

CITY OF WESLACO

**A REGULAR MEETING OF THE
PLANNING & ZONING
COMMISSION**

**AUGUST 11, 2021, 5:30 P.M. PCE
CONFERENCE ROOM AND VIA
ZOOM**

255 S. KANSAS AVENUE

David Hernandez, Chairman
Lonnie Berry, Vice-Chairman
Miles Bullion, PZ Commissioner
Randy Summers, PZ Commissioner
Adrian Torres, PZ Commissioner
Jose Treviño, PZ Commissioner
Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 7, 2021**

On Wednesday, July 7, 2021, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Jose Treviño	Commissioner
Randy Summers	Commissioner
Jim Forward	Commissioner
Adrian Torres	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	Secretary

Also, present were Celestino Mejia III, Fire Inspector; Rolando Gonzalez, building official; Rafael Cuellar, Engineering Assistant, and citizens.

I. CALL TO ORDER:

Chairman Hernandez called the meeting to order and welcomed everyone in the audience.

A. Roll Call/Establish a Quorum

Ms. de la Fuente called the roll call noting that, Commissioner Bullion was absent at time of roll call, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. June 2, 2021 Regular Meeting

Commissioner Berry made a motion to approve the minutes of June 2, 2021, with the noted change seconded by Commissioner Forward. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 2721 W. Business 83. Also being Lot 7, Block 1, Westview Estates Subdivision, Weslaco, Hidalgo County, and Texas. Possible Action

Ms. de la Fuente stated that notice appeared in The Monitor on June 21, 2021, there were nineteen (19) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Commissioner Berry made a motion to close the Public Hearing, seconded by Commissioner Summers. Motion carried.

Commissioner Berry made a motion to approve the Conditional Use Permit, seconded by Commissioner Torres. Motion carried.

B. Discussion and consideration to approve rezone 403 W Pike Blvd. Also being Lot 2-3, Block 20, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to B-2 secondary and highway business district.

Ms. de la Fuente stated that notice appeared in The Monitor on June 21, 2021, there were eighteen (18) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval of rezone based on 2040 land use map and surrounding commercial properties.

Commissioner Torres made a motion to close the Public Hearing, seconded by Commissioner Berry. Motion carried.

Commissioner Summers made a motion to approve the rezone request, seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration to approve rezone 105 Adelita St. Also being Lot 8-10, San Francisco Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District and R-2 Duplex and apartment district. to B-1 neighborhood business district.

Ms. de la Fuente stated that notice appeared in The Monitor on June 21, 2021, there were Twenty-three (23) property owners notified within the 200-foot radius, one letter was received from a surrounding property owner against the rezone request. Staff recommended denial of rezone based on 2040 land use map and based on the surrounding residential area.

Commissioner Forward made a motion to close the Public Hearing, seconded by Commissioner Berry. Motion carried.

Commissioner Summers made a motion to deny the Rezone Request, seconded by Commissioner Berry. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for 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, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Bord er Ave. East Expressway 83

Ms. de la Fuente stated that this item is a seven (7) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sanitary sewer by City of Weslaco services through a 10" sewer line. The property is within a Flood Zone "B". Staff recommended approval of the Preliminary Plat.

Commissioner Torres made the motion to approve the Preliminary plat, seconded by Commissioner Summers. Motion carried

B. Discussion and consideration for the Preliminary Plat for Pecan Grove No.3 Subdivision– being a 4.73-acre tract out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on East of Pecan Grove No.2.

Ms. de la Fuente stated that this item is a seventeen (17) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sanitary sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for rear setback and off-site drainage. Staff recommended approval of the Preliminary Plat and compliance with the ordinance for the variance request.

Commissioner Berry made the motion to approve the Preliminary plat with the condition that letters of support be provided by time of Final Plat consideration, seconded by Commissioner Summers. Motion carried

C. Discussion and consideration for the Final Plat for Highland Manor PH 2– being a re-subdivision of 13.46 acres out of Farm Tract 238 and 239, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on FM 1015 & Mile 11 North Possible Action.

Ms. de la Fuente stated that this item is an eighteen (18) lot subdivision and is outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sanitary sewer by OSSF. The property is within a Flood Zone "X". Applicant was granted a variance for OSSF. Applicant is requesting a variance for off-site drainage. A letter of support has been received from the Drainage District and the Irrigation District. Staff recommended approval of the Final Plat and compliance with the ordinance for the variance request.

Commissioner Summers made the motion to approve the Final plat and variance request seconded by Commissioner Berry. Motion carried

D. Discussion and consideration for the Final Plat for Chavez De Los Santos Subdivision– being a 6.364 acre tract out of Farm Tract 256, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the West side of Mile 4 ½ West, approximately 1770ft south of Mile 12 North Possible Action.

Ms. de la Fuente stated that this item is a two (2) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through a 6” waterline and sanitary sewer by OSSF. The property is within a Flood Zone “X”. Applicant was granted a variance for OSSF. Staff recommends approval of Final Plat.

Commissioner Summers made the motion to approve the Final plat, seconded by Commissioner Berry. Motion carried

E. Discussion and consideration for the Voluntary Annexation of Weslaco Industrial Park Subdivision – being a 146.09 acre tract of land out of Farm Tract 1056, 1057, and 1058, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located at the Northeast Intersection of Mile 9 & FM 1015. Possible Action.

Ms. de la Fuente stated that the developer will begin subdivision process in the next few months, for the next phase of the Mid Valley Industrial Park. Voluntary annexation will be step one in the platting process. The property is within a Flood Zone “X”. Staff recommends approval.

Commissioner Summers made the motion to approve the voluntary annexation, seconded by Commissioner Berry. Motion carried

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:00 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

(absent)
Miles Bullion, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Kayla A. Arevalo, Planning Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: AUGUST 11, 2021	Agenda Item No. (to be assigned by PCE): IV. A.
From: Rebekah de la Fuente, Planning Director, on behalf of SAMES, Inc.	
Subject/Agenda Item: Discussion and consideration to approve rezone 2526 N International Blvd. Also being an 8.9 acre tract of land out of farm tract 1056, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to B-2 secondary and highway business district.	
Discussion/Overview: The applicant is requesting to rezone R-1 One family Dwelling district to B-2 secondary and highway business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on July 26, 2021. Three (3) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000094-2021

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. 0000

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 8.9 acre tract of land out of Farm tract 1056 Block 116

Subdivision Name West and Adams Tract Subdivision

Street Address no address (At intersection of 2526 N Int'l Blvd)

Existing Zoning Agriculture Existing Land Use Agriculture

Proposed Zoning B-2 Proposed Land Use Commercial

- ☒ \$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 SAMES, Inc. Phone 956-702-8880

Address 200 S. 10th St. Ste 1500 Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: nlopez@samengineering-surveying.com

OWNER

Name Weslaco Economic Development Phone 956-969-0838

Address 275 S. Kansas Ave. Ste A Fax: _____

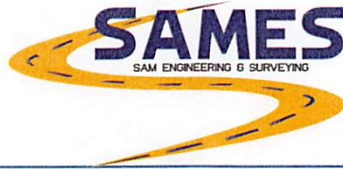
City Weslaco State TX Zip Code 78596 E-Mail: SValdez@weslacoedc.com

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 _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature Nadine J. Lopez, P.E. Date 7/13/21
Authorized Agent



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

July 13, 2021

Rebekah De La Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

Re: Re-zoning Request

To Whom it May Concern,

As the authorized agent of the Weslaco Economic Development Center (owner of properties list below), We would like the City of Weslaco to consider our request for rezoning. The property in question is located at the Northeast corner of intersection of Mile 9 & FM 1015 (property ID 108459). The size of the tract in total is 37.06 acres gross and only 8.9 acres gross of this tract along FM 1015 is being requested to be zoned "B-2" for Commercial use (300 x 1250). The property is currently undeveloped and zoned under agriculture. Please see attached exhibit included with this letter to show boundary lines for the Commercial Area. Should have any questions please feel free to reach us at the number provided below.

Sincerely,

Nadia Lopez, P.E.
Project Manager
SAMES, Inc.
956-702-8880



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

June 18, 2021

Samuel D. Maldonado, P.E., R.P.L.S.
Principal
SAMES, Inc.
200 S 10th St Suite 1500
McAllen, TX 78501

Re: Weslaco Industrial Park Development

Mr. Maldonado,

I, Steven M. Valdez on behalf of the Weslaco Economic Development Commission, hereby authorize SAMES, Inc. to represent and act on behalf of the Weslaco Economic Development Commission in all matters related to the development of this project located at the Northeast corner of FM 1015 and Mile 9 Rd N (H.C.A.D. Property Number's 108458, 108460, 1240512, 1240511)

Sincerely,

Steven M. Valdez
Executive Director
Weslaco Economic Development Commission

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

EXHIBIT

METES & BOUNDS DESCRIPTION

**A 8.9 ACRE (388,750.00 SQ. FT.) GROSS, TRACT OF LAND OUT OF
FARM TRACTS 1056, BLOCK 116, WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN
VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.**

A 8.9 ACRE (388,750.00 SQ. FT.), TRACT OF LAND OUT OF A 37.06 ACRE, TRACT OF LAND OUT OF FARM TRACT 1056, WEST AND ADAMS SUBDIVISION, THEREOF CONVEYED TO ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT No. 3223370, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

COMMENCING; AT THE COMMON CORNERS OF FARM TRACT 1040, 1041, AND 1056, OF SAID WEST AND ADAMS TRACT SUBDIVISION, AND MID-VALLEY INDUSTRIAL PARK #8 AS RECORDED IN INSTRUMENT NUMBER 2012973, HIDALGO COUNTY MAP RECORDS, AND BEING AT THE INTERSECTION OF MILE 9 NORTH (HAVING A 60.0' RIGHT OF WAY) AND F.M. 1015 (MILE 3 ROAD WEST HAVING A 120.0' RIGHT OF WAY), **THENCE;** NORTH 01°09'51" WEST, ALONG THE COMMON LINE OF FARM TRACT 1056 AND OF SAID MID-VALLEY INDUSTRIAL PARK #8 AND THE CENTERLINE OF F.M. 1015, A DISTANCE OF 20.00 FEET, TO A POINT ON THE CENTERLINE OF F.M. 1015 (MILE 3 ROAD WEST), **THENCE;** NORTH 88°50'09" EAST, PARALLEL TO THE SOUTH LINE OF FARM TRACT 1056, A DISTANCE OF 110.00 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, AT THE NORTH RIGHT OF WAY LINE OF SAID MILE 9 ROAD, BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF E=1161806.4910, N=16592962.7828, ALONG A CORNER CLIP TO A SET (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 46°09'51" WEST, A DISTANCE OF 70.71 FEET, TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF MILE 3 ROAD WEST (HAVING A 120.0' RIGHT OF WAY), FOR AN ANGLE POINT OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 01°09'51" WEST (DEED), ALONG THE EAST RIGH OF WAY LINE OF SAID MILE 3 ROAD WEST (F.M. 1015), A DISTANCE OF 1,250.0 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 88°50'09" EAST (DEED), ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, A DISTANCE OF 300.0 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 01°09'51" EAST (PLAT), ALONG THE EAST LINE OF FARM TRACT 1056, WEST AND ADAMS SUBDIVISION, A DISTANCE OF 1,300.00 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", ON THE NORHT RIGHT OF WAY LINE OF MILE 9 ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 88°50'09" WEST (WEST), ALONG THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD NORTH, A DISTANCE OF 250.0 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, BEING THE **POINT OF BEGINNING**, CONTAINING A 8.9 ACRE (388,750.00 SQ. FT.) GROSS, TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM SOUTH ZONE (4205) (NAD 83 2011 ADJUSTMENT), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

PLANNING DEPARTMENT

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 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: 86862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

SAMES, Inc. is requesting to rezone 2526 N International Blvd. Also being an 8.9 acre tract of land out of farm tract 1056, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling 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.

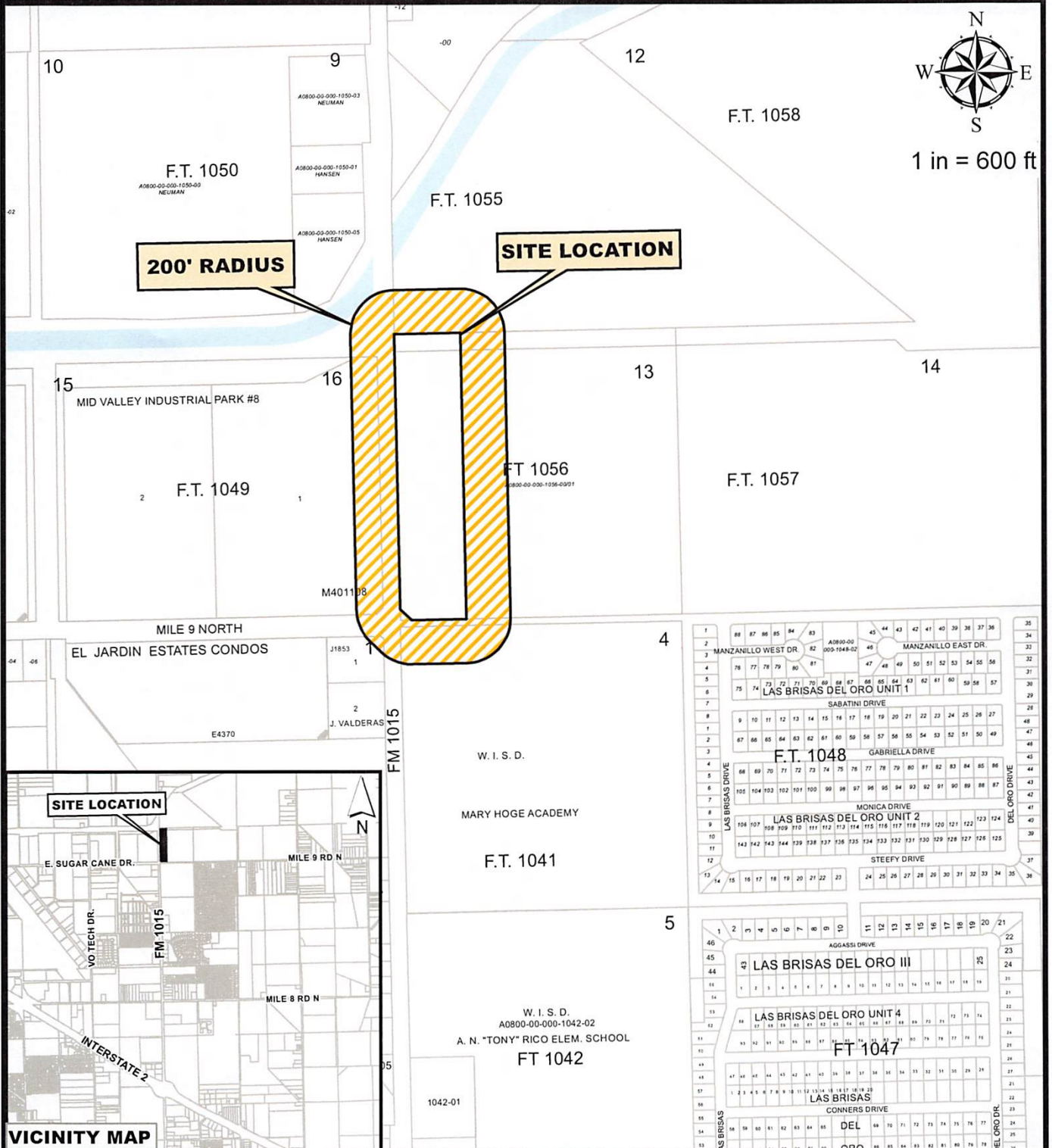
Sincerely,



Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



SAM'S Inc.

2526 North International
WEST AND ADAMS TRACT SUBDIVISION
BLOCK 116, F.T. 1056, LOT 13

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: One Family Dwelling District
Proposed zoning: B-1
Proposed land use: Commercial



City of Weslaco Code Enforcement Dept.

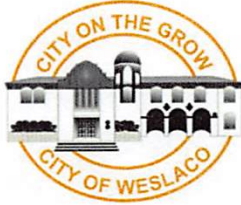
JUL 27, 2021

WESLACO IND SCHOOL DIST	A0800-00-000-1041-00	L: 704000
319 W 4TH ST	ADAMS TRACT FT 1041 40.00 AC	B: 7419590
WESLACO TX 78596	2202 N INTERNATIONAL BLVD	
WESLACO 2455 LLC	J1853-00-000-0001-00	L: 273870
PO BOX 8810	J. VALDERAS LOT 1	B: 493059
CORPUS CHRISTI TX 78468	2455 N INTERNATIONAL BLVD	
STATE OF TEXAS	M4011-08-000-0001-00	L: 828242
5805 N LAMAR BLVD	MID VALLEY INDUSTRIAL PARK NO. 8	B: 7732490
AUSTIN TX 78752-4431	LOT 1	
	0	



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: AUGUST 11, 2021	Agenda Item No. (to be assigned by PCE): IV. B.
From: Rebekah de la Fuente, Planning Director, on behalf of SAMES, Inc.	
Subject/Agenda Item: Discussion and consideration to approve rezone 3700 E Sugarcane. Also being a 137-acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to I Industrial district	
Discussion/Overview: The applicant is requesting to rezone R-1 One family Dwelling district to I Industrial district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on July 26, 2021. Sixty (60) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval based on 2040 land use map.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [x] Ordinance – First Reading [x] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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

RZNE-000095-2021
FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 137.0 acre tract of land out of Farm tract 1056, 1057 and 1058 Block 116

Subdivision Name West and Adams Tract Subdivision

Street Address no address (at Northeast intersection of Mile 9 & FM 1015) 3700 E Sugarcane

Existing Zoning Agriculture Existing Land Use Agriculture

Proposed Zoning I Proposed Land Use Industrial

- ☒ \$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 SAMES, Inc. Phone 956-702-8880

Address 200 S. 10th St. Ste. 1500 Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: nlopez@samengineering-surveying.com

OWNER

Name Weslaco Economic Development Phone 956-969-0838

Address 275 S. Kansas Ave Ste. A Fax: _____

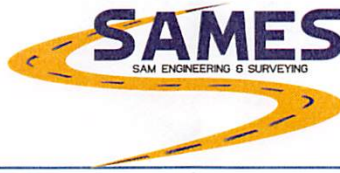
City Weslaco State TX Zip Code 78596 E-Mail: SValdez@weslacoedc.com

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 _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature Nadia J. Lopez, P.E. Date 7/13/21
Authorized Agent



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00 Architectural Firm Reg # BR 4166
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

July 13, 2021

Rebekah De La Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596

Re: Re-zoning Request

To Whom it May Concern,

As the authorized agent of the Weslaco Economic Development Center (owner of the property listed below), We would like the City of Weslaco to consider our request for rezoning. The property in question is located at the Northeast corner of intersection Mile 9 & FM 1015 (property ID is 1240511, 108460 and partial of 108459). The size of the tracts in total is 137 acres gross and is being requested to be zoned "I" for Industrial use. The property is currently undeveloped and zoned under agriculture. Please see attached exhibit included with this letter to show boundary lines for the proposed Industrial Area. Should you have any questions please feel free to reach us at the number provided below.

Sincerely,



Nadia Lopez, P.E.
Project Manager
SAMES, Inc.
956-702-8880



THE ECONOMIC DEVELOPMENT CORPORATION
OF WESLACO

June 18, 2021

Samuel D. Maldonado, P.E., R.P.L.S.
Principal
SAMES, Inc.
200 S 10th St Suite 1500
McAllen, TX 78501

Re: Weslaco Industrial Park Development

Mr. Maldonado,

I, Steven M. Valdez on behalf of the Weslaco Economic Development Commission, hereby authorize SAMES, Inc. to represent and act on behalf of the Weslaco Economic Development Commission in all matters related to the development of this project located at the Northeast corner of FM 1015 and Mile 9 Rd N (H.C.A.D. Property Number's 108458, 108460, 1240512, 1240511)

Sincerely,

Steven M. Valdez
Executive Director
Weslaco Economic Development Commission

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10TH St. Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

EXHIBIT

METES & BOUNDS DESCRIPTION

**A 137.0 ACRE (5,968,816.98 SQ.FT.) GROSS, TRACT OF LAND OUT OF
FARM TRACTS 1056, 1057, AND 1058, WEST AND ADAMS TRACT SUBDIVISION, AS RECORDED IN
VOLUME 2, PAGE 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.**

A 137.0 ACRE (5,968,816.58 SQ.FT.), TRACT OF LAND OUT OF FARM TRACT 1056, 1057, AND 1058, WEST AND ADAMS SUBDIVISION, THEREOF CONVEYED TO ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT No. 3223370, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

COMMENCING; AT THE COMMON CORNERS OF FARM TRACT 1040, 1041, AND 1056, OF SAID WEST AND ADAMS TRACT SUBDIVISION, AND MID-VALLEY INDUSTRIAL PARK #8 AS RECORDED IN INSTRUMENT NUMBER 2012973, HIDALGO COUNTY MAP RECORDS, AND BEING AT THE INTERSECTION OF MILE 9 NORTH (HAVING A 60.0' RIGHT OF WAY) AND F.M. 1015 (MILE 3 ROAD WEST HAVING A 120.0' RIGHT OF WAY), **THENCE;** NORTH 01°09'51" WEST, ALONG THE COMMON LINE OF FARM TRACT 1056 AND OF SAID MID-VALLEY INDUSTRIAL PARK #8 AND THE CENTERLINE OF F.M. 1015, A DISTANCE OF 20.00 FEET, TO A POINT ON THE CENTERLINE OF F.M. 1015 (MILE 3 ROAD WEST), **THENCE;** NORTH 88°50'09" EAST, PARALLEL TO THE SOUTH LINE OF FARM TRACT 1056, A DISTANCE OF 360.0 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", AT THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD, BEING THE **POINT OF BEGINNING**, HAVING A GRID COORDINATE OF E=1162006.8798, N=16593029.0277, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 01°09'51" WEST (NORTH), PARALLEL TO THE EAST RIGHT OF WAY LINE OF SAID MILE 3 ROAD WEST (F.M. 1015), A DISTANCE OF 1,300.0 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR AN EXTERNAL CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 88°50'09" EAST (EAST), ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO RAUL PEREZ AND RAQUEL PEREZ, AS RECORDED IN HIDALGO COUNTY DEED RECORDS UNDER DOCUMENT NUMBER 2250128, A DISTANCE OF 2,046.50 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 50°06'51" WEST (NORTH 48°57'00" WEST), ALONG THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO SAID RAUL PEREZ AND RAQUEL PEREZ, A DISTANCE OF 1,984.65 FEET, TO A SET HALF (1/2) INCH IRON ROD WITH A CAP STAMPED "SAMES", ON THE SOUTH RIGHT OF WAY LINE OF A 220.00' IRRIGATION CANAL RIGHT OF WAY, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 65°30'10" EAST (NORTH 66°40'00" EAST), A DISTANCE OF 2,244.88 FEET, TO A SET HALF (1/2) INCH IRON ROD STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 00°39'51" EAST (SOUTH 00°30'00" EAST), A DISTANCE OF 3,492.63 FEET, TO A FOUND HALF (1/2) INCH IRON ROD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 88°50'09" WEST (WEST), ALONG THE NORTH RIGHT OF WAY LINE OF MILE 9 ROAD NORTH, A DISTANCE OF 2,580.62 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A 137.0 ACRE (5,968,816.98 SQ. FT.) GROSS, TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM SOUTH ZONE (4205) (NAD 83 2011 ADJUSTMENT), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

PLANNING DEPARTMENT

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 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: 86862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

SAMES, Inc. is requesting to rezone 3700 E Sugarcane. Also being a 137-acre tract of land out of farm tract 1056, 1057 and 1058, Block 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas R-1 One family Dwelling district to I Industrial 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.

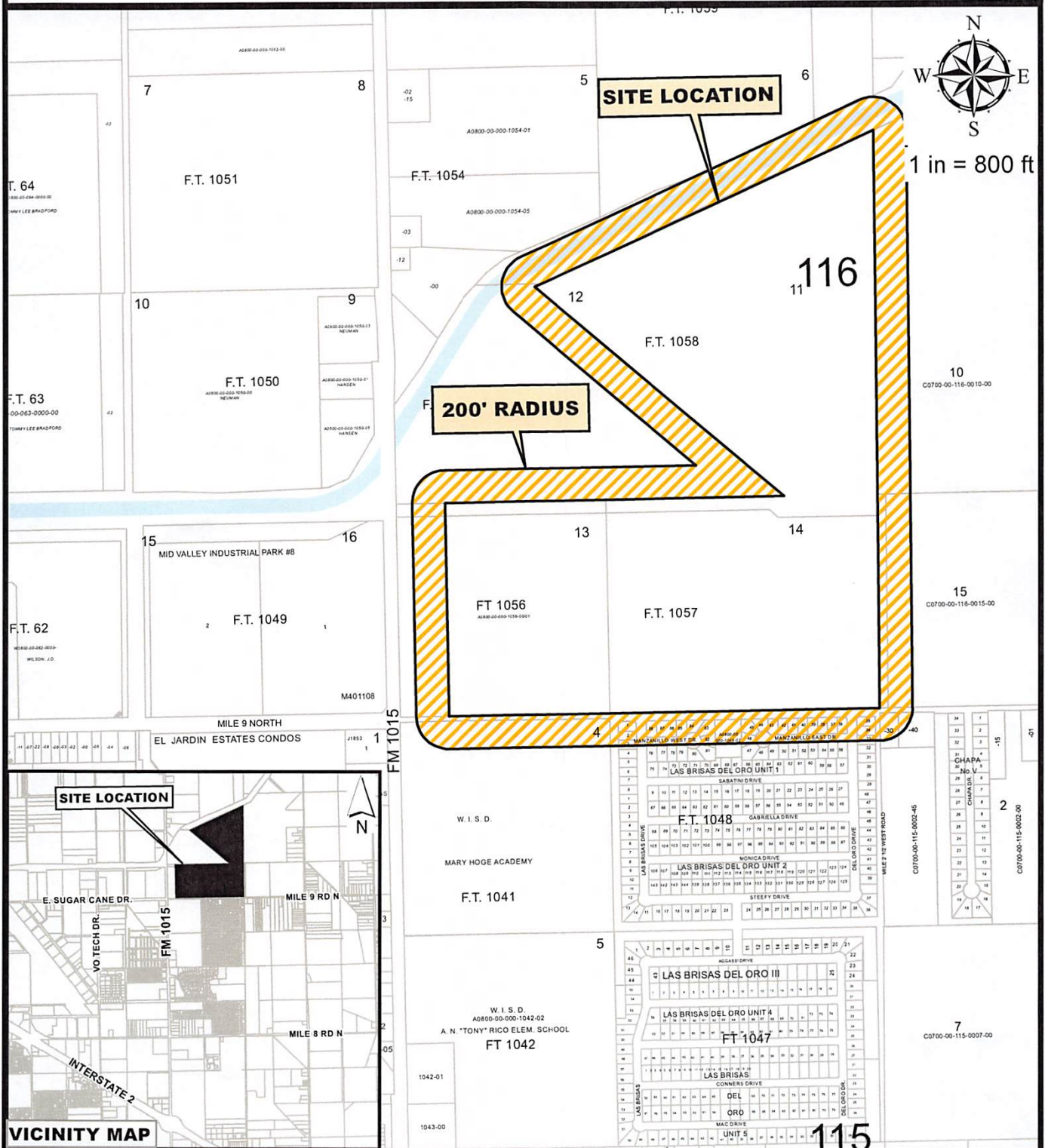
Si desea información en español, por favor llame al departamento de Planeación de la ciudad de Weslaco, (956) 447-3403.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', is written over a light blue circular stamp.

Rebekah de la Fuente, CFM
Planning Director

Engineering Department



**3700 East Sugarcane
WEST AND ADAMS TRACT SUBDIVISION
BLOCK 116, F.T. 1056, 1057 and 1058,
LOTS 13, 14 and 11**

Existing zoning: R-1
Existing land use: One Family Dwelling District
Proposed zoning: I
Proposed land use: Industrial



City of Weslaco Code Enforcement Dept.

JUL 27, 2021

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
RUIZ KAREN NATALIE 3709 THUNDERBIRD AVE MCALLEN, TX 78504	L3135-01-000-0001-00 LAS BRISAS DEL ORO UT 1 LOT 1 2417 LAS BRISAS DR	L: 17850 B: 0
GONZALEZ LUIS MIGUEL 1605 MILE 6 1/2 W WESLACO TX 78599	L3135-01-000-0002-00 LAS BRISAS DEL ORO UT 1 LOT 2 2413 LAS BRISAS DR	L: 18150 B: 58616
SOTO LORENA ASTRID 3819 CAMINO REAL VIEJO RD WESLACO TX 78596	L3135-01-000-0003-00 LAS BRISAS DEL ORO UT 1 LOT 3 2409 LAS BRISAS DR	L: 18150 B: 36354
CALDERON JULIAN MURILLO 2404 DEL ORO WESLACO TX 78599	L3135-01-000-0032-00 LAS BRISAS DEL ORO UT 1 LOT 32 2404 DEL ORO SOUTH	L: 18291 B: 35455
DOMINGUEZ WENNYS 2408 DEL ORO WESLACO TX 78599	L3135-01-000-0033-00 LAS BRISAS DEL ORO UT 1 LOT 33 2408 DEL ORO SOUTH	L: 18378 B: 69976
RIOS JULIO JR & ALICIA 2412 DEL ORO WESLACO TX 78599	L3135-01-000-0034-00 LAS BRISAS DEL ORO UT 1 LOT 34 2412 DEL ORO SOUTH	L: 18468 B: 75146
RIOS JULIO JR & ALICIA 2412 DEL ORO WESLACO TX 78599	L3135-01-000-0035-00 LAS BRISAS DEL ORO UT 1 LOT 35 2416 DEL ORO SOUTH	L: 20052 B: 3299
RAMIREZ ELVIRA IMELDA MORIN & THELMA 4105 E MANZANILLO WESLACO TX 78599	L3135-01-000-0036-00 LAS BRISAS DEL ORO UT 1 LOT 36 4105 MANZANILLO EAST DR	L: 18000 B: 42446
ORTIZ RAUL E MONCADA 240 S TEXAS AVE MERCEDES TX 78570	L3135-01-000-0037-00 LAS BRISAS DEL ORO UT 1 LOT 37 4101 MANZANILLO EAST DR	L: 18000 B: 0
LOPEZ EUSTAQUIO & BENIGNA 212 ZAMORA AVE WESLACO TX 78596	L3135-01-000-0038-00 LAS BRISAS DEL ORO UT 1 LOT 38 4021 MANZANILLO EAST DR	L: 18000 B: 49757
ESCALANTE NARCEDALIA RR 3 BOX 285 MERCEDES TX 78570	L3135-01-000-0039-00 LAS BRISAS DEL ORO UT 1 LOT 39 4017 MANZANILLO EAST DR	L: 18000 B: 0

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

RAMIREZ AURELIO JR DBA RIO INSULATION 102 CHINA ST WESLACO TX 78596	L3135-01-000-0040-00 LAS BRISAS DEL ORO UT 1 LOT 40 4013 MANZANILLO EAST DR	L: 18000 B: 46002
HERNANDEZ ANGEL G & MARTHA A 4009 E MANZANILLO WESLACO TX 78599	L3135-01-000-0041-00 LAS BRISAS DEL ORO UT 1 LOT 41 4009 MANZANILLO EAST DR	L: 18000 B: 58824
TINOCO PEDRO 4005 E MANZANILLO ST WESLACO TX 78599	L3135-01-000-0042-00 LAS BRISAS DEL ORO UT 1 LOT 42 4005 MANZANILLO EAST DR	L: 18000 B: 35510
VELA VICENTE JR 4001 E MANZANILLO WESLACO TX 78599	L3135-01-000-0043-00 LAS BRISAS DEL ORO UT 1 LOT 43 4001 MANZANILLO EAST DR	L: 18000 B: 39212
MATA JUAN & JUANA A 2202 E 24TH ST WESLACO TX 78596	L3135-01-000-0044-00 LAS BRISAS DEL ORO UT 1 LOT 44 3913 MANZANILLO EAST DR	L: 18144 B: 76961
MATA JUAN FRANCISCO JR 3913 MANZANILLO E DR WESLACO TX 78599	L3135-01-000-0045-00 LAS BRISAS DEL ORO UT 1 LOT 45 3909 MANZANILLO EAST DR	L: 24561 B: 0
MONTALVO JESUS & ELISA C 3908 MANZANILLO EAST DR WESLACO TX 78599	L3135-01-000-0046-00 LAS BRISAS DEL ORO UT 1 LOT 46 3908 MANZANILLO EAST DR	L: 18207 B: 60627
MENDOZA JULIO C MARIA DEL ROSARIO VASQUEZ 3912 E MANZANILLO WESLACO TX 78599	L3135-01-000-0047-00 LAS BRISAS DEL ORO UT 1 LOT 47 3912 MANZANILLO EAST DR	L: 24561 B: 72977
CAVAZOS JOSE & GLORIA 3916 E MANZANILLO WESLACO TX 78599	L3135-01-000-0048-00 LAS BRISAS DEL ORO UT 1 LOT 48 3916 MANZANILLO EAST DR	L: 18144 B: 67300
OLIVARES ARNOLDO JR 513 ORCHARD COURT WESLACO TX 78596	L3135-01-000-0049-00 LAS BRISAS DEL ORO UT 1 LOT 49 4000 MANZANILLO EAST DR	L: 18000 B: 57163
DE LA CERDA VIRGINIA 303 REID DR DONNA TX 78537-2640	L3135-01-000-0050-00 LAS BRISAS DEL ORO UT 1 LOT 50 4004 MANZANILLO EAST DR	L: 15900 B: 61276
ATTEBERRY ROSA Q 4008 E MANZANILLO WESLACO TX 78599	L3135-01-000-0051-00 LAS BRISAS DEL ORO UT 1 LOT 51 4008 MANZANILLO EAST DR	L: 18000 B: 61331

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

MANRIQUE SERGIO L & ARACELY 4012 E MANZANILLO WESLACO TX 78599	L3135-01-000-0052-00 LAS BRISAS DEL ORO UT 1 LOT 52 4012 MANZANILLO EAST DR	L: 18000 B: 63304
MAYA OLGA L 4016 E MANZANILLO WESLACO TX 78599	L3135-01-000-0053-00 LAS BRISAS DEL ORO UT 1 LOT 53 4016 MANZANILLO EAST DR	L: 18000 B: 79962
ZUNIGA EMILIO & ALMA 4020 E MANZANILLO WESLACO TX 78599	L3135-01-000-0054-00 LAS BRISAS DEL ORO UT 1 LOT 54 4020 MANZANILLO EAST DR	L: 18000 B: 75192
RODRIGUEZ ROSAURA 1027 S COLORADO AVE MERCEDES TX 78570	L3135-01-000-0055-00 LAS BRISAS DEL ORO UT 1 LOT 55 4100 MANZANILLO EAST DR	L: 18000 B: 63352
ZUNIGA ELEAZAR & IRMA LETICIA 4104 E MANZANILLO WESLACO TX 78599	L3135-01-000-0056-00 LAS BRISAS DEL ORO UT 1 LOT 56 4104 MANZANILLO EAST DR	L: 18264 B: 64335
GONZALEZ LUCIANO JR 1142 S TOWER RD ALAMO TX 78516	L3135-01-000-0057-00 LAS BRISAS DEL ORO UT 1 LOT 57 4105 SABATINI DR	L: 20058 B: 73297
ESCANDON FERNANDO & THELMA 219 R ST WESLACO TX 78596	L3135-01-000-0058-00 LAS BRISAS DEL ORO UT 1 LOT 58 4101 SABATINI DR	L: 18048 B: 0
LUCIO JOSE PONCIANO & YOLANDA 4021 SABATINI DR WESLACO TX 78599	L3135-01-000-0059-00 LAS BRISAS DEL ORO UT 1 LOT 59 4021 SABATINI DR	L: 18048 B: 37040
GARCIA GEORGE & PATRICIA 4017 SABATINI DR WESLACO TX 78599	L3135-01-000-0060-00 LAS BRISAS DEL ORO UT 1 LOT 60 4017 SABATINI DR	L: 18048 B: 49005
RIOS BELISSA 4013 SABATINI DR WESLACO TX 78599	L3135-01-000-0061-00 LAS BRISAS DEL ORO UT 1 LOT 61 4013 SABATINI DR	L: 18048 B: 34898
CANTU TOMAS JR 3609 JADE ST WESLACO TX 78596	L3135-01-000-0062-00 LAS BRISAS DEL ORO UT 1 LOT 62 4009 SABATINI DR	L: 18048 B: 44682
AYALA GERARDO FLORES PO BOX 9337 LA FERIA TX 78559	L3135-01-000-0063-00 LAS BRISAS DEL ORO UT 1 LOT 63 4005 SABATINI DR	L: 18048 B: 38561

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

CORONADO ROSALINDA C & ISRAEL 1016 S MILE 2 1/2 W WESLACO TX 78596	L3135-01-000-0064-00 LAS BRISAS DEL ORO UT 1 LOT 64 4001 SABATINI DR	L: 18048 B: 50747
VASQUEZ JUAN & MARIBEL P 3917 SABATINI DR WESLACO TX 78599	L3135-01-000-0065-00 LAS BRISAS DEL ORO UT 1 LOT 65 3917 SABATINI DR	L: 18048 B: 50811
RAMOS URIEL ELIUD RIVERA 2317 LAS BRISAS DR WESLACO TX 78599	L3135-01-000-0066-00 LAS BRISAS DEL ORO UT 1 LOT 66 3913 SABATINI DR	L: 18048 B: 0
SILVA EDUARDO 3909 SABATINI MERCEDES TX 78570	L3135-01-000-0067-00 LAS BRISAS DEL ORO UT 1 LOT 67 3909 SABATINI DR	L: 21456 B: 80365
FLORES MYRIAM 1015 W 9TH ST WESLACO TX 78596	L3135-01-000-0068-00 LAS BRISAS DEL ORO UT 1 LOT 68 3905 SABATINI DR	L: 21120 B: 64938
RODRIGUEZ ISAAC DAVID 3901 SABATINI DR WESLACO TX 78599	L3135-01-000-0069-00 LAS BRISAS DEL ORO UT 1 LOT 69 3901 SABATINI DR	L: 19806 B: 54011
LOZANO JUAN & MARIA M & NANCY 3821 SABATINI MERCEDES TX 78570	L3135-01-000-0070-00 LAS BRISAS DEL ORO UT 1 LOT 70 3821 SABATINI DR	L: 18048 B: 32933
ANDAVERDE EDUARDO 2714 RIO CONCHOS DR SAN BENITO TX 78586	L3135-01-000-0071-00 LAS BRISAS DEL ORO UT 1 LOT 71 3817 SABATINI DR	L: 18048 B: 60048
QUEZADA JOSE ANTONIO & LUDIVINA 3813 SABATINI DR WESLACO TX 78599	L3135-01-000-0072-00 LAS BRISAS DEL ORO UT 1 LOT 72 3813 SABATINI DR	L: 18048 B: 58655
QUEZADA LUIS & HORTENCIA 416 1ST ST SW NEW RICHLAND MN 56072	L3135-01-000-0073-00 LAS BRISAS DEL ORO UT 1 LOT 73 3809 SABATINI DR	L: 18048 B: 70452
TRUJILLO JUAN PO BOX 1035 WESLACO TX 78599	L3135-01-000-0074-00 LAS BRISAS DEL ORO UT 1 LOT 74 3805 SABATINI DR	L: 18048 B: 65714
SALAZAR TERESA DE JESUS 108 W LIVE OAK WESLACO TX 78596	L3135-01-000-0075-00 LAS BRISAS DEL ORO UT 1 LOT 75 3801 SABATINI DR	L: 19302 B: 70038

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

FLORES YAHIRA & JUAN LUIS MATA 20202 S DEL ORO DR WESLACO TX 78599	L3135-01-000-0076-00 LAS BRISAS DEL ORO UT 1 LOT 76 3800 MANZANILLO EAST DR	L: 19464 B: 57431
ZUNIGA JULIO C & DIANA L RR 6 BOX 273 MERCEDES TX 78570	L3135-01-000-0077-00 LAS BRISAS DEL ORO UT 1 LOT 77 3804 MANZANILLO WEST DR	L: 18000 B: 0
REGENCY ON 18TH LLC PO BOX 40003 SOUTH PADRE ISLAND TX 78597	L3135-01-000-0078-00 LAS BRISAS DEL ORO UT 1 LOT 78 3808 MANZANILLO EAST DR	L: 18000 B: 52315
VILLARREAL MEDARDO & IDA D 3812 W MANZANILLO WESLACO TX 78599	L3135-01-000-0079-00 LAS BRISAS DEL ORO UT 1 LOT 79 3812 MANZANILLO EAST DR	L: 19353 B: 60330
CRUZ GABRIEL & IRMA 3816 W MANZANILLO WESLACO TX 78599	L3135-01-000-0080-00 LAS BRISAS DEL ORO UT 1 LOT 80 3816 MANZANILLO EAST DR	L: 19362 B: 64933
VALENZUELA ALFONSO & CARMEN Y 3820 W MANZANILLO DR WESLACO TX 78599	L3135-01-000-0081-00 LAS BRISAS DEL ORO UT 1 LOT 81 3802 MANZANILLO EAST DR	L: 24612 B: 47929
RAMIREZ RAMON III & ROSA V 3824 E MANZANILLO DR WESLACO TX 78599	L3135-01-000-0082-00 LAS BRISAS DEL ORO UT 1 LOT 82 3824 MANZANILLO EAST DR	L: 18207 B: 44682
RAMIREZ RAMON III & ROSA 3824 W MANZANILLO DR WESLACO TX 78599	L3135-01-000-0083-00 LAS BRISAS DEL ORO UT 1 LOT 83 3821 MANZANILLO WEST DR	L: 24612 B: 0
DE TOLEDO MARIA M FLORES 3817 MANZANILLO W DR WESLACO TX 78599	L3135-01-000-0084-00 LAS BRISAS DEL ORO UT 1 LOT 84 3817 MANZANILLO EAST DR	L: 19362 B: 66785
MARTINEZ ALBERT & MARIA EDITH 3813 W MANZANILLO WESLACO TX 78599	L3135-01-000-0085-00 LAS BRISAS DEL ORO UT 1 LOT 85 3813 MANZANILLO EAST DR	L: 19353 B: 72152
SALAZAR GUADALUPE & MARIBEL 204 HINOJOSA DR EDCOUCH TX 78538	L3135-01-000-0086-00 LAS BRISAS DEL ORO UT 1 LOTS 86 & 87 3809 MANZANILLO WEST DR	L: 32400 B: 56750
REA NORMA E DE LA SERNA 3801 E MANZANILLO DR WESLACO TX 78596	L3135-01-000-0088-00 LAS BRISAS DEL ORO UT 1 LOT 88 3801 MANZANILLO WEST DR	L: 19314 B: 67761



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: AUGUST 11, 2021	Agenda Item No. (to be assigned by PCE): IV. C.
From: Rebekah de la Fuente, Planning Director, on behalf of Saltillo Developers LLC	
Subject/Agenda Item: Discussion and consideration to approve rezone 1912 Mile 41/2 road west / N Bridge Ave. Also being West Tract E347.24'-W629.50'-S118.93', FT 31, .95 AC GR .88 AC NET, Weslaco, and Texas R-1 One family Dwelling district to B-1 Neighborhood business district.	
Discussion/Overview: The applicant is requesting to rezone R-1 One family Dwelling district to B-1 Neighborhood business district. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on July 26, 2021. Five (5) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021.	
Staff recommendation for Commission's Action: Staff recommends approval based on the 2040 land use map.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [x] Ordinance – First Reading [x] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Rezone with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

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: WEST TRACT E347.24'-W629.50'-S118.93' FT 31 0.95 AC
GR 0.88 AC NET

Lot _____ Block _____

Subdivision Name Proposed Saltillo Plaza II

Street Address 1912 Mile 4 1/2 Road West Property ID: 324151

Existing Zoning R-1 One Family Dwelling District Existing Land Use Vacant

Proposed Zoning B-1 Neighborhood Business District Proposed Land Use Parking Lot

- ☒ \$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 Saltillo Developers LLC Phone 956-655-2393

Address 1804 North 23rd Street Fax: _____

City McAllen State TX Zip Code 78572 E-Mail: hector@m2-engineers.com

OWNER

Name Saltillo Developers LLC Phone 956-655-2393

Address 1804 North 23rd Street Fax: _____

City McAllen State TX Zip Code 78572 E-Mail: hector@m2-engineers.com

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 _____ Date 6/25/21

Signature _____ Date _____

Signature _____ Date _____

Owner
Applicant
Authorized Agent

PLANNING DEPARTMENT

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 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: 86862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Saltillo Developers LLC is requesting to rezone 1912 Mile 41/2 road west. Also being West Tract E347.24'-W629.50'-S118.93', FT 31, .95 AC GR .88 AC NET, Weslaco, and Texas R-1 One family Dwelling district to B-1 Neighborhood 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.

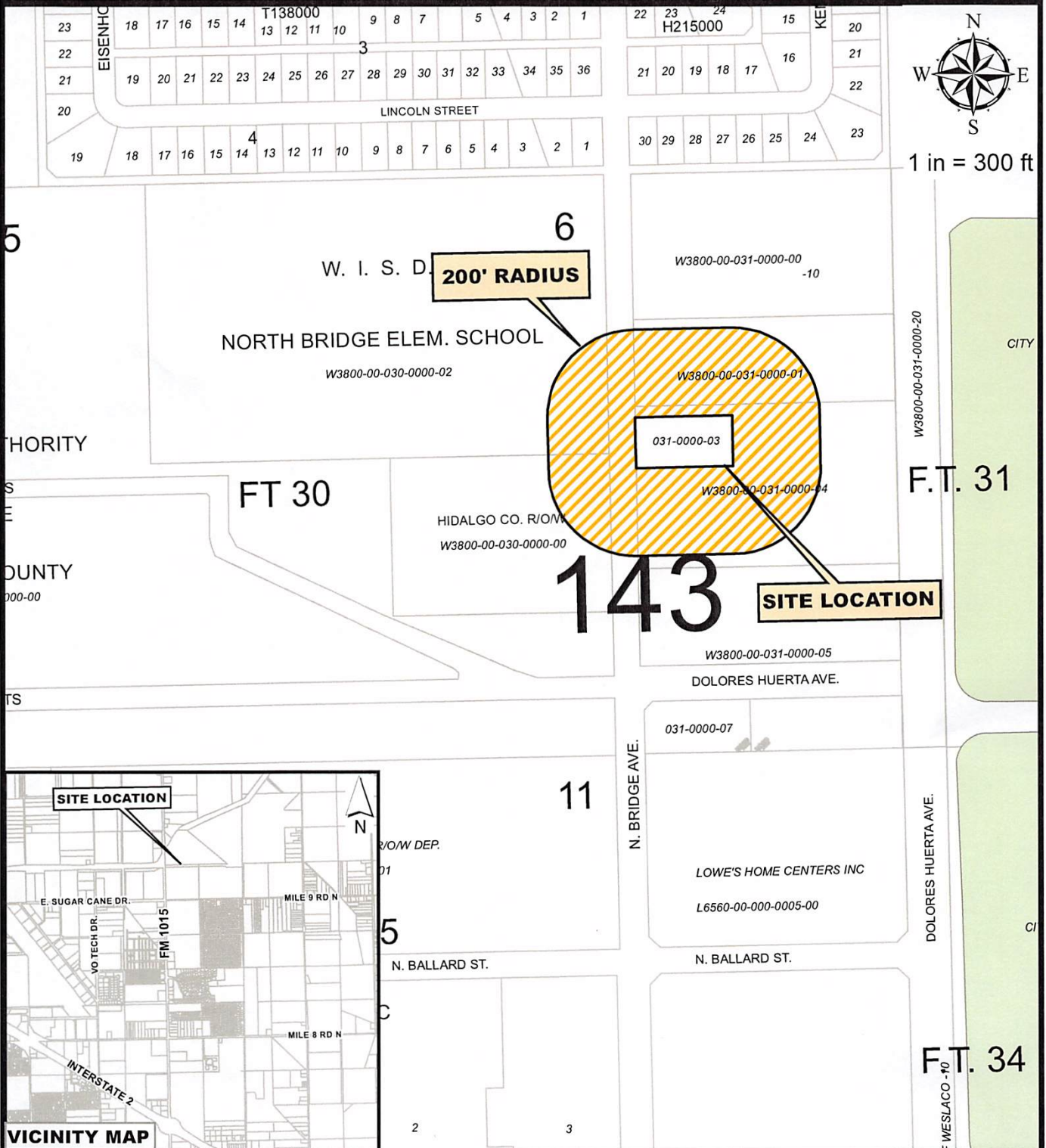
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', is written over a faint circular official stamp.

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Saltillo Developers LLC

1912 Mile 4 1/2 Road West
WEST TRACT 0.703-W
CENTER BLK FT 31 N115'-S767'-W252'
BLOCK 143, F.T. 31, LOT 7

Purpose for the Rezoning request

Existing zoning: R-1
Existing land use: One Family Dwelling District
Proposed zoning: B-1
Proposed land use: Neighborhood District



City of Weslaco Code Enforcement Dept.

JUL 27, 2021

HIDALGO CO R/O/W DEPT 902 N DOOLITTLE RD EDINBURG TX 78542	W3800-00-030-0000-00 WEST TRACT S360'-N994'-E530.5' F 3AC NET 1901 N BRIDGE AVE	L: 329049 B: 453372
WESLACO ISD PO BOX 266 WESLACO TX 78599	W3800-00-030-0000-02 WEST TRACT N634'-E1077.5' FT 30 NET 2001 N BRIDGE AVE	L: 922020 B: 6000000
ESCAMILLA MIGUEL & ANGELITA M 1912 N BRIDGE AVE WESLACO TX 78599	W3800-00-031-0000-01 WEST TRACT W660'-S198'-N528' FT NET 1912 N BRIDGE AVE	L: 224007 B: 72957
MONTERROSA MELISSA 3806 OKEECHOBEE LN EDINBURG TX 78542	W3800-00-031-0000-03 WEST TRACT 0.703-W CENTER BLK FT 52' 2004 N BRIDGE AVE	L: 75084 B: 0
GUERRA RAUL 621 TIERRA PROMETIDA WESLACO TX 78596	W3800-00-031-0000-04 WEST TRACT W629.02'- N369.61'- S 15'- S344.6' FT 31 4.34AC 2000 N BRIDGE AVE	L: 256915 B: 25165



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 11, 2021	Agenda Item No. (to be assigned by PCE): IV. D.
From: Rebekah de la Fuente, Planning Director, on behalf of Roberto Saenz	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 915 E IH 2 suite 100. Also being Lot 1, Lowe's of Weslaco, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain On-Premise Retail Dealer's Wine and Beer Retailer's permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 26, 2021. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021	
Staff recommendation for Commission's Action: Staff recommends approval of the conditional use permit.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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-0000822021

RECEIVED

JUN 23 2021

Planning &
Code Enforcement Dept.

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 915 IH 2 suite 100 Weslaco, TX 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request TABC License

What, if anything, is planned to minimize the impact on the surrounding land uses: N/A

_____ \$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 Roberto J. Saenz Phone (956) 337-8738

Address PO BOX 296 Fax: _____

City Olmito State TX Zip Code 78575 E-Mail: wingbarn@gmail.com

OWNER

Name _____ Phone _____

Address _____ Fax: _____

City _____ State _____ Zip Code _____ E-Mail: _____

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 [Signature] Date 6/23/21

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 _____

PLANNING DEPARTMENT

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 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: 862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Roberto Saenz is requesting a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit at 915 E IH 2 suite 100. Also being Lot 1, Lowe's of Weslaco, 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.

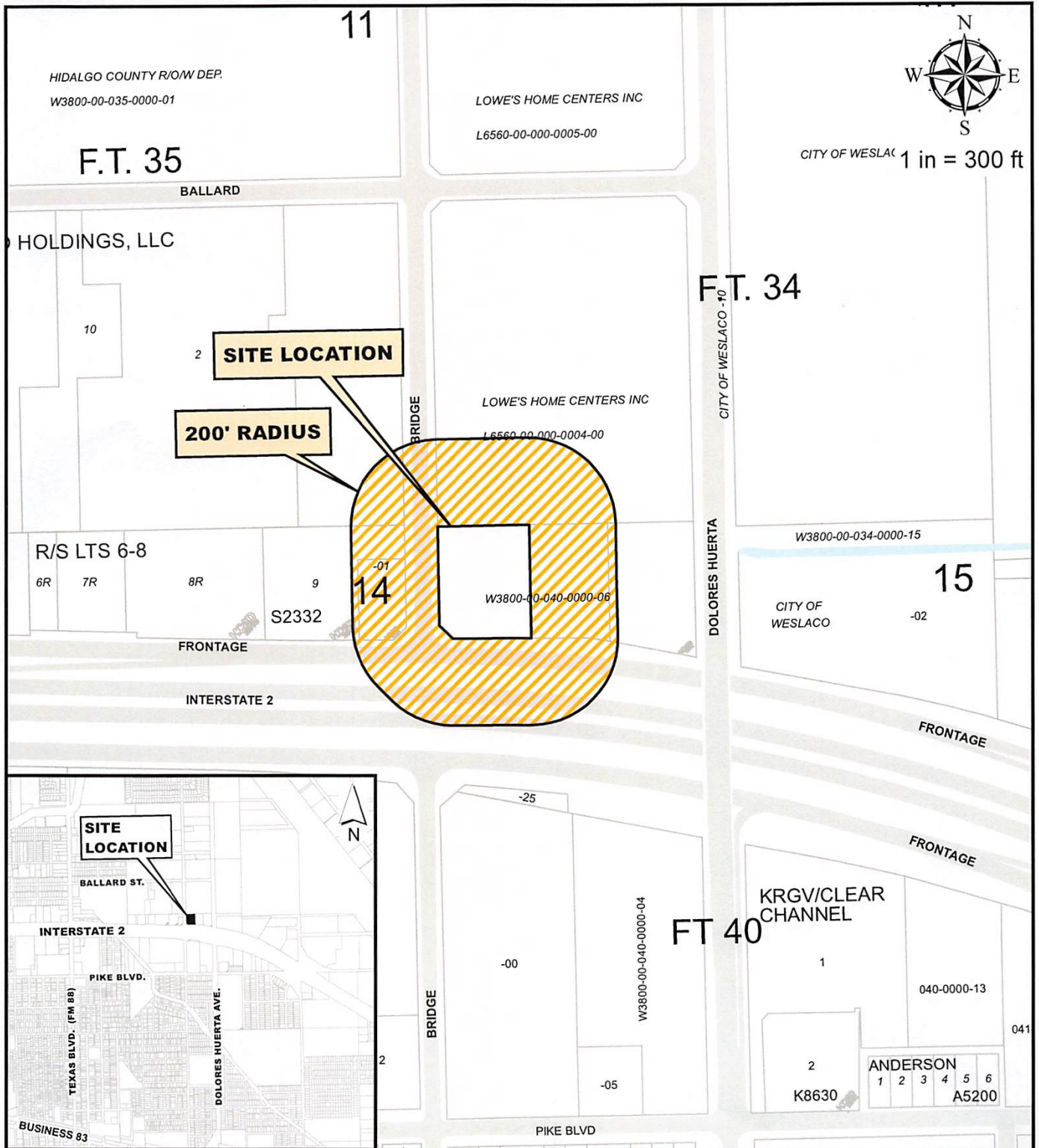
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', is written over a faint circular official stamp.

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Roberto J. Saenz
915 Interstate Highway 2, Ste. 100
LOWE'S OF WESLACO LOT 1
LOT 10 and 15, BLOCK 143, F.T. 34 and 40

Purpose for the Conditional Use Permit request

Existing zoning: I
Existing land use: Vacant Plaza
CUP request: TABC License



City of Weslaco Code Enforcement Dept.

JUL 27, 2021

CAPCOR WESLACO LTD 1330 POST OAK BLD SUITE 2700 HOUSTON TX 77056	S2332-00-000-0003-00 SDI WESLACO HOLDINGS LLC LOT 3 - 815	L: 1866384 B: 4627783
CAPCOR WESLACO LTD 1330 POST OAK BLD SUITE 2700 HOUSTON TX 77056	S2332-00-000-0009-00 SDI WESLACO HOLDINGS LLC LOT 9 - 801 E EXPRESSWAY 83	L: 1027438 B: 857823
WESLACO BRIDGE AVENUE LTD PO BOX 790209 SAN ANTONIO TX 78279	W2231-00-000-0001-00 WESLACO-BRIDGE AVE. LOT 1 0	L: 403478 B: 343953
BK 83 BRIDGE LTD ATTN NEAL WADE 3700 BUFFALO SPEEDWAY STE 1020 HOUSTON TX 77098	L6560-00-000-0001-00 LOWE'S OF WESLACO LOT 1 915 E INTERSTATE 2	L: 597080 B: 0
BK 83 BRIDGE LTD ATTN NEAL WADE 3700 BUFFALO SPEEDWAY STE 1020 HOUSTON TX 77098	L6560-00-000-0002-00 LOWE'S OF WESLACO LOT 2 1025 E INTERSTATE 2	L: 527405 B: 0
BK 83 BRIDGE LTD ATTN NEAL WADE 3700 BUFFALO SPEEDWAY STE 1020 HOUSTON TX 77098	L6560-00-000-0003-00 LOWE'S OF WESLACO LOT 3 1115 E INTERSTATE 2	L: 635381 B: 0
LOWE'S HOME CENTERS INC 1000 LOWE'S BOULEVARD MOORESVILLE NC 28117	L6560-00-000-0004-00 LOWE'S OF WESLACO LOT 4 1015 E INTERSTATE 2	L: 3531169 B: 3794570



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**

Texans Helping Businesses & Protecting Communities

RECEIVED

JUN 23 2021

Planning &
Code Enforcement Dept.

42,268

**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 ☐ 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.)

Wing Barn

5. Location Address

915 IH2 suite 100

City

Weslaco

County

Hidalgo

State

TX

Zip Code

78596

6. Mailing Address

PO BOX 296

City

Olmito

State

TX

Zip Code

78575

7. Business Phone No.

(956) 410-3197

Alternate Phone No.

E-mail Address

wingbarn@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.)

Wing Barn 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:

Roberto J. Saenz

Relation to Business:

member

Phone (mandatory):

(956) 337-8738

Email (mandatory):

bobby@wingbarn.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 <i>Saenz</i>	First Name <i>Roberto</i>	MI <i>J</i>	Title <i>Member</i>
Last Name <i>Pompa</i>	First Name <i>Leo</i>	MI <i>D</i>	Title <i>Member</i>
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	
<i>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.</i>	
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	
<i>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.</i>	
<i>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.</i>	
<i>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.</i>	
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) <i>06/01/2021</i>

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

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
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

Roberto J. Saenz

SIGN
HERE

[Signature]

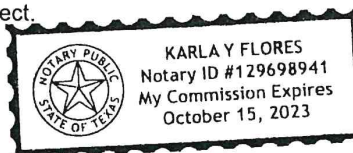
TITLE

President

Before me, the undersigned authority, on this 21 day of June, 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

[Signature]
NOTARY PUBLIC



SEAL

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 15%

- ☐ legal sale of beer/wine (14%)

- ☐ BE Beer Retail Dealer's On-Premise

OR

- ☐ I hereby refuse on this _____

SIGN
HERE

City Secretary

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

City Secretary/Clerk

_____, TEXAS
City

SEAL

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 21 day of June, 2021, 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 GUALARDO, JR.

County Clerk

HIDALGO

COUNTY

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 Clerk

_____ COUNTY

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

Section 11.46 (b) & 61.42 (b)

This is to certify on this 21st day of June, 2021, 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 32041178968 Outlet Number 00010

Print Name of Comptroller Employee Jose Garcia

Print Title of Comptroller Employee Compliance officer

SIGN

HERE _____

FIELD OFFICE 2125

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) 6/22/21 + 6/23/21

Publisher or designee certifies attached notice was published in newspaper stated on dates shown.

Signature of publisher or designee V. Araya

Sworn to and subscribed before me on this date (MM/DD/YYYY) 6/23/2021

Signature of Notary Public Elizabeth D Flores



ELIZABETH D FLORES
NotaryID #2364934
My Commission Expires
September 29, 2021

SEAL

**LEGAL NOTICE
APPLICATION HAS
BEEN MADE WITH THE
TEXAS ALCOHOLIC
BEVERAGE
COMMISSION FOR
A WINE AND BEER
RETAILER'S PERMIT
BY WING BARN, LLC
D/B/A WINGBARN TO
BE LOCATED AT 915
IH2 STE 100, WESLACO
HIDALGO COUNTY,
TEXAS 78596. LIMITED
LIABILITY COMPANY
MEMBERS ARE
ROBERTO J SAENZ,
LEO D POMPA**



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas Helping Businesses & Protecting Communities

OWNER OF PROPERTY

L-OP
(3/2021)

Trade Name or Permit Number Reatta Building and Development Corporation

OWNER OF PROPERTY INFORMATION

1. Indicate if owner of property is:

☒ Owner of Land and Building ☐ Owner of Land ☐ Owner of Building ☐ Owner of Boat

Note: If land and building are owned by different entities, complete Form L-OP for each entity.

INDIVIDUAL OWNER

2. Full Legal Name (Last, First, Middle):

Date of Birth (mm/dd/yyyy)

SSN:

BUSINESS ENTITY OWNER

3. Name of Business Entity

BK 83 Bridge, Ltd., by Reatta Building and Development Corporation, its General Partner

Federal Employer Identification Number (FEIN) for Owner of Property

82-5364407

Full Legal Name of Partner, Officer (Last, First, Middle)

Date of Birth (mm/dd/yyyy)

Baker, Jason Swanson

5/16/1971

Title

President

Full Legal Name of Partner, Officer (Last, First, Middle)

Date of Birth (mm/dd/yyyy)

Katz, Kenneth Stephen

12/17/1973

Title

Vice President

Full Legal Name of Partner, Officer (Last, First, Middle)

Date of Birth (mm/dd/yyyy)

Title

Full Legal Name of Partner, Officer (Last, First, Middle)

Date of Birth (mm/dd/yyyy)

Title

Full Legal Name of Partner, Officer (Last, First, Middle)

Date of Birth (mm/dd/yyyy)

Title

IF YOU NEED MORE SPACE USE ADDITIONAL COPIES OF THIS PAGE



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 11, 2021	Agenda Item No. (to be assigned by PCE): IV. E.
From: Rebekah de la Fuente, Planning Director, on behalf of Esteban Estevane	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit, and Food and Beverage Certificate at 1605 N. Texas. Also being Lot 10 0.75 acres, Frost Proof Heights, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain On-Premise Retail Dealer's Wine and Beer Retailer's permit and Food and Beverage Certificate. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on July 26, 2021. Twenty-seven (27) property owners within 200 feet of the applicant's property were notified by letter on July 30, 2021	
Staff recommendation for Commission's Action: Staff recommends approval of the conditional use permit.	
Additional Action Prompted: [☒] Mayor's Signature [☒] Public Hearing [☐] Budget Amendment [☐] Resolution [☐] Ordinance – First Reading [☐] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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-000093-2021

PROPOSED PROJECT

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

Lot 10.75 AC Block _____

Subdivision Name TORTILLERIA FACTORY FIESTA

Street Address 1605 N. TEXAS WESLACO, TX. 78599

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Para vender licor

What, if anything, is planned to minimize the impact on the surrounding land uses: No

- ☒ \$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 MARIA A. ESTEVANE

Name Esteban Estevane Phone (956) 619 0991 Alicia
(956) 376-7831 Esteban

Address 1617 Mackenzie Dr. Fax: _____

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

enamotor@gmail.com

OWNER

Name Esteban Estevane Phone (956) 376 7831

Address 1617 Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: _____

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 Esteban Estevani Date 7/15/21
Owner

Signature Maria Estevani Date 7/15/21
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 _____

PLANNING DEPARTMENT

July 30, 2021

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, August 11, 2021, and the City Commission will hold a public hearing on August 17, 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: 862 7177 2828

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 August 11, 2021. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Esteban Estevane is requesting a Conditional Use Permit to obtain an On-Premise Retail Dealer's Wine and Beer Retailer's permit, and Food and Beverage Certificate at 1605 N. Texas. Also being Lot 10, Frost Proof Heights, 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.

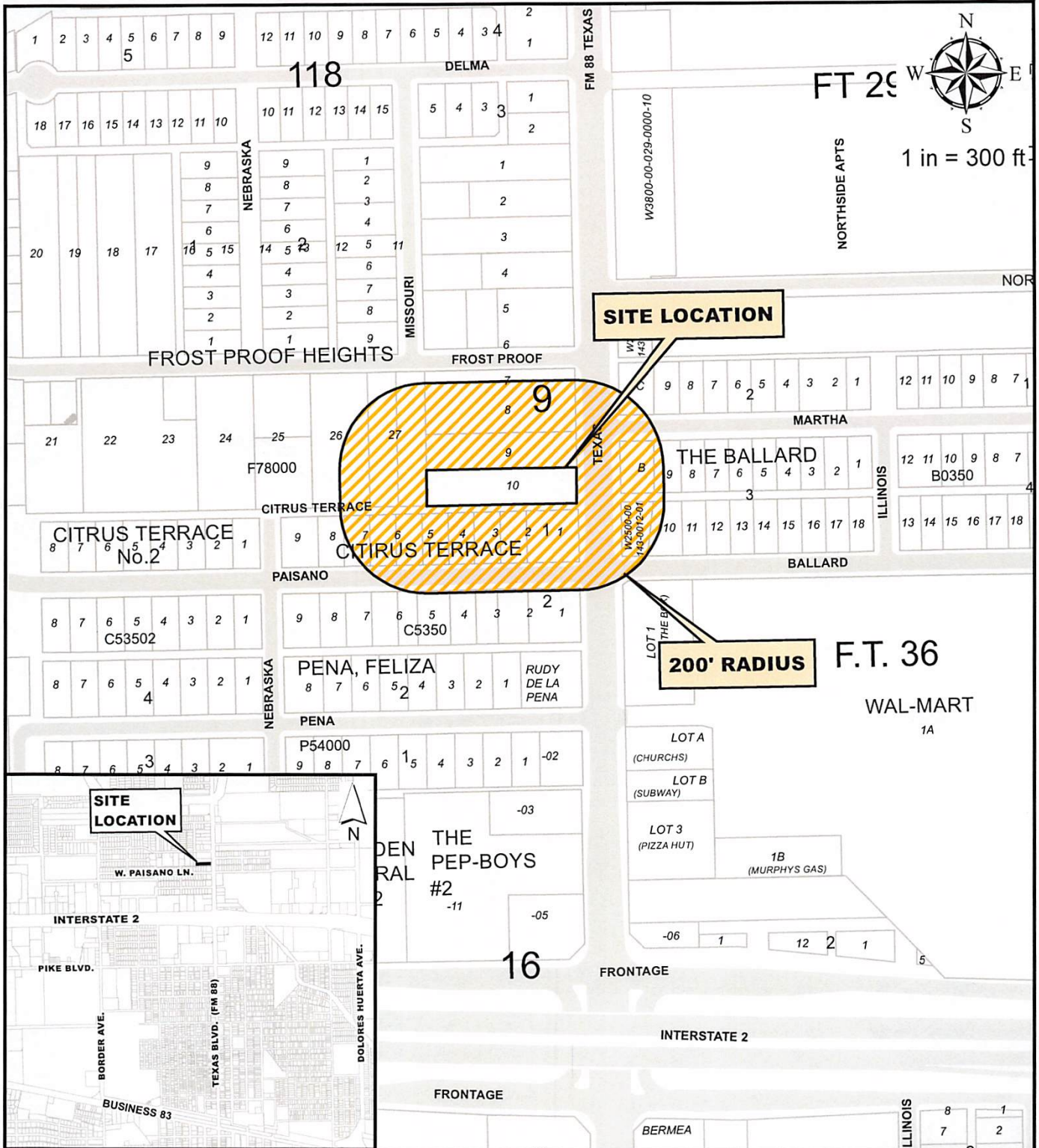
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebekah de la Fuente', is written over a faint circular official stamp.

Rebekah de la Fuente, CFM
Planning Director

CITY OF WESLACO

Engineering Department



Maria A. Estevane and Esteban Estevane
1605 North Texas Blvd.
FROST PROOF HEIGHTS LOT 10 .75AC
LOT 8, BLOCK 162, F.T. 18

Purpose for the Conditional Use Permit request

Existing zoning: B-2
Existing land use: Retail
CUP request: TABC License



City of Weslaco Code Enforcement Dept.

JUL 27, 2021

DUENEZ LAZARO CARDENAS 18623 LA BLANCA DR EDINBURG TX 78542	B0350-00-002-0009-00 BALLARD BLK 2 LOTS 9 & C 103 MARTHA ST	L: 78000 B: 23428
VILLARREAL ANGELINA S 102 MARTHA ST WESLACO TX 78599	B0350-00-003-0009-00 BALLARD BLK 3 LOT 9 102 MARTHA ST	L: 23802 B: 17286
PV RIO GRANDE LLC 4340 E INDIAN SCHOOL RD STE PHOENIX AZ 85018	B0350-00-003-0010-00 BALLARD BLK 3 LOT 10 1602 N TEXAS BLVD	L: 91656 B: 64178
VARGAS MARICELA CANTU 100 EAST MARTHA WESLACO TX 78599	B0350-00-00B-0000-00 BALLARD LOT B 100 MARTHA ST	L: 46185 B: 14034
ZENON LLC 3906 N INTERNATIONAL BLVD MERCEDES TX 78570	C5350-01-001-0001-00 CITRUS TERRACE LOT 1 & E45' LOT 2 BLK 1535 N TEXAS BLVD	L: 144000 B: 140211
ROMERO MARIA JOSEFINA 104 W PAISANO LN WESLACO TX 78599	C5350-01-001-0002-00 CITRUS TERRACE W30' LOT 2 & E30' LOT 104 PAISANO LN	L: 21600 B: 21342
DURAN SARAH LEE 1625 ROAD 13 WORLAND WY 82401	C5350-01-001-0003-00 CITRUS TERRACE W45' LOT 3 & E15' LOT 106 PAISANO LN	L: 21600 B: 50301
RUDYS PLAZA & PROPERTIES LLC 1201 VALLEY VIEW DR WESLACO TX 78596	C5350-01-001-0004-00 CITRUS TERRACE W60' LOT 4 BLK 1 108 PAISANO LN	L: 21600 B: 53862
CANTU MARIA DE LA LUZ 110 W PAISANO LN WESLACO TX 78599	C5350-01-001-0005-00 CITRUS TERRACE E60' LOT 5 BLK 1 210 PAISANO LN	L: 21600 B: 42651
LONGORIA MARIA DE LA LUZ 112 W PAISANO LN WESLACO TX 78599	C5350-01-001-0005-01 CITRUS TERRACE W15' LOT 5 & E45' LOT 112 PAISANO LN	L: 21600 B: 26853
OZUNA MODESTO & TIMOTEA 114 W PAISANO LN WESLACO TX 78599	C5350-01-001-0006-00 CITRUS TERRACE W30' LOT 6 & E30' LOT 114 PAISANO LN	L: 21600 B: 23655
RAMIREZ NATIVIDAD 116 W PAISANO LN WESLACO TX 78599	C5350-01-001-0007-00 CITRUS TERRACE W45' LOT 7 & E15' LOT 116 PAISANO LN	L: 17820 B: 44737

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

MEDELES DOMINGO & MARIA S 118 W PAISANO LN WESLACO TX 78599	C5350-01-001-0008-00 CITRUS TERRACE W60' LOT 8 BLK 1 118 PAISANO LN	L: 21600 B: 20005
RUDY'S PLAZA & PROPERTIES LLC 1201 VALLEY VIEW DR WESLACO TX 78596	C5350-01-004-0001-00 CITRUS TERRACE LOT 1 & E45' LOT 2 BLK 1519 N TEXAS BLVD	L: 150000 B: 122631
RUDY'S PLAZA & PROPERTIES LLC 1201 VALLEY VIEW DR WESLACO TX 78596	C5350-01-004-0002-00 CITRUS TERRACE W30' LOT 2 & E40' LOT 103 PAISANO LN	L: 26250 B: 24660
DE LA PENA RODOLFO C TRUST 1201 VALLEY VIEW DR WESLACO TX 78596	C5350-01-004-0003-00 CITRUS TERRACE W35' LOT 3 & E15' LOT 105 PAISANO LN	L: 20626 B: 0
SERRATO JOEL RODRIGUEZ 4429 WATER EDGE HARLINGEN TX 78552	C5350-01-004-0004-00 CITRUS TERRACE W60' LOT 4 BLK 4 107 PAISANO LN	L: 22500 B: 24921
PERALEZ GUADALUPE & RODRIGO PO BOX 1575 WESLACO TX 78599	C5350-01-004-0005-00 CITRUS TERRACE W15' LOT 5 & E45' LOT 111 PAISANO LN	L: 22500 B: 18445
PEREZ BALTAZAR & CHRISTINA 109 W PAISANO LN WESLACO TX 78599	C5350-01-004-0005-01 CITRUS TERRACE E60' LOT 5 BLK 4 109 PAISANO LN	L: 22500 B: 15094
GARZA JESUS JR & ISDORA 113 W PAISANO LN WESLACO TX 78599	C5350-01-004-0006-00 CITRUS TERRACE W30' LOT 6 & E30' LOT 113 PAISANO LN	L: 22500 B: 7875
FIREBRAND PROPERTIES LP 4055 VALLEY VIEW LN STE 500 DALLAS TX 75244	F7800-00-000-0007-00 FROST PROOF HEIGHTS LOTS 7 & 8 1617 N TEXAS BLVD	L: 326700 B: 397580
URCULLU ANGEL PO BOX 8244 WESLACO TX 78599	F7800-00-000-0009-00 FROST PROOF HEIGHTS LOT 9 .79AC 1907 N TEXAS BLVD	L: 153750 B: 126990
ESTEVANE ESTEBAN & MARIA A 1605 N TEXAS BLVD WESLACO TX 78599	F7800-00-000-0010-00 FROST PROOF HEIGHTS LOT 10 .75AC 1605 N TEXAS BLVD	L: 153750 B: 155259
RAMOS ELEAZAR & SARA 221 FROST PROOF DR WESLACO TX 78599	F7800-00-000-0026-00 FROST PROOF HEIGHTS LOT 26 1.00AC 215 FROSTPROOF DR	L: 87120 B: 35308

City of Weslaco Code Enforcement Dept.

JUL 27, 2021

RAMOS LUCIO & MARIA	F7800-00-000-0027-00	L: 43560
215 FROST PROOF DR	FROST PROOF HEIGHTS W1/2 LOT 27	B: 34726
WESLACO TX 78599	215 FROSTPROOF DR	
RAMOS OFELIA	F7800-00-000-0027-01	L: 43560
203 FROST PROOF DR	FROST PROOF HEIGHTS E1/2 LOT 27	B: 20961
WESLACO TX 78599	203 FROSTPROOF DR	
PV RIO GRANDE LLC	W2500-00-143-0012-01	L: 83694
4340 E INDIAN SCHOOL RD STE	WEST TRACT AN IRR TR WEST OF LOT 10	B: 85196
PHOENIX AZ 85018	SUBD 0	



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas Helping Businesses & Protecting Communities

PERSONAL HISTORY SHEET

L- PHS
(2/2021)

Every officer and majority owner must complete a Personal History Statement. Answer all questions. Any false statement will disqualify you and subject you to prosecution under section 101.69 of the Texas Alcoholic Beverage Code and other criminal statutes.

OWNER/APPLICANT

1. Trade Name (Name of restaurant, bar, etc.) TORTILLERIA FACTORY - Fiesta

2. Location Address: 1105 N TEXAS Blvd

3. Marital Status: ☐ Single ☒ Married ☐ Divorced ☐ Widowed

4. Full Legal Name (Last, First, Middle)
ESTEVAN, ESTEVAN

Social Security Number 642 01 7013 Issuing State/ Driver's License Number 07083104 Date of Birth (mm/dd/yyyy) 03/05/1968

Place of Birth (City, State, Country)
CIUDAD RIO BRAVO TAMAULIPAS

Email Address
enamaters@gmail.com

SPOUSE

5. Full Legal Name (Last, First, Middle)
Estevane, Maria, Alicia

Social Security Number 161 99 8388 Issuing State/ Driver License Number 15987923 Date of Birth (mm/dd/yyyy) 08/12/1974

Place of Birth (City, State, Country)
Brownsville Texas, Hidalgo

OTHER RESIDENT

6. Do you live with anyone over the age of 18, other than your spouse? ☒ YES ☐ NO

If "YES" please provide their information below: (If additional space is needed, please attach a page with information.)

Full legal name (Last, First, Middle)
Estevane, Esteban, Junior

Social Security Number 639-48-1249 Issuing State/ Driver License No. 07/29/1995 Relationship SON

RESIDENTIAL ADDRESSES

7. List residential addresses for the past five (5) years starting with current address.
If you have not lived in Texas for the previous 12 months, you are required to provide TABC with an official copy of your criminal background check from the FBI or state police of any state where you lived in the previous five years.
(If additional space is needed, please attach a list with the following information.)

Number and Street	City, State, ZIP	From (mm/yyyy)	To (mm/yyyy)
<u>1617 Mackenzie Dr.</u>	<u>Weslaco TX. 78599</u>	<u>12/2000</u>	<u>PRESENT</u>

8. Business Phone No. (956) 969 9091 Residential Phone No. (956) 619 0991 Cel. Mobile Phone No. (956) 376 7831

RESIDENT STATUS

9A. Are you a U.S. citizen? ☒ YES ☐ NO

B. If "YES" answer the following:
☐ Native Born ☒ Naturalized. If "Naturalized," Provide the "A" Number 091050212

C. If "NO" What is your legal status in the United States? Explain below, or attach a page with information.

D. Provide all documents such as Visa, Resident Alien, Employment Authorization Documents, etc.

APPLICANT ☐ YES ☐ NO	SPOUSE (BE/BG ONLY) ☐ YES ☐ NO	OTHER ☐ YES ☐ NO
CH - Date Entered / /	Supervisor's Signature	Destroy Date / /



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texas Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (5/2021)

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.)				
TORTILLERIA FACTORY FIESTA				
5. Location Address				
1105 N TEXAS BLVD				
City	County	State	Zip Code	
Westlaco	Hidalgo	TX	78599	
6. Mailing Address				
1105 N TEXAS BLVD				
City	County	State	Zip Code	
Westlaco	Westlaco	TX	78599	
7. Business Phone No.	Alternate Phone No.	E-mail Address		
(956) 619-9091		enamotors@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.)		
Esteban Estevane		

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:
MARIA A. ESTEVANE	owner
Phone (mandatory):	Email (mandatory):
(956) 619-0991	enamotors@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
ESTEVANE	Esteban		
Last Name	First Name	MI	Title
ESTEVANE	Maria		
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	
<i>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.</i>	
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	
<i>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.</i>	
<i>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.</i>	
<i>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.</i>	
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. I have reviewed all forms to ensure they are complete. I have obtained all required local and state certifications (pages 3-5). All application packets have been notarized. Phone numbers and email address for contact person are up to date. All additional documentation as required by the application packets is attached. If required, out of state criminal history checks are attached (PHS #7). Certification of publication in local newspaper has been completed (page 5). A copy of the newspaper publication is attached (page 5).	<table style="width: 100%;"> <tr><td>☒ Yes ☐ No</td></tr> <tr><td>☒ Yes ☐ No</td></tr> <tr><td>☒ Yes ☐ No</td></tr> <tr><td>☒ Yes ☐ No</td></tr> <tr><td>☒ Yes ☐ No</td></tr> <tr><td>☒ Yes ☐ No</td></tr> <tr><td>☐ Yes ☐ No</td></tr> <tr><td>☐ Yes ☐ No ☐ N/A</td></tr> <tr><td>☐ Yes ☐ No ☐ N/A</td></tr> <tr><td>☐ Yes ☐ No ☐ N/A</td></tr> </table>	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☐ N/A
☒ Yes ☐ No											
☒ Yes ☐ No											
☒ Yes ☐ No											
☒ Yes ☐ No											
☒ Yes ☐ No											
☒ Yes ☐ No											
☐ Yes ☐ No											
☐ Yes ☐ No ☐ N/A											
☐ Yes ☐ No ☐ N/A											
☐ Yes ☐ No ☐ N/A											

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
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

ERABIAN ESTEVANE

SIGN
HERE

Erabian Estevane

TITLE

Before me, the undersigned authority, on this 13th day of July, 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

Nicandro Mancha

NOTARY PUBLIC

SEAL

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

City

TEXAS

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

City Secretary/Clerk

City

_____, TEXAS

S E A L

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
(FB 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 Clerk

_____, COUNTY

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 _____ 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 Clerk

_____ COUNTY

S E A L

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 and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN

HERE _____

FIELD OFFICE _____

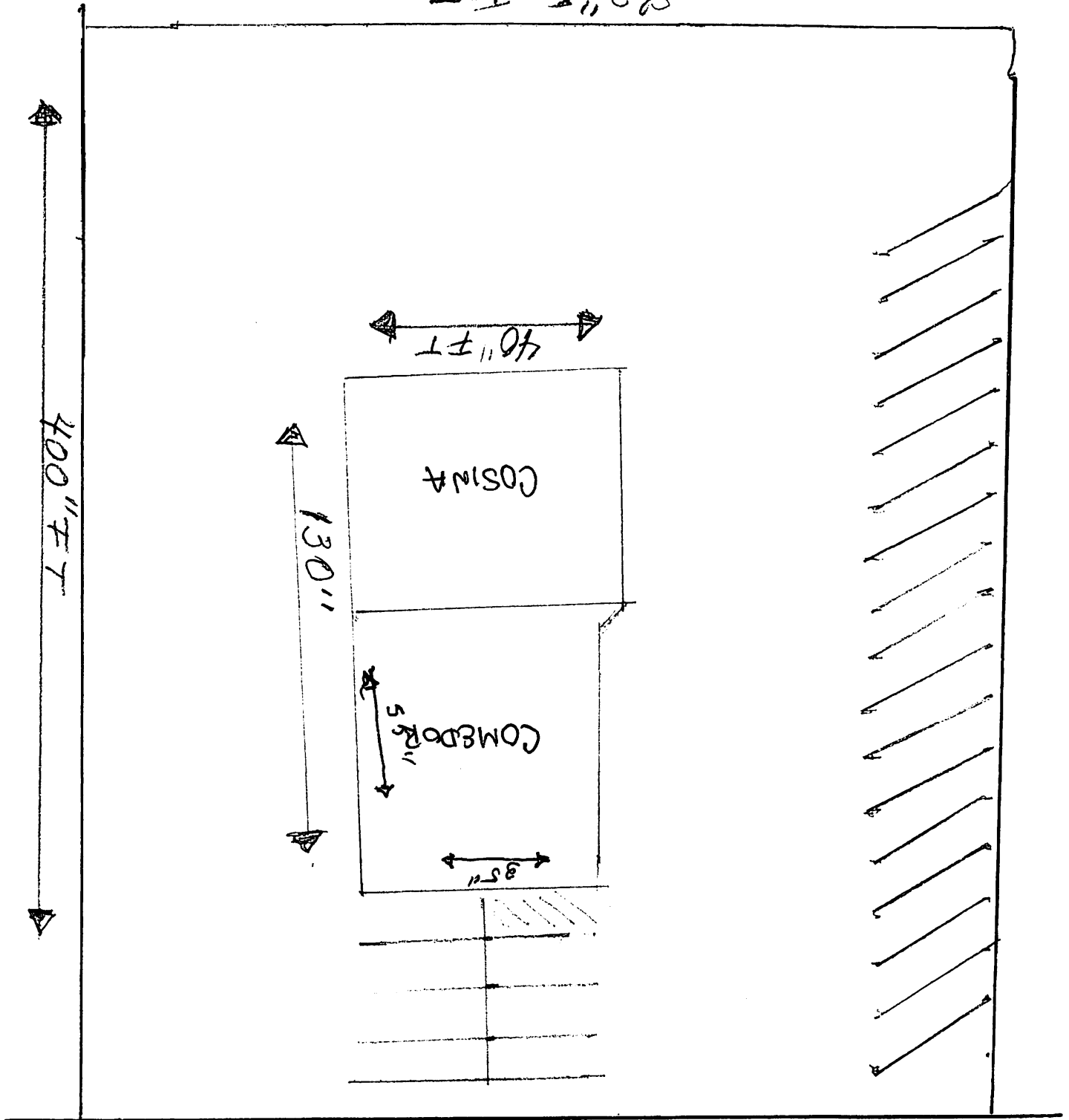
S E A L

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)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
S E A L		

1605 N. TEXAS LOT 10.75
82'5" ±



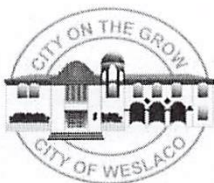
FLETA TORTILLERIA Y TAQUERIA

Texas Blvd.



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: August 11, 2021	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Ivan Garcia.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Petra Garza Subdivision– being a 1.00 acre tract of land out of Farm Tract 131, Block 162, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the NW Corner of the intersection of N Border Ave and Valley Trace Drive. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco Company through a 12" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000103-2021

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: PETRA GARZA SUBDIVISION

Location: NW CORNER OF THE INTERSECTION OF N BORDER AVENUE & VALLEY TRACE DRIVE

Legal Description: 1.00 ACRE TRACT OF LAND OUT OF FARM TRACT 131, BLOCK 162, WEST TRACT SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOLUME 1, PAGE 4, MAP RECORDS OF 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: R-2

Existing Land Use: SINGLE FAMILY Proposed Land Use: DUPLEX & APARTMENT DISTRICT & SINGLE FAMILY

Number of Lots Proposed: 2 Gross Acreage: 1.00 ACRE

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: PETRA R GARZA Telephone: 956-332-0494

Address: 1819 N BORDER AVE Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: PETRAWESLACO@GMAIL.COM

ENGINEER INFORMATION

Name: IVAN GARCIA, P.E., R.P.L.S. - RIO DELTA ENGINEERING Telephone: 956-380-5152

Address: 921 S. 10TH AVE Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: RIODELTA2004@YAHOO.COM

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

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: MAGIC VALLEY ELECTRIC COOP.

☒ YES ☐ NO Phone Utility <u>SPECTRUM</u>	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
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Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>NO. 1</u>	☒ YES ☐ NO Irrigation District <u>NO.9</u>
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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

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- _____ 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 1/2 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

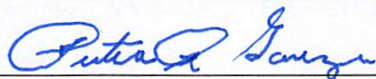
** Any revisions requested would require resubmission of plats and reduced copy reflecting changes.

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: PERRAK GARZA

Owner Signature:  Date: 06-06-2021

Ivan Garcia, P.E., R.D.L.S. - RIO DELTA ENGINEERING is the authorized agent

Authorized Agent Signature:  Date: 6/24/21

Authorized Agent Printed Name: Ivan Garcia

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

P & Z Commission Approval on Preliminary Plat: _____

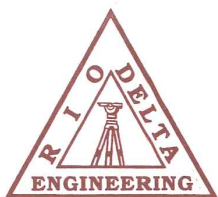
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



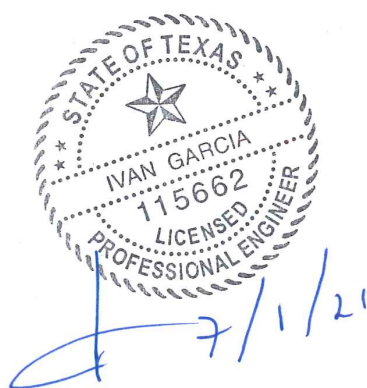
RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

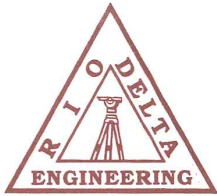
PETRA GARZA SUBDIVISION DRAINAGE REPORT

Prepared By:
Ivan Garcia P.E., R.P.L.S.

Date:
July 1, 2021



1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. PROJECT LOCATION MAP
5. HYDRAULIC CALCULATIONS
6. "C" VALUES FOR METHOD
7. RAINFALL INTENSITY FOR HIDALGO COUNTY
8. FLOOD PLAIN
9. SOIL SURVEY
10. PRELIMINARY PLAT AND UTILITY & DRAINAGE LAYOUT



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT Petra Garza Subdivision, City of Weslaco, Texas

Petra Garza Subdivision is a proposed 2 lot residential and multi-family subdivision, situated in the City of Weslaco, County of Hidalgo, Texas, same being a 1.00 acre tract of land, out of and forming a part or portion of Farm Tract 131, Block 162, West and Adams Tracts in Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. Lot 1 is currently occupied by an existing single-family home and Lot 2 will be used for a multi-family development.

The subdivision is in Zone "X" of the flood insurance rate, areas determined to be outside 500-year flood plain, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0325 C map revised: May 17, 2001.

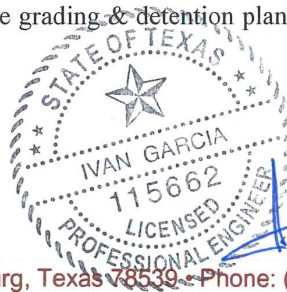
According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 60.9% of Hidalgo Sandy Clay Loam (28), with 0 to 1 % slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). The site also consists of 39.1% of Hidalgo Fine Sandy Loam (25), with 0 to 1 % slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Please see the attached tables for the engineering, physical and chemical properties of these soils.

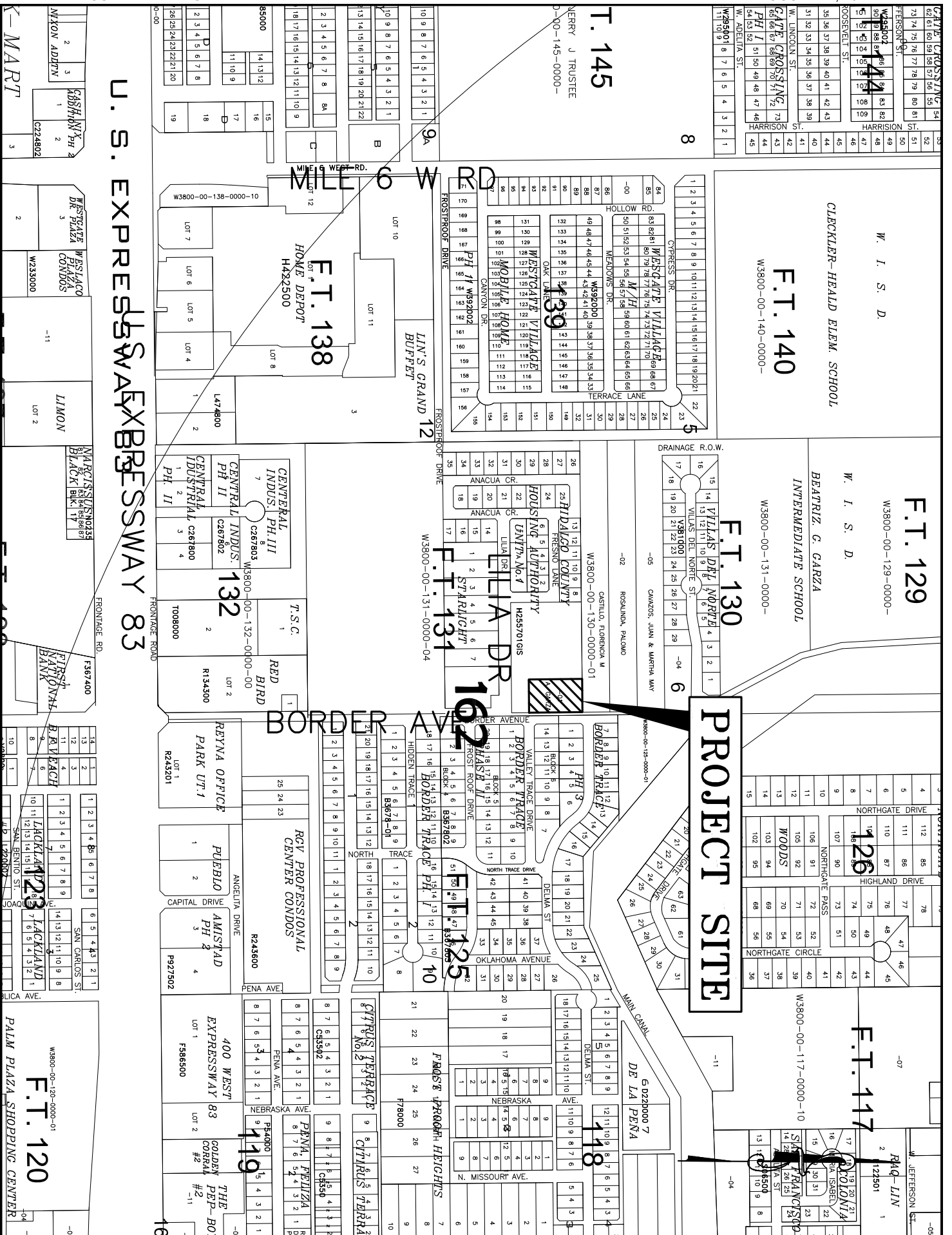
Existing runoff sheet flows overland in a easterly direction into an existing City of Weslaco curb inlet (as part of Border Avenue's storm drainage improvements) located at the northeast corner of the proposed subdivision, on the west right of way of N Border Avenue, with outfall to a City of Weslaco Drain Ditch, then north to the Weslaco North Lateral, and subsequently with final outfall to the Laguna Madre.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 0.85 CFS of storm runoff for Lot 1. We have also used the Rational Method to determine that the improved site will generate an estimated 1.59 CFS of runoff for a 50-yr rainfall event. The improved site will have an approximate increase of 0.74 CFS of storm runoff for a 50-yr rainfall event.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 0.85 CFS of storm runoff for Lot 2. We have also used the Rational Method to determine that the improved site will generate an estimated 4.55 CFS of runoff for a 50-yr rainfall event. The improved site will have an approximate increase of 3.70 CFS of storm runoff for a 50-yr rainfall event.

In accordance with the City of Weslaco's drainage requirements, we have calculated that approximately a total of 3,213 CF or 0.074 AC-FT, will need to be detained on-site for a 50-yr rainfall event for this subdivision. For Lot 1, current runoff will be held on swales and green areas of the lot with overflow in a easterly direction into an existing City of Weslaco curb inlet (as part of Border Avenue's storm drainage improvements) located at the northeast corner of the proposed subdivision, on the west right of way of N Border Avenue, with outfall to a City of Weslaco Drain Ditch, then north to the Weslaco North Lateral, and subsequently with final outfall to the Laguna Madre. For Lot 2, current runoff will be detained in designated detention areas within the lot with outfall into the existing City of Weslaco curb inlet. Tables, and calculations, are attached. Site grading & detention plans will be required at the building permit stage for the development of Lot 2.





STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name: **PETRA GARZA SUBDIVISION**

City:	WESLACO	
State:	TEXAS	
County:	HIDALGO	
Total Area:	1.00	Acres Gross
Total Net Area:	0.764	Acres Net
Total lots:	2	* Lot 1 Singlefamily and Lot 2 Multifamily

	Lot 1	*Singlefamily
Area already developed:	0.00	Acres
Area unimproved:	0.38	Acres Net
		*Pre-developed condition
Existing Run off:	0.85	cfs
Future Run off:	1.49	cfs
Future Run off:	1.59	cfs
		*Pre-developed condition
		*10 year storm
		*25 year storm
		*50 year storm
Total on site detention required:	473	cft
	0.011	Ac-ft
		*50 year storm

	Lot 2	*Multifamily
Area already developed:	0.00	Acres
Area unimproved:	0.38	Acres Net
		*Pre-developed condition
Existing Run off:	0.85	cfs
Future Run off:	4.27	cfs
Future Run off:	4.55	cfs
		*10 year storm
		*25 year storm
		*50 year storm
Total on site detention required:	2,740	cft
	0.063	Ac-ft
		*50 year storm

*References for calculations and procedure: **1) TxDOT Hydraulic Design Manual
Revised March 2009**

**2) FHWA, Urban Drainage Design Manual HEC-22
Revised September 2009**



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STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name: **PETRA GARZA SUBDIVISION**

City:	WESLACO	
State:	TEXAS	
County:	HIDALGO	
Total Area:	0.500	Acres Gross
Total Net Area:	0.382	Acres Net
Total lots:	1	*Single-Family Residential

Area already developed:	0.00	Acres	
Area unimproved:	0.15	Acres Net	
Existing Run off:	0.85	cfs	*10 year storm
Future Run off:	1.49	cfs	*25 year storm
Future Run off:	1.59	cfs	*50 year storm
Total on site detention required:	473	cft	*50 year storm
	0.011	Ac-ft	

*references for calculations
and procedure:

1) TxDOT Hydraulic Design Manual
Revised March 2009

2) FHWA, Urban Drainage Design Manual HEC-22
Revised September 2009

I. EXISTING RUN OFF (10 YEAR STORM)

***Rational Method**

Project Name: **PETRA GARZA SUBDIVISION**

City: **WESLACO**

State: **TEXAS**

0.38 Acres Net

Highest elevation= **75.50** ft

Lowest elevation= **74.00** ft

Watercourse length, L= **185.00** ft

Slope, S_p = **0.81** %

Average flow velocity, V= **0.63** ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$
k= 0.213

*From Table 3-2 - Intercept Coefficients
*For short grass pasture

Time of concentration, t_c = **4.90** min (calculated)

$$t_c = L / 60V$$

4.90 min (used)

Intensity, i= **11.10** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients
*For a recurrence interval of 10 years

e= **0.778**
b= **87**
d= **9.2**

Area already developed= **0.00** SQFT *Pre-developed condition
0.00 ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area unimproved= **6,500** SQFT
0.15 ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.20**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **0.85** CFS

$$Q = CiA$$

II. FUTURE RUN OFF (25 YEAR STORM)

*Rational Method

Project Name: **PETRA GARZA SUBDIVISION**

City: **WESLACO**

State: **TEXAS**

0.38 Acres Net

Highest elevation= **75.50** ft

Lowest elevation= **74.00** ft

Watercourse length, L= **185.00** ft

Slope, S_p = **0.81** %

Average flow velocity, V= **0.63** ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$

$k = 0.213$

*From Table 3-2 - Intercept Coefficients

*For short grass pasture

Time of concentration, t_c = **4.90** min (calculated)

$$t_c = L / 60V$$

4.90 min (used)

Intensity, i = **12.74** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients

*For a recurrence interval of 25 years

$e = 0.771$
 $b = 98.0$
 $d = 9.2$

Area already developed= **0.00** SQFT
(buildings and driveway) **0.00** ACRES
0.2

Area 1 to be developed= **2,500** SQFT 2500 SF for home, drive and walks
0.06 ACRES (1 existing single family home)

Future Run off Coefficient: **0.9** *Average for roofs, drives and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved= **14,140** SQFT *Remaining area
Total area left unimproved= **0.32** ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.31**

Peak flow, Q=

$$Q = C_i A$$

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

1.49 CFS

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: PETRA GARZA SUBDIVISION	
City:	WESLACO
State:	TEXAS
	0.38 Acres Net
Highest elevation=	75.50 ft
Lowest elevation=	74.00 ft
Watercourse length, L=	185.00 ft
Slope, S_p =	0.81 %

$$V = K_u k S_p^{0.5}$$

Average flow velocity, V = **0.63** ft/sec

$$t_c = L / 60V$$

$K_u = 3.28$
 $k = 0.213$ *From Table 3-2 - Intercept Coefficients
 *For short grass pasture

Time of concentration, t_c = **4.90** min (calculated)
4.90 min (used)

Intensity, i = **13.64** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
 *Coefficients for HIDALGO, County, Texas from TXDOT IDF Coefficients
 *For a recurrence interval of 50 years

$e = 0.749$
 $b = 99.0$
 $d = 9.2$

Area 1 to be developed = **2,500** SQFT 2500 SF for home, drive and walks
0.06 ACRES (1 existing single family home)

Future Run off Coefficient: **0.9** *Average for roofs, drives and walks
 *From Table 3-3 - Run off Coefficients

Area left unimproved = **14,140** SQFT *Remaining area
 Total area left unimproved = **0.32** ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
 *From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.31**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q =

$$Q = C i A$$

1.59 CFS

IV. STORM WATER DETENTION CALCULATIONS

***Modified Rational Method**

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
5	13.57	1.58	475	0.85	252	223
10	10.83	1.26	757	0.85	379	378
15	9.10	1.06	955	0.85	506	449
20	7.91	0.92	1,106	0.85	634	473
25	7.03	0.82	1,228	0.85	761	468
30	6.34	0.74	1,331	0.85	888	443
35	5.80	0.68	1,419	0.85	1,015	404
40	5.35	0.62	1,497	0.85	1,143	354
45	4.98	0.58	1,566	0.85	1,270	296
50	4.66	0.54	1,629	0.85	1,397	232
55	4.38	0.51	1,686	0.85	1,524	162
60	4.14	0.48	1,739	0.85	1,651	88
65	3.93	0.46	1,788	0.85	1,779	9
35	5.80	0.68	1,419	0.85	1,015	404
40	5.35	0.62	1,497	0.85	1,143	354
45	4.98	0.58	1,566	0.85	1,270	296
70	3.75	0.44	1,834	0.85	1,906	-72
75	3.58	0.42	1,877	0.85	2,033	-156
80	3.43	0.40	1,917	0.85	2,160	-243
85	3.29	0.38	1,955	0.85	2,288	-332
90	3.16	0.37	1,992	0.85	2,415	-423

Total on site detention required=

473
0.011

 cft
acres-ft

Duration: Duration in minutes
Intensity: Intensity for respective duration (50-year event)
Q in: Developed conditions peak discharge ($C_{dev} \times i_{50} \times \text{Area}$)
Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)
Q out: Pre-developed peak discharge ($C_{pre} \times i_{10} \times \text{Area}$)
V out: ($0.5 \times [\text{duration} + t_c] \times Q_{out} \times 60$)
Storage: Required storage ($V_{in} - V_{out}$)

Table 3-1. Rainfall Intensity-Duration-Frequency Coefficients for Hidalgo County

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.795	0.778	0.771	0.749	0.740
b	74	80	87	98	99	103
d (mins)	9.6	9.2	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

Table 3-2. Intercept Coefficients for Velocity vs. Slope Relationship

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

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

I. EXISTING RUN OFF (10 YEAR STORM)

***Rational Method**

LOT 2 *MULTIFAMILY

Project Name: **PETRA GARZA SUBDIVISION**

City: **WESLACO**

State: **TEXAS**

County: **HIDALGO**

0.38 Acres Net

Highest elevation= **75.50** ft

Lowest elevation= **74.00** ft

Watercourse length, L= **185.00** ft

Slope, S_p = **0.81** %

Average flow velocity, V= **0.63** ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$
k= **0.213**

*From Table 3-2 - Intercept Coefficients

*For short grass pasture (overland flow)

Time of concentration, t_c = **4.90** min (calculated)

$$t_c = L / 60V$$

4.90 min (used)

Intensity, i= **11.10** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration

*Coefficients for HIDALGO, County, Texas

*For a recurrence interval of 10 years

e= **0.778**
b= **87**
d= **9.2**

Area already developed= **0.00** SQFT
(buildings and driveway) **0.00** ACRES

*Pre-developed condition

Existing Run off Coefficient: **0.9** *Avg for roof, drives and walks
*From Table 3-3 - Run off Coefficients

Area unimproved= **16,640** SQFT
0.38 ACRES

Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = **0.20**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **0.85** CFS

$$Q = C i A$$

II. FUTURE RUN OFF (25 YEAR STORM)

*Rational Method

LOT 2 *MULTIFAMILY

Project Name: PETRA GARZA SUBDIVISION

City: WESLACO

State: TEXAS

County: HIDALGO

0.38 Acres Net

Highest elevation= 75.50 ft

Lowest elevation= 74.00 ft

Watercourse length, L= 185.00 ft

Slope, S_p = 0.81 %

Average flow velocity, V= 1.23 ft/sec

$$V = K_u k S_p^{0.5}$$

$K_u = 3.28$
 $k = 0.416$

*From Table 3-2 - Intercept Coefficients
avg. between paved areas and short grass pasture

Time of concentration, t_c = 2.51 min (calculated)

$$t_c = L / 60V$$

2.51 min (used)

Intensity, i = 14.70 in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas
*For a recurrence interval of 25 years

$e = 0.771$
 $b = 98.0$
 $d = 9.2$

Area already developed= 0.0 SQFT
0.00 ACRES *Pre-developed condition
0.2 *For unimproved areas
*From Table 3-3 - Run off Coefficients

Area 1 to be developed= 13,312 SQFT *80% of net area for
0.31 ACRES apartments, drives and walks
Future Run off Coefficient: 0.9 *Avg for roofs, drives and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved= 3,328 SQFT *Remaining area
Total area left unimproved= 0.08 ACRES
Existing Run off Coefficient: 0.2 *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w = 0.76

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q = 4.27 CFS

$$Q = C i A$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: **PETRA GARZA SUBDIVISION**

City:	WESLACO	
State:	TEXAS	
County:	HIDALGO	
	0.38	Acres Net
Highest elevation=	75.50	ft
Lowest elevation=	74.00	ft
Watercourse length, L=	185.00	ft
Slope, S _p =	0.81	%
Average flow velocity, V=	1.23	ft/sec

$$V = K_u k S_p^{0.5}$$

K_u=3.28
k= 0.416

*From Table 3-2 - Intercept Coefficients
avg. between paved areas and short grass pasture

Time of concentration, t_c= **2.51** min (calculated)
2.51 min (used)

$$t_c = L/60V$$

Intensity, i= **15.68** in/hr

$$i = \frac{b}{(t_c + d)^e}$$

*From table 3-1- Intensity-Frequency-Duration
*Coefficients for HIDALGO, County, Texas
*For a recurrence interval of 50 years

e= **0.749**
b= **99**
d= **9.2**

Area already developed= **0.0** SQFT
0.00 ACRES *Pre-developed condition
0.2 *For unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **13,312** SQFT *80% of net area for
0.31 ACRES apartments, drives and walks
Future Run off Coefficient: **0.9** *Avg for roofs, drives and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved= **3,328** SQFT *Remaining area
Total area left unimproved= **0.08** ACRES
Existing Run off Coefficient: **0.2** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, C_w= **0.76**

$$C_w = (C_1 A_1 + C_2 A_2) / A_{Total}$$

Peak flow, Q= **4.55** CFS

$$Q = C i A$$

IV. STORM WATER DETENTION CALCULATIONS

***Modified Rational Method**

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
5	13.57	3.94	1,182	0.85	191	991
10	10.83	3.14	1,886	0.85	318	1,567
15	9.10	2.64	2,378	0.85	446	1,933
20	7.91	2.30	2,755	0.85	573	2,182
25	7.03	2.04	3,059	0.85	700	2,359
30	6.34	1.84	3,314	0.85	827	2,487
35	5.80	1.68	3,534	0.85	954	2,580
40	5.35	1.55	3,728	0.85	1,082	2,646
45	4.98	1.44	3,900	0.85	1,209	2,692
50	4.66	1.35	4,057	0.85	1,336	2,720
55	4.38	1.27	4,199	0.85	1,463	2,736
60	4.14	1.20	4,331	0.85	1,591	2,740
65	3.93	1.14	4,453	0.85	1,718	2,735
70	3.75	1.09	4,567	0.85	1,845	2,722
75	3.58	1.04	4,674	0.85	1,972	2,701
80	3.43	0.99	4,775	0.85	2,099	2,675
85	3.29	0.95	4,870	0.85	2,227	2,643
90	3.16	0.92	4,960	0.85	2,354	2,606
95	3.05	0.89	5,047	0.85	2,481	2,565
100	2.94	0.85	5,129	0.85	2,608	2,521
105	2.85	0.83	5,208	0.85	2,736	2,472
110	2.76	0.80	5,284	0.85	2,863	2,421
115	2.67	0.78	5,356	0.85	2,990	2,366
120	2.60	0.75	5,426	0.85	3,117	2,309
125	2.52	0.73	5,494	0.85	3,245	2,249
130	2.45	0.71	5,559	0.85	3,372	2,188
135	2.39	0.69	5,623	0.85	3,499	2,124
140	2.33	0.68	5,684	0.85	3,626	2,058
145	2.27	0.66	5,743	0.85	3,753	1,990

Total on site detention required=

2,740
0.063

 cft
acres-ft

Duration: Duration in minutes

Intensity: Intensity for respective duration (50-year event)

Q in: Developed conditions peak discharge ($C_{dev} \times i_{50} \times \text{Area}$)

Vol in: Developed conditions run off volume ($Q_{in} \times \text{Duration} \times 60$)

Q out: Pre-developed peak discharge ($C_{pre} \times i_{10} \times \text{Area}$)

V out: $(0.5 \times [\text{duration} + t_{c \text{ dev}}] \times Q_{out} \times 60)$

Storage: Required storage ($V_{in} - V_{out}$)

Table 3-1. Rainfall Intensity-Duration-Frequency Coefficients for Hidalgo County

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.795	0.778	0.771	0.749	0.740
b	74	80	87	98	99	103
d (mins)	9.6	9.2	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

Intercept Coefficients for Velocity vs. Slope Relationship

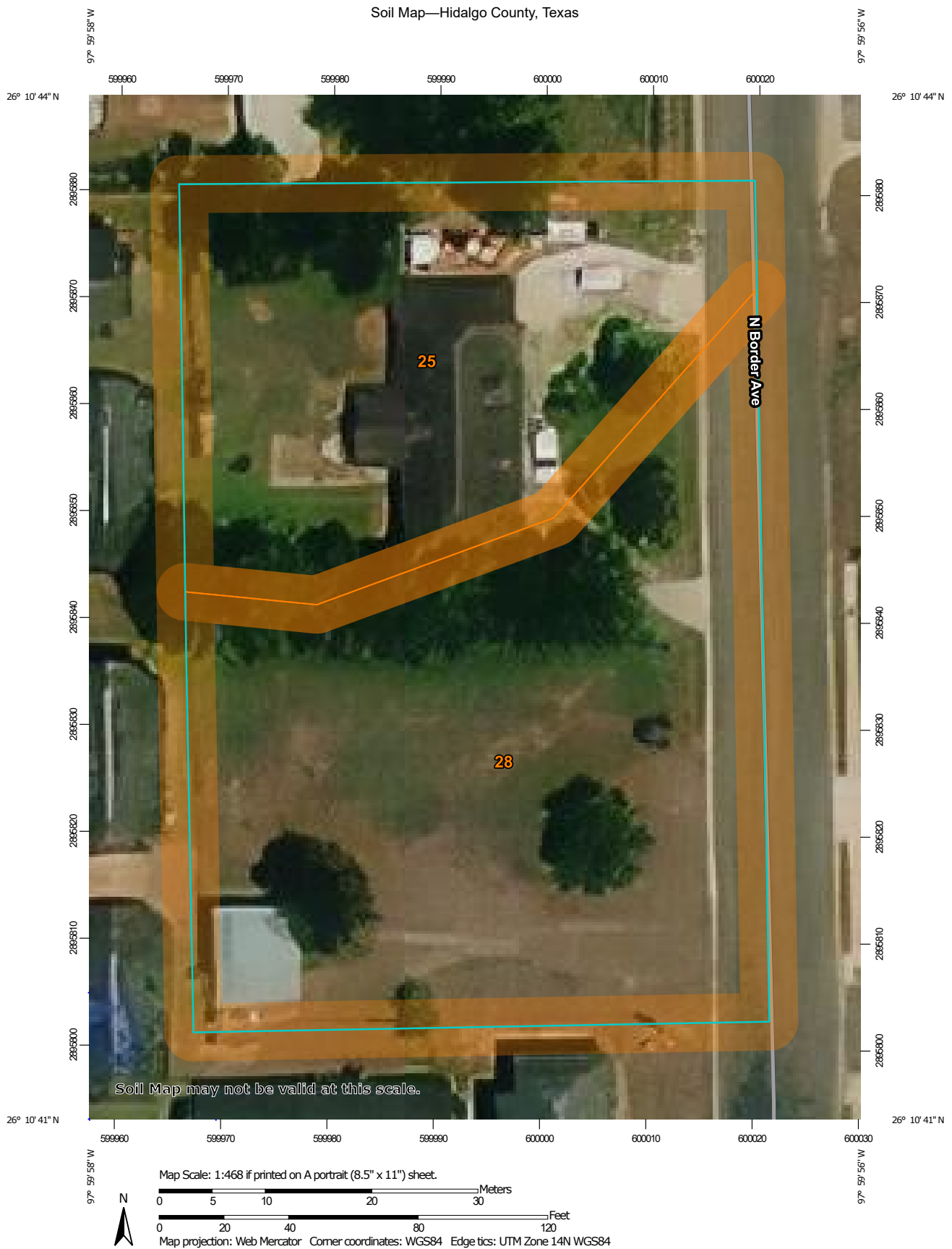
Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled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

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Table 3-3. Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features		Blowout		Other
		Borrow Pit		Special Line Features
		Clay Spot		Streams and Canals
		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		

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	0.4	39.1%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.6	60.9%
Totals for Area of Interest		1.1	100.0%

Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

Report—Component Legend

Component Legend—Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
25—Hidalgo fine sandy loam, 0 to 1 percent slopes	60,332						
		85	Hidalgo	Series	0.0	0.5	1.0
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

Map Unit Description

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 in this report, 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, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components 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. Some minor components, however, have properties and behavior 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*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given 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.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn

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: 2sxxv

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

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

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.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas													
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200	
25—Hidalgo fine sandy loam, 0 to 1 percent slopes			<i>In</i>										
Hidalgo	85	B	0-17	Fine sandy loam	CL, SM, SC-SM, SC	A-4, A-2-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	1-7-8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	11-17-22
28—Hidalgo sandy clay loam, 0 to 1 percent slopes													
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	11-17-22

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020



Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (Ksat), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (ovendry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	0-17	53-63- 75	5-19- 35	5-18- 20	1.35-1.45 -1.65	14.00-28.00-42.00	0.10-0.13-0.15	0.3- 1.4- 1.7	0.5- 1.0- 1.5	.24	.24	5	3	86
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020



Chemical Soil Properties

This table shows estimates of some chemical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Cation-exchange capacity is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

Effective cation-exchange capacity refers to the sum of extractable cations plus aluminum expressed in terms of milliequivalents per 100 grams of soil. It is determined for soils that have pH of less than 5.5.

Soil reaction is a measure of acidity or alkalinity. It is important in selecting crops and other plants, in evaluating soil amendments for fertility and stabilization, and in determining the risk of corrosion.

Calcium carbonate equivalent is the percent of carbonates, by weight, in the fraction of the soil less than 2 millimeters in size. The availability of plant nutrients is influenced by the amount of carbonates in the soil.

Gypsum is expressed as a percent, by weight, of hydrated calcium sulfates in the fraction of the soil less than 20 millimeters in size. Gypsum is partially soluble in water. Soils that have a high content of gypsum may collapse if the gypsum is removed by percolating water.

Salinity is a measure of soluble salts in the soil at saturation. It is expressed as the electrical conductivity of the saturation extract, in millimhos per centimeter at 25 degrees C. Estimates are based on field and laboratory measurements at representative sites of nonirrigated soils. The salinity of irrigated soils is affected by the quality of the irrigation water and by the frequency of water application. Hence, the salinity of soils in individual fields can differ greatly from the value given in the table. Salinity affects the suitability of a soil for crop production, the stability of soil if used as construction material, and the potential of the soil to corrode metal and concrete.

Sodium adsorption ratio (SAR) is a measure of the amount of sodium (Na) relative to calcium (Ca) and magnesium (Mg) in the water extract from saturated soil paste. It is the ratio of the Na concentration divided by the square root of one-half of the Ca + Mg concentration. Soils that have SAR values of 13 or more may be characterized by an increased dispersion of organic matter and clay particles, reduced saturated hydraulic conductivity and aeration, and a general degradation of soil structure.

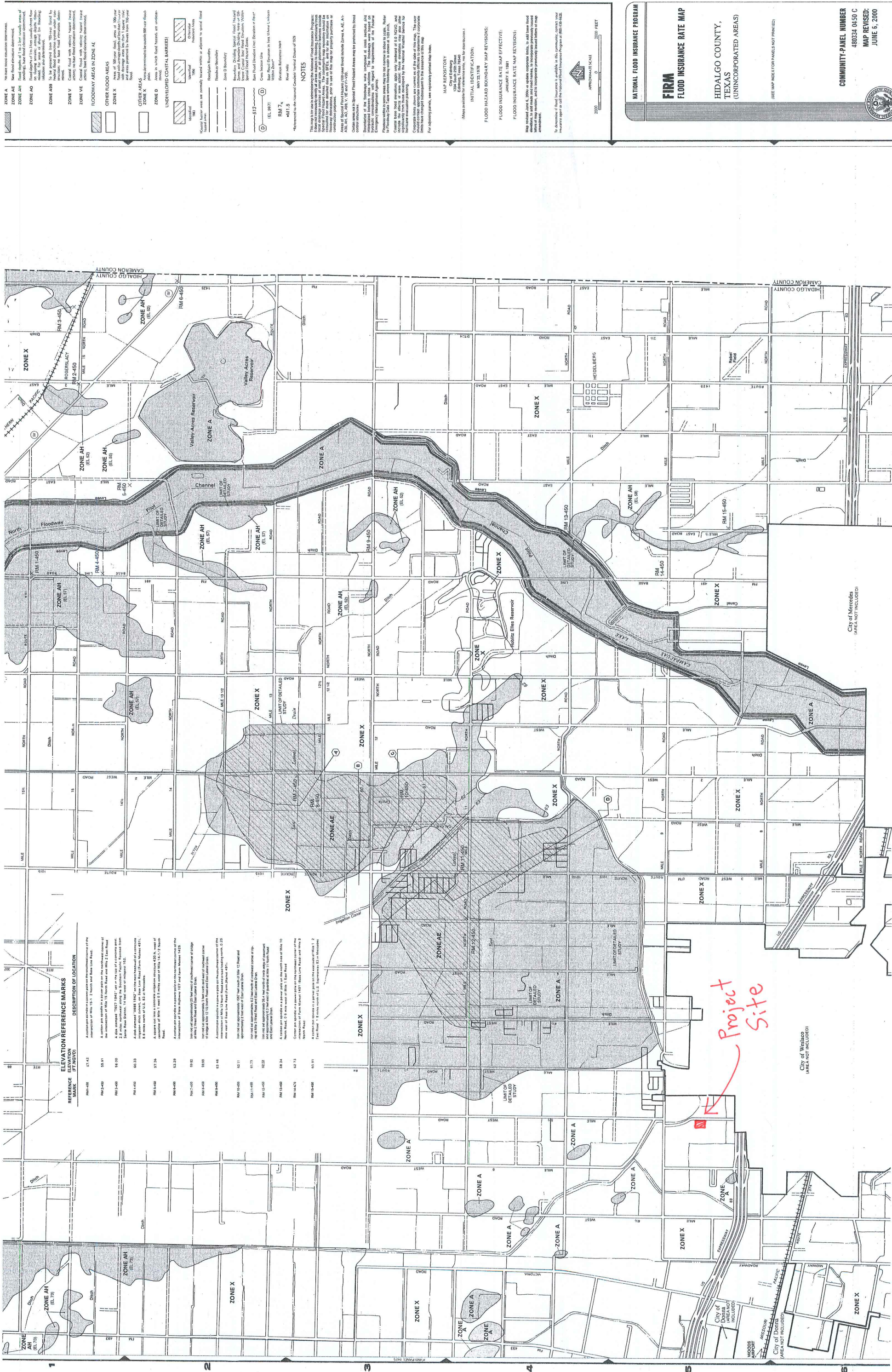
Report—Chemical Soil Properties

Chemical Soil Properties—Hidalgo County, Texas								
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>	
25—Hidalgo fine sandy loam, 0 to 1 percent slopes								
Hidalgo	0-17	2.6-10	—	7.9-8.4	1-5	0	0.0-2.0	0-2
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10
28—Hidalgo sandy clay loam, 0 to 1 percent slopes								
Hidalgo	0-17	10-18	—	7.9-8.4	1-5	0	0.0-2.0	0-4
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020



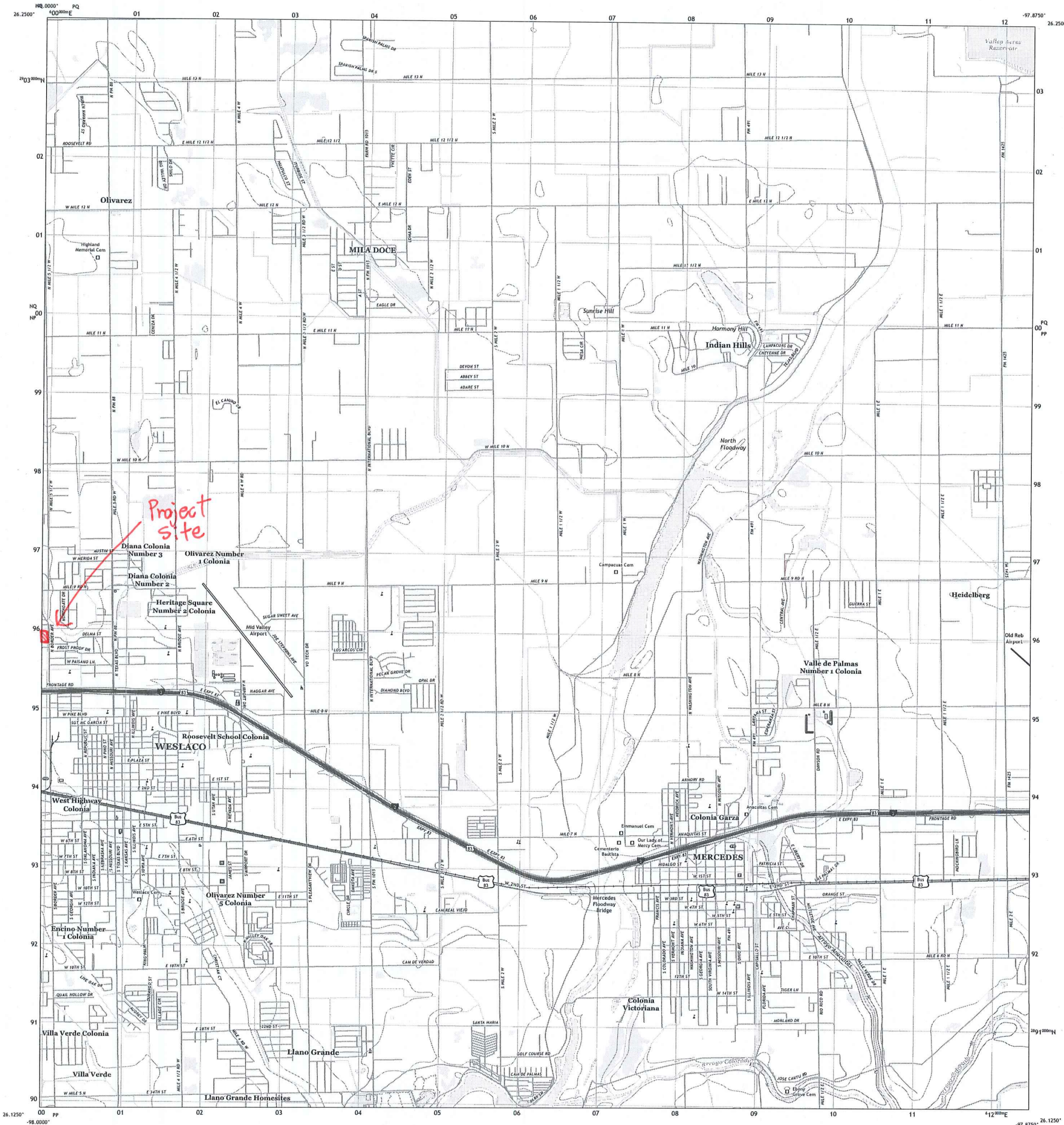




U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

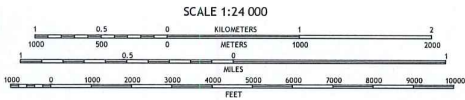
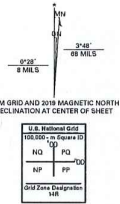


MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000 meter grid/Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAP, November 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Name.....U.S. Census Bureau, 1979 - 2015
Hydrography.....National Hydrography Dataset, 2002 - 2015
Contours.....National Elevation Dataset, 2003 - 2009
Boundaries.....Multiple sources; see metadata file 2015 - 2017
Wetlands.....FWS National Wetlands Inventory 1994



1	2	3
4	5	6
7	8	9

1 La Blanca
2 Edcouth
3 Santa Rosa
4 Donna
5 La Feria
6 San Juan SE
7 Progreso
8 Santa Maria

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
State Route

MERCEDES, TX
2019





**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: August 11, 2021	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Juan Alonzo.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for White Rose Subdivision– being a 4.644 acre tract of land out of Farm Tract 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 2000ft North of Intersection Frontage Road & Bridge Ave. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco Company through an 18” waterline and sewer by City of Weslaco services through an 8” sewer line. The property is within a Flood Zone “B”.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: ☒ Mayor’s Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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: White Rose Subdivision

Location: Approximately 2000 feet North of Intersection of Frontage Road and Bridge Ave.

Legal Description: 4.644 acre tract out of Farm Tract 31, West Tract Subdivision as recorded in Vol 2 page 34, HCMR.

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: Commercial

Existing Land Use: Commercial Proposed Land Use: Commercial/Multi Family

Number of Lots Proposed: 2 Gross Acreage: 4.644ac

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Raul Guerra Telephone: 956-429-8434

Address: 621 Tierra Prometida Fax: _____

City: Weslaco State: TEXAS Zip: 78599 E-mail: _____

ENGINEER INFORMATION

Name: Juan Alonzo, P.E. Telephone: 956-294-1241

Address: 50 N. Vermont Ave. Suite C Fax: _____

City: Mercedes State: Tx Zip: 78570 E-mail: jalonzo@altexeng.com

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

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 _____	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility
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Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCCD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
--	---

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

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

- ☒ 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 1/2 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

AUTHORIZATION AND ACKNOWLEDGEMENTS

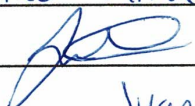
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: RAUL GUERRA

Owner Signature:  Date: 06-16-2021

Juan Alonzo Altex Engineering is the authorized agent

Authorized Agent Signature:  Date: 08-05-21

Authorized Agent Printed Name: Juan Alonzo Jr

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

Preliminary Subdivision Review Date: _____

General Comments: _____

DRAINAGE REPORT

FOR

WHITE ROSE SUBDIVISION

4.644 Acre Tract out of Farm Tract 31, West Tract Subdivision
map or plat thereof recorded in Vol.2, Page 34-37, H.C.D.R.

Prepared for:

Raul Guerra

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
50 N. VERMONT AVE., SUITE C
MERCEDES, TEXAS 78570
PH: (956)294-1241
JALONZO@ALTEXENG.COM

Project No. 21.137

JUNE 2021



[Signature]
6-7-21

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EXHIBIT "B" - FIRM ZONE DESIGNATION MAP

EXHIBIT "C" - SOILS SURVEY MAP

EXHIBIT "D" - RUNOFF COEFFICIENTS

EXHIBIT "E" - DRAINAGE CALCULATIONS

EXHIBIT "F" - SITE PLAN

EXHIBIT "G" - SUBDIVISION PLAT w/DRAINAGE LAYOUT

EXHIBIT "H" - AERIAL of USGS MAP

DRAINAGE REPORT FOR WHITE ROSE SUBDIVISION

A. PROJECT LOCATION

White Rose Subdivision is located on a 4.644-Acre tract of land out of Farm Tract 31, of the West Adams Subdivision, Hidalgo County, Texas. The tract is located approximately 1,980 feet north of the intersection of Mile 4 ½ W Road and W Frontage Road within the City Limits of Weslaco.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone B-Shaded" areas to be between limits of 100-year flood and 500 year flood plain, 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, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480349 0005 B, Map Revised: March 4, 1980 (Refer to Exhibit B).

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of soil consisting of Hidalgo Fine Sandy Loam (25,B,SM-SC) and Hidalgo Clay Sandy Loam (28,B,SC,CL) (that have moderately well drained properties.

(25)Hidalgo fine sandy loam, 0 to 1 percent slopes (25, B, SM-SC):

The Hidalgo fine sandy loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is medium. Surface runoff is slow.

(28)Hidalgo sandy clay loam, 0 to 1 percent slopes (28, B, SC, CL):

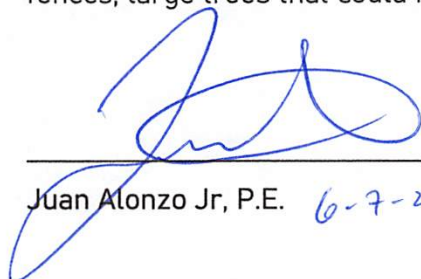
The Hidalgo sandy clay loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is high. Surface runoff is slow.

D. EXISTING CONDITIONS

The subject tract is predominantly undeveloped with only a single story commercial building of approximately 1100 sqft and natural grasses present. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the eastern portion of the property. For the existing 10-year storm, the water runoff of this site is 5.22 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for this subdivision will be for development in (two) 2 lots for multi-family use and commercial use. The total contributing 50-year developed storm water discharge of the site will be 31.74cfs (Refer to Exhibit E), an increase of 26.52 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 36,310 cf (0.834 Ac-ft) (See Exhibit E). A system of detention ponds and swales with a capacity to detain 36,627 cf (0.841Ac-ft) will be constructed along several sections of the lot boundaries that would detain the runoff created by the developed lots. Water from the drainage swales will convey in an easterly flow that will eventually outfall into the existing pond maintained by the city of Weslaco. Additionally, lot owners must maintain their portion of drainage swale. The drainage swale easement must be kept clear of any buildings, fences, large trees that could impede the flow of storm water.

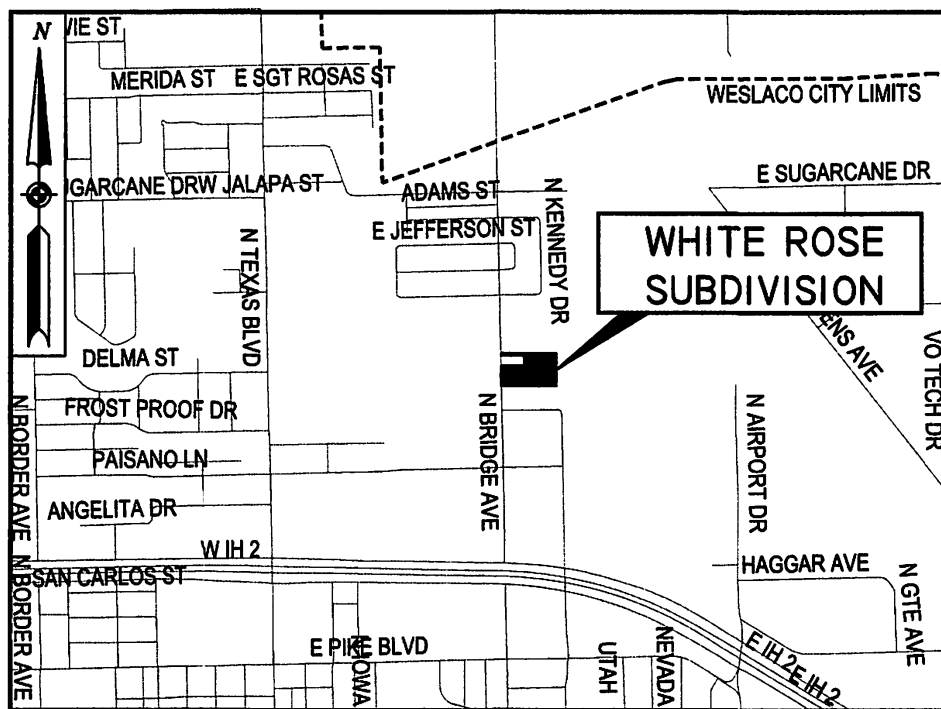


Juan Alonzo Jr, P.E. 6-7-21



EXHIBIT A

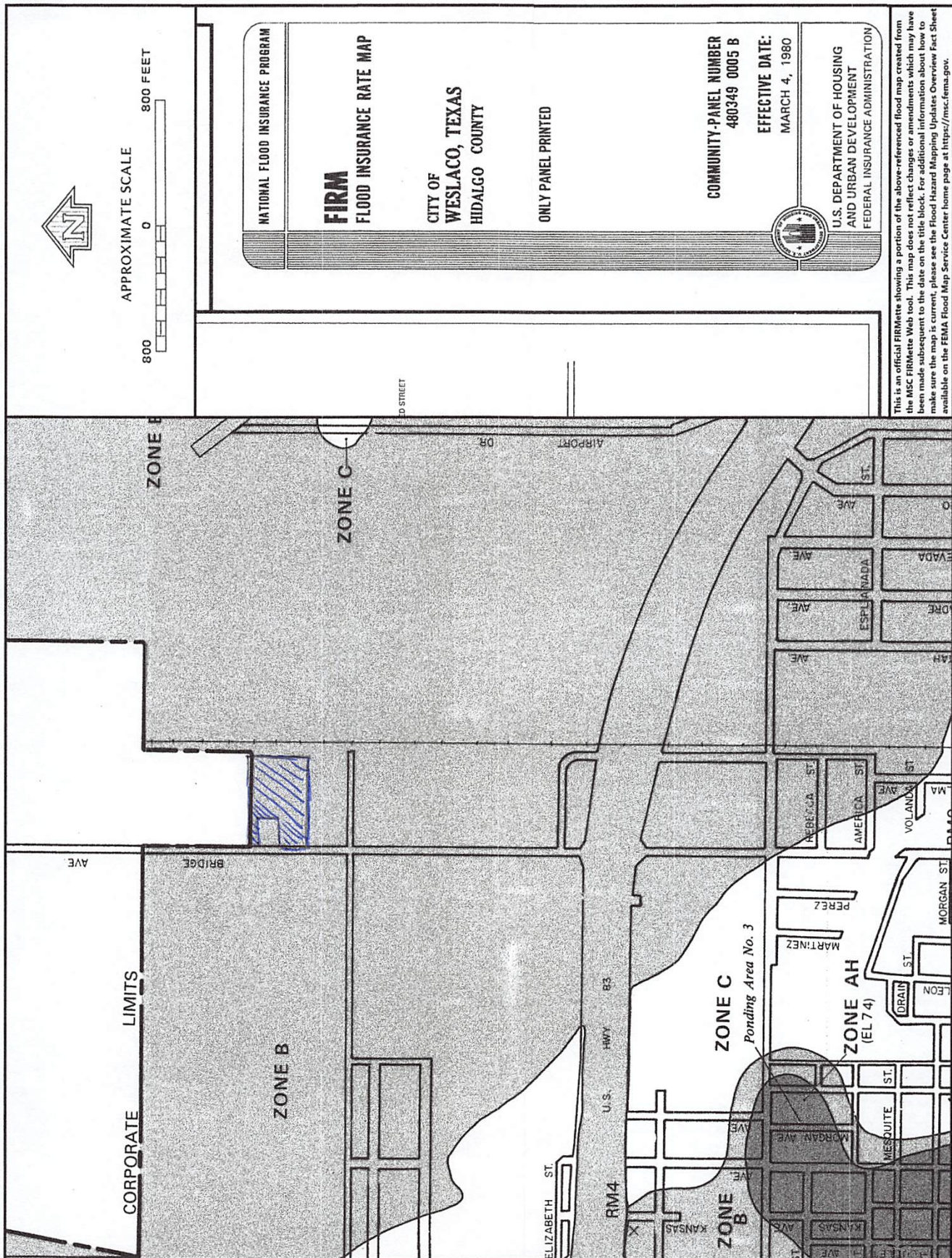
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LOCATION MAP
N.T.S.

EXHIBIT B

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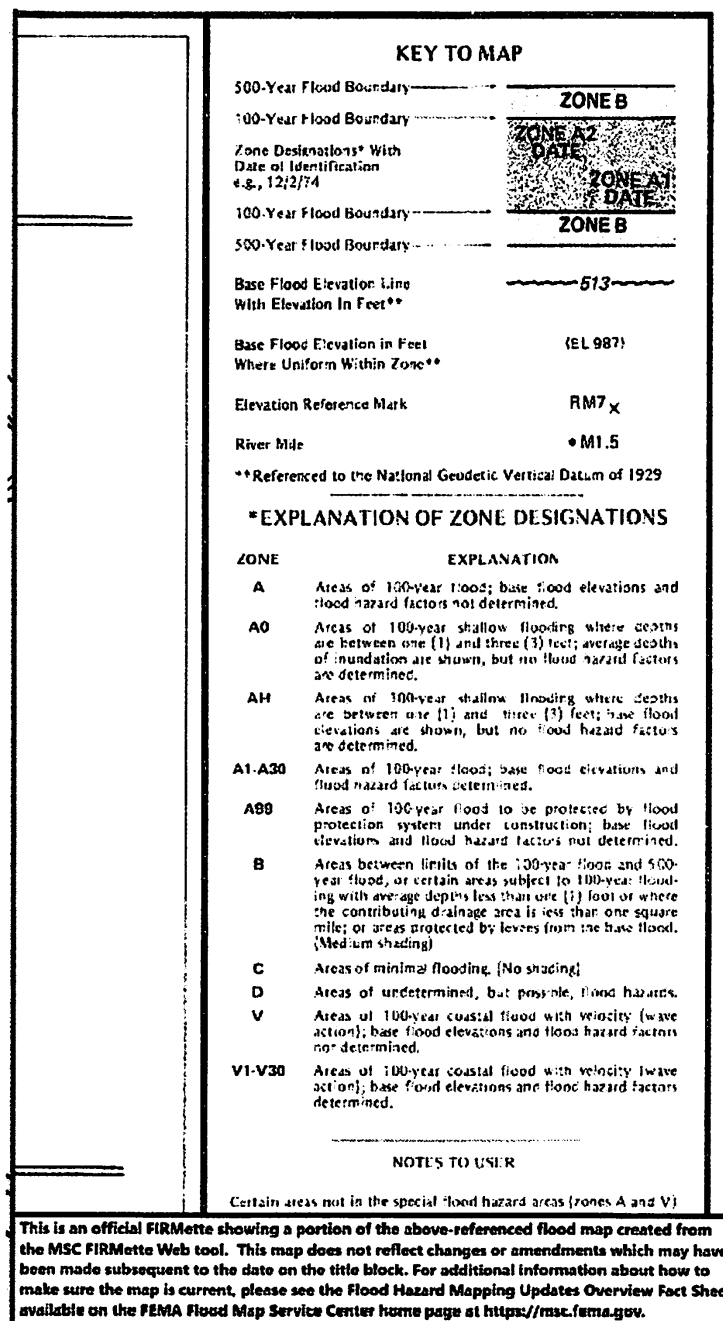


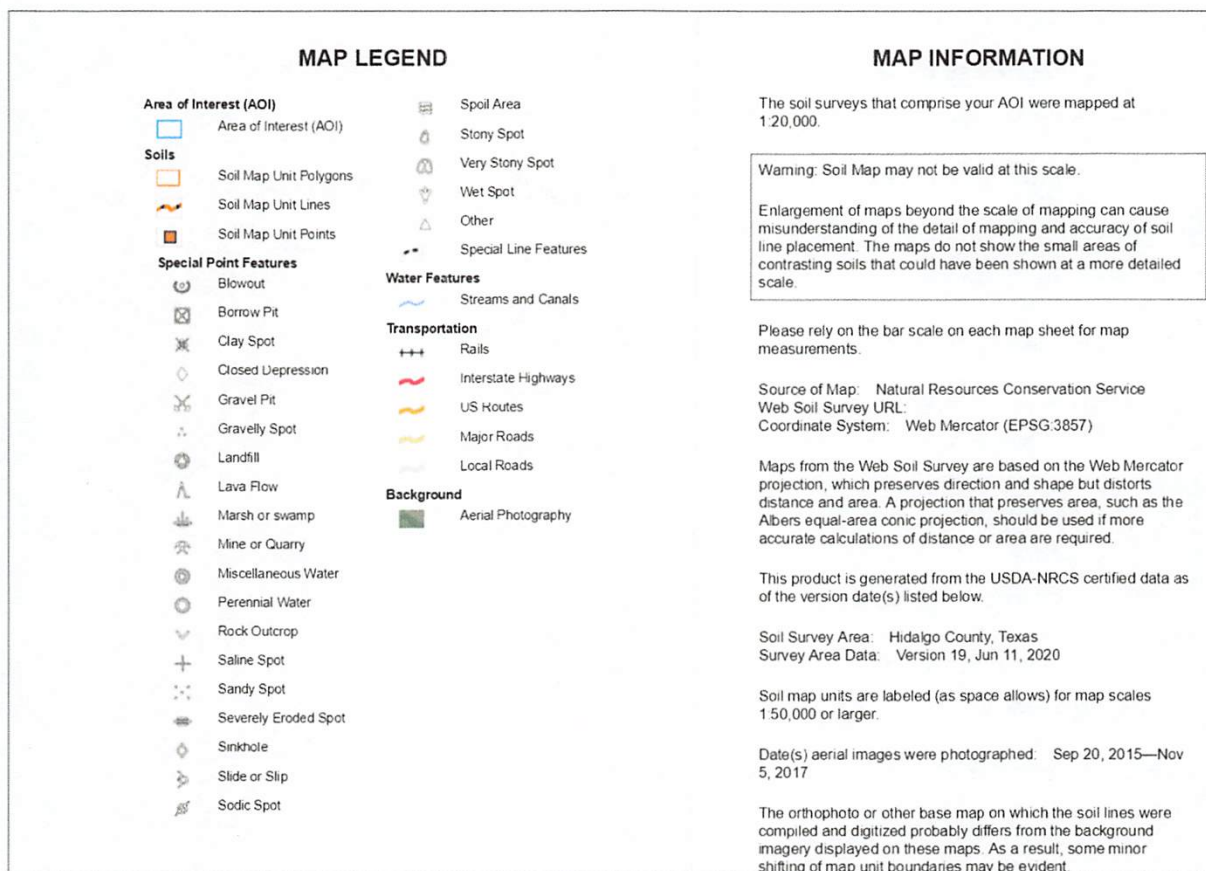
EXHIBIT C

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Custom Soil Resource Report
Soil Map



Custom Soil Resource Report



Custom Soil Resource Report

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	1.6	35.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.8	64.1%
Totals for Area of Interest		4.4	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,

Custom Soil Resource Report

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.

Custom Soil Resource Report

Hidalgo County, Texas

25—Hidalgo fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxn
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

Custom Soil Resource Report

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: 2sxxl
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

Custom Soil Resource Report

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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.40
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

EXHIBIT E

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Runoff Coefficient Determination Pre Developed

1) Accepted Runoff Coefficients

1 acre = 43560 SF

a) Building/Roofs	c = 0.90			
b) Asphalt	c = 0.90			
c) Detention Pond /swale	c = 0.30			
d) Concrete	c = 0.90			
e) Unimproved area (grass)	c = 0.23			
Total Area =	4.4977 ac	195919.00 SF	0.24	Cumulative Areas
Area 1	0.0269 ac	1172.00 SF	0.90	Building/Roofs
Area 2	0.0452 ac	1968.00 SF	0.75	Asphalt
Area 3	0.0899 ac	3916.00 SF	0.50	Flex base
Area 4	0.0016 ac	68.00 SF	0.90	Concrete
Area 5	4.3341 ac	188795.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

$$C = (C1A1 + C2A2 + C3A3 + C4A4 + \dots) / A_{total} = 0.24$$

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

Pre-Developed

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00

Intensity
(in./hr)

3.06 4.14 4.84 5.78 6.73 7.71

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

TIME OF CONCENTRATION CALCULATOR
PRE DEVELOPED CONDITIONS

SHEET FLOW (LIMITED TO 100 FEET)

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$$

n_{ol} see table below

Table 4-6: Overland Flow Roughness		
Surface description		n_{ol}
Smooth surfaces (concrete, asphalt, gravel, or bare soil)		0.011
Fallow (no residue)		0.05
Cultivated soils:	Residue %	0.06
	Residue cover > 20%	0.17
Grass:	Short grass prairie	0.15
	Dense grasses	0.24
	Bermuda	0.41
Range (natural):		0.13
Woods:	Light underbrush	0.4
	Dense underbrush	0.8

DRAINAGE AREA 1

Lsh 100 Length of Segment (100ft Maximum)
P2 3.3 2 yr 24 hr Rainfall Depth
Ssh 0.008 Sheet flow slope

Tsh 0.2320 Sheet Flow Time (hr)
SHALLOW CONCENTRATED FLOW (UNPAVED)

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

Lsc 542.8 Length of Segment
K 20.32 Paved
16.13 Unpaved
Ssc 0.0022 Slope (ft/ft)
Tsc 0.19929 Shallow Concentrated Flow (hr)

Total Time 0.431 25.88 use 26 min

DRAINAGE AREA 1		
C	0.24	Existing Coefficient for Runoff
I	4.84	(in/hr) intensity
A	4.498	Net area of project (Ac)
Q	5.22	cfs

Runoff Coefficient Determination Post Developed - Area 1 (Commercial-Retail Plaza)

1) Accepted Runoff Coefficients

1 acre = 43560 SF

a) Building/Roofs	c = 0.90			
b) Asphalt	c = 0.90			
c) Detention Pond /swale	c = 0.30			
d) Concrete	c = 0.90			
e) Unimproved area (grass)	c = 0.23			
Total Area =	0.9772 ac	42568.00 SF	0.89	Cumulative Areas
Area 1	0.1796 ac	7823.00 SF	0.90	Building/Roofs
Area 2	0.0000 ac	0.00 SF	0.75	Asphalt
Area 3	0.0000 ac	0.00 SF	0.50	Flex base
Area 4	0.4974 ac	21667.00 SF	0.90	Concrete
Area 5	0.3002 ac	13078.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

C= (C1A1+C2A2+C3A3+C4A4+...)/Atotal=

0.69

Use: 0.7

Runoff Coefficient Determination Post Developed - Area 2 (Multi-Family Apartments)

1) Accepted Runoff Coefficients

1 acre = 43560 SF

a) Building/Roofs	c = 0.90			
b) Asphalt	c = 0.90			
c) Detention Pond /swale	c = 0.30			
d) Concrete	c = 0.90			
e) Unimproved area (grass)	c = 0.23			
		Runoff	Description	
		Coeff.		
Total Area =	3.5205 ac	153351.00 SF	0.65	Cumulative Areas
Area 1	0.7230 ac	31493.00 SF	0.90	Building/Roofs
Area 2	0.0000 ac	0.00 SF	0.75	Asphalt
Area 3	0.0000 ac	0.00 SF	0.50	Flex base
Area 4	1.4986 ac	65278.00 SF	0.90	Concrete
Area 5	1.2989 ac	56580.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

C= (C1A1+C2A2+C3A3+C4A4+...)/Atotal=

0.65

Use:

0.7

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

Post-Developed

1. Select English or SI Units

2. Select or Enter a County

3. Enter a Time of Conc.

Select Units

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00

Intensity
(in./hr)

4.83	6.44	7.47	8.80	10.08	11.38
------	------	------	------	-------	-------

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

Existing Conditions (10 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.24	4.84	4.498	5.22

Area 1 (Commercial - Retail Plaza)

Developed Conditions(50 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.7*	10.08	0.977	6.89

Area 2 (Multi-Family Apartments)

Developed Conditions(50 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.7*	10.08	3.521	24.84

* Refer to Site Plan on Exhibit F

Prop. Runoff C = 0.7
Area = 4.498 ac
Post Dev. Tc = 10 min

Exist Runoff C = 0.24
Exist. Intensity = 4.8

Total Q= 31.74 cfs

Detention Calculations						
Duration (minutes)	I50year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	37.93	11,379	5.22	2,349	9,030
10	10.08	31.73	19,037	5.22	3,132	15,905
15	8.69	27.37	24,633	5.22	3,915	20,718
20	7.66	24.13	28,952	5.22	4,698	24,254
25	6.86	21.61	32,421	5.22	5,481	26,940
30	6.23	19.61	35,291	5.22	6,264	29,027
35	5.70	17.96	37,720	5.22	7,047	30,673
40	5.27	16.59	39,814	5.22	7,830	31,984
45	4.90	15.42	41,647	5.22	8,613	33,034
50	4.58	14.42	43,271	5.22	9,396	33,875
55	4.30	13.55	44,725	5.22	10,179	34,546
60	4.06	12.79	46,039	5.22	10,962	35,077
65	3.85	12.11	47,236	5.22	11,745	35,491
70	3.65	11.51	48,333	5.22	12,528	35,805
75	3.48	10.97	49,344	5.22	13,311	36,033
80	3.33	10.48	50,281	5.22	14,094	36,187
85	3.19	10.03	51,154	5.22	14,877	36,277
90	3.06	9.62	51,970	5.22	15,660	36,310

95	2.94	9.25	52,735	5.22	16,443	36,292
100	2.83	8.91	53,456	5.22	17,226	36,230
105	2.73	8.59	54,138	5.22	18,009	36,129
110	2.64	8.30	54,783	5.22	18,792	35,991
115	2.55	8.03	55,395	5.22	19,575	35,820

Detention Pond Dimensions

Flow Line Width W1 (ft)	Cross Sect.		Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)
	Depth H (ft)	S				
26.0	3.0	1.0	32.0	349.0	30363.0	30363.0
1.0	2.0	1.0	5.0	544.0	3264.0	3264.0
8.0	2.0	1.0	12.0	150.0	3000.0	3000.0
TOTAL						36627.0

A
B
C

Detention Provided = 36627 cf > 36310 cf = Detention Required

Therefore, the proposed detention pond is O. K.

CITY OF WESLACO
I, THE UNDERSIGNED, MAYOR TO 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
DAVID SUAREZ
DATE
CITY SECRETARY, CITY OF WESLACO
DATE

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 SUBDIVISIONS WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION
DATE

HIDALGO COUNTY DRAINAGE DISTRICT
NUMBER ONE

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 THE TEXAS WATER CODE 48.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DISTRICT'S REVIEW OF THE SUBDIVISION IS BASED ON THE 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 SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
DATED THIS _____ DAY OF _____, 2021.
I, NO IMPROVEMENTS OF ANY KINDS SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS 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 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 STORMDRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. H.C.C.I.D. #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
DATE

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, WEI, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS "WHITE ROSE SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

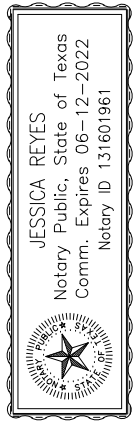
RAUL GUERRA
621 TERRA PROMETIDA
WESLACO, TX 76796
DATE

COUNTY OF HIDALGO

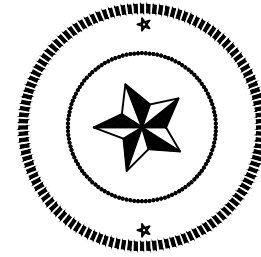
BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED,

PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONAL SIGNER OF THE INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____ day of _____, 20____.



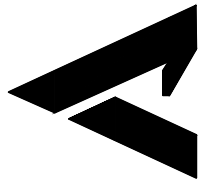
JESSICA REYES - NOTARY PUBLIC
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUARDADO, JR.
COUNTY CLERK



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

SHEET
1 OF 2

ALTEX ENGINEERING
10000 W. HUISACHE ST.
MERCED, TEXAS 76867
(956) 294-1241
TYPE FIRM REGISTRATION NO. F-19737



WHITE ROSE
SUBDIVISION
PRELIMINARY PLAT

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=50'

DATE: JUNE 4, 2021

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, AND SAID 4.644 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; SAID POINT BEING 115.00 FEET FROM THE SOUTHWEST CORNER OF SAID FARM TRACT 31; SAID POINT BEING DESCRIBED AS FOLLOWS:

POINT OF BEGINNING;
THENCE, NORTH, 229.61 FEET, WITH THE WEST LINE OF SAID FARM TRACT 31, AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD, TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF A 0.703 ACRE TRACT DESCRIBED IN DOCUMENT #313384, OF THE HIDALGO COUNTY OFFICIAL RECORDS AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 25.00 FEET A-1; 1-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD, PASSING AT A DISTANCE OF 30.00 FEET A-1; 1-INCH IRON ROD FOUND ON LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 282.00 FEET TO A-1; 1-INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 282.00 FEET TO A-1; 1-INCH IRON ROD FOUND HEREIN DESCRIBED;

THENCE, NORTH, 115.00 FEET, WITH THE EAST LINE OF SAID 0.703 ACRE TRACT TO A-1; 1-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.703 ACRE TRACT AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 232.00 FEET A-1; 1-INCH IRON ROD FOUND ON LINE FOR REFERENCE, PASSING AT A DISTANCE OF 237.00 FEET A-1; 1-INCH IRON ROD FOUND ON LINE FOR REFERENCE, PASSING AT A DISTANCE OF 237.00 FEET A-1; 1-INCH IRON ROD FOUND ON LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD ON THE NORTHWEST CORNER OF SAID 0.703 ACRE TRACT AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 25.00 FEET WITH THE WEST LINE OF SAID FARM TRACT 31, THE EAST LINE OF FARM TRACT 30 AND THE CENTERLINE OF OF MILE 4 1/2 WEST ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 3.00 ACRE TRACT DESCRIBED IN DOCUMENT #38407, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 25.00 FEET; 1-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 282.00 FEET TO A-1; 1-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH, 89.95 FEET, EAST, 369.91 FEET, WITH THE WEST LINE OF TRACT OF LAND DESCRIBED IN DOCUMENT #47703, HIDALGO COUNTY OFFICIAL RECORDS, TO A-1; 1-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

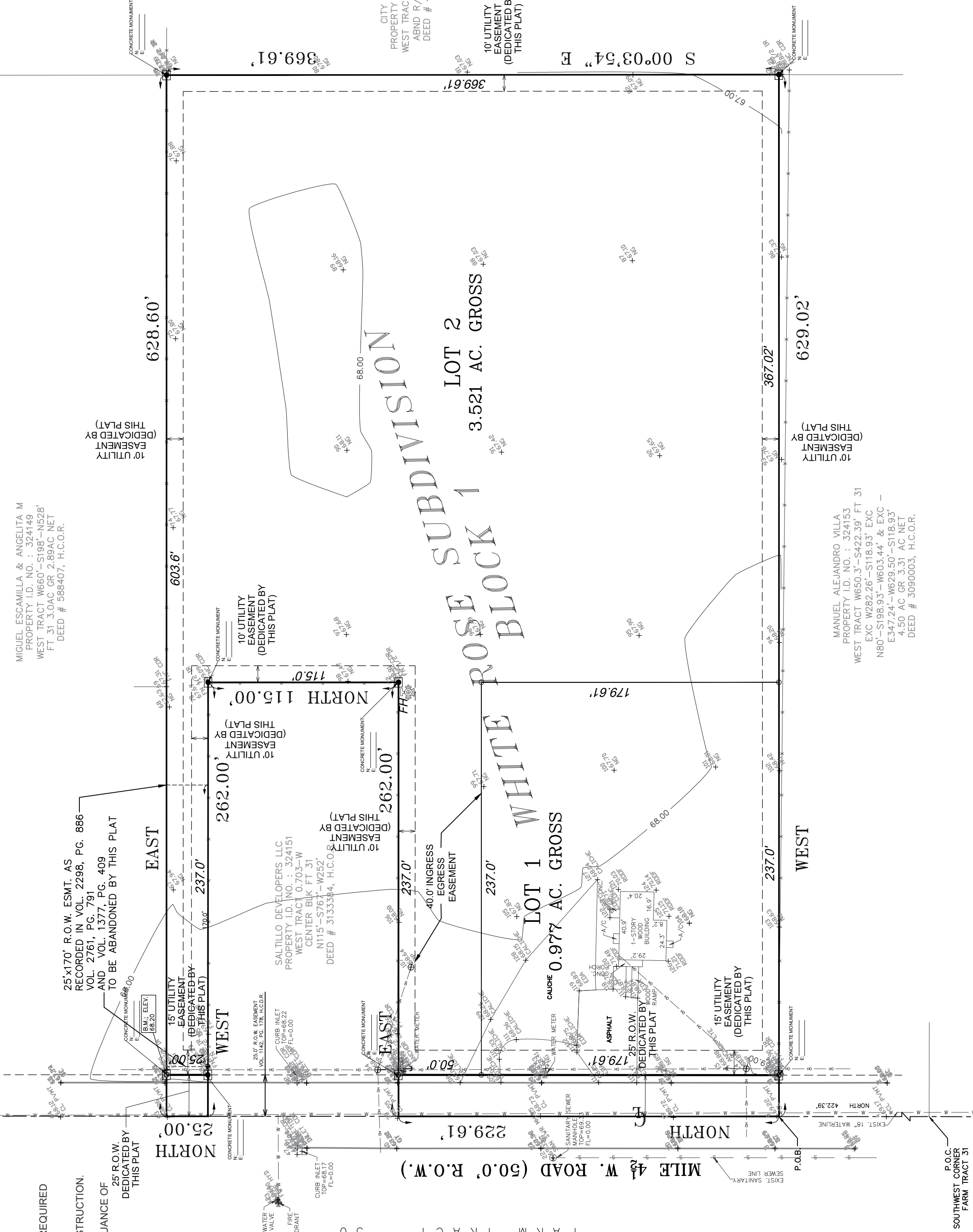
THENCE, WEST, WITH THE NORTH LINE OF A 3.11 ACRE TRACT DESCRIBED IN DOCUMENT #606003, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 25.00 FEET; 1-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 892.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.644 ACRES OF LAND MORE OR LESS.

LEGEND

- FOUND 3" IRON ROD
- X— EXIST. HOGWIRE FENCE
- ⊗ EXIST. POWER POLE
- ⊕ EXIST. TELEPHONE PEDESTAL
- O— EXIST. OVERHEAD POWER LINE
- W— EXIST. WATER LINE
- S— EXIST. SANITARY SEWER LINE
- SS— PROP. SANITARY SEWER LINE
- ⊙ EXIST. MANHOLE
- ⊕ PROP. MANHOLE
- ⊗ EXIST. WATER METER
- Q_o PROP. CLEAN OUT
- ⊕ EXIST. FIRE HYDRANT
- ⊕ EXIST. WATER VALVE
- EXIST. CURB INLET

SCALE: 1"=50'

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNERS			
RAUL GUERRA	621 TERRA PROMETIDA	WESLACO, TX 76796	(956) XXX-XXXX
ENGINEER			
JUAN ALONZO, JR.	107 W. HUISACHE AVE.	WESLACO, TX 76796	(956) 294-1241
SURVEYOR			
REYNALDO ROBLES	107 W. HUISACHE ST.	WESLACO, TX 76796	(956) 984-2422



1. THE SUBJECT TRACT LIES IN "ZONE B" AREAS DETERMINED TO BE BETWEEN THE LIMITS OF 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 OF 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, AS PER F.E.M.A. F.I.K.M. COMMUNITY PANEL 480348 (005-B, MARCH 4, 1980).

2. SETBACKS:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: COMMERCIAL FRONT YARD THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT.

I. CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP: THE CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP: EACH TWO FEET IN BUILDING HEIGHT, NO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.

II. ALL OTHER CORRIDORS: THE MINIMUM SETBACK SHALL BE 20 FEET.
a. SIDE YARDS: THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE FEET, EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN FEET.
c. REAR YARD: THE REAR YARD SETBACK LINE SHALL BE TEN FEET.

MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: APARTMENTS:

FRONT YARD: 20 FEET

SIDE YARD: 5 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

REAR YARD: 15 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

3. MINIMUM FINISH FLOOR NOTE:
ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. BENCHMARK NOTE:
BENCHMARK FOUND FOR THE NORTHWEST CORNER OF THIS TRACT: ELEVATION 66.20 (NAVD 88)

5. DRAINAGE EASEMENTS NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND CITY OF WESLACO RECORDS REQUIREMENTS: THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 38.310 CF. (0.63 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND DETERMINE THE DETENTION PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEIN GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR DRAINS. PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT, REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCE, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS, THAN 8 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. POTABLE WATER SHALL BE PROVIDED BY CITY OF WESLACO

8. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL UTILITIES AND ARE IN PLACE.

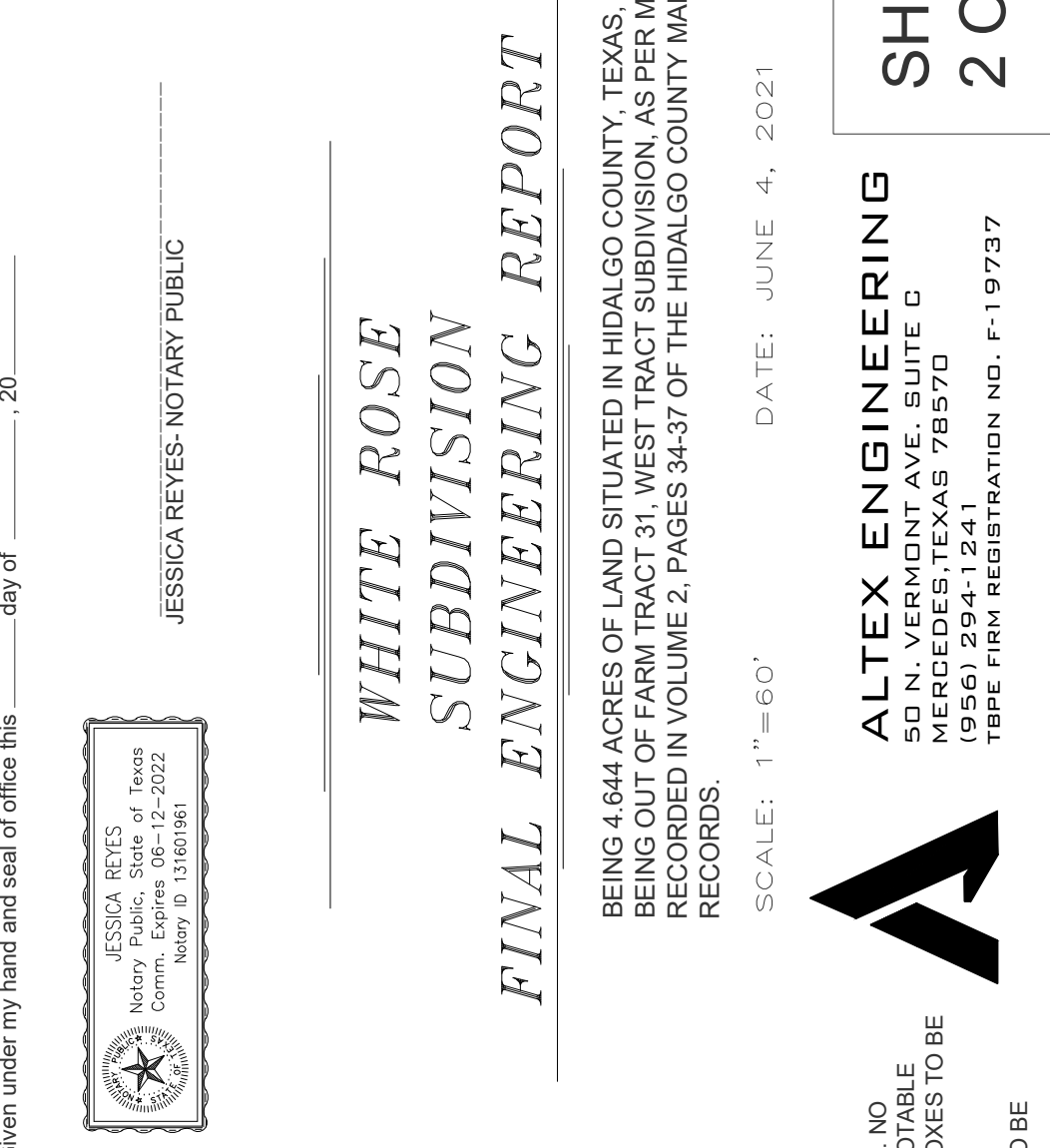
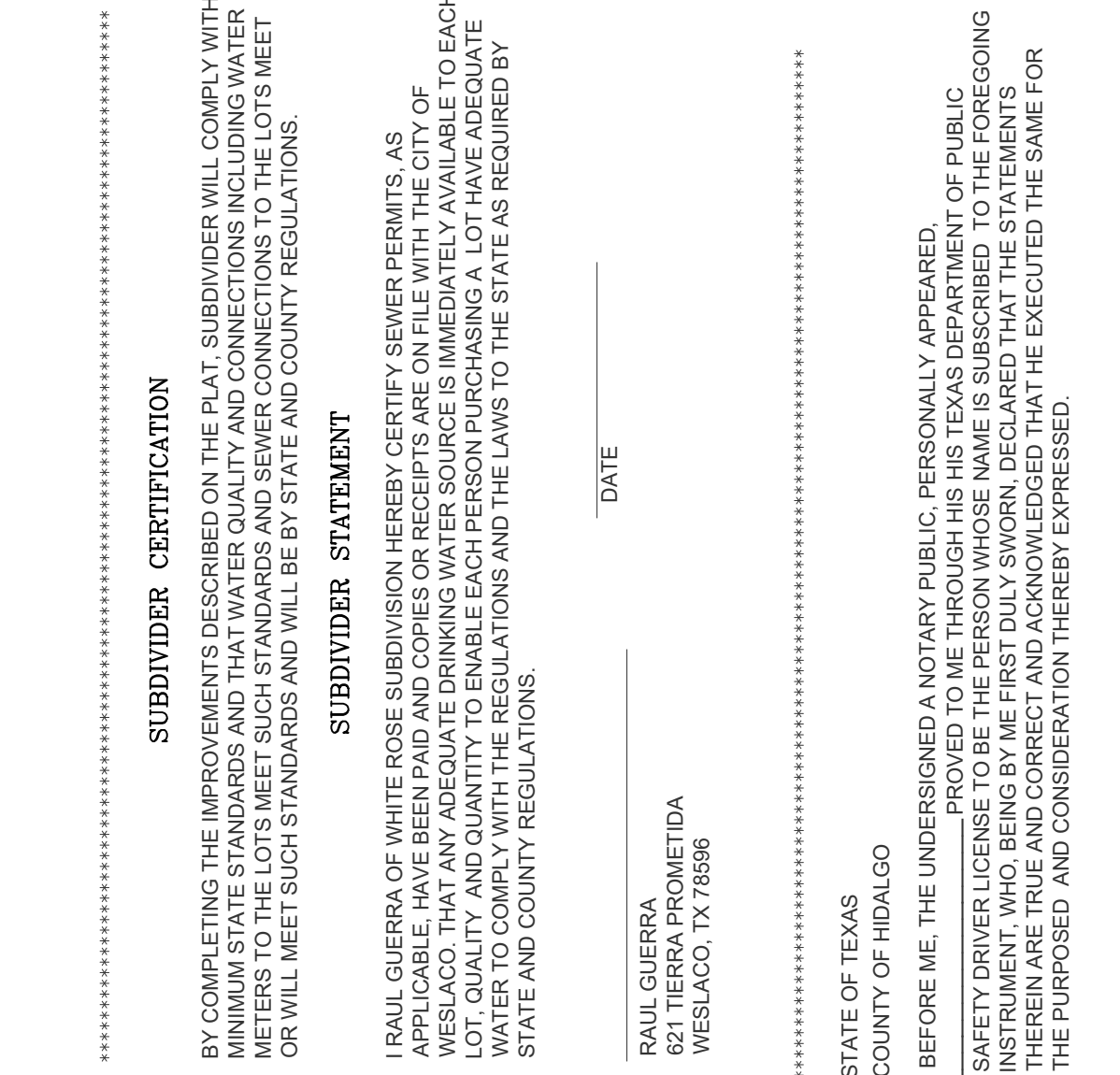
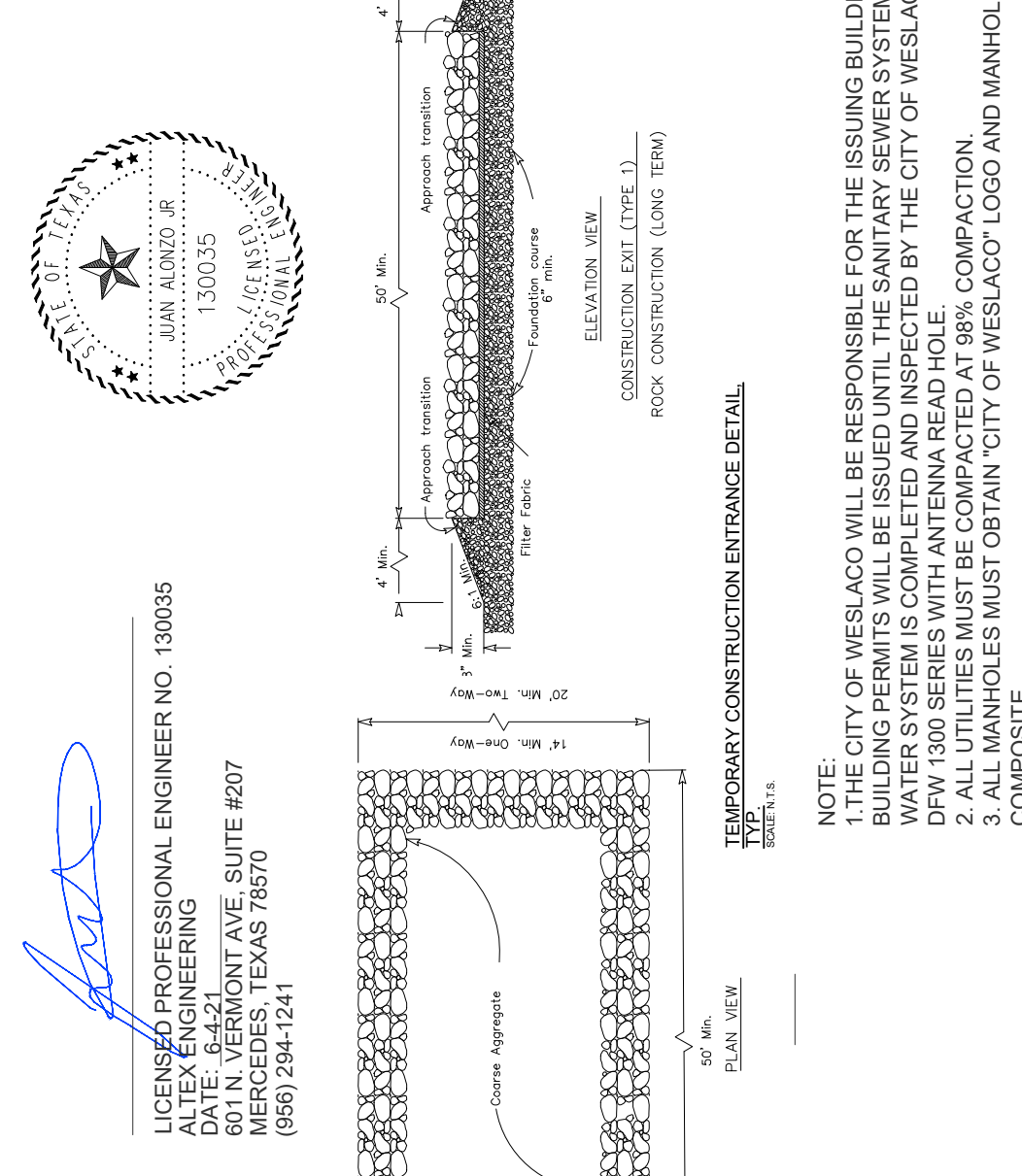
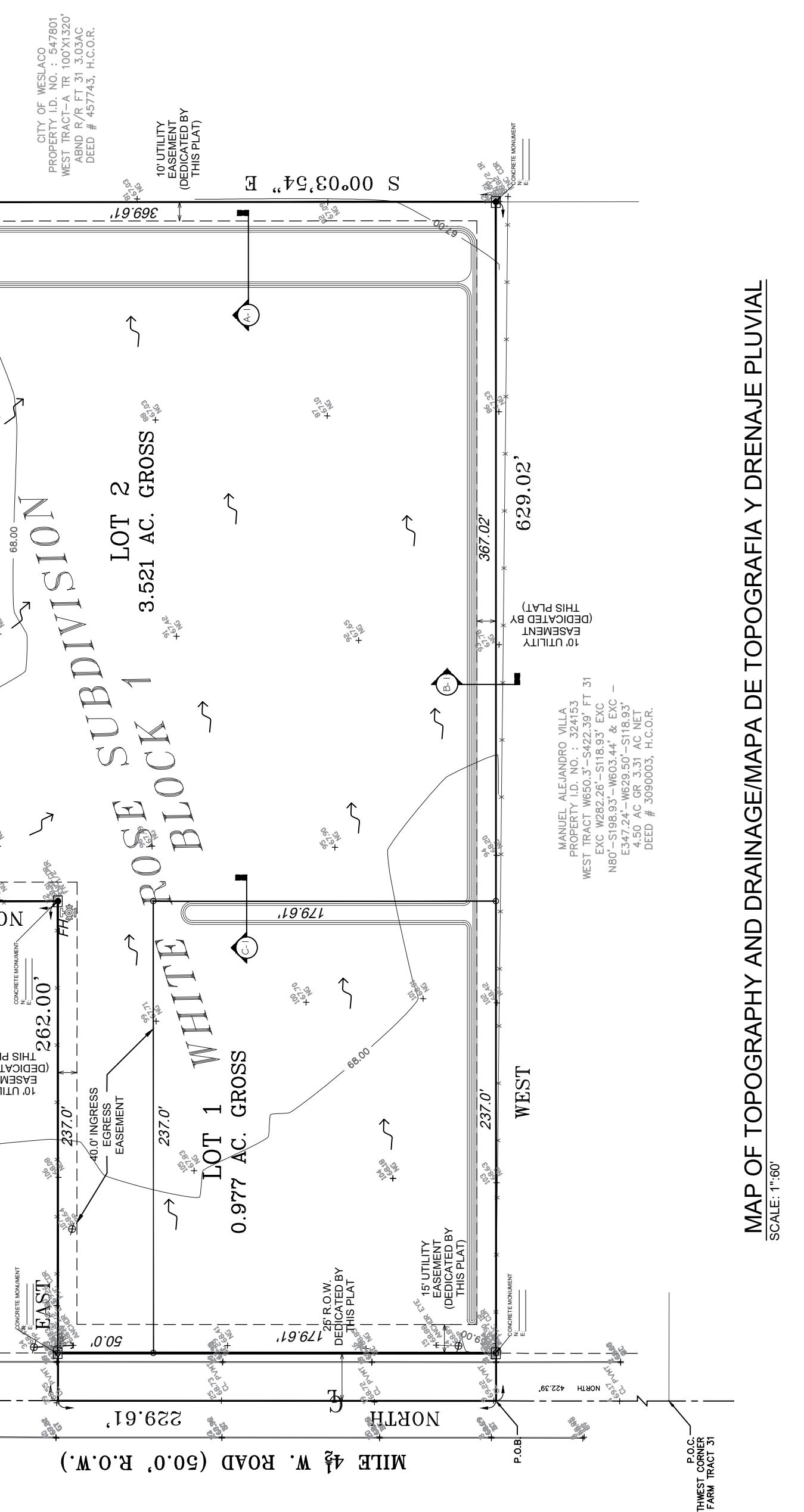
9. ALL SANITARY SEWER AND WATER CONNECTION SHALL BE PROPERLY MARKED ON CURB.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. STREET LIGHTS SHALL BE LOCATED AT MINIMUM OF EVERY 300 FEET AS REQUIRED PER CITY ORDINANCE.

12. STORM WATER POLLUTION PREVENTION PLAN REQUIRED PRIOR TO CONSTRUCTION. BUILDING PERMIT.

13. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETERS UPON ISSUANCE OF BUILDING PERMIT.



TRIP GENERATION WORKSHEET
FOR
WHITE ROSE SUBDIVISION
4.644 ACRE TRACT
OUT OF FARM TRACT 31
WEST TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

RAUL GUERRA

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
601 N. VERMONT AVE., SUITE 207
MERCEDES, TEXAS 78570
PH: (956)792-9305
JALONZO@ALTEXENG.COM

Project No. 21.137

JUNE 2021



TRIP GENERATION REPORT
FOR
WHITE ROSE SUBDIVISION
(WESLACO, TEXAS)

White Rose Subdivision is located on a 4.644-Acre tract of land out of Farm Tract 31, of the West Adams Subdivision, Hidalgo County, Texas. The tract is located approximately 1,980 feet north of the intersection of Mile 4 ½ W Road and W Frontage Road within the City Limits of Weslaco. The lot is predominantly undeveloped with natural grasses and a small commercial building.

The report is based on the Trip Generation, 8th Edition Book (Institute of Traffic Engineers).

Apartment (220)

1a. - On a weekday, A.M. Peak hour Generator

Directional Distribution: 29% Entering, 71% Exiting

Equation: $\ln(T) = 0.54(x) + 2.45$ where T = avg vehicle trip ends; X = Number of Dwelling Units

X = 54 Dwelling Units (Apartment Units)

$$(T) = 0.54(54) + 2.45 \quad T = 32$$

Tenter = $32(0.29) = 10$ trips/hour

Texiting = $32(0.71) = 23$ trips/hour

1b. - On a weekday, P.M. Peak hour Generator

Directional Distribution: 61% Entering, 39% Exiting

Equation: $\ln(T) = 0.60(x) + 14.91$ where T = avg vehicle trip ends; X = Number of Dwelling Units

X = 54 Dwelling Units (Apartment Units)

$$(T) = 0.60(54) + 14.91 \quad T = 48$$

Tenter = $48(0.61) = 30$ trips/hour

Texiting = $48(0.39) = 19$ trips/hour

Threshold requirements for a Traffic Impact Analysis Report:

AM/PM PHT* < 100 TPH, TIA not Required

AM/PM PHT* > 100 TPH, TIA Required

PHT* = Peak Hour Trips

Trip Generation 8th Edition A.M. Peak hr. Generator Data Plot & Equation

Apartment (220)

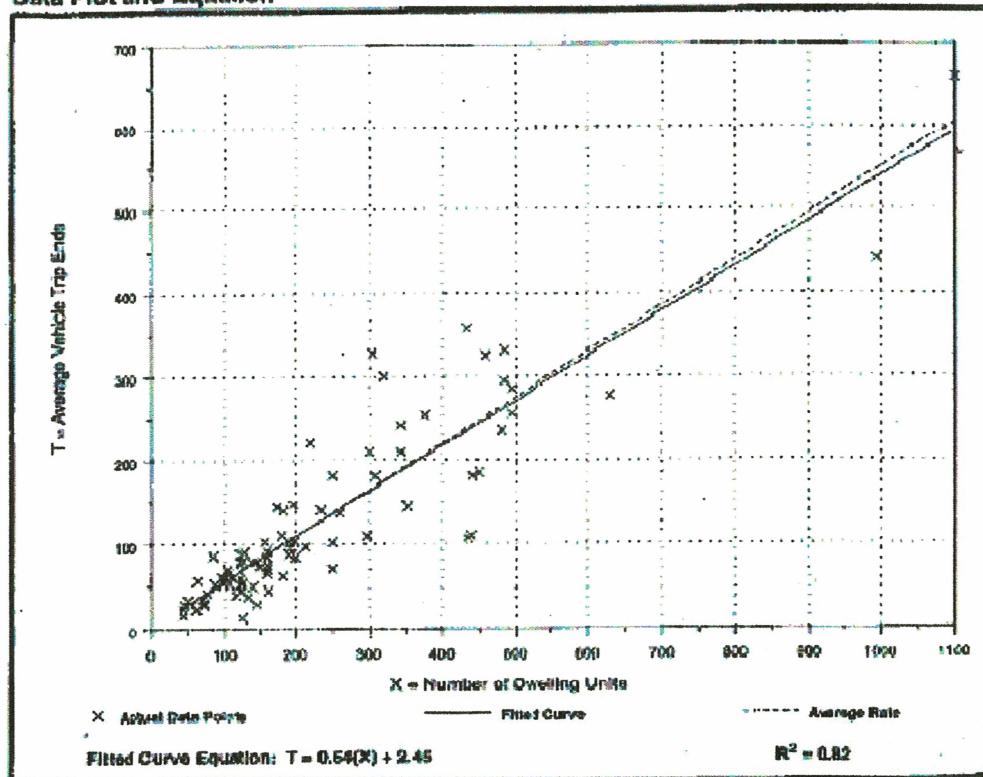
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 83
Avg. Number of Dwelling Units: 230
Directional Distribution: 29% entering, 71% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.10 - 1.08	0.76

Data Plot and Equation



PEAK HOUR TRIP RATES FOR COMMON LAND USES

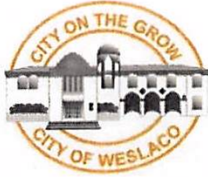
Land Use	Critical Peak Hour	Peak Hour Trip Rate	%Entering %Exiting	ITE Code
Apartments, High Rise	PM	0.35 Per Unit	61/39	222
Apartments, Low Rise	PM	0.58 Per Unit	65/35	221
Automobile Care Center	PM	3.38 Per 1,000 Sq. Ft.	50/50	942
Automobile Parts Sales and Service Center	PM	4.46 Per 1,000 Sq. Ft.	42/58	943
Automobile Sales (New)	PM	2.59 Per 1,000 Sq. Ft.	39/61	841
Bank with ATMs and Drive-Through	PM	27.41 Per Lane	51/49	912
Business Park	AM	1.43 Per 1,000 Sq. Ft.	84/16	770
Car Wash, Self Service	SAT	20.60 Per Wash Stall	50/50	947
Church	SUN	11.76 Per 1,000 Sq. Ft.	50/50	560
Convenience Store	AM	67.03 Per 1,000 Sq. Ft.	50/50	851
Convenience Store with Gas Pumps	PM	59.69 Per 1,000 Sq. Ft.	50/50	853
Day Care Center	PM	12.46 Per 1,000 Sq. Ft.	47/53	565
Discount Store	PM	5.00 Per 1,000 Sq. Ft.	50/50	815
Drinking Place	PM	15.49 Per 1,000 Sq. Ft.	66/34	925
Golf Course	PM	0.30 Per Acre	34/66	430
Hospital	PM	1.14 Per 1,000 Sq. Ft.	42/58	610
Hotel	PM	0.59 Per Room	53/47	310
Industrial Park	PM	0.86 Per 1,000 Sq. Ft.	21/79	130
Industrial, Heavy	AM	0.51 Per 1,000 Sq. Ft.	N/A	120
Industrial, Light	PM	0.97 Per 1,000 Sq. Ft.	12/88	110
Manufacturing	PM	0.73 Per 1,000 Sq. Ft.	36/64	140
Mobile Home Park	PM	0.59 Per Unit	62/38	240
Motel	AM	0.64 Per Room	36/64	320
Movie Theater with Matinee	PM	102.87 Per Screen	58/42	444
Office Building, General	AM	1.55 Per 1,000 Sq. Ft.	88/12	710
Office Building, Medical-Dental	PM	3.46 Per 1,000 Sq. Ft.	27/73	720
Office Building, Single Tenant	AM	1.80 Per 1,000 Sq. Ft.	89/11	715
Office Park	AM	1.71 Per 1,000 Sq. Ft.	89/11	750
Pharmacy, without Drive-through	PM	8.42 Per 1,000 Sq. Ft.	50/50	880
Pharmacy, with Drive-through	PM	10.35 Per 1,000 Sq. Ft.	50/50	881
Quick Lubrication Vehicle Shop	PM	5.19 Per Bay	55/45	941
Recreational Community Center	PM	1.45 Per 1,000 Sq. Ft.	29/71	495
Residential, Multi-Use, Retail Mixed Development (PUD)	PM	0.62 Per Unit	65/35	270
Residential, Single Family	PM	1.01 Per Unit	63/37	210
Restaurant, Fast-Food (with Drive-Through)	AM	49.36 Per 1,000 Sq. Ft.	51/49	934
Restaurant, High Turnover	PM	18.49 Per 1,000 Sq. Ft.	63/37	932
School, Elementary	AM	0.45 Per Student	55/45	520
School, High	AM	0.42 Per Student	69/31	530
School, Middle/Junior High	AM	0.54 Per Student	55/45	522
Service Station, with Convenience Market (with Car Wash)	PM	13.94 Per Fueling Position	50/50	946
Service Station, with Convenience Market (without Car Wash)	PM	13.38 Per 1,000 Sq. Ft.	50/50	945
Shopping Center	SAT	4.89 Per 1,000 Sq. Ft.	48/52	820
Specialty Retail Center	PM	2.71 Per 1,000 Sq. Ft.	44/56	814
Supermarket	PM	11.85 Per 1,000 Sq. Ft.	51/49	850
Video Rental	PM	13.60 Per 1,000 Sq. Ft.	46/54	896
Warehousing, General	PM	0.32 Per 1,000 Sq. Ft.	25/75	150
Warehousing, Mini	PM	0.26 Per 1,000 Sq. Ft.	51/49	151

These are some of the values from the 8th Edition ITE Manual – Refer to ITE for additional trip rates



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: August 11, 2021	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Mario Reyna.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for 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, Weslaco, Hidalgo County, Texas located on between N Westgate Dr. and Border Ave. East Expressway 83. Possible Action.	
Discussion/Overview: The proposed seven (7) lot subdivision is located 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 10" sewer line. The property is within a Flood Zone "B". Applicant has added the plat note regarding outparcel "A".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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: South Point Subdivision

Location: East Expressway 83 Frontage - between North Westgate Drive and Border Avenue

Legal Description: Being a Re-subdivision 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.

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: B-2 Secondary & Highway District

Existing Land Use: vacant Proposed Land Use: Commercial Use

Number of Lots Proposed: 7 Lots Gross Acreage: 12.889

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Sharyland Investors, Ltd and R.I. Pecina Telephone: c/o (956) 381-0981

Address: 305 A North Shary Road and 2408 Durango Drive Fax: _____

City: Mission and Mission State: Texas Zip: 78572 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: (956) 381-0981

Address: 115 West McIntyre Road Edinburg Fax: _____

City: Edinburg State: Texas Zip: 78541 E-mail: mario@meldenandhunt.com

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

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 _____	☒ YES ☐ NO Gas Utility _____	☒ YES ☐ NO Cable Utility _____
---	---	---

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD#1</u>	☒ YES ☐ NO Irrigation District <u>Excluded</u>
---	---

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

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

- ☐ 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 1/2 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: Sharyland Investors, Ltd and R.I. Pecina

Owner Signature: (owner's authorization) Date: _____

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Date: 06.30.2021

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: _____

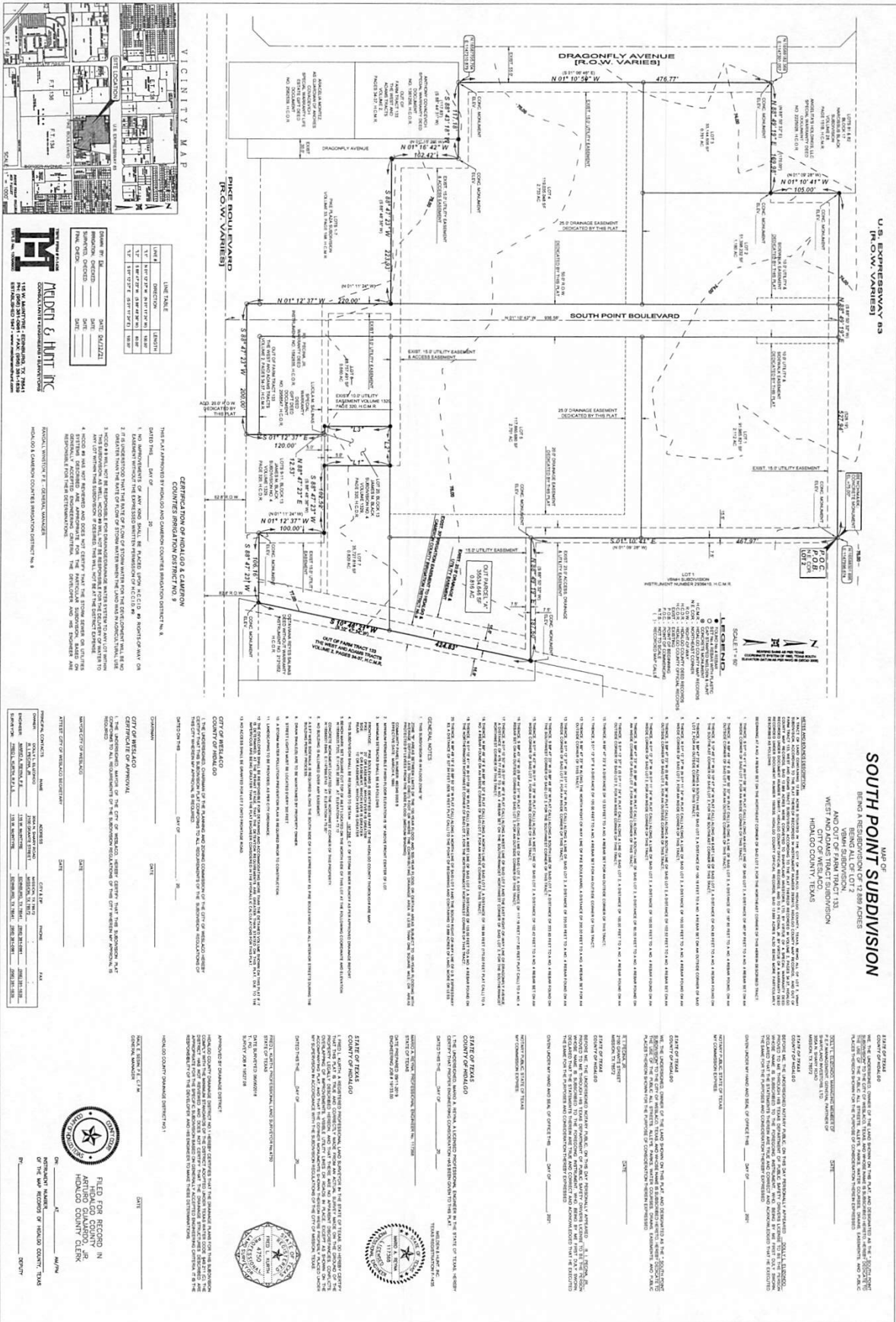
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



OWNER'S AUTHORIZATION

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



R.I. PECINA, JR.
2100 GRANITE ST.
MISSION, TX 78572

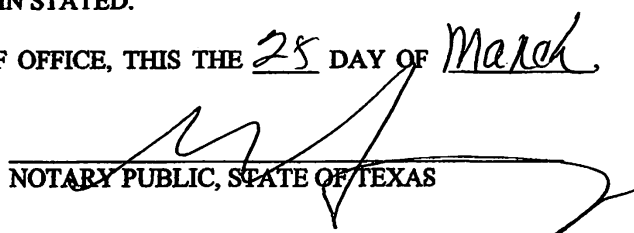
3/25/21

DATE

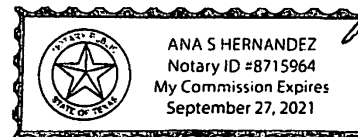
STATE OF TEXAS §
COUNTY OF HIDALGO §

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



OWNER'S AUTHORIZATION

We, **P.E.P. MANAGEMENT, GENERAL PARTNER FOR SHARYLAND INVESTORS, LTD.**, HEREBY AUTHORIZE FRED KURTH, P.E., R.P.L.S., PRESIDENT AND 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 12.34 ACRES BEING ALL OF LOT 2, VBMH SUBDIVISION, INSTRUMENT NUMBER 2936410, H.C.M.R., HIDALGO COUNTY, TEXAS

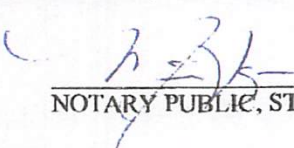

DOLLY L. ELIZONDO, MANAGING MEMBER OF
P.E.P. MANAGEMENT, GENERAL PARTNER OF
SHARYLAND INVESTORS, LTD.
305A N. SHARY ROAD
MISSION, TX 78572

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO 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 8th DAY OF March,
~~2019~~ 2021





NOTARY PUBLIC, STATE OF TEXAS

OWNER'S AUTHORIZATION

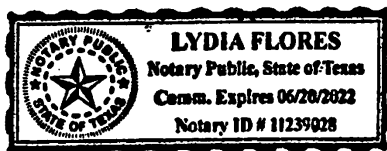
We, **P.E.P. MANAGEMENT, GENERAL PARTNER FOR SHARYLAND INVESTORS, LTD.**, HEREBY AUTHORIZE FRED KURTH, P.E., R.P.L.S., PRESIDENT AND MARIO A. REYNA, P.E., VICE PRESIDENT OF MELDEN & HUNT, INC. TO SIGN ALL SUBDIVISION APPLICATIONS AND RELATED PAPERWORK FOR A TRACT OF LAND CONTAINING APPROXIMATELY 12.34 ACRES BEING ALL OF LOT 2, VBMH SUBDIVISION, INSTRUMENT NUMBER 2936410, H.C.M.R., HIDALGO COUNTY, TEXAS


DOLLY L. ELIZONDO, MANAGING MEMBER OF
P.E.P. MANAGEMENT, GENERAL PARTNER OF
SHARYLAND INVESTORS, LTD.
305A N. SHARY ROAD
MISSION, TX 78572

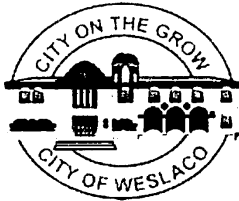
STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO 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 5th DAY OF June, 2019.




NOTARY PUBLIC, STATE OF TEXAS



**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: South Point Subdivision
 Location: East Expressway 83 Frontage - between North Westgate Drive and Border Avenue
 Applicant: Melden & Hunt, Inc. ☐ Owner ☒ Agent
 Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: (956) 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			
	See attachment				553	514	5,695

Comments: SEC Dragonfly Ave & US Expressway 83
 Prepared by: Melden & Hunt, Inc. Date: _____
 Address: 115 W. McIntyre Street Edinburg, TX 78541 Phone Number: (956) 381-0981

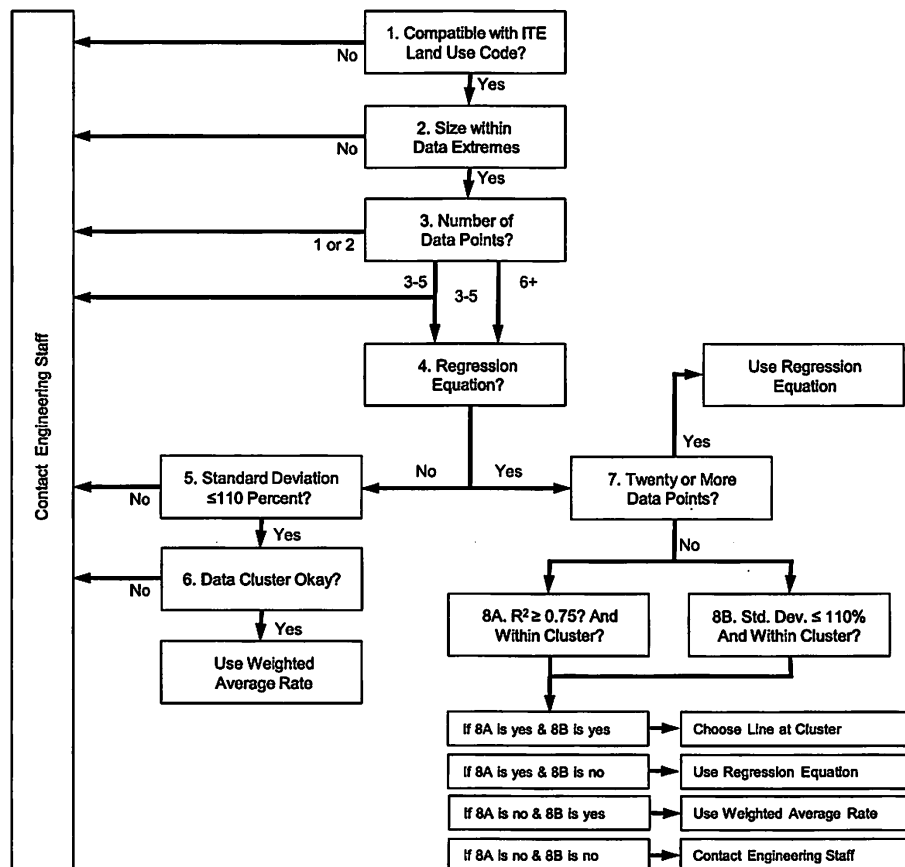
(For Official Use Only, Do Not Write In This Box)

- _____ 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#: _____

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)

Trip Generation Calculations
 Project Name: South Point Subdivision
 Location: SEC Dragonfly Ave & US Expressway 83
 Job #: 21083
 Date: 4/15/2021

Lot #	ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
			Acres	GFA	# of Units			
1	820	Shopping Center	2.112	17,000	n/a	124	158	1,802
2	931	Quality Restaurant	1.18	5,000	n/a	22	41	419
3	820	Shopping Center	0.761	6,000	n/a	94	74	887
4	310	Hotel	2.733	n/a	80	51	51	476
5	630	Medical Clinic	2.701	20,000	n/a	86	78	763
6	820	Shopping Center	0.66	4,000	n/a	88	56	674
7	820	Shopping Center	0.82	4,000	n/a	88	56	674
Total:			10.967			553	514	5695

FIRM NAME: MELDEN & HUNT, INC. – #F1435
TITLE: SOUTH POINT SUBIVISION
PREPARED BY: MARIO A. REYNA P.E.
DATE: April 12, 2021



Handwritten signature and date:
4-12-21

INDEX

- 1. Drainage Statement**
- 2. Drainage Calculations**
- 3. Weighted C Calculation**
- 4. Runoff Coefficients**
- 5. Time of Concentration Determination Table (If Applicable)**
- 6. Location Map**
- 7. Subdivision Plat**
- 8. USGS Topographical Map**
- 9. Rainfall Intensity Table**
- 10. Street Velocities & Capacities Flowing Curb Full Table**
- 11. USDA Soils Map**
- 12. USDA Soils Legend & Description**
- 13. FEMA FIRM with site location**



TBPELS Firm # F-1435
TBPELS # 10096900

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

DRAINAGE STATEMENT

SOUTH POINT SUBDIVISION

Project No.: 21083.00

Date: April 12, 2021

SOUTH POINT SUBDIVISION is 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 1582835, Hidalgo County Official Records. The property is located approximately 1,345 feet west of the intersection of F.M. 88 (Texas Boulevard) and US Expressway 83. The property will be subdivided for commercial use. This property is located in Zone "B" in FEMA's Flood Insurance Rate Map, Community Panel No. 480349 0005 B, March 4, 1980. Zone "B" is an "area between limits of the 100-year flood and 500-year flood; or certain acres subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than one square mile; and areas protected by levees from a base flood". (medium shading)

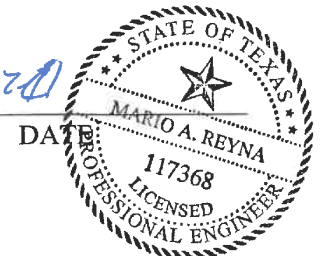
The soils are (28) Hidalgo sandy clay loam, and (31) Hidalgo-Urban land complex which are in Hydrologic Group "B". Soil Group "B" is moderately pervious with a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff flows north into the frontage road and discharge into an existing TxDot curb inlet on the west bound frontage road on Expressway 83 and has a runoff of 5.76 c.f.s. during the 10-year storm frequency as per the attached calculations. The proposed development will increase runoff by 49.40 c.f.s to a total of 55.16 c.f.s.

The proposed drainage **SOUTH POINT SUBDIVISION** consists of surface runoff from a proposed parking lot into a detention pond discharging with a 8" bleeder line into an existing TxDot curb inlet on the east bound frontage road on Expressway 83. The TxDot curb inlet discharges into city of Weslaco Drain Ditch 18B which flows northwest ultimately discharging into the Weslaco North Lateral.

In accordance with the City of Weslaco 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. Therefore, as per attached calculations, 187,268 cubic feet of detention will be required within this subdivision. The drainage and detention plan will be reviewed by the City prior to the issuance of the building permit by the City.

By: 
Mario A. Reyna, P.E.
Vice President



DRAINAGE REPORT

PROJECT NAME: **SOUTH POINT SUBDIVISION**
PROJECT NUMBER: **21083**
DATE: **April 12, 2021**

I. Existing Condition-10 year

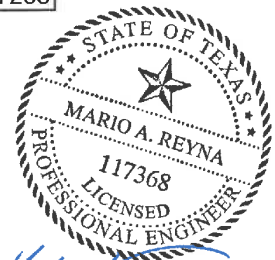
Ex. Area:	561,425.21 sf	Int. Coeff. "k"	0.213 Table 3-2
	12.89 ac	K _u	3.28
Imp. Area:	- sf	Length	914 ft
% Imp. :	0.00	Velocity	0.270582 ft/sec
Slope :	0.15 %		
tc :	101.56 min		
Rainfall Intensity (10yr)			2.234 in/hr
c factor			0.200
Q peak existing condition:			5.76 cfs

II. Future Condition-50 year

Future area:	561,425.21 sf		
	12.89 ac		
Estimated Imp. Area:	505,560 sf		
% Imp. :	0.90		
Slope :	0.15%		
tc :	40.00 min		
Rainfall Intensity (50yr)			5.350 in/hr
c factor			0.800
Q future cond. = Aci = i *	=	55.16 *	0.80
		10.3108395 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	139.92	41975	5.76	7773	34203
10	0.17	10.83	111.61	66969	5.76	8636	58333
15	0.25	9.10	93.85	84464	5.76	9500	74964
20	0.33	7.91	81.54	97846	5.76	10364	87482
25	0.42	7.03	72.43	108650	5.76	11227	97423
30	0.50	6.34	65.40	117723	5.76	12091	105632
35	0.58	5.80	59.77	125521	5.76	12954	112567
40	0.67	5.35	55.16	132391	5.76	13818	118573
45	0.75	4.98	51.31	138528	5.76	14682	123846
50	0.83	4.66	48.03	144084	5.76	15545	128538
60	1.00	4.14	42.73	153821	5.76	17273	136549
90	1.50	3.16	32.62	176167	5.76	22454	153712
120	2.00	2.60	26.77	192722	5.76	27636	165086
180	3.00	1.95	20.12	217258	5.76	38000	179258
240	4.00	1.59	16.36	235632	5.76	48363	187268

Storage Required: 187,268 cf
Storage Required: 4.299 Ac.-Ft.
w/ release rate of: 5.76 cfs
Storage / Ac. Development: 0.334 Ac.Ft. per Ac.



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, cemeteries	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

$$C_w = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{\text{total}}$$

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	0	0.000	0.000
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:	0.8	561,425	12.889	10.311
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Roofs	0.75	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	0	0.000	0.000
Concrete	0.9	0	0.000	0.000
Drives and walks	0.9	0	0.000	0.000
Total:		561,425	12.889	10.311
Weighted "c":			0.800	

$$C_w = (C_1A_1 + C_2A_2 + C_3A_3 + \dots + C_nA_n) / A_{total}$$

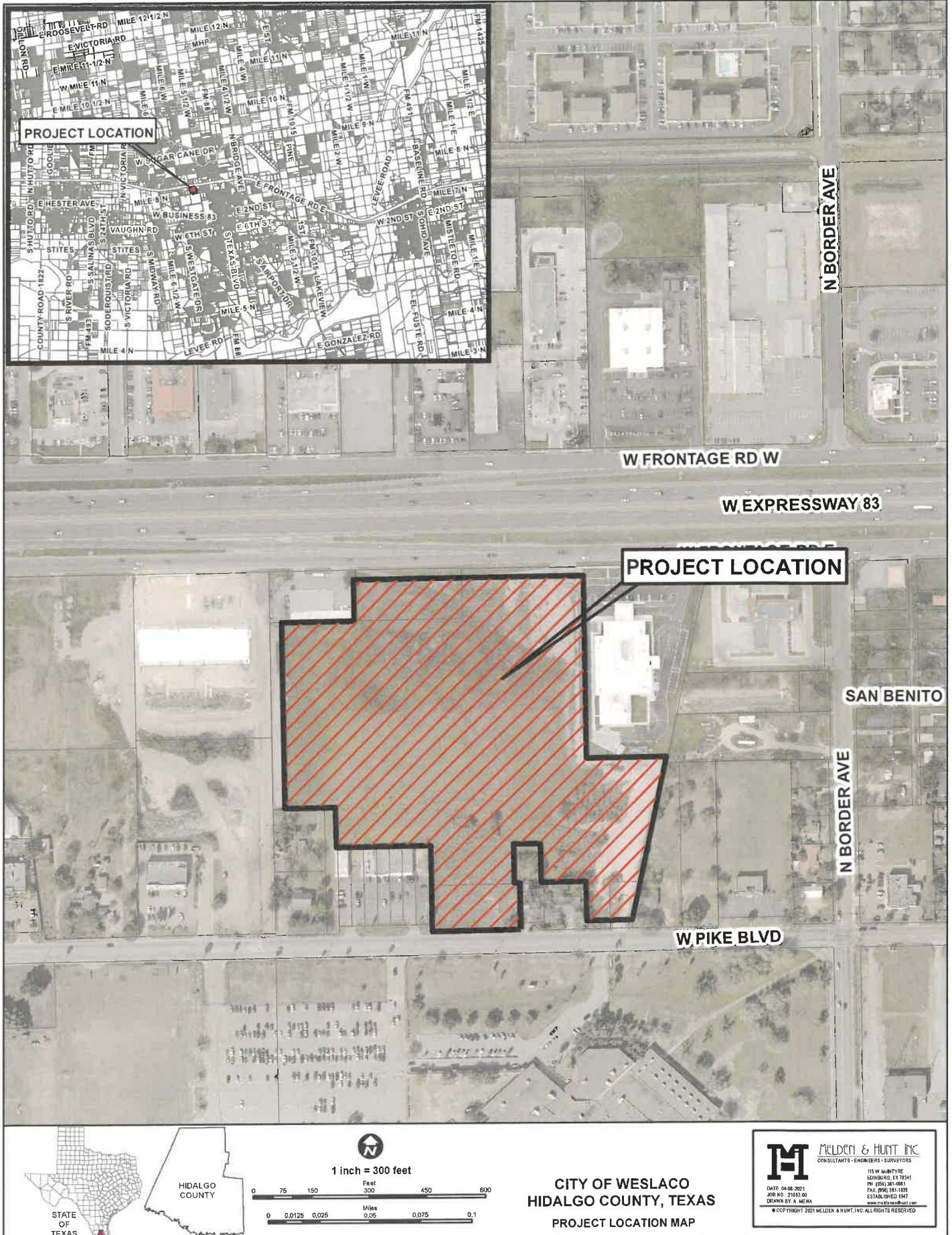
C_w = Weighted Runoff Coefficient (Composite Coefficient)

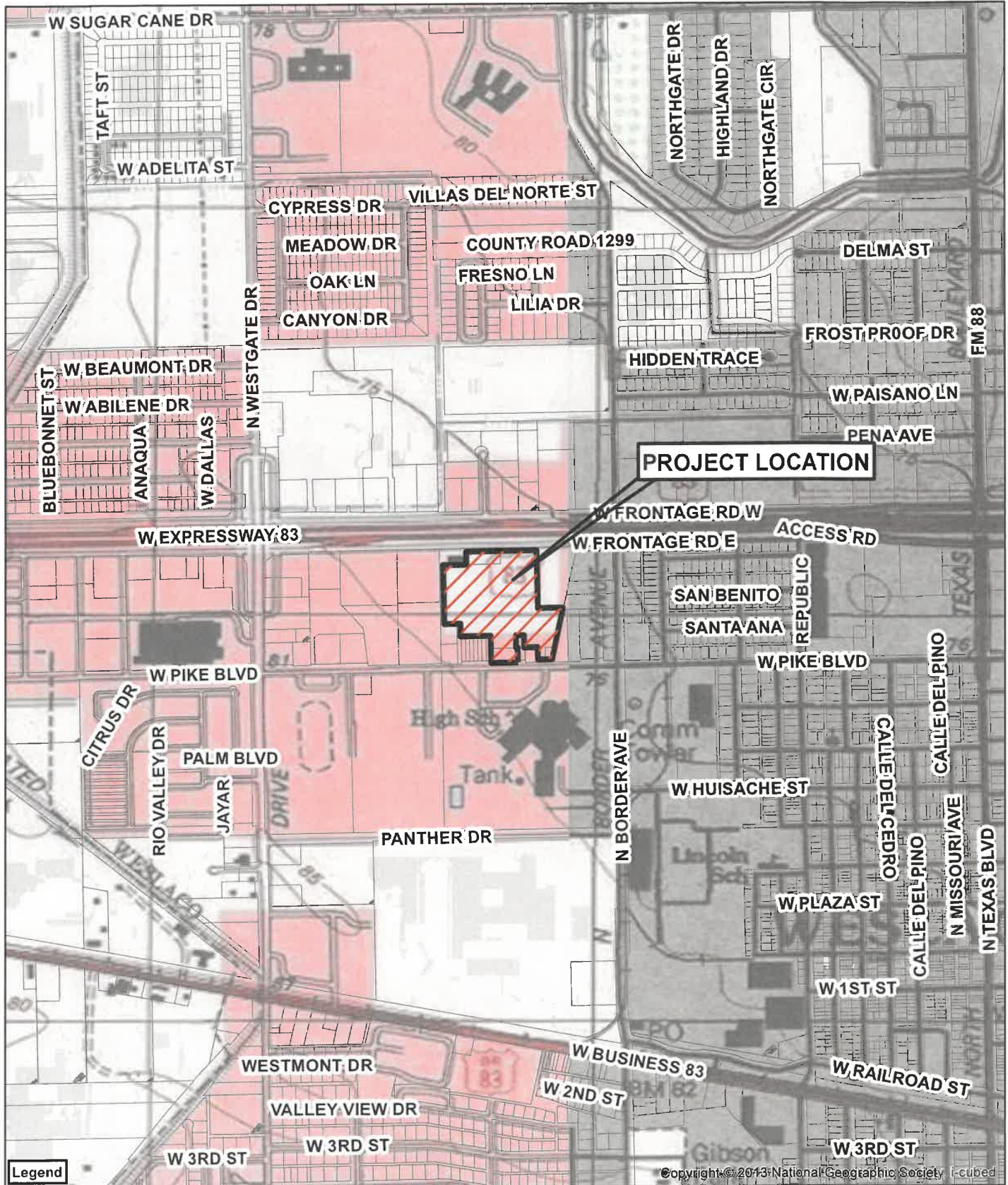
C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)





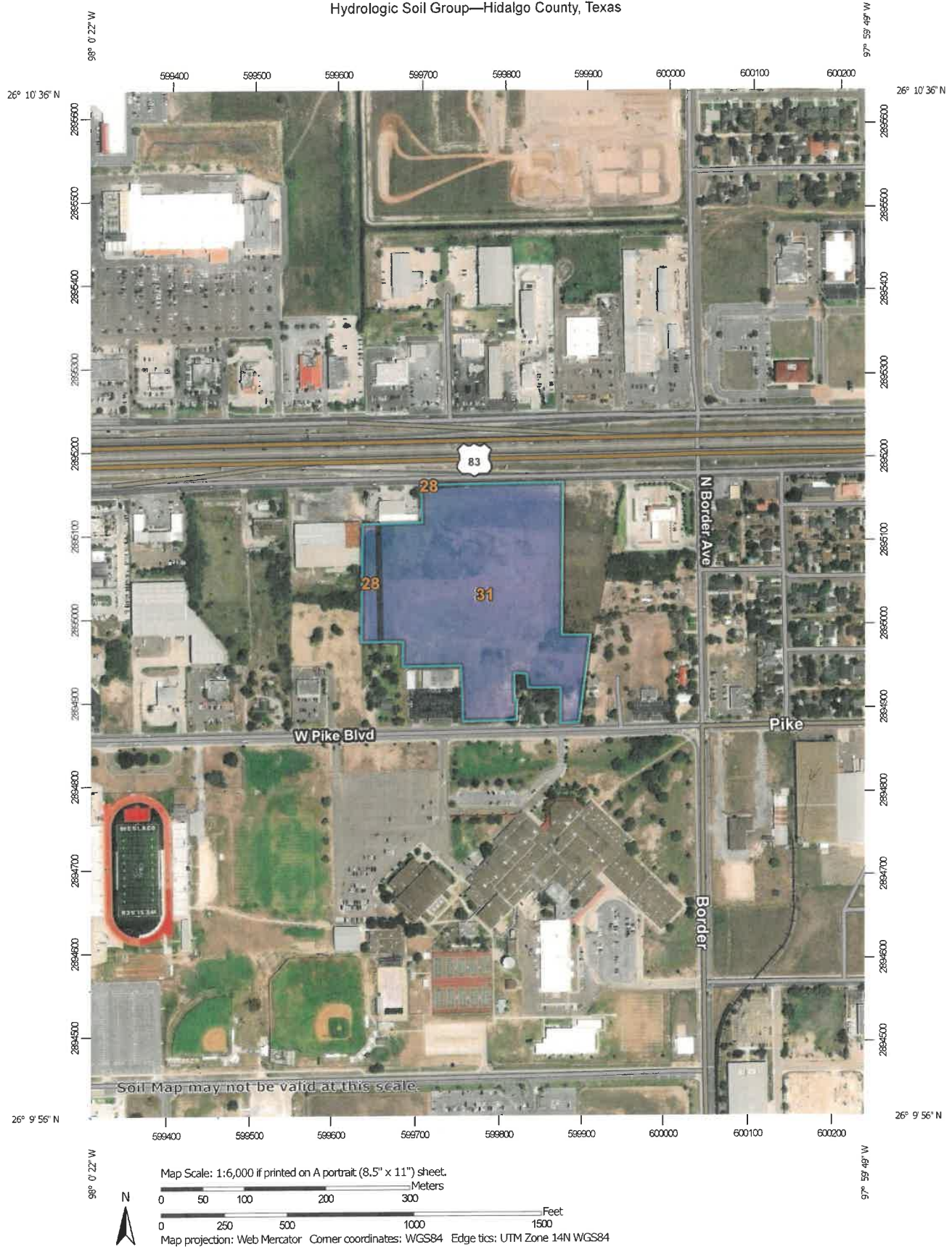
Copyright © 2013 National Geographic Society, Inc.



CITY OF WESLACO
HIDALGO COUNTY, TEXAS
USGS MAP

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. HARTYRE
DENVILLE, TX 75844
PH (936) 381-0981
DATE: 04-08-2021
JOB NO: 21042-001
DRAWN BY: A. MORA
FAX (936) 381-1439
ESTD 1980
www.meldenandhunt.com
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Hydrologic Soil Group—Hidalgo County, Texas



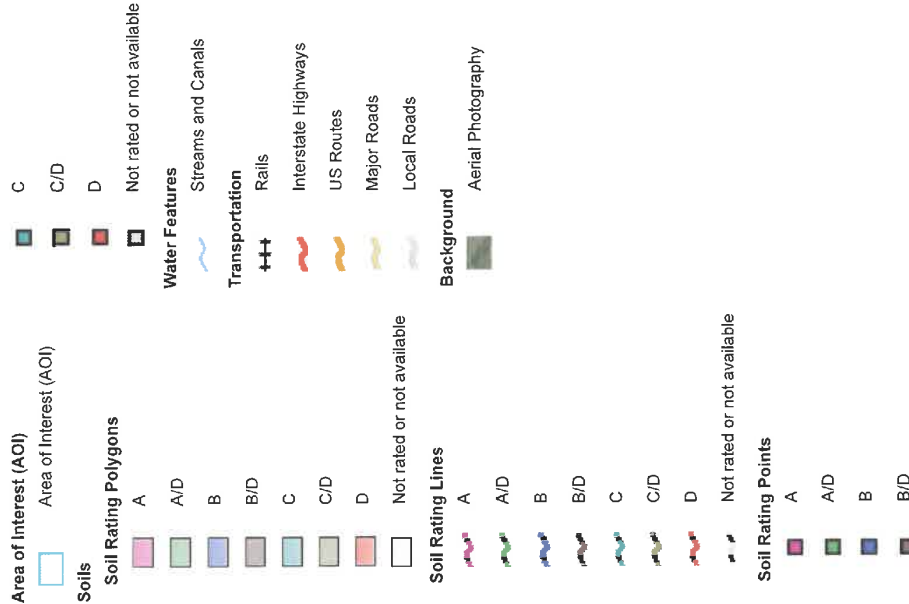
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/8/2021
Page 1 of 4

Hydrologic Soil Group—Hidalgo County, Texas

MAP LEGEND



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
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	0.7	5.2%
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	B	13.2	94.8%
Totals for Area of Interest			13.9	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.

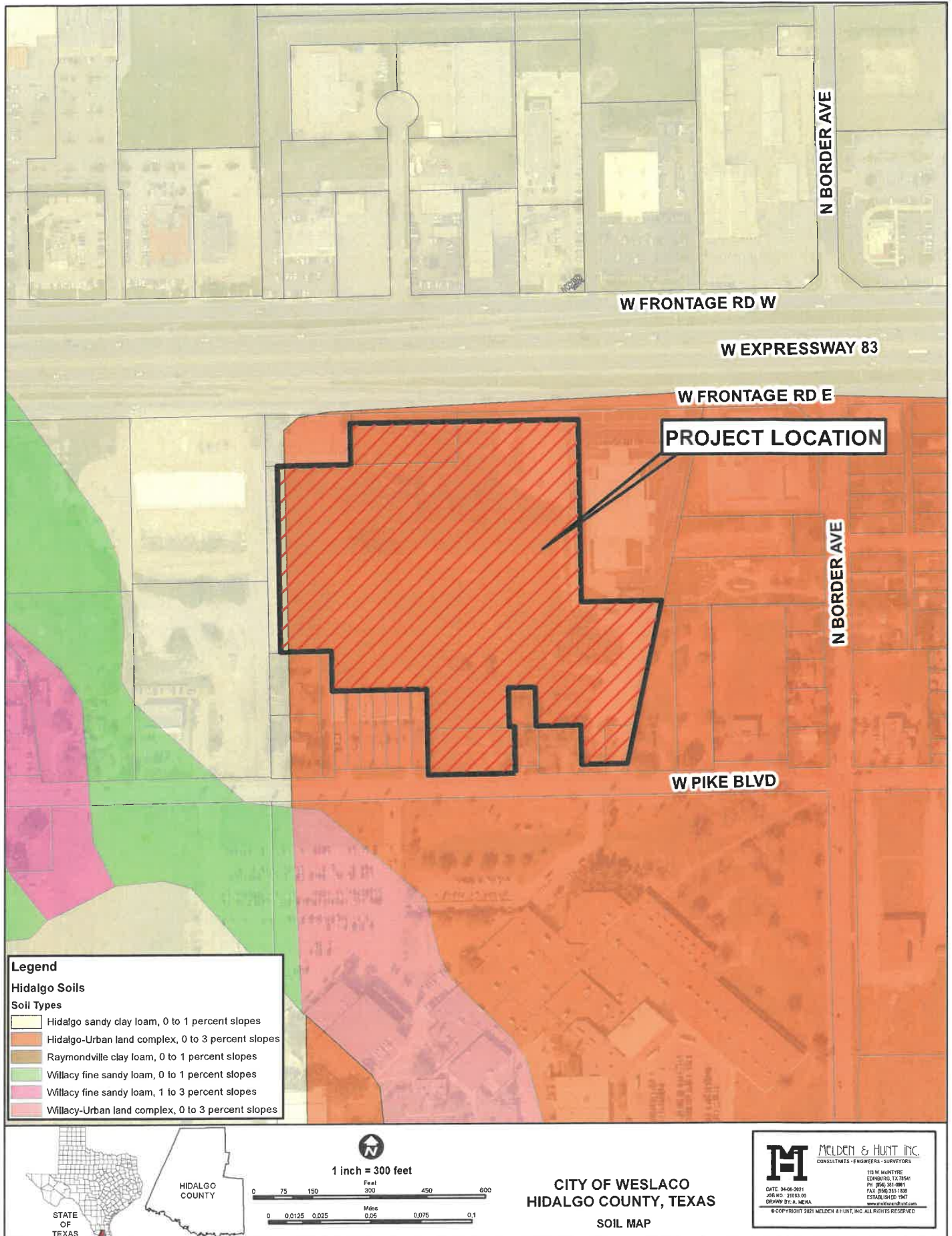
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. 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.

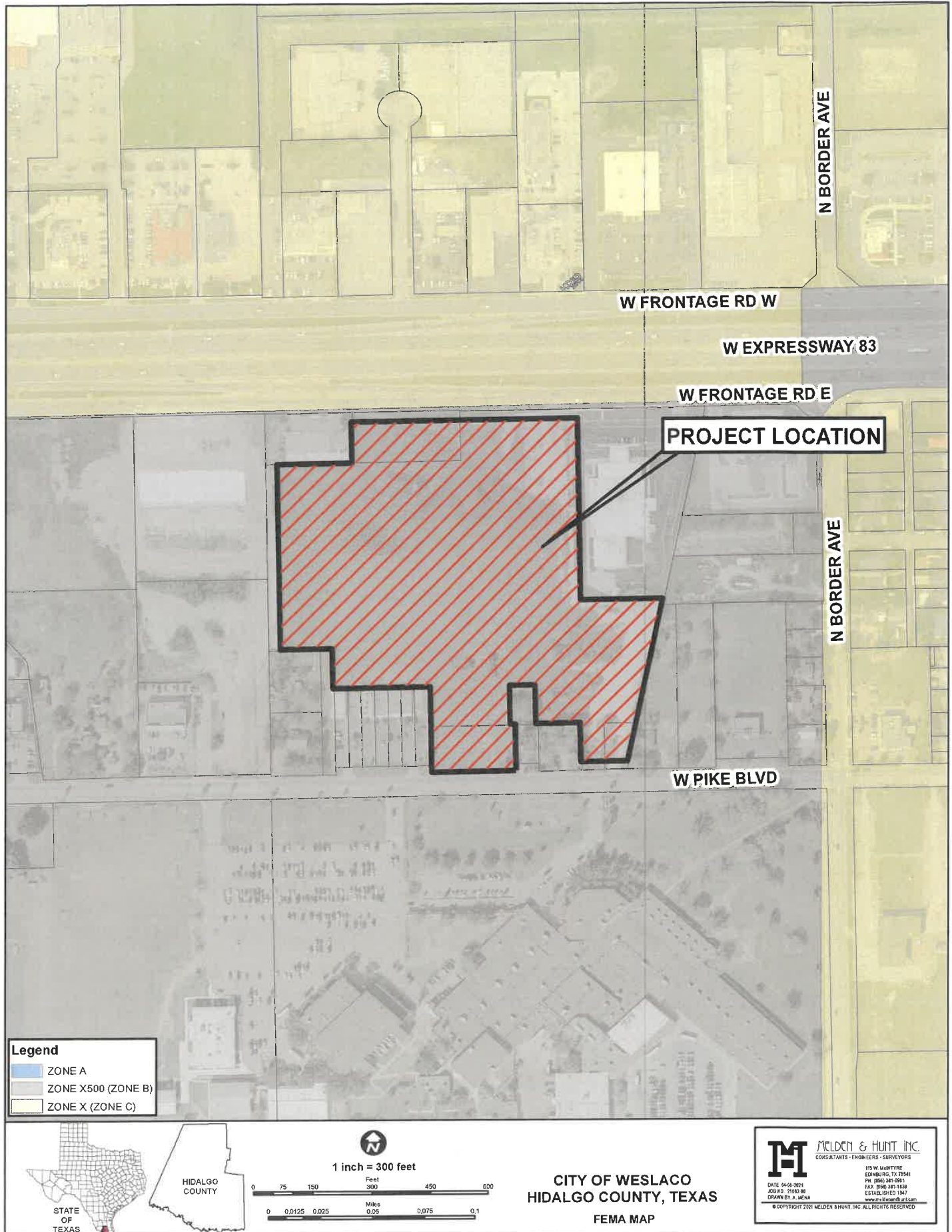
Component Percent Cutoff: None Specified

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.





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.
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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"

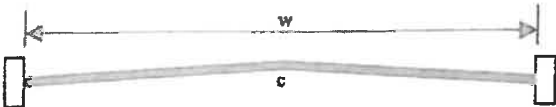
TIME	5 yr.	10 yr.	25 yr.	50 yr.
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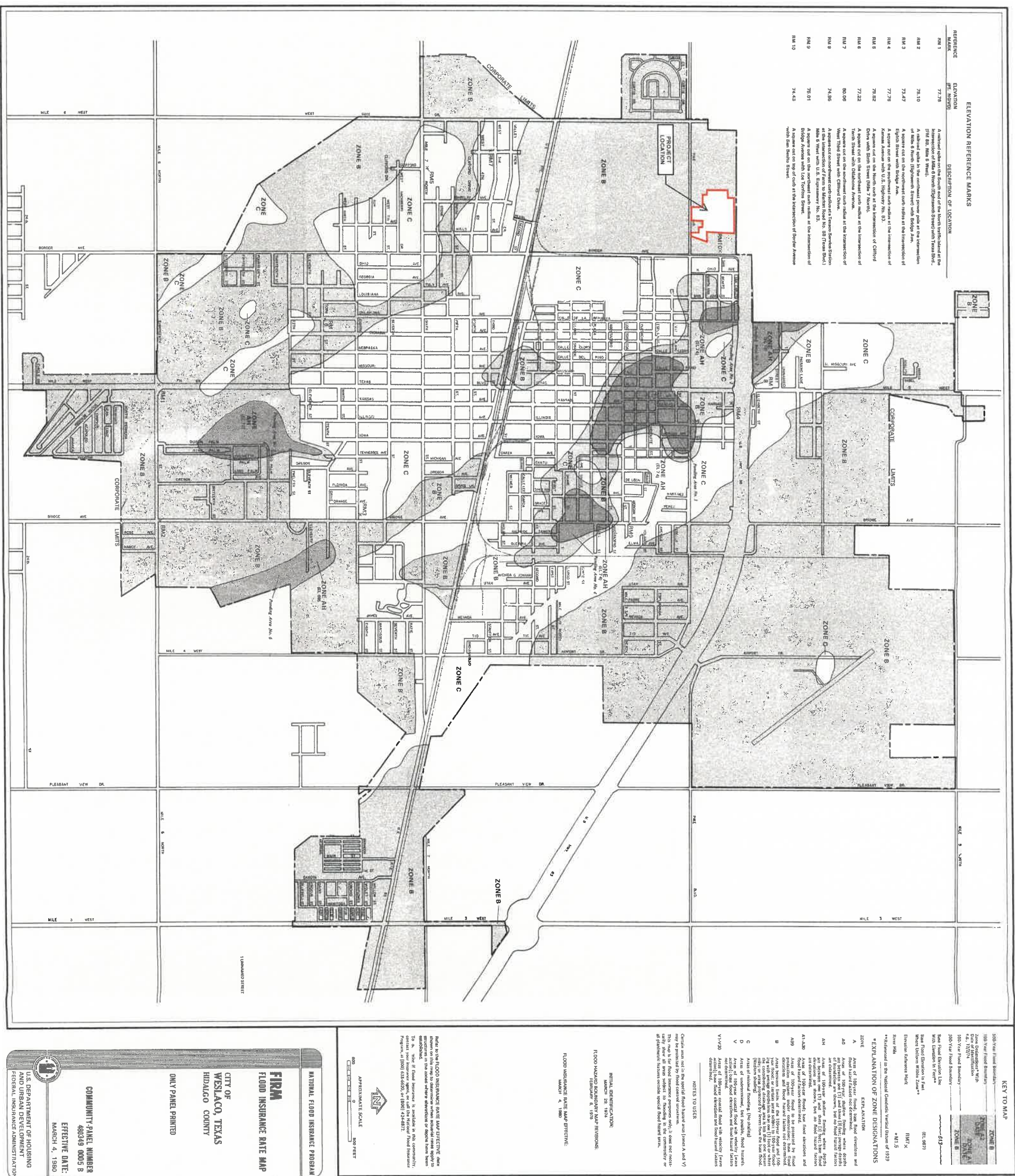
71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	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

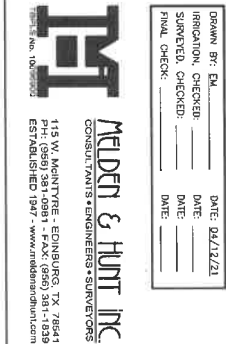
TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

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 w = 30'		Local Street w = 40'		Collector Street w = 44'		Secondary Street (half-section) w = 24'		Primary Street (half-section) w = 9'	
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	24.90	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





CERTIFICATION OF HIDALGO & CAMERON
COUNTIES IRRIGATION DISTRICT NO. 9

VBMH SUBDIVISION,
AND OUT OF FARM TRACT 133,
WEST AND ADAMS TRACT SUBDIVISION
CITY OF WESLACO,

[illegible]

1. TRINGED 8.04 FT. TO THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .497 FEET TO A NO. 4 REBAR SECTION OF THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .003 FEET TO THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .003 FEET TO THE SOUTHWEST CORNER OF LOT 2.
2. TRINGED 8.04 FT. TO THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .1875 FEET TO A NO. 4 REBAR SECTION OF THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .003 FEET TO THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .003 FEET TO THE SOUTHWEST CORNER OF LOT 2.
3. TRINGED 8.04 FT. TO THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .443 FEET TO A NO. 4 REBAR SECTION OF THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .003 FEET TO THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .003 FEET TO THE SOUTHWEST CORNER OF LOT 2.
4. TRINGED 8.04 FT. TO THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .106 FEET TO A NO. 4 REBAR SECTION OF THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .003 FEET TO THE SOUTHWEST CORNER OF LOT 2, A REMAINDER OF .003 FEET TO THE SOUTHWEST CORNER OF LOT 2.

THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED R. L. REINA, JR., WHO PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBMITTED 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.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

1. 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 PLAN.

MARIO A. REYNA PROFESSIONAL ENGINEER NO. 117358
STATE OF TEXAS

DATE PREPARED 09/11/2019
ENGINEERING JOB # 19153.00



The seal is circular with a five-pointed star in the center. The words "STATE OF TEXAS" are written around the top inner edge of the circle. The name "MARIO A. REYNA" is written around the bottom inner edge. The number "117358" is at the very bottom.

COUNTY OF HIDALGO

I, FRED L. KIRTH, 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 OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE OVERLAPPING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER A SURVEYERSHIP IN ACCORDANCE WITH THE SURVEYSOR REGULATIONS OF THE CITY OF MISSION, TEXAS.

FRED L. NATH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS
DATE SURVEINED 06/06/2019
T. PG.
SURVEY JOB # 1627126



HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLAN FOR THE DRAINAGE DISTRICT NO.1, HEREIN SUBMITTED TO THE BOARD OF SUPERVISORS OF HIDALGO COUNTY, TEXAS, FOR REVIEW AND APPROVAL, COMPLIES WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §62.11. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE SYSTEMS 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

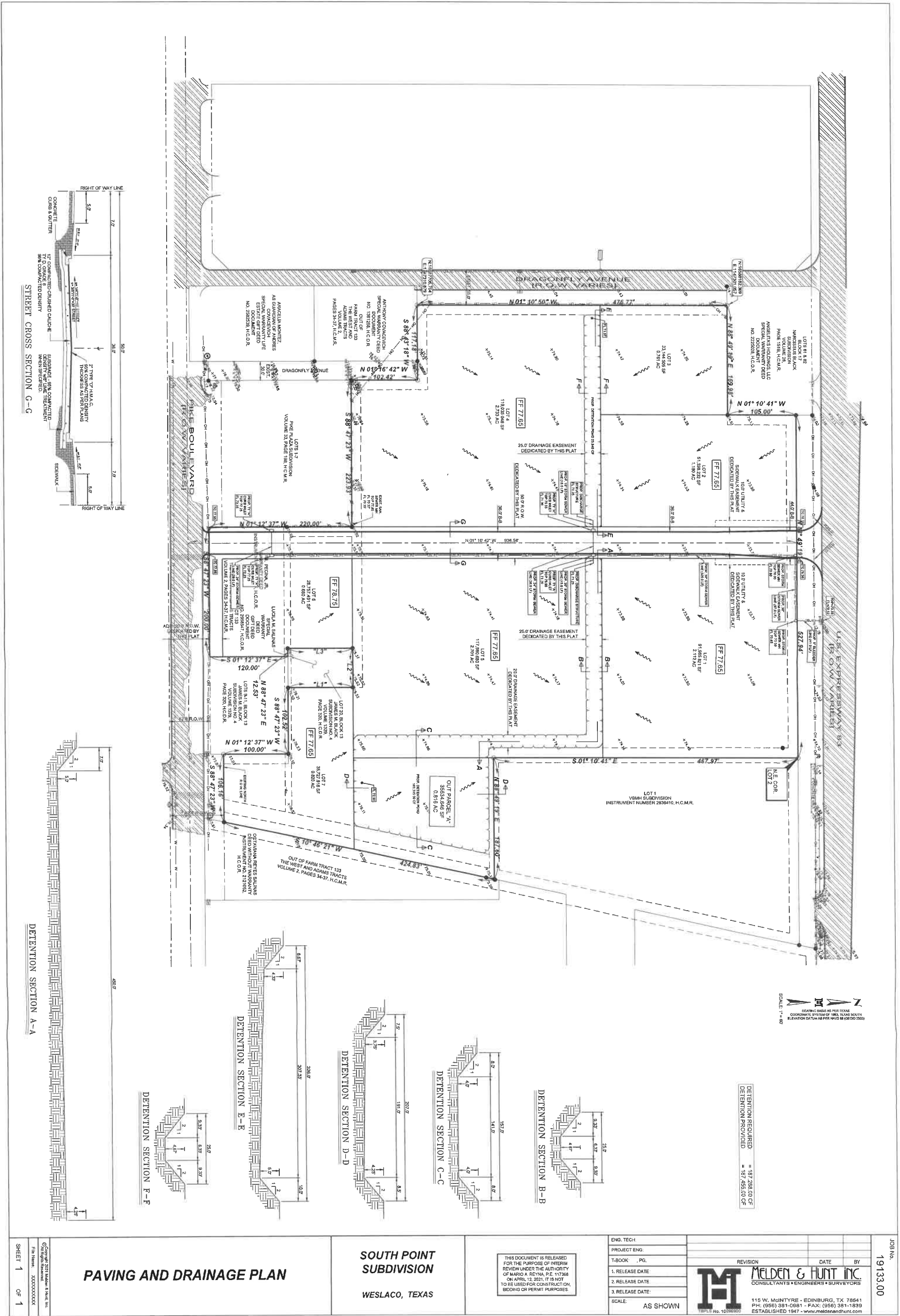
PAUL E. SESIN, P.E., C.F.M.

DATE

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



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUARDADO, JR.



STREET CROSS SECTION C-C

DEFENTION SECTION A-A

DEFENTION SECTION F-F

DEFENTION SECTION E-E

DEFENTION SECTION D-D

DEFENTION SECTION C-C

DEFENTION SECTION B-B

PAVING AND DRAINAGE PLAN

SOUTH POINT
SUBDIVISION
WESLACO, TEXAS

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF MARIO A. REYNA, P.E. 17388
ON APRIL 12, 2021. IT IS NOT
TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

ENG. TECH	
PROJECT ENG.	
T-BOOK	PG.
1. RELEASE DATE	
2. RELEASE DATE	
3. RELEASE DATE	
SCALE	AS SHOWN

REVISION

DATE

BY

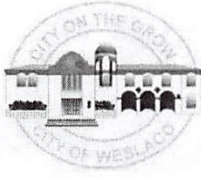
110 W. MONTYRE - EDINBURG, TX 78641
PH: (361) 381-0881 - FAX: (361) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

JOB NO.
19133.00



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: August 11, 2021	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for Pecan Grove No.3 Subdivision– being a 4.73 acre tract out of Farm Tract 1046, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on East of Pecan Grove No.2. Possible Action.	
Discussion/Overview: The proposed seventeen (17) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco Company through an 8" waterline and sewer by City of Weslaco services through an 8" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for off-site drainage. Staff has received letters of support for off-site drainage.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat and compliance with the ordinance for the variance request.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000085-2021

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: PECAN GROVE No 3 SUBD.

Location: _____

Legal Description: 4.73 AC. o/o F.T. 1046, WEST AND ADAMS TRACT SUBD., H.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: R-1 (RESIDENTIAL)

Existing Land Use: OPEN Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 17 Gross Acreage: 4.73

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: JORGE FERRITIS dba RGV DEVELOPERS, LLC Telephone: 956-732-6619

Address: 321 W. NOLAN, SUITE 8 Fax: —

City: MENARD State: TX Zip: 78504 E-mail: JORGE.FERRITIS@OUTLOOK.COM

ENGINEER INFORMATION

Name: DAVID SALINAS Telephone: 682-9681

Address: 2221 DAFFODIL AVE. Fax: 686-1489

City: MENARD State: TX Zip: 78501 E-mail: dsalinas@salinasengineering.com

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

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 <u># 1</u>	☒ YES ☐ NO Irrigation District <u># 9</u>
--	--

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

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

- _____ 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 1/2 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 M. FERRETIS

Owner Signature: [Signature] Date: 6/28/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 6/28/21

Authorized Agent Printed Name: David Ome 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: _____

General Comments: _____

RCPT!

CITY OF WESLACO
956-968-3181

REC#: 02771477 6/29/2021 1:38 PM
OPER: KAREV TERM: 042
REF#: 19-252180983
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT
INV-00002221 355.00CR
SALINAS, DAVID (SALINAS ENGINE
CAINVOICEFEE 350.00CR
CAINVOICEFEE 5.00CR

TENDERED: 355.00 CHECK
APPLIED: 355.00-

CHANGE: 0.00



APPLICATION FOR SUBDIVISION VARIANCE

VAR-000091-2021

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: PECAN GROVE NO. 3

Location: EAST OF SHADY GROVE TRAIL: SPANISH OAK DR.

Legal Description: 4.73 AC. 0/0 F.T. 1046, WEST AND ADAMS 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:

☐ 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:

20' FRONT YARD SETBACK REQUESTED DUE TO RELATIVE DEPTH DISTANCE & CUL-DE-SAC.

CUL-DE-SAC LOTS ONLY

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

OFFSITE DRAINAGE WIDENING FOR PECAN GROVE MASTER PLAN TO HCID NO. 9 46 BZ DITCH

☐ 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 FERRETTIS Telephone: 956-732-6619
Address: 321 NOLANA, SUITE B Fax: _____
City: MENARD State: TX Zip: 78504 E-mail: JORGE.FERRETTIS@OUTLOOK.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 FERRETTIS

Owner Signature: [Signature] Date: 7/2/21

_____ is the authorized agent

Authorized Agent Signature: [Signature] P.E. Date: 7/2/21

Authorized Agent Printed Name: DR. DONALD SOLINAS, P.E.

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

Date: 08/05/2021

DAVID OMAR SALINAS P.E.
SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE
MCALLEN TEXAS 78501

RE: **PECAN GROVE NO. 3** Subd. Drainage and Detention

Good Morning Mr. Salinas:

I have received your calculations dated 08/03/2021 for the **PECAN GROVE NO. 3** Subdivision modified to include the 50 year detention volume in the proposed drain ditch. HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch and current detention pond subject to the following.

1. Verification from HCDD 1 Detention Pond
2. Verification of 48" Outfall and what changes may occur with The HCDD 1 Detention Pond

The maintenance of this section is inside 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



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

August 3, 2021

Rebekah De La Fuente
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

RE: PECAN GROVE NO. 3 SUBDIVISION

Dear Ms. De La Fuente,

This letter is in response to a request from the Engineer of record for Pecan Grove No. 3 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 an existing city storm line which outfalls into the 46B2 drain ditch owned by the HCCID9 and maintained by the HCDD1. 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. This detention volume was already accounted for and excavated as part of Pecan Grove Subdivision Phase 1.

In summary, HCDD No.1 approves the concept of the drainage detention being provided in the existing drain ditch.

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

A handwritten signature in blue ink that reads "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

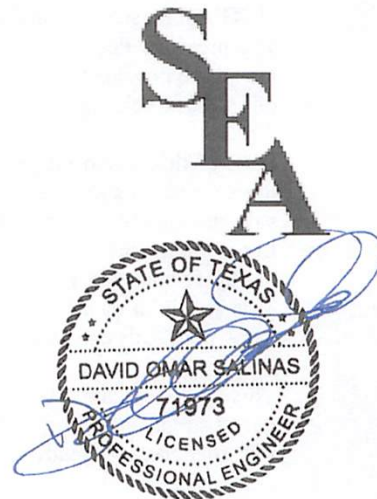
PECAN GROVE NO. 3 SUBDIVISION

CITY OF WESLACO, 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

AUGUST 03, 2021



INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrographs (two parts): Dated 06/22/21 Attached
- B. Plat reduction of Pecan Grove No. 3 Subdivision, Weslaco
- C. Copy of FIRM – CPN 480334 0450 C, dated June 06, 2000
Revised to reflect LOMR dated May 30, 2002.
- D. Other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Pecan Grove No. 3 Subdivision is a 17 - lot residential plat containing 4.73 Acres of land out of Farm Tract 1046, West and Adams Tract Subdivision, Hidalgo County, Texas, and, located along the east side and adjacent to Pecan Grove No. 2 subdivision in the City of Weslaco. The lands are east of and along an extension of two roadways - Shady Grove Trail, and, Spanish Oak Dr. The proposed single - family plat is located in Zone "X" (Shaded) as per the FIRM Community Panel No. 480334 0450 C, dated June 06, 2000, revised to reflect LOMR dated May 30, 2002. Zone "X" (Shaded) are 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. The site is currently vacant. All existing city roadways are improved with pavement, curb & gutter and storm sewer improvements.

Because this subdivision is not "connected together" or the roadways were not continual with each other, the drainage calculations for this subdivision are being provided for in two parts – the North (3.10 Acres) and South (1.63 Acres) sides – as drainage along each part is not the same so each side is being treated differently but will be cumulative.

This subdivision phase (No. 3) is part of a partial master plan of 89.03 Acres and this 3rd. and last phase of lands are east of and adjacent to Pecan Grove No. 2. The Engineer's Report (by Cunningham-Allen)(dated November, 2003) and approved by the HCDD No. 1 on 11/17/03 states that the HCID No. 9 ditch (46B2) was widened to account for the overall drainage of the 89.03 Ac. tract and included in the "master plan" for the construction of a 42" storm sewer line from the first phase of Pecan Groves to the HCID No. 9 46B2 ditch. Said 42" drainage line is located within a dedicated 15.0 foot easement – this 48" line provides for runoff from all of the 89.03 Ac. master plan and runs from the first phase of Pecan Groves east to said ditch 46B2 ditch. The previous Pecan Grove developments (Phase 1 and 2) that includes lands from this 3rd. and last phase provided for the widening for storage within said irrigation ditch including a dedication of 140' of ditch right-of-way to the irrigation district.

Soils of this proposed plat consist of a Hidalgo sandy clay loam complex (Map Unit No. 28) – these Group B soils are well drained with slow surface runoff with moderate permeabilities – said soils are capability subclass IIc, non-irrigated and in class I irrigated; they are in the Gray Sandy Loam range site, and, in part a Raymondville clay loam complex (Map Unit No. 52) – these Group B soils are moderately well drained with slow surface runoff and slow permeabilities. This soil is in capability subclass IIs, non-irrigated and irrigated and is in the Clay Loam range site – both soils can be seen on Sheet 105 of the Soil Survey of Hidalgo County, Texas.

This land is vacant. The adjoining Pecan Grove No. 2 is a developed subdivision complete with paved streets and storm sewer. This new 17 lot development will require an easterly extension of two roadways – Shady Grove Trail and Spanish Oak Dr. – both new roadway extensions are

approximately 275 feet each. Both new roadways will drain via existing curb & gutter and inlets into the existing storm drainage system of the Pecan Grove developments via the existing 48" concrete storm sewer line into said HCID No. 9 46B2 ditch – said ditch is currently maintained by the HCDD No. 1.

In accordance with the drainage policies of the City of Weslaco, this subdivision shall be required to provide for the drainage of both the North and South sides of this 4.73 acre property. Using the Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10 and 50 Year storm event. – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*:

NORTH SIDE (3.10 Acres): The lands on the north side drain easterly at an average drainage run of 260.0 feet and an average slope of 0.19%. Using an existing coefficient of 0.20 and a future computed drainage coefficient of 0.60 (developed), it was computed that the improved condition would produce an additional total volume of 18,944.11 Cubic Feet, or, 0.435 Acre-Feet. This volume of water is equivalent to a layer of water 1.68 inches deep if spread out evenly over the entire 3.10 Acre side. Runoff would increase from 2.40 CFS (10-Year) to 3.07 CFS (50-Year) – an increase of 0.67 CFS.

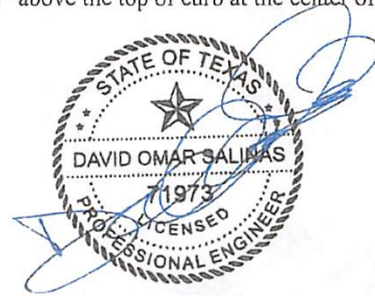
SOUTH SIDE (1.63 Acres): The lands on the south side drain easterly at an average drainage run of 320.0 feet and an average slope of 0.047%. Using an existing coefficient of 0.20 and a future computed drainage coefficient of 0.57 (developed), it was computed that the improved condition would produce an additional total volume of 8,700.59 Cubic Feet, or, 0.200 Acre-Feet. This volume of water is equivalent to a layer of water 1.47 inches deep if spread out evenly over the entire 1.63 Acre side. Runoff would increase from 1.43 CFS (10-Year) to 1.82 CFS (50-Year) – an increase of 0.39 CFS

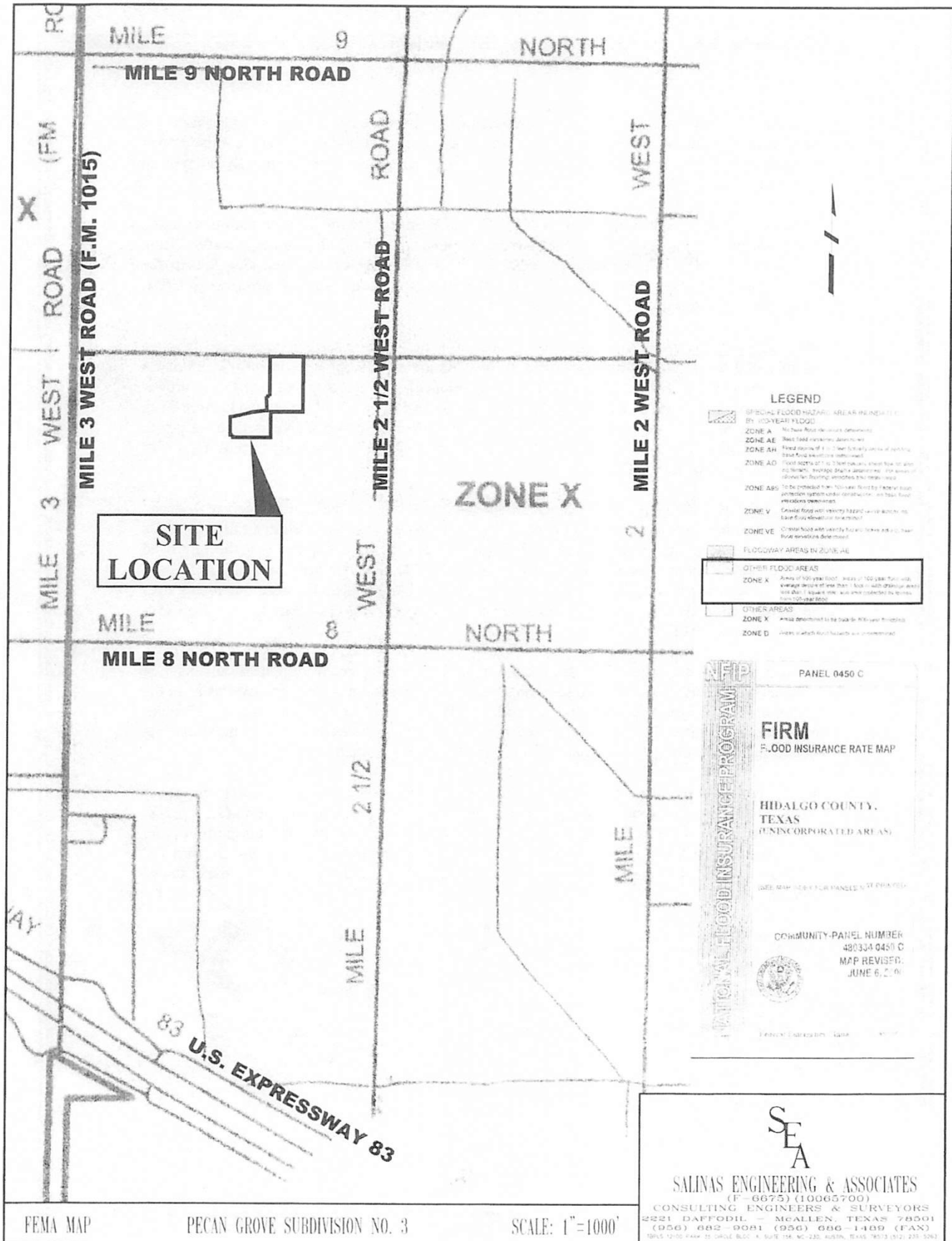
It is being proposed at this time that both the north and southern roadway portions of this 4.73 Ace tract will be drain easterly into said ditch via the existing storm sewer line – waters from the north portion will flow via a new 24" storm sewer line that will tie into the existing 48" storm sewer line, and, waters from the south portion will be routed to the existing 42" storm sewer line via existing storm sewer improvements from Pecan Grove No. 2 subdivision.

Overall, both new roadways will be improved with curb & gutter and the new 24" storm sewer line will be the only new storm sewer proposed and shall connect the north portion (3.10 Acres) of this subdivision directly into the existing 42" storm sewer line while the south portion (1.63 Acres) will utilize the existing in-place storm sewer improvements along Pecan Orchard Dr. Minimum finished floor elevations shall be not less than 18" above the top of curb at the center of each lot.

Date: August 03, 2021
Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\pecangroveno.3.sub\drainagereport.080321

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
<i>Hector Garcia</i>	
H.C.D.D. NO. 1	8/3/21 DATE





6/22/2021

Exhibit D-1

PECAN GROVE NO. 3 (SOUTH 1.63 ACRES) SUBDIVISION

Area: 1.63 acres
Length of Basin: 320.00 ft.
Avg. Basin Slope (Und.): 0.47 %
Undeveloped t_c : 37.27 min.

37.272688

Proposed		Existing	
LAND CHARACTER		LAND CHARACTER	
0.86 acres	0.9 Developed	0.00 acres	0.9 Developed
0.77 acres	0.20 Undeveloped	1.63 acres	0.20 Undeveloped
0.57 C (composite, developed)		0.20 C (composite, developed)	

Accumulated Runoff Calculations: 50 year storm
LIMIT OUTFLOW: 1.43

County: HIDALGO COUNTY, TEXAS
Undeveloped Calculations

2-year		OUTFLOW	
e	b	d	I_2 (in/hr)
0.831	74	9.6	3.02
		$Q_2 = 0.99$	
5-year		(Undeveloped)	
e	b	d	I_5 (in/hr)
0.795	80	9.2	3.78
		$Q_5 = 1.23$	
10-year		(Undeveloped)	
e	b	d	I_{10} (in/hr)
0.778	87	9.2	4.39
		$Q_{10} = 1.43$	
25-year		(Undeveloped)	
e	b	d	I_{25} (in/hr)
0.771	98	9.2	5.08
		$Q_{25} = 1.66$	
50-year		(Undeveloped)	
e	b	d	I_{50} (in/hr)
0.749	99	9.2	5.58
		$Q_{50} = 1.82$	
100-year		(Undeveloped)	
e	b	d	I_{100} (in/hr)
0.74	103	9.6	5.98
		$Q_{100} = 1.95$	

t_c (min)	Intensity (in/hr)	Peak Disch. (cfs)	Acc. Runoff acre ft.	Runoff difference	Acc. Disch. acre ft.	Net Storage acre ft.
10	10.83	10.05	0.138	0.1384	0.020	0.119
15	9.10	8.45	0.175	0.0362	0.030	0.145
20	7.91	7.34	0.202	0.0276	0.039	0.163
25	7.03	6.52	0.224	0.0223	0.049	0.175
30	6.34	5.89	0.243	0.0187	0.059	0.184
35	5.80	5.38	0.259	0.0161	0.069	0.190
40	5.35	4.96	0.274	0.0142	0.079	0.195
45	4.98	4.62	0.286	0.0127	0.089	0.198
50	4.66	4.32	0.298	0.0115	0.099	0.199
55	4.38	4.07	0.308	0.0105	0.108	0.200
60	4.14	3.85	0.318	0.0097	0.118	0.200
65	3.93	3.65	0.327	0.0090	0.128	0.199
70	3.75	3.48	0.335	0.0084	0.138	0.197
75	3.58	3.32	0.343	0.0078	0.148	0.195
80	3.43	3.18	0.350	0.0074	0.158	0.193
85	3.29	3.05	0.357	0.0070	0.168	0.190
90	3.16	2.94	0.364	0.0066	0.177	0.187
95	3.05	2.83	0.370	0.0063	0.187	0.183
100	2.94	2.73	0.376	0.0060	0.197	0.179
105	2.85	2.64	0.382	0.0058	0.207	0.175
110	2.76	2.56	0.388	0.0056	0.217	0.171
115	2.67	2.48	0.393	0.0053	0.227	0.166
120	2.60	2.41	0.398	0.0051	0.237	0.162
125	2.52	2.34	0.403	0.0050	0.246	0.157
130	2.45	2.28	0.408	0.0048	0.256	0.152
135	2.39	2.22	0.413	0.0046	0.266	0.146
140	2.33	2.16	0.417	0.0045	0.276	0.141
145	2.27	2.11	0.421	0.0044	0.286	0.136
150	2.22	2.06	0.426	0.0042	0.296	0.130
155	2.17	2.01	0.430	0.0041	0.306	0.124
160	2.12	1.97	0.434	0.0040	0.315	0.118
165	2.08	1.93	0.438	0.0039	0.325	0.112
170	2.03	1.89	0.442	0.0038	0.335	0.106
175	1.99	1.85	0.445	0.0037	0.345	0.100
180	1.95	1.81	0.449	0.0036	0.355	0.094



6/22/2021

Exhibit D-1

PECAN GROVE NO. 3 (NORTH 3.10 ACRES) SUBDIVISION

Proposed		Existing	
LAND CHARACTER		LAND CHARACTER	
1.75 acres	0.9 Developed	0.00 acres	0.9 Developed
1.35 acres	0.20 Undeveloped	3.10 acres	0.20 Undeveloped
0.60 C (composite, developed)		0.20 C (composite, developed)	

45.437785

Area: 3.10 acres
Length of Basin: 260.00 ft.
Avg. Basin Slope (Und.): 0.19 %
Undeveloped t_c : 45.44 min.

Accumulated Runoff Calculations: 50 year storm
LIMIT OUTFLOW: 2.40

Undeveloped Calculations
County: HIDALGO COUNTY, TEXAS

				OUTFLOW
2-year				(Undeveloped)
e	b	d	I_2 (in/hr)	$Q_2 = 1.64$
0.831	74	9.6	2.65	
5-year				(Undeveloped)
e	b	d	I_5 (in/hr)	$Q_5 = 2.06$
0.795	80	9.2	3.32	
10-year				(Undeveloped)
e	b	d	I_{10} (in/hr)	$Q_{10} = 2.40$
0.778	87	9.2	3.87	
25-year				(Undeveloped)
e	b	d	I_{25} (in/hr)	$Q_{25} = 2.78$
0.771	98	9.2	4.48	
50-year				(Undeveloped)
e	b	d	I_{50} (in/hr)	$Q_{50} = 3.07$
0.749	99	9.2	4.95	
100-year				(Undeveloped)
e	b	d	I_{100} (in/hr)	$Q_{100} = 3.29$
0.74	103	9.6	5.31	

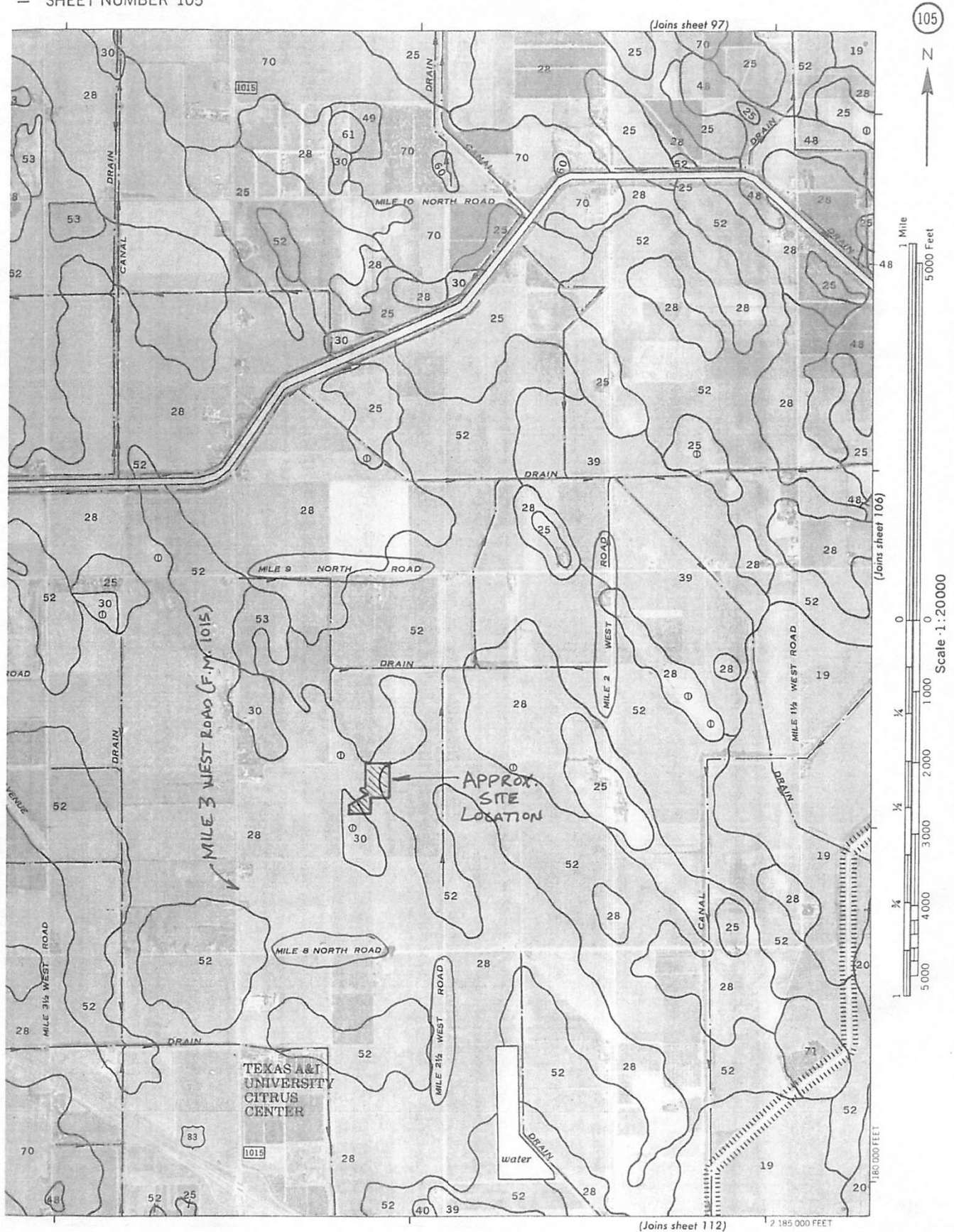
t_c (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff acre ft.	Runoff difference	Acc. Disch. acre ft.	Net Storage acre ft.
10	10.83	19.97	0.275	0.2751	0.033	0.242
15	9.10	16.79	0.347	0.0719	0.050	0.297
20	7.91	14.59	0.402	0.0549	0.066	0.336
25	7.03	12.96	0.446	0.0444	0.083	0.364
30	6.34	11.70	0.484	0.0372	0.099	0.384
35	5.80	10.70	0.516	0.0321	0.116	0.400
40	5.35	9.87	0.544	0.0282	0.132	0.412
45	4.98	9.18	0.569	0.0252	0.149	0.420
50	4.66	8.59	0.592	0.0228	0.165	0.427
55	4.38	8.09	0.613	0.0208	0.182	0.431
60	4.14	7.65	0.632	0.0192	0.198	0.434
65	3.93	7.26	0.650	0.0178	0.215	0.435
70	3.75	6.91	0.666	0.0166	0.231	0.435
75	3.58	6.60	0.682	0.0156	0.248	0.434
80	3.43	6.32	0.697	0.0147	0.264	0.432
85	3.29	6.07	0.710	0.0139	0.281	0.430
90	3.16	5.84	0.724	0.0132	0.297	0.426
95	3.05	5.63	0.736	0.0126	0.314	0.422
100	2.94	5.43	0.748	0.0120	0.331	0.418
105	2.85	5.25	0.760	0.0115	0.347	0.413
110	2.76	5.09	0.771	0.0110	0.364	0.407
115	2.67	4.93	0.781	0.0106	0.380	0.401
120	2.60	4.79	0.792	0.0102	0.397	0.395
125	2.52	4.66	0.802	0.0099	0.413	0.388
130	2.45	4.53	0.811	0.0095	0.430	0.381
135	2.39	4.41	0.820	0.0092	0.446	0.374
140	2.33	4.30	0.829	0.0089	0.463	0.366
145	2.27	4.20	0.838	0.0087	0.479	0.359
150	2.22	4.10	0.846	0.0084	0.496	0.351
155	2.17	4.00	0.854	0.0082	0.512	0.342
160	2.12	3.91	0.862	0.0080	0.529	0.334
165	2.08	3.83	0.870	0.0078	0.545	0.325
170	2.03	3.75	0.878	0.0076	0.562	0.316
175	1.99	3.67	0.885	0.0074	0.578	0.307
180	1.95	3.60	0.892	0.0072	0.595	0.297

18944.11





— SHEET NUMBER 105



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Soil surv

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth In	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
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-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
15-----	0-7	Clay-----	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
Grulla	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18-----	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill	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-----	0-8	Clay-----	CH	A-7-6	100	100	100	90-100	51-85	32-60
Harlingen	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-----	0-17	Sandy loam-----	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
Hebbronville	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-----	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
Hidalgo	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-----	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
Hidalgo	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.

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Soil survey

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
45,* 46,* 47.* Pits	In									
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	34-43	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.

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Soil survey

Hid

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	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	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.
14----- Randado-----	C	None-----	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
15----- Palfurrias	A	None-----	---	---	>6.0	---	---	---	---	Low-----	Low.
16**----- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
17, 18----- Hargill	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
19----- Hurlingen	D	None-----	---	---	>6.0	---	---	---	---	High-----	Low.
20----- Hurlingen	D	None-----	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21.* Hurlingen-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
22----- Urban land.											
23, 24----- Lebbroville	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.
32----- Urban land.											
33.* Jimenez-----	C	None-----	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

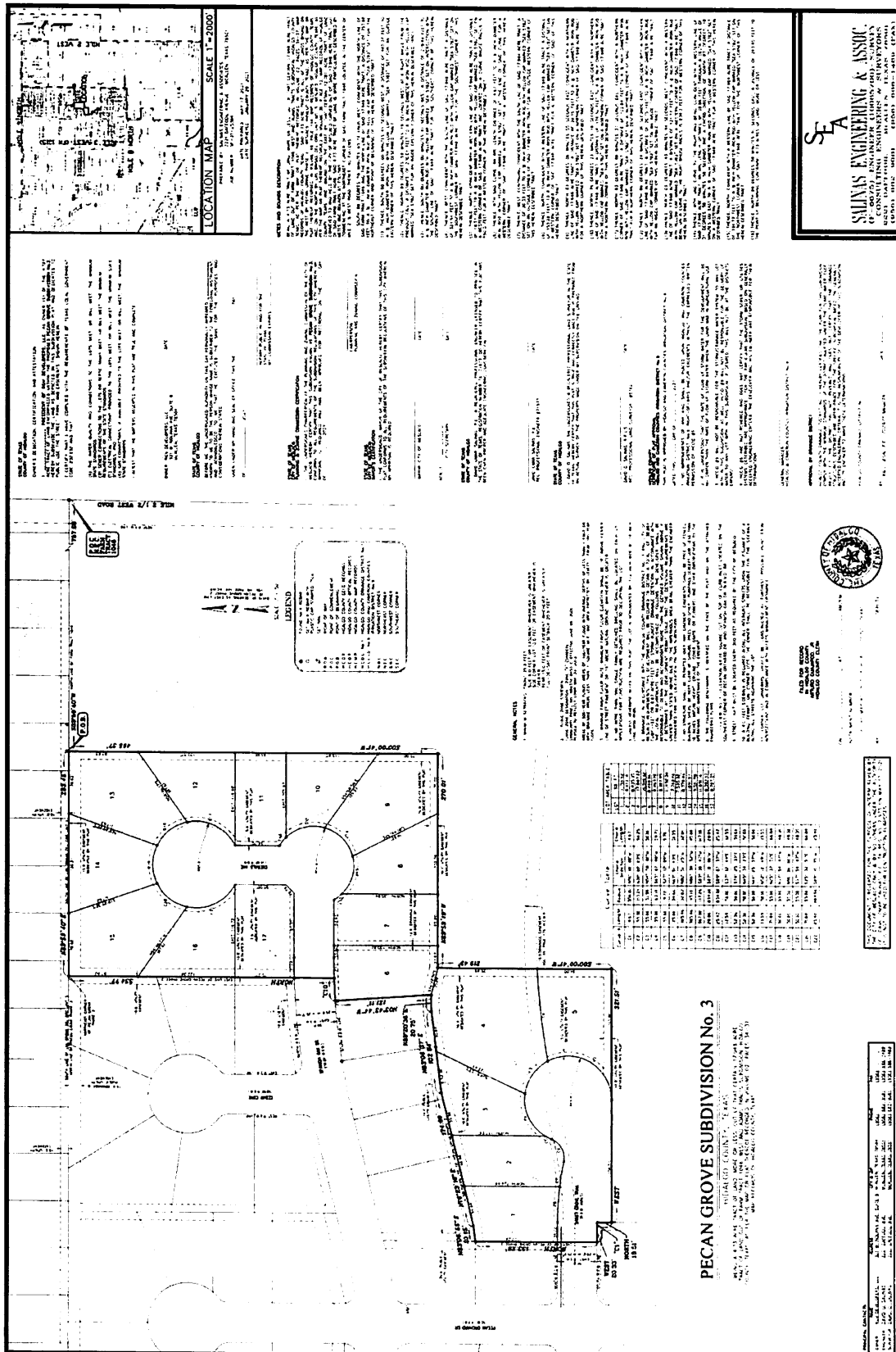
Hidalgo County, Texas

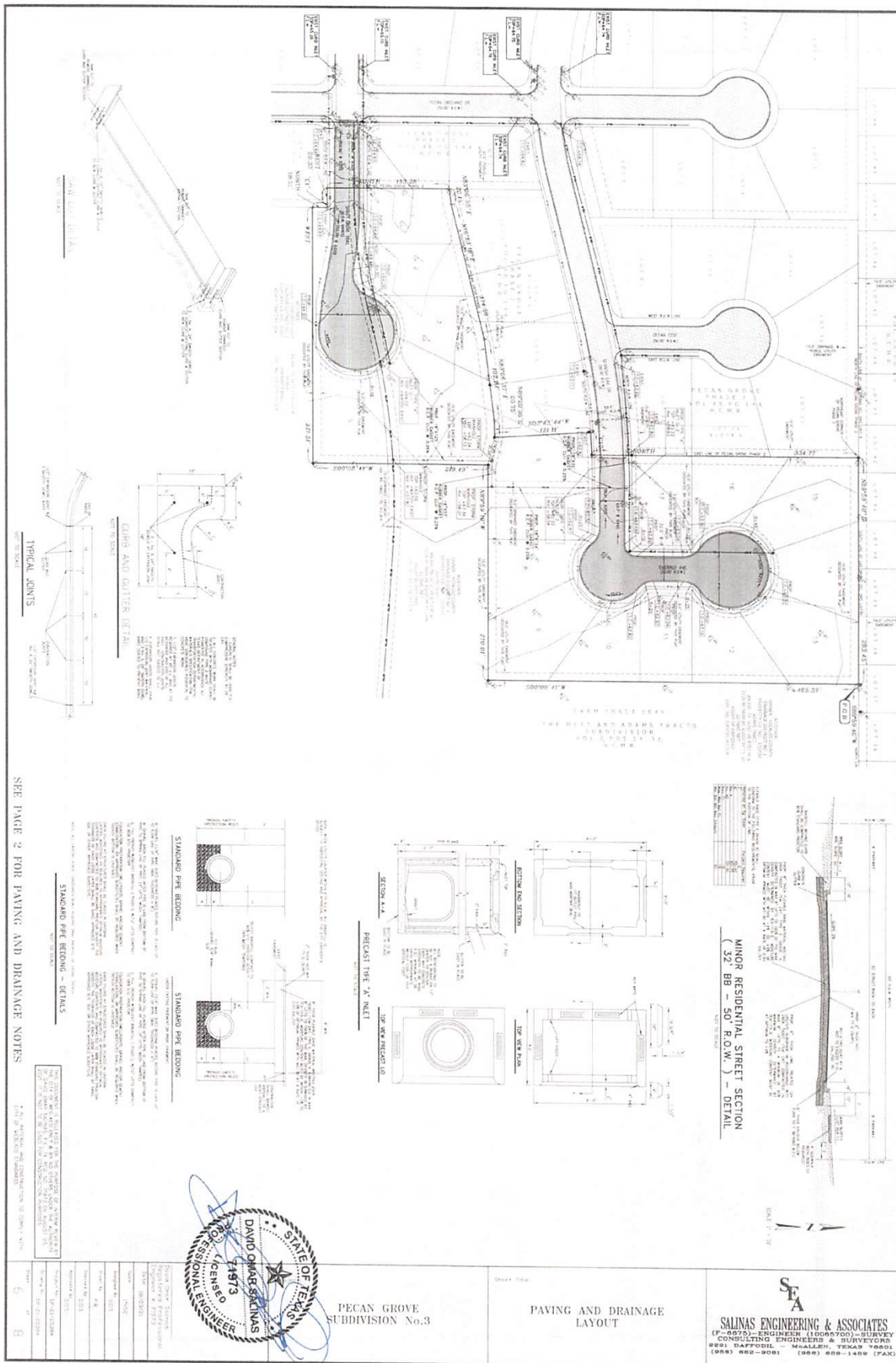
167

TABLE 18.--SOIL AND WATER FEATURES--Continued

Map symbol and soil name	Hydro- logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard- ness	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.





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

June 2, 2021

RGV Developers, LLC
321 W Nolana
McAllen, TX 78504

Re: 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

Dear Applicant:

I'm pleased to inform you that the City Commission approved your Voluntary Annexation request, at their regular meeting on June 1, 2021.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3403.

Attentively,

Rebekah de la Fuente
Planning Director

Re: David Salinas
2221 daffodil Ave.
MCALLEN, TEXAS 78501

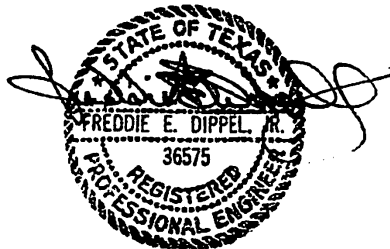
~~CUNNINGHAM-ALLEN, INC.~~

ENGINEER'S REPORT
FOR
PECAN GROVE SUBDIVISION

☐ REJECTED
☒ APPROVED FOR SUBMITTAL
TO H.C. PLANNING DEPT.
☒ DISCHARGE PERMIT REQUIRED

11/10/03
H.C.D.D. NO. 1
Project No. 332.0201

11/10/03
DATE



11/10/03
Prepared By:

CUNNINGHAM-ALLEN, INC.
3103 Bee Cave Road
Suite 202
Austin, Texas 78746

November 2003

UNNINGHAM-ALLEN, K. S.

**ENGINEER'S REPORT
FOR
PECAN GROVE SUBDIVISION**

This is to summarize the methodologies used in the watershed analysis, the design of the stormwater detention and water quality system, and the findings of that analysis.

The subject property consists of 89.03 acres of out of Farm Tract 1043 & 1046 Block 115, Adams Tract Subdivision as Recorded in Volume 2 Page 34 of Hidalgo County Map Records. The proposed improvements consist of mostly residential lots with a few parkland lots and some commercial lots along FM 1015. See Exhibits B for Plat.

Pecan Grove Subdivision is located in Flood Zone X as is identified by Community Panel Number 480345-0450 C, effective date June 6, 2000. See Exhibit I.

According to the Hidalgo County Soil Survey, the soil is composed mainly of Hidalgo Sandy Clay Loam map numbers 28 and 30. Portions of the site also include Raymondville Clay, map number 52. See Exhibits F-H.

Existing storm water runoff flows overland from the western to eastern boundary of the property. The width of the Hidalgo County Drainage District No. 1 irrigation ditch located along the eastern property line will be increased to provide detention for the surplus runoff created by the proposed improvements. The commercial lots will be graded to drain towards F.M. 1015. These lots were accounted for in the design of the storm drainage system for this street; therefore, the developed surplus was not accounted for in the detention pond calculations. The residential and parkland lots will be graded to drain to the streets where the runoff will be conveyed via a curb and gutter and storm pipe network to the proposed detention pond.

The Rational and Modified Rational Methods were used to calculate runoff and detention pond volumes, respectively. The Time of Concentration (T_c), rainfall intensity (I), and coefficient (C) were calculated using Figure 1, Figure 2, and Figure 3, respectively. (See Exhibit A.) The storm sewer system and detention pond were for runoff generated by a storm event with a frequency of 10 years. Exhibit A contains all runoff and detention pond calculations.

CUNNINGHAM-ALLEN, INC.

EXHIBITS

- A CALCULATIONS AND TABLES
- B 8 ½ X 11 PROPOSED SUBDIVISION PLAT
- C 8 ½ X 11 U.S.G.S. SECTION MAP SHOWING PROPOSED SUBDIVISION
- D NOMOGRAPH FOR ESTIMATING "C"
- E HIDALGO COUNTY, RAINFALL INTENSITY CHART
- F 8 ½ X 11 SOILS SURVEY MAP SHOWING PROPOSED SUBDIVISION LOCATION
- G 8 ½ X 11 SOILS LEGEND IDENTIFYING SOILS AT PROPOSED
SUBDIVISION LOCATION
- H 8 ½ X 11 SOILS GROUP TABLE IDENTIFYING SOILS AT PROPOSED
SUBDIVISION LOCATION
- I 8 ½ X 11 " FIRM" SHOWING LOCATION OF PROPOSED SUBDIVISION AND
EXPLANATION OF ZONE DESIGNATION.
- J CONCEPTUAL PLAN

CUNNINGHAM-ALLEN, INC.

EXHIBIT A
CALCULATIONS AND TABLES

November 18, 2003
Page 2 of 3

DRAINAGE CALCULATIONS (C VALUES CALCULATED USING STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION, BRIDGE DIVISION, HYDRAULIC MANUAL)

HYDRAULIC SUMMARY (RATIONAL METHOD)

EXISTING CONDITIONS (10-yr Storm Event)

AREA (AC.)	Tc (min.)	C *	I (in/hr.)	Q (cfs)
74.2	100	.2	2.26	33.5

* The land is currently being used as farmland.

DEVELOPED CONDITIONS (10-yr Storm Event)

AREA (AC.)	Tc (min.)	C**	I (in/hr.)	Q (cfs)
79	46	.4	5.01	158.3

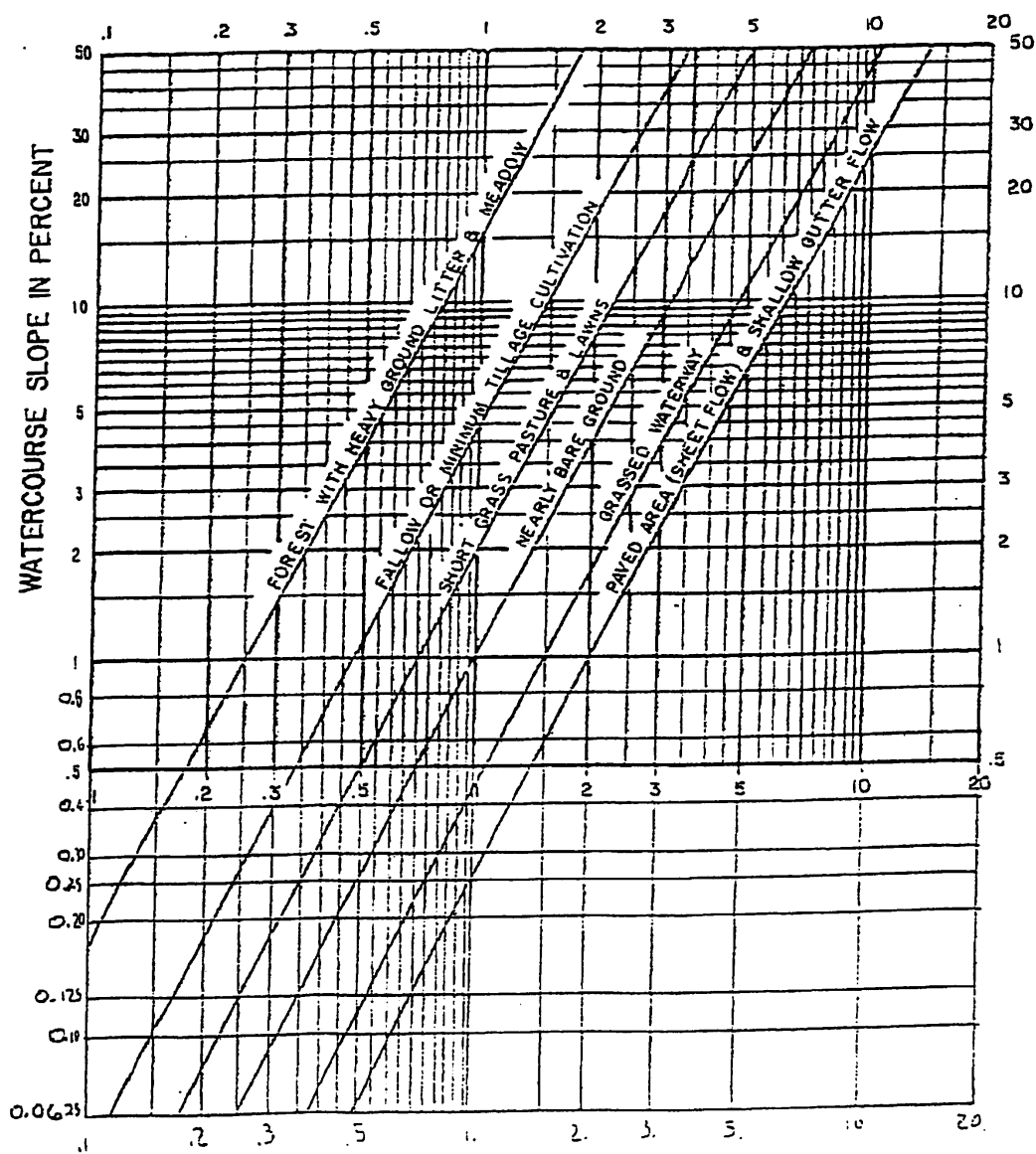
* Proposed improvements include approximately 90% residential and 10% parkland.

Modified Rational Method							
10 yr		Td	Sd	Ptd	Sr	left	right
a =	87.00						
b =	9.20	30.0	208680.5	2.5	367288.8	0.4932	1.8871
c =	0.7780	114.8	283706.8	3.9	319666.4	1.7474	1.8871
Cp =	0.40	124.0	284099.8	4.0	313340.6	1.8739	1.8871
		124.0	284099.8	4.0	313340.6	1.8739	1.8871
Ap =	79.00	124.0	284099.8	4.0	313340.6	1.8739	1.8871
Qa =	33.5	124.0	284099.8	4.0	313340.6	1.8739	1.8871
Tc =	46.0	124.0	284099.8	4.0	313340.6	1.8739	1.8871
error =	0.01	124.0	284099.8	4.0	313340.6	1.8739	1.8871
P180 =	4.41						

Where Cp = Developed C value
Ap = Area to pond
Qa = Allowable release rate (Q existing)
Tc = Developed Tc
Sr = Required Volume

The required volume = 313,340.6 C.F.

FIGURE 1



VELOCITY, V (FT/SEC)

Figure 5 (Revised by Pharr Academy, 1/90)

BRIDGE DIVISION HYDRAULIC MANUAL

7 - 74

Consulting Engineers
P.O. Box 47... 604 E. Hwy
Weslaco, TX 78596
Phone (512) 968-2194

Rainfall Intensity for Hidalgo County Based on NWS Tech Paper No. 40

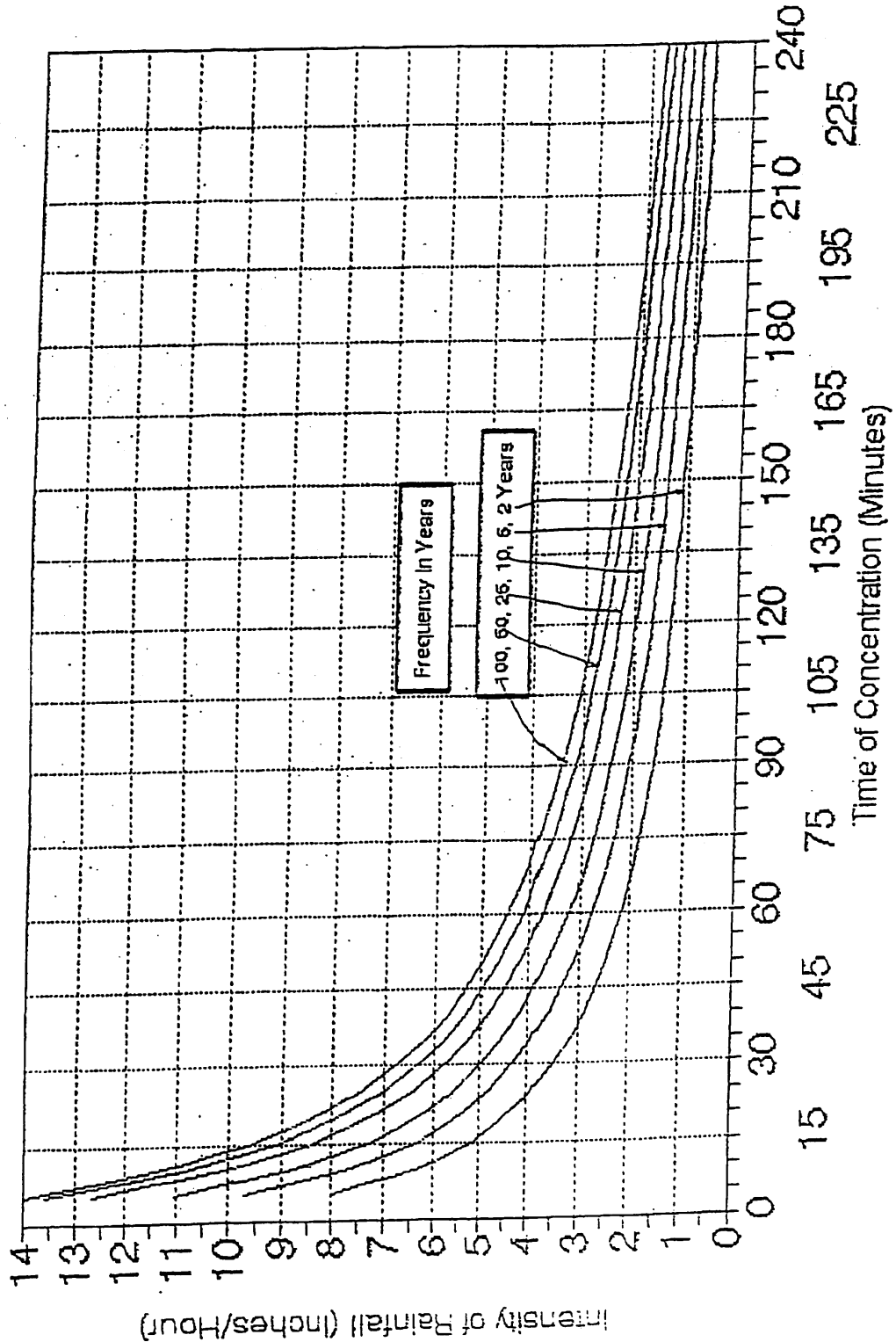


FIGURE 2

FIGURE 3

RATIONAL METHOD RUNOFF COEFFICIENTS

<u>Description of Area</u>	<u>Runoff Coefficients</u>
Business:	
Downtown areas	0.70 to 0.95
Neighborhood areas	0.60 to 0.70
Residential:	
Single-family areas	0.35 to 0.50
Multi units, detached	0.40 to 0.60
Multi units, attached	0.60 to 0.75
Residential (1/2 acre lots or more)	0.30 to 0.45
Apartment dwelling areas	0.50 to 0.70
Industrial:	
Light areas	0.50 to 0.80
Heavy areas	0.60 to 0.80
Parks, cemeteries	0.10 to 0.25
Playgrounds	0.20 to 0.35
Railroad yard areas	0.20 to 0.40
Unimproved areas	0.10 to 0.30
<u>Character of surface</u>	<u>Runoff Coefficients</u>
Streets:	
Asphaltic	0.70 to 0.95
Concrete	0.80 to 0.95
Drives and Walks	0.75 to 0.85
Roofs	0.75 to 0.95
Lawns, Sandy Soil:	
Flat, 2%	0.05 to 0.10
Average, 2 to 7%	0.10 to 0.15
Steep, 7%	0.15 to 0.20
Lawns, Heavy Soil:	
Flat, 2%	0.15 to 0.20
Average, 2 to 7%	0.20 to 0.25
Steep, 7%	0.25 to 0.35

APPLICATION

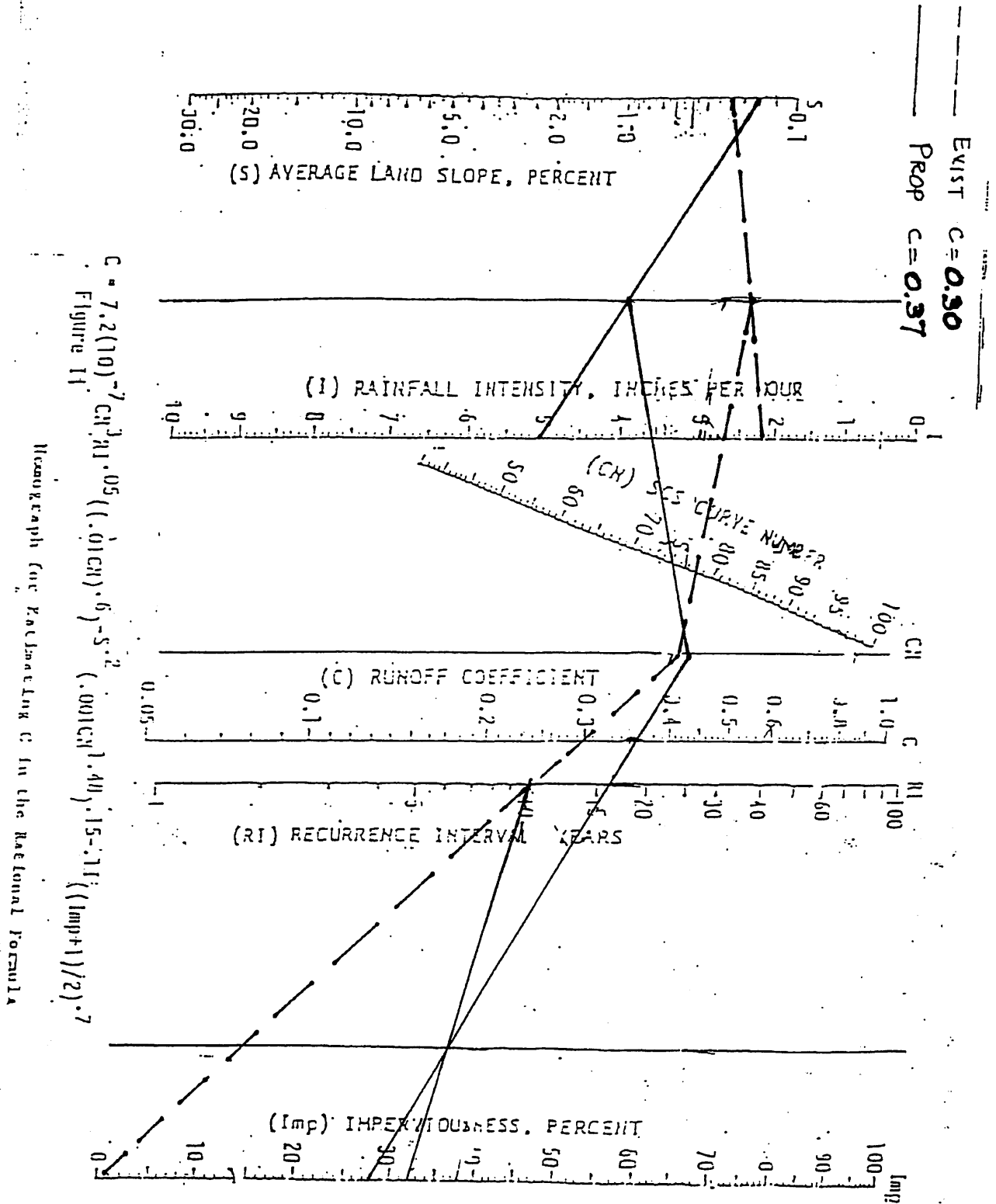
The Drainage Policy states "Peak flows shall not increase at any location for any storm frequency than the 10-year storm." This can be interpreted as "Flow rates from existing sites shall not

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Pecan Grove Reata

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P. 7



JNNINGHAM-ALLEN, INC.

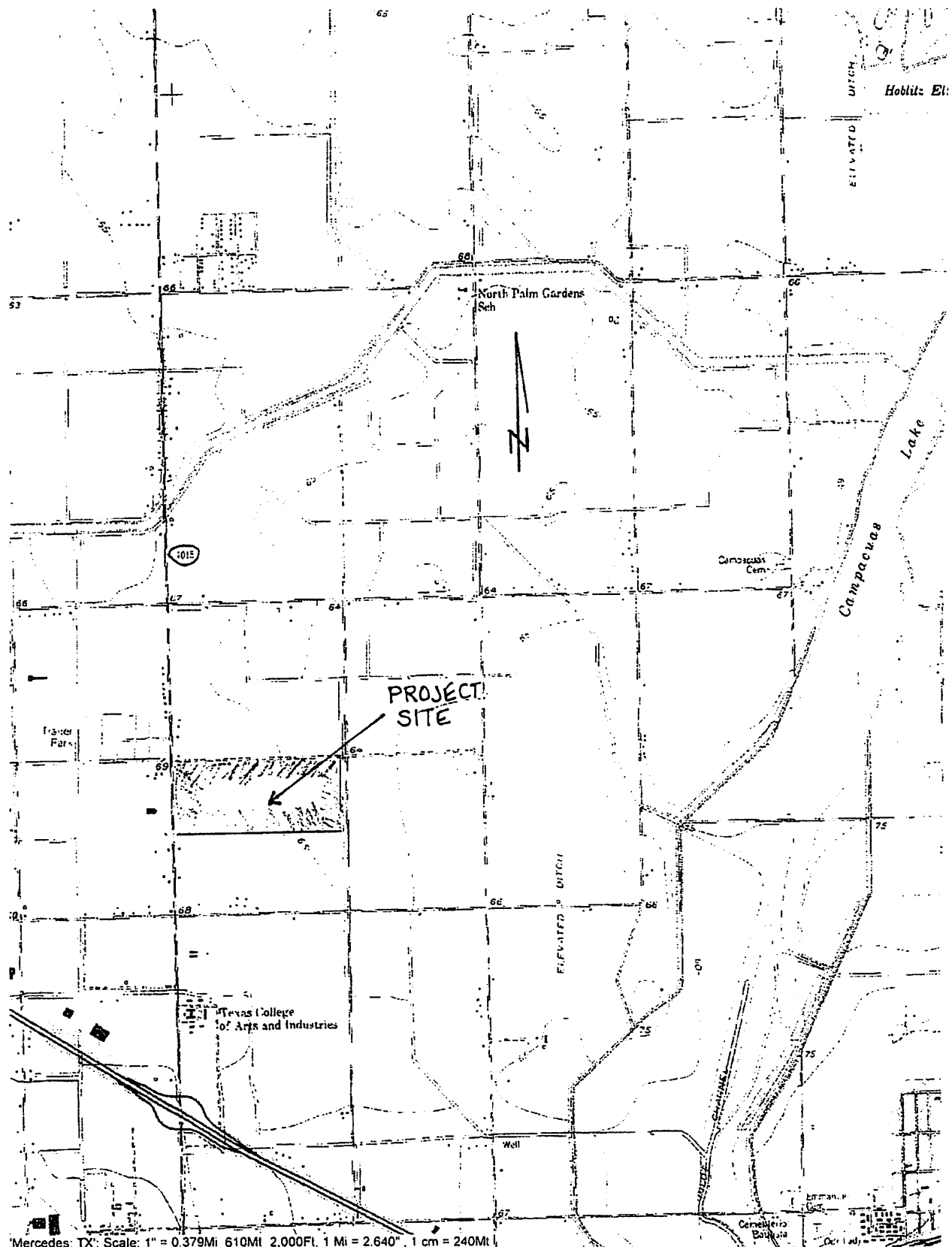
EXHIBIT B
8 ½ X 11 PROPOSED
SUBDIVISION PLAT



CUNNINGHAM-ALLEN, INC.

EXHIBIT C

**8 ½ X U.S.G.S. SECTION MAP SHOWING
PROPOSED SUBDIVISION**



CUNNINGHAM-ALLEN, IN .

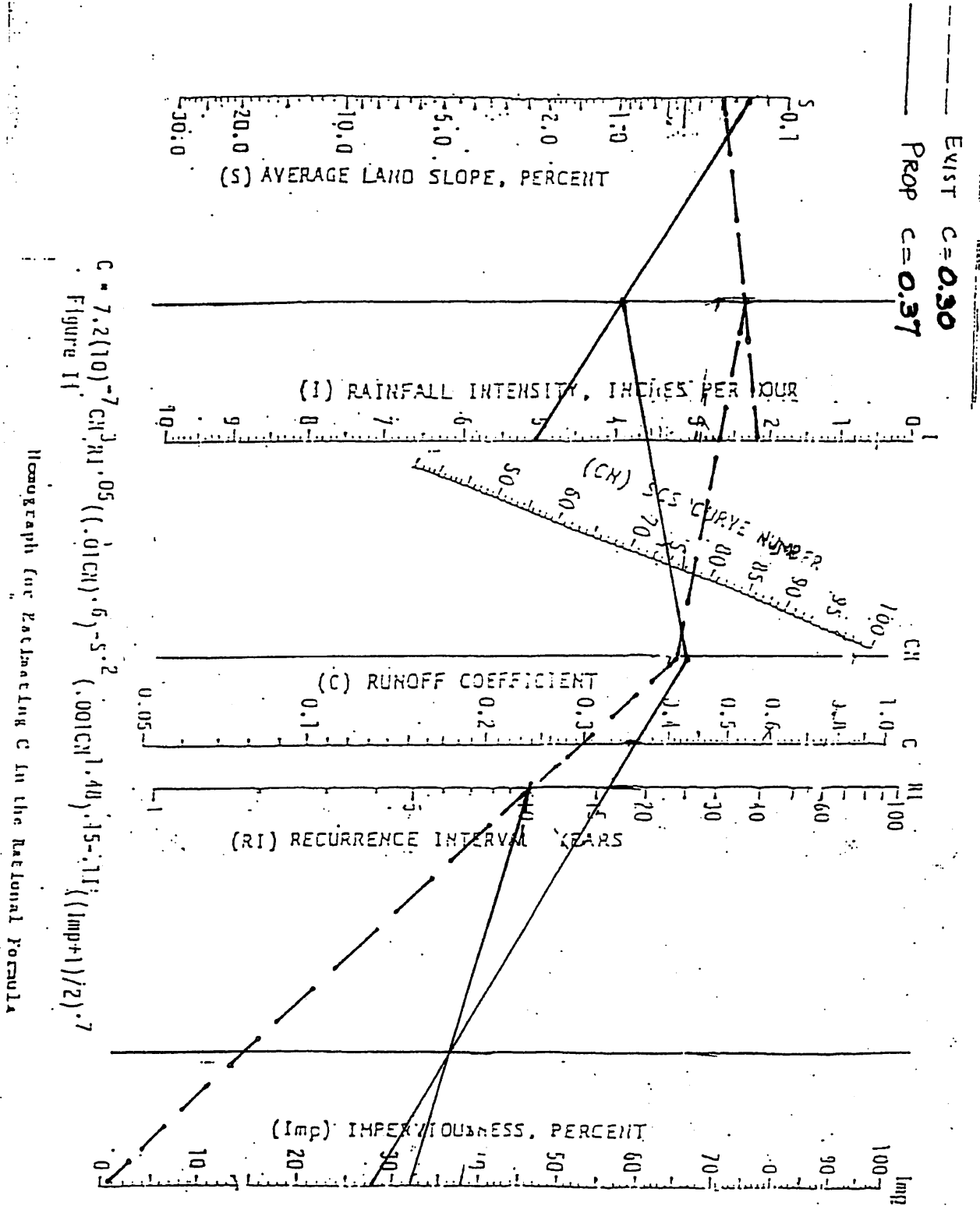
EXHIBIT D
NOMOGRAPH FOR
ESTIMATING "C"

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Pecan Grove Reata

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P. 7



CUNNINGHAM-ALLEN, ILL.

EXHIBIT E

**HIDALGO COUNTY,
RAINFALL INTENSITY CHART**

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Pecan Grove Reata

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P. 3

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

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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

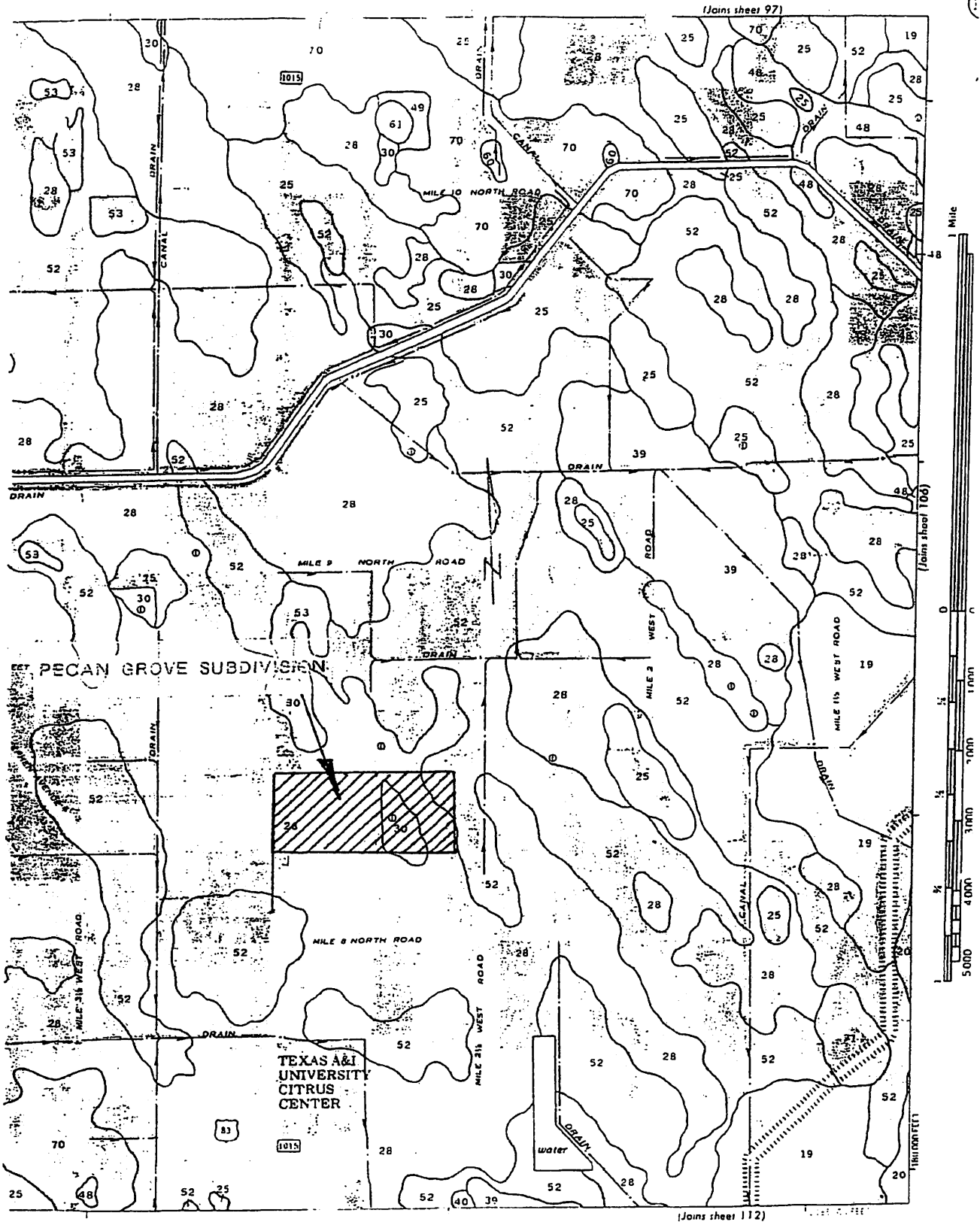
TIME	5 yr.	10 yr.	25 yr.	50 yr.
------	-------	--------	--------	--------

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

CUNNINGHAM-ALLEN, INC.

EXHIBIT F
8 ½ X 11 SOILS SURVEY MAP
SHOWING PROPOSED SUBDIVISION LOCATION

XAS - SHEET NUMBER 105



Hidalgo County, Texas

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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 bristleggrass; 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 bristleggrass 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 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.

Included with this soil in mapping are small areas of saline Raymondville and saline Racombes soils. Also included are a few nonsaline areas of Hidalgo, Raymondville, and Racombes soils. The included soils make up less than 15 percent of this map unit.

This Hidalgo soil is used mostly as irrigated cropland or pastureland. A few areas are idle.

This soil has low potential for nonirrigated and irrigated cropland. Because of salinity, careful selection of crops is necessary. Suitable crops are cotton and grain sorghum. This soil is not suitable for citrus.

If this soil is used as cropland, maintaining or improving soil tilth, managing irrigation water, providing adequate 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 and provide organic matter. Mulches, such as cotton burs, help reduce the evaporation that brings harmful salts to the surface. Land leveling reduces runoff 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 provides uniform leaching of harmful salts. 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 low for nonirrigated pasture grasses and medium for irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain the vigor of established grass. Coastal bermudagrass, African stargrass, introduced bluestems, and similar grasses are suited to this soil. Establishing grass is difficult, especially from seed. Subsurface tile drainage lowers the seasonal high water table and removes excess soluble salts.

Potential is low for rangeland. No areas of this soil are in rangeland. Potential is low for wildlife habitat including habitat for doves, quail, and furbearing animals.

Potential is low for urban use and recreation use. The main limitations are wetness and high corrosivity to steel.

This Hidalgo soil is in capability subclass IVs, nonirrigated and irrigated. It is not assigned a range site.

31—Hidalgo-Urban land complex, 0 to 3 percent slopes. This map unit consists of nearly level to gently sloping Hidalgo soil and Urban land in areas that are so intricately mixed that to separate them at the scale used for mapping was not practical. Areas are broad and irregular in shape and range in size from 10 to 900 acres or more. Boundaries commonly coincide with the outer limits of subdivisions, built up areas, and cities.

Hidalgo soil makes up 35 to 80 percent of this map unit, Urban land 15 to 55 percent, and other soils 5 to 10 percent.

Typically, Hidalgo soil has a surface layer of dark grayish brown sandy clay loam about 11 inches thick.

The next layer, from 11 to 38 inches, is grayish brown sandy clay loam. The layer extending from 38 to 65 inches is very pale brown sandy clay loam. In some areas the surface layer is fine sandy loam. The soil is calcareous throughout.

Urban land consists of areas that are covered by buildings and other urban structures, which make their classification impractical. Typical structures are single or multiple-unit dwellings, garages, sidewalks, patios, driveways, streets, schools, churches, shopping centers on less than 40 acres, office buildings, paved parking lots, and industrial sites. Some areas of the Hidalgo soil have been altered by cutting, grading, and filling over the surface layer with 6 to 24 inches of loamy material.

Included in mapping are areas of Racombes, Raymondville, and Willacy soils.

Although the Hidalgo soil and Urban land are used for urban structures, their potential for this use is medium. The main limitations are moderate shrink-swell potential and high corrosivity for uncoated steel. Potential is high for landscaping and gardening. Most flowers, shrubs, and trees are well suited to this soil. However, the high lime content of this soil can cause chlorosis of some plants, such as avocados and citrus. Iron sulfate or iron chelates can be added to temporarily correct this condition.

This map unit was not assigned to a subclass or range site.

32—Jimenez-Quemado complex, 1 to 8 percent slopes. This map unit consists of very shallow to shallow, gently sloping Jimenez and Quemado soils that are so intricately mixed that separating them at the scale used for mapping was not practical. These soils are on convex uplands. Areas are small, dissected, and irregular in shape and range from 25 to 50 acres.

Jimenez very gravelly loam makes up about 60 percent of the map unit, and Quemado very gravelly sandy loam makes up about 30 percent.

Typically, Jimenez soil has a surface layer of brown very gravelly loam about 8 inches thick. The underlying material to about 10 inches is indurated caliche that is about 35 percent, by volume, embedded siliceous gravel. Below that, the material is mostly cemented caliche that is about 50 percent embedded siliceous gravel. The soil is calcareous throughout.

Jimenez soil is excessively drained. Surface runoff is medium, and permeability is moderate. The available water capacity is very low. The root zone is very shallow. The hazard of water erosion is moderate, and the hazard of soil blowing is slight.

Typically, Quemado soil has a surface layer of dark brown very gravelly sandy loam about 6 inches thick. The next layer, from 6 to 12 inches, is brown very gravelly sandy clay loam. The underlying material to about 18 inches is indurated caliche that is about 40 percent, by volume, embedded siliceous gravel. Below that, the material is weakly cemented caliche that is

Hidalgo County, Texas

33

α 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 bristleglass; 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 bristleglass 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.

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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 leveled 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 IIc, 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.

crops help maintain soil tilth, reduce evaporation, and provide organic matter.

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 open grassland, the dominant grasses in the potential plant community consist of fourflower trichloris, Arizona cottontop, and sideoats grama; woody plants include vine ephedra and spiny hackberry; and forbs include Engelmann-daisy and bushsunflower.

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, vine-mesquite, and buffalograss. If heavy grazing continues for many years, mesquite, huisache, pricklypear, and other woody plants form a dense canopy that has an understory of whorled dropseed, tumblegrass, and threeawn. Brush encroachment on this soil is a major range management problem.

Potential is high for wildlife habitat including habitat for deer, javelina, and coyote. Nesting areas are plentiful for white-winged doves, quail, and songbirds.

Potential is low for urban and recreation uses because of the hazard of flooding.

This Ramadero soil is in capability subclass IIw, nonirrigated and irrigated; it is in the Ramadero range site.

51—Randado-Cuevitas complex, 0 to 3 percent slopes. This map unit consists of shallow to very shallow, nearly level or gently sloping soils that are so intricately mixed that separating them was not practical because of the scale selected for mapping. These soils are on convex uplands. Areas are small and irregular in shape and range from 10 to 45 acres.

Randado fine sandy loam makes up about 55 percent of the unit, and Cuevitas fine sandy loam makes up about 25 percent. Other soils make up the rest.

Typically, Randado soil has a surface layer of reddish brown fine sandy loam about 9 inches thick. The subsoil, between depths of 9 and 16 inches, is reddish brown sandy clay loam. Below this layer there is indurated caliche. The soil is noncalcareous above the caliche.

This soil is well drained. Runoff is slow, and permeability is moderate. The available water capacity is very low. When this soil is dry, the surface is hard and crusty. The root zone is shallow. The hazards of water erosion and soil blowing are moderate.

Cuevitas soil has a surface layer of reddish brown fine sandy loam about 8 inches thick. Below the surface layer there is indurated caliche. The soil is noncalcareous down to the caliche.

This soil is well drained. Runoff is medium, and permeability is moderate. The available water capacity is

very low. When the soil is dry, the surface is hard and crusty. The root zone is very shallow. The hazards of water erosion and soil blowing are moderate.

Included with this unit in mapping are small areas of Delmita soils and areas of rock outcrop. The included areas make up 20 percent or less of this map unit.

These Randado and Cuevitas soils are used as rangeland. A few areas are idle. The soils are not suited to use as cropland.

Potential for rangeland is low. In rangeland, the dominant grasses in the potential plant community for both Randado and Cuevitas soils are silver bluestem, tanglehead, and Arizona cottontop in open grassland; woody plants include guajillo and kidneywood; and forbs include orange zexmenia and bushsunflower.

With continuous heavy grazing by livestock, silver bluestem, tanglehead, and Arizona cottontop decrease in the plant community. These plants are replaced by the less desirable hooded windmillgrass, fall witchgrass, and siam tridens. If heavy grazing continues for many years, Texas tridens, red grama, threeawn, blackbrush, leatherstem, and other woody plants dominate the site.

Potential is low for wildlife habitat including habitat for deer, javelina, doves, and quail because of insufficient plant cover.

Potential for urban and recreation uses is low because of rock outcrops and the shallow depth to indurated caliche.

These Randado and Cuevitas soils are in capability subclass VI_s, nonirrigated; they are in the Shallow Sandy Loam range site.

52—Raymondville clay loam. This deep, nearly level soil is on plane to slightly concave uplands. Slopes are mainly less than 0.5 percent but range from 0 to 1 percent. Areas are irregular in shape and range from 50 to 950 acres.

Typically, the surface layer is clay loam about 15 inches thick. It is gray in the upper 8 inches and dark gray in the lower 7 inches. The next layer, to a depth of 25 inches, is grayish brown clay loam. The layer below that, to a depth of 43 inches, is grayish brown clay. The next layer, to a depth of 51 inches, is light brownish gray clay. The underlying layer extending to a depth of 65 inches is pale brown clay. The soil is calcareous throughout.

This soil is moderately well drained. Surface runoff is slow. Permeability is slow, 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 thick surface layer as a result of filling, and in a few areas it has a thin surface layer as a result of cutting. The root zone is deep but is not 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, Mercedes, Racombes, and saline Raymondville soils. These soils make up less than 15 percent of any mapped area.

Hidalgo County, Texas

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3 Raymondville soil is used mostly as irrigated and nonirrigated cropland.

This soil has medium potential for nonirrigated crops and high potential for irrigated crops. Suitable nonirrigated crops are cotton and grain sorghum. Suitable irrigated crops are cotton, grain sorghum, and cool and warm season vegetables (fig. 9). Potential is medium for sugarcane. Potential is low 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 improve or maintain soil tilth. Land leveling increases the efficiency of irrigation and permits 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 that can develop from irrigation.

Potential is medium for nonirrigated pasture grasses and high for irrigated pasture grasses. Proper stocking, fertilizing, rotation grazing, and controlling weeds are needed to maintain plant vigor. Coastal bermudagrass, African stargrass, introduced bluestems, and other grasses are suited to this soil.

Potential is medium for rangeland, although no

acreage is used as such. Most of this soil has been cleared and is continuously cropped; however, a few areas remain undisturbed. Potential is medium in these areas for wildlife habitat including habitat for white-winged doves, quail, songbirds, and furbearing animals such as coyote and weasel.

Potential is low for urban and recreation uses. Shrinking and swelling of the soil and the clayey surface layer are the main limitations.

This Raymondville soil is in capability subclass II_s, nonirrigated and irrigated; it is in the Clay Loam range site.

53—Raymondville clay loam, saline. This deep, nearly level, saline soil is on plane to slightly concave uplands. Slopes are mainly less than 0.5 percent but range from 0 to 1 percent. Areas are irregular in shape and range from 10 to 100 acres in size.

Typically, the surface layer is saline, dark gray clay loam about 16 inches thick. The next layer, from 16 to 29 inches, is saline, gray clay loam. The next layer, from 29 to 39 inches, is saline, grayish brown clay. The underlying layer from 39 to 65 inches is saline, very pale brown clay with many soft bodies of calcium carbonate. The soil is calcareous throughout.



Figure 9.—Irrigated carrots on Raymondville clay loam.

CUNNINGHAM-ALLEN, IN .

EXHIBIT G

**8 ½ X 11 SOILS LEGEND
IDENTIFYING SOILS AT PROPOSED
SUBDIVISION LOCATION**

Nov 18 03 05:45p

Pleasant Grove Reata

956 361-1556

p. 1 /

SOIL LEGEND

The legend is numeric, and the map unit names are in alphabetical order. Soil names that do not give a slope range are for nearly level soils.

SYMBOL	NAME	SYMBOL	NAME
1	Arenita, loamy	38	McAllen sandy clay loam, 0 to 1 percent slopes
2	Bentita clay	39	Mercedes clay, 0 to 1 percent slopes
3	Brennan fine sandy loam, 0 to 1 percent slopes	40	Mercedes clay, saline, 0 to 1 percent slopes
4	Brennan fine sandy loam, 1 to 3 percent slopes	41	Mercedes clay, 1 to 5 percent slopes, gullied
5	Camargo silt loam	42	Nueces fine sand, 0 to 3 percent slopes
6	Camargo silty clay loam	43	Nueces-Santa complex, 0 to 3 percent slopes
7	Cameron silty clay	44	Olmito silty clay
8	Comillet loamy fine sand, 0 to 3 percent slopes	45	Pitt, borrow
9	Dellina loamy fine sand, 0 to 3 percent slopes	46	Pitt, caliche
10	Dellina fine sandy loam, 0 to 1 percent slopes	47	Pitt, gravel
11	Dellina fine sandy loam, 1 to 3 percent slopes	48	Recombes sandy clay loam
12	Delmita loamy fine sand, 0 to 3 percent slopes	49	Recombes sandy clay loam, saline
13	Delmita-Rancho complex, 0 to 1 percent slopes	50	Ramada sandy clay loam
14	Falfurien fine sand, 0 to 5 percent slopes	51	Rancho-Cuervo complex, 0 to 3 percent slopes
15	Gruña clay	52	Raymondville clay loam
16	Hargill fine sandy loam, 0 to 1 percent slopes	53	Raymondville clay loam, saline
17	Hargill fine sandy loam, 1 to 3 percent slopes	54	Raymondville-Urban land complex
18	Hargill fine sandy loam, 3 to 5 percent slopes	55	Reynosa silty clay loam
19	Hartman clay	56	Reynosa silty clay loam, saline
20	Hartman clay, saline	57	Reynosa-Urban land complex
21	Hartman-Urban land complex	58	Rio fine sandy loam
22	Hebburnville sandy loam, 0 to 1 percent slopes	59	Rio fine sandy loam, saline
23	Hebburnville sandy loam, 1 to 3 percent slopes	60	Rio clay loam
24	Hebburnville sandy loam, 3 to 5 percent slopes	61	Rio clay loam, saline
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	62	Rio Grande silt loam
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	63	Rio Grande silty clay loam
27	Hidalgo fine sandy loam, 3 to 5 percent slopes	64	Runn silty clay
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	65	Runn silty clay, saline
29	Hidalgo sandy clay loam, 1 to 3 percent slopes	66	Santa fine sand, 0 to 3 percent slopes
30	Hidalgo sandy clay loam, saline, 0 to 1 percent slopes	67	Tiocona clay
31	Hidalgo-Urban land complex, 0 to 3 percent slopes	68	Urban land
32	Jensen-Quemada complex, 1 to 5 percent slopes	69	Urticentis, loamy
33	Laredo silty clay loam	70	Willacy fine sandy loam, 0 to 1 percent slopes
34	Matamoros silty clay	71	Willacy fine sandy loam, 1 to 3 percent slopes
35	McAllen fine sandy loam, 0 to 1 percent slopes	72	Willacy-Urban land complex, 0 to 3 percent slopes
36	McAllen fine sandy loam, 1 to 3 percent slopes	73	Zzita loamy fine sand, uncultivated
37	McAllen fine sandy loam, 3 to 5 percent slopes	74	Zzita silt loam

CUNNINGHAM-ALLEN, INC.

EXHIBIT H
8 ½ X 11 SOILS TABLE
IDENTIFYING SOILS AT
PROPOSED SUBDIVISION LOCATION

Nov 18 03 05:45p

Pecan Grove Reata

956-361-1556

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Soil survey

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	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
1. #					<u>Ft</u>			<u>In</u>			
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. Delфина	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	4-6.0	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	D	None			>6.0					High	Low
Urban land.											
32. Jimenez	C	None			>6.0			7-20	Thin	High	Low

See footnotes at end of table.

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RAYMONDEVILLE B

Exhibit A-1, continued: Hydrologic soil groups for United States soils

CONTINENTAL	C	CORRALITOS, SILTY	B	COWERS	B	CREVA	D	CUDCREEK	B
CONTO	B	SUBSTRATUM		COVESTGLN	B	CREVASSE	A	CUBERANT	B
CONTRA COSTA	C	CORRECO	C	COVETA	C	CREVISCREEK	C	CUCAMUNGO	D
CONTRARY	B	CORRIGAN	D	COVGIL	B	CREWS	D	CUCHILLAS	C
CONVENT	C	CORSON	C	COVMORN	B	CRIDER	B	CUCMO	C
COBERS	B	CORTA	D	COVICNE	B	CRIMS	D	CUDAMY	D
COOK	D	CORTADA	B	COVLAKE	B	CRINKER	C	CUDAMY, DRAINED	C
COCKPORT	C	CORTEZ	D	COVLITZ	A	CPIPPIN	E	CUDDEBACK	C
COOLBRITH	C	CORTINA	B	COVDOO	D	CRISP, FELD	B	CUERDA	C
COOLIDGE	B	CORTINA, THIN	A	COVSLY	C	CRISTO	C	CUEGO	B
COOLVILLE	C	SURFACE		COVTON	C	CRISTO, LOAMY		CUEGYO	C
COONBS	B	CORUNNA	B/D	COX	D	CRISTOBAL	B	CUESTA	C
COONSKIN	C	CORVIN	B	COXLAKE	D	CRITCHELL	B	CUEYA	D
COOPER	B	CORWITH	B	COXVILLE	D	CRITTENDEN	B	CUEVITAS	D*
COOSAN	B	CORY	C	COXWELL	C	CROATAM	D	CUEVOLAND	B
COOTER	C	CORYDOON	D	COY	D	CROCKER	A	CULBERTSON	B
COPAKE	B	COSAD	C	COYANOSA	D	CROCKETT	D	CULDESAC	B
COPALIS	C	COSER	D	COYATA	C	CROESUS	C	CULLEN	C
COPANO	D	COSEY	B	COYET	A	CROFTON	B	CULLSEGA	C
COPASTON	C	COSH	C	COYLE	B	CROGHAN	B	CULP	C
COPELAND	B/D	COSMOCTON	C	COYNE	B	CROKE	B	CULPEPER	C
COPELAND,	D	COSKI	B	COYTECREEK	B	CROWELL	A	CULTUS	C
DEPRESSIONAL		COSTILLA	A	COZAD	F	CROWWHITE	C	CULVING	C
COPEMAN	B	COSUMNES	C	COZBERG	B	CROWNS	C	CUMBERLAND	B
COPEMAGEN	D	COTACO	C	COZTUR	D	CROOKED	D	CUMBRES	C
COPITA	B	COTAIL	B	CRAP TREE	C	CROOKED CREEK	D	CUMLEY	C
COPPER RIVER	D	COTANT	B	CRACKERCREEK	B	CROOKED CREEK,	C	CUMMINGS	D
COPPER RIVER,	B	COTATI	C	CRACKLER	F	DRAINED		CUMMSKEY	B
LACUSTRINE		COTEAU	C	CRADDOCK	D	CROOKED CREEK,	C	CUNARD	B
SUBSTRATUM		COTNA	C	CRADLEBAUGH	D	FLODED		CUNDICK	D
COPPER RIVER, FILL	B	COTITO	B	CRADLEBAUGH,	C	CROOKSTON	B	CUNDITO	B
SUBSTRATUM		COTO	B	SALINE-ALKALI		CROWN	C	CUNNINGHAM	C
COPPER RIVER,	B	COTOPAXI	A	CRADLEBAUGH,	C	CROPLEY	D	CUPCO	C
SILTY SUBSTRATUM		COTT	B	DRAINED		CROPPER	D	CUPOLA	B
COPPER RIVER,	B	COTTER	B	CRAFT	B	CROQUIS	D	CUPPER	B
GRAVELLY		COTTERAL	C	CRAFTON	C	CROSBY	C	CUPPLES	C
SUBSTRATUM		COTTLE	D	CRAGGEY	D	CROSIER	C	CUPPY	D
COPPERCREEK	B	COTTONEVA	B	CRAGO	E	CROSS	D	CURABITH	A
COPPEREID	D	COTTONTOMAS	B	CRAGOLA	D	CROSSPLAIN	C	CURANT	B
COPPERTON	B	COTTONWOOD	C	CRAGOSEN	D	CROSSTELL	D	CURDL	C
COPPOCK	B	COTTRELL	C	CRAIG	B	CROSSVILLE	B	CURECANTI	B
COPSEY	D	COTULLA	D	CRAIGMILE	B/D	CROSVELL	A	CURNOLLOV	D
COQUAT	D	COUCH	D	CRAIGSVILLE	B	CROT	D	CURROB	D
COQUILLE	D	COUGARBAY	D	CRAMER	D	CROTTON	D	CURRAN	C
CORA	B	COUGHANDOUR	C	CRAMONT	C	CROUCH	B	CURRIER	A
CORAL	D	COULEEDAM	D	CRAME	B	CROW	C	CURRITUCK	D
CORALLAKE	B	COULSTONE	B	CRAMECREEK	C	CROW CREEK	B	CURTIN	D
CORRETT	D	COULTER	B	CRANFILL	B	CROW HILL	C	CURTIS CREEK	D
CORRILT	B	COULTERVILLE	D	CRANMLER	B	CROWCAMP	D	CURTIS SIDING	A
CORBIN	B	COUNCELOR	B	CRANSTON	B	CROWFLATS	D	CURTISTOWN	B
CORCEGA	C	COUNCIL	B	CRARY	C	CROWFOOT	E	CUSHENBURY	B
CORDELL	D	COUNTRYMAN	C	CRASH	B	CROWHEART	C	CUSHING	B
CORDES	B	COUNTS	D	CRATER LAKE	B	CROWLEY	D	CUSHMAN	C
CORDESTON	B	COUPEE	D	CRATERNO	C	CROWNEST	D	CUSHMOOL	C
CORDOVA	C/D	COUPEVILLE	C	CRAYEN	C	CROWSHAW	E	CUSICK	D
CORRY	B	COURT	B	CRANFOPO	D	CROWTHER	D	CUSTCO	B
CORIFF	B/D	COURTHOUSE	D	CRANLEYVILLE	B	CROYDON	B	CUSTER	D
CORINTH	C	COURTLAND	D	CREAL	C	CROZIER	C	CUSTER, DRAINED	C
CORKSTONE	D	COURTNEY	D	CREASEY	C/D	CRUCES	D	CUTAWAY	B
CORLENA	A	COURTROC	B	CREDO	B	CRUCKTON	B	CUTHAND	B
CORLETT	A	COURVILLE	B	CREED	C	CRUCKSHANK	C	CUTHBERT	C
CORLEY	B/D	COUSE	C	CREEDMOOR	C	CRUISER	B	CUTHBERT, GRADED	D
CORNANT	A/D	COUSHATTA	B	CREEL	C	CRUMAPINE	B	CUTOFF	C
CORNELIA	C	COUTIS	B	CREEMON	B	CRUME	B	CUTSMIN	D
CORNELIUS	B	COVE	D	CREFORK	C	CRUMP	D	CUTZ	D
CORNHILL	B	COVELAND	D	CREIGHTON	B	CRUMP, DRAINED	C	CUYANA	B
CORNICK	D	COVELAND, DRAINED	C	CRELDON	C	CRUNKER	B	CUYON	A
CORNING	C	COVELLO	C	CREN	B	CRUNKYAP	A	CYAN	B
CORNISH	C	COVERT	A	CREOLE	D	CRUST	D	CYCLONE	B/D
CORNUTT	C	COVEYTON	C	CRESALE	B	CRUTCH	C	CYLINDER	B
CORNVILLE	B	COVILLE	B	CRESBARD	B	CRUTCHER	C	CYMRIC	D
COROLLA	D	COVING	C	CRESCO	C	CRUZE	C	CYNTHIANA	D
CORONA	B	COVINGTON	D	CRESEEN	B	CRYLUNA	C	CYNTHIANIA	D
CORONACA	D	COYAN	D	CRESPIN	C	CRYSTAL LAKE	B	CYPHER	D
COROZAL	C	COYANTS	C	CREST	C	CRYSTAL SPRINGS	D	CYRIL	D
COROZO	A	COYCO	B	CRESTLINE	D	CRYSTALBUTTE	E	CZAR	B
CORPENING	D	COYDEN	B	CRESTMAN	D	CRYSTALCREEK	B	DABNEY	A
CORRAL	C	COYDREY	C	CRESTVALE	C	CUATE	C	DABOB	C
CORRALITOS	A	COYEMAN	D	CPETE	C	CUBA	B	DACKER	C

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Exhibit A-1, continued: Hydrologic soil groups for United States soils

POQUONOCK	C	PREMIER	B	PUNCHBOWL	D	QUINLIVEN	C	RAMROD	C
PORFIRIO	C	PRENTISS	C	PUNG	C	QUINN	B/D	RAMSDALL	D
PORRETT	D	PRESA	B	PUNG	B	QUINNEY	C	RAMSDALL, DRAINED	C
PORRONE	B	PRESMER	B	PUNOHU	A	QUINTANA	B	RAMSEY	D
PORT	B	PRESTO	B	PUNSI	C	QUINTO	D	RAMSHORN	B
PORT BYRON	B	PRESTON	A	PUNTA	B/D	QUINTON	C	RAMA	D
PORTAGE	D	PREWITT	B	PUNTILLA	B	QUITERIA	B	RANCE	C
PORTAGEVILLE	D	PREY	C	PURCELLA	B	QUITMAN	C	RANCHOSECO	D
PORTALES	B	PRICE	B	PURCHES	C	QUIYERA	C	RANDADO	C
PORTALTO	B	PRIDA	C	PURDAM	C	QUONSET	A	RANDALL	D
PORTERFIELD	C	PRIDHAM	D	PURDY	D	QUOPANT	D	RANDOCORE	D
PORTERS	B	PRISTELAKE	B	PURETT	B	QUOSATANA	D	RANDMAN	D
PORTERVILLE	D	PRIETA	D	PURGATORY	C	RABBITEX	B	RANDCLPH	C
PORTHILL	D	PRIM	D	PURNER	D	RABER	C	RANDS	C
PORTIA	C	PRIMEAUX	C	PURROB	D	RABIDEUX	B	RANDSEURG	D
PORTINO	C	PRIMEN	D	PURSLEY	B	RABUN	B	RANGE	D
PORTLAND	D	PRINGHAR	B	PURVES	D	RACE	B	RANGER	C
PORTMOUNT	B	PRINCETON	B	PUSHMATANA	C	RACINE	B	RANPUFF	D
PORTNEUF	B	PRINEVILLE	C	PUSTOI	B	RACKER	A	RANSLD	D
PORTOLA	B	PRING	B	PUTNAM	D	RACMBES	B	RANSCH	D
PORTSMOUTH	B/D	PRINGLE	D	PUTNEY	B	RACCON	C/D	RANSTEIN	B
PORUM	D	PRITCHARD	C	PUTT	C	RAD	S	RANTOUL	D
POSANT	D	PRITCHETT	C	PUTTSTER	C	RAD, LACUSTRINE	C	RAPATEE	D
POSEN	B	PROCHASKA	A/D	PVV DD	A	SUBSTRATUM	C	RAPELUE	S
POSEY	B	PROCTOR	B	PVV DPAE	B	PAD, FLOODED	C	RARM	B
POSEYVILLE	C	PROGRESSO	C	PVV DA	A	RADOLE	S	RARMO	B
POSITAS	D	PROMISE	D	PVV DA, NONSTONY	A	RADER	D	RARDIAN	S
POSKIN	C	PROMO	C	PWUKALA	C	RADERSBURG	B	RAPLEE	C
POSO	B	PRONG	C	PWUONE	C	RADOFORD	S	RAPPAMANKOCK	D
POSOS	C	PROPHETSTOWN	B/D	PYALLUP	B	RADLEY	B	RAPSON	S
POST	D	PROSPECT	B	PYBURN	D	RADMON	C	RARDEN	C
POTAMUS	B	PROSPER	B	PYLE	B	RAFAEL	D	RARICK	C
POTCHUB	C	PROSSER	C	PYLON	D	RAFTON	D	RARDITAM	C
POTEST	B	PROTIVIN	C	PYOTE	A	RAFTRIYER	C	RASBAND	S
POTELL	B	PROUT	C	PYRAMID	D	RAGLAN	B	RASILLE	D
POTH	C	PROUTY	C	PYRMONT	D	RAGNAR	B	RASSET	B
POTLATCH	C	PROVIDENCE	C	PYRMONT, BEDROCK	C	RAGNEL	B	RASSET	B
POTOMAC	A	PROVIG	C	SUBSTRATUM	C	RAGO	C	RASTUS	C
POTOSI	A	PROVO	D	PYWELL	D	RAGPIE	D	RATAKE	D
POTRATZ	C	PROVO SAY	D	QUAFENO	C	RAGSDALE	B/D	RATHBUN	C
POTSDAM	C	PROV	D	QUAKER	C	RAGSDALE, OVERWASH	S	RATHORUM	B
POTTER	C	PROUDY	B	QUAKERTOWN	C	RAGTOWN	C	RATLAKE	D
POTTINGER	B	PRUE	B	QUAN	B/D	RANAL	C	RATLEFLAT	B
POTTS	B	PRUITTON	B	QUAMON	A	RANH	C	RATLIFF	B
POTTSBURG	B/D	PRUNIE	D	QUANAM	B	RAMWORTH	B	RATON	D
POUDRE	D	PRYOR	C	QUANDER	B	RAIL	D	RATSON	C
POUJADE	D	PSUGA	B	QUANTICO	B	RAILCITY	A	RATTLEP	D
POULSB	D	PTARMIGAN	C	QUARLES	D	RAINBOV	C	RATTO	C
POUNCEY	D	PUPAUA	D	QUARTZBURG	C	RAINEY	C	RATTO, STONY	D
POVERTY	D	PUALULU	A	QUARTZVILLE	B	RAINIED	C	RAUB	D
POVEY	B	PUCHYAN	B	QUARZ	C	RAINO	D	RAUGHT	B
POWDER	B	PUDDE	B	QUATAMA	C	RAINS	B/D	RAUVILLE	D
POWDERHORN	C	PUERCO	D	QUAY	B	RAINS, FLOODED	D	RAUZI	D
POWDERWASH	C	PUERTA	D	QUAZO	D	RAINSBORO	C	RAVALLI	D
POWERN	C	PUERTECITO	D	QUEALMAN	C	RAINSVILLE	B	RAVALLI, BEDROCK	B
POWELL	C	PUEYTT	D	QUEALY	D	RAIROENT	B	SUBSTRATUM	A
POWER	B	PUFFER	D	QUEBRADA	C	RAISIO	C	RAVEN	D
POWERLINE	C	PUGET	C	QUEENY	D	RAKANE	D	RAVENDALE	D
POWLEY	D	PUGET, PROTECTED	C	QUEETS	C	RAKE	D	RAVENELL	D
POWMENT	C	PUGSLEY	C	QUEMADO	C	RAKIED	C	RAVENNA	C
POWMAHKEE	B	PUIH	B	QUENZER	D	RALEIGH	D	RAVENSWOOD	C
POWMAKA	C	PUMIMAU	D	QUERC	C	RALLOD	D	RAVIA	C
POY	D	PUICE	D	QUERENCIA	B	RALLS	B	RAVOLA	B
POYGAN	D	PULA	C	QUETICO	D	RALPH	B	RAVAM	C
POTNOR	B	PULANTAT	B	QUICKSELL	C	RALPHSTON	B	RAVE	C
POZO	C	PULASKI	C	QUICKSILVER	D	RALSEN	D	RAVLES	B
POZO BLANCO	B	PULCAN	C	QUICKVERT	C	RANADERO	B	RAWLINS	B
PRAG	C	PULEHU	B	QUIDEM	B	RANBLA	C	RAWSON	B
PRAIRIEVILLE	B	PULEKAS	B	QUIENSABE	C	RANBOUILLET	B	RAWSONVILLE	C
PRAISS	C	PULLMAN	D	QUIETUS	C	RANELLI	D	RAYBURN	D
PRATHER	C	PULPIT	C	QUIGLEY	B	RANRES	C	RAYEX	D
PRATLEY	C	PULS	D	QUINI	C	RANMEL	C	RAYFORD	C
PRATT	A	PULSIPHER	D	QUILCENE	C	RANO	C	RAYLAKE	D
BREACHER	B	PULNEY	C	QUILLAYUTE	C	RANOMA	B	RAYMONDVILLE	D
BREACKNESS	B/D	PUMEL	D	QUILTOSA	D	RANOMA, HARD	C	RAYNE	B
BREATORSON	B	PUMEL, NONGRAVELLY	C	QUILT	D	SUBSTRATUM	C	RAYNESFORD	B
BREBISH	C/D	PUMPER	B	QUINA	B	RANPART	B	RAYNHAM	C
BREBLE	D	PUNA	A	QUINCY	A	RANPATER	B	RAYNOLDSON	B
BRELO	B	PUNALUU	D	QUINLAN	C	RANPS	B	RAYNHILL	C

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MUNNTON	C	ILDECAPE	B	IPISH	C	JACAGUAS	B	JEMEWY	D
MUNSINGER	B	ILDEFONSO	B	IPSON	B	JACANA	B	JEKLEY	C
HUNTERS	B	ILES	C	IPSWICH	D	JACEE	C	JELLCO	C
HUNTERSVILLE	B	ILIFF	C	IRA	C	JACINTO	B	JEME2	C
HUNTINGER	C	ILILILI	D	IPAAH	B	JACK CREEK	A	JENA	B
HUNTING	C	ILICH	D	ISEDELL	C/D	JACKET	C	JENKINS	C
HUNTINGTON	B	ILLABOT	C	IRELAND	C	JACKLAND	D	JENKINSON	D
HUNTMOUNT	B	ILLAMEE	B	IRENE	B	JACKMAN	B	JENKS	B
HUNTSPOCK	B	ILLER	B	IPETESA	B	JACKNIFE	C	JENNESS	B
HUNTSBURG	D	ILLITO	D	IRIGUL	D	JACKPORT	D	JENNINGS	C
HUNTSVILLE	B	ILTON	C	IRIM	C	JACKPOT	C	JENNY	D
MURD	B	ILVACO	B	IRMULCO	B	JACKS	C	JENOR	C
MURDS	B	IMA	B	IPOCK	C	JACKSON	B	JERAG	D
MURLOUT	C	IMBLER	B	IRON BLOSSOM	C	JACKTONE	D	JERPAULD	D
MURLEY	D	IMLAY	D	IRON MOUNTAIN	D	JACOB	D	JERICHO	D
MURRICAME	C	IMMIG	C	IRON RIVER	B	JACOBSEN	D	JEROME	D
MURRY BACK	B	IMMIGRANT	C	IPONCO	B	JACOB	C	JERRY	C
MURRYBACK	B	IMMOKALEE	B/D	IRONDALE	C	JACOT	B	JERRYSLU	C
MURST	D	IMMOKALEE	D	IRONDYKE	B	JACQUES	C	JERU	B
MURVAL	B	IMPRESSIONAL	D	IRONSPPRINGS	B	JACQUITH	C	JERYAL	B
MUSE	D	IMOGENE	D	IRCHTON	C	JACRATZ	C	JESREL	D
MUSKA	D	IMONIL	B	IRCOUDIS	B/D	JACVIN	B	JESSE CAMP	B
MUSSA	D	IMPACT	A	IRRAWADDY	C	JADIS	B	JESSETOWN	B
MUSSA, CLAYEY	C	IMPERIAL	D	IRRIGON	C	JAFI	B	JESSUP	C
SUBSTRATUM	C	IMARAJAM	D	IRSON	D	JAGUEYES	B	JESSUP	C
MUSSA, MODERATELY	C	IMARAJAM	C	IRVINE	D	JAL	B	JETCOP	D
VET	B	STRATIFIED		IRVINGTON	C	JALMAR	D	JETSTER	C
MUSSA, DRAINED	B	SUBSTRATUM		IRWIN	D	JAMES	D	JETT	B
MUSSELL	B	INAVALE	A	ISAAC	C	JAMES CANYON	C	JEVETS	C
MUSMAN	D	INCELL	D	ISABELLA	B	JAMES CANYON	B	JEWETT	B
MUSUM	B	INCHAU	C	ISAN	A/D	JAMSTON	C/D	JIGGS	B
MUTCHINSON	C	INCHELIUM	B	ISANTI	B	JANISE	C	JILSON	D
MUTCHLEY	D	INCY	A	ISELLA	B	JANISE, OVERBLOWN	B	JIM	C
MUTSON	B	INDART	C	ISELLA	C	JANISE	C	JIMBO	B
MUTT	D	INDOX	A	ISMI PISHI	A	JANSEN	B	JIMCREEK	C
MUTTON	D	INDIANOMA	A	ISHPEMING	D	JANUDE	B	JIMEK	C
MUXLEY	C	INDIAN CREEK	D	ISIDOR	C	JANUDE, CLAY	C	JIMENEZ	*
MUTSINK	B	INDIANJ	A	ISKHAT	D	SUBSTRATUM		JIMLAKE	B
MYALL	C	INDIANOLA	A	ISKHAT, CJOI	D	JARAB	D	JIMMERSON	C
MYANNIS	B	INDIO	B	ISLAND	C	JARBOE	D	JIMSAGE	B
MYAS	B	INDLETON	B	ISLES	A/D	JARDIN	D	JINTOWN	C
MYATTVILLE	C	INDUS	D	ISLES, SLUGH	B	JAREALES	D	JIPPER	B
MYDABURG	D	INEZ	D	ISLOT	B	JARITA	C	JIVAS	B
MYDZ	B/D	INFERNAL	B	ISMAT	B	JARMILLO	C	JOACHEM	D
MYDER	D	INGALLS	B	ISMC	A	JAROLA	C	JOB	C
MYORO	C	INGENIU	B	ISOLDE	B	JAROSO	B	JOBOB	C
MYE	B	INGERSOLL	B	ISOM	C	JARRE	B	JOBPEAK	D
MYLOC	D	INGRAM	D	ISTER	C	JARRON	D	JOCAL	B
MYNAS	D	INKLER	B	ISTOKPOGA	B/D	JARYIS	B	JOCITY	B
MYRAIRIE	B	INKOM	D	ITANO	C	JASCO	D	JOCITY, LOAMY	C
MYRUM	B	INKOM, DRAINED	C	ITASCA	R	JASON	B	SURFACE	
MYSHAM	D	INKOSR	D	ITAT	D	JASPER	D	JOCKO	B
MYSHOT	D	INKS	D	ITCA	C	JASPER	A	JOCERO	B
MYTOP	D	INKSTER	B	ITMACA	C	JAUCA	C	JOEL	B
MYZEN	D	INLOV	C	ITMANN	A	JAUCA, SALINE	B	JOEMRE	D
IAO	D	INMACHUK	D	ITME	B	JAVRIGA	B	JOENEY	D
IBERIA	D	INMAN	C	ITSWOOD	C	JAVA	D	JOES	B
ICARIA	D	INMO	A	IUKA	C	JAWBONE	D	JOEVAR	B
ICEHE	D	INNINGER	C	IYA	B	JAY	C	JOHNS	C
ICESLEY	D	INDEPENDENCE	B	IYAN	B	JAYAR	D	JOHNSBURG	D
ICHOOD	D	INSAK	D	IVANELL	C	JAYBEE	D	JOHNSON	B
ICHETUCKNEE	D	INSIDERT	C	IVANMCE	D	JAYEL	B	JOHNSTON	D
ICICLE	B	INSKIP	C	IYEO	B	JAYEN	D	JOHNSTOWN	B
IDA	B	INSULA	D	IVERSEN	C	JAYNES	C	JOHNSWOOD	B
IDABEL	D	INTERIOR	B	IVES	D	JEAGER	A	JOHNSTON	D
IDANOME	B	INTON	R	IVES, VET	D	JEAN	B	JOICE	D
IDAMONT	R	INVERNESS	B	IVIE	A	JEAN LAKE	D	JOINEP	B
IDEE	C	INVERSMIEL	C	IVINS	C	JEANERETTE	B	JOJODOWSKI	D
IDLEWILD	D	INVILLE	B	IYVWILD	C	JEBO	B	JOLAN	C
IDLEWILD, DRAINED	C	IO	B	IXIAN	D	JEDBURG	C	JOLIET	D
IDNON	B	IDLEAU	C	IYERS	C	JEDD	C	JOLLY	C
IGDELL	C	IDNA	B	IYAGORA	D	JEDDITO	C	JONALE	B
IGERT	C	IDNIA	B	IYAR	C	JEDDITO	B	JONAS	B
IGNACIO	C	IDSCO	D	IYEE	A	SALINE-ALKALI		JONATHAN	C
IGO	D	IDSEPA	B	IYOO	D	JEDDO	C/D	JONCA	B
IGUALDAO	D	IDOTLA	A	IYUSER	B	JEFFERS	B/D	JONDA	B
IKLEN	B	IDPAGE	C	IYU	B	JEFFERSON	B	JONES	B
IJAM	D	IDPAND	B	IYU, VET	C	JEFFREY	B	JONESVILLE	B
ILACHETOMEL	D	IDPAVA	B						

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MESCH	B	HILLSBORO	B	HOLDERMAN	C	MOODYVIEW	B	HOWELL	C
MESPER	B	HILLSDALE	B	HOLDERNESS	C	MOOGDAL	C	HOWLAND	C
MESPERIA	B	HILLTO	B	HOLDINGFORD	C	MOOKS	B	HOWSON	C
MESPERUS	B	HILLYWOOD	B	HOLDREGE	B	MOOKSAN	A	HOYE	B
MESSEL	B/D	HILMAR	D	HOLLILLIPAH	A	MOOKTON	C	HOYLETON	C
MESSELBERG	B	HILMAR, DRAINED	B	HOLLAND	B	MOOLEHUA	B	HOYPUS	A
MESSELTINE	B	HILMOE	C	HOLLANDLAKE	B	MOOLY	C	HOYTVILLE	C/D
MESSING	B	HILO	A	HOLLINGER	B	MOOPAL	D	HUACHUCA	C
MESSLAN	C	HILOLO	D	HOLLIS	C/D	MOOPER	D	HUALAPAI	C
MESSON	C	HILT	B	HOLLISTER	D	MOOPESTON	B	HUE	B
METTERVA	C	HILTON	B	HOLLOWAN	D	MOOPLITE	D	HUBBARD	A
METTINGER	C/D	HINCKLEY	A	HOLLOWEX	B	MOOSAN	B	HUBBARDTON	D
MEUSSER	C	HINDES	C	HOLLOW	C	MOOSEGOV	A	HUBBELL	D
MEUVELTON	C	HINESBURG	C	HOLLOWAY	E	MOOSIC	A	HUBERT	D
MEVITT	D	HINKER	C	HOLLONTREE	C	MOOSIERVILLE	C	HUBERTS	B
MEY	B	HINKLE	D	HOLLY	B/D	MOOSIMBIN	D	HUBERSBURG	B
MEYDER	B	HINMAN	C	HOLLY, POND	D	MOOT	D	HUCKLEBERRY	C
MEYDLAUFF	B	HINSDALE	C	HOLLY SPRINGS	D	MOOTEN	D	HUCKLEBERRY, HIGH	B
MEYTOU	B	HIRAHNSBURG	C	HOLLYWELL	B	MOPOC	C	RAINFALL	B
MEZEL	B	HIRIDGE	D	HOLLYWOOD	D	MOPORAW	A	HUDNUT	B
MI VISTA	C	HIRSCHDALE	C	HOLMAN	A	MOPEKA	D	HUDSON	C
MIARC	C	HISEGA	C	HOLMOEL	C	MOPKINS	B	HUECO	C
MIAP	C	HISKY	B	HOLMES	B	MOPLAND	B	HUEL	A
MIBBARD	C	HISLE	D	HOLMAN	B	MOPLY	B	HUENEWE	C
MIBBING	C	HITCHCOCK	B	HOLMUA	B	MOPOSONVILLE	C	HUENEWE	B
MIBERNIA	C	HITILLO	A	HOLPAV	B/D	MOQUAM	B	MODERATELY VET	B
MIBRIEN	B	HITT	B	HOLSPAV.	D	MORO	B	HUENEWE, DRAINED	B
MICKMAN	B	HIVAL	D	DEPRESSIONAL	D	MOREB	C	HUERFANO	D
MICKORY	B	HIVAN	D	HOLSPAV.	D	MOREB, GRAVELLY	B	HUEY	D
MICKS	B	HIVASSEE	B	FREQUENTLY	D	SUBSTRATUM	D	HUFFINE	B
MICKSVILLE	B	HIXWOOD	A	FLOODED	D	MORNELL	D	HUFFMAN	B
MICKSVILLE,	C	HIXTON	B	HOLSLINE	B	MORNING	B	HUFFTON	B
BEDROCK	C	HIXTOLY	C	HOLSTEIN	B	MORNITOS	B	HUGGINS	C
SUBSTRATUM	C	HOBACKER	B	HOLSTON	B	MORNSBY	C	HUGHES	B
MICOTA	B	HOBAN	B	HOLT	B	MORNSVILLE	C	HUGHESVILLE	C
MIDALGO	B	HOBBS	B	HOLTER	B	MORROCKS	B	HUGO	B
MIDATSA	B	HOBRAW	D	HOLTLE	B	MORSECAMP	D	HUGUS	B
MIDEAWAY	D	HOBRE	A	HOLTON	C	MORSEBIDGE	B	HUGUSTON	D
MIDEWOOD	B/D	HOBURG	C	HOLTVILLE	C	MORSESHOE	B	HUICHICA	C
MIERRO	B	HOBUT	C	HOLYOKE	C/D	MORSETHIEF	B	HUICHICA, POND	D
MIGGINS	B	HOBOD	D	HOMA	C	MORSELEY	D	HUKAU	A
MIGGINSVILLE	C	HOBODG	D	HOMECAMP	C	MORST	B	HUKILL	B
HIGH GAP	C	HOBONNY	D	HOMELAKE	B	MORTONVILLE	B	HULETT	B
HIGHAMS	D	HOBSON	C	HOMELAND	C	MOSKIN	C	HULLS	C
HIGHBANK	C	HOBUCKEN	D	HOMER	B	MOSKININI	D	HULLT	B
HIGHCAMP	B	HOCAR	D	HOMESTAKE	C	MOSLEY	D	HULUA	D
HIGHFIELD	B	HOCHEIN	B	HOMESTEAD	B	MOSMER	B	HUN	B
HIGHMORN	B	HOCKINSON	D	HOMEVOD	C	MOSSICK	B	HUNACAO	B
HIGHMORE	B	HOCKINSON.	C	HOMME	C	MOSTAGE	B	HUNATAS	B
HIGHPOINT	D	MODERATELY VET	B	HOMME, MODERATELY	B	MOT LAKE	C	HUMBARGER	C
HIGHROCK	D	HOCKINSON, DRAINED	B	VET	B	MOTAV	C	HUMBIG	D
HIGHTOWER	C	HOCKLEY	C	HOMOSASSA	D	MOTCRECK	D	HUMBIRD	B
HIGHWOOD	C	HOCKLEY, GRADED	D	HOMUNAU	C	MOTEL	C	HUMBOLDT	D
HIMIMANU	B	HODA	C	HOMCUT	B	MOTSPPRINGS	B	HUMBOLDT.	B
HIGNER	C	HODEDO	C	HONDAL	D	MOTUEK	B	MODERATELY VET,	B
HIKO PEAK	B	HODENPYL	B	HONDOMO	B	MUGH	B	SALINE-ALKALI	B
HIKO SPRINGS	B	HODGE	A	HONEYDEY	B	MUGHTON	A/D	HUMBOLDT.	B
HILAIRE	B	HODGINS	B	HONEYDEY	C	MUGHTON, POND	D	MODERATELY VET,	B
HILAND	B	HODGSON	C	HONEYGROVE	B	MUGHTONVILLE	C	SALINE	C
HILDEBRECHT	C	HODNE	A	HONEYJONES	B	MOKK	C	HUMBOLDT, DRAINED	B
HILDRETH	D	HOFFLAND	D	HONEYVILLE	C	MOLLA	B	STRONGLY SALINE	B
HILEA	D	HOPPHANYVILLE	C	HONKER	D	MOLLA	D	HUMBOLDT, DRAINED	B
HILES	B	HOPFSTADT	B	HONLAK	C	MOURGLASS	B	HONSALINE	B
HILGER	B	HOPFLY	C	HONLAK, DRAINED	B	HOUSE MOUNTAIN	D	HUMBOLDT.	B
HILGRAVE	B	HOGADERO	B	HONLU	B	MOUSER	D	MODERATELY VET	B
HILIGHT	D	HOGANSSBURG	B	HONN	B	MOUSEROCK	D	HUMBOLDT, DRAINED	B
HILINE	D	HOGBACK	C	HONOBIA	C	MOUSTAKE	C	HUNDUM	B
HILLBRICK	D	HOGG	C	HONOKAA	A	MOUSTON	B	HUNE	C
HILLCO	B	HOGMALAT	D	HONOLUA	B	HOUSTON BLACK	D	HUNESTON	C/D
HILLEMANN	C	HOGNIS	B	HONONAHU	A	HOVE	D	HUNKER	C
HILLERY	C	HON	B	HONONEGAM	A	HOVEN	D	HUNNINGTON	C
HILLET	B/D	HONNAN	C	HONOLITULI	D	HOVENWEEP	C	HUNPHREYS	B
HILLFIELD	B	HOKO	C	HONTAS	B	HOVERT	D	HUNPTULIPS	B
HILLGATE	D	HOLBORN	C	HONTGON	B/D	HOVEY	C	HUNSKEL	C
HILLIARD	B	HOLBROOK	B	HONJAUULU	A	HOWARD	A	HUN	B
HILLIARD.	C	HOLCOMB	D	HODD	B	HOWARDSVILLE	A	HUNCHBACK	D
MODERATELY VELL	C	HOLDAWAY	D	HODOLE	B	HOWCAN	B	HUNDRAW	D
DRAINED	C	HOLDEN	B	HODODO	D	HOWCREE	C	HUNEWILL	B
HILLON	C	HOLDER	B	HODOSPORT	C	HOWE	C	HUNGRY	C

NOTES: TWO HYDROLOGIC SOIL GROUPS SUCH AS B/C INDICATES THE DRAINED/UNDRAINED SITUATION.
MODIFIERS SHOWN, E.G., BEDROCK SUBSTRATUM, REFER TO A SPECIFIC SOIL SERIES PHASE FOUND IN SOIL MAP LEGEND.

Exhibit A-1, continued: Hydrologic soil groups for United States soils

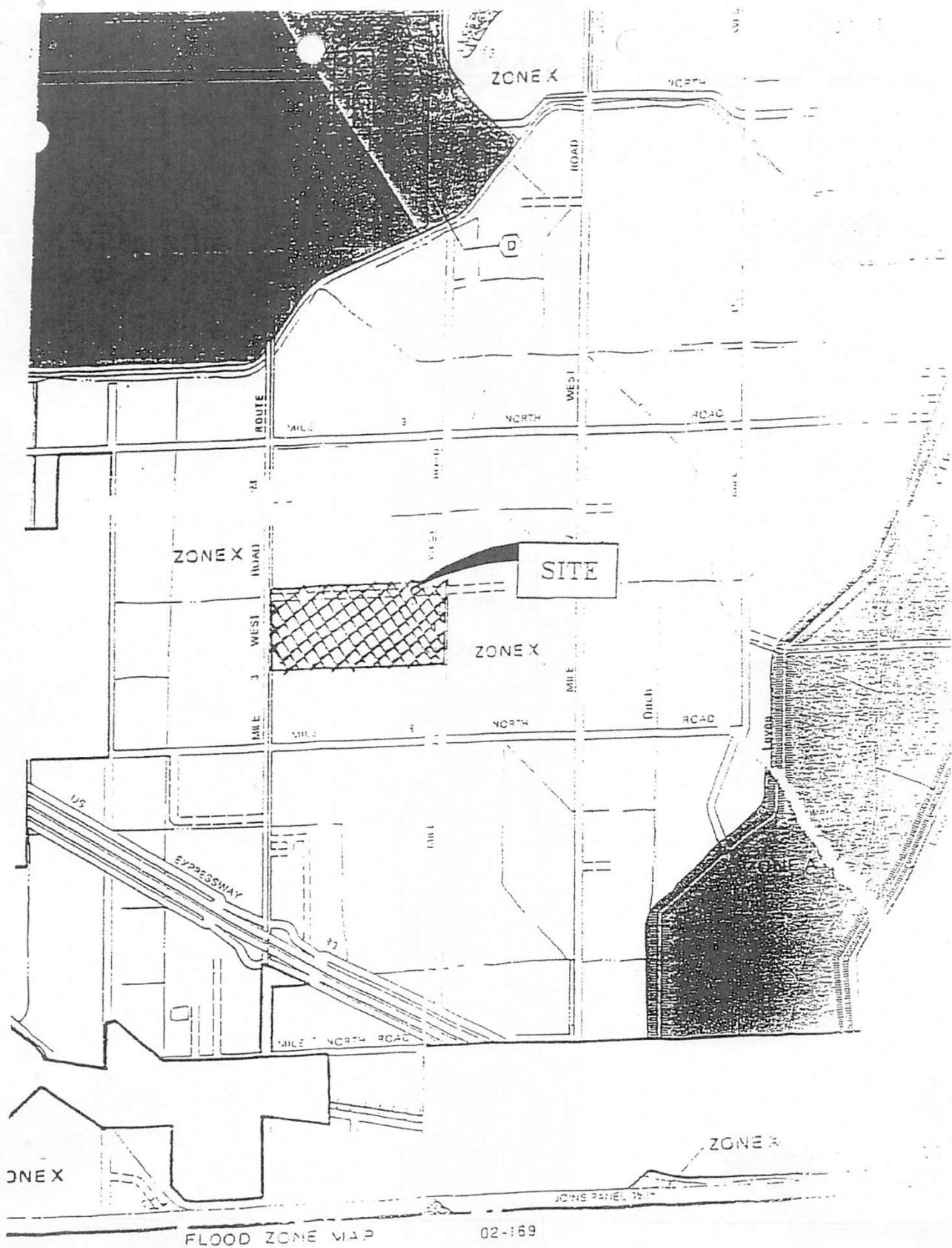
POQUONOCK	C	PREMIER	B	PUNCHBOWL	D	QUINLIVEN	C	RAMROD	C
PORFIRIO	C	PRENTISS	C	PUNG	C	QUINN	B/D	RAMSOELL	D
PORRETT	D	PRESA	B	PUNGO	D	QUINNEY	C	RAMSOELL, DRAINED	C
PORRONE	B	PRESHER	B	PUNDHU	A	QUINTANA	B	RAMSEY	D
PORT	B	PRESTO	D	PUNSI	C	QUINTO	D	RAMSHORN	B
PORT BYRON	B	PRESTON	A	PUNTA	B/D	QUINTON	C	RANA	D
PORTAGE	D	PREWITT	B	PUNTILLA	B	QUITERIA	B	RANCE	D
PORTAGEVILLE	D	PREY	C	PURCELLA	B	QUITMAN	C	RANCHOSECO	D
PORTALES	B	PRICE	B	PURCHES	C	QUIVERA	A	RANDADO	C
PORTALTO	B	PRIDA	C	PURDAM	C	QUONSET	A	RANDALL	D
PORTERFIELD	D	PRIDMAN	D	PURDY	D	QUOPANT	D	RANDCORE	D
PORTERS	D	PRIESTLAKE	B	PURETT	B	QUOSATAMA	D	RANDMAN	D
PORTERVILLE	B	PRIETA	D	PURGATORY	C	RABBITEX	B	RANDOLPH	C
PORTHILL	D	PRIN	D	PURNER	D	RABER	C	RANDS	C
PORTIA	C	PRINEAUX	C	PURROB	D	RABIDEUX	B	RANDSEURG	D
PORTINO	C	PRINEN	D	PURSLEY	E	RABUM	B	RANGE	D
PORTLAND	D	PRINGHAM	B	PURVES	D	RACE	B	RANGER	C
PORTMOUNT	E	PRINCETON	B	PUSHMATAMA	C	RACINE	B	RANPUFF	D
PORTNEUF	B	PRINEVILLE	C	PUSTOI	B	RACKER	A	RANSLJ	D
PORTOLA	B	PRING	B	PUTNAM	D	RACOMBS	E	RANSON	E
PORTSMOUTH	B/D	PRINGLE	D	PUTNEY	B	RACDON	C/D	RANSTEIN	D
PORTUM	D	PRITCHARD	C	PUTT	C	RAD	B	RANTOUL	D
POSANT	B	PRITCHETT	C	PUTTSTER	C	RAD, LACUSTRINE	C	RAPATEE	D
POSEN	B	PROCHASKA	A/D	PUU DO	A	SUBSTRATUM	C	RAPLEJE	D
POSEY	C	PROCTOR	B	PUU OPAE	B	PAO, FLOODED	C	RAPM	B
POSEYVILLE	C	PROGRESSO	C	PUU PA	A	RADOLE	B	RAPMO	B
POSITAS	D	PROHISE	D	PUU PA, NONSTONY	E	RADER	D	RAPICAN	B
POSKIN	C	PROMO	D	PUUKALA	C	PADERSBURG	B	RAPLEE	C
POSO	B	PRONG	C	PUUDNE	C	PADFORD	D	RAPMANMOCK	D
POSOS	C	PROPHETSTOWN	B/D	PYALLUP	B	PADLEY	B	RAPSON	B
POST	D	PROSPECT	B	PYBURN	D	PADMCOP	C	RARDEN	D
POTAMUS	B	PROSPER	B	PYLE	B	PAFAEL	D	RARICK	C
POTCHUB	C	PROSSER	C	PYLMN	D	RAFTCN	D	RARITAN	C
POTEET	C	PROTIVIN	C	PYOTE	A	RAFTRIVER	D	RASAND	B
POTELL	B	PROUT	C	PYRAMID	D	PAGLAN	B	RASILLF	B
POTH	C	PROUTY	C	PYRMONT	D	PAGMAR	B	RASSET	B
POTLATCH	C	PROVIDENCE	C	PYRMONT, BEDROCK	C	PAGMEL	B	RASST	B
POTOMAC	A	PROVIG	C	SUBSTRATUM	C	RAGO	D	RASTUS	C
POTOSI	A	PROVO	D	PYVELL	D	RAGIE	D	RATAKE	D
POTRATZ	C	PROVO BAY	D	QUAFENO	C	RAGSDALE	B/D	RATHMUN	C
POTSAM	C	PROV	D	QUAKER	C	RAGSDALE, OVERWASH	B	RATHDRUM	B
POTTER	C	PRODY	B	QUAKERTOWN	C	RAGTOWN	C	RATLAKE	D
POTTINGER	B	PRUE	B	QUAM	B/D	RAHAL	C	RATLEFLAT	B
POTTS	B	PRUITTON	B	QUANON	A	RAHM	C	RATLIFF	D
POTTSBURG	B/D	PRUNIE	D	QUANAH	B	RAHWORTH	B	RATON	D
POUDRE	D	PRYOR	C	QUANDER	B	RAIL	D	RATSON	C
POUJADE	D	PSUGA	B	QUANTICO	B	RAILCITY	A	RATTLER	D
POULSBO	D	PTARMIGAN	C	QUARLES	D	RAINBOW	C	RATTO	C
POUNCEY	D	PUAPUA	D	QUARTZBURG	C	RAINEY	C	RATTO, STONY	D
POVERTY	D	PUAULU	A	QUARTZVILLE	B	RAINIER	C	RAUB	C
POVEY	B	PUCHYAN	B	QUARZ	C	RAINO	D	RAUGHT	B
POWDER	B	PUDDE	E	QUATAMA	C	RAINS	B/D	RAUVILLE	D
POWDERHORN	C	PUERCO	D	QUAY	B	RAINS, FLOODED	D	RAUZI	B
POWDERWASH	C	PUERTA	D	QUAZO	D	RAINSBORO	C	RAVALLI	D
POWEEN	C	PUERTECITO	D	QUEALMAN	C	RAINSVILLE	B	RAVALLI, BEDROCK	B
POWELL	C	PUETT	D	QUEALLY	D	RAIROENT	B	SUBSTRATUM	D
POWER	B	PUFFER	D	QUEBRADA	C	RAISIO	C	RAVEN	A
POWERLINE	C	PUGET	D	QUEENY	D	RAKANE	C	RAVENDALE	D
POWLEY	D	PUGET, PROTECTED	C	QUEETS	B	RAKE	D	RAVENELL	D
POWMENT	C	PUGSLEY	C	QUEMADO	C	RAKIED	C	RAVENNA	C
POWMAHKEE	B	PUHI	B	QUENZER	D	RALEIGH	D	RAVENSWOOD	C
POWATKA	C	PUHMAU	D	QUEPC	C	RALLOD	D	RAVIA	C
POY	D	PUICE	C	QUERENCIA	B	RALLS	B	RAVOLA	C
POYGAN	D	PULA	C	QUETICO	D	RALPH	B	RAVAM	B
POYNOR	B	PULANTAT	C	QUICKSELL	D	RALPHSTON	D	RAVE	C
POZO	C	PULASKI	B	QUICKSLYVER	D	RALSEN	D	RAWLES	B
POZO BLANCO	B	PULCAN	C	QUICKVERT	C	RAMADERO	B	RAWLINS	B
PRAG	C	PULEMU	B	QUIDEN	B	RAMOLA	C	RAWSON	B
PRAIRIEVILLE	B	PULEXAS	B	QUIENSABE	C	RAMOUILLET	D	RAWSONVILLE	C
PRAMISS	C	PULLMAN	D	QUIETUS	D	RAMELLI	B	RAYBURN	D
PRATHER	C	PULPIT	C	QUIGLEY	C	RAMIRES	C	RAYEX	D
PRATLEY	C	PULS	D	QUIMI	C	RAMMEL	C	RAYFORD	C
PRATT	A	PULSIPHER	D	QUICENE	C	RAND	C	RAYLAKE	C
PREACHER	B	PULNEY	D	QUILLAYUTE	B	RANDNA	B	RAYMONDVILLE	D
PREAKNESS	B/D	PUMEL	D	QUILTOSA	D	RANDNA, HARD	C	RAYNE	B
PREATORSON	D	PUMEL, NONGRAVELLY	C	QUILT	D	SUBSTRATUM	C	RAYNESFORD	B
PREBISH	C/D	PUMPER	B	QUIMA	B	RAMPART	B	RAYNHAM	C
PREBLE	D	PUNA	A	QUINCY	A	RAMPATER	B	RAYNOLDSON	B
PRELO	B	PUNALUU	D	QUINLAN	C	RAMPS	B	RAYOHILL	C

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MODIFIERS SHOWN, E.G., BEDROCK SUBSTRATUM, REFER TO A SPECIFIC SOIL SERIES PHASE FOUND IN SOIL MAP LEGEND.

JNNINGHAM-ALLEN, II

EXHIBIT I

**8 ½ X 11 "FIRM" SHOWING LOCATION OF
PROPOSED SUBDIVISION AND EXPLANATION
OF ZONE DESIGNATION**



CUNNINGHAM-ALLEN, IN

EXHIBIT J
CONCEPTUAL PLAN

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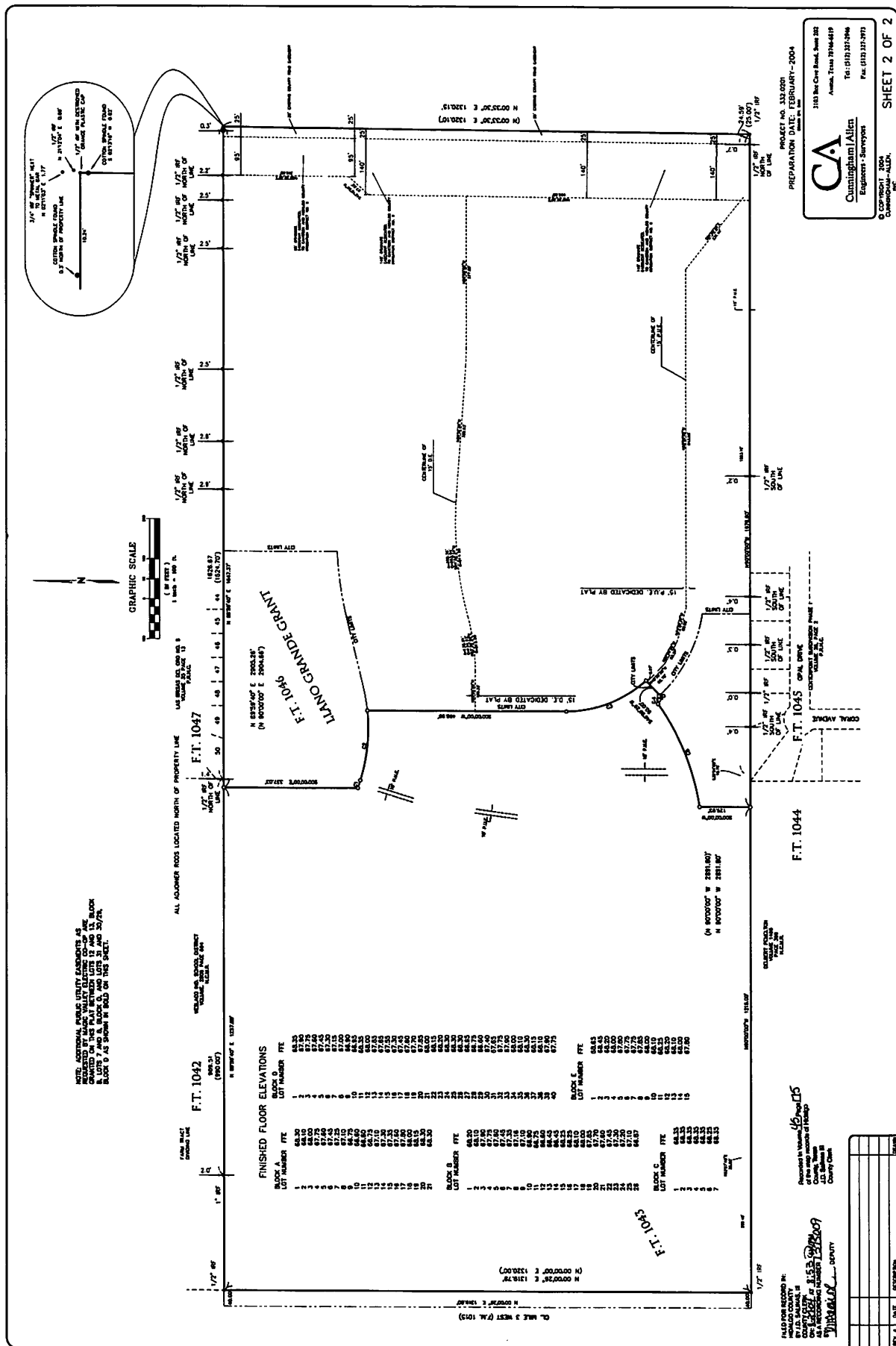
FILED FOR RECORD IN
HONOLULU COUNTY

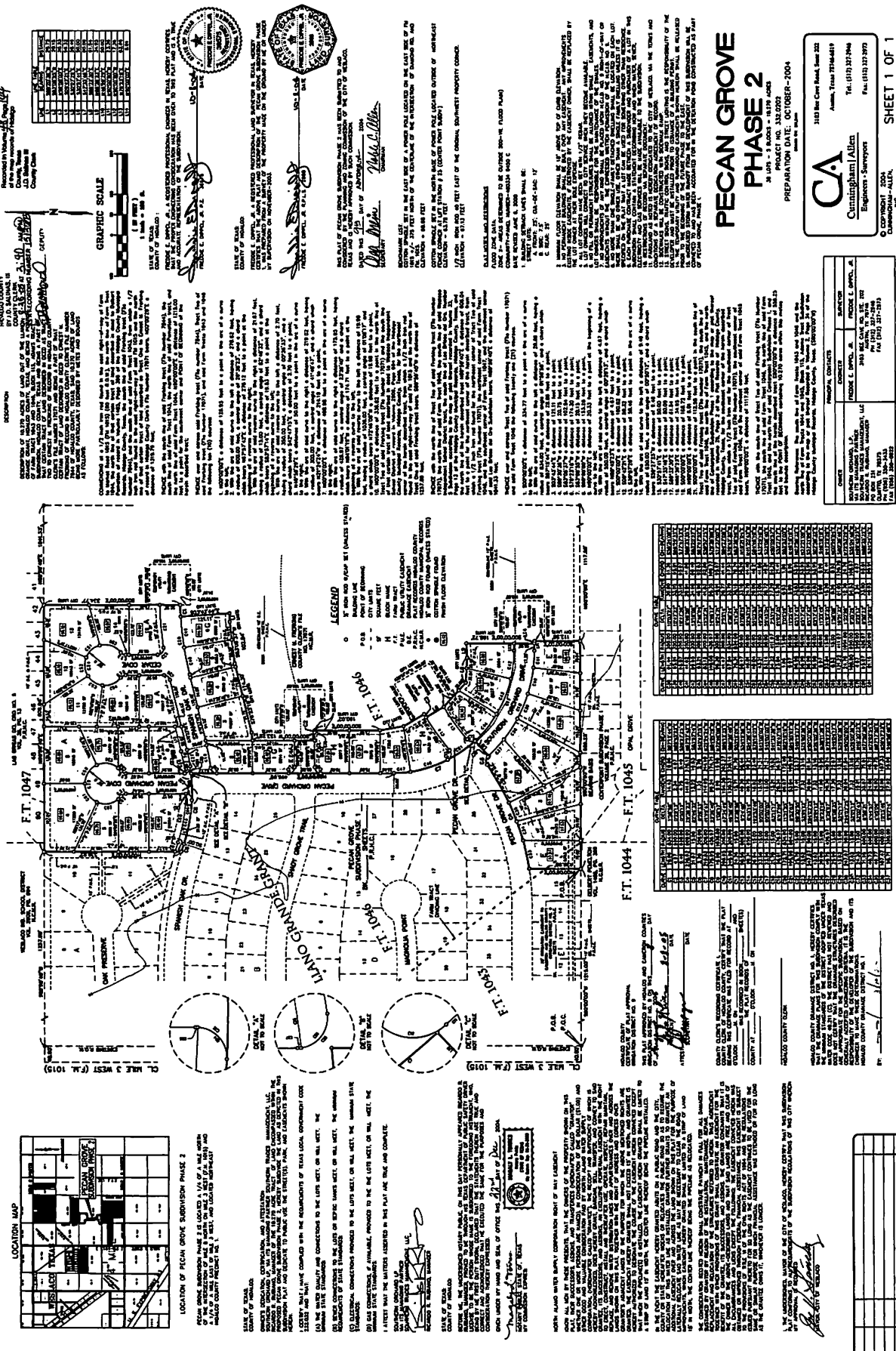
RECORDED IN VOLUME 155 OF THE
COUNTY RECORDS OF HONOLULU
COUNTY, TERRITORY OF HAWAII
ON FEBRUARY 1, 2024
RECORDED NUMBER 155-0001

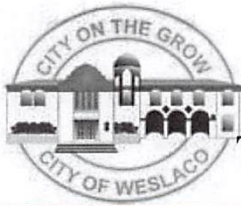
Recorded in Volume 155 of the
County Records of Honolulu
County, Hawaii
On February 1, 2024
County Clerk

NO.	DATE	REVISIONS
1	02/16/2024	1. INITIAL PLAN

THE HONOLULU CITY ENGINEERING DEPARTMENT HAS REVIEWED THE PLANS FOR THE PROPOSED CONVERSION OF THE EXISTING 1.5-ACRE LOT, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 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**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: PECAN GROVE No. 3
 Location: PECAN ORCHARD @ SPANISH OAK DR., WESLACO
 Applicant: JORGE FERRITIS ☒ Owner ☐ Agent
 Address: 321 W. NOLANA Phone Number: 732-6619
MEALIER TX 78504

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 FAM. RESIDENTIAL	4.73	—	17	23.95	22.91	203.68

Comments: _____

Prepared by: DAVID OMAR SALINAS Date: 6/28/21

Address: 2221 DAFFODIL AVE. Phone Number: 682-9081
MEALIER TX 78501

(For Official Use Only, Do Not Write In This Box)

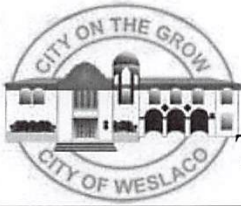
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ 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#: _____





**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: Pecan Grove No. 3
Location: EAST OF PECAN GROVE NO. 2
Applicant: David D Salinas ☐ Owner ☒ Agent
Address: 2221 WAFFORD AVE. 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 Fam. DWELLINGS	4.73	206,039 S.F.	(lots) 17	23.95	22.91	148

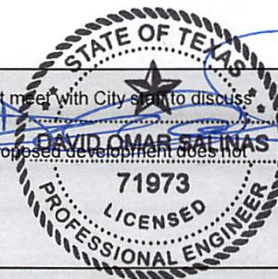
Comments: _____
Prepared by: David D. Salinas, P.E. 4/20/21 Date:
Address: 2221 WAFFORD AVE. Phone Number: 682-9081
MENARD TX 78501

(For Official Use Only, Do Not Write In This Box)

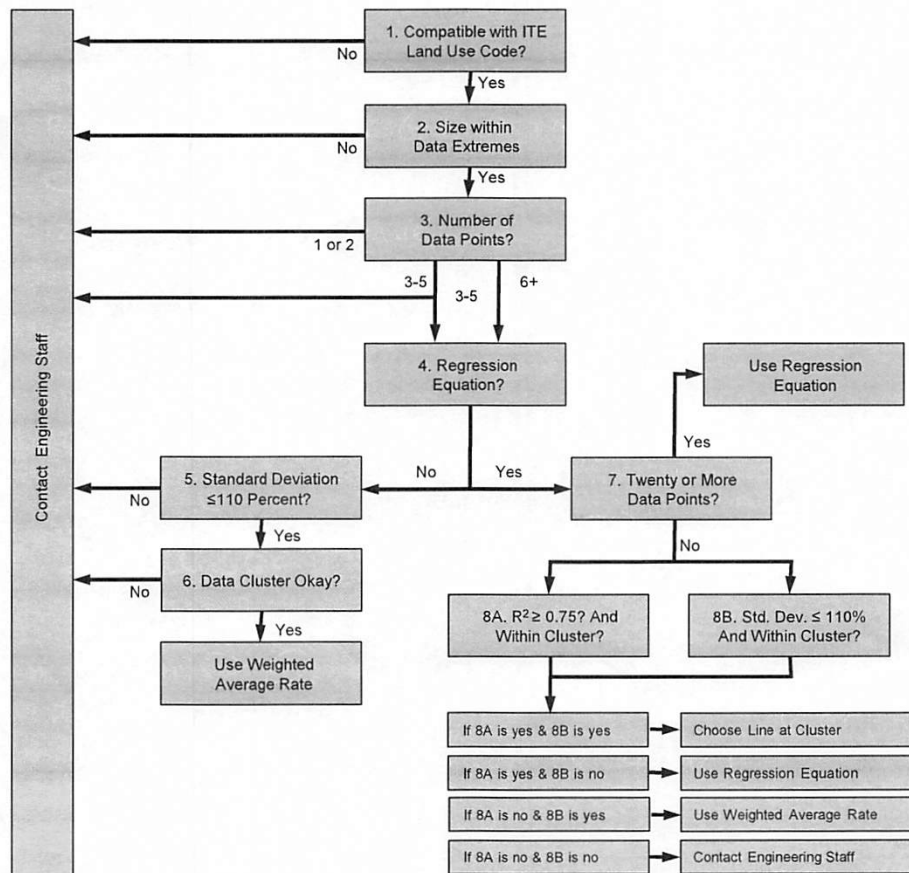
- _____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
- _____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____



Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



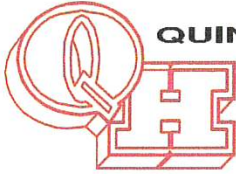
From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596
(956)
(956) 973-3128 (fax)



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: August 11, 2021	Agenda Item No. (to be assigned by PCE): V. E.
From: Rebekah de la Fuente, Planning Director, on behalf of San Jacinto Enterprises, LLC.	
Subject/Agenda Item: Discussion and consideration for a six-month extension for the Final Plat for San Jacinto Estates No10. Phase II Subdivision – being 13.49-acre tract of land out of Farm Tract 94, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately on the Northwest corner of Mile 10 North Road and Mile 4 West Road. Possible Action.	
Discussion/Overview: The proposed forty-eight (48) lot subdivision outside the City of Weslaco city limits. Final Plat approval was set to expire on July 21, 2021. Notice to proceed has been issued for the development and is currently under construction.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of six-month extension.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

July 22, 2021

Ms. Rebekah de la Fuente
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: San Jacinto Estates No. 10 Phase I

Dear Ms. de la Fuente,

I am requesting a time extension of 6 months for the approval of San Jacinto Estates No.10 Phase I.

Please review this request and present it to the Planning and Zoning Commission and the City Commission for their consideration.

Should you have any questions, please feel free to call me at 381-6480.

Respectfully,

Alfonso Quintanilla, P.E.
President



**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: August 11, 2021	Agenda Item No. (to be assigned by PCE): V. F.
From: Rebekah de la Fuente, Planning Director, on behalf of Dustin Moore.	
Subject/Agenda Item: Discussion and consideration for a six-month extension for the Final Plat for San Pedro Estates Subdivision – being 20 acre tract of land out of Farm Tract 647, West & Adams Tract Subdivision, Hidalgo County, Texas. Approximately 2,964 ft. North of the Intersection of 18 th and Milanos Rd. Possible Action.	
Discussion/Overview: The proposed sixteen (16) lot subdivision outside the City of Weslaco city limits. Final Plat approval is set to expire on September 21, 2021. Notice to proceed has been issued for this development and is currently under construction.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

Moore Land Surveying, LLC

14216 Palis Drive
La Feria, TX 78559

(956)245-0988
(956)245-4651

TBPLS Firm No. 10194186
TBPE Firm No. 19190

Ms. Rebekah de la Fuente, CFM
City of Weslaco Planning Director
255 S. Kansas Ave.
Weslaco, TX 78596

July 26, 2021

RE: SAN PEDRO ESTATES – APPROVAL EXTENSION

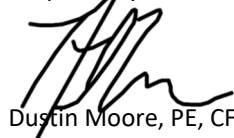
Ms. de la Fuente:

I, Dustin Moore, PE, on behalf of our client, Heriberto Garcia, the owner of San Pedro Estates request the City of Weslaco consider a request to extend the approval of San Pedro Estates another 6 months. The waterline has been completed and accepted by NAWSC, and all drainage improvements have been made as well.

The owner has yet to complete the installation of the septic tanks as well as moving a couple of the buildings which currently straddle proposed lot lines.

Should you have any questions, please feel free to contact myself at 956-245-4651 or d.moorelandsurveying@gmail.com.

Respectfully,



Dustin Moore, PE, CFM
Moore Land Surveying, LLC