A WESTERN LINE OF SAID 17.984 ACRE TRACT, A DISTANCE OF 334.77 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHWEST CORNER OF SAID 17.948 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(16) THENCE, NORTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 283.45 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.73 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED
N:\M&B.2020\4.73.010521

DAVID OMAR SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
MCALLEN, TEXAS, 78501

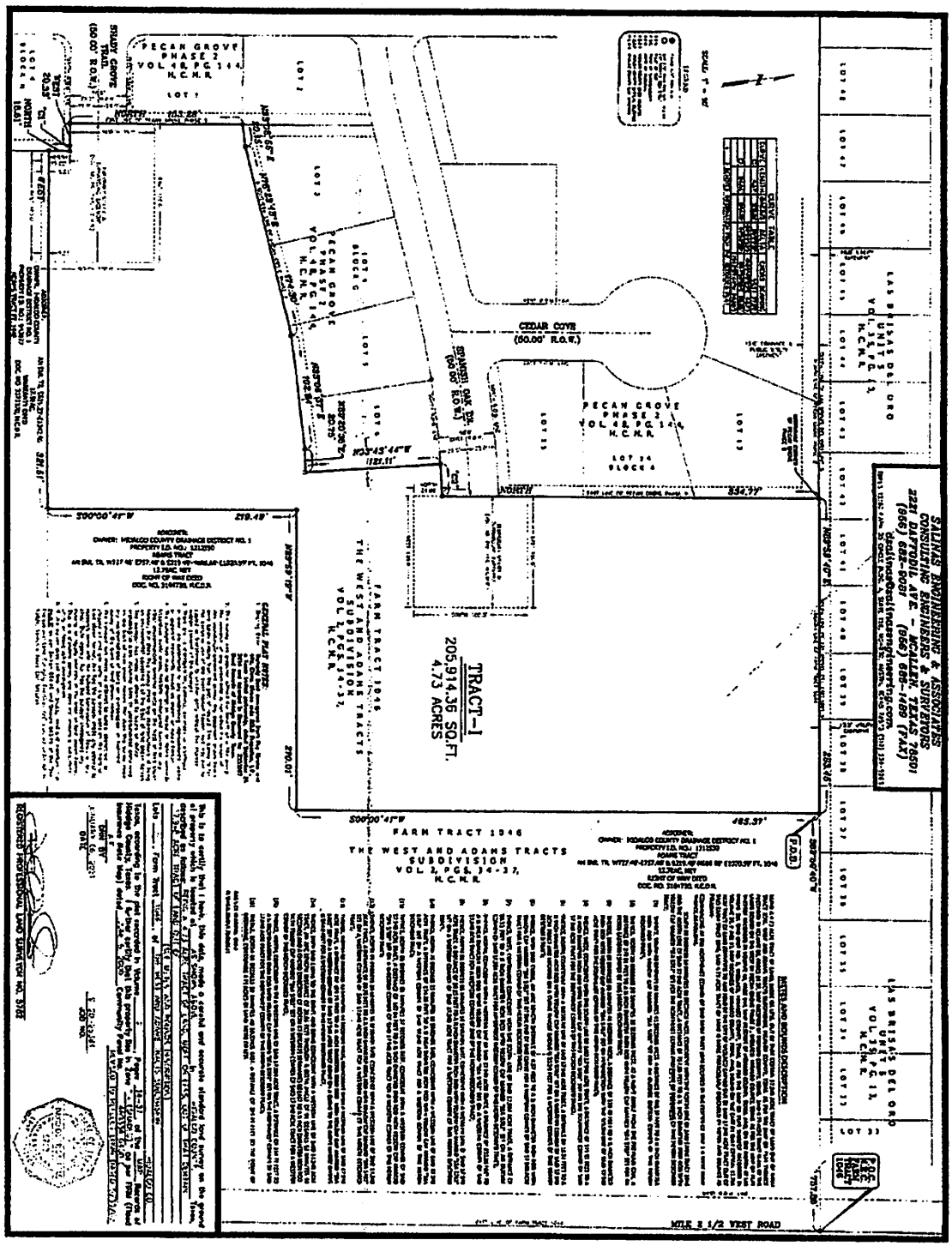
DATE: MARCH 11, 2021

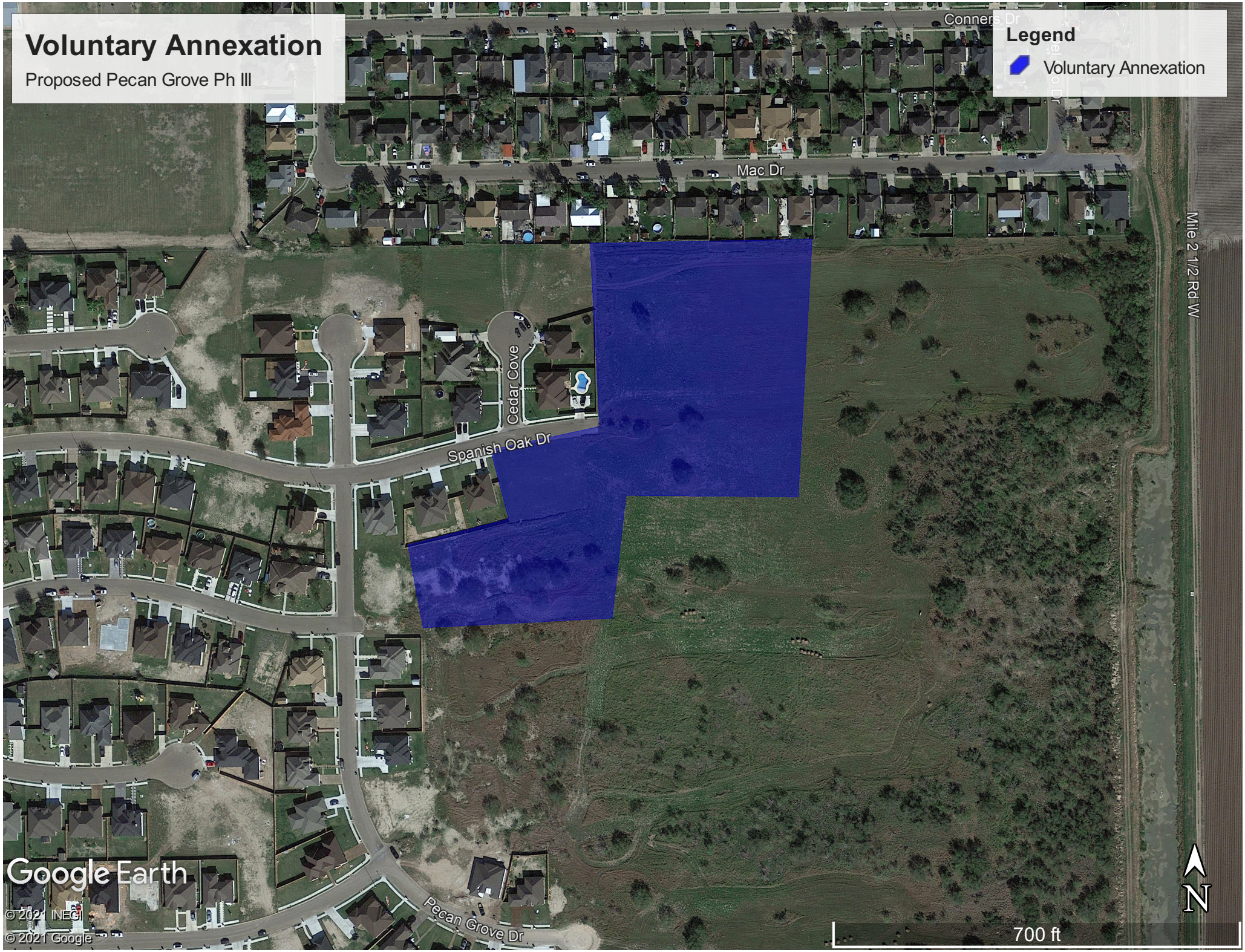


RM

Doc-3205216

EXHIBIT "A-1"


TRACT-1
205,914.36 SQ.FT.
4.73 ACRES
CEDAR COVE
(50.00' R.O.W.)
SHADY GROVE TRAIL
(50.00' R.O.W.)
SPANISH OAK DR.
(50.00' R.O.W.)
PECAN GROVE PHASE 2 VOL 14, PG 114 H.C.M.R.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
BLOCK 4
BLOCK C
LAS BRISAS DEL ORO VOL 35, PG 13, H.C.M.R.
FARM TRACT 1946
THE WEST AND ADAMS TRACTS SUBDIVISION VOL 3, PGS. 34-37, H.C.M.R.
MILE 3 1/2 WEST ROAD
S00°00'41"W 219.49'
S00°00'41"W 465.39'
N89°43'44"W 1121.11'
N89°43'44"E 1122.96'
S89°43'44"E 1122.11'
N89°43'44"W 1122.96'
S00°00'41"W 381.81'
N00°00'41"E 270.01'
S89°43'44"E 852.77'
N89°43'44"W 852.77'
S89°43'44"E 852.77'
S89°43'44"E 852.77'
S89°43'44"E


Voluntary Annexation
Proposed Pecan Grove Ph III
Legend
Voluntary Annexation
Conners Dr
Mac Dr
Mile 2 1/2 Rd W
Cedar Cove
Spanish Oak Dr
Pecan Grove Dr
Google Earth
© 2021 INEGI
© 2021 Google
N
700 ft

ORDINANCE NO. 2021-17

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1108 W PIKE BLVD. ALSO BEING 0.55 ACRE TRACT OF LAND OUT OF, FARM TRACT 3, WEST & ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-2 DUPLEX AND APARTMENT DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT SUBDIVISION DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-2 Duplex and apartment district to B-2 secondary and highway business district located at 1108 W Pike Blvd. Also being 0.55-acre tract of land out of, farm Tract 3, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Weslaco, Hidalgo County, Texas.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of May 2021.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2021.

CITY OF WESLACO

_____
David Suarez, **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4076
From:	
Subject: Discussion and consideration of Change Order #1 Gignac Architects for Sports Field lighting at Judge Gilberto Garza Park and authorize Mayor to executed any related documents. Possible action. (Staffed by Parks and Recreation Department.)	
Background: As discussed at the March 27th City Commission Workshop lighted soccer fields will be needed at Judge Gilbert Garza Park to replace the fields located at Mayor Pablo Pena Park due to the storm-water RDF being constructed. The best course of action at this time is to have our current contractor for the project to bring the required power supply and distribution point for a Musco lighting system which will be contracted separately by the City. Gignac Architects has provided a proposal for the Architectural & Engineering service for this work not to exceed $21,000 or 8.25% of the cost of the work which ever is less.	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA OMAR RODRIGUEZ Mike Perez	Created/Initiated Approved New
City Manager Comments:	
Staff Recommendation: Staff recommends approval.	
Attachments, if any:	

18.51 Weslaco Park Sportlighting Proposal Raymond sign 05.10.21, Musco Control System, Musco Project Summary
Responsibilities upon Approval:

GIGNAC
ARCHITECTS
ARCHITECTURE | CONSTRUCTION MANAGEMENT

May 10, 2021

City of Weslaco, Texas
Attn: Andrew Muñoz / Omar Rodriguez
Asst. City Manager / Director of Parks and Recreation
255 S. Kansas Ave.
Weslaco, TX 78596

Re: Weslaco North Side Sports Complex Sports Lighting

Mr. Muñoz / Mr. Rodriguez:

Gignac l Architects is pleased to offer this proposal for Architectural and Engineering Services for the addition of sports lighting at the Weslaco North Side Sports Complex project. Below is our understanding of the project scope, proposed services, and relevant information.

PROJECT SCOPE:

- Design and locate sports lighting at the projected soccer fields area of the park.
- Coordinate / design electrical service into property and within property to sports lighting.

ARCHITECTURAL SERVICES:

As detailed in the Owner-Architect Agreement and summarized below:

- **Pre-Design Service**s for space programming and existing conditions evaluation
- **Basic Architectural & Engineering Services** for the design and documentation of the scope noted above, including architecture and electrical engineering.
- **Construction Procurement Services** for the bidding and selection of a general contractor or extension of the current contract.
- **Construction Permitting Services** to assist in obtaining construction permit.
- **Contract Administration Services** during the construction process.
- Any other services not specifically listed in this proposal are excluded.

COMPENSATION:

For the Services indicated in the Project Scope, we propose a basic A/E fixed fee of $21,500.00 or 8.25% of the cost of the Work which ever is less.

For Changes in Service, if any:

Attachment Exhibit “A” as is part of our executed Agreement for the Weslaco North Side Sports Complex.

If this proposal is acceptable, please acknowledge by signing and allow it to serve as the basis for our Client-Architect Agreement. We can begin work when an Agreement has been executed. We look forward to working with South Texas College.

Architect: _____
Raymond Gignac, AIA Firm Principal

Client – City of Weslaco, Texas
_____
David Suarez, City of Weslaco Mayor

Control System Summary

Project Specific Notes:

Project Information

Project #:	209620
Project Name:	North Side Sports Complex Soccer Fields
Date:	04/20/21
Project Engineer:	Zach Morris
Sales Representative:	Tim Oordt
Control System Type:	Control-Link™ Control and Monitoring System
Communication Type:	PowerLine-ST
Scan:	209620B
Document ID:	209620P1V2-0420095758
Distribution Panel Location or ID:	Service #1
Total # of Distribution Panel Locations for Project:	1
Design Voltage/Hertz/Phase:	480/60/3
Control Voltage:	120

Equipment Listing

DESCRIPTION	APPROXIMATE SIZE
1.Control and Monitoring Cabinet	24 X 72

	QTY	SIZE (AMPS)
Total Contactors	10	30 AMP
Total Off/On/Auto Switches:	2	

Preliminary Plans
Confirm all Details - voltage,
# of distribution panels, etc.

Materials Checklist

Contractor/Customer Supplied:

- ❑ A dedicated control circuit must be supplied per distribution panel location
  - — If the control voltage is NOT available, a control transformer is required
- ❑ Electrical distribution panel to provide overcurrent protection for circuits
  - — HID rated or D-curve circuit breaker sized per full load amps on Circuit Summary by Zone Chart
- ❑ Wiring
  - — See chart on page 2 for wiring requirements
  - — Equipment grounding conductor and splices must be insulated (per circuit)
  - — Lightning ground protection (per pole), if not Musco supplied
- ❑ Electrical conduit wireway system
  - — Entrance hubs rated NEMA 4, must be die-cast zinc, PVC, or copper-free die-cast aluminum
- ❑ Mounting hardware for cabinets
- ❑ Breaker lock-on device to prevent unauthorized power interruption to control power and powerline connection (if present)
- ❑ Anti-corrosion compound to apply to ends of wire, if necessary

Call Control-Link Central™ operations center at 877/347-3319 to schedule activation of the control system upon completion of the installation.

Note: Activation may take up to 1 1/2 hours.

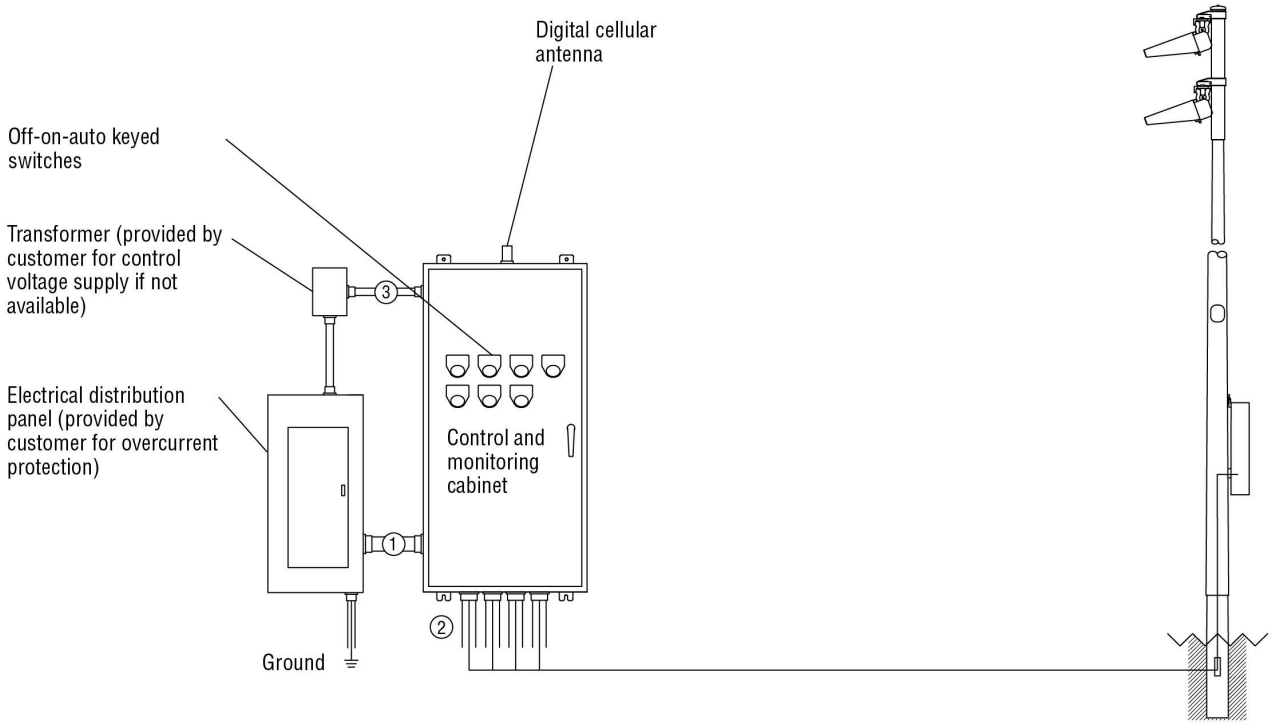
IMPORTANT NOTES

1. Please confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's electrical components enclosure disconnect. Inaccurate design voltage/phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used Musco's single phase luminaires come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are 100% rated for the published continuous load. All contactors are 3 pole.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. A single control circuit must be supplied per control system.
6. Size overcurrent devices using the full load amps column of the Circuit Summary By Zone chart- Minimum power factor is 0.9.

NOTE: Refer to Installation Instructions for more details on equipment information and the installation requirements.

©1999,2021 Musco Sports Lighting,LLC

Control•Link® Control and Monitoring System



Conduit ID	Description	# of Wires	Wire (AWG)	Conduit (in)	Max. Wire Length (ft)	MUSCO Supplied	Notes
1	Line power to contactors, and equipment grounding conductor	*A	*B	*C	N/A	No	A-E
2	Load power to lighting circuits, and equipment grounding conductor	*A	*B	*C	N/A	No	A-E
3	Control power (dedicated, 20A)	3	12	*C	N/A	No	C,E

R60-100-00_B

* Notes:
A. See voltage and phasing per the notes on cover page.
B. Calculate per load and voltage drop.
C. All conduit diameters should be per code unless otherwise specified to allow for connector size.
D. Equipment grounding conductor and any splices must be insulated.
E. Refer to control and monitoring system installation instructions for more details on equipment information and the installation requirements.

IMPORTANT: Control wires (3) must be in separate conduit from line and load power wires (1, 2).

Control System Summary

SWITCHING SCHEDULE

Field/Zone Description	Zones
North Play Area	1
South Play Are	2

CONTROL POWER CONSUMPTION	
120V Single Phase	
VA loading of Musco Supplied Equipment	INRUSH: 3023.0
	SEALED: 335.8

CIRCUIT SUMMARY BY ZONE

POLE	CIRCUIT DESCRIPTION	# OF FIXTURES	# OF DRIVERS	*FULL LOAD AMPS	CONTACTOR SIZE (AMPS)	CONTACTOR ID	ZONE
P7	North Play Area	5	5	**12.8**	30	C1	1
P8	North Play Area	5	5	**12.8**	30	C2	1
P9	North Play Area	5	5	**12.8**	30	C3	1
P10	North Play Area	5	5	**12.8**	30	C4	1
P1	South Play Are	6	6	**12.8**	30	C5	2
P2	South Play Are	6	6	**12.8**	30	C6	2
P3	South Play Are	6	6	**12.8**	30	C7	2
P4	South Play Are	6	6	**12.8**	30	C8	2
P5	South Play Are	6	6	**12.8**	30	C9	2
P6	South Play Are	6	6	**12.8**	30	C10	2

*Full Load Amps based on amps per driver.

Control System Summary

PANEL SUMMARY

CABINET #	CONTROL MODULE LOCATION	CONTACTOR ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID (BY OTHERS)	CIRCUIT BREAKER POSITION (BY OTHERS)
1	1	C1	Pole P7	12.82		
1	1	C2	Pole P8	12.82		
1	1	C3	Pole P9	12.82		
1	1	C4	Pole P10	12.82		
1	1	C5	Pole P1	12.82		
1	1	C6	Pole P2	12.82		
1	1	C7	Pole P3	12.82		
1	1	C8	Pole P4	12.82		
1	1	C9	Pole P5	12.82		
1	1	C10	Pole P6	12.82		

ZONE SCHEDULE

			CIRCUIT DESCRIPTION	
ZONE	SELECTOR SWITCH	ZONE DESCRIPTION	POLE ID	CONTACTOR ID
Zone 1	1	North Play Area	P7 P8 P9 P10	C1 C2 C3 C4
Zone 2	2	South Play Are	P1 P2 P3 P4 P5 P6	C5 C6 C7 C8 C9 C10

North Side Sports Complex Soccer Fields

Weslaco,TX

Lighting System

Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
P1-P6	80'	80'	6	TLC-LED-1500	8.58 kW	B
P7-P10	80'	80'	5	TLC-LED-1500	7.15 kW	A
10			***56***		***80.08 kW***	

Circuit Summary

Circuit	Description	Load	Fixture Qty
A	North Play Area	28.6 kW	20
B	South Play Area	51.48 kW	36

Fixture Type Summary

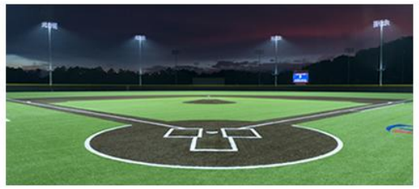
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1500	LED 5700K - 75 CRI	1430W	160,000	>120,000	>120,000	>120,000	56

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
East Spill Lines	Horizontal	0.09	0	0.27	0.00		A,B	56
East Spill Lines	Max Candela (by Fixture)	4866	4.20	8933	2126.63	1158.63	A,B	56
East Spill Lines	Max Vertical Illuminance Metric	0.20	0	0.55	0.00		A,B	56
North Play Area	Horizontal Illuminance	29.3	25	40	1.58	1.17	A	20
South Play Are	Horizontal Illuminance	27.5	16	38	2.43	1.72	B	36

From Hometown to Professional









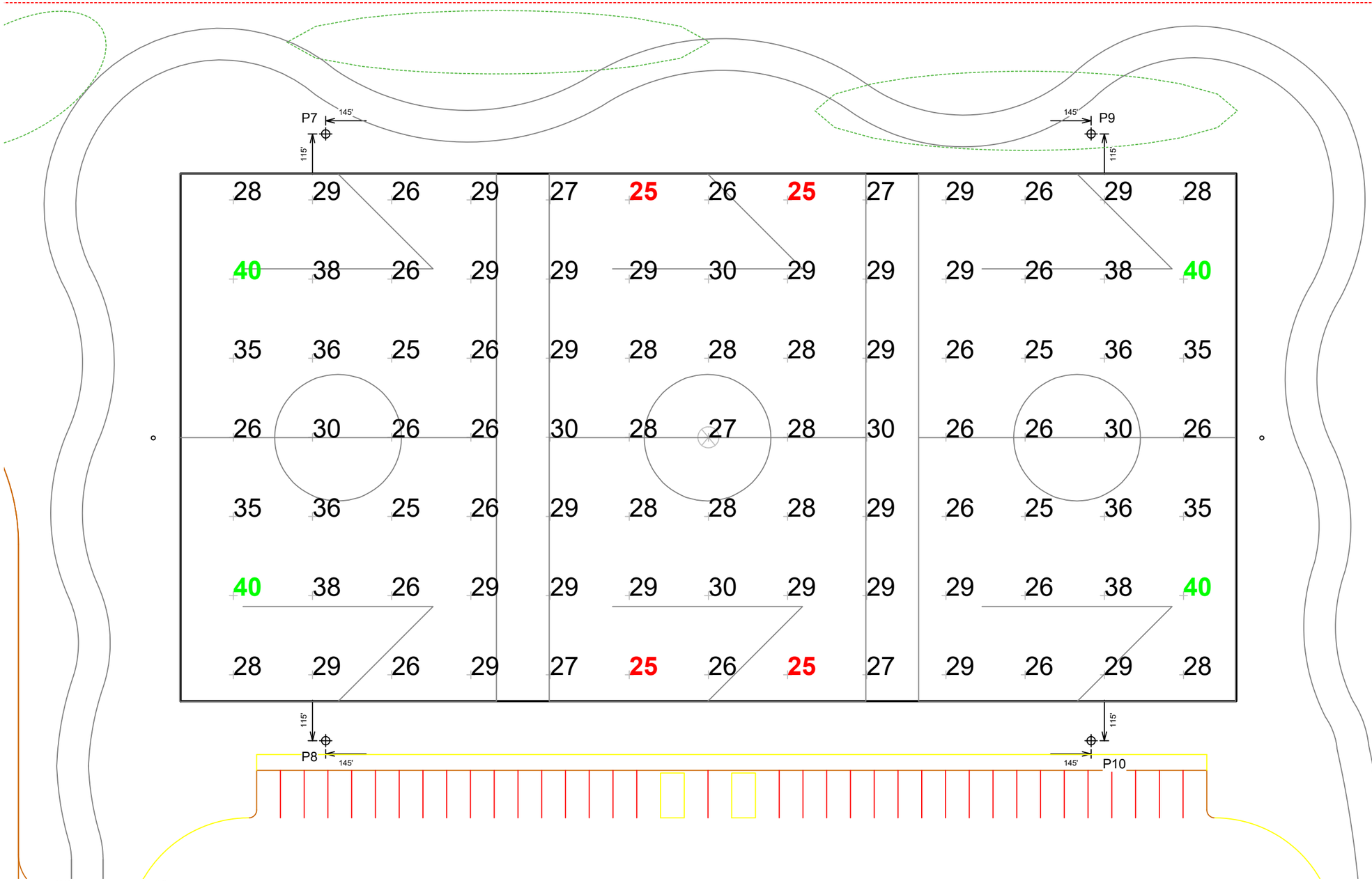
We Make It Happen.

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2021 Musco Sports Lighting, LLC.

ENGINEERED DESIGN By: Z.Morris · File #209620B · 12-Apr-21

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	P7-P10	80'	-	80'	TLC-LED-1500	5	5	0
4	TOTALS					20	20	0



SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Z.Morris · File #209620B · 12-Apr-21

North Side Sports Complex Soccer Fields
Weslaco,TX

GRID SUMMARY

Name:	**North Play Area**
Size:	400' x 200'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**25**
Scan Average:	29.31
Maximum:	40
Minimum:	25
Avg / Min:	1.17
Guaranteed Max / Min:	**2.5**
Max / Min:	1.58
UG (adjacent pts):	1.44
CU:	0.78
No. of Points:	91

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	**20**
Total Load:	28.6 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

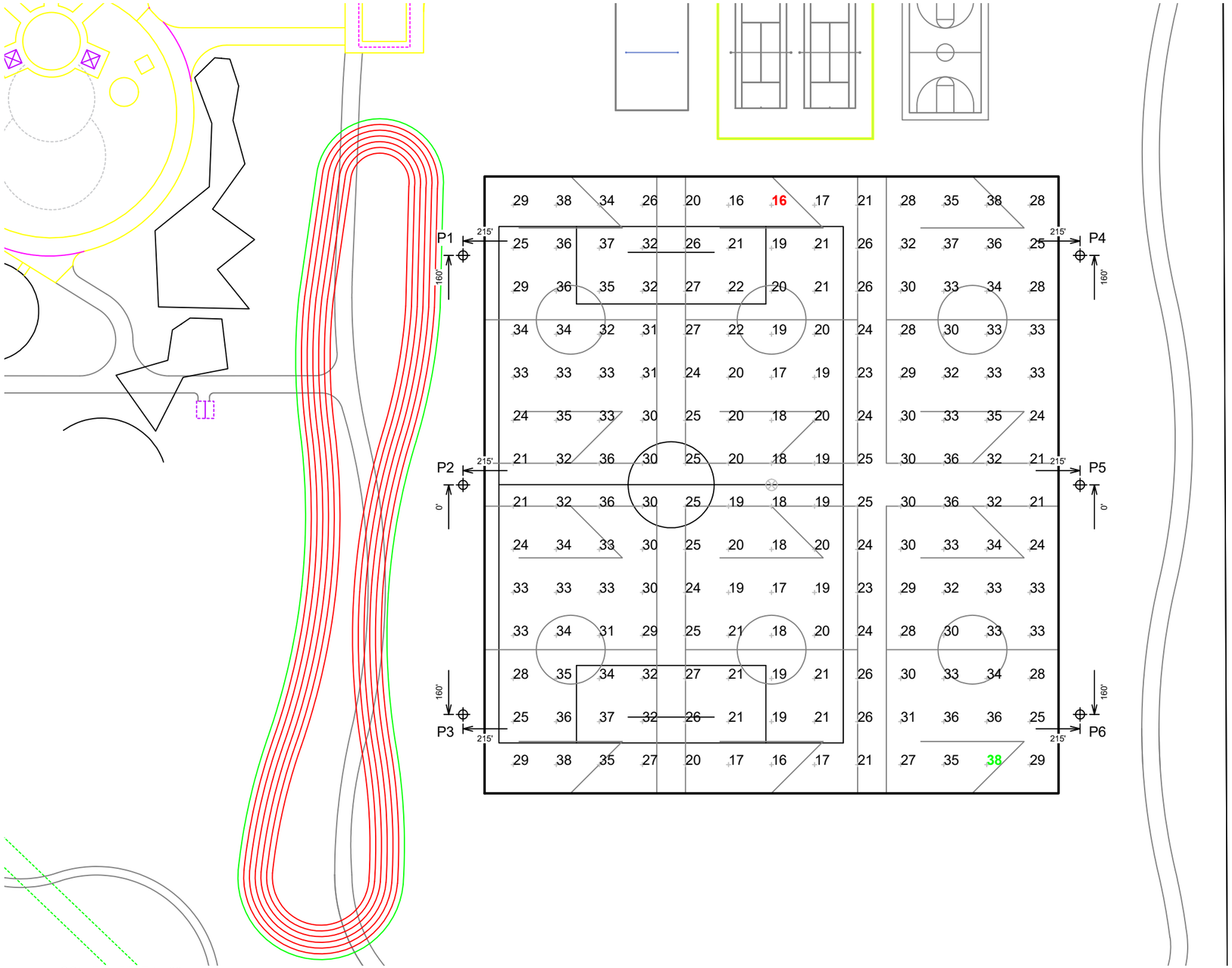
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

We Make It Happen.

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2021 Musco Sports Lighting, LLC.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
6	P1-P6	80'	-	80'	TLC-LED-1500	6	6	0
6	TOTALS					36	36	0



SCALE IN FEET 1 : 80

0' 80' 160'

ENGINEERED DESIGN By: Z.Morris · File #209620B · 12-Apr-21

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

North Side Sports Complex Soccer Fields
Weslaco,TX

GRID SUMMARY

Name:	**South Play Are**
Size:	400' x 430'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**27.53**
Maximum:	38
Minimum:	16
Avg / Min:	1.77
Max / Min:	**2.43**
UG (adjacent pts):	1.50
CU:	0.80
No. of Points:	182

LUMINAIRE INFORMATION

Applied Circuits:	B
No. of Luminaires:	**36**
Total Load:	51.48 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

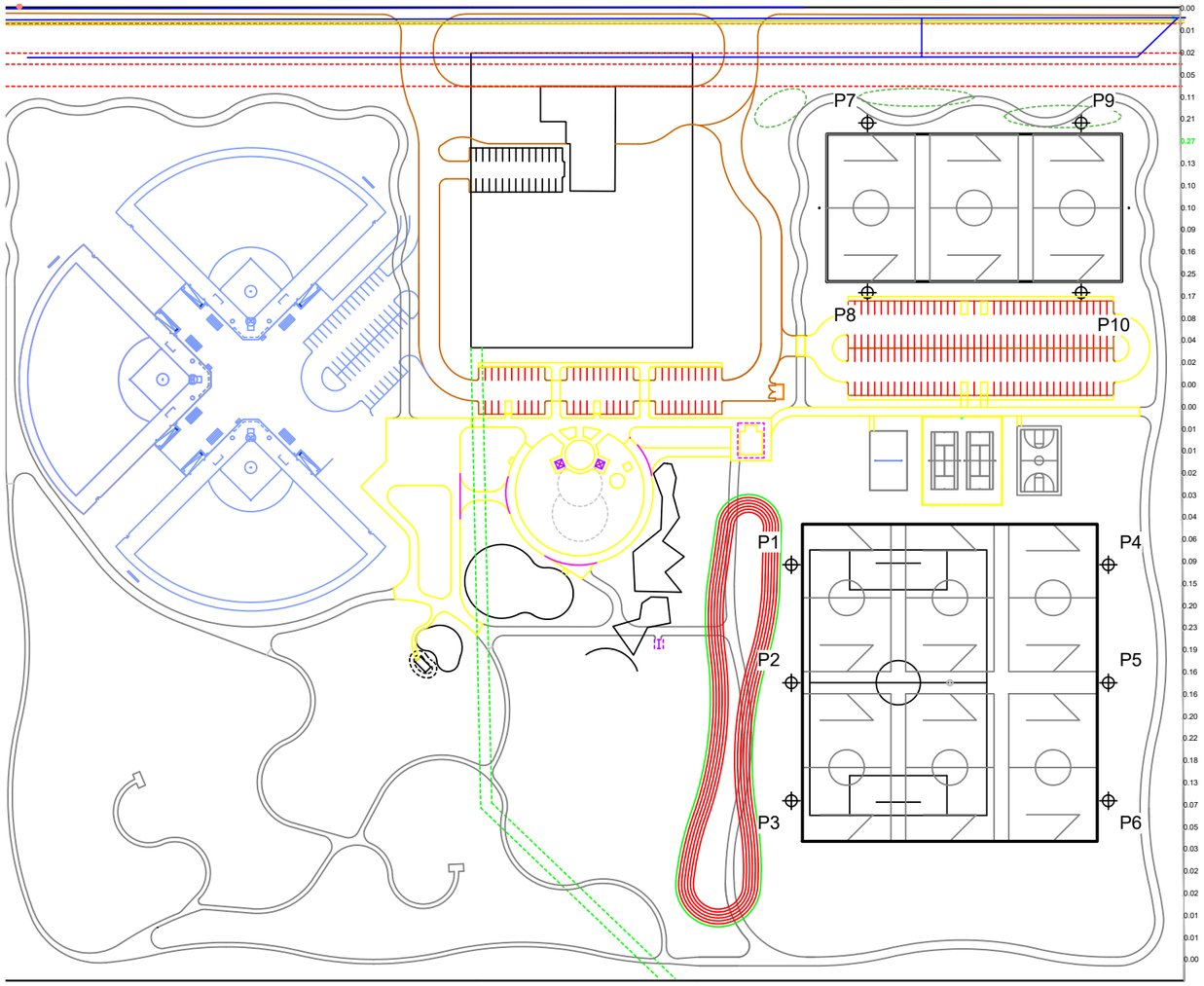
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

We Make It Happen.

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2021 Musco Sports Lighting, LLC.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
6	P1-P6	80'	-	80'	TLC-LED-1500	6	6	0
4	P7-P10	80'	-	80'	TLC-LED-1500	5	5	0
10	TOTALS					56	56	0



SCALE IN FEET 1 : 200

0' 200' 400'

ENGINEERED DESIGN By: Z.Morris · File #209620B · 12-Apr-21

North Side Sports Complex Soccer Fields
Weslaco,TX

GRID SUMMARY

Name:	**East Spill Lines**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0936
Maximum:	0.27
Minimum:	0.00
No. of Points:	44

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**56**
Total Load:	80.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

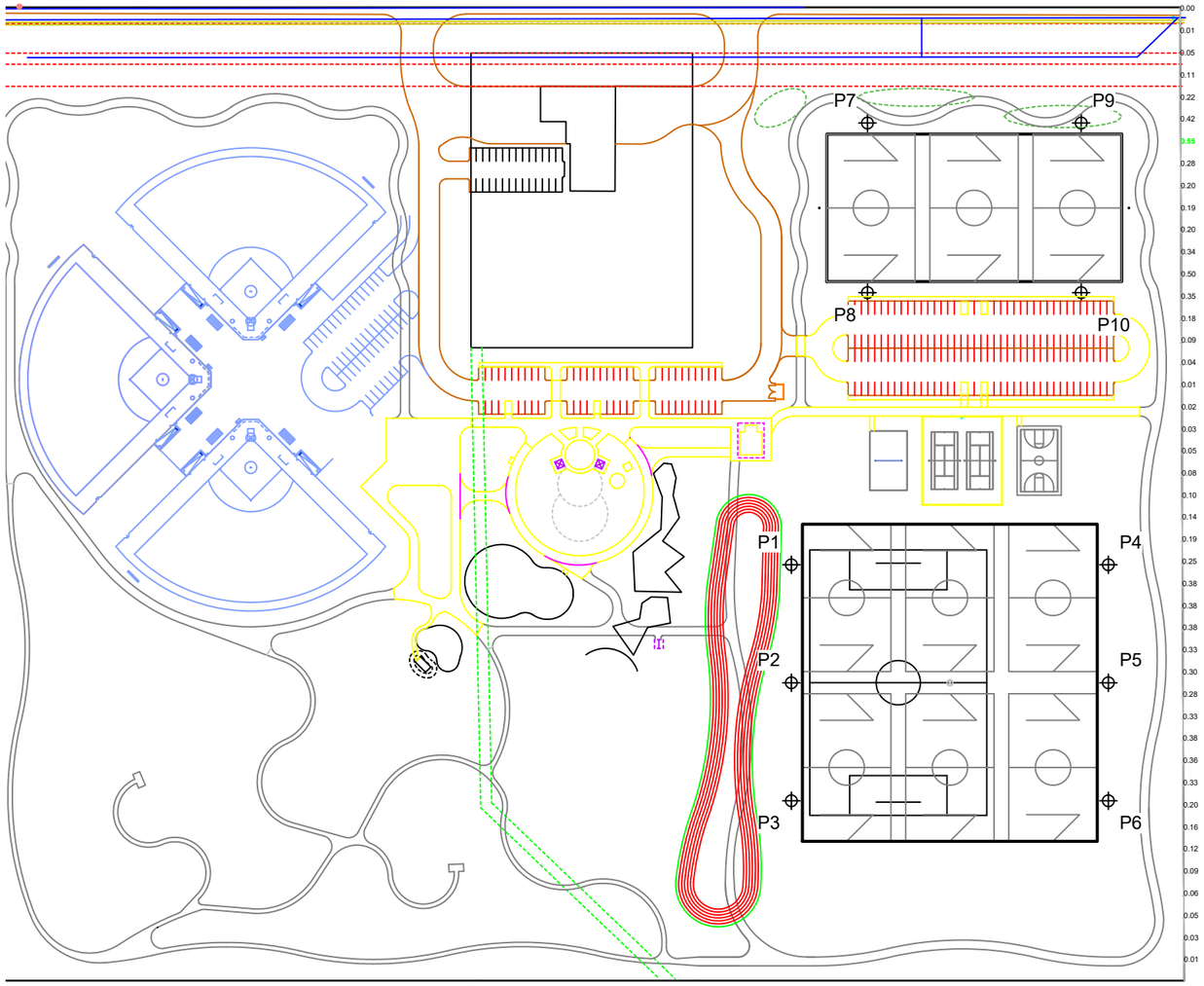
Pole location(s) ⌖ dimensions are relative to 0,0 reference point(s) ⊗

musco Lighting
We Make It Happen.

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2021 Musco Sports Lighting, LLC.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
6	P1-P6	80'	-	80'	TLC-LED-1500	6	6	0
4	P7-P10	80'	-	80'	TLC-LED-1500	5	5	0
10	TOTALS					56	56	0



SCALE IN FEET 1 : 200

0' 200' 400'

ENGINEERED DESIGN By: Z.Morris · File #209620B · 12-Apr-21

North Side Sports Complex Soccer Fields
Weslaco,TX

GRID SUMMARY

Name:	**East Spill Lines**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.1993
Maximum:	0.55
Minimum:	0.00
No. of Points:	44

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**56**
Total Load:	80.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

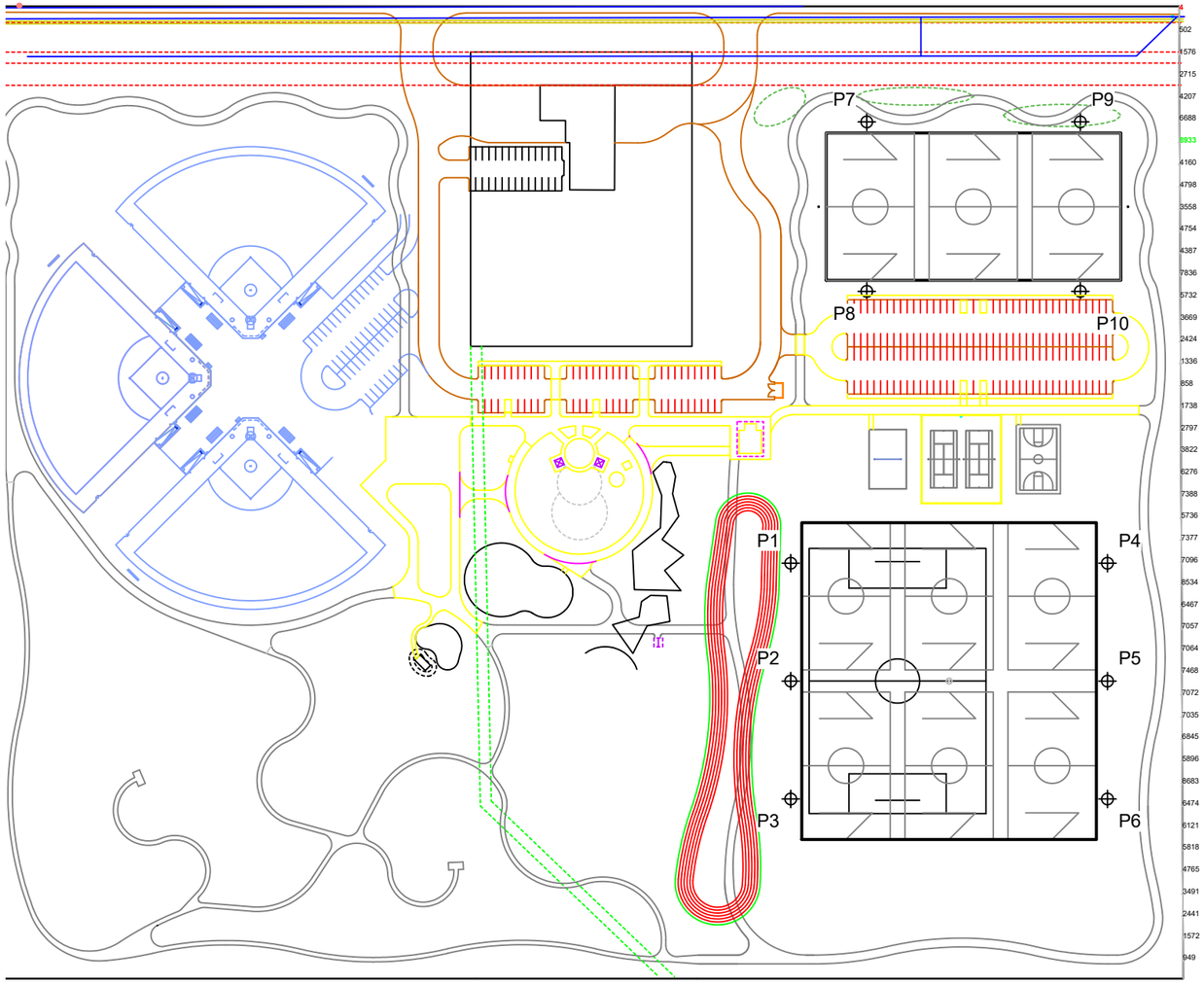
Pole location(s) ⌖ dimensions are relative to 0,0 reference point(s) ⊗

musco Lighting
We Make It Happen.

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2021 Musco Sports Lighting, LLC.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
6	P1-P6	80'	-	80'	TLC-LED-1500	6	6	0
4	P7-P10	80'	-	80'	TLC-LED-1500	5	5	0
10	TOTALS					56	56	0



SCALE IN FEET 1 : 200

0' 200' 400'

ENGINEERED DESIGN By: Z.Morris · File #209620B · 12-Apr-21

North Side Sports Complex Soccer Fields
Weslaco,TX

GRID SUMMARY

Name:	**East Spill Lines**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	4866.2637
Maximum:	8932.76
Minimum:	4.20
No. of Points:	44

LUMINAIRE INFORMATION

Applied Circuits:	A, B
No. of Luminaires:	**56**
Total Load:	80.08 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Pole location(s) ⌖ dimensions are relative to 0,0 reference point(s) ⊗

musco Lighting
We Make It Happen.

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2021 Musco Sports Lighting, LLC.

North Side Sports Complex Soccer Fields
Weslaco,TX

EQUIPMENT LAYOUT

INCLUDES:
· North Play Area
· South Play Are

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

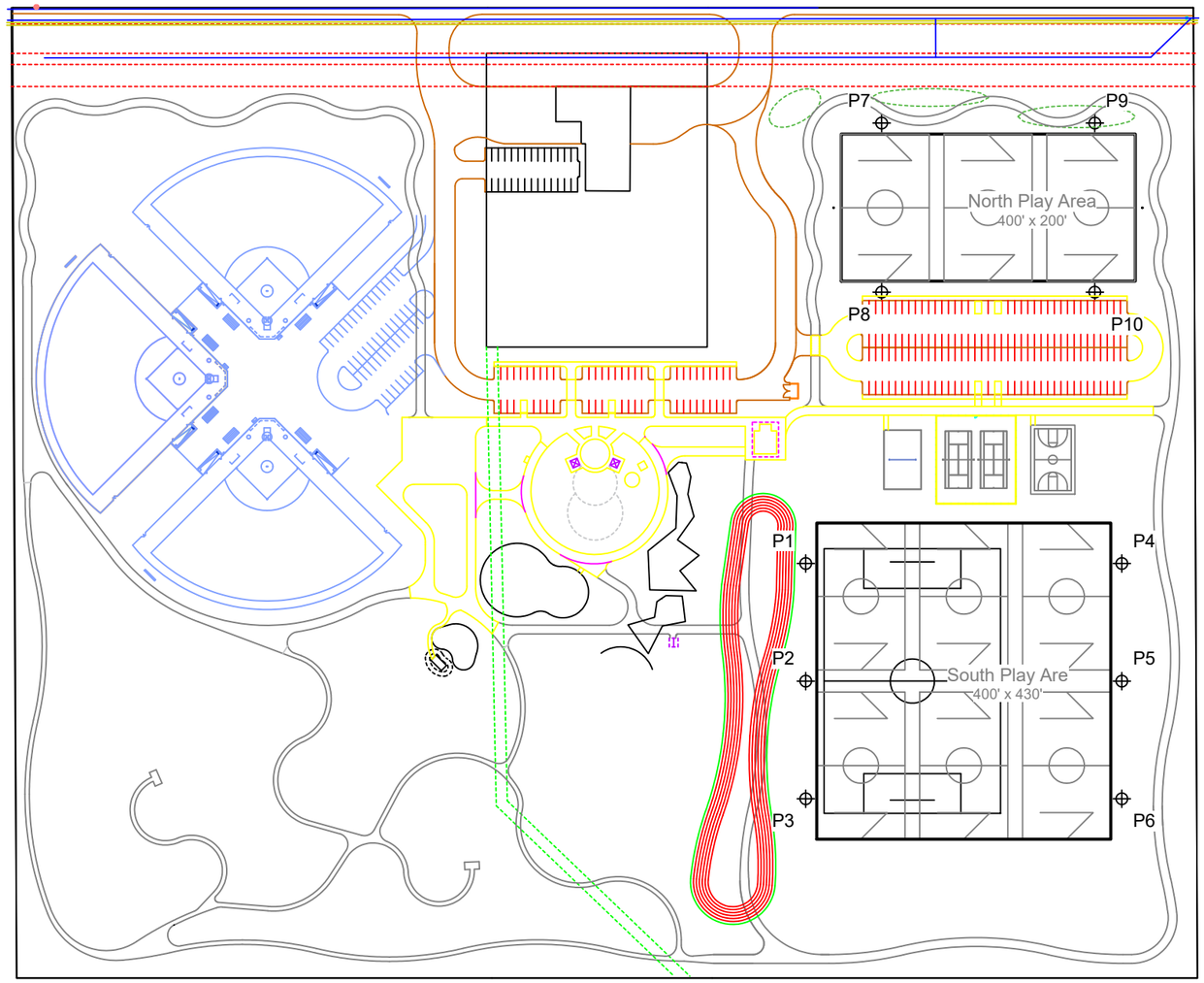
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
6	P1-P6	80'	-	80'	TLC-LED-1500	6
4	P7-P10	80'	-	80'	TLC-LED-1500	5
10	TOTALS					56

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1500	8.5	8.1	7.4	6.4	5.1	4.7	3.7



SCALE IN FEET 1 : 200
0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Z.Morris · File #209620B · 12-Apr-21

We Make It Happen.

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2021 Musco Sports Lighting, LLC.

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4150

From:

Subject:
Discussion and consideration to declare surplus and removal of the Soccer Field Lighting equipment at Mayor Pablo Pena City Park and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Background:
The pending construction of a storm-water regional detention facility at Mayor Pablo Pena Park is going to require excavating the current soccer fields. The soccer field lighting equipment will need to be removed prior to this work being started. Staff has reviewed and considered the following:

- Relocating the equipment to another park or location:
  - requires new foundation columns
  - new wiring
  - risk of damages when dismantling
  -
  - cost can be as much as purchasing new
- Age of equipment (purchased in 2000) 3 years left in warranty
- Annual cost saving with updated technology (LED)

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

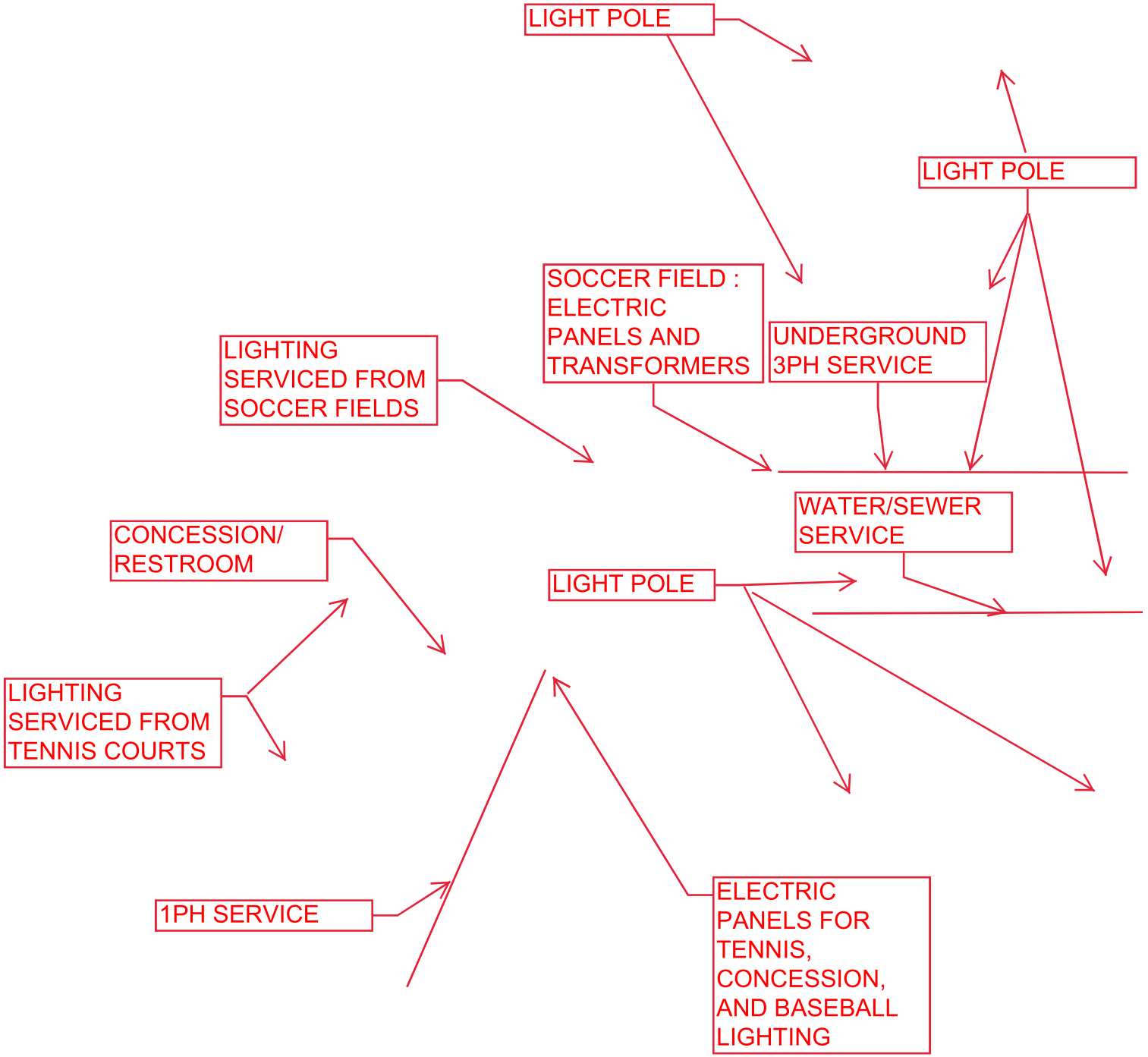
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**

OMAR RODRIGUEZ	Created/Initiated
OMAR RODRIGUEZ	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval of declaring equipment as surplus and authorization to pursue methods to remove equipment from the park.

Attachments, if any: Mayor Pablo G. Pena Park RDF IMPACT
Responsibilities upon Approval:


LIGHT POLE
LIGHT POLE
SOCCER FIELD : ELECTRIC PANELS AND TRANSFORMERS
UNDERGROUND 3PH SERVICE
LIGHTING SERVICED FROM SOCCER FIELDS
WATER/SEWER SERVICE
CONCESSION/ RESTROOM
LIGHT POLE
LIGHTING SERVICED FROM TENNIS COURTS
1PH SERVICE
ELECTRIC PANELS FOR TENNIS, CONCESSION, AND BASEBALL LIGHTING

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4151

From:

Subject:
Discussion and consideration to award a Contract for the Water Spray Splash Pad Request for Proposal No.: 2020-21-17 to be installed at Judge Gilbert Garza Park in an amount not to exceed $220,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Background:
On Friday, May 9th the City received five proposals for a Water Spray Splash Pad RFP No.: 2020-21-17 to be installed at Judge Gilbert Garza Park. The RFP scoring matrix took into consideration the following:

- 20% (20pts) Review of the firm's response to the RFP and Project Understanding
- 20% (20pts) Proposer's qualifications/experience/references
- 20% (20pts) Proposal's adherence to City's specifications and requirements
- 20% (20pts) Originality and creativity in design proposal.
- 20% (20pts) Proposed Cost

Staff will provide a scoring sheet at the meeting for Commissioner's ranking.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Parks & Recreation Advisory Board reviewed proposals at the special called meeting on Wednesday, May 12th.

OMAR RODRIGUEZ	Created/Initiated
OMAR RODRIGUEZ	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:

Staff recommends award of contract to best ranked proposal.
Attachments, if any: SPLASH PAD RUBRIC & RENDERINGS, RFP_FINAL_2020-21-17 Splash Pad Judge Gilbert Garza Park, Oasis Waterplaygrounds Inc RFP Splashpad Weslace May 7th 2021, VORTEX - Final Proposal - Judge Gilbert Garza Park, Weslaco, TX, KRAFTSMAN RFP NO 2020-21-17 Weslaco SPlashpark, Park Place Recreation - RFP 2020-21-17, T.F. Harper - RFP #2021-21-17
Responsibilities upon Approval:

CITY OF WESLACO
WATER SPRAY SPLASH PAD No.: 2020-21-17
EVALUATIONS

		OASIS WATERPLAY GROUNDS DANIEL MENON TARA MENON	VORTEX ALLISON SHAFIR BARB LAPIERRE	KRAFTSMAN DENISE ORDAZ	PARK PLACE ERIC SOLMUNDSON	T.F. HARPER HANNAH BEARDEN ARIEL SMITH
		Total Price	**Total Price**	**Total Price**	**Total Price**	**Total Price**
1	PROJECT PRICING	$198,000.00	$218,423.00	$219,950.00	$220,000.00	$197,399.25
	PROJECT SCHEDULE	7 WEEKS	4-5 WEEKS	70 DAYS	80 DAYS	10 WEEKS
20%	REVIEW OF THE FIRM'S RESPONSE TO THE RFP AND PROJECT UNDERSTANDING					
20%	PROPOSER'S					
	-Quallifications					
	-Experience					
	-References					
20%	PROPOSAL'S ADHERENCE TO CITY'S SPECIFICATIONS AND REQUIREMENTS					
20%	ORIGINALITY AND CREATIVITY IN DESIGN PROPOSAL					
20%	PROPOSED COST					
	TOTAL POINTS RANKING	0	0	0	0	0

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Shown in Color Palette Vibrant 5.

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Shown in Color Palette Vibrant 5.

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Shown in Color Palette Vibrant 5.

Vision

CONCEPT Nº 1



WATER SPRAY SPLASH PAD – CITY OF WESLACO, TX

t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay

Vision



WATER SPRAY SPLASH PAD – CITY OF WESLACO, TX

t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay

Vision



t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay

Vision



CITY OF WESLACO SPLASH PAD - WESLACO, TX

WATER SPRAY SPLASH PAD – CITY OF WESLACO, TX

t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay

Vision



WATER SPRAY SPLASH PAD – CITY OF WESLACO, TX

t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay®

ADVENTURE ZONE

BIG SPLASHES AND NON-STOP ACTIVITY! THE ADVENTURE ZONE IS FULL OF ENERGY AND EXCITEMENT!

Big water effects and continuous action energize the senses and creates excitement.

Fast pace encourages quick-thinking and promotes physical movement.

Centrally placed and ready for action.

EXPLORATION ZONE

SPRAY, DUMP, SPLASH, TEAM UP AND TAKE ON CHALLENGES – THIS UNIVERSAL SPACE INVITES COLLECTIVE FUN!

Play elements and water effects that spark inquiry and encourage physical movement.

Multiple opportunities for collaboration and interactive play.

Provides a stepping stone between the discovery and adventure areas for a seamless play experience.

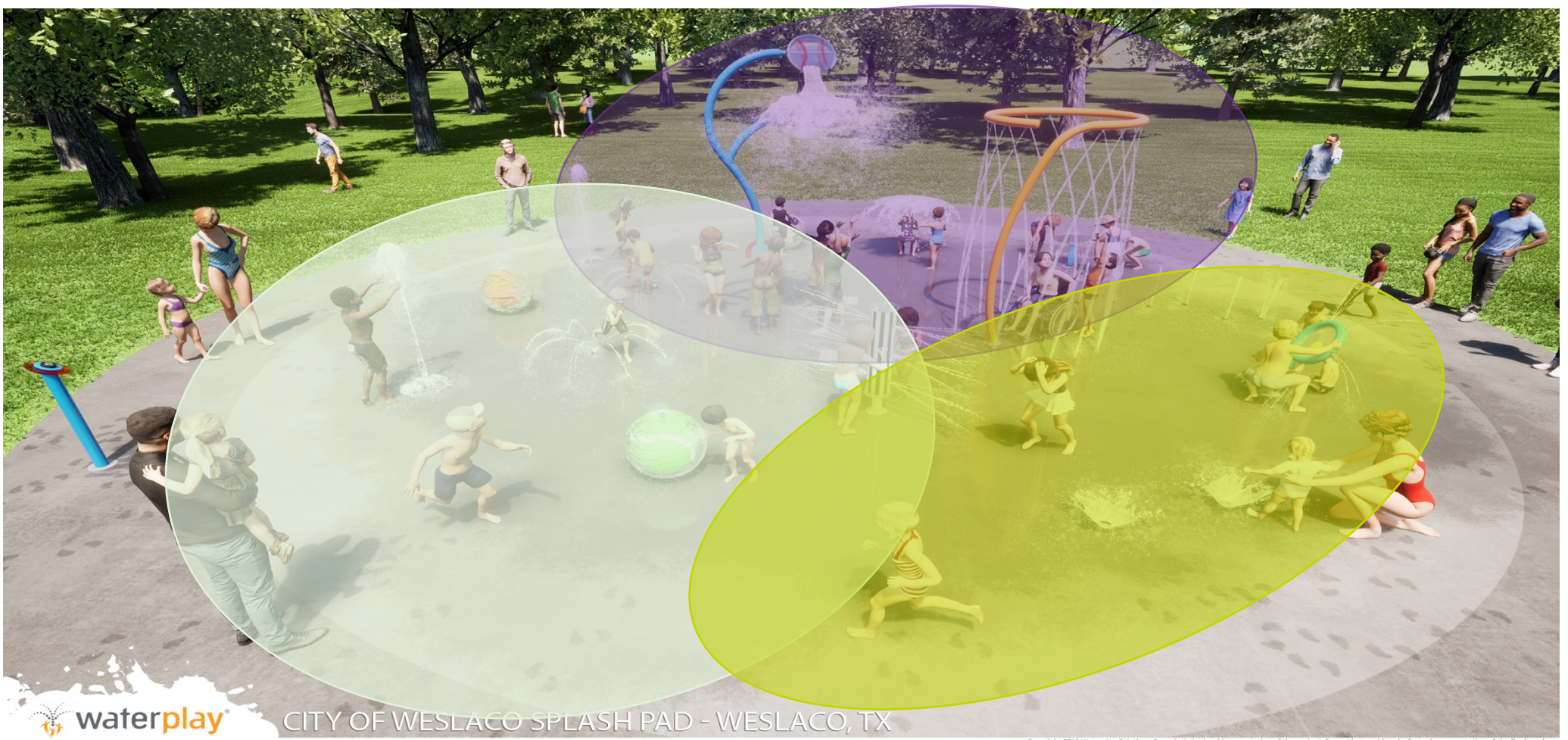
DEVELOPMENT & DISCOVERY ZONE

A SPACE FOR THOUGHTFUL AND CONTEMPLATIVE PLAY THAT MOVES AT A MINDFUL PACE.

Gentle water effects for reduced stimulation.

Cognitive play opportunities facilitate deep learning and flexible thinking for individual and group play.

Situated along the outside perimeter and away from the adventure zone for a relaxed play experience.



waterplay®

CITY OF WESLACO SPLASH PAD - WESLACO, TX

Copyright 2019 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered a factual representation of the final product.

PARK PLACE


Rain•Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.

Rain Drop

PARK PLACE

Project 1766211



Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.

Rain Drop

Project 1766211

PARK PLACE



Rain Drop

Project 1766211

PARK PLACE



Rain Drop

PARK PLACE

Project 1766211



Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
Project 1766211
PARK PLACE
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
PARK PLACE
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.

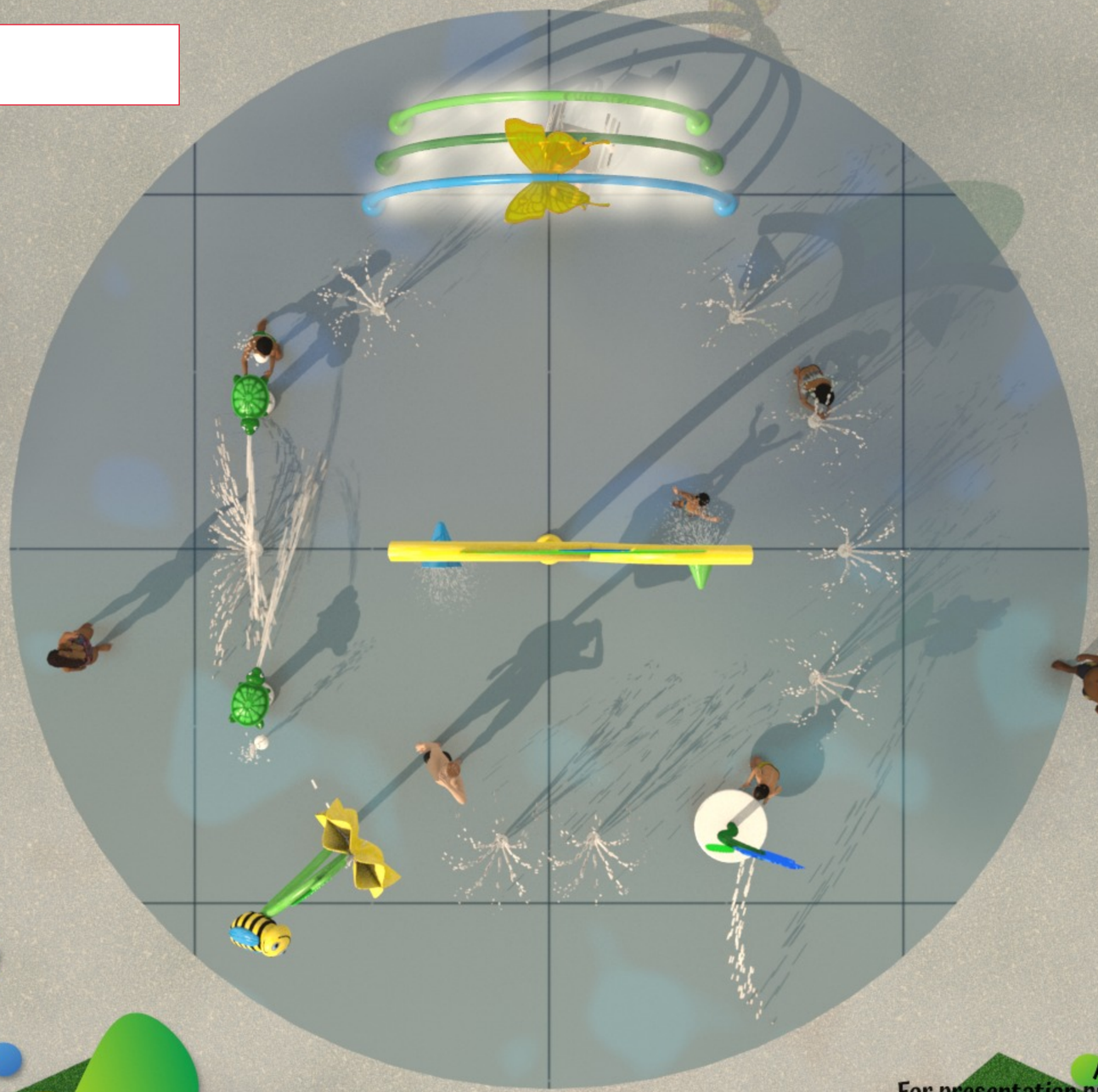

Rain Drop
PARK PLACE
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
PARK PLACE
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.

Rain Drop

PARK PLACE

Project 1766211



Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Weslaco North Side Sports Complex SplashPark

Weslaco, TX

Project 24071 Option 4	Sheet K.6.1A	Designer MZB	Date 1-7-2021
Drawing Name KPS-24071A-4	View 3D View		Sales Rep. Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES.



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Weslaco North Side Sports Complex SplashPark

Weslaco, TX

Project 24071 Option 4	Sheet K.6.1B	Designer MZB	Date 1-7-2021
Drawing Name KPS-24071A-4	View 3D View		Sales Rep. Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES.



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Weslaco North Side Sports Complex SplashPark

Weslaco, TX

Project 24071 Option 4	Sheet K.6.1C	Designer MZB	Date 1-7-2021
Drawing Name KPS-24071A-4	View 3D View		Sales Rep. Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES

OASIS




OASIS


OASIS

OASIS




OASIS

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

CITY OF WESLACO

Request for Proposal

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17

Electronic "sealed" proposals addressed to Homer Rhodes, will be accepted at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, via electronic **DROP BOX** link until **3:00 PM** on **May 7, 2021**, at which time they will be opened and read aloud via ZOOM meeting.

Potential respondents are advised that the proposal documents can be downloaded from the City of Weslaco bid stream web page address: http://www.weslacotx.gov/open-government/proposal-stream , and may also be secured at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, or by calling 956.447-2240. **Be advised that this website is the primary source of all proposal documents. Obtaining proposal information from a third-party planning room may lead to incomplete submissions. This website must be monitored regularly for addendums and/or proposal notices. Respondents are responsible for obtaining all the necessary information required for a compliant proposal.** If your company is contemplating on responding to this project you must submit a vendor's notice of intent form to the Purchasing Office. Electronic Proposals will be accepted through Drop Box link provided in Addendum #1 by stated deadline and time.

Pre-Proposal Conference will be held on April 29, 2021 at 2:00 PM via Zoom, see Addendum #1 for link.

The City of Weslaco reserves the right to accept or reject any or all proposals, to waive any informalities, and to accept the proposal to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold proposals for a period of forty-five (45) days without taking action, for the purpose of reviewing the proposals and investigation of respondent's qualifications prior to proposal award. Proposals submitted past the aforementioned date and time will not be accepted.

City of Weslaco
Homer Rhodes,
Purchasing Office
hrhodes@weslacotx.gov

VENDOR'S NOTICE OF INTENT TO SUBMIT

If you intend to submit a proposal for **WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17** with the City of Weslaco as outlined in the specifications, please indicate your intention by signing, dating, and returning this form to the address below prior to **May 7, 2021** so that you may receive any addendums to the specifications should the need arise.

Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: 956.447.2240
hrhodes@weslacotx.gov

Name: _____ Signature: _____
(print / contact person)

Title: _____ Company/Agency: _____

Mailing
Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

Email Address: _____

Proposal No.: 2020-21-17



REQUEST FOR
PROPOSALS
"RFP No.: 2020-21-17"

WATER SPRAY SPLASH PAD

RFP DUE DATE: 5/7/2020

RFP DUE TIME: 3:00 CST

SECTION I
SCOPE OF THE PROPOSAL

A. Objective

The purpose of the RFP is to solicit and obtain from interested parties (also referred to herein as "Vendor" or "Vendors") the best possible proposal for the **WATER SPRAY SPLASH PAD**. The City of Weslaco intends to select the most competitive proposal that meets the City's requirements and specifications listed within the proposal and then enter into negotiations with the selected Vendor for purposes of reaching a satisfactory agreement for the WATER SPRAY SPLASH PAD.

B. ISSUING OFFICE

The RFP is issued by the City of Weslaco

C. CONTRACT ADMINISTRATOR

All communications concerning this RFP should be directed to:

Homer Rhodes, Purchasing
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596
Phone # (956) 968-3181

D. INCURRING COSTS

The City is not liable for any cost incurred by the prospective firms prior to the signing of the contract.

E. PROPOSALS

To be considered, each firm must submit a complete response to this RFP, addressing the specifications provided in Section III. The proposal must be signed by an official authorized to bind the submitter to its provisions. The proposal must include a statement as to the period during which the proposal remains valid. This period must be at least ninety (90) days from the due date for this proposal.

F. ACCEPTANCE OF THE PROPOSAL CONTENT

The contents of this proposal will become contractual obligations if a contract ensues. Failure of the selected contractor to accept these obligations may result in cancellation of the award.

G. SELECTION CRITERIA

Responses to this RFP will be evaluated based on a selection process consisting of:

1. Review of the firm's response to the RFP, determining if the proposal meets all criteria for consideration, Relevant Experiences, Project Understanding, Project Requirements, Strength of the Proposal, and Proposed Cost.

H. PROPOSAL RECEIPT

Proposals must be submitted via Drop Box as stated on Addendum #1 The Proposals must be addressed to: Homer Rhodes, Purchasing Agent

I. RIGHT TO REJECT PROPOSALS

The City reserves the right to award the total proposal, to reject any and all proposals in whole or in part, and to waive any informality or technical defects by the City's judgement.

In determination of award, the qualifications of the proposal submitter, and the conformity with the specifications of services to be supplied, the evaluated proposal, supplier's experience and references as well as the City's direct experience with the supplier will be considered.

J. COST LIABILITY

The City assumes no responsibility or liability for costs incurred by the firms prior to the signing of this agreement. Total liability of the City is limited to the terms and conditions of this agreement.

K. AWARD OF CONTRACT

The City shall award one contract to the selected vendor submitting the proposal which meets the performance and required criteria as set forth by this set of specifications.

L. PROJECT BACKGROUND

The Water Spray Splash Pad will be in Judge Gilbert Garza Park at 320 E. Mile 11 Road. The Park is currently under construction with an expected completion in September 2021.

The City of Weslaco intends to have installed a Water Spray Splash Pad in Judge Gilbert Garza Park and is seeking proposals for the design and installation of a complete water play system including, but not limited to, new spray equipment, controller and spray pad deck. The water spray splash pad system shall be a flow through, drain to irrigation pond. The water spray splash pad shall be connected to City water supply (as shown on site element drawing attached). Provide all work for complete installation. The successful proposer will be expected to research and provide a detailed proposal that will allowthe City to make a well-informed decision on the project.

SECTION II
SCOPE OF WORK

The Scope of Work for this project is as follows:

A. DESIGN

The Water Spray Splash Pad is a feature included in Judge Gilbert Garza Park. This park is currently under construction which includes a perimeter sidewalk and extension of utilities to the Splash Pad. The pad location is measured to have a radius of approximately 20' (40' diameter) and covers an area of approximately 1,257 sqft. The General Contractor has installed a concrete sidewalk along the perimeter of the water spray splash pad location with extended water supply to pad and connection to irrigation pond.

The design should consider a capacity of approximately 50 children of all ages to actively engage in water play. Elements should engage a sense of adventure, exploration and discovery. The theme and colors proposed should be timeless and inspire creativity and imagination. A combination of dynamic ground sprays with various patterns and above ground spill buckets, sprays, splashes, spinners, arches and/or tunnels should be included to maximize play and interaction.

During the negotiation portion of the RFP process, before the contract is awarded, the City and the preferred vendor will identify any desired options or minor modifications of the proposal that will best meet the needs of the City. The negotiated solution, along with a timeline for the acquisition of the solution, installation, and deployment, will constitute the Scope of Work for this project. The awarded vendor will be responsible for ensuring that the negotiated solution meets all requirements noted in this RFP.

B. DEPLOYMENT

The vendor awarded this RFP will be responsible for all efforts and expenses involved with the deployment of the identified solution. All costs associated with the deployment of the solution are to be identified in the negotiated solution.

C. MAINTENANCE AND SUPPORT REQUIREMENTS

All components of the solution are to be supported at no added cost for a minimum of one year by the successful vendor, starting at the date that the entire solution is accepted by the City. This support includes repair and/or replacement of all equipment, mounting hardware, wiring/cabling, and other devices or infrastructure purchased and/or installed as part of this project that fails from any cause. The City of Weslaco maintains the right to approve and renew maintenance and support annually.

D. TECHNICAL REQUIREMENTS

Water main access will be provided on site. The City water main will provide necessary flow volume and pressure specifications needed. Additionally, a gravity flow sanitary sewer line willalso be provided at the worksite.

Under this proposal all water play features and improvements to the water play area shall be designed and constructed so that each is accessible to all persons. All equipment must meet all U.S. Consumer Product Safety Commission (C.P.S.C.) "Handbook for Public Playground Safety" and American Society for Testing Materials (A.S.T.M.) F1487-98 "Playground Equipment for Public Use" guidelines. The proposal will include material, labor and equipment to install the new water spray splash pad including concretedeck surface, controller, vaults, drain lines, water lines, electrical conduit, wiring and all appurtenances. The finished grade of the spray park will be 3 feet above the existing grade. The Water Spray Park and all related components shall be completely installed and fully functional. Site restoration and seeding shall be completed by the contractor. Contractor shall visit site and verify all dimensions noted on drawings. Contractor shall assume all responsibility for obtaining and verifying all measurements. No request for additional compensation, or omissions of work, from the contract which is due to failure of the contractor in this regard.

Provide for a complete installation. All work shall be completed within 80 days of approved startdate.

E. QUALIFICATIONS, MANUFACTURING, INSTALLATION AND REFERENCE

All features shall be specifically designed for use by children and adults and be manufactured by a company that has at least five years' experience in design and engineering of children's aquatic play areas. Installer needs to have successfully installed (all elements start to finish) water play facilities in the last 3 years of at leastthe same size and scope as the proposed project. A complete reference list of projects successfully completed of the same size and scope or larger as the proposed project must be included with all contact names and phone numbers included. Proposal shall also include a letter listing experience and knowledge of the Water Play industry as itpertains to this project.

F. PROJECT BUDGET & TIMELINE

Budget not to exceed $220,000
All design, installation, and warranty elements listed shall be included.
Basic Project Timeline:
RFP released April 21, 2020
Electronic "sealed" bids via DROP BOX link 3:00 p.m. May 7, 2021
Recommendation to City Commission for Award of Contract May 18. 2021
Project Complete within 80 days of approved start date.

G. SPECIFICATIONS

a. PRODUCT DELIVERY AND STORAGE
    i. All aquatic play features must be properly wrapped and secured in place while intransport to the project site.

ii. At the site, the features are to be stored in safe areas, out of the way of traffic and otherconstruction activities, until the actual time of installation.
iii. If required, safety barricades or other like precautions must be taken for the protectionof public and adjacent property.
iv. Exercise care in the handling of the features to prevent excessive stress and abrasions.
v. Protective wrapping on the aquatic play features must be left in place untilconstruction work for the Splash Park is complete.

b. WARRANTY
i. The Water Distribution System and Automation System shall be warranted from themanufacturer for a period of not less than two years.
ii. Stainless steel aquatic play features and stainless-steel anchoring systems shall be warranted for not less than 25 years.

c. AQUATIC PLAY FEATURES
i. All aquatic play features will be constructed of type 304L stainless steel and will besupplied with all necessary anchoring hardware and installation template and shippedin a time to accommodate site work. The features shall come complete with a water inlet and electrical grounding lugs.
ii. All above ground aquatic play features shall be sandblasted and will receive a weatherresistant polyurethane, baked on, powder-coat finish. Coatings shall have a gloss finish with ultraviolet inhibitors and fire retardants. All above grade aquatic playfeatures shall be embedded in the concrete deck.
iii. The aquatic play features are to meet ADA compliance, and universally accessible.
iv. All grade level aquatic play features shall be furnished with the appropriatewinterization caps.
v. Nozzles, spray heads, spray caps and winter caps shall be constructed of C360 Brassand be fastened and removed from the play features using tamper resistant tools specifically designed for use with the nozzles, spray heads, spray caps and winter caps. The nozzles, spray heads, spray caps and winter caps shall be recessed into the aquatic play features to avoid protrusion hazards.
vi. All anchoring, hardware, plates and flanges shall be constructed of stainless steel andwill be indicated on the shop drawings, as they may be required to complete installation.
vii. An accessory kit shall be provided by the manufacturer of the aquatic play features,consisting of the necessary tamper resistant tools and touch-up paint.

d. ACTIVATION DEVICES
i. The activator(s) shall have no moving parts and run on a low voltage electrical supplysuch as 24 volts direct current. It shall be the direct interface between the users of the aquatic play area and the aquatic play features. The pre-programmed sequences of the aquatic play

features shall be activated only when touched by the user. Activator(s) must be ADA compliant and universally accessible and recognizable to individualswith disabilities.

e. AUTOMATION PACKAGE - The manufacturer shall be required to offer a completeautomation package, consisting of a water distribution system and a user activated ADAaccessible controller to regulate the use of the play features and their hours of operation.
    i. The programmable logic controller shall be sized according to the number of outputs itis required to control. The programmable logic controller shall be factory programmed with a variety of spray sequences designed according to the requirements of the project. It shall have the flexibility to modify the sequences using a transportable memory cartridge. The controller will be located in the mechanical room of a nearbyrestroom facility not in an underground chamber.
    ii. A chart shall be supplied that shows the different programmed sequences of equipmentfor each activation and the gpm. usage for each sequence.
    iii. A 24hr/7day, programmable, analog/digital, time switch to set the operational hours ofthe facility shall be incorporated into the operating system. The time switch shall have the ability to be programmed with a different time schedule for each day of the week.
    iv. The operating system shall be supplied with an LCD screen touch pad user interfacewith controls for each output, activation device(s), and time switch.
    v. The operating system shall contain a 120 VAC primary / 24 VAC secondarytransformer with built-in electrostatic shield protection.
    vi. The operating system shall be supplied with a three-position selector switch for eachoutput, activation device(s), and time switch. These selector switches allow the user to select the operational mode of the components (i.e. Hand, Off and Automatic)
    vii. The operating system shall be housed in and mounted on the in a corrosion resistant enclosure, complete with lockable latches.
    viii. The operating system shall have the capacity to receive signals from the activationdevices, operating on 24VDC.

f. WATER DISTRIBUTION SYSTEM
    i. The water distribution manifold must be fabricated out of stainless steel and be a self-contained above ground vault. The water distribution system must be pre-assembled, and factorytested, and come complete with all the necessary plumbing, back flow preventer, pressure gauge and pre-wired solenoid valves.
    ii. Each distribution line shall have electrically activated solenoid valves, operating on24VAC. The electric solenoid valves shall be suitable for chlorinated water.
    iii. The electrical solenoid valves shall be wired to the Automation Package or a junctionbox before delivery.
    iv. Each distribution line shall have a ball valve for manual shut off.

v. Each distribution line on the manifold shall be Schedule 40 PVC and have a threadedconnection to connect each of the lines to the play features.
vi. The lines from the manifold to the play structures shall be Schedule 80 PVC.
vii. The manifold body shall be constructed of stainless steel 304. A ¾" drain valve shallbe present.
viii. A pressure gauge shall be present on the manifold.
ix. A back-flow preventer shall be included on the manifold.

g. ABOVE GRADE MANIFOLD ENCLOSURE BOX
   i. The above grade manifold enclosure box shall be factory welded and assembled prior todelivery.
   ii. The equipment housed in the above ground enclosure box shall be assembled to theenclosure and tested prior to delivery.
   iii. The access doors shall be made of powder coated stainless steel 304 checker plate.
   iv. The access doors shall be lockable. The lock shall be recessed and concealed.
   v. All plumbing connections shall penetrate through the vault enclosure walls.

h. SURFACE AND DRAINAGE
   i. The play surface (deck) shall be sized and located to fit on the site plan. The deck canbe any shape or shapes as to fit appropriately within the site location and project scope.
   ii. All play surfaces shall be attached to a 6-inch thick concrete slab installed in a single monolithic pour and include ¼ inch grid pattern rebar with a rough broom finish and meet ADArequirements.
   iii. The deck drain such as ACO drain Klassic Drain or Sioux Chief 860 Series or equal.
   iv. The deck drain grating shall have an anti-skid surface.
   v. The deck drain grating shall have openings no larger than 5/16".
   vi. The deck drain grating shall be secured using stainless steel, tamperproof hardware.

i. EXECUTION
   i. The manufacturer shall furnish the purchaser with at least two sets of complete installation and operating manuals. The installation manual will illustrate the installation of the entire system. It shall describe the start-up procedure and day- todayoperation of the system as well as seasonal park opening and shut down procedures.

Pre-Proposal Conference

A Pre-Proposal Conference will be held on April 29, 2021 at 2:00 PM in via ZOOM. Pre-Proposal Conference is not mandatory for Vendors to attend. However, it is highly recommended for all Vendors interested in submitting a proposal attend the Pre-Proposal Conference to better understand the Scope of the Project required. All Vendors attending the Pre-Proposal Conference, please contact Mr. Homer Rhodes – Purchasing Agent at 956-447-2240 to RSVP for conference. Zoom Pre-Proposal Meeting link provided in Addendum #1

SECTION III
PROPOSAL FORMAT

The intent of this Request for Proposal and resulting contract is to obtain proposals from and the services of an experienced and qualified professional company to provide **WATER SPRAY SPLASH PAD.** To facilitate the review of proposals, all proposals are required to adhere to the following requirements. The City strongly encourages proposers to ensure that RFP submissions are succinct and clearly organized. The RFP proposal must be written and organized in the exact order of each line item A-I below. If the proposal is not in this format or does not include all the listed items, it may be deemed non-responsive. For ease of handling, all responses are to be provided in a standard 8 ½" x 11" letter format with binding on the left-hand edge.

A. **Cover Letter and RFP**. Provide a letter of introduction signed by an authorized representative. The required contents and limitations for the preparation of the RFP are described in this section. Failure to provide the requested information or adhere to any of The City limitations will result in disqualification of the submitted RFP. A total of **one (1) original and two (2) copies** of the RFP shall be submitted to the address on the cover letter. Letter of Intent from Surety Company to provide Payment and Performance Bonds shall also be required from the proposer as part of RFP.

B. **Name, Title, and Contact Information**. Include the name of the person or persons who will be authorized to make representations on behalf of the vendor, with all contact information.

C. **Company History**. Provide years in business and overview of products and services offered by your company. Provide how many full-time employees the company currently employs and whether your company sub-contracts with other companies.

D. **Qualifications and Experience.** Provide the qualifications of the vendor and its specialized experience and technical competence that qualify it to provide the services required. Provide the names and qualifications of outside consultants and associates that will be employed to assist on the work to be performed under your proposal.

E. **References.** Provide a list of names, addresses and telephone numbers of at least five (public sector preferred) clients for which the vendor has successfully completed similar projects to that required by this RFP within the past five years. A brief synopsis should be included on at least three customers currently utilizing equipment and systems like those required in this RFP. Include a description of the projects, hardware installed, and the contact name and information of the customer.

F. **Description of Proposed Solution.** Provide detailed information related to your proposed solution and how it will meet the needs of the City. Your proposed solution is to identify and describe all water spray, splash pad and other components necessary to satisfy the requirements identified above.

Provide information on what resources the City of Weslaco would provide to operate your proposed solution. Provide specifics on the equipment specifications and why you have selected or recommend the equipment specified and/or quoted.

Identify any unique or distinctive features in your product or services that differentiate your product or services from other vendor's solutions.

G. **Training.** Include costs to train City staff on the operation of the solution. Training should also provide a sufficient overview of the configuration of the components of the system to allow City staff to troubleshoot any problems or tune any components for maximum performance.

H. **General Comments**. Comment on any aspect of the RFP including, but not limited to, the technical requirements and scope of work as detailed above. The proposed solution is to be described fully, including how the components of the solution adhere to all requirements noted above.

I. **Project Schedule**. Provide a proposed project schedule of time frames, milestones, for completion of the project. Project schedule must include a specified time frame for delivery of the equipment. At a minimum, the tasks identified above in each phase should be noted showing the timeframe for completing each task and identifying which staff and/or subcontractor will complete the task.

J. **Project Pricing**. Pricing shall be enclosed in a separate sealed envelope. Include itemized line item pricing for this project, anticipated tasks and/or deliverables. The proposed quote for project pricing should include all anticipated expenses for all efforts, equipment, and services associated with documentation, design, hardware, configuration, deployment, and support for the first year.

K. **Warranty, Manufacturer**. Manufacturer shall fully warrant all materials and equipment furnished under the terms of this Proposal against poor and inferior quality. While under warranty, manufacturer shall repair or replace inoperable materials or equipment in a timely manner to minimize the disruption of City operations. A copy or description of the manufacturer's warranty shall accompany each Proposal for the material and equipment proposed, detailing the scope and length of the warranty.

L. **Warranty, Vendor**. Successful Vendor shall fully warrant all materials, equipment, and installation furnished under the terms of this Proposal against poor and inferior quality, for a period of not less than one (1) year from date of the final acceptance by the City. While under warranty, successful Vendor shall repair or replace inoperable materials or equipment in a timely manner to minimize the disruption of City operations.

NON-COLLUSION

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or

company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

NON-DISCRIMINATION

Submitters, during the performance of this contract, will not discriminate against any employee or applicant for employment because of race, religion, sex, national origin or disability except where religion, sex, national origin or disability is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor.

PROCESSING TIME FOR PAYMENT

Submitters are advised that a minimum of thirty (30) days is required to process invoices for payment after the completion of the project. Submitters must acknowledge that full payment will not be submitted until after project is 100% complete. All equipment must be installed, programmed, and tested successfully. All staff must be trained on how to successfully operate the Water Spray Splash Pad Equipment. At the completion of project, vendor will submit a "Project Acceptance Letter" to be signed and approved by the City of Weslaco, Texas.

ELECTRONIC SUBMISSION OF BIDS

The City of Weslaco's Purchasing Department will not accept telegraphic or electronically transmitted submissions.

PROOF OF FINANCIAL AND BUSINESS CAPABILITY

Submitters must, upon request, furnish satisfactory evidence of their ability to furnish products or services in accordance with the terms and conditions of these requirements. The City of Weslaco will make the final determination as to the submitter's ability.

SUBMITTER DEFAULT

The City of Weslaco reserves the right, in case of submitter default, to procure the articles or services from other sources and hold the defaulting submitter responsible for any excess costs occasioned thereby.

RESTRICTIVE OR AMBIGUOUS REQUIREMENTS

It is the responsibility of the submitter to review the Request for Proposals (RFP) packet and to notify the City Purchasing Department if the requirements are formulated in a manner that would unnecessarily restrict competition. Any such protest or question regarding the requirements or bidding procedures must be received in the City Purchasing Department not less than seventy-two hours prior to the time set for the opening. These criteria also apply to requirements that are ambiguous.

RFP DELIVERY

The City of Weslaco requires submitters, to submit proposals via Drop Box

SIGNING OF QUALIFICATIONS

In order to be considered, all submittals **must** be signed.

WAIVING OF INFORMALITIES

The City of Weslaco reserves the right to waive minor informalities or technicalities when it is in the best interest of the City.

SUBCONTRACTING

The successful submitter may not subcontract the award without the written consent of the City.

BIDDER RESPONSIBILITY

It is the responsibility of each vendor before submitting a proposal:

- To examine thoroughly the contract documents and other related data identified in the proposal documents.
- To visit the site to become familiar with and satisfy vendor as to the general, local, and site conditions that may affect cost, progress, performance, etc.
- To consider federal, state, and local laws and regulations that may affect costs, progress, performance or furnishing of the work.
- To study and carefully correlate vendor's knowledge and observations with the contract documents and such other related data.
- To promptly notify The City Purchasing Department of all conflicts, errors, ambiguities, or discrepancies which vendor has discovered in or between the contract documents and such other related documents.

TERMINATION

The City of Weslaco has the authority and right to terminate any Agreement awarded under this RFP or any Work Order resulting from the Agreement at any time for any reason, including but not limited to, instances where the City finds that the Contractor's work is negligent, not satisfactory, or not in accordance with the Agreement requirements.

SECTION IV
SELECTION AND EVALUATION CRITERIA

SELECTION PROCEDURES

The RFP shall be submitted according to the schedule below. The respondent should be able to submit a Cost Proposal on short notice at a later time.

PROPOSAL RANKING

A selection committee will evaluate and rank the written RFPs on a per project basis. After the RFPs have been ranked, the committee will make a recommendation to the City Commission.

NEGOTIATING PROCESS

If negotiations prove unsuccessful, the next highest ranked firm will be contacted. The City reserves the right to reject any and all RFPs.

RFP and VENDOR – EVALUATION

The evaluation system consists of a 100 percentage point system. The RFP and Vendors will be ranked after evaluation. All Vendors and RFPs submitted will be ranked and evaluated based on specified RFP criteria. The submittal evaluation will be based on the following criteria.

- **20%** **Review of the firm's response to the RFP and Project Understanding**
- **20%** **Proposer's qualifications/experience/references**
- **20%** **Proposal's adherence to City's specifications and requirements.**
- **20%** **Originality and creativity in design proposal.**
- **20%** **Proposed Cost**

STAFFING OF PROJECT TEAM

The firms should provide information on their proposed professional team members, i.e., applicable certifications/registrations and other pertinent information that demonstrates their qualifications to perform the contract. The professional team members shall have experience in performing similar contracts for counties, cities, irrigation districts, TX DOT or other clients as stated in the Request for Proposals (RFP). Similar experience gained though other clients should be substantiated by reference. A list and scope of the various projects for comparative purposes shall be included in an appendix.

All interested parties are encouraged to submit proposals as the award is not based solely on lowest cost proposal submitted. Total cost will be taken into consideration, but the solution and the vendor's capabilities, competence and capacity will be considered as well. The City reserves the right to choose the vendor whose proposal best meets the needs of the City. The City of Weslaco, and its designated representatives, shall be the sole judge of its own best interest, and the proposal most advantageous to the City. The City's decisions will be final.

The above factors, along with other factors that the City may deem appropriate, will be used to identify the proposal that represents the best value, which will be the basis for the contract award. A contract award may be made to the responsible proposer whose proposal will be best for the City considering evaluation factors outlined above. All proposers participating in the process shall be notified in writing of the successful award. The proposer whose proposal, in the sole discretion of the City, is deemed best for the City shall be selected for contract negotiation. If agreement cannot be reached with the first proposer, the second-choice proposer (and then the third and so on) will be contacted with the first-choice proposer (or other proposers, in order) dismissed from further consideration on that particular project. Proposals shall be valid for a minimum of 90 days following submission.

SECTION V
AWARD OF CONTRACT, RESERVATION OF RIGHTS

Advantageous Contract

The Contract, if awarded, will be awarded to the vendor submitting proposal for **WATER SPRAY SPLASH PAD** whose Submittal is deemed most advantageous to the City, and as determined by the selection committee, upon approval of the City Commission.

Final Selection and The City Commission Approval

The City may accept any Submittal in whole or in part. If subsequent negotiations are conducted, they shall not constitute a rejection or alternate RFP on the part of The City. However, final selection of a company submitting proposal for **WATER SPRAY SPLASH PAD** is subject to The City Commission approval.

Remedy of Technical Errors

The City reserves the right to accept one submittal or reject any or all submittals received in response to this RFP, and to waive informalities and irregularities in the submittals received. The City also reserves the right to terminate this RFP, and reissue a subsequent solicitation, and/or remedy technical errors in the RFP process.

Preparation Costs

This RFP does not commit The City to enter into a Contract, award any services related to this RFP, nor does it obligate The City to pay any costs incurred in preparation or submission of a submittal or in anticipation of a contract.

Insurance and Indemnity

If selected, vendor submitting proposal for **WATER SPRAY SPLASH PAD** will be required to comply with the Insurance and Indemnity Requirements established herein.

Independent Contractor

The company/s submitting proposal for **WATER SPRAY SPLASH PAD** agrees and understands that, if selected, it and all persons designated by it to provide services in connection with a contract, is and shall be deemed to be an independent contractor, responsible for its respective acts or omissions, and that The City shall in no way be responsible for company submitting proposal for **WATER SPRAY SPLASH PAD** actions, and that none of the parties hereto will have authority to bind the other or to hold out to third parties.

Purchase Orders, As Needed

Execution of a contract does not obligate The City to engage any delivery orders, Purchase Orders, or other commitments for services. Service delivery shall be at the City's discretion, as needed, and will be communicated to the company submitting proposal for **WATER SPRAY SPLASH PAD** through individual Purchase Order.

ATTACHMENT I
Insurance Requirements

The Bidder awarded the contract shall furnish proof of insurance, which will also include any subcontractor that is subcontracted by the bidder in at least the following limits, to be in place prior to providing any services under this Contract and to continue in effect at all times during the term of this Contract:

- Professional liability insurance policy with limits of at least One Million Dollars ($1,000,000) per occurrence, or limited to claims made, include at least a five (5) year extended reporting period.

- Automobile liability insurance policy with limits of at least Three Hundred Thousand Dollars ($300,000) per person and $500,000 per occurrence consistent with potential exposure to The City under the Texas Tort Claims Act. Coverage should include injury to or death of persons and property damage claims (with limits up to $500,000) arising out of the services provided to The City hereunder.

- Uninsured/Underinsured motorist coverage in an amount equal to the bodily injury limits set forth immediately above;

- A Five Hundred Thousand Dollar ($500,000) Comprehensive General Liability insurance policy providing additional coverage to all underlying liabilities of The City consistent with potential exposure of The City under the Texas Tort Claims Act;

- Workers' compensation insurance in amounts established by Texas law, unless the Bidder is specifically exempted from the Texas Workers' Compensation Act, Texas Labor Code Chapter 401, et. Seq.

Certificates of insurance naming The City as an additional insured shall be submitted to The City for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to The City prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to The City. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

ATTACHMENT II
Insurance Requirement Acknowledgement

I, _____, authorized representative for _____,
Company/Vendor

Hereby acknowledge the receipt of The City's required insurance limits. Said requirements:

- ❑ Will be acquired within 10 working days after notification from the Department of Building Maintenance of proposal awarded by The City of Weslaco; (*An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.)

- ❑ Will acquire additional amount needed to meet The City's requirements within 10 working days after notification from the Department of Building Maintenance of bid awarded by The City of Weslaco; currently carry the following:

Professional Liability (Errors & Omissions): $_____

Automobile Liability: $_____ General Liability: $_____

(* An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.) **OR**

- ❑ Have already been met (see attached copy of insurance certificate).

_____ _____
Authorized Representative Date

Notice to Bidder: Failure to provide Certificates of Insurance to the Building Maintenance Superintendent will cause the bid award to be rescinded and then awarded to next lowest bidder. Certificates of Insurance will be monitored/verified on a **quarterly basis** to ensure that coverage policy is in place. It is the Company's obligation to maintain the appropriate insurance coverage throughout the term of the contract.

THIS FORM MUST ACCOMPANY BID PACKET

ATTACHMENT III

Project Requirements

Acknowledgement

This is to certify that I, _____, possess all of the **APPLICABLE:**

1. Licenses: _____

2. Bonds: _____

3. Certificates: _____

4. Permits: _____

5. Other: _____

necessary to carry out the required project. Furthermore, I am providing copies of the required documentation, so that if my company is awarded the bid, I may be eligible to enter a contract with the City and proceed to complete the project in a timely manner.

*** Any license, bonds, certificates, permits, etc. which are required <u>must be presented</u> as part of the bid packet in order to expedite the bid evaluation process. Failure to provide said documentation will result in the disqualification of your bid.**

_____ _____

Authorized Signature Date

_____

Company

_____

Address

_____

City, State, Zip

ATTACHMENT IV
LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES NO

2. Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the City or any other Federal, State or Local Government, or Private Entity?

   Circle One YES NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the City or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

ATTACHMENT V
VENDOR QUALIFICATIONS
GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: _____
(Full, correct legal name)

2 Address: _____
_____

3. Telephone/Fax: _____

4. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

Yes____ No____

5. Is your Company authorized and/or licensed to do business in Texas?
Yes____ No____

6. Where is the Company's corporate headquarters located? _____

7. a. Does the Company have an office located in Weslaco, Texas?

Yes____ No____

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Weslaco office?

_____ (years) _____ (months)

c. State the number of full-time employees at the Weslaco office. _____

8. a. If the Company does not have an Weslaco office, does the Company have an office located in Hidalgo County, Texas?

Yes____ No____

b. If the answer to the previous question is yes, how long has the Company conducted business from its Hidalgo County office?

_____ (years) _____(months)

c. State the number of full-time employees at the Hidalgo County office. _____

9. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No____

   If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____
   _____
   _____
   _____

10. Indicate person whom The City may contact concerning your submittal or setting dates for meetings.

    Name: _____
    Address: _____
    Telephone: _____
    Fax: _____
    Email: _____

11. Surety Information

    Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
    Yes ( ) No ( ).
    If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____
    _____
    _____
    ___

12. Bankruptcy Information

    Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No ( )
    If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____
    _____
    _____
    ___

13. Provide any other names under which your business has operated within the last 10 years.

    _____
    _____

ATTACHMENT VI
SUBMITTAL CHECKLIST

This checklist is to help the company submitting proposal for WATER SPRAY SLASH PAD to ensure that all required documents have been included in its submittal.

Document and Location in Submittal	Check or Initial to Indicate Document is Attached to Submittal
Tab A – Interest Statement	
Tab B – Company submitting proposal for **WATER SPRAY SPLASH PAD** Qualification General Questionnaire (Attachment V in RFP)	
Tab C – *Project Requirements Acknowledgement (Attachment III in RFP)	
Tab D – Litigation Disclosure (Attachment IV in RFP)	
Tab E – Proof of Insurability (Letter from Insurance Provider and copy of current Insurance Certificate)	
Tab F – *Insurance Requirement Acknowledgement (Attachment II in RFP)	
Tab G – Letter of Intent from Surety Company to provide Payment and Performance Bonds. (Section III in Proposal Format)	
Tab H – Submittal Checklist (Attachment VI in RFP)	
1 Original* and 2 Copies of Submittal	

***Documents marked with an asterisk on this checklist require a signature. Be sure they are signed prior to submittal of submittal.**

ATTENTION HOMER RHODES

PURCHASING

CITY OF WESTLACO

RFP – 2020-21 May 7, 2021

JUDGE GILBERT GARZA

SPLASH PAD

OASIS
waterplaygrounds



SPECIALISTS

IN

SPLASH PADS /SPRAY GROUNDS

MUNICIPAL PARKS, HOA'S

CAMPGROUNDS

BuyBoard® Vendor
Cooperative Purchasing

MADE IN TEXAS

OASIS
waterplaygrounds



We are a Texas based manufacturer of splash pad and fountain equipment. Since 2010 we have been building and installing our equipment throughout municipalities in Texas. Our equipment is built to last; 304L stainless steel with high quality powder coating in every color of the rainbow.

We work with cities, municipalities, engineers, architects, developers, campgrounds and HOA's in the design and installation of splash pads and fountains.

Our in house team of designers work with your team to create a unique space to be enjoyed by your community for years to come.

Our turnkey solutions provide support at every level from design and initial consultation to construction with skilled and experienced contractors

Whether you are looking to install a small or large community splash pad, we have the expertise. We will work with your team to deliver a distinctive design for your special community space.



OASIS WATERPLAYGROUNDS INC.

IS PLEASED TO OFFER THE FOLLOWING DESIGN FOR

JUDGE GILBERT GARZA SPLASHPAD



OASIS
waterplaygrounds



DYNAMIC NATURE

In responding to the request for this RFP, we have selected features and a theme based on nature. We have therefore utilized water toys intended for interactive play such as brightly colored flowers (sunflower), cattails, frogs and lady bugs. As well we have utilized numerous ground sprays (weave jets and fan tail jets).

We have introduced some breaks in the pad with internal seating (knee walls) which allow families with toddlers also to be seated directly within the play area itself. While seated on the knee walls enjoying shade from a canopy one can enjoy the cooling effect of wall mounted jets misting onto the feet.







RFP WATER SPLASH PAD 2020-21-17 GILBERT GARZA SPLASH PAD WATER PARK, Design, Supply and Installation of a Splash pad

- **WE ACKNOWLEDGE** that this proposal has been made without any knowledge, comparison of figures, or arrangements with any other company, firm or person making a proposal for the same work and is in all respects fair and without collusion or fraud

- **WE ACKNOWLEDGE** that all matters stated in the submitted Proposal are in all respects true.

- WE ACKNOWLEDGE we have read and understood the conditions under which the work is to be carried out, and hereby make an offer to provide the necessary services for the completion of the Design, Supply and Installation of a Splashpad as per submission documents

Appendix- PRICING & COMPLETION SCHEDULE

- **WE ACKNOWLEDGE that the pricing submitted shall be firm for a period of 90 days (90) from the date closing.**

Dated May 7,2021

Oasis Waterplaygrounds Inc.
11111 Richmond Ave #242, Houston, Texas 77082
713-370-6601

REFERENCES AND RECENT INSTALLATIONS

BAY AREA SPLASH PAD 2021 HARRIS COUNTY TX.

3000 sq ft.Recirculation

Chuck Daniels Parks Director 713-503-2183 Chuch.Daniels@pct2.hctx.net

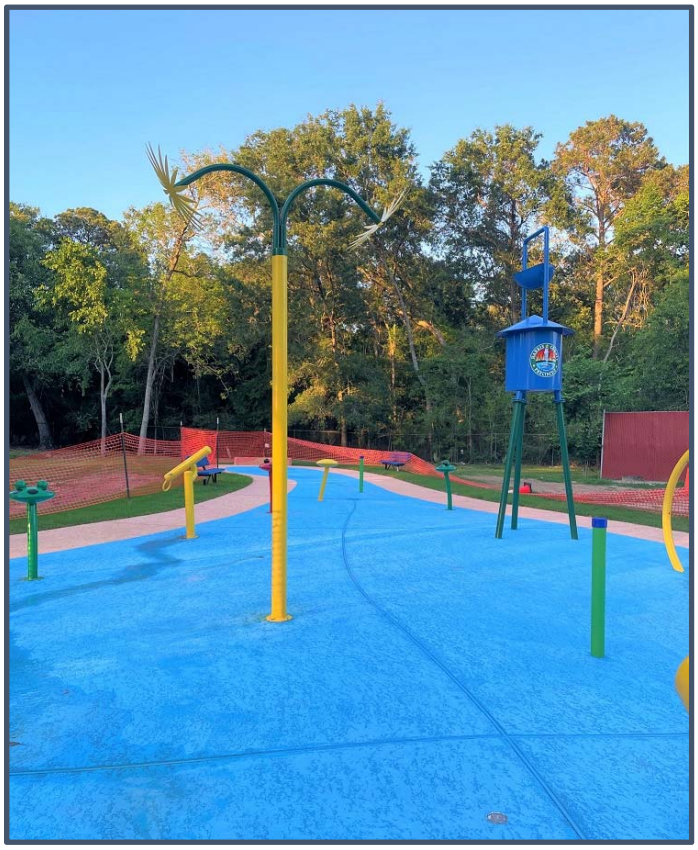


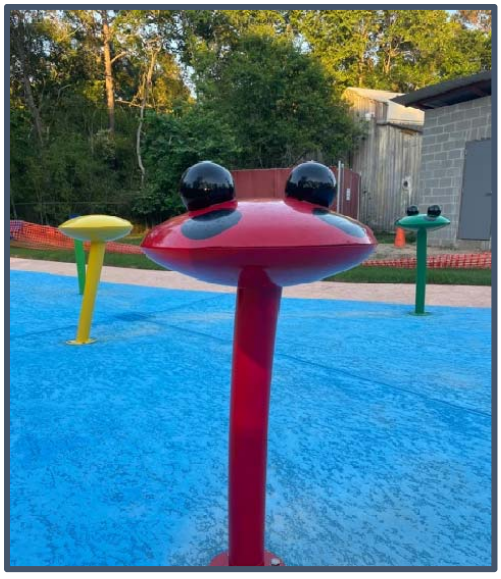


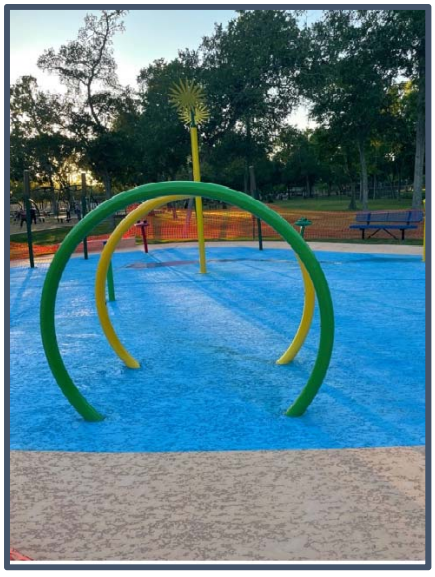
BAY AREA SPLASH PAD 2021 HARRIS COUNTY TX.

(RENDERS)











COMPLETED MAY 2021

EDNA MAE PARK – HARRIS COUNTY /HOUSTON TX. COMPLETION 2020 – POTABLE SYSTEM W/UTILITY ROOM/CHANGEROOM, BENCHES/CANOPIES 28 FEATURES

CONTACT: CHUCK DANIELS (SEE ABOVE BAY AREA PROJECT)






PHOTO


ORIGINAL RENDER

CITY OF PALMVIEW TEXAS 2019 (2800 SQ FT SPLASH PAD
GUADALUPE GARCIA (URBAN COUNTY HIDALGO TX)
956-787-8127







1. **SULLIVAN CITY TX**. 2018 (3500 SQ FT SPLASH PAD)
   GUADALUPE GARCIA (URBAN COUNTY HIDALGO TX.)
   956-787-8127





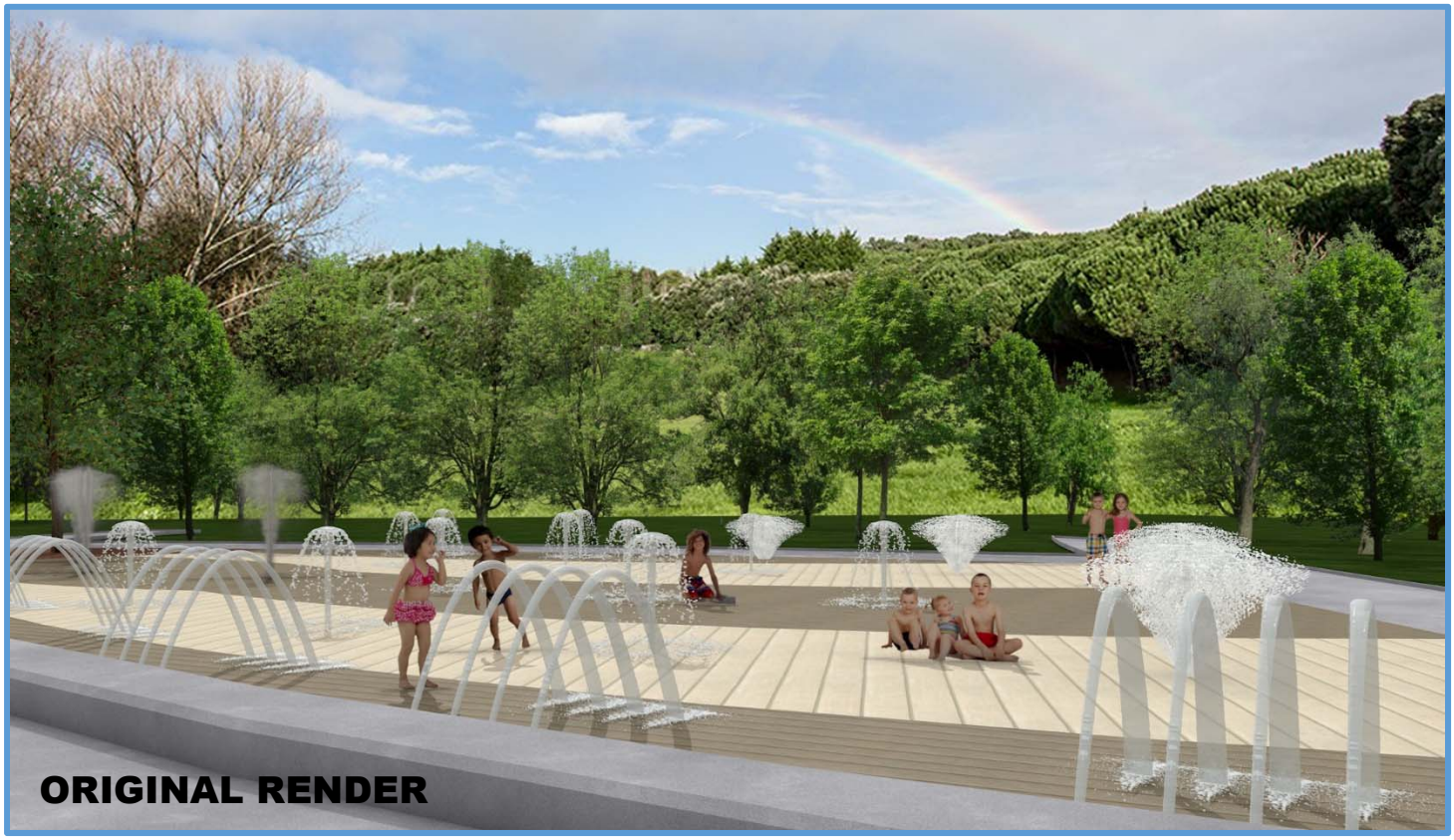




ORIGINAL RENDER

CITY OF NOLANVILLE TX. 3500 SQ FT SPLASHPAD

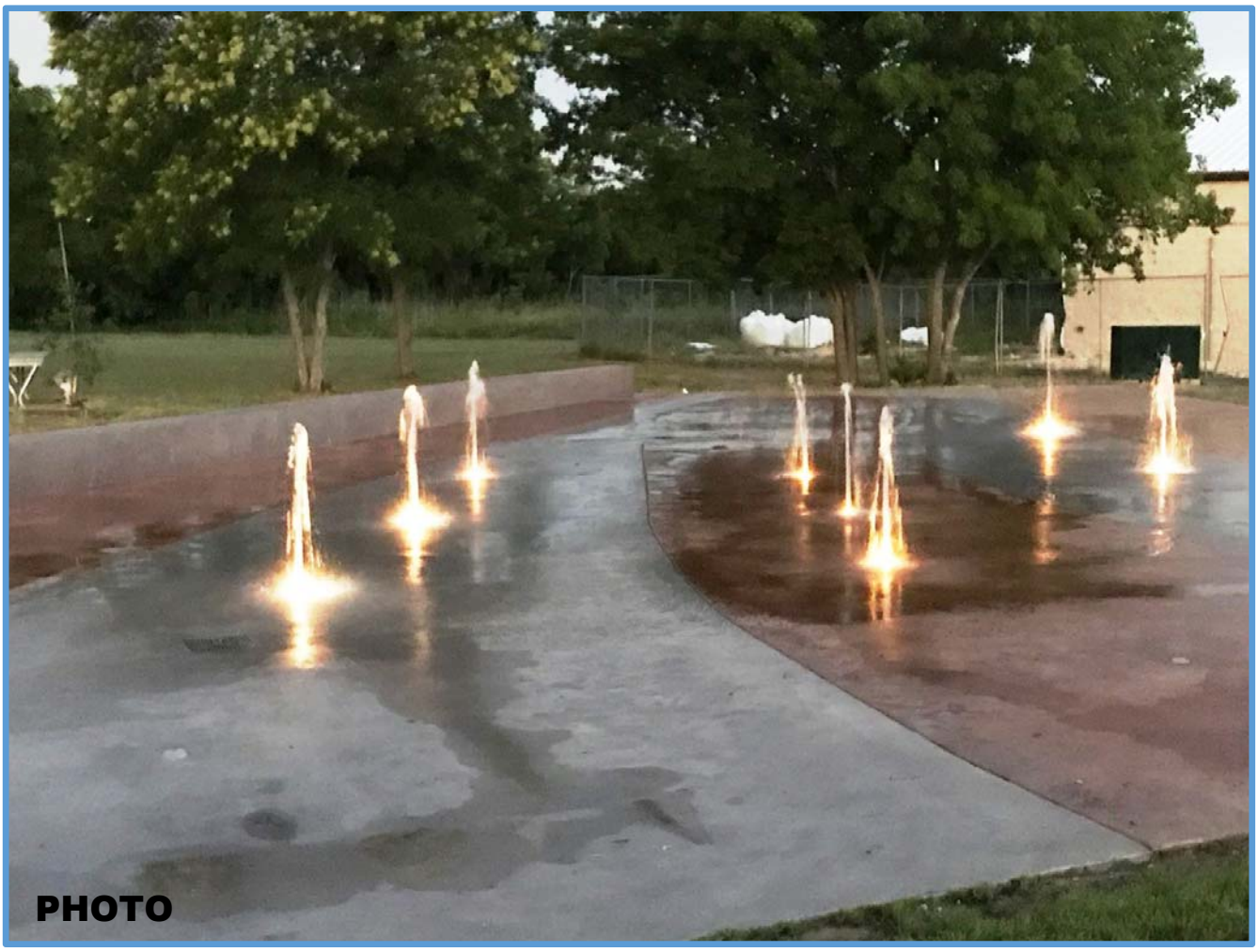
KARA ESCAJEDA CITY MANAGER **254-698-6335**



ORIGINAL RENDER



ORIGINAL RENDER


PHOTO


PHOTO

ATTACHMENT VI
SUBMITTAL CHECKLIST

This checklist is to help the company submitting proposal for WATER SPRAY SLASH PAD to ensure that all required documents have been included in its submittal.

Document and Location in Submittal	Check or Initial to Indicate Document is Attached to Submittal
Tab A – Interest Statement	YES X
Tab B – Company submitting proposal for **WATER SPRAY SPLASH PAD** Qualification General Questionnaire (Attachment V in RFP)	YES X
Tab C – *Project Requirements Acknowledgement (Attachment III in RFP)	YES X
Tab D – Litigation Disclosure (Attachment IV in RFP)	YES X
Tab E – Proof of Insurability (Letter from Insurance Provider and copy of current Insurance Certificate)	in 10 days
Tab F – *Insurance Requirement Acknowledgement (Attachment II in RFP)	yes x
Tab G – Letter of Intent from Surety Company to provide Payment and Performance Bonds. (Section III in Proposal Format)	YES X
Tab H – Submittal Checklist (Attachment VI in RFP)	yes x
1 Original* and 2 Copies of Submittal	yes x

***Documents marked with an asterisk on this checklist require a signature. Be sure they are signed prior to submittal of submittal.**

VENDOR'S NOTICE OF INTENT TO SUBMIT

If you intend to submit a proposal for **WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17** with the City of Weslaco as outlined in the specifications, please indicate your intention by signing, dating, and returning this form to the address below prior to **May 7, 2021** so that you may receive any addendums to the specifications should the need arise.

Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: 956.447.2240
hrhodes@weslacotx.gov

Name: TARA MENON Signature: Tara Menon
(print / contact person)

Title: SALES MANGER TX Company/Agency: OASIS WATERPLAYGROUNDS INC.

Mailing Address: 11111 RICHMOND AVE #242 City/State/Zip: HOUSTON TX. 77082

Phone: 713-370-6601 Fax:

Email Address: tara@oasiswaterplaygrounds.com

Proposal No.: 2020-21-17

CNA SURETY
PO Box 5077 Sioux Falls SD 57117-5077

1-800-331-6053
Fax 1-605-335-0357
www.cnasurety.com
Email: uwservices@cnasurety.com

May 6, 2021

City of Weslaco
120 E. 5th St
Weslaco, TX 78596

Re: Bond #72363549 - Oasis Waterplaygrounds, Inc.
Letter of Bondability
Company Code: 601 - Western Surety Company

We are aware that the above mentioned contractor will be bidding on a contract with you.

It is our intention to provide bonds for single jobs up to $400,000 or an aggregate amount up to $400,000 on the following conditions: favorable review of bid results, contracts, and bond forms acceptable to Western Surety Company, a subsidiary of CNA Surety.

Any arrangement for surety credit is a matter between the contractor and our Company. We assume no liability to you or third parties, if for any reason we do not execute this bond.

If you have any questions, please contact our office.

Sincerely,

Shannon Koepsell
Underwriting Consultant

SK:

ATTACHMENT V
VENDOR QUALIFICATIONS
GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: OASIS WATERPLAYGROUNDS INC.
(Full, correct legal name)

2 Address: 11111 RICHMOND AVE #242, HOUSTON, TEXAS, 77082

3. Telephone/Fax: 713-370-6601

4. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

Yes____ No X

5. Is your Company authorized and/or licensed to do business in Texas?
Yes X No____

6. Where is the Company's corporate headquarters located? HOUSTON, TEXAS

7. a. Does the Company have an office located in Weslaco, Texas?

Yes____ No X

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Weslaco office?

_____ (years) _____ (months)

c. State the number of full-time employees at the Weslaco office. _____

8. a. If the Company does not have an Weslaco office, does the Company have an office located in Hidalgo County, Texas?

Yes X No____ (LOCAL SALES REP - COMPANY HOME OFFICE BASED IN MCALLEN)

b. If the answer to the previous question is yes, how long has the Company conducted business from its Hidalgo County office?

4 (years) _____(months)

c. State the number of full-time employees at the Hidalgo County office. 1

ATTACHMENT II
Insurance Requirement Acknowledgement

I, Tara Menon, authorized representative for OASIS WATERPLAYGROUNDS INC.
Company/Vendor

Hereby acknowledge the receipt of The City's required insurance limits. Said requirements:

- [x] Will be acquired within 10 working days after notification from the Department of Building Maintenance of proposal awarded by The City of Weslaco; (*An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.)

- [ ] Will acquire additional amount needed to meet The City's requirements within 10 working days after notification from the Department of Building Maintenance of bid awarded by The City of Weslaco; currently carry the following:

Professional Liability (Errors & Omissions): $1 MILLION DOLLARS

Automobile Liability: $1 MILLION DOLLARS General Liability: $1 MILLION DOLLARS

(* An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.) **OR**

- [ ] Have already been met (see attached copy of insurance certificate).

Tara Menon
Authorized Representative

may 7,2021
Date

Notice to Bidder: Failure to provide Certificates of Insurance to the Building Maintenance Superintendent will cause the bid award to be rescinded and then awarded to next lowest bidder. Certificates of Insurance will be monitored/verified on a **quarterly basis** to ensure that coverage policy is in place. It is the Company's obligation to maintain the appropriate insurance coverage throughout the term of the contract.

THIS FORM MUST ACCOMPANY BID PACKET

ATTACHMENT III

Project Requirements

Acknowledgement

This is to certify that I, Oasis Waterplaygrounds Inc, possess all of the **APPLICABLE:**

1. Licenses: yes
2. Bonds: x upon award
3. Certificates: yes
4. Permits: upon award
5. Other: insurance certificate upon award as required

necessary to carry out the required project. Furthermore, I am providing copies of the required documentation, so that if my company is awarded the bid, I may be eligible to enter a contract with the City and proceed to complete the project in a timely manner.

*** Any license, bonds, certificates, permits, etc. which are required must be presented as part of the bid packet in order to expedite the bid evaluation process. Failure to provide said documentation will result in the disqualification of your bid.**

Tara Menon — Authorized Signature

5.6.2021 — Date

OASIS WATERPLAYGROUNDS INC. — Company

11111 Richmond Ave # 242, — Address

HOUSTON, TEXAS 77082 — City, State, Zip

9. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No__X__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

10. Indicate person whom The City may contact concerning your submittal or setting dates for meetings.

Name: Tara Menon
Address: 11111 Richmond Ave #242, Houston, Texas 77082
Telephone: 713-370-6601
Fax: _____
Email: tara@oasiswaterplaygrounds.com

11. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (X).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

12. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

13. Provide any other names under which your business has operated within the last 10 years.
n/a

ATTACHMENT IV
LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

2. Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the City or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the City or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

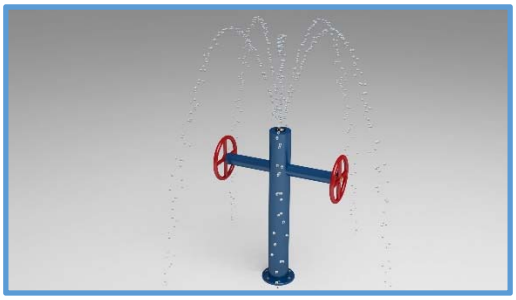
If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

SPECIFICATION SHEETS

THUMBNAIL FEATURES



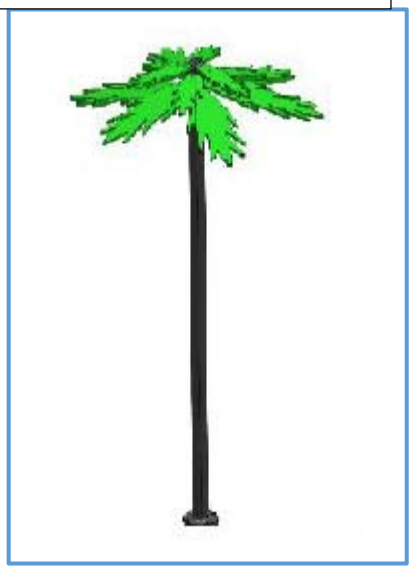
FROGGIE AND LADY BUG



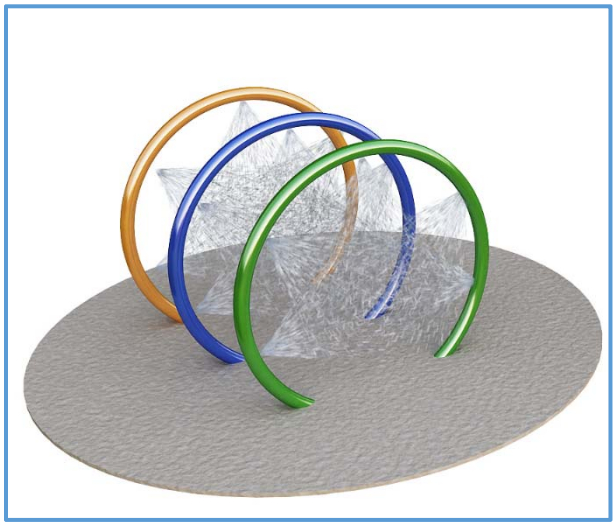
STEERING WHEEL



SUN FLOWER 2 HEADED



PALM TREE



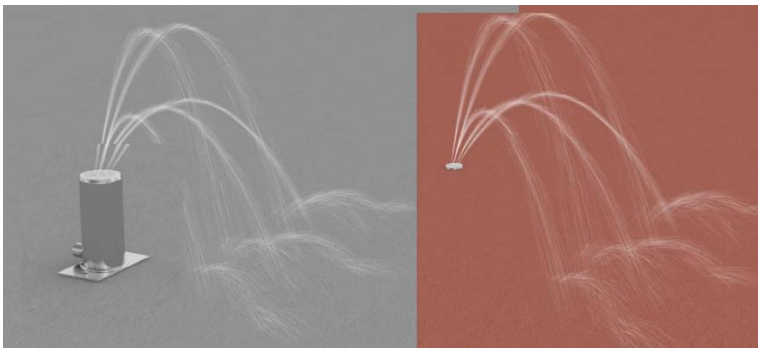
HOOPS (3)



ACTIVATOR



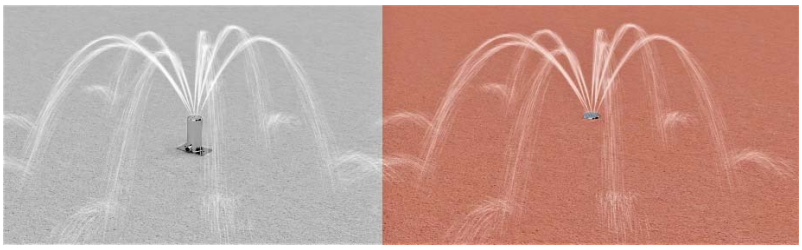
SNAIL



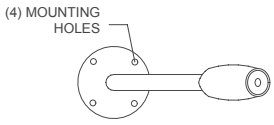
FAN TAIL JET



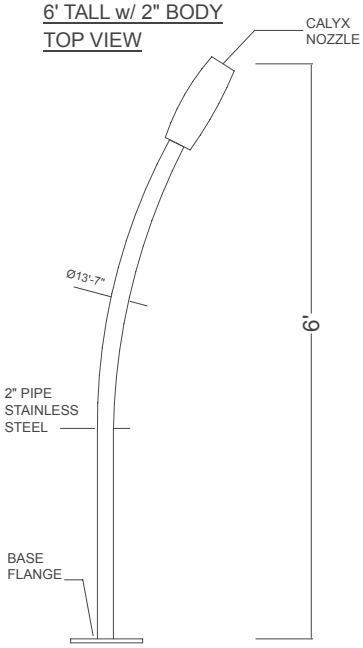
DONUT



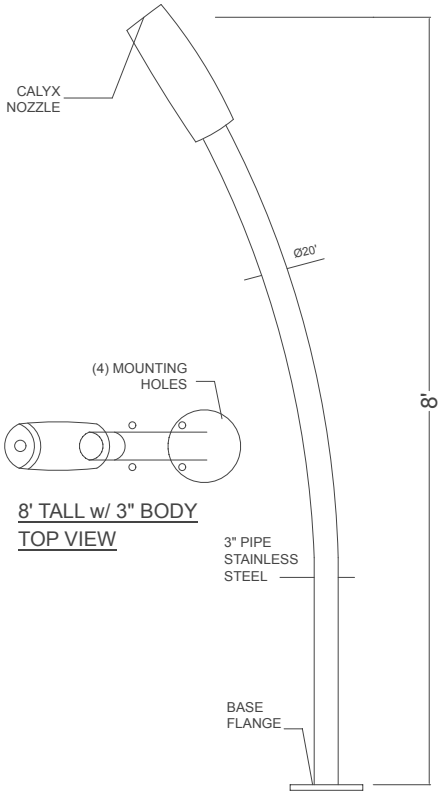
WEAVE JET



6' TALL w/ 2" BODY
TOP VIEW

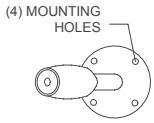


6' TALL w/ 2" BODY
ELEVATION

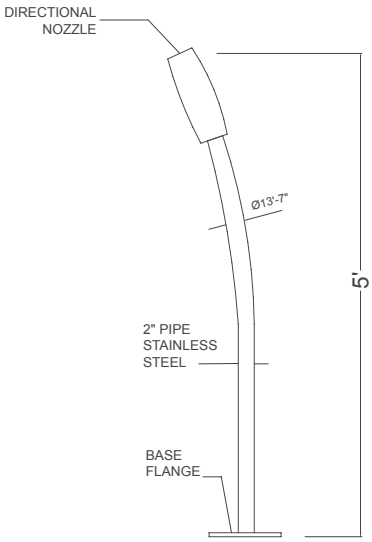


8' TALL w/ 3" BODY
TOP VIEW

8' TALL w/ 3" BODY
ELEVATION



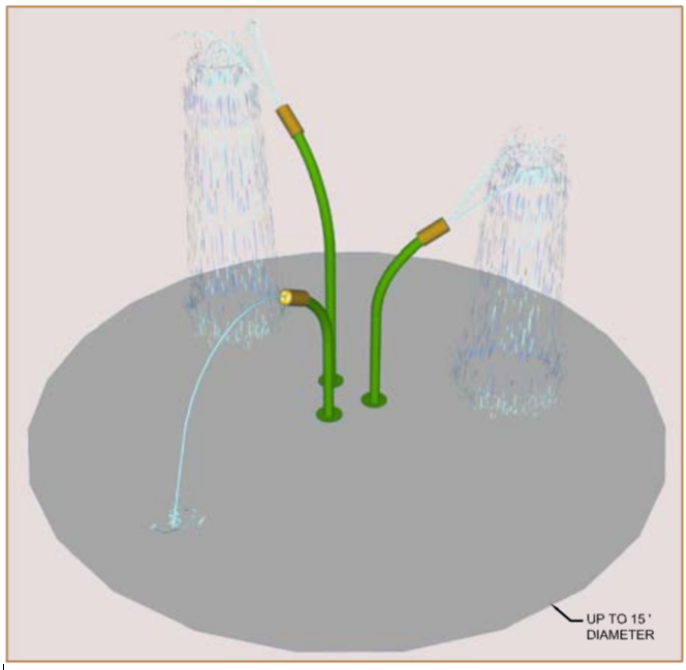
5' TALL w/ 2" BODY
TOP VIEW



5' TALL w/ 2" BODY
ELEVATION

1/2" = 1'-0"

Effect Footprint



Specifications

Materials:
Body - All Stainless Steel construction.
Anchor Flange & Fasteners - All Stainless Steel

Construction

Finish:
Polane HS plus an industrial urethane finish that is resistant to chlorine & is UV stabilized.

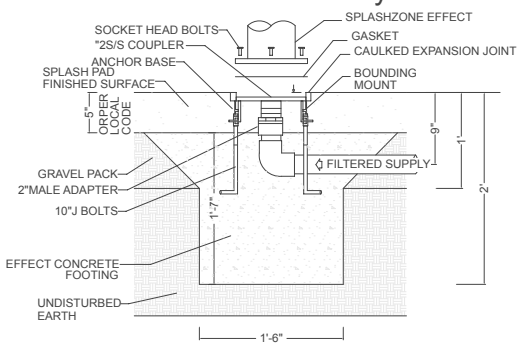
Hydraulics:
15GPM EACH @ 20 PSI

Supply Line:
Minimum 2"

Colors:
Forest Green & Brown.

Controller:
Not Required

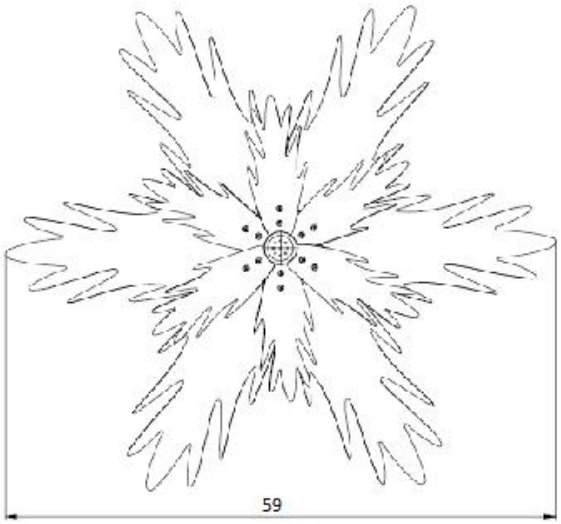
Anchor Assembly



1/2" = 1'-0"

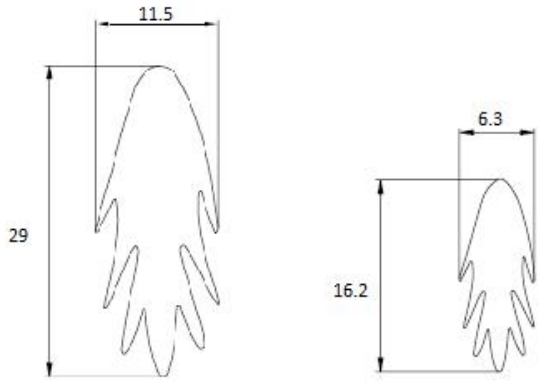
CATTAIL TRIPLE

PN-CT1	DATE: 09/05/2018	SCALE: INDICATED









Specifications

Mounting:

Easy swap: mounted on base which is anchor bolted to concrete under the pad
Standard: anchor bolted into concrete base below pad

Materials:

Body: 304L Stainless Steel

Anchor flanges and Fasteners:

All stainless steel.

Construction

Hydraulics:

12 GPM @ 6 PSI

Supply Line:

Minimum 1.5"

Controller:

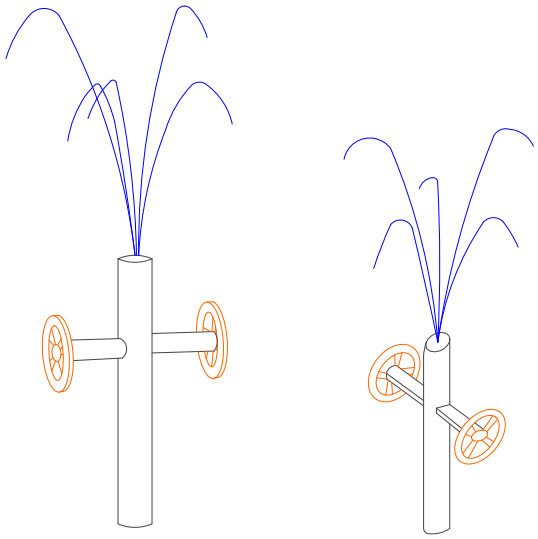
Required 1 solenoid input.

PALM TREE

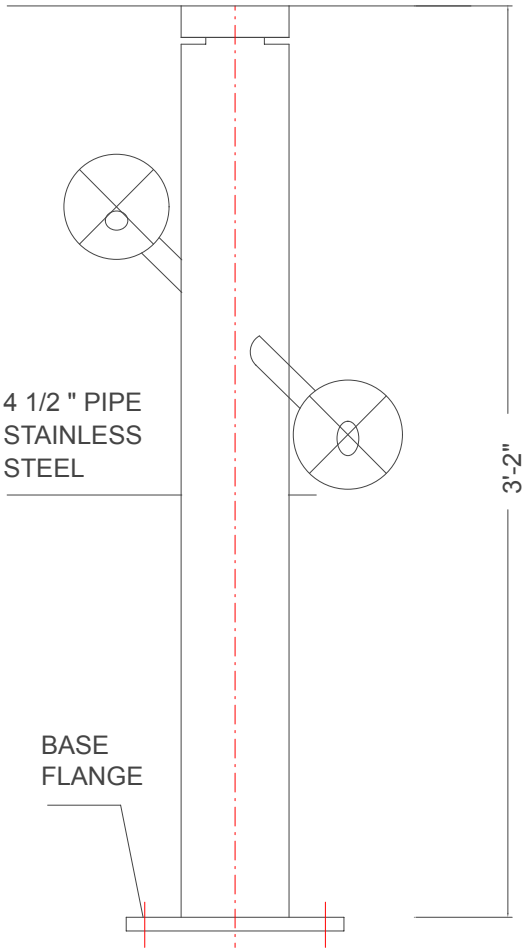
AG -03	DATE:01/02/21	INCHES

OASIS

Effect Footprint



NOZZLE



ELEVATION VIEW

1 1/2"= 1'-0"

Specifications

Materials:

Body:
All stainless steel construction.

Anchor, Flanges and Fasteners:
All stainless steel.

Construction

Hydraulics:
10 GPM @ 15 PSI

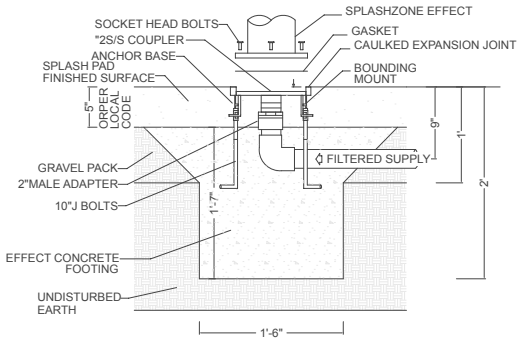
Supply Line:
Minimum 2"

Finish:
UV protected powder coated industrial quality. UV stabilised.

Colors:
Red, Blue, Orange, Black, Purple, Forest Green, Brown, Sea Blue

Controller:
Required 1 solenoid input.

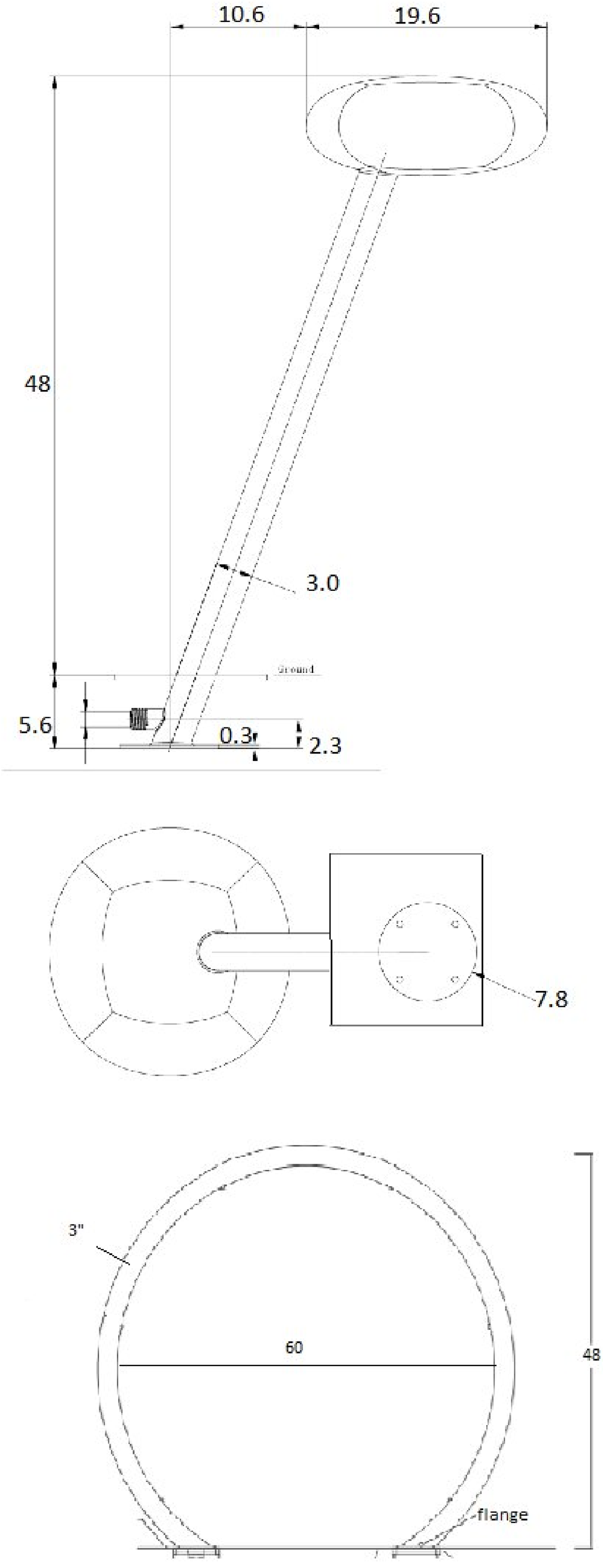
Anchor Assembly

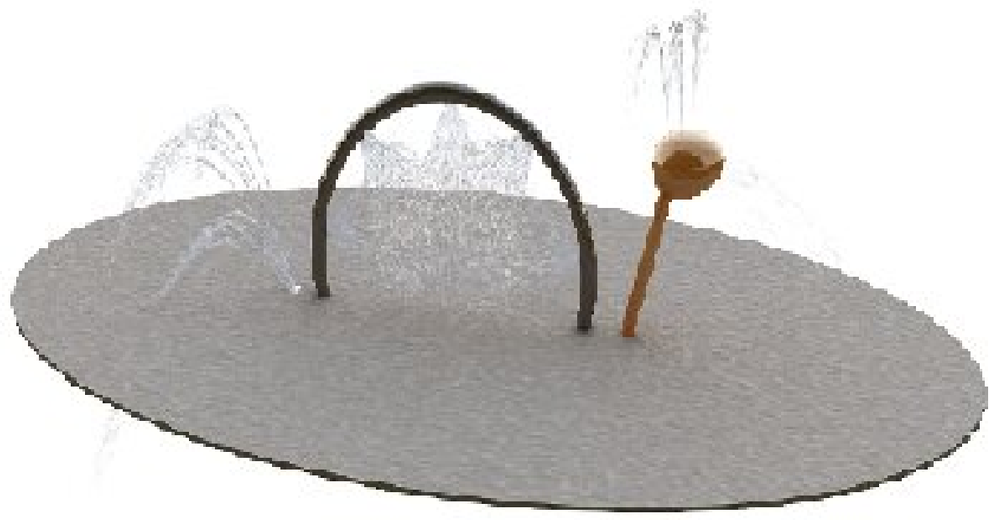


1/2" = 1'-0"

STEERING WHEEL

PN-CT1	DATE: 09/05/2018	SCALE: INDICATED







Materials:

Body:
All stainless steel construction.

Anchor flances and Fasteners:
All stainless steel.

Construction

Hydraulics:
24 GPM @ 20 PSI

Supply Line:
Minimum 2"

Finish:
UV protected powder coated paint.

Colors:
Red, Blue, Green, Yellow, Orange, Black/Purple, Forest Green, Pink, White.

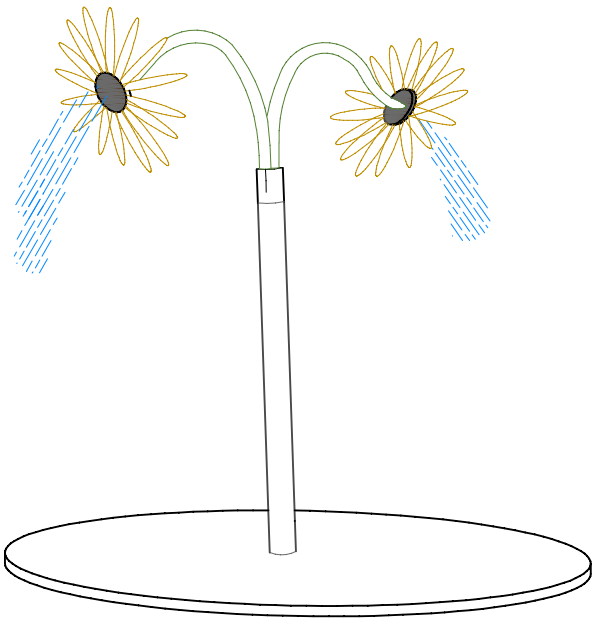
Controller:
Required.

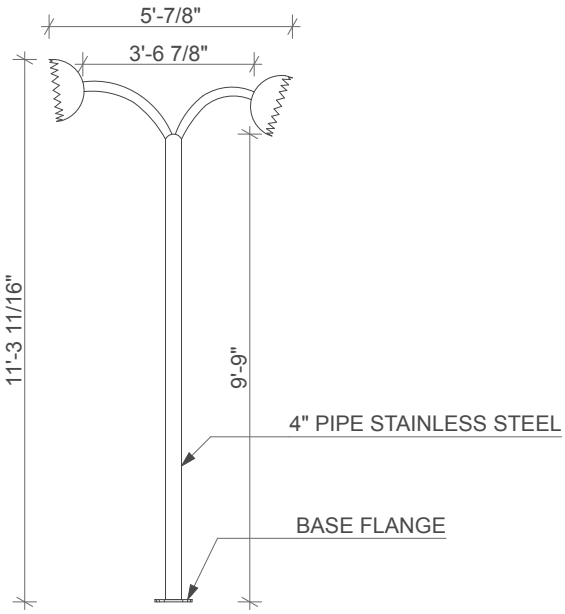
SNAIL

AG -04	DATE:01/02/21	INCHES

® OASIS

Effect Footprint





1/4" = 1'-0"

Specifications

Materials:
Body - 304 Stainless Steel.

Anchor/Flanges:
ALL 304 STAINLESS STEEL

Construction

Finish:
Polane HS plus an industrial urethane finish/ UV stabilised.

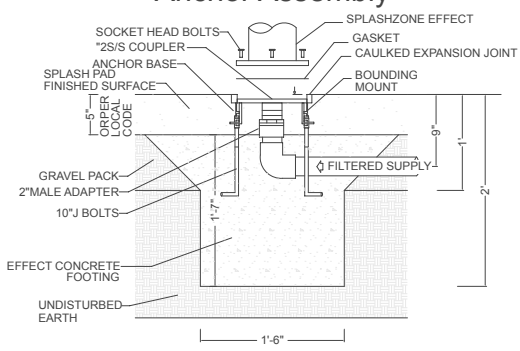
Hydraulics:
24 GPM @ 20 PSI

Electrical Supply:
3/4" Electrical conduit
12Vac Power Supply

Colors:
Red, Blue, Green, Yellow, Orange, Black/Purple, Forest green, Pink and White.

Controller:
1 Solenoid input

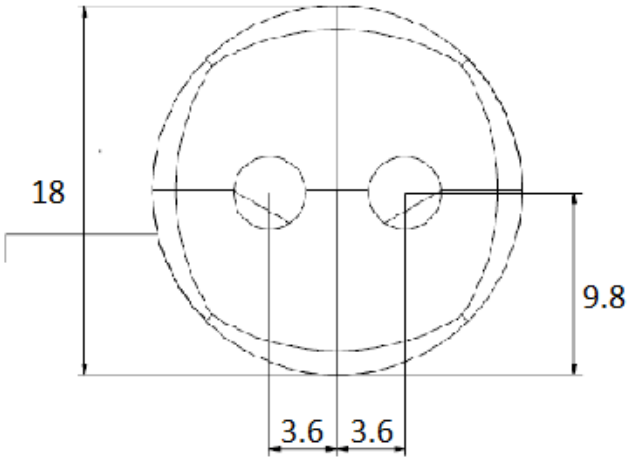
Anchor Assembly

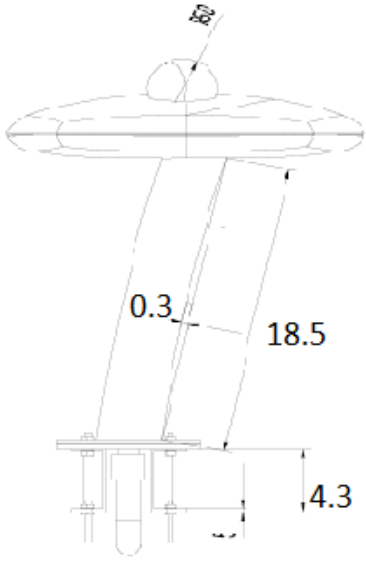


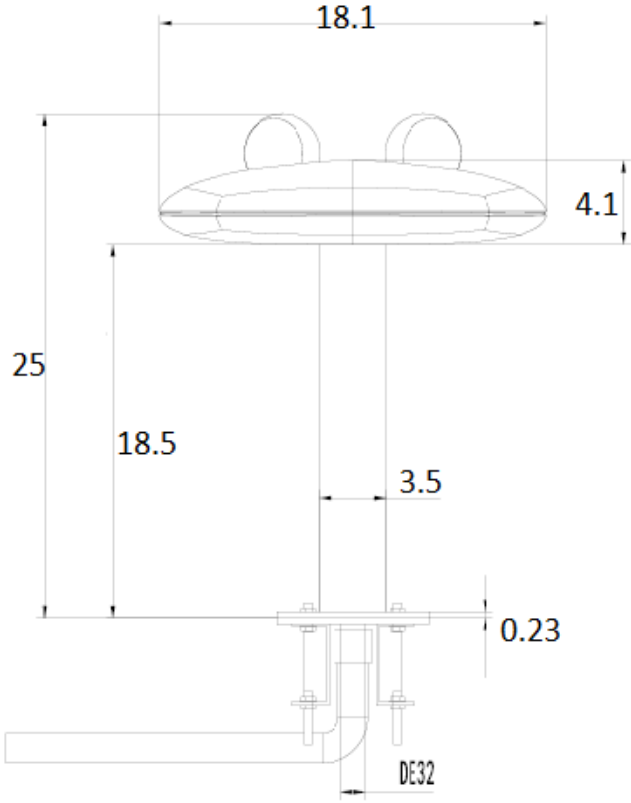
1/2" = 1'-0"

2 HEADED SUNFLOWER

PN-CT1	DATE: 09/05/2018	SCALE: INDICATED









Specifications

Mounting:

Easy swap: mounted on base which is anchor bolted to concrete under the pad
Standard: anchor bolted into concrete base below pad

Materials:

Body: 304L Stainless Steel

Anchor flanges and Fasteners:

All stainless steel.

Construction

Hydraulics:

12 GPM @ 6 PSI

Supply Line:

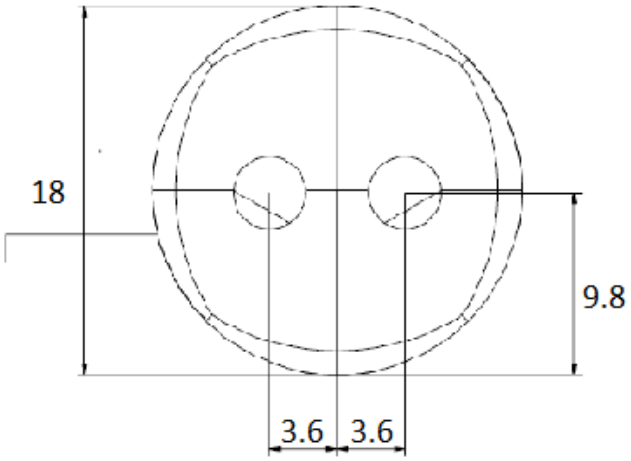
Minimum 1.5"

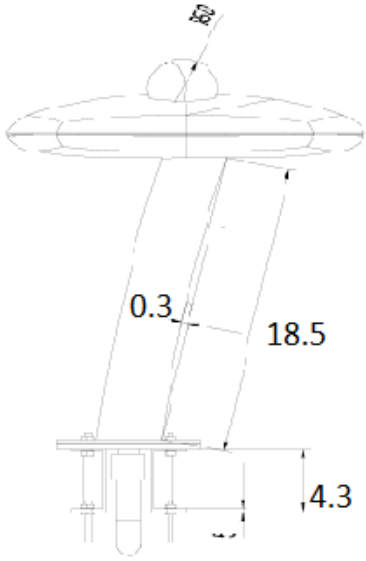
Controller:

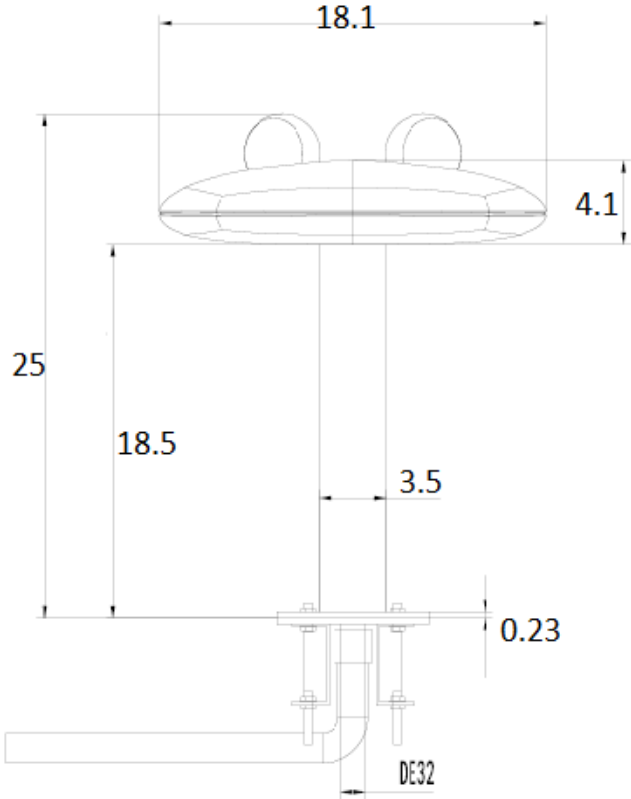
Required 1 solenoid input.

FROG

AG-05	DATE:01/02/21	INCHES









Specifications

Mounting:

Easy swap: mounted on base which is anchor bolted to concrete under the pad
Standard: anchor bolted into concrete base below pad

Materials:

Body: 304L Stainless Steel

Anchor flanges and Fasteners:

All stainless steel.

Construction

Hydraulics:

12 GPM @ 6 PSI

Supply Line:

Minimum 1.5"

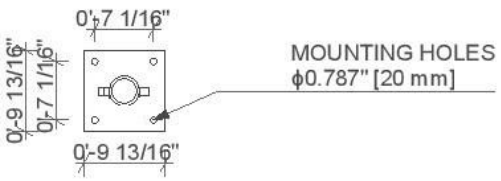
Controller:

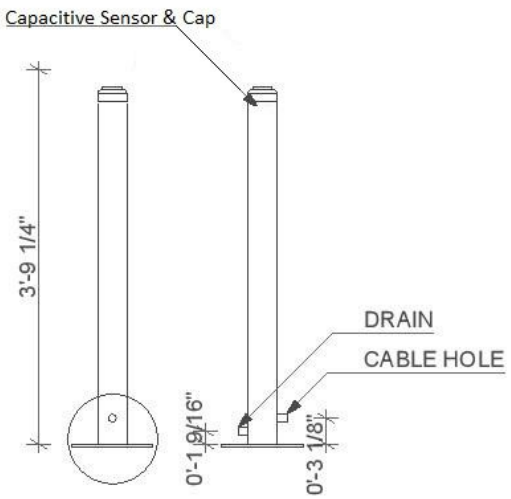
Required 1 solenoid input.

LADY BUG

AG-06	DATE:01/02/21	INCHES







Specifications

Materials:
Body - 304 Stainless Steel
Anchor/Flanges - All 304 Stainless Steel

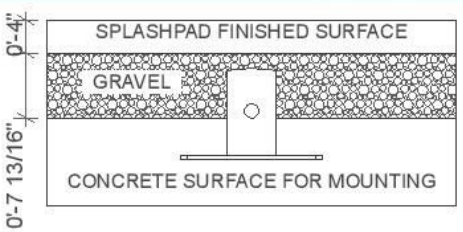
Construction

Hydraulics:
N/A

Electrical Supply:
3/4" Electrical conduit
12Vac power supply w/timer optional.

Controller:
Required.
One solenoid input.

Colors:
Red, Blue, Green, Yellow, Orange, Forest Green, Black/Purple, Pink and White.

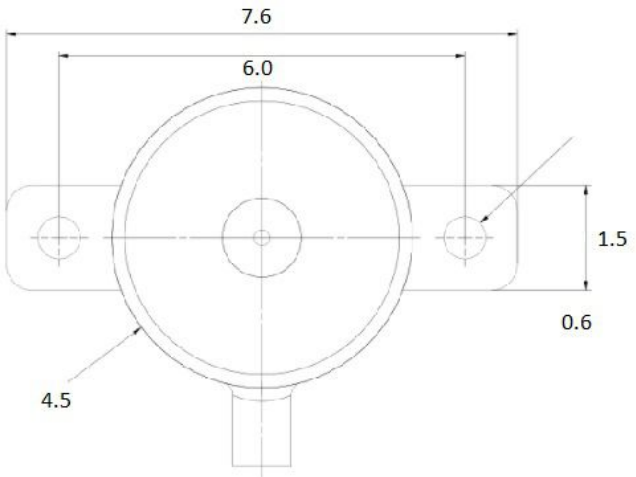


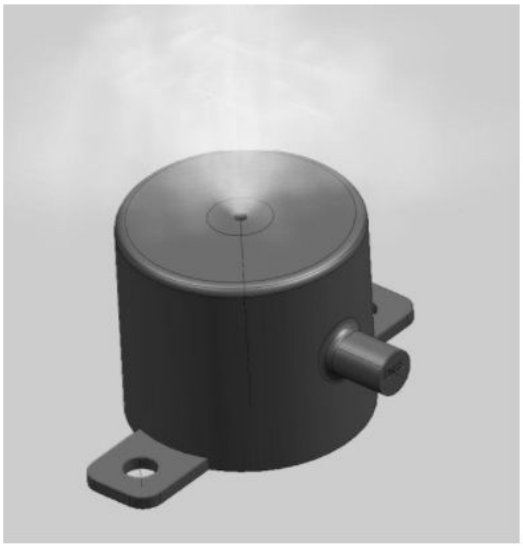


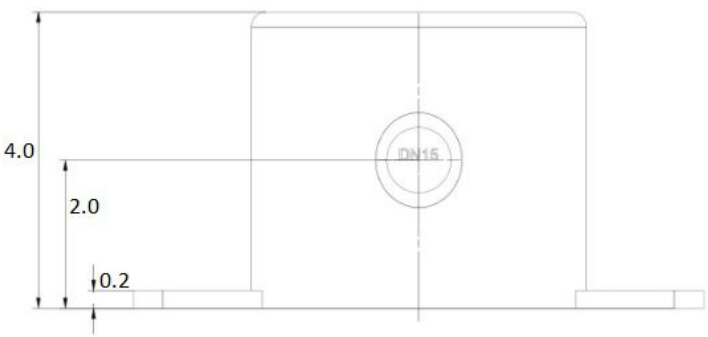
ACTIVATOR

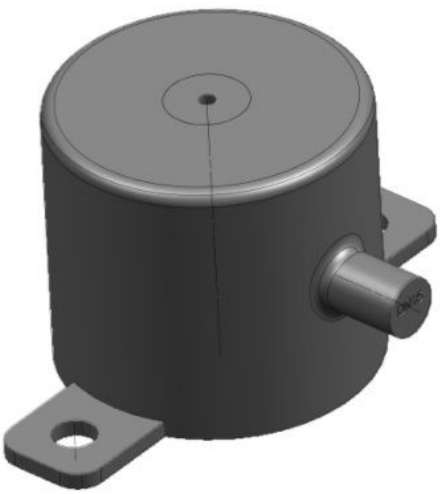
A-01	01/02/21	INCHES

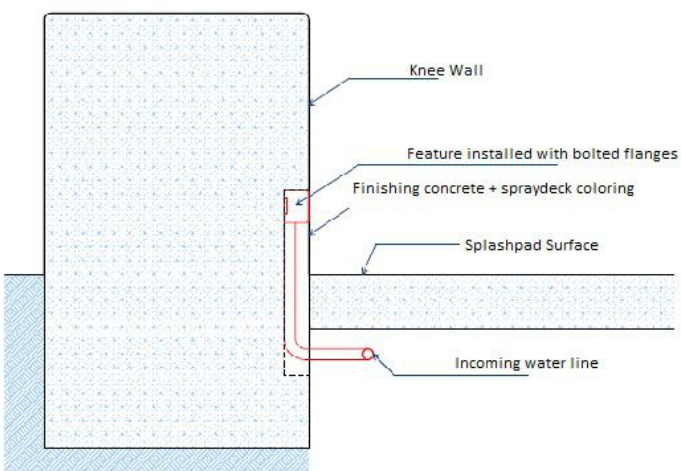
® OASIS











Specifications

Materials:
All stainless steel construction.

Anchor, Flanges and Fasteners:
All stainless steel.

Construction

Hydraulics:
0.3GPM @ 15 PSI

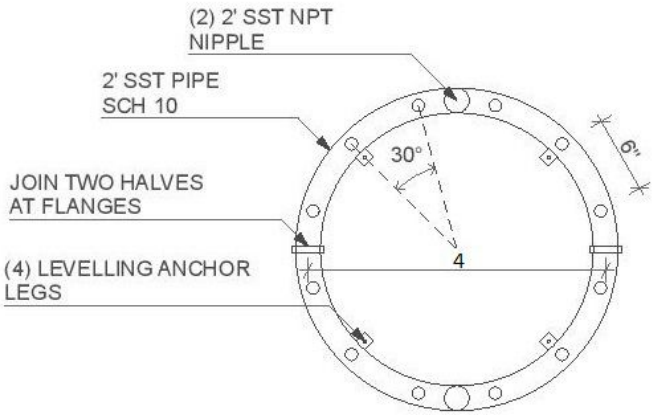
Supply Line:
1 solenoid input

Mounting:
Top of nozzle is flush with concrete surface: body buried in concrete.

WALL MOUNTED JET

FM-04	DATE: 01/02/21	INCHES

® OASIS





Specifications

Mounting:
Top of nozzle is flush with finish surface. Body is completely buried in concrete

Anchor/Flanges:
ALL 304 STAINLESS STEEL

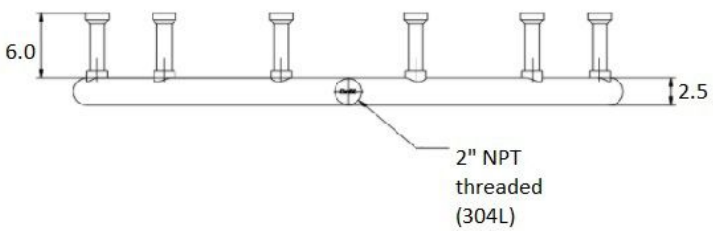
Body:
304 STAINLESS STEEL

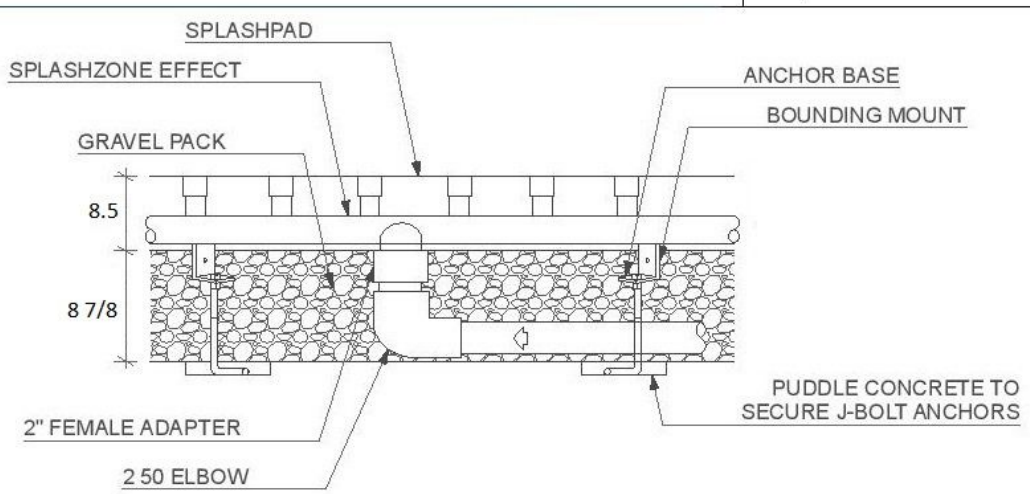
Construction

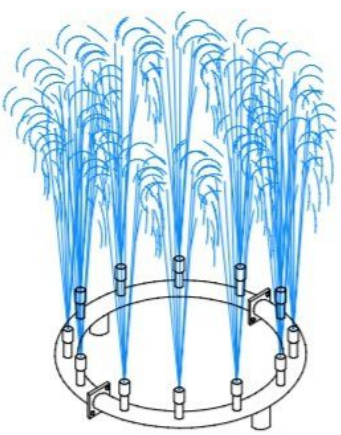
Finish:
Polane HS plus an industrial urethane finish/ UV stabilised.

Hydraulics:
24 GPM @ 20 PSI

Controller:
Required



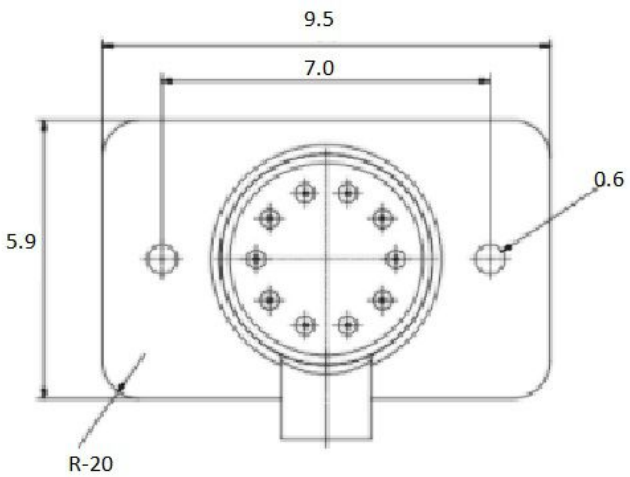


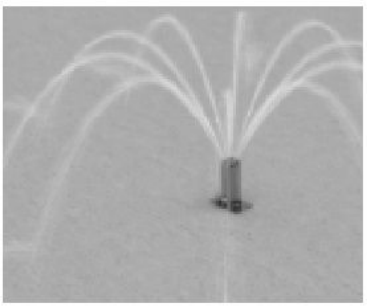


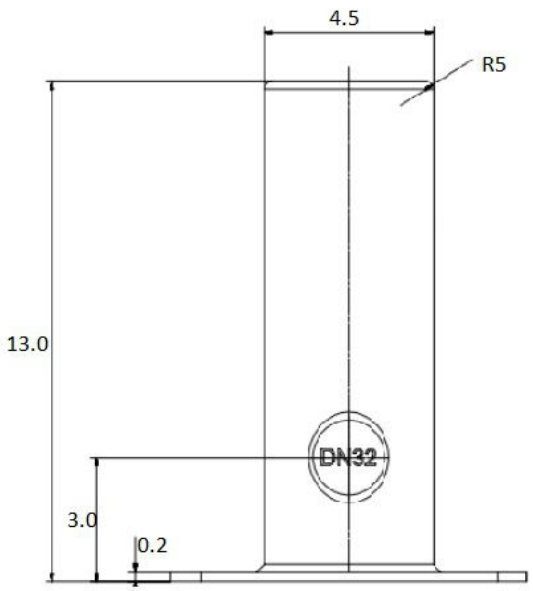
DONUT 2"

FM-01	DATE: 01/02/21	Inches

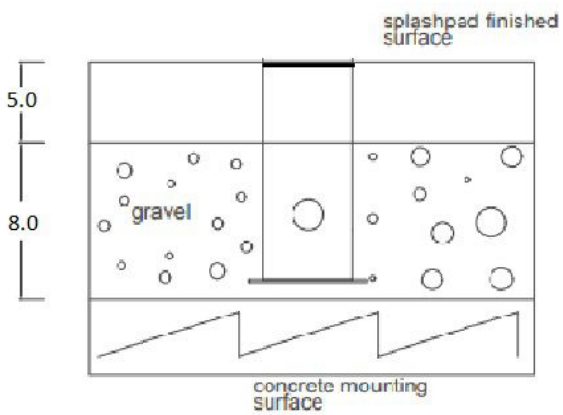
® OASIS











Specifications

Mounting:
Top of nozzle is flush with concrete
Surface: body buried in concrete

Materials:
Body: 304 Stainless steels.

Anchor flanges and Fasteners:
All stainless steel.

Construction
Hydraulics:
3 GPM @ 6 PSI

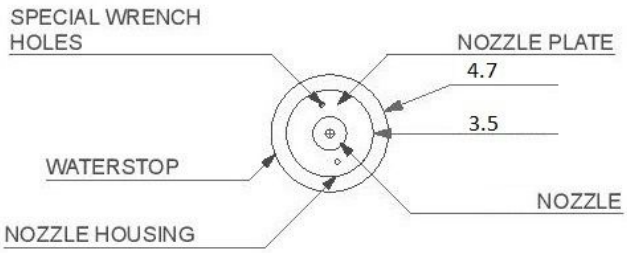
Supply Line:
Minimum 1.5"

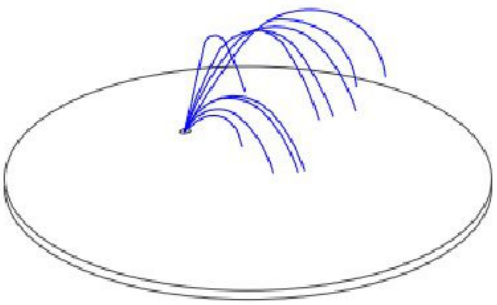
Controller:
Required 1 solenoid input.

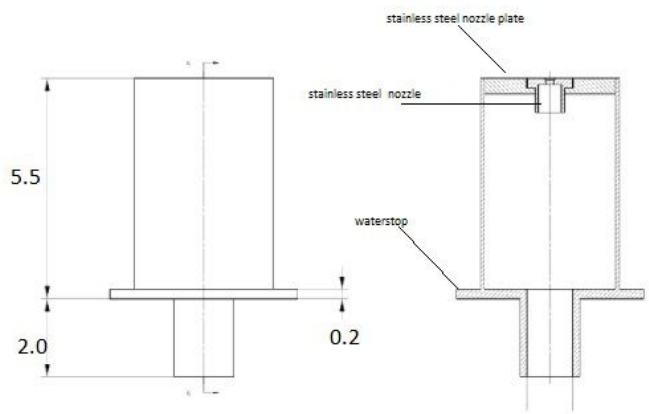
WEAVE JET

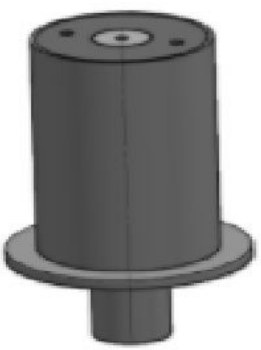
FM-07	DATE: 01/02/21	INCHES

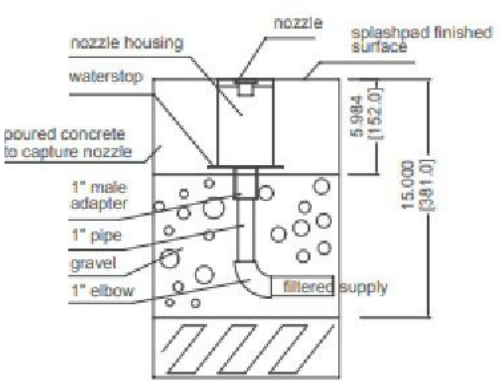
® OASIS











Specifications

Materials:
All stainless steel construction.

Anchor, Flanges and Fasteners:
All stainless steel.

Construction

Hydraulics:
2 GPM @ 15 PSI

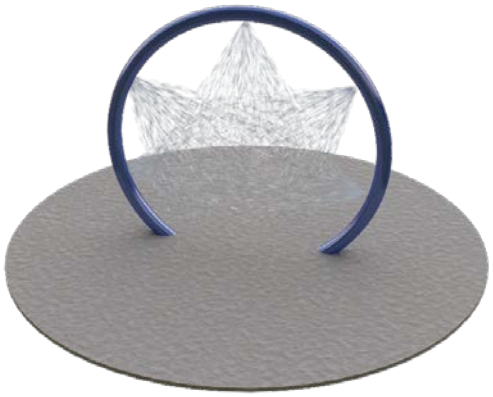
Supply Line:
1 solenoid input

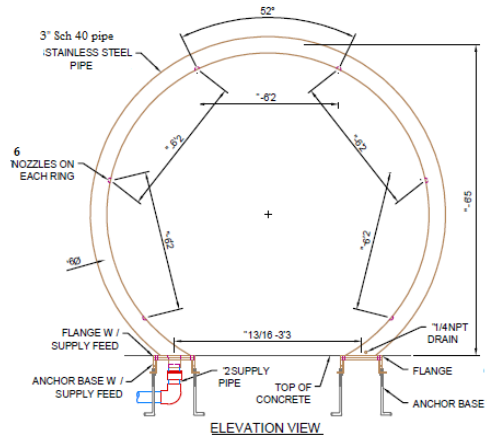
Mounting:
Top of nozzle is flush with concrete surface: body buried in concrete.

FAN TAIL JET

FM-02	DATE: 01/02/21	INCHES

® OASIS





ELEVATION VIEW

Specifications:

Materials: All stainless steel construction body
Anchor flanges & Fasteners : all stainless steel

Supply Line: Minimum 2”

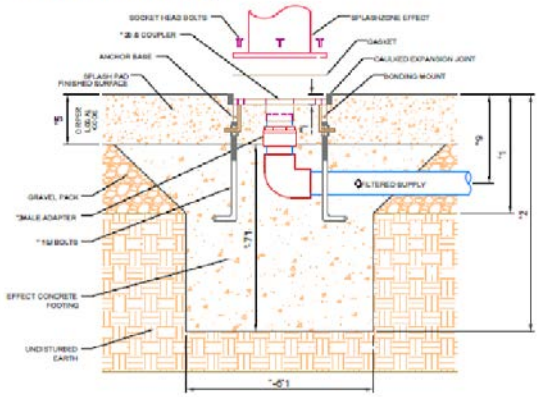
Finish: UV protected powder coated paint

Colors: Red, Blue, Green, Yellow, Orange, Black/Purple, Forest Green, Pink, White

Hydraulics: 24 gpm @ 20 psi

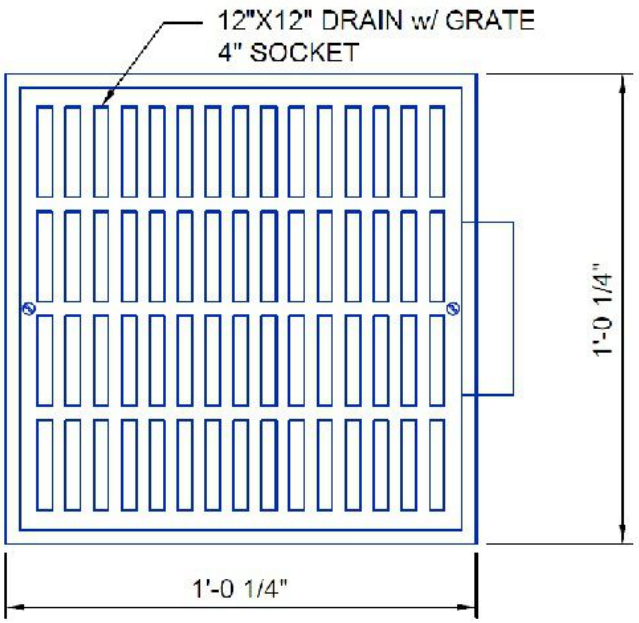
Controller: Required

Anchor Assembly



WATER HOOP SINGLE	Date 30.04.15	





Specifications

Materials:

Body - PVC plastic
Grate - Metal / Plastic

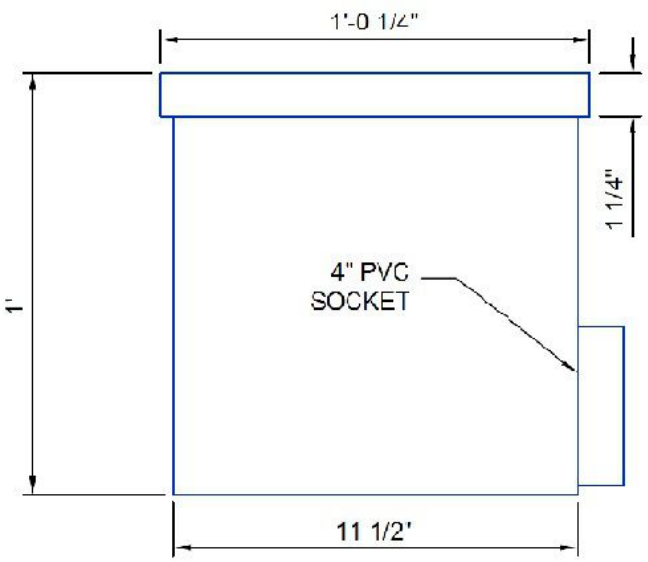
Construction

Hydraulics:
N/A

Electrical Supply:
N/A

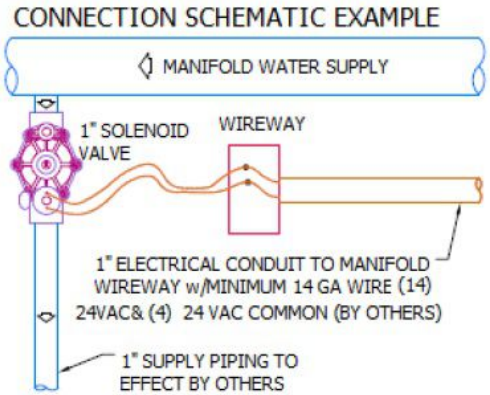
Controller:

Colors:
Black



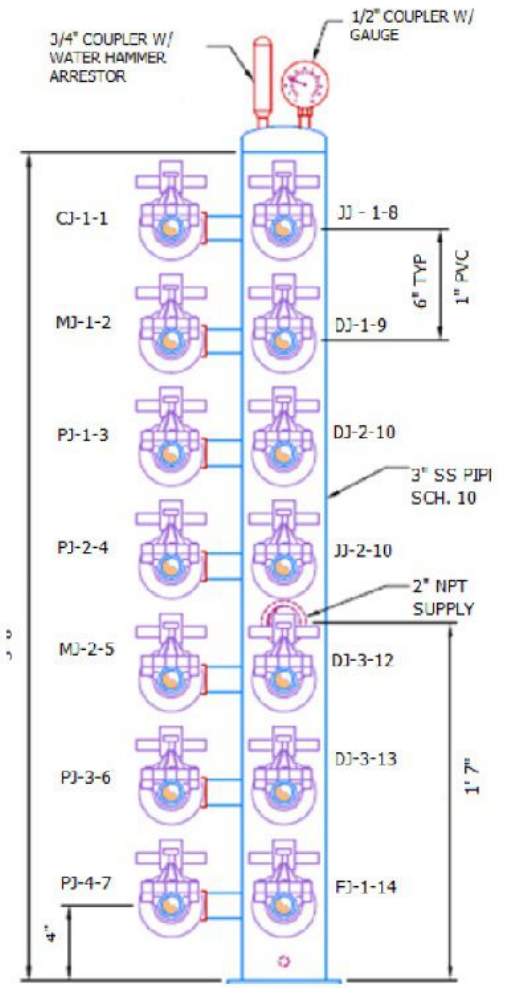
DRAIN

D-01	01/02/21	INCHES



For Illustration purposes only, all manifolds will be customized either in a vertical or horizontal manner with the required amount of outputs and solenoids to order for each splashpad

Manifold and Solenoids provided by Oasis Waterplaygrounds Inc, all other plumbing to be provided by others



Specifications

Materials:
304L stainless steel

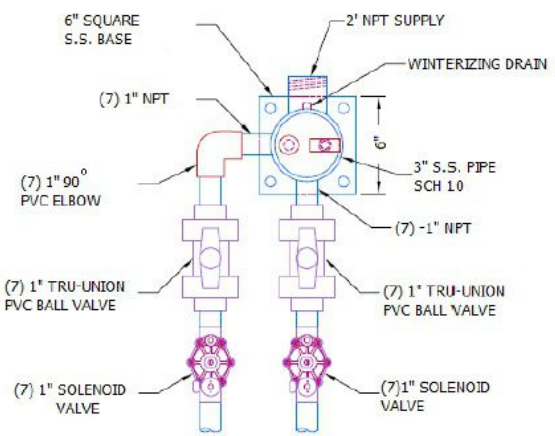
Construction

Hydraulics:
N/A

Electrical Supply:
Low Voltage 24V AC

Controller:
Required

Colors:
Stainless or Black



MANIFOLD

D-01	01/02/21	INCHES

OASIS

Control Panel Specifications

There shall be supplied __1_____Control Panel(s) as manufactured by Oasis Waterplaygrounds Inc.. Each Control Panel shall provide the signals for all of the events in the splash pad.

Each Control Panel is unique to the specific project it is built for. Each Control Panel is housed in a NEMA 3R enclosure. Each Control Panel is equipped with the following: primary and secondary protection (circuit breakers or fusible disconnects), a 7 day timer, a control power transformer, an output power supply, an output terminal strip, a Hand-Off-Auto switch and a door disconnect.

The Control Panel may also be equipped with some or all of the following devices: motor starters, variable frequency drives, 24 hour timers, run lights and Ground Fault Circuit protection. Additionally, each project has unique features that may require additional electronic components that may be installed in the Controller.

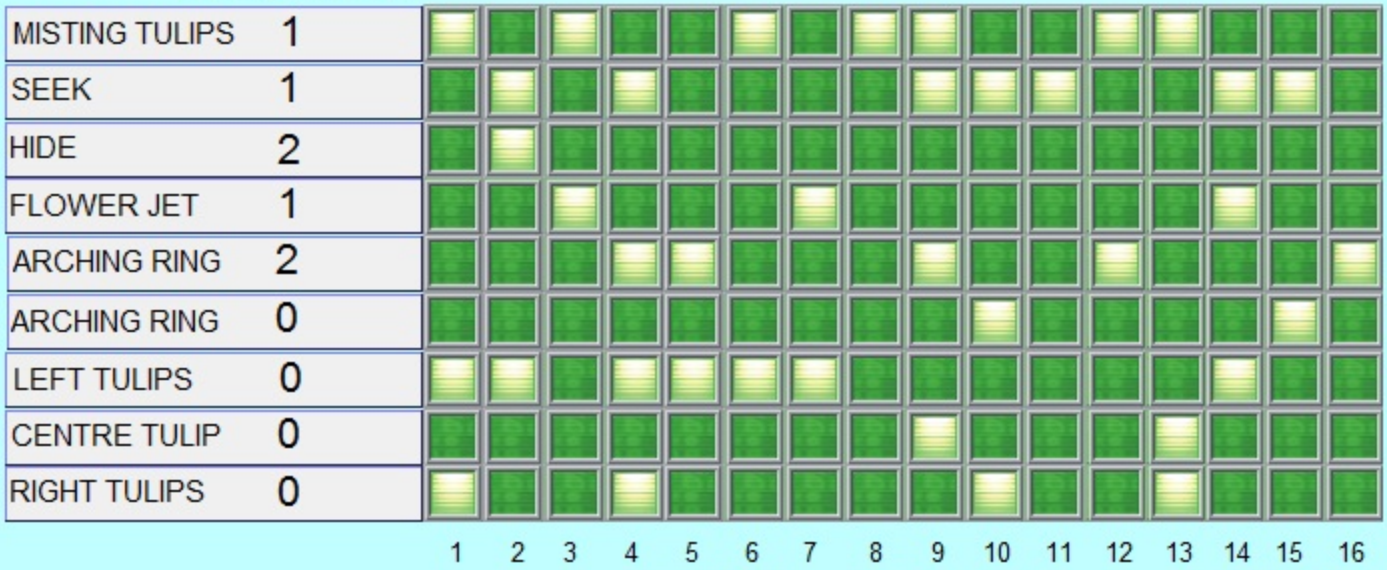
The Programmable Logic Controller is the “brains” of the control panel. The control panel programs the functions of the splash pad in machine language. We also provide a Touch Screen interface on the front door of the control panel that includes a Visual Basic version of our program so that people not familiar with machine ladder logic can make changes to the program. This Visual Basic interface is a Windows based screen for a PC that allows the operator to easily change timelines (timing for individual water features) and enabling or disabling individual water features with on/off buttons. The operator is also able to control many more parameters from the touch screen, such as: hours of park operation (8:00 AM to 9:00 PM), filtration hours, lighting hours, activation bollard timer (how long the splash pad stays on when button is pushed), change wind speed to shut fountain down and reservoir fill times. The program allows the operator to go into program, monitor or run mode. Program mode allows changes to the

program itself. Monitor mode allows the operator to actually watch the program run through its iterations without sending outputs to the splash pad. Run mode actually sends outputs to the pad.

Physical Specifications

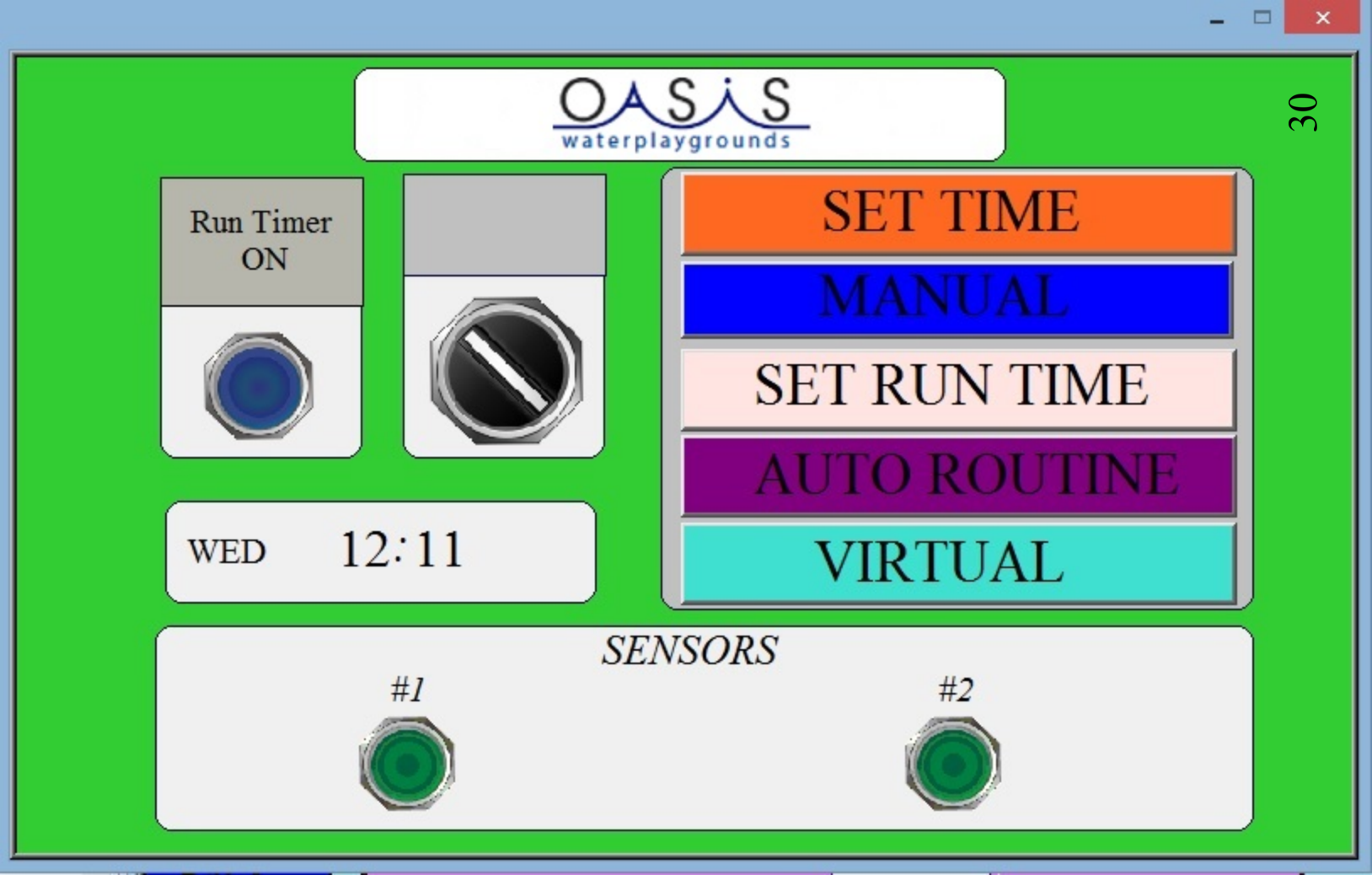
Ambient Temperatures: -25˚ to 55˚C
Ambient Humidity: 10% to 90% (with no condensation)
Environmental Conditions: No corrosive gases

SELF PROGRAMMING SCREEN 1st ROUTINE



SENSOR #1 ROUTINE SHIFT TIME	0.0
SENSOR #2 ROUTINE SHIFT TIME	0.0

MAIN HELP TIMERS BACK NEXT


OASIS
waterplaygrounds
30
Run Timer
ON
SET TIME
MANUAL
SET RUN TIME
AUTO ROUTINE
VIRTUAL
WED
12:11
SENSORS
#1
#2

VALVE #1
MISTING TULIPS

VALVE #2
SEEK

VALVE #3
HIDE

VALVE #4
FLOWER JET

VALVE #5
ARCHING RING

VALVE #6
ARCHING RING

VALVE #7
LEFT LARGE TULIPS

VALVE #8
CENTER TULIPS

VALVE #9
RIGHT LARGE TULIPS

VALVE #10
ARCHING RING

VALVE #11
ARCHING RING

VALVE #12
FLOWER JET

VALVE #13
CLEAR STREAM JETS

VALVE #14
GEYSER JET MEDIUM

VALVE #15
DONUT TUNNEL

VALVE #16
GEYSER JET LOW

VALVE #17
DONUT TUNNEL

VALVE #18
GEYSER JET LOW

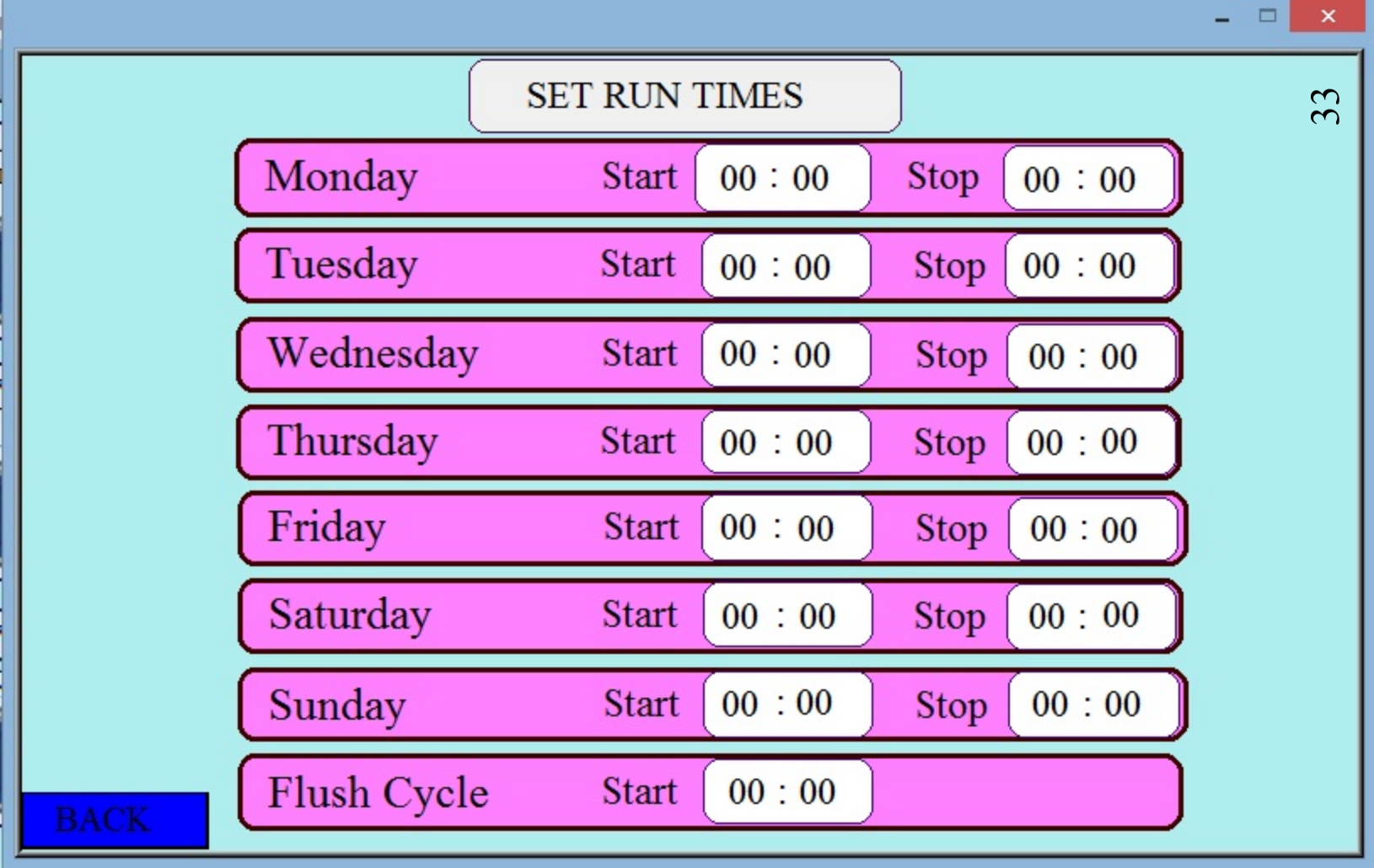
OFF HOUR FLUSH START

BACK

VALVE #1 OVERLAP	0.0
VALVE #2 OVERLAP	0.0
VALVE #3 OVERLAP	0.0
VALVE #4 OVERLAP	0.0
VALVE #5 OVERLAP	0.0
VALVE #6 OVERLAP	0.0
VALVE #7 OVERLAP	0.0
VALVE #8 OVERLAP	0.0
VALVE #9 OVERLAP	0.0
VALVE #10 OVERLAP	0.0
VALVE #11 OVERLAP	0.0
VALVE #12 OVERLAP	0.0
VALVE #13 OVERLAP	0.0
VALVE #14 OVERLAP	0.0
VALVE #15 OVERLAP	0.0
VALVE #16 OVERLAP	0.0
VALVE #17 OVERLAP	0.0
VALVE #18 OVERLAP	0.0



BACK


SET RUN TIMES
33
Monday Start 00 : 00 Stop 00 : 00
Tuesday Start 00 : 00 Stop 00 : 00
Wednesday Start 00 : 00 Stop 00 : 00
Thursday Start 00 : 00 Stop 00 : 00
Friday Start 00 : 00 Stop 00 : 00
Saturday Start 00 : 00 Stop 00 : 00
Sunday Start 00 : 00 Stop 00 : 00
Flush Cycle Start 00 : 00
BACK

SELF PROGRAMMING HELP

USE SENSOR#

VALVE#1 0

1 16

USE SENSOR # - Touch this numeric entry point to choose the sensor routine that will activate the valve
Once a sensor is assigned to a valve it will be used for all routines for that valve.



Touch the green square to enable the valve for that section of time in the shift sequence

Shift sequence time is set on the sequencer page, this time setting sets the run time of a square in a sequence

SENSOR #1 ROUTINE SHIFT TIME 0.0

Valve overlap time is also set from the timer page, this sets the time the valve continues to run after its time is up.

TIMERS

After programming the Splasd Pad you can test its operation here at the virtual page.

VIRTUAL

BACK

SET REAL TIME

Wednesday 14 September 2016

12:13:00

TIME IS SET IN MILITARY FORMAT
EXAMPLE; 5:00PM IS 17:00 HOURS

BACK

SET REAL TIME

Wednesday 14 September 2016

12:13:53

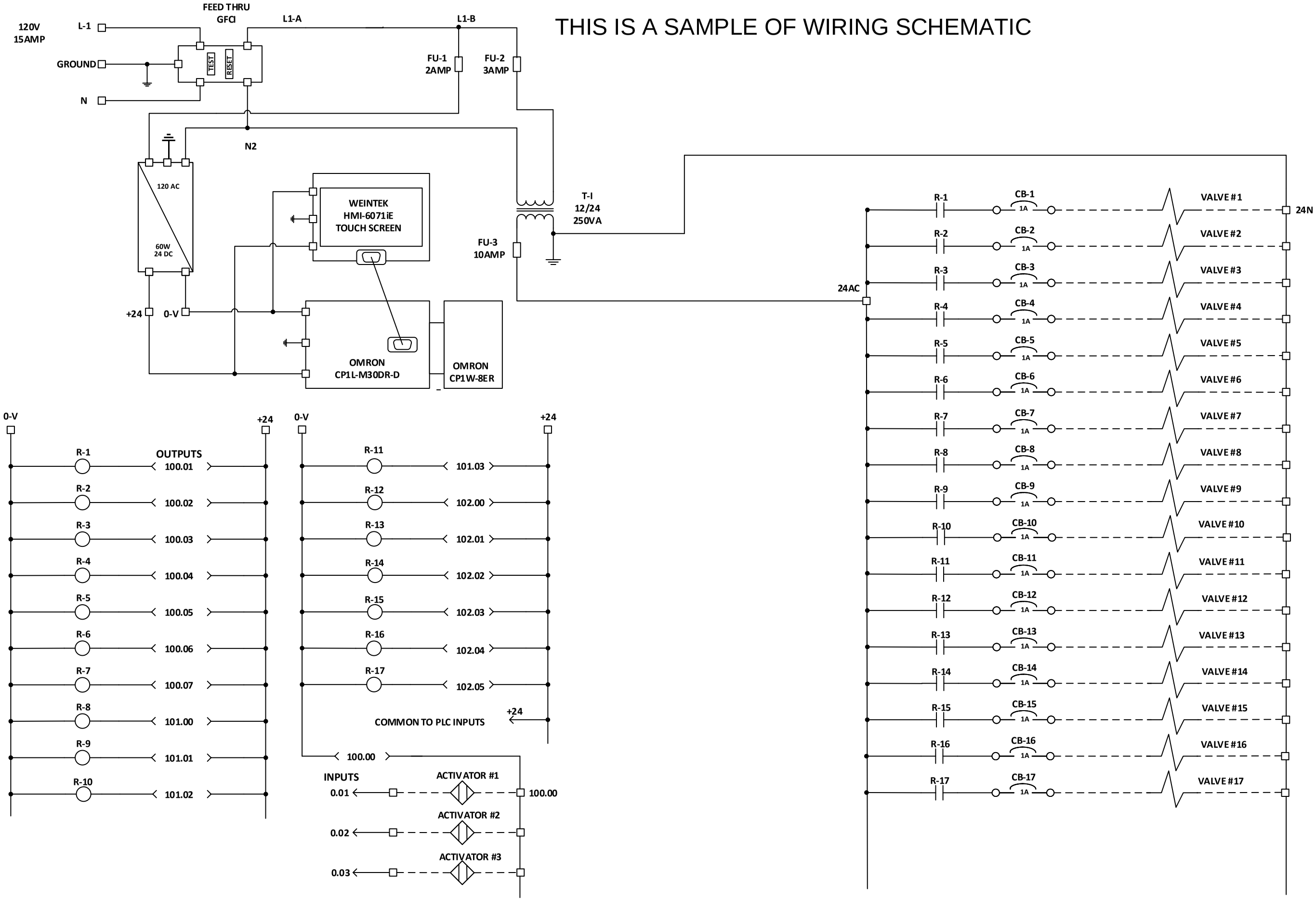
TIME IS SET IN MILITARY FORM
EXAMPLE; 5:00PM IS 17:00 HOUR

BACK



ELECTRICAL DIAGRAM SAMPLE

THIS IS A SAMPLE OF WIRING SCHEMATIC



17 VALVE SPLASHPAD

DWG# 001

DATE Oct 18, 2017

SERIAL# SAMPLE

OASIS

ELECTRIC PANEL

WARRANTY

WARRANTY AND STANDARDS POLICY

OASIS Waterplaygrounds is dedicated to delivering the highest quality aquatic playground equipment and fountain equipment. Our team of engineers and designers are committed to innovation and maintaining the highest standards and practices in manufacturing. We meet and exceed requirements for playgrounds safety in ADA, CDA as well as ASTM and CSA manufacturing.

Oasis Waterplaygrounds hereby warrants that, subject to the conditions and limitations below, the product(s) supplied will be free from defect in material and workmanship. This warranty covers all component parts of the product.

10 years	Stainless Steel toy components
5 years	Stainless Steel hardware and fasteners
5 years	Steel nozzles
5 years	Brass nozzles and components
5 years	HDPE Tanks and components
5 years	Fiberglass Equipment Vaults
5 years	Electrical and/or chemical controllers
2 years	Powder Coated UV protected paint
2 years	Toe Guards
2 years	Actuated Valves
1-3 year	Recirculation Pumps/Filtration/Fittings (Manufacturer warranties apply)
1 year	Valves, gauges and electrical components

Claims limited to the repair or replacement of defective materials under this warranty must be made in writing and be received by Oasis Waterplaygrounds within the warranty period and within 15 (fifteen) days of the date that the defect accrued. Oasis Waterplaygrounds shall not be liable for the shipping costs to return such claimed defective materials nor shipping costs of replacement materials or the removal or installation cost of the replacement products.

This warranty is in lieu of all other warranties express or implied.

HOUSING EQUIPMENT ROOM

OASIS
waterplaygrounds



UTILITY ROOM OPTION



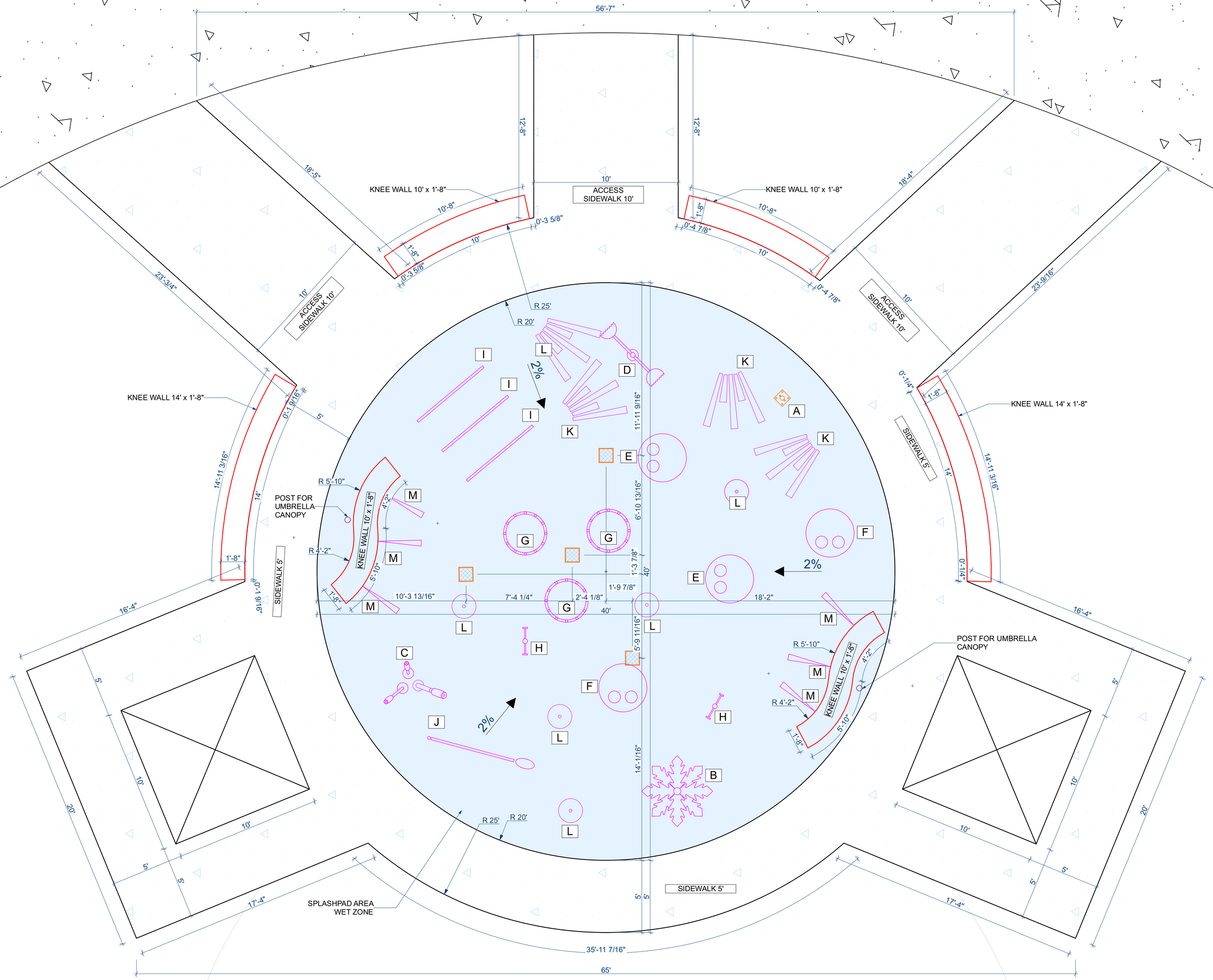
LOCKABLE EXTERIOR MOUNT ON 6” CONCRETE SLAB

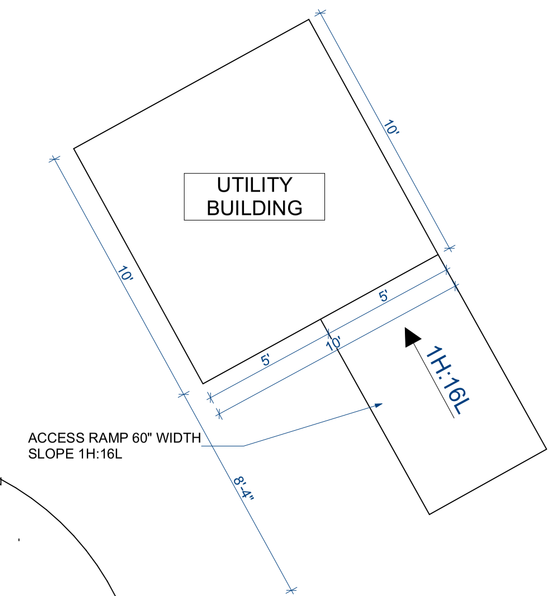


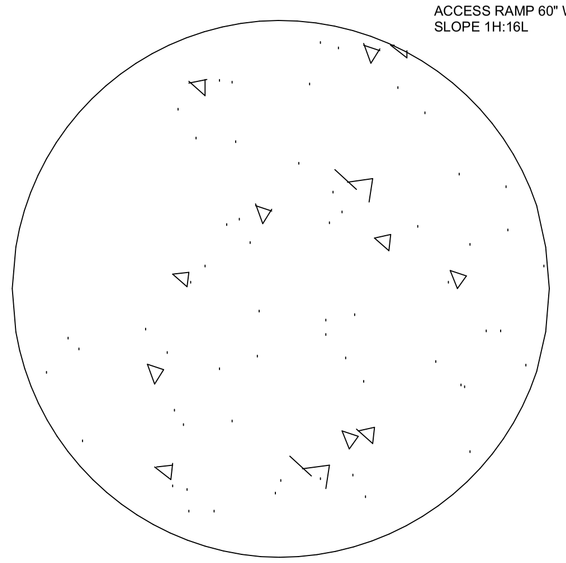
UITLITY/EQUIPMENT ROOM & CHANGE ROOM. ADA RAMP AS REQUIRED.

we recommend gated room with a ramp.

ENGINEERING DRAWINGS







PRODUCT LEGEND

MARK	DESCRIPTION	QUANTITY	NO. LINES	TYPE	PIPING
A	ACTIVATOR	1	1	ELECTRICAL	
B	PALM TREE	1	1	GROUND MOUNTED	2" SCH. 80 PVC
C	CAT TAILS (TRIPPLE SET)	1	3	GROUND MOUNTED	2" SCH. 80 PVC
D	SUNFLOWER	1	1	GROUND MOUNTED	2" SCH. 80 PVC
E	LADY BUG	2	2	GROUND MOUNTED	2" SCH. 80 PVC
F	FROG	2	2	GROUND MOUNTED	2" SCH. 80 PVC
G	DONUT 3'	3	3	GROUND MOUNTED	2" SCH. 80 PVC
H	STEERING WHEEL	2	2	GROUND MOUNTED	2" SCH. 80 PVC
I	HOOP SET (3 RINGS)	1	3	GROUND MOUNTED	2" SCH. 80 PVC
J	SNAIL	1	1	GROUND MOUNTED	2" SCH. 80 PVC
K	FAN TAIL JET	4	4	GROUND MOUNTED	2" SCH. 80 PVC
L	WEAVE JET	5	5	GROUND MOUNTED	2" SCH. 80 PVC
M	WALL MOUNTED JET	6	6	GROUND MOUNTED	2" SCH. 80 PVC

TOTAL QUANTITY OF FEATURES 30, TOTAL QUANTITY OF LINES 34 (including electrical conduit for activator)

NOTES:

OVERALL LENGTH OF 2" PIPES = 2 563.47 ft

AREA OF THE SPLASHPAD = 1 256.64 ft²
AREA OF THE SIDEWALK = 3 314.77 ft²
TOTAL AREA OF THE SPLASHPAD WITH SIDEWALK = 4 571.41 ft²

SPLASHPAD CONCRETE IS 6" DEPTH.

N

Gilbert Garza Park
SPLASHPAD
320 E Mile 11 Road
Weslaco, Texas

MEASUREMENTS

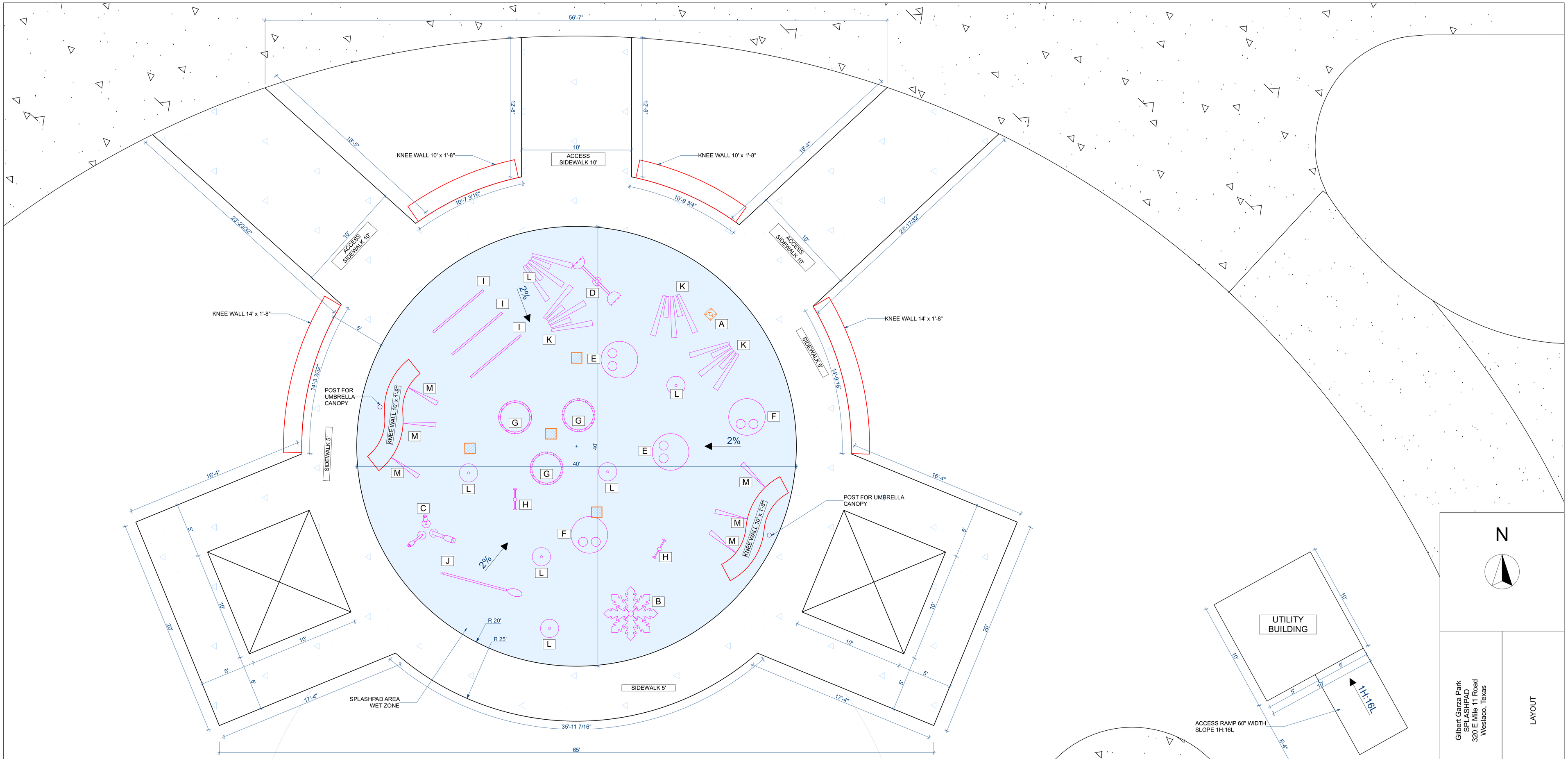
DESIGNED BY:

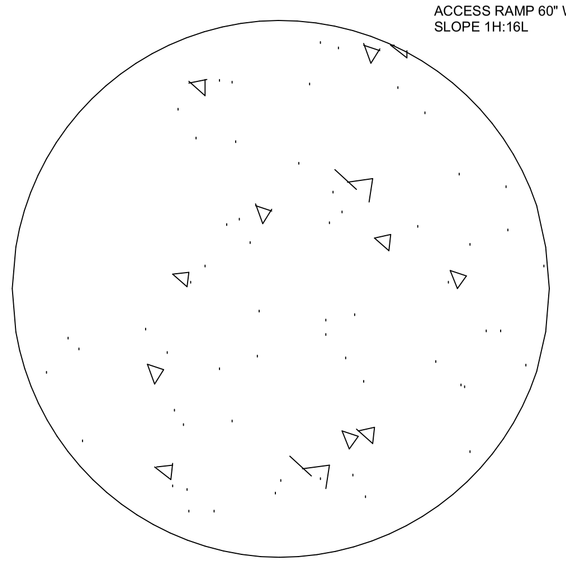
S&BI PROJECT NO:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
EDITED BY:	MSc. RÓBERT WALTERA

ID	Revision changes	Date
01	Drains and dimensions	5.5.21 21:24
02	Revision 1	6.5.21 23:41

SCALE:

FORMAT:	Architectonical D	
DATE:	FILE:	SHEET NO:
6.5.21		01





PRODUCT LEGEND

MARK	DESCRIPTION	QUANTITY	NO. LINES	TYPE	PIPING
A	ACTIVATOR	1	1	ELECTRICAL	
B	PALM TREE	1	1	GROUND MOUNTED	2" SCH. 80 PVC
C	CAT TAILS (TRIPPLE SET)	1	3	GROUND MOUNTED	2" SCH. 80 PVC
D	SUNFLOWER	1	1	GROUND MOUNTED	2" SCH. 80 PVC
E	LADY BUG	2	2	GROUND MOUNTED	2" SCH. 80 PVC
F	FROG	2	2	GROUND MOUNTED	2" SCH. 80 PVC
G	DONUT 3'	3	3	GROUND MOUNTED	2" SCH. 80 PVC
H	STEERING WHEEL	2	2	GROUND MOUNTED	2" SCH. 80 PVC
I	HOOP SET (3 RINGS)	1	3	GROUND MOUNTED	2" SCH. 80 PVC
J	SNAIL	1	1	GROUND MOUNTED	2" SCH. 80 PVC
K	FAN TAIL JET	4	4	GROUND MOUNTED	2" SCH. 80 PVC
L	WEAVE JET	5	5	GROUND MOUNTED	2" SCH. 80 PVC
M	WALL MOUNTED JET	6	6	GROUND MOUNTED	2" SCH. 80 PVC

TOTAL QUANTITY OF FEATURES 30, TOTAL QUANTITY OF LINES 34 (including electrical conduit for activator)

NOTES:

OVERALL LENGTH OF 2" PIPES = 2 563.47 ft

AREA OF THE SPLASHPAD = 1 256.64 ft²
AREA OF THE SIDEWALK = 3 314.77 ft²
TOTAL AREA OF THE SPLASHPAD WITH SIDEWALK = 4 571.41 ft²

SPLASHPAD CONCRETE IS 6" DEPTH.

N

Gilbert Garza Park
SPLASHPAD
320 E Mile 11 Road
Weslaco, Texas

LAYOUT

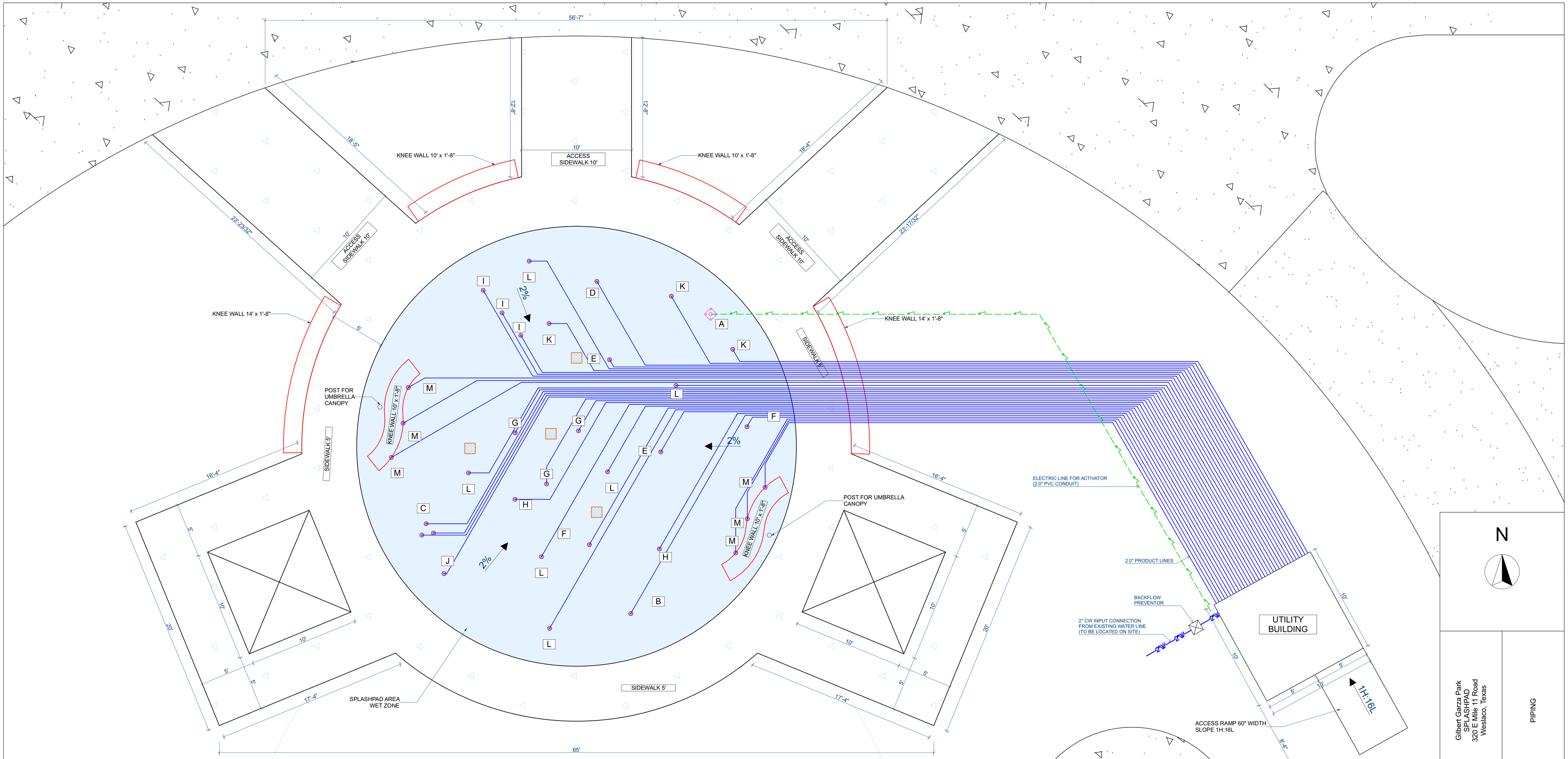
DESIGNED BY:

S&BI PROJECT NO:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
EDITED BY:	MSc. RÓBERT WALTERA

ID	Revision changes	Date
01	Drains and dimensions	5.5.21 21:24
02	Revision 1	6.5.21 23:41

SCALE:

FORMAT:	Architectonical D	
DATE:	FILE:	SHEET NO:
6.5.21		02



PRODUCT LEGEND

MARK	DESCRIPTION	QUANTITY	NO. LINES	TYPE	PIPING
A	ACTIVATOR	1	1	ELECTRICAL	
B	PALM TREE	1	1	GROUND MOUNTED	2" SCH. 80 PVC
C	CAT TAILS (TRIPPLE SET)	1	3	GROUND MOUNTED	2" SCH. 80 PVC
D	SUNFLOWER	1	1	GROUND MOUNTED	2" SCH. 80 PVC
E	LADY BUG	2	2	GROUND MOUNTED	2" SCH. 80 PVC
F	FROG	2	2	GROUND MOUNTED	2" SCH. 80 PVC
G	DONUT 3'	3	3	GROUND MOUNTED	2" SCH. 80 PVC
H	STEERING WHEEL	2	2	GROUND MOUNTED	2" SCH. 80 PVC
I	HOOP SET (3 RINGS)	1	3	GROUND MOUNTED	2" SCH. 80 PVC
J	SNAIL	1	1	GROUND MOUNTED	2" SCH. 80 PVC
K	FAN TAIL JET	4	4	GROUND MOUNTED	2" SCH. 80 PVC
L	WEAVE JET	5	5	GROUND MOUNTED	2" SCH. 80 PVC
M	WALL MOUNTED JET	6	6	GROUND MOUNTED	2" SCH. 80 PVC

TOTAL QUANTITY OF FEATURES 30, TOTAL QUANTITY OF LINES 34 (including electrical conduit for activator)

NOTES:

OVERALL LENGTH OF 2" PIPES = 2 563.47 ft

AREA OF THE SPLASHPAD = 1 256.64 ft²
AREA OF THE SIDEWALK = 3 314.77 ft²
TOTAL AREA OF THE SPLASHPAD WITH SIDEWALK = 4 571.41 ft²

SPLASHPAD CONCRETE IS 6" DEPTH.

N

Gilbert Garza Park
SPLASHPAD
320 E Mile 11 Road
Weslaco, Texas

PIPING

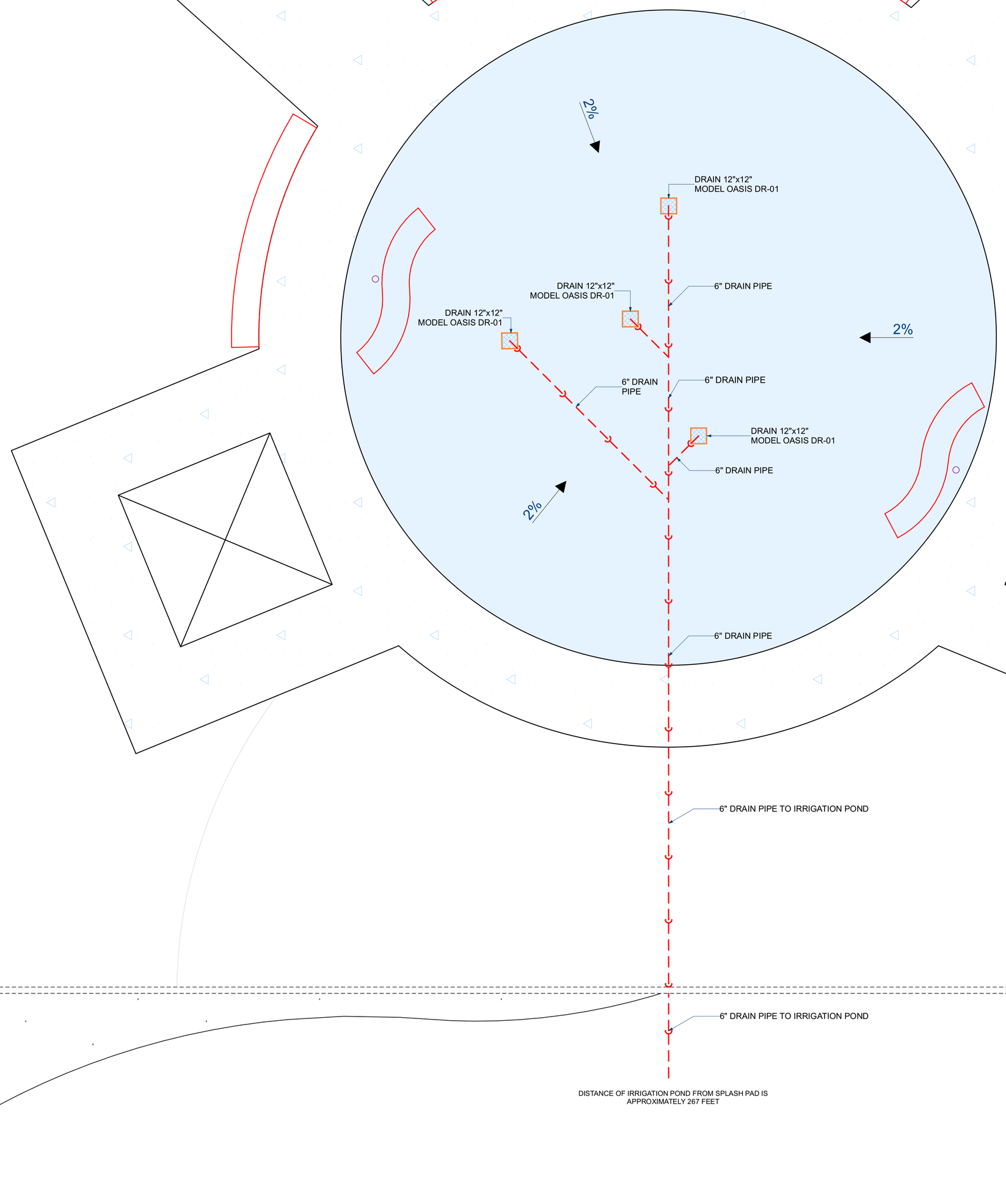
DESIGNED BY:

S&BI PROJECT NO:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
EDITED BY:	MSc. RÓBERT WALTERA

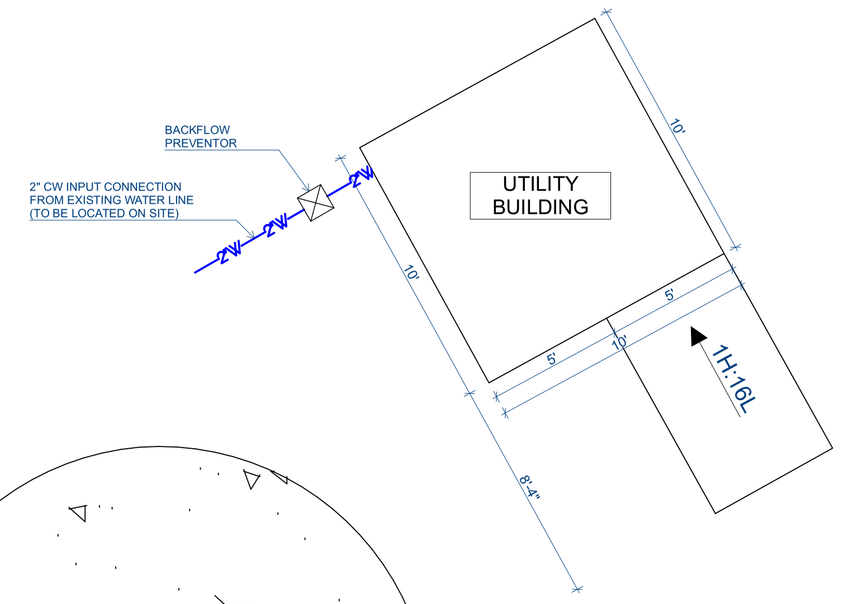
ID	Revision changes	Date
01	Drains and dimensions	5.5.21 21:24
02	Revision 1	6.5.21 23:41

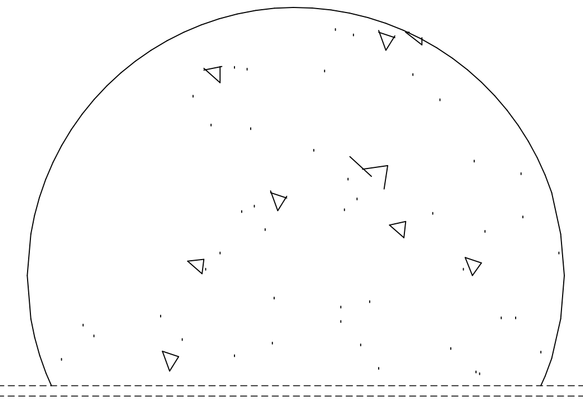
SCALE:
1/4" = 1'-0"

FORMAT:	Architectonical D	
DATE:	FILE:	SHEET NO:
6.5.21		03



DISTANCE OF IRRIGATION POND FROM SPLASH PAD IS APPROXIMATELY 267 FEET





N

Gilbert Garza Park
SPLASHPAD
320 E Mile 11 Road
Weslaco, Texas

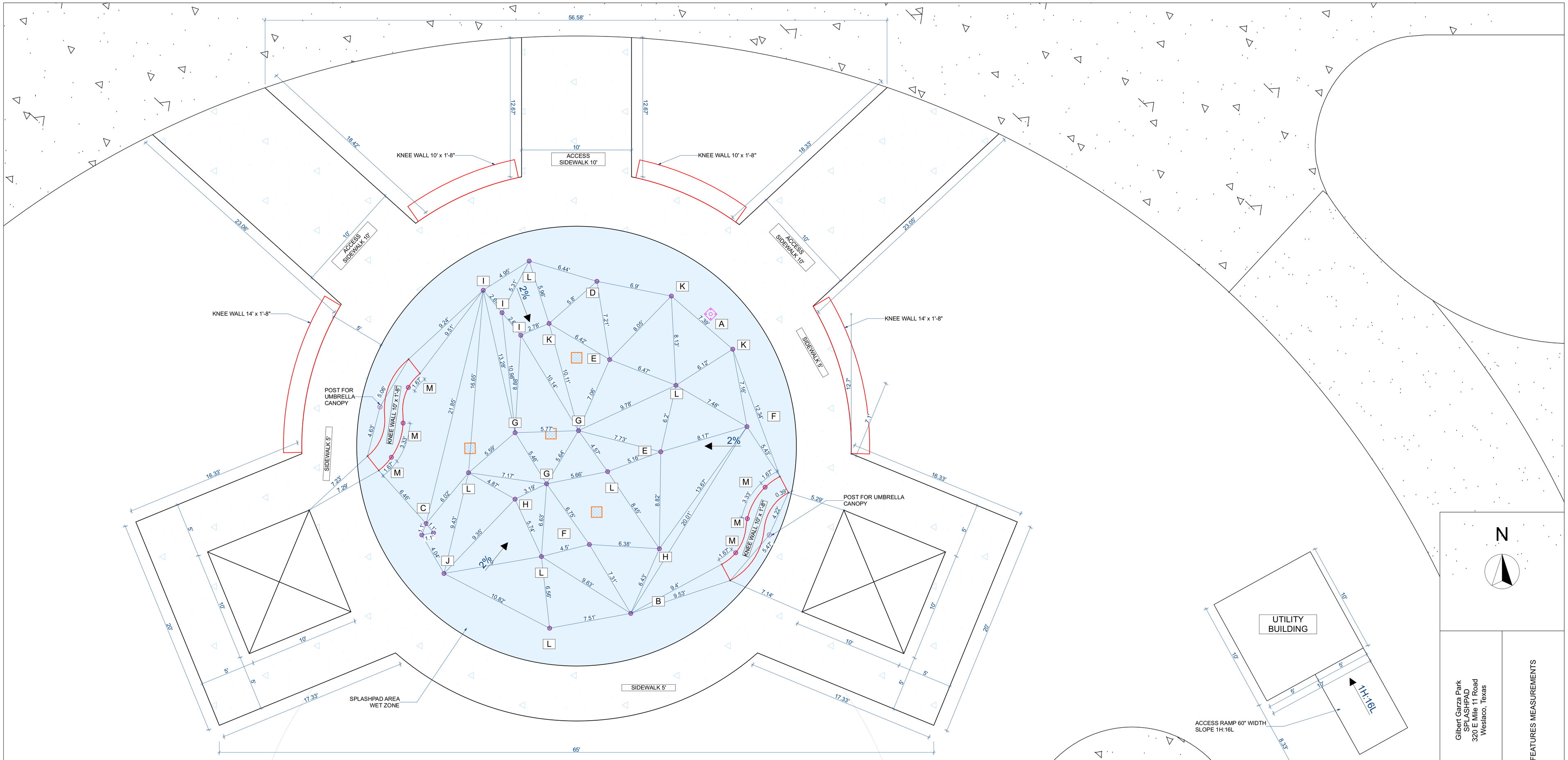
DRAINS

DESIGNED BY:	
S&BI PROJECT NO.:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
EDITED BY:	MSc. RÓBERT WALTERA

ID	Revision changes	Date
01	Drains and dimensions	5.5.21 21:24
02	Revision 1	6.5.21 23:41

SCALE:

FORMAT:	Architectonical D	
DATE:	FILE:	SHEET NO:
6.5.21		04



PRODUCT LEGEND

MARK	DESCRIPTION	QUANTITY	NO. LINES	TYPE	PIPING
A	ACTIVATOR	1	1	ELECTRICAL	
B	PALM TREE	1	1	GROUND MOUNTED	2" SCH. 80 PVC
C	CAT TAILS (TRIPPLE SET)	1	3	GROUND MOUNTED	2" SCH. 80 PVC
D	SUNFLOWER	1	1	GROUND MOUNTED	2" SCH. 80 PVC
E	LADY BUG	2	2	GROUND MOUNTED	2" SCH. 80 PVC
F	FROG	2	2	GROUND MOUNTED	2" SCH. 80 PVC
G	DONUT 3'	3	3	GROUND MOUNTED	2" SCH. 80 PVC
H	STEERING WHEEL	2	2	GROUND MOUNTED	2" SCH. 80 PVC
I	HOOP SET (3 RINGS)	1	3	GROUND MOUNTED	2" SCH. 80 PVC
J	SNAIL	1	1	GROUND MOUNTED	2" SCH. 80 PVC
K	FAN TAIL JET	4	4	GROUND MOUNTED	2" SCH. 80 PVC
L	WEAVE JET	5	5	GROUND MOUNTED	2" SCH. 80 PVC
M	WALL MOUNTED JET	6	6	GROUND MOUNTED	2" SCH. 80 PVC

TOTAL QUANTITY OF FEATURES 30, TOTAL QUANTITY OF LINES 34 (including electrical conduit for activator)

NOTES:

OVERALL LENGTH OF 2" PIPES = 2 563.47 ft

AREA OF THE SPLASHPAD = 1 256.64 ft²
AREA OF THE SIDEWALK = 3 314.77 ft²
TOTAL AREA OF THE SPLASHPAD WITH SIDEWALK = 4 571.41 ft²

SPLASHPAD CONCRETE IS 6" DEPTH.

Gilbert Garza Park
SPLASHPAD
320 E Mile 11 Road
Weslaco, Texas

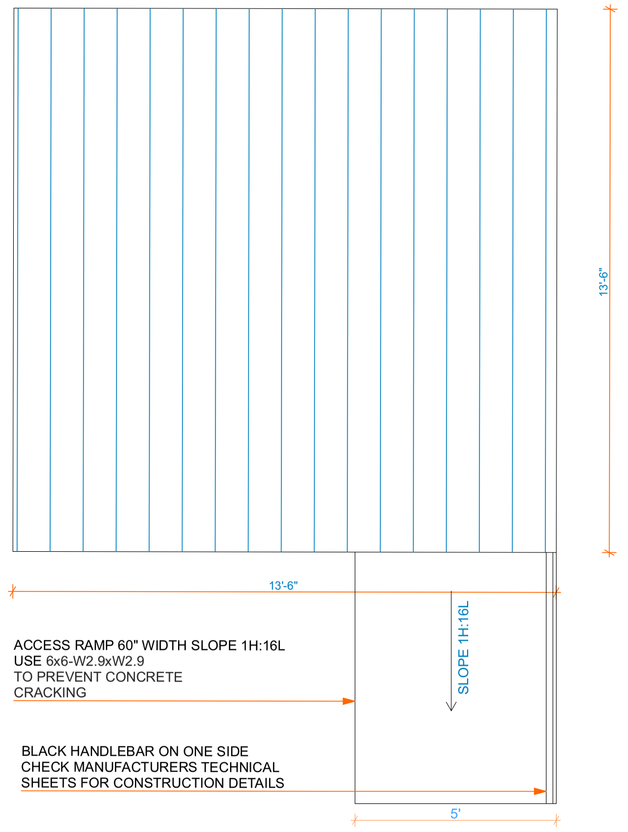
FEATURES MEASUREMENTS

DESIGNED BY:	
S&BI PROJECT NO:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
EDITED BY:	MSc. RÓBERT WALTERA

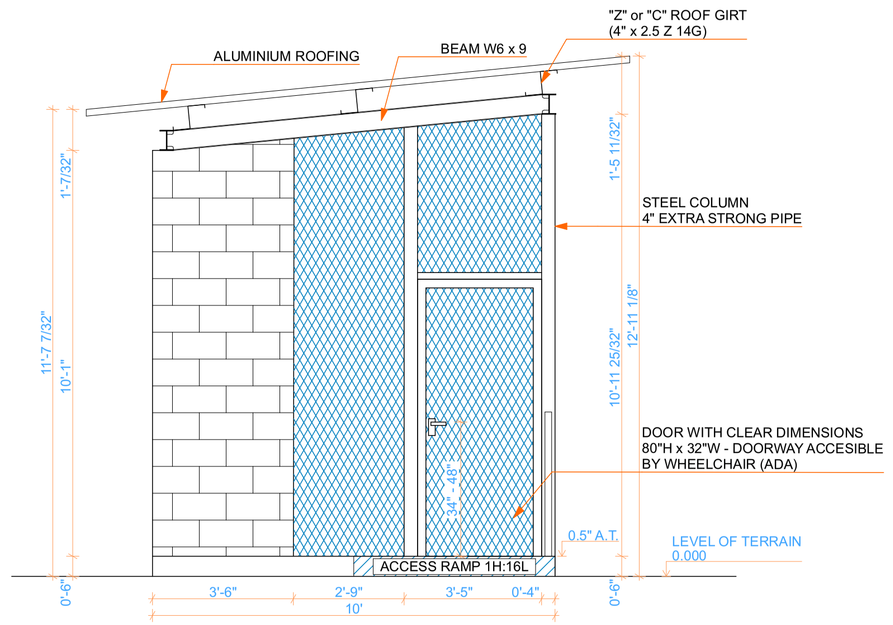
ID	Revision changes	Date
01	Drains and dimensions	5.5.21 21:24
02	Revision 1	6.5.21 23:41

SCALE:

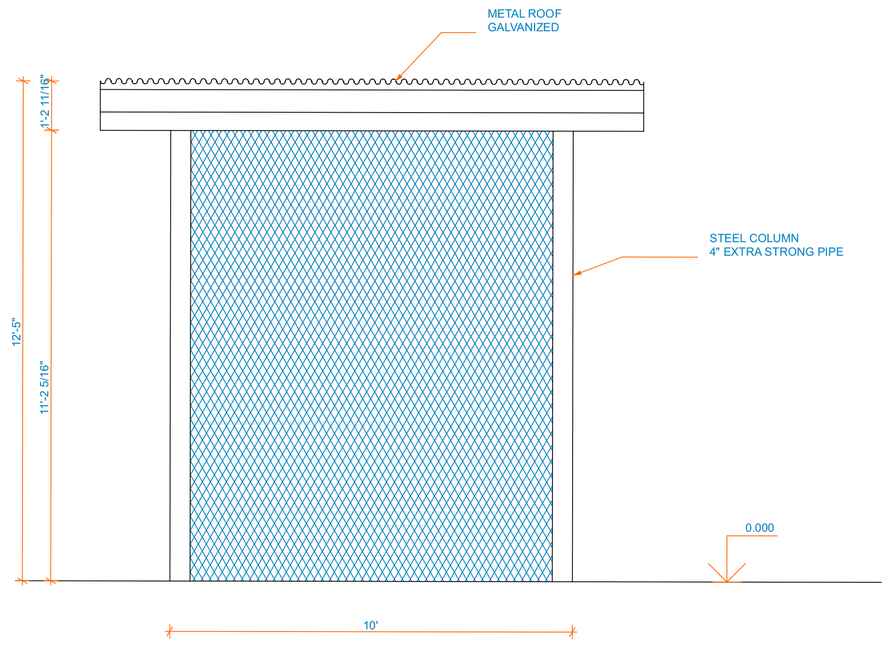
FORMAT:	Architectonical D	
DATE:	FILE:	SHEET NO:
6.5.21		05



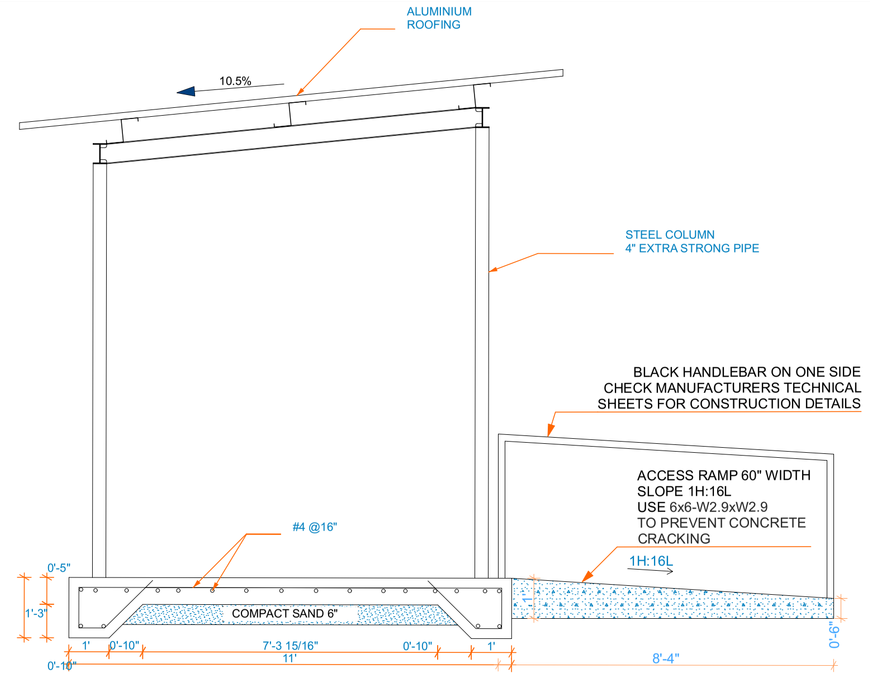
TOP VIEW



FRONT VIEW



SIDE VIEW



FRONT
CROSS-SECTION

BUILDINGS VIEWS 3/8" = 1'-0"

BUILDINGS DISTRIBUTION OF THE REINFORCEMENT 3/8" = 1'-0"

BUILDINGS DISTRIBUTION OF THE REINFORCEMENT 3/8" = 1'-0"

BUILDINGS SCHEME 1/4" = 1'-0"

BUILDINGS DETAILS D-01 AND D-02 1" = 1'-0"

EQUIPMENT LIST

ITEM NUMBER	EQUIPMENT
1	OASIS 33 OUTPUT STAINLESS STEEL MANIFOLD
2	BACKFLOW PREVENTER
3	FRESH WATER PIPE
4	OASIS CONTROL PANEL

N

Gilbert Garza Park
SPLASHPAD
320 E Mile 11 Road
Weslaco, Texas

UTILITY ROOM

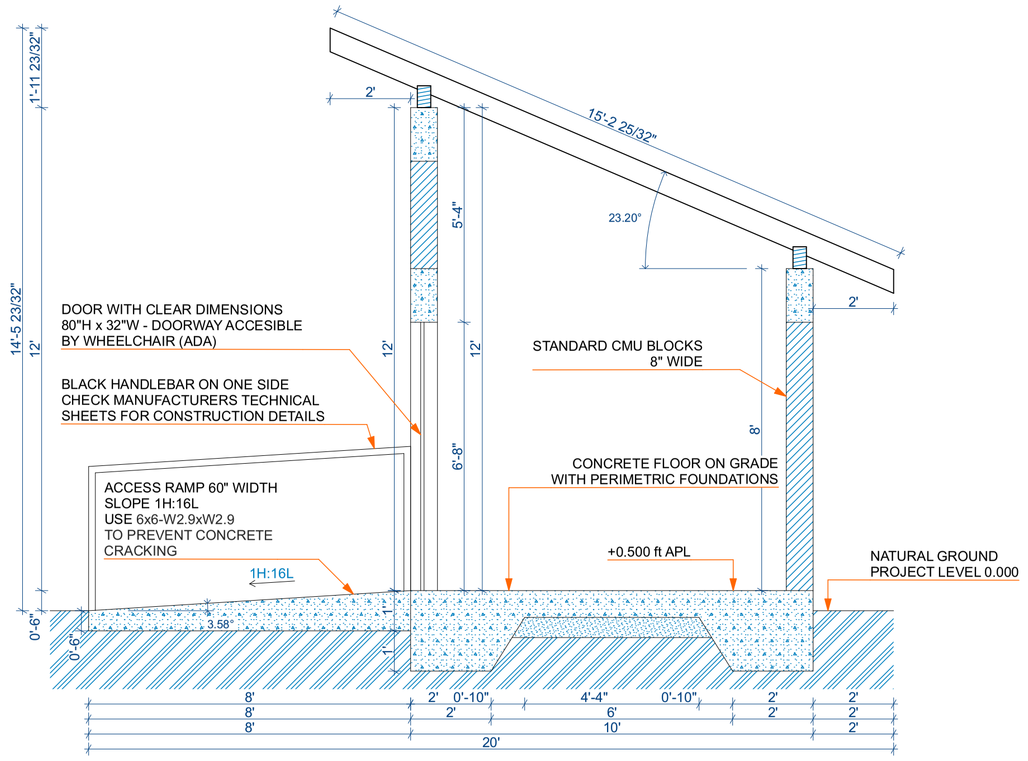
DESIGNED BY:

S&BI PROJECT NO:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
EDITED BY:	MSc. RÓBERT WALTERA

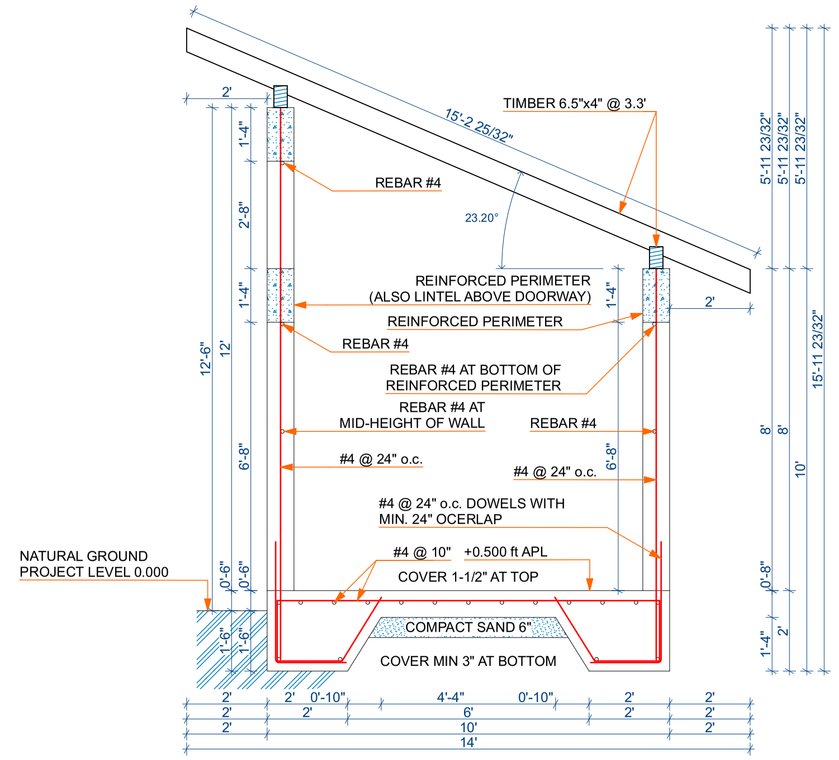
ID	Revision changes	Date
01	Drains and dimensions	5.5.21 21:24
02	Revision 1	6.5.21 23:41

SCALE:
1" = 1'-0", 3/8" = 1'-0", 1/4" = 1'-0"

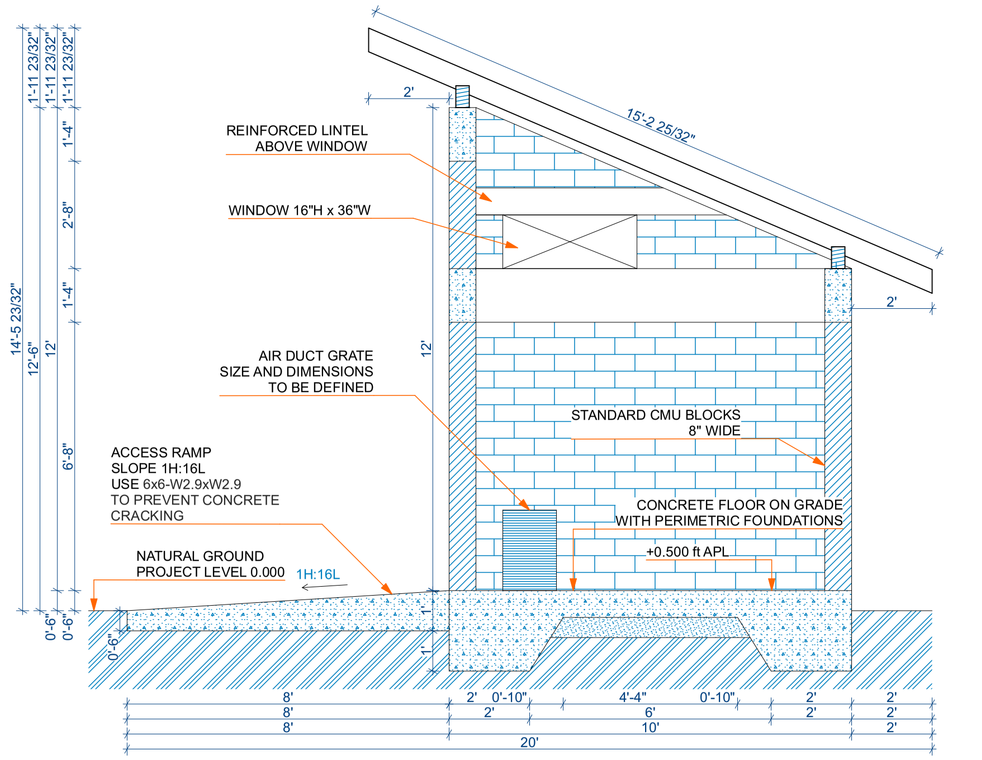
FORMAT:	Architectonical D	
DATE:	FILE:	SHEET NO:
6.5.21		06



SECTION A01-A01 3/8" = 1'-0"



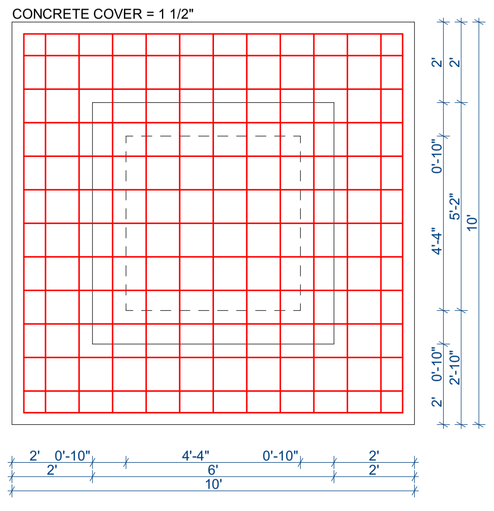
SECTION A01-A01: REINFORCEMENT LAYOUT 3/8" = 1'-0"



SECTION A01-A02 3/8" = 1'-0"

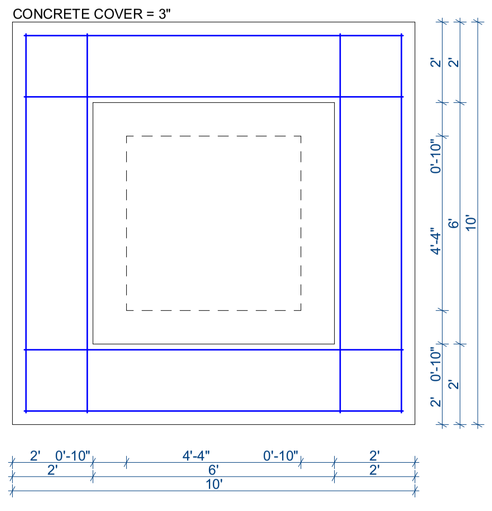
FLOOR PLAN 3/8" = 1'-0"

TOP REINFORCEMENT

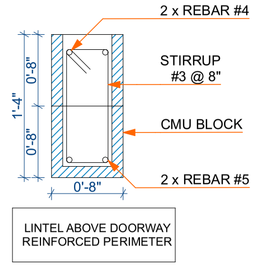


SLAB REINFORCEMENT 3/8" = 1'-0"

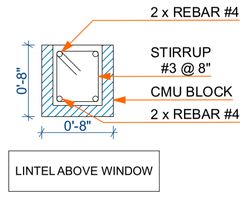
BOTTOM REINFORCEMENT



SLAB REINFORCEMENT 3/8" = 1'-0"



LINTEL ABOVE DOORWAY
REINFORCED PERIMETER



LINTEL ABOVE WINDOW

DETAILS 1" = 1'-0"

NOTES:

Concrete:	Min. 2 500 psi strength in 28 days.
Block:	Grade "N" ASTM C 90-03. Nominal width of units shall be a min. 6".
Mortar (Type "S"):	Mix to be 1 part cement to 1/2 part lime to 3 parts damp loose sand.
Grout:	Mix to be 1 part cement to 3 parts sand to max. 1/10 part lime. Sufficient water should be added to produce consistency for pouring without segregation of the constituents. May contain 2 parts pea gravel (max. size 3/8").

Before construction should be check instructions, manuals and recommendations from manufacturers.
Re-measure the openings before placing windows and doors.

ADA - Americans with Disability Acts
o.c. - on center
Sections are annotated Height x Width

N

Gilbert Garza Park
SPLASHPAD
320 E Mile 11 Road
Weslaco, Texas

CHANGING ROOM

DESIGNED BY:

S&BI PROJECT NO:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
EDITED BY:	MSc. RÓBERT WALTERA

ID	Revision changes	Date
01	Drains and dimensions	5.5.21 21:24
02	Revision 1	6.5.21 23:41

SCALE:
1" = 1'-0", 3/8" = 1'-0"

FORMAT:	Architectonical D	
DATE:	FILE:	SHEET NO:
6.5.21		.2

DANIEL MENON –PROJECT SUPERVISOR

(SEE ATTACHED CV)

CONSTRUCTION MANAGER/SITE SUPERVISOR

OLIVER VEGA

ATTACHED CV

Daniel Menon

Profile

- Strong communication and organizational skills.
- Excellent problem-solver.
- Extensive project management experience in both finance and in construction.
- Perfectly bilingual in French and English. Good knowledge of Spanish as well.
- Extensive construction knowledge/experience and multiple level certifications

Professional Experience

Project Manager **December 2017-present**

Oasis Waterplaygrounds Inc

- Full cycle management of projects - acquiring permits, hiring contractors, ensuring supply deliveries through to construction and completion.
- Vendor relationship management - ensure all vendors adhere to strict timelines
- Manage contractors on site
- Handle all incoming supplies and budgeting for materials - ensure all deliveries occur on time and within budget
- Manage all client facing interactions - handle all meetings, calls and request for updates
- Ensure project is completed within timeline and within budget
- Weekly KPI's and completion reports to ensure contract timeline adherence.

Projects Managed:

- Bay Area Splashpad, Harris County, Tx. 2021
- Edna Mae Splashpad, Harris County, Tx, 2020
- Westwood Splashpad, League City, Tx, 2020
- Perry Homes Splashpad, Dallas, Tx, 2019
- Palmview Splashpad, Palmview, Tx, 2019

Project Manager **September 2014 – December 2018**

Brocollini Construction

- Oversaw the installation and managing sub-contractors and independent contractors.
- Oversaw multiple commercial and residentials constructions
- Full cycle project management of up to 5 projects simultaneously
- Handled all staffing on rotating site crews for early stage construction
- Produced monthly company wide claims reports for the Board of Directors.

Projects Managed

- Oshawa Commercial Mall Construction
- 1 Grenville avenue luxury apartments complex
- Victoria Square commercial & residential development mixed use.

Project Manager **January 2013 – May 2014**

Dual Group

- Managed all contractors and vendors on site
- Maintained all external carrier relationships
- Weekly and monthly completion reports along with presentations to internal stakeholders.
- Ensured compliance with all outgoing reporting regulations
- Handled all vendor relationships and ensure timely deliveries & KPI's
- Managed all sub-contractor contracts and ensured that all contractors delivered on time and within a reasonable margin of the budget. Oversaw multiple projects at the same

Project Coordinator **2012 - 2013**

Royal Caribbean Cruises

- Handled all ship upgrades and repairs from a project standpoint
- Oversaw any reparation work and upgrades on site.
- Managed sub-contractors permitting and applications during period leading up to construction.
- Managed internal and external teams' timelines.
- Tracked customer service team KPI's and helped with improvement

Education

2016 –2018 Master's Degree in Business Administration (MBA)
Concordia University, John Molson School of Business

2010-2015 Bachelor's Degree – Major in Finance & Major in History
Concordia University, John Molson School of Business

Interests

Interests include travel, reading, sports and charity activities (organization of food collection, homework assistance in children's after school program)

YURI VEGA WANTLAND

6206 Wade Rd, Lot 142, Baytown, TX 77521

281-917-2498

oliver@oasiswaterplaygrounds.com

Summary of Qualifications

- Over ten years experience in construction working as a foreman.
- Wide range of experience from commercial to residential construction and parks + playgrounds.
- Extensive experience pouring concrete, demolition and sheet rock.

Work Experience

Oasis Waterplaygrounds Inc **June 2018 – Current**

Site Manager/Crew manager

- Surveying and managing site.
- Daily walk throughs of construction site to verify work is progressing according to blueprints.
- Daily progress report of job site
- Manage weekly contractor payroll Supervise job site personnel.
- Deal directly with Parks and Recreations personnel
- Handle all on-site crews and subcontractors.
- Ensure all deadlines are met and work meets code.
- Present weekly safety meeting for all jobsite employees. Create final punchlist upon completion of project.

The Allied Group – Hospitality Renovation Experts **October 2013 – June 2018**

Superintendent

- Managed onsite construction workers ranging from 40 – 60 men at any given time.
- Track and submit construction workers timesheets biweekly.
- Meet daily with hotel management to plan workday and update on progress of project.
- Receive, manage, and order inventory of materials, hardware, and hotel furniture.

- Meet daily with contractors to verify their progress on projects and provide orders for the work day.
- Track and submit construction workers timesheets biweekly.
- Daily walk throughs of construction site to verify work is progressing according to blueprints.
- Present weekly safety meeting for all jobsite employees. Create final punchlist upon completion of project.

Self Employed - Wantland Contractors **2005-2013**

General Construction

- Bid on contract jobs and estimate completion dates.
- Set up and follow a work contract.
- Read blue prints.
- Hire, coordinate and manage employees.
- Prepare and submit payroll.
- Manage and oversee each project through until completion.
- Pour/Finish/Form concrete.
- Sheetrock and painting.
- Demolition, plumbing, electrical.

Education

ITLA - Institute Technical of Literal Atlantic

2 years college, technical or vocational school

Major: Industrial Construction

Occupational License or Certification

Merchant Marine Certification

Escuela of Marina Macante de Centro America

Language Skills

Spanish - Excellent (Read Write Speak)

English - Good (Read Write Speak)

Driver's License

Class C - Standard Driver's License

PRICING

INCLUSIONS

- All water toys as detailed in engineering (total features 30) 59, 000.00$
- All equipment for system management (manifold, controller) 25, 000.00 $
- Housing (2 options) 15,000.00
- Finish of spray pad on concrete in 3 color 5000$
- All knee walls and 2 canopies 18, 000.00$
- Complete installation of all equipment and construction cost.70, 000.00 $
- Drain to irrigation pond 4, 000.00 $
- Training of maintenance crews 1500.00$
- Manuals as required 500.00 $

Total price $198,000.00

Project Timeline

Project: Gilbert Garza Splash Pad Playground

Estimated start date: June 7

- June 7 - June 17 phase 1:
    - 10 days utility room /stub out plumbing and plumb lines
- July 30 – August 15 phase 2:
    - 15 days - install features, testing, concrete, spray deck application, training.

Materials - Lead time required for production of features: 8 weeks.

Deliverables Timeline:

- Phase 1 - Week 1 & 2
    - Installation of erosion control and safety fences
    - Removal of topsoil and excess debris, grading.
    - Stub out and utility building construction
    - Plumbing, all lines from features to utility room, drainage lines and connections.
    - Connection to city water
    - Mark out and pour bases for the features
- Phase 2 – Week 3 – 5
    - Install of features.
    - Testing and troubleshooting
    - Concrete pad poured, final testing and touch up.
    - Color/spray deck application
    - Site clean up
    - Training 2 days maintenance crews

*Any additional time required for training of city crews and maintenance overview can be added on to ensure adequate training of city staff. Technical support will be available following install at any time over the phone and on-site visit can be arranged if required.

OASIS
waterplaygrounds



IN CLOSING WE WANT TO ADVISE WE ARE NEGOTIABLE IN THE CONTENTS AND FEATURES OF OUR DESIGN WHICH CAN BE EXCHANGED AND REPLACED BY OTHERS SELECTED BY YOUR TEAM AND IN DISCUSSION WITH OUR DESIGN TEAM.

THANK YOU





PROPOSAL

Judge Gilbert Garza Park Splashpad

City of Weslaco

April 27, 2021

Table of Contents

Cover Page 1

Cover Letter_ 8

Company Profile

Company Profile (3) 9

Qualifications and Experience

Services 13

Bio - Allison Shafir 15

Bio - Barb Lapierre 16

Bio - Jim Bassi 17

Bio - Marc-Andre Bernier 18

Bio - Nader Faour 19

Bio - Julie-Christine Laverdière 20

Bio - Donald Doucette 21

Bio - Nader Faour 22

AAKP,LLC Company Introduction 2019 23

References

Installations in TX 28

Texas References 30

Description of Proposed Solution

Description of Proposed Solution 31

Sustainable Development 33

Universal Design 34

Capacity 35

Your Custom Design

JudgeGilbertGarzaPark_TX_36590_VA_SZ 37

JudgeGilbertGarzaPark_TX_36590_VA_3D 38

Product Spec and Cut Sheets

VOR-7234 Luna No3 47

VOR7234 luna No 3 Specification 49

VOR-7553 Loop No2 50

VOR-7553 Loop No 2 Specification 52

VOR-7513 Fountain Spray No1 53

VOR 7513 Fountain Spray Specification 55

VOR-0322 Water Bloom No1 56

VOR-322 Water Bloom No 1 Specification 58

VOR-7232 Bobble No1 59

VOR-7232 Bobble No 1 Specification 61

VOR-0327 Wave 62

VOR-0327 Wave Specification 64

VOR-0519 Spray Loop 65

VOR-0519 Spray Loop Specification 67

VOR-7242 TwinSplash 68

VOR-7242 TwinSplash Specification 70

VOR-0611 Bollard Activator No3 71

VOR-0611 Bollard Activator No 3 Specification 73

Playsafe Drain No4 74

VOR-1004-Playsafe Drain No 4 Specification 76

MaestroPRO 77

MaestroPro Controller Specification 79

Equipment Cabinet Command Center 84

Equipment Cabinet Command Specification 85

Training

Startup & Training 87

Project Schedule

Schedule 89

Project Pricing

Judge Gilbert Garza Quotation 90

Certifications Services & Warranty

Vortex Standards & Certifications 105

ISO 9001 certification 106

Vortex Limited Warranty 107

Services 109

Required Bid Docs

GC licence 2020 111

Vortex Aquatic Structures Inc. Insurance 112

Vortex USA Inc. Insurance 113

Vortex - City of Weslaco_lettre generale_Limites_Intact USA (002) 115

Atlantic Power of Attorney - Intact - effective January 20th, 2021 116

Weslaco RFP_FINAL_2020-21-17 Final 117

Addenda

Weslaco ADDENDUM__1_SPLASH_PAD Signed 143

ADDENDUM #3 SPLASH PAD Signed 145

ADDENDUM__2_SPLASH_PAD Signed 146

Materials & Technologies

Materials 147

Vortex Exclusive Technologies 149

Safeswap Anchoring System 151

Color Palettes 152

Project Colors Splashpad 159

Purchasing Options

BuyBoard info 160

Back Cover 161

Judge Gilbert Garza Park
City of Weslaco
320 East Mile 11 Rd Weslaco TX 78596

Thank you very much for the opportunity to present our Vortex Aquatic Play Solution for your upcoming project. The Vortex Team has worked diligently to meet or exceed all your wishes and requirements and provide you with an exceptional Aquatic Play Experience. Our proposal will be valid for 90 days from May 7th, 2021.

Allison Shafir

Allison Shafir

Design & Sales Consultants

Ashafir@vortex-intl.com

512.680.4252

Water moves us

ABOUT US

25 years of innovation

Founded in 1995 in Montreal, Canada, Vortex pioneered the Splashpad® and revolutionized the way children and families play in urban spaces, waterparks and resorts worldwide, our USA office Is located In Cornelius, NC. Our innovative approach to water attractions has since helped communities, businesses and families grow. We are proud to have created over 8,000 custom installations spanning 50 countries and 5 continents. We provide local support In 50 states through direct Sales Executives or through our expert Distribution Partners.

Water moves us

Harnessing the transformative power of water, we create play experiences for children to develop, communities to flourish, and businesses to thrive. Our mission is to help you have an impact that lasts long after families have dried off.

We are people-centric innovators with a deep understanding of different markets and community needs. We are your committed business partners from planning to maintenance, and we are with you at every stage of the project to help you attract, engage and retain your visitors, no matter your venue.

ABOUT US

EXPERTISE

We are passionately committed to seeing your project thrive, from conception to performance. Vortex employs 146 people who are dedicated to aquatic play and design.

Solutions

Splashpad® - Immersive zero-depth aquatic play area
Elevations™& PlayNuk™- Multilevel aquatic play solutions
Water Slides - Featuring a classic array of water slides
Water Management Systems - Custom tailored water management solutions

Play & Entertainment

Our pioneering water play solutions are purposefully designed to promote stimulating play for all ages and abilities. We are consistently ahead of the curve with our innovative twist on traditional water attractions that add a whole new dimension to play, creating immersive stories that keep families engaged and moving.

ABOUT US

Project Development

Our project consultants take the time to understand your needs and objectives, as well as your project's scope and budget. We have a people-first approach; we begin every project by getting to know the families you are servicing and thinking creatively about how we can help them grow. We set milestones and timelines to ensure your project is delivered on time.

Innovation

Vortex is an industry leader in developing state-of-the-art aquatic solutions. In our creative studio, our product designers, industrial engineers, and technicians work together to develop exclusive technologies and award-winning products that continuously push the limits of our industry.

Project Execution

We owe our world-class manufacturing excellence to our highly skilled team of manufacturing professionals as well as our vertically integrated manufacturing facility, which allows us to have full end-to-end control of our supply chain. With Vortex, you don't simply get a winning design; you receive hands-on technical expertise that extends well beyond the ribbon cutting.

ABOUT US

Installation and Construction

We partner with expert Vortex Certified Installers to offer a complete solution. Resulting In a safe, fun, sustainable Splashpad that is supported directly by Vortex throughout its' lifespan.



SUPPORT EVERY STEP OF THE WAY

As an end-to-end provider of aquatic play solutions, Vortex offers the full spectrum of personalized design, engineering, in-house fabrication, delivery and installation services to ensure your project is exactly what you envisioned. Working with your team, our local Vortex consultants help coordinate all aspects of the project so the work flows efficiently, the fit and finish are impeccable and the end result is 100% to your satisfaction.

PLANNING PLAY

To deliver an installation that exceeds your expectations, we start with planning, taking into account a number of considerations: site size and landscape, optimal capacity, your specific program goals, the community's special character, how to maximize play value, and more.

DESIGN & ENGINEERING

After we explore a range of thematic options with you, you get to see your vision come to life in cutting-edge 3D renderings right at the design proposal stage.

When it comes to manufacturing, we have full in-house R&D, engineering and design teams as well as complete customization capabilities. Our engineers custom design state-of-the-art water management and disinfection systems specifically suited to your installation. In the construction phase, you are provided with complete sets of construction drawings and specifications, and the Vortex team takes care of all on-site coordination throughout the process.

LOGISTICS

Vortex delivers thousands of pieces of equipment all around the world, so we know getting it there can be half the battle. Our team of logistics experts takes charge of your delivery from our dock to your site, working with local suppliers to make sure every crate gets there on schedule, whether your shipment is local, national or international.



INSTALLATION & TRAINING

Once the equipment is delivered on site, Vortex offers complete supervisory services for the construction and start-up phases, so the build goes smoothly, the equipment functions perfectly and contractors and trades can work efficiently, no matter their level of experience with this type of installation. Once your project is built, we offer start-up and training follow-up so your installation goes into service smoothly and operates at its full play potential. We also have certification programs available for local contractors to ensure trouble-free operation for the long term.

CUSTOMER SERVICE

We provide the very best customer service in the business, with knowledgeable, dedicated people ready at hand with expert advice when you need it, anywhere in the world. They're there to answer your questions, troubleshoot, and optimize the functionality of your play equipment and underlying infrastructure and maintenance. When it comes to servicing your equipment, spare parts are readily available from Vortex locations worldwide.





VORTEX

World leader in aquatic play solutions
with over 6,500 installations worldwide

VORTEX-INTL.COM | INFO@VORTEX-INTL.COM
1.877.586.7839 (USA & CANADA) | +1.514.694.3868 (INTERNATIONAL)

ALLISON SHAFIR

SALES EXECUTIVE



Allison joined the Vortex sales team in July 2018, but she is no stranger to the PLAY industry! She has several years' experience in business development and sales, most recently as the Texas Representative for a leading manufacturer of commercial recreational equipment.

Allison works alongside community leaders, landscape architects, architects and city planners, developing an understanding of their specific community needs, and then creating a design and execution plan to make their aquatic play projects a reality.

With a Bachelor of Education, Kinesiology from Texas State University, Allison understands the value of play and how it can transform a community and its families.

Allison was born in San Antonio and moved to Austin in the early 90's where she continues to live today. However, she still spends much of her time with her family in San Antonio. She enjoys travelling, trail running, reading and spending time with friends, family and her dog, George. Her volunteer work includes events with Health Alliance for Austin Musicians (HAAM), South by Southwest (SXSW) and the Fiesta Arts Festival at Southwest School of Art in San Antonio.

BARB LAPIERRE

Regional Sales Manager



With over 14 years' sales experience at Vortex, Barb made her debut in 2006 as a member of the Inside Sales team for the West Coast with a focus on California. Today she is the Regional Sales Manager for the Midwest and Texas regions.

Working closely with landscape architects, aquatic designers and Park and Recreation officials, Barb brings a wealth of product and process knowledge to every project, delivering play solutions that best meet a customer's budgetary and program goals: maximizing play value, building in inclusivity and sustainability and working to optimize water management. Barb shares her vast experience in aquatic play as a frequent speaker at Park and Recreation conferences.

Barb was born and raised in Montreal, and has been living there since her return from Ontario in 2004. Her hobbies include kayaking and biking. During the summer, she also volunteers to help with swim meets at her local pool.

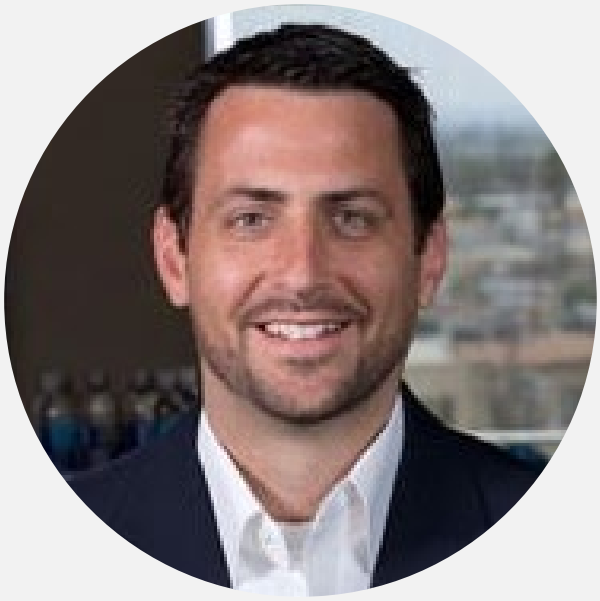
VORTEX

vortex-intl.com
Vortex Aquatic Structures International

blapierre@vortex-intl.com
1.877.586.7839 (USA & Canada)
+1.514.694.3868 (International)

JIM BASSI

Director of Sales, North America



Jim joined the Vortex team in August 2018 and is the Director of Sales for North America. He is based in the Dallas/Fort Worth area and leads the sales initiatives in North America, driving market penetration and securing Vortex International's leadership position in the aquatic play marketplace.

Jim brings extensive sales experience in both the public and private sectors, particularly in the field of commercial recreational equipment. He most recently served as Director of Sales for Kompan, where he leveraged strategic insight to drive sales and ensure customer satisfaction. He works with the Vortex sales team to proactively support water parks, hotels, resorts and municipalities across North America in providing superior-quality aquatic play experiences to their guests.

Jim has a Bachelor of Science from Utah Valley University, where he was actively involved in the student government (Vice-President and then President). Professionally he also has extensive experience in the education and education technology sectors.

Jim lives in Fort Worth, Texas with his 4 children and dog. When he's not working or spending time with his family he enjoys basketball, golf and other outdoor activities.

jbassi@vortex-intl.com
1.877.586.7839 (USA & Canada)
+1.514.694.3868 (International)

MARC-ANDRÉ BERNIER

SYSTEM ENGINEER



Marc-André has a bachelor degree in mechanical engineering at the École de Technologies Supérieure(ÉTS) in Montreal, Quebec. He has over 10 years of experience in water management of Splashpads at Vortex.

In his role as the System Engineer, Marc-André works with sales, engineering, manufacturing, installers and customer service to provide the best water management system for the project and ensures that it properly feeds the water play features. Marc-André has worked on hundreds of Water Quality Management Systems (WQMS) and in various countries. In his free time, he enjoys riding his bicycle and watching sports.

VORTEX
World leader in aquatic play solutions
mabernier@vortex-intl.com • vortex-intl.com
1.877.586.7839 (free USA/Canada) • +1.514.694.3868 (International)

NADER FAOUR

Project Manager



Nader originally worked with Vortex as a Product Development Engineer, designing new technologies and products as well as re-engineering existing aquatic play products. After working overseas for several years, he has returned to Montreal, and Vortex, as a Project Manager for the Special Projects team.

As a member of this group, Nader manages multi-disciplinary teams from product design and fabrication through to delivery and installation. Vortex provides a client-centric approach on each project. Nader manages the flow of information between client, design and production team, and ultimately the construction crew. His role includes preparation and review of technical documents: engineering, local certification, delivery and construction.

With two young kids, Nader knows quite a bit about Play, and spends a considerable amount of his free time in parks, Splashpads and waterparks!

Nader has a mechanical engineering degree from Concordia University, in Montreal. In his spare time, he enjoys playing guitar and drums, in addition to hiking with his wife.

VORTEX

vortex-intl.com
Vortex Aquatic Structures International

nfaour@vortex-intl.com
1.877.586.7839 (USA & Canada)
+1.514.694.3868 (International)

JULIE-CHRISTINE LAVERDIÈRE

INSIDE SALES



Julie-Christine is an Inside Sales representative at Vortex. She coordinates multiple Splashpad® projects for her designated regions, ensuring a smooth execution and working as a liaison between the sales team, project designers and customer service staff. She also provides direct support to Outside Sales team members, preparing proposals and quotes for presentations, making product design suggestions and providing valuable insight and input into the solution development process.

Julie-Christine is indispensable in her role in verifying all documentation for accuracy and in illuminating customers and channel partners on Vortex's broader play philosophy and the value it brings to families and communities.

Julie-Christine joined Vortex in 2017, and has a strong background in customer experience from roles in the insurance, advertising, and recruiting industries.

DONALD DOUCETTE

Senior Field Service Technician & Client Support Specialist



Donald is a Senior Field Service Technician and Client Support Specialist with Vortex. With over 15 years' experience in the aquatics field, Donald's main responsibilities as part of Vortex's Customer Service team include installation, commissioning and client training on various Vortex systems.

Working closely with inside sales, engineering, installation crews and end-users, Donald's expertise is utilized in a variety of ways to create successful projects from start to finish.

When he is not travelling, Donald is responsible for the Installer Certification Program as well as other in-house trainings.

Based in Montreal, Donald has worked on numerous projects throughout Canada and the United States. Over the years, some of Donald's more notable projects have included supervision of installations in China, Singapore, France, Turkey, Alaska and the Caribbean.

VORTEX

vortex-intl.com
Vortex Aquatic Structures International

ddoucette@vortex-intl.com
1.877.586.7839 (USA & Canada)
+1.514.694.3868 (International)

NADER FAOUR

Project Manager



Nader originally worked with Vortex as a Product Development Engineer, designing new technologies and products as well as re-engineering existing aquatic play products. After working overseas for several years, he has returned to Montreal, and Vortex, as a Project Manager for the Special Projects team.

As a member of this group, Nader manages multi-disciplinary teams from product design and fabrication through to delivery and installation. Vortex provides a client-centric approach on each project. Nader manages the flow of information between client, design and production team, and ultimately the construction crew. His role includes preparation and review of technical documents: engineering, local certification, delivery and construction.

With two young kids, Nader knows quite a bit about Play, and spends a considerable amount of his free time in parks, Splashpads and waterparks!

Nader has a mechanical engineering degree from Concordia University, in Montreal. In his spare time, he enjoys playing guitar and drums, in addition to hiking with his wife.

VORTEX

vortex-intl.com
Vortex Aquatic Structures International

nfaour@vortex-intl.com
1.877.586.7839 (USA & Canada)
+1.514.694.3868 (International)



All Aquatics & Kids Playgrounds, LLC

"It's all for the good of the kids "

Company Introduction

COMPANY INFORMATION

- All Aquatics & Kids Playgrounds, LLC
  (AAKPLLC)
  DBA" All Aquatics & Kids Play Equipment (2010)
  EIN Number: 47- 1009116
- 9420 Cossey Road Suite # 300
  Houston, Texas 77070
- Main Office: 281.671.7352

Central Texas Office: 512.763.2986

- Website: allaquaticskidsplay.com Facebook : https://www.facebook.com/allaquatics

OUR MISSION

ALL Aquatics & Kids Playgrounds,LLC was built with a **kids heart** and a **man's vision**, integrity and desires to place forth the customer happiness and satisfaction of our indusrty. We strive to bring the most to our customers with education of product, understanding of safety and proper guildlines to meet the expendtaion of a fun safe area for all kids now and later.

"It's All for the good of the kids"

ABOUT US

AAKP, LLC was founded in 2009 after working in the Commerical Spalsh Pad and Playground industry for over 15 years to specialize an experience to our customers as a relationship and to bring affordable, safe and fun commercial playgrounds, splash parks along with a wide range of park amenities, and shade structures. AAKP, LLC offers friendly helpful Customer Service, Professional CPSI Sales Consultants, Design Support, as well as Risk & Compliant Management / Service and Installation of all your park & water play needs.

Our relationships with our manufactory and vendors or processed by AAKP,LLC to assure all companies in doing business with carries the same mission and Integrity as we do with a great product, excellent warranties and completive pricing. All product lines meet commercial ASTM, CPSC and IPEMA Safety Standards.

Helping bring our customers imagination and plans into a reality of play, adventure, and splash excitement for all ages is our expertise.

COMPANY DETAILS

COMPANY ORANIZATION:

AAKP, LLC is departmental comprised of Officers, Management, Order Processing, Vendor Relations, Customer Service, Accounting, Sale Team, Design, Risk Management, Service and Installation Departments.

Staff: OFFICERS

CEO / President**: Mr. Auggie Aranda II- CPSI, CPO**

CFO: **Mrs. Tammy Emert**

OFFICE

Vendor / Order Processing:

Mrs. Sharon Gibbs.

Customer Service / Organizer:

Mrs. Thalia Kisner

SALES MANAGMENT

Sale Executive.

Theodore Maier III

SALES CONSULTANTS

Mr. Greg Sanchez-CPSI

Mr. David Scarinro

SERVICE / INSTALLATIONS

Project Superintendent / Leader:

Mr. Felpa Vahana

Mr. August Aranda III

Crew Lead / Members**:**

Mr. Jacob Smith, Mr. Mike Webb Mr. Tyler Garza, Mr Scott Ledet, Mr. Chris Ellison.

Reference

AAKP, LLC Customer consist of many happy clients as our reference; just to list a few**.**

From Communities, citys, to schools, to HOA and Churches

Cinco Ranch, Katy Texas	Richmond State School
Township of Woodlands	City of Llano
The Learning Center	Katy ISD
Town & Counrty	Moody Garden
City of Houston	Hunter Ridge HOA
Escondido Creek Park	West Creek Park
Richmond British School	Kids World
City of Pearsall	City of Clute
City of La Porte	Trinity Luthern School
Lakecrest HOA	City of Galena Park

AND OF COURSE, ONE OF THE NEWSET HAPPY CUSTOMERS!!!!!
City of Texas City, - Central Park. City of Pharr, Texas - Jone Box Park.

Our happy list could go's on and on and no; If you would like a contact list upon request. Are go to our website allaquaticskidsplay.com

Technical

AAKP, LLC has achieved and envisioned growth in Texas to all our customers though our products of sales. We have taken measure to assure proper sale consultant in valued location in Texas to serve our customers, remembering this is a big state; this is still in a movement to cover and assure great products, and services with our growth.

Our Service and Installation team members have grown to the understnding proper maintenance and construction building practices of project's needs. AAKP, LLC has completed proper installation courses offend by our vendors and manufacturers to assure proper construction knowledge of our product along with the extra added CSPI certifications.

Most of our employees maintain CPSi Certification; along with containing education of Products, Safety, ADA and Risk Management and new standards.

Thank you,

Auggie Aranda II CEO, CPO, CPSI



TALKINGTON YWCA AT SUN'N FUN, LUBBOCK | TX

VORTEX PROJECTS

IN TEXAS


SPRING LAKE PARK, TEXARKANA | TX


THE REC OF GRAPEVINE, GRAPEVINE | TX

- Stevenson Park Splashpad, Abilene
- Scarborough Park Splashpad, Abilene
- Rose Park Adventure Cove Aquatic Center, Abilene
- Red bud Park Splashpad, Abilene
- Arthur Sears Park Splashpad, Abilene
- Brantley Hinshaw Park Splashpad, Arlington
- Boys & Girls Club Austin, Austin
- Mayes Park Splashpad, Brownwood
- Alcorn Park Splashpad, Brownwood
- Trigg Park Splashpad, Brownwood
- Green Meadows Park Splash Pad, Buda
- Canyon Aqua Park, Canyon
- Rosemeade Rainforest Aquatic Complex, Carrollton
- Oak Hills Splash Park, Carrollton
- Brighter Futures Learning Center, Cibilio
- Collier Pool, Corpus Christi
- Falls at Dry Creek Splashpad, Cypress
- Hilton Anatole Hotel, Dallas
- Deer Park City Pool, Deer Park
- Rotary Club Park Splashpad, Del Rio
- Texoma Health Foundation Park Splash Pad, Denison
- Dyess Air Force Base Splashpad, Dyess Air Force Base

VORTEX

World leader in aquatic play solutions with over 7,000 installations worldwide

VORTEX-INTL.COM



TALKINGTON YWCA AT SUN'N FUN, LUBBOCK | TX

- Sue Young Spray Park, El Paso
- Grandview Spray Park, El Paso
- Hidden Valley Spray Park, El Paso
- Pavo Real Spray Park, El Paso
- San Jacinto Plaza Splashpad, El Paso
- Marty Robbins Park, El Paso
- Westside Community Park, El Paso
- Salvador Rivas Jr Spray Park, El Paso
- Braden Aboud Memorial Park, El Paso
- Heritage Park Splashpad, Flower Mound
- McDonald Southeast YMCA Aquatic Center, Fort Worth
- Lexington Country Community Center Splashpad, Frisco
- TeraVista Rabbit Hill Park Splash Park, Georgetown
- Garey Park, Georgetown
- Lions Park Splashpad, Gonzales
- Great Wolf Lodge, Grapevine
- The REC of Grapevine, Grapevine
- Ja-Lu Communtiy Park Splashpad, Greenville
- Voigt Park Splashpad, Hollywood Park
- The Brair Club, Houston
- Wildheather Park Splashpad, Houston
- Harvest Green Splash Pad, Houston
- Stone Creek Estates Splashpad, Houston
- Stillwater Cove Park, Houston
- Fair Meadows Splashpad, Houston
- Tuscan Lakes Community Splashpad, Houston
- Dellrose Community Splash Pad, Houston
- Ventana Lakes Splashpad, Houston
- Katy Lakes Splashpad, Houston
- Parks Edge, Houston
- Westfield Splashpad, Houtson
- Central Aquatics Center, Hurst
- Ingleside Park Splashpad, Ingleside
- San Jacinto Splashpad, Jacinto City
- Jersey Village Splashpad, Jersey Village
- King Crossing SplashPad, Katy
- Katy Manor Community Center Splashpad, Katy
- La Joya ISD Sports and Learning Complex Splash Pad, La Joya
- La Joya ISD Sports and Learning Waterpark, La Joya
- La Vernia City Park Splashpad, La Vernia
- Tumilson Swimming Pool Blockhouse HOA, Leander
- Lakspur Community Center Splashpad, Leander
- Santa Rita Ranch Splash Park, Liberty Hill
- Talkington YWCA at Sun'n Fun, Lubbock
- NorthGrove Recreation Center, Magnolia
- Villages of Melissa, Melissa
- Washington Aquatic Center, Midland
- Mineola Civic Center Splashpad, Mineola
- Sawmill Lakes Community Splashpad, Missouri City
- Landa Park Aquatic Complex, New Braunfels
- Fisher Park, New Braunfels
- Canyon Falls Community Center Splashpad, Northlake
- Odessa Country Club, Odessa
- Joe Ward Park, San Antonio
- Park West, Seguin
- The MARQ Southlake Champions Club, Southlake
- Jaycee Park Splashpad, Temple
- Spring Lake Park, Texarkana
- McCord Park, Town of Little Elm
- Trojan Park, Troy
- Northview Park Splashpad, Universal City
- George Brown Plaza Splash Pad, Waxahachie
- Splash Dayz Water Park, White Settlement
- Timarron Park, Woodlands Township
- Maxey Park Splashpad, Pecos
- Brookwood Forest Splashpad, Porter
- Municipal Park & Sports Complex, Portland
- Camp James Ray, Pottsboro
- Aliana Splashpad and playground, Richmond
- Veranda Recreation Center, Richmond
- Red Bird Ranch HOA Pool, San Antonio
- Woodlake Estates HOA Splashpad, San Antonio
- Yanaguana Gardens at Hemisfair Park, San Antonio
- Pearsall Park, San Antonio

Texas References

- City of McKinney, TX
  April Butler – Park Planner
  972.547.7644
  Prestwyck Park Splashpad – 2354 sq ft, Flow to Sewer splashpad containing 22 features at 150 GPM

- City of Midlothian, TX
  Billy King – Park Operations Manager
  972.775.7159
  Midlothian Community Park Splashpad – 3554 sq ft splashpad containing 20 features at 144.5 GPM that drains away to seweage/retaining pond

- City of Selma, TX
  Rene Saenz – Director of Development & Infrastructure
  210.651.7829
  Stage Stop Park Splashpad – 3500 sq ft, Recirculated splashpad containing 20 features at 165 GPM

- City of El Paso, TX
  Andrea Schiechl – Parks & Recreation Programs Manager
  915.240.3319
  Projects:
  Westside Splashpad – 2000 sq ft, Recirculated Splashpad with 15 features
  Pavo Real Splashpad – 2000 sq ft, Recirculated Splashpad with 15 features
  Braden Aboud Splashpad - 2500 sq ft, Recirculated Splashpad with 15 features
  Grandview Splashpad - 2500 sq ft, Recirculated Splashpad with 20 features
  Sue Young Splashpad 3000 sq ft, Recirculated Splashpad with large elevation structure
  San Jacinto Splashpad – 1000 sq ft, Recirculated Splashpad with 10 ground sprays
  Marty Robbins Splashpad - 2000 sq ft, Recirculated Splashpad with 15 features

Judge Gilbert Garza Park
City of Weslaco
320 East Mile 11 Rd Weslaco TX 78596

Let's review some of the key elements and objectives for your design based on our previous conversations / correspondence:

- *Flow to Irrigatoin Pond Pad with Controller, Manifold and Ball Valves*
- *Fully Installed*
- *Timeless design and color palette that inspires adventrure, imagination, creativity, discovery and exploration*
- *Dynamic ground sprays*
- *Dumping Buckets*
- *Spinning Features*
- *Arches*
- *Tunnels*
- *Capacity of 50 children*

Discovering the Extra Dimension of Play

As we have discussed in our initial conversations, Vortex thoughtfully designs every project with an eye towards meeting your requirements and maximizing the Play Experience for your users. The goal is to stimulate imagination and creativity; create spaces for safe, unscripted free play and create long lasting memories for children and families. This thoughtful planning includes considering a variety of age groups and developmental stages, capacity planning, play experience evaluation, sustainability, maintenance and much more. Vortex uses a variety of water features, water effects and unique Vortex Play Technologies to enhance interactivity and maximize the play experience of your space. Many of these Play Technologies allow the users to fully control the water and the water feature itself – significantly enhancing the users' Play Experience and adding that "Extra Dimension of Play" for your project and community.

Your Aquatic Play Solution

After carefully assessing your needs, we are pleased to present a design that has been uniquely created for your project. We invite you to review the proposal, for visual support and a summary of play experiences chosen for you.

Ongoing Operational Resources Required

The city will need to plan for ongoing routine maintenance for clearing debris from the splashpad, as well as, seasonal startup and winterization which is outlined in the Vortex user manual provided.

Next steps

Thank you for the opportunity to present this proposal. We will be contacting you shortly to review the designs and answer any questions you may have.

Allison Shafir

VORTEX - SERIOUSLY FUN!

Water moves us

SUSTAINABLE DEVELOPMENT

DURABILITY OF OUR PRODUCTS

Our features are designed to last and require little maintenance.

Stainless steel 304/304L	25-year guarantee
Coloured thermosetting polyester powder coating	Withstands heat, extreme climates and UV rays

RECYCLED MATERIALS

Transport materials	• Fully degradable and recyclable • non-toxic bubble wrap • Boxes made of recycled cardboard
Manufacturing waste	We annually recycle: • Metal: 45,360 kg (100,000 lbs) • Plastic: 454 kg (1,000 lbs) • Wood: 9,072 kg (20,000 lbs)

WATER MANAGEMENT

Optimization of water consumption	• Low water consumption nozzles • Activators powered on demand

DIGITIZATION

To reduce waste and promote eco-responsible management of its activities, Vortex has begun a transition to zero-paper offices by favoring the use of digitized platforms for the marketing, production, and design teams.

VORTEX
World leader in aquatic play landscapes and entertainment
info@vortex-intl.com • vortex-intl.com
1.877.586.7839 (USA/Canada) • +1.514.694.3868 (International)

ACCESSIBILITY THROUGH UNIVERSAL DESIGN

The concept of Universal Design was developed by North Carolina State University in 1997; its principles have become the industry standard for envisioning products and environments that accommodate as many people as possible, regardless of age, or physical or mental ability.

Every Vortex zero-depth Splashpad® has been designed with accessibility in mind:



SPACE

There is always ample space for turning & manoeuvering wheelchairs; children can play alongside friends who are standing



PLAY

Inclusive design encourages the physical, functional and social development of a child



ACTIVATION

Vortex activators provide audible and visible signs to indicate when the Splashpad® is turned on



HEIGHT

Aquatic play products come in a variety of heights for children of all ages and sizes



WATER EFFECTS

Each Splashpad® is designed with a range of water features & intensities to stimulate a child's senses - at their own pace



MANIPULATION

Every aquatic play product is easy to use and engage, thanks to a wide range of exclusive Vortex technologies



INCLUSION

Aquatic play products foster collaboration and inclusion among children of all ages and abilities



INTERGENERATIONAL PLAY

Parents and grandparents are invited to collaborate in the water play

VORTEX

World leader in aquatic play solutions
vortex-intl.com • info@vortex-intl.com
1.877.586.7839 (free USA/Canada) • +1.514.694.3868 (Intl.)



ALL SHAPES AND SIZES

Splashpad® play areas come in all shapes and sizes, ranging from compact urban plazas to installations measuring over 35,000 sq.ft. (3,000 sq.m.) suitable for commercial operations and waterparks. At Vortex we believe that it's not the size of the Splashpad® that counts, but that a Splashpad® is the right size for your users' needs.

There are a couple of key considerations when it comes to Splashpad® capacity. An oversized Splashpad® may look empty and uninviting. An undersized Splashpad® will be overcrowded during peak load periods, compromising the quality of the user experience.

As Splashpad® pioneers, we help our customers determine their optimal capacity when it comes to size and expected user load. The key metric we employ as a guideline in our design is the number of square feet of Splashpad® per individual user, with a recommended user capacity of 1 person per 25 sq.ft. / 2.3 sq.m. of Splashpad® area.

CAPACITY GUIDE

LOW
1 person
per 50 sq. ft.
(4.6 sq.m.)

OPTIMAL
1 person
per 25 sq. ft.
(2.3 sq.m.)

HIGH
1 person
per 15 sq. ft.
(1.4 sq.m.)

RECOMMENDED

CALCULATING CAPACITY

Size of Splashpad® divided by the sq.ft. (or sq.m.) per individual user = number of users

EXAMPLE: 1,000 sq.ft. (93 sq.m.) Splashpad®

LOW CAPACITY: 1,000 sq.ft./50 sq.ft. (93 sq.m./4.6 sq.m.) = 20 users
OPTIMAL CAPACITY*: 1,000 sq.ft./25 sq.ft. (93 sq.m./2.3 sq.m.) = 40 users
HIGH CAPACITY: 1,000 sq.ft./15 sq.ft. (93 sq.m./1.4 sq.m.) = 67 users

*RECOMMENDED

SINGLE VERSUS MULTI-USER

Another consideration is the type of water play products you choose. Vortex designers work to achieve a product mix that delivers maximum play value for the largest number of players, comfortably and safely.



SINGLE USER

Single user water play products require more space per user and tend to lower overall capacity and reduce user flow.



MULTI-USER

Multi-user water play products attract tight groups, adding a new dynamic to the fun and increasing overall capacity.



INTERACTIVES

Interactive water play products fall somewhere in between as they promote team work and collaboration.

VORTEX

World leader in aquatic play solutions
with over 6,500 installations worldwide

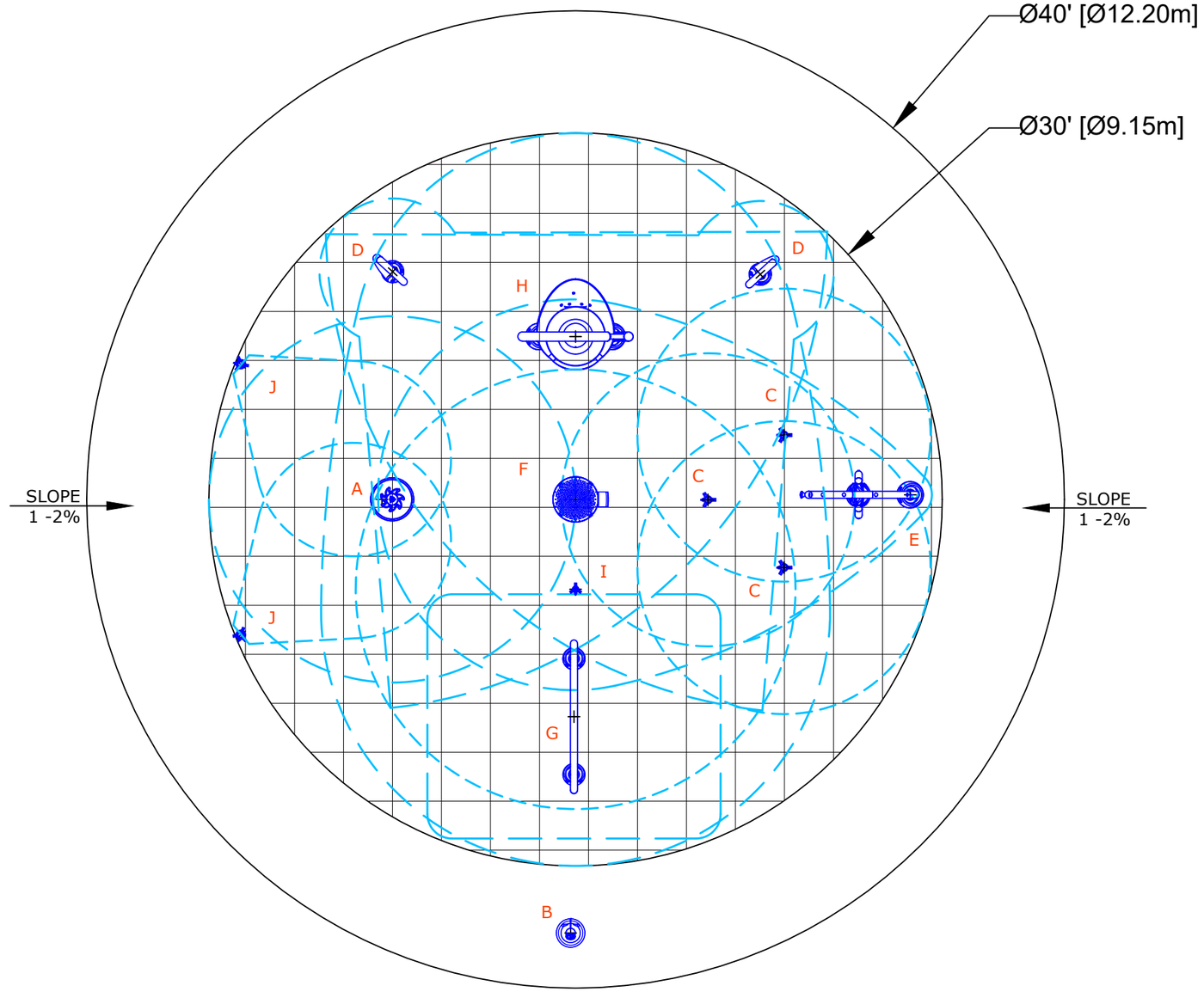
VORTEX-INTL.COM | INFO@VORTEX-INTL.COM
1.877.586.7839 (USA & CANADA) | +1.514.694.3868 (INTERNATIONAL)

SPLASHPAD DIMENSION

TOTAL AREA :	1257 ft²	117 m²
SPRAY AREA :	707 ft²	66 m²
GRID SIZE :	2 x 2 ft	0.6 x 0.6 m

PRODUCT LEGEND

REF	PRODUCT	QTY	GPM	LPM
A	Bobble N°1 VOR 7232	1	6	22.7
B	Bollard Activator No 3 VOR 0611	1	0	0
C	Fountain Spray N°1 VOR 7513	3	15	56.8
D	Loop N°2 VOR 7553	2	10	37.8
E	Luna N°3 VOR 7234	1	6.5	24.6
F	Playsafe Drain N°4 VOR 1004	1	0	0
G	Spray Loop VOR 0519	1	7.5	28.4
H	Twinsplash VOR 7242	1	12	45.4
I	Water Bloom N°1 VOR 0322	1	9	34.1
J	Wave VOR 0327	2	11	41.6
		QTY	GPM	LPM
	TOTAL	14	77	291.4



5'[1.5m] SPRAY FREE CONCRETE AREA ALL AROUND THE SPLASHPAD

JUDGE GILBERT GARZA PARK SPLASHPAD, TX, USA

VER-A 36590

April 29th, 2021

SPLASHPAD LAYOUT DRAWING

SCALE :6/32":1'

11" X 17" sheet size

COPYRIGHT VORTEX AQUATIC STRUCTURES INTERNATIONAL 2006-THIS DOCUMENTS AND THE IDEAS, RENDERINGS AND OTHER CONTENTS CONTAINED THEREIN ARE THE SOLE PROPERTY OF VORTEX AQUATIC STRUCTURES INTERNATIONAL AND MAY NOT BE DISSEMINATED, COPIED, REPRODUCED OR OTHERWISE USED WITHOUT PRIOR WRITTEN CONSENT OF VORTEX AQUATIC STRUCTURES INTERNATIONAL

VORTEX

Judge Gilbert Garza Park Splashpad - TX, USA
Version A - 36590

VORTEX

Water moves us

VORTEX

We understand how every drop, stream, and splash shapes the world around us. By harnessing the transformative power of water, Vortex creates play experiences for children to develop, communities to flourish, and businesses to thrive. We exist to leave an impact—one that lasts long after families are dried off.

VORTEX

8,000
Projects worldwide

50
Countries served

100+
Awards & honors

Why choose Vortex?

Our diverse expertise

To foster a rich understanding of your unique needs, our design team draws its talent from many disciplines. Engineers, creative designers, childhood development specialists, and water choreography experts tackle new projects from all exciting angles. Our multidisciplinary approach oversees countless variables including water management, accessibility, and (most importantly) play.

Our superior quality

Every Vortex project is engineered on-site to ensure the highest quality and safety standards. We use stainless and galvanized steel sourced from North America and are vertically integrated for maximum quality control. Manufactured and tested in our Montreal headquarters, products are designed to last and require little maintenance.

Our boots on the ground

We put a lot of stock into local representation. Every collaboration begins by getting to know the families you're servicing and thinking creatively about how we can help them grow. We ensure that no matter where you're situated, our customer service and expert guidance come equipped with an intuitive understanding of what sets your facility apart.

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Shown in Color Palette Vibrant 5.

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Shown in Color Palette Vibrant 5.

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

Shown in Color Palette Vibrant 5.

Vortex Colors

Steel and Fiberglass



Beige RAL 1015 | Saffron RAL 1017 | Yellow** RAL 1023 | Orange** RAL 2011 | Red** RAL 3000 | Fuchsia RAL 4006 | Navy Blue RAL 5003 | Sky Blue RAL 5012 | Blue RAL 5017 | Pastel Blue RAL 5024 | Green RAL 6018 | Mint Green RAL 6019 | Pale Green RAL 6021 | Fern Green RAL 6025 | Coral Green RAL 6027 | Forest Green RAL 6029 | Grey RAL 7040 | Sparkle RAL 90080 | Brown RAL 8024 | White RAL 9003 | Black RAL 9017 | Polished*

* Polished stainless steel is only available on select products. An additional fee will apply.

** An additional fee may apply on fiberglass applications.

SeeFlow™



Yellow | Orange | Red | Blue | Green

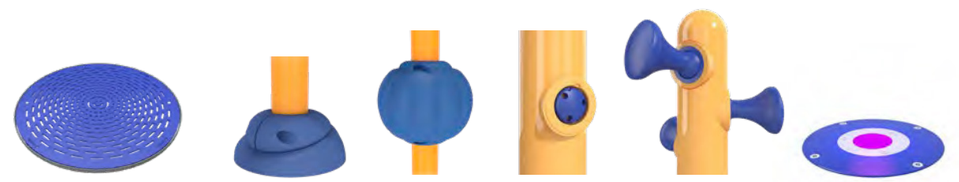
Orbs



Mango | Red | Blue | Lime

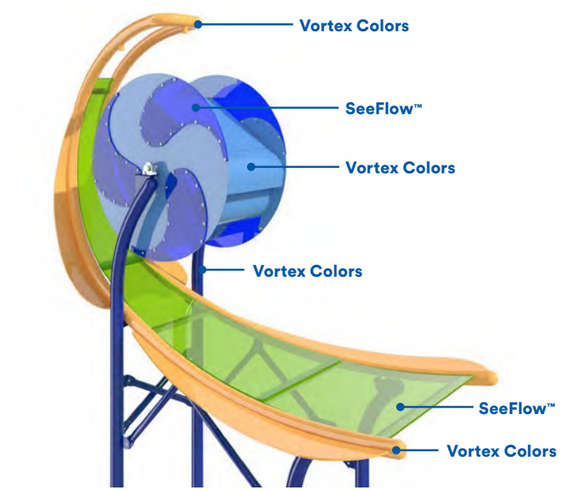
Accessories

Available in Vortex Blue (as shown)



PlaySafe™ Drain | ToeGuard™ | TwirlTec™ | PodSpray™ | TwistNozzle™ | LED

Superwave



Supersplash



Twinsplash



Urban | Marine | Nature | Vibrant

VORTEX

vortex-intl.com

Vortex Aquatic Structures International
info@vortex-intl.com

1.877.586.7839 (USA & Canada)
+1.514.694.3868 (International)

© 2019 Vortex Aquatic Structures International

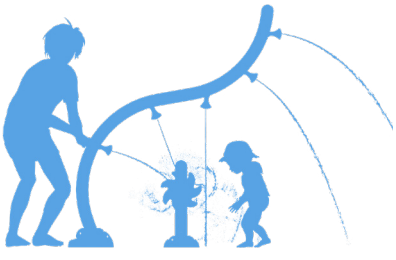


Ideal age group: for all ages

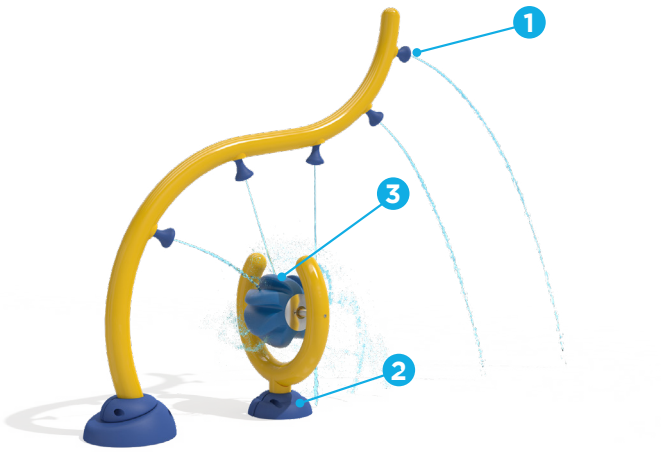
VOR 7234
LUNA N°3

PRODUCT HIGHLIGHTS

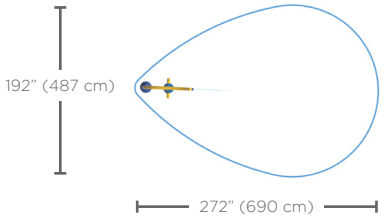
- Aiming the TwistNozzles to make the Orb spin faster takes physical ability and group coordination
- TwistNozzles can be manipulated to create visually captivating spirals and water lassos
- Aiming them at others creates social interaction and a shared experience



VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM



Spray Zone



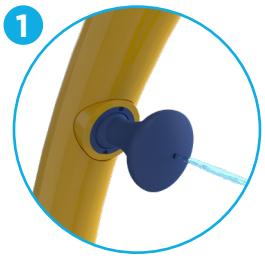
H/W/L	Pressure
69/58/20 in 175/147/50 cm	6-10 PSI 0.4-0.7 BAR

Flow	Smartflow
5-8 GPM 18-30 LPM	- -

Color choices: Vortex colors or polished

VORTEX EXCLUSIVE TECHNOLOGIES

This product features the following technologies that are unique to Vortex.



TWISTNOZZLE™

- Allows kids to aim and control the water jets' direction
- Promotes the learning of cause & effect
- Develops fine motor skills
- Durable, impact-resistant, and resistant to UV rays and chemicals



TOEGUARD™

- Soft-touch Elastomer
- Protects children's toes from anchoring hardware
- Durable, vandal resistant, resistant to chemicals
- Infused with a UV resistant bright color
- Available in one or two pieces ensuring tight fit to post



ORB

- Brings a new level of interaction to every play feature
- Promotes the learning of cause & effect
- Develops dexterity and motor skills
- Durable, impact-resistant, and resistant to UV rays and chemicals

WATER EFFECTS

- Interactive water stream (5)
- Orb water cloud (1)

Revised: 12/08/2017

VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM

7234.2xxx

Please refer to PART 1: VORTEX GENERAL CLAUSES for all Play Product construction and installation information.

1.0 Play Product Specifications:

1.1. Play Product Structure: The Luna no.3 VOR-7234 consists of a curved tubing main body made of 304/304L stainless steel with an outside diameter of 3.50” (8.9cm) and a wall thickness of 0.216” (5.4mm). Also a smaller target body consists of curved tubing made of 304/304L stainless steel with an outside diameter of 3.50” (8.9cm) and a wall thickness of 0.216” (5.4mm), and tubing made of 304/304L stainless steel with an outside diameter of 3.50” (8.9cm) and a wall thickness of 0.12” (3.0mm). All bending shall have no joint or ripples. On the curved tube of the main body there are five (5) nozzle housings welded into the post that are threaded to accept a TWISTNOZZLE™. To the housings will be assembled the HDPE insert and its HDPE nozzle for TWISTNOZZLE™. All nozzles are free of finger entrapment hazards. The target body holds one (1) molded polymer ORB attached to a stainless steel shaft and caps attached using tamper-resistant fasteners. The ORB spins freely by means of a mechanism of low friction polymer bushings and is propelled to spin by the force of the TWISTNOZZLES™ that are aimed on it. The SAFESWAP™ anchoring and leveling system shall be used. The TOEGUARD™ will then be added to protect children's toes from anchoring hardware.

1.2. Overall play product dimensions**:** The overall height of the Play Product shall be 69" (175 cm) above surface.

1.3. Play Product Interactivity: Kids can manipulate the five (5) TWISTNOZZLES™ to make swirling water streams or aim at others or the

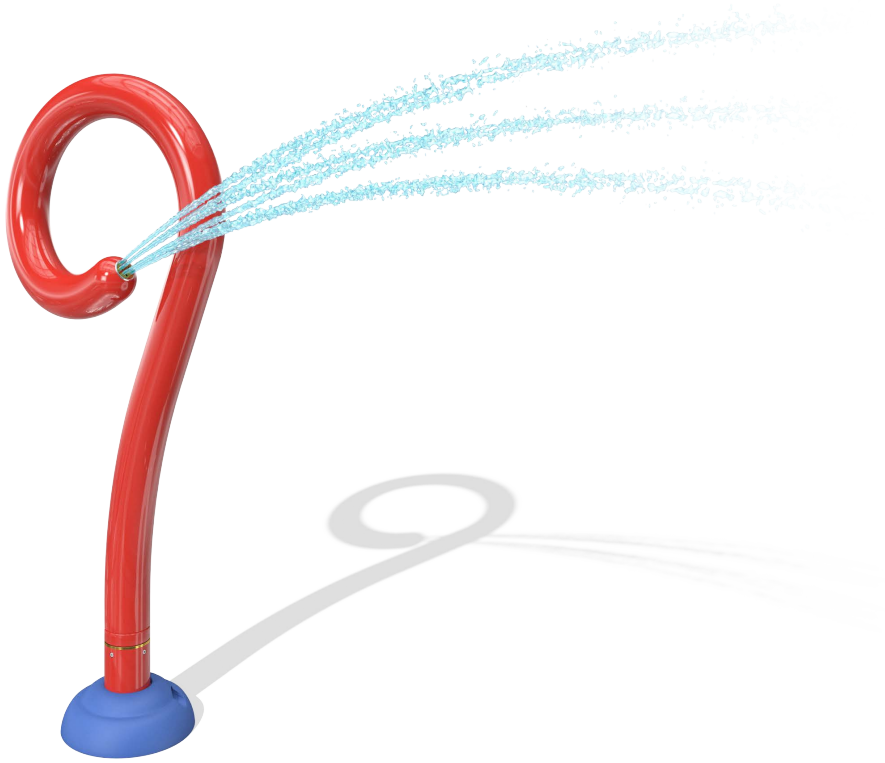
1.4. ORB. One (1) ORB is spun by the nozzles that can be aimed at it but can be stopped, spun, and manipulated by kids.

1.5. Hydraulic Activity/Components: Each of the five (5) TWISTNOZZLE™ nozzle shall produce one (1) water stream. Each TWISTNOZZLE™ can be rotated 40 degrees on two axes.

1.6. Hydraulic Requirements: The hydraulic requirements shall be 5-8 gpm (18-30 lpm) @ 6-10 psi (0.4-0.7 bar).

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited.

VORTEX AQUATIC STRUCTURES INTERNATIONAL 328 AVRO, POINTE-CLAIRE, QUEBEC, CANADA H9R 5W5
Email: info@vortex-intl.com – Website: www.vortex-intl.com – Tel: (514) 694.3868 – Fax: (514) 335.5413

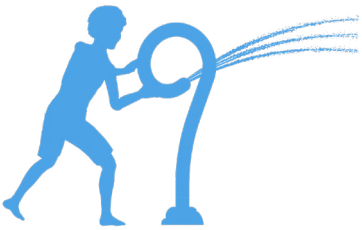


Ideal age group: 6 years and up

VOR 7553
LOOP N°2

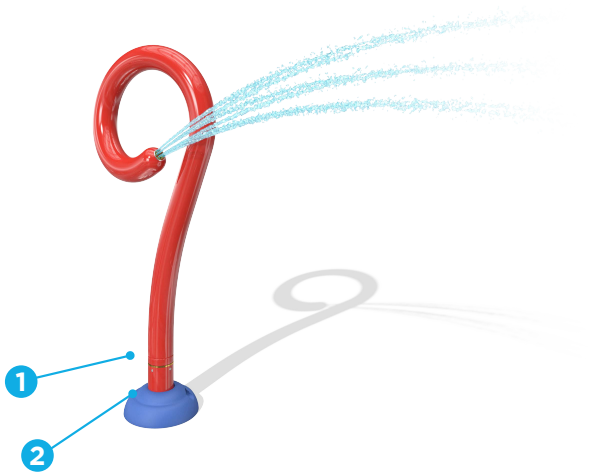
PRODUCT HIGHLIGHTS

- Encourages creativity and team play
- Intuitive 360˚ rotation with no pinch point

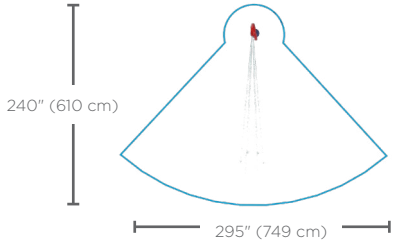


VORTEX

vortex-intl.com • info@vortex-intl.com
1.877.586.7839 (free USA/Canada)
+1.514.694.3868 (International)



Spray Zone



H/W/L

50/11/21 in
128/27/54 cm

Flow	Pressure
4-6 GPM	5-7 PSI
15-23 LPM	0.3-0.5 BAR

Color Choices: Vortex colors

VORTEX EXCLUSIVE TECHNOLOGIES

This product features the following technologies that are unique to Vortex.



TURNTEC™

- Easy turning for kids of all ages and abilities
- Lead-free brass for maximum durability - heat resistant
- 360° rotation - no mechanical stops to break
- Adjustable spray zone - control the area where water begins and stops
- Corrosion and chemical resistant



TOEGUARD™

- Soft-touch Elastomer
- Protects children's toes from anchoring hardware
- Durable, vandal resistant, resistant to chemicals
- Infused with a UV resistant bright color
- Available in one or two pieces ensuring tight fit to post

WATER EFFECTS

- Cannon jet (1)

VORTEX
vortex-intl.com • info@vortex-intl.com
1.877.586.7839 (free USA/Canada)
+1.514.694.3868 (International)

7553.2008

Please refer to PART 1: VORTEX GENERAL CLAUSES for all Play Product construction and installation information.

1.0 Play Product Specifications:

1.1. **Play Product Structure:** The Loop No.2 VOR-7553.2008 shall be constructed of 304/304L stainless steel structural tubing with an outside diameter of 3½" (8.9cm) and a wall thickness of .120" (3mm). The Loop shall be rounded with no sharp edges, it shall be free of pinch points, protrusions, entrapment hazards and contain no flexible hoses. A TURNTEC™ joint shall allow the loop to rotate 360°. Water fills the loop when the hole of the stainless steel stud is aligned with the hole in the lower male joint, therefore limiting the spray zone to 80°. The rotational joint shall be free of pinch points and protrusion hazards and contain no flexible hoses. The SAFESWAP™ anchoring and leveling system shall be used.

1.2. **Overall play product dimensions:** The above ground height of the Play Product shall be no less than 50” (128cm).

1.3. **Play Product Interactivity:** The Loop sparks the user’s imagination and gives an unexpected twist to many creative games.

1.4. **Hydraulic Activity/Components:** A recessed threaded spray cap housing at the extremity of the loop shall be fitted with a brass 6-holes particularized soft stream spray nozzle.

1.5. **Hydraulic Requirements:** The hydraulic requirements shall be 4-6 gpm (15-23 lpm) @ 5-7 psi (0.3-0.5 bar). Low consumption nozzles that minimize water usage while maximizing spray effects are also available.

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited.

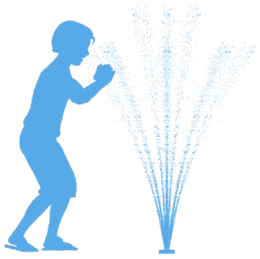


Ideal age group: For all ages

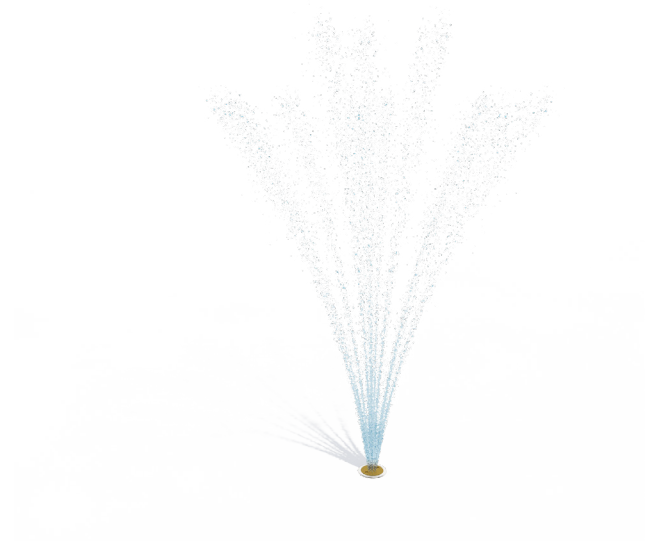
VOR 7513
FOUNTAIN SPRAY N°1

PRODUCT HIGHLIGHTS

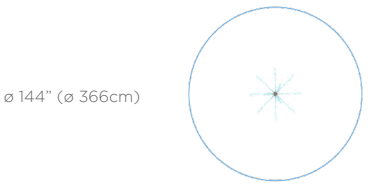
- Provides high interactivity with low water consumption
- Kids will enjoy running their hands and legs through the water



VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM



Spray Zone



H/W/L	Pressure
0/3/3 in	5-10 PSI
0/8/8 cm	0.3-0.7 BAR

Flow	Smartflow
3-7 GPM	-
11.4-26.5 LPM	-

Color Choices: Colors as shown

WATER EFFECTS

- Jet stream (11)

VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM

7513.0000

Please refer to PART 1: VORTEX GENERAL CLAUSES for all Play Product construction and installation information.

1.0 Play Product Specifications:

1.1. **Play Product Structure:** The Fountain Spray Nº1 VOR-7513.0000 shall be constructed of 304/304L stainless steel structural tubing with an outside diameter of 3" (7.6cm). The lead-free brass spray cap shall be threaded into the stainless steel spray head housing using a tamper-resistant tool. Tamper resistant brass winter cap shall be included. The Embedded anchoring and leveling system shall be used.

1.2. **Overall play product dimensions:** The overall height of the Play Product shall be 0" (0 cm) above ground.

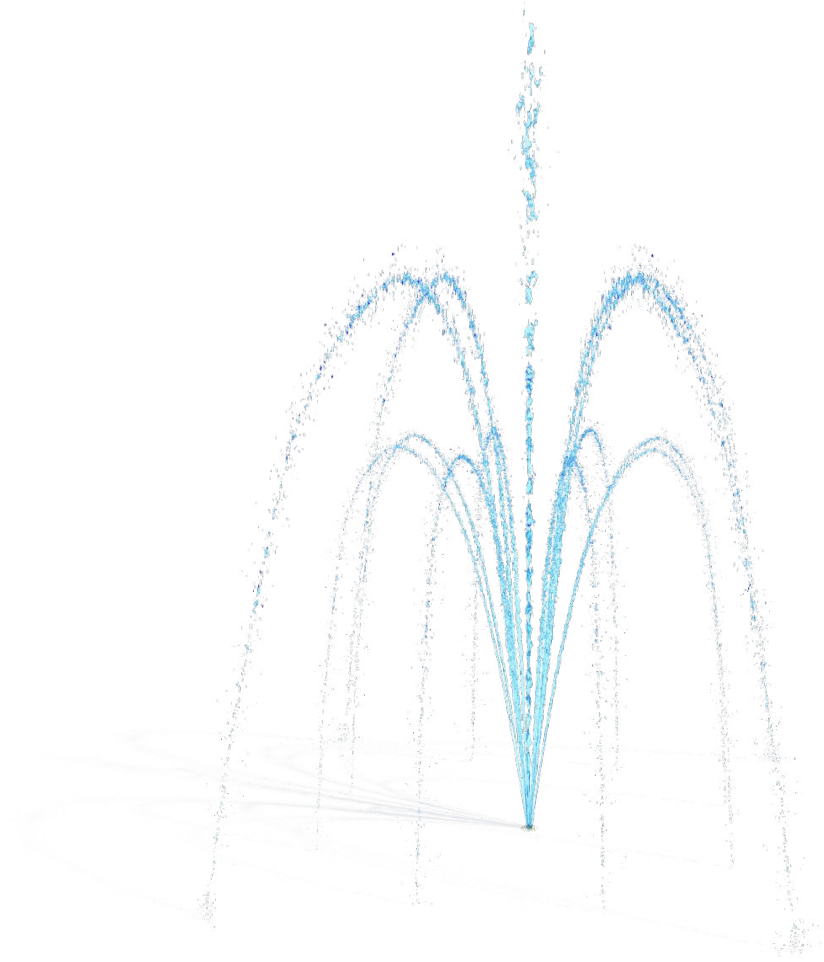
1.3. **Play Product Interactivity:** Users can experience a variety of water effects: the gentle streams falling down, mist from under the water arcs and higher pressure at the core.

1.4. **Hydraulic Activity/Components:** The lead-free brass spray cap shall have an eleven (11)-hole spray pattern, three (3) holes angled at 5° from vertical and eight (8) holes angled at 10° from vertical.

1.5. **Hydraulic Requirements:** The hydraulic requirements shall be 3-7 gpm (11.4 – 26.5 lpm) @ 1-4 psi (0.07 – 0.28 bar).

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited.

VORTEX AQUATIC STRUCTURES INTERNATIONAL 328 AVRO, POINTE-CLAIRE, QUEBEC, CANADA H9R 5W5
Email: info@vortex-intl.com – Website: www.vortex-intl.com – Tel: (514) 694.3868 – Fax: (514) 335.5413

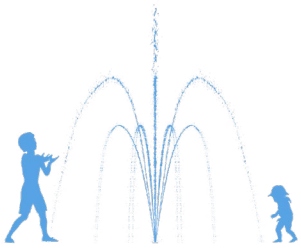


Ideal age group: for all ages.

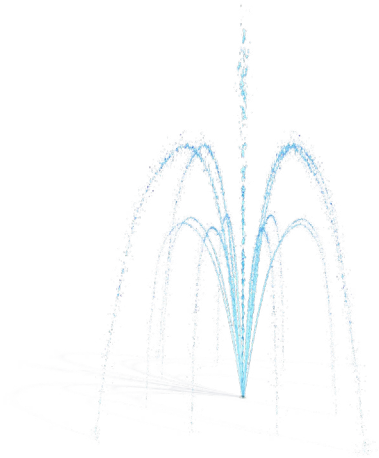
VOR 0322
WATER BLOOM N°1

PRODUCT HIGHLIGHTS

- Play and cross through the different layers of water, offer various immersive soaking experience
- Brings a distinctive visual experience

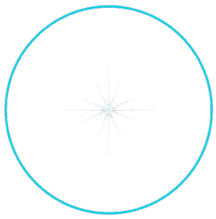


VORTEX
vortex-intl.com • info@vortex-intl.com
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)



Spray Zone

ø 216" (ø 549 cm)



H/W/L	Pressure
0/3/3 in	4-8 PSI
0/7/7 cm	0.3-0.6 BAR

Flow	Smartflow
7-11 GPM	-
26.5-41.6 LPM	-

Color Choices: Color as shown

WATER EFFECTS

- Jet stream (13)

VORTEX
vortex-intl.com • info@vortex-intl.com
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)

0322.4000

Please refer to PART 1: VORTEX GENERAL CLAUSES for all Play Product construction and installation information.

1.0 Play Product Specifications:

1.1. **Play Product Structure:** The Water Bloom N°1 VOR-0322 shall be constructed of 304/304L stainless steel with an outside diameter of 3" (7.6cm). The lead-free brass spray cap shall be fastened to the body using tamper-resistant tool. A Tamper resistant brass winter cap shall be included. The embedded anchoring and leveling system shall be used. Ground sprays are compatible with many nozzles each producing different water effects. The spray zone of each chosen nozzle varies according to its respective water effect. When many ground sprays are connected to the same water line, they must have the same hydraulic requirements.

1.2. **Overall play product dimensions:** The overall height of the Play Product shall be 0" (0cm).

1.3. **Play Product Interactivity:** Users can play with the various levels of water jets created by the spray cap as well as admire the volume it creates.

1.4. **Hydraulic Activity/Components:** The spray cap shall have thirteen (13) holes at varying angles. The hole-pattern creates layers of water jets and a visual volume of water.

1.5. **Hydraulic Requirements:** The hydraulic requirements shall be 7-11 gpm (27-42 lpm) @ 4-8 psi (0.3-0.6 bar).

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited.

VORTEX AQUATIC STRUCTURES INTERNATIONAL 328 AVRO, POINTE-CLAIRE, QUEBEC, CANADA H9R 5W5
Email: info@vortex-intl.com – Website: www.vortex-intl.com – Tel: (514) 694.3868 – Fax: (514) 335.5413



Ideal age group: for all ages

VOR 7232
BOBBLE N°1

PRODUCT HIGHLIGHTS

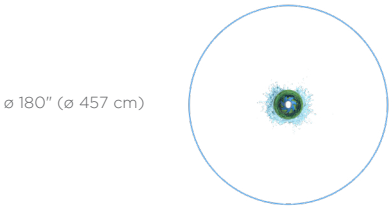
- Pushing and swirling the floating Orb is captivating fun and promotes motor skills
- Overflowing water and a self-spinning Orb invite kids to play in the water
- A back-to-basics, hands-on play experience that stimulates the senses and that kids love



VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM



Spray Zone



H/W/L	Pressure
31/21/21 in 78/53/53 cm	3-5 PSI 0.2-0.3 BAR

Flow	Smartflow
6-9 GPM	–
22-34 LPM	–

Color choices: Vortex colors or polished

VORTEX EXCLUSIVE TECHNOLOGIES

This product features the following technologies that are unique to Vortex.



SEEFLOW™

- Impact-resistant polymer
- Resistant to UV rays and chemicals
- Colorful reflections are created with the combination of bright colors, water, and sunlight
- Manufactured with up to 40% pre-consumer recycled materials
- Reusable at the end of life



TOEGUARD™

- Soft-touch Elastomer
- Protects children's toes from anchoring hardware
- Durable, vandal resistant, resistant to chemicals
- Infused with a UV resistant bright color
- Available in one or two pieces ensuring tight fit to post



ORB

- Brings a new level of interaction to every play feature
- Promotes the learning of cause & effect
- Develops dexterity and motor skills
- Durable, impact-resistant, and resistant to UV rays and chemicals

WATER EFFECTS

- Water stream (2)

Revised: 12/11/2017

VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM

7232.2xxx

Please refer to PART 1: VORTEX GENERAL CLAUSES for all Play Product construction and installation information.

1.0 Play Product Specifications:

1.1. Play Product Structure: The Bobble no.1 VOR-7232 consists of curved tubing made of 304/304L stainless steel with an outside diameter of 3.50” (8.9cm) and a wall thickness of 0.12” (3.0mm). All bending shall have no joint or ripples. One (1) molded dome is attached to the structure using an HDPE disk and tamper-resistant fasteners. The dome is 21.75” (55cm) in diameter and made of transparent SEEFLOW™ polymer. The HDPE disk has two (2) openings that feed water to fill the dome. Assembled to the structure is one (1) molded polymer ORB attached to a stainless steel cap using tamper-resistant fasteners. The ORB spins freely by means of a mechanism of low friction polymer bushings and is propelled to spin by the force of the movement of the water in the bowl. All nozzles are free of finger entrapment hazards. The SAFESWAP™ anchoring and leveling system shall be used. The TOEGUARD™ will then be added to protect children's toes from anchoring hardware.

1.2. Overall play product dimensions**:** The overall height of the Play Product shall be 31" (78 cm) above surface.

1.3. Play Product Interactivity: One (1) ORB floats in the dome and spins with the movement of the water. Kids can twist, stop, dunk and otherwise manipulate the ORB in the water.

1.4. Hydraulic Activity/Components: There are two (2) water feeds inside the dome.

1.5. Hydraulic Requirements: The hydraulic requirements shall be 6-9 gpm (22-34 lpm) @ 3-5 psi (0.2-0.3 bar).

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited.

VORTEX AQUATIC STRUCTURES INTERNATIONAL 328 AVRO, POINTE-CLAIRE, QUEBEC, CANADA H9R 5W5
Email: info@vortex-intl.com – Website: www.vortex-intl.com – Tel: (514) 694.3868 – Fax: (514) 335.5413

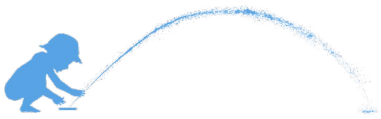


Ideal age group: for all ages.

VOR 0327
WAVE

PRODUCT HIGHLIGHTS

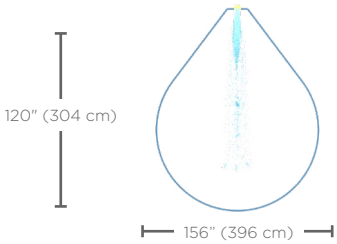
- Water wave produces multiple tactile experiences
- Offers many play opportunities



VORTEX
vortex-intl.com • info@vortex-intl.com
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)



Spray Zone



H/W/L	Pressure
0/4.5/4.5 in 0/11/11 cm	1-4 PSI 0.1-0.3 BAR

Flow	Smartflow
4-7 GPM 15.1-26.5 LPM	- -

Color Choices: As shown

WATER EFFECTS

- Laminar (1)

VORTEX
vortex-intl.com • info@vortex-intl.com
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)

0327.4000

Please refer to PART 1: VORTEX GENERAL CLAUSES for all Play Product construction and installation information.

1.0 Play Product Specifications:

1.1. **Play Product Structure:** The Wave, VOR-0327, shall be constructed of 304/304L stainless steel structural tubing with an outside diameter of 4½" (11.4cm). The spray head housing shall be fitted with a spray cap assembly consisting of a lead-free brass locking ring and an adjustable lead-free brass spray cap made in two (2) pieces. The nozzle system shall be free of finger entrapment hazards. It shall be fastened to the body using tamper-resistant fasteners. A Tamper resistant brass winter cap shall be included. The embedded anchoring and leveling system shall be used. Ground sprays are compatible with many nozzles each producing different water effects. The spray zone of each chosen nozzle varies according to its respective water effect. When many ground sprays are connected to the same water line, they must have the same hydraulic requirements.

1.2. **Overall play product dimensions:** The overall height of the Play Product shall be 0" (0cm).

1.3. **Play Product Interactivity:** Users can play with the thin laminar jet or create different water effect by blocking a section of the thin groove.

1.4. **Hydraulic Activity/Components:** The spray cap shall have one (1) groove of 1/16'' (0.2cm) by 2'' (5cm) at a 50° angle from vertical. The groove creates a laminar water effect.

1.5. **Hydraulic Requirements:** The hydraulic requirements shall be 4-7 gpm (15-26 lpm) @ 1-4 psi (0.1-0.3 bar).

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited.

VORTEX AQUATIC STRUCTURES INTERNATIONAL 328 AVRO, POINTE-CLAIRE, QUEBEC, CANADA H9R 5W5
Email: info@vortex-intl.com – Website: www.vortex-intl.com – Tel: (514) 694.3868 – Fax: (514) 335.5413



Ideal age group: For all ages

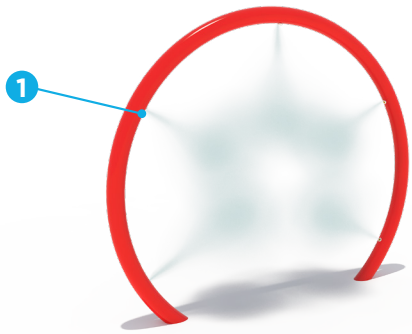
VOR 0519
SPRAY LOOP

PRODUCT HIGHLIGHTS

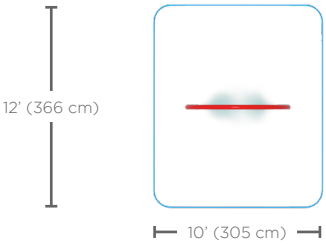
- Cross through the misty water effect for an instant soak
- Encourages different types of game playing



VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM



Spray Zone



H/W/L	Pressure
64/75/11 in 162/191/27 cm	10-25 PSI 0.7-1.7 BAR

Flow	Smartflow
5-10 GPM 18–38 LPM	

Color Choices: Vortex colors

VORTEX EXCLUSIVE TECHNOLOGIES

This product features the following technologies that are unique to Vortex.



TRIFLOW™ NOZZLE

- One nozzle, three different water effect options
- Stainless Steel
- Adjustable 360° cone spray
- Internal diffuser for soft safe spray effect
- Sleeved for easy maintenance
- Tapered edges so it won't catch on anything

WATER EFFECTS

- Misty water jet (5)

Revised: 08/14/2017

VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM

0519.2008

Please refer to PART 1: VORTEX GENERAL CLAUSES for all Play Product construction and installation information.

1.0 Play Product Specifications:

1.1. **Play Product Structure:** The Spray Loop VOR-519.2008 shall be constructed of 304/304L stainless steel structural tubing with an outside diameter of 3½" (8.9cm) and a wall thickness of 0.120" (3mm). The loop shall be constructed of one continuous piece of tubing rolled to no less than a 72" (183cm) diameter with no joints or ripples. The loop shall be mounted on a reinforced base plate to facilitate installation. The SAFESWAP™ anchoring and leveling system shall be used.

1.2. **Overall play product dimensions:** The above ground height shall be 64" (162 cm).

1.3. **Play Product Interactivity:** Users can enjoy the spray mist from all directions inside the loop.

1.4. **Hydraulic Activity/Components:** The loop shall have five (5) stainless steel nozzles that produce misty water effect.

1.5. **Hydraulic Requirements:** The combined hydraulic requirements of all five (5) spray nozzles shall be 5-10 gpm (18-38 lpm) @ 10-25 psi (0.7-1.7 bar). The nozzle can be set in a -high flow- position in the case of water recirculation system to prevent clogging.

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited.

VORTEX AQUATIC STRUCTURES INTERNATIONAL 328 AVRO, POINTE-CLAIRE, QUEBEC, CANADA H9R 5W5
Email: info@vortex-intl.com – Website: www.vortex-intl.com – Tel: (514) 694.3868 – Fax: (514) 335.5413



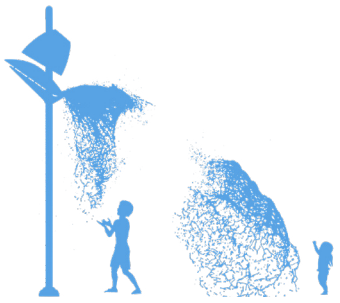
**The product shown in the image may differ from the actual product sold.*

Ideal age group: 5 years and up

VOR 7242
TWINSPLASH

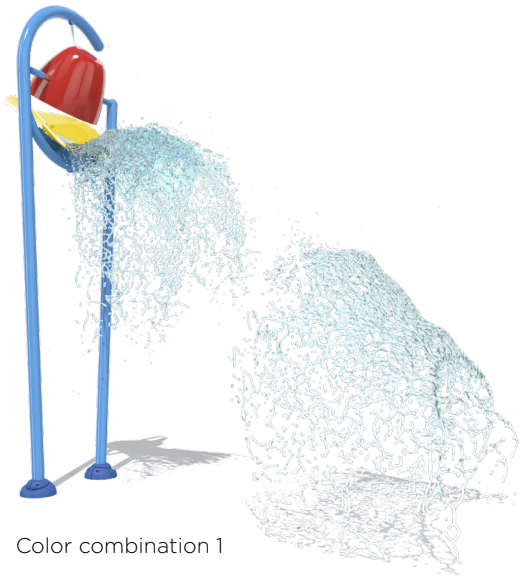
PRODUCT HIGHLIGHTS

- Iconic experience that create excitement
- Two surprising water wave effect
- Encourages communicative and interactive experiences
- Provides a visual experience by casting colorful shadows with the Seeflow™



VORTEX

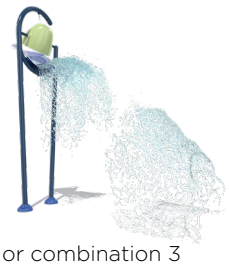
VORTEX-INTL.COM • INFO@VORTEX-INTL.COM
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)



Color combination 1



Color combination 2

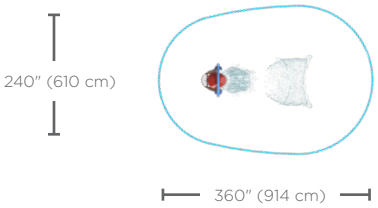


Color combination 3



Color combination 4

Spray Zone



H/W/L	Pressure
182/54/45 in	9-10 PSI
463/144/114 cm	0.6-0.7 BAR

Flow	Smartflow
9-15 GPM	-
64.3-132.5 LPM	-

Color choices: 4 color combinations

VORTEX EXCLUSIVE TECHNOLOGIES

This product features the following technologies that are unique to Vortex.



TOEGUARD™

- Soft-touch elastomer
- Protects children's toes from anchoring hardware
- Durable, vandal resistant, resistant to chemicals
- Infused with a UV resistant bright color
- Available in one or two pieces ensuring tight fit to post



SAFESWAP™ ANCHORING SYSTEM

- Attractive ground caps are substituted for future play products
- Easily add future play elements with no change to infrastructure
- Easily move products from one location to another at no additional cost
- Provides flexibility to spread investment over time as capital becomes available
- Structural stainless steel base for maximum strength
- Optional interim spray cap (as shown)



SEEFLOW™

- Impact-resistant polymer
- Resistant to UV rays and chemicals
- Colorful reflections are created with the combination of bright colors, water, and sunlight
- Manufactured with up to 40% pre-consumer recycled materials
- Reusable at the end of life

WATER EFFECTS

- Cascade (2)

VORTEX

VORTEX-INTL.COM • INFO@VORTEX-INTL.COM
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)

Play Product Structure :

The TwinSplash VOR 7242.2008 shall be constructed of steel structural tubing with an outside diameter of 4 ½" (11.4cm) and wall thickness of 0.237" (6 mm). The roof paneling shall be fabricated from ½" (12.7 mm) SEEFLOW™ Polymer and shall be fastened to the roof frame with tamper resistant hardware. The roof frame shall be constructed from ¼" (6.35mm) stainless steel sheet. The TwinSplash bucket shall be fabricated from a high-density fiberglass outer shell. The bucket shall pivot on two (2) UHMWPE bushing inserted in the shaft. An incorporated drain pilot hole shall prevent the accumulation of stagnate water during non-operational hours. The SAFESWAP™ anchoring and leveling system shall be used on one post and a surface mount for the other post.

Overall Play Product Dimensions

The overall height of the structure shall be no less than 182" (463 cm) with a head clearance of no less than 119" (302 cm). The width shall be 57" (144 cm) and the depth 45" (114 cm).

Play Product Interactivity

The TwinSplash shall create visual interest and build anticipation as the bucket fills and then dumps water over the roof so it's create two successive waves onto the immediate play area.

Hydraulic Activity / Components

The fiberglass bucket shall filled to a maximum and to not exceed 15 gallons of water. Once the water has reached the 15 gallons point the bucket will tip backward and release the water onto the roof, causing a large diameter of two successive waves.

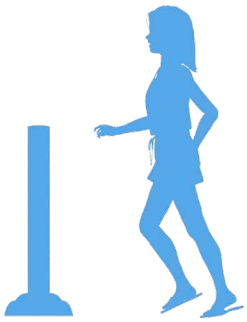
Hydraulic Requirements

The hydraulic requirements shall be 10-15 GPM (38-57 lpm) @ 9-10 psi (0.6-0.7 bar).



Ideal age group: 4 years and up

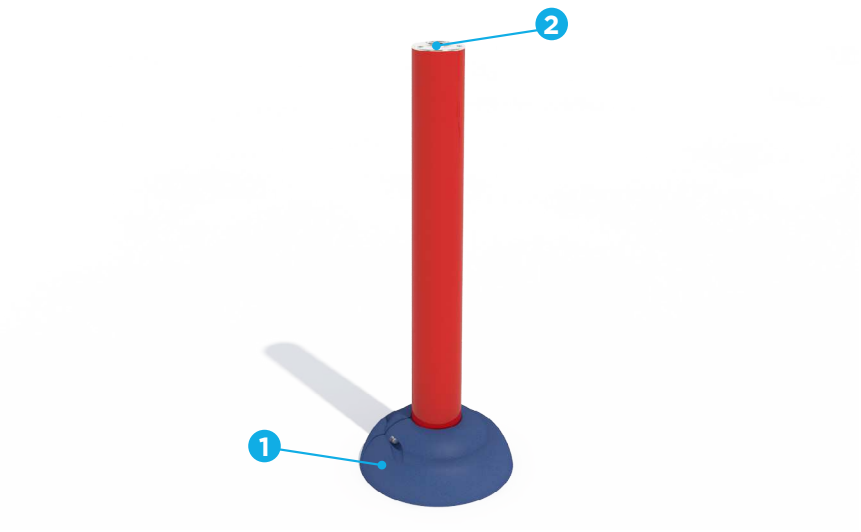
VOR 0611
BOLLARD ACTIVATOR N°3



PRODUCT HIGHLIGHTS

- Enables to activate the water sequence of play features
- Controls water consumption and helps reduce waste
- Sound and light signal to alert when the activator is activated

VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM



Top View



H/W/L	Pressure
39/14/14 in 99/36/36 cm	0 PSI

Flow	Smartflow
0 GPM 0 LPM	– –

Color Choices: Vortex colors or polished

VORTEX EXCLUSIVE TECHNOLOGIES

This product features the following technologies that are unique to Vortex.



TOEGUARD™

- Soft-touch Elastomer
- Protects children's toes from anchoring hardware
- Durable, vandal resistant, resistant to chemicals
- Infused with a UV resistant bright color
- Available in one or two pieces ensuring tight fit to post



PRESS & PLAY ACTIVATOR

- On-demand activation saves water
- Sound and light signal to alert when the activator is activated
- Constructed of durable stainless steel - vandal resistant
- No moving parts
- Low voltage - safe fun
- 2 wire connection - easy installation
- Easy operation - for kids of all ages & abilities

Revised: 08/08/2017

VORTEX
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
info@vortex-intl.com • VORTEX-INTL.COM

0611.2008

Please refer to PART 1: VORTEX GENERAL CLAUSES for all Play Product construction and installation information.

1.0 Play Product Specifications:

1.1. Play Product Structure: The Bollard Activator VOR-611.2008 shall be constructed of 304/304L stainless steel structural tubing with an outside diameter of 4½" (11.4cm) and a wall thickness of 0.120" (3mm). The upper part of the feature is constructed with a 45° elbow. The activator shall have no moving parts and run on a low voltage electrical supply. A capacitive sensorswitch to be used as an interface for processing user input activation. The activation cap shall consist of a high impact-resistant protective cap. The protective cap shall be constructed of 316 Stainless steel and powder coated, the s Steel Button integrated and shall be secured in place using tamper-resistant fasteners. The SAFESWAP™ anchoring and leveling system shall be used.

1.2. Overall play product dimensions**:** The Bollard Activator shall have an overall height of 39” (99cm) above the final grade.

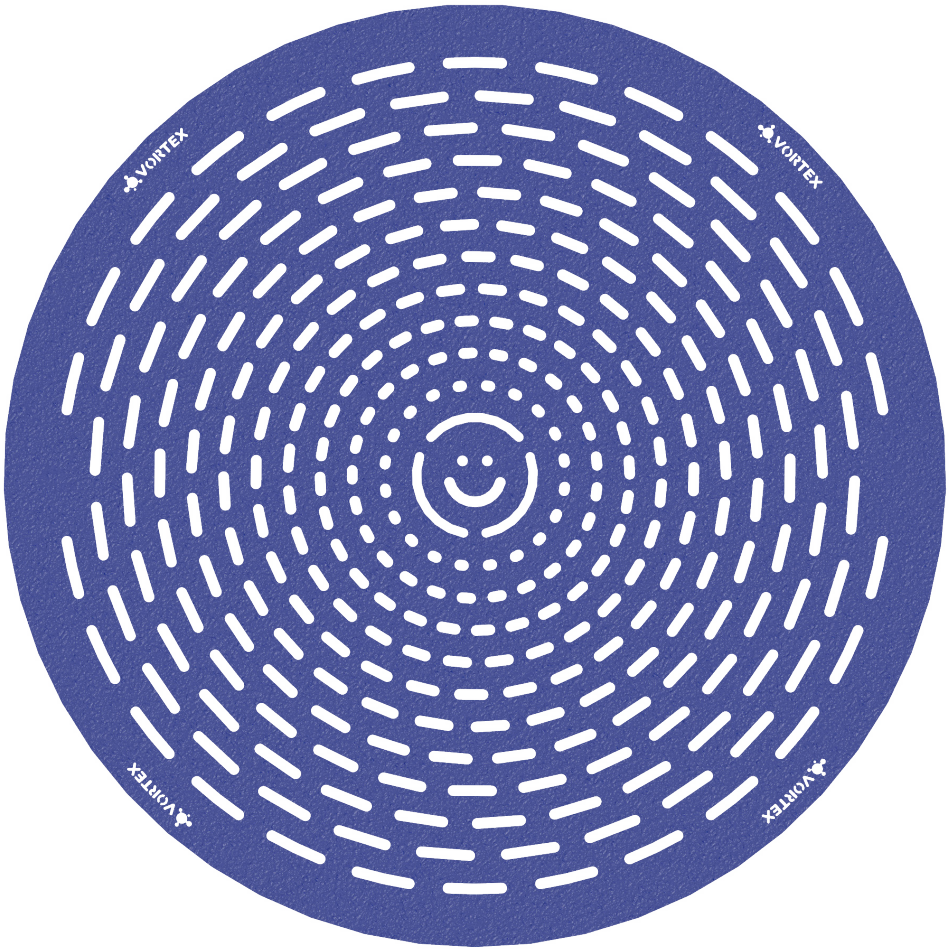
1.3. Play Product Interactivity: The Bollard Activator shall be the direct interface between the users of the aquatic play area and the aquatic Play Products. The pre-programmed sequences of the aquatic Play Products shall be activated only when the touch-activated button on the Bollard Activator is touched by the user. The Bollard Activator has a led light activation signal.

1.4. Hydraulic Activity/Components: not applicable

1.5. Hydraulic Requirements: not applicable

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited.

VORTEX AQUATIC STRUCTURES INTERNATIONAL 328 AVRO, POINTE-CLAIRE, QUEBEC, CANADA H9R 5W5
Email: info@vortex-intl.com – Website: www.vortex-intl.com – Tel: (514) 694.3868 – Fax: (514) 335.5413



**The product shown in the image may differ from the actual product sold.*

VOR 1004
PLAYSAFE™ DRAIN Nº4

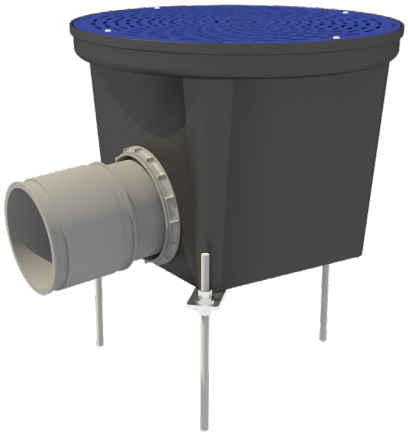
PRODUCT HIGHLIGHTS

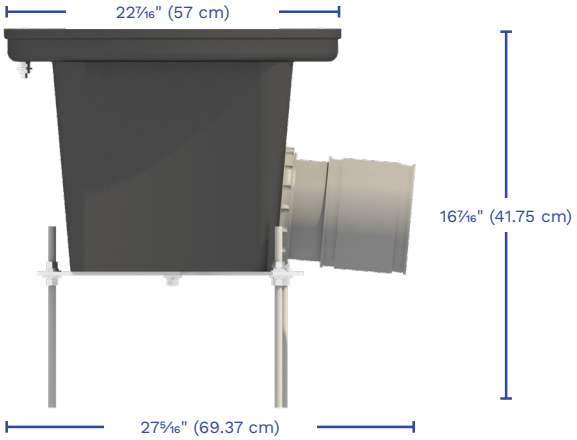
- 22” diameter cover with new design
- 6” diameter drainage pipe
- 240 GPM drainage capacity
- 3 adjustable levelling anchors
- Optional strainer available (33400.2100)

VORTEX

VORTEX-INTL.COM • INFO@VORTEX-INTL.COM
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)

SPECIFICATIONS





H./W./L.
16 7⁄16 / 27 5⁄16 / 22 7⁄16 in
41.75/69.37/57 cm

Color choices
Vortex blue RAL 5017

Flow
Recommanded 240 GPM (300 GPM max)
Recommanded 908 LPM (1135 LPM max)

Dia. Cover plate
22 in
55.88 cm

VORTEX

VORTEX-INTL.COM • INFO@VORTEX-INTL.COM
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)

VOR 1004.4000

PLAYSAFE™ DRAIN Nº4

Please refer to PART 1 : VORTEX GENERAL CLAUSES for all Play Product construction and installation information.

1.0 PLAY PRODUCT SPECIFICATIONS :

1.1. Play Product Structure :

The Playsafe™ Drain Nº4, VOR-1004.4000 consists of a basin and a removable cover. The basin shall be constructed in Polyethylene (PE) 22.5" (57 cm) outside diameter X 10" (25.4cm) height. The deck grating cover shall be stainless steel and constructed with 22" (56 cm) diameter and 1/4" (0.63cm) thickness. The gaps of the openings are 1/4 in (0.6 cm). This removable cover has an anti-kid surface. The Playsafe™ Drain Nº4 has also an optional strainer basket. A concrete levelling base (supplied by installer) with the Playsafe™ drain which has the capabilities to be levelled shall be inserted in the hole to create a concrete drain box pit. The Water line outlet connected to the drain basin shall be a maximum of 6" in diameter at a minimum slope of 1%. The drainage recommanded capacity is 240 GPM, 300 GPM max (recommanded 908 LPM, 1135 LPM max).

1.2. Overall play product dimensions :

The overall height of the Play Product shall be 0" (0 cm) above ground. The diameter of this feature shall be not less than 22.5” (57 cm).

1.3. Play Product Interactivity :

N.A.

1.4. Hydraulic Activity/Components :

N.A.

1.5. Hydraulic Requirements :

N.A.

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited

18/08/2020, Version 1.00

Exclusive VORTEX technology

MAESTRO**PRO**™
INTELLIGENT CONTROLLER



MAESTROPRO™

PRODUCT HIGHLIGHTS

High performance processor

- Advanced sequencing capabilities
- Unlimited solenoids and activators control
- Real-time flow control for efficient energy and water usage

Visual interface

- Large 8 7/16 x 6 3/8 inch colour touchscreen, clear and easy-to-read display, even in the full sun!
- Simple user interface for intuitive control

Connectivity

- Remote access for maintenance, reducing operation onsite
- Online technical support directly from Vortex

Version 1.0 November 2020 © Vortex Aquatic Structures International, 2020

VORTEX

VORTEX-INTL.COM • INFO@VORTEX-INTL.COM
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)

BENEFITS

MaestroPRO™ Remote Access

Provides remote functioning capacity for Splashpad® maintenance personnel. Offers on/off functions and changing operating times for Splashpad® list.

Vortex Remote Support

Once Maestro**PRO**™ is connected to the Internet (through one choice of techniques), Vortex can connect for maintenance operations such as updates and configuration changes.

Automatic Restart

In the event of power failures, automatic restart of Maestro**PRO**™ will be active. No need for site visits by the technical team.

Connectivity

Maestro**PRO**™ can be connected to the Internet in several ways: direct connection to a wired - WiFI router for joining a WiFi private network. Built-in LTE cellular connection (nanoSIM is required). Quick cellphone personal hotspots using USB cord (iOS and Android).

Rain Sensor*

The system stops automatically the sequence when it's raining and when the rain stops the system will be restored.

Wind Speed Sensor*

The system self-adjusts water consumption in response to wind, maintaining the visual experience of the water effect.

High Temperature*

The combination of built-in software logic and high-grade electronic makes Maestro**PRO**™ resistant to high temperatures. Above 55 ºC (131 ºF), the SAFE mode will switch the controller into a minimal operating mode in order to keep the Splashpad® experience, while processing units will be turned off for cooling down.

***Extra hardware required**

VORTEX

VORTEX-INTL.COM • INFO@VORTEX-INTL.COM
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)

VOR 33907.32XX
MAESTROPRO™

1.0 GENERAL MATERIALS SPECIFICATIONS :

1.1. Equipment Enclosures :

Shall be made from corrosion resistant hot compression moulded fiberglass reinforced polyester which does not contain halogens. Enclosures shall be UL listed per UL Standard 508A, NEMA 4X; CSA Certified per Standard C22.2-0, 0.4, 0.7, 0.6, 94 Type 3, 3R, 4, 4X, 12 and 13.

1.2. Operating temperature :

Maestro**PRO™** shall be operating in an ambient temperature range of 32°F (0°C) to 131°F (55°C).

2.0 MAESTROPRO™ CONTROLLER MAIN – 33907.12B2 :

2.1. Shall be made from corrosion resistant hot compression moulded fiberglass reinforced polyester which does not contain haloge.

2.2. The Maestro**PRO™** control panel shall be supplied with a 10.4'' touch screen user interface with controls for each output, activation device(s), and operation hours. These selector settings allow the user to select the operational mode of the components (i.e. Manual, Off and Automatic).

2.3. The Maestro**PRO™** control panel shall be supplied by power through a Maestro**PRO™** Power Box : providing power through two 100VA transformers 120 VAC primary / 24 VAC secondary OR 240 VAC primary / 24 VAC secondary, depending on Maestro**PRO™** Power Box associated, with built- in electrostatic shield protection, and by a power supply 120/240 VAC primary to 24 VDC secondary and 100 VA.

2.4. The Maestro**PRO™** control panel shall integrate 24 digital outputs with 24 VAC (per output : max 1.6 Amp inrush, max 0.3 Amp nominal) and 12 digital inputs with selectable 5 or 24 VDC (1A max over all inputs).

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited

11/10/2020, Version 1.00

2.5. The Maestro**PRO™** control panel shall surge at any time a maximum of 4 Amp over each of its two "12 digital outputs" sets.

2.6. The Maestro**PRO™** control panel shall have the capacity to receive digital signals from activation devices or sensors, operating on 5 or 24VDC. (Activator, Rain Sensor,...)

2.7. The Maestro**PRO™** control panel shall have the ability to provide a 24VAC auxiliary signal. This signal can be used to trigger a relay for Pumps, Chemical, UV system, or any other item following electrical specification. All outputs are electrically protected against over consumption with resettable fuses.

2.8. The Maestro**PRO™** control panel shall have the capacity to operate a Rain Diverter Valve with a 24V AC max 1.6 Amp signal to prevent rain water to go into the sewer network when the Splashpad® is not in function. That requires 2 outputs from Maestro**PRO™** control panel.

2.9. The Maestro**PRO™** main control panel shall have the ability to control Fast Acting Valves supplied by 24 VAC max 1.6 Amp inrush each.

2.10. Maestro**PRO™** control panel shall have the capacity to receive pulse signal from items compatible with 24 VDC (Paddle wheel water meter, Anemometer,..).

2.11. The Maestro**PRO™** control panel shall have capability to be interconnected with any Maestro**PRO™** Expansion (33907.22B2) using a dedicated RJ45 connector (located on I/O board).

2.12. The Maestro**PRO™** control panel shall have capability to be interconnected with max 1 Ethernet based item like the Maestro Light Controller (33908.0xxx) by using an Ethernet RJ45 Cat5 cable. If more than 1 Ethernet based items need to be connected, an Ethernet switch junction box (44900.0011) must be used.

2.13. Maestro**PRO™** control panel shall have removable terminal blocks for easy wiring.

2.14. The Maestro**PRO™** firmware shall be factory programmed with spray and light sequences designed according to the requirements of the project. Users shall have the flexibility to modify sequence duration specifically to each operation schedule directly through the interface. New sequences (created by Vortex) shall be added into the program using either a transportable USB Key or with an internet connection. A 24hr/7day user programmable Agenda, which shall allow the user to set the operational hours of the facility. Sequence quantity is not limited. For any further details about user interface, please refer to the Maestro**PRO™** Manual provided by Vortex.

2.15. Operation schedule shall be set by week day or by specific date (month and day number). For both cases, schedule is set by hours in the day (start/end time). Operation schedule quantity is not limited, and all different schedules will be displayed in a paginated style.

2.16. The Maestro**PRO™** firmware operates in English, French and Spanish.

2.17. The Maestro**PRO™** firmware shall have the ability to soft start ramp up the Splashpad® to minimize potential water hammer.

2.18. The Maestro**PRO™** firmware shall have the ability to automatically purge all water lines based on the user

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited

VORTEX

VORTEX-INTL.COM • INFO@VORTEX-INTL.COM
1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)

selected time and duration (i.e. every day at 5 am). It shall also, be configured to purge all lines after a user defined period of inactivity (i.e. after 4 hours of inactivity).

2.19. The Maestro**PRO™** firmware in the interface lets the user modify easily the water consumption while keeping the sequence capability.

2.20. The Maestro**PRO™** firmware shall have the ability to handle automatic Backwash process once connected to a multi positions valves.

3.0 MAESTROPRO™ CONTROLLER EXPANSION – 33907.22B2 :

3.1. The Maestro**PRO™** control panel is TYPE 1, housed in a fiberglass corrosion resistant NEMA 4X Enclosure.

3.2. The Maestro**PRO™** Expansion control panel shall be physically connected to the Maestro**PRO™** main (33907.12B2) or to another Maestro**PRO™** Expansion (33907.22B2). All Maestro**PRO™** control panels are connected together following a daisy-chain pattern. Cat 5 Ethernet cable with RJ-45 connector must be used.

3.3. The Maestro**PRO™** Expansion control panel shall be supplied by two 100VA transformers 120V AC primary / 24 VAC secondary or 240 VAC primary / 24 VAC secondary, depending on Maestro**PRO™** Power Box associated, with built- in electrostatic shield protection, and by a power supply 120/240 VAC primary to 24 VDC secondary and 100 VA.

3.4. The Maestro**PRO™** Expansion control panel shall integrate 24 digital outputs with 24VAC (per output : max 1.6A inrush, max 0.3A nominal) and 12 digital inputs with selectable 5 or 24 VDC (1A max over all inputs).

3.5. The Maestro**PRO™** Expansion control panel shall have the capacity to receive digital signals from activation devices or sensors, operating on 5 or 24 VDC.

3.6. The Maestro**PRO™** Expansion control panel shall have the ability to provide a 24VAC auxiliary signal. This signal can be used to trigger a relay for Pumps, Chemical, UV system, or any other item following electrical specification. All outputs are electrically protected against over consumption with resettable fuses.

3.7. The Maestro**PRO™** Expansion control panel shall have the ability to control Fast Acting Valves supplied by 24V AC max 1.6Amp (inrush) each.

3.8. The Maestro**PRO™** Expansion control panel shall have removable terminal blocks for easy wiring.

3.9. In case of emergency, pushing the Red Emergency Button will power down the entire controller.

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited

4.0 MAESTROPRO™ POWER BOX – 33907.13BX :

4.1. The Maestro**PRO™** Power Box shall be housed in a fiberglass corrosion resistant NEMA 4X rated enclosure.

4.2. Power consumption : Maximum power fully loaded forced manually is 200W. Power while in standard sequence in operation hours shall be approx. 100W, Power while in idle mode shall be approx. 10W – i.e. out of operation hours or without sequence running.

4.3. Maestro**PRO™** control panel shall be protected by fuses sized according to voltage and transformer size.

4.4. In case of emergency, pushing the Red Emergency Button will power down the associated controller.

4.5. The Maestro**PRO™** Power Box shall be powered using whether a 120VAC 60Hz or 240VAC 50Hz power input with a maximum of 5Amps.

5.0 REMOTE CONNECTION :

If remote connection ability is required, the operating system shall be connected to internet.

5.1. A hard connection to an existing network can be set. Maestro**PRO™** control panel integrates a LAN port set by default as DHCP client with RJ45 physical connector.

5.2. Maestro**PRO™** control panel shall include a built-in LTE/4G cellular module. In order to connect to internet, a NANO-SIM card previously activated by carrier must be inserted into the control panel on the Main board.

6.0 VOR-33923.XXXX SAFEGUARD MODULE (APPLICABLE IF WR OR WQMS) :

6.1. The contractor shall provide and install the following Water Quality Management System Module as manufactured by VORTEX, 7800 Trans-Canada Hwy, Pointe-Claire, Quebec H9R 1C6, (514) 694-3868.

6.2. The Water Quality Management System Module shall be factory assembled and water pressure tested before delivery.

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited

6.3. The Water Quality Management System Module shall be fully serviceable and accessible for ease of maintenance and use.

6.4. All electrical equipment, including flow switches, shall be tested before delivery.

6.5. All equipment shall be mounted directly onto a galvanized steel base using galvanized steel hardware prior to delivery.

6.6. Controller shall control electrical solenoid valves for play features and bypass with a 24V AC max 1.6Amp signal with a total of 10Amp over all 24 outputs with the included 200VA transformer.

6.7. The chemical controller shall have an alarm system that shall close all valves to the aquatic play features in case of a loss of proper water chemistry. The 120V AC from the chemical controller will switch a relay connected to the controller.

6.8. The chemical controller shall be wired to the Safeguard Module on site.

6.9. Controller shall control UV system (part of the UV module) with a 24V AC max 250mA signal and will be wired on site.

6.10. A flow switch shall be present on the feature pump to monitor flow and shut down the feature system in the event of no flow. It shall be wired to the Safeguard Module on site.

6.11. A flow switch shall be present on the flow cell located on the filter loop module to monitor flow and shut down the filter pump in the event of no flow. All valves to the aquatic play features will be closed until the filter no flow event is cleared.

Note : Modular WQMS has to be installed inside a closed room protected from the elements.

7.0 INSTALLATION CHARACTERISTICS :

7.1. Electrical Connections :

All main power electrical connections to the Splashpad Controller are to be performed per local codes.

7.2. Drawings and Instructions :

Product drawings and installation manuals shall be supplied by the manufacturer for ease of installation.

7.3. As per Electrical Construction and Safety Codes:

Controller and/or LED power panels and/or any other electrical equipment must be hard-wired to a ground fault circuit interrupter (GFCI) from the input power source. All electrical work should be performed by a licence electrician in accordance to local electrical construction and safety codes.

This document is the sole property of Vortex Aquatic Structures Intl Inc. Reproduction or redistribution in whole or in part without the express written consent of Vortex Aquatic Structures Intl is prohibited

EQUIPMENT CABINET

COMMAND CENTER



THE IMAGE IS FOR REPRESENTATION ONLY.

HIGHLIGHTS

- Front and back access for an easier installation and maintenance
- Light aluminum frame for better heat dissipation
- Vandal proof and corrosion resistance
- Self-enclosed system featuring up to 20 valves
- Painted stainless steel manifold
- Drain access points for line winterization

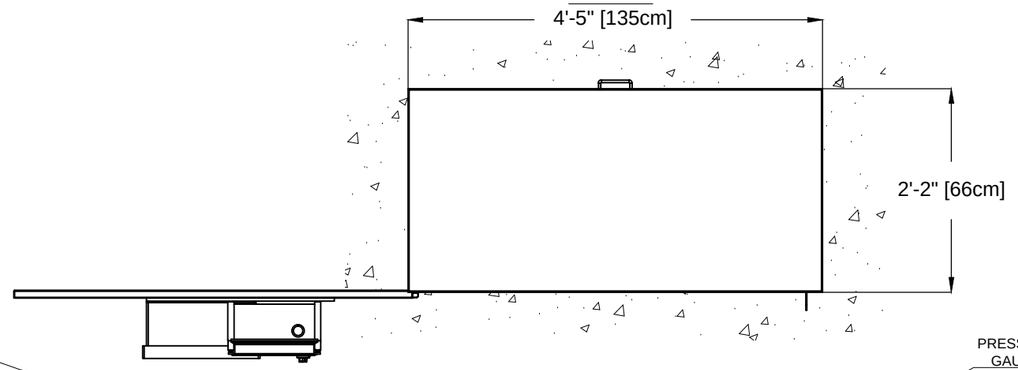
VORTEX

1.877.586.7839 (free USA/CANADA)
+1.514.694.3868 (INTERNATIONAL)
vortex-intl.com • info@vortex-intl.com

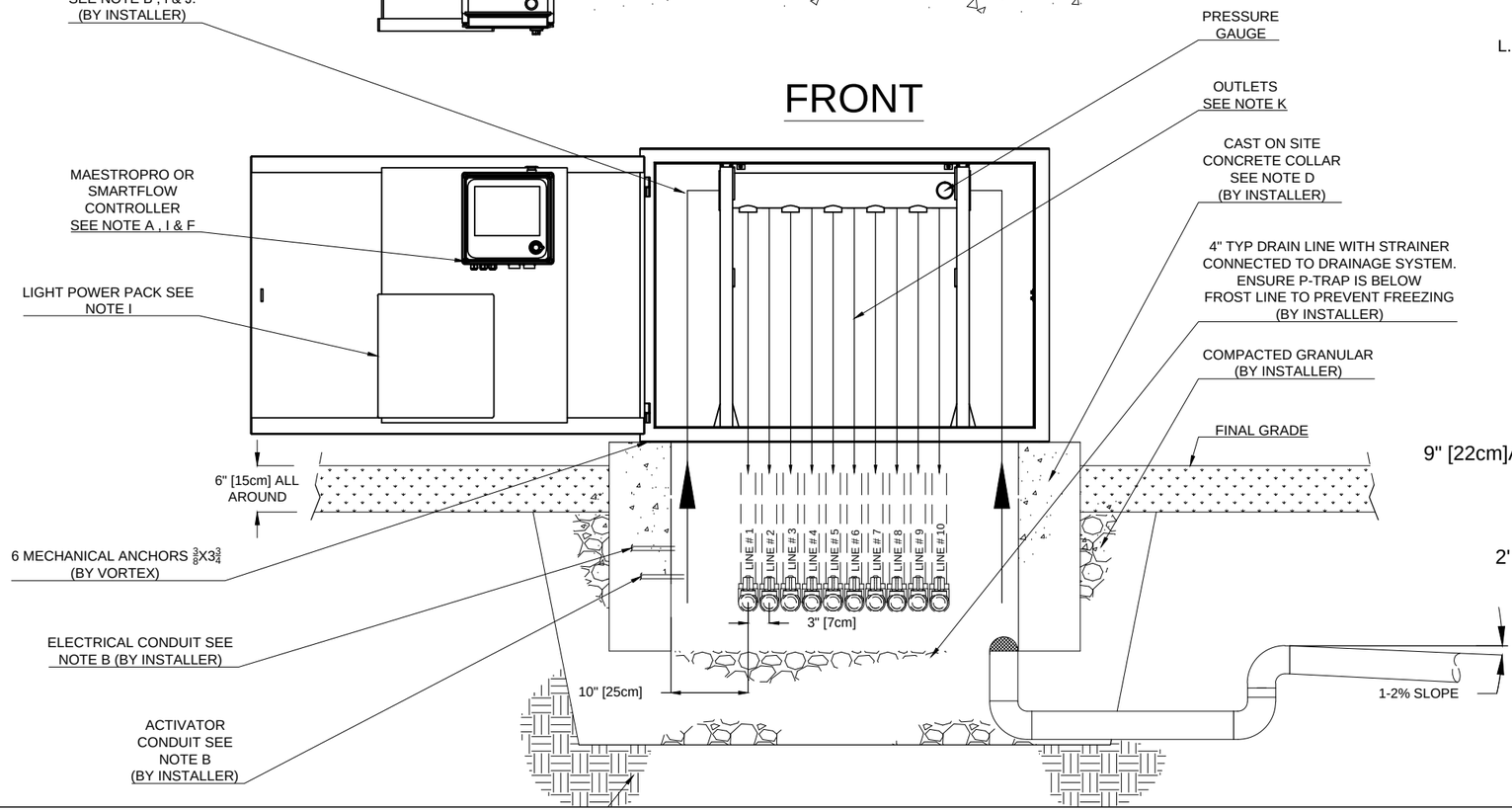
THESE DRAWINGS PROVIDE A GENERIC OVERVIEW OF THE INSTALLATION. THEY ARE NOT PROJECT SPECIFIC OR REFLECT ANYCUSTOMIZATION UNLESS NOTED. PLEASE CONTACT VORTEX AQUATIC STRUCTURES INTERNATIONAL FOR MORE DETAILS.

A. A COMMON NEUTRAL MAY BE USED FOR UP TO TEN ELECTRIC VAVLES WHEN CONTROLLER IS REMOTE LOCATED
B. REFER TO P&E DRAWINGS FOR PIPE SIZES AND ELECTRICAL CONNECTIONS
C. REFER TO PRODUCT SPECIFICATION DOCUMENT FOR ADDITIONAL INFORMATION
D. CONCRETE SURFACE,VERIFY LOCAL CODES FOR TYPE, THICKNESS & REINFORCEMENTS REQUIREMENTS.
E. "BY INSTALLER" MAY REFER TO SERVICE PROVIDERS OTHER THAN EQUIPMENT MANUFACTURER. PLEASE REFER TO THE PROJECT SCOPE OF WORK FOR DETAILS OF RESPONSIBILITIES.
F. IF THE CONTROLLER IS REMOTE LOCATED, CONDUCTORS # 18 AWG AT 10' LONG ARE PROVIDED BY VORTEX. FOR QUANTITY SEE PIPING AND ELECTRICAL SCHEMATIC DETAIL.GROUNDING OF J-BOX DONE BY INSTALLER
G. DIRECTION OF FLOW FOR PLUMBING SHALL BE LABELED USING DIRECTIONAL SYMBOLS.
H. VALVES AND PLUMBING LINES SHALL BE LABELED WITH DESCRIPTION OF SOURCE OR DESTINATION.
I. OPTIONAL EQUIPEMENTS
J. INLETS CAN BE CONFIGURED UP TO TWO WITH;
   -3" NO BFP / PR
   -2" NO BFP / PR
   -2" WITH PR
   -2" WITH BFP / PR
K. OUTLETS CAN BE A COMBINATION UP TO 10 OF:
   -1" GATE VALVE
   -1.5" GATE VALVE
   -1" BRASS OR PVC SOLENOIDE VALVE WITH OR WITHOUT BALL VALVE
   -1.5" BRASS OR PVC SOLENOID VALVE WITH OR WITHOUT BALL VALVE
   -1" FAST ACTING SOLENOIDE VALVE
   -1.5" FAST ACTING SOLENOID VALVE
L. SEE PRODUCT INSTALLATION MANUAL FOR INSTALLATION TIPS

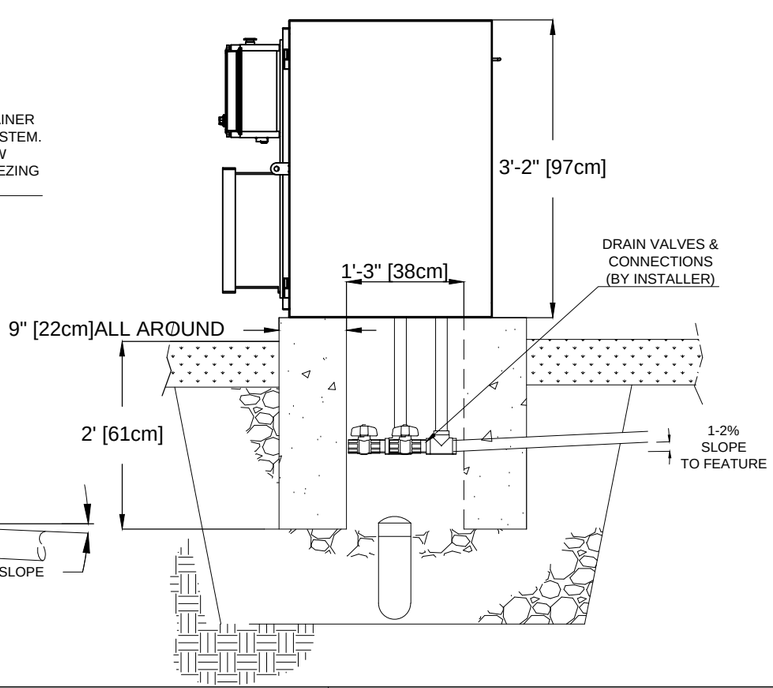
TOP



FRONT



RIGHT

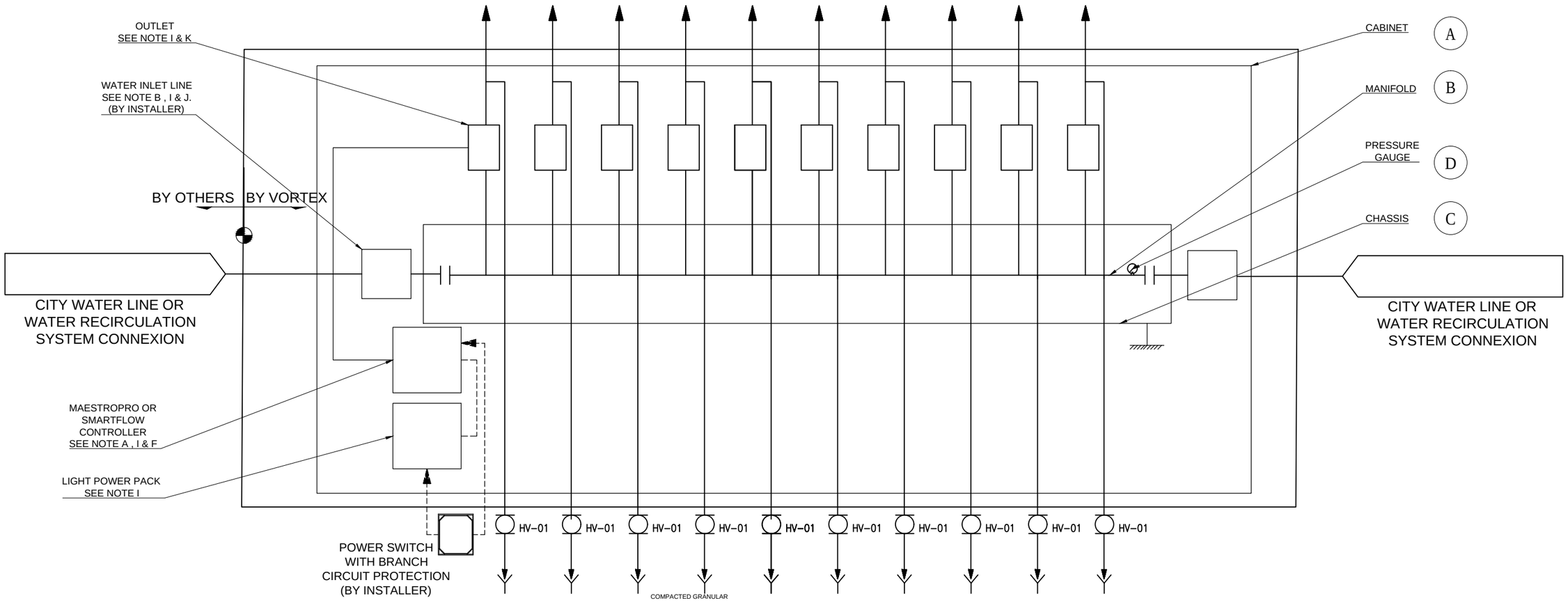


PRODUCT NAME: EQUIPEMENT CABINET 10 (EC10)			
PRODUCT NUMBER: D1750	DATE: 01/DEC/2018	SHEET NO: 1/2	11"x17" SHEET SIZE

VORTEX

COPYRIGHT VORTEX AQUATIC STRUCTURES INTERNATIONAL-THIS DOCUMENT AND THE IDEAS, RENDERINGS AND OTHER CONTENTS CONTAINED THEREIN ARE THE SOLE PROPERTY OF VORTEX AQUATIC STRUCTURES INTERNATIONAL AND MAY NOT BE DISSEMINATED, COPIED, REPRODUCED OR OTHERWISE USED WITHOUT PRIOR WRITTEN CONSENT OF VORTEX AQUATIC STRUCTURES INTERNATIONAL

THESE DRAWINGS PROVIDE A GENERIC OVERVIEW OF THE INSTALLATION. THEY ARE NOT PROJECT SPECIFIC OR REFLECT ANYCUSTOMIZATION UNLESS NOTED. PLEASE CONTACT VORTEX AQUATIC STRUCTURES INTERNATIONAL FOR MORE DETAILS.



EQUIPMENT AND INSTRUMENTS LIST

ITEM	ITEM	PROVIDED BY	DESCRIPTION	QTY
A	CABINET	VORTEX	ALUMINUM EQUIPEMENT CABINET. FEATURING CONTROLLER READY LOCATION SEE PRODUCT SPECIFICATION SHEET FOR MORE DETAILED INFORMATION	1
B	WATER DISTRIBUTION MANIFOLD	VORTEX	PRE-ASSEMBLED AND WIREDUP TO 10 VALVES PAINTED STAINLESS STEEL MANIFOLD	1
C	CHASSIS	VORTEX	GALVANIZED STEEL CHASSIS SUPPORTING THE MANIFOLD ASSEMBLY	1
D	PRESSURE GAUGE	VORTEX	SEE PRODUCT SPECIFICATION SHEET	1

PRODUCT NAME: EQUIPEMENT CABINET 10 (EC10)

PRODUCT NUMBER: D1750 | DATE: 01/DEC/2018 | SHEET NO: 2/2 | 11"x17" SHEET SIZE

VORTEX

COPYRIGHT VORTEX AQUATIC STRUCTURES INTERNATIONAL-THIS DOCUMENT AND THE IDEAS, RENDERINGS AND OTHER CONTENTS CONTAINED THEREIN ARE THE SOLE PROPERTY OF VORTEX AQUATIC STRUCTURES INTERNATIONAL AND MAY NOT BE DISSEMINATED, COPIED, REPRODUCED OR OTHERWISE USED WITHOUT PRIOR WRITTEN CONSENT OF VORTEX AQUATIC STRUCTURES INTERNATIONAL

Startup & Training Services

- The Start-up service provides a set-up configuration and or onsite training for (WDS) Water Distribution.
- A certified installation Technician for the duration of up to a maximum of 12-hours of time.
- A detailed Customer report for records.
- The Start-up configurations can include, but is not limited to the following Water Filtration verifications:
    - Electrical entry requirements verifications, verifying that the main controller is operational,
- The Start-up configurations can include the following Play feature verifications:
    - Starting the system, inspecting the system for leaks, , manual-mode adjustments on water flow features
    - The Start-up configurations can include the following Operations verifications:
    - Verifying signal from activator(s), Setting time clock and operational hours, testing all sequence, adjusting feature flows during sequences, setting all control settings to automatic.
- The training provided to the Customer responsible includes the following:
    - Splashpad components and required maintenances
    - Play features required maintenances
    - WDS Component maintenances
    - Mechanical room operations/components management training
    - Training on controller
    - Troubleshooting Training
    - Seasonal Opening procedure Training
    - Seasonal Closing procedure training
    - maintenance checklists on all the necessary steps to maintain a Splashpad.

Exclusions

- Vortex will only schedule onsite Start-up and Training Technician services once we receive the Installer Pre-visit checklist showing that the construction and system installation has been completed by the Installer.
- Guiding individual Project Managers, General Contractor or Construction Contractors on the installation process.
- Project manager or crew chief or laborer onsite.

- Ensuring that all necessary resources are onsite for the entire duration of the Start-Up and Training service.

.

Others clauses that may incur additional expenses to be borne by the client

- The Customer must advise Vortex in advance of any special site access requirements. (ie: safety courses)
- The Customer is responsible in providing a safe working environment.
- Should the client request a shorter or longer period of Strat-up & Training, than what is determined by Vortex to be appropriate, they will be invoiced for the agreed upon duration. In the event the clients wants a shorter period of time than recommended, the Technician will do their best to give as much instruction as possible within the allotted time but Vortex does not accept any responsibility for any issues that may arise due to incomplete, insufficient or non-conforming Start-up or training.
- The start-up configuration duration is usually about 8-hours and the training duration is usually about 4-hours. Days are working days Monday to Friday. A Working day is equal to 8 hours. Up to 10 hours may be tolerated, at the discretion of the Vortex Technician. Additional hours will be invoiced.
- Vortex is not responsible for delays due to weather, un-safe working conditions, lack of personnel, lack of equipment, or any other situations. Any additional time required due to delays will be invoiced accordingly.
- At all times the safety and general wellbeing of the Vortex Technician is the responsibility of the client/ GC/ Project Manager. If at any time the Vortex Technician feels they have been put in any kind of un safe situation, felt threatened or endangered by any personnel on or around the work site or asked to be part of anything not in accordance with their professional morals, it is at the discretion of the Technician to walk off the site and remove themselves from that situation. There would be no reimbursement of time lost in this situation

VORTEX

Project Schedule

Purchase Order issued on May 18th, 2021

- Signing of contract and firming up Scope of work and color approval by May 25th, 2021
- Start production of product based on signed contract and approvals (6–8-week lead time)
- Technical Drawing Package completed by June 11th, 2021
- Submittals to be reviewed and signed off on by owner
- Tentative ship date for embedded equipment (3 week lead time) June 11th
- Tentative ship date (based on contract signing and approved colors) July 16th, 2021
- Transit time 5-10 days
- Installation 4-5 weeks
- Completion within 80 days of contract execution or sooner

QUOTE

Account Name:	City Of Weslaco	Created Date:	5/5/2021 5:06 PM
Project Name:	Judge Gilbert Garza Park	Quote Number:	QUO-09256-N4P5T5
Project ID:	36590	Quote Name:	Judge Gilbert Garza Park VA
Bill To Name:	City Of Weslaco	Prepared By:	Allison Shafir
Bill To Address:	255 S Kansas Avenue Weslaco, Texas 78596 Texas	Email:	ashafir@vortex-intl.com
Contact Name:	Omar Rodriguez		
Phone:	9564473407		
Email:	orodriguez@weslacotx.gov		

Product No.	Product Name	Product Description	QTY	Sales Price (Per Unit)	Sales Price
7232	Bobble N°1	Bobble N°1	1	4,160.00	4,160.00
0611	Bollard Activator N°3	Bollard Activator No 3	1	2,704.00	2,704.00
7553	Loop Cannon N°2	Loop N°2	2	4,888.00	9,776.00
7234	Luna N°3	Luna N°3	1	8,632.00	8,632.00
1004	Playsafe Drain N°4	Playsafe Drain N°4	1	1,248.00	1,248.00
0519	Spray Loop	Spray Loop	1	3,536.00	3,536.00
7242	Twinsplash	Twinsplash	1	12,168.00	12,168.00
0322	Water Bloom N°1	Water Bloom N°1	1	416.00	416.00
0327	Wave	Wave	2	832.00	1,664.00
19020	Embed Freight Fee	Embed Freight Fee	1	790.00	790.00
19010	Freight Fee	Freight Fee	1	2,340.00	2,340.00
18010	Packaging Fee	Packaging Fee	1	880.00	880.00
10010	Start-Up & Training Fees	Start-Up & Training Fees	1	3,300.00	3,300.00
14010	Installation Fees	Installation Fees	1	146,791.00	146,791.00
13090	Bond Fees	Bond Fees	1	3,228.00	3,228.00
8749	Custom Feature 02	See description below	3	468.00	1,404.00
D1750	Custom WDS- CCC	See description below	1	15,386.00	15,386.00

Custom Description
8749 - Custom Feature 02
VOR 7513 Fountain Spray No.1

Vortex Aquatic Structures International, Corporate Headquarters
7800 Trans Canada, Pointe-Claire, Québec, Canada, H9R 1C6
Tel: +1-514-694-3868 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

Vortex Aquatic Structures International, USA Office
11024 Bailey Road Suite C, Cornelius, North Carolina, USA, 28031
Tel: +1 (704) 280-09271 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

QUOTE

D1750 - Custom WDS- CCC

Water Distribution System
Serial Number: 36590D2105R00

ECCC Cabinet Command Center - Flow-Through
Single 2" Inlet
With Pressure Regulator; Backflow Preventer Installed
Controller Installed in Equipment
0 Additional Output
1 Activation Device

5x 1-1/2" PVC Solenoid Valve Line w/ Ball-Valve
5x 1-1/2" PVC Solenoid Valve Line w/ Ball-Valve
1x MaestroPRO, Splashpad, 24 out / 12 in 120V
1x AT&T LTE Cell Module

Additional Information

- Water and drainage connection to be brought to within 15’ of the splashpad.
- Electrical panel to be brought to within 15’ of the splashpad.

Total Summary

Additional Exclusion:

- Any breaking and repair of concrete already in place that might be needed to bring services to the splash pad.

Customer Signature:

Products:	61,094.00
Services:	153,319.00
Transport:	4,010.00
Subtotal:	218,423.00
Total:	218,423.00
Currency:	US Dollar

Enquire about our cooperative purchasing programs.
Thank you for doing business with us!

Terms & Conditions

Products Payment Terms: Product $100K-$250K: 30% deposit at PO, 50% @Ship, 20% Net 45

Services Payment Terms: Progressive Payments, NET 30

Purchase Contract Terms & Conditions of Sales

The following terms and conditions (the "Terms and Conditions") form part of the Purchase Contract (the "Purchase Contract) between yourself (the "Customer, and Vortex Aquatic Structures International and/or Vortex USA Inc. ("Vortex"). The Customer's acceptance and understanding of these Terms and Conditions and all other supporting documentation provided as part of this package is evidenced by signing of the Purchase Contract.

Payment Terms

Vortex Aquatic Structures International, Corporate Headquarters
7800 Trans Canada, Pointe-Claire, Québec, Canada, H9R 1C6
Tel: +1-514-694-3868 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

Vortex Aquatic Structures International, USA Office
11024 Bailey Road Suite C, Cornelius, North Carolina, USA, 28031
Tel: +1 (704) 280-09271 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

QUOTE

Unless otherwise specified in the Purchase Contract, payment by the Customer of the purchase price specified in the Purchase Contract (with all applicable taxes, the '·Purchase Price") shall be on the following terms: 100% of the Purchase Price to be paid prior to Vortex commencing production on the Customer's order. Any overdue balances are subject to interest charges of 1.5% per month.

Unless otherwise specifically stated, all sales taxes or any other personal property taxes, use taxes, duties, excises, levies or tariffs imposed by any government authority and incurred by Vortex through performance of the Purchase Contract will be the Customer's responsibility. Without limiting the generality foregoing, applicable taxes will be applied to all taxable goods arid services included in the Purchase Contract as amended from time to time. Customers are advised to consult with their financial and tax advisors to obtain further information regarding taxes applicable to their purchase.

Vortex maintains a no return policy and asks all Customers to determine feature and color selection carefully. If a Customer cancels an order after production has commenced, Vortex reserves the right to charge (and the Customer agrees to pay) a 40% re-stocking fee.

Cheque, Wire Transfer, Irrevocable Letter of Credit or Credit Card (note: an administrative fee of 3.5% may apply to payments made via Credit Card) are considered acceptable payment methods.

Except where title to the products contained in the Customer's order is explicitly transferred by Vortex to the Customer and the Purchase Price is paid in full, title to and right to possession of such products shall remain with Vortex until the Purchase Price and all sums due or become due from the Customer are fully paid.

Should the goods comprising the Customer's order be connected to the ground or real property or buildings because of foundations or mechanical parts, then this connection is to be considered as transitory in nature until payment in full of the Purchase Price.

Unless otherwise agreed, projects where Vortex is supplying goods without installation, the risk of loss of the goods shall pass to the Customer when the goods are delivered to the Customer or its agent or to a carrier for delivery to the Customer or its agent, whichever event shall first occur. In the event of where Vortex is suppling and installing goods, risk of loss of the goods shall pass to the Customer upon completion of the project.

Lead Times & Logistics

Vortex' standard lead times are up to 3-4 weeks for embeds, up to 6-8 weeks for Play Products, up to 10 weeks for Water Recirculation Equipment, up to 16 weeks for Elevations and up to 16 weeks for Waterslides. The lead times areas contingent upon receipt of signed Purchase Contract, approved drawings, and all applicable color selections. Expected timing for order completion and shipment will be communicated to the Customer at the time the Purchase Contract is signed by the Customer and acknowledged by Vortex.

Vortex reserves the right to refuse a Customer's delivery date change request if a delivery date confirmation has been previously confirmed/communicated to the Customer. All fees related to the delivery will be the sole responsibility of the Customer and will be borne by them. Storage fees will be charged if the Customer is unable or unwilling to receive the product as per the dates communicated by Vortex. The storage fees are payable before release of the shipment.

All products will be packaged to mitigate damage during shipment. All shipments must be inspected upon delivery and any damage, errors or omissions must be reported to Vortex at support@vortex-intl.com and the transport company within 24 hours of receipt of goods. Vortex reserves the right to amend and modify the transportation costs based on the Customer's request.

Service & Support

Vortex Aquatic Structures International, Corporate Headquarters
7800 Trans Canada, Pointe-Claire, Québec, Canada, H9R 1C6
Tel: +1-514-694-3868 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

Vortex Aquatic Structures International, USA Office
11024 Bailey Road Suite C, Cornelius, North Carolina, USA, 28031
Tel: +1 (704) 280-09271 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

QUOTE

Digital versions of operations and maintenance manuals will be provided at the later of either the delivery of the products or completion of the project installation. Vortex is not responsible for coordination the installation project unless otherwise specified in the Contract. The Customer is responsible for coordinating installation schedules with Vortex to ensure that the site is ready for Vortex' products and services. Vortex reserves the right to charge the Customer and the Customer agrees to pay for any additional time or idle time on site and all additional expenses incurred as a result of the site not being ready for the planned services.

Vortex reserves the right to cancel supervision, installation start-up and commissioning services if Vortex deems the site unsafe or not ready. The Customer is responsible for ensuring a safe working environment for any Vortex or contracted service technicians. Vortex reserves the right to bill the Customer for (and the Customer agrees to pay) any additional time on site as well as any additional expenses incurred as a result of waiting to rectify an unsafe work condition.

Exclusions

Unless otherwise specified, the following is excluded from Vortex' purchase agreement price and responsibility: project management, project coordination, loading and unloading, onsite storage, installation services, permits and permit fees, local, state and or health department codes and approvals, OHSA documentation, onsite electrical work, electrical connections, onsite plumbing work and plumbing connections, bonding payment, geotechnical survey work, excavation & removal of materials, concrete surfacing, slab design and concrete footings.

General Terms & Conditions

The Customer has reviewed local codes and standards and has accepted the design and product specifications, including custom-designed features by signing the Purchase Contract. For orders including water recirculating equipment, the Customer is responsible for ensuring the accepted system meets local standards and codes and that all appropriate approvals are obtained, unless otherwise noted. Any design changes requested after signing the Purchase Contract will be subject to additional fees.

The Customer agrees to pay on demand all expenses reasonably incurred by Vortex in efforts to collect the amounts owing under the Purchase Contract. The Customer shall pay reasonable legal costs (fees and disbursements), including fees incurred in both trial and appellate courts or fees incurred without suit and all court costs.

Confidentiality: The design details and specifications of the products included in the Customer's order, including without limitation, fabrication drawings, samples, sketches, photographs, foundation drawings, approval drawings, shipping lists, manuals and any other technical details (collectively, the "Confidential Information"} supplied are the property of Vortex and are confidential. The Customer shall not, without prior written consent of Vortex, use the Confidential Information except in connection with the installation and operation of the goods supplied or disclose such Confidential Information to third parties unless compelled by law.

Limitation of Liability: The aggregate liability of Vortex, its affiliates, and their respective employees, directors, officers, agents and contractors for any claim, whether in contract, tort (including negligence) or otherwise, for any loss or damage arising out of, connected with, or resulting from the manufacture, sale, delivery, installation, resale, repair, replacement or use of any product will in no case exceed the actual portion of the Purchase Price paid by the Customer for the Purchase Contract. In no event will the Vortex be liable for special, indirect, or consequential damages. The limitation of liability contained herein shall survive the termination or expiration of the Purchase Contract.

Vortex is not responsible for any damages to the Customer's environment and or landscaping as a result of its products. All modifications and alterations made to Vortex's products will automatically void and null all warranties. Vortex may refuse to accept any order for any reason without incurring any liability from the Customer. No Change to this Agreement will be enforceable unless the Customer has a signed a Vortex Change Order request.

Pricing is valid for a period of 90 days.

Vortex Aquatic Structures International, Corporate Headquarters
7800 Trans Canada, Pointe-Claire, Québec, Canada, H9R 1C6
Tel: +1-514-694-3868 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

Vortex Aquatic Structures International, USA Office
11024 Bailey Road Suite C, Cornelius, North Carolina, USA, 28031
Tel: +1 (704) 280-09271 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

QUOTE

X

Name
Title

Construction Agreement

The Owner and the Contractor agree as follows:

Engagement of the Contractor by Owner

Owner hereby contracts with the Contractor to provide the labor, services, and/or materials to perform the construction work described in the statement of work appended hereto and made a part hereof by reference, upon that certain real property and more commonly known as (hereinafter ''Subject Property''), as more particularly set forth in hereof.

Scope of Work

Contractor will furnish all specifications, labor, equipment, materials, sales taxes, transportation, supervision, coordination, and communication in a workmanlike manner for the work described in the statement of work attached hereto, which is made a part hereof by reference.

Contract, Drawings and Specifications

The work upon the Subject Property will be in accordance with drawings and specifications provided by Contractor, which drawings and specifications are hereby made a part of this Agreement. This Agreement and the drawings hereby are intended to supplement each other. In case of conflict, however, the statement of work shall control the drawings, and the provisions of this Construction Agreement shall control both.

Time for Commencement Work

Owner will have the jobsite ready for commencement of the work to be performed by the Contractor specified herein above and will give Contractor written notice to commence work. Contractor will commence work after such notice or within of receipt of all necessary governmental approvals and permits, whichever date shall last occur.

Guarantees of Timely Completion

Time is of the essence in the Contractor’s performance of the Work and is a basic consideration of this Agreement. Accordingly, Contractor guarantees that the following event (the ''Guaranteed Events'') shall occur no later than the date specified (the ''Guaranteed Completion Dates''), except if Contractor can show that a Force Majeure Event has occurred as set forth in Section 6 herein.

Force Majeure Event

Vortex Aquatic Structures International, Corporate Headquarters
7800 Trans Canada, Pointe-Claire, Québec, Canada, H9R 1C6
Tel: +1-514-694-3868 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

Vortex Aquatic Structures International, USA Office
11024 Bailey Road Suite C, Cornelius, North Carolina, USA, 28031
Tel: +1 (704) 280-09271 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

Owner and Contractor are aware of the ongoing pandemic known as COVID-19, and acknowledge that delays, additional costs, or both may occur as a result and are not the responsibility of the Contractor. If Constructor is delayed at any time in the commencement or progress of the Work, or if Contractor's work is made more costly, by any cause or condition arising directly or indirectly from COVID-19, Contractor shall be entitled to an equitable adjustment of the Contract Time and Contract Sum. Such causes may include but are not limited to labor shortages or unavailability of workers, supply chain disruption, inability of personnel to work due to federal, state or local executive orders, subcontractor delays or increased costs, unusual delays in deliveries, delayed inspections or permit approvals, material or equipment cost increases or delays, import delays, and other similar causes beyond Contractor's reasonable control.

Neither Party shall be considered to be in default in performance of any obligation hereunder if failure of performance shall be due to a Force Majeure Event. For the purposes of this Agreement, the term, ''Force Majeure Event'', shall mean any cause beyond the control of the Party affected, including, but not limited to, flood, earthquake, storm, fire, lightning, epidemic, war, riot, civil disturbance, labor disturbance (except as excluded herein), sabotage, other ''Acts of God'', and restraint by court order or public authority, which by exercise of due foresight such Party could not reasonably have been expected to avoid, and which by exercise of due diligence it is unable to overcome. Notwithstanding anything to the contrary, the term Force Majeure Event shall not be deemed to include (a) any labor disturbance affecting either Contractor or any Subcontractor (except Subcontractors that have been selected by Owner), to the extent that such labor disturbance involves direct employees of Contractor or any Subcontractor who are performing Work on the Project, except for a national strike in the United States, (b) the climate for the geographic area of the Project, (c) the occurrence of any manpower or material shortages or (d) any delay, default or failure (direct or indirect) in obtaining materials, or any Subcontractor or worker performing any Work or any other delay, default or failure (financial or otherwise) of a Subcontractor, vendor or supplier. Neither Party shall, however, be relieved of liability for failure of performance if such failure is due to causes arising out of its own acts, omissions or negligence or to removable or remediable causes that it fails to remove or remedy with reasonable dispatch. The Party claiming a Force Majeure Event shall give the other Party prompt written notice of the Force Majeure Event.

Building Permits, Charges and Exactions

Owner will provide and pay for all necessary building permits. Contractor shall not be responsible for any bonds, assessments, hookup charges, fees, taxes for any utilities, public agencies, or governments other than herein provided.

Labor and Material

Contractor shall pay all valid charges for labor and material incurred by Contractor and used in the work hereinabove specified.

Contract Price and Payment Thereof

For all services performed by Contractor on this Project, the Owner will pay Contractor the total price in accordance with the schedule of value appended hereto in the proposal.

No Payment in the Event of Default

Owner shall have no obligation to make any payment to Contractor at any time when one of the reasons exist which allow Owner to terminate the Contract for cause as provided in Section ''Termination for Default by Contractor'' of this Agreement.

Construction Financing

If payment of the contract price is to be made by Owner through a construction lender, Owner hereby represents, affirms, and covenants that the construction loan fund is sufficient to pay the contract price and that Owner shall take all acts necessary to expedite timely payment from the construction lender. Owner hereby irrevocably authorizes the construction lender to make payment of the contract price directly to The Contractor.

Extra Work & Deviations from Original Contract Work

Should Owner, construction lender if any, or any public or governmental agency or inspector direct any deletion from, modification of, or addition to the work as hereinabove specified, the costs of such deletion(s), modification(s), or addition(s) shall be added to or deducted from the contract price, as hereinabove defined, as the circumstances dictate. Any and all deletions from, modifications of, or additions to the scope of work prescribed by this Construction Agreement together with the adjustment to contract price shall be made or otherwise memorialized in a writing signed by Owner and Contractor prior to any obligation in kind or character on the part of the Contractor to recognize, honor, or adhere to such changes.

Allowances

If the contract price, as hereinabove defined, includes allowances of any kind, and the cost of performing the work covered by an allowance is either greater or less than the allowance, then this Construction Agreement shall be increased or decreased accordingly. Unless otherwise requested by Owner in writing, Contractor shall use its judgment in accomplishing work covered by an allowance. If Owner requests that work covered by an allowance be accomplished by the Contractor in such a way that the cost will exceed the allowance, Contractor will be obligated to comply with Owner's request only upon payment by Owner of the additional costs in advance.

Insurance, Bonds and Indemnity

Contractor shall maintain at its cost the following minimum insurance and coverage throughout the term of the Agreement:

1. Comprehensive General Liability or Commercial General Liability: The limits of the liability shall not be less than:
a. Comprehensive General Liability: $1,000,000 combined single limit bodily/property damage per occurrence or;
b. Commercial General Liability: Each occurrence limit $1,000,000; Personal & Advertising injury limit $1,000,000; Products completed operations aggregate limit $1,000,000; General aggregate limit $2,000,000
2. Workers' Compensation: Liability limits to cover statutory requirements and maintain limits of employer's liability; bodily injury by accident $1,000,000 each accident; injury by disease $1,000,000 policy limit; bodily injury by disease $1,000,000 each employee.
3. Commercial Auto Coverage: Auto liability limits of $1,000,000 each accident combined bodily injury and property damage liability insurance, including but not limited to, owned autos, hired or non-hired autos.

Contractor agrees to indemnify and hold harmless Owner from any and all claims, loss, or expense of every kind whatsoever which may arise from Contractor's negligent acts or omissions or breach of its obligations hereunder.

If required by the Owner, the Contractor shall maintain builder's risk property insurance respecting the Property in an amount equal to the full insurable value thereof and the risk of casualty loss or damage to the Property shall be borne by Contractor.

Performance/Payment Bond

If required by the Owner, a Performance Bond and a Payment Bond in a form satisfactory to the Owner shall be furnished in the full amount of the price of the Contract Agreement as set forth herein. If the Owner requires such Bonds after this Agreement, the cost thereof shall be paid by Owner as a change to the Contract Agreement, otherwise it shall be included in the Contract Agreement.

Warranties

Contractor warrants, that for a period of one (1) year commencing on the earlier of Final Completion of all the Work (''Primary Warranty Period''), under this Agreement be, in a good and workmanlike manner, and in strict conformity with the terms and conditions of this Agreement, the Design Documents, all applicable Permits, all applicable Laws, and prudent construction practices; and (ii) all materials shall be free of defects and deficiencies, free from any encumbrances or liens and shall be in strict conformity with the terms and conditions of this Agreement.

Remedy

If the warranty set forth in Section 16 is breached within the Primary Warranty Period, Contractor shall correct the defective workmanship and/or material, as the case may be, on an expedited basis, at no cost to Owner and at Contractor's sole cost. Owner shall provide Contractor with full and free access to the work sites to perform its warranty obligations under this Agreement.

Termination for Convenience by Owner

If Owner fails to perform any material terms of this Agreement and/or pay to Contractor any undisputed payment as required hereunder and such failure continues for thirty (30) Days after Notice has been given to Owner by Contractor, the Contractor may terminate this Agreement immediately. In the event of such a termination by Contractor. The Contractor may institute legal proceedings to recover all costs incurred until the date of termination and any and all damages as permitted by law. Owner acknowledges that Contractor would suffer damages including the loss of profit which Contractor would otherwise have realized upon full performance of this Construction Agreement. It is therefore agreed that in such event Owner will pay Contractor as liquidated damages a sum equal to thirty percent (30%) of the contract price as herein-above defined.

Termination for Default by Owner

The Owner may terminate this Agreement for the Contractor's default by delivering written notice in advance of termination. The Contractor shall be in default under this Agreement upon the occurrence of any of the following events (''Contractor Events of Default''):

(a) Failure by Contractor to perform fully any material provision of this Agreement, including, without limitation, Contractor's failure to supply sufficient qualified personnel or to perform the Work in accordance with the Guaranteed Completion Dates.

(b) Contractor contravenes any applicable Law, applicable Permit, ordinance, ruling, regulation or orders of any governmental authority or court which materially impacts the ability of Contractor to perform the Work in accordance with this Agreement.

(c) Contractor becomes insolvent, or generally does not pay its debts as they become due, or admits in writing its inability to pay its debts, or makes an assignment for the benefit of creditors or insolvency, receivership, reorganization or bankruptcy proceedings are commenced by Contractor; and

(d) Insolvency, receivership, reorganization or bankruptcy proceedings are commenced against Contractor, and such proceedings are not terminated, stayed or dismissed within sixty (60) Days after the commencement thereof.

Owner shall give Notice of any Contractor Events of Default to Contractor. If (A) any of the defaults described in clauses (a) and (b) in Section 19 is not cured within thirty (30) Days, (B) corrective action is not commenced within ten (10) Days of receipt of Notice from Owner with respect to nonmonetary defaults which cannot be cured within thirty (30) Days, and such corrective action completed within a reasonable period of time to be mutually agreed upon by Owner and Contractor within ten (10) Business Days after receipt of Notice from Owner or, absent such mutual agreement, completed within the time period proposed by Owner, or (C) upon the occurrence of a default described in clause (d) or (e), then Owner may terminate this Agreement and take possession of all equipment, materials and supplies and complete the Work as Owner deems expedient. The total cost of completing the Work shall be charged to Contractor. Contractor shall pay to Owner the total cost to complete the Work within sixty (60) Days following receipt of Owner's demand for such payment. The remedies set forth in this section shall not be exclusive and Owner shall have the right to pursue any other remedies under this Agreement or at law or in equity. Such termination shall not affect Contractor's representations or warranties.

Termination for Default by Contractor

If Owner fails to perform any material terms of this Agreement and/or pay to Contractor any undisputed payment as required hereunder and such failure continues for thirty (30) Days after Notice has been given to Owner by Contractor, the Contractor may terminate this Agreement immediately. In the event of such a termination by Contractor. The Contractor may institute legal proceedings to recover all costs incurred until the date of termination and any and all damages as permitted by law. Owner acknowledges that Contractor would suffer damages including the loss of profit which Contractor would otherwise have realized upon full performance of this Construction Agreement. It is therefore agreed that in such event Owner will pay Contractor as liquidated damages a sum equal to thirty percent (30%) of the contract price as herein-above defined.

Delay

Contractor shall be not be liable to Owner or any person, corporation, partnership, or other legal entity claiming by, though, or under Owner for any delays in completion of this Construction Agreement regardless of the cause, source, or nature of such delay.

Concealed Conditions

If Contractor should encounter concealed conditions that were not reasonably anticipated by Contractor at the time of execution of this Construction Agreement, Contractor shall bring the existence and nature of such concealed conditions to the attention of Owner. If such concealed conditions prevent, preclude, or obstruct performance by Contractor of the work herein prescribed, or burden the scope of work as herein defined by requiring additional work by Contractor to address, correct, and/or rectify such concealed defects, then the scope of work and contract price as hereinabove defined shall be adjusted in accordance with account for all courses of action necessary to address, correct, and/or rectify such concealed conditions.

Hazardous Conditions and Materials

QUOTE

Owner hereby warrants that all required inspections have been performed to ascertain the existence of or presence upon the Subject Property of any hazardous conditions or materials, including without limitation asbestos and radon gas, and Owner further hereby agrees to indemnify and hold Contractor harmless from any and all liability for the same.

Additional Warranties Provided by Law

Contractor shall be obligated to, and Owner shall have the benefit of, all warranties provided by law.

Clean Up

It shall be Contractors responsibility at regular and appropriate intervals as well as upon completion of the work herein prescribed to clean up the jobsite as described in the scope of work.

Attorney's Fees

In the event that any proceedings of a judicial or quasi-judicial nature are instituted by any party to this Construction Agreement to secure performance of any of the obligations herein set forth, the prevailing party in such a proceeding shall be entitled to recover, in addition to all other relief provided by law, its reasonable attorney's fees.

Governing Law

This Construction Agreement shall in all respects be governed by and construed in accordance with the law of the State. Should any provision of this Construction Agreement become void or voidable by decision of any court or act of any legislative or quasi---legislative body or entity, then such provision shall be regarded as automatically amended to comply with such decision or act in a manner most favorable to Contractor

Completeness of Agreement

This Construction Agreement comprises the sole, exclusive, and totality covenants, and stipulations to which the parties agree. None of the terms, conditions, conversations, comments, representations, negotiations, statements, or other communications not specifically provided for herein shall be deemed to have survived execution.

Modification

With respect to all matters not governed by hereof, this Construction Agreement may not be modified except by separate written instrument executed by Owner and Contractor.

Effective Date

This Construction Agreement shall become effective, binding, and enforceable as against all parties upon the last date of execution by any such party.

Initial Here

Vortex Aquatic Structures International, Corporate Headquarters
7800 Trans Canada, Pointe-Claire, Québec, Canada, H9R 1C6
Tel: +1-514-694-3868 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

Vortex Aquatic Structures International, USA Office
11024 Bailey Road Suite C, Cornelius, North Carolina, USA, 28031
Tel: +1 (704) 280-09271 or 1-877-586-7839 (USA & Canada)
Email: info@vortex-intl.com Website: vortex-intl.com

Statement of Work Details: Flow Through Water Management System

Project Information

Opportunity Name	Judge Gilbert Garza Park
Opening Date	9/15/2021
SOW Type	Flow Through
Receive Shipment by Sub Contractor?	No
Number of Mobilizations	2

Splashpad Information

Square Feet	1257
Quantity of Embeds	see SZ
Quantity of LEDs	N/A
Quantity of Activators	1
Quantity of Drains	1
Water Journey	N/A

System Information

WQMS Type	
Electrical Input	120V, 1ph
Controller	MaestroPro
# 1.5” Lines (Manifold)	
# 2” Lines (Manifold)	10
# 4” Lines (Manifold)	

Distances

Splashpad Perimeter	1257 all wet area, buffer concrete already existing
Distance to WMS	see drawing ref docs VA- at site
Distance to Sewer	see drawing ref docs VA- at site
Distance to Water Line	see drawing ref docs VA- at site
Distance to Electrical Panel	see drawing ref docs VA - at site

Permits

Building Permit	No
Plumbing Permit	No
Sewer Permit	No
Electrical Permit	No
Health Permit	No

Plumbing Information

Pressure Lines	yes
Non-Pressure Lines	yes
Backflow Preventer	Yes
Pressure Regulator	Yes

Inspections

Pressure Test	No
Bonding/Rebar	No
Electrical	No
Plumbing	No
Compaction Test	No
Sewer	No

Concrete Information

Form, Place, Finish	Yes
Seat wall	No
Painted Concrete	No
Colored Concrete	No
Soft Surfacing	No

Excavation and Backfill

Splashpad Area	Yes
WMS Vault	No
WCRS- Recirc System	No
Haul-off Excavated Soil	No

Electrical Information

Power to Vortex Panel	yes
Bonding of Vortex Equipment	Yes

Other Services

Trash Bin	No

Temporary Fence	No
Chemicals	No
Filter Sand	No
Hose Bib	No
Secure Storage	No
Restroom	No
Breakers	No
Landscape Repairs	No
Install Supervision	No
Elevations Install	No
Waterslide Install	No
Waterslide Concrete Piers Construction	No

Special Notes and Requirements

.Any breaking of concrete/repair is not included.

General inclusions:

- The installation work includes a maximum of 2 mobilizations for the complete project
- Installation of splashpad equipment
- Site layout based on provided Datums for the splashpad area and mechanical room, tank and debris trap
  if applicable
- Clean-up of the area occupied by Vortex during the construction
- Participation to pre-construction, project updates and safety meetings as required (Via conference callsor webinars)

Piping and electrical:

- All plumbing connections as necessary for the splashpad operation
- Supply and install PVC SCH80 piping for all pressure lines from manifold to features locations
- Supply and install all suction lines for WQMS system if applicable
- Supply and install drain lines for splashpad and drain pit as required (Not for drain pit by others)
- Final connections to water, sewer and storm drain (brought to the specified locations by owner)
- Make final connections for electrical (Power supply brought to mechanical room or cabinet by owner)
- Install all safeswap anchors, ground sprays and piping to final grade, establishing a 2% slope to center
  drain and 1-2% slope back to drain pit
- Supply and install bonding for all features and pump equipment
- Pressure testing of all pressured lines
- Installation and connection of the manifold in mechanical room or water distribution system

Concrete work:

- Medium broom finish on all exposed accessible concrete
- Form, place and finish concrete slab of splashpad area as per final design
- Form, place and finish all concrete slabs and collars necessary to support and secure components as
  system requires (Vault, dome, debris trap, water containment system)
- Expansion joints or saw cuts every 10' for the concrete slab

- Supply drain pit for WMS (Cabinet, Vault, Domepack)
- Form and place drain pit for mechanical room (If building provided by Vortex)
- 6" thick concrete slab for splashpad area with 4000 psi concrete mix, #3 reinforcing bars @ 12" c/c both directions and thickened edges on concrete work as needed

Excavation and backfill:

- Excavation of topsoil at a maximum of 6" below grade, proof compact sub-grade for the splashpad area
- Backfill and compaction of all excavated areas
- Excavation and backfill of trenches for pipe lines as required
- Excavation and backfill for water containment system and debris trap, as per design
- Excavation and proof-compact mechanical room area (If building provided by Vortex)

Options:

Included if the box is checked. If the box is unchecked , the associated item is excluded from Vortex scope of work.

□ Landscape repairs including replacement of damaged grass

Exclusions:

All work not specifically mentioned in this scope of work is excluded

- Prevailing wages and certified payroll
- Demolition of any existing concrete, pass, parking areas, features or structures
- Tracking pads and/or access roads to the construction site
- Removal and handling of contaminated/stained or unsuitable soil, or buried obstructions
- Soil report and materials/compaction testing
- Site survey and location of reference points (Datum) and elevation
- Grading plans, Erosion and control plans, Storm water management plans and landscaping plans
- Final landscaping (grading, seeding, sod, shrubs, silt socks, etc.)
- All necessary permits for the required work unless specified otherwise
- All inspection fees (Rebar, plumbing, electrical, sewer, compaction) unless specified otherwise
- Sewer or water tap fees, if required
- Water or electrical meter fees, if required
- Dry play park products purchase and installation
- Benches, tables and shades purchase and installation
- Drain pit form and place in customer supplied mechanical room
- Additional requirements set forth by the local health department and/or code enforcement not previously agreed upon as of the date of this estimate
- Additional electrical requirements if the existing power supply system is not sufficient to handle the electrical requirements
- Additional plumbing requirements if the existing water supply, waste water line and/or storm drain is
  not sufficient or within the parameters established

Other clauses and requirements:

- All utilities must be provided at specified location within 30 ft of the mechanical room before Vortex mobilization.
- Laydown area and adequate access to work areas shall be provided to Vortex installers.
- SUB-SURFACE CONDITIONS: Owner shall absorb all costs incurred from unknown conditions such as rockremoval, poor digging conditions or pour soil bearing capacity, less than 3000 PSF or a water table higherthan 10 ft below finished grade. If material is so large or so large or cumbersome that it cannot be removed with a mini excavator, then that part of excavation that requires other methods of removal or remediation such as, but not limited to, shoring, pneumatic jack hammer, backhoe, hydraulic rock
  breaker, or dynamite, will be billed on a time and material basis.

- Any location or relocation of underground utilities and/or irrigation piping is the responsibility of the owner or its agent. If any utilities encountered and not identified by the local utility providers requires relocation or modification, it is the responsibility of the owner or its agent and no cost shall be borne byVortex for such work.
- Installation and construction to occur during normal daytime business hours, not including holidays. It is
  assumed that there is no restrictions on workdays and work hours.
- This contract includes a definite number of mobilizations (see inclusions), any mobilization beyond the contracted amount mentioned herein is subject to a $3,500.00 fee for each remobilization thereafter. Iffor any reason, external factors (other than weather), cause the suspension of work, Vortex USA Inc. may be entitled to additional time and cost associated with demobilization and remobilization, mileage,
  labor and travel time.
- Vortex USA Inc. maintains comprehensive insurance coverage. This coverage is available upon written
  request. Any insurance coverage required for specific projects above Cicero's norm is not included inthis proposal.
- A Performance and Payment Bond is not included in the price of this contract unless specifically included
  in the quote. This cost would be determined if bond is a requirement and price or design adjusted accordingly. Bond typically costs 5% of the total project.

X

VORTEX

Standards & Certifications

Vortex is committed to providing quality products and services that exceed customer expectations while complying with globally recognized standards and certifications.

Certified to globally recognized standards

ISO 9001:2015
Quality Management Systems (QMS)

CWB / CSA W47.1
Canadian standards for Fusion Welding of Steel

Federal Communications Commission
Vortex MaestroPro™ Water Playground Controller is FCC Certified

EN 1090-1
Factory Production Control

UL 508A
Enclosed Control Panel Builder Certified Controller (File# E179407)

Conforming to industry standards

European Standards
EN 17232, EN 1069-1
European Standards for Water Play Equipment and Features, and Water Slides

European Commission
CE
European Union directives and standards

CSA Group
CSA Z614
Children's Playground Equipment standard

ASTM International
ASTM F2461
Standard Practice for Manufacture, Construction, Operation, and Maintenance of Aquatic Play Equipment

ASTM F2376
Standard Practice for Classification, Design, Manufacture, Construction, and Operation of Water Slide Systems

Chinese National Standards
GB/T 18168
Specifications of Water Amusement Equipment

GB 8408
Large-Scale Amusement Device Safety standard

Standards Australia
AS 4685
Australian Standards for Playgrounds including Design, Installation, Maintenance, and Operation of Playgrounds

Vortex also conforms to other applicable standards including but not limited to: ASTM F2783, EN 13451-3, CSA Z267, ADA USA federal regulations. Please inquire for your specific project.

Certificate of Registration

This is to certify that QUASAR *has registered the Quality Management System of:*

Vortex Aquatic Structures International

328 rue Avro, Pointe-Claire, QC H9R 5W5

to the Quality System Standard:

ISO 9001:2015

Initial Registration	Date of Issue	Date of Expiry	Certificate Number
May 17, 2017	November 29, 2017	November 29, 2020	Q106158

Scope: Sales, design, engineering, manufacturing, installation and customer service of aquatic play solutions, including play features, Splashpads, elevations, slides Water journey and water management systems.

QUASAR management systems

SCC Accredited CB-MS OCSM Accrédité CCN

Registrar

Terms and Conditions governing registration and the use of this certificate are defined in the contract between QUASAR and the Holder.
Contact the certificate holder for further information related to the scope and boundaries of the registration.

QUASAR, A Division of the CWB Group, 8260 Park Hill Drive, Milton, Ontario, Canada, L9T 5V7, Tel: 1-800-844-6790 / (905)-542-1312, Fax: (905) 542-1318, Web: www.cwbgroup.org

VORTEX LIMITED WARRANTY

All Vortex Aquatic Structures International ("Vortex") aquatic play equipment is designed and manufactured to the highest standards of quality and workmanship. Vortex warrants that all its products will be free of defects in manufacturing, workmanship and material for the coverage periods listed below only if the specified environmental parameters are met and none of the exclusions apply.

REGISTRATION

All warranties commence on the date of Vortex's invoice. Should any failure to conform to the warranties appear within the applicable warranty coverage periods, Vortex shall, upon being notified in writing promptly after discovery of the defect and within the applicable warranty period, correct such nonconformity either by repairing any defective part or parts, or by making available a replacement part within 90 days of written notification.

COVERAGE PERIODS

25 YEARS	10 YEARS	5 YEARS	2 YEARS	1 YEAR
• Stainless steel tubing	• Structural Stainless Steel* • Weld workmanship	• Aluminum • Brass • Polymer Panels	• Finishes • Galvanized steel structures • Plumbing Components • Mechanism & Hardware • Polymer • Elastomer	• Concrete Components • Electrical Components • Paint graphic & Decal • Fiberglass composite

**Stainless steel used for climbable structures or used to hold a minimum weight of 240 lbs.*

EXCLUSIONS TO LIMITATIONS

Except as expressly set out herein, all warranties provided by the manufacturers and distributors of components, equipment, and parts ("Manufacturer") on products are hereby assigned to the owner, to the extent permitted by the Manufacturer, as the owner's sole and exclusive remedy with respect to such items. Any assistance by Vortex and/or its authorized partners with regard to component warranties shall not constitute an adoption of the responsibilities of a component manufacturer with regard to its component warranties. This Limited Warranty also does not apply to the following items:

1. Careless manipulation (including but not limited to mishandling, repackaging and transport) of Vortex equipment (products, systems, subassemblies and parts);
2. Exceeding product and system design capacities;
3. Misapplication, abuse, misuse, and/or operation of the equipment outside the parameters described in the user manual and/or design layouts provided by Vortex;
4. Failure to ensure that the structures and/or equipment are only subjected to normal use for the purpose for which the products were designed;
5. Failure to erect and/or install products according to the installation and assembly instructions provided by Vortex;
6. Addition or substitution of parts or modification of any type to Vortex equipment or components unless approved by Vortex in writing;

VORTEX LIMITED WARRANTY (CONT.)

7. Use of non-original manufacturer replacement parts;
8. Subjecting the structures and/or equipment to modification, alteration, or repair by persons other than the Seller or Seller's designees in any respect which, in the judgment of the Seller, affects the condition or operation of the structures and or components;
9. Products, equipment and parts that are exposed to water chemistry profiles outside environmental parameters and swimming pool industry standards;
10. Failure to properly winterize equipment according to best practices and the procedures and documentation provided by Vortex, including but not limited to improper drainage in freezing conditions;
11. Accidental damage, fire, acts of God or other circumstances outside the control of Vortex;
12. Personal injury due to improper use of Vortex equipment;
13. Vandalism;
14. Failure or Neglect to carry out regular inspection and maintenance of Vortex equipment according to best practices and the procedures and documentation provided by Vortex taking into account its frequency of use and the surrounding environmental conditions;
15. Product installed within 500 yards of saltwater shoreline will be covered for half the period of the standard warranty up to a maximum of 5 years, for defects caused by corrosion;
16. Damage or deterioration of cosmetic surface finishes, including cracking, crazing, discoloration, air voids, fading, or oxidation of gel coat, fabrics, vinyls, plastics, painted items or stainless steel finishes.

CLAIMS

To make a claim, please contact your local representative or send your written statement of claim, along with the original project number and/or project name to Vortex by:

Email: support@vortex-intl.com

Mail: Vortex Aquatic Structures International, 7800 Trans Canada, Pointe-Claire, QC, H9R 1C1, Canada

Fax: +1.514.989.0413

To contact Vortex with any questions or comments with regards to this warranty, call 1.877.586.7839 (free USA/CANADA) or +1.514.694.3868 (INTERNATIONAL) or send email to support@vortex-intl.com.

To contact Vortex with general questions or comments, call 1.877.586.7839 (free USA/CANADA) or +1.514.694.3868 (INTERNATIONAL) or send email to info@vortex-intl.com.

Vortex Aquatic Structures International is not liable for any incidental expenses, inconvenience or loss due to warranty claims. For approved warranty replacements, Vortex shall deliver the repaired or replacement part or parts via economical ground shipping free of charge for one year from the date of the seller's invoice. After that period, shipping charges will be incurred by the client. Vortex will not be responsible for providing labor or the cost of labor for the removal of the defective part or parts and the installation of any replacement part or parts. Replacement parts will be warranted for the balance of the original warranty. In no event shall Vortex have any liability or responsibility for any special, indirect, incidental, consequential or exemplary damages or for lost profits or costs for removal and installation required to perform repairs or replacements, including any labor, travel and rental equipment costs arising out of this warranty or any other agreement, the transactions contemplated hereby, the products or the use of the products.



SUPPORT EVERY STEP OF THE WAY

As an end-to-end provider of aquatic play solutions, Vortex offers the full spectrum of personalized design, engineering, in-house fabrication, delivery and installation services to ensure your project is exactly what you envisioned. Working with your team, our local Vortex consultants help coordinate all aspects of the project so the work flows efficiently, the fit and finish are impeccable and the end result is 100% to your satisfaction.

PLANNING PLAY

To deliver an installation that exceeds your expectations, we start with planning, taking into account a number of considerations: site size and landscape, optimal capacity, your specific program goals, the community's special character, how to maximize play value, and more.

DESIGN & ENGINEERING

After we explore a range of thematic options with you, you get to see your vision come to life in cutting-edge 3D renderings right at the design proposal stage.

When it comes to manufacturing, we have full in-house R&D, engineering and design teams as well as complete customization capabilities. Our engineers custom design state-of-the-art water management and disinfection systems specifically suited to your installation. In the construction phase, you are provided with complete sets of construction drawings and specifications, and the Vortex team takes care of all on-site coordination throughout the process.

LOGISTICS

Vortex delivers thousands of pieces of equipment all around the world, so we know getting it there can be half the battle. Our team of logistics experts takes charge of your delivery from our dock to your site, working with local suppliers to make sure every crate gets there on schedule, whether your shipment is local, national or international.



INSTALLATION & TRAINING

Once the equipment is delivered on site, Vortex offers complete supervisory services for the construction and start-up phases, so the build goes smoothly, the equipment functions perfectly and contractors and trades can work efficiently, no matter their level of experience with this type of installation. Once your project is built, we offer start-up and training follow-up so your installation goes into service smoothly and operates at its full play potential. We also have certification programs available for local contractors to ensure trouble-free operation for the long term.

CUSTOMER SERVICE

We provide the very best customer service in the business, with knowledgeable, dedicated people ready at hand with expert advice when you need it, anywhere in the world. They're there to answer your questions, troubleshoot, and optimize the functionality of your play equipment and underlying infrastructure and maintenance. When it comes to servicing your equipment, spare parts are readily available from Vortex locations worldwide.





VORTEX

World leader in aquatic play solutions
with over 6,500 installations worldwide

VORTEX-INTL.COM | INFO@VORTEX-INTL.COM
1.877.586.7839 (USA & CANADA) | +1.514.694.3868 (INTERNATIONAL)

License Year

2020

License No.

77059

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Vortex USA Inc.
Cornelius, NC

is duly registered and entitled to practice

General Contracting

Limitation: Limited
Classification: Building

until

December 31, 2020

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

November 20, 2020

This certificate may not be altered.

LICENSING BOARD FOR GENERAL CONTRACTORS
MAY 20. 1775
NORTH CAROLINA

Chairman

Secretary-Treasurer

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

ACORD™

Issue Date
April 30, 2021

PRODUCER
Langelier Assurances Inc.
550 Chemin Chambly, suite 230
Longueuil QC J4H 3L8

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED
Vortex Structures Aquatiques internationals inc /Vortex USA inc.
7800 Transcanada
Pointe-Claire, QC
H9G1K8

INSURER A:	Liberty International Underwriters
INSURER B:	n/a
INSURER C:	Liberty International Underwriters
INSURER D:	Lloyd's Underwriters through Markel Canada ltd
INSURER E:	n/a

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	**GENERAL** X COMMERCIAL GENERAL LIABILITY CLAIMS MADE X OCCUR X OWNER'S & CONTRACTOR'S PROT X Cross liability GEN'L AGGREGATE LIMIT APPLIES PER:	TBI-B71-170917-044	07-01-2020	07/01/21	GENERAL AGGREGATE PRODUCTS - COMP/OP AGG PERSONAL & ADV INJURY EACH OCCURRENCE FIRE DAMAGE (Any one fire) MED EXP (Any one person)	$ 5,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000 $ 25,000
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS _____	N/A			COMBINED SINGLE LIMIT BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE	$ $ $ $
C	ARCHITECTS, ENGINEERS & ENVIRONMENTAL SERVICES PROFESSIONAL LIABILITY	PLTOAA8884005	07-01-2020	07-01-2021	- EACH LOSS ACCIDENT	$ 5 000 000
D	EXCESS LIABILITY X UMBRELLA FORM OTHER THEN UMBRELLA FORM	135154	07/01/2020	07/09/2021	EACH OCCURRENCE AGGREGATE	$ 15 000 000 $ 15 000 000 $
E	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** THE PROPRIETOR/ PARTNERS/EXECUTIVE OFFICERS ARE INCL / EXCL	N/A			WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE – POLICY LIMIT	$ $ $

Insured's activities: Manufacturing, distribution and installation of aquatic structures and design of aquatic playgrounds.

CERTIFICATE HOLDER

Ville de Weslaco
255 S. Kansas Avenue
Weslaco, Texas
78596

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

LANGELIER ASSURANCES INC.

PAR : _____
Claude Proulx, AIB
Damage Insurance Broker

Client#: 1604155 11VORTEUSA

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
McGriff Insurance Services P.O. Box 2190 Alpharetta, GA 30023 770 664-6818	PHONE (A/C, No, Ext): 770 664-6818	FAX (A/C, No): 888-827-9870
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Specialty Underwriters InsCo	13037
INSURER B : Ohio Security Insurance Company	24082
INSURER C : Ohio Casualty Insurance Company	24074
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Vortex USA Holdings Inc
11024 Bailey Road, Suite C
Cornelius, NC 28031

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR X BI/PD Ded:2,500 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:			CSU0124021	12/01/2020	12/01/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$1,000,000 $100,000 $5,000 $1,000,000 $2,000,000 $2,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			BAS2156425697	12/01/2020	12/01/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$1,000,000 $ $ $ $
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $			CSU0124022	12/01/2020	12/01/2021	EACH OCCURRENCE AGGREGATE $	$2,000,000 $2,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		XWS2156425697	12/01/2020	12/01/2021	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
B	Leased/Rent Equip			BKS2156425697	12/01/2020	12/01/2021	$150,000	
C	Install Floater			BMO58352585	12/01/2020	12/01/2021	$1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**** Workers Comp Information ****
Proprietors/Partners/Executive Officers/Members Excluded:
Steven Hamelin, President
**** Supplemental Names ****
First Supplemental Name applies to all policies - Vortex USA Holdings Inc
(See Attached Descriptions)

CERTIFICATE HOLDER

City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Sylvia B. Menchaca

© 1988-2015 ACORD CORPORATION. All rights reserved.

DESCRIPTIONS (Continued from Page 1)

Vortex USA Inc.
Vortex Midwest LLC
AQUABLUE (2015) INC

City of Weslaco is included as Additional Insured with respect to General Liability and Automobile Liability insurance, where required by written contract with Named Insured.

intact INSURANCE surety

ATLANTIC SPECIALTY INSURANCE COMPANY

May 4, 2021

City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596

Re: Vortex USA Inc. – Request for Proposal
Water Spray Splash Pad / RFP No.: 2020-21-17

This letter is to advise you that **Vortex USA Inc.** is a valued surety client of Atlantic Specialty Insurance Company, which is one of the main underwriting companies of the Intact Insurance. **Vortex USA Inc.** remains in good standing and is afforded surety capacity of $1,000,000 for a single project and $5,000,000 in the aggregate.

It is our opinion that **Vortex USA Inc.** is qualified to perform contracts that fall within this range and their normal scope. This letter is not an assumption of liability, nor is it a bid bond or a performance bond. It is issued only as a bonding reference requested from us by our client. Intact's decision to issue surety bonds on behalf of **Vortex USA Inc.** will be subject to our standard underwriting including but not limited to acceptance of the financial condition of our client, contract terms and conditions, bonds forms and project financing. Our client has the capacity to obtain Performance and Payment Bonds when they will be required.

Intact Insurance (TSX: IFC) is A+ rated by A.M. Best with a financial size category of XV and is included in The Department of the Treasury's Listing of Certified Companies.

Sincerely,

Yves Boilard, Attorney-In-Fact

One State Street Plaza, Floor 31
New York, NY 10004
intactspecialty.com/surety

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Candice Archer, Lorraine Daoust, Sylvain Darsigny, Jean-Francois Forget, Elie Laverdure, Pascal Tessier, Gabriel Asselin, Daniel Leclerc, Dominique Girard, Karen Tamim, Francois Forget, Yves Boilard, Pierre-Olivier Naud**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON DWAN NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2025

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 4th day of May, 2021.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2025

_____
Kara Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

CITY OF WESLACO

Request for Proposal

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17

Electronic "sealed" proposals addressed to Homer Rhodes, will be accepted at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, via electronic **DROP BOX** link until **3:00 PM** on **May 7, 2021**, at which time they will be opened and read aloud via ZOOM meeting.

Potential respondents are advised that the proposal documents can be downloaded from the City of Weslaco bid stream web page address: http://www.weslacotx.gov/open-government/proposal-stream , and may also be secured at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, or by calling 956.447-2240. **Be advised that this website is the primary source of all proposal documents. Obtaining proposal information from a third-party planning room may lead to incomplete submissions. This website must be monitored regularly for addendums and/or proposal notices. Respondents are responsible for obtaining all the necessary information required for a compliant proposal.** If your company is contemplating on responding to this project you must submit a vendor's notice of intent form to the Purchasing Office. Electronic Proposals will be accepted through Drop Box link provided in Addendum #1 by stated deadline and time.

Pre-Proposal Conference will be held on April 29, 2021 at 2:00 PM via Zoom, see Addendum #1 for link.

The City of Weslaco reserves the right to accept or reject any or all proposals, to waive any informalities, and to accept the proposal to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold proposals for a period of forty-five (45) days without taking action, for the purpose of reviewing the proposals and investigation of respondent's qualifications prior to proposal award. Proposals submitted past the aforementioned date and time will not be accepted.

City of Weslaco
Homer Rhodes,
Purchasing Office
hrhodes@weslacotx.gov

VENDOR'S NOTICE OF INTENT TO SUBMIT

If you intend to submit a proposal for **WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17** with the City of Weslaco as outlined in the specifications, please indicate your intention by signing, dating, and returning this form to the address below prior to **May 7, 2021** so that you may receive any addendums to the specifications should the need arise.

Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: 956.447.2240
hrhodes@weslacotx.gov

Name: _____ Signature: _____
(print / contact person)

Title: _____ Company/Agency: _____

Mailing
Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

Email Address: _____

Proposal No.: 2020-21-17



REQUEST FOR
PROPOSALS
"RFP No.: 2020-21-17"

WATER SPRAY SPLASH PAD

RFP DUE DATE: 5/7/2020

RFP DUE TIME: 3:00 CST

SECTION I
SCOPE OF THE PROPOSAL

A. Objective

The purpose of the RFP is to solicit and obtain from interested parties (also referred to herein as "Vendor" or "Vendors") the best possible proposal for the **WATER SPRAY SPLASH PAD**. The City of Weslaco intends to select the most competitive proposal that meets the City's requirements and specifications listed within the proposal and then enter into negotiations with the selected Vendor for purposes of reaching a satisfactory agreement for the WATER SPRAY SPLASH PAD.

B. ISSUING OFFICE

The RFP is issued by the City of Weslaco

C. CONTRACT ADMINISTRATOR

All communications concerning this RFP should be directed to:

Homer Rhodes, Purchasing
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596
Phone # (956) 968-3181

D. INCURRING COSTS

The City is not liable for any cost incurred by the prospective firms prior to the signing of the contract.

E. PROPOSALS

To be considered, each firm must submit a complete response to this RFP, addressing the specifications provided in Section III. The proposal must be signed by an official authorized to bind the submitter to its provisions. The proposal must include a statement as to the period during which the proposal remains valid. This period must be at least ninety (90) days from the due date for this proposal.

F. ACCEPTANCE OF THE PROPOSAL CONTENT

The contents of this proposal will become contractual obligations if a contract ensues. Failure of the selected contractor to accept these obligations may result in cancellation of the award.

G. SELECTION CRITERIA

Responses to this RFP will be evaluated based on a selection process consisting of:

1. Review of the firm's response to the RFP, determining if the proposal meets all criteria for consideration, Relevant Experiences, Project Understanding, Project Requirements, Strength of the Proposal, and Proposed Cost.

H. PROPOSAL RECEIPT

Proposals must be submitted via Drop Box as stated on Addendum #1 The Proposals must be addressed to: Homer Rhodes, Purchasing Agent

I. RIGHT TO REJECT PROPOSALS

The City reserves the right to award the total proposal, to reject any and all proposals in whole or in part, and to waive any informality or technical defects by the City's judgement.

In determination of award, the qualifications of the proposal submitter, and the conformity with the specifications of services to be supplied, the evaluated proposal, supplier's experience and references as well as the City's direct experience with the supplier will be considered.

J. COST LIABILITY

The City assumes no responsibility or liability for costs incurred by the firms prior to the signing of this agreement. Total liability of the City is limited to the terms and conditions of this agreement.

K. AWARD OF CONTRACT

The City shall award one contract to the selected vendor submitting the proposal which meets the performance and required criteria as set forth by this set of specifications.

L. PROJECT BACKGROUND

The Water Spray Splash Pad will be in Judge Gilbert Garza Park at 320 E. Mile 11 Road. The Park is currently under construction with an expected completion in September 2021.

The City of Weslaco intends to have installed a Water Spray Splash Pad in Judge Gilbert Garza Park and is seeking proposals for the design and installation of a complete water play system including, but not limited to, new spray equipment, controller and spray pad deck. The water spray splash pad system shall be a flow through, drain to irrigation pond. The water spray splash pad shall be connected to City water supply (as shown on site element drawing attached). Provide all work for complete installation. The successful proposer will be expected to research and provide a detailed proposal that will allowthe City to make a well-informed decision on the project.

SECTION II
SCOPE OF WORK

The Scope of Work for this project is as follows:

A. DESIGN

The Water Spray Splash Pad is a feature included in Judge Gilbert Garza Park. This park is currently under construction which includes a perimeter sidewalk and extension of utilities to the Splash Pad. The pad location is measured to have a radius of approximately 20' (40' diameter) and covers an area of approximately 1,257 sqft. The General Contractor has installed a concrete sidewalk along the perimeter of the water spray splash pad location with extended water supply to pad and connection to irrigation pond.

The design should consider a capacity of approximately 50 children of all ages to actively engage in water play. Elements should engage a sense of adventure, exploration and discovery. The theme and colors proposed should be timeless and inspire creativity and imagination. A combination of dynamic ground sprays with various patterns and above ground spill buckets, sprays, splashes, spinners, arches and/or tunnels should be included to maximize play and interaction.

During the negotiation portion of the RFP process, before the contract is awarded, the City and the preferred vendor will identify any desired options or minor modifications of the proposal that will best meet the needs of the City. The negotiated solution, along with a timeline for the acquisition of the solution, installation, and deployment, will constitute the Scope of Work for this project. The awarded vendor will be responsible for ensuring that the negotiated solution meets all requirements noted in this RFP.

B. DEPLOYMENT

The vendor awarded this RFP will be responsible for all efforts and expenses involved with the deployment of the identified solution. All costs associated with the deployment of the solution are to be identified in the negotiated solution.

C. MAINTENANCE AND SUPPORT REQUIREMENTS

All components of the solution are to be supported at no added cost for a minimum of one year by the successful vendor, starting at the date that the entire solution is accepted by the City. This support includes repair and/or replacement of all equipment, mounting hardware, wiring/cabling, and other devices or infrastructure purchased and/or installed as part of this project that fails from any cause. The City of Weslaco maintains the right to approve and renew maintenance and support annually.

D. TECHNICAL REQUIREMENTS

Water main access will be provided on site. The City water main will provide necessary flow volume and pressure specifications needed. Additionally, a gravity flow sanitary sewer line willalso be provided at the worksite.

Under this proposal all water play features and improvements to the water play area shall be designed and constructed so that each is accessible to all persons. All equipment must meet all U.S. Consumer Product Safety Commission (C.P.S.C.) "Handbook for Public Playground Safety" and American Society for Testing Materials (A.S.T.M.) F1487-98 "Playground Equipment for Public Use" guidelines. The proposal will include material, labor and equipment to install the new water spray splash pad including concretedeck surface, controller, vaults, drain lines, water lines, electrical conduit, wiring and all appurtenances. The finished grade of the spray park will be 3 feet above the existing grade. The Water Spray Park and all related components shall be completely installed and fully functional. Site restoration and seeding shall be completed by the contractor. Contractor shall visit site and verify all dimensions noted on drawings. Contractor shall assume all responsibility for obtaining and verifying all measurements. No request for additional compensation, or omissions of work, from the contract which is due to failure of the contractor in this regard.

Provide for a complete installation. All work shall be completed within 80 days of approved startdate.

E. QUALIFICATIONS, MANUFACTURING, INSTALLATION AND REFERENCE

All features shall be specifically designed for use by children and adults and be manufactured by a company that has at least five years' experience in design and engineering of children's aquatic play areas. Installer needs to have successfully installed (all elements start to finish) water play facilities in the last 3 years of at leastthe same size and scope as the proposed project. A complete reference list of projects successfully completed of the same size and scope or larger as the proposed project must be included with all contact names and phone numbers included. Proposal shall also include a letter listing experience and knowledge of the Water Play industry as itpertains to this project.

F. PROJECT BUDGET & TIMELINE

Budget not to exceed $220,000
All design, installation, and warranty elements listed shall be included.
Basic Project Timeline:
RFP released April 21, 2020
Electronic "sealed" bids via DROP BOX link 3:00 p.m. May 7, 2021
Recommendation to City Commission for Award of Contract May 18. 2021
Project Complete within 80 days of approved start date.

G. SPECIFICATIONS

a. PRODUCT DELIVERY AND STORAGE
    i. All aquatic play features must be properly wrapped and secured in place while intransport to the project site.

ii. At the site, the features are to be stored in safe areas, out of the way of traffic and otherconstruction activities, until the actual time of installation.
iii. If required, safety barricades or other like precautions must be taken for the protectionof public and adjacent property.
iv. Exercise care in the handling of the features to prevent excessive stress and abrasions.
v. Protective wrapping on the aquatic play features must be left in place untilconstruction work for the Splash Park is complete.

b. WARRANTY
i. The Water Distribution System and Automation System shall be warranted from themanufacturer for a period of not less than two years.
ii. Stainless steel aquatic play features and stainless-steel anchoring systems shall be warranted for not less than 25 years.

c. AQUATIC PLAY FEATURES
i. All aquatic play features will be constructed of type 304L stainless steel and will besupplied with all necessary anchoring hardware and installation template and shippedin a time to accommodate site work. The features shall come complete with a water inlet and electrical grounding lugs.
ii. All above ground aquatic play features shall be sandblasted and will receive a weatherresistant polyurethane, baked on, powder-coat finish. Coatings shall have a gloss finish with ultraviolet inhibitors and fire retardants. All above grade aquatic playfeatures shall be embedded in the concrete deck.
iii. The aquatic play features are to meet ADA compliance, and universally accessible.
iv. All grade level aquatic play features shall be furnished with the appropriatewinterization caps.
v. Nozzles, spray heads, spray caps and winter caps shall be constructed of C360 Brassand be fastened and removed from the play features using tamper resistant tools specifically designed for use with the nozzles, spray heads, spray caps and winter caps. The nozzles, spray heads, spray caps and winter caps shall be recessed into the aquatic play features to avoid protrusion hazards.
vi. All anchoring, hardware, plates and flanges shall be constructed of stainless steel andwill be indicated on the shop drawings, as they may be required to complete installation.
vii. An accessory kit shall be provided by the manufacturer of the aquatic play features,consisting of the necessary tamper resistant tools and touch-up paint.

d. ACTIVATION DEVICES
i. The activator(s) shall have no moving parts and run on a low voltage electrical supplysuch as 24 volts direct current. It shall be the direct interface between the users of the aquatic play area and the aquatic play features. The pre-programmed sequences of the aquatic play

features shall be activated only when touched by the user. Activator(s) must be ADA compliant and universally accessible and recognizable to individualswith disabilities.

e. AUTOMATION PACKAGE - The manufacturer shall be required to offer a completeautomation package, consisting of a water distribution system and a user activated ADAaccessible controller to regulate the use of the play features and their hours of operation.
    i. The programmable logic controller shall be sized according to the number of outputs itis required to control. The programmable logic controller shall be factory programmed with a variety of spray sequences designed according to the requirements of the project. It shall have the flexibility to modify the sequences using a transportable memory cartridge. The controller will be located in the mechanical room of a nearbyrestroom facility not in an underground chamber.
    ii. A chart shall be supplied that shows the different programmed sequences of equipmentfor each activation and the gpm. usage for each sequence.
    iii. A 24hr/7day, programmable, analog/digital, time switch to set the operational hours ofthe facility shall be incorporated into the operating system. The time switch shall have the ability to be programmed with a different time schedule for each day of the week.
    iv. The operating system shall be supplied with an LCD screen touch pad user interfacewith controls for each output, activation device(s), and time switch.
    v. The operating system shall contain a 120 VAC primary / 24 VAC secondarytransformer with built-in electrostatic shield protection.
    vi. The operating system shall be supplied with a three-position selector switch for eachoutput, activation device(s), and time switch. These selector switches allow the user to select the operational mode of the components (i.e. Hand, Off and Automatic)
    vii. The operating system shall be housed in and mounted on the in a corrosion resistant enclosure, complete with lockable latches.
    viii. The operating system shall have the capacity to receive signals from the activationdevices, operating on 24VDC.

f. WATER DISTRIBUTION SYSTEM
    i. The water distribution manifold must be fabricated out of stainless steel and be a self-contained above ground vault. The water distribution system must be pre-assembled, and factorytested, and come complete with all the necessary plumbing, back flow preventer, pressure gauge and pre-wired solenoid valves.
    ii. Each distribution line shall have electrically activated solenoid valves, operating on24VAC. The electric solenoid valves shall be suitable for chlorinated water.
    iii. The electrical solenoid valves shall be wired to the Automation Package or a junctionbox before delivery.
    iv. Each distribution line shall have a ball valve for manual shut off.

v. Each distribution line on the manifold shall be Schedule 40 PVC and have a threadedconnection to connect each of the lines to the play features.
vi. The lines from the manifold to the play structures shall be Schedule 80 PVC.
vii. The manifold body shall be constructed of stainless steel 304. A ¾" drain valve shallbe present.
viii. A pressure gauge shall be present on the manifold.
ix. A back-flow preventer shall be included on the manifold.

g. ABOVE GRADE MANIFOLD ENCLOSURE BOX
   i. The above grade manifold enclosure box shall be factory welded and assembled prior todelivery.
   ii. The equipment housed in the above ground enclosure box shall be assembled to theenclosure and tested prior to delivery.
   iii. The access doors shall be made of powder coated stainless steel 304 checker plate.
   iv. The access doors shall be lockable. The lock shall be recessed and concealed.
   v. All plumbing connections shall penetrate through the vault enclosure walls.

h. SURFACE AND DRAINAGE
   i. The play surface (deck) shall be sized and located to fit on the site plan. The deck canbe any shape or shapes as to fit appropriately within the site location and project scope.
   ii. All play surfaces shall be attached to a 6-inch thick concrete slab installed in a single monolithic pour and include ¼ inch grid pattern rebar with a rough broom finish and meet ADArequirements.
   iii. The deck drain such as ACO drain Klassic Drain or Sioux Chief 860 Series or equal.
   iv. The deck drain grating shall have an anti-skid surface.
   v. The deck drain grating shall have openings no larger than 5/16".
   vi. The deck drain grating shall be secured using stainless steel, tamperproof hardware.

i. EXECUTION
   i. The manufacturer shall furnish the purchaser with at least two sets of complete installation and operating manuals. The installation manual will illustrate the installation of the entire system. It shall describe the start-up procedure and day- todayoperation of the system as well as seasonal park opening and shut down procedures.

Pre-Proposal Conference

A Pre-Proposal Conference will be held on April 29, 2021 at 2:00 PM in via ZOOM. Pre-Proposal Conference is not mandatory for Vendors to attend. However, it is highly recommended for all Vendors interested in submitting a proposal attend the Pre-Proposal Conference to better understand the Scope of the Project required. All Vendors attending the Pre-Proposal Conference, please contact Mr. Homer Rhodes – Purchasing Agent at 956-447-2240 to RSVP for conference. Zoom Pre-Proposal Meeting link provided in Addendum #1

SECTION III
PROPOSAL FORMAT

The intent of this Request for Proposal and resulting contract is to obtain proposals from and the services of an experienced and qualified professional company to provide **WATER SPRAY SPLASH PAD.** To facilitate the review of proposals, all proposals are required to adhere to the following requirements. The City strongly encourages proposers to ensure that RFP submissions are succinct and clearly organized. The RFP proposal must be written and organized in the exact order of each line item A-I below. If the proposal is not in this format or does not include all the listed items, it may be deemed non-responsive. For ease of handling, all responses are to be provided in a standard 8 ½" x 11" letter format with binding on the left-hand edge.

A. **Cover Letter and RFP**. Provide a letter of introduction signed by an authorized representative. The required contents and limitations for the preparation of the RFP are described in this section. Failure to provide the requested information or adhere to any of The City limitations will result in disqualification of the submitted RFP. A total of **one (1) original and two (2) copies** of the RFP shall be submitted to the address on the cover letter. Letter of Intent from Surety Company to provide Payment and Performance Bonds shall also be required from the proposer as part of RFP.

B. **Name, Title, and Contact Information**. Include the name of the person or persons who will be authorized to make representations on behalf of the vendor, with all contact information.

C. **Company History**. Provide years in business and overview of products and services offered by your company. Provide how many full-time employees the company currently employs and whether your company sub-contracts with other companies.

D. **Qualifications and Experience.** Provide the qualifications of the vendor and its specialized experience and technical competence that qualify it to provide the services required. Provide the names and qualifications of outside consultants and associates that will be employed to assist on the work to be performed under your proposal.

E. **References.** Provide a list of names, addresses and telephone numbers of at least five (public sector preferred) clients for which the vendor has successfully completed similar projects to that required by this RFP within the past five years. A brief synopsis should be included on at least three customers currently utilizing equipment and systems like those required in this RFP. Include a description of the projects, hardware installed, and the contact name and information of the customer.

F. **Description of Proposed Solution.** Provide detailed information related to your proposed solution and how it will meet the needs of the City. Your proposed solution is to identify and describe all water spray, splash pad and other components necessary to satisfy the requirements identified above.

Provide information on what resources the City of Weslaco would provide to operate your proposed solution. Provide specifics on the equipment specifications and why you have selected or recommend the equipment specified and/or quoted.

Identify any unique or distinctive features in your product or services that differentiate your product or services from other vendor's solutions.

G. **Training.** Include costs to train City staff on the operation of the solution. Training should also provide a sufficient overview of the configuration of the components of the system to allow City staff to troubleshoot any problems or tune any components for maximum performance.

H. **General Comments**. Comment on any aspect of the RFP including, but not limited to, the technical requirements and scope of work as detailed above. The proposed solution is to be described fully, including how the components of the solution adhere to all requirements noted above.

I. **Project Schedule**. Provide a proposed project schedule of time frames, milestones, for completion of the project. Project schedule must include a specified time frame for delivery of the equipment. At a minimum, the tasks identified above in each phase should be noted showing the timeframe for completing each task and identifying which staff and/or subcontractor will complete the task.

J. **Project Pricing**. Pricing shall be enclosed in a separate sealed envelope. Include itemized line item pricing for this project, anticipated tasks and/or deliverables. The proposed quote for project pricing should include all anticipated expenses for all efforts, equipment, and services associated with documentation, design, hardware, configuration, deployment, and support for the first year.

K. **Warranty, Manufacturer**. Manufacturer shall fully warrant all materials and equipment furnished under the terms of this Proposal against poor and inferior quality. While under warranty, manufacturer shall repair or replace inoperable materials or equipment in a timely manner to minimize the disruption of City operations. A copy or description of the manufacturer's warranty shall accompany each Proposal for the material and equipment proposed, detailing the scope and length of the warranty.

L. **Warranty, Vendor**. Successful Vendor shall fully warrant all materials, equipment, and installation furnished under the terms of this Proposal against poor and inferior quality, for a period of not less than one (1) year from date of the final acceptance by the City. While under warranty, successful Vendor shall repair or replace inoperable materials or equipment in a timely manner to minimize the disruption of City operations.

NON-COLLUSION

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or

company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

NON-DISCRIMINATION

Submitters, during the performance of this contract, will not discriminate against any employee or applicant for employment because of race, religion, sex, national origin or disability except where religion, sex, national origin or disability is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor.

PROCESSING TIME FOR PAYMENT

Submitters are advised that a minimum of thirty (30) days is required to process invoices for payment after the completion of the project. Submitters must acknowledge that full payment will not be submitted until after project is 100% complete. All equipment must be installed, programmed, and tested successfully. All staff must be trained on how to successfully operate the Water Spray Splash Pad Equipment. At the completion of project, vendor will submit a "Project Acceptance Letter" to be signed and approved by the City of Weslaco, Texas.

ELECTRONIC SUBMISSION OF BIDS

The City of Weslaco's Purchasing Department will not accept telegraphic or electronically transmitted submissions.

PROOF OF FINANCIAL AND BUSINESS CAPABILITY

Submitters must, upon request, furnish satisfactory evidence of their ability to furnish products or services in accordance with the terms and conditions of these requirements. The City of Weslaco will make the final determination as to the submitter's ability.

SUBMITTER DEFAULT

The City of Weslaco reserves the right, in case of submitter default, to procure the articles or services from other sources and hold the defaulting submitter responsible for any excess costs occasioned thereby.

RESTRICTIVE OR AMBIGUOUS REQUIREMENTS

It is the responsibility of the submitter to review the Request for Proposals (RFP) packet and to notify the City Purchasing Department if the requirements are formulated in a manner that would unnecessarily restrict competition. Any such protest or question regarding the requirements or bidding procedures must be received in the City Purchasing Department not less than seventy-two hours prior to the time set for the opening. These criteria also apply to requirements that are ambiguous.

RFP DELIVERY

The City of Weslaco requires submitters, to submit proposals via Drop Box

SIGNING OF QUALIFICATIONS

In order to be considered, all submittals **must** be signed.

WAIVING OF INFORMALITIES

The City of Weslaco reserves the right to waive minor informalities or technicalities when it is in the best interest of the City.

SUBCONTRACTING

The successful submitter may not subcontract the award without the written consent of the City.

BIDDER RESPONSIBILITY

It is the responsibility of each vendor before submitting a proposal:

- To examine thoroughly the contract documents and other related data identified in the proposal documents.
- To visit the site to become familiar with and satisfy vendor as to the general, local, and site conditions that may affect cost, progress, performance, etc.
- To consider federal, state, and local laws and regulations that may affect costs, progress, performance or furnishing of the work.
- To study and carefully correlate vendor's knowledge and observations with the contract documents and such other related data.
- To promptly notify The City Purchasing Department of all conflicts, errors, ambiguities, or discrepancies which vendor has discovered in or between the contract documents and such other related documents.

TERMINATION

The City of Weslaco has the authority and right to terminate any Agreement awarded under this RFP or any Work Order resulting from the Agreement at any time for any reason, including but not limited to, instances where the City finds that the Contractor's work is negligent, not satisfactory, or not in accordance with the Agreement requirements.

SECTION IV
SELECTION AND EVALUATION CRITERIA

SELECTION PROCEDURES

The RFP shall be submitted according to the schedule below. The respondent should be able to submit a Cost Proposal on short notice at a later time.

PROPOSAL RANKING

A selection committee will evaluate and rank the written RFPs on a per project basis. After the RFPs have been ranked, the committee will make a recommendation to the City Commission.

NEGOTIATING PROCESS

If negotiations prove unsuccessful, the next highest ranked firm will be contacted. The City reserves the right to reject any and all RFPs.

RFP and VENDOR – EVALUATION

The evaluation system consists of a 100 percentage point system. The RFP and Vendors will be ranked after evaluation. All Vendors and RFPs submitted will be ranked and evaluated based on specified RFP criteria. The submittal evaluation will be based on the following criteria.

- **20%** **Review of the firm's response to the RFP and Project Understanding**
- **20%** **Proposer's qualifications/experience/references**
- **20%** **Proposal's adherence to City's specifications and requirements.**
- **20%** **Originality and creativity in design proposal.**
- **20%** **Proposed Cost**

STAFFING OF PROJECT TEAM

The firms should provide information on their proposed professional team members, i.e., applicable certifications/registrations and other pertinent information that demonstrates their qualifications to perform the contract. The professional team members shall have experience in performing similar contracts for counties, cities, irrigation districts, TX DOT or other clients as stated in the Request for Proposals (RFP). Similar experience gained though other clients should be substantiated by reference. A list and scope of the various projects for comparative purposes shall be included in an appendix.

All interested parties are encouraged to submit proposals as the award is not based solely on lowest cost proposal submitted. Total cost will be taken into consideration, but the solution and the vendor's capabilities, competence and capacity will be considered as well. The City reserves the right to choose the vendor whose proposal best meets the needs of the City. The City of Weslaco, and its designated representatives, shall be the sole judge of its own best interest, and the proposal most advantageous to the City. The City's decisions will be final.

The above factors, along with other factors that the City may deem appropriate, will be used to identify the proposal that represents the best value, which will be the basis for the contract award. A contract award may be made to the responsible proposer whose proposal will be best for the City considering evaluation factors outlined above. All proposers participating in the process shall be notified in writing of the successful award. The proposer whose proposal, in the sole discretion of the City, is deemed best for the City shall be selected for contract negotiation. If agreement cannot be reached with the first proposer, the second-choice proposer (and then the third and so on) will be contacted with the first-choice proposer (or other proposers, in order) dismissed from further consideration on that particular project. Proposals shall be valid for a minimum of 90 days following submission.

SECTION V
AWARD OF CONTRACT, RESERVATION OF RIGHTS

Advantageous Contract

The Contract, if awarded, will be awarded to the vendor submitting proposal for **WATER SPRAY SPLASH PAD** whose Submittal is deemed most advantageous to the City, and as determined by the selection committee, upon approval of the City Commission.

Final Selection and The City Commission Approval

The City may accept any Submittal in whole or in part. If subsequent negotiations are conducted, they shall not constitute a rejection or alternate RFP on the part of The City. However, final selection of a company submitting proposal for **WATER SPRAY SPLASH PAD** is subject to The City Commission approval.

Remedy of Technical Errors

The City reserves the right to accept one submittal or reject any or all submittals received in response to this RFP, and to waive informalities and irregularities in the submittals received. The City also reserves the right to terminate this RFP, and reissue a subsequent solicitation, and/or remedy technical errors in the RFP process.

Preparation Costs

This RFP does not commit The City to enter into a Contract, award any services related to this RFP, nor does it obligate The City to pay any costs incurred in preparation or submission of a submittal or in anticipation of a contract.

Insurance and Indemnity

If selected, vendor submitting proposal for **WATER SPRAY SPLASH PAD** will be required to comply with the Insurance and Indemnity Requirements established herein.

Independent Contractor

The company/s submitting proposal for **WATER SPRAY SPLASH PAD** agrees and understands that, if selected, it and all persons designated by it to provide services in connection with a contract, is and shall be deemed to be an independent contractor, responsible for its respective acts or omissions, and that The City shall in no way be responsible for company submitting proposal for **WATER SPRAY SPLASH PAD** actions, and that none of the parties hereto will have authority to bind the other or to hold out to third parties.

Purchase Orders, As Needed

Execution of a contract does not obligate The City to engage any delivery orders, Purchase Orders, or other commitments for services. Service delivery shall be at the City's discretion, as needed, and will be communicated to the company submitting proposal for **WATER SPRAY SPLASH PAD** through individual Purchase Order.

ATTACHMENT I
Insurance Requirements

The Bidder awarded the contract shall furnish proof of insurance, which will also include any subcontractor that is subcontracted by the bidder in at least the following limits, to be in place prior to providing any services under this Contract and to continue in effect at all times during the term of this Contract:

- Professional liability insurance policy with limits of at least One Million Dollars ($1,000,000) per occurrence, or limited to claims made, include at least a five (5) year extended reporting period.

- Automobile liability insurance policy with limits of at least Three Hundred Thousand Dollars ($300,000) per person and $500,000 per occurrence consistent with potential exposure to The City under the Texas Tort Claims Act. Coverage should include injury to or death of persons and property damage claims (with limits up to $500,000) arising out of the services provided to The City hereunder.

- Uninsured/Underinsured motorist coverage in an amount equal to the bodily injury limits set forth immediately above;

- A Five Hundred Thousand Dollar ($500,000) Comprehensive General Liability insurance policy providing additional coverage to all underlying liabilities of The City consistent with potential exposure of The City under the Texas Tort Claims Act;

- Workers' compensation insurance in amounts established by Texas law, unless the Bidder is specifically exempted from the Texas Workers' Compensation Act, Texas Labor Code Chapter 401, et. Seq.

Certificates of insurance naming The City as an additional insured shall be submitted to The City for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to The City prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to The City. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

ATTACHMENT II
Insurance Requirement Acknowledgement

I, Melany Cabral, authorized representative for Vortex USA Inc.,
Company/Vendor

Hereby acknowledge the receipt of The City's required insurance limits. Said requirements:

- ☐ Will be acquired within 10 working days after notification from the Department of Building Maintenance of proposal awarded by The City of Weslaco; (*An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.)

- ☐ Will acquire additional amount needed to meet The City's requirements within 10 working days after notification from the Department of Building Maintenance of bid awarded by The City of Weslaco; currently carry the following:

Professional Liability (Errors & Omissions): $_____

Automobile Liability: $_____ General Liability: $_____

(* An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.) **OR**

- ☒ Have already been met (see attached copy of insurance certificate).

Melany Cabral
Authorized Representative

April 29th, 2021
Date

Notice to Bidder: Failure to provide Certificates of Insurance to the Building Maintenance Superintendent will cause the bid award to be rescinded and then awarded to next lowest bidder. Certificates of Insurance will be monitored/verified on a **quarterly basis** to ensure that coverage policy is in place. It is the Company's obligation to maintain the appropriate insurance coverage throughout the term of the contract.

THIS FORM MUST ACCOMPANY BID PACKET

ATTACHMENT III

Project Requirements

Acknowledgement

This is to certify that I, Melany Cabral, possess all of the **APPLICABLE:**

1. Licenses: General contracting #77059

2. Bonds:

3. Certificates: Texas sales and use sales tax resale certificate 19903722981

4. Permits:

5. Other:

necessary to carry out the required project. Furthermore, I am providing copies of the required documentation, so that if my company is awarded the bid, I may be eligible to enter a contract with the City and proceed to complete the project in a timely manner.

*** Any license, bonds, certificates, permits, etc. which are required must be presented as part of the bid packet in order to expedite the bid evaluation process. Failure to provide said documentation will result in the disqualification of your bid.**

Melany Cabral
Authorized Signature

April 29th, 2021
Date

Vortex USA Inc.
Company

11024 Bailey Road, Suite C
Address

Cornelius, North Carolina, 28031
City, State, Zip

ATTACHMENT IV
LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES **NO**

2. Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the City or any other Federal, State or Local Government, or Private Entity?

   Circle One YES **NO**

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the City or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES **NO**

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

ATTACHMENT V
VENDOR QUALIFICATIONS
GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Vortex USA Inc.
(Full, correct legal name)

2 Address: 11024 Bailey Road, Suite C, Cornelius, North Carolina, 28031

3. Telephone/Fax: 514-694-3868

4. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

Yes____ No_X_

5. Is your Company authorized and/or licensed to do business in Texas?
Yes_X_ No____

6. Where is the Company's corporate headquarters located? Pointe-Claire, Quebec, Canada

7. a. Does the Company have an office located in Weslaco, Texas?

Yes____ No_X_

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Weslaco office?

_____ (years) _____ (months)

c. State the number of full-time employees at the Weslaco office. _____

8. a. If the Company does not have an Weslaco office, does the Company have an office located in Hidalgo County, Texas?

Yes____ No_X_

b. If the answer to the previous question is yes, how long has the Company conducted business from its Hidalgo County office?

_____ (years) _____(months)

c. State the number of full-time employees at the Hidalgo County office. _____

9. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No_X_

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

_____

_____

_____

10. Indicate person whom The City may contact concerning your submittal or setting dates for meetings.

Name: Allison Shafir
Address: 11024 Bailey Road, Suite C, Cornelius, North Carolina, 28031
Telephone: 514-694-3868
Fax: _____
Email: ashafir@vortex-intl.com

11. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (X).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

_____

_____

___

12. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

_____

_____

___

13. Provide any other names under which your business has operated within the last 10 years.

_____

_____

ATTACHMENT VI
SUBMITTAL CHECKLIST

This checklist is to help the company submitting proposal for WATER SPRAY SLASH PAD to ensure that all required documents have been included in its submittal.

Document and Location in Submittal	Check or Initial to Indicate Document is Attached to Submittal
	X
Tab A – Interest Statement	X
Tab B – Company submitting proposal for **WATER SPRAY SPLASH PAD** Qualification General Questionnaire (Attachment V in RFP)	X
Tab C – *Project Requirements Acknowledgement (Attachment III in RFP)	X
Tab D – Litigation Disclosure (Attachment IV in RFP)	X
Tab E – Proof of Insurability (Letter from Insurance Provider and copy of current Insurance Certificate)	X
Tab F – *Insurance Requirement Acknowledgement (Attachment II in RFP)	X
Tab G – Letter of Intent from Surety Company to provide Payment and Performance Bonds. (Section III in Proposal Format)	X
Tab H – Submittal Checklist (Attachment VI in RFP)	X
1 Original* and 2 Copies of Submittal	Electronic Submittal

***Documents marked with an asterisk on this checklist require a signature. Be sure they are signed prior to submittal of submittal.**

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17
Addendum No.: 1
April 21, 2021

Notice is hereby given to all prospective respondents of the following:

1. Due to Covid19 Pandemic and recommendations from Weslaco Emergency Operations Center – Safety Plan, The City is requesting all vendors to submit responses via electronic submissions. Below is a **DROP BOX** link in which carriers can upload their responses. The City prefers to receive uploaded documentation in PDF format and large files compressed into a (ZIP) zip file. Uploaded files must be named accordingly to the Vendor name and RFB number.

   VENDOR DROPBOX link:
   https://www.dropbox.com/request/Nakngp5JDvBvG915lQTQ
   Bid deadline: May 7, 2021 3:00 PM Central Time (US and Canada)

2. Pre-Proposal / Zoom Meeting:
   Time: April 29, 2021 2:00 PM Central Time (US and Canada)

   Join Zoom Meeting
   https://us02web.zoom.us/j/83089179064?pwd=em9mTVN2RTB2VVJicGlQM1hlMEFHUT09

   Meeting ID: 830 8917 9064

   Passcode: 732696

   877 853 5247 US Toll-free

3. Bid Opening / Zoom Meeting:
   Time: May 7, 2021 3:00 PM Central Time (US and Canada)

   Join Zoom Meeting
   https://us02web.zoom.us/j/89566674213?pwd=Ui9HSFZwOFk4ZEsvYUEzUTZwOUlCdz09
   Meeting ID: 895 6667 4213

   Passcode: 400706

   877 853 5247 US Toll-free

Homer Rhodes,

hrhodes@weslacotx.gov
Purchasing Agent

Acknowledged by Firm: Allison Shafir date: 05.06.2021

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17
Addendum No.: 3
May 3, 2021

Notice is hereby given to all prospective respondents of the following:

1. Confirm size of the water inlet at the pad as well as the size of the drain line:
   There is a 2" water supply line and a 6" drain line that should be stubbed out 5' from the splash pad.

2. The specifications call for the backflow to be inside the cabinet. Is there a requirement for the style or model that is approved? No

3. The circuits specified for the splash pad are two 20-amp, 120-volt circuits. They can be modified to 20/2-pole or 20/3 pole as long as the voltage is 208 single or three-phase because we specified a branch circuit that can accommodate any of these options.
   NOTE: Do not submit on any other voltages like 230, 240 or 480.

Homer Rhodes,
hrhodes@weslacotx.gov
Purchasing Agent

Acknowledged by Firm: Allison Shafir date: 05.06.2021

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17
Addendum No.: 2
April 28, 2021

Notice is hereby given to all prospective respondents of the following:

1. Is the Water Spray Splash Pad project a design build Project? The submittal should include a proposed design, equipment and installation.

2. Can you please confirm if the size of the Splashpad includes the recommended 5' spray free buffer or if this should be outside of the 1,257 area? The splash pad has a 20' ft radius. The buffer should be outside of this (See Exhibit B & C)

3. Can you please confirm if we may submit our standard power coated grey AL cabinet to house the manifold and controller? AL is used instead of Steel to protect children as it is a cooler metal in the hot sun. Aluminum will be an accepted substitution

4. It is mentioned that water utility will be brought to site, can you please confirm that 120 v 10 amp power will be on site as well? The power supply is also brought to site

5. Can you please clarify or provide specifications as to what is expected for the three foot above grade finish of the Splashpad- typically a Splashpad is at grade with a 1-2% slope to the drain. Site will be provided compacted grade 8" below finished grade of perimeter sidewalk. Splashpad is at grade with 1-2% slope to drain

6. Is your RFP requesting pricing and design from manufacturers for the specific Water Features equipment? And then you will negotiate a price for the equipment not to exceed $220,000.00? Price should include equipment, design and installation not to exceed $220,000.00

7. Or is your RFP requesting a price for equipment, design, and installation not to exceed $220,000.00? Price should include equipment, design and installation not to $220,000.00

Homer Rhodes,
hrhodes@weslacotx.gov
Purchasing Agent

Acknowledged by Firm: Allison Shafir date: 05.06.2021

MATERIALS

Vortex uses premium materials and adheres to the highest quality manufacturing standards. This ensures that products are reliable, durable and vandalism-resistant.

STAINLESS STEEL



Vortex employs stainless steel as its primary material of Construction. The structural strength and corrosion resistant properties of stainless steel make it ideal for all features, anchoring systems and hardware. Vortex stainless steel consists of at least 25% post-consumer recycled content, with several products containing as much as 90% or higher recycled content. Additionally, stainless steel is 100% recyclable allowing for Vortex equipment to be part of a sustainable solution.

SEEFLOW™ POLYMER



The bright translucent colors of Vortex's Seeflow™ polymer creates some of the most visually stimulating aquatic play products available. Unique to Vortex, Seeflow™ is a high-strength, flexible material with extremely high impact and flammability resistance. It's long lasting properties including resistance to UV rays and chemical exposure make it suitable for both indoor and outdoor installation. The combination of bright color, water and sunlight create an enchanting visual experience. Manufactured with up to 40% pre-consumer recycled materials, and reusable at end of life makes the Vortex Seeflow™ a truly unique option.

ALUMINUM



Vortex employs aluminum on certain mechanical equipment such as equipment vaults and water containment systems, as well as certain accent components like interactive handle spheres and counter weights. The light weight yet strong properties of aluminum make it ideal for this application and all aluminum components are chemically treated and painted to provide a lasting finish.

BRASS



Spray heads, ground sprays and nozzles on select above-grade products are machined from solid stock brass, lead-free for long term durability. To maintain high quality standards without risking galvanic corrosion, Vortex only uses 304L grade stainless steel housings. As part of Vortex's waste reduction efforts, all leftover brass is recycled.

MATERIALS

SOFT-TOUCH ELASTOMER



Vortex's unique Soft Touch elastomer - used in the Toeguard™ system - keeps little toes safe. The Toeguard™ was specifically developed with this material to provide protection from anchoring hardware. The high tensile strength material provides resistance to impact and chemicals, while providing a soft, non-slip surface to absorb unintentional knocks from toes and feet. The UV- stable color is impregnated through the thickness of the Toeguard™ and as a result, abrasion will not remove the color.

DURABLE COLOR COATINGS SYSTEM



The color process employed for coating our stainless steel structures is baked on lead-free powder coat with UV resistance that holds its color in intense sun and harsh climates. This protection means that colors stay vibrant over time and prevents minor cracks which can lead to corrosion.

FIBERGLASS



Some Vortex products are constructed of high impact resistant fiberglass with a resistant gel coat and clear coat coloring system. As part of the Vortex Water Containment System lining, lightweight and durable fiberglass offers the additional benefits of preventing leaching and providing a clean environment for water.

HIGH DENSITY POLYETHYLENE (HDPE)



HDPE panels provide colorful accent to many other Vortex water features. HDPE provides excellent UV, heat, chemical and impact resistance.

ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE (UHMWPE)



Some components of our water features use UHMWPE which provides excellent UV, heat, chemical and impact resistance. As part of Vortex's waste reduction efforts all products using UHMWPE are recyclable.

VORTEX

EXCLUSIVE TECHNOLOGIES





SEEFLOW™

- Impact-resistant polymer
- Resistant to UV rays and chemicals
- Colorful reflections are created with the combination of bright colors, water, and sunlight
- Manufactured with up to 40% pre-consumer recycled materials
- Reusable at the end of life



TOEGUARD™

- Soft-touch Elastomer
- Protects children's toes from anchoring hardware
- Durable, vandal resistant, resistant to chemicals
- Infused with a UV resistant bright color
- Available in one or two pieces ensuring tight fit to post



LINEFLOW™ NOZZLE

- Precisely orient the stream of water with the internal brass marble
- Compact design provides better product integration
- Easy to adjust for the most efficient use of water based on your installation
- Made of lead-free brass for maximum durability



PODSPRAY™ (ON PRODUCT)

- Simply press to send water to another nozzle on the same water play product
- Combine multiple pods and water play products to create team play
- Lead-free brass for maximum durability



FUNFLOW ACTUATOR™

- Interactive cause & effect
- Encourages collaborative play
- Step on the cap to divert and multiply the water to another water play product
- Low flow when not pressed to help save water
- No electrical required—simple installation



PODSPRAY™ (GROUND)

- Simply step on or press to send water to another water play product
- Increase flow to attached water play products to increase play value—connected water play products spin faster, spray farther, dance higher
- Combine multiple pods and water play products to create team play
- Lead-free brass for maximum durability

EXCLUSIVE TECHNOLOGIES



TURNTEC™

— Easy turning for kids of all ages and abilities
— 360° rotation—for maximum fun and engagement
— Controlled spray zone—set the range where water starts and stops
— Corrosion and chemical resistant



SAFESWAP™ ANCHORING SYSTEM

— Attractive ground caps are substituted for future play products
— Easily add future play elements with no change to infrastructure
— Easily move water play products from one location to another at no additional cost
— Provides flexibility to spread investment over time as capital becomes available
— Structural stainless steel base for maximum strength
— Optional interim spray cap (as shown)



SPINTEC™

— Kids can stand or sit on the platform while pushing off the ground to make the platform spin
— Creates impressive spiraling water effect
— Manufactured with damper speed system that controls spinning speed



PRESS & PLAY ACTIVATOR

— On-demand activation saves water
— Constructed of durable stainless steel—vandal resistant
— No moving parts
— Low voltage—safe fun
— 2 wire connection—easy installation
— Easy operation—for kids of all ages & abilities
— Sound and light signal to alert when the activator is activated



TWIRLTEC™

— Kids spin the round handle to create a spiraling water effect overhead
— Soft-touch Elastomer
— Interactive cause and effect
— Friction-free, triple bearing system



TWIRLFLOW™

— Two linear jets that create one twirling water effect from the water pressure
— 360° water jet creating a fragmented water splash, promoting dynamic play
— Visually captivating circular water movement
— Made of UHMW for superior durability

VORTEX

World leader in aquatic play solutions
with over 6,500 installations worldwide

VORTEX-INTL.COM | INFO@VORTEX-INTL.COM
1.877.586.7839 (USA & CANADA) | +1.514.694.3868 (INTERNATIONAL)

SAFESWAP™

ANCHORING SYSTEM

Any aquatic facility requires a significant infrastructure investment. Concrete, plumbing equipment, electrical equipment and earthwork represent a large portion of the overall cost. With proper master planning, Vortex's unique Safeswap™ anchoring system provides owners with the flexibility to add new products, interchange products or completely replace products without any modifications to the infrastructure.

EXPANSION

The Vortex Safeswap™ solution allows owners to make their investment in play products over time as capital becomes available. The infrastructure planning will take into consideration the future play elements to be added. In the interim, the future play products are substituted by an attractive Safeswap™ ground spray.

INTERCHANGE

For owners of several Vortex Splashpads®, the Safeswap™ solution provides the ability to interchange products from one location to the other, creating novelty without additional costs.

TRANSFORM

Although Vortex products will last for decades, some owners may want to transform the look of their facility or provide guests with new attractions. Safeswap™ makes it feasible to swap out a few products or change from one Vortex design line to another, effectively transforming the appearance of the facility without the costs associated with infrastructure modifications.







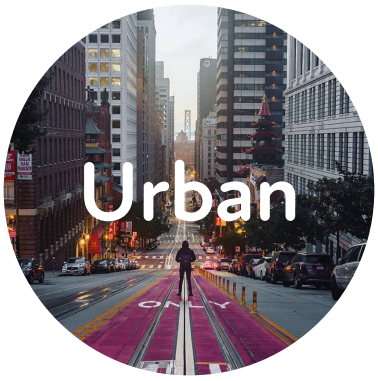
VORTEX

World leader in aquatic play solutions with over 6,000 installations worldwide
vortex-intl.com • info@vortex-intl.com
1.877.586.7839 (free USA/CANADA) • +1.514.694.3868 (INTERNATIONAL)

VORTEX

Color Palettes

Published November 2019


Urban


Marine


Nature


Vibrant

VORTEX

Urban
Color Palettes

Urban 1



Red
RAL 3000

White
RAL 9003

Navy Blue
RAL 5003

Sparkle
RAL 90080

Urban 2



Fuchsia
RAL 4006

Navy Blue
RAL 5003

Sky Blue
RAL 5012

Sparkle
RAL 90080

Urban 3



Orange
RAL 2011

Mint Green
RAL 6019

Beige
RAL 1015

Sparkle
RAL 90080

Urban 4



White
RAL 9003

Navy Blue
RAL 5003

Mint Green
RAL 6019

Saffron
RAL 1017

Urban 5



Pastel Blue
RAL 5024

Sky Blue
RAL 5012

Orange
RAL 2011

Sparkle
RAL 90080

Urban 6



Coral Green
RAL 6027

Blue
RAL 5017

White
RAL 9003

Grey
RAL 7040

VORTEX

Marine
Color Palettes

Marine 1



- Fuchsia RAL 4006
- Sky Blue RAL 5012
- Coral Green RAL 6027
- Navy Blue RAL 5003
- Green RAL 6018

Marine 2



- Sky Blue RAL 5012
- Coral Green RAL 6027
- Yellow RAL 1023
- Orange RAL 2011
- Green RAL 6018

Marine 3



- Navy Blue RAL 5003
- Blue RAL 5017
- Coral Green RAL 6027
- Mint Green RAL 6019

Marine 4



- Blue RAL 5017
- Sky Blue RAL 5012
- Saffron RAL 1017
- White RAL 9003

Marine 5



- Red RAL 3000
- Beige RAL 1015
- Brown RAL 8024
- Orange RAL 2011

Marine 6



- Coral Green RAL 6027
- Saffron RAL 1017
- Beige RAL 1015
- Mint Green RAL 6019
- Pastel Blue RAL 5024

VORTEX

Nature
Color Palettes

Nature 1



Saffron RAL 1017 | Forest Green RAL 6029 | Green RAL 6018 | Fern Green RAL 6025 | Fuchsia RAL 4006

Nature 2



Beige RAL 1015 | Orange RAL 2011 | Forest Green RAL 6029 | Yellow RAL 1023 | Coral Green RAL 6027

Nature 3



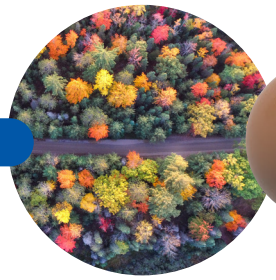
Pastel Blue RAL 5024 | Mint Green RAL 6019 | Brown RAL 8024 | Green RAL 6018

Nature 4



Orange RAL 2011 | Beige RAL 1015 | Fern Green RAL 6025 | Pale Green RAL 6021 | Brown RAL 8024

Nature 5



Brown RAL 8024 | Green RAL 6018 | Orange RAL 2011 | Yellow RAL 1023 | Red RAL 3000

Nature 6



Mint Green RAL 6019 | Forest Green RAL 6029 | Green RAL 6018 | Beige RAL 1015

VORTEX

Vibrant
Color Palettes

Vibrant 1



- Orange RAL 2011
- Saffron RAL 1017
- Yellow RAL 1023
- Sky Blue RAL 5012

Vibrant 2



- Fuchsia RAL 4006
- Sky Blue RAL 5012
- Orange RAL 2011
- Yellow RAL 1023
- Green RAL 6018

Vibrant 3



- Red RAL 3000
- Yellow RAL 1023
- Blue RAL 5017
- White RAL 9003

Vibrant 4



- Pastel Blue RAL 5024
- Green RAL 6018
- Orange RAL 2011
- Yellow RAL 1023
- Sparkle RAL 90080

Vibrant 5



- Yellow RAL 1023
- Green RAL 6018
- Coral Green RAL 6027
- Red RAL 3000

Vibrant 6



- Pale Green RAL 6021
- Mint Green RAL 6019
- Saffron RAL 1017
- Orange RAL 2011
- Red RAL 3000

VORTEX

vortex-intl.com

Vortex Aquatic Structures International
info@vortex-intl.com

1.877.586.7839 (USA & Canada)
+1.514.694.3868 (International)

© 2019 Vortex Aquatic Structures International

VORTEX

Splashpad®
Project Color Options

Vortex Colors

Steel and Fiberglass



Beige RAL 1015 · Saffron RAL 1017 · Yellow** RAL 1023 · Orange** RAL 2011 · Red** RAL 3000 · Fuchsia RAL 4006 · Navy Blue RAL 5003 · Sky Blue RAL 5012 · Blue RAL 5017 · Pastel Blue RAL 5024 · Green RAL 6018 · Mint Green RAL 6019 · Pale Green RAL 6021 · Fern Green RAL 6025 · Coral Green RAL 6027 · Forest Green RAL 6029 · Grey RAL 7040 · Sparkle RAL 90080 · Brown RAL 8024 · White RAL 9003 · Black RAL 9017 · Polished*

*** Polished stainless steel is only available on select products. An additional fee will apply.**
**** An additional fee may apply on fiberglass applications.**

SeeFlow™



Yellow · Orange · Red · Blue · Green

Orbs



Mango · Red · Blue · Lime

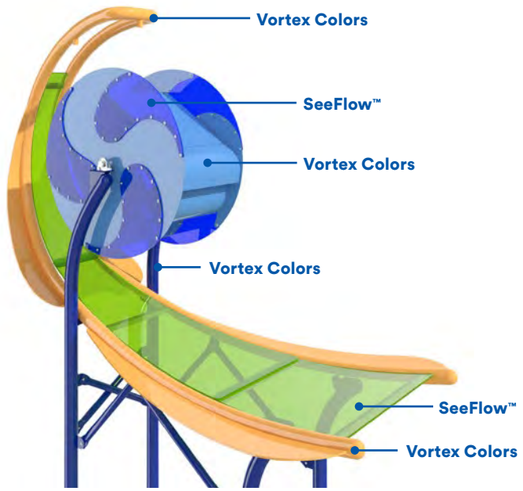
Accessories

Available in Vortex Blue (as shown)



PlaySafe™ Drain · ToeGuard™ · TwirlTec™ · PodSpray™ · TwistNozzle™ · LED

Superwave



Supersplash



Twinsplash



Urban · Marine · Nature · Vibrant

What is the BuyBoard®?

The BuyBoard® is an online purchasing cooperative designed to streamline the purchasing process and help its members make confident buying decisions. The National School Boards Association has collaborated with the Rhode Island Association of School Committees and th eMaryland Association of Boards of Education to create the National Purchasing Cooperative's BuyBoard®. The Cooperative is an administrative agency created in accordance with th eMaryland Annotated Code, State Finance and Procurement, Section 13-110 (West 2009), and the Rhode Island General Laws, Section 16-2-9.2 (2009). Its purpose is to obtain the benefits and effeciencies that can accrue to members of a cooperative, to comply with the bidding requirements in may states, and to identify qualified vendors of commodities, goods, and services.

Save money.

There is power in numbers! By combining their purchasing power, BuyBoard® members are able to leverage better pricing from vendors they may already use. In addition, members save by reducing administrative and resource time.

Save time.

BuyBoard® contracts have already been through a competitive procurement process, saving members the time and cost of bid preperation. In many states, a purchasing cooperative enables public entities governed by competitive bidding requirements to take advantage of bids awarded by the cooperative. The National Purchasing Cooperative leverages the power of a nationwide network of purchasers to drive down the prices of commodities, goods, and services by providing the sucessful bidder(s) the opportunity for a higher quantity of sales.

Purchase with confidence.

BuyBoard® vendors stand behind their products. You'll recognize many well-known brand names on our product list. The Cooperative analyzes and makes award recommendations for products and services that have been submitted for competitive procurement. All awarded items or catalogs will be posted on the secure BuyBoard® site so that members can search for and select items to order. BuyBoard® is available only to members.

Membership is free!

Visit buyboard.com Phone: 800.695.2919 E-mail: buyboard@buyboard.com

The following info will get you into the site for browsing:

User ID: nsbademo Password: demo4you



VORTEX-INTL.COM
INFO@VORTEX-INTL.COM
1.877.586.7839 (USA/CANADA) | +1.514.594.3868 (INTERNATIONAL)

CLIENTPOINT DOWNLOAD RECEIPT

DOWNLOADED: 05-06-2021
CLIENTPOINT ID: 532432

Judge Gilbert Garza Park Splashpark

Kraftsman Project # 24071

KRAFTSMAN COMMERCIAL PLAYGROUNDS AND WATER PARKS
19535 Haude Road
Spring, Texas 77388
www.kraftsmanplay.com
800-451-4869

May 6, 2021

Parks & Rec Dept.
City of Weslaco
255 S. Kansas Avn.
Weslaco TX. 78596

RE: ***RFP No. 2020-21-17***
Water Spray Splash Pad

Thank you for the opportunity to present this proposal to the City of Weslaco for your Splash Park at Judge Gilbert Garza Park Enclosed please find our proposal, examples of SplashPark we have designed and built, information on Kraftsman, information on vendors we will use and references.

Kraftsman has over 40 years of experience in the playground and aquatic play industry throughout the state of Texas, Louisiana and Oklahoma. Our customers are our #1 concern when designing, constructing and/or supplying recreational facilities and products. We pride ourselves in providing professional service and attention to detail during all phases of a project- planning and design assistance, turnkey construction, and service after completion of the project.

Kraftsman' main office is in Spring, Texas which is located north of Houston. Our location near I-45 allows us quick access to our projects located all over the Texas and Oklahoma. We have sales & design consultants that live and work in multiple locations throughout Texas and Oklahoma, so that we can provide service to our customers quickly.

Thank you for considering our qualifications and proposal, we look forward to the opportunity to work with you on this project.

Sincerely,

Korey Soderberg

Korey Soderberg
Chief Operating Officer

Ramon Garza
Sales and Design Consultant
Direct: 832.510.2556
RamonG@KraftsmanPlay.com

City of Weslaco

RFP No 2020-21-17
Judge Gilbert Garza Park
Splashpark

Kraftsman Commercial Playgrounds & Water Parks

19535 Haude Rd.
Spring, TX 77388
800-451-4869
www.KraftsmanPlay.com

KRAFTSMAN COMMERCIAL PLAYGROUNDS AND WATER PARKS
19535 Haude Road
Spring, Texas 77388
www.kraftsmanplay.com
800-451-4869

Kraftsman Commercial Playgrounds & Water Parks

Kraftsman Commercial Playgrounds & Water Parks is a successful, family owned and operated business with over 38 years of experience providing recreational solutions in Texas, Louisiana, and Oklahoma. Our customers and their clients are Kraftsman's number one concern when designing, constructing, and/or supplying recreational facilities and products. We pride ourselves in providing professional service and attention during all phases of a project- planning assistance, turnkey construction, and service after completion of the project.

Kraftsman represents and installs several lines of high-quality playground and park equipment. Our product line includes traditional and non-traditional play structures for all age groups; safety surfacing; park amenities such as tables, benches, and litter receptacles; fitness and sports equipment; park shelters and pavilions; shade canopies; sports equipment; skate ramps and rails; water slides and SplashParks. We are your complete park equipment and service solution.

HISTORY

- 1981 - Kraftsman Playground and Park Equipment started by Michelle & Mark Soderberg as a retail sales and manufacturer of residential wood playgrounds.
- 1983 – Commercial sales added.
- 1986 - Incorporated as Playkraft, Inc. dba Kraftsman Playground & Park Equipment, 100% ownership by Michelle Soderberg.
- 1996 - Discontinued manufacturing and focused on acting as a manufacturer's representative and providing installation service for commercial playgrounds and park equipment.
- 2002 - Introduced Water Parks (SplashParks). SplashParks are a popular and proven way to utilize public recreation facilities, either as an alternative to pools or as a companion to a pool area.
- 2007 - Business reorganized as Kraftsman LP (dba Kraftsman Commercial Playgrounds and Water Parks), as a partnership for continuation of and replacement for Playkraft, Inc.
    - Michelle Soderberg - 26% ownership
    - Mark Soderberg - 25% ownership
    - Korey Soderberg – 24% ownership
    - Kris Soderberg – 24% ownership
    - KPPE, LLC, general partner - 1% ownership
- 2013 – Kraftsman achieved sales of $10 million.
- 2018 – Kraftsman achieved sales of $20 million.

KRAFTSMAN COMMERCIAL PLAYGROUNDS AND WATER PARKS
19535 Haude Road
Spring, Texas 77388
www.kraftsmanplay.com
800-451-4869

Kraftsman LP, dba Kraftsman Commercial Playgrounds & Water Park Equipment does not manufacture any equipment but buys all products from leading manufacturers in the marketplace and offers professional installations.

Kraftsman LP continues Playkraft Inc.'s history of professional installation, design, construction, and creation of exciting play and park areas.

QUALIFICATIONS & RECENT EXPERIENCE

Since 1981, we have worked with thousands of customers from all public and private market sectors – parks & recreation departments, builders and developers, architects, aquatic facility designers, apartments, schools, churches, subdivisions, and community associations. Our team or "krew" as we like to call them, have completed large and involved projects for playground equipment, park construction, and SplashParks.

- Sales and installations of over 350 successful SplashParks and aquatic centers in Texas and neighboring states.
- Construction and/or remodeling of SplashParks, interactive water features, and architectural fountains.
- General contracting for complete park construction.
- Sales and installations of:
    - Multi lines of top quality traditional and nontraditional playground products and outdoor recreational park equipment.
    - Shade structures for pools, playgrounds, walkways, parking and other custom applications.
    - Park buildings including picnic shelters, pavilions, bridges, awnings and cabins.
    - Outdoor fitness equipment and Sports equipment including basketball goals, soccer goals, backstops, skate ramps and rails, and volleyball systems.
    - Site amenities including tables, benches, bike racks, grills, bleachers and litter receptacles.
    - Safety surfacing including shredded wood fiber, rubber surfacing, plastic curbing and ADA ramps.

OUR KREW

CEO:	*Michelle Soderberg*
General Manager:	*Mark Soderberg (AFO)*
COO:	*Korey Soderberg (AFO, CPSI)*
Vice President:	*Kris Soderberg (CPSI)*
CFO:	*Jim O'Neill CPA*

KRAFTSMAN COMMERCIAL PLAYGROUNDS AND WATER PARKS
19535 Haude Road
Spring, Texas 77388
www.kraftsmanplay.com
800-451-4869

SUPPORT KREW
Five full time office support staff to assist sales, construction, and installation.

SALES KREW
Eight full time salespeople covering all of Texas, Louisiana, and Oklahoma.

DESIGN KREW
Four full time CAD designers. In addition, our quality vendors offer design services.

PROJECT MANAGERS
Five full time Project Managers covering all of Texas, Louisiana, and Oklahoma.

INSTALLATION KREW
Competent, experienced krew knowledgeable in safe installation practices.

SERVICE KREW
Full-time Service Manager to handle any possible challenges that might arise after project completion.

WAREHOUSING CAPABILITIES
Kraftsman owns and maintains a warehouse over 10,000 square feet in size. This facility enables the reception and storage of products to eliminate the need to handle these functions at the jobsite. Inventory necessary for most service and repairs is also maintained at this warehouse.

CERTIFICATIONS FROM
AFO (Aquatic Facility Operator)
CPSI (Certified Playground Safety Inspector)
NPSI (National Playground Safety Institute)
NPCA (National Playground Contractors Association)
Water Odyssey™ by the Fountain People (equipment manufacturer)
Kraftsman Commercial Playgrounds and Water Parks

AFFILIATIONS
Association of Water Board Directors - Texas (AWBD)
Community Association Institutes (CAI): Houston, Dallas, Austin, San Antonio
National Recreation and Park Society (NRPA)
National Playground Contractors Association (NPCA)
Texas Apartment Association (TAA)
Texas Association of School Boards (TASB)
Texas Association of School Business Officials (TASBO)
Texas Chapter American Society of Landscape Architects (ASLA)
Texas Housing Association (THA)

KRAFTSMAN COMMERCIAL PLAYGROUNDS AND WATER PARKS
19535 Haude Road
Spring, Texas 77388
www.kraftsmanplay.com
800-451-4869

AFFILIATIONS (CONT.)

Texas Municipal League (TML)
Texas Public Pool Council (TPPC)
Texas Recreation and Park Society (TRAPS)
Texas Society of Architects (AIA)

BONDS

Completion and Payment Bonds are available, and issuable on a per contract basis, dependent on the time frame of the award of contracts and the notice to proceed.

BUSINESS AREAS

Approximately 50% of Kraftsman's completed work is in SplashParks and Aquatic Centers, and 50% is in park and recreation playground equipment, shelters and shade structures.

TECHNOLOGY

All Krew members are linked back to the main office utilizing a proprietary database for Klients and projects, along with Plangrid for ongoing projects and data management throughout the construction process. These allow for a unified, streamlined organization to exceed our Klient's expectations before, during, and after project kompletion.

KRAFTSMAN COMMERCIAL PLAYGROUNDS AND WATER PARKS
19535 Haude Road
Spring, Texas 77388
www.kraftsmanplay.com
800-451-4869

REFERENCES:

Sandy Jenkins
Parks & Recreation Department
City of San Antonio
114 W. Commerce, 10th Floor
San Antonio, Texas 78283
903.237.1037

Scott Bradley
Parks Superintendent
City of La Porte
604 W Fairmont Parkway
La Porte, Texas 77571
281.470.5141

Scott Johnson
Director, Parks & Recreation Department
City of Baytown
2407 Market Street
Baytown, Texas 77522-0424
281.420.6599

Merrie Talley
Principal/Owner
Talley Landscape Architects, Inc.
7637 Highway 36 N
Rosenburg, TX 77471
281.341.5601

David Mills
Senior Architect
City of Dallas
1500 Marilla Street, 6FN
Dallas, TX 75201
214.670.1805

Tara Klein
Owner
Four & One LLC
23544 Coons Road
Tomball, TX 77375
281.217.1113

Adam Brewster
Architect
Dunaway Associates, L.P.
550 Bailey Avenue, Suite 400
Fort Worth, TX 76107
817.632.4768

Shawn Blackburn
Director, Parks & Recreation
City of Bay City
1901 5th Street
Bay City, TX 77414
979.323.1660

Colleen Simpson
Parks & Recreation Director
City of Port Aransas
710 W Avenue A
Port Aransas, TX 78373
361.317.2473

Chris Sager
Parks Manager
City of Lockhart
PO Box 239
Lockhart, TX 78644
512.398.6452

Pat Schneider
Landscape Architect
City of San Antonio
PO Box 839966
San Antonio, TX 78283
210.207.8466

Kathleen Ownby
Executive Director
SPARK School Park Program
900 Bagby 2nd Floor
Houston, TX 77002
832.393.0911

KOREY SODERBERG AFO, CPSI
Chief Operating Officer
KoreyS@kraftsmanplay.com
281-353-9599



YEARS OF EXPERIENCE
27 Years

CERTIFICATIONS

AFO	Aquatic Facility Operator
CPSI	Certified Playground Safety Institute
NPCA	National Playground Contractors Association
Water Odyssey	(Equipment Manufacturer)

JOB RESPONSIBILITIES
Oversees Kraftsman operations, especially with design, construction, installation, and maintenance of playground and splash park equipment.

RECENT PROJECTS
Liz Carpenter SplashPark/Fountain | Austin, TX
Owner: City of Austin
Cost $1.141 million
Completed: Spring 2011
Project Details: Rebuild of filtration system for popular fountain.

Dallas Spraygrounds | Dallas, TX
Owner: City of Dallas
Cost $7.3 million
Completed: Summer 2019
Project Details: Construction of six SplashParks including shades, shelters, and all mechanical/filtration.

Zube Park SplashPark | Hockley, TX
Owner: Harris County Precinct 3
Cost $499,500
Completed: Summer 2016
Project Details: Design and installation of SplashPark with shade and site amenities.

Splash Factory | Dallas, TX
Owner: City of Grand Prarie
Cost $700,000
Completed: Summer 2020

MLK Park SplashPark | Conroe, TX
Owner: City of Conroe
Cost $573,000
Completed: Summer 2017
Project Details: Design and installation of SplashPark with filtered system, shade structure, and seating.

KRIS SODERBERG, CPSI
Vice President
KrisS@kraftsmanplay.com
281-353-9599



YEARS OF EXPERIENCE
20 Years

CERTIFICATIONS

AFO	Aquatic Facility Operator
CPSI	Certified Playground Safety Institute
NPSI	National Playground Safety Institute
NPCA	National Playground Contractors Association
Water Odyssey	(Equipment Manufacturer)

JOB RESPONSIBILITIES
Oversees Kraftsman operations as they pertain to sales, design, quotes, manufacturer relations, and more.

RECENT PROJECTS
Lincoln Park SplashPark | San Antonio, TX
Owner: City of San Antonio
Cost: $349,550
Completed: Spring 2018
Project Details: Installation of SplashPark with filtration system.

Parr Park SplashPark | Grapevine, TX
Owner: City of Grapevine
Cost: $334,000
Completed: Spring 2012
Project Details: Design and installation of SplashPark with decorative deck coating, pergola, and pavillion. Designed to match design of existing adjacent playground.

Zube Park SplashPark | Hockley, TX
Owner: Harris County Precinct 3
Cost: $499,500
Completed: Spring 2016
Project Details: Design and installation of SplashPark with shade and site amenities.

Gene Howe Neighborhood SplashPark | Amarillo, TX
Owner: City of San Amarillo
Cost: $200,000
Completed: Spring 2018
Project Details: Installation of marsh themed SpllashPark, with shade, seating, and fitness equipment.

Freeport SplashPark | Freeport, TX
Owner: City of Freeport
Cost: $222,720
Completed: Summer 2018
Project Details: Design and installation of SplashPark with fun features and glow domes. The city wanted a park that could be used day and night.

CHARLES JACKSON
Design Staff Manager and Sales Specialist
CharlesJ@kraftsmanplay.com
281-353-9599



YEARS OF EXPERIENCE
23 Years

CERTIFICATIONS

CPT	Certified Pool Technician
CPSI	Certified Playground Safety Institute
NPSI	National Playground Safety Institute
NPCA	National Playground Contractors Association
Water Odyssey	(Equipment Manufacturer)

JOB RESPONSIBILITIES
Supervises all Design staff and Construction Drawing staff. Completes proposal drawings for playgrounds, SplashParks, and recreation areas and creates proposal presentations. Implements safety guidelines within designs and new product integration.

RECENT PROJECTS
Crescent Park SplashPark | Crescent, OK
Owner: City of Crescent
Cost: $122,504
Completed: Spring 2018
Project Details: Design and installation of SplashPark that included features which can be changed at a later date.

Timberglen SplashPark | Dallas, TX
Owner: City of Dallas
Cost: $1.174 million
Completed: Summer 2019
Project Details: Supply and installation of SplashPark with filtration system, custom shades, and shelters.

Zube Park SplashPark | Hockley, TX
Owner: Harris County Precinct 3
Cost: $499,500
Completed: Spring 2016
Project Details: Design and installation of SplashPark with shade and site amenities.

Gene Howe Neighborhood SplashPark | Amarillo, TX
Owner: City of San Amarillo
Cost: $200,000
Completed: Spring 2018
Project Details: Installation of marsh themed SpllashPark, with shade, seating, and fitness equipment.



Elmendorf Lake Park North SplashPark

San Antonio, Texas

Scope: Installation of SplashPark with filtration system.

Location: 3700 West Commerce St. San Antonio, Texas

Installed: Summer 2016

Project Cost: $154,000

Owner: City of San Antonio

References:
Sandy Jenkins - Sandy.Jenkins@sanantonio.gov





Freeport SplashPark

Freeport, Texas

Scope: Design and installation of SplashPark with fun features and Glow Domes. The city wanted a park that could be used day and night.

Location: 1300 W 2nd Steet
Freeport, Texas 77541

Installed: Summer 2018

Project Cost: $222,720

Owner: City of Freeport

References:
Kim Townsend - Ktownsend@freeport.tx.us





Lincoln Park Splash Garden

San Antonio, Texas

Scope: Installation of SplashPark with filtration system.

Location: 2803 East Commerce St. San Antonio, Texas

Installed: Spring 2018

Project Cost: $349,550

Owner: City of San Antonio

References: Pat Schneider
patrick.schneider@sanantonio.gov





Martin Luther King Jr. Park SplashPark

Conroe, Texas

Scope: Design and installation of SplashPark, shade and seating.

Location: 1001 Dr. Martin Luther King Jr. Place
Conroe, Texas

Installed: Sumer 2017

Project Cost: $608,058

Owner: City of Conroe

References:
Mike Riggens - mriggens@cityofconroe.org



www.KraftsmanPlay.com 1800.451.4869



Parr Park SplashPark

Grapevine, Texas

Scope: Design and installation of SplashPark with decorative deck coating, pergola and pavilion. Designed to match design of existing adjacent playground.

Location: 3100 Parr Lane
Grapevine, Texas 76051

Installed: Summer 2012

Project Cost: $334,000

Owner: City of Grapevine

References:
Kevin Mitchell - kmitchell@grapevinetexas.gov





Zube Park SplashPark
Hockley, Texas

Scope: Design and installation of SplashPark with shade and site amenities.

Location: 17813 Becker Road
Hockley, Texas

Installed: Summer 2016

Project Cost: $499,500

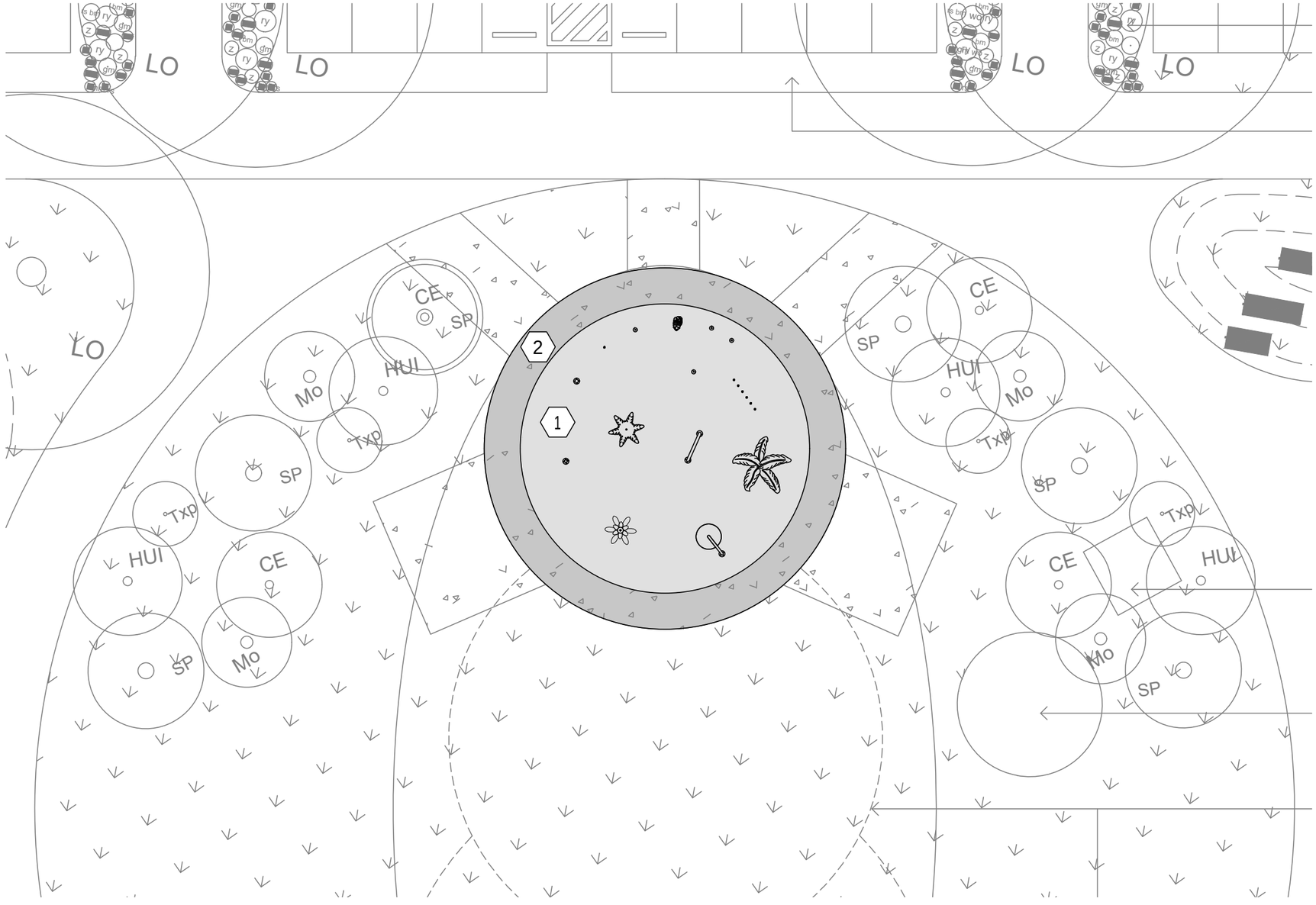
Owner: Harris County Precinct 3

References:
Mike McMahan - mmcmahan@pct3.com



Weslaco North Side Sports Complex SplashPark by Kraftsman
Option 4

LEGEND	
⬡	DESCRIPTION
1	PROPOSED SPLASHPARK - 1257 SF
2	PROPOSED 5' SIDEWALK (BY OTHERS) TO BE USED AS OVERSPRAY ZONE



NORTH

0 8' 16' 32'

Scale: 1/16" = 1'-0"

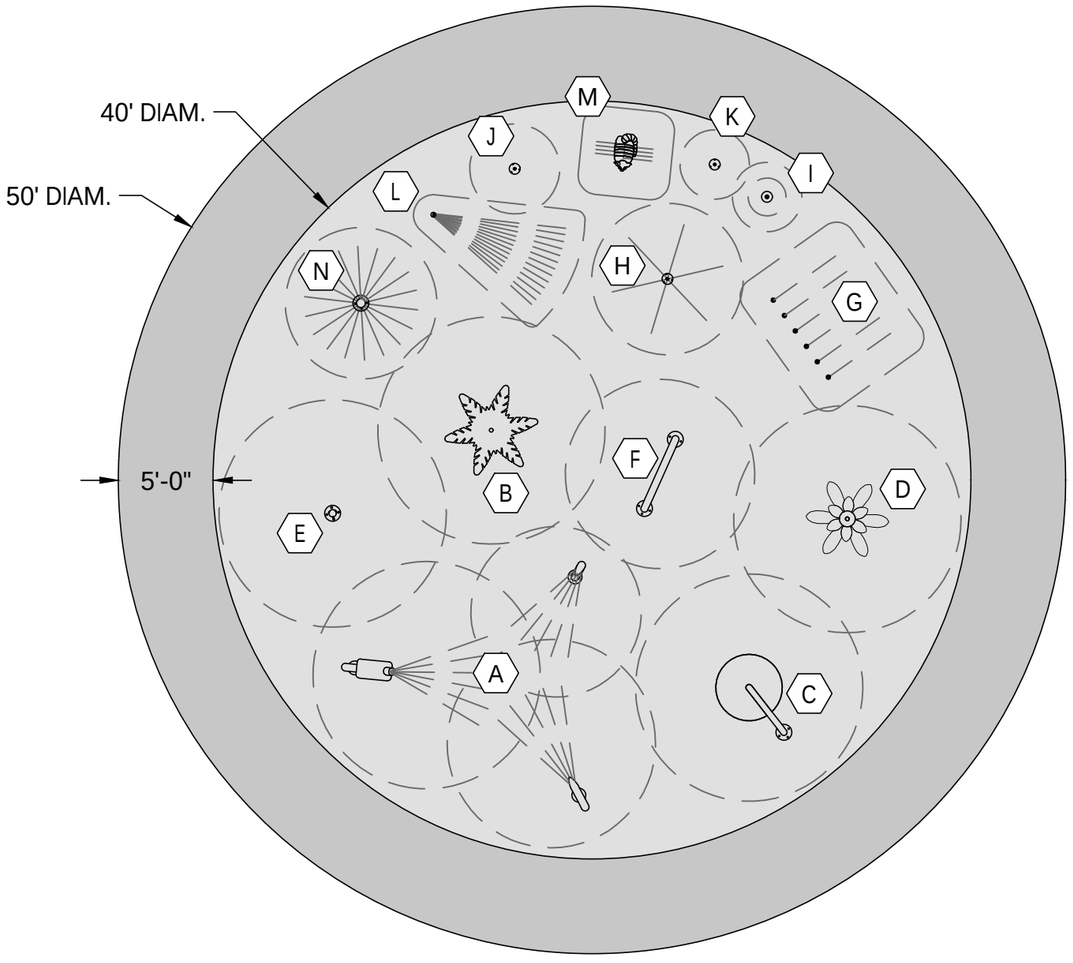
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Weslaco North Side Sports Complex SplashPark

Weslaco, TX

Project 24071 Option 4	Sheet K.1.1	Designer MZB	Date 1-7-2021
Drawing Name KPS-24071A-4	View Site Plan		Sales Rep. Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES.



SPRAY FEATURE SCHEDULE			
⬡	DESCRIPTION	QTY	GPM
A	**W322** **CATTAIL GROUP** (SET OF 3) 7' to 11' HIGH 24 GPM @ 8 PSI	1	24
B	**W018** **WATER PALM** 11' HIGH 20-80 GPM @ 4 PSI	1	80
C	**W128** **FLOWER SHOWER** 11'-8" HIGH 20-40 GPM @ 6 PSI	1	40
D	**W061** **DAISY RAINDROP** 9' HIGH 15 GPM @ 7 PSI	1	15
E	**W050** **COOL STICK** 6'-4" HIGH 9 GPM @ 20 PSI	1	9
F	**W034** **SPRAY WAY** 7'-4" HIGH 12 GPM @ 20 PSI	1	12
G	**W097C-6** **OVER N' UNDER-6** 4' HIGH - 4' THROW 12 GPM @ 3 PSI	1	12
H	**W036** **BABY LONG LEGS** 4' HIGH 18 GPM @ 3 PSI	1	18
I	**W085** **SPLASH-O-LATOR** 4' HIGH 7 GPM @ 3 PSI	1	7
J	**W011** **JET WAY** 4' HIGH 9 GPM @ 4 PSI	1	9
K	**W280** **POPP DROPP** 4' HIGH 3 GPM @ 7 PSI	1	3
L	**W124 - FLOOR** **PONY TAIL** 4' THROW 9.2 GPM @ 2 PSI	1	9.2
M	**F3049** **ALLEN ARMADILLO** 24" L - 14" W - 16" H 5 GPM @ 3 PSI	1	5
N	**W040-ST** **WATER WEB** **W/WIRED ACTIVATOR** 2'-10" HIGH - 6' SPREAD 12 GPM @ 2 PSI	1	12
NOT SHOWN	**860-6PNV DRAIN** BY SIOUX CHIEF (LOCATIONS BY INSTALLER)	6	0
MAXIMUM TOTAL FLOW RATE: 256 GPM			
ESTIMATED OPERATING FLOW RATE: 153 GPM			
TOTAL SPLASHPARK AREA: 1257 SQ. FT.			
ESTIMATED CAPACITY: 50 USERS			

NOTES:

1. 5'-0" OVERSPRAY BUFFER INCLUDED AT EDGE OF SPLASH DECK.
2. AVERAGE FLOW RATE DURING OPERATION VARIES BASED ON SPRAY FEATURE SEQUENCING. FLOW RATE FOR TYPICAL SEQUENCING CYCLES AVERAGES 60% OF MAXIMUM TOTAL FLOW RATE.
3. CONCRETE IS RECOMMENDED TO NOT EXCEED A 2% SLOPE TO ALLOW FOR ADACOMPLIANCE. THE DROP IS RECOMMENDED TO BE AT LEAST 2" FOR PROPER DRAINAGE.

NORTH

0 4' 8' 16'
Scale: 1/8" = 1'-0"

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Weslaco North Side Sports Complex SplashPark
Weslaco, TX

Project 24071
Option 4

Sheet
K.3

Designer
MZB

Date
1-7-2021

Drawing Name
KPS-24071A-4

View
SplashPark Feature Layout

Sales Rep.
Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES.















SPRAY FEATURE SCHEDULE

⬡	DESCRIPTION	QTY	GPM
A	**W322** **CATTAIL GROUP** (SET OF 3) 7' to 11' HIGH 24 GPM @ 8 PSI	1	24
B	**W018** **WATER PALM** 11' HIGH 20-80 GPM @ 4 PSI	1	80
C	**W128** **FLOWER SHOWER** 11'-8" HIGH 20-40 GPM @ 6 PSI	1	40
D	**W061** **DAISY RAINDROP** 9' HIGH 15 GPM @ 7 PSI	1	15
E	**W050** **COOL STICK** 6'-4" HIGH 9 GPM @ 20 PSI	1	9
F	**W034** **SPRAY WAY** 7'-4" HIGH 12 GPM @ 20 PSI	1	12
G	**W097C-6** **OVER N' UNDER-6** 4' HIGH - 4' THROW 12 GPM @ 3 PSI	1	12
H	**W036** **BABY LONG LEGS** 4' HIGH 18 GPM @ 3 PSI	1	18
I	**W085** **SPLASH-O-LATOR** 4' HIGH 7 GPM @ 3 PSI	1	7
J	**W011** **JET WAY** 4' HIGH 9 GPM @ 4 PSI	1	9
K	**W280** **POPP DROPP** 4' HIGH 3 GPM @ 7 PSI	1	3
L	**W124 - FLOOR** **PONY TAIL** 4' THROW 9.2 GPM @ 2 PSI	1	9.2
M	**F3049** **ALLEN ARMADILLO** 24" L - 14" W - 16" H 5 GPM @ 3 PSI	1	5
N	**W040-ST** **WATER WEB** **W/WIRED ACTIVATOR** 2'-10" HIGH - 6' SPREAD 12 GPM @ 2 PSI	1	12
NOT SHOWN	**860-6PNV DRAIN** BY SIOUX CHIEF (LOCATIONS BY INSTALLER)	6	0

MAXIMUM TOTAL FLOW RATE: 256 GPM

ESTIMATED OPERATING FLOW RATE: 153 GPM

TOTAL SPLASHPARK AREA: 1257 SQ. FT.

ESTIMATED CAPACITY: 50 USERS

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Weslaco North Side Sports Complex SplashPark

Weslaco, TX

Project 24071
Option 4

Sheet
K.3.1.1A

Designer
MZB

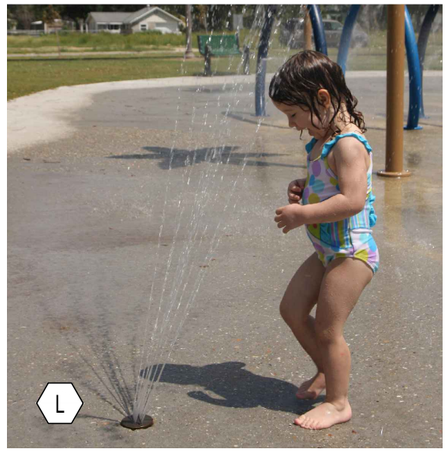
Date
1-7-2021

Drawing Name
KPS-24071A-4

View
SplashPark Spray Feature Details

Sales Rep.
Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES.















SPRAY FEATURE SCHEDULE

⎔	DESCRIPTION	QTY	GPM
A	**W322** **CATTAIL GROUP** (SET OF 3) 7' to 11' HIGH 24 GPM @ 8 PSI	1	24
B	**W018** **WATER PALM** 11' HIGH 20-80 GPM @ 4 PSI	1	80
C	**W128** **FLOWER SHOWER** 11'-8" HIGH 20-40 GPM @ 6 PSI	1	40
D	**W061** **DAISY RAINDROP** 9' HIGH 15 GPM @ 7 PSI	1	15
E	**W050** **COOL STICK** 6'-4" HIGH 9 GPM @ 20 PSI	1	9
F	**W034** **SPRAY WAY** 7'-4" HIGH 12 GPM @ 20 PSI	1	12
G	**W097C-6** **OVER N' UNDER-6** 4' HIGH - 4' THROW 12 GPM @ 3 PSI	1	12
H	**W036** **BABY LONG LEGS** 4' HIGH 18 GPM @ 3 PSI	1	18
I	**W085** **SPLASH-O-LATOR** 4' HIGH 7 GPM @ 3 PSI	1	7
J	**W011** **JET WAY** 4' HIGH 9 GPM @ 4 PSI	1	9
K	**W280** **POPP DROPP** 4' HIGH 3 GPM @ 7 PSI	1	3
L	**W124 - FLOOR** **PONY TAIL** 4' THROW 9.2 GPM @ 2 PSI	1	9.2
M	**F3049** **ALLEN ARMADILLO** 24" L - 14" W - 16" H 5 GPM @ 3 PSI	1	5
N	**W040-ST** **WATER WEB** **W/WIRED ACTIVATOR** 2'-10" HIGH - 6' SPREAD 12 GPM @ 2 PSI	1	12
NOT SHOWN	**860-6PNV DRAIN** BY SIOUX CHIEF (LOCATIONS BY INSTALLER)	6	0
MAXIMUM TOTAL FLOW RATE: 256 GPM			
ESTIMATED OPERATING FLOW RATE: 153 GPM			
TOTAL SPLASHPARK AREA: 1257 SQ. FT.			
ESTIMATED CAPACITY: 50 USERS			

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Weslaco North Side Sports Complex SplashPark

Weslaco, TX

Project 24071
Option 4

Sheet
K.3.1.1B

Designer
MZB

Date
1-7-2021

Drawing Name
KPS-24071A-4

View
SplashPark Spray Feature Details

Sales Rep.
Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES.



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Weslaco North Side Sports Complex SplashPark

Weslaco, TX

Project 24071 Option 4	Sheet K.6.1A	Designer MZB	Date 1-7-2021
Drawing Name KPS-24071A-4	View 3D View		Sales Rep. Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES.



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Weslaco North Side Sports Complex SplashPark

Weslaco, TX

Project 24071 Option 4	Sheet K.6.1B	Designer MZB	Date 1-7-2021
Drawing Name KPS-24071A-4	View 3D View		Sales Rep. Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES.



PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Pictures may not depict actual proposed equipment

Weslaco North Side Sports Complex SplashPark

Weslaco, TX

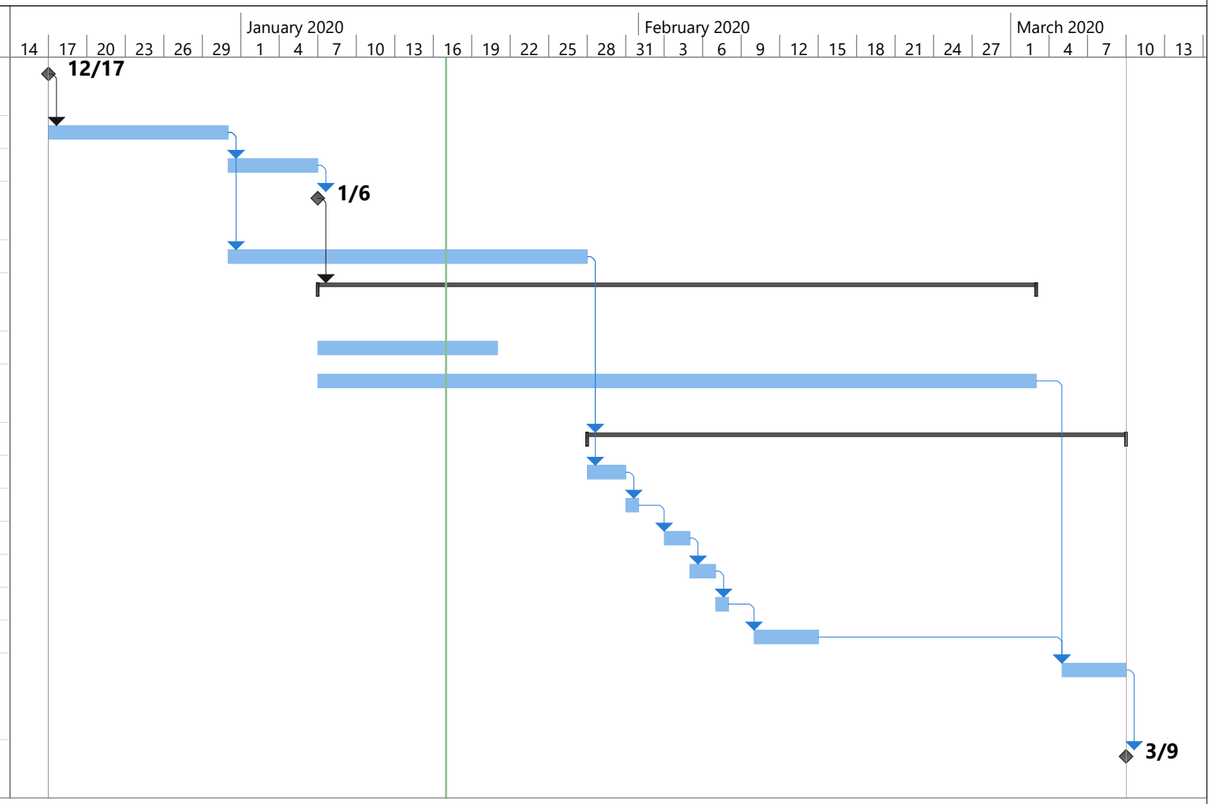
Project 24071 Option 4	Sheet K.6.1C	Designer MZB	Date 1-7-2021
Drawing Name KPS-24071A-4	View 3D View		Sales Rep. Ramon Garza

IF THIS FILE HAS BEEN TRANSMITTED ELECTRONICALLY, THE ORIGINAL IS IN THE OFFICE OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. THE ELECTRONIC DOCUMENT WAS RELEASED BY KRAFTSMAN FOR A SPECIFIC USE. NO OTHER USE OR MODIFICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT. ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND SPECIFICATIONS PREPARED BY KRAFTSMAN PLAYGROUND & WATER PARK EQUIPMENT SHALL REMAIN THE PROPERTY OF KRAFTSMAN AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY AGREED TO IN WRITING BY KRAFTSMAN. ALL REPRODUCTIONS OF THE INSTRUMENTS OF SERVICE SUPPLIED TO THE OWNER MAY BE USED BY THE OWNER FOR ANY PURPOSES RELATED TO THE SUBJECT PROPERTY. IN THE EVENT THAT ANY CHANGES ARE MADE IN THE PLANS AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN KRAFTSMAN, ANY AND ALL LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE FULL RESPONSIBILITY OF THE OWNER UNLESS OWNER HAS RECEIVED KRAFTSMAN'S WRITTEN CONSENT FOR SUCH CHANGES

SAMPLE TEMPLATE THESE ARE NOT ACTUAL DATES*

Kraftsman SplashPark Schedule Template

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		Signed Contract Received from Kustomer	0 days	Tue 12/17/19	Tue 12/17/19		
2		Submittal Preparation	10 days	Tue 12/17/19	Mon 12/30/19	1	
3		Submittal Review	5 days	Tue 12/31/19	Mon 1/6/20	2	
4		Approved Submittals Received From Kustomer	0 days	Mon 1/6/20	Mon 1/6/20	3	
5		Permitting (if Required)	20 days	Tue 12/31/19	Mon 1/27/20	2	
6		**Manufacturing of Equipment**	**40 days**	**Tue 1/7/20**	**Mon 3/2/20**	**4**	
7		Embeded items	10 days	Tue 1/7/20	Mon 1/20/20		
8		Spray Features and operations equipment	40 days	Tue 1/7/20	Mon 3/2/20		
9		**Installation**	**30 days**	**Tue 1/28/20**	**Mon 3/9/20**	**5**	
10		Site Preparation	3 days	Tue 1/28/20	Thu 1/30/20	5	
11		Spray Feature Footings	1 day	Fri 1/31/20	Fri 1/31/20	10	
12		Drainage Piping	2 days	Mon 2/3/20	Tue 2/4/20	11	
13		Spray Feature Piping	2 days	Wed 2/5/20	Thu 2/6/20	12	
14		Backfill	1 day	Fri 2/7/20	Fri 2/7/20	13	
15		Concrete SplashDeck	5 days	Mon 2/10/20	Fri 2/14/20	14	
16		Installation of Spray Features and operations Equipment	3 days	Thu 3/5/20	Mon 3/9/20	8FS+2 days,15	
17		Walk Through with Kustomer	0 days	Mon 3/9/20	Mon 3/9/20	16	



Project: Kraftsman SplashPark S
Date: Fri 1/17/20

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

Kraftsman

COMMERCIAL PLAYGROUNDS & WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

Quote #Q69861

Date:	5/7/2021
Project:	24071
By:	Kraftsman

Sold To:
Weslaco, City of
Homer Rhodes
Judge Gilbert Garza Park - SplashPark
255 S. Kansas Ave.
Weslaco TX 78596
Phone: 956-447-2240 **Fax:**
Terms: Percentage Completed Draws Monthly

Ship To:
Weslaco, City of
Omar Rodriguez
Judge Gilbert Garza Park - SplashPark
South side of Mile 11 North Road, East of FM88
Weslaco TX 78596
Main Phone: 956-447-3407 **Mobile Phone:**

Qty	Product	Description	Size	Weight	Color	Unit Price	Ext. Price
		Option 5 - Single Pass System					
		Kraftsman Drawing KPS-24071A-5 dated 5.5.2021					
	DISCBB	Proposal includes Discount on BuyBoard Purchase, BuyBoard Contract #592-19					
1	W322	Cattails™, set of 3 upright features, By: Water Odyssey.	24			26,933.00	26,933.00
1	W018	Water Palm™. By: Water Odyssey.	20-80			9,600.00	9,600.00
1	W128	Flower Shower™. By: Water Odyssey.	40-60			28,000.00	28,000.00
1	W061	Daisy Raindrop™. By: Water Odyssey.	15			15,733.00	15,733.00
1	W050	Cool Stick™. By: Water Odyssey	9			5,867.00	5,867.00
1	W034C	Spray Way™, Water Conserving. By: Water Odyssey.	6/30			10,667.00	10,667.00
1	W097C-6	Over N' Under™ Water Conserving, (six nozzles). By: Water Odyssey.	12		N/A	7,600.00	7,600.00
8	W036C	Baby Long Legs™, Water Conserving. By: Water Odyssey.	3/24			1,600.00	12,800.00
1	W085	Splash-O-Lator™. By: Water Odyssey.	7			1,733.00	1,733.00
6	W011C	Jet Way™, water conserving. By: Water Odyssey.	3/18			1,333.00	7,998.00
10	W280	Popp Dropp™ By: Water Odyssey.	3/30			1,334.00	13,340.00
1	W124	Pony Tail Spray by Water Odyssey - in ground	11		N/A	1,200.00	1,200.00
1	FF3049	Fun Forms™ Allen Armadillo Aqua Spout by Water Odyssey	5			6,000.00	6,000.00
1	W040-ST	Water Web™ with Wired Activator Button. By: Water Odyssey.	8-16			6,934.00	6,934.00
		Max Flow Rate = 292 GPM					
		Est Operating Flow = 176 GPM					

Kraftsman

COMMERCIAL PLAYGROUNDS & WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

Quote #Q69861

Date:	5/7/2021
Project:	24071
By:	Kraftsman

1257	SPLASHDECK	Spray Play Pad, 5” thick concrete pad with slope to drains, rebar reinforced, light broom finished to help prevent the possibility of slippage (no coloring or top coat), By: Kraftsman	SF		13.00	16,341.00
75	CONC4RB	Concrete Pad, 4” thick concrete pad with, rebar reinforced, broom finish. by Kraftsman			11.00	825.00
1	SPLASHDRAIN	SplashPark Large capacity deck drain 24” square, 8” side outlet, with Fiberglass grate. By Kraftsman	350 GPM		2,200.00	2,200.00
1	WMF-14P	Water distribution Manifold, Flanged 4" Stainless Steel Manifold for Wall Mount Installation w/pressure gauge, drain valve, water hammer arrestor, (2) Full Flanged 4"S inlet connections; (14) discharge assemblies each w/(1) true union ball valve and (1) 24VAC glass filled plastic solenoid valve. NOTE: Water pressure to the manifold must not exceed 50 psi. The installer must ensure this requirement is met. By Water Odyssey			23,200.00	23,200.00
1	SPK-8-16	Custom SplashPark Kontroller with 8 hard-wired inputs and 16 outputs mounted in a NEMA4XX housing includes 5 years remote cellular access by Kraftsman			15,500.00	15,500.00
1	60H96W24D-ALUM	Custom Aluminum above ground enclosure for up to a 16 valve manifold, valves, controller & Pressure Regulator. Does not include concrete foundation or drain pit for feature drain valves (by others). Enclosure is constructed of .125” thick 5052-H32 Aluminum with a Mill Finish, with lockable door and ventilation louvers by Kraftsman	60Hx96Wx24D	Mill Finish	6,250.00	6,250.00
1	MD ENCLOSURE FOUNDATION	Medium Enclosure Foundation for Manifold Aluminum above ground enclosure, up to 120” enclosure. By: Kraftsman			1,667.00	1,667.00
2	PRV2	2” Pressure Reducing Valve, fully molded PVC, EPDM Socket, without gauge for up to 160gpm by George Fischer	2”		1,500.00	3,000.00
1	RPZ-2	2” RPZ Backflow Prevention Valve, installed w/cage on existing plumbing or new plumbing called out in a separate line item.			3,556.00	3,556.00

Kraftsman

COMMERCIAL PLAYGROUNDS & WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

Quote #Q69861

Date:	5/7/2021
Project:	24071
By:	Kraftsman

1	PIWF SIGN	PIWF SplashPark Rules sign with 2” letters, .08mm aluminum, full color graphics with UV laminate, Select White or Black background. By Aquakraft	36” x48”	white or black	450.00	450.00
1	TRAIN 1	One day of technical support personnel on site to assist with balancing features, system start up, and 4 hours of staff training. By: Kraftsman				0.00
1	CONSTDOCS	Construction documentation, plans & submittals by Kraftsman			1,600.00	1,600.00
1	BOND1	Performance & Payment Surety Bond, and processing of the bond documentation.			6,600.00	6,600.00

Subtotal:	$235,594.00
Shipping & Handling:	$8,767.51
Discount:	($91,114.15)
Equipment Subtotal:	$153,247.36
Tax:	$0.00
Install:	$66,702.64
Total:	$219,950.00

Kraftsman
COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

Quote #Q69861

Date:	5/7/2021
Project:	24071
By:	Kraftsman

Special Terms and Conditions

Subject: Items not included: **Date: 3/26/2020**

These items are not included:
· Finish landscaping, sodding or seeding of disturbed areas. All disturbed areas to be leveled and raked out.
· Concrete lead walks or adjoining observation concrete deck areas.
· Shade systems or site amenities.
· Site usage signage for use instructions, rules, safety, or emergency notifications as needed or required.
· SplashDeck top surfacing for slip resistance, colorization, or fall absorbency. SplashDeck shall be Medium Broom Finished concrete for slip resistance.
· Temporary security fence during construction.
· Storm Water Pollution Controls for project site.
· Safety wash station for chemical use area in filtration equipment enclosure if required.
· Removal of existing equipment.

Subject: Sales Tax Exempt: **Date: 3/26/2020**

Sales tax is not included in prices quoted. Customer is to supply Sales Tax Exemption or Sales Tax Resale certificate at time of acceptance of proposal, or sales tax will be added to final contract and invoicing for the project.

Subject: Insurance Terms: **Date: 3/26/2020**

Kraftsman will supply a certificate of insurance verifying the limits of coverage. See terms page for details and charges for naming additional insured parties or adding special coverage's if required.

Subject: Credit Card terms: **Date: 3/26/2020**

If paying by American Express, there is a 6% processing fee charge. If paying by Visa or Master Card, there is a 4% processing fee charge.

Subject: Monthly Progress Billings **Date: 3/26/2020**

All work completed and materials stored as of the last day of the month shall be billed on or before the 25th of said month. Payments to be received by the 15th of the following month.

Subject: Shipping Charges **Date: 3/26/2020**

Unless noted otherwise on quote, all shipping and handling charges on quote are firm for duration of 90 days.

Subject: Bonding **Date: 3/26/2020**

Payment and Performance bonds are included in quote.
Maintenance bonds are not included. These are available upon request at additional cost for the bonds and processing.

Subject: Building Permits: **Date: 3/26/2020**

· Submittals and reviews for State of Texas ADA compliance and inspections are not included.

Subject: Delivery and Unloading: **Date: 3/26/2020**

If Installation is purchased: Kraftsman is responsible for ensuring that adequate staff and equipment resources are available for timely off-loading, safe handling, and secure storage of equipment upon receipt from motor freight carrier of installed product shipments. Unloading of materials from the truck will potentially require material handling equipment, i.e. forklift, pallet jack(s), to properly remove equipment from the delivery truck. In Most Cases when Kraftsman is installing a project the product will be received at Kraftsman's Warehouse and stored until needed on the project. Then transported to the site at the time of installation.

Kraftsman

COMMERCIAL PLAYGROUNDS & WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

Quote #Q69861

Date:	5/7/2021
Project:	24071
By:	Kraftsman

Subject: Site Work: **Date: 3/26/2020**

· Site preparation, grading, and fill materials are not included. Site is to be within 1" of Sub-grade (approximately 8" below finish grade) by others.
· Proper/Positive drainage of the area is to be included prior to start of construction by Kraftsman.
· Preparation and submittal of SWPPP (Storm Water Pollution Prevention Plan) is not included.

Subject: Locating for Underground Utilities: **Date: 3/26/2020**

· Kraftsman will call and arrange for utility locating with the public utilities stake out providers. All Public Utilities, including Phone, Electrical, Gas, Cable, and Fiber Optics are to be staked prior to installation. Kraftsman will arrange with Public Utility Stake Out providers for a date that this is to be completed prior to Kraftsman arriving on site.
· Customer is to locate, mark, and provide information for all privately owned utilities that are not marked by the Public Utility providers, for all utility service lines below grade that are privately owned. These will include any and all of the following: electrical, water lines, gas lines, irrigation lines, sewer and storm lines, cable service lines, fiber optic or other IT lines, which are privately owned by the property owner.
· Kraftsman is not responsible for any underground utilities which are not marked or located by the owner or public utilities stake out providers. Damages to underground utilities for electrical, water, irrigation, and other listed above will not be repaired by Kraftsman and will be the owner's expense and responsibility.

Subject: Installation: **Date: 3/26/2020**

Installation quoted includes: Installation of SplashPark feature foundations, setting features, water supply piping to features from manifold (manifold is to be located within 50' of SplashDeck), connections between activators and controller, drain lines to edge of pad, per standard Kraftsman construction techniques. Installation price does not include concrete pad or surfacing.

Subject: Start Up & System Training: **Date: 3/26/2020**

Service includes one day of technical support personnel on site to assist with balancing of features, system start up, and 4 hours of staff operations training.

Subject: Project Completion: **Date: 3/26/2020**

See Sample Schedule submitted.

Subject: Utilities: **Date: 3/26/2020**

Customer is to plan, permit, and provide installation of utilities as follows (Kraftsman has not included costs for required improvements to utilities to support the SplashPark):
· Electrical service, panel, and connection of electrical service to Dynamic Sequence Controller. Service is to be 120V, 20 amp GFCI protected outlet with in use weatherproof cover. Kraftsman will complete all low voltage connections between control systems and valve manifolds.
· Electrical Bonding of all features and reinforcing steel per code requirements.
· City water meter with approved backflow preventer and water line connection to equipment area:
- 2" water line is to be provided (with a minimum 35 PSI) for a SplashPark with a flow rate up to 176 GPM complete with approved Backflow preventer.
· Proper drain line to within 5' of edge of SplashDeck. Minimum of 8" size is to be provided. Kraftsman will connect drain boxes and extend 5' outside of SplashDeck.
Utility leads and required facility improvements are to be completed and ready for connection of new improvements prior to Kraftsman coming on site for construction of the SplashPark improvements.

Subject: Lead Times: **Date: 3/26/2020**

Lead Times are after approval of all Initial submittal info and colors.
Water Odyssey - the lead time for the embed portion to ship is 2 to 3 weeks and 8 to 12 weeks for the rest of features to ship from when the order is placed with the manufacturer.

Kraftsman
COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599 Fax: (281) 353-2265

Proposal #Q69861

Date: 5/7/2021
Project: 24071
By: Kraftsman

General Terms and Conditions

Sold To: Weslaco, City of

Ship To: Judge Gilbert Garza Park - SplashPark

Terms: Percentage Completed Draws Monthly

CONDITIONS OF SALE

1. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the contract.
2. No returns of merchandise will be accepted unless previously authorized in writing by Kraftsman. All returns are subject to restocking fee of 25% plus freight charges incurred for return to original shipment origination.
3. Title for all equipment is reserved by Kraftsman Playground and Park Equipment until payment in full is received. The right to enter the property and repossess said equipment is hereby granted to Kraftsman Playground & Park Equipment if payment is not rendered in accordance with the terms above. All payments made prior to repossession under this contract shall be forfeited to Kraftsman Playground and Park Equipment as cost incurred to recover the equipment. Repossession of product does not waive any damages or costs due as awarded by the court.
4. All collections or litigation concerning this contract shall be governed by the laws of the State of Texas.
5. Kraftsman warranties the merchandise on this proposal to be up to the manufacturers published standards as to material and workmanship. See catalogs or attached drawings for specific layouts, warranties, and specifications .
6. Kraftsman reserves the right to review contract for final acceptance by management and to make corrections of clerical errors.
7. A service charge of 1.5% per month will be assessed on all past due amounts.
8. Installation services include all labor, equipment required to complete the job, and insurance coverage's as required by law. Extra installation charges will incur for abnormal sub surfaces, ie. rock, landfill, etc. Price quoted includes Kraftsman's standard insurance coverages of $2 million in General Liability & Completed operations, $1 million in Automobile Liability, $1 million per occurrence/$2 aggregate in Workman's Compensation. Any charges by Kraftsman's insurance carrier or agents for adding General Contractor or Owner as additional insured, waivers of subrogation, or changes to standard coverage shall be added to contract charges. No performance bond or labor and material payment bonds shall be provided by Kraftsman, unless listed as individual line item in proposal.
9. Kraftsman Playground and Park Equipment is not liable for damages to underground utilities during installation. It is the customers responsibility to locate all underground utilities.
10. Building permits required by local or state authorities & municipalities are not included and are the responsibility of the owner of the property, unless specifically included as a line item in the proposal. If you want Kraftsman to handle required permitting please contact our office and we will provide a quote if not included as a line item within this proposal.
11. This proposal may be withdrawn by Kraftsman if not accepted within thirty (30) days.

Respectfully Submitted: Korey Soderberg JSC
Kraftsman

Date: May 7, 2021

Acceptance of Proposal:
The prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If contract is placed with an attorney for suit or collection through probate, bankruptcy or other legal proceedings, customer agrees to pay all expenses and reasonable attorney fees incurred. Any verbal instructions, agreements, or promises are not valid unless written as part of this contract.

Authorized Signature: _____ *PO#:*

Printed Name & Title : _____ *Date of Acceptance:* _____

Authorized Signature: _____

Printed Name & Title : _____

WE STRONGLY RECOMMEND A RESILIENT FALL SURFACE BE INSTALLED UNDER ALL PLAY & FITNESS EQUIPMENT

Thank You! We Appreciate Your Business!

THE FUN BUILDERS

KRAFTSMAN

KRAFTSMANPLAY.COM









Building Fun Since 1981℠

- **FREE** on-site evaluations
- **FREE** layout assistance
- **FREE** personalized design help
- **FREE** CAD blocks and CSI Specifications
- **FREE** safe zone and ground cover assessment
- **FREE** consultation of ADA Compliance

We provide service to architects, cities, parks & recreation managers, engineers, churches, school systems and more.

Every good playground begins with a first step. At Kraftsman, we not only help you take that first step, we make sure it is in the right direction. Our knowledgeable staff is capable of assisting you with every aspect of playground planning. From safety concerns to complex designs to installation options, our experienced playground professionals will guide you each step of the way with confidence.

We at Kraftsman work with our own qualified and dedicated playground installation “Krews”, allowing us to give you a turn-key project. Every Kraftsman employee is committed to quality and we are ready to assist you in your next playground project!

Kraftsman has over 3 decades of experience in the Playground and Park business. We’ve been serving communities since 1981 and continue to offer the same outstanding quality and “Kraftsmanship” that got us to where we are today – a successful and growing company with many satisfied customers, a professional staff, and a reputation for providing only the best products and services available. We provide installation services for all brands and styles of play equipment, aquatic SplashPark equipment, site amenities, sports goals, and skate parks. Kraftsman provides a wide-range of resilient surfacing materials for you to enjoy your play system for years to come.

800.451.4869 info@kraftsmanplay.com kraftsmanplay.com

Our Parks and Playgrounds are Designed to be *Fun* and *Safe*

Kraftsman is dedicated to providing a safe play environment. The U.S. Consumer Product Safety Commission (CPSC) Guidelines for Public Playground Safety states that the proper assembly and installation of playground equipment is crucial for structural integrity, stability, and overall safety. CPSC Guidelines also call for resilient surfacing to be placed below and around all equipment. This helps to protect against and reduce injuries to children who might jump or fall while using the equipment. Surfacing materials can also reduce maintenance while improving the appearance of the site. Kraftsman Commercial Playground & Water Park Equipment offers a full range of services and products to provide you with professional installation of playground, park and water park equipment. We offer professionally trained and certified staff, turn-key job site services and carry full insurance coverages for auto, workmans' compensation, and $2 million in general liability.





How We Can Help?

- Arrange shipping at reduced freight charges
- Receive products at our warehouse to eliminate on-site receiving and storage
- Design and AutoCAD service
- Professional installation on-site
- Resilient safety surfacing installation
- Future inspection and maintenance services
- Site layout assistance for compliance with Federal Safety Guidelines

Our Services

PLAYGROUND EQUIPMENT

Aquatic Play Equipment
Steel Play Equipment
Climbers
Rope & Net
Swings & Slides
Spring Bouncers

SAFETY FALL SURFACING

Rubber Pre-cast Tiles
Poured in Place Rubber
Engineered Wood Fiber
Gravel
Sand
Wood Timber Borders
Molded Plastic Timber Borders

SPORTS & FITNESS

Ramps
Grind Rails
Skate Parks
Basketball
Volleyball
Tetherball
Soccer
Football
Exercise Equipment

AQUATIC EQUIPMENT

SplashParks & Pads
Water Slides
Pool Play Equipment
Park Equipment

PARK FURNISHINGS

Picnic Tables
Benches
Litter Receptacles
Grills
Bike Racks
Park Shelters
Gazebos
Bridges
Bleachers
Water Fountains
Shade Covers

SUPPORT

Design Assistance / CAD Blocks
Equipment Installation
Repairs to Existing Equipment
Safety and Maintenance Reviews

800.451.4869
info@kraftsmanplay.com
kraftsmanplay.com
19535 Haude Road
Spring, Texas 77388

FOUNTAIN PEOPLE, INC.

FOUNTAIN PEOPLE

This is to certify that

Water Odyssey by Fountain People, Inc.

Korey Soderberg

Successfully completed 8 hours of classroom training and has been awarded

Water Odyssey Installer Certification

Given this day ~11/03/10~ at ~Water Odyssey installer workshop training~

Signature *Signature* *Signature*

FOUNTAIN PEOPLE, INC.

fountain people™

Water Odyssey™
by Fountain People, Inc.

This is to certify that

Kris Soderberg

has satisfactorily completed the training course for:

Water Odyssey Certified Installer

Given this 6th day of November 2013 by Fountain People, Inc.

Company President

Quality Assurance Mgr

Course Instructor

Warranty Statement

Always check for the most current General Terms and Conditions and Warranty Statement at www.gfpiping.com under "Price Lists."

WARRANTY AND LIMITATIONS

Seller's Products are carefully inspected for manufacturing defects; however, it is not always possible to detect hidden defects.

Seller warrants that its products shall conform to the description of such products as provided to Customer by Seller through Seller's catalog, analytical data or other literature. THIS WARRANTY IS EXCLUSIVE, AND SELLER MAKES NO OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR COURSE OF DEALING OR USAGE OF TRADE – WHICH ARE HEREBY DISCLAIMED. Seller's warranties made in connection with this sale shall not be effective if Seller has determined, in its sole discretion, that Customer has misused the products in any manner, has failed to use the products in accordance with industry standards and practices, or has failed to use the products in accordance with instructions, if any, furnished by Seller. Seller does not warrant any Products obtained through an unauthorized Distributor, Dealer, or Agent.

LIMITATIONS OF REMEDY

Seller's sole and exclusive liability and Customer's exclusive remedy with respect to products proved to Seller's satisfaction to be defective or nonconforming shall be repair or replacement of such products without charge or refund of the purchase price, in Seller's sole discretion, upon the return of such products in accordance with Seller's instructions. SELLER SHALL NOT IN ANY EVENT BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES OF ANY KIND RESULTING FROM ANY USE OR FAILURE OF THE PRODUCTS, EVEN IF SELLER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE INCLUDING, WITHOUT LIMITATION, LIABILITY FOR LOSS OF USE, LOSS OF WORK IN PROGRESS, DOWN TIME, LOSS OF REVENUE OR PROFITS, FAILURE TO REALIZE SAVINGS, LOSS OF PRODUCTS OF CUSTOMER OR OTHER USE OR ANY LIABILITY OF CUSTOMER TO A THIRD PARTY ON ACCOUNT OF SUCH LOSS, OR FOR ANY LABOR OR ANY OTHER EXPENSE, DAMAGE OR LOSS OCCASIONED BY SUCH PRODUCT INCLUDING PERSONAL INJURY OR PROPERTY DAMAGE. Any and all claims of Customer against Seller must be brought within one (1) year of Seller's tender of delivery, regardless of their nature.

TYPE 546 MANUAL VALVE LIMITED LIFETIME WARRANTY

What This Warranty Covers

This Limited Lifetime Warranty is provided only to the original user of the Type 546 Manual Valve, or a Type 546 Manual Valve distributor authorized by Georg Fischer Piping Systems Americas (hereinafter "Seller"). Seller warrants to the original user or to the authorized distributor that the Type 546 Manual Valve, if used in accordance with these instructions, will be free of defects in material and workmanship. This limited lifetime warranty is not applicable to any other Georg Fischer Piping products, or to any products not manufactured by Georg Fischer Piping.

How Long This Warranty Lasts

This Limited Lifetime Warranty lasts as long as the original user or authorized distributor owns the Type 546 Manual Valve.

What Georg Fischer Piping Systems Americas Will Do

At Seller's option, Seller will repair, replace, or substitute a defective Type 546 Manual Valve with a Type 546 Manual Valve of equal value. Repair or replacement as provided under this Limited Lifetime Warranty is the EXCLUSIVE remedy under this Limited Lifetime Warranty.

What This Warranty Does Not Cover

This Limited Lifetime Warranty does not apply to Type 546 Manual Valves characterized by one or more of the following:

1. Valves that have been subject to abuse, misuse, neglect, accident, fire,improper installation, storage, handling or adjustment, or corrosion.
2. Acts of God, including, but not limited to fire, flood, hurricane, tornado, earthquake, electro-static or any other similar natural cause beyond the control of Seller.
3. Valves that have been modified or altered outside of or beyond Seller specifications.
4. Valves used in application other than those recommended by Seller, either in its most recent catalog or in the instructions accompanying the Type 546 Manual Valve.
5. Freight charges, installation cost, labor cost, damage to related components, and cost incurred due to down time, from normal wear and tear of the valve.

What To Do To Make A Claim

To make a claim under this Limited Lifetime Warranty, product must be returned to Seller for evaluation and disposition. Please contact Seller for a Return Material Authorization (RMA) number prior to sending product back. When returning the product, please include (i) written proof of purchase, which includes the date, amount, and place of purchase; (ii) a written description of the claimed defect(s) using the GF Material Evaluation Form with a photo of the application if practical; and (iii) completed GF Material Safety Disclosure Form. Seller shall have 48 hours following receipt of any Type 546 valve returned for warranty claim to investigate the claimed defects, and the original user or authorized distributor shall give Seller (or its agents) reasonable access to the application of the valve for inspection purposes. Seller's address for warranty services is:

Returns Department

9271 Jeronimo Road
Irvine, CA 92618

Each of the above mentioned terms must be met in order to qualify for Limited Lifetime Warranty coverage.

Signet Limited Warranty

Georg Fischer Signet LLC warrants its products to be free from defects in material and workmanship under normal use for a period of two years from date of purchase by the initial owner, or three years from date of manufacture, whichever comes first. Moving parts, such as meter movements, are only warranted for twelve months from date of purchase.

Products returned must be shipped prepaid and insured. Proof of date of purchase will be required before warranty repairs can begin. Warranty claims are processed on the condition that prompt and detailed notification of a defect is given to Georg Fischer Signet within the warranty period. All warranty and non-warranty repairs being returned to the factory must include a fully completed Service Form. Product returned without a Service Form may not be warranty replaced or repaired.

Georg Fischer Signet LLC will not cover under warranty any of the following items:
Defects caused by abuse or electrical damage, products damaged during shipment to the factory or if the product is improperly packed, repair attempts by anyone other than authorized service personnel, and costs associated with product return such as plant downtime, re-installation, labor and out-of-pocket expenses. Signet products with limited shelf-life (e.g. pH, ORP, chlorine electrodes, calibration solutions e.g. buffers, turbidity standards or other solutions) are warranted out of box, but not warranted against any damage, due to process or application failures (e.g. high temperature, chemical poisoning, dry-out) or mishandling (e.g. broken glass, damaged membrane, freezing and/or extreme temperatures).

Application of Additional Warranties

GEORG FISCHER PIPING SYSTEMS AMERICAS LIMITED LIFETIME WARRANTY AND REMEDIES SET FORTH HEREIN ARE THE ORIGINAL USER'S, AND AUTHORIZED DISTRIBUTOR'S, SOLE AND EXCLUSIVE REMEDIES, AND ARE OFFERED BY SELLER IN LIEU OF ALL OTHER WARRANTIES, GUARANTEES, AND/OR REMEDIES WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE, OR OTHER WARRANTIES OR GUARANTEES ARISING BY OPERATION OF LAW, WHICH ARE HEREBY EXPRESSLY DISCLAIMED.

In no event shall Seller be liable to the original user or authorized distributor or third parties for lost profits, consequential, incidental, punitive, exemplary or other similar damages.

This Limited Lifetime Warranty may not be modified except in a written instrument signed by an officer of Georg Fischer Piping Systems Americas. Seller shall not be bound by, and the original user or authorized distributor shall not rely upon, representations made by individuals or agents of Seller (including, without limitation, authorized distributors of GF Type 546 Manual Valve) in regards to GF Type 546 Manual Valves, except as contained in this Limited Lifetime Warranty. This Limited Lifetime Warranty is only valid in the United States of America. This Limited Lifetime Warranty gives the original user and authorized distributor certain specific legal rights, and the original user or authorized distributor may also have other rights that vary from state to state. Some states' laws do not allow the limitation/exclusion of incidental or consequential damages, or otherwise restrict the limitations contained herein, so some of the exclusions above may not apply to you.

#95977

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/9/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Risk Strategies 12801 North Central Expy. Suite 1710 Dallas, TX 75243	**CONTACT NAME:** Cameron Brown **PHONE (A/C, No, Ext):** (214) 503-1212 **FAX (A/C, No):** (214) 503-8899 **E-MAIL ADDRESS:** certificatedallas@risk-strategies.com
INSURED Aqueous Engineering, LLC 1828 ESE Loop 323 Ste. R-2A Tyler TX 75701	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Sentinel Insurance Company Ltd 11000 **INSURER B :** Property and Casualty Ins Co of Hartford 34690 **INSURER C :** XL Specialty Insurance Company 37885 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 58946084 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✓ **COMMERCIAL GENERAL LIABILITY** ☐ CLAIMS-MADE ☑ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☑ PRO-JECT ☐ LOC ☐ OTHER:	✓	✓	46SBAUF0450	12/13/2020	12/13/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☑ HIRED AUTOS ONLY ☑ NON-OWNED AUTOS ONLY	✓	✓	46SBAUF0450	12/13/2020	12/13/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	✓ **UMBRELLA LIAB** ☑ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☑ RETENTION $ 10,000	✓	✓	46SBAUF0450	12/13/2020	12/13/2021	EACH OCCURRENCE AGGREGATE $	$ 2,000,000 $ 2,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	✓	46WBCAH0182	12/13/2020	12/13/2021	✓ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Professional Liability		✓	DPR9970016	12/13/2020	12/13/2022	Per Claim Annual Aggregate	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The claims made professional liability coverage is the total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. Thirty (30) day notice of cancellation in favor of the certificate holder on all policies.

CERTIFICATE HOLDER

Master Certificate

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Cameron Brown

© 1988-2015 ACORD CORPORATION. All rights reserved.

KRAFTSMAN

WE BUILD FUN!

COMMERCIAL PLAYGROUNDS & WATER PARKS



Creating Unique Aquatic Play Destinations!

WATER ODYSSEY™

BY FOUNTAIN PEOPLE

A PLAYCORE Company



Fountain People, Inc., manufacturer of Water Odyssey™ aquatic playground equipment, is a world leader in the design and manufacturing of equipment and systems for architectural and interactive water features.

Fountain People/Water Odyssey design personnel work with Architects, Landscape Architects, Aquatic Consultants, and Entertainment Companies around the world to develop the latest in interactive play designs and to actively pursue new innovations and ideas through a continuing research and development program.

It is no wonder that the world's most creative fountain company designs the most creative aquatic playgrounds and aquatic play equipment!



Find out how you can save time & money with Water Odyssey and NJPA while satisfying your local bidding requirements!

Contact your local Water Odyssey Representative for more information.

NJPA
National Joint Powers Alliance®

Water Odyssey can go anywhere!

Whether it's for Aquatic Facilities, Hotels & Resorts, Educational Campuses, Public Environments, or Residential Developments, Water Odyssey has unique long-lasting products that appeal to all ages.

Fun For All!

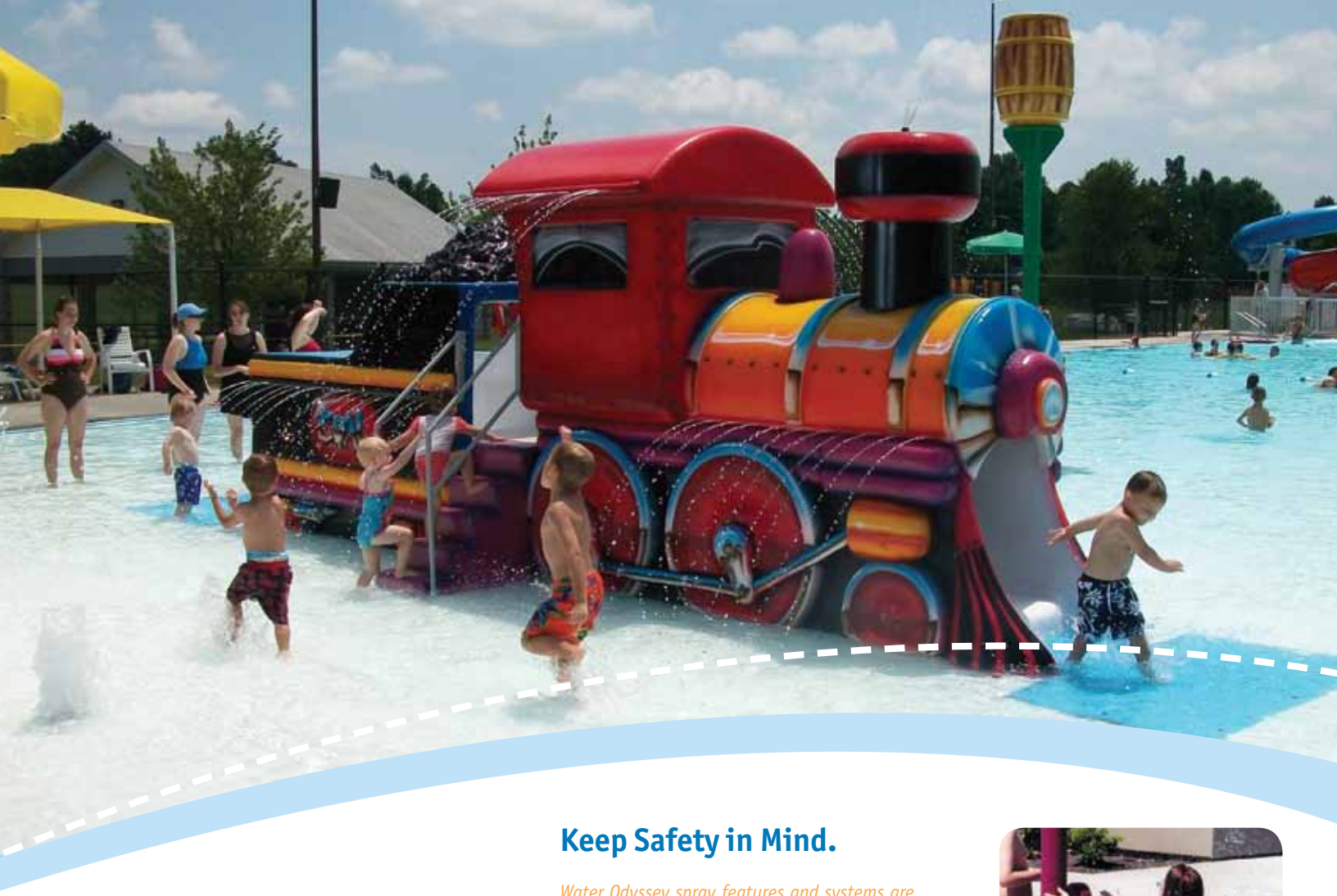
Water Odyssey is ADA and DDA Compliant!

All Water Odyssey aquatic play features have been designed in accordance with the ASTM Standard Practice of Interactive Aquatic Play Equipment as non-climbable structures.









A Smart Choice.

- ***Get the most play value.***
  Eliminate extra costs by doing the job right the first time. Our high quality products maximize play value and minimize maintenance costs to extend the life of your parks for years to come.

- ***The beauty of interchangeability.***
  Don't limit the potential of your aquatic play facility. If you plan for future expansion, or just want the ability to switch out spray features with ease, then the Switcheroo™ Anchoring System from Water Odyssey™ is right for you. Fun Forms™ are also interchangeable, so it's easy to switch out Water Odyssey spray features, or replace other manufacturer's spray features without undergoing costly renovations and downtime.

- ***Unique features for unique facilities.***
  Water Odyssey offers a wide range of unique spray features. Vibrant colors, theming, and custom creations help set your facilities apart from the rest.

- ***Winterization made easy.***
  All Water Odyssey play features can easily be removed and stored, while Winterization Covers protect anchor bases and piping during off the season.

Keep Safety in Mind.

Water Odyssey spray features and systems are dependable, durable, and safe.

As a family company, we know how important safety is when it comes to children. That's why Water Odyssey spray features & systems are designed and manufactured to the highest of safety standards. Play features are made to stand up to the elements from the harshest pool chemicals, to the sun's UV. Their durability minimizes the effects of vandalism, so that children don't encounter damaged products with broken pieces or sharp edges.











Why Fun Forms™ is the best product for Themed Aquatic Play...

Each Fun Form is created with a shock absorbent poly-core and encased in our trade-marked structural elastomeric Aqua Armor™. Water Odyssey's Aqua Armor is the toughest structural coating in the industry. Aqua Armor is resistant to UV, chlorine & other harsh pool chemicals, while standing up to extreme climate conditions. Aqua Armor has been impact tested at -40˚F showing no detectable damage that would hinder the structural integrity of the product. Fun Forms™ are backed with a Two Year Structural Warranty.

FUN FORMS™
AQUATIC PLAY COMPONENTS
by Fountain People, Inc™



No Longer are you confined to the realm of "stick" figures.

Applications:

Fun Forms™ are meant to go anywhere and everywhere. Aquatic centers and supervised spray grounds are ideal locations for this product line, but because of their durability they can go beyond the fence line. From initial concept, Fun Forms were designed for unsupervised aquatic playgrounds around the world. This means they are made for durability against wear, but flexible enough to soften the impact of rambunctious children.

All together there are over 230 themed spray features combined with over 30 different water effects. Popular themes include Desert, Pirate, Ocean, Nature, and Transportation.









Aqua Spouts™

Aqua Spouts™ are perfect for any aquatic play setting designed to complete any theme concept with toddlers in mind.



Aqua Sprayers™

Aqua Sprayers™ typically deliver more water, are larger in size, and appeal to ages 3 and up. Aqua Sprayers, including a line of sprayers for lazy river applications, are designed to complete any theme.



Aqua Slides™

Aqua Slides™ vary between 3 different sizes for 3 different age groups. Additional water options allow for added play value. Our slides also meet ASTM dry playground standards.



Hover Pads™

Hover Pads™ are perfect for any supervised aquatic play setting on a deck or in a zero depth entry pool. Designed to complete any theme, Hover Pads appeal to ages 2 and up.





Fun Forms are mixed with standard Water Odyssey ™ spray features providing a themed look without the "custom" price tag.

Children and their parents have flocked to the watery oasis ever since it opened a little more than a week ago. Be prepared for a cold blast when young children point a giant spray canon your way. "It's been packed," said City Manager Ed Tinker. "It's packed from the time it opens to the time it closes." - Susan Hylton, The Tulsa World



Aquatic Playground Management Systems

Fountain People, Inc. is a world leader in the manufacturing of modular pumping and water treatment systems designed specifically for interactive water features. Backed by over 20 years of proven performance, Water Odyssey™ Aquatic Playground Management Systems (APMs) are unique to the industry. Only Water Odyssey APMs are U.L. Listed for your safety.





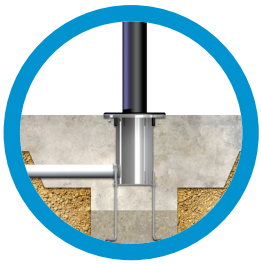
PLAY&SAVE - *a green design solution!*

The Play & Save™ system enables the client to reap the benefits of using "free water" by "borrowing" potable irrigation water for recreational purposes before reusing the same water for irrigation. Ask your local Water Odyssey Representative for more info.

Water Conserving Products

- Activators are a great way to conserve water, especially during operating hours. Activator options include hydraulic, wired, wireless, motion-sensing, or touch sensitive operation.
- Water Conserving Nozzles are available when water restrictions are a driving factor in park design.
- Water Odyssey controllers are easy to operate, and factory preset to the specific park design for optimal performance.
- Water Odyssey's Launch Pod™ is a all-in-one solution for controlling multiple spray features with a manifold, activator, and drainage system contained in one enclosed in-ground housing. The Launch Pod™ is ideal for facility additions, small spray parks, and most importantly water conservation.

SIGNATURE BENEFITS
OF WATER ODYSSEY



SWITCHEROO™ ANCHORBASE SYSTEM

- The originator of the flange-mounted anchor base system for maximum interchangeability
- Ideal for sensitive budgets and future expansions
- Interchage spray features from your other facilities for a fresh look



STAINLESS STEEL MANIFOLDS AND BRASS VALVES

- High quality 304 stainless steel manifolds and brass valves come standard.
- Extends the life of the water management system
- Reduces maintenance
- Stands up to extreme climates



BRASS AND STAINLESS STEEL NOZZLES

- Precision machined for the ideal water effect
- Durable and resistant to rust
- Tamper-resistant
- Easy to maintain



LOW-PROFILE FLANGES ARE EASY ON THE FEET

- All flanges are low-profile with rounded edges
- Rounded button-head hardware
- Reduces the risk of stubbed toes



WATER MANAGEMENT SYSTEMS FOR EASY INSTALLATION

- Pre-designed and pre-wired
- UL Listed control systems for safety
- Factory programmed for easy start-up
- Field programmable for future adjustments

SIGNATURE BENEFITS
OF WATER ODYSSEY



ROTATIONAL JOINTS

- Free of pinch points for safety
- Stainless steel and Delrin® construction that is corrosion & chemical resistant
- 360° rotation with no mechanical stops that will break
- Integral flow control valve that is factory set and field adjustable to dictate the spray zones so water won't spray off the pad



AQUA ARMOR™ - SUPERIOR COATING SYSTEM

- Stands up to chemicals, UV, and active play
- Structural elastomeric coating that is vandal-resistant
- Easy to clean from calcium build-up



CUSTOM THEMING CAPABILITIES FOR A TRUELY UNIQUE LOOK

- Hand-crafted spray features from talented artists
- Designed & manufactured to meet your vision
- Theming allows you to enhance your brand and create an immersive experience



WATER ODYSSEY DESIGNS FOR SAFETY AND ADA COMPLIANCE.

- Key considerations are age-appropriate play areas, transition areas, traffic patterns, splash zones, play value, and overall aesthetic of the project.
- Products are designed & manufactured to be in accordance with ASTM safety standards and ADA accessibility for maximum participation of ground level spray features, activators and interactive equipment.



SUPERIOR DESIGN SUPPORT TO HELP YOU BUDGET, PLAN, AND BRING YOUR VISION TO LIFE

- We provide concept details, budget analysis and bid documentation including specifications, 3D renderings, plan views, piping diagrams & electrical drawings
- We can provide 3D animations of your project upon request
- We provide ongoing customer support for the life of the project.

COLORS & FINISHES

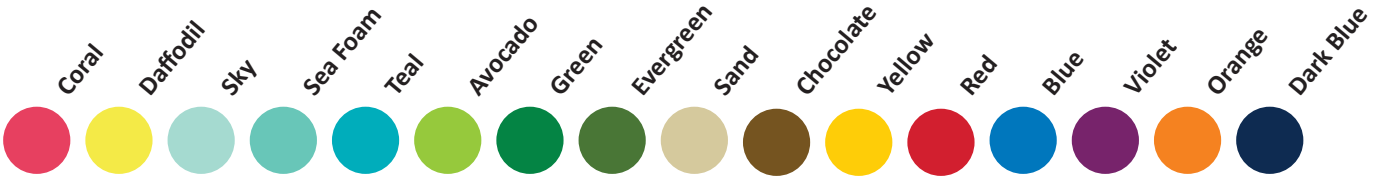
AQUA ARMOR™



- The Toughest Coating in the Industry!
- Vandal-Resistant!!
- Bright Long-lasting Color!!!

Water Odyssey's Aqua Armor™ is the best and most durable coating system available in the industry today. It is applied in a five step carefully controlled process that ensures a durable, fade-resistant finish that is far superior to polyester powder coat systems. Unlike powder coating, Aqua Armor is field repairable to factory standards.

STANDARD COLORS



LUSTERCOAT™

LusterCoat™ is a Metallic finish incorporating Aqua Armor. Now you can have the metallic look a metal surface without the high maintenance of constant cleaning.



LUSTERBLAST™



A proprietary Water Odyssey three-stage finishing process that creates a lustrous, warm finish which requires minimal maintenance. It incorporates a passivation process which mitigates the potential spot corrosion associated with the 304 alloy.

COLORCAST™

ColorCast Polymer Accents and Panels are offered in a variety of colors. Lighter colors allow more light to pass through while darker colors offer bold statements and contrast. Color combinations create color mixing and cast colorful shadows on the ground. Some spray features create an educational experience in color theory when accents overlap.



WATER ODYSSEY™
BY FOUNTAIN PEOPLE
A PLAYCORE Company

Contact us for more information: 512.392.1155 | www.waterodyssey.com

Featured Projects









Trophy Club Community Pool

Trophy Club, Texas

Trophy Club (located in the Dallas/Fort Worth Area) has been a huge success to the surrounding community. The new addition brought new life to the existing facility and drastically increased attendance. Fun Forms™ such as the Pirate Ship Aqua Slide (seen above) are a big hit to kids of all ages, bringing families together through themed aquatic play.

Featured Projects









Jurong Bird Park

Singapore

Birdz of Play, Jurong Bird Park's latest attraction of wet and dry playgrounds made a big splash for its debut. As part of an initiative to create original family-centric activities & facilities, the 9,700 square meter "Birdz of Play" playground consists of wet and dry zones for toddlers as well as older children. Fun Forms™ are mixed with other Water Odyssey™ spray features giving the park a unique look with vibrant colors and lots of different spray effects that kids love.

Featured Projects









Kinsman Park

Edson, Alberta

The Kinsmen of Edson rallied businesses and local charities to come together to create and build the provinces biggest best splash park, with donations from members of the community, the towns input and the loyalties of the Kinsmen the splash park was opened with 54 elements and several of these custom themed to promote the supporting business such as the F150 truck slide sponsored by the local Ford dealership. This project is a true testament about a community coming together and accomplishing great things.

Company Profile








FOUNTAIN PEOPLE, INC.

A LEADER IN THE FOUNTAIN, AQUATIC PLAY & THEMED ENTERTAINMENT INDUSTRIES.

Fountain People, Inc.™ was founded in early 1987 in San Marcos, Texas with three employees in a leased 3,000 square foot building. Since then we have grown to over 85 employees with 60,000 square feet under roof on our own 10 acre facility and have become the country's leading (and largest) designer and manufacturer of custom water features, components, and aquatic playground equipment. Fountain People, Inc. prides itself by providing Architectural Specifiers with a complete package of products and services previously unavailable from a single source. Bringing over 150 years of collective experience, the principals of the firm developed the Total Services Approach to water feature design.

Fountain People, Inc. collaborates with owners and a base of other consultants throughout the United States, Europe, the Near & Middle East, Africa, Mexico, the Pacific Rim, and Central & South America. We have done major projects all over the world.

Fountain People domestic projects range from water features for the headquarters of major corporations such as Chrysler, J.C. Penney, and Eli Lilly to work for NBC Universal, Sea World, and Walt Disney.

Our entertainment and special effects team has worked extensively with Walt Disney Imagineering (WDI) in the development of new water effects and of programmed and interactive water features for Disney properties such as Disney World in Florida, Disneyland in Anaheim, CA, and Tokyo Disney Seas.

The Water Odyssey™ Division was established in 1996 to provide the market with the highest quality aquatic playground equipment available. As the leading designer and manufacturer of interactive water features in the country we have been able to bring cutting edge technology to the design of aquatic playgrounds.

Water Odyssey™ products are installed in commercial and municipal facilities across the U.S. and in Europe, the Middle East, New Zealand, Australia, Japan, Mexico, and Canada.

Fun Formations™, our newest offering, crafts custom creations for theme parks, aquatic centers, and themed attractions abroad. Specializing in sculpted fiberglass reinforced concrete, Fun Formations™ capabilities range from faux rocks, multi-level play structures, architectural elements, and themed slide units.

P. O. Box 807 | San Marcos, TX 78667 | 512.392.1155 | www.wateroc

WATER ODYSSEY™
BY FOUNTAIN PEOPLE
A PLAYCORE Company

Warranty Statement

Warranty

Fountain People shall warrant all properly installed and maintained Water Odyssey™ equipment (excluding consumables) for a period of one year from date of shipment, unless otherwise qualified, below. For systems with a factory start-up, the warranty shall extend for 18 months from date of shipment or one year from date of start-up, whichever comes first. Fountain People, at its option, shall replace or repair any materials, components, or workmanship found to be defective, within the warranty period when returned to the factory, freight prepaid. No equipment or parts may be returned to Fountain People for repair or replacement without a factory issued RMA (Return Material Authorization).

Special Provisions

The following equipment shall be warranted for the terms noted when properly installed and maintained:

Structural Pipe: Stainless steel pipe and anchor bases used in the fabrication of Water Odyssey™ play equipment shall be warranted against structural failure for a period of 25 years.

Finish Coating: Shall be warranted for a period of 2 years against peeling or fading under normal environmental conditions.

ColorCast™ Accents: Shall be warranted for a period of 2 years against fading or cracking under normal environmental conditions.

Nozzles: Brass or stainless steel, 5 Years. PVC nozzles, 2 years.

Polyurethane Components (including Fun Forms™) shall be warranted for a period of 2 Years.

Water Odyssey™ Dynamic Sequencing Control Module 02-6210, Valve Boxes and Fiberglass Components shall be warranted against defects for a period of 3 years. All DSC Controller components, other than the 02-6210 module, are warranted for 1 year.

UV Disinfection Units Manufactured by ETS/ATG UV (excluding consumables) shall be warranted for a period of five (5) years after commencement of operation providing that the owner has entered into a service agreement with a factory trained and certified representative to annually (during the warranty period) service the unit as outlined in the Basic Operator's Guide using original manufacturers parts.

Exclusions

This warranty does not include damage resulting from lightning, vandalism, improper maintenance, operator error, Acts of God, failure to comply with codes of the jurisdiction having authority, or other conditions beyond the control of Fountain People. Nor does this warranty cover labor, freight charges, or incidental materials required to implement repairs. Fountain People shall not be held liable for damage to other equipment or materials, or loss of time, profits, or any inconvenience, directly or indirectly, resulting from the failure of equipment or materials furnished by Fountain People. Fountain People will not accept liability for any costs associated with the removal or replacement of equipment in difficult-to-access locations. These extraordinary costs shall be the responsibility of the customer, regardless of the reason necessitating removal of the product from service. This warranty may exclude damage to metals resulting from chemical control devices that use electrolysis as a means for generating chlorine or other chemicals to treat water. No other warranty, expressed or implied, exists beyond that included in this statement.

LIMITED WARRANTY
ENCLOSURES
ALL MODELS BARE AND WIRED

Southern Manufacturing's (Southern or "seller") enclosures are warranted to be free of defects in workmanship, materials and components. It further warrants that each product conforms to the seller's specifications including approved submittal drawings at the time of manufacture without limitation. The following warranty periods apply from the earlier of the date of initial installation or ninety (90) days from the date of shipment to the initial purchaser and extends to the owning agency if different:

- The enclosure, all metal components, and wiring manufactured or supplied by Seller for seven (7) years.
- Electronic components if any including, but not limited to: air conditioners, surge protection devices, universal power supplies, transformers, outlet strips, remote management systems, and any other such devices manufactured by others shall carry the warranty of the manufacturer. Extended warranties, if available, must be purchased as part of the initial purchase order.
- Components supplied by the customer are specifically excluded.

THIS WARRANTY SPECIFICALLY EXCLUDES DAMAGE CAUSED BY IMPROPER INSTALLATION, DAMAGE CAUSED BY A THE INSTALLER, DAMAGE CAUSED BY ROADWAY TRAFFIC, ACTS OF VANDALISM, ACTS OF GOD, NORMAL WEAR AND TEAR, MODIFICATIONS OR ALTERATION OTHER THAN NORMAL MAINTENANCE, OR OTHER OCCURANCES OUTSIDE OF THE SELLERS CONTROL. THIS WARRANTY DOES NOT OBLIGATE SOUTHERN TO BEAR ANY TRANSPORTATION, REMOVAL OR INSTALLATION CHARGES IN CONNECTION WITH THE INSPECTION, REPAIR, OR REPLACEMENT OF DEFECTIVE PARTS. SOUTHERN'S OBLIGATION UNDER THIS WARRANTY SHALL NOT INCLUDE ANY LIABILITY FOR DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES OR DELAYS.

The purchaser assumes the responsibility of properly completing, installing and grounding the enclosure in accordance with applicable industry standards, local electrical and safety codes, and any other applicable standards.

THIS WARRANTY CONSTITUTES THE ENTIRE WARRANTY WITH RESPECT TO THIS PRODUCT AND IS IN LIEU OF ALL OTHERS, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OR OF MERCHANTABILITY AND WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE AND IN NO EVENT IS SOUTHERN RESPONSIBLE FOR ANY CONSEQUENTIAL DAMAGES OF ANY NATURE WHATSOEVER.

RETURN AUTHORIZATION PROCEDURE

To obtain warranty service contact Customer Service at Southern Manufacturing in Sanford, Florida by phone, email or mail to obtain a return goods authorization (RGA) number. The email address is contactus@southernmfg.com and the phone number is 407-894-8851 or 800-866-5699.

- All returns require an RGA number whether it is for warranty or non-warranty repair, damage, inspection, or any other reason. Returns without an RGA number may be refused.

- The following information should be provided when requesting an RGA:

Original customer

  - Purchase order and date.
  - Date product was installed if known.
  - Number of items or parts to be returned.
  - Product description, model and serial number (these are contained on a label permanently affixed to each sign).
  - Reason for return.
  - Action requested.
  - Contact name, telephone number and email address.

- Package the item or items in appropriate packaging. The shipping address is
  - Southern Manufacturing
  - 2000 E Lake Mary Blvd.
  - Sanford, FL 32773

- Mark the box prominently with Southern's Return Goods Authorization Number.

- Freight charges on all products returned to Southern shall be paid by the customer unless authorized in writing by Southern. Collect shipments will be refused.

Southern will repair or replace any parts that it determines to be covered by warranty at its sole discretion. Southern shall contact the customer with an estimated cost prior to making any repairs not covered by warranty.

Kraftsman Commercial Playgrounds and Water Parks
19535 Haude Road
Spring, Texas 77388
281-353-9599
Kraftsmanplay.com

SplashPark Kontroller

Project Name: Judge Gilbert Garza Park

POWER REQUIREMENT	○	120/230 Vac, 60Hz, 3 Phase, 100 amps
SIZE	○ ○	24” Tall x 24” Wide x 16” Deep 48” Tall x 36” Wide x 16” Deep
INTEGRATION/OPERATION	○ ○	Chemical alarm shut down Main Pump VFD
INTERFACE	○	Interact with the SplashPark Kontroller via touch screen
PROGRAMABILITY		Programming/sequencing of spray features is managed through the touch screen or remote access. Multiple control options to choose from; random, time-based, and Kustom Scripted play sequence.
ENCLOSURE	○	Poly or painted steel - NEMA 4X lockable enclosure. (must be covered or protected from the elements.)
INPUTS/OUTPUTS	○ ○	1 pump, 1 Activator, Filtration inputs (water quality alarm, pump suction, filter influent and effluent pressures, flow rate, water level controls), and 14 Solenoid Valves for Spray Features, 1 valve for auto fill.
WATER LEVEL CONTROLS	○	High, low, and static water level control. Includes auto fill and safety shut down of system if critical low water level.
SUMP PUMP CONTROL	○	HOA Control of sump pump for overflow and maintenance of holding tank.

Tab A

VENDOR'S NOTICE OF INTENT TO SUBMIT

If you intend to submit a proposal for **WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17** with the City of Weslaco as outlined in the specifications, please indicate your intention by signing, dating, and returning this form to the address below prior to **May 7, 2021** so that you may receive any addendums to the specifications should the need arise.

Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: 956.447.2240
hrhodes@weslacotx.gov

Name: Ramon Garza (print / contact person) Signature: Ramon Garza

Title: Sales Consultant Company/Agency: Kraftsman

Mailing Address: 19535 Haude Rd City/State/Zip: Spring TX. 77388

Phone: 281-353-9599 Fax:

Email Address: ramong@kraftsmanplay.com OR info@kraftsmanplay.com

Proposal No.: 2020-21-17

ATTACHMENT V
VENDOR QUALIFICATIONS
GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Kraftsman LP
(Full, correct legal name)

2 Address: 19535 Haude Rd Spring TX. 77388

3. Telephone/Fax: 281-353-9599 / 281-353-2265

4. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

Yes____ No_X__

5. Is your Company authorized and/or licensed to do business in Texas?
Yes_X__ No____

6. Where is the Company's corporate headquarters located? Spring, Texas

7. a. Does the Company have an office located in Weslaco, Texas?

Yes____ No_X__

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Weslaco office?

_____ (years) _____ (months)

c. State the number of full-time employees at the Weslaco office. _____

8. a. If the Company does not have an Weslaco office, does the Company have an office located in Hidalgo County, Texas?

Yes____ No_X__

b. If the answer to the previous question is yes, how long has the Company conducted business from its Hidalgo County office?

_____ (years) _____(months)

c. State the number of full-time employees at the Hidalgo County office. _____

KS

9. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No__X__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

10. Indicate person whom The City may contact concerning your submittal or setting dates for meetings.

Name: Ramon Garza or Korey Soderberg
Address: 19535 Haude Rd, Spring, TX 77388
Telephone: 210-861-6746 281-353-9599
Fax: 281-353-2265
Email: ramong@kraftsmanplay.com Koreys@kraftsmanplay.com

11. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (X).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

12. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

13. Provide any other names under which your business has operated within the last 10 years.
Kraftsman Commercial Playgrounds and Water Parks

Korey Soderberg

THIS FORM MUST ACCOMPANY BID PACKET

ATTACHMENT III

Project Requirements

Acknowledgement

This is to certify that I, Korey Soderberg, possess all of the **APPLICABLE:**

1. Licenses: N/A
2. Bonds: see attached bid bond
3. Certificates: see attached
4. Permits: will be obtained if awarded project
5. Other: _____

necessary to carry out the required project. Furthermore, I am providing copies of the required documentation, so that if my company is awarded the bid, I may be eligible to enter a contract with the City and proceed to complete the project in a timely manner.

*** Any license, bonds, certificates, permits, etc. which are required must be presented as part of the bid packet in order to expedite the bid evaluation process. Failure to provide said documentation will result in the disqualification of your bid.**

Korey Soderberg

Authorized Signature

5/6/2021

Date

Kraftsman LP

Company

19535 Haude Rd

Address

Spring TX.77388

City, State, Zip

ATTACHMENT IV
LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

2. Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the City or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the City or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One (YES) NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

KRAFTSMAN COMMERCIAL PLAYGROUNDS AND WATER PARKS
19535 Haude Road
Spring, Texas 77388
www.kraftsmanplay.com
800-451-4869

KRAFTSMAN LP

ATTACHMENT IV
LITIGATION DISCLOSURE FORM

In October of 2018, Kraftsman and numerous other vendors filed suit against Hou-Scape, Inc. and Paula Hill individually for non-payment of materials and labor supplied on a project in Galveston, TX.

Paula Hill subsequently filed for personal bankruptcy and the suit is ongoing. The outcome is undetermined.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/7/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brady, Chapman, Holland & Associates 10055 West Gulf Bank Houston TX 77040	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 713-688-1500 **FAX (A/C, No):** **E-MAIL ADDRESS:**	
	INSURER(S) AFFORDING COVERAGE	**NAIC #**
	INSURER A : Texas Mutual Insurance Co	22945
INSURED Kraftsman, LP Kraftsman Commercial Playgrounds and Water Parks 19535 Haude Road Spring TX 77388	**INSURER B :** Oklahoma Surety Co.	23426
	INSURER C : Mid-Continent Casualty Co.	23418
	INSURER D : Navigators Specialty Ins. Co. (AmWINS)	36056
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 111255179 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X 1,000 BI/PD Ded GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			06GL001048525	10/11/2020	10/11/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
B	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			06CA002839526	10/11/2020	10/11/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
D	**UMBRELLA LIAB** X OCCUR X **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 0			HO20EXC784378IC	10/11/2020	10/11/2021	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		0010060303	10/11/2020	10/11/2021	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Rented & Leased Equipment			04CIM000016334	10/11/2020	10/11/2021	$300,000 $300,000 Deductible	Per item Per Loss $2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Weslaco
255 S Kansas Ave
Weslaco TX 78596

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jeff Brady

© 1988-2015 ACORD CORPORATION. All rights reserved.

ATTACHMENT II
Insurance Requirement Acknowledgement

I, Korey Soderberg, authorized representative for Kraftsman, LP,
Company/Vendor

Hereby acknowledge the receipt of The City's required insurance limits. Said requirements:

- ☐ Will be acquired within 10 working days after notification from the Department of Building Maintenance of proposal awarded by The City of Weslaco; (*An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.)

- ☐ Will acquire additional amount needed to meet The City's requirements within 10 working days after notification from the Department of Building Maintenance of bid awarded by The City of Weslaco; currently carry the following:

Professional Liability (Errors & Omissions): $ 2,000,000 - Provided by Aqueous Engineering - Subconsultant

Automobile Liability: $ 1,000,000. General Liability: $ 2,000,000.

(* An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.) **OR**

- ☐ Have already been met (see attached copy of insurance certificate).

Korey Soderberg
Authorized Representative

5/6/2021
Date

Notice to Bidder: Failure to provide Certificates of Insurance to the Building Maintenance Superintendent will cause the bid award to be rescinded and then awarded to next lowest bidder. Certificates of Insurance will be monitored/verified on a **quarterly basis** to ensure that coverage policy is in place. It is the Company's obligation to maintain the appropriate insurance coverage throughout the term of the contract.

SureTec

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we Kraftsman, LP as principal, hereinafter called the "Principal," and **SURETEC INSURANCE COMPANY**, 9737 Great Hills Trail, Suite 320, Austin, Tx 78759, as surety, hereinafter called the "Surety," are held and firmly bound unto City of Weslaco as obligee, hereinafter called the Obligee, in the sum of Five Percent (5%) of the Amount Bid by Principal for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the principal has submitted a bid for Water Spray Splash Pad, RFP No. 2020-21-17.

NOW, THEREFORE, if the contract be timely awarded to the Principal and the Principal shall within such time as specified in the bid, enter into a contract in writing or, in the event of the failure of the Principal to enter into such Contract, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, neither Principal nor Surety shall be bound hereunder unless Obligee prior to execution of the final contract shall furnish evidence of financing in a manner and form acceptable to Principal and Surety that financing has been firmly committed to cover the entire cost of the project.

SIGNED, sealed and dated this 7th day of May, 2021.

Kraftsman, LP
(Principal) Korey Soderberg

BY: Korey Soderberg

TITLE: COO

SureTec Insurance Company

BY: _____
Dennis M. Descant, Jr., Attorney-in-Fact

POA #: 4221073

SureTec Insurance Company
LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Jeffrey L. Brady, Dennis M. Descant, Jr., Cheryl A. Sanders, Alicia Cantavella

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for, providing the bond penalty does not exceed

Ten Million and 00/100 Dollars ($10,000,000.00)

and to bind the Company thereby as fully and to the same extent as if such bond were signed by the CEO, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. *(Adopted at a meeting held on 20th of April, 1999.)*

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its CEO, and its corporate seal to be hereto affixed this 23rd day of October , A.D. 2019 .

SURETEC INSURANCE COMPANY

By: _____
John Knox Jr., CEO

State of Texas ss:
County of Harris

On this 23rd day of October , A.D. 2019 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is CEO of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.

JACQUELYN GREENLEAF
Notary Public, State of Texas
Comm. Expires 05-18-2021
Notary ID 126903029

_____
Jacquelyn Greenleaf, Notary Public
My commission expires May 18, 2021

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

Given under my hand and the seal of said Company at Houston, Texas this 7th day of May , 2021 , A.D.

_____
M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.
For verification of the authority of this power you may call (713) 812-0800 any business day between 8:30 am and 5:00 pm CST.

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252- 3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACHMENT VI
SUBMITTAL CHECKLIST

This checklist is to help the company submitting proposal for WATER SPRAY SLASH PAD to ensure that all required documents have been included in its submittal.

Document and Location in Submittal	Check or Initial to Indicate Document is Attached to Submittal
Tab A – Interest Statement	KS
Tab B – Company submitting proposal for **WATER SPRAY SPLASH PAD** Qualification General Questionnaire (Attachment V in RFP)	KS
Tab C – *Project Requirements Acknowledgement (Attachment III in RFP)	KS
Tab D – Litigation Disclosure (Attachment IV in RFP)	KS
Tab E – Proof of Insurability (Letter from Insurance Provider and copy of current Insurance Certificate)	KS
Tab F – *Insurance Requirement Acknowledgement (Attachment II in RFP)	KS
Tab G – Letter of Intent from Surety Company to provide Payment and Performance Bonds. (Section III in Proposal Format)	KS
Tab H – Submittal Checklist (Attachment VI in RFP)	KS
1 Original* and 2 Copies of Submittal	

***Documents marked with an asterisk on this checklist require a signature. Be sure they are signed prior to submittal of submittal.**

PARK PLACE
RECREATION DESIGNS

CITY OF WESLACO

RFP #2020-21-17
WATER SPRAY SPLASH PAD AT JUDGE GILBERT GARZA PARK

PROPOSAL SUBMISSION

ANIMATED TOUR VIDEO LINK:
https://youtu.be/Ex5ul8_nx84

SUBMITTAL DEADLINE:
FRIDAY, MAY 7, 2021
3:00 PM

SUBMITTED BY:
PARK PLACE RECREATION DESIGNS, INC.
ROBERT K. AHRENS, PRESIDENT



P.O. Box 18186 | San Antonio, Texas 78218 | fun@miracleparkplace.com
(210) 821-5878 | Toll Free: (800) 626-0283 | www.miracleparkplace.com

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

A. Cover Letter and RFP

ATTACHMENTS:

1. Park Place Recreation Designs Cover Letter

2. City of Weslaco Water Spray Splash Pad / RFP 2020-21-17 with:

   a. Addendum No. 1, April 21, 2021, signed as acknowledged
   b. Addendum No. 2, April 28, 2021, signed as acknowledged
   c. Addendum No. 3, May 3, 2021, signed as acknowledged
   d. Signed Interest Statement
   e. Signed Attachment II – Insurance Requirement Acknowledgement
   f. Letter from Insurance Provider and copy of current Insurance Certificate
   g. Signed Attachment III – Project Requirements Acknowledgement
   h. May 7, 2021 Bid Bond
   i. Letter of Intent from Surety Company to Provide Payment and Performance Bonds
   j. Completed Attachment IV – Litigation Disclosure Form
   k. Completed Attachment V – Vendor Qualifications General Questionnaire
   l. Completed Attachment VI – Submittal Checklist

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com

May 5, 2021

Mr. Homer Rhodes
City of Weslaco Purchasing Office
255 South Kansas Avenue
Weslaco, Texas 78596

Hello Mr. Rhodes:

I speak on behalf of the entire Park Place Recreation Designs team in saying how thrilled we are to have been selected to respond to the RFP No. 2020-21-17 to become the City of Weslaco's partner for the Water Spray Splash Pad at Judge Gilbert Garza Park.

We look forward to showing the City of Weslaco why Park Place Recreation Designs is a strategic solution that will address the current project and future splash pad and water play installations that the City of Weslaco may consider. With Park Place Recreation Designs as your partner, we will help:

Design and install safe and inclusive water play elements that offer a fun, interactive, and accessible recreational space for children and adults of all abilities.
Work with City staff to train them on the operation, configuration, and maintenance of the splash pad components.
If the need arises, repair or replace inoperable materials or equipment while under warranty in a timely manner to minimize disruption of City operations.

Included in this RFP, you will find responses that meet and exceed your requirements along with the information related to our proposed solution and how it will meet the needs of the City. Should you need any other information to move this process forward and further validate your decision, please let us know.

We are grateful for this opportunity with the City of Weslaco.

Sincerely,

Bob Ahrens, President
Park Place Recreation Designs, Inc.

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

CITY OF WESLACO

Request for Proposal

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17

Electronic "sealed" proposals addressed to Homer Rhodes, will be accepted at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, via electronic **DROP BOX** link until **3:00 PM** on **May 7, 2021**, at which time they will be opened and read aloud via ZOOM meeting.

Potential respondents are advised that the proposal documents can be downloaded from the City of Weslaco bid stream web page address: **http://www.weslacotx.gov/open-government/proposal-stream** , and may also be secured at the Weslaco City Hall Purchasing Office, 255 S. Kansas Avenue, Weslaco, Texas 78596, or by calling 956.447-2240. **Be advised that this website is the primary source of all proposal documents. Obtaining proposal information from a third-party planning room may lead to incomplete submissions. This website must be monitored regularly for addendums and/or proposal notices. Respondents are responsible for obtaining all the necessary information required for a compliant proposal.** If your company is contemplating on responding to this project you must submit a vendor's notice of intent form to the Purchasing Office. Electronic Proposals will be accepted through Drop Box link provided in Addendum #1 by stated deadline and time.

Pre-Proposal Conference will be held on April 29, 2021 at 2:00 PM via Zoom, see Addendum #1 for link.

The City of Weslaco reserves the right to accept or reject any or all proposals, to waive any informalities, and to accept the proposal to be the best value and most advantageous (as allowed in Local Government Code 252.043) to the City and to hold proposals for a period of forty-five (45) days without taking action, for the purpose of reviewing the proposals and investigation of respondent's qualifications prior to proposal award. Proposals submitted past the aforementioned date and time will not be accepted.

City of Weslaco
Homer Rhodes,
Purchasing Office
hrhodes@weslacotx.gov

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17
Addendum No.: 1
April 21, 2021

Notice is hereby given to all prospective respondents of the following:

1. Due to Covid19 Pandemic and recommendations from Weslaco Emergency Operations Center – Safety Plan, The City is requesting all vendors to submit responses via electronic submissions. Below is a **DROP BOX** link in which carriers can upload their responses. The City prefers to receive uploaded documentation in PDF format and large files compressed into a (ZIP) zip file. Uploaded files must be named accordingly to the Vendor name and RFB number.

   VENDOR DROPBOX link:
   https://www.dropbox.com/request/Nakngp5JDvBvG915IQTQ
   Bid deadline: May 7, 2021 3:00 PM Central Time (US and Canada)

2. Pre-Proposal / Zoom Meeting:
   Time: April 29, 2021 2:00 PM Central Time (US and Canada)

   Join Zoom Meeting
   https://us02web.zoom.us/j/83089179064?pwd=em9mTVN2RTB2VVJicGlQM1hlMEFHUT09

   Meeting ID: 830 8917 9064

   Passcode: 732696

   877 853 5247 US Toll-free

3. Bid Opening / Zoom Meeting:
   Time: May 7, 2021 3:00 PM Central Time (US and Canada)

   Join Zoom Meeting
   https://us02web.zoom.us/j/89566674213?pwd=Ui9HSFZwOFk4ZEsvYUEzUTZwOUlCdz09
   Meeting ID: 895 6667 4213

   Passcode: 400706

   877 853 5247 US Toll-free

Homer Rhodes,

hrhodes@weslacotx.gov

Purchasing Agent

Acknowledged by Firm: _____ date: 4/30/2021

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17
Addendum No.: 2
April 28, 2021

Notice is hereby given to all prospective respondents of the following:

1. Is the Water Spray Splash Pad project a design build Project? The submittal should include a proposed design, equipment and installation.

2. Can you please confirm if the size of the Splashpad includes the recommended 5' spray free buffer or if this should be outside of the 1,257 area? The splash pad has a 20' ft radius. The buffer should be outside of this (See Exhibit B & C)

3. Can you please confirm if we may submit our standard power coated grey AL cabinet to house the manifold and controller? AL is used instead of Steel to protect children as it is a cooler metal in the hot sun. Aluminum will be an accepted substitution

4. It is mentioned that water utility will be brought to site, can you please confirm that 120 v 10 amp power will be on site as well? The power supply is also brought to site

5. Can you please clarify or provide specifications as to what is expected for the three foot above grade finish of the Splashpad- typically a Splashpad is at grade with a 1-2% slope to the drain. Site will be provided compacted grade 8" below finished grade of perimeter sidewalk. Splashpad is at grade with 1-2% slope to drain

6. Is your RFP requesting pricing and design from manufacturers for the specific Water Features equipment? And then you will negotiate a price for the equipment not to exceed $220,000.00? Price should include equipment, design and installation not to exceed $220,000.00

7. Or is your RFP requesting a price for equipment, design, and installation not to exceed $220,000.00? Price should include equipment, design and installation not to $220,000.00

Homer Rhodes,
hrhodes@weslacotx.gov
Purchasing Agent

Acknowledged by Firm: _____ date: 5/3/2021

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17
Addendum No.: 3
May 3, 2021

Notice is hereby given to all prospective respondents of the following:

1. Confirm size of the water inlet at the pad as well as the size of the drain line:
   There is a 2" water supply line and a 6" drain line that should be stubbed out 5' from the splash pad.

2. The specifications call for the backflow to be inside the cabinet. Is there a requirement for the style or model that is approved? No

3. The circuits specified for the splash pad are two 20-amp, 120-volt circuits. They can be modified to 20/2-pole or 20/3 pole as long as the voltage is 208 single or three-phase because we specified a branch circuit that can accommodate any of these options.
   NOTE: Do not submit on any other voltages like 230, 240 or 480.

Homer Rhodes,
hrhodes@weslacotx.gov
Purchasing Agent

Acknowledged by Firm: _____ date: 5/4/2021

VENDOR'S NOTICE OF INTENT TO SUBMIT

If you intend to submit a proposal for **WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17** with the City of Weslaco as outlined in the specifications, please indicate your intention by signing, dating, and returning this form to the address below prior to **May 7, 2021** so that you may receive any addendums to the specifications should the need arise.

Homer Rhodes
City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco, Texas 78596
Phone: 956.447.2240
hrhodes@weslacotx.gov

Name: Robert Ahrens (print / contact person) Signature: Robert K. Ahrens

Title: President Company/Agency: Park Place Recreation Designs, Inc.

Mailing Address: P.O. Box 18186 City/State/Zip: San Antonio, TX 78218

Phone: (210) 821-5878 Fax: (210) 832-0115

Email Address: bob@miracleparkplace.com

Proposal No.: 2020-21-17



REQUEST FOR
PROPOSALS
"RFP No.: 2020-21-17"

WATER SPRAY SPLASH PAD

RFP DUE DATE: 5/7/2020

RFP DUE TIME: 3:00 CST

SECTION I
SCOPE OF THE PROPOSAL

A. Objective

The purpose of the RFP is to solicit and obtain from interested parties (also referred to herein as "Vendor" or "Vendors") the best possible proposal for the **WATER SPRAY SPLASH PAD**. The City of Weslaco intends to select the most competitive proposal that meets the City's requirements and specifications listed within the proposal and then enter into negotiations with the selected Vendor for purposes of reaching a satisfactory agreement for the WATER SPRAY SPLASH PAD.

B. ISSUING OFFICE

The RFP is issued by the City of Weslaco

C. CONTRACT ADMINISTRATOR

All communications concerning this RFP should be directed to:

Homer Rhodes, Purchasing
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596
Phone # (956) 968-3181

D. INCURRING COSTS

The City is not liable for any cost incurred by the prospective firms prior to the signing of the contract.

E. PROPOSALS

To be considered, each firm must submit a complete response to this RFP, addressing the specifications provided in Section III. The proposal must be signed by an official authorized to bind the submitter to its provisions. The proposal must include a statement as to the period during which the proposal remains valid. This period must be at least ninety (90) days from the due date for this proposal.

F. ACCEPTANCE OF THE PROPOSAL CONTENT

The contents of this proposal will become contractual obligations if a contract ensues. Failure of the selected contractor to accept these obligations may result in cancellation of the award.

G. SELECTION CRITERIA

Responses to this RFP will be evaluated based on a selection process consisting of:

1. Review of the firm's response to the RFP, determining if the proposal meets all criteria for consideration, Relevant Experiences, Project Understanding, Project Requirements, Strength of the Proposal, and Proposed Cost.

H. PROPOSAL RECEIPT

Proposals must be submitted via Drop Box as stated on Addendum #1 The Proposals must be addressed to: Homer Rhodes, Purchasing Agent

I. RIGHT TO REJECT PROPOSALS

The City reserves the right to award the total proposal, to reject any and all proposals in whole or in part, and to waive any informality or technical defects by the City's judgement.

In determination of award, the qualifications of the proposal submitter, and the conformity with the specifications of services to be supplied, the evaluated proposal, supplier's experience and references as well as the City's direct experience with the supplier will be considered.

J. COST LIABILITY

The City assumes no responsibility or liability for costs incurred by the firms prior to the signing of this agreement. Total liability of the City is limited to the terms and conditions of this agreement.

K. AWARD OF CONTRACT

The City shall award one contract to the selected vendor submitting the proposal which meets the performance and required criteria as set forth by this set of specifications.

L. PROJECT BACKGROUND

The Water Spray Splash Pad will be in Judge Gilbert Garza Park at 320 E. Mile 11 Road. The Park is currently under construction with an expected completion in September 2021.

The City of Weslaco intends to have installed a Water Spray Splash Pad in Judge Gilbert Garza Park and is seeking proposals for the design and installation of a complete water play system including, but not limited to, new spray equipment, controller and spray pad deck. The water spray splash pad system shall be a flow through, drain to irrigation pond. The water spray splash pad shall be connected to City water supply (as shown on site element drawing attached). Provide all work for complete installation. The successful proposer will be expected to research and provide a detailed proposal that will allowthe City to make a well-informed decision on the project.

SECTION II
SCOPE OF WORK

The Scope of Work for this project is as follows:

A. DESIGN

The Water Spray Splash Pad is a feature included in Judge Gilbert Garza Park. This park is currently under construction which includes a perimeter sidewalk and extension of utilities to the Splash Pad. The pad location is measured to have a radius of approximately 20' (40' diameter) and covers an area of approximately 1,257 sqft. The General Contractor has installed a concrete sidewalk along the perimeter of the water spray splash pad location with extended water supply to pad and connection to irrigation pond.

The design should consider a capacity of approximately 50 children of all ages to actively engage in water play. Elements should engage a sense of adventure, exploration and discovery. The theme and colors proposed should be timeless and inspire creativity and imagination. A combination of dynamic ground sprays with various patterns and above ground spill buckets, sprays, splashes, spinners, arches and/or tunnels should be included to maximize play and interaction.

During the negotiation portion of the RFP process, before the contract is awarded, the City and the preferred vendor will identify any desired options or minor modifications of the proposal that will best meet the needs of the City. The negotiated solution, along with a timeline for the acquisition of the solution, installation, and deployment, will constitute the Scope of Work for this project. The awarded vendor will be responsible for ensuring that the negotiated solution meets all requirements noted in this RFP.

B. DEPLOYMENT

The vendor awarded this RFP will be responsible for all efforts and expenses involved with the deployment of the identified solution. All costs associated with the deployment of the solution are to be identified in the negotiated solution.

C. MAINTENANCE AND SUPPORT REQUIREMENTS

All components of the solution are to be supported at no added cost for a minimum of one year by the successful vendor, starting at the date that the entire solution is accepted by the City. This support includes repair and/or replacement of all equipment, mounting hardware, wiring/cabling, and other devices or infrastructure purchased and/or installed as part of this project that fails from any cause. The City of Weslaco maintains the right to approve and renew maintenance and support annually.

D. TECHNICAL REQUIREMENTS

Water main access will be provided on site. The City water main will provide necessary flow volume and pressure specifications needed. Additionally, a gravity flow sanitary sewer line willalso be provided at the worksite.

Under this proposal all water play features and improvements to the water play area shall be designed and constructed so that each is accessible to all persons. All equipment must meet all U.S. Consumer Product Safety Commission (C.P.S.C.) "Handbook for Public Playground Safety" and American Society for Testing Materials (A.S.T.M.) F1487-98 "Playground Equipment for Public Use" guidelines. The proposal will include material, labor and equipment to install the new water spray splash pad including concretedeck surface, controller, vaults, drain lines, water lines, electrical conduit, wiring and all appurtenances. The finished grade of the spray park will be 3 feet above the existing grade. The Water Spray Park and all related components shall be completely installed and fully functional. Site restoration and seeding shall be completed by the contractor. Contractor shall visit site and verify all dimensions noted on drawings. Contractor shall assume all responsibility for obtaining and verifying all measurements. No request for additional compensation, or omissions of work, from the contract which is due to failure of the contractor in this regard.

Provide for a complete installation. All work shall be completed within 80 days of approved startdate.

E. QUALIFICATIONS, MANUFACTURING, INSTALLATION AND REFERENCE

All features shall be specifically designed for use by children and adults and be manufactured by a company that has at least five years' experience in design and engineering of children's aquatic play areas. Installer needs to have successfully installed (all elements start to finish) water play facilities in the last 3 years of at leastthe same size and scope as the proposed project. A complete reference list of projects successfully completed of the same size and scope or larger as the proposed project must be included with all contact names and phone numbers included. Proposal shall also include a letter listing experience and knowledge of the Water Play industry as itpertains to this project.

F. PROJECT BUDGET & TIMELINE

Budget not to exceed $220,000
All design, installation, and warranty elements listed shall be included.
Basic Project Timeline:
RFP released April 21, 2020
Electronic "sealed" bids via DROP BOX link 3:00 p.m. May 7, 2021
Recommendation to City Commission for Award of Contract May 18. 2021
Project Complete within 80 days of approved start date.

G. SPECIFICATIONS

a. PRODUCT DELIVERY AND STORAGE
   i. All aquatic play features must be properly wrapped and secured in place while intransport to the project site.

ii. At the site, the features are to be stored in safe areas, out of the way of traffic and otherconstruction activities, until the actual time of installation.
iii. If required, safety barricades or other like precautions must be taken for the protectionof public and adjacent property.
iv. Exercise care in the handling of the features to prevent excessive stress and abrasions.
v. Protective wrapping on the aquatic play features must be left in place untilconstruction work for the Splash Park is complete.

b. WARRANTY
i. The Water Distribution System and Automation System shall be warranted from themanufacturer for a period of not less than two years.
ii. Stainless steel aquatic play features and stainless-steel anchoring systems shall be warranted for not less than 25 years.

c. AQUATIC PLAY FEATURES
i. All aquatic play features will be constructed of type 304L stainless steel and will besupplied with all necessary anchoring hardware and installation template and shippedin a time to accommodate site work. The features shall come complete with a water inlet and electrical grounding lugs.
ii. All above ground aquatic play features shall be sandblasted and will receive a weatherresistant polyurethane, baked on, powder-coat finish. Coatings shall have a gloss finish with ultraviolet inhibitors and fire retardants. All above grade aquatic playfeatures shall be embedded in the concrete deck.
iii. The aquatic play features are to meet ADA compliance, and universally accessible.
iv. All grade level aquatic play features shall be furnished with the appropriatewinterization caps.
v. Nozzles, spray heads, spray caps and winter caps shall be constructed of C360 Brassand be fastened and removed from the play features using tamper resistant tools specifically designed for use with the nozzles, spray heads, spray caps and winter caps. The nozzles, spray heads, spray caps and winter caps shall be recessed into the aquatic play features to avoid protrusion hazards.
vi. All anchoring, hardware, plates and flanges shall be constructed of stainless steel andwill be indicated on the shop drawings, as they may be required to complete installation.
vii. An accessory kit shall be provided by the manufacturer of the aquatic play features,consisting of the necessary tamper resistant tools and touch-up paint.

d. ACTIVATION DEVICES
i. The activator(s) shall have no moving parts and run on a low voltage electrical supplysuch as 24 volts direct current. It shall be the direct interface between the users of the aquatic play area and the aquatic play features. The pre-programmed sequences of the aquatic play

features shall be activated only when touched by the user. Activator(s) must be ADA compliant and universally accessible and recognizable to individualswith disabilities.

e. AUTOMATION PACKAGE - The manufacturer shall be required to offer a completeautomation package, consisting of a water distribution system and a user activated ADAaccessible controller to regulate the use of the play features and their hours of operation.
    i. The programmable logic controller shall be sized according to the number of outputs itis required to control. The programmable logic controller shall be factory programmed with a variety of spray sequences designed according to the requirements of the project. It shall have the flexibility to modify the sequences using a transportable memory cartridge. The controller will be located in the mechanical room of a nearbyrestroom facility not in an underground chamber.
    ii. A chart shall be supplied that shows the different programmed sequences of equipmentfor each activation and the gpm. usage for each sequence.
    iii. A 24hr/7day, programmable, analog/digital, time switch to set the operational hours ofthe facility shall be incorporated into the operating system. The time switch shall have the ability to be programmed with a different time schedule for each day of the week.
    iv. The operating system shall be supplied with an LCD screen touch pad user interfacewith controls for each output, activation device(s), and time switch.
    v. The operating system shall contain a 120 VAC primary / 24 VAC secondarytransformer with built-in electrostatic shield protection.
    vi. The operating system shall be supplied with a three-position selector switch for eachoutput, activation device(s), and time switch. These selector switches allow the user to select the operational mode of the components (i.e. Hand, Off and Automatic)
    vii. The operating system shall be housed in and mounted on the in a corrosion resistant enclosure, complete with lockable latches.
    viii. The operating system shall have the capacity to receive signals from the activationdevices, operating on 24VDC.

f. WATER DISTRIBUTION SYSTEM
    i. The water distribution manifold must be fabricated out of stainless steel and be a self-contained above ground vault. The water distribution system must be pre-assembled, and factorytested, and come complete with all the necessary plumbing, back flow preventer, pressure gauge and pre-wired solenoid valves.
    ii. Each distribution line shall have electrically activated solenoid valves, operating on24VAC. The electric solenoid valves shall be suitable for chlorinated water.
    iii. The electrical solenoid valves shall be wired to the Automation Package or a junctionbox before delivery.
    iv. Each distribution line shall have a ball valve for manual shut off.

v. Each distribution line on the manifold shall be Schedule 40 PVC and have a threadedconnection to connect each of the lines to the play features.
vi. The lines from the manifold to the play structures shall be Schedule 80 PVC.
vii. The manifold body shall be constructed of stainless steel 304. A ¾" drain valve shallbe present.
viii. A pressure gauge shall be present on the manifold.
ix. A back-flow preventer shall be included on the manifold.

g. ABOVE GRADE MANIFOLD ENCLOSURE BOX
i. The above grade manifold enclosure box shall be factory welded and assembled prior todelivery.
ii. The equipment housed in the above ground enclosure box shall be assembled to theenclosure and tested prior to delivery.
iii. The access doors shall be made of powder coated stainless steel 304 checker plate.
iv. The access doors shall be lockable. The lock shall be recessed and concealed.
v. All plumbing connections shall penetrate through the vault enclosure walls.

h. SURFACE AND DRAINAGE
i. The play surface (deck) shall be sized and located to fit on the site plan. The deck canbe any shape or shapes as to fit appropriately within the site location and project scope.
ii. All play surfaces shall be attached to a 6-inch thick concrete slab installed in a single monolithic pour and include ¼ inch grid pattern rebar with a rough broom finish and meet ADArequirements.
iii. The deck drain such as ACO drain Klassic Drain or Sioux Chief 860 Series or equal.
iv. The deck drain grating shall have an anti-skid surface.
v. The deck drain grating shall have openings no larger than 5/16".
vi. The deck drain grating shall be secured using stainless steel, tamperproof hardware.

i. EXECUTION
i. The manufacturer shall furnish the purchaser with at least two sets of complete installation and operating manuals. The installation manual will illustrate the installation of the entire system. It shall describe the start-up procedure and day- todayoperation of the system as well as seasonal park opening and shut down procedures.

Pre-Proposal Conference

A Pre-Proposal Conference will be held on April 29, 2021 at 2:00 PM in via ZOOM. Pre-Proposal Conference is not mandatory for Vendors to attend. However, it is highly recommended for all Vendors interested in submitting a proposal attend the Pre-Proposal Conference to better understand the Scope of the Project required. All Vendors attending the Pre-Proposal Conference, please contact Mr. Homer Rhodes – Purchasing Agent at 956-447-2240 to RSVP for conference. Zoom Pre-Proposal Meeting link provided in Addendum #1

SECTION III
PROPOSAL FORMAT

The intent of this Request for Proposal and resulting contract is to obtain proposals from and the services of an experienced and qualified professional company to provide **WATER SPRAY SPLASH PAD.** To facilitate the review of proposals, all proposals are required to adhere to the following requirements. The City strongly encourages proposers to ensure that RFP submissions are succinct and clearly organized. The RFP proposal must be written and organized in the exact order of each line item A-I below. If the proposal is not in this format or does not include all the listed items, it may be deemed non-responsive. For ease of handling, all responses are to be provided in a standard 8 ½" x 11" letter format with binding on the left-hand edge.

A. **Cover Letter and RFP**. Provide a letter of introduction signed by an authorized representative. The required contents and limitations for the preparation of the RFP are described in this section. Failure to provide the requested information or adhere to any of The City limitations will result in disqualification of the submitted RFP. A total of **one (1) original and two (2) copies** of the RFP shall be submitted to the address on the cover letter. Letter of Intent from Surety Company to provide Payment and Performance Bonds shall also be required from the proposer as part of RFP.

B. **Name, Title, and Contact Information**. Include the name of the person or persons who will be authorized to make representations on behalf of the vendor, with all contact information.

C. **Company History**. Provide years in business and overview of products and services offered by your company. Provide how many full-time employees the company currently employs and whether your company sub-contracts with other companies.

D. **Qualifications and Experience.** Provide the qualifications of the vendor and its specialized experience and technical competence that qualify it to provide the services required. Provide the names and qualifications of outside consultants and associates that will be employed to assist on the work to be performed under your proposal.

E. **References.** Provide a list of names, addresses and telephone numbers of at least five (public sector preferred) clients for which the vendor has successfully completed similar projects to that required by this RFP within the past five years. A brief synopsis should be included on at least three customers currently utilizing equipment and systems like those required in this RFP. Include a description of the projects, hardware installed, and the contact name and information of the customer.

F. **Description of Proposed Solution.** Provide detailed information related to your proposed solution and how it will meet the needs of the City. Your proposed solution is to identify and describe all water spray, splash pad and other components necessary to satisfy the requirements identified above.

Provide information on what resources the City of Weslaco would provide to operate your proposed solution. Provide specifics on the equipment specifications and why you have selected or recommend the equipment specified and/or quoted.

Identify any unique or distinctive features in your product or services that differentiate your product or services from other vendor's solutions.

G. **Training.** Include costs to train City staff on the operation of the solution. Training should also provide a sufficient overview of the configuration of the components of the system to allow City staff to troubleshoot any problems or tune any components for maximum performance.

H. **General Comments**. Comment on any aspect of the RFP including, but not limited to, the technical requirements and scope of work as detailed above. The proposed solution is to be described fully, including how the components of the solution adhere to all requirements noted above.

I. **Project Schedule**. Provide a proposed project schedule of time frames, milestones, for completion of the project. Project schedule must include a specified time frame for delivery of the equipment. At a minimum, the tasks identified above in each phase should be noted showing the timeframe for completing each task and identifying which staff and/or subcontractor will complete the task.

J. **Project Pricing**. Pricing shall be enclosed in a separate sealed envelope. Include itemized line item pricing for this project, anticipated tasks and/or deliverables. The proposed quote for project pricing should include all anticipated expenses for all efforts, equipment, and services associated with documentation, design, hardware, configuration, deployment, and support for the first year.

K. **Warranty, Manufacturer**. Manufacturer shall fully warrant all materials and equipment furnished under the terms of this Proposal against poor and inferior quality. While under warranty, manufacturer shall repair or replace inoperable materials or equipment in a timely manner to minimize the disruption of City operations. A copy or description of the manufacturer's warranty shall accompany each Proposal for the material and equipment proposed, detailing the scope and length of the warranty.

L. **Warranty, Vendor**. Successful Vendor shall fully warrant all materials, equipment, and installation furnished under the terms of this Proposal against poor and inferior quality, for a period of not less than one (1) year from date of the final acceptance by the City. While under warranty, successful Vendor shall repair or replace inoperable materials or equipment in a timely manner to minimize the disruption of City operations.

NON-COLLUSION

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or

company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

NON-DISCRIMINATION

Submitters, during the performance of this contract, will not discriminate against any employee or applicant for employment because of race, religion, sex, national origin or disability except where religion, sex, national origin or disability is a bona fide occupational qualification reasonably necessary to the normal operation of the contractor.

PROCESSING TIME FOR PAYMENT

Submitters are advised that a minimum of thirty (30) days is required to process invoices for payment after the completion of the project. Submitters must acknowledge that full payment will not be submitted until after project is 100% complete. All equipment must be installed, programmed, and tested successfully. All staff must be trained on how to successfully operate the Water Spray Splash Pad Equipment. At the completion of project, vendor will submit a "Project Acceptance Letter" to be signed and approved by the City of Weslaco, Texas.

ELECTRONIC SUBMISSION OF BIDS

The City of Weslaco's Purchasing Department will not accept telegraphic or electronically transmitted submissions.

PROOF OF FINANCIAL AND BUSINESS CAPABILITY

Submitters must, upon request, furnish satisfactory evidence of their ability to furnish products or services in accordance with the terms and conditions of these requirements. The City of Weslaco will make the final determination as to the submitter's ability.

SUBMITTER DEFAULT

The City of Weslaco reserves the right, in case of submitter default, to procure the articles or services from other sources and hold the defaulting submitter responsible for any excess costs occasioned thereby.

RESTRICTIVE OR AMBIGUOUS REQUIREMENTS

It is the responsibility of the submitter to review the Request for Proposals (RFP) packet and to notify the City Purchasing Department if the requirements are formulated in a manner that would unnecessarily restrict competition. Any such protest or question regarding the requirements or bidding procedures must be received in the City Purchasing Department not less than seventy-two hours prior to the time set for the opening. These criteria also apply to requirements that are ambiguous.

RFP DELIVERY

The City of Weslaco requires submitters, to submit proposals via Drop Box

SIGNING OF QUALIFICATIONS

In order to be considered, all submittals **must** be signed.

WAIVING OF INFORMALITIES

The City of Weslaco reserves the right to waive minor informalities or technicalities when it is in the best interest of the City.

SUBCONTRACTING

The successful submitter may not subcontract the award without the written consent of the City.

BIDDER RESPONSIBILITY

It is the responsibility of each vendor before submitting a proposal:

- To examine thoroughly the contract documents and other related data identified in the proposal documents.
- To visit the site to become familiar with and satisfy vendor as to the general, local, and site conditions that may affect cost, progress, performance, etc.
- To consider federal, state, and local laws and regulations that may affect costs, progress, performance or furnishing of the work.
- To study and carefully correlate vendor's knowledge and observations with the contract documents and such other related data.
- To promptly notify The City Purchasing Department of all conflicts, errors, ambiguities, or discrepancies which vendor has discovered in or between the contract documents and such other related documents.

TERMINATION

The City of Weslaco has the authority and right to terminate any Agreement awarded under this RFP or any Work Order resulting from the Agreement at any time for any reason, including but not limited to, instances where the City finds that the Contractor's work is negligent, not satisfactory, or not in accordance with the Agreement requirements.

SECTION IV
SELECTION AND EVALUATION CRITERIA

SELECTION PROCEDURES

The RFP shall be submitted according to the schedule below. The respondent should be able to submit a Cost Proposal on short notice at a later time.

PROPOSAL RANKING

A selection committee will evaluate and rank the written RFPs on a per project basis. After the RFPs have been ranked, the committee will make a recommendation to the City Commission.

NEGOTIATING PROCESS

If negotiations prove unsuccessful, the next highest ranked firm will be contacted. The City reserves the right to reject any and all RFPs.

RFP and VENDOR – EVALUATION

The evaluation system consists of a 100 percentage point system. The RFP and Vendors will be ranked after evaluation. All Vendors and RFPs submitted will be ranked and evaluated based on specified RFP criteria. The submittal evaluation will be based on the following criteria.

- **20%** **Review of the firm's response to the RFP and Project Understanding**
- **20%** **Proposer's qualifications/experience/references**
- **20%** **Proposal's adherence to City's specifications and requirements.**
- **20%** **Originality and creativity in design proposal.**
- **20%** **Proposed Cost**

STAFFING OF PROJECT TEAM

The firms should provide information on their proposed professional team members, i.e., applicable certifications/registrations and other pertinent information that demonstrates their qualifications to perform the contract. The professional team members shall have experience in performing similar contracts for counties, cities, irrigation districts, TX DOT or other clients as stated in the Request for Proposals (RFP). Similar experience gained though other clients should be substantiated by reference. A list and scope of the various projects for comparative purposes shall be included in an appendix.

All interested parties are encouraged to submit proposals as the award is not based solely on lowest cost proposal submitted. Total cost will be taken into consideration, but the solution and the vendor's capabilities, competence and capacity will be considered as well. The City reserves the right to choose the vendor whose proposal best meets the needs of the City. The City of Weslaco, and its designated representatives, shall be the sole judge of its own best interest, and the proposal most advantageous to the City. The City's decisions will be final.

The above factors, along with other factors that the City may deem appropriate, will be used to identify the proposal that represents the best value, which will be the basis for the contract award. A contract award may be made to the responsible proposer whose proposal will be best for the City considering evaluation factors outlined above. All proposers participating in the process shall be notified in writing of the successful award. The proposer whose proposal, in the sole discretion of the City, is deemed best for the City shall be selected for contract negotiation. If agreement cannot be reached with the first proposer, the second-choice proposer (and then the third and so on) will be contacted with the first-choice proposer (or other proposers, in order) dismissed from further consideration on that particular project. Proposals shall be valid for a minimum of 90 days following submission.

SECTION V
AWARD OF CONTRACT, RESERVATION OF RIGHTS

Advantageous Contract

The Contract, if awarded, will be awarded to the vendor submitting proposal for **WATER SPRAY SPLASH PAD** whose Submittal is deemed most advantageous to the City, and as determined by the selection committee, upon approval of the City Commission.

Final Selection and The City Commission Approval

The City may accept any Submittal in whole or in part. If subsequent negotiations are conducted, they shall not constitute a rejection or alternate RFP on the part of The City. However, final selection of a company submitting proposal for **WATER SPRAY SPLASH PAD** is subject to The City Commission approval.

Remedy of Technical Errors

The City reserves the right to accept one submittal or reject any or all submittals received in response to this RFP, and to waive informalities and irregularities in the submittals received. The City also reserves the right to terminate this RFP, and reissue a subsequent solicitation, and/or remedy technical errors in the RFP process.

Preparation Costs

This RFP does not commit The City to enter into a Contract, award any services related to this RFP, nor does it obligate The City to pay any costs incurred in preparation or submission of a submittal or in anticipation of a contract.

Insurance and Indemnity

If selected, vendor submitting proposal for **WATER SPRAY SPLASH PAD** will be required to comply with the Insurance and Indemnity Requirements established herein.

Independent Contractor

The company/s submitting proposal for **WATER SPRAY SPLASH PAD** agrees and understands that, if selected, it and all persons designated by it to provide services in connection with a contract, is and shall be deemed to be an independent contractor, responsible for its respective acts or omissions, and that The City shall in no way be responsible for company submitting proposal for **WATER SPRAY SPLASH PAD** actions, and that none of the parties hereto will have authority to bind the other or to hold out to third parties.

Purchase Orders, As Needed

Execution of a contract does not obligate The City to engage any delivery orders, Purchase Orders, or other commitments for services. Service delivery shall be at the City's discretion, as needed, and will be communicated to the company submitting proposal for **WATER SPRAY SPLASH PAD** through individual Purchase Order.

ATTACHMENT I
Insurance Requirements

The Bidder awarded the contract shall furnish proof of insurance, which will also include any subcontractor that is subcontracted by the bidder in at least the following limits, to be in place prior to providing any services under this Contract and to continue in effect at all times during the term of this Contract:

- Professional liability insurance policy with limits of at least One Million Dollars ($1,000,000) per occurrence, or limited to claims made, include at least a five (5) year extended reporting period.

- Automobile liability insurance policy with limits of at least Three Hundred Thousand Dollars ($300,000) per person and $500,000 per occurrence consistent with potential exposure to The City under the Texas Tort Claims Act. Coverage should include injury to or death of persons and property damage claims (with limits up to $500,000) arising out of the services provided to The City hereunder.

- Uninsured/Underinsured motorist coverage in an amount equal to the bodily injury limits set forth immediately above;

- A Five Hundred Thousand Dollar ($500,000) Comprehensive General Liability insurance policy providing additional coverage to all underlying liabilities of The City consistent with potential exposure of The City under the Texas Tort Claims Act;

- Workers' compensation insurance in amounts established by Texas law, unless the Bidder is specifically exempted from the Texas Workers' Compensation Act, Texas Labor Code Chapter 401, et. Seq.

Certificates of insurance naming The City as an additional insured shall be submitted to The City for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to The City prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to The City. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

ATTACHMENT II
Insurance Requirement Acknowledgement

I, Robert Ahrens, authorized representative for Park Place Recreation Designs, Inc.
Company/Vendor

Hereby acknowledge the receipt of The City's required insurance limits. Said requirements:

- ☐ Will be acquired within 10 working days after notification from the Department of Building Maintenance of proposal awarded by The City of Weslaco; (*An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.)

- ☐ Will acquire additional amount needed to meet The City's requirements within 10 working days after notification from the Department of Building Maintenance of bid awarded by The City of Weslaco; currently carry the following:

Professional Liability (Errors & Omissions): $_____

Automobile Liability: $_____ General Liability: $_____

(* An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.) **OR**

- ☑ Have already been met (see attached copy of insurance certificate).

Authorized Representative

5/5/21
Date

Notice to Bidder: Failure to provide Certificates of Insurance to the Building Maintenance Superintendent will cause the bid award to be rescinded and then awarded to next lowest bidder. Certificates of Insurance will be monitored/verified on a **quarterly basis** to ensure that coverage policy is in place. It is the Company's obligation to maintain the appropriate insurance coverage throughout the term of the contract.

201 S. CHADBOURNE • P.O. BOX 2480
SAN ANGELO, TEXAS 76902
325-653-6733

Trimble-Batjer
INSURANCE & BONDS SINCE 1883

120 AUSTIN HIGHWAY • SUITE 103
SAN ANTONIO, TEXAS 78209
210-308-9438

May 4, 2021

Marilyn Ahrens
Park Place Recreation Designs, Inc.
P.O. Box 18186
San Antonio, TX 78218

Re: Bid Bond - City of Weslaco/RFP 2020-21-17 Water Spray Splash Pad at Gilbert Garza Park

Dear Mrs. Ahrens:

Trimble-Batjer Insurance Associates, LLP provides insurance to Park Place Recreation Designs, Inc. as evidenced by the attached Certificate of Insurance.

Sincerely,

Susan D. B. Muñiz

Susan D. B. Muñiz
Account Manager
(210) 253-2415
susan@trimble-batjer.com

PARKPLA-01 CJONES

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Susan Muñiz
Trimble-Batjer Insurance Associates LLP 120 Austin Hwy. Ste. 103 San Antonio, TX 78209	PHONE (A/C, No, Ext): (210) 253-2415 FAX (A/C, No): E-MAIL ADDRESS: susan@trimble-batjer.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Associated Industries Insurance Company, Inc.	23140
INSURER B : Allied Property & Casualty Insurance	42579
INSURER C : Endurance American Specialty	41718
INSURER D : Texas Mutual Insurance Company	22945
INSURER E :	
INSURER F :	

INSURED

Park Place Recreation Designs, Inc.
P.O. Box 18186
San Antonio, TX 78218

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			AES1050637	2/1/2021	2/1/2022	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			BAPC7214338493	2/1/2021	2/1/2022	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 2,000,000
	X EXCESS LIAB CLAIMS-MADE			ELD30000572803	2/1/2021	2/1/2022	AGGREGATE	$ 2,000,000
	DED X RETENTION $ 0							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N	N/A		0001208483	2/1/2021	2/1/2022	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Installation Floater			CIMP7214338493	2/1/2021	2/1/2022	Limits-see below	
B	Installation Floater			CIMP7214338493	2/1/2021	2/1/2022	Deductible	1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
See 2nd page for special provisions

City of Weslaco is shown as an additional insured with a waiver of subrogation, if required by signed, written contract.

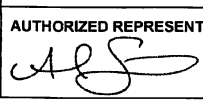
CERTIFICATE HOLDER

City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

AGENCY CUSTOMER ID: PARKPLA-01 CJONES

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
Trimble-Batjer Insurance Associates LLP		Park Place Recreation Designs, Inc. P.O. Box 18186 San Antonio, TX 78218
POLICY NUMBER SEE PAGE 1		
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Special Provisions

GL includes blanket 30 day notice of cancellation (except non-pay, 10), GL and Auto policies include blanket additional insured endorsement (except wc) with general liability including products/completed operations and primary and non-contributory coverage, and GL, Auto and WC include a blanket waiver of subrogation endorsement all in favor of any person or organization as required by signed, written contract.

WE HAVE ISSUED AN INDUSTRY STANDARD ACORD CERTIFICATE OF INSURANCE FOR OUR CUSTOMER. A LAW PASSED BY THE TEXAS LEGISLATURE EFFECTIVE JANUARY 1, 2012 (SENATE BILL 425) PROHIBITS US FROM ADDING SPECIAL WORDING TO THE CERTIFICATE THAT WOULD (1)ALTER, AMEND OR EXTEND COVERAGE OR TERMS AND CONDITIONS PROVIDED BY THE INSURANCE POLICY; AND (2)PROVIDE FALSE OR MISLEADING INFORMATION CONCERNING THE INSURANCE POLICY; OR (3) REFER TO A LEGAL OR INSURANCE REQUIREMENT CONTAINED IN A CONTRACT.

© 2008 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

THIS FORM MUST ACCOMPANY BID PACKET

ATTACHMENT III

Project Requirements

Acknowledgement

This is to certify that I, Robert Ahrens, President, possess all of the **APPLICABLE:**

1. Licenses: _____
2. Bonds: May 7, 2021 Bid Bond; April 30, 2021 Bond Capacity Letter
3. Certificates: _____
4. Permits: _____
5. Other: _____

necessary to carry out the required project. Furthermore, I am providing copies of the required documentation, so that if my company is awarded the bid, I may be eligible to enter a contract with the City and proceed to complete the project in a timely manner.

*** Any license, bonds, certificates, permits, etc. which are required must be presented as part of the bid packet in order to expedite the bid evaluation process. Failure to provide said documentation will result in the disqualification of your bid.**

Robert K Ahrens — 5/5/21

Authorized Signature — Date

Park Place Recreation Designs, Inc.

Company

P.O. Box 18186

Address

San Antonio, Texas 78218

City, State, Zip

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we Park Place Recreation Designs, Inc., P.O. Box 18186, San Antonio, TX 78218 as principal, hereinafter called the "Principal," and **SURETEC INSURANCE COMPANY**, 2103 CityWest Boulevard, Suite 1300, Houston, TX 77042, as surety, hereinafter called the "Surety," are held and firmly bound unto City of Weslaco as obligee, hereinafter called the Obligee, in the sum of five Percent (5%) of the Amount Bid by Principal for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the principal has submitted a bid for RFP 2020-21-17 Water Spray Splash Pad at Gilbert Garza Park, Weslaco, TX.

NOW, THEREFORE, if the contract be timely awarded to the Principal and the Principal shall within such time as specified in the bid, enter into a contract in writing or, in the event of the failure of the Principal to enter into such Contract, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, neither Principal nor Surety shall be bound hereunder unless Obligee prior to execution of the final contract shall furnish evidence of financing in a manner and form acceptable to Principal and Surety that financing has been firmly committed to cover the entire cost of the project.

SIGNED, sealed and dated this 7th day of May, 2021.

Park Place Recreation Designs, Inc.
(Principal)

BY: Marilyn Andrews

TITLE: Vice President

SureTec Insurance Company

BY: _____
Joseph P. O'Connor, Attorney-in-Fact

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252- 3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

POA# 4221025

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Paul G. Adam, Peter S. Batjer, Joseph P. O'Connor, Lisa W. Friend, Susan D.B. Muniz, Rhonda Underwood, Christine Jones

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Ten Million and 00/100 Dollars ($10,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 18th day of May , 2020 .

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Robin Russo, Senior Vice President

Commonwealth of Virginia
County of Henrico SS:

On this 18th day of May , 2020 A. D., before me, a Notary Public of the Commonwealth of Virginia, in and for the County of Henrico, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Henrico, the day and year first above written.

DONNA DONAVANT NOTARY PUBLIC MY COMMISSION NUMBER 7063968 COMMONWEALTH OF VIRGINIA

By: _____
Donna Donavant, Notary Public
My commission expires 1/31/2023

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 7th day of May , 2021 .

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Richard R. Grinnan, Vice President and Secretary

Any Instrument Issued in excess of the penalty stated above is totally void and without any validity. **4221025**
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

April 30, 2021

Subject: Park Place Recreation Designs, Inc.

Re: Bond Capacity

To Whom It May Concern:

It is with pleasure that we express our confidence in our contractor client, Park Place Recreation Designs, Inc. (Park Place). We have handled the surety needs of Park Place since 2010 and the account is in good standing.

Park Place has an excellent track record and a solid financial position. At this time we have a day to day bond line in place of $1MM single and $3MM aggregate. These limits are not maximum amounts; we anticipate we could approve larger bonds if requested. Of course, final determination will depend on our approval of the actual contract documents as well as Park Place continuing to satisfy underwriting requirements.

Bonds are written in SureTec Insurance Company which is rated "**A**" (Excellent) by A.M. Best Company and is on the US Department of Treasury's list of approved sureties for federal work (T-List). SureTec is part of Markel Surety and the Markel Corporation, a Fortune 500 company.

Any arrangement for bonds required by contract is a matter between Markel and our contractor client and we assume no liability to you or any third parties, if, for any reason, we do not execute final bonds.

Should you have any questions, please feel free to contact me at (210) 634-1916.

Sincerely,

William R Dawley, AFSB

Digitally signed by William R Dawley, AFSB
Date: 2021.04.30 10:37:52 -05'00'

William R. Dawley, AFSB
Vice President & Branch Manager

10001 Reunion Pl ▪ Suite 210 ▪ San Antonio, TX 78216
210-634-1916

ATTACHMENT IV
LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

2. Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the City or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the City or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

ATTACHMENT V
VENDOR QUALIFICATIONS
GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Park Place Recreation Designs, Inc.
(Full, correct legal name)

2 Address: P.O. Box 18186, San Antonio, Texas 78218

3. Telephone/Fax: Telephone: (210) 821-5878 | Fax: (210) 832-0115

4. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

Yes____ No ✓

5. Is your Company authorized and/or licensed to do business in Texas?
Yes ✓ No____

6. Where is the Company's corporate headquarters located? San Antonio, Texas

7. a. Does the Company have an office located in Weslaco, Texas?

Yes____ No ✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Weslaco office?

_____ (years) _____ (months)

c. State the number of full-time employees at the Weslaco office. _____

8. a. If the Company does not have an Weslaco office, does the Company have an office located in Hidalgo County, Texas?

Yes____ No ✓

b. If the answer to the previous question is yes, how long has the Company conducted business from its Hidalgo County office?

_____ (years) _____(months)

c. State the number of full-time employees at the Hidalgo County office. _____

9. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

10. Indicate person whom The City may contact concerning your submittal or setting dates for meetings.

Name: Robert Ahrens, President
Address: P.O. Box 18186, San Antonio, Texas 78218
Telephone: (210) 821-5878
Fax: (210) 832-0115
Email: bob@miracleparkplace.com

11. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

12. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

13. Provide any other names under which your business has operated within the last 10 years.
None.

ATTACHMENT VI
SUBMITTAL CHECKLIST

This checklist is to help the company submitting proposal for WATER SPRAY SLASH PAD to ensure that all required documents have been included in its submittal.

Document and Location in Submittal	Check or Initial to Indicate Document is Attached to Submittal
Tab A – Interest Statement	✓
Tab B – Company submitting proposal for **WATER SPRAY SPLASH PAD** Qualification General Questionnaire (Attachment V in RFP)	✓
Tab C – *Project Requirements Acknowledgement (Attachment III in RFP)	✓
Tab D – Litigation Disclosure (Attachment IV in RFP)	✓
Tab E – Proof of Insurability (Letter from Insurance Provider and copy of current Insurance Certificate)	✓
Tab F – *Insurance Requirement Acknowledgement (Attachment II in RFP)	✓
Tab G – Letter of Intent from Surety Company to provide Payment and Performance Bonds. (Section III in Proposal Format)	✓
Tab H – Submittal Checklist (Attachment VI in RFP)	✓
1 Original* and 2 Copies of Submittal	N/A - Addendum 1

***Documents marked with an asterisk on this checklist require a signature. Be sure they are signed prior to submittal of submittal.**

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

B. Name, Title, and Contact Information

1. Persons authorized to make representations on behalf of Park Place Recreation Designs, Inc. include:

Robert (Bob) Ahrens, President
Mailing Address: P.O. Box 18186, San Antonio, Texas 78218
Office Address: 4225 Woodburn Drive, San Antonio, Texas 78218
Office Phone: (210) 821-5878
Mobile Phone: (210) 416-6482
Email Address: bob@miracleparkplace.com

Marilyn Ahrens, Vice President
Mailing Address: P.O. Box 18186, San Antonio, Texas 78218
Office Address: 4225 Woodburn Drive, San Antonio, Texas 78218
Office Phone: (210) 821-5878
Email Address: marilyn@miracleparkplace.com

Andrew (Andy) Ahrens, Vice President
Mailing Address: P.O. Box 18186, San Antonio, Texas 78218
Office Address: 4225 Woodburn Drive, San Antonio, Texas 78218
Office Phone: (210) 821-5878
Email Address: marilyn@miracleparkplace.com

2. Texas Ethics Commission Form 1295 Certificate of Interested Parties

3. Texas Ethics Commission Form CIQ Conflicts of Interest Questionnaire

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2021-749009

Date Filed:
05/06/2021

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Park Place Recreation Designs, Inc.
San Antonio, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Weslaco

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
RFP 2020-21-17
Water Spray Splash Pad at Judge Gilbert Garza Park

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Ahrens, Robert	San Antonio, TX United States	X	
Ahrens, Marilyn	San Antonio, TX United States	X	
Ahrens, Andrew	San Antonio, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Marilyn Ahrens, and my date of birth is 10/29/1952.

My address is 4225 Woodburn Dr. (street), San Antonio (city), TX (state), 78218 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Bexar County, State of Texas, on the 7th day of May (month), 2021 (year).

Marilyn Ahrens

Signature of authorized agent of contracting business entity
(Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Park Place Recreation Designs, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

NONE.

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Marijn A Thuen

Signature of vendor doing business with the governmental entity

5-7-21

Date

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

C. Company History

1. Overview

We are Park Place Recreation Designs, Inc., a commercial-grade park and playground equipment consulting and design firm headquartered in San Antonio, Texas. We have loved serving South Texas and its recreation needs for the past 40 years by providing safe, durable, and competitively priced park and playground equipment. We currently employ seven full time employees. In the Rio Grande Valley region we subcontract with the Alanis Construction Company on splash pad, playground and other recreational installation projects.

All the designs and products offered safely address children's specific developmental needs and meet or exceed industry standards and guidelines including: American Society for Testing Materials (ASTM), Consumer Products Safety Commission (CPSC), Americans with Disabilities Act (ADA), International Play Equipment Manufacturers Association (IPEMA), Compliance with CPSIA 2008 legislation.

Park Place Recreation Designs, Inc. has been in business since 1980. We incorporated in the state of Texas in 1984. We are certified as an “ESBE/SBE” with the South Central Texas Regional Certification Agency (SCTRCA). Our company is a member in good standing with the Better Business Bureau.

In addition, Park Place is a TXMAS-approved vendor, a member of the BuyBoard, and can provide a "Buy American" certificate for anyone purchasing equipment under the American Recovery & Reinvestment Act.

2. Park Place Recreation Designs Personnel

Robert K. Ahrens, President

Robert (Bob) Ahrens founded Park Place Recreation Designs, Inc. in 1980 and has served as President from 1980 to present.

During his tenure as President, he has overseen the design, manufacture, and installation of over 1000 play environments, including splash pads, in South Texas. A key component of his work with school districts, city/county parks departments, and housing authorities has been “service”. This includes communication with

manufacturers and installers to be the client's advocate in dealing with any warranty issues that could arise.

Bob Ahrens is a Charter Board Member of the Northside ISD (San Antonio) Healthy Start Initiative. This Board affects the programming for diet and fitness for over 22,000 elementary age students.

Marilyn Ahrens, Vice President

Marilyn Ahrens has been the Vice President/Office Manager/Accounting Manager since 1980. Her duties include overseeing the administration of hundreds of contracts and purchase order agreements. She is in direct communication with insurance and bonding companies for compliance with bid/project requirements.

3. Park Place Recreation Designs Subcontractors

Alanis Construction Company, Park Place Recreation Designs, Inc. Subcontractor

Alanis Construction, owned by Javier Alanis, is a playground equipment, splash pad, and play surfacing installation company based in Pharr, Texas. Mr. Alanis and his installation team have worked on numerous Park Place Recreation Designs playground installations, splash pads, and park renovations throughout South Texas. Specifically, they have recently successfully completed work for the City of Edinburg's all-inclusive special needs playground equipment installations at Apollo Park, Cenizo Park, Diaz Park, Fountain Park, Frontier Park, and Memorial Park, Municipal Park, South Park and West Park, the inclusive splash pad addition at Lon C. Hill Park for the City of Harlingen, and installation of a playground and splash pad at the City of Hidalgo's Flores Park.

4. SCTRCA ESBE/SBE Certification Letter – attachment follows this page.

South Central Texas Regional Certification Agency

"Increasing economic prosperity by creating opportunities and eliminating barriers"

www.sctrca.org

June 12, 2019

Robert Ahrens
Park Place Recreation Designs Inc.
4225 Woodburn
San Antonio, TX 78218

Dear Robert Ahrens:

We are pleased to inform you that your application for certification in our Small, Minority, Woman and Veteran Business Enterprise (S/M/W/V) Program has been approved. Your firm met the requirements of the SCTRCA Policy and Procedure Manual and is currently certified as a:

***ESBE SBE**

Certification Number: **219067201**
Certification Expiration: **June 30, 2021**

Providing the following products or services:
NAICS 423910: SPORTING GOODS AND SUPPLIES MERCHANT WHOLESALERS

On the two year anniversary date of your certification, you are required to provide a renewal application affirming that no changes have occured affecting your certification status. The SCTRCA will send you a Certification Renewal reminder **sixty (60) days** prior to your expiration date. The SCTRCA will no longer include a certificate upon certification renewals. **Your expiration date is June 30, 2021.**

Please notify this office within **thirty (30) days** of any changes affecting the size, ownership, control requirements, or any material change in the information provided in the submission of the certification application. Thank you in advance.

Sincerely,

Charles Johnson,
Executive Director

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

D. Qualifications and Experience

1. Qualifications of the vendor and its specialized experience and technical competence that qualify it to provide the services required:

Park Place Recreation Designs Inc. has been designing and constructing splash pads in the Rio Grande Valley since 2013. Designs have included complete recirculating systems as well as the flow through design featured in this proposal. Our manufacturer of splash pad components is Rain Drop Products LLC. In 1982, Rain Drop Products introduced its first product, The Rain Drop Fountain. It was originally introduced in the market by WaveTek, a manufacturer of wave making machinery for pools.

In the early 1990s the company relocated to the DC/Virginia area and developed an expanded line of water play features for amusement water theme parks and public swimming pools. The play features created fun, family-oriented water activities in pools that were primarily used for lap swimming and competition. The results were large increases in revenue at these public swimming facilities and water parks. The product line grew to incorporate over 26 different fun features sold throughout North America.

In September 1999, the company was purchased by a group of local investors and relocated back to Ohio at its present location in Ashland. Presently the product line includes a vastly expanded line of water play features for pools and splash pads.

Rain Drop Products provides on staff designers of features and splash pad systems. Each design is reviewed by senior designers to confirm water flow rates, and mechanical capacity, as well as offering an initiating and exciting experience for all users, the people who play.

2. Outside consultants and associates that will be employed to assist on the work performed under our proposal:

Steven Bearden, Director of Regional Sales, Rain Drop Products

Steven Bearden worked as a registered landscape architect before specializing in his real passion for water features. He has been designing water features since 1988. After leaving the landscape architectural firm EDAW, Inc. Steven spent 6 years with the water feature design build firm Greenscape Pump Services located in Dallas, Texas. He has

played a key role in many successful projects throughout Texas. Also, his portfolio includes design and sales for water feature equipment supplier Hobbs Architectural Fountains and Roman Fountains. Steven joined the Rain Drop Products team as the Western Regional Sales Director in 2011.

Education:

University of Texas Arlington, BS Architecture

Other Professional Qualifications:

Registered Landscape Architect, Member American Society of Landscape Architects

Relevant Experience:

Drawing on years of experience in all phases of water feature design and construction Steven has consulted on projects throughout North America, Europe, and Asia. He facilitated bringing the clients vision to reality through the design process while maintaining the objective of successful installation and years of continuous trouble-free operation. Additionally, he works closely with the Senior Project manager, engineering team, and production department to assure timely product delivery. Steven is also available for trouble shooting problems on site and consults with the Rain Drop team of Field Technicians to keep the water spray splash pad operational.

Javier Alanis, Owner, Alanis Construction Company

Mr. Alanis and the Alanis Construction Company, as mentioned previously, are based in Pharr, Texas. He has supervised installation of splash pads throughout the Rio Grande Valley, performed maintenance, and conducted initial and recurring training for splash pad owners since 2013. He is available on short notice to address mechanical issues and perform repairs on completed splash pads.

3. Conclusion:

The combined team of the Park Place Recreation Designs staff introduced in Section C, our component manufacturer's Texas-based Director of Regional Sales, Steven Bearden, and our experienced installers and technicians led by Javier Alanis in the Rio Grande Valley, provides the city of Weslaco superior service for the future operations of their splash pad. This is an unmatched combination of design, manufacturing experience, and a Valley presence available for tech support at the most unusual hours and days.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

E. References

City of Edinburg: Javier Garza, Director, Parks & Recreation Department
Email address: javgarza@cityofedinburg.com
Address: 315 East Palm Drive, Edinburg, TX 78539
Phone: (956) 381-5631
Project descriptions: All-Inclusive Special Needs Park Equipment upgrades (Apollo, Cenizo Park, Fountain Park, Frontier Park, Memorial Park, Municipal Park, South Park, and West Park), North Park playground and splash pad, Municipal Park playground and splash pad, Diaz Park splash pad

Synopsis of work performed at Edinburg North Park:

RainDrop Spray Features - 2- Leaf Activation Bollard, with following features: Above Ground Features - Kapsizer Curved Diffus, Rocket Tumblebucket, Deep Sea Diver, Belle Spray Jet, Shane the Shrimp, Aqua Hoop, Topsy Turvy with Upjet, 2-Water Fun Cannon Surface Sprays - Basket Weave, 2- Water Tiara, 3-Cluster Jet, 3-Triple Fan jet, 3-Popkorn Jet, 3-Mini Popkorn Jet 1
Construct Splash Pad and Recirculating System – 2,000 square foot splash pad with 800 additional square feet (total 2,800 SF) RainDrop Recirculating Mechanical System Components- Timer Panel, 6” Distribution Manifold Assembly, Ball Valve Assemblies, 10HP Pump Package, VFD for 10HP Pump, 42” Sand Filter and 3HP filtration pump, Switch Disconnect, CAT 2000 Chemical Controller, UV Disinfection System 1
Concrete Sidewalk Apron around perimeter of splash pad
Approx. 2800 square foot concrete splash pad (one color stained) with heavy broom finish
Concrete Water Storage Tank, below grade, plumbed complete
SunPort Shade Structure & 6’ long coated steel bench, installed at 4 slab locations

City of Harlingen: Javier Mendez, Director, Parks & Recreation Department
Email address: jmendez@myharlingen.us
Address: 502 East Tyler, Harlingen, Texas 78550
Phone: (956) 873-0119
Project Descriptions: Hunter Park inclusive playground, Lon C. Hill Destination Park inclusive playground and splash pad, Vestal Park inclusive playground

Synopsis of work performed at Harlingen Lon C. Hill Destination Park:

Raindrop Splash Features bid as specified in RFP
Includes: Water reservoir, Plumbing, 785 square feet of concrete making up a

circle of the water features, per attached drawing (indicated within red circle), complete installation of Raindrop features with necessary plumbing and connection to recirculation system. (2 colors integrated in concrete)
Installation included recirculation system installed with customer provided room on site
Includes: Water reservoir, Plumbing, 1,100 square feet of concrete making up the circle of the water features.

City of Hidalgo: Robert Segura, Director, Parks & Recreation Department
Email address: rsegura@cityofhidalgo.net
Address: 704 E. Texano Drive, Hidalgo TX 78557
Phone: (956) 843-2286
Project Descriptions: Villa Garza Flores Park playground and splash pad, Suarez Park playgrounds, McAuliffe City/School Park playground

Synopsis of work performed at Hidalgo Villa Garza Flores Park:

RainDrop Spray Features - Activation Bollard, with following features: Above Ground Features - Tumble Bucket Play Center, Belle Spray Jet Surface Sprays - Star Jet, Tunnel Arch with 6 outlets, Slant Finger Jet, Upstream Jet (x3), Tiny Toolip Spray, Mini Popkorn Jet, Peacock Jet
Construct Splash Pad and Recirculating System - includes items listed below including labor and materials, concrete work, plumbing work and electrical work. Does not include incoming water supply lines or incoming electric feed to mechanical room location.
RainDrop Recirculating Mechanical System Components: Timer Control Panel, 6” Distribution Manifold Assembly, Ball Valve Assemblies, 5 HP Pump Package, Sand Filter package with filtration pump, Switch Disconnect, CAT 2000 Chemical Controller, UV Disinfection System
Approx. 605 square foot concrete pad with integral color stain, heavy broom finish. **Price does not include perimeter sidewalk “apron” around wet zone of splash pad.
Includes Concrete Water Storage Tank, below grade, plumbed complete Includes Chain Link Enclosure with slats around mechanical equipment.

Cameron County: Jaime Lopez, Deputy Director Cameron County Parks-Special Projects Coordinator
Email address: J.Lopez@co.cameron.tx.us
Address: 33174 State Park Road 100, South Padre Island, TX 78597
Phone: (956) 761-3700
Project Descriptions: Pete Benevides Park splash pad, Laureles Park splash pad, La Paloma Park splash pad

City of Weslaco: Omar Rodriguez, Director, Parks & Recreation Department
Email address: orodriguez@weslacotx.gov
Address: 255 South Kansas Avenue, Weslaco, TX 78596
Phone: (956) 969-1534
Project Descriptions: Isaac Rodriguez Park splash pad, City Park inclusive playgrounds

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

F. Description of Proposed Solution

a. Please see the attached visual representations of the proposed water spray splash pad for Judge Gilbert Garza Park:

i. **YouTube Animated Tour** of the Park Place Recreation Designs and Rain Drop Products proposed splash pad: https://youtu.be/Ex5uI8_nx84

ii. **Interactive PDF Splash Pad Rendering**: Each component can be clicked to view a web page with product information and animations.

iii. **Renderings** of the proposed design

iv. **Component Specifications Sheets:**

a. TARS-004-MF-OM TRIPLE ARCH RAIN STORM 4""-12' 11' AND 10' ARCHES-MF-OM 3 OMNIS; 2.8 GPM
b. FOBF-001 FEATURE ORNAMENT-BUTTERFLY
c. TBWH-001-LF-OM-SS TUMBLING WHIMSY 2 TBKT LF SS OM 13.5 GPM
d. WFCN-017-OM WATER FUN TURTLECANNON-OM 5.7 GPM EACH
e. UPJT-007-OM UPSTREAM JET-OM 6.7 GPM EACH
f. PKJT-003-LF-OM POPKORN JET-LF-OM SURFACE SPRAY, 2.6 GPM EACH
g. PCJT-001-LF-OM PEACOCK JET LF OM SURFACE SPRAY, 4.6 GPM
h. POD-A001 OMNIPOD TEMPLATE MOUNTING DEVICE
i. PSAC-001 POSEY ACTIVATOR
j. DRN12-002 DRAIN-12x12x12-FIBERGLASS-6" NOZZLE-CYCOLAC GRATE & FRAME. TOTAL FLOW: 89.9 GPM

b. PRODUCT DELIVERY AND STORAGE

The proposed Rain Drop Products splash pad components (itemized below) will be delivered to site and stored, if necessary, according to the following City of Weslaco ("City") requirements:

i. All aquatic play features must be properly wrapped and secured in place while in transport to the project site.

ii. At the site, the features are to be stored in safe areas, out of the way of traffic and other construction activities, until the actual time of installation.
iii. If required, safety barricades or other like precautions must be taken for the protection of public and adjacent property.
iv. Exercise care in the handling of the features to prevent excessive stress and abrasions.
v. Protective wrapping on the aquatic play features must be left in place until construction work for the Splash Park is complete.

c. WARRANTY

Please see Section K. Warranty, Manufacturer for The Rain Drop Products Warranty. This warranty conforms to the following City requirements:

i. The Water Distribution System and Automation System shall be warranted from the manufacturer for a period of not less than two years (Rain Drop Products Warranty: 5 years for water distribution system, 3 years for sequencing control panels).
ii. Stainless steel aquatic play features and stainless-steel anchoring systems shall be warranted for not less than 25 years (Rain Drop Products Warranty: 25 years).

Please also see Section L. Warranty, Vendor for a sample Park Place Recreation Designs Warranty Letter.

c. AQUATIC PLAY FEATURES

Please see the Section F Attachments for renderings and specifications of the proposed splash pad components. The Rain Drop Products splash pad components include:

<u>ABOVE GROUND FEATURES:</u>

- (1) TARS-004-MF-OM TRIPLE ARCH RAIN STORM 4""-12' 11' AND 10' ARCHES-MF-OM 3 OMNIS; 2.8 GPM
- (1) FOBF-001 FEATURE ORNAMENT-BUTTERFLY TO BE MOUNTED ON TRIPLE ARCH
- (1) TBWH-001-LF-OM-SS TUMBLING WHIMSY 2 TBKT LF SS OM 13.5 GPM
- (1) SPPS-001-LF-OM-S SPINNING POSIE LF OM SS
- FOBE-001 FEATURE ORNAMENT-BUZZY BEE TO BE MOUNTED ON SPINNING POSIE 10.8 GPM
- (1) ELIR-001-OM-SS ELEVATED SPINNING IRIS OM-SS 15.2 GPM
- (2) WFCN-017-OM WATER FUN TURTLECANNON-OM 5.7 GPM EACH
- (2) UPJT-007-OM UPSTREAM JET-OM 6.7 GPM EACH; CANNONS & UPSTREAMS TO BE ON SINGLE SUPPLY LINE. WHEN YOU COVER THE UPSTREAM THE CANNON SPRAYS
- (7) PKJT-003-LF-OM POPKORN JET-LF-OM SURFACE SPRAY, 2.6 GPM EACH
- (1) PCJT-001-LF-OM PEACOCK JET LF OM SURFACE SPRAY, 4.6 GPM

MOUNTING DEVICE:

- (18) POD-A001 OMNIPOD TEMPLATE MOUNTING DEVICES

The Rain Drop Products aquatic play features listed above conform to the following City requirements:

i. All aquatic play features will be constructed of type 304L stainless steel and will be supplied with all necessary anchoring hardware and installation template and shipped in a time to accommodate site work. The features shall come complete with a water inlet and electrical grounding lugs.
ii. All above ground aquatic play features shall be sandblasted and will receive a weather resistant polyurethane, baked on, powder-coat finish. Coatings shall have a gloss finish with ultraviolet inhibitors and fire retardants. All above grade aquatic play features shall be embedded in the concrete deck.
iii. The aquatic play features are to meet ADA compliance, and universally accessible.
iv. All grade level aquatic play features shall be furnished with the appropriate winterization caps.
v. Nozzles, spray heads, spray caps and winter caps shall be constructed of C360 Brass and be fastened and removed from the play features using tamper resistant tools specifically designed for use with the nozzles, spray heads, spray caps and winter caps. The nozzles, spray heads, spray caps and winter caps shall be recessed into the aquatic play features to avoid protrusion hazards.
vi. All anchoring, hardware, plates and flanges shall be constructed of stainless steel and will be indicated on the shop drawings, as they may be required to complete installation.
vii. An accessory kit shall be provided by the manufacturer of the aquatic play features consisting of the necessary tamper resistant tools and touch-up paint.

d. ACTIVATION DEVICES

Please see the Section F Attachments for renderings and specifications of the proposed splash pad activation device. The proposed Rain Drop Products splash pad activation device includes the following:

ACTIVATOR/CONTROLLER:

- PSAC-001 POSEY ACTIVATOR

The Rain Drop Products activation device listed above conforms to the following City requirements:

The activator(s) shall have no moving parts and run on a low voltage electrical supply such as 24 volts direct current. It shall be the direct interface between the users of the aquatic play area and the aquatic play features. The pre-programmed sequences of the aquatic play features shall be activated only when touched by the user. Activator(s) must be ADA compliant and universally accessible and recognizable to individuals with disabilities.

e. AUTOMATION PACKAGE

The proposed Rain Drop Products automation package offers a complete automation package, consisting of a water distribution system and a user activated ADA accessible controller to regulate the use of the play features and their hours of operation.

The Rain Drop Products splash pad activation device includes the following:

ENCLOSURE TO INCLUDE:

- RAIN MAKER 24 OUTLET, 6-24 MFD, RNMK-32, SFX

The proposed automation package conforms to the following City requirements:

i. The programmable logic controller shall be sized according to the number of outputs it is required to control. The programmable logic controller shall be factory programmed with a variety of spray sequences designed according to the requirements of the project. It shall have the flexibility to modify the sequences using a transportable memory cartridge. The controller will be located in the mechanical room of a nearby restroom facility not in an underground chamber.
ii. A chart shall be supplied that shows the different programmed sequences of equipment for each activation and the G.P.M. usage for each sequence.
iii. A 24hr/7day, programmable, analog/digital, time switch to set the operational hours of the facility shall be incorporated into the operating system. The time switch shall have the ability to be programmed with a different time schedule for each day of the week.
iv. The operating system shall be supplied with an LCD screen touch pad user interface with controls for each output, activation device(s), and time switch.
v. The operating system shall contain a 120 VAC primary / 24 VAC secondary transformer with built-in electrostatic shield protection.
vi. The operating system shall be supplied with a three-position selector switch for each output, activation device(s), and time switch. These selector switches allow the user to select the operational mode of the components (i.e. Hand, Off and Automatic)
vii. The operating system shall be housed in and mounted on the in a corrosion resistant enclosure, complete with lockable latches.
viii. The operating system shall have the capacity to receive signals from the activation devices, operating on 24VDC.

f. WATER DISTRIBUTION SYSTEM

The proposed Rain Drop Products splash pad water distribution system includes the following:

ENCLOSURE TO INCLUDE:

- 6" SS MANIFOLD
- (2) 1" SOLENOID VALVE ASSEMBLIES
- (8) 2" SOLENOID VALVE ASSEMBLIES
- (3) 1" BALL VALVE ASSEMBLIES

- 2" PRESSURE CONTROL VALVE ASSEMBLY
- 2” BACK FLOW PREVENTER

The Rain Drop Products water distribution system conforms to the following City requirements:

i. The water distribution manifold must be fabricated out of stainless steel and be a self-contained above ground vault. The water distribution system must be pre-assembled, and factory tested, and come complete with all the necessary plumbing, back flow preventer, pressure gauge and pre-wired solenoid valves.
ii. Each distribution line shall have electrically activated solenoid valves, operating on 24VAC. The electric solenoid valves shall be suitable for chlorinated water.
iii. The electrical solenoid valves shall be wired to the Automation Package or a junction box before delivery.
iv. Each distribution line shall have a ball valve for manual shut off.
v. Each distribution line on the manifold shall be Schedule 40 PVC and have a threaded connection to connect each of the lines to the play features.
vi. The lines from the manifold to the play structures shall be Schedule 80 PVC.
vii. The manifold body shall be constructed of stainless steel 304. A¾” drain valve shall be present.
viii. A pressure gauge shall be present on the manifold.
ix. A back-flow preventer shall be included on the manifold.

g. ABOVE GRADE MANIFOLD ENCLOSURE BOX

The Rain Drop Products above grade manifold enclosure box, ENC-1766211, conforms to the following City requirements:

i. The above grade manifold enclosure box shall be factory welded and assembled prior to delivery.
ii. The equipment housed in the above ground enclosure box shall be assembled to the enclosure and tested prior to delivery.
iii. The access doors shall be made of powder coated stainless steel 304 checker plate.
iv. The access doors shall be lockable. The lock shall be recessed and concealed.
v. All plumbing connections shall penetrate through the vault enclosure walls.

h. SURFACE AND DRAINAGE

Please see the Section F Attachments for renderings and specifications of the proposed splash pad drainage. The proposed Rain Drop Products splash pad surface and drainage includes the following:

<u>PLAY SURFACE:</u>

- 1,256 SQUARE FOOT REINFORCED CONCRETE PAD

<u>DRAINAGE:</u>

- (2) DRN12-002 DRAIN-12x12x12-FIBERGLASS-6" NOZZLE-CYCOLAC GRATE & FRAME. TOTAL FLOW: 89.9 GPM.

The play surface and Rain Drop Products drainage system conforms to the following City requirements:

i. The play surface (deck) shall be sized and located to fit on the site plan. The deck can be any shape or shapes as to fit appropriately within the site location and project scope.
ii. All play surfaces shall be attached to a 6-inch thick concrete slab installed in a single monolithic pour and include ¼ inch grid pattern rebar with a rough broom finish and meet ADA requirements.
iii. The deck drain such as ACO drain Klassic Drain or Sioux Chief 860 Series or equal (Rain Drop Products: Fiberglass 6” Nozzle, Cycolac Grate and Frame).
iv. The deck drain grating shall have an anti-skid surface.
v. The deck drain grating shall have openings no larger than 5/16".
vi. The deck drain grating shall be secured using stainless steel, tamperproof hardware.

i. EXECUTION

Rain Drop Products will furnish the purchaser with at least two sets of complete installation and operating manuals. The installation manual will illustrate the installation of the entire system. It shall describe the start-up procedure and day-to-day operation of the system as well as seasonal park opening and shut down procedures.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

F. Description of Proposed Solution - Attachment

a. ii. An Interactive PDF Splash Pad Rendering follows this page. Each splash pad component can be clicked to view a web page with product information and animations.


Rain•Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

F. Description of Proposed Solution - Attachment

a. iii. Color Renderings of the proposed design follow this page.

Rain Drop

Project 1766211



Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain•Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.


Rain Drop
Project 1766211
Ashland, OH - 800.343.6063 - www.rain-drop.com
For presentation purposes only. Size, color, and placement may vary.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

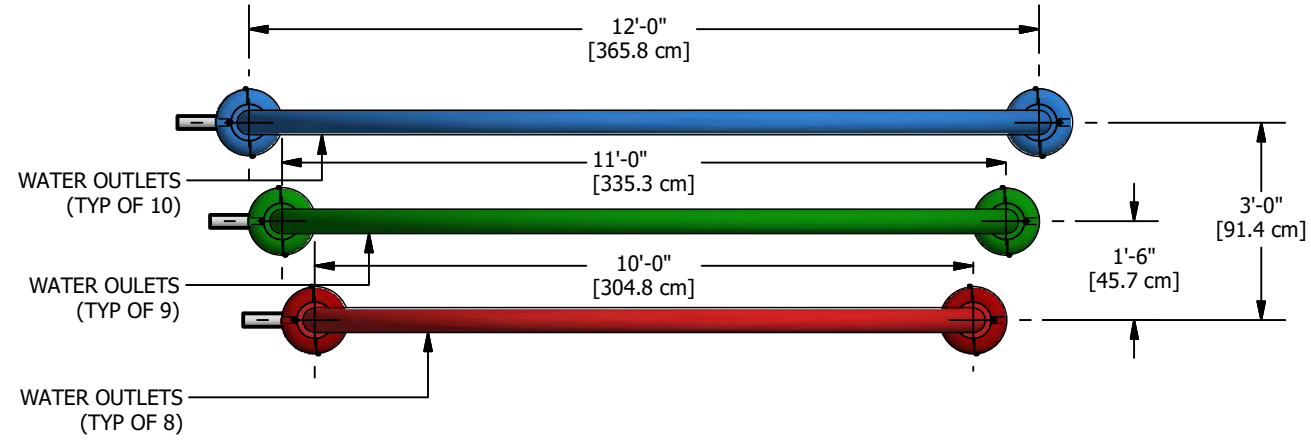
RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

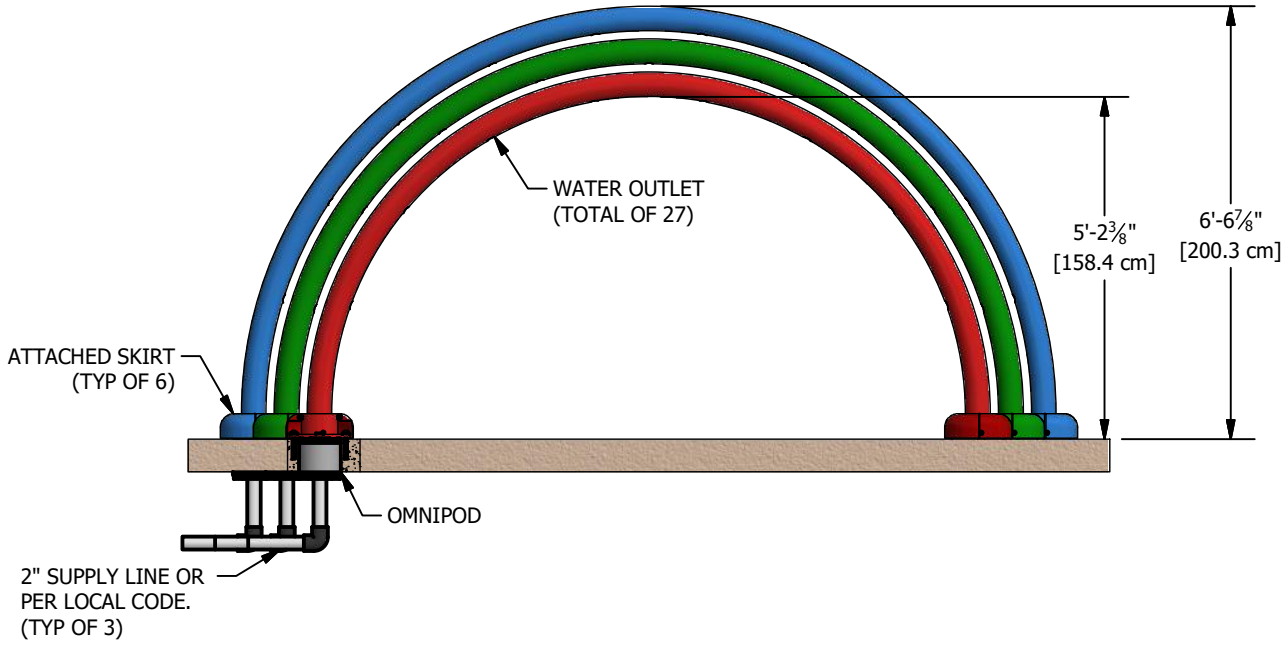
F. Description of Proposed Solution - Attachment

a. iv. Component Specification Sheets for proposed equipment follow this page.

NOTE:
#1 DO NOT EXCEED THE MAXIMUM FLOW RATE OF 3.5 GPM.
#2 CONCRETE MUST BE LEVEL 2'-0" IN DIAMETER CENTERED ON THE WATER SUPPLY.
#3 HEAD REQUIRED MEASURED FROM BASE OF FEATURE.
#4 SUPPLY LINE TO BE SOLVENT WELDED TO OMNIPOD FEATURE RECEIVER.
#5 CONCRETE TO BE 6" MINIMUM THICKNESS OR PER LOCAL CODE.
#6 ALL MOUNTING POINTS MUST BE WITHIN +/- 1/4" OF THE SAME ELEVATION UNLESS OTHERWISE NOTED.

AREA OF INFLUENCE:
20' L X 11' W
VARIES WITH FLOW





INTENDED FLOW	2.8 GPM
GPM OPERATION RANGE	1.8 GPM TO 3.5 GPM
HEAD	12'
MINIMUM SUPPLY LINE SIZE	2"
RECIRCULATED WATER	No
POTABLE WATER	Yes
SALT WATER	Yes
OMNIPOD COMPATIBLE	Yes
NUMBER OF PEOPLE TO INSTALL	2
MANHOURS TO INSTALL	2

AGE AND WEIGHT GUIDELINES

2-6	7-12	13+	WEIGHT LIMIT
X	X	X	500 LBS

WWW.RAIN-DROP.COM
Rain Drop® Products, LLC
T-419.207.1229 F-419.207.8902

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

SHEET 1 OF 1

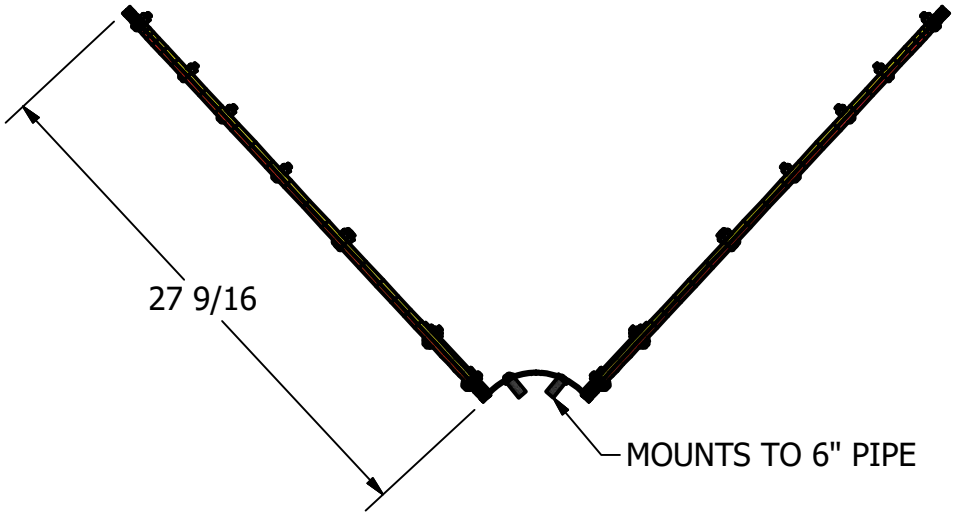
PRODUCT NAME: TRIPLE ARCH RAINSTORM, MYSTICAL FUN, OMNI

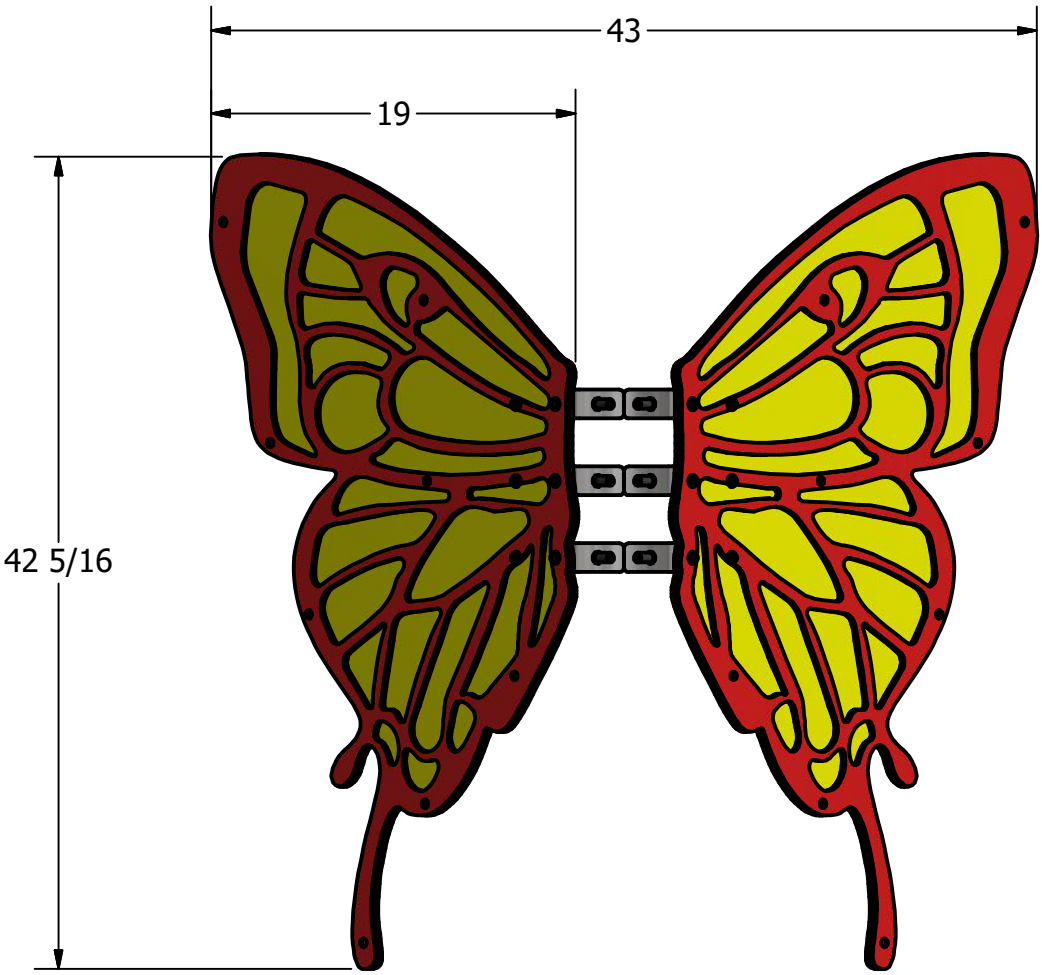
PRODUCT PART #: TARS-004-MF-OM

REV: 1

©2014 Rain Drop Products, LLC.
All rights reserved

C:\Vault workspace\Designs\Above Ground Features\Triple Arch Rainstorm\TARS-004-MF-OM\TARS-004-MF-OM-ZCS.idw





INTENDED FLOW	GPM
GPM OPERATION RANGE	GPM TO GPM
HEAD	
MINIMUM SUPPLY LINE SIZE	"
RECIRCULATED WATER	
POTABLE WATER	
SALT WATER	
OMNIPOD COMPATIBLE	
NUMBER OF PEOPLE TO INSTALL	
MANHOURS TO INSTALL	

WWW.RAIN-DROP.COM
Rain Drop® Products, LLC
T-419.207.1229 F-419.207.8902

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

SHEET 1 OF 1

PRODUCT NAME: FEATURE ORNAMENT, BUTTERFLY

PRODUCT PART #: FOBF-001

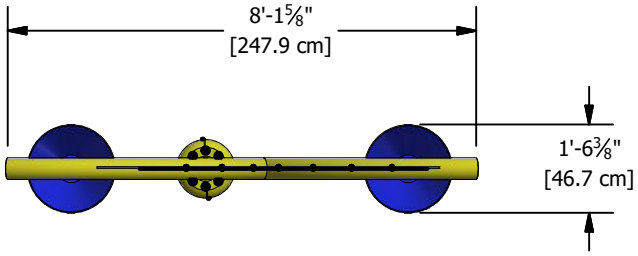
REV: 1

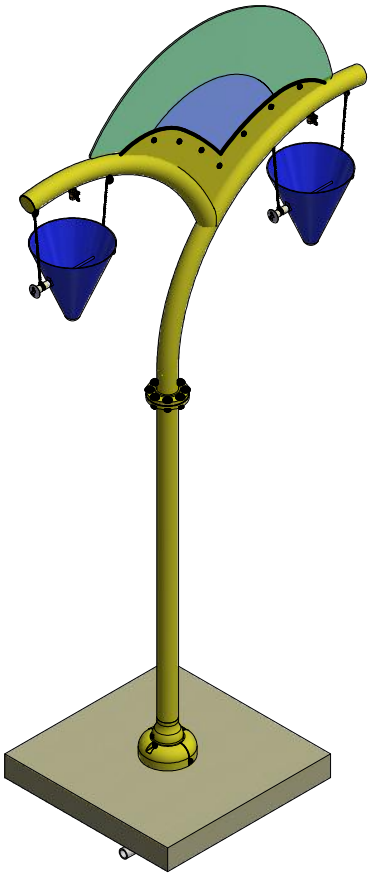
C:\Vault workspace\Designs\Above Ground Features\Feature Ornament - Butterfly - Plexi\FOBF-001\FOBF-001-ZCS.idw

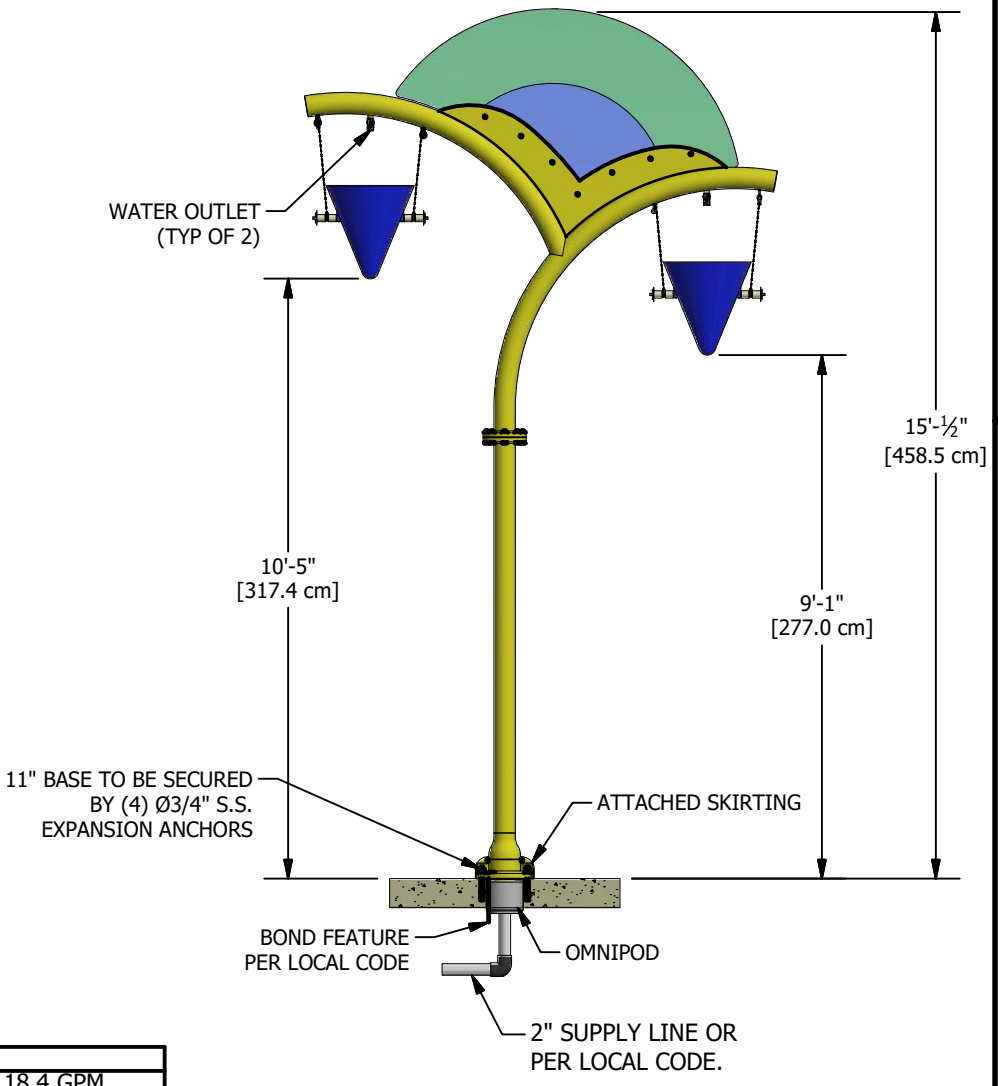
©2014 Rain Drop Products, LLC.
All rights reserved

NOTE:
#1 DO NOT EXCEED THE MAXIMUM FLOW RATE OF 18.4 GPM.
#2 CONCRETE MUST BE LEVEL 2'-0" IN DIAMETER CENTERED ON THE WATER SUPPLY.
#3 HEAD REQUIRED MEASURED FROM BASE OF FEATURE.
#4 SUPPLY LINE TO BE SOLVENT WELDED TO OMNIPOD FEATURE RECEIVER.
#5 CONCRETE TO BE 6" MINIMUM THICKNESS OR PER LOCAL CODE.

AREA OF INFLUENCE:
19' L X 8' W
VARIES WITH FLOW







INTENDED FLOW	13.5 GPM
GPM OPERATION RANGE	8.6 GPM TO 18.4 GPM
HEAD	21'
MINIMUM SUPPLY LINE SIZE	2"
RECIRCULATED WATER	Yes
POTABLE WATER	Yes
SALT WATER	Yes
OMNIPOD COMPATIBLE	Yes
NUMBER OF PEOPLE TO INSTALL	2
MANHOURS TO INSTALL	4

AGE AND WEIGHT GUIDELINES			
2-6	7-12	13+	WEIGHT LIMIT
X	X	X	500 LBS

WWW.RAIN-DROP.COM

Rain Drop® Products, LLC

T-419.207.1229 F-419.207.8902

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

SHEET 1 OF 1

PRODUCT NAME
TUMBLING WHIMSY, 2 BUCKET, LOW FLOW, OMNI, STAINLESS

PRODUCT PART # TBWH-001-LF-OM-SS

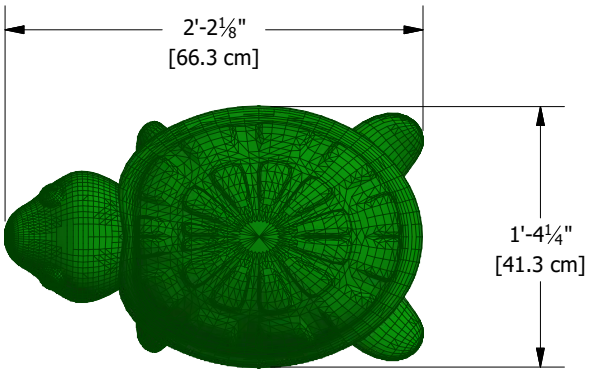
REV 1

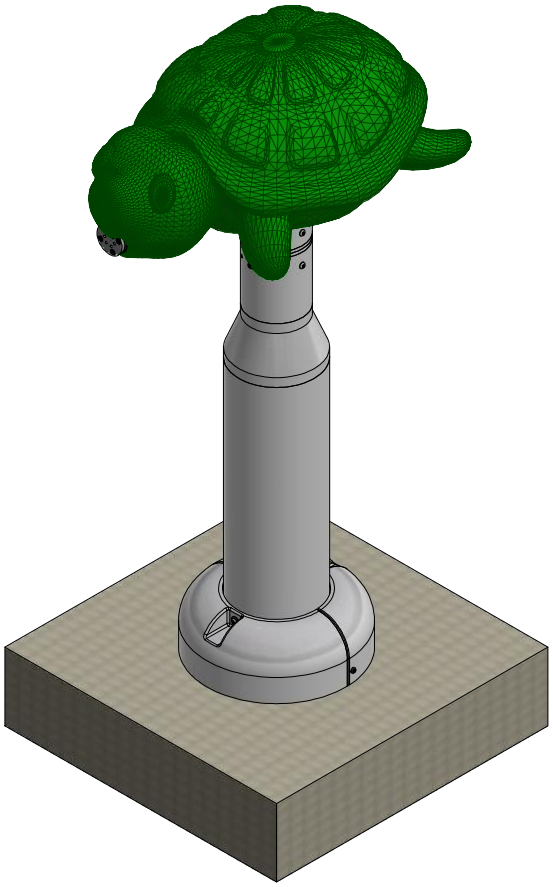
C:\Vault workspace\Designs\Above Ground Features\Tumbling Whimsy\TBWH-001-LF-OM-SS\TBWH-001-LF-OM-SS-ZCS.idw

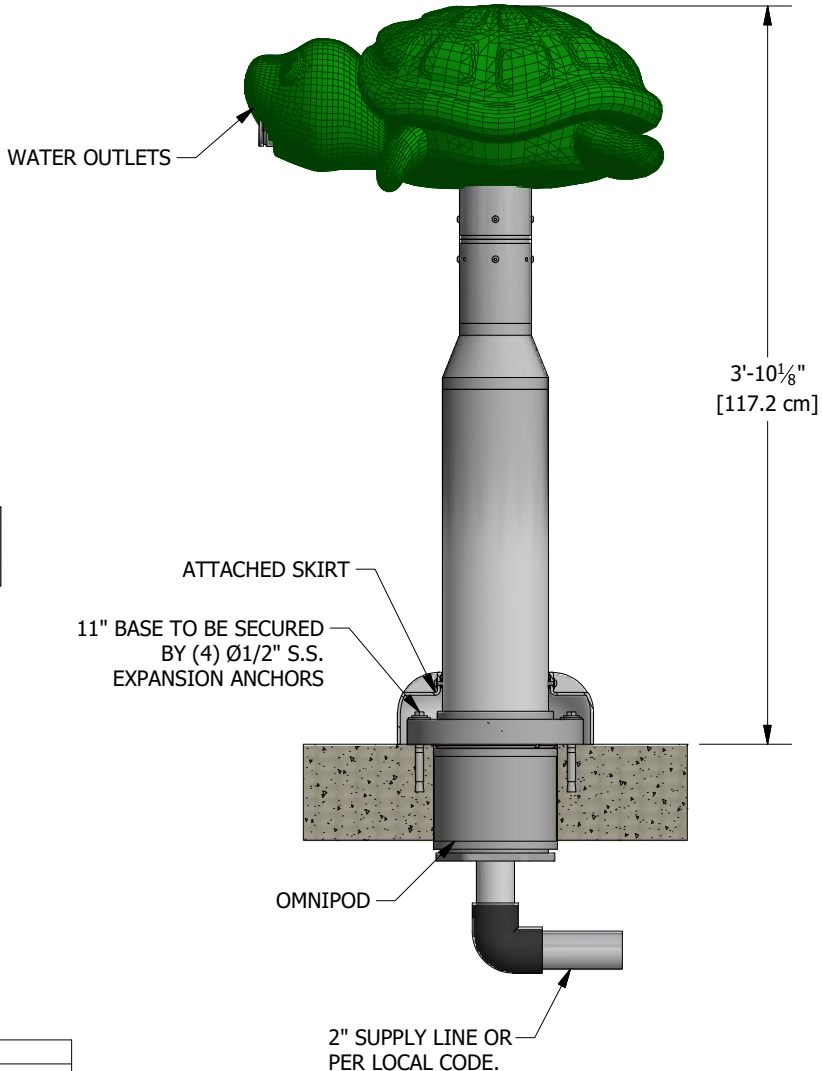
©2016 Rain Drop Products, LLC.
All rights reserved

NOTE:
#1 DO NOT EXCEED THE MAXIMUM FLOW RATE OF 7.8 GPM.
#2 CONCRETE MUST BE LEVEL 2'-0" IN DIAMETER CENTERED ON THE WATER SUPPLY.
#3 HEAD REQUIRED MEASURED FROM BASE OF FEATURE.
#4 SUPPLY LINE TO BE SOLVENT WELDED TO OMNIPOD FEATURE RECEIVER.
#5 CONCRETE TO BE 6" MINIMUM THICKNESS OR PER LOCAL CODE.

AREA OF INFLUENCE:
6' DIAMETER
VARIES WITH FLOW







INTENDED FLOW	5.7 GPM
GPM OPERATION RANGE	3.6 GPM TO 7.8 GPM
HEAD	8'
MINIMUM SUPPLY LINE SIZE	2"
RECIRCULATED WATER	Yes
POTABLE WATER	Yes
SALT WATER	Yes
OMNIPOD COMPATIBLE	Yes
NUMBER OF PEOPLE TO INSTALL	1
MANHOURS TO INSTALL	2

AGE AND WEIGHT GUIDELINES			
2-6	7-12	13+	WEIGHT LIMIT
X	X	X	300 LBS

WWW.RAIN-DROP.COM
Rain Drop® Products, LLC
T-419.207.1229 F-419.207.8902

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

SHEET 1 OF 1

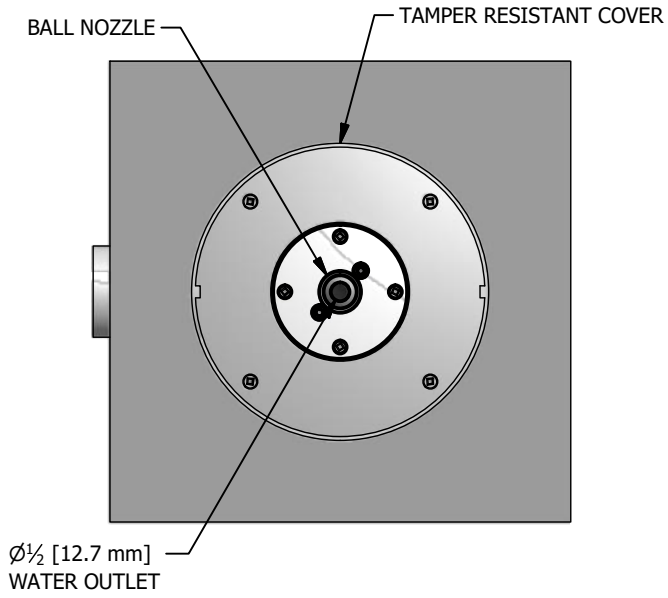
PRODUCT NAME: WATER FUN CANNON TURTLE, OMNI
PRODUCT PART #: WFCN-017-OM
REV: 1

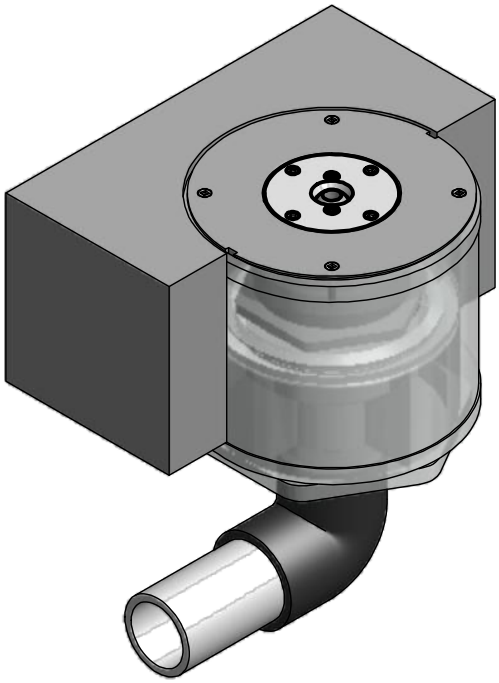
©2014 Rain Drop Products, LLC.
All rights reserved

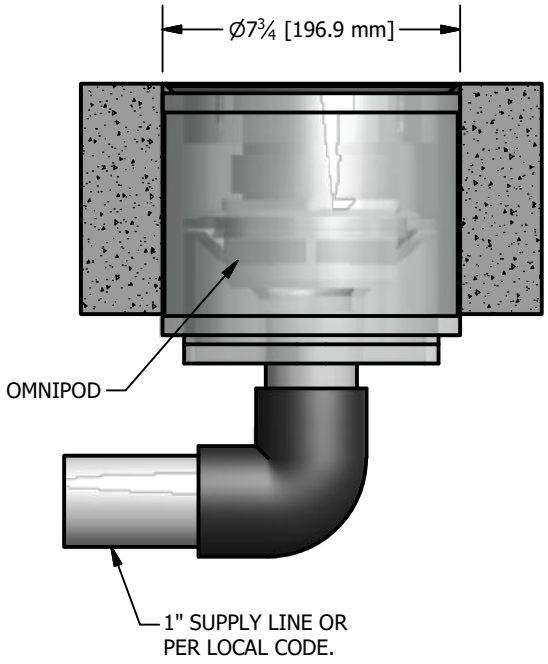
C:\Vault workspace\Designs\Above Ground Features\Water Fun Cannon\WFCN-017-OM\WFCN-017-OM-ZCS.idw

NOTE:
#1 DO NOT EXCEED THE MAXIMUM FLOW RATE OF 9.2 GPM.
#2 CONCRETE MUST BE LEVEL 2'-0" IN DIAMETER CENTERED ON THE WATER SUPPLY.
#3 HEAD REQUIRED MEASURED FROM BASE OF FEATURE.
#4 SUPPLY LINE TO BE SOLVENT WELDED TO OMNIPOD FEATURE RECEIVER.
#5 CONCRETE TO BE 6" MINIMUM THICKNESS OR PER LOCAL CODE.

AREA OF INFLUENCE:
3' DIAMETER
VARIES WITH FLOW







INTENDED FLOW	6.7 GPM
GPM OPERATION RANGE	4.3 GPM TO 9.2 GPM
HEAD	3'
MINIMUM SUPPLY LINE SIZE	1"
RECIRCULATED WATER	Yes
POTABLE WATER	Yes
SALT WATER	Yes
OMNIPOD COMPATIBLE	Yes
NUMBER OF PEOPLE TO INSTALL	1
MANHOURS TO INSTALL	0.5

AGE AND WEIGHT GUIDELINES			
2-6	7-12	13+	WEIGHT LIMIT
X	X	X	300 LBS

WWW.RAIN-DROP.COM

Rain Drop® Products, LLC

T-419.207.1229 F-419.207.8902

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

SHEET 1 OF 1

PRODUCT NAME: UPSTREAM JET-OMNIPOD

PRODUCT PART #: UPJT-007-OM

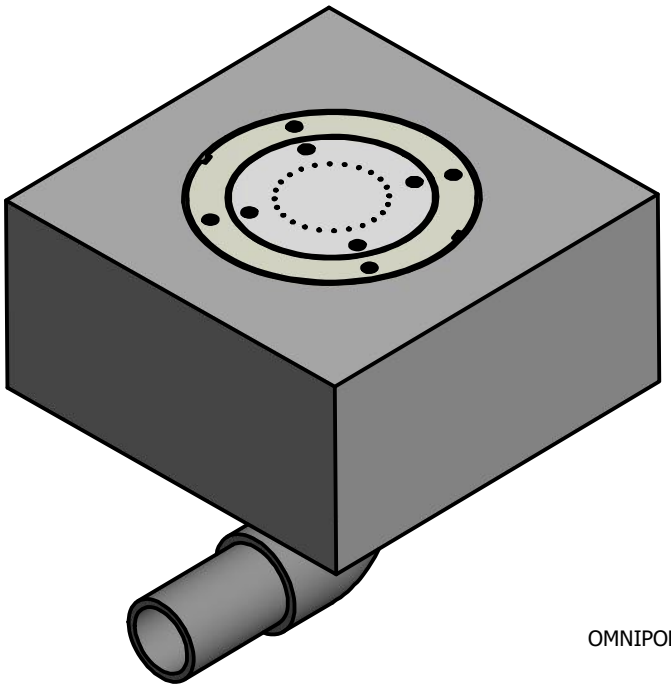
REV: 1

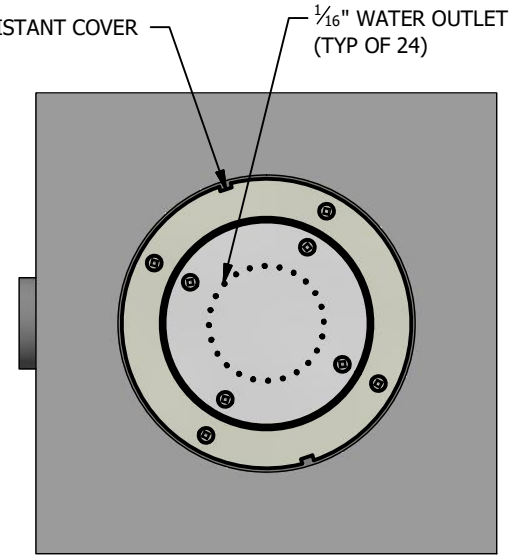
©2014 Rain Drop Products, LLC.
All rights reserved

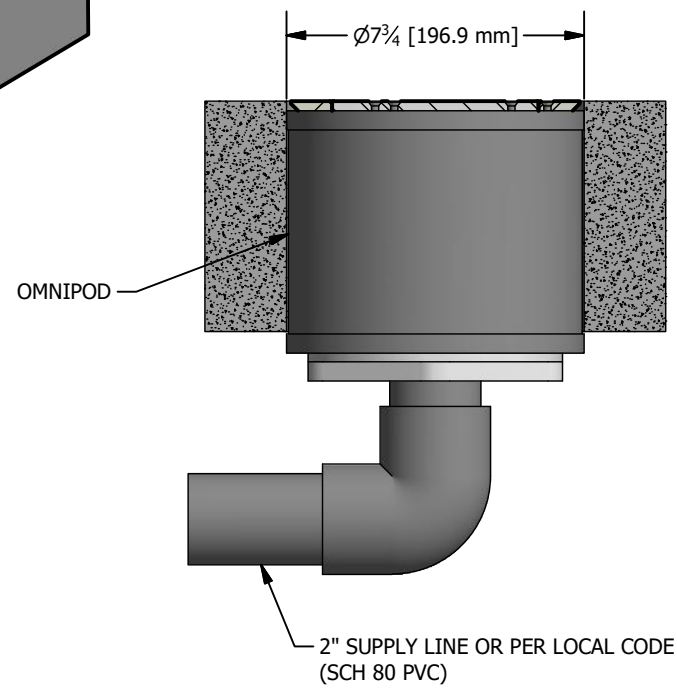
C:\Vault workspace\Designs\Surface Sprays\Upstream Jet\UPJT-007-OM\UPJT-007-OM-ZCS.idw

NOTE:
#1 DO NOT EXCEED THE MAXIMUM FLOW RATE OF 3.5 GPM.
#2 CONCRETE MUST BE LEVEL 2'-0" IN DIAMETER CENTERED ON THE WATER SUPPLY.
#3 HEAD REQUIRED MEASURED FROM BASE OF FEATURE.
#4 SUPPLY LINE TO BE SOLVENT WELDED TO OMNIPOD FEATURE RECEIVER.
#5 CONCRETE TO BE 6" MINIMUM THICKNESS OR PER LOCAL CODE.

AREA OF INFLUENCE:
3' DIAMETER
VARIES WITH FLOW







INTENDED FLOW	2.6 GPM
GPM OPERATION RANGE	1.6 GPM TO 3.5 GPM
HEAD	3'
MINIMUM SUPPLY LINE SIZE	1"
RECIRCULATED WATER	Yes
POTABLE WATER	Yes
SALT WATER	Yes
OMNIPOD COMPATIBLE	Yes
NUMBER OF PEOPLE TO INSTALL	1
MANHOURS TO INSTALL	0.5

AGE AND WEIGHT GUIDELINES			
2-6	7-12	13+	WEIGHT LIMIT
X	X	X	300 LBS

WWW.RAIN-DROP.COM
Rain Drop® Products, LLC
T-419.207.1229 F-419.207.8902

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

SHEET 1 OF 1

PRODUCT NAME
POPKORN JET- LOW FLOW-OMNIPOD

PRODUCT PART # PKJT-003-LF-OM

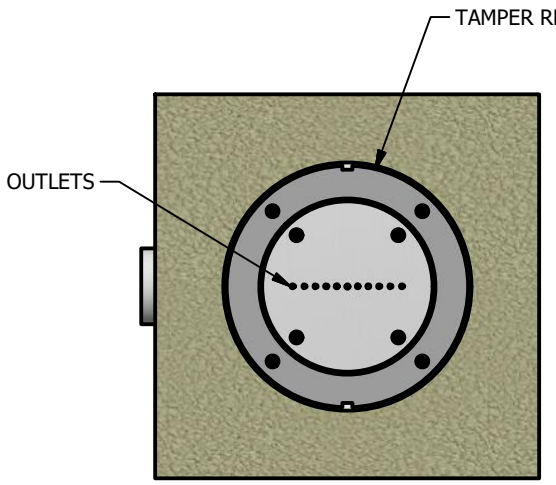
REV 1

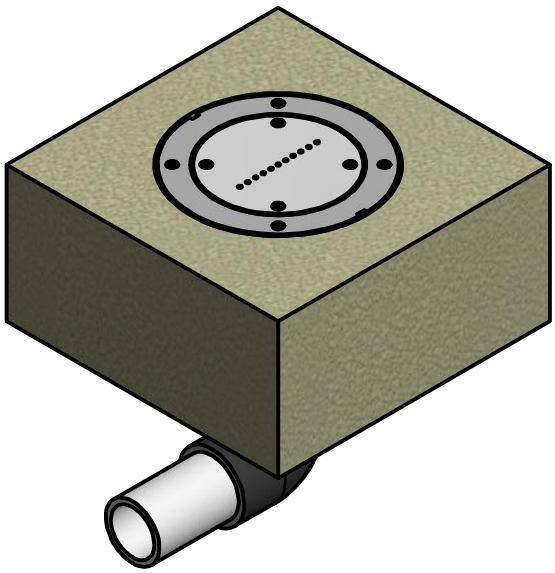
C:\Vault workspace\Designs\Surface Sprays\Popkorn Jet\PKJT-003-LF-OM\PKJT-003-LF-OM-ZCS.idw

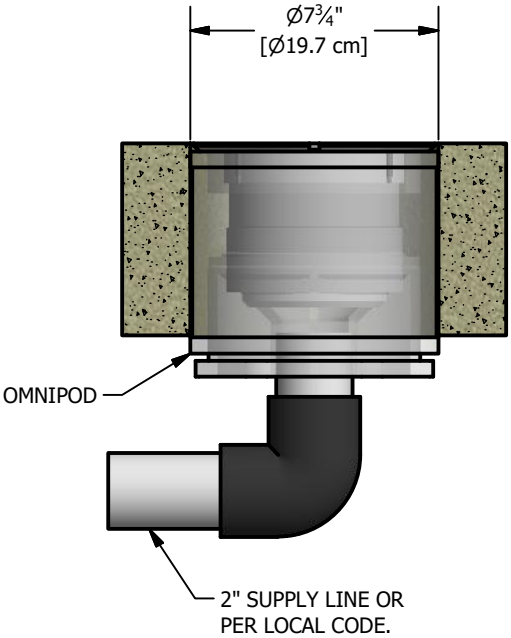
©2014 Rain Drop Products, LLC.
All rights reserved

NOTE:
#1 DO NOT EXCEED THE MAXIMUM FLOW RATE OF 6.3 GPM.
#2 CONCRETE MUST BE LEVEL 2'-0" IN DIAMETER CENTERED ON THE WATER SUPPLY.
#3 HEAD REQUIRED MEASURED FROM BASE OF FEATURE.
#4 SUPPLY LINE TO BE SOLVENT WELDED TO OMNIPOD FEATURE RECEIVER.
#5 CONCRETE TO BE 6" MINIMUM THICKNESS OR PER LOCAL CODE.

AREA OF INFLUENCE:
10' L X 6' W
VARIES WITH FLOW







INTENDED FLOW	4.6 GPM
GPM OPERATION RANGE	2.9 GPM TO 6.3 GPM
HEAD	4'
MINIMUM SUPPLY LINE SIZE	2"
RECIRCULATED WATER	Yes
POTABLE WATER	Yes
SALT WATER	Yes
OMNIPOD COMPATIBLE	Yes
NUMBER OF PEOPLE TO INSTALL	1
MANHOURS TO INSTALL	.5

AGE AND WEIGHT GUIDELINES			
2-6	7-12	13+	WEIGHT LIMIT
X	X	X	300 LBS

WWW.RAIN-DROP.COM

Rain Drop® Products, LLC

T-419.207.1229 F-419.207.8902

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

SHEET 1 OF 1

PRODUCT NAME: PEACOCK JET, LOW FLOW, OMNI

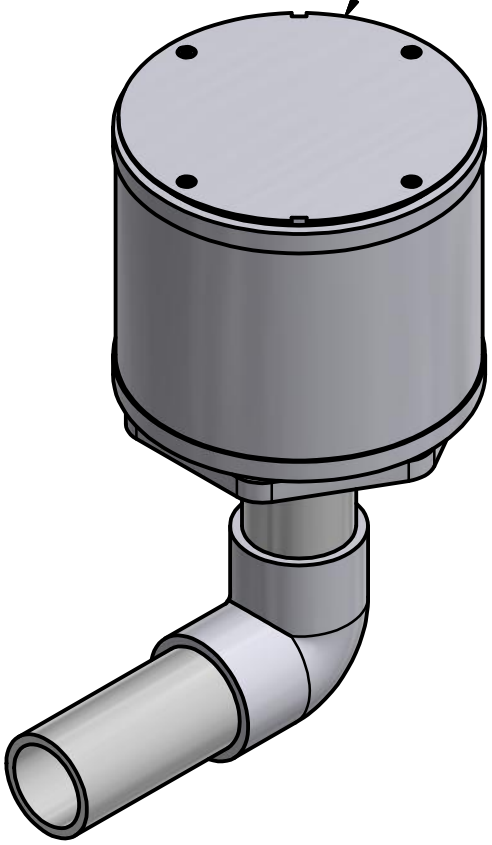
PRODUCT PART #: PCJT-001-LF-OM

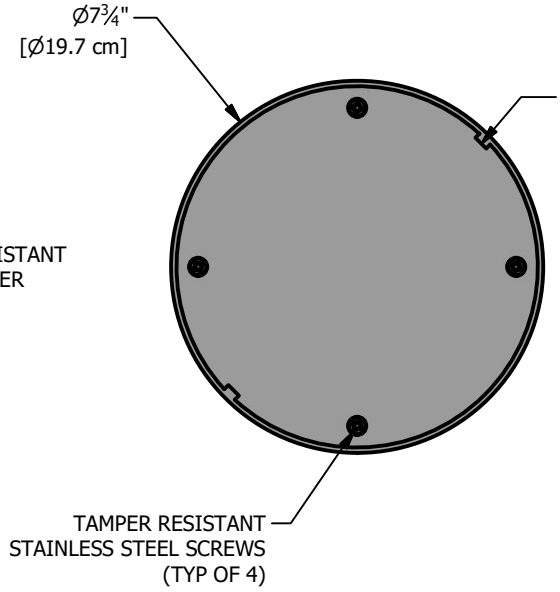
REV: 1

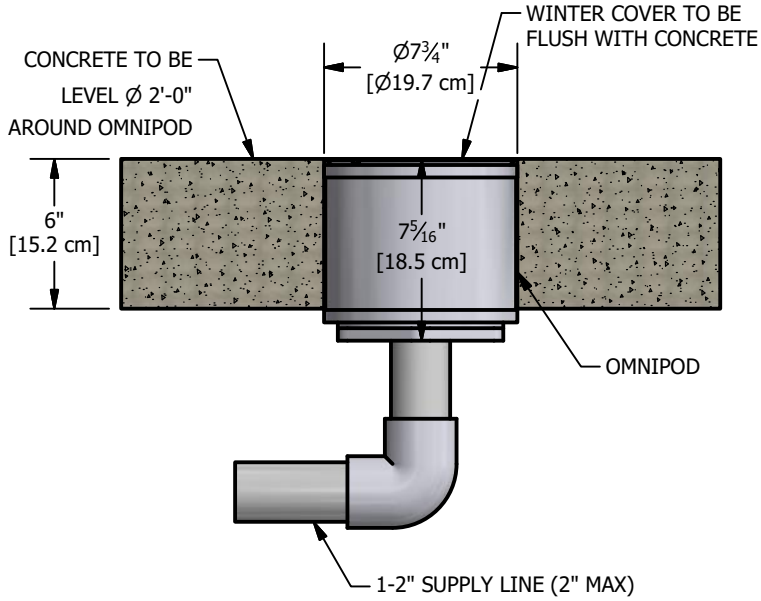
©2017 Rain Drop Products, LLC.
All rights reserved

C:\Vault workspace\Designs\Surface Sprays\Peacock Jet\PCJT-001-LF-OM\PCJT-001-LF-OM-ZCS.idw

NOTES:
1. VALVE MUST BE INSTALLED ON SUPPLY LINE TO REGULATE THE FLOW.
2. CONTRACTOR RESPONSIBLE FOR ALL PVC PIPING INCLUDING BUT NOT LIMITED TO FLANGES, ELBOWS, GASKETS AND HARDWARE TO CONNECT TO FEATURE TO OPERATE PROPERLY.
3. DO NOT TAKE OFF WINTER COVER UNTILL FEATURE IS READY TO BE PLACED.
4. SEE FEATURE CUTSHEET FOR DETAILS.
5. CONCRETE TO BE 6" MINIMUM THICKNESS OR PER LOCAL CODE.







AGE AND WEIGHT GUIDELINES			
2-6	7-12	13+	WEIGHT LIMIT
X	X	X	300 LBS

NUMBER OF PEOPLE TO INSTALL	1
MANHOURS TO INSTALL	1

WWW.RAIN-DROP.COM

Rain Drop® Products, LLC

T-419.207.1229 F-419.207.8902

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

SHEET 1 OF 1

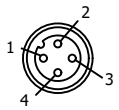
PRODUCT NAME	PRODUCT PART #	REV
OMNIPOD, STANDARD	POD-A001	1

©2012 Rain Drop Products, LLC.
All rights reserved

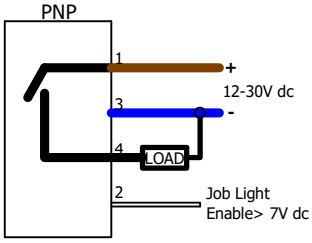
C:\Vault workspace\Designs\Surface Sprays\Omnipod\POD-A001-ZCS.idw

NOTE:
#1 CONCRETE MUST BE LEVEL 2'-0" IN DIAMETER CENTERED ON THE CONDUIT.
#2 CONDUIT LINE TO BE STUBBED UP THROUGH THE CONCRETE AND FIELD CUT TO CONNECT THE FEATURE ACCORDINGLY.
#3 CONCRETE TO BE 6" MINIMUM THICKNESS OR PER LOCAL CODE.

Pinout (Female)



COLOR KEY
1= Brown
2= White
3= Blue
4= Black



ELECTRICAL SPECIFICATIONS:

Supply Voltage 12 V to 30 V dc
Supply Current< 75 mA max current at 12 V dc (exclusive of load)
< 50 mA max current at 30 V dc (exclusive of load)
Supply Protection Circuitry
Protected against reverse polarity and transient voltages
Output Rating Maximum load: 150 mA
ON-state saturation voltage: < 2 V dc at 10 mA; < 2.5 V dc at 150 mA
OFF-state leakage current: <10 µA at 30 V dc
Output Response Time
50 milliseconds On and Off
Operating Conditions
Temperature: -40 °C to +50 °C (-40 °F to +122 °F)
Humidity: 90% at 50 °C maximum relative humidity (non-condensing)
Environmental Rating
IEC IP67, IP69K per DIN 40050-9.
Cabled models also meet IP69K if the cable and cable entrance are protected from highpressure spray.
Cable
197' (60 meter) cable provided with Activator.

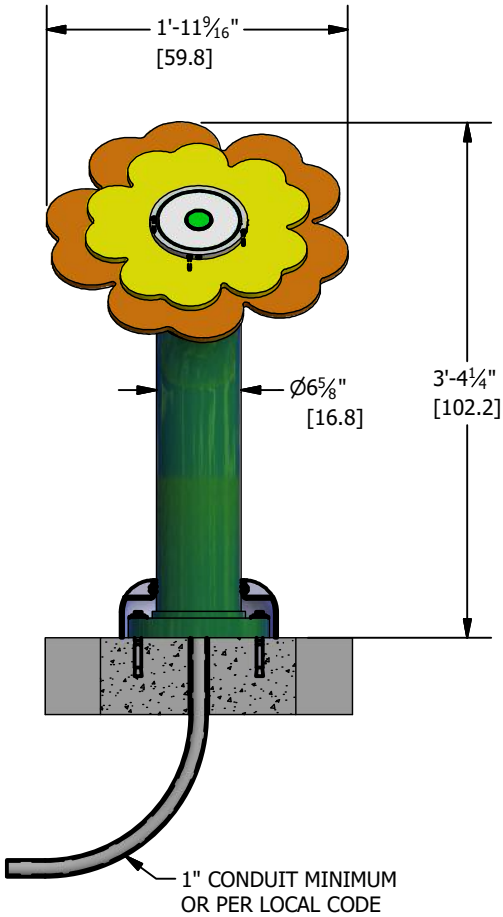


FUNCTION:

- Job light is illuminated Red while job input is active
- Touch activates output and overrides job light
(turns green for 3 sec.) for visual verification that action was sensed

Color options
Green, Yellow, Red, Blue, White, Turquoise, Orange, Violet, Magenta, Not used





NUMBER OF PEOPLE TO INSTALL	1
MANHOURS TO INSTALL	1

WWW.RAIN-DROP.COM

Rain Drop® Products, LLC

T-419.207.1229 F-419.207.8902

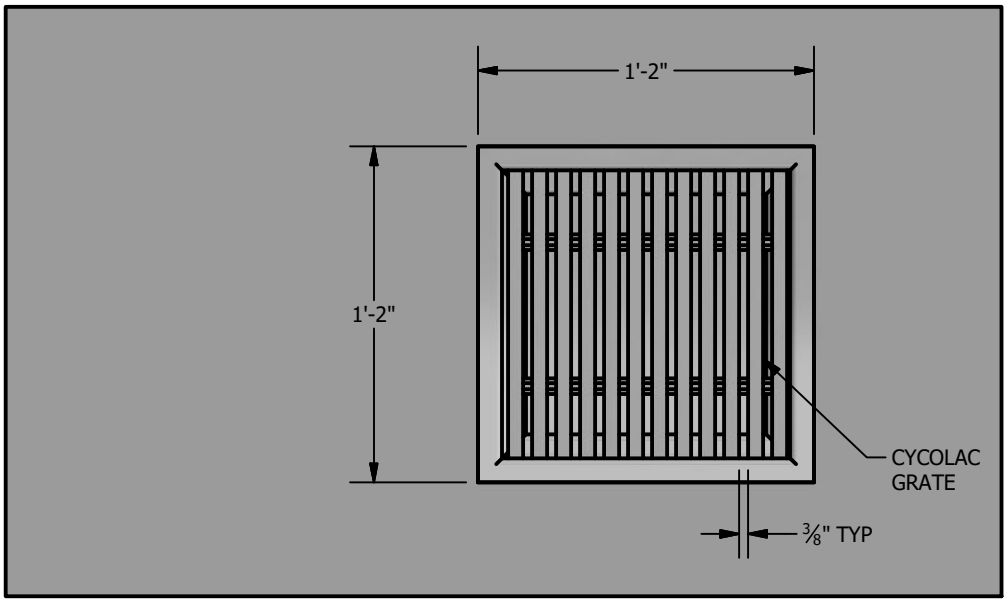
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

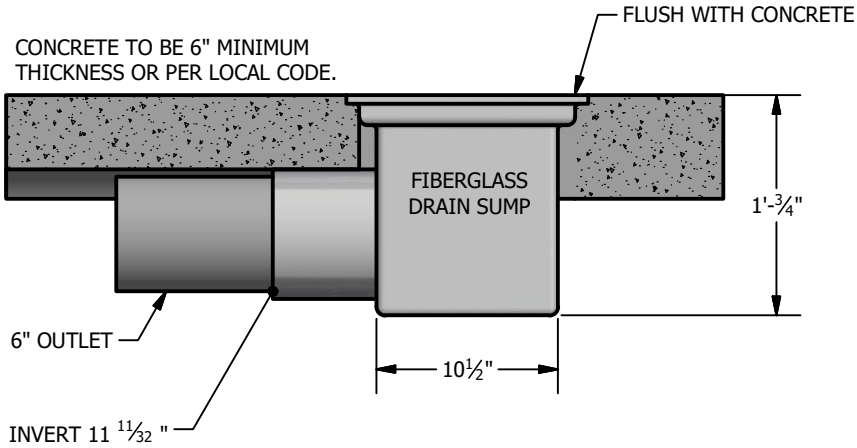
SHEET 1 OF 1

PRODUCT NAME	PRODUCT PART #	REV
POSEY ACTIVATOR, PUSH BUTTON	PSAC-001	1

©2012 Rain Drop Products, LLC.
All rights reserved

C:\Vault workspace\Designs\Water Management\Activators\PSAC-001\PSAC-001-ZCS.idw





NOTE
DRAIN CAPACITY OF 135 GPM AT 1.5 FPS

WWW.RAIN-DROP.COM

Rain Drop® Products, LLC

T-419.207.1229 F-419.207.8902

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF RAIN DROP PRODUCTS LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF RAIN DROP PRODUCTS LLC IS PROHIBITED.

SHEET 1 OF 1

PRODUCT NAME	PRODUCT PART #	REV
12" X 12"-BOX DRAIN-6" OUTLET	DRN12-002	1

C:\Vault workspace\Designs\Water Management\Drains\DRN12-002\DRN12-002-ZCS.idw

©2012 Rain Drop Products, LLC.
All rights reserved

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

G. Training

City of Weslaco staff training: Training in the operation of splash pad, familiarization of the components, and troubleshooting to be conducted by local splash pad technician Javier Alanis. Mr. Alanis, our locally based installation manager and technician, and Park Place Recreation Designs makes this training available during the warranty period, on request, at no additional charge. Initial familiarization and training of City staff is also included in the installation cost (see also Section J, Project Pricing).

Training will provide a sufficient overview of the configuration of the components of the system to allow City staff to troubleshoot any problems or tune any components for maximum performance.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

H. General Comments

Celebrating the diversity of flora and fauna of the Rio Grande Valley, this unique water play environment **unites animals and flowers and bees and butterflies within the watering hole of the Weeping Thorn Thicket**. Nature is the backdrop for this space, as all ages can interact and learn from the movement, textures, and varying sounds of water. This concept salutes **Universal Design**.

Universal Design means designing and product feature selections that have form and function that are inherently accessible to everyone, without having to modify the items to be accessible. We at Park Place Recreation Designs and Rain Drop Products embrace universal design practices by considering a broad spectrum of needs and abilities when designing projects and products. This means **all ages play together. Kids, parents, and grandparents get wet and learn through play**.

The core of Universal Play is **Inclusion**. Inclusivity means going **beyond simple ADA compliance to ensure equal opportunities are available for everyone** by maximizing sensory experiences for people of all abilities. This Splash Pad is totally wheelchair accessible. There is an accessible route from the parking area, through the connecting sidewalks, and throughout the splash play space. Sensitivity to the Senses results in heightened engagement by **every body**. This design for the Judge Gilbert Garza Splash Play Environment puts the emphasis on the natural "Environment" by appealing to:

The Auditory
Sense of **Sound** can be engaged using:
- Various Types of Water Splashing
- Sounds of nature
- Best sound of all - Laughter

The Tactile
Sense of **Touch** can be engaged using:
- Variety in Textures of Water (aerated, solid stream, broken streams)
- Variety in Textures of Materials (soft paint, smooth paint, rough paint, carved in textures)
- Textures of imprints within the concrete surface mimicking the tracks of birds and the footprints of other native South Texas Creatures.
- Imprint entering the splash play area of a texture to alert the vision impaired.

Proprioceptive
Sense of **Movement** in muscles and joints can be engaged using:

- Buttons, Wheels, Other Moving Parts
- Various Water Pressures

Visual
Sense of **Sight** can be engaged using:

- Water or Feature Movement of dumping buckets
- Feature and Surfacing Color of tracks and prints molded into the concrete surface
- Feature Shapes of “enhanced nature” imagery of larger-than-life flowers, bees, and creatures.

Vestibular
Sense of **Balance** can be engaged using:

- Choreographed Water moving in circular patterns
- Over-head water dumping features

Versatility of Play
Learning comes in many forms here:

- Dramatic Play in the larger-than-life nature of the Watering Hole.
- Cooperative play joining forces with others to change the flow and textures of water.
- Social play of creating games with the choreographed timing of water features. Playing together and taking turns.
- Parallel Play of observing others manipulating water creating a desire to emulate.

At Judge Gilbert Garza Park, splash play is for everyone. And learning can take place whether the water is running or not. Part of this **Learning Play** solution provides for one **interpretive sign, showing the animal tracks stamped with the splash pad surface**. A **visual of the track and the name of animal in Spanish and English** will all be featured on this sign. The appeal of Universal Design is that everyone is led to contribute. Animal tracks are the beginning of animal stories. **A journey into this Thicket results in learning, community, and refreshment!**

Bob Ahrens
President
Park Place Recreation Designs, Inc.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

I. Project Schedule

1. **Day 1:**
   Award and Notice to Proceed with receipt of City of Weslaco final design approval and splash pad play surface and component color selections.

2. **Days 1-5:**
   Equipment order placed with Rain Drop Products. Manufacturing of components begins.

3. **Days 1-20:**
   a. Permitting process
   b. Splash pad play surface base preparation
   c. Delivery of Rain Drop Products embedded equipment (embeds), aquatic play features, drains

4. **Days 21-42:**
   a. Installation of PVC plumbing
   b. Installation of play surface concrete forms and rebar preparation for concrete pour
   c. Installation of embeds and drains
   d. Pour concrete play surface

5. **Days 43-60:**
   Delivery of Rain Drop Products aquatic play features, mechanical enclosure, control module, manifold, valve assemblies, pressure control valve assembly, and back flow preventer.

6. **Days 60-75:**
   Installation of mechanical enclosure, control module, manifold, valve assemblies, pressure control valve assembly, and back flow preventer.

7. **Days 75-80:**
   System testing and completion inspection by City of Weslaco staff.

8. **Follow-Up:**
   Training of City of Weslaco staff.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

J. Project Pricing

Itemized line-item pricing for the project, anticipated tasks, and/or deliverables follows this page as an attachment.

The attached proposal quote includes all anticipated expenses for all efforts, equipment, and services associated with documentation, design, hardware, configuration, deployment, and support for the first year.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Toll Free: (800) 626-0238 | Local: (210) 821-5878 | Fax: (210) 832-0115
Email: fun@miracleparkplace.com | Web: www.miracleparkplace.com
BuyBoard Contract #592-19

Date:	**May 5, 2021**	Quote #:	**0921215**
Customer:	**City of Weslaco**		
Project:	**Judge Gilbert Garza Park Spash Pad Proposal**		

DESCRIPTION	UNIT PRICE	TOTAL PRICE
YouTube Animated Tour Video Link: https://youtu.be/Ex5ul8_nx84 **RainDrop Spray Features:** Triple Arch Rain Storm, Leaf Spray with Butterfly Ornament, Tumbling Whimsy with (2) Tilt Buckets (Stainless Steel), Spinning Posie, Buzzy Bee Feature Ornament, Elevated Spinning Iris (Stainless Steel), (2) Water Fun Turtle Cannons, (2) Upstream Jets, (7) Popkorn Jets, Peacock Jet, (18) Omni Pod Template Mounting Devices **RainDrop Mechanical System Components:** Timer Panel, Posey Activator, and Enclosure which inludes Rain Maker 24 Outlet, 6" Stainless Steel Manifold, (2) 1" Solenoid Valve Assemblies, (8) 2" Solenoid Valve Assemblies, (3) 1" Ball Valve Assemblies, (5) 2" Ball Valve Assemblies, 2" Pressure Control Valve Assembly, 2" Back Flow Preventer	$ 121,590.00	$ 121,590.00
Installation: Installation of 1,256 square foot splash pad surface, drainage, water distribution system, automation package, above grade manifold enclosure box, activation devices, and aquatic play features	$ 87,910.00	$ 87,910.00
City of Weslaco staff training: Training in the operation of splash pad, familiarization of the components, and troubleshooting to be conducted by local splash pad technician Javier Alanis. Included in installation cost. Recurring training available on request at no additional charge.	$ -	Included
EQUIPMENT SUBTOTAL		**$ 209,500.00**
FREIGHT	$ 4,500.00	$ 4,500.00
TOTAL EQUIPMENT DELIVERED		**$ 214,000.00**
PAYMENT AND PERFORMANCE BONDS	$ 6,000.00	$ 6,000.00
PRE-TAX TOTAL OF ALL		**$ 220,000.00**
SALES TAX (sales and use tax exempt certificate on file)	0.00%	**$ -**
GRAND TOTAL		**$ 220,000.00**

- Pricing is for materials/delivery. Installation is not included unless priced above.
- If not priced above and if required, the following items and associated costs/fees will be the responsibility of the customer: Engineer Sealed Drawings – Local Building Permits – Payment/Performance Bonds – TDLR Registration/Review/Inspections. Each item, along with its fee/cost, will be listed separately.
- **Prices are valid for 90 days after which they are subject to change.** Any work not specifically mentioned in this proposal as being included shall be deemed excluded. The customer will be responsible for any taxes owed.
- A 3% fee will be added for payment by credit card.

Please issue all purchase orders and payments to **Park Place Recreation Designs, Inc**.
Terms: 50% down payment with signed quote.
Municipalities/School Districts purchase orders accepted as authorization.

Authorized by: x_____
Printed Name Signature Date

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

K. Warranty, Manufacturer

A copy of the Rain Drop Products Warranty for the material and equipment proposed, detailing the scope and length of the warranty, follows this page as an attachment.

The manufacturer fully warrants all materials and equipment furnished under the terms of this proposal against poor and inferior quality. While under warranty, manufacturer shall repair or replace inoperable materials or equipment in a timely manner to minimize the disruption of City operations.

Rain Drop Products Warranty

The limited warranties of Rain Drop Products LLC (collectively, the "Limited Warranty") are as follows:

Lifetime	25 Years	7 Years	5 Years	3 Years	2 Years	1 Year	OEM/RDP
Fiberglass tubing & molded components	Stainless Steel tubing & welds	Enhanced paint system	Water filtration & distribution skids Water distribution & recirculation fabrications Adhesives Nozzles Polymer Materials Standard Paint System	Master show or sequencing control panels	Stainless Steel hardware Moving parts	Decals	Water disinfection filtration & distribution equipment Distributed products/ control panels All other electrical components All other coatings

Paint and Coating warranty: Peeling or delamination of the topcoat and/or other layers of paint, excessive loss of color and gloss caused by UV cracking, checking and hazing.

Rain Drop Products LLC ("Rain Drop") warrants that all products manufactured by Rain-Drop (the "Product") are warranted for the warranty period listed from date of shipment against any defects in material or workmanship under normal use and service.

Lifetime Product Limited Warranty. In addition, the fiberglass reinforced plastic ("FRP") furnished with any Product has a lifetime warranty from the date of shipment against rust and corrosion only. All other products are not warranted against rust and corrosion.

Original Manufacturer Warranty ("OEM"). With respect to equipment not manufactured by Rain Drop but used in conjunction with any Rain Drop Product, any applicable warranty is covered by the original manufacturer of such equipment and not by Rain Drop. This equipment includes, but is not limited to filtration, chlorination and re-circulation equipment. This warranty is in lieu of all other warranties express or implied. All claims, questions and inquiries should be directed to the original manufacturer

Limitations on Warranty

Limited Remedy. The remedy for breach of Rain Drop's Limited Warranty as described above is limited to the replacement or repair of any Product which is determined to be defective under the reasonable judgment of Rain Drop. Further, the warranty coverage is only for that Product that has been properly installed, operated, and maintained according to industry standards, state and local health and administrative codes, and the instructions provided by Rain Drop.

Discovery of Defect. In the event of any defective Product covered under this Limited Warranty, written notice of such defect must be delivered to Rain Drop at the following address:

Rain Drop Products, LLC - 2121 Cottage Street - Ashland, Ohio 44805

within the warranty period and within 15 days after such defect is discovered. Upon confirmation that the defect exists, Rain Drop will, within a reasonable period of time, replace or repair the defective Product. Rain Drop shall not be liable for the shipping cost of returning any claimed defective Product to Rain Drop or for shipping costs of replacement materials. Rain Drop Products has the ultimate discretion to determine whether a defect exists and whether to replace or repair such defect.

Exclusions. This warranty does not cover:

1. normal wear and tear, improper operation or improper installation of any Rain Drop Product;
2. nonauthorized alterations, or the use of non-original manufacturers parts or;
3. use outside of the intended design or capacities of the product or;
4. use in environments where corrosive air conditions or water chemistry conditions profiles are outside of industry standards, federal, state or local health and administrative code or;
5. improper winterization that is not in accordance with best practices, industry standards, and procedural documents from the manufacturer or;
6. any repair(s) not expressly authorized by the manufacturer or;
7. labor, equipment rentals, or materials used to uninstall or install repaired or replaced product or;
8. mishandling, freight damage, repackaging, or transport of any products, returns or;
9. acts of God, theft, or any accidents outside the manufacturers control.

Disclaimer of Warranties. ALL OTHER CONDITIONS, REPRESENTATIONS, AND WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED BY RAIN DROP TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF RAIN DROP'S WARRANTY SET FORTH ABOVE.

Limitation of Liability. TO THE EXTENT PERMITTED BY LAW, RAIN DROP SHALL IN NO EVENT BE LIABLE IN CONNECTION WITH ITS PRODUCTS FOR (A) ANY INDIRECT, SPECIAL, INCIDENTAL, LIQUIDATED OR CONSEQUENTIAL DAMAGES, BASED ON TORT, CONTRACT OR OTHER LEGAL THEORY, WHETHER OR NOT ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, OR (B) ANY DAMAGES WHATSOEVER IN EXCESS OF AN AMOUNT EQUAL TO THE PURCHASE PRICE FOR SUCH PRODUCT. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED HEREIN IS THE PURCHASER'S EXCLUSIVE ALTERNATIVE REMEDY IN THE EVENT THAT THE REMEDY PROVIDED HEREIN FAILS OF ITS ESSENTIAL PURPOSE.

Effective Date and Reservation of Rights. This Limited Warranty is dated as of January 2021 and supersedes and replaces any previous warranties. Rain Drop reserves the right to revise, amend or modify this Limited Warranty at any time and in any manner without obligation to notify any individual or entity.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com
BuyBoard Contract #592-19

RFP #2020-21-17 Water Spray Splash Pad at Judge Gilbert Garza Park

L. Warranty, Vendor

A sample copy of the Park Place Recreation Designs, Inc. warranty letter follows this page as an attachment.

Park Place Recreation Designs, Inc. shall fully warrant all materials, equipment, and installation furnished under the terms of this Proposal against poor and inferior quality, for a period of not less than one (1) year from date of the final acceptance by the City. While under warranty, successful Vendor shall repair or replace inoperable materials or equipment in a timely manner to minimize the disruption of City operations.

PARK PLACE
RECREATION DESIGNS
P.O. Box 18186 | San Antonio, Texas 78218
Local: (210) 821-5878 | Toll Free: (800) 626-0238
Email: fun@miracleparkplace.com | www.miracleparkplace.com

May 5, 2021

SAMPLE

City of Weslaco
255 South Kansas Avenue
Weslaco, Texas 78596

RE: Water Spray Splash Pad at Judge Gilbert Garza Park / RFP 2020-21-17

WARRANTY

We guarantee all materials, equipment, and installation work for the above referenced project in accordance with contract documents for a period of one (1) year beginning from the date of substantial completion.

This letter does not increase or decrease the guarantee required by the plans and/or specifications, but specifically, excludes all normal maintenance items, failures due to neglect, abuse, faulty design, existing conditions, or Acts of God.

Sincerely,

PARK PLACE RECREATION DESIGNS, INC.

Marilyn Ahrens
Vice President

STATE OF TEXAS
COUNTY OF BEXAR

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____2021

_____
Notary Public

T.F. HARPER & ASSOCIATES LP

103 Red Bird Lane
Austin, TX 78745
(512) 440-0707

2021-21-17: Water Spray Splash Pad

Bid Proposal | May 7th 3:00 PM

Prepared for:

City of Weslaco Purchasing Office
ATTN: Homer Rhodes
255 S. Kansas Avenue
Weslaco, TX 78596

Prepared by:

T.F. Harper & Associates, LP
Founded in 1972
103 Red Bird Lane, Austin TX 78745
Office (512) 440-0707
Fax (512) 440-0736

T.F. HARPER
& ASSOCIATES LP

103 Red Bird Lane
Austin, TX 78745
(512) 440-0707

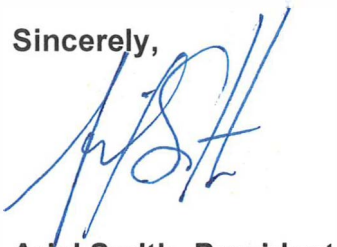
TAB A

Dear Homer Rhodes,

We greatly appreciate the opportunity to participate in the bid for the **Water Spray Splash Pad.** We've reviewed the project specifications and are excited about the prospect of working with you. Our qualifications and ability are apparent in the following pages and our reputation speaks for itself. Operating since 1972 we have extensive experience successfully completing projects with splash pads across Texas.

The information below is designed to give you a comprehensive overview of T.F. Harper's proposed approach to the management of your project should you have any questions please don't hesitate to reach out to me.

Sincerely,



Ariel Smith, President
(512) 440-0707
asmith@tfharper.com

TAB B

ATTACHMENT V
VENDOR QUALIFICATIONS
GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: T.F. Harper & Associates LP
(Full, correct legal name)

2 Address: 103 Red Bird Ln
Austin TX, 78745

3. Telephone/Fax: 512-440-0707

4. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

Yes____ No__x__

5. Is your Company authorized and/or licensed to do business in Texas?
Yes__x__ No____

6. Where is the Company's corporate headquarters located? Austin, TX 78745

7. a. Does the Company have an office located in Weslaco, Texas?

Yes____ No__x__

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Weslaco office?

_____ (years) _____ (months)

c. State the number of full-time employees at the Weslaco office. _____

8. a. If the Company does not have an Weslaco office, does the Company have an office located in Hidalgo County, Texas?

Yes____ No__x__

b. If the answer to the previous question is yes, how long has the Company conducted business from its Hidalgo County office?

_____ (years) _____(months)

c. State the number of full-time employees at the Hidalgo County office. _____

9. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No_x__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

10. Indicate person whom The City may contact concerning your submittal or setting dates for meetings.

Name: Ariel Smith
Address: 103 Red Bird Ln, Austin, Texas 78745
Telephone: 512-440-0707
Fax: 512-440-0736
Email: asmith@tfharper.com

11. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (x).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

12. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (x)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

13. Provide any other names under which your business has operated within the last 10 years.

N/A

T.F. HARPER & ASSOCIATES LP

PROPOSAL

103 Red Bird Lane
Austin, Texas
78745-3122

TO: City of Weslaco
Attn: Homer Rhodes
Address: 255 S. Kansas Ave
Weslaco, TX 78596
Phone: 956-968-3181
Email: hrhoades@weslacotx.gov

BUYBOARD CONTRACT
#581-19

PROPOSAL #: 05072021
DATE: May 7thth, 2021

PROPOSAL FOR

Judge Gilbert Garza Park Splash Pad

Item	DESCRIPTION OF CONSTRUCTION			TOTAL COST
	Provide and Install Splash Pad Features as shown on the rendering, Flow Thru system, including the manifold and controller			$197,399.25
	City to provide water or power within 10' of the slab			
	Contingency			$20,000.00
			Sales Tax	Exempt
		TOTAL		**$217,399.25**

PROPOSAL IS VALID FOR 30 DAYS FROM DATE OF PROPOSAL OR FROM DATE OF REVISION

NOT INCLUDED: **Sales Tax, Permits/Fees,**

Payment Terms: 100% due upon delivery & receipt of invoice (progress payment acceptable).

Estimated Delivery: 8 week after receipt of order

Accepted by: _____

Date: _____ **P.O. # (if applicable):** _____

PLEASE ISSUE PURCHASE ORDER IN VENDOR NAME OF T.F. HARPER & ASSOCIATES, LP

Thank you for giving us the opportunity to present this Proposal.
Ariel Smith

www.tfharper.com - - 800.976-0107 - - local: 512.440.0707 - - fax: 512.440.0736

T.F. HARPER & ASSOCIATES LP

103 Red Bird Lane
Austin, TX 78745
(512) 440-0707

SECTION III: A-D

T.F. Harper & Associates, LP

Founded in 1972

Number of Employees: 43

103 Red Bird Lane, Austin TX 78745

Office (512) 440-0707

Fax (512) 440-0736

Ariel Smith
President
O. 512-440-0707
C. 512-417-2893
asmith@tfharper.com

Tommy Harper
Vice-President
O. 512-440-0707
C. 512-417-2893
tfh@tfharper.com

T.F. Harper & Associates LP is a full-service Recreational Equipment representative with a long history in the park-recreation, playground and general construction markets near Austin, TX. We've been in business for almost 50 years with a combined focus in park and play for over 30 of those years. We pride ourselves on offering high quality recreational products at amazing prices and we back that with the best warranty available in the industry! Coupled with our exceptional product offerings and general construction background, we are able to offer our customers a complete turn-key job including: sales, design, installation, and maintenance. Our passion for parks and recreation fuels our desire to offer the best for our customers and that's what we strive for each and every day.

Whatever your outdoor recreational need, our expert team can help provide the solution and make your job easier in the process. Whether you require products and installation or if you simply need site preparation, maintenance, or safety surfacing we are here to assist you every step of the way.

T.F. HARPER & ASSOCIATES LP

103 Red Bird Lane
Austin, TX 78745
(512) 440-0707

SECTION III: ATTACHMENT E

REFERENCES

City of Schertz
Schertz Recreation Center
Lauren Shrum
210-619-1850
lshrum@schertz.com

City of Austin
Eastwood Splash Pad
3001 Harris Park Ave
Austin, Texas 78705
Gene Faulk
512-656-6192
Gene.faulk@austintexas.gov

City of Austin
Chestnut Splash Pad
2207 E. 16th St
Austin, TX 78702
Gene Faulk
612-656-6192
Gene.faulk@austintexas.gov

City of Taylor
Robinson Park Water Play
260 S Dolan St
Taylor, TX 76574
Tyler Bybee

City of Deer Park
610 E San Augustine
Deer Park, TX 77536
Charlie Sandberg
281-478-2054
csandberg@deerparktx.org

City of Austin
Lott Park Splash Pad
1174 Curve St
Austin, Texas 78702
Gene Faulk
512-656-6192
Gene.Faulk@austintexas.gov

1. Eastwood Splash Pad: $300,000 project with Vortex hardware. Gene Faulk 512-656-6192 gene.faulk@austintexas.gov

2. Deer Park Splash Pad: $330,000 project with Vortex hardware. Charlie Sandberg 281-478-2054 csandberg@deerparktx.org

3. Chestnut Park Splash Pad: $250,000 project with Vortex hardware. Gene Faulk 512-656-6192 gene.faulk@austintexas.gov

T.F. HARPER & ASSOCIATES LP

103 Red Bird Lane
Austin, TX 78745
(512) 440-0707

ATTACHMENTS F-I

F. Description of Proposed Solution

To the City of Weslaco,

The design of a future custom splash pad is determined on these two main factors; the theme of the park and the demographic the City would like to serve with this amenity. We felt the overall theme is *activity and sport*. Gilbert Garza park will be a place for families to cruise the connecting neighborhood trail path, pick up a game of basketball, or even host a little league tournament on the soccer fields. We felt the splash pad needed to compliment these athletic features as a center point of the city park. While adding these features to a fully accessible area, children or community from all levels of play can feel included in the sport aspect of the park. While Weslaco is a City of remarkable history and culture, it is also a community of thriving new families. We felt in the design the City would like the splash pad to cater to the young families and active youth in the community. While there are elements to the park for the older demographic, this center splash pad and playground area will be a spot for thriving, busy, fun. And of course, *adventure, exploration and development* for the future children of Weslaco.

We have included three different custom "Solis" elements in Basketball, Soccer, and Tennis balls – these can be changed to any other type of ball shape or color with no additional charge. Next is the "Parasol" which I felt simulated a basketball goal as the water stream resembles netting of a basketball hoop. The "Twist N Spill" has been customized to reflect a baseball dumping water – I feel this loud intense movement could give the feeling of hitting a homerun or catching a flyer in the outfield. The other main custom item is the "U.S.O" which is basically a spinning saucer that we have included to incorporate a *custom City of Weslaco logo or graphic* to tie in the theme of the park. There are many other exciting features to this splash

103 Red Bird Lane
Austin, TX 78745
(512) 440-0707

pad. The following attachments further illustrate our vision to provide a turnkey solution for the requested water spray park.

The main item that sets our equipment apart from ANY other manufacturer is the "PlayPhase" base as shown in the attached specification. *All features of the splash pad are mounted with the same device.* What this means for the City, is that at any time in the future there is a request to upgrade or replace a feature – we simply order the new feature, remove the old one and install the new. This provides a great solution for the most common complain on splash pads. "We would like to upgrade these fading features, but do not want the cost of breaking the concrete and adjusting the plumbing. Can't we just replace the feature?" or "Our community wants to add another Solis, do we have to remove the entire pad to do this?" Do these scenarios sound familiar? With our PlayPhase base you have the flexibility to retrofit any new feature *without any work needed to the slab or plumbing itself.* Welcome to the twenty first (or second?) century of splash pads!

G. Training

Once installation is complete and the controller is calibrated, a member of T.F. Harper Staff and a trainer from the manufacturer, Waterplay, will host a full training will all maintenance staff. We will cover different situations where maintenance is needed and then answer any questions. So then what happens when the maintenance person on shift has forgotten how to address an issue? No problem, all of our splash pads include remote access. This means either the Director in his/her office can remote into the controller from their computer or cell phone and address the issue OR call us and we will get a professional on the line to remote in and program what needs to happen. No costs incurred. We feel training is an essential part of managing a splash, we want to make it as easy and hassle free as possible. Only time maintenance costs are incurred is where there is a new part to be ordered. And guess what? *In the first year, under our T.F. Harper warranty, which is the best warranty in the business, we will come replace or address any issue for free.*

T.F. HARPER & ASSOCIATES LP

103 Red Bird Lane
Austin, TX 78745
(512) 440-0707

H. General Comments

T.F. Harper is the highest quality and most qualified installer in the Texas Parks & Rec market. We have five install crews that have been installing playground and splash pad equipment for an average of 15+ years. There is no question the noticeable difference between our trained installers versus another company that subcontracts to a third party. We have pride in our field crews that they are professional, properly trained, are provided a company vehicle, and will complete the project timely.

I. Project Schedule

T.F. Harper will need to meet with park GC to coordinate milestone timeline

May 18th : Award Date

May 19th – 26th : Design meeting with City to determine colors, final elements, any discrepancy's prior to ordering equipment. Meet with General Contractor of the entire park to determine their schedule

Splash Pad features are an 8-10 week lead time

Anticipated arrival of features: August 4th, 2021

We can receive the other items sooner to start prior to the feature arrival; however, we only estimate three weeks of work – so it would not be efficient to start any sooner than two weeks prior to equipment arrival. Based on this information; below is a preliminary schedule based on final color selections, submittal approval and features being ordered in May 26th, 2021.

May 26th: Order Waterplay Equipment

July 26th: Mobilize to site

July 26th – 30th: Trenching for plumbing, place pipe, tie into controller/manifold, form for concrete

T.F. HARPER & ASSOCIATES LP

103 Red Bird Lane
Austin, TX 78745
(512) 440-0707

August 2nd – 6th: Set bases for features, pour concrete, allow concrete to cure while installing manifold case, electrical connection to controller

August 9th-13th: Install splash pad features, clean area, address internal punch list

Completion: Schedule walk through with owner week of August 16th

*The schedule above with adjust based on any day equipment is approved after May 26th, and also any adjustments in lead time once the order is placed. We cannot guarantee any delivery date as freight and material shortages have become a major concern this year. I will work to make sure our timeline is as tight and efficient as possible, while also understanding the park is scheduled to open September 2021.

Vision

CONCEPT Nº 1



WATER SPRAY SPLASH PAD – CITY OF WESLACO, TX

t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay

Vision



WATER SPRAY SPLASH PAD – CITY OF WESLACO, TX

t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay

Vision



t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay

Vision



CITY OF WESLACO SPLASH PAD - WESLACO, TX

WATER SPRAY SPLASH PAD – CITY OF WESLACO, TX

t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay

Vision



WATER SPRAY SPLASH PAD – CITY OF WESLACO, TX

t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay®

ADVENTURE ZONE

BIG SPLASHES AND NON-STOP ACTIVITY! THE ADVENTURE ZONE IS FULL OF ENERGY AND EXCITEMENT!

Big water effects and continuous action energize the senses and creates excitement.

Fast pace encourages quick-thinking and promotes physical movement.

Centrally placed and ready for action.

EXPLORATION ZONE

SPRAY, DUMP, SPLASH, TEAM UP AND TAKE ON CHALLENGES – THIS UNIVERSAL SPACE INVITES COLLECTIVE FUN!

Play elements and water effects that spark inquiry and encourage physical movement.

Multiple opportunities for collaboration and interactive play.

Provides a stepping stone between the discovery and adventure areas for a seamless play experience.

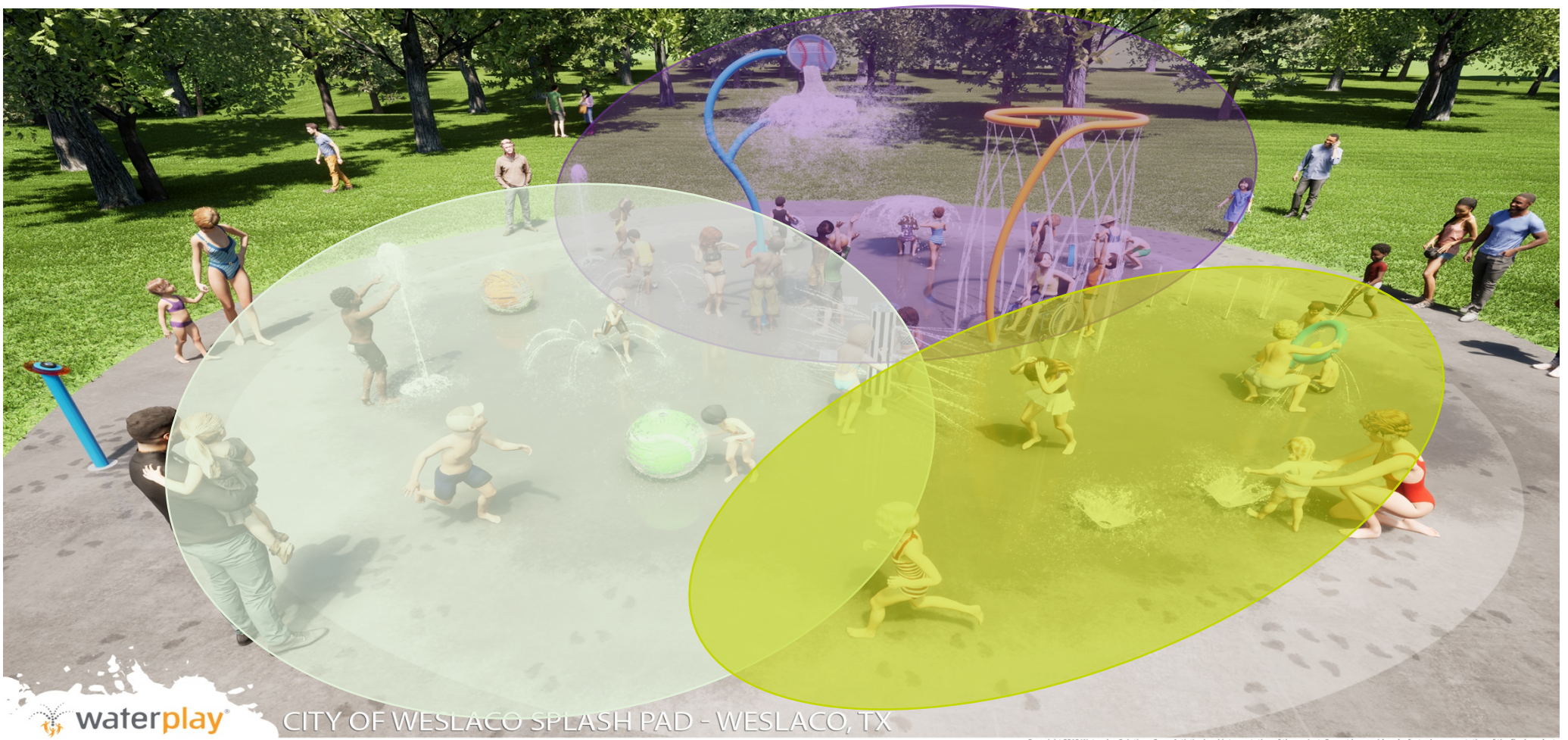
DEVELOPMENT & DISCOVERY ZONE

A SPACE FOR THOUGHTFUL AND CONTEMPLATIVE PLAY THAT MOVES AT A MINDFUL PACE.

Gentle water effects for reduced stimulation.

Cognitive play opportunities facilitate deep learning and flexible thinking for individual and group play.

Situated along the outside perimeter and away from the adventure zone for a relaxed play experience.



waterplay®

CITY OF WESLACO SPLASH PAD - WESLACO, TX

Copyright 2019 Waterplay Solutions Corp. Artist's visual interpretation of the project. Cannot be considered a factual representation of the final product.

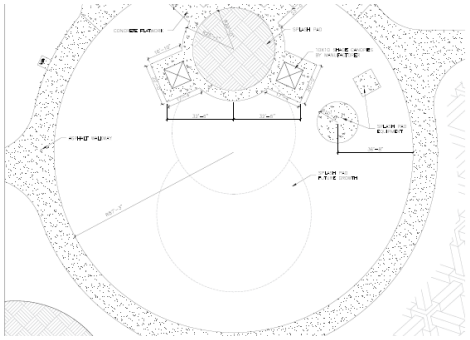
Site Plan

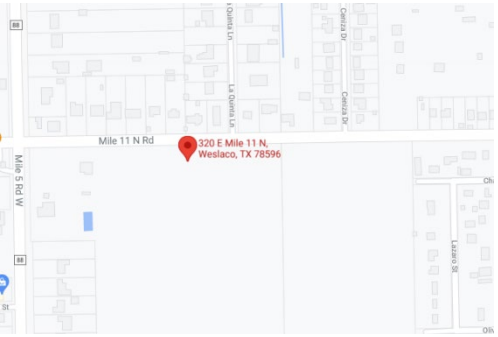


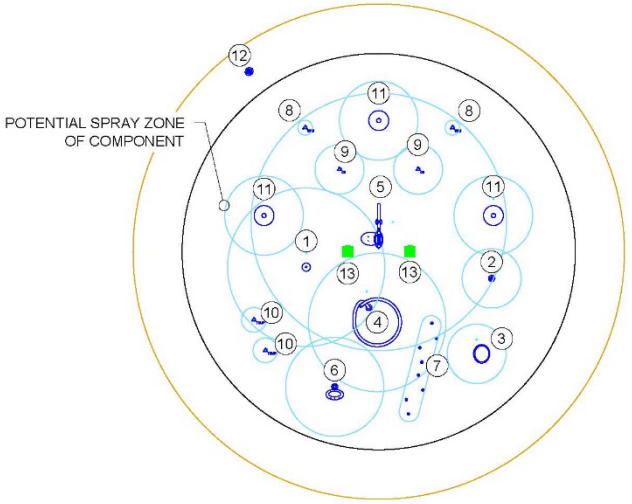
SKU	COMPONENT NAME	QTY
0010-1590	FS MISTY TWISTY	1
0010-0485	FS FUN-BRELLA	1
0010-0526	FS USO	1
0010-1429	FS PARASOL	1
0010-8057	FS TWIST N' SPILL 1	1
0010-0497	FS MAGNIF-EYE	1
0010-9816	GS TEAM EFFECT	1
0010-7481	GS SOLO SPURT	2
0010-7475	GS CHARLOTTES WEB	2
0010-7489	GS TULIP	2
0010-0378	FS SOLIS - 24"	3
0010-1854	ACTIVATOR: POWER POST	1
DRA-00003	DRAIN: SQUARE 3IN OR 4IN OUTLET (GREY)	2

NOTES:

1. MAIN AQUATIC PLAY PAD AREA: 1257 SQ. FT.
   TOTAL AREA, INCLUDING OVERSPRAY ZONE: 1964 SQ. FT.
2. TO AVOID POTENTIAL DAMAGE TO SURROUNDING SOFTSCAPE AND TO KEEP PEDESTRIAN TRAFFIC FROM GETTING WET, WATERPLAY RECOMMENDS A MINIMUM OVERSPRAY OF 2.44 METRES (8'). FOR AREAS WITH HIGH WINDS, A LARGER OVERSPRAY ZONE MAY BE REQUIRED.
3. GRADE SURROUNDING OUTSIDE PERIMETER LANDSCAPE TO PROVIDE ADDITIONAL DRAINAGE AWAY FROM OVERSPRAY PAD.
4. SLOPES (INCLUDING MAIN AND OVERSPRAY AREAS) TO PROVIDE POSITIVE DRAINAGE TO DRAINS. IF CODE REQUIRES THAT THERE BE A ZONE SLOPING AWAY FROM THE MAIN AREA, WATERPLAY RECOMMENDS AN ADDITIONAL DRY ZONE TO MEET THAT REQUIREMENT.
5. SLAB GRADES SUBJECT TO ENGINEER APPROVAL (NOTE ADA MAX CROSS SLOPE GRADE IS 2%).







11 x 17 pic

FOR INFORMATION PURPOSES ONLY. LO
LANDSCAPE ARCHITECT, ENGINEER &/O
APPROPRIATE AUTHORITIES HAVING
JURISDICTION MUST COMPLETE ALL PAF
LAYOUT, MECHANICAL & ELECTRICAL
DESIGN PRIOR TO CONSTRUCTION.

DESIGNED BY:
WATERPLAY SOLUTIONS CORP

DWG NAME:
WATERPLAY CONCEPTUAL LAYOUT

SCALE:	DRAWN BY:	DATE:	RE
3/32" = 1'-0"	JF	APR 26/21	

NOT FOR CONSTRUCTI
PURPOSES

CITY OF WESLACO SPLASH PAD
WESLACO, TX

waterpla
Solutions Co
805 CROWLEY AVE, KELOWNA BC, CANADA V
TEL. (250) 712-3393 FAX (250) 861-4814
EMAIL info@waterplay.com

t.f. harper & associates LP
103 Red Bird Lane
Austin, Texas 78745
800-976-0107

waterplay

CONTROLLERS
control the water



The brains behind the operation – the controller tells the water source what it should do and when to do it. Waterplay's smartPLAY™ Controller works in conjunction wi th the manifold and activator to create the perfect play experience for your project.

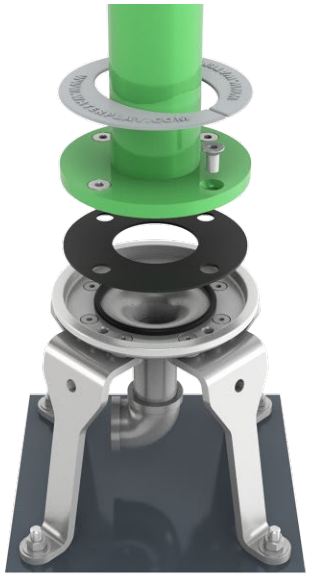
- ✓ Local valve reassignment
- ✓ User configurable sequencing
- ✓ 24 hour programming clock, timer and calendar
- ✓ Program and synchronize water and light features
- ✓ Programmable PLC features color touch screen for easy use

MOUNTING
SYSTEMS
freestanding features

playPHASE™

A flush-to-grade anchoring system exclusive to Waterplay















COLOR OPTIONS

VANILLA BEIGE YELLOW MELON ORANGE RED MAROON PLUM PURPLE ROYAL BLUE BLUE

TURQUOISE OCEAN SAGE FERN FOREST GREY BROWN GRAPHITE WHITE BLACK

AQUALUME™

CLEAR YELLOW GREEN ORANGE LIGHT BLUE BLUE RED

DUMPING BUCKETS

YELLOW GREEN RED ORANGE BLUE

Designed to ensure the elements, our super durable, lead-free powder coating is built to withstand extreme climate temperatures, moisture and UV exposure.















warranty

Waterplay is proud to offer an industry-leading warranty that supports your project through it's lifecycle.

25 years | Stainless steel

10 years | Aluminum

5 years | Fiberglass and plastics

2 years | Hardware

standards + sustainability

As an organization and manufacturer we're commited to making a difference both in-house and through the products we ship worldwide.

ISO | 9001 certified (quality management)

ASTM F2461 | standard practice for manufacturing, construction, operation and maintenance of aquatic play equipment (created in collaboration with Waterplay®)

ASTM F1487 | standard for consumer safety performance specification for playground equipment for public use

ASTM F2376 | standard practice for classification, design, manufacturing, construction and operation of water slide systems

CAN/CSA Z614 | standard for public-use play spaces and play equipment intended for use by children aged 18 months to 12 years

We actively reduce waste by sourcing recyclable materials with consideration to the amount that will be left unused. Our non-toxic materials and coatings ensure safety for waterplayers and the environment. We are committed to designing products with low flow rates and encouraging play spaces that optimize water use through activation, sequencing and water management best practices.

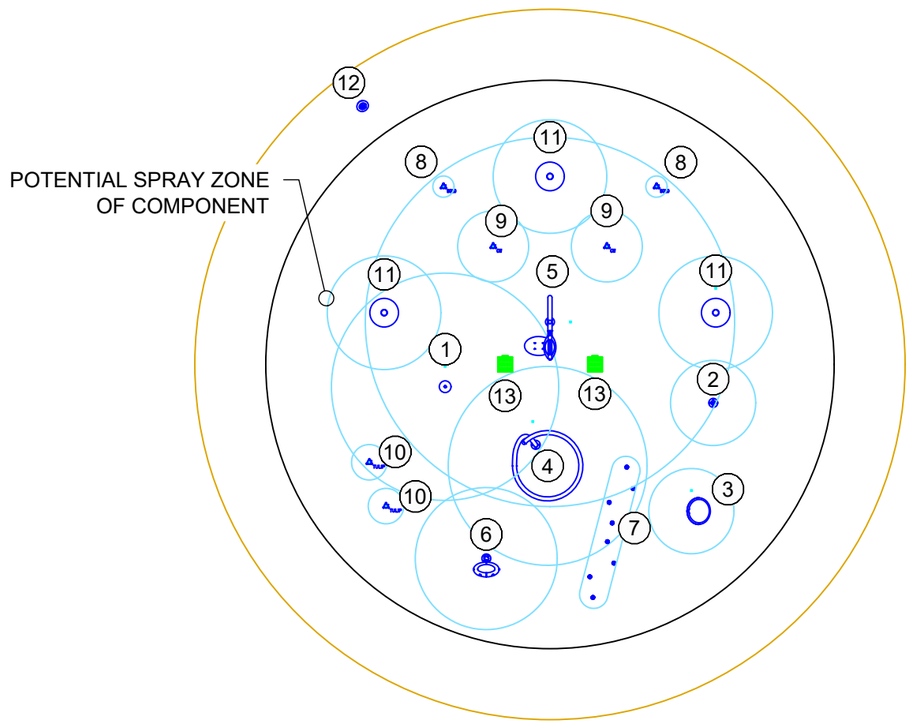
ISO | 14001 (environmental management)

BETTI STRADLING SPLASH PAD – CORAL SPRINGS, FL

waterplay®

ITEM	SKU	COMPONENT NAME	QTY
1	0010-1590	FS MISTY TWISTY	1
2	0010-0485	FS FUN-BRELLA	1
3	0010-0526	FS USO	1
4	0010-1429	FS PARASOL	1
5	0010-8057	FS TWIST N' SPILL 1	1
6	0010-0497	FS MAGNIF-EYE	1
7	0010-9816	GS TEAM EFFECT	1
8	0010-7481	GS SOLO SPURT	2
9	0010-7475	GS CHARLOTTES WEB	2
10	0010-7489	GS TULIP	2
11	0010-0378	FS SOLIS - 24"	3
12	0010-1854	ACTIVATOR: POWER POST	1
13	DRA-00003	DRAIN: SQUARE 3IN OR 4IN OUTLET (GREY)	2

LOCAL REGULATIONS MAY REQUIRE THE USE OF IMPACT ATTENUATING SURFACES FOR SOME INSTALLATIONS - CHECK LOCAL CODES PRIOR TO FINAL DESIGN AND INSTALLATION.



11 x 17 plot

FOR INFORMATION PURPOSES ONLY. LOCAL LANDSCAPE ARCHITECT, ENGINEER &/OR APPROPRIATE AUTHORITIES HAVING JURISDICTION MUST COMPLETE ALL PARK LAYOUT, MECHANICAL & ELECTRICAL DESIGN PRIOR TO CONSTRUCTION.

DESIGNED BY:

WATERPLAY SOLUTIONS CORP

DWG NAME:	SHEET
WATERPLAY CONCEPTUAL LAYOUT	1/2

SCALE:	DRAWN BY:	DATE:	REV #:
3/32" = 1'-0"	JF	APR 26/21	0

NOT FOR CONSTRUCTION PURPOSES

CITY OF WESLACO SPLASH PAD
WESLACO, TX

REV	DESCRIPTION	REV'D BY	REV DATE

waterplay Solutions Corp.

805 CROWLEY AVE, KELOWNA BC, CANADA V1Y 7G6

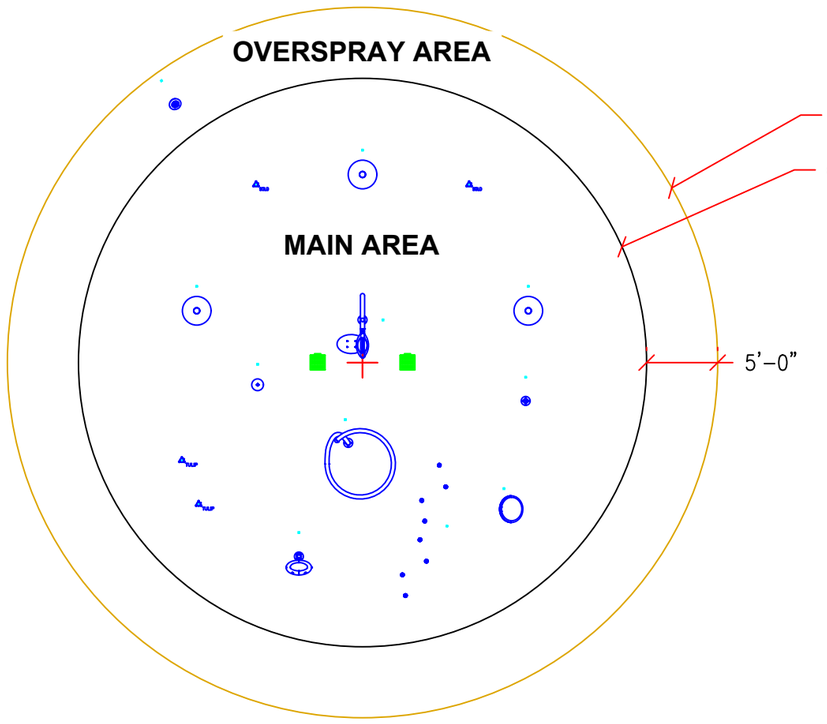
TEL. (250) 712-3393 FAX (250) 861-4814

EMAIL info@waterplay.com

© Waterplay Solutions Corp. 4/26/2021 4:30:07 PM City of Weslaco Splash Pad,Weslaco, TX_Apr 2621.dwg

NOTES:

1. MAIN AQUATIC PLAY PAD AREA: 1257 SQ. FT.
   TOTAL AREA, INCLUDING OVERSPRAY ZONE: 1964 SQ. FT.
2. TO AVOID POTENTIAL DAMAGE TO SURROUNDING SOFTSCAPE AND TO KEEP PEDESTRIAN TRAFFIC FROM GETTING WET, WATERPLAY RECOMMENDS A MINIMUM OVERSPRAY OF 2.44 METRES (8'). FOR AREAS WITH HIGH WINDS, A LARGER OVERSPRAY ZONE MAY BE REQUIRED.
3. GRADE SURROUNDING OUTSIDE PERIMETER LANDSCAPE TO PROVIDE ADDITIONAL DRAINAGE AWAY FROM OVERSPRAY PAD.
4. SLOPES (INCLUDING MAIN AND OVERSPRAY AREAS) TO PROVIDE POSITIVE DRAINAGE TO DRAINS. IF CODE REQUIRES THAT THERE BE A ZONE SLOPING AWAY FROM THE MAIN AREA, WATERPLAY RECOMMENDS AN ADDITIONAL DRY ZONE TO MEET THAT REQUIREMENT.
5. SLAB GRADES SUBJECT TO ENGINEER APPROVAL (NOTE ADA MAX CROSS SLOPE GRADE IS 2%).



11 x 17 plot

FOR INFORMATION PURPOSES ONLY. LOCAL LANDSCAPE ARCHITECT, ENGINEER &/OR APPROPRIATE AUTHORITIES HAVING JURISDICTION MUST COMPLETE ALL PARK LAYOUT, MECHANICAL & ELECTRICAL DESIGN PRIOR TO CONSTRUCTION.

DESIGNED BY:
WATERPLAY SOLUTIONS CORP

DWG NAME:	SHEET
WATERPLAY PAD CONCEPT LAYOUT	2/2

SCALE:	DRAWN BY:	DATE:	REV #:
3/32" = 1'-0"	JF	APR 26/21	0

NOT FOR CONSTRUCTION PURPOSES

CITY OF WESLACO SPLASH PAD
WESLACO, TX

REV	DESCRIPTION	REV'D BY	REV DATE

waterplay Solutions Corp.
805 CROWLEY AVE, KELOWNA BC, CANADA V1Y 7G6
TEL. (250) 712-3393 FAX (250) 861-4814
EMAIL info@waterplay.com

City of Weslaco Splash Pad,Weslaco, TX_Apr 2621.dwg
4/26/2021 4:31:30 PM
© Waterplay Solutions Corp.

Controller	Potable
Water Distribution	Above Ground Kiosk
Diverter Strainer System	No
UV System	No
Controller Upgrade	No
Installation Area	US

City of Weslaco Splash Pad - Weslaco, TX
Preliminary Valve Assignment by Waterplay

Date:	**27-Apr-2021**
Created by:	**James F**
Number of Activators:	**1**

Component Selection				Nozzle Information per Component									Recommended Flow Rate		Recommended Pressure		*Minimum Line Size	
				Nozzle 1			Nozzle 2			Nozzle 3								
Leg #	**Part Number**	**Component Name**	**QTY**	**PN**	**Nozzle 1**	**Qty Noz 1**	**PN**	**Nozzle 2**	**Qty Noz 2**	**PN**	**Nozzle 3**	**Qty Noz 3**	**[gpm]**	**[lpm]**	**[psi]**	**[kPA]**	**[in]**	**[mm]**
1	0010-74XX-X	GS: COMBO TULIP X2 & CHARLOTTES WEB X2	1	NOZ-08030	2.5" - Tulip Nozzle	1	NOZ-08507	2.5" - Charlotte Web	1				18	68	2	10	1.5 in	40 mm
2	0010-XXXX	FS: COMBO MISTY TWISTY & MAGNIF-EYE	1	NOZ-08092	3/4" - Magnif-eye	6	NOZ-08092	3/4" - Magnif-eye	6				6	23	4	28	1.0 in	25 mm
3	0010-1429	FS: PARASOL	1	0010-1169	3/4" ADJUSTO-STREAM	16			0				15	57	6	41	1.5 in	40 mm
4	0010-8057	FS: TWIST N' SPILL	1	-	Open Flow	1			0				8	30	7	48	1.0 in	25 mm
5	0010-0378	FS: SOLIS 24"	1	NOZ-08022	2.5" - Monster 5	1			0				8	30	2	14	1.0 in	25 mm
6	0010-7481	GS: SOLO SPURT	2	NOZ-08031	2.5"- Solo Spurt	1			0				2	8	4	28	1.0 in	25 mm
7	0010-9816	GS: TEAM EFFECT	1	NOZ-08001	2.5" - 8 Hole	1	NOZ-08026	2.5" - Team Spray	7				8	30	1	7	1.0 in	25 mm
8	0010-0378	FS: SOLIS 24"	2	NOZ-08022	2.5" - Monster 5	1			0				16	61	2	14	1.5 in	40 mm
9	0010-0526	FS: U.S.O.	1	-	Open Flow	72			0				15	57	14	97	1.5 in	40 mm
10	0010-0485	FS: FUN-BRELLA	1	0003-1418	Top Cap	1			0				14	53	2	14	1.5 in	40 mm
						0			0								#N/A	#N/A
		Total PlayPHASE Bases:	9	Note: This number does **NOT** include activators							**Maximum Flow:**		**110**	**416**				

*based on a maximum pipe velocity of 8 fps

Notes:



DESIGN INSPIRATION:
Score big points by upgrading your Solis to create a themed play experience! (additional graphic charges apply)

See Specification Sheet for product data.



SOLIS 24

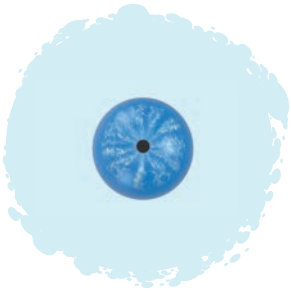
0010-0378

PRODUCT LINE Freestanding Play

CATEGORY Small Splashes, Nautical

PLAY OPPORTUNITIES

At 24" (610mm) in diameter, the Solis adds dimension to any play pad or urban design. Its cascading water effect encourages sensorial play for all ages.





PLAY-BASED LEARNING

COGNITIVE SOCIAL PHYSICAL CREATIVE

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT
DISCOVERY
EXPLORATION
ADVENTURE

playPHASE™
Detachable Mounting System

INSTALLATION
Zero-depth + Wading Pool

WATER EFFECT
Spray & Cascading

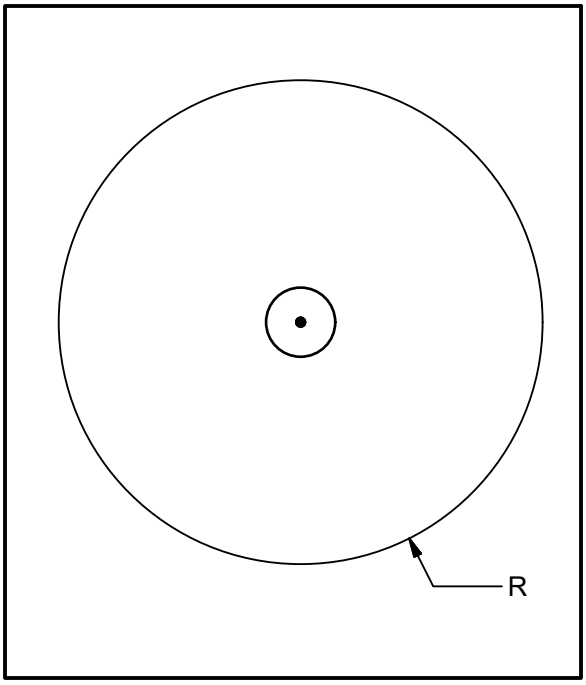
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

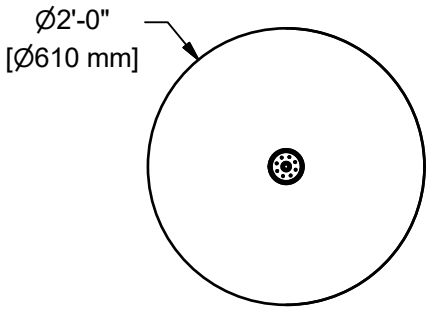
FS SOLIS 24IN

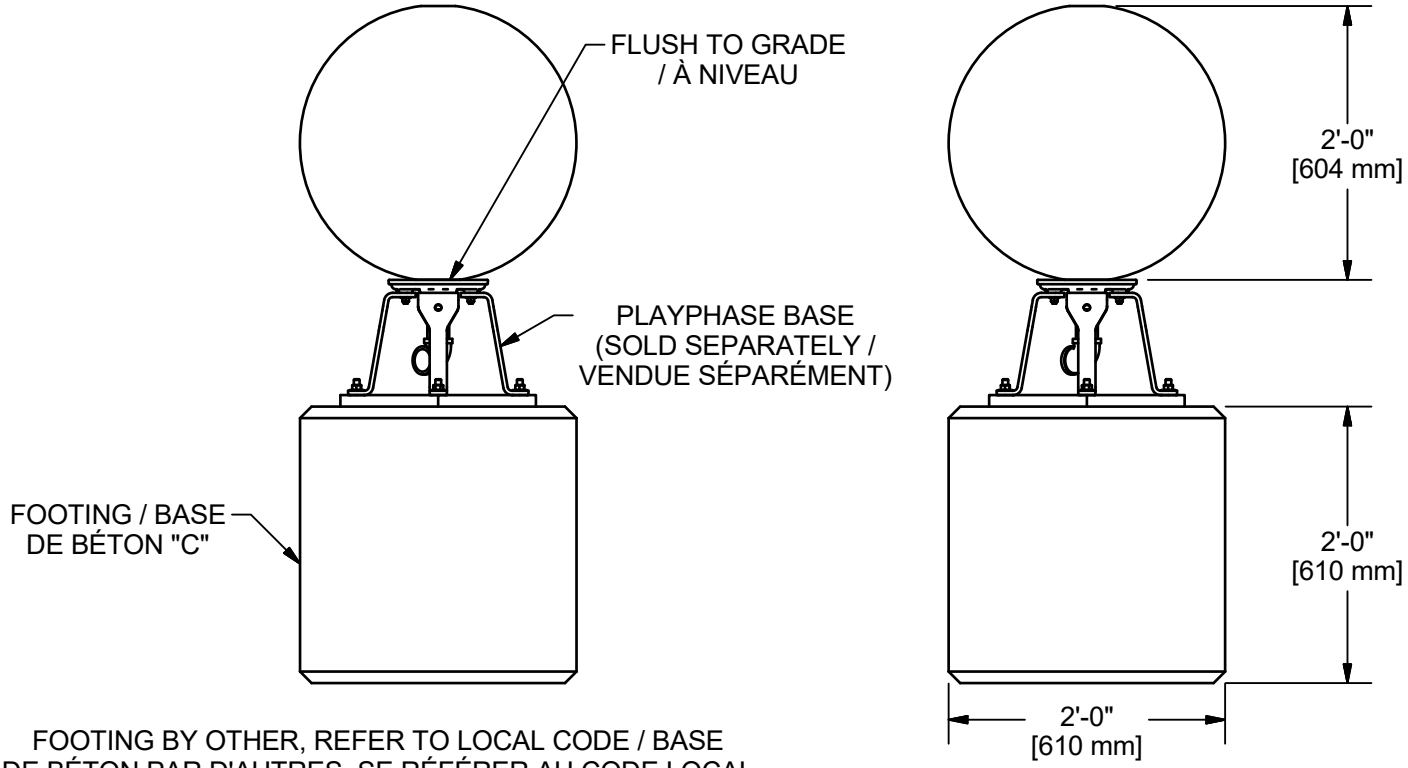
0010-0378

LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM

SPRAY AREA / ZONE D'ASPERSION







FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
7/2134	-/-	-/-	6/23	6/41
NOZZLES / BUSES		1	MASS: 79.0 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)

-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-0378**

SHEET: 1
OF: 1

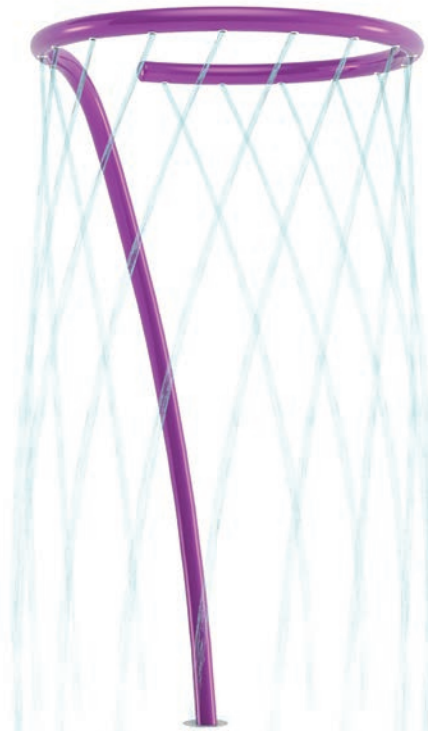
waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.



See Specification Sheet for product data.



PARASOL

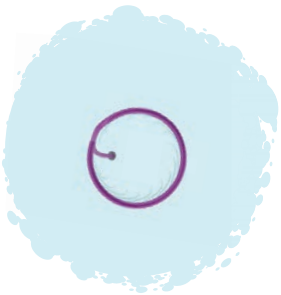
0010-1429

PRODUCT LINE Freestanding Play

CATEGORY Columns

PLAY OPPORTUNITIES

Hide within the Parasol's flowing water curtain for a playful illusion. Gentle water effects invite a relaxed exploratory play experience.





PLAY-BASED LEARNING

COGNITIVE CREATIVE SOCIAL PHYSICAL

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT DISCOVERY EXPLORATION ADVENTURE

playPHASE™
Detachable Mounting System

INSTALLATION
Zero-depth + Wading Pool

WATER EFFECT
Directional Rain Curtain

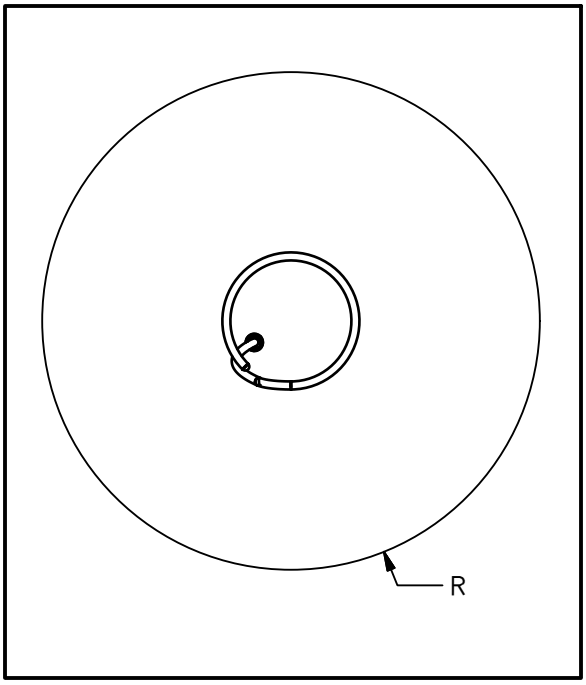
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

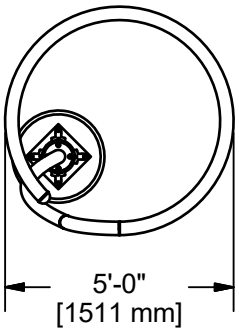
FS PARASOL

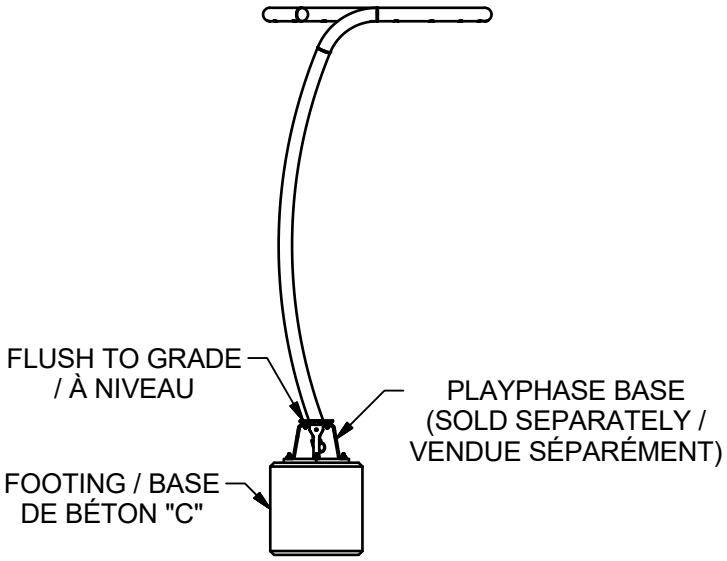
0010-1429

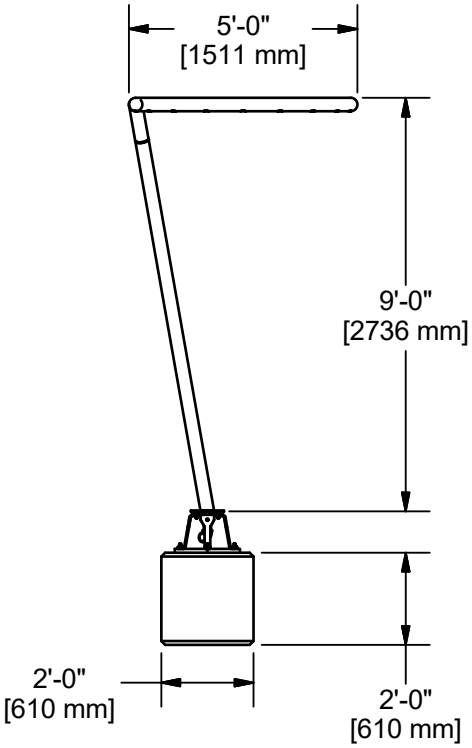
LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM

SPRAY AREA / ZONE D'ASPERSION









FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
9/2743	-/-	-/-	20/76	9/62
NOZZLES / BUSES		16	MASS: 107.1 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)

-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-1429**

SHEET: 1
OF: 1

waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

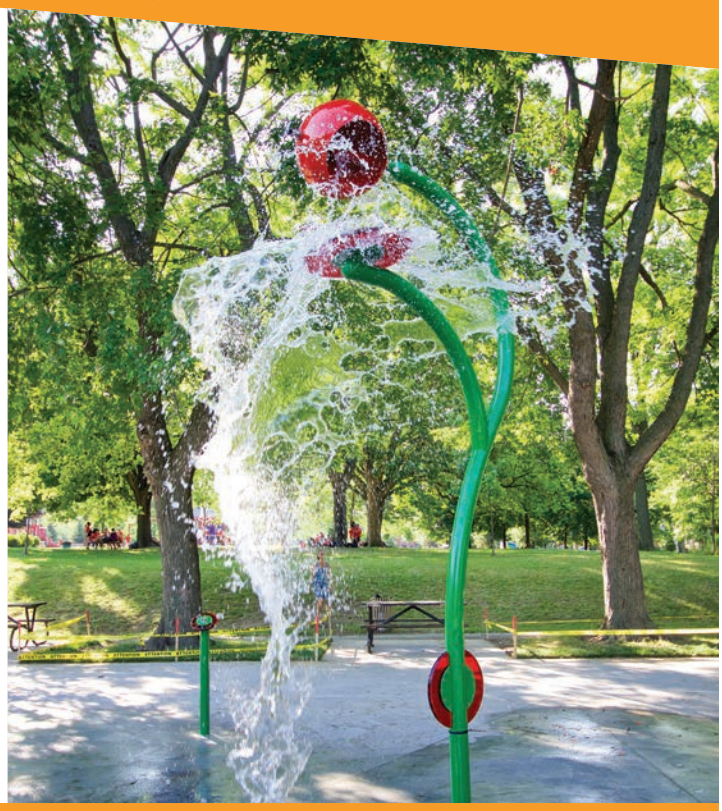
TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.



See Specification Sheet for product data.



TWIST ‘N SPILL 1

0010-1806

PRODUCT LINE Freestanding Play

CATEGORY Soakers & Spinners

PLAY OPPORTUNITIES

The Twist n’ Spill 1 sets fun into motion! It’s dumping bucket spills water onto a splash plate to create an exciting splash effect for waterplayers below.





PLAY-BASED LEARNING



COGNITIVE



SOCIAL



PHYSICAL



CREATIVE

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT | DISCOVERY

EXPLORATION | ADVENTURE

playPHASE™
Detachable Mounting System

INSTALLATION
Zero-depth + Wading Pool

WATER EFFECT
Splash

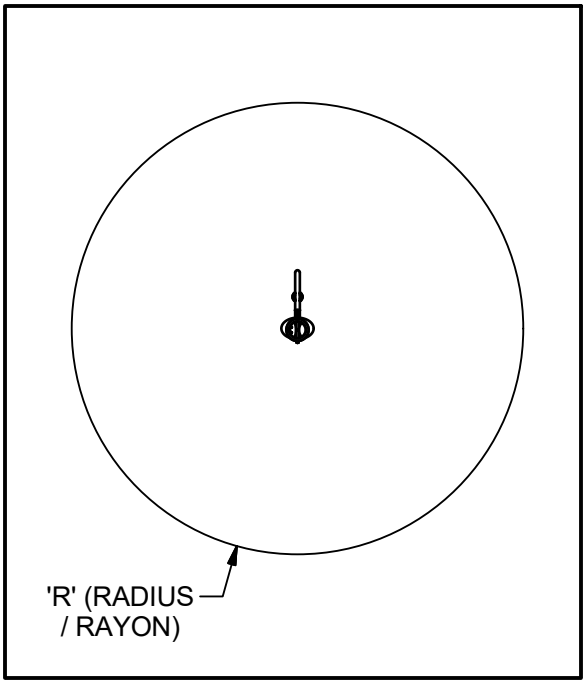
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

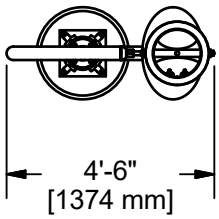
FS TWIST N SPILL

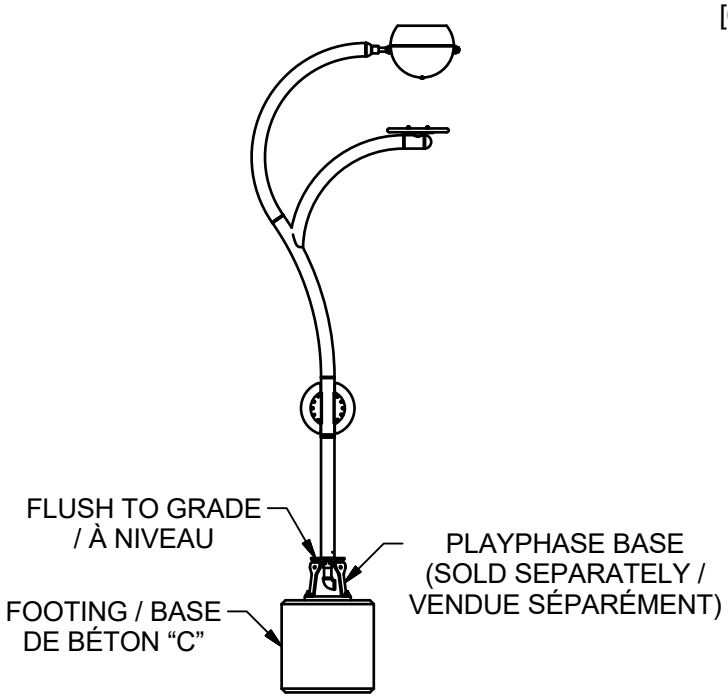
0010-1806

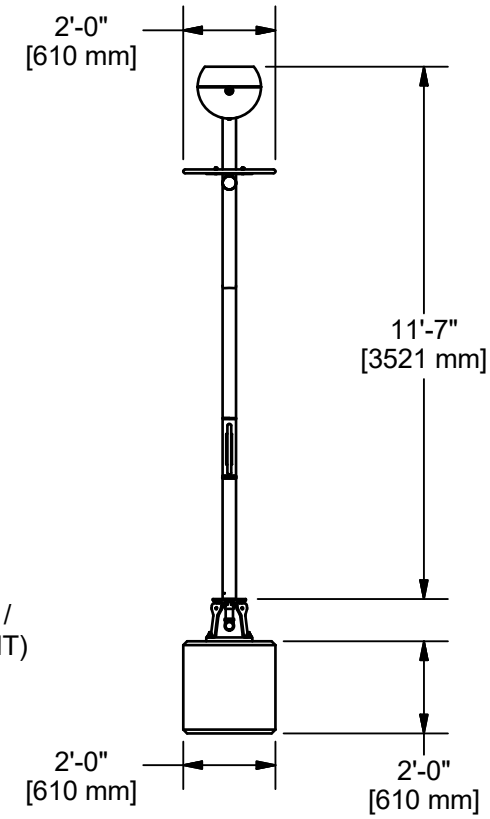
LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM

SPRAY AREA / ZONE D'ASPERSION









FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
14/4267	-/-	-/-	8/30	5/34
NOZZLES / BUSES		-	MASS: 151.2 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)

-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-1806**

SHEET: 1
OF: 1

waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.





See Specification Sheet for product data.

FUN-BRELLA

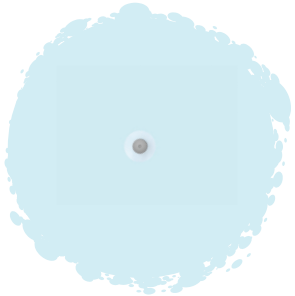
0010-0485

PRODUCT LINE Freestanding Play

CATEGORY Columns

PLAY OPPORTUNITIES

The Fun-Brella features a unique laminar water effect that fascinates curious minds. Waterplayers love to run fingers through, or huddle under the Fun-Brella's shield of water.





PLAY-BASED LEARNING

COGNITIVE SOCIAL PHYSICAL CREATIVE

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT DISCOVERY EXPLORATION ADVENTURE

playPHASE™
Detachable Mounting System

INSTALLATION
Zero-depth + Wading Pool

WATER EFFECT
Laminar

COMPATIBLE WITH:
Activity Tower
Centre Feature

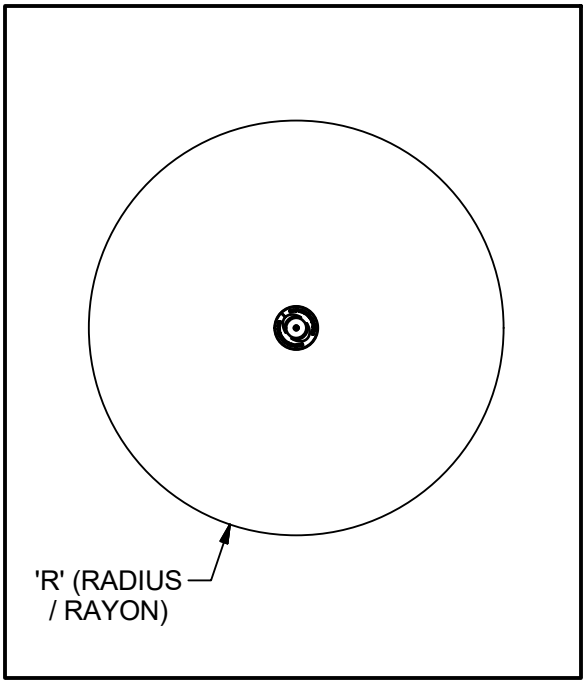
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

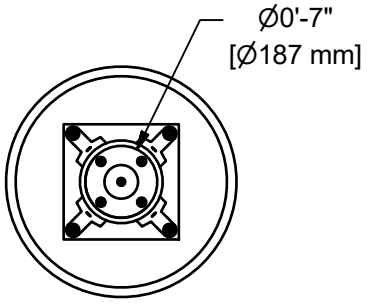
FS FUN-BRELLA

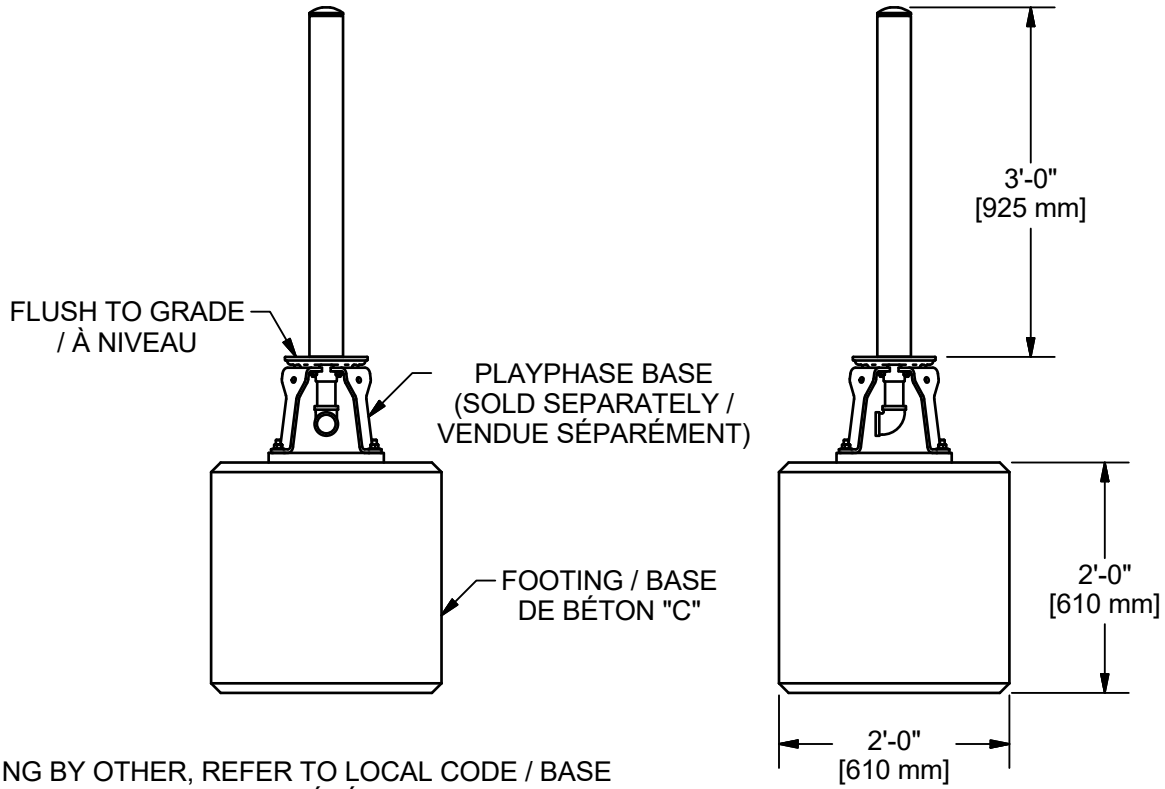
0010-0485

LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM

***IMPACT SPRAY AREA / ZONE D'ASPERSION* D'IMPACT**







FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
3/915	-/-	-/-	14/53	2/14
NOZZLES / BUSES		-	MASS: 18.0 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)
-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-0485**

SHEET: 1
OF: 1

waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.



Graphic options available
See Specification Sheet for product data.



MAGNIF-EYE

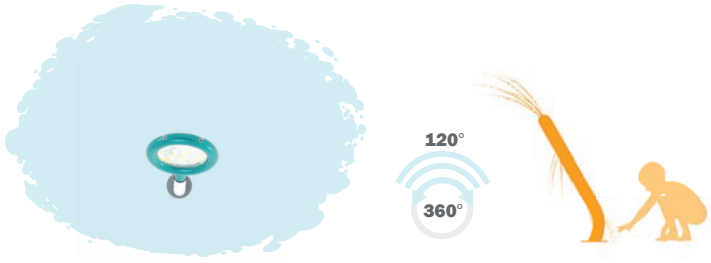
0010-0497

PRODUCT LINE
Freestanding Play

CATEGORY
Small Splashes

PLAY OPPORTUNITIES

Play detective with the Magnif-Eye! Little waterplayers discover water effects with their senses, rotating the top sphere to reveal shadows and patterns onto the play pad through it's translucent plate.



PLAY-BASED LEARNING

COGNITIVE | PHYSICAL | CREATIVE | SOCIAL

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT | DISCOVERY | EXPLORATION | ADVENTURE

playPHASE™
Detachable Mounting System

INSTALLATION
Zero-depth + Wading Pool

WATER EFFECT
Spray

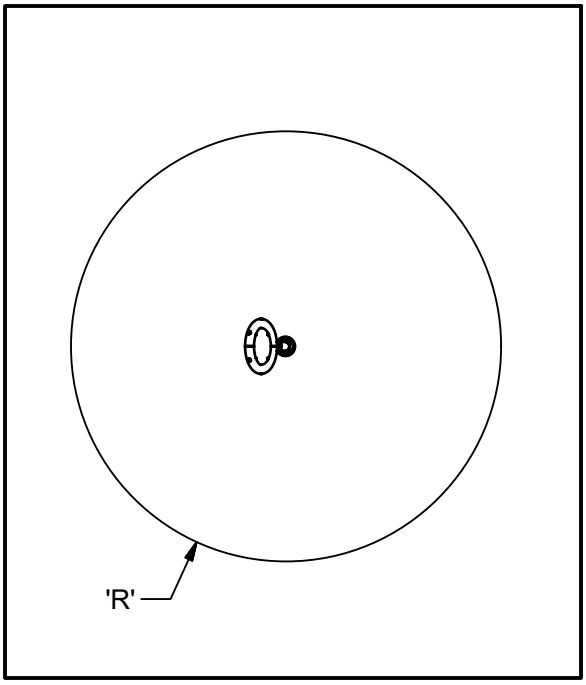
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

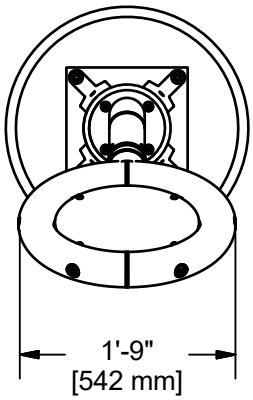
FS MAGNIF-EYE

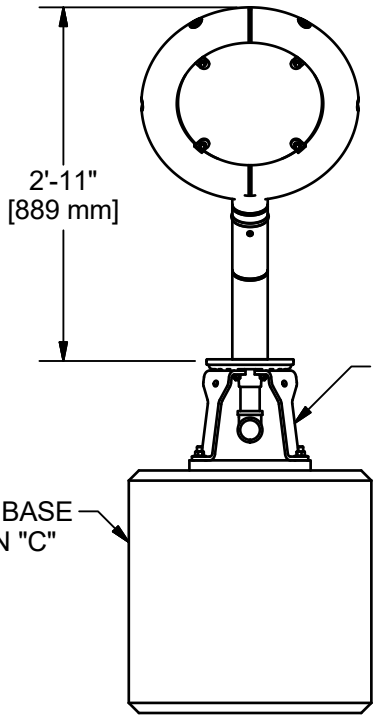
0010-0497

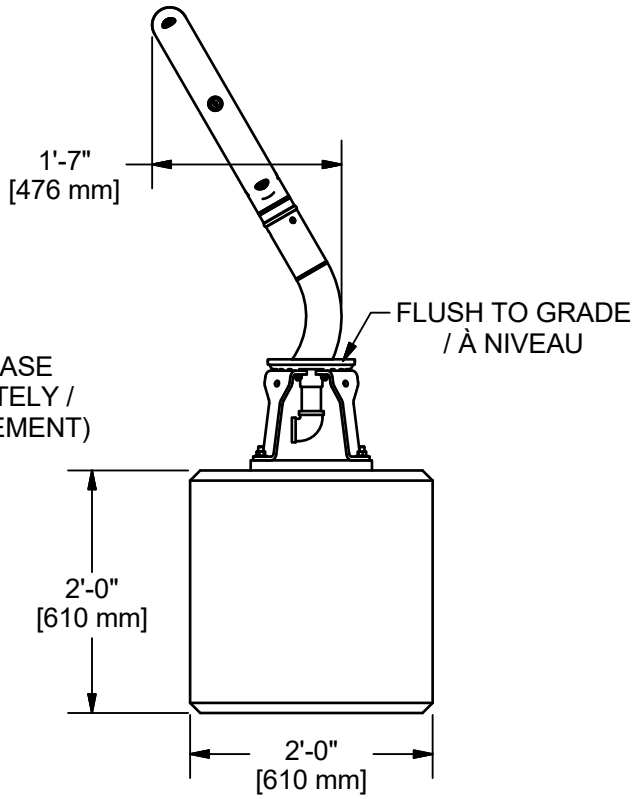
LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM

SPRAY AREA / ZONE D'ASPERSION









FOOTING BY OTHER, REFER TO LOCAL CODE / BASE
DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
7/2134	-/-	-/-	4/15	2/14
NOZZLES / BUSES		6	MASS:	N/A

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)

-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-0497**

SHEET: 1
OF: 1

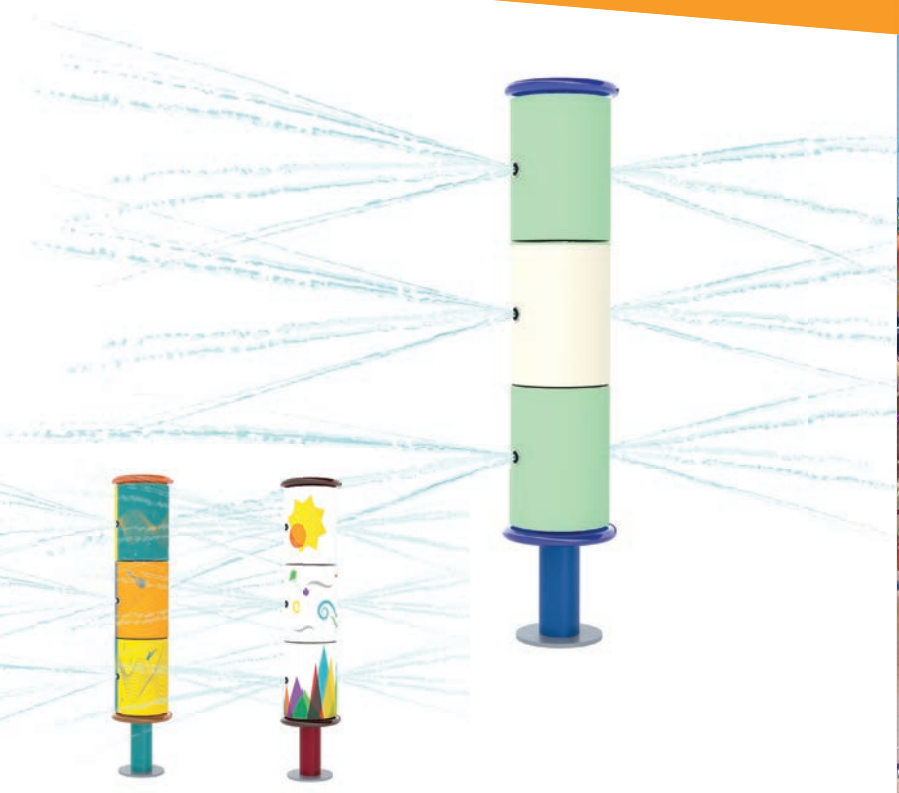
waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.





See Specification Sheet for product data.

MISTY TWISTY

0010-1590

PRODUCT LINE Freestanding Play

CATEGORY Rotational Columns

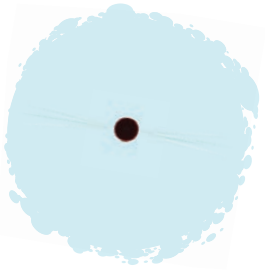
PLAY OPPORTUNITIES

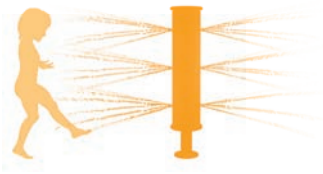
The Misty Twisty is part puzzle, part splash! Its three rotating tiers align into eye catching patterns while splashing waterplayers with surprising sprays.

PLAY-BASED LEARNING

COGNITIVE SOCIAL PHYSICAL CREATIVE

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.





PLAY ZONES

DEVELOPMENT DISCOVERY

EXPLORATION ADVENTURE

playPHASE™
Detachable Mounting System

INSTALLATION
Zero-depth + Wading Pool

WATER EFFECT
Spray

COMPATIBLE WITH:
Activity Tower
Centre Feature

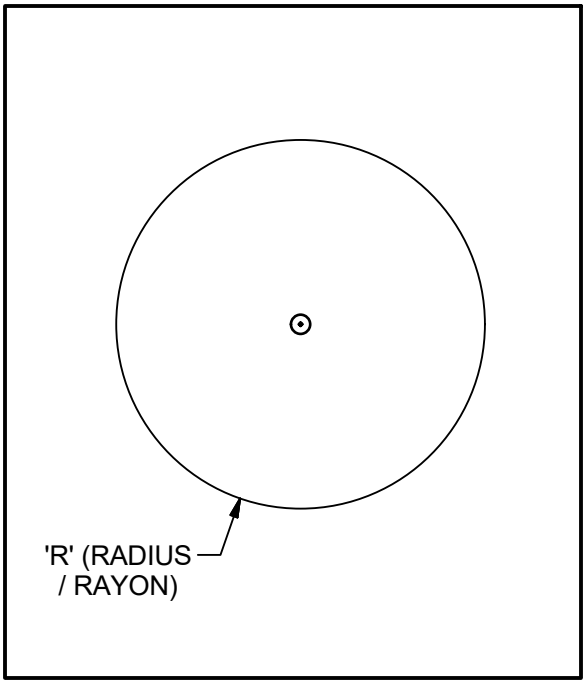
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

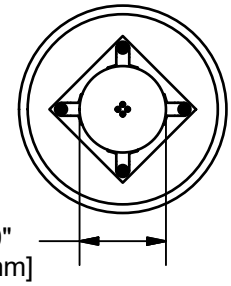
FS MISTY TWISTY

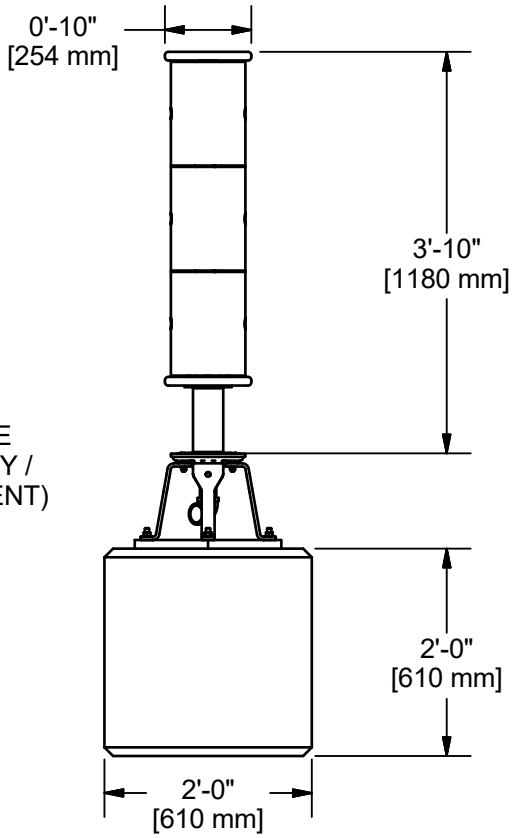
0010-1590

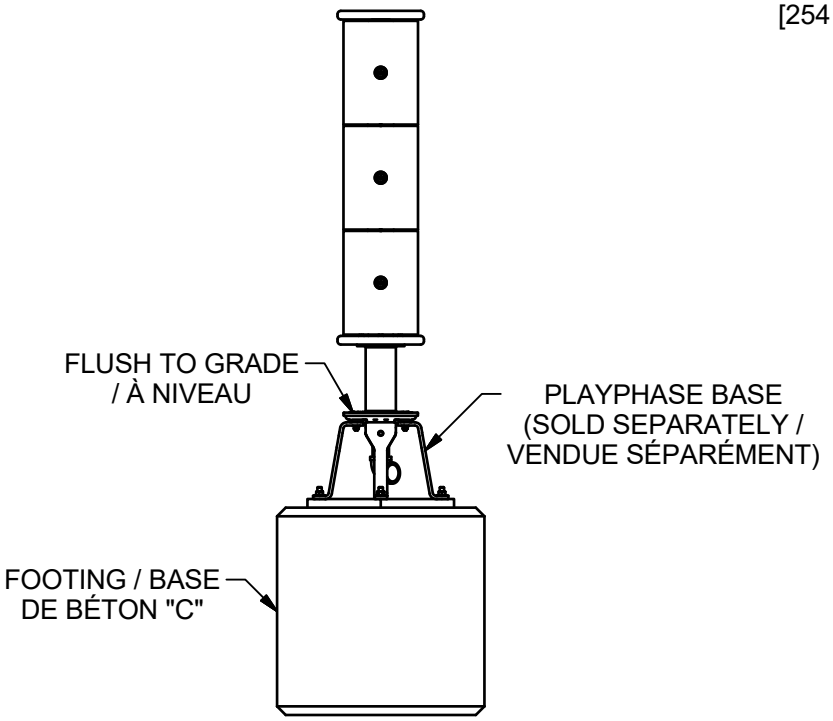
LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM

***IMPACT SPRAY AREA / ZONE D'ASPERSION* D'IMPACT**









FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
8/2438	-/-	-/-	3/11	4/28
NOZZLES / BUSES		6	MASS: 86.4 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)

-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-1590**

SHEET: 1
OF: 1

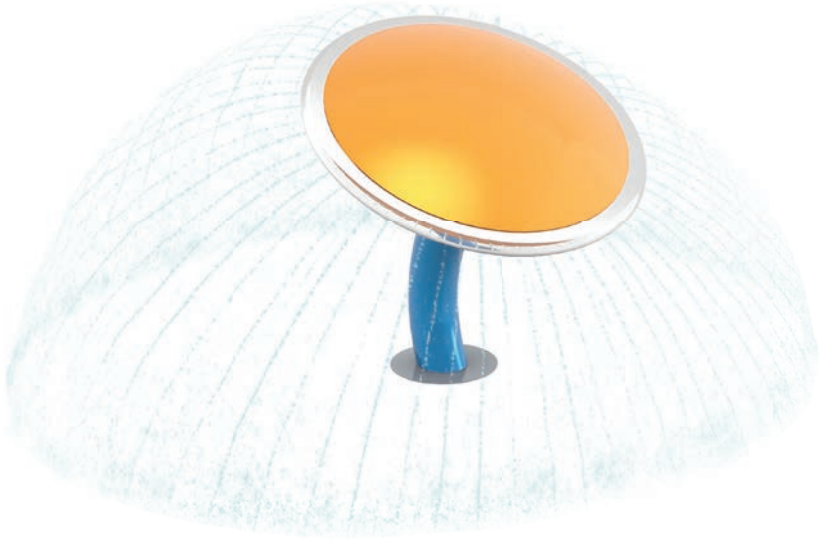
waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.





See Specification Sheet for product data.

U.S.O

0010-0526

PRODUCT LINE Freestanding Play

CATEGORY Small Splashes

PLAY OPPORTUNITIES

An Unidentified Spraying Object (U.S.O.) has landed! Little kids love to investigate its rotating ring with gentle streams of water. Encourages motor and cognitive skills development.

PLAY-BASED LEARNING

COGNITIVE PHYSICAL CREATIVE SOCIAL

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.





PLAY ZONES

DEVELOPMENT DISCOVERY EXPLORATION ADVENTURE

playPHASE™
Detachable Mounting System

INSTALLATION
Zero-depth + Wading Pool

WATER EFFECT
Multiple Streams

COMPATIBLE WITH:
Activity Tower
Centre Feature

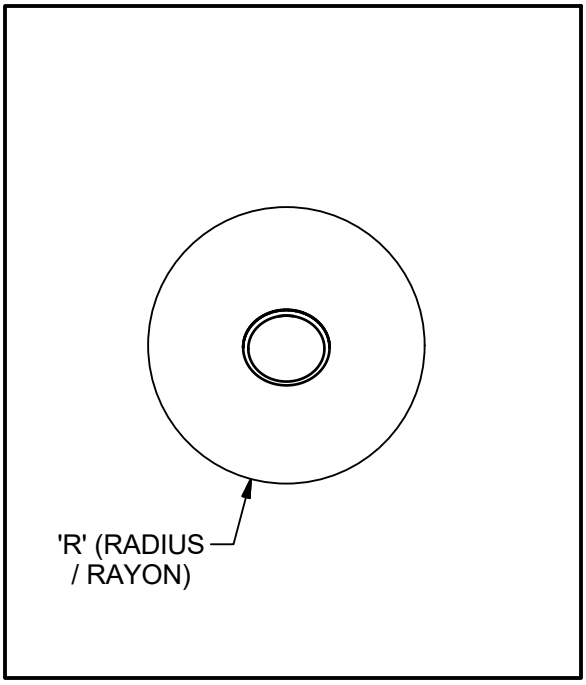
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

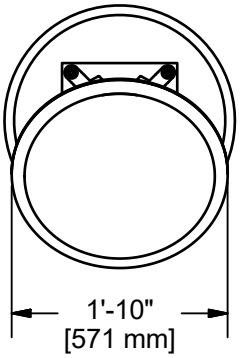
FS USO

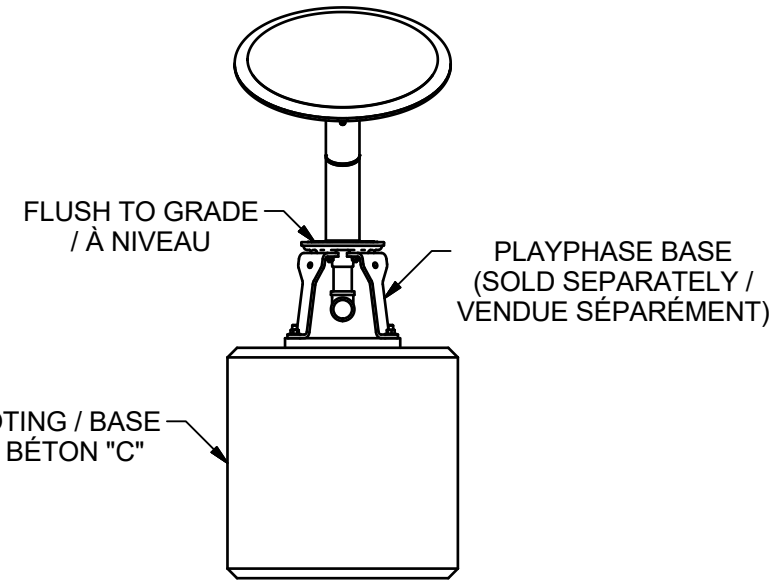
0010-0526

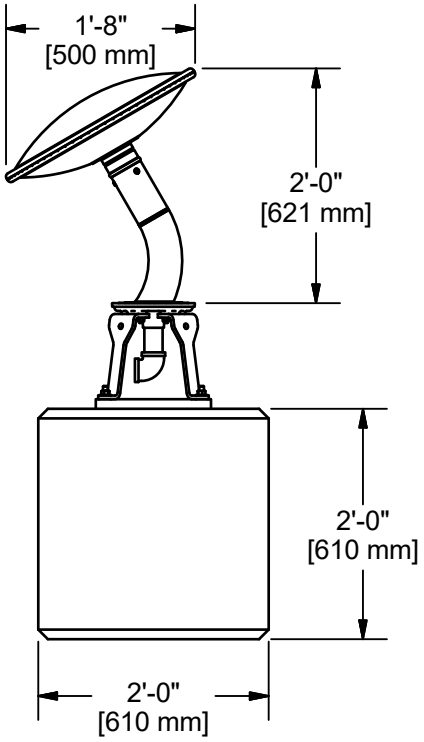
LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM

***IMPACT SPRAY AREA / ZONE D'ASPERSION* D'IMPACT**









FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
3/914	-/-	-/-	15/57	14/97
NOZZLES / BUSES		-	MASS: N/A	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)

-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-0526**

SHEET: 1
OF: 1

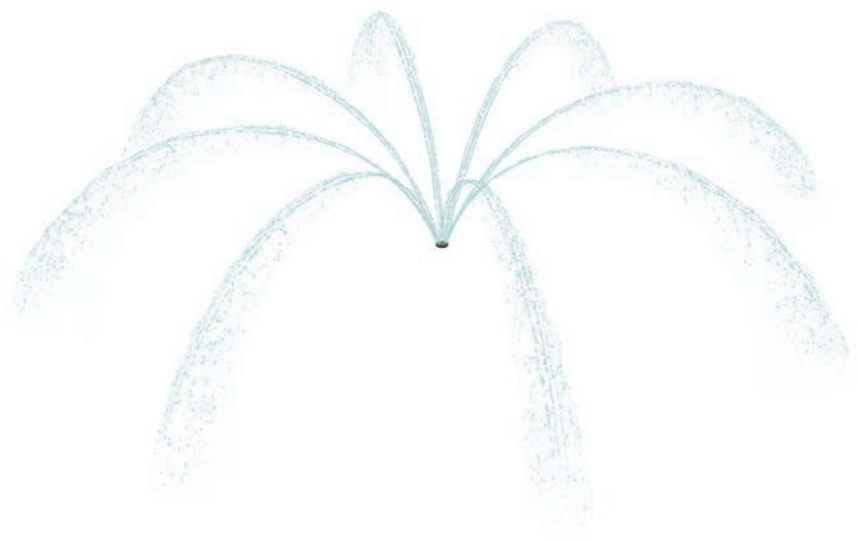
waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

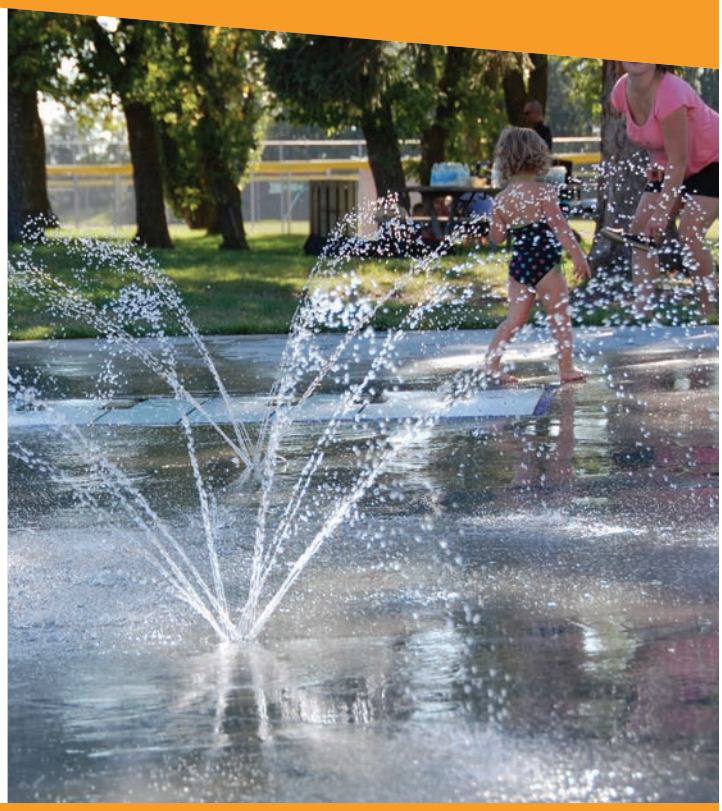
ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.





Cluster ground sprays together to create exciting water experiences for users of all abilities. Ground sprays are a perfect addition to any play zone and create natural gathering areas for exploration and communal play.

See Specification Sheet for product data.

CHARLOTTE'S WEB

0010-7475

PRODUCT LINE Ground Sprays

CATEGORY Classic Sprays

PLAY OPPORTUNITIES

Charlotte's Web creates a wide-spread, circular pattern reminiscent of a spider shooting its web—perfect for imaginative play spaces.



PLAY-BASED LEARNING

COGNITIVE

PHYSICAL

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT

DISCOVERY

EXPLORATION

ADVENTURE

MATERIALS

Durable, Anti-galling Acetal Nozzle

INSTALLATION

Zero-depth + Wading Pool

WATER EFFECT

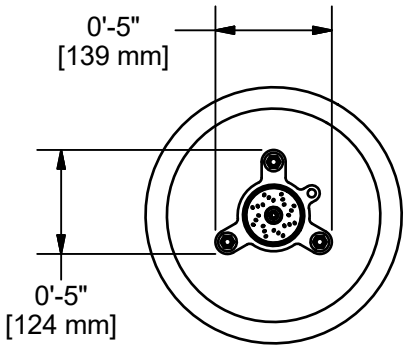
Multi-directional, Angled Sprays

For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

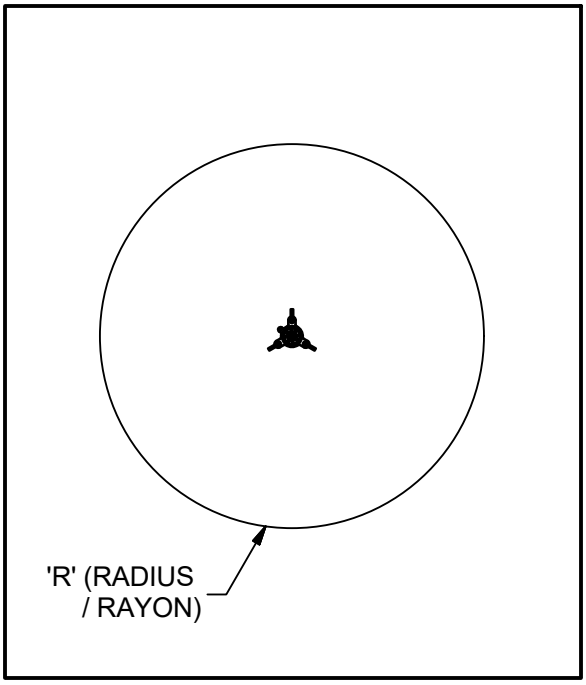
GS CHARLOTTE'S WEB

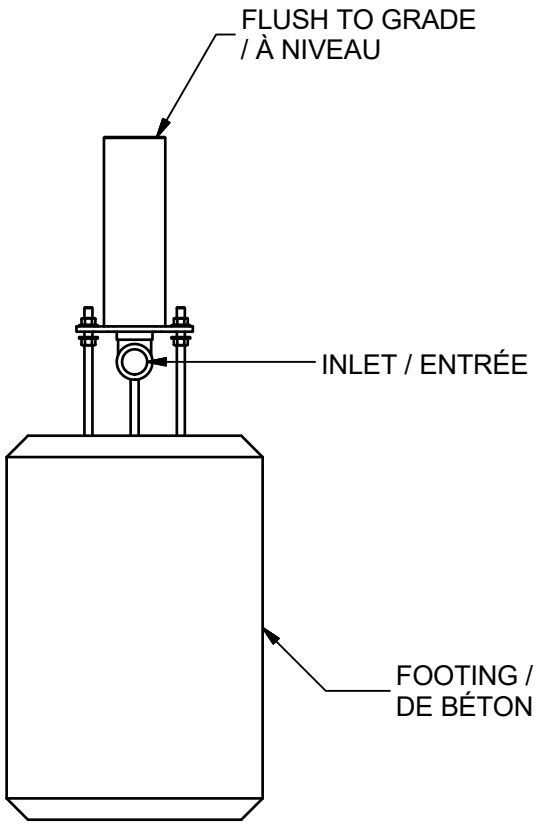
0010-7475

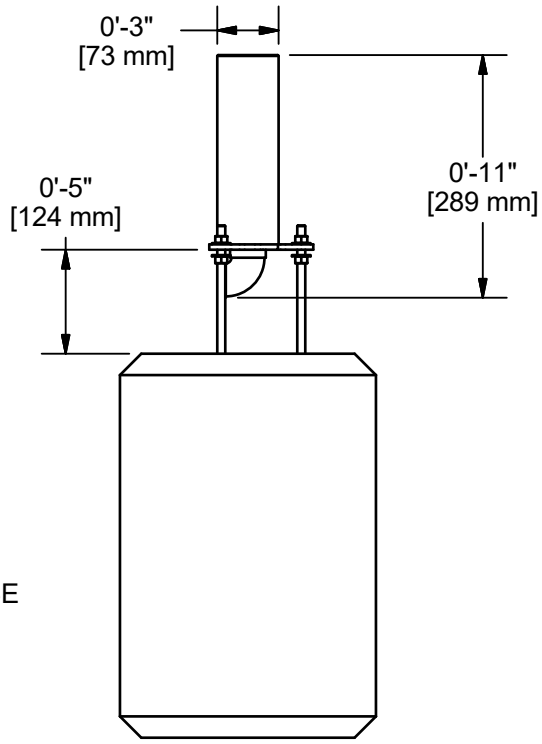
LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM



***IMPACT SPRAY AREA / ZONE D'ASPERSION* D'IMPACT**







DESCRIPTION / LA DESCRIPTION	SIZE / TAILLE	QTY / QTÉ
INLET / ENTRÉE	1" F-NPT	1
ELECTIRCAL / ÉLECTRIQUE	-	-
DRAIN	-	-

FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
2.5/762	-/-	-/-	3/11	1.5/10
NOZZLES / BUSES		1	MASS: 7.8 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)
-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-7475**

SHEET: 1
OF: 1

waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.





Cluster ground sprays together to create exciting water experiences for users of all abilities. Ground sprays are a perfect addition to any play zone and create natural gathering areas for exploration and communal play.

See Specification Sheet for product data.

SOLO SPURT

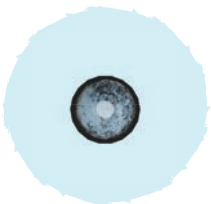
0010-7481

PRODUCT LINE Ground Sprays

CATEGORY Classic Sprays

PLAY OPPORTUNITIES

Featuring ultra low flow, the Solo Spurt is the perfect nozzle for those looking for classic play value that considers water conservation.





PLAY-BASED LEARNING

COGNITIVE PHYSICAL

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT DISCOVERY

EXPLORATION ADVENTURE

MATERIALS

Durable, Anti-galling Acetal Nozzle

INSTALLATION

Zero-depth + Wading Pool

WATER EFFECT

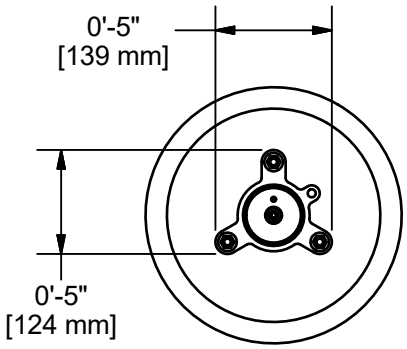
Spray

For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

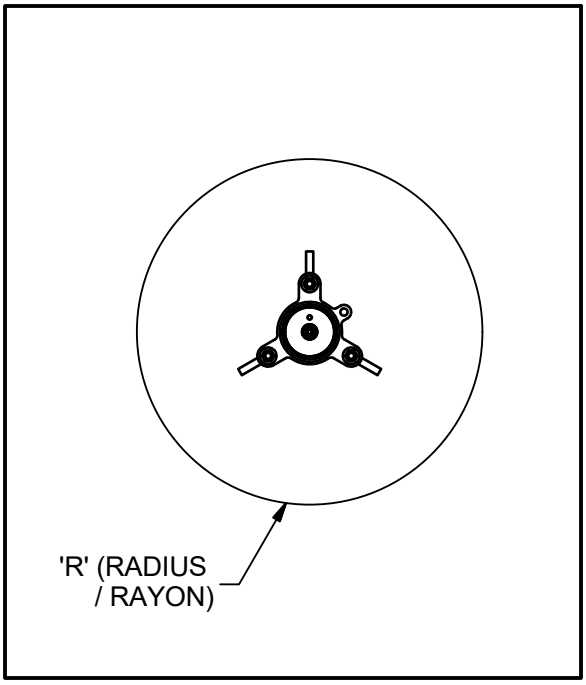
GS SOLO SPURT

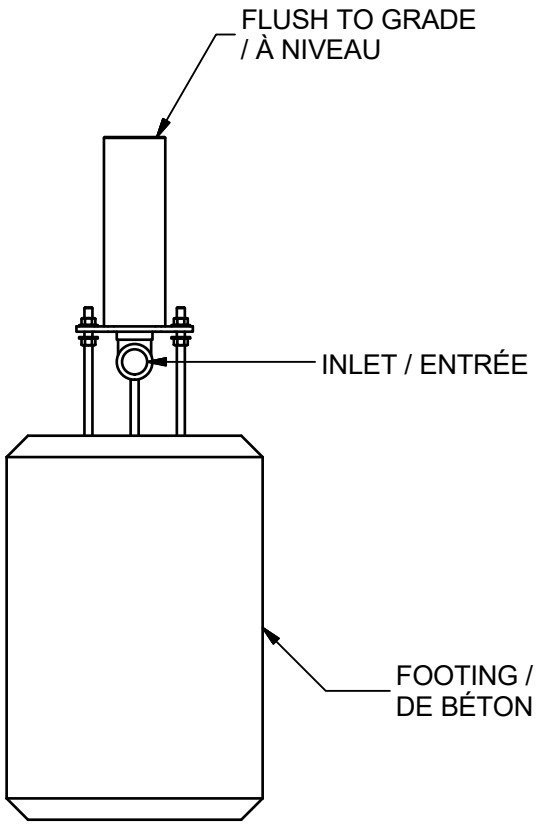
0010-7481

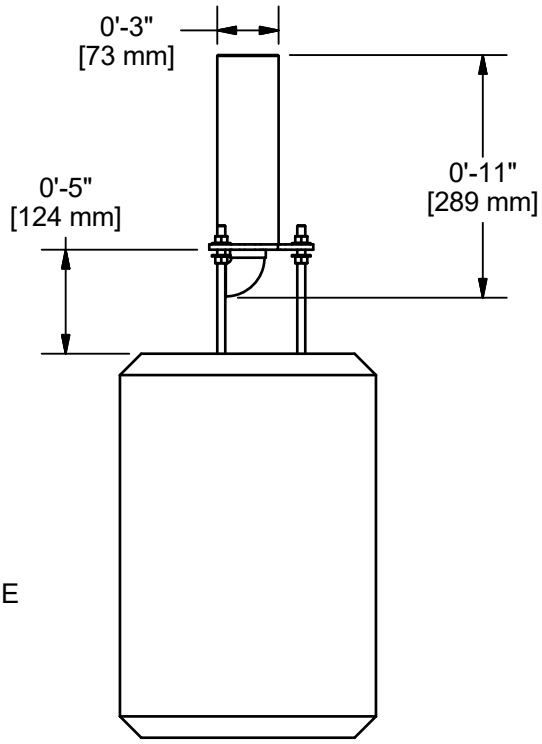
LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM



***IMPACT SPRAY AREA / ZONE D'ASPERSION* D'IMPACT**







DESCRIPTION / LA DESCRIPTION	SIZE / TAILLE	QTY / QTÉ
INLET / ENTRÉE	1" F-NPT	1
ELECTIRCAL / ÉLECTRIQUE	-	-
DRAIN	-	-

FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
0.75/229	-/-	-/-	1/4	4/28
NOZZLES / BUSES		1	MASS: 7.9 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)

-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-7481**

SHEET: 1
OF: 1

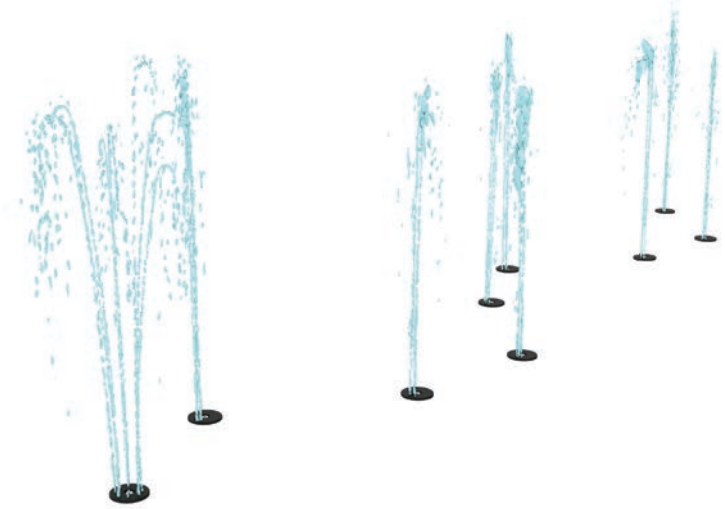
waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.





See Specification Sheet for product data.

TEAM EFFECT

0010-7498

PRODUCT LINE Ground Sprays

CATEGORY Tunnels, Walls & Fortresses

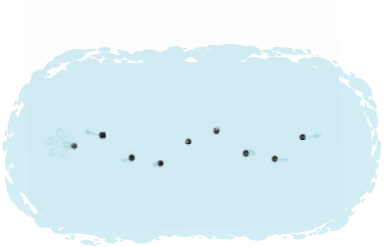
PLAY OPPORTUNITIES

It's a team effort! Grab your friends and cover the nozzles of the Team Effect to send the spray higher.

PLAY-BASED LEARNING

COGNITIVE SOCIAL PHYSICAL CREATIVE

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.





PLAY ZONES

DEVELOPMENT DISCOVERY EXPLORATION ADVENTURE

MATERIALS

Durable, Anti-galling Acetal Nozzle

INSTALLATION

Zero-depth

WATER EFFECT

Multiple, Angled Sprays

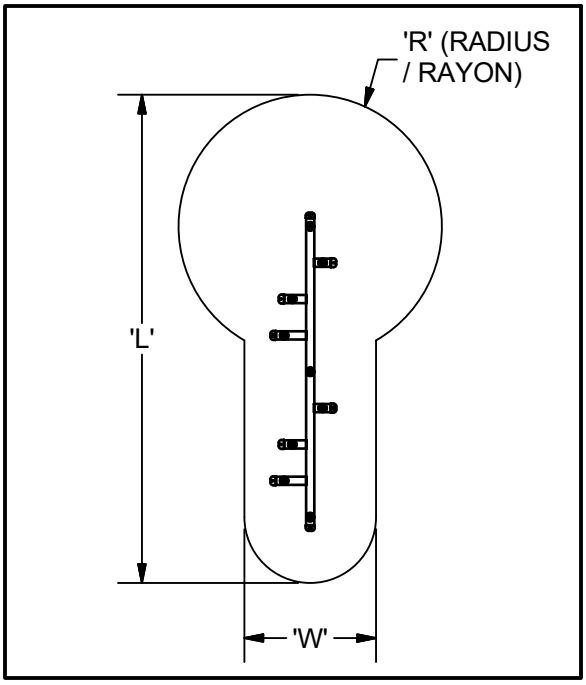
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

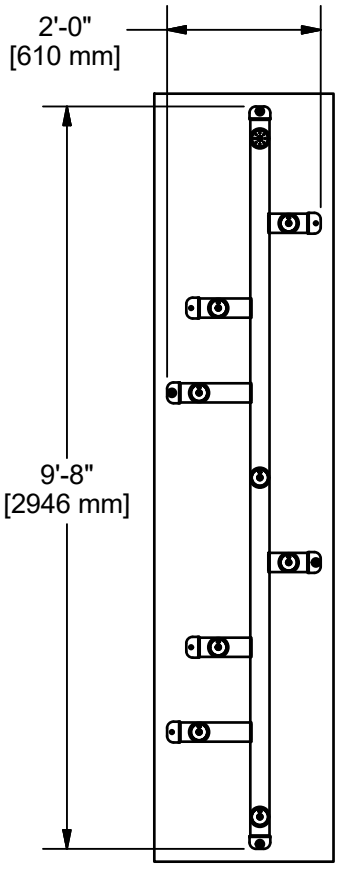
GS TEAM EFFECT

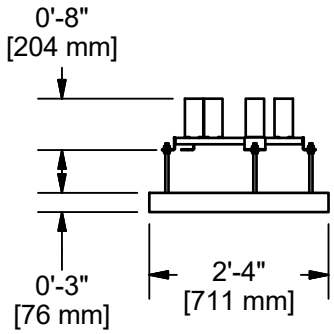
0010-7498

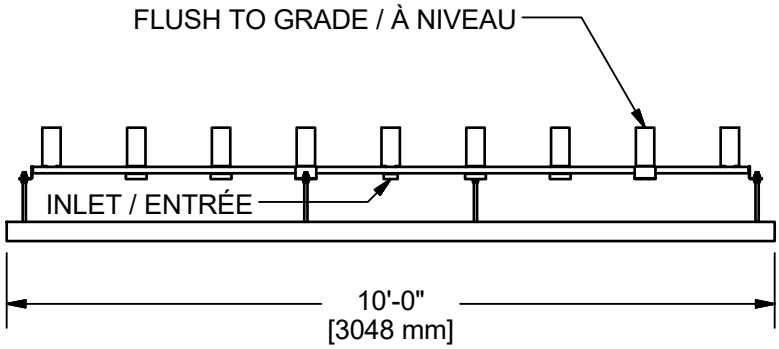
LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM

***IMPACT SPRAY AREA / ZONE D'ASPERSION* D'IMPACT**









DESCRIPTION	SIZE / TAILLE	QTY / QTÉ
INLET / ENTRÉE	1-1/2" F-NPT	1
ELECTIRCAL / ÉLECTRIQUE	-	-
DRAIN	-	-

FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
4/1219	15/4572	4/1219	10/38	1.5/10
NOZZLES / BUSES		9	MASS: 80.6 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)
-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-7498**

SHEET: 1
OF: 1

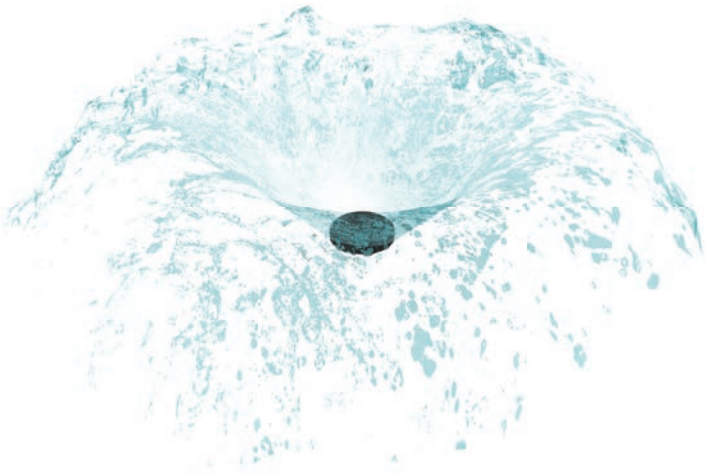
waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.





Cluster ground sprays together to create exciting water experiences for users of all abilities. Ground sprays are a perfect addition to any play zone and create natural gathering areas for exploration and communal play.

See Specification Sheet for product data.

TULIP

0010-7489

PRODUCT LINE Ground Sprays

CATEGORY Classic Sprays

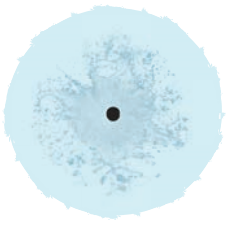
PLAY OPPORTUNITIES

Soft, laminar sheets of water burst from the Tulip, making a flower-shaped spray that encourages hands-on play.

PLAY-BASED LEARNING

COGNITIVE PHYSICAL

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.





PLAY ZONES

DEVELOPMENT | DISCOVERY | EXPLORATION | ADVENTURE

MATERIALS

Durable, Anti-galling Acetal Nozzle

INSTALLATION

Zero-depth + Wading Pool

WATER EFFECT

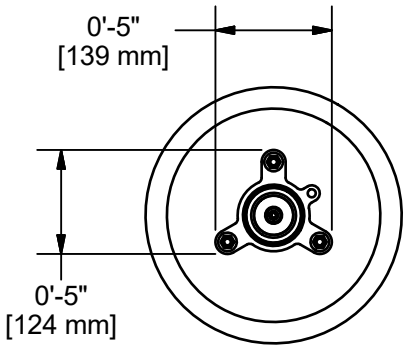
Laminar

For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

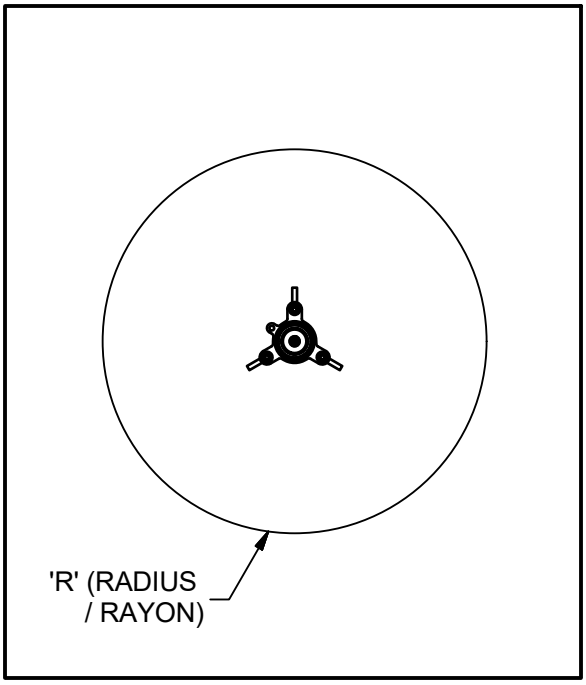
GS TULIP

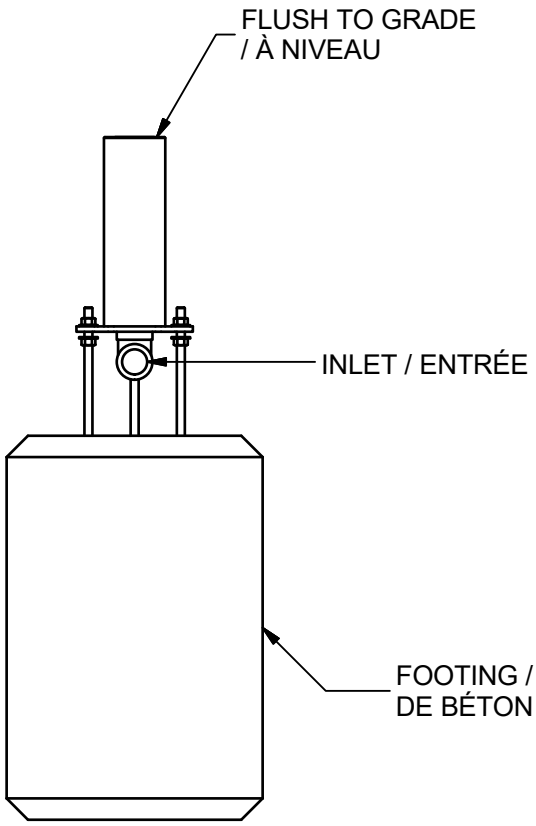
0010-7489

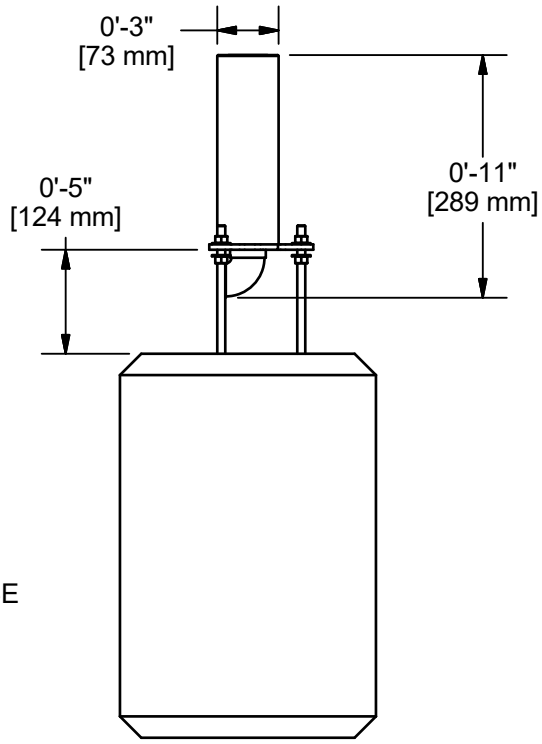
LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM



***IMPACT SPRAY AREA / ZONE D'ASPERSION* D'IMPACT**







DESCRIPTION / LA DESCRIPTION	SIZE / TAILLE	QTY / QTÉ
INLET / ENTRÉE	1" F-NPT	1
ELECTIRCAL / ÉLECTRIQUE	-	-
DRAIN	-	-

FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
1.25/381	-/-	-/-	6/23	0.5/3
NOZZLES / BUSES		1	MASS: 7.8 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)
-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-7489**

SHEET: 1
OF: 1

waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.



The perfect Activator for **every** space design.

Optimize water use and maximize play value with Waterplay's on demand button activators. A perfect solutions for reducing water consumption while creating a dynamic play experience. **PUSH** to start the flow of water.



See Specification Sheet for product data.



POWER POST

0010-1854

PRODUCT LINE Freestanding Play, Water Management

CATEGORY Activators

PLAY OPPORTUNITIES

Get the water flowing with the Power Post. This classic park activator increases interactivity while helping optimize water use on the play pad.





PLAY-BASED LEARNING

COGNITIVE PHYSICAL

Play is fundamental in childhood development, health and wellbeing. Waterplay products are designed using research that supports cognitive, social and emotional, creative and physical growth. The above icons represent the leading attributes associated with this play feature.

PLAY ZONES

DEVELOPMENT DISCOVERY EXPLORATION ADVENTURE

playPHASE™
Detachable Mounting System

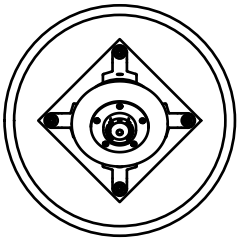
INSTALLATION
Zero-depth

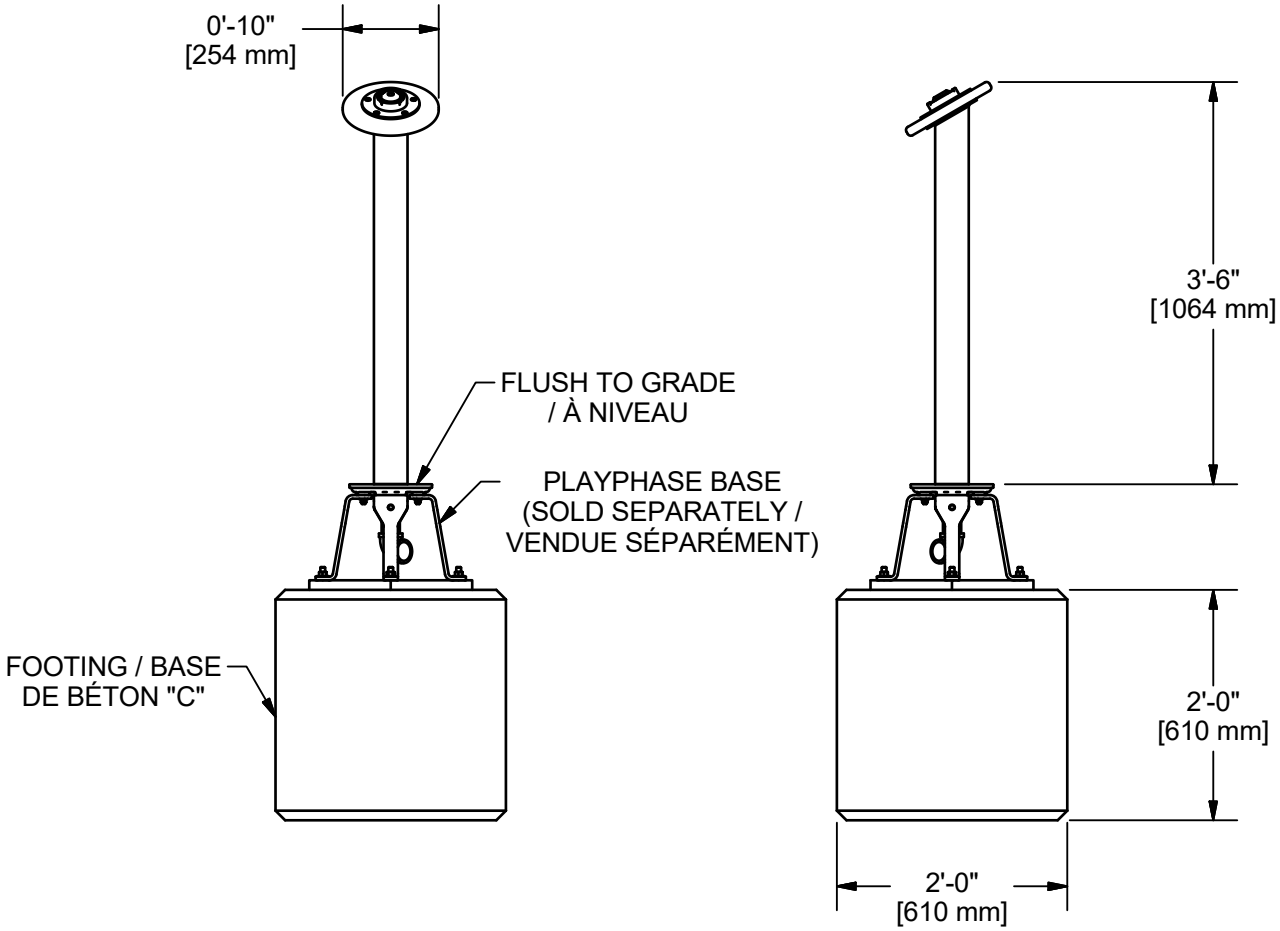
WATER EFFECT
N/A

For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

ACTIVATOR POWER POST 0010-1854

LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM





VOLTAGE / TENSION	12-36 VDC
CURRENT / COURANT	350mA
WIRE SIZE / TAILLE DE FIL	MIN. 2 WIRE 18 AWG + GROUND

FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
-/-	-/-	-/-	-/-	-/-
NOZZLES / BUSES		-	MASS: 24.2 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)
-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-1854**

SHEET: 1
OF: 1

waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.





See Specification Sheet for product data.

ABOVE GRADE KIOSK - 10

C06-AG010

PRODUCT LINE Water Management

CATEGORY Kiosks & Vaults

HIGHLIGHTS

The above grade kiosk is a complete solution for medium to large sized potable spray parks where simple automated operation is required.

- Aluminum construction
- Preassembled with manifold
- Integrates with the smartPLAY™ CONTROLLER
- Tamper resistant with locking provisions (lock not supplied).
- Fits into any space

BEST PRACTICES

Work with our in-house support teams to learn more about how to optimize flow rates for the best play experience for your project.

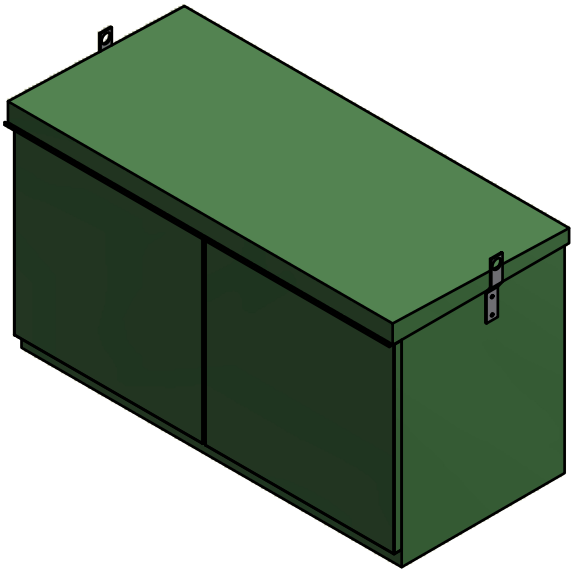
OPTIONS

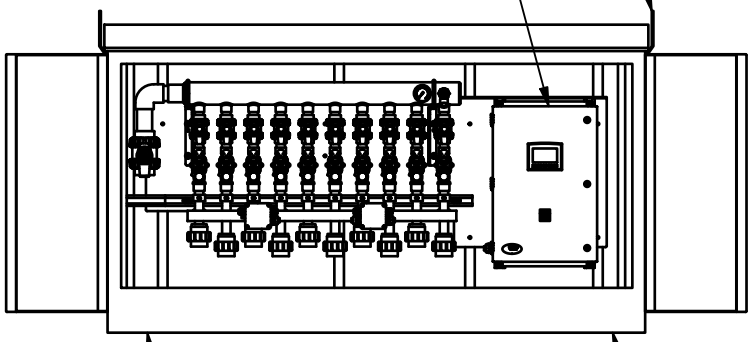
Available in, 6, 10 and 18 valve manifold configurations to adapt to any project size. (Waterplay smartPLAY™ Controller featuring smartACCESS™ sold separately)

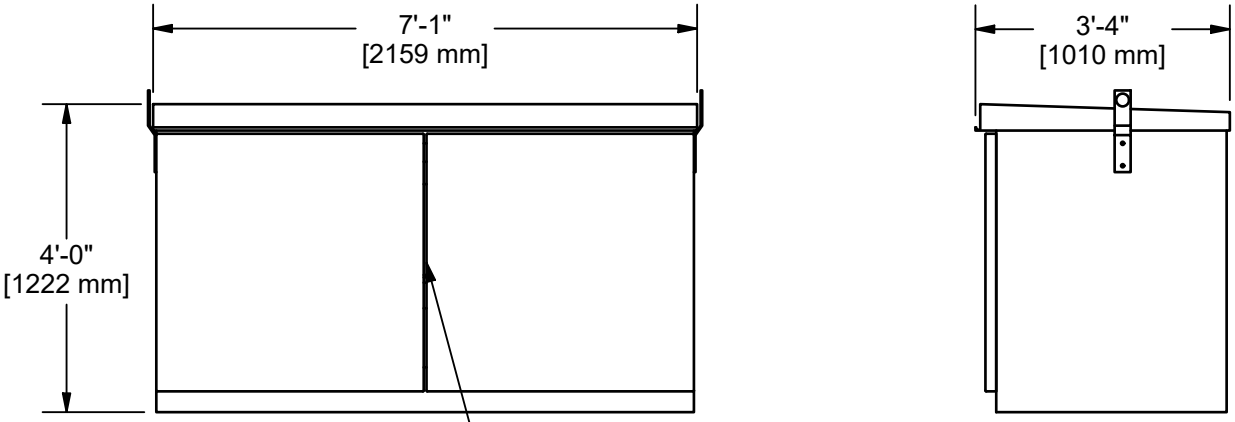
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

AG CABINET 10 VALVE

C06-AG010







MAXIMUM FLOW OF 80 GPM (303 LPM) / DÉBIT MAXIMUM DE 80 GPM (303 LPM)

FOOTING BY OTHER, REFER TO LOCAL CODE / BASE
DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
-/-	-/-	-/-	-/-	-/-
NOZZLES / BUSES		-	MASS: N/A	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)
-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **C06-AG010**

SHEET: 1
OF: 1

waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.



See Specification Sheet for product data.

WATERPLAY smartACCESS™

- Control multiple play spaces from one screen though the intuitive user interface and collect data for analyzing and reporting. Waterplay's smartACCESS connects you to what's happening at your play space anywhere, anytime.
- Ability to sequence and manage water consumption remotely
- Automated data logging options
- Online access to your play space reduces on-site maintenance and operation costs
- Technical videos available to support maintenance staff on the go
- Simple user interface
- Cross-channel access available for PC and Mac, tablet, and smartphones
- Technical support provided

smartPLAY™ CONTROLLER (POTABLE)

0010-1954

PRODUCT LINE Water Management

CATEGORY Controllers

HIGHLIGHTS

The brains behind the operation—the controller tells the water what it should do and when to do it. Waterplay's smartPLAY™ Controller works together with Waterplay's manifold and activators to create the perfect play experience for your project.

- Programmable 4.3" PLC features intuitive colour touch screen for easy use
- User configurable sequencing
- Local valve reassignment
- Easy to use 24 hour RTC programming clock, timer and park calendar
- Ability to program and synchronize water and light features to create a spectacular display
- Standard 12 valve control with the ability to control up to 44* valves (expansion module 0010-2244/2245 required)
- Features a Nema 4X enclosure

BEST PRACTICES

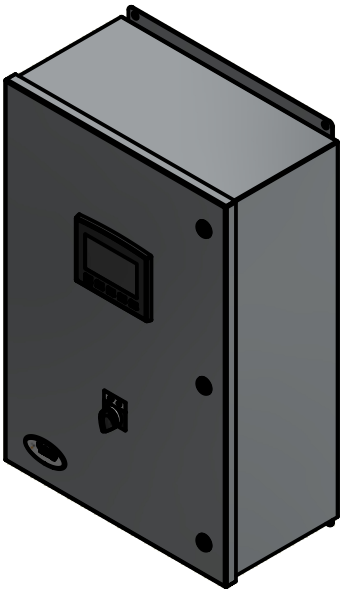
Adding sequencing to your aquatic play adventure creates more fun on the pad while conserving water.
Contact us today to learn more about sequencing best practices and how to make the water work for your space.

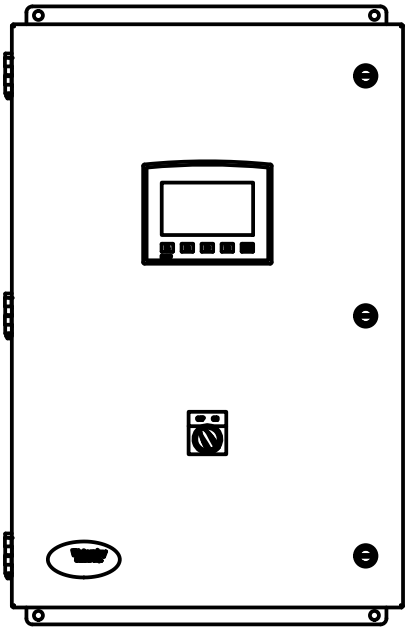
For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

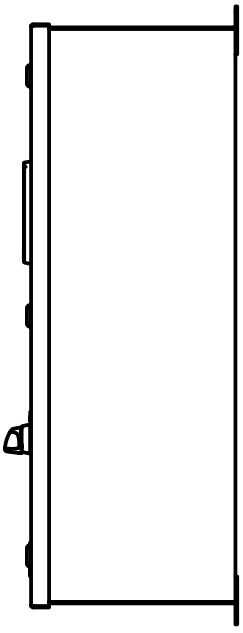
CONTROLLER POTABLE 0010-1954

ATTENTION:
IT IS THE RESPONSIBILITY OF THE INSTALLER TO MAKE THE FIELD INSTALLATION NEMA 4 COMPLIANT. THE INSTALLATION MUST COMPLY WITH LOCAL ELECTRICAL CODE REQUIREMENTS AND BE APPROVED BY LOCAL ELECTRICAL INSPECTION AUTHORITIES. CONTROL PANEL NOT TO BE INSTALLED IN DIRECT SUNLIGHT.

ATTENTION:
L'INSTALLATEUR EST RESPONSIBLE D'ASSURER QUE L'INSTALLATION FINALE SUR SITE EST CONFORME AUX RÈGLEMENTS NEMA 4. L'INSTALLATION DOIT ÊTRE CONFORME AUX NORMES D'ÉLECTRICITÉ LOCAUX ET DEVRONT ÊTRE APROUVÉE PAR INSPECTION OFFICIELLE. LE PANNEAU DE CONTRÔLE NE DEVRA PAS ÊTRE INSTALLER À LA PORTÉE DE SOLEIL.







PANEL RATING	CSA / CE / NEMA 4-4X-12 / IP65	**CLASSEMENT DE PANNEAUX**	
STORAGE TEMPERATURE	-20°C to 60°C (-4°F to 140°F)	**TEMPÉRATURE D'OPÉRATION**	
HUMIDITY	10-90% NON CONDENSING	**HUMIDITÉ**	
POWER REQUIRED	120VAC DEDICATED GFI, 15A CB	**EXIGENCE D'ÉLECTRICITÉ**	
ACTIVATOR POWER	24VDC	**EXIGENCE D'ÉLECTRICITÉ POUR L'ACTIVATEUR**	
ACTIVATOR WIRE	MIN. 3 WIRE 18 AWG PLUS GROUND	**CÂBLE ÉLECTRIQUE POUR L'ACTIVATEUR**	
VALVE POWER	24VAC, MAX. 0.5A PER CHANNEL	**EXIGENCE D'ÉLECTRICITÉ POUR LA VANNE**	
VALVE WIRE	MIN. #14 AWG, 1N PER VALVE	**CÂBLE ÉLECTRIQUE POUR LA VANNE**	
SUPPLY PRESSURE	-	**PRESSION D'ALIMENTATION**	
DYNAMIC PRESSURE	-	**PRESSION DYNAMIQUE**	

OPTION	SKU
0-12 OUTPUTS	BASE
16 OUTPUT EXPANSION	0010-2244
24 OUTPUT EXPANSION	0010-2245
SURGE SUPPRESSOR	0002-1113
RAIN SENSOR	0000-1565
WIND SENSOR	PRP-06019

INITIAL:

DRAWING ID: **0010-1954** SHEET: 1 OF: 2

waterplay Solutions Corp.
1451B ELLIS STREET
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 2A3
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUT LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUES, LEURS APPARTIENNE ET NE PEUVENT ÊTRE UTILISER OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

REFEREZ VOUS AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.

CONTROLLER - POTABLE

FEATURES:
- INDUSTRIAL GRADE FIELD AND REMOTE PROGRAMMABLE PLC
- REMOTE TROUBLESHOOTING AND CONTROL CAPABLE
- 4" COLOUR OPERATOR INTERFACE CONTROLS:
  - FEATURE SEQUENCING
  - PARK OPERATING DAYS AND HOURS
  - TEST MODE
  - smartACCESS DATA LOGGING AND MAINTENANCE SOFTWARE (OPTIONAL)
  - DROUGHT SEQUENCING
  - STANDARD 12 OUTPUTS WITH EXPANSION CAPABILITY TO 36 OUTPUTS

CARACTÉRISTIQUES:
-PLC INDUSTRIEL, PROGRAMMATION DISPONIBLE SUR SITE OU À DISTANCE
-CAPACITÉ DE DÉPANNAGE ET CONTRÔLE À DISTANCE
-ÉCRAN TACTILE 4" COLORISÉ:
- SÉQUENCAGE DES JEUX
- HEURES ET JOURS D'OPÉRATIONS DE L'AIRE DE JEU
- MODE TESTE
- smartACCESS ENREGISTREMENT DE DONNÉES ET LOGICEL DE MAINTENANCE (OPTIONEL)
- SÉQUENÇAGE DURANT SÉCHERESSE
- 12 SORTIES STANDARDS AVEC POSSIBILITÉ D'ÉXPANSION À 36 SORTIES

CONTROLLER - WTS BY OTHERS

FEATURES:
- INDUSTRIAL GRADE FIELD AND REMOTE PROGRAMMABLE PLC
- REMOTE TROUBLESHOOTING AND CONTROL CAPABLE
- 7" COLOUR OPERATOR INTERFACE CONTROLS:
  - SINGLE OR DOUBLE PUMP CONTROL FOR SIMPLE WATER TREATMENT SYSTEMS BUILT BY THIRD PARTY
  - FEATURE SEQUENCING
  - PARK OPERATING DAYS AND HOURS
  - TEST MODE
  - smartACCESS DATA LOGGING AND MAINTENANCE SOFTWARE (OPTIONAL)
  - STANDARD 12 OUTPUTS WITH EXPANSION CAPABILITY TO 36 OUTPUTS

CARACTÉRISTIQUES:
-PLC INDUSTRIEL, PROGRAMMATION DISPONIBLE SUR SITE OU À DISTANCE
-CAPACITÉ DE DÉPANNAGE ET CONTRÔLE À DISTANCE
-ÉCRAN TACTILE 7" COLORISÉ:
- CONTRÔLE POUR SYSTÈMES DE FILTRATIONS AVEC UNE OU DEUX POMPES BATIS SUR PLACE PAR UNE PARTIE AUTRE QUE WATERPLAY
- SÉQUENCAGE DES JEUX
- HEURES ET JOURS D'OPÉRATIONS DE L'AIRE DE JEU
- MODE TESTE
- smartACCESS ENREGISTREMENT DE DONNÉES ET LOGICEL DE MAINTENANCE (OPTIONEL)
- 12 SORTIES STANDARDS AVEC POSSIBILITÉ D'ÉXPANSION À 36 SORTIES

WATER TREATMENT SYSTEMS

FEATURES:
- 100% FILTRATION (SINGLE LOOP)
- SAFER CHEMICAL HANDLING WITH CO2 AND CALCIUM HYPOCHLORITE TABLETS
- FLEXIBLE LAYOUT WITH FIELD LOCATABLE FILTER
- INDUSTRIAL GRADE FIELD AND REMOTE PROGRAMMABLE PLC
- REMOTE TROUBLESHOOTING AND CONTROL CAPABLE
- TOUCHSCREEN OPERATOR INTERFACE CONTROLS:
  - FEATURE SEQUENCING
  - PARK OPERATING DAYS AND HOURS
  - TEST MODE
  - smartACCESS DATA LOGGING AND MAINTENANCE SOFTWARE (OPTIONAL)
  - DROUGHT SEQUENCING

CARACTÉRISTIQUES:
-FILTRATION À 100% (CIRCUIT SIMPLE)
-MANIPULATION PLUS SECURITAIRE AVEC C02 ET PASTILLES DE CALCIUM HYPOCHLORITE
-PLACEMENT DES FILTRES FLEXIBLE
-PLC INDUSTRIEL, PROGRAMMATION DISPONIBLE SUR SITE OU À DISTANCE
-CAPACITÉ DE DÉPANNAGE ET CONTRÔLE À DISTANCE
-INTERFACE ET CONTRÔLES SUR ÉCRAN TACTILE:
- SÉQUENCAGE DES JEUX
- HEURES ET JOURS D'OPÉRATIONS DE L'AIRE DE JEU
- MODE TESTE
- smartACCESS ENREGISTREMENT DE DONNÉES ET LOGICEL DE MAINTENANCE (OPTIONEL)
- SÉQUENÇAGE DURANT SÉCHERESSE

MANIFOLDS

FEATURES:
- ROBUST STAINLESS STEEL HEADER WITH SCHEDULE 80 PVC
- COMPACT DESIGN THAT MAINTAINS VALVE ACCESS FOR MAINTENANCE
- SLOW CLOSING SOLENOID VALVES TO PREVENT WATER HAMMER

CARACTÉRISTIQUES:
-COLLECTEUR EN ACIER INOXYDABLE TRÉS ROBUSTE AVEC PIEDS EN PVC SCHEDULE 80
-DESIGN COMPACTE QUI DONNENT ACCESS AUX VANNES POUR LA MAINTENANCE
-VANNE SOLÉNOÏDE QUI FERME LENTEMENT POUR ÉVITER UN COUP DE BÉLIER

UV SYSTEM

FEATURES:
-RENDERS CHLORINE-RESISTANT PATHOGENS HARMLESS
-NSF50 CERTIFIED UV REACTOR
-DELIVERS 60mJ/cm² DOSE AT END OF LAMP LIFE
-LOW PRESSURE LAMPS FOR MINIMAL SLEEVE FOULING AND LOW POWER CONSUMPTION
-EASY CONNECTION TO MAIN SKID
-PRE-WIRED AT FACTORY

CHARACTÉRISTIQUES:
-REND LES PATHOGÈNES QUI SONT RÉSISTANTS AU CHLORE INNOFENSIF
-RÉACTEUR UV CERTIFIÉ NSF50
-L'AMPOULE Á SON FIN DE VIE DONNE UNE DOSE DE 60MJ/CM²
-ALARMES POUR DÉBRIS ET BASSE CONSOMMATION D'ÉLECTRICITÉ
-CONNECXION FACILE Á LA PLATE-FORME
-FILETAGE FAIT Á L'USINE

waterplay Solutions Corp.
1451B ELLIS STREET
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 2A3
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

Create a sustainable play space that is visually appealing with a water smart design!





See Specification Sheet for product data.

DRAIN SQUARE

DRA-00003 (3 IN OR 4 IN OUTLET)

PRODUCT LINE Water Management

CATEGORY Drains

HIGHLIGHTS



- High flow rate capacity (50 GPM)
- Durable material stands up in aquatic environments
- Safe design protects against find and toe entrapment, no pinch points
- Flush-to-grade
- Easy installation and maintenance
- Optional strainers available for added debris filtering

BEST PRACTICES

Work with our in-house support teams to learn more about how to optimize flow rates for the best play experience for your project.

For full product specification details, please refer to the product specification document. Due to our continuing product improvement program, Waterplay® Solutions Corp. reserves the right to change the product specifications without notice. All product designs at all times remain the property of Waterplay or are used under license and cannot be used or reproduced without written permission.

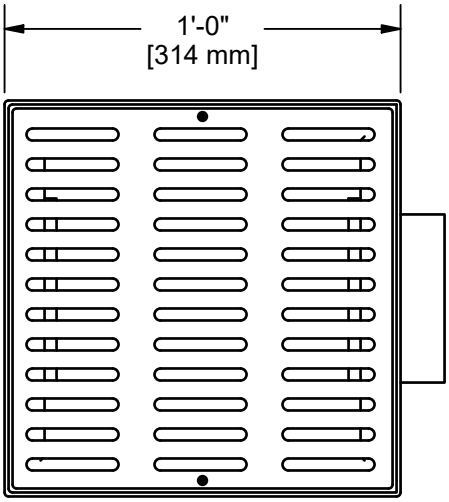
DRAIN SQUARE 3IN OR 4IN OUTLET

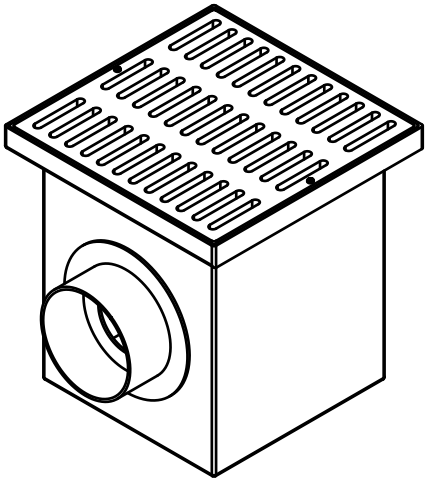
DRA-00003

LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM

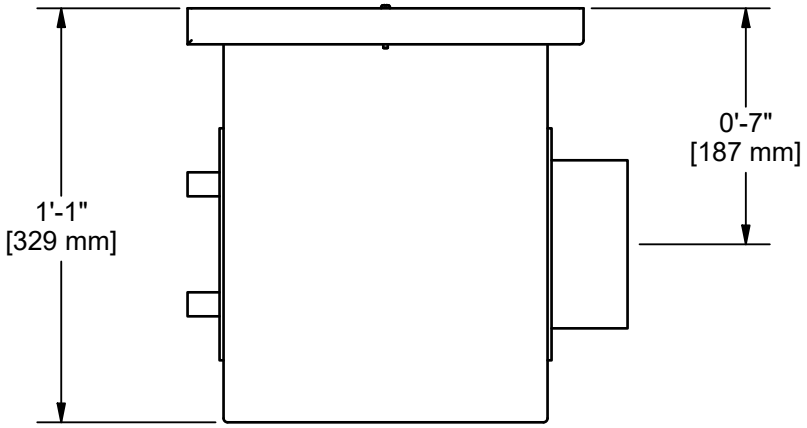
AVAILABLE VERSIONS / VERSIONS DISPONSIBLES			
SKU	OUTLET / SORTIE (in.)	CAPACITY / CAPACITÉ (GPM/LPM)	GRATE COLOR / GRILLE COULEUR
DRA-00003	3 & 4	50/189	GREY

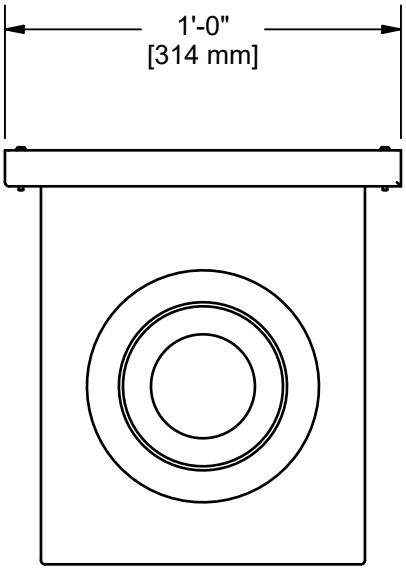
FLOW CAPACITY BASED ON A 4" DRAIN PIPE AT 2% SLOPE / CAPACITÉ DU DRAIN BASÉ SUR UN TUYAU D'ÉCOULEMENT DE 6è SUR UNE PENTE DE 2%





DRAIN GRATE OPENINGS /
OUVERTURES DE LA GRILLE: 3/8"
TOTAL OPEN AREA OF GRATE /
SURFACE OUVERTE TOTALE: 37.73 SQ IN
GRATE MATERIAL / MATÉRIAU DE LA GRILLE: HDPE/PEHD





POLYPROPYLENE BASIN /
BASIN EN POLYPROPYLÈNE

FOOTING BY OTHER, REFER TO LOCAL CODE / BASE DE BÉTON PAR D'AUTRES, SE RÉFÉRER AU CODE LOCAL

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	L (ft/mm)	W (ft/mm)	GPM/LPM	PSI/kPa
-/-	-/-	-/-	-/-	-/-
NOZZLES / BUSES		-	MASS: 8.2 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)
-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: DRA-00003 SHEET: 1 OF: 1

waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

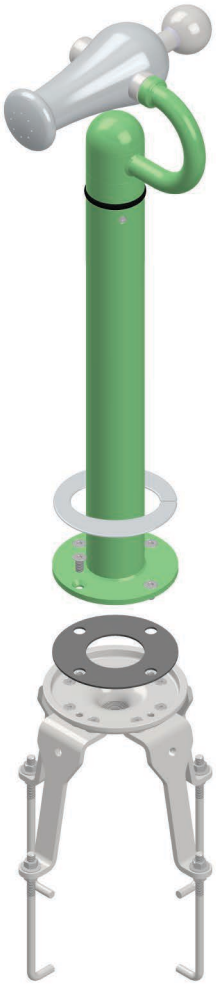
ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUS LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUS, LEUR APPARTIENNENT ET NE PEUVENT ÊTRE UTILISÉS OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

SE RÉFÉRER AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.

MOUNTING SYSTEM



playPHASE™

Phase your installation to meet time constraints, plan for future expansions and easily retrofit with playPHASE™, a flush-to-grade anchoring system exclusive to Waterplay® Solutions.

clean design
the unique flush-to-grade design conceals all hardware to creates a safe, smooth pad surface (no need for toe guards) and clean design aesthetic.

quick installation
playPHASE™ meets tight schedules with advanced shipping, allowing your contractors to mobilize sooner. Install playPHASE™ and complete final grade concrete pouring and hydraulics testing while play features are in production.

project phasing
playPHASE™ has three flexible settings to meet your needs. Choose from a flush-to-grade cap cover, adjustable spray nozzle, or play feature anchoring. Clients with budget limitations can start small with ground sprays while raising funds for full play features.



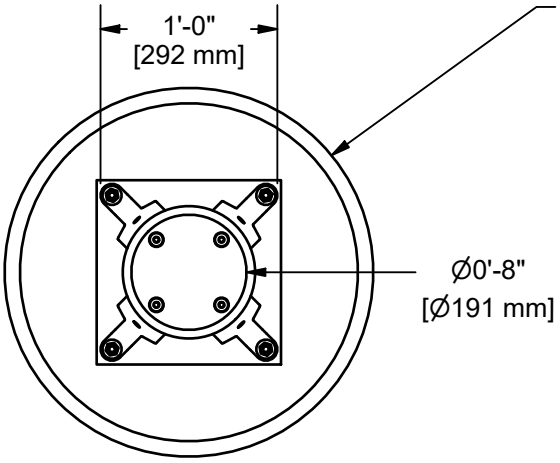
simple maintenance
whether you're winterizing the play pad or doing regular, seasonal upkeep, playPHASE™ allows features to be removed as needed for easy and convenient maintenance routines.

refresh & refurbish
plan for the lifetime of your play space with playPHASE™. Add, remove or replace features at any time. Ideal for keeping visitors and guests coming back for exciting new splashes.

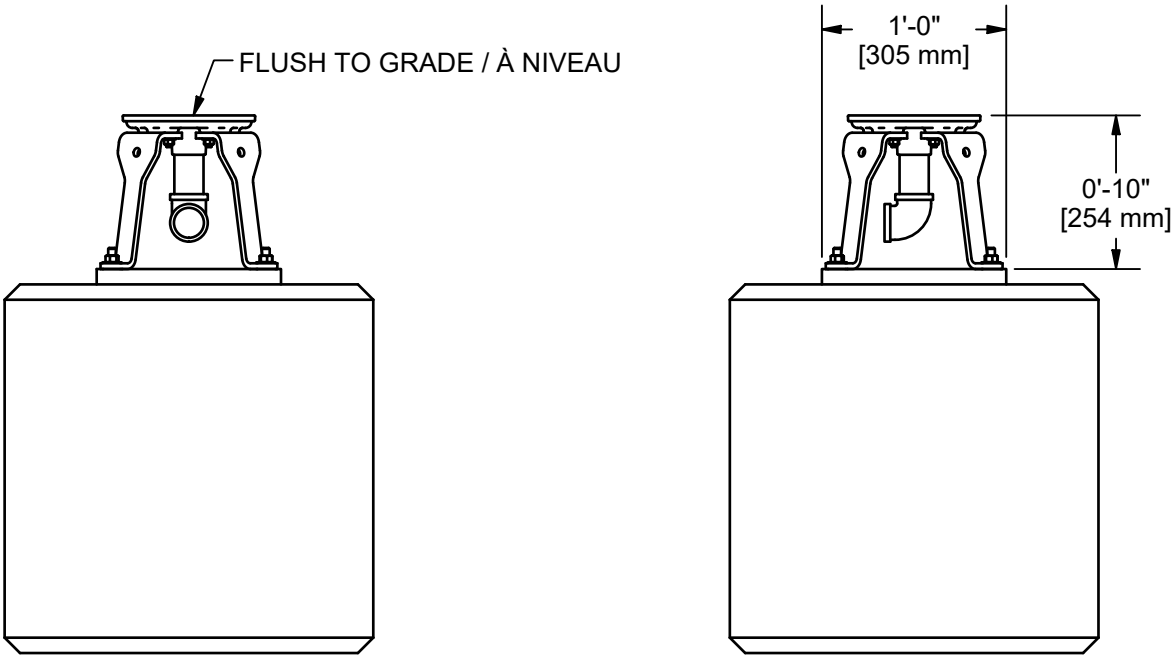
PLAYPHASE BASE

0010-0507

LIST OF MATERIALS / LISTE DE MATÉRIAUX (IF / SI APPLICABLE)	
BASE MATERIAL / MATÉRIEL	304 STAINLESS STEEL / ACIER INOXYDABLE
NOZZLES / BUSES	ACETAL / ACÉTAL, URETHANE / URÉTHANE
PANELS / PANNEAUX	ACRYLIC / ACRYLIQUE, ALUMINUM / ALUMINIUM



RECOMMENDED FOOTING / BASE DE BÉTON CONSEILLÉ (BY OTHER / PAR D'AUTRE). REFER TO FEATURE SPEC PAGE FOR DETAILS / CONSULTER LA PAGE TECHNIQUE DU JEU POUR LES DÉTAILS



FOOTING BY OTHER, REFER TO LOCAL CODE /
BASE DE BÉTON PAR D'AUTRE, RÉFÉRER AU CODE LOCAL

INLET / ENTRÉE	1-1/2" F-NPT
ELECTIRCAL / ÉLECTRIQUE	-
DRAIN	-

RECOMMENDED SPRAY AREA / ZONE D'ASPERSION POTENTIELLE			FLOW RATE / DÉBIT D'EAU	
R (ft/mm)	**L** (ft/mm)	**W** (ft/mm)	GPM/LPM	PSI/kPa
-/-	-/-	-/-	-/-	-/-
NOZZLES / BUSES		-	MASS: 27.5 lbmass	

COMPONENT INCLUDES: (IF REQUIRED) / INCLUS AVEC LE JEU (SI REQUISE)
-SERVICE TOOLS / OUTILS
-SPRAY NOZZLES / BUSES DE PERFORMANCE

DIMENSIONAL ACCURACY / PRÉCISION DIMENSIONELLE +/- 1" [25mm]

INITIAL:

DRAWING ID: **0010-0507**

SHEET: 1
OF: 1

waterplay
805 CROWLEY AVE.
KELOWNA, BRITISH COLUMBIA
CANADA, V1Y 7G6
P: 250-712-3393 F: 250-861-4814
E: design@waterplay.com W: waterplay.com

ALL PLANS AND DESIGNS AT ALL TIMES REMAIN THE PROPERTY OF THE WATERPLAY AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

TOUT LES PLANS ET DESSINS QUE WATERPLAY ONT CONÇUES, LEURS APPARTIENNE ET NE PEUVENT ÉTRE UTILISER OU REPRODUITS SANS AVOIR UNE PERMISSION ÉCRITE DE LEUR PART.

NOTE: REFER TO THE COMPONENT WRITTEN SPECIFICATION DOCUMENT FOR COMPLETE PRODUCT SPECIFICATIONS. WATERPLAY RESERVES THE RIGHT TO CHANGE THIS SPECIFICATION WITHOUT NOTICE.

REFEREZ VOUS AU DOCUMENT DE SPÉCIFICATION ÉCRIT POUR LES DÉTAILS COMPLET DU PRODUIT. WATERPLAY A LE DROIT DE CHANGER CES DERNIERS SANS PRÉAVIS.

NOZZLE MATERIALS

Waterplay Solutions Corp.® (Waterplay) converted from the use of brass to a synthetic food grade Acetal Copolymer (POM) nozzle material in 2001. This was as a result of client feedback that field maintenance and nozzle serviceability were becoming more and more difficult as the nozzles aged. Cross metal contamination between the stainless steel canister the nozzle threads into and the brass nozzle created galling. This was occurring making it difficult if not impossible to remove the nozzle for maintenance. This client feedback led the Waterplay Research and Development Team to investigate materials that would eliminate the problem while still delivering a high quality, durable solution. Acetal Copolymer is an FDA compliant material that delivers:

- High mechanical strength and rigidity
- Excellent dimensional stability and machining capability
- Resistance to repeated impacts and fatigue endurance
- Chemical resistance over Acetal Homopolymer compounds
- High resistance to repeated impacts
- Elimination of corrosion and galling.



Brass nozzles can be difficult to remove



Acetal nozzles are easily removed

Acetal Copolymer

Because Acetal Copolymer is not a metal it is not electrically conductive and will not corrode. It is commonly used in applications where the materials, including parts, are exposed to a moist or wet environment such as pump and valve components, gears, bearings, bushings, rollers and fittings. It is suited to use in Waterplay's features and spray park installations because it:

NOTE: For full product specifications, please refer to component written specification document. Due to our continuing product improvement program, Waterplay Solutions Corp.® reserves the right to change specifications without notice.
COPYRIGHT MATERIAL: All plans & designs at all times remain the property of Waterplay Solutions Corp.® and cannot be used or reproduced without written permission.

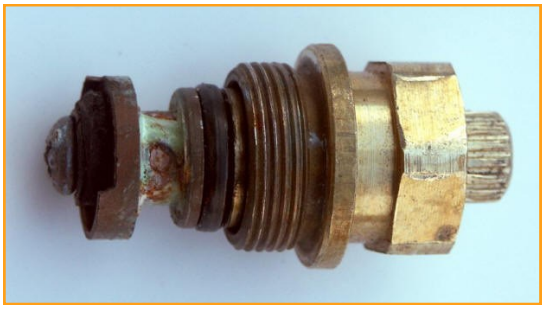
- Is chemically resistant to salts, bases, aliphatic hydrocarbons, halogenated hydro-carbons, alcohols, esters, ethers, ketones and inorganic chemicals.
- Has enhanced resistance over other Acetals such as Homopolymers to chlorinated environments at levels typical found in pool and spray park installations.
- Is resistant to abrasion.
- Will not breakdown from UV exposure (although it will discolor).
- Does not hold heat like a metal and cools down quickly making it safer in hot environments.

Brass

Brass is comprised of mostly zinc and copper. Although lead free brass is available, most brass manufactured in the United States after 1986 contains 7 to 8 percent lead. Lead is added to the brass to improve machining and lubrication. California is mandating that all brass used in household plumbing contain less than 0.25 percent lead. Brass corrodes by a number of means:

- By exposure to Chlorine –chloride attacks the metal
- By exposure to NaCl (Salt) – chloride is created when the NaCl breaks down
- By dissimilar metal (Galvanic) corrosion - when two metals are connected and in contact with a conducting liquid (water is a conductive liquid), the more active metal will corrode. The rate of corrosion is affected by the zinc content in the brass. The zinc will corrode out of the brass faster leaving the copper; this process is called “dezincification” and renders the brass weaker by making it porous.
- Corrosion will cause brass nozzles to become ceased, making it difficult to remove without damaging the feature they are used in.

Dezincification of a Brass Valve



Waterplay has used Acetal Copolymer in its features since 2001 with positive results over the brass nozzles previously installed.

NOTE: For full product specifications, please refer to component written specification document. Due to our continuing product improvement program, Waterplay Solutions Corp.® reserves the right to change specifications without notice.
COPYRIGHT MATERIAL: All plans & designs at all times remain the property of Waterplay Solutions Corp.® and cannot be used or reproduced without written permission.

SECTION III: ATTACHMENT K

WATERPLAY® PRODUCT WARRANTY

Waterplay Solutions Corp.® (Waterplay) is committed to delivering the highest quality products on the market. Waterplay features are built with the best materials, to the most stringent manufacturing standards. Our personal pride and construction confidence are backed by the following warranties:

Material Warranty

Stainless Steel Piping & Weldments	25 years
Aluminum Materials	10 years
Acetyl Nozzles, Urethane/HDPE	5 years
Fiberglass, Acrylic & Polycarbonate Materials	2 years
Stainless Steel Hardware	2 years
Concrete (play features only)	1 year
Decals (out of reach of patrons)	1 year

Water Distribution Warranty

Water Distribution Skid	10 years
Water Distribution & Recirculation Equipment	2 years
Electrical Controllers & Activator Switches	2 years
Kiosk Contents & Hardware	2 years

Play Feature Warranty

Sound Components	2 years
Moving Parts	2 years
LED Components	1 year

Play Feature Finish Warranty

Powder Coated	2 years
Painted (Airbrushed Graphics)	2 years

This warranty does not cover any damage caused by accident, improper care, negligence, normal wear and tear, surface corrosion on metal parts, discolored surfaces and other cosmetic issues or failures due to misuse or vandalism. Natural fading in feature finish over time are considered cosmetic issues and not covered. Features installed in indoor aquatic facilities, coastal areas and areas with high heat and humidity will encounter more discoloring and cosmetic issues.

Waterplay staff and/or appointed service agents are prepared with guidelines for maintenance and rapid response assistance should anything go awry. With our reliable support and quality products, Waterplay takes pride in knowing that our customers have a quality system that runs without interruption. Waterplay offers an option to extend your standard warranty on the control panel to 3, 4 or 5 years. Extended warranty

SAMPLE

commences at expiration of the standard 2 year warranty period and must be purchased by the time the park is commissioned or within 12 months of goods received on site, whichever comes first.

SAFETY

In situations where Waterplay products are utilized for any purpose other than those approved by Waterplay, the customer will be held fully responsible. In addition, Waterplay will not be held responsible for the operation, function, performance, misuse, injuries, or claims resulting from any other products installed within proximity to water structures manufactured by Waterplay.

CONDITIONS

1. Park registration process must be complete prior to a warranty claim being processed http://www.waterplay.com/en/park-registration/
2. All warranties commence upon receipt of goods on site and are only valid if Waterplay equipment is installed in accordance with Waterplay specifications and installation instructions. Waterplay will not cover warranty issues resulting from installation errors.
3. Modifications to Waterplay equipment without prior written approval will void all warranties covered by this document.
4. Warranties are limited to the value of parts and components sold. The client is responsible for the cost of removing and replacing warranted parts/features, the cost for shipping of warranty items to the client site and the return of defect items to Waterplay (if required).
5. All warranty claims against shipping damages or missing parts will be in accordance with the Terms & Conditions of the Purchase Agreement.
6. It is the responsibility of the owner to inspect all aspects of their facility at regular intervals. All maintenance shall be performed in accordance with the Waterplay Owner's Manual and documented in an approved log book.
7. Waterplay does not assume responsibility for damage resulting from extreme weather conditions such as flooding, fires, lightning or any act of force majeure. Waterplay does not warrant defects or damage caused by water supply or quality of utilities nor does it warrant landscaping, site amenities or surfacing in areas where Waterplay products are installed.
8. Any warranty issues are governed by the laws of the province of British Columbia, Canada.
9. Warranty claims will only be processed for accounts considered to be in good standing at the time the claim is made.
10. The foregoing warranties are exclusive and in lieu of all other warranties. There shall be no liability for incidental or consequential damages.
11. Waterplay reserves the right to develop, improve, change or discontinue any product and/or specification without notice and is has no obligation to retrofit these changes into existing parks.

SAMPLE

Supplemental Warranty

The undersigned, as Installer for the above referenced project:

a. Does hereby guarantee the work performed by T. F. Harper & Associates LP on the above referenced project against defects in workmanship for a period of one year from the date of the completion of the installation.
b. If the workmanship should become defective within the specified time, T. F. Harper & Associates LP will replace and/or repair, as required, any such defects promptly at no additional cost to the owner of the above project.
c. In addition, if any component of the manufacturer's equipment is to be replaced under warranty by said manufacturer, T. F. Harper & Associates LP will remove defective component and install replacement component free of charge to customer.
d. This warranty does not include normal wear and tear, or repair and replacement of materials, which have been abused, neglected, or not maintained in accordance with the manufacturer's recommended maintenance procedures and schedules.

Date of Completion of Installation:

Claim Procedure: In the event a warranty claim is required, please contact

Ariel Smith, President
OFFICE: 512-440-0707
FAX: 512-440-0736

T. F. Harper & Associates LP

By: Ariel Smith

Title: President Date: 5/7/21

103 Red Bird Lane • Austin • Texas • 78745
512-440-0707 • 800-976-0107 • 512-440-0736 (F) • playground@tfharper.com

TAB C THIS FORM MUST ACCOMPANY BID PACKET

ATTACHMENT III
Project Requirements
Acknowledgement

This is to certify that I, Ariel Smith, possess all of the **APPLICABLE:**

1. Licenses: N/A
2. Bonds: Yes
3. Certificates: N/A
4. Permits: Determined by city
5. Other: _____

necessary to carry out the required project. Furthermore, I am providing copies of the required documentation, so that if my company is awarded the bid, I may be eligible to enter a contract with the City and proceed to complete the project in a timely manner.

*** Any license, bonds, certificates, permits, etc. which are required must be presented as part of the bid packet in order to expedite the bid evaluation process. Failure to provide said documentation will result in the disqualification of your bid.**

_____ 5/7/21
Authorized Signature Date

T.F. Harper & Associates LP
Company

103 Red Bird Ln
Address

Austin, TX 78745
City, State, Zip

TAB D

ATTACHMENT IV
LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES NO

2. Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the City or any other Federal, State or Local Government, or Private Entity?

   Circle One YES NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the City or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/5/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Watkins Insurance Group-Austin
3834 Spicewood Springs Rd, St 100
Austin TX 78759

CONTACT NAME: Elizabeth Sutton
PHONE (A/C, No, Ext): 512-452-8877 **FAX (A/C, No):** 512-452-0999
E-MAIL ADDRESS: esutton@watkinsinsurancegroup.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Cincinnati Insurance Company	10677
INSURER B : Texas Mutual Insurance Company	22945
INSURER C : StarStone National	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED TFHAR-1
T F Harper & Associates, LP
103 Red Bird Lane
Austin TX 78745-3620

COVERAGES **CERTIFICATE NUMBER:** 2054559446 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			EPP 0179837	2/9/2021	2/9/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 100,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			EPP 0179837	2/9/2021	2/9/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
C	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			71292M216ALI	2/9/2021	2/9/2022	EACH OCCURRENCE AGGREGATE 	$ 2,000,000 $ 2,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		TSF0002044128	2/17/2021	2/17/2022	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Contractors Equipment			EPP 0179837	2/9/2021	2/9/2022	Scheduled Leased/Rented Deductible	198,180 50,000 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of Weslaco is additional insured on the general liability and auto liability policies where required by written contract. 30 day notice of cancellation endorsement applies when required by written contract.

CERTIFICATE HOLDER

City of Weslaco
Purchasing Office
255 S. Kansas Avenue
Weslaco TX 78596

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Patrick L. Watkins

© 1988-2015 ACORD CORPORATION. All rights reserved.

TAB F

ATTACHMENT II
Insurance Requirement Acknowledgement

I, Ariel Smith, authorized representative for T.F. Harper & Associates LP, Company/Vendor

Hereby acknowledge the receipt of The City's required insurance limits. Said requirements:

- ☐ Will be acquired within 10 working days after notification from the Department of Building Maintenance of proposal awarded by The City of Weslaco; (*An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.)

- ☐ Will acquire additional amount needed to meet The City's requirements within 10 working days after notification from the Department of Building Maintenance of bid awarded by The City of Weslaco; currently carry the following:

Professional Liability (Errors & Omissions): $ N/A

Automobile Liability: $ 1 Million General Liability: $ 2 Million

(* An insurance certificate for the required insurance limits shall be provided to the Building Maintenance Superintendent in order to qualify for award of bid and to execute a contract between the Company and The City.) **OR**

- ☐ Have already been met (see attached copy of insurance certificate).

Authorized Representative

5/7/2021
Date

Notice to Bidder: Failure to provide Certificates of Insurance to the Building Maintenance Superintendent will cause the bid award to be rescinded and then awarded to next lowest bidder. Certificates of Insurance will be monitored/verified on a **quarterly basis** to ensure that coverage policy is in place. It is the Company's obligation to maintain the appropriate insurance coverage throughout the term of the contract.

FCCI INSURANCE GROUP

GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Robert James Nitsche; Craig Parker; Kenneth Nitsche; Gary A Nitsche

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed $10,000,000.00): $10,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 23rd day of July, 2020.

Attest: Christina D. Welch

Christina D. Welch, President
FCCI Insurance Company

FCCI INSURANCE COMPANY CORPORATE SEAL 1994 FLORIDA

Christopher Shoucair,
EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2023

Notary Public State of Florida
Peggy Snow
My Commission GG 283505
Expires 02/27/2023

Peggy Snow
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2023

Notary Public State of Florida
Peggy Snow
My Commission GG 283505
Expires 02/27/2023

Peggy Snow
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 7th day of May, 2021

Christopher Shoucair, EVP, CFO, Treasurer, Secretary
FCCI Insurance Company

BID BOND

KNOW ALL BY THESE PRESENTS, That we, TF Harper & Associates, LP

of Austin, TX

(hereinafter called the Principal), as Principal, and FCCI Insurance Company

(hereinafter called the Surety), as Surety are held and firmly bound unto City of Weslaco

(hereinafter called the Obligee) in the penal sum of 5% Maximum Amount of Bid----------

Dollars (5% MAB----------)

for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That WHEREAS, the Principal has submitted or is about to submit a proposal to the Obligee on a contract for Splash Pad installed at City Park

NOW, THEREFORE, If the said Contract be timely awarded to the Principal and the Principal shall, within such time as may be specified, enter into the Contract in writing, and give bond, if bond is required, with surety acceptable to the Obligee for the faithful performance of the said Contract, then this obligation shall be void; otherwise to remain in full force and effect.

Signed and sealed this 7th day of May , 2021 .

Witness

TF Harper & Associates, LP (Seal)
Principal

Title

Jennifer J. Biehle
Witness

FCCI Insurance Company

By
Robert James Nitsche Attorney-in-Fact

LMS-10053 10/99

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17
Addendum No.: 1
April 21, 2021

Notice is hereby given to all prospective respondents of the following:

1. Due to Covid19 Pandemic and recommendations from Weslaco Emergency Operations Center – Safety Plan, The City is requesting all vendors to submit responses via electronic submissions. Below is a **DROP BOX** link in which carriers can upload their responses. The City prefers to receive uploaded documentation in PDF format and large files compressed into a (ZIP) zip file. Uploaded files must be named accordingly to the Vendor name and RFB number.

   VENDOR DROPBOX link:
   https://www.dropbox.com/request/Nakngp5JDvBvG915lQTQ
   Bid deadline: May 7, 2021 3:00 PM Central Time (US and Canada)

2. Pre-Proposal / Zoom Meeting:
   Time: April 29, 2021 2:00 PM Central Time (US and Canada)

   Join Zoom Meeting
   https://us02web.zoom.us/j/83089179064?pwd=em9mTVN2RTB2VVJicGlQM1hlMEFHUT09

   Meeting ID: 830 8917 9064

   Passcode: 732696

   877 853 5247 US Toll-free

3. Bid Opening / Zoom Meeting:
   Time: May 7, 2021 3:00 PM Central Time (US and Canada)

   Join Zoom Meeting
   https://us02web.zoom.us/j/89566674213?pwd=Ui9HSFZwOFk4ZEsvYUEzUTZwOUlCdz09
   Meeting ID: 895 6667 4213

   Passcode: 400706

   877 853 5247 US Toll-free

Homer Rhodes,
hrhodes@weslacotx.gov
Purchasing Agent

Acknowledged by Firm: _____ date: 5/7/21

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17
Addendum No.: 2
April 28, 2021

Notice is hereby given to all prospective respondents of the following:

1. Is the Water Spray Splash Pad project a design build Project? The submittal should include a proposed design, equipment and installation.

2. Can you please confirm if the size of the Splashpad includes the recommended 5' spray free buffer or if this should be outside of the 1,257 area? The splash pad has a 20' ft radius. The buffer should be outside of this (See Exhibit B & C)

3. Can you please confirm if we may submit our standard power coated grey AL cabinet to house the manifold and controller? AL is used instead of Steel to protect children as it is a cooler metal in the hot sun. Aluminum will be an accepted substitution

4. It is mentioned that water utility will be brought to site, can you please confirm that 120 v 10 amp power will be on site as well? The power supply is also brought to site

5. Can you please clarify or provide specifications as to what is expected for the three foot above grade finish of the Splashpad- typically a Splashpad is at grade with a 1-2% slope to the drain. Site will be provided compacted grade 8" below finished grade of perimeter sidewalk. Splashpad is at grade with 1-2% slope to drain

6. Is your RFP requesting pricing and design from manufacturers for the specific Water Features equipment? And then you will negotiate a price for the equipment not to exceed $220,000.00? Price should include equipment, design and installation not to exceed $220,000.00

7. Or is your RFP requesting a price for equipment, design, and installation not to exceed $220,000.00? Price should include equipment, design and installation not to $220,000.00

Homer Rhodes,
hrhodes@weslacotx.gov
Purchasing Agent

Acknowledged by Firm: _____ date: 5/7/21

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

WATER SPRAY SPLASH PAD / RFP No.: 2020-21-17
Addendum No.: 3
May 3, 2021

Notice is hereby given to all prospective respondents of the following:

1. Confirm size of the water inlet at the pad as well as the size of the drain line:
   There is a 2" water supply line and a 6" drain line that should be stubbed out 5' from the splash pad.

2. The specifications call for the backflow to be inside the cabinet. Is there a requirement for the style or model that is approved? No

3. The circuits specified for the splash pad are two 20-amp, 120-volt circuits. They can be modified to 20/2-pole or 20/3 pole as long as the voltage is 208 single or three-phase because we specified a branch circuit that can accommodate any of these options.
   NOTE: Do not submit on any other voltages like 230, 240 or 480.

Homer Rhodes,
hrhodes@weslacotx.gov
Purchasing Agent

Acknowledged by Firm: _____ date: 5/7/21

TAB H

ATTACHMENT VI
SUBMITTAL CHECKLIST

This checklist is to help the company submitting proposal for WATER SPRAY SLASH PAD to ensure that all required documents have been included in its submittal.

Document and Location in Submittal	Check or Initial to Indicate Document is Attached to Submittal
Tab A – Interest Statement	X
Tab B – Company submitting proposal for **WATER SPRAY SPLASH PAD** Qualification General Questionnaire (Attachment V in RFP)	X
Tab C – *Project Requirements Acknowledgement (Attachment III in RFP)	X
Tab D – Litigation Disclosure (Attachment IV in RFP)	X
Tab E – Proof of Insurability (Letter from Insurance Provider and copy of current Insurance Certificate)	X
Tab F – *Insurance Requirement Acknowledgement (Attachment II in RFP)	X
Tab G – Letter of Intent from Surety Company to provide Payment and Performance Bonds. (Section III in Proposal Format)	X
Tab H – Submittal Checklist (Attachment VI in RFP)	X
1 Original* and 2 Copies of Submittal	

***Documents marked with an asterisk on this checklist require a signature. Be sure they are signed prior to submittal of submittal.**

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4169
From:	
Subject: Discussion and consideration to award Bid RFB No.: 2020-21-16 CHRISTMAS WREATHS AND SKYLINE DÉCOR to Arnette Marketing as the most advantageous respondent in the amount of $48,215 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)	
Background: New wreaths would replace ageing inventory used to decorate Texas Boulevard during the Christmas holidays.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
OMAR RODRIGUEZ OMAR RODRIGUEZ Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends award of bid to Arnette Marketting of San Antonio, Texas in the amount of $48,214.20.	
Attachments, if any: PARKS CHRISTMAS DECORATIONS, CHRISTMAS DECOR TAB 5.6.2021	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

INTER-OFFICE MEMORANDUM

DATE: **March 24, 2021**

TO: **Mike R. Perez, City Manager**

FROM: **Omar Rodriguez, Parks & Recreation - Director**

SUBJECT: **Christmas Wreath Replacement**

This year's budget includes $10,000 to replace the Christmas wreaths that are placed along Texas Boulevard annually for the holidays. We have 144 light poles along the street from Pike Boulevard to 6th Street. However, we only have 119 wreathes due to aging and damages. These wreathes were originally purchased in 2001 and use incandescent lights.

My recommendation is to replace the entire inventory and have enough to place a wreath on every pole, update to LED lamps and change the mounting style. Replacement cost estimate, based on $475-$550 catalog price, is extended to $68,400-$79,200. Also, as a welcome to the wreath lined street, I'm proposing an additional lighted garland Christmas décor spanning across Texas Blvd be estimated at $15,000 - $20,000. Total budget request is $100,000.



Figure 2 Current side mounted wreath



Figure 1 Proposed wrap mounted wreath

CITY OF WESLACO
CHRISTMAS WREATHS AND SKYLINE DÉCOR No.: 2020-21-16
Bid Opening held on: 5/6/2021 @ 10:00 AM via ZOOM

			ARNETTE MARKETING 2137 ZERCHER RD. SAN ANTONIO, TEXAS 866-826-9700 SYLVIA WILBURN-SALAS sylvia@arnettmarketing.net		STREET DÉCOR, INC. 6357 MOON RIDGE TERRACE RENO, NEVADA 89523 888-891-7680 BOB BERLEMANN bob@streetdecor.com		TEMPLE DISPLAY 114-C KIRKLAND CIRCLE OSWEGO, ILLINOIS 60543 630-851-3331 DAWN HARMON dawn@templedisplay.com	
Item	**Description**	**Estimated Qty**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**
1	CHRISTMAS WREATHS	144	$296.55	$42,703.20	$450.00	$64,800.00	$318.56	$45,872.64
2	SKYLINE DÉCOR	1	$2,011.00	$2,011.00	$1,900.00	$1,900.00	$2,354.00	$2,354.00
3	FREIGHT	1	$3,500.00	$3,500.00		$0.00	$3,500.000	$3,500.00
			56-84 DAYS		60 DAYS		50-60 DAYS	
				$48,214.20		$66,700.00		$51,726.64

			KIMBALL LIGHTING 6268 PIKE CT UNIT A ARVADA, COLORADO 80403 303-408-2223 TERRY KIMBALL terry@kimballlighting.com		MOSCA DESIGN 8450 GARREY DR. RALEIGH, NORTH CAROLINA 27616 919-954-0200 JOEL MOSCA joel@moscadesign.com		STREET DÉCOR, INC. 6357 MOON RIDGE TERRACE RENO, NEVADA 89523 888-891-7680 BOB BERLEMANN bob@streetdecor.com	
Item	**Description**	**Estimated Qty**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**	**Unit Price**	**Total Price**
1	CHRISTMAS WREATHS	144	$459.38	$66,150.72	$398.00	$57,312.00	$450.000	$64,800.00
2	SKYLINE DÉCOR	1	$2,656.25	$2,656.25	$2,212.00	$2,212.00	$1,500.000	$1,500.00
3	FREIGHT	1	$3,500.00	$3,500.00		$0.00		$0.00
			120 DAYS		90 DAYS		90 DAYS INVALID BID	
				$72,306.97		$59,524.00		$66,300.00

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4217

From:
OMAR RODRIGUEZ

Subject:
Discussion and consideration to approve an Interlocal Agreement with the Lower Rio Grande Valley Development Council for the implementation of a Regional Bikeshare Program, fund the RGV BCycle project with an initial cost of $62,916 with annual recurring cost of $7,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Background:
The LRGVDC received a pass-through grant from the Texas Department of Transportation and Federal Highway Administration. There is a requirement for a minimum of 25% local match contribution and direct state costs required to implement this project in which all the cities participating will contribute to the $272,000 match requirement and provide the total amount needed for the project as this is a reimbursement-based grant. The implementation process includes conducting an environmental for each bikeshare station site, as well as an engineering and design specifications. Furthermore, this also includes the procurement of bikeshare stations and kiosks. The requirements through the Texas Department of Transportation dictates there will also be a direct state cost as determined by TxDOT and is subject to change throughout the course of the project life. This fee is paid directly to the state to administer this project.

The financial commitment from the City for the proposed “RGV BCycle BikeShare” project:

- Initial cost of $62,916 for two RGV BCycle stations
- The City will be reimbursed the cost of the RGV BCycle station and kiosk for a total amount of $43,500
- An annual recurring cost of $7,000.
- The pro-rata contribution costs of (to be determined) for the environmental survey and engineering, applicable state direct costs, and assumes the costs of constructing the concrete pad and electrical configuration needed for the installation of the BCycle Station and Kiosk

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
NORMA CANTU OMAR RODRIGUEZ Mike Perez Mike Perez City Commission	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Bike Share Financial Commitment Letter, Weslaco Budget - RGV BCycle, City of Weslaco_ILA Bikeshare Program 5 11 2021	
Responsibilities upon Approval:	

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

May 18, 2021

Manuel Cruz
Executive Director
LRGVDC
301 W. Railroad St.
Weslaco, Texas 78596

Re: "RGV BCycle BikeShare" Project

Dear Mr. Cruz,

Please accept this letter as a statement of financial commitment from the City of Weslaco, Texas (City) for the proposed "RGV BCycle BikeShare" project. The City is fully committed to providing an initial cost of $62,916 for two RGV BCycle stations. The pro-rata contribution costs of (to be determined) for the environmental survey and engineering, applicable state direct costs, and assumes the costs of constructing the concrete pad and electrical configuration needed for the installation of the BCycle Station and Kiosk. The City will be reimbursed the cost of the RGV BCycle station and kiosk for a total amount of $43,500 and acknowledges an annual recurring cost of $7,000.

As the LRGVDC received a pass-through grant from the Texas Department of Transportation and Federal Highway Administration, we recognize the efforts to bring this regional project to fruition and understand the state and federal requirements and regulations to launch this program. The City of Weslaco acknowledges there is a requirement for a minimum of 25% local match contribution and direct state costs required to implement this project in which all the cities participating will contribute to the $272,000 match requirement and provide the total amount needed for the project as this is a reimbursement-based grant. The implementation process includes conducting an environmental for each bikeshare station site, as well as an engineering and design specifications. Furthermore, this also includes the procurement of bikeshare stations and kiosks. The requirements through the Texas Department of Transportation dictates there will also be a direct state cost as determined by TxDOT and is subject to change throughout the course of the project life. This fee is paid directly to the state to administer this project.

Furthermore, the City is committed to providing the necessary efforts to promote the new service to our residents and visitors to ensure this project is a success and ensure future growth beyond the initial year. As part of our commitment, we will make available the location/space within the city for the RGV BCycle project.

The City of Weslaco is proud to continue the partnership between the Lower Rio Grande Valley Development Council (LRGVDC) and our state counterparts. Public transportation and mobility projects like RGV BCycle are a priority for the City as we look to connect our residents with the rest of the Rio Grande Valley.

Sincerely,

CITY OF WESLACO

David Suarez, Mayor

Project Budget Breakdown - TABLE 1

Item	Cost	Local Match	Federal/TxDOT	Reimbursable	Ongoing annual expense
(1) BCycle Station with Kiosk	$29,000	$7,250.00	$21,750.00	YES	no
Engineering and design	$108,000	Cost is divided equally by all stations purchased	$0.00	no	no
Direct State Fee	$27,200	Cost is divided equally by all stations purchased	$0.00	no	no
Estimated Shipping for Stations*	$20,000	Cost is divided equally by all stations purchased	$0.00	no	no
Installation Travel + Site Certification*	$2,340	Cost is divided equally by all stations purchased	$0.00	no	no
Verizon Modem Connection	$38 X 12 months	multiplied by the number of stations	$0.00	no	yes
Installation per station	$1,200	multiplied by the number of stations	$0.00	No	no
Annual Enterprise Software Fee (per docks)	$125	multiplied by the number of stations	$0.00	No	yes
NMI Merchant Fee	$39 X 12 months	multiplied by the number of stations	$0.00	No	yes
Decal Design & Marketing	$200	multiplied by the number of stations	$0.00	No	no
TML Insurance	TBD	multiplied by the number of stations	$0.00	No	yes
Personnel Expenses (FTA Mobility Grant @ 80% or $100,000 and local at 20% at $31,000)	$131,000	$31,000	$100,000	No	yes

Cost for 1 Station - TABLE 2

Item	Total Cost:	Cost Covered by TxDOT Grant
Bikeshare station	$29,000	$21,750
Verizon	$465	
Installation	$1,200	
BCycle Enterprise fee	$125	
NMI Merchant Fee	$468	
Decal Marketing	$200	Reimbursement:
Total:	$31,458	$21,750

Estimated Investment from City: $9,708

TABLE 3

Additional Costs and Overages to be determined by the *total* number of stations in Hidalgo County:

Subject to change

Item	Cost
Engineering & Design	$108,000
Direct State Fee	$27,200
Shipping costs	$20,000
Installation, Travel, Site Certification	$2,340
TML Insurance	TBD

TABLE 4

Estimated Initial Cost	**1 Station**	**2 Stations**
Station, kiosk, installation, & data/service fees, etc. This estimate does not include potential overages.	$31,458	$62,916
Reimburseable Cost		
Only bikeshare stations are reimburseable cost through grant application	$21,750	$43,500
Annual Recurring Cost		
Fees will be invoiced the following year after official launch including data/service connection fees, tools, maintenance equipment, local match for FTA funded Coordinator position	$3,500	$7,000

These costs are continigent on the other partnering cities participating in this phase of the project.

INTERLOCAL AGREEMENT BETWEEN THE CITY OF WESLACO, TEXAS AND THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL REGARDING IMPLEMENTATION OF A REGIONAL BIKESHARE PROGRAM

This Interlocal Agreement (the "Agreement") is entered into by and between the LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL ("LRGVDC"), a regional council of government and political subdivision of the State and the City of Weslaco, Texas, ("City"), a home rule municipality, regarding the implementation of a regional bikeshare program under the Interlocal Cooperation Act, Chapter 791, Texas Government Code, as the same may be amended from time to time, to be effective as of the date on which the last Party signs this Agreement (the "Effective Date"). The City and the LRGVDC are collectively referred to herein as the "Parties" and are each a "Party".

WITNESSETH:

WHEREAS, Chapter 791 of the Texas Government Code, as amended, titled Interlocal Cooperation Contracts, authorizes contracts between political subdivisions for the performance of governmental functions and services; and

WHEREAS, the LRGVDC applied for a grant through the Texas Department of Transportation (RGV BikeShare (0921-02-429)) to support the creation of the regional bikeshare program and which the LRGVDC shall execute interlocal agreements between itself and its member local governments and/or jurisdictions relating to the planning, development, operation, and provisional use of RGV BCycle equipment, funding, and adherence to applicable laws; and,

WHEREAS, bikeshare systems have been expanding across the State and serve as an alternative mode of public transportation; and,

WHEREAS, the bikeshare systems provide a range of economic, environmental, health and safety, and mobility benefits to communities, including but not limited to: business recruitment and retention, reduced greenhouse gas emissions and improved air quality, reduced single occupant vehicle use through first mile and last mile connections of public transportation, and improved health and wellness; and,

WHEREAS, the LRGVDC and the City have identified capital equipment available for the development, implementation, and operation of a bikeshare program which the Parties, including other area municipalities, demonstrate interest in partnering to pursue; and,

WHEREAS, the Lower Rio Grande Valley Development Council was awarded a grant through the Rio Grande Valley Metropolitan Planning Organization and the Texas Department of Transportation to develop a transportation alternatives program through regional bikeshare within Hidalgo County with the goal of creating a seamless, mobility option to provide support to public transportation in the Rio Grande Valley; and,

DRAFT

WHEREAS, the Parties desire to jointly pursue a regional bikeshare program, whereby the LRGVDC and City will provide support for the program and the LRGVDC will administer such program; and

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the sufficiency of which are acknowledged, and subject to the terms and conditions hereinafter set forth, the Parties agree as follows:

I. Findings

1.1 The recitals set forth above are incorporated herein for all purposes and are found by the Parties to be true and correct. It is further found and determined that the Parties have authorized and approved this Agreement by their respective entities, and that this Agreement will be in full force and effect when executed by all Parties.

II. RESPONSIBILITIES/DUTIES

2.1 LRGVDC will:

A. Serve as the administrator and project manager of the RGV Bikeshare Program including planning, development, and implementation of a regional program;

B. Adhere to the rules and regulations as determined by the Federal Highways Administration and the Texas Department of Transportation in relation to management of this program;

C. Develop and manage a sustainable funding mechanism to support the sustainability of the RGV Bikeshare Program;

D. Procure an engineering, design, and environmental firm to develop the BCycle Station sites;

E. Create a foundation for collaboration which incorporates cities, governmental agencies, and fosters public-private partnerships;

F. Conduct routine maintenance to the B-Cycle docking stations, bicycles, and kiosks and ensure the systems are in good working order;

G. Coordinate the purchase, shipment, and installation of the docking stations, kiosks, and bicycles;

H. Consult with B-Cycle LLC for system and account errors, and other events;

I. Enter into and manage contracts for the bikes and related software/equipment;

DRAFT

J. Encourage and promote the RGV BCycle Bikeshare Program at outreach and community events;

K. Work directly with RGV Bikeshare Program partners and monitor, manage, and report all criteria in accord with the requirements of Texas Department of Transportation (TxDOT) and other funders;

L. Evaluate the success of this project utilizing the performance measures:
   1. Total trips;
   2. Station Checkout;
   3. Total Miles;
   4. Station Checkout Time;
   5. Average Calories Burned;
   6. New Users;
   7. Total Member Usage;
   8. Fare Revenue; and
   9. Rider Feedback

M. Provide updates to the Rio Grande Valley Metropolitan Planning Organization and to the LRGVDC Board of Directors;

N. Determine the following rates for B-Cycle Memberships, which are subject to change as needed to support the RGV Bikeshare Program. Adjustments to the cost of membership will be approved through the LRGVDC Board of Directors.

Cost	**Pass Type**
$2	1-Hour Pass
$6	24-Hour Pass
$15	Weekly Pass
$30	Monthly Pass
$65	Annual Pass

O. Gather community input by interviewing participants and taking surveys on customer satisfaction, trip origin and destination, customer complaints and personal cost effectiveness (personal vehicles or walking versus bikeshare). The information obtained will be used to study the project's value to the community and make any possible modifications if warranted.

2.2 City will:

A. Contribute a cash match contribution for the initial total cost of a bikeshare station package. This includes the shipping and installation of the bikeshare docking station and kiosk by certified BCycle LLC staff, insurance costs, advertisement, and includes the cost of an RGV BCycle "Unit" which is described as a single docking bikeshare station with kiosk (9 to 11 bike capacity) and four bicycles. This further includes any unforeseen costs

DRAFT

as determined by the requirements set forth by TxDOT and FHWA to adhere to the rules and regulations of the TASA funding program;

B. Support the sustainability of the RGV BCycle Bikeshare Program by contributing an annual cash match based on the funding mechanism specific to the success of the program;

C. Coordinate and provide funding for the completion and certifications of an engineering, design, and environmental assessment or categorical exclusion for each bikeshare station site within the City which adheres to the regulations as determined by the Federal Transit Administration and the Federal Highway Administration and satisfies the requirements of the Texas Department of Transportation;

D. Direct the public to contact the LRGVDC Regional Bikeshare Coordinator for troubleshooting basic account issues, bicycle access, refunds, complaints, and general inquiry;

E. Determine a City staff member who will act as the Point of Contact on behalf of the City in collaborating with the LRGVDC Regional Bikeshare Coordinator;

F. Will have a voting membership seat within the bikeshare governing advisory committee;

G. Allow for each bike sharing docking station, kiosk, and bicycles to include the display of advertisements which benefit the overall regional bikeshare program;

H. Limit competing or outside bikeshare companies to operate within City limits so as not to impede the overall programming of a seamless bikeshare network in the region. Other forms of micro-mobility such as scooters and mopeds should be coordinated with the Regional Bikeshare Coordinator;

I. Provide support services to the overall RGV BCycle program which includes, but is not limited to the promotion of a regional bikeshare program for the Rio Grande Valley region (RGV B-Cycle);

J. Participate in joint planning between the LRGVDC and RGV BCycle Partners for the purposes of:

    a. Facilitating an increase in access to transit by providing a low-cost option for commuters;
    b. Provide a low-cost transportation alternative which complements the efforts of the transit providers in the Rio Grande Valley, including Valley Metro;
    c. Contribute a reduction in vehicle trips and traffic;
    d. Encourage new bicycle users;
    e. Emphasize the importance of active living and healthy lifestyles;
    f. Promote commerce in the Rio Grande Valley region by enhancing access to economic drivers;

DRAFT

K. Provide routine landscaping for the area surrounding bikeshare docking stations ensuring the visibility of the stations is maintained and area is kept free from trash and debris;

L. Provide electricity connections and utility support for bikeshare kiosks;

M. Allow the use of City rights-of-way, bike lanes, and other roadway areas designated for bike use;

N. In the event a relocation of bikeshare stations is requested, approval must be obtained through LRGVDC appointed staff to ensure all logistical requirements are met.

III. Binding Effect; Benefiting Parties

3.1 This Agreement shall bind and benefit the respective Parties and their legal successors, but shall not otherwise be assignable, in whole or in part, by either Party without first obtaining the written consent of the other Party.

3.2 This Agreement inures to the benefit of and obligates only the Parties. No term or provision of this Agreement shall benefit or obligate any person or entity not a Party to the Agreement. The Parties shall cooperate fully in opposing any attempt by any third person or entity to claim any benefit, protection, release, or other consideration under this Agreement.

IV. Governmental Functions; Liability; No Waiver of Immunity or Defenses

4.1 Notwithstanding any provision to the contrary herein, this Agreement is a contract for and with respect to the performance of governmental functions by governmental entities.

4.1.1 The services provided for herein are governmental functions, and the LRGVDC and the CITY shall be engaged in the conduct of a governmental function while providing and/or performing any service pursuant to this Agreement.

4.1.2 The relationship of the LRGVDC and the City shall, with respect to that part of any service or function undertaken as a result of or pursuant to this Agreement, be that of independent contractors.

4.1.3 Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent, partners, joint ventures', or any other similar such relationship between the Parties.

4.2 Each Party reserves and does not waive any defense available to it at law or in equity as to any claim or cause of action whatsoever that may arise or result from or in connection with this Agreement. This Agreement shall not be interpreted nor construed to give to any third party the right to any claim or cause of action, and neither the City nor the LRGVDC shall be held legally

DRAFT

liable for any claim or cause of action arising pursuant to or in connection with this Agreement except as specifically provided herein or by law.

4.3 Neither Party waives or relinquishes any immunity or defense on behalf of itself, its trustees, councilmembers, officers, employees, and agents as a result of the execution of this Agreement and the performance of the covenants and agreements contained herein.

V. Notices

5.1 All correspondence and communications concerning this Agreement shall be directed to:

LRGVDC: Manuel Cruz, Executive Director
301 W. Railroad Street
Weslaco, TX 78596

CITY: David Suarez, Mayor
255 S Kansas Ave,
Weslaco, TX 78596

Notices required hereunder shall be hand-delivered or sent by prepaid certified mail, return receipt requested.

VI. Severability

6.1 If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision(s), and the rights and obligations of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the intent of this Agreement and be deemed to be validated and enforceable.

VII. Entire Agreement

7.1 This Agreement is the entire agreement between the City and the LRGVDC as to the subject matter hereof and supersedes any prior understanding or written or oral agreement relative to the subject matter hereof. This Agreement may be amended only by written instrument duly approved and executed by both Parties in accordance with the formalities of this Agreement.

VIII. Governing Law; Venue

8.1 All Parties agree that this Agreement shall be construed under the laws of the State of Texas, and obligations under the Agreement shall be performed in Hidalgo County, Texas. Should the need for dispute resolution arise, venue shall be in Hidalgo County, Texas.

DRAFT

IX. Term and Termination

9.1 This Agreement shall be for an initial term of two (2) years and will auto renew by the parties to this agreement with adjustments made to the cash-match contributions as agreed to among the parties, unless terminated as herein provided and subject to any necessary funding being appropriated by the governing bodies of the Parties. Amendments to this agreement will include the purchase of additional stations, bicycles, and other equipment with a significant impact to the program.

9.2 Either party may terminate this Agreement in whole or in part hereto whenever such termination is found to be in the best interest of either party. Termination shall be affected by the conveyance of a written notification thereof to the other party at least ninety (90) days in advance of the effective date of the termination.

X. Current Revenues

10.1 Pursuant to Section 791.001(d)(3), Texas Government Code, each party paying for the performance of governmental functions or services will make those payments from current revenues available to the paying party.

XI. General Terms

11.1 **Execution in Counterparts.** This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall be considered fully executed as of the date first written above, when all Parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart.

11.2 **Effective Date.** The Effective Date of this Agreement shall be the date last executed by a Party.

IN WITNESS WHEREOF, the Parties have executed this Agreement by their authorized representatives as of the dates noted below.

[SIGNATURE PAGE TO FOLLOW]

DRAFT

LRGVDC

By: _____

Date: _____

APPROVED AS TO FORM

_____
Legal Counsel

CITY OF Weslaco

By: _____
David Suarez, Mayor

Date: _____

ATTEST:

_____
Norma A. Cantu, City Secretary

APPROVED AS TO FORM

_____
Juan Gonzalez, City Attorney, City of Weslaco

DRAFT

EXHIBIT A

LRGVDC Point of Contact: Regional Bikeshare Coordinator – RGV BCycle
301 W Railroad Ave. / Weslaco, TX 78596

City of Weslaco Point of Contact: _____

_____

_____

DRAFT

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by PCE)**:** 2021-4218

From:
OMAR RODRIGUEZ

Subject/Agenda Item:
Discussion and consideration approving an Interlocal Agreement with Lower Rio Grande Valley Development Council regarding the development and creation of the Hidalgo County Active Transportation and Tourism Master Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Discussion/Overview:
The Lower Rio Grande Valley Development Council was awarded a grant through the Rio Grande Valley Metropolitan Planning Organization and the Texas Department of Transportation to develop a regional active transportation and tourism master plan for Hidalgo County with the goal of creating a seamless, comprehensive hike and bike trail network in the Rio Grande Valley.

The Hidalgo County Active Transportation and Tourism plan will identify opportunities for developing a comprehensive seamless network in Hidalgo County of trails, sidewalks, and infrastructure and includes components for drainage improvements, connections to public transportation and centers for economic and community development, and multimodal transportation options with future regional connections to Cameron County.

The LRGVDC will:

- Serve as the administrator and project manager of the Hidalgo County Active Transportation and Tourism Plan including planning, development, and coordination to implement this plan;
- Adhere to the rules and regulations as determined by the Federal Highways Administration and the Texas Department of Transportation in relation to management of this program;
- Procure an engineering and design firm to develop the Hidalgo County Active Transportation and Tourism Plan;
- Create a foundation and platform for collaboration which incorporates cities, governmental agencies, and fosters public-private partnerships;
- Enter into and manage contracts in relation to the Hidalgo County Active Transportation and Tourism Plan;
- Encourage and promote the Hidalgo County Active Transportation and Tourism Plan at outreach and community events;
- Work directly with Hidalgo County Active Transportation and Tourism Plan partners to monitor, manage, and report all criteria in accord with the requirements of Texas Department of Transportation (TxDOT) and other funders; and
- Provide updates to the Rio Grande Valley Metropolitan Planning Organization Policy Board and to the LRGVDC Board of Directors.

City will:

- Contribute an initial cash contribution as a local match to support the creation of the plan to ensure the investment into a seamless regional network which includes fees associated with the administration of the program as determined by the Texas Department of Transportation. This further includes any unforeseen costs as determined by the requirements set forth by TxDOT and FHWA to adhere to the rules and regulations of the TASA funding program;
- Support the sustainability of the Hidalgo County Active Transportation and Tourism Plan through a funding formula which identifies a local match contribution following the creation of the plan;
- Determine a City staff member who will act as the Point of Contact and representative on behalf of the City in collaborating with the LRGVDC and Active Plan Partners;
- Support regional active transportation and mobility initiatives like bikeshare, bicycle pedestrian counters, and public transportation;
- Participate in joint planning between the LRGVDC and Hidalgo County Active Transportation and Tourism Plan Partners for the purposes of:
    - Designing a network of connected trails for a single seamless system;
    - Provide a reasonable framework for cities to develop and construct their own trails to complement the network;
    - Prioritizing an active transportation culture for healthy spaces and healthy people through public investment;
    - Develop recommendations and strategies which addresses safety and mobility needs;
    - Facilitating an increase in access to transit and hike and bike facilities;
    - Expanding active tourism and transportation networks to connect beyond Hidalgo County limits;
    - Contribute to a reduction in vehicle trips and traffic;
    - Emphasize the importance of active living and healthy lifestyles;
    - Promote commerce in the Rio Grande Valley region by enhancing access to economic drivers such as through active tourism and active transportation.

Total Project is $264,000
City's Contribution is % on City/County population ratio 4.64%:

- Initial Investment: $12,247.95
- Reimbursement: $ 6,889.47
- Total Investment: $ 5,358.48

Statement of Hardship:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**

Staff Recommendation for Commission's Action:

Attachments, if any:
HC Active Transportation & Tourism Budget - TASA Grant 2021, City of Weslaco_ILA

Hidalgo County Active Plan 5 11 2021
Responsibilities upon Commission's Action:

TASA Grant AWARD Summary

TxDOT/Federal Award 75%	**$264,000.00**
Local Cash Match 25%	**$115,500.00**
(Environmental, Engineering, & Design)	*$66,000.00*
(Direct State Costs)	*$49,500.00*
Total Estimated Project Cost	**$379,500.00**

Cities will be reimbursed this amount*

Project Budget Itemized

Item	Cost	Local Match	Federal
Active Plan	$264,000.00	$115,500.00	$264,000.00

Scope of Work:
The LRGVDC is seeking a qualified firm to provide consultation services to the Hidalgo County area to develop a detailed plan to lead to the development of an active and seamless transportation network and tourism plan. The intent of this plan is to define opportunities for a regional network in Hidalgo County focusing on active multimodal transportation: bike and pedestrain infrastructure, tourism destinations, flooding and draining mitigation strategies, health and wellness, and community & economic develomment.

DRAFT

LRGVDC Hidalgo County Active Transportation & Tourism Plan INITIAL Contributions 2021

Financial Estimate Hidalgo County Active Transportation & Tourism Plan — $264,000

City	Population	% Population	Initial Investment	Reimbursement	Total Investment
Alamo	19,892	2.31%	$ 6,104.34	$ 3,433.69	$ 2,670.65
Alton	16,057	1.87%	$ 4,927.48	$ 2,771.70	$ 2,155.77
Donna	17,143	1.99%	$ 5,260.74	$ 2,959.17	$ 2,301.57
Edcouch	3,363	0.39%	$ 1,032.02	$ 580.51	$ 451.51
Edinburg	90,888	10.56%	$ 27,891.16	$ 15,688.78	$ 12,202.38
Elsa	7,546	0.88%	$ 2,315.67	$ 1,302.56	$ 1,013.11
Granjeno	304	0.04%	$ 93.29	$ 52.48	$ 40.81
Hidalgo	13,398	1.56%	$ 4,111.50	$ 2,312.72	$ 1,798.78
Hidalgo County	259,357	30.15%	$ 79,589.91	$ 44,769.33	$ 34,820.59
La Joya	4,280	0.50%	$ 1,313.42	$ 738.80	$ 574.62
La Villa	2,433	0.28%	$ 746.62	$ 419.98	$ 326.65
McAllen	142,733	16.59%	$ 43,801.04	$ 24,638.09	$ 19,162.96
Mercedes	17,113	1.99%	$ 5,251.53	$ 2,953.99	$ 2,297.55
Mission	83,859	9.75%	$ 25,734.14	$ 14,475.46	$ 11,258.69
Palmhurst	2,717	0.32%	$ 833.78	$ 469.00	$ 364.78
Palmview	6,796	0.79%	$ 2,085.52	$ 1,173.10	$ 912.41
Peñitas	4,946	0.57%	$ 1,517.80	$ 853.76	$ 664.04
Pharr	80,143	9.32%	$ 24,593.80	$ 13,834.01	$ 10,759.79
Progreso	5,864	0.68%	$ 1,799.51	$ 1,012.22	$ 787.29
Progreso Lakes	225	0.03%	$ 69.05	$ 38.84	$ 30.21
San Juan	37,145	4.32%	$ 11,398.83	$ 6,411.84	$ 4,986.99
Sullivan City	4,174	0.49%	$ 1,280.89	$ 720.50	$ 560.39
Weslaco	39,912	4.64%	$ 12,247.95	$ 6,889.47	$ 5,358.48
Totals	**860,288**	**100.00%**	**$264,000**	**$ 148,500.00**	**$ 115,500.00**

INTERLOCAL AGREEMENT BETWEEN THE CITY OF WESLACO, TEXAS AND THE LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL REGARDING THE DEVELOPMENT AND CREATION OF THE HIDALGO COUNTY ACTIVE TRANSPORATION AND TOURISM MASTER PLAN

This Interlocal Agreement (the "Agreement") is entered into by and between the LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL ("LRGVDC"), a regional council of government and political subdivision of the State and the City of Weslaco, Texas, ("City"), a home rule municipality, regarding creation of an active transportation and tourism master plan under the Interlocal Cooperation Act, Chapter 791, Texas Government Code, as the same may be amended from time to time, to be effective as of the date on which the last Party signs this Agreement (the "Effective Date"). The City and the LRGVDC are collectively referred to herein as the "Parties" and are each a "Party".

WITNESSETH:

WHEREAS, Chapter 791 of the Texas Government Code, as amended, titled Interlocal Cooperation Contracts, authorizes contracts between political subdivisions for the performance of governmental functions and services; and

WHEREAS, active tourism is a component of economic and community development which combines activities like walking, biking, paddling, and bird watching which spur growth in tourism and travel while also contributing to a regions quality of life and to highlight the culture, history, and natural resources of a region; and,

WHEREAS, active transportation such as public transportation, walking, or bicycling create and foster opportunities for healthy living and a greater network of connectivity throughout a region which supports mobility and transportation options for low income and at risk populations; and

WHEREAS, the Rio Grande Valley region is comprised of many tourism destinations and a subtropical climate which allows for active transportation and recreation year-long; and,

WHEREAS, the Lower Rio Grande Valley Development Council was awarded a grant through the Rio Grande Valley Metropolitan Planning Organization and the Texas Department of Transportation to develop a regional active transportation and tourism master plan for Hidalgo County with the goal of creating a seamless, comprehensive hike and bike trail network in the Rio Grande Valley; and,

WHEREAS, the Hidalgo County Active Transportation and Tourism plan will identify opportunities for developing a comprehensive seamless network in Hidalgo County of trails, sidewalks, and infrastructure and includes components for drainage improvements, connections to public transportation and centers for economic and community development, and multimodal transportation options with future regional connections to Cameron County; and

DRAFT

WHEREAS, the Parties desire to jointly pursue an active transportation and tourism master plan for Hidalgo County, whereby the LRGVDC and City will provide support for the program and the LRGVDC will administer such program; and

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the sufficiency of which are acknowledged, and subject to the terms and conditions hereinafter set forth, the Parties agree as follows:

I. Findings

1.1 The recitals set forth above are incorporated herein for all purposes and are found by the Parties to be true and correct. It is further found and determined that the Parties have authorized and approved this Agreement by their respective entities, and that this Agreement will be in full force and effect when executed by all Parties.

II. RESPONSIBILITIES/DUTIES

2.1 LRGVDC will:

A. Serve as the administrator and project manager of the Hidalgo County Active Transportation and Tourism Plan including planning, development, and coordination to implement this plan;

B. Adhere to the rules and regulations as determined by the Federal Highways Administration and the Texas Department of Transportation in relation to management of this program;

C. Procure an engineering and design firm to develop the Hidalgo County Active Transportation and Tourism Plan;

D. Create a foundation and platform for collaboration which incorporates cities, governmental agencies, and fosters public-private partnerships;

E. Enter into and manage contracts in relation to the Hidalgo County Active Transportation and Tourism Plan;

F. Encourage and promote the Hidalgo County Active Transportation and Tourism Plan at outreach and community events;

G. Work directly with Hidalgo County Active Transportation and Tourism Plan partners to monitor, manage, and report all criteria in accord with the requirements of Texas Department of Transportation (TxDOT) and other funders; and

H. Provide updates to the Rio Grande Valley Metropolitan Planning Organization Policy Board and to the LRGVDC Board of Directors.

DRAFT

2.2 City will:

A. Contribute an initial cash contribution as a local match to support the creation of the plan to ensure the investment into a seamless regional network which includes fees associated with the administration of the program as determined by the Texas Department of Transportation. This further includes any unforeseen costs as determined by the requirements set forth by TxDOT and FHWA to adhere to the rules and regulations of the TASA funding program;

B. Support the sustainability of the Hidalgo County Active Transportation and Tourism Plan through a funding formula which identifies a local match contribution following the creation of the plan;

C. Determine a City staff member who will act as the Point of Contact and representative on behalf of the City in collaborating with the LRGVDC and Active Plan Partners;

D. Support regional active transportation and mobility initiatives like bikeshare, bicycle pedestrian counters, and public transportation;

E. Participate in joint planning between the LRGVDC and Hidalgo County Active Transportation and Tourism Plan Partners for the purposes of:

   a. Designing a network of connected trails for a single seamless system;
   b. Provide a reasonable framework for cities to develop and construct their own trails to complement the network;
   c. Prioritizing an active transportation culture for healthy spaces and healthy people through public investment;
   d. Develop recommendations and strategies which addresses safety and mobility needs;
   e. Facilitating an increase in access to transit and hike and bike facilities;
   f. Expanding active tourism and transportation networks to connect beyond Hidalgo County limits;
   g. Contribute to a reduction in vehicle trips and traffic;
   h. Emphasize the importance of active living and healthy lifestyles;
   i. Promote commerce in the Rio Grande Valley region by enhancing access to economic drivers such as through active tourism and active transportation.

III. Binding Effect; Benefiting Parties

3.1 This Agreement shall bind and benefit the respective Parties and their legal successors, but shall not otherwise be assignable, in whole or in part, by either Party without first obtaining the written consent of the other Party.

DRAFT

3.2 This Agreement inures to the benefit of and obligates only the Parties. No term or provision of this Agreement shall benefit or obligate any person or entity not a Party to the Agreement. The Parties shall cooperate fully in opposing any attempt by any third person or entity to claim any benefit, protection, release, or other consideration under this Agreement.

IV. Governmental Functions; Liability; No Waiver of Immunity or Defenses

4.1 Notwithstanding any provision to the contrary herein, this Agreement is a contract for and with respect to the performance of governmental functions by governmental entities.

4.1.1 The services provided for herein are governmental functions, and the LRGVDC and the City shall be engaged in the conduct of a governmental function while providing and/or performing any service pursuant to this Agreement.

4.1.2 The relationship of the LRGVDC and the City shall, with respect to that part of any service or function undertaken as a result of or pursuant to this Agreement, be that of independent contractors.

4.1.3 Nothing contained herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent, partners, joint ventures', or any other similar such relationship between the Parties.

4.2 Each Party reserves and does not waive any defense available to it at law or in equity as to any claim or cause of action whatsoever that may arise or result from or in connection with this Agreement. This Agreement shall not be interpreted nor construed to give to any third party the right to any claim or cause of action, and neither the City nor the LRGVDC shall be held legally liable for any claim or cause of action arising pursuant to or in connection with this Agreement except as specifically provided herein or by law.

4.3 Neither Party waives or relinquishes any immunity or defense on behalf of itself, its trustees, councilmembers, officers, employees, and agents as a result of the execution of this Agreement and the performance of the covenants and agreements contained herein.

V. Notices

5.1 All correspondence and communications concerning this Agreement shall be directed to:

LRGVDC: Manuel Cruz, Executive Director
301 W. Railroad Street
Weslaco, TX 78596

CITY: David Suarez, Mayor
255 S Kansas Ave,
Weslaco, TX 78596

DRAFT

Notices required hereunder shall be hand-delivered or sent by prepaid certified mail, return receipt requested.

VI. Severability

6.1 If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision(s), and the rights and obligations of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the intent of this Agreement and be deemed to be validated and enforceable.

VII. Entire Agreement

7.1 This Agreement is the entire agreement between the City and the LRGVDC as to the subject matter hereof and supersedes any prior understanding or written or oral agreement relative to the subject matter hereof. This Agreement may be amended only by written instrument duly approved and executed by both Parties in accordance with the formalities of this Agreement.

VIII. Governing Law; Venue

8.1 All Parties agree that this Agreement shall be construed under the laws of the State of Texas, and obligations under the Agreement shall be performed in Hidalgo County, Texas. Should the need for dispute resolution arise, venue shall be in Hidalgo County, Texas.

IX. Term and Termination

1.1 This Agreement shall be for an initial term of two (2) years and will renew upon signed and written agreement by the parties to this agreement with adjustments made to the cash-match contributions as agreed to among the parties, unless terminated as herein provided and subject to any necessary funding being appropriated by the governing bodies of the Parties.

1.2 Either party may terminate this Agreement in whole or in part hereto whenever such termination is found to be in the best interest of either party. Termination shall be affected by the conveyance of a written notification thereof to the other party at least ninety (90) days in advance of the effective date of the termination.

X. Current Revenues

DRAFT

10.1 Pursuant to Section 791.001(d)(3), Texas Government Code, each party paying for the performance of governmental functions or services will make those payments from current revenues available to the paying party.

XI. General Terms

11.1 **Execution in Counterparts.** This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall be considered fully executed as of the date first written above, when all Parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart.

11.2 **Effective Date.** The Effective Date of this Agreement shall be the date last executed by a Party.

IN WITNESS WHEREOF, the Parties have executed this Agreement by their authorized representatives as of the dates noted below.

[SIGNATURE PAGE TO FOLLOW]

DRAFT

LRGVDC

By: _____

Date: _____

APPROVED AS TO FORM

_____
Legal Counsel

CITY OF WESLACO

By: _____
David Suarez, Mayor

Date: _____

ATTEST:

_____
Norma A. Cantu, City Secretary

APPROVED AS TO FORM

_____
Juan Gonzalez, City Attorney

DRAFT

EXHIBIT A

LRGVDC Point of Contact: Sarah Dierlam, Executive Analyst
sdierlam@lrgvdc.org
301 W Railroad
Weslaco, TX 79596

City of Weslaco Point of Contact: _____

_____

_____

DRAFT

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4222
From:	
Subject: Discussion and consideration on Resolution 2021-33 providing a financial commitment to the Hidalgo County Active Transportation and Tourism Plan Project in the amount of $12,248 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)	
Background: The City of Weslaco acknowledges the need to commit financially to the Hidalgo County Active Transportation and Tourism Plan by providing $12,247.95 in initial funding to support the procurement, development, and other activities associated with this project. Through a grant secured by the Lower Rio Grande Valley Development Council, the City of Weslaco will be reimbursed a total of $6,862.47 for an actual investment of $5,385.48.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature Resolution	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
NORMA CANTU OMAR RODRIGUEZ Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation:	
Attachments, if any: HC Active Transportation & Tourism Budget - TASA Grant 2021, R2021-33 HC Active Transportation & Tourism	
Responsibilities upon Approval: Execute and retain.	

TASA Grant AWARD Summary

TxDOT/Federal Award 75%	**$264,000.00**
Local Cash Match 25%	**$115,500.00**
(Environmental, Engineering, & Design)	*$66,000.00*
(Direct State Costs)	*$49,500.00*
Total Estimated Project Cost	**$379,500.00**

Cities will be reimbursed this amount*

Project Budget Itemized

Item	Cost	Local Match	Federal
Active Plan	$264,000.00	$115,500.00	$264,000.00

Scope of Work:
The LRGVDC is seeking a qualified firm to provide consultation services to the Hidalgo County area to develop a detailed plan to lead to the development of an active and seamless transportation network and tourism plan. The intent of this plan is to define opportunities for a regional network in Hidalgo County focusing on active multimodal transportation: bike and pedestrain infrastructure, tourism destinations, flooding and draining mitigation strategies, health and wellness, and community & economic develomment.

DRAFT

LRGVDC Hidalgo County Active Transportation & Tourism Plan INITIAL Contributions 2021

Financial Estimate Hidalgo County Active Transportation & Tourism Plan — $264,000

City	Population	% Population	Initial Investment	Reimbursement	Total Investment
Alamo	19,892	2.31%	$ 6,104.34	$ 3,433.69	$ 2,670.65
Alton	16,057	1.87%	$ 4,927.48	$ 2,771.70	$ 2,155.77
Donna	17,143	1.99%	$ 5,260.74	$ 2,959.17	$ 2,301.57
Edcouch	3,363	0.39%	$ 1,032.02	$ 580.51	$ 451.51
Edinburg	90,888	10.56%	$ 27,891.16	$ 15,688.78	$ 12,202.38
Elsa	7,546	0.88%	$ 2,315.67	$ 1,302.56	$ 1,013.11
Granjeno	304	0.04%	$ 93.29	$ 52.48	$ 40.81
Hidalgo	13,398	1.56%	$ 4,111.50	$ 2,312.72	$ 1,798.78
Hidalgo County	259,357	30.15%	$ 79,589.91	$ 44,769.33	$ 34,820.59
La Joya	4,280	0.50%	$ 1,313.42	$ 738.80	$ 574.62
La Villa	2,433	0.28%	$ 746.62	$ 419.98	$ 326.65
McAllen	142,733	16.59%	$ 43,801.04	$ 24,638.09	$ 19,162.96
Mercedes	17,113	1.99%	$ 5,251.53	$ 2,953.99	$ 2,297.55
Mission	83,859	9.75%	$ 25,734.14	$ 14,475.46	$ 11,258.69
Palmhurst	2,717	0.32%	$ 833.78	$ 469.00	$ 364.78
Palmview	6,796	0.79%	$ 2,085.52	$ 1,173.10	$ 912.41
Peñitas	4,946	0.57%	$ 1,517.80	$ 853.76	$ 664.04
Pharr	80,143	9.32%	$ 24,593.80	$ 13,834.01	$ 10,759.79
Progreso	5,864	0.68%	$ 1,799.51	$ 1,012.22	$ 787.29
Progreso Lakes	225	0.03%	$ 69.05	$ 38.84	$ 30.21
San Juan	37,145	4.32%	$ 11,398.83	$ 6,411.84	$ 4,986.99
Sullivan City	4,174	0.49%	$ 1,280.89	$ 720.50	$ 560.39
Weslaco	39,912	4.64%	$ 12,247.95	$ 6,889.47	$ 5,358.48
Totals	**860,288**	**100.00%**	**$264,000**	**$ 148,500.00**	**$ 115,500.00**

RESOLUTION NO. 2021-33

A RESOLUTION OF THE CITY COMMISSIONERS OF THE CITY OF WESLACO, TEXAS PROVIDING FINANCIAL COMMITMENT TO THE HIDALGO COUNTY ACTIVE TRANSPORTATION AND TOURISM PLAN PROJECT

WHEREAS, the CITY OF Weslaco will provide a local cash match contribution to support the development of the Hidalgo County Active Transportation and Tourism Plan; and

WHEREAS, the Hidalgo County Active Transportation and Tourism Plan will provide a means to implement seamless and unified network of hike and bike trails across Hidalgo County. The Hidalgo County Active Transportation and Tourism Plan will support the coordination of community and economic development, improve overall community health, identify opportunities for tourism investments, enhance multimodal transportation options and connectivity, provide affordable transportation, and support organizational strategies and opportunities for the development of the region; and

WHEREAS, the purpose of the Hidalgo County Active Transportation and Tourism Plan is to implement the activities identified in the plan to attract visitors to Hidalgo County and provide amenities through area-wide active transportation investments; and

WHEREAS, the Lower Rio Grande Valley Development Council is committed to promoting and encouraging cooperation among local units of government and foster private/public partnerships in order to improve the region's health, safety, and general welfare; and

WHEREAS, the City of Weslaco acknowledges the need to commit financially to the Hidalgo County Active Transportation and Tourism Plan by providing $12,247.95 in initial funding to support the procurement, development,

and other activities associated with this project. Through a grant secured by the Lower Rio Grande Valley Development Council, the City of Weslaco will be reimbursed a total of $6,862.47 for an actual investment of $5,385.48.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, THAT:

PART 1. The City of Weslaco is committed to the creation, development and implementation of the Hidalgo County Active Transportation and Tourism Plan.

PART 2. The City of Weslaco will provide financial support as local match for the project.

PASSED AND APPROVED this 18th day of May 2021, at a regular meeting of the City Commission of the City of Weslaco, Texas at which quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

City of Weslaco

_____

David Suarez, Mayor

ATTEST:

_____

Norma A. Cantu, City Secretary

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, City Attorney

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4179
From: Albert Aldana	
Subject: Discussion and consideration of proposed change order #6 for the Pleasantview & 11th St Drainage Improvements Project in the amount of $21,000 and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)	
Background: This proposed change order covers costs associated with installation of two 12" gate valves and one 8" gate valve at the Pleasantview & 18th St crossings. The existing crossings did not have functional water valves and had to be replaced.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		

Albert Aldana	Created/Initiated
Albert Aldana	Approved
Mike Perez	New

City Manager Comments: Approve.
Staff Recommendation: Staff recommends approval
Attachments, if any: CCO#6_Signed
Responsibilities upon Approval:

CHANGE ORDER

AIA DOCUMENT G701

OWNER	☐
ARCHITECT	☐
CONTRACTOR	☐
FIELD	☐
OTHER	☐

PROJECT:
Pleasantview & 11th St. Drainage Improvements
Weslaco, TX

TO CONTRACTOR:
Rigney Construction, LLC
7011 N. Semeinary Rd.
Edinburg, TX 78541

CHANGE ORDER NUMBER: 6
DATE: 4/28/2021
ENGINEER'S PROJECT NO.: 19-125
CONTRACT DATE: 9/11/2020
CONTRACT FOR: Drainage Improvements

The Contract is changed as follows:

2 - 12" Inline active Gate Valves @ $9000 each for 18th Street Crossing	$ 18,000.00
1 - 8" Inline active Gate Valve @ $3000 each for Pleasantview Crossing	$ 3,000.00

Not valid until signed by the Owner, Engineer and Contractor.

The original (Contract Sum) was	$2,851,562
Net change by previously authorized Change orders	$105,834
The (Contract Sum) prior to this Change order was	$2,957,396
The (Contract Sum) will be (increased) by this Change Order in the amount of	$ 21,000.00
The new (Contract Sum) including this Change order will be	$2,978,396

The Contract Time will be (unchanges)
The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

SWG Engineering, Inc	Rigney Construction, LLC	City of Weslaco
ENGINEER	CONTRACTOR	OWNER
611 S. International Blvd.	7011 N. Seminary Rd.	255 S. Kansas Ave.
Address	Address	Address
Weslaco, TX 78596	Edinburg, TX 78541	Weslaco, TX 78596
BY Jose Reyes, Jr. P.E.	BY John Rigney	BY
Jose Reyes, Jr. P.E.	John Rigney, President	
DATE 4/28/2021	DATE 4/28/2021	DATE

AIA DOCUMENT G701 - CHANGE ORDER - 1987 EDITION - AIA REGISTERED - COPYRIGHT 1987 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N. W., WASHINGTON, D. C. 20006

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4213
From: Albert Aldana	
Subject: Discussion and consideration of proposed change order #7 for the Pleasantview & 11th St Drainage Improvements Project in the amount of $16,500 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)	
Background: This change order involves the installation of 240 ft of 18" reinforced concrete pipe (rcp) on the south side of 12th St on an alley and connects to the newly installed 4x8 boxes. This work will reroute an existing drainage line that discharged to Pleasantview Dr.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
NORMA CANTU Albert Aldana Mike Perez	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff Recommends Approval.	
Attachments, if any: CCO#7_Signed	
Responsibilities upon Approval:	

CHANGE ORDER

AIA DOCUMENT G701

OWNER	☐
ARCHITECT	☐
CONTRACTOR	☐
FIELD	☐
OTHER	☐

PROJECT:	CHANGE ORDER NUMBER:	7
Pleasantview & 11th St. Drainage Improvements	DATE:	5/7/2021
Weslaco, TX	ENGINEER'S PROJECT NO.:	19-125
TO CONTRACTOR:	CONTRACT DATE:	9/11/2020
Rigney Construction, LLC	CONTRACT FOR:	Drainage Improvements
7011 N. Semeinary Rd.		
Edinburg, TX 78541		

The Contract is changed as follows:

SOUTH SIDE OF 12TH STREET ALLEY	$ 16,500.00
18" RCP tongue and Groove 240 lf	
Tie into Box Culvert 1 ea	
Tie Into Manhole 1 ea	
Plug Pipe at Manhole	

Not valid until signed by the Owner, Engineer and Contractor.

The original (Contract Sum) was	$2,851,562
Net change by previously authorized Change orders	$126,834
The (Contract Sum) prior to this Change order was	$2,978,396
The (Contract Sum) will be (increased) by this Change Order in the amount of	$ 16,500.00
The new (Contract Sum) including this Change order will be	$2,994,896

The Contract Time will be (unchanges)

The date of Substantial Completion as of the date of this Change Order therefore is June 2021

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

SWG Engineering, Inc	Rigney Construction, LLC	City of Weslaco
ENGINEER	CONTRACTOR	OWNER
611 S. International Blvd.	7011 N. Seminary Rd.	255 S. Kansas Ave.
Address	Address	Address
Weslaco, TX 78596	Edinburg, TX 78541	Weslaco, TX 78596
BY [signature], P.E.	BY [signature]	BY
Jose Reyes, Jr. P.E.	John Rigney, President	
DATE 5/10/2021	DATE 5/7/2021	DATE

AIA DOCUMENT G701 - CHANGE ORDER - 1987 EDITION - AIA REGISTERED - COPYRIGHT 1987 - THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N. W., WASHINGTON, D. C. 20006

City of Weslaco Pleasantview and 11th Drainage Improvements
Change Order : South Side of 12th Street Alley

ITEM #	ITEM DESCRIPTION	EST. QTYS	UNIT	UNIT/PRICE	TOTAL
1	18" RCP Tongue and Groove	240	LF	$ 50.00	$ 12,000.00
2	Tie Into Box Culvert	1	EA	$ 2,000.00	$ 2,000.00
3	Tie Into Manhole	1	EA	$ 2,000.00	$ 2,000.00
4	Plug Pipe at Manhole	1	EA	$ 500.00	$ 500.00
	TOTAL AMOUNT				$ 16,500.00

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4221
From:	
Subject: Discussion and consideration of proposed change order #8 for the Pleasantview & 11th St. Drainage Project in the amount of $31,000 and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
NORMA CANTU Albert Aldana Mike Perez	Created
City Manager Comments: Approve.	
Staff Recommendation:	
Attachments, if any: CM Memo re Change Order #8 Pleasantview Drainage Project	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

TO: **Mayor and City Commission**

FROM: **Mike R. Perez, City Manager**

SUBJECT: **Change Order #8 Pleasantview Drainage Project**

DATE: **May 13, 2021**

The Change Order is for $31,000, $13,000 is to connect Weslaco East High School Drainage Detention to the two 4'x 8' boxes being installed for the project. This will allow Weslaco East High School and the neighborhood to the West that drain to the school property to drain into the large RDF we will be constructing.

The second part of this Change Order is to install 24" pipes to drain two subdivisions that are currently in the county to drain into the ditch we are improving. This will help with their drainage.

Both of these will benefit our close partners and we are recommending the Change Order.

Standardized Agenda Request Form

Date of Meeting: May 18, 2021	**Agenda Item No.** (to be assigned by CSO)**:** 2021-4181

From:
Albert Aldana

Subject:
Discussion and consideration of a Water Utility Reimbursement Agreement for Milanos Estates PH I located on Milanos Rd south of 18th Street and authorize Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Background:
A utility reimbursement agreement is proposed with developer of the Milanos Estates Subdivision that will upgrade the proposed offsite 10" sanitary sewer line from 10" to 12" to enable the city to serve future development located to the north of the subdivision. The sewer line will be installed on Mile 6 1/2 Rd (Hopper Rd) from Lift Station #37 located at intersection of Mile 5 North Rd and Hopper Rd to approximately 3,700 feet to the north.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**

Albert Aldana	Created/Initiated
Albert Aldana	Approved
Mike Perez	New

City Manager Comments:
Approve.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
05-14-21CCMemo_Milanos Estates Subd

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Leo Muñoz, Mayor Pro-Tem, District 1
Greg Kerr, Commissioner, District 2
Jose "J.P." Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4
Letty Lopez, Commissioner, District 5
Josh Pedraza, Commissioner, District 6

Mike R. Perez, City Manager

DATE: May 14, 2021

TO: Weslaco City Commission &
Mr. Mike Perez, City Manager

FROM: Albert J. Aldana, P.E.
City Engineer

SUBJECT: Milanos Estates Subdivision
Sanitary Sewer Line Upgrade

Dear Commissioners,

Milanos Estates Subdivision will be located on Mile 6 ½ Rd (Hopper Rd) south of 18th Street on the east side. The developer proposed an offsite 10" sewer line to service the subdivision from Lift Station #37 located at the corner of Mile 5 North Rd and Hopper Rd. The developer was approached about upgrading the line from 10" to 12" to be able to serve future development near the subdivision. Reimbursement amounts will be determined.

Staff recommends approval of a utility reimbursement agreement.

See attached draft utility reimbursement agreement.

THE STATE OF TEXAS	**§**	**UTILITY REIMBURSEMENT**
CITY OF WESLACO	**§**	**AGREEMENT WITH**
COUNTY OF HIDALGO	**§**	**GARVIC PROPERTIES, LP**

WITNESSETH:

WHEREAS, the City of Weslaco adopted the Utility Extension Ordinance (Ordinance 93-11) on August 19, 1993 that allows developers to seek reimbursement of fees associated with off-site utility extensions of water and sanitary sewer lines; and

WHEREAS, A&M Management, Inc. has received approval from the Weslaco City Commission to be reimbursed for fees associated with off-site utility extensions of a gravity sanitary sewer line;

The **CITY OF WESLACO**, a home-ruled municipal corporation, located at 255 S. Kansas, Weslaco, Hidalgo County, Texas 78596, hereinafter called **"CITY"** and **GARVIC PROPERTIES, LP** located at P.O. Box 2604 Edinburg, Texas 78536, hereinafter called **"DEVELOPER"** hereby enter on this the _____ day of _____, 2021 into a Utility Reimbursement Agreement for the reimbursement of fees, incurred by the Developer, associated with the off-site utility extension of a gravity sanitary sewer line from Milanos Estates Subdivision on Hopper Rd southwest to an existing interceptor sewer located at City's Lift Station No. 37, subject to the terms and agreements as are more fully set forth subsequently;

Therefore, it is agreed between the City and Developer as follows:

1. Developer will install 3,696 linear feet of an 12" gravity line PVC SS Pipe (SDR-26) 10'-15' in-depth on Mile 6 ½ West (Hopper Rd.) from the Milanos Estates Subdivision south to Mile 5 N Rd.
2. City will reimburse the developer with the cost of oversizing the line from 10-inch to 12-inch for approximately $xx,xxx.xx.
3. It shall be the developer's obligation to acquire easements needed to extend utility lines from their present terminus or nearest location to developer's property, the cost of which shall not be reimbursed. The location, width and cost of such easements, shall be subject to approval of the city. Should the developer be unable to acquire the needed easements, the city may, at its option, assist in acquiring same.
4. The City will reimburse Developer when the construction is complete and approved by the City Engineer.

EXECUTED on this, the ____ day of _____, 2021, by the parties herein.

This Agreement is effective upon the execution of this agreement.

THE CITY OF WESLACO:

By:_____

David Suarez
Mayor

Date:_____

THE DEVELOPER:

By:_____

Victor J. Daniec
President

Date:_____

ATTEST:

_____

Norma Cantu, City Secretary

APPROVE AS TO FORM:

_____

Juan Gonzalez, City Attorney