CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

JULY 6, 2022, 5:30P.M.

LEGISLATIVE CHAMBERS

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
JUNE 1, 2022

On Wednesday, June 1, 2022, 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
Randy Summers	Commissioner
Jim Forward	Commissioner
Adrian Torres	Commissioner
Miles Bullion	Commissioner
Jose Treviño	Commissioner
Rebekah de la Fuente	Planning Director
Flor Acuña	Secretary

Also, present were Johanna Maldonado, City Planner; Jesse Valderas, Fire Inspector; Rolando Gonzalez, Building Official; Albert Aldana, City Engineer, 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

Mrs. de la Fuente called the roll call noting that, everyone was present at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. May 4, 2022, Regular Meeting

Commissioner Berry made a motion to approve the minutes of May 4, 2022, seconded by Commissioner Forward. Motion carried.

IV. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or Final Plat for San Gabriel Subdivision Ph II– being a 10.01-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately 600ft east of Mile 6 West on the south side of Mile 5 Rd. Possible Action.

Mrs. Maldonado stated that this item is a sixty-nine (69) 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 sewer by the City of Weslaco through an 8” sewer line. The property is within a Flood Zone “B”.

Applicant is requesting a variance for Off-site drainage and has submitted his letters of support from Irrigation and Drainage District. The developer has changed the subdivision from public to private and has provide all the necessary comments on the plat. Staff recommended approval of the Preliminary and Final Plat and compliance with the ordinance on the variance.

Gil Teegardin of Javier Hinojosa Engineering stated the gate on Phase II will be off Mile 5 and Phase I off Westgate and if necessary to properly accommodate the stacking required would reconfigure the four (4) lots closest to the proposed gate.

Commissioner Berry made the motion to approve the Preliminary plat with the adjustments to the lot size to allow for appropriate stacking from gates, seconded by Commissioner Bullion. Motion carried

B. Discussion and consideration for the Preliminary and/or Final Plat for Shops at N. Bridge Subdivision– being a 10.657-acre tract of Farm Tract 39, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the southwest corner of U.S. Expy 83 & Bridge Ave. Possible Action.

Mrs. Maldonado stated that this item is an eight (8) 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 sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B&C". Applicant has submitted the TIA and it has been accepted by Engineering staff. Staff recommended approval of the Preliminary and/or Final Plat.

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

C. Discussion and consideration for the Final Plat for Mid Valley Estates– being a 40.00-acre tract of Farm Tract 715, The West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Southwest corner of Mile 6 North and Mile 6 ½ West. Possible Action.

Mrs. Maldonado stated that this item is a one hundred fifty-eight (158) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Staff recommended approval of the Final Plat.

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

D. Discussion and consideration for the six-month extension of the Final Plat for Greener Pastures Mobile Home Subdivision PH II– being A 3.94-acre tract of land out of Lot 82,133,134,135 and 136, Greener Pastures Mobile Home Subdivision, Weslaco, Hidalgo County, Texas located approximately on Main Gate Drive and Corral Drive Possible action.

Mrs. Maldonado stated that the proposed two hundred fifty-three (253) lot subdivision is outside the City of Weslaco. Final Plat approval is set to expire on May 18, 2022. Staff recommended approval.

Commissioner Summers made the motion to approve the extension, seconded by Commissioner Bullion. Motion carried

E. <u>Discussion and consideration for the Voluntary Annexation of South Bridge Ranchettes – being a 25.45-acre tract of land out of Farm Tract 575, West Tract Subdivision, Hidalgo County, Texas located on the northeast corner of Mile 5 North and South Bridge Ave. Possible Action</u>

Mrs. Maldonado stated that the proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water and sewer by the City of Weslaco. The proposed development will be one-family residential lots. In accordance with Senate Bill 374 the City has received ownership of the Right of way along South Bridge from County. The development is now contiguous to the existing city limits line. Staff recommended approval.

Commissioner Summers made the motion to approve the Voluntary Annexation request, seconded by Commissioner Berry. Motion carried

V. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:02 p.m.

Planning and Zoning Commission

_____
David Hernandez, Chairman

_____
Lonnie Berry, Vice-Chairman

_____
Randy Summers, Commissioner

_____
Miles Bullion, Commissioner

_____
Jose Treviño, Commissioner

_____
Adrian Torres, Commissioner

_____
Jim Forward, Commissioner

ATTEST:

_____
Flor Acuña, Secretary

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: JULY 6, 2022	**Agenda Item No.** (to be assigned by PCE)**:** **IV.A.**
From: Rebekah de la Fuente, Planning Director, on behalf of Julio Garcia.	
Subject/Agenda Item: Discussion and consideration to approve rezone 3402 S Westgate Drive only proposed lots 1&2. Also being a 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 20, 2022. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2022.	
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 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): Request letter.	
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. RZNE-000232-2022

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Lots 1 & 2 of Farm Tract 790 WEST TRACT E266'-N818.03' FT 790 5.01AC Block —

Subdivision Name Mi Fortuna Estates

Street Address 3402 S. Westgate Drive, Weslaco, Texas 78596

Existing Zoning R-1 Existing Land Use Vacant Parcel of Land

Proposed Zoning R-2 (Lots 1 & 2 ONLY) Proposed Land Use Multi-Family Complex

✓ $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 Julio and Marysol Garcia Phone 956-756-0944

Address 3402 S. Westgate Drive Fax: N/A

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

OWNER

Name Julio and Marysol Garcia Phone 956-756-0944

Address 3402 S. Westgate Drive Fax: N/A

City Weslaco State TX Zip Code 78596 E-Mail: ctorrestax@gmail.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 Julio Garcia Marysol Garcia Owner Date 05-12-22

Signature Julio Garcia Marysol Garcia Applicant Date 05-12-22

Signature Authorized Agent Date 05/12/22

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

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

June 24, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2022, and the City Commission will hold a public hearing on July 19, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 July 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

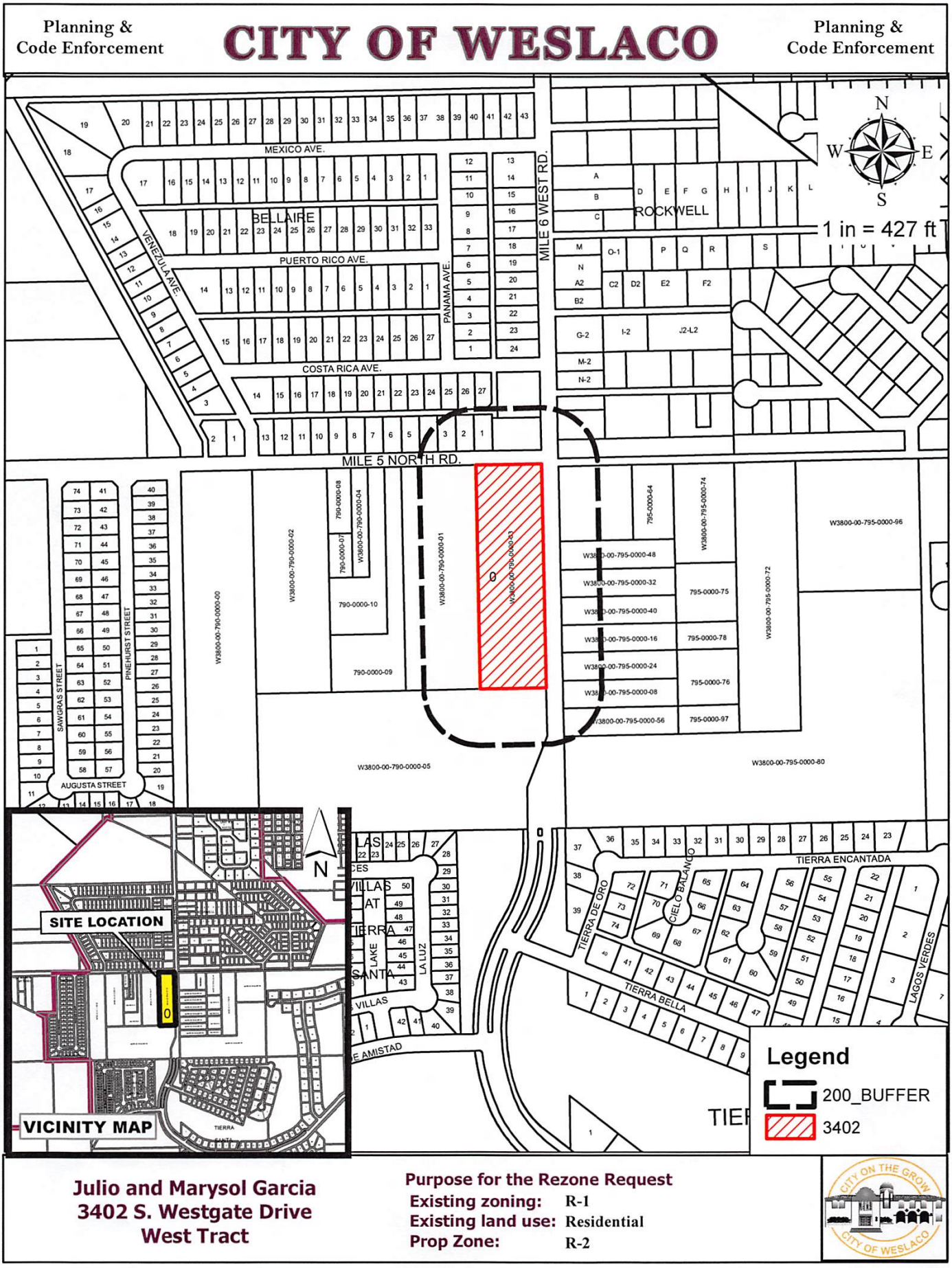
Julio Garcia is requesting to rezone 3402 S Westgate Drive only proposed lots 1&2 of Mi Fortuna Estates. Also being a 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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


Planning &
Code Enforcement
CITY OF WESLACO
Planning &
Code Enforcement
MEXICO AVE.
BELLAIRE
PUERTO RICO AVE.
COSTA RICA AVE.
VENEZUELA AVE.
PANAMA AVE.
MILE 6 WEST RD.
MILE 5 NORTH RD.
ROCKWELL
1 in = 427 ft
SAWGRAS STREET
PINEHURST STREET
AUGUSTA STREET
TIERRA ENCANTADA
TIERRA DE ORO
CIELO BALANCO
TIERRA BELLA
LAGOS VERDES
LA LUZ
SITE LOCATION
VICINITY MAP
Legend
200_BUFFER
3402
Julio and Marysol Garcia
3402 S. Westgate Drive
West Tract
Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: Residential
Prop Zone: R-2

City of Weslaco Code Enforcement Dept.

JUN 15, 2022

GARCIA ANTONIO & LUCIA E 1718 W MILE 5 N WESLACO TX 78596	B2160-00-004-0001-00 BELLAIRE LOT 1 BK 4 1718 W MILE 5 RD	L: 28730 B: 17838
ORTIZ LAURA 1722 W MILE 5 N WESLACO TX 78596	B2160-00-004-0002-00 BELLAIRE LOT 2 BK 4 1722 W MILE 5 RD	L: 28730 B: 21386
LOPEZ GUADALUPE & ENEDINA RR 7 BOX 148E WESLACO TX 78596	B2160-00-004-0003-00 BELLAIRE LOT 3 BK 4 1802 W MILE 5 RD	L: 28730 B: 21492
ESCAMILLA EULALIA 3315 S WESTGATE WESLACO TX 78596	R3500-00-000-0000-76 ROCKWELL LOT S-2 FT 728 3315 S WESTGATE	L: 19166 B: 40485
ESCAMILLA DOMINGO S 3319 S WESTGATE DR WESLACO TX 78596	R3500-00-000-0000-88 ROCKWELL LOT V-2 FT 728 0 WESTGATE DR	L: 36851 B: 22391
OLVERA ROBERTO & JUANITA H 3306 S WESTGATE WESLACO, TX 78596-3741	W3800-00-727-0000-01 WEST TRACT N163.33'-E183.33'-S310' FT ET 3306 S WESTGATE DR	L: 45084 B: 46240
HERNANDEZ NOE 1304 IMPALA DR APT D NORFOLK, NE 68701-2443	W3800-00-727-0000-03 WEST TRACT S146.67'-E203.33' FT 727 3310 S WESTGATE DR	L: 44432 B: 27614
CABRERA FRANCISCO 1725 MILE 5 NORTH WESLACO TX 78596	W3800-00-790-0000-01 WEST TRACT W266'-E532'-N818.03'- FT 4.88AC NET 0 MILE 5 NORTH	L: 65758 B: 62762
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-790-0000-05 WEST TRACT E1065'-S501.97' FT 790 12.27 2 AC NET 3700 S WESTGATE DR	L: 321840 B: 0
GARZA ELVIRA G 3401 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-00 WEST TRACT W 293'-N 297' FT 795 2 AC T 3401 S WESTGATE DR	L: 83648 B: 30663
THRIVE MORTGAGE LLC 4819 WILLIAMS DR GEORGETOWN TX 78633	W3800-00-795-0000-08 WEST TRACT W440'-S99'-N891' FT 795 ET 3611 S WESTGATE DR	L: 53489 B: 0
GARCIA ISMAEL & NELDA G 3605 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-16 WEST TRACT W440'-S99'-N693' FT 795 ET 0 S WESTGATE DR	L: 27555 B: 82406

City of Weslaco Code Enforcement Dept.

JUN 15, 2022

LOPEZ MELECIO 1005 MARITZA ST WESLACO TX 78596	W3800-00-795-0000-24 WEST TRACT W440'-S99'-N792' FT 795 ET 3609 S WESTGATE DR	L: 53489 B: 54987
GARZA LEONOR G 3405 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-32 WEST TRACT W440'-S99'-N495' FT 795 ET 0 MILE 5 NORTH	L: 53489 B: 0
GARZA REFUGIO G 3601 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-40 WEST TRACT W440'-S99'-N594' FT 795 ET 3601 S WESTGATE DR	L: 53489 B: 87240
HERNANDEZ LEONOR G 3405 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-48 WEST TRACT W440'-S99'-N396' FT 795 ET 3405 S WESTGATE	L: 53489 B: 73148
GARZA AMERICO & ARISTEO 3621 S WESTGATE DR WESLACO TX 78596	W3800-00-795-0000-56 WEST TRACT W440'-S99'-N990' FT 795 ET 3621 S WESTGATE	L: 53489 B: 26953
COTTONFIELDS LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	W3800-00-795-0000-80 WEST TRACT S330' & E440'-S495'-N990' FT GR 14.77 AC NET 0 S WESTGATE DR	L: 79758 B: 49565

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956-782-2557 • (FAX) 956-782-2558
Engineering Firm #486 • Surveying Firm #101650

SUR21.137
December 14, 2021

METES AND BOUNDS DESCRIPTION

A 5.00 acre tract of land out of Farm Tract 790, West Tract Subdivision, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. Said 5.00 acre tract of land is vested to Julio Garcia and wife Marysol Garcia from Melanie Louise McAllen Heartfield by virtue of a Warranty Deed dated August 10, 1998, recorded in Document No. 716470, Official Records of Hidalgo County, Texas. Said 5.00 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a cotton picker spindle set at the Northeast corner of Farm Tract 790, West Tract Subdivision for the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, South, with the East line of said Farm Tract 790, West Tract Subdivision, a distance of 818.03 feet to a magnetic nail set for the Southeast corner of this tract of land;

THENCE, West, parallel to the North line of said Farm Tract 790, West Tract Subdivision, at a distance of 40.00 feet pass a No. 4 rebar found at the existing West Easement and Right of Way line of South West Gate Drive (Mile 6 West Road) (as recorded in Document No. 585795, O.R.H.C., Texas), continuing for a total distance of 266.00 feet to a No. 4 rebar found for the Southwest corner of this tract of land;

THENCE, North, parallel to the East line of said Farm Tract 790, West Tract Subdivision, at a distance of 798.03 feet pass a No. 4 rebar found at the existing South Right of Way line of Mile 5 North Road, continuing for a total distance of 818.03 feet to a magnetic nail set at the North line of said Farm Tract 790, West Tract Subdivision for the Northwest corner of this tract of land;

THENCE, East, with the North line of said Farm Tract 790, West Tract Subdivision, a distance of 266.00 feet to the **POINT OF BEGINNING** and containing 5.00 acres of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.

PABLO SOTO, Jr. – R.P.L.S. No. 4541
Date: 12/14/2021

MI FORTUNA ESTATES SUBDIVISION

3402 S. Westgate Drive, Weslaco, Texas 78596

City of Weslaco

255 S. Kansas Ave., Weslaco, Texas 78596

To Whom it May Concern:

This letter accompanies the Application for Rezoning for the WEST TRACT E266'-N818.03' FT 790 5.01AC located at 3402 S. Westgate Drive, Weslaco, Texas 78596.

We are requesting for lots 1 and 2 to be rezoned as R-2 in order to build a multi-family apartment complex for our five children and their families while they prepare themselves for homeownership. Given the current cost of materials in the marketplace, it is impossible for each of them to build their own home, thus, building a multi-family complex will be more feasible at the present time.

Should you have any questions on this request please do not hesitate to contact us or our Authorized Agent, Cynthia Torres, at 956-756-0944 or via email at ctorrestax@gmail.com.

Regards,

Julio Garcia - Marysol Garcia 5/12/22

Julio Garcia and wife, Marysol Garcia
PROPERTY OWNERS

956-351-2877
Marysolgarcia_66@yahoo.com
JULIO GARCIA

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: JULY 6, 2022	**Agenda Item No.** (to be assigned by PCE)**:** **IV.B.**
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration to approve rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 20, 2022. Twenty-nine (29) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2022.	
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 based on 2040 land use map and surrounding land use.	
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): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

APPLICATION FOR REZONING

RZNE-000241-2022

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 4 Block _____

Subdivision Name DAVIS BUSINESS PARK

Street Address _____

Existing Zoning R1 Existing Land Use VACANT

Proposed Zoning R2 Proposed Land Use APARTMENTS

_____ $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 WILLIE ARRATIA Phone (956) 784-0218

Address 526 N. 5th St. Fax: _____

City DONNA State TX Zip Code 78537 E-Mail: marinengineering eyahoo.com

OWNER

Name Moreland Heights a.k.s. of MOAR Ventures, LLC Phone 956-408-0267

Address 7716 N 5th St Fax: _____

City McALLEN State TX Zip Code 78504 E-Mail: zeke.moyse@gmail.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 _____ Owner Date 4/8/22

Signature _____ Applicant Date 6/7/22

Signature _____ Authorized Agent Date _____

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

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

June 24, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2022, and the City Commission will hold a public hearing on July 19, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 July 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

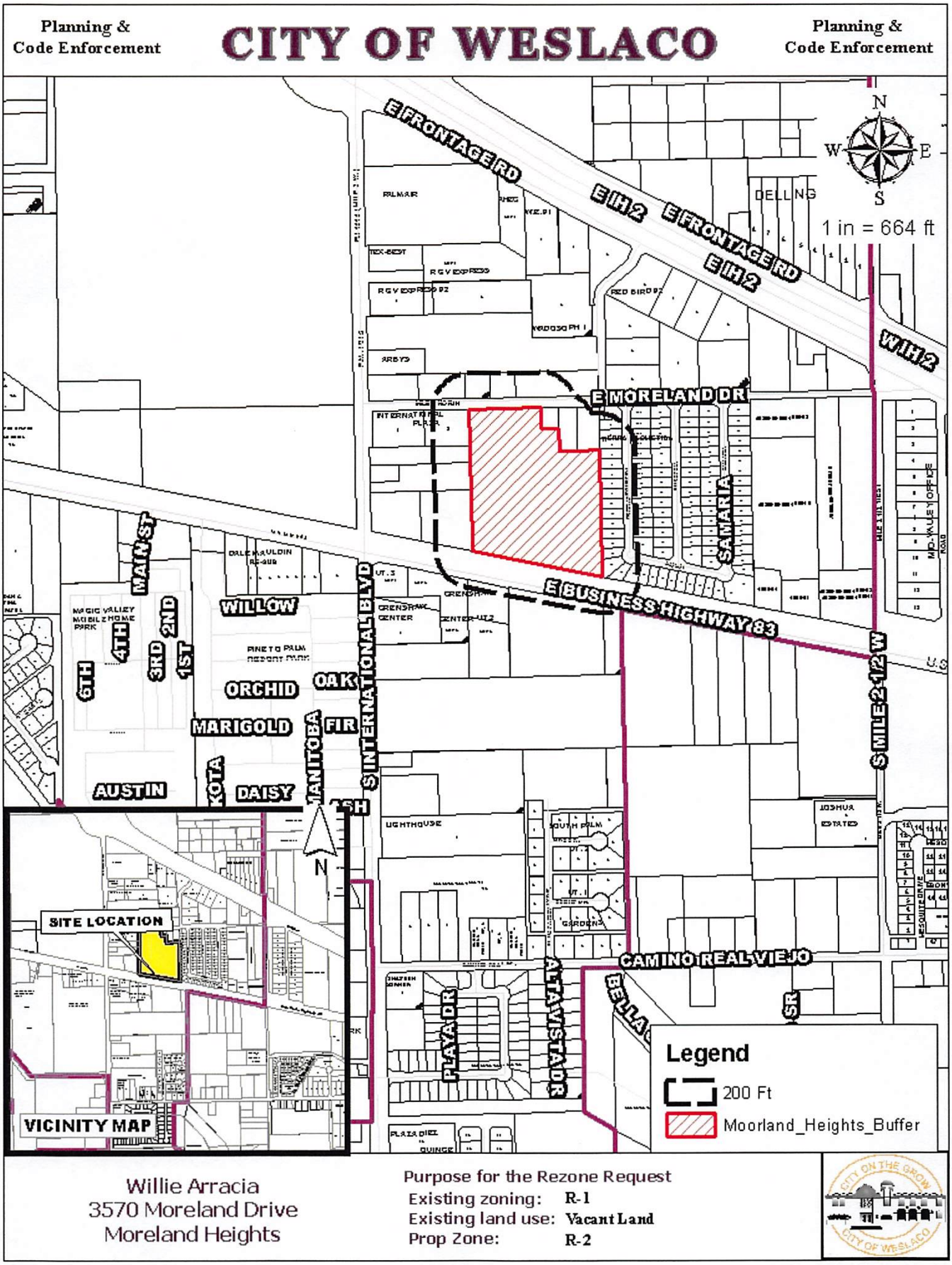
Willie Arratia is requesting to rezone 3570 Moreland Drive. Also being Lot 4, Davis Business Park, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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


Planning &
Code Enforcement
CITY OF WESLACO
Planning &
Code Enforcement
E FRONTAGE RD
E IH2
E FRONTAGE RD
E IH2
W IH2
N
W
E
S
1 in = 664 ft
E MORELAND DR
SAMARIA
E BUSINESS HIGHWAY 83
S MILE 2 1/2 W
MAIN ST
WILLOW
4TH
3RD
2ND
1ST
6TH
ORCHID
OAK
MARIGOLD
FIR
AUSTIN
KOTA
DAISY
MANITOBA
INTERNATIONAL BLVD
CAMINO REAL VIEJO
PLAYA DR
ALTAVISTA DR
SITE LOCATION
VICINITY MAP
Legend
200 Ft
Moorland_Heights_Buffer
Willie Arracia
3570 Moreland Drive
Moreland Heights
Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2

City of Weslaco Code Enforcement Dept.

JUN 15, 2022

DAWSON KATHRON E 612 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0004-00 TIERRA PROMETIDA LOT 4 616 TIERRA PROMETIDA	L: 44688 B: 0
ALVAREZ JOSE ALBERTO JR & 620 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0005-00 TIERRA PROMETIDA LOT 5 620 TIERRA PROMETIDA	L: 44688 B: 117251
ROJAS ALMA EDITH 1320 S BRIDGE AVE UNIT 7 WESLACO TX 78596	T5432-00-000-0006-00 TIERRA PROMETIDA LOT 6 700 TIERRA PROMETIDA	L: 44688 B: 145481
OZUNA JOSE MIGUEL & ORALIA 1513 WILDWOOD WESLACO TX 78596	T5432-00-000-0007-00 TIERRA PROMETIDA LOT 7 704 TIERRA PROMETIDA	L: 44688 B: 0
OZUNA LORI JANE 708 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0008-00 TIERRA PROMETIDA LOT 8 708 TIERRA PROMETIDA	L: 44688 B: 133755
AREVALO-SILVA NORBERTO D 712 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0009-00 TIERRA PROMETIDA LOT 9 712 TIERRA PROMETIDA	L: 44688 B: 136575
WATSON WALTER NEIL & SYLVIA S 716 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0010-00 TIERRA PROMETIDA LOT 10 716 TIERRA PROMETIDA	L: 44688 B: 106988
CONTRERAS ALVARO JR 1407 FILBERT ST WESLACO TX 78599	T5432-00-000-0011-00 TIERRA PROMETIDA LOT 11 720 TIERRA PROMETIDA	L: 44688 B: 119442
MENDIETA VICTOR 800 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0012-00 TIERRA PROMETIDA LOT 12 800 TIERRA PROMETIDA	L: 44688 B: 123023
HERNANDEZ MARIA B 10800 CHAPA DR MERCEDES TX 78570	T5432-00-000-0013-00 TIERRA PROMETIDA LOT 13 804 TIERRA PROMETIDA	L: 44688 B: 0
LOZANO JOSE 808 TIERRA PROMETIDA WESLACO TX 78596	T5432-00-000-0014-00 TIERRA PROMETIDA LOT 14 808 TIERRA PROMETIDA	L: 44688 B: 138414
TRUJILLO JUAN PO BOX 1035 WESLACO TX 78599	T5432-00-000-0015-00 TIERRA PROMETIDA LOT 15 812 TIERRA PROMETIDA	L: 41048 B: 0

City of Weslaco Code Enforcement Dept.

		JUN 15, 2022
TECHNOLOGY TRAINING LICENSES PO BOX 343 MCALLEN TX 78505	A0800-00-000-1097-03 ADAMS TRACT W598.8'-S95.5'-N335.24' FT GR 1.22AC NET 2300 W PIKE BLVD	L: 318858 B: 230646
STORE MASTER FUNDING XII LLC 8377 E HARTFORD DR STE 100 SCOTTSDALE AZ 85255	A0800-00-000-1097-04 ADAMS TRACT S55.50'-N485'-W200' & '-E398.8'-W598.8' FT 1097 1.64AC GR 0 1015 REAR	L: 415562 B: 391975
GALLIER/DAVIS LTD C/O RICHARD B GALLIER PO BOX 128 MIDLOTHIAN VA 23113	B3660-00-000-0002-00 BORDER LOT 2	L: 283686 B: 400999
CALVARY CHRISTIAN MINISTRIES OF 2720 W BUS 83 WESLACO TX 78596	C9370-02-000-0003-00 CRENSHAW CENTER UT NO. 2 BEING AN OT 3 3506 E BUS HWY 83	L: 186181 B: 137479
A&M INVESTMENTS LLP 4760 N MILE 4 WEST WESLACO TX 78599	D1420-00-000-0001-00 DAVIS BUSINESS PARK LOT 1 3622 E MORELAND DR	L: 150000 B: 70960
DAVIS BOB & ROY DBA B & R DAVIS 2290 W PIKE BLVD STE 100 WESLACO TX 78596	D1420-00-000-0002-00 DAVIS BUSINESS PARK LOT 2 3610 E MORELAND DR	L: 120008 B: 0
DAVIS BOB & ROY DBA B & R DAVIS 2290 W PIKE BLVD STE 100 WESLACO TX 78596	D1420-00-000-0003-00 DAVIS BUSINESS PARK LOT 3 3600 E MORELAND DR	L: 56628 B: 0
MANGOO-KARIM ROBERTO & LUIS A MORALES & MIGUEL A 3817 E SUNDOWN CT MCALLEN TX 78503	D1420-00-000-0004-00 DAVIS BUSINESS PARK LOT 4 3570 E MORELAND DR	L: 580950 B: 0
LIMA AZTECA LLC 3817 E SUNDOWN CT MCALLEN TX 78503	I6047-00-000-0002-00 INTERNATIONAL PLAZA LOT 2 0 MORELAND (E OF FM 1015)	L: 299610 B: 476448
BERNAL CESAR 604 PALESTINA WESLACO TX 78596	T5432-00-000-0001-00 TIERRA PROMETIDA LOT 1 604 TIERRA PROMETIDA	L: 41197 B: 153109
LOPEZ ROCIO 3607 DEVON ST WESLACO TX 78599	T5432-00-000-0002-00 TIERRA PROMETIDA LOT 2 608 TIERRA PROMETIDA	L: 44688 B: 0
DOSMAN CARLOS 400 W 6TH ST WESLACO TX 78596	T5432-00-000-0003-00 TIERRA PROMETIDA LOT 3 612 TIERRA PROMETIDA	L: 44688 B: 121800

City of Weslaco Code Enforcement Dept.

JUN 15, 2022

VILLALOBOS GUADALUPE 5003 N FM 88 WESLACO TX 78599	T5432-00-000-0016-00 TIERRA PROMETIDA LOT 16 816 TIERRA PROMETIDA	L: 61308 B: 0
TRUJILLO JUAN PO BOX 1035 WESLACO TX 78599	T5432-00-000-0017-00 TIERRA PROMETIDA LOT 17 3708 CANAN	L: 44688 B: 0
SALINAS DANIEL A PO BOX 982 PROGRESO TX 78579	T5432-00-000-0018-00 TIERRA PROMETIDA LOT 18 3712 CANAN	L: 46053 B: 0
CALVARY CHRISTIAN MINISTRIES OF 2720 W BUS 83 WESLACO TX 78596	C0423-00-000-0001-00 CALVARY CHURCH AN IRR TR W525.89'	L: 827988 B: 719332
MCDONALD'S REAL ESTATE D/B/A (DELAWARE) MCDONALD'S ONE MCDONALD'S PLAZA OAK BROOK IL 60523	M2933-00-000-0001-00 MCDONALD'S 42-1615 WESLACO LOT 1	L: 466789 B: 709761

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: JULY 6, 2022	**Agenda Item No.** (to be assigned by PCE)**:** **IV.C.**
From: Rebekah de la Fuente, Planning Director, on behalf of Affordable Homes of South Texas, Inc.	
Subject/Agenda Item: Discussion and consideration to approve rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 20, 2022. Three (3) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2022.	
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 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): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

APPLICATION FOR REZONING

RZNE-000247-2022
FILE NO.

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Lots 1-44 Mid Valley Estates Block

Subdivision Name Mid Valley Estates

Street Address Southwest Corner of Mile 6 North (18th St.) and mile 6 1/2 West (Milano) 2737 E Mi. 6 N.

Existing Zoning R1 Existing Land Use Farmland

Proposed Zoning R2 Proposed Land Use Residential

✓ $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 Affordable Homes of South Texas, Inc. (AHSTI) Phone 956-687-6263

Address 1420 Erie Ave. Fax:

City McAllen State Tx Zip Code 78504 E-Mail: rcalvillo@ahsti.org

OWNER

Name Affordable Homes of South Texas, Inc. (AHSTI) Phone 956-687-6263

Address 1420 Erie Ave. Fax:

City McAllen State Tx Zip Code 78504 E-Mail: rcalvillo@ahsti.org

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 6/8/2022
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

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

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

June 24, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2022, and the City Commission will hold a public hearing on July 19, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 July 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

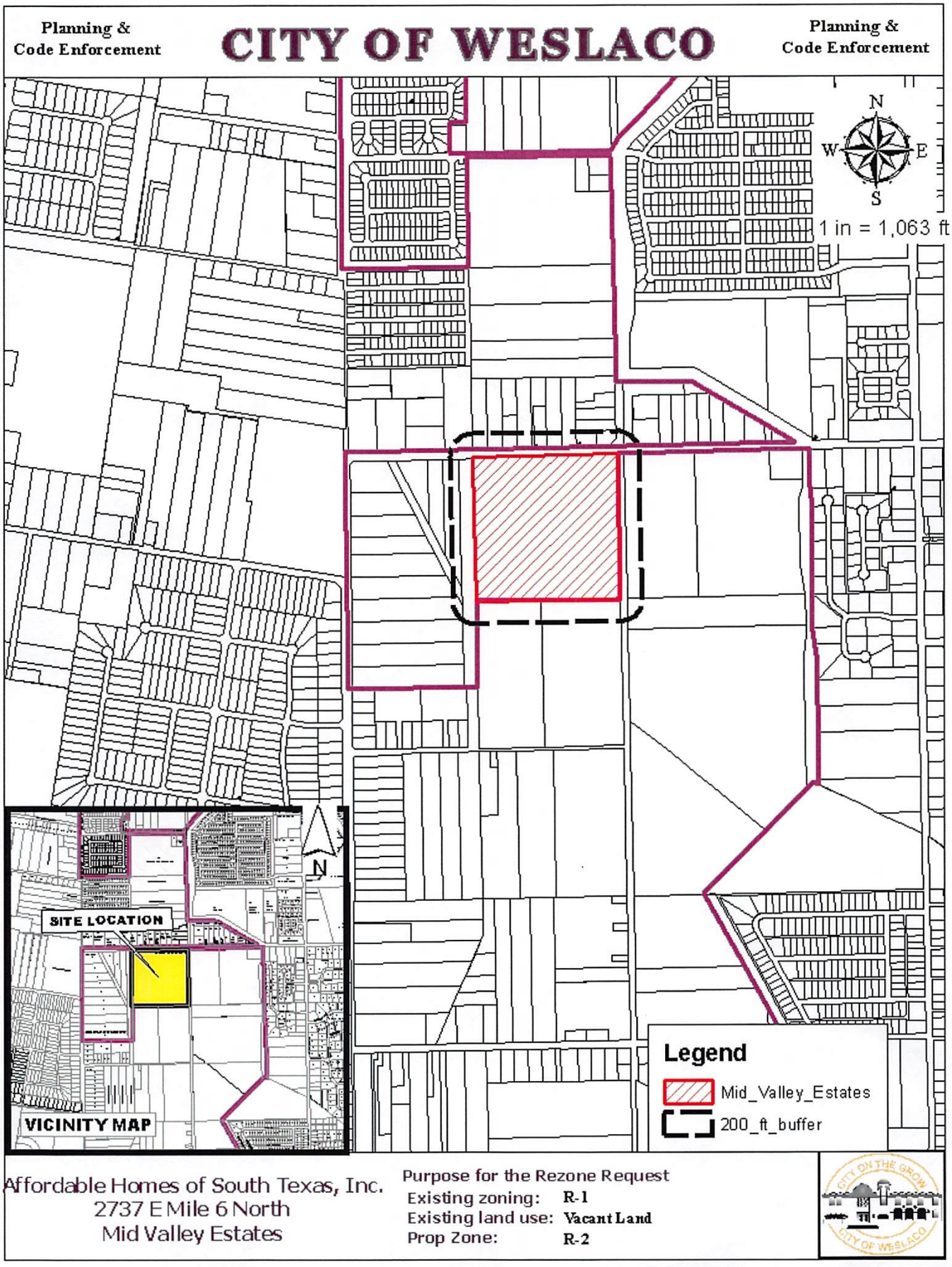
Affordable Homes of South Texas, Inc. is requesting to rezone 2737 E Mile 6 N. Also being Lots 1-44, Mid Valley Estates Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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


Planning &
Code Enforcement
CITY OF WESLACO
Planning &
Code Enforcement
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N
SITE LOCATION
VICINITY MAP
Legend
Mid_Valley_Estates
200_ft_buffer
Affordable Homes of South Texas, Inc.
2737 E Mile 6 North
Mid Valley Estates
Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: Vacant Land
Prop Zone: R-2

City of Weslaco Code Enforcement Dept.

JUN 16, 2022

RODRIGUEZ JESUS 2915 W 18TH ST WESLACO TX 78596	M4037-00-000-0001-00 MIDWAY MEADOWS LOT 1 0 MILE 6 NORTH	L: 70132 B: 206364
COOPER RICHARD CHARLES JR & PO BOX 867 WESLACO TX 78599	M4037-00-000-0009-00 MIDWAY MEADOWS LOT 9 0 MIDWAY RD	L: 98661 B: 0
CABALLERO CRYSTAL & TOMAS 2213 N KENNEDY DR WESLACO TX 78599	M4037-00-000-0010-00 MIDWAY MEADOWS LOT 10 0 MIDWAY RD	L: 107505 B: 0

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: JULY 6, 2022	**Agenda Item No.** (to be assigned by PCE)**:** **IV.D.**
From: Rebekah de la Fuente, Planning Director, on behalf of Esteban Hernandez	
Subject/Agenda Item: Discussion and consideration to approve rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex and Apartment District Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 20, 2022. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2022.	
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 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): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

APPLICATION FOR REZONING

RECEIVED
JUN 13 2022
By

RZNE-000248-2022

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

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

FILE NO._____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 4 and 5 Block 14

Subdivision Name Colonia San Juan

Street Address 812 E. Pike Blvd

Existing Zoning R1 Existing Land Use residential

Proposed Zoning R2 Proposed Land Use multi-family

_____$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 _____ Phone _____

Address _____ Fax:_____

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

OWNER

Name Esteban Hernandez Phone (956) 503-3381

Address 3702 Adare St. Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: ehernandez23400@yahoo.com

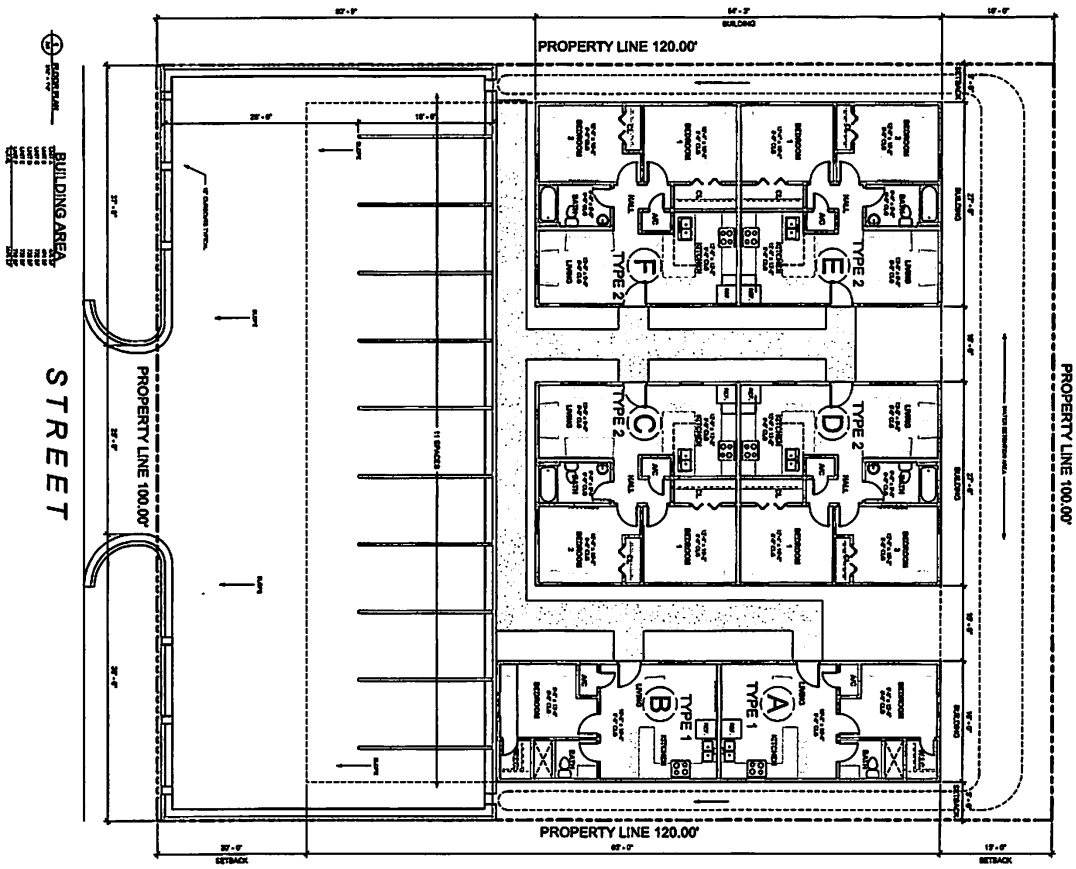
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Esteban Hernandez Date ~~5-24-22~~ 6-3-22
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

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


PROPERTY LINE 120.00'
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PROPERTY LINE 120.00'
STREET
BUILDING AREA
TYPE 1
TYPE 2
TYPE 2
TYPE 2
TYPE 2
TYPE 2

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

June 24, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2022, and the City Commission will hold a public hearing on July 19, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 July 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

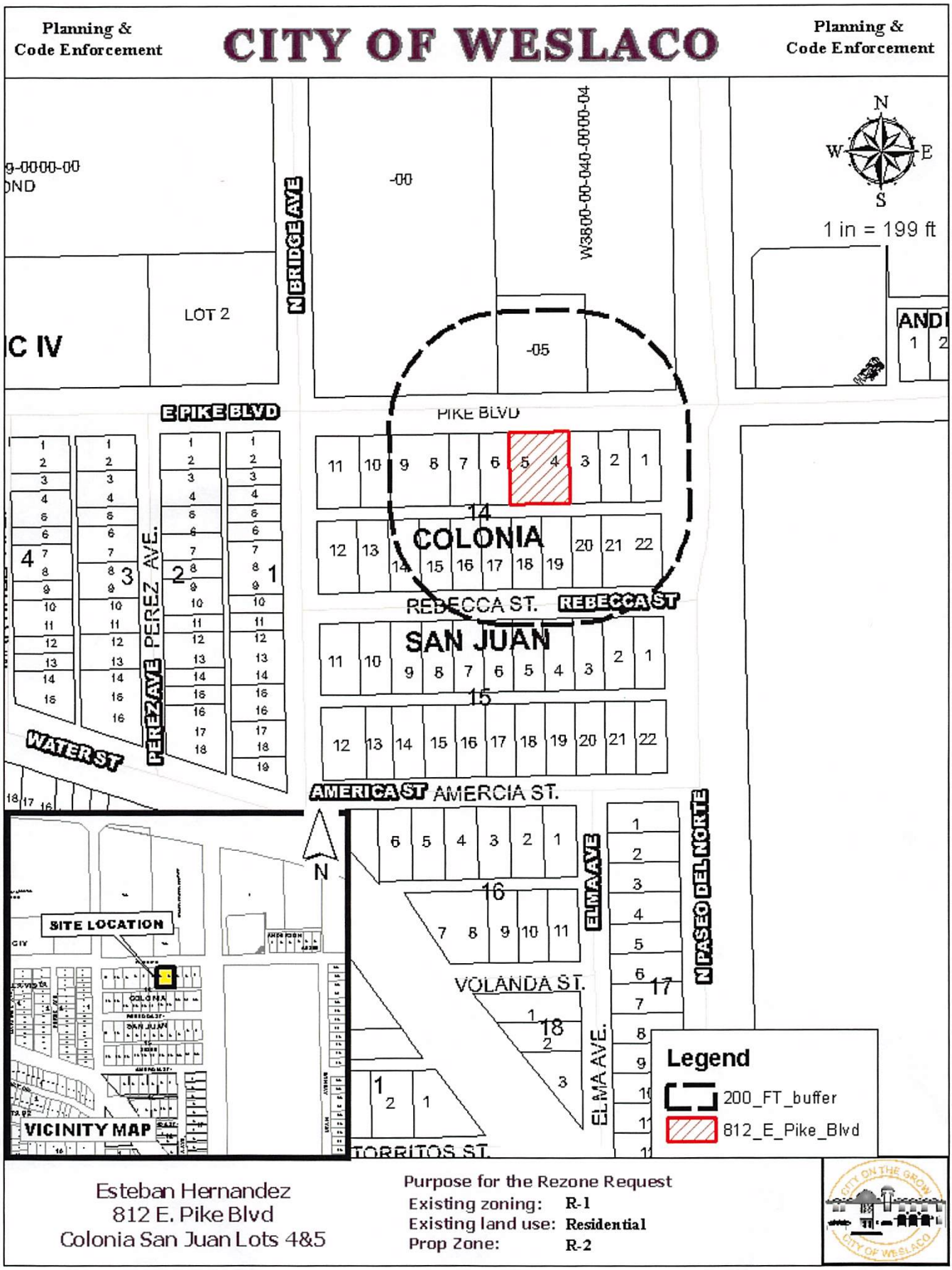
Esteban Hernandez is requesting to rezone 812 E Pike Blvd. Also being Blk 14, Lot 4 & 5, Colonia San Juan, Hidalgo County, Texas from R-1 One-family dwelling district to R-2 Duplex and Apartment District.

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


Planning &
Code Enforcement
CITY OF WESLACO
Planning &
Code Enforcement
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PIKE BLVD
COLONIA
REBECCA ST.
REBECCA ST
SAN JUAN
PEREZ AVE.
PEREZ AVE
WATER ST
AMERICA ST
AMERCIA ST.
ELMA AVE
N PASEO DEL NORTE
VOLANDA ST.
TORRITOS ST.
SITE LOCATION
VICINITY MAP
Legend
200_FT_buffer
812_E_Pike_Blvd
Esteban Hernandez
812 E. Pike Blvd
Colonia San Juan Lots 4&5
Purpose for the Rezone Request
Existing zoning: R-1
Existing land use: Residential
Prop Zone: R-2

City of Weslaco Code Enforcement Dept.

JUN 15, 2022

BUSTAMANTE FERNANDO JR PO BOX 1271 WESLACO TX 78599	S0800-00-014-0001-00 COLONIA SAN JUAN BLK 14 LT 1 820 E PIKE BLVD	L: 30024 B: 54104
LOSOYA FELIBERTO & LOURDES 818 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0002-00 COLONIA SAN JUAN BLK 14 LOT 2 818 E PIKE BLVD	L: 21300 B: 24591
GARCIA ESPERANZA H 816 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0003-00 COLONIA SAN JUAN BLK 14 LOT 3 816 E PIKE BLVD	L: 21300 B: 60600
AGUILAR ANTONIO 22062 CRAGON RD HARLINGEN TX 78552	S0800-00-014-0004-00 COLONIA SAN JUAN LOTS 4 & 5 BLK 14 812 E PIKE BLVD	L: 42600 B: 22527
MARTINEZ MARTIN 810 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0006-00 COLONIA SAN JUAN BLK 14 LOT 6 810 E PIKE BLVD	L: 21300 B: 25023
GARCIA NOEMI 808 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0007-00 COLONIA SAN JUAN BLK 14 LOT 7 808 E PIKE BLVD	L: 21300 B: 14175
STRICKLAND ARTHUR U & RITA H REVOCABLE LIVING TRUST 1509 S BORDER AVE WESLACO TX 78596	S0800-00-014-0008-00 COLONIA SAN JUAN LOTS 8 & 9 BLK 14 806 E PIKE BLVD	L: 54000 B: 172231
STRICKLAND ARTHUR U & RITA H REVOCABLE LIVING TRUST 1509 S BORDER AVE WESLACO TX 78596	S0800-00-014-0010-00 COLONIA SAN JUAN LOT 10 BLK 14 802 E PIKE BLVD	L: 21300 B: 60235
GAYTAN PATRICIA AKA PATRICIA 800 E PIKE BLVD WESLACO TX 78596	S0800-00-014-0011-00 COLONIA SAN JUAN LOT 11 BLK 14 800 E PIKE BLVD	L: 34800 B: 82247
MOYA ROBERTO III 9879 BURR PRESS LN SAN ANTONIO TX 78245	S0800-00-014-0012-00 COLONIA SAN JUAN BLK 14 LOT 12 801 REBECCA ST	L: 28329 B: 73416
HERRERA JOY G 803 REBECCA ST WESLACO TX 78596	S0800-00-014-0013-00 COLONIA SAN JUAN BLK 14 LOT 13 803 REBECCA ST	L: 22152 B: 27562
MORALES MARIA VICTORIA 805 REBECCA ST WESLACO TX 78596	S0800-00-014-0014-00 COLONIA SAN JUAN BLK 14 LOT 14 805 REBECCA ST	L: 22152 B: 20446

City of Weslaco Code Enforcement Dept.

JUN 15, 2022

PERAZA OSCAR A & MARIA G 807 REBECCA ST WESLACO TX 78596	S0800-00-014-0015-00 COLONIA SAN JUAN BLK 14 LOT 15 807 REBECCA ST	L: 22152 B: 34104
RODRIGUEZ JOSE M & ISAURA 1420 EL PASEO WESLACO TX 78596	S0800-00-014-0016-00 COLONIA SAN JUAN BLK 14 LOT 16 809 REBECCA ST	L: 21300 B: 12890
REYES MONICA BARBOSA 811 REBECCA ST WESLACO TX 78596	S0800-00-014-0017-00 COLONIA SAN JUAN BLK 14 LOT 17 811 REBECCA ST	L: 21300 B: 71441
GONZALEZ MARISOL PO BOX 603 WESLACO TX 78599	S0800-00-014-0018-00 COLONIA SAN JUAN BLK 14 LOT 18 813 REBECCA ST	L: 21300 B: 16695
REYES JUAN J & MA DEL CARMEN 12706 APACHE DR MERCEDES TX 78570	S0800-00-014-0019-00 COLONIA SAN JUAN BLK 14 LOT 19 815 REBECCA ST	L: 21300 B: 16618
ZEPEDA PETRA 817 REBECCA ST WESLACO TX 78596	S0800-00-014-0020-00 COLONIA SAN JUAN BLK 14 LOT 20 817 REBECCA ST	L: 21300 B: 17346
CRUZ ELIDA 5030 MILE 12 N MERCEDES TX 78570	S0800-00-014-0021-00 COLONIA SAN JUAN BLK 14 LOTS 21 & 22 821 REBECCA ST	L: 42715 B: 22491
MONREAL PABLO 820 REBECCA ST WESLACO TX 78596	S0800-00-015-0002-00 COLONIA SAN JUAN BLK 15 LOT 2 820 REBECCA ST	L: 21300 B: 24156
LUGO JULIANNA 814 REBECCA ST WESLACO TX 78596	S0800-00-015-0004-00 COLONIA SAN JUAN BLK 15 LOT 4 814 REBECCA ST	L: 21300 B: 22316
RIVERA JUANA 812 REBECCA ST WESLACO TX 78596	S0800-00-015-0005-00 COLONIA SAN JUAN BLK 15 LOT 5 812 REBECCA ST	L: 21300 B: 53216
ALVAREZ JUANA 831 N WASHINGTON AVE MERCEDES TX 78570	S0800-00-015-0006-00 COLONIA SAN JUAN BLK 15 LOT 6 810 REBECCA ST	L: 21300 B: 16948
RIVERA JUAN J & JUANA 808 REBECCA ST WESLACO TX 78596	S0800-00-015-0007-00 COLONIA SAN JUAN BLK 15 LOT 7 808 REBECCA ST	L: 21300 B: 17646

City of Weslaco Code Enforcement Dept.

		JUN 15, 2022
PAYNE JAMES A TRUSTEE 2401 E EXPRESSWAY 83 WESLACO TX 78599	W3800-00-040-0000-00 WEST TRACT SW 5.56 AC-W18.49AC FT 800 E EXPRWY 83	L: 532826 B: 404280
FIDELITY BONDED WAREHOUSE 818 E EXPRESSWAY 83 WESLACO TX 78596	W3800-00-040-0000-04 WEST TRACT AN IRR TR FT 40 EXC S185.06'-E149.54' 4.34 AC GR 918 E FRONTAGE RD	L: 742262 B: 803980
ACADEMIC BUILDING CORP PO BOX 831386 SAN ANTONIO TX 78283	W3800-00-040-0000-05 WEST TRACT S185.06'-E149.54'-W475.79' GR 0.55AC NET 813 E PIKE BLVD	L: 107811 B: 131432
HIDALGO COUNTY DRAINAGE DIST #1 902 N DOOLITTLE RD EDINBURG TX 78542-7470	S1079-00-000-0000-00 SAN MARCOS N75' D/D R/O/W	L: 53213 B: 0

Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 6, 2022	**Agenda Item No.** (to be assigned by PCE)**:** IV. E.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Christine Alaniz.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and to Host Live Music at 1015 S International Blvd., also being Lot 1 & 2, Ranch House Subdivision Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and to Host Live Music. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission. Notice appeared in The Monitor on June 20, 2022. Six (6) property owners within 200 feet of the applicant's property were notified by letter on June 24, 2022.	
Staff recommendation for Commission's Action: Staff recommends approval.	
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.	

RECEIVED
JUN 01 2022
By

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-000039-2022

PROPOSED PROJECT

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

Lot 1 + 2 Block _____

Subdivision Name Ranch House (AMND)

Street Address 1015 S. International Blvd.

Existing Zoning CO /CNTY Existing Land Use _____

Purpose for the Conditional Use Permit Request Wine & Beer License

What, if anything, is planned to minimize the impact on the surrounding land uses: - NONE -

✓ $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 Christine Alaniz Phone 956-802-5792

Address 1002 E. Solar Drive Fax: _____

City Mission State TX Zip Code 78574 E-Mail: ranchhouseii@gmail.com

OWNER

Name Ramon & Armandina Barrera Phone 956-975-8765

Address 1015 S. International Blvd. Fax: _____

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

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

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

Yes_____ No ✓

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

Signature Christine Alej Date 6/1/22.
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

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

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

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

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

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

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

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

PLANNING DEPARTMENT

June 24, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 6, 2022, and the City Commission will hold a public hearing on July 19, 2022, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue

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 July 6, 2022. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Christine Alaniz is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's On Premise Permit and to Host Live Music at 1015 S International Blvd., also being Lot 1 & 2, Ranch House Subdivision Weslaco, Hidalgo County, Texas

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

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

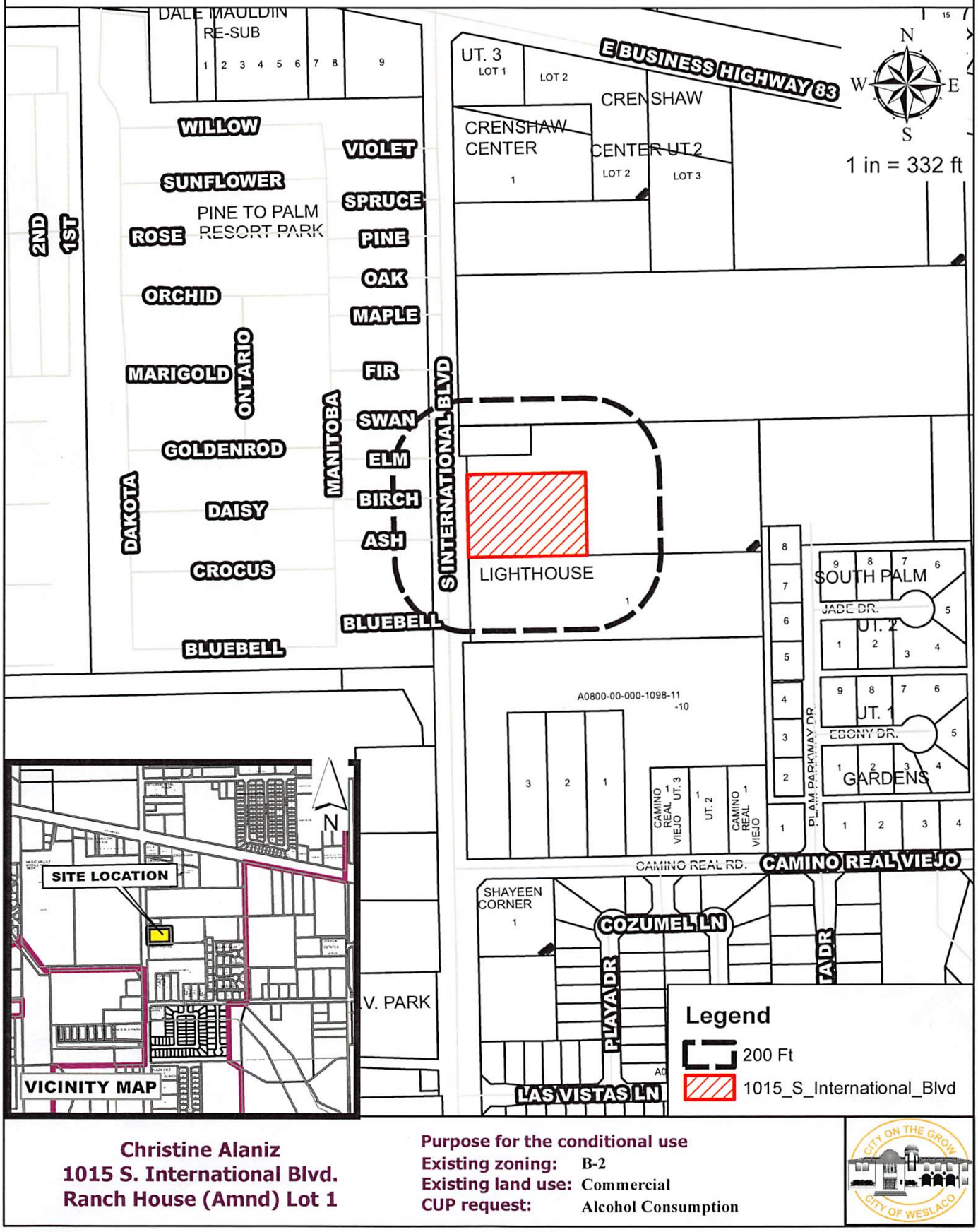
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Christine Alaniz
1015 S. International Blvd.
Ranch House (Amnd) Lot 1

Purpose for the conditional use
Existing zoning: B-2
Existing land use: Commercial
CUP request: Alcohol Consumption

City of Weslaco Code Enforcement Dept.

JUN 14, 2022

MANTEX HOLDING CO INC 802 S INTERNATIONAL BLVD WESLACO TX 78596	A0800-00-000-1095-00 ADAMS TRACT FT 1095 AN IRR TR XC N416.96'-E777.51' FT 1095 33.88 AC 802 S FM 1015	L: 1304380 B: 1370778
GUERRA NORMA ALICIA & IGNACIO NORBERTO I XAVIER L GUERRA 121 E JONQUIL AVE MCALLEN TX 78501	A0800-00-000-1098-06 ADAMS TRACT 12.24AC FT 1098 & 0.94AC .18AC 911 S INTERNATIONAL BLVD	L: 461300 B: 29431
CASTANEDA ALFREDO SR & 921 S INTERNATIONAL BLVD WESLACO TX 78596	A0800-00-000-1098-08 ADAMS TRACT 0.43AC FT 1098	L: 44924 B: 45658
LIGHT HOUSE CHURCH THE PO BOX 781 MERCEDES TX 78570	L4440-00-000-0001-00 LIGHTHOUSE LOT 1 1105 S INTERNATIONAL BLVD	L: 364450 B: 55718
BARRERA RAMON R & ARMANDINA 1015 S INTERNATIONAL BLVD WESLACO TX 78596	R0830-00-000-0001-00 RANCH HOUSE (AMND) LOT 1 1015 S INTERNATIONAL BLVD	L: 210743 B: 202908
BARRERA RAMON R & ARMANDINA 1015 S INTERNATIONAL BLVD WESLACO TX 78596	R0830-00-000-0002-00 RANCH HOUSE (AMND) LOT 2 1005 S INTERNATIONAL BLVD	L: 0 B: 1104

RECEIVED
MAY 31 2022
By

USE-000239-2022

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

Required Certifications

Join TABC in the fight against human trafficking

L-CERT (9/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. **Trade Name of Location (Name of restaurant, bar, store, etc.)**
Ranch House Burgers II, LLC

2. **Owner of Business/Applicant (Name of Corporation, LLC, etc.)**
CHRISTINE ALANIZ

3. **Type of Owner**
☐ Corporation ☑ Limited Liability Company ☐ Partnership
☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____

4. **Location Address**
1015 S International Blvd

City	County	State	Zip Code
Weslaco	HIDALGO	TX	78596

5. **Mailing Address**
1015 S International Blvd

City	County	State	Zip Code
Weslaco	HIDALGO	TX	78596

6. Business Telephone Number	Alternate Telephone Number	E-mail Address
956-520-8783	956-520-8783	ranchhouseii@gmail.com

7. **Application for:**

☑ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name	License/Permit Number
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name	License/Permit Number

8A. Type of Off-Premise Retailer License/Permit:

☐	BF	Retail Dealer's Off-Premise License	☐	E	Local Cartage Permit	☐	P Package Store Permit
☐	BQ	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐	ET	Third-Party Local Cartage Permit	☐	Q Wine Only Package Store
☐	LP	Local Distributor's Permit					

8B. Type of On-Premise Retailer License/Permit

☐	BE	Retail Dealer's On-Premise License	☐	E	Local Cartage Permit	☐	MB Mixed Beverage
☑	BG	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐	FB	Food and Beverage Certificate	☐	WP Waterpark Permit
☐	BP	Brewpub License	☐	LH	Late Hours Certificate		

8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐	BB	General Distributor's License	☐	D	Distillers and Rectifiers Permit - allows on-premise consumption	☐	S Nonresident Seller's Permit
☐	BC	Branch Distributor's License	☐	DS	Out-of-State Winery Direct Shipper's Permit	☐	SD Brewer's Self-Distribution License
☐	BN	Nonresident Brewer's License	☐	G	Winery - allows on-premise consumption	☐	W Wholesaler's Permit
☐	BW	Brewer's License	☐	J	Bonded Warehouse	☐	X General Class B Wholesaler Permit
☐	JD	Bonded Warehouse (Dry Area)					

9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location

☐ Bar	☐ Grocery/Market	☐ Package Store		☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF *as defined in Sec. 108.73*)		☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack		
☐ Delivery Company	☐ Movie Theater	☑ Restaurant		

Trade Name: Ranch House Burgers II

Location Address: 1015 S. International Blvd **City:** Weslaco **County:** Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20_____, that the location for which the license/permit is sought as the place of business is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**BF**	The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
☐	**BF, BQ, Q**	The legal sale of malt beverages and wine for off-premise consumption only
☐	**BF, BQ, Q, P**	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

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

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this_____ day of_____, 20___, that this location address is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For		Based on most recent local option election, area is wet for:
☐	**MB**	Mixed Beverage Permit
☐	**MB/FB**	Mixed Beverage Restaurant Permit with **required** Food and Beverage Certificate
☐	**BG***	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐	**BG/FB***	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐	**BE***	Retail Dealer's On-Premise License
☐	**BE/FB***	Retail Dealer's On-Premise License with **required** Food and Beverage Certificate
*Mark box on right for **BE and/or BE/FB**		☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
*Mark box on right for any of the following license or permit types **BG ,BG/FB** **BE, BE/FB**		**Election for given location was held for:** ☐ legal sale of malt beverage/wine (17%) on-premise ***AFTER*** Sept. 1, 1999 ***OR*** ☐ legal sale of malt beverage/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

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

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, 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 or county has by ordinance or order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of ***malt beverage*** 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).

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

SEAL

Trade Name: Ranch House Burgers

Location Address: 1015 S. International BLVD **City:** Weslaco **County:** HIDALGO

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: X, J, BB & BC

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

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

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

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

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**
☐ **does** ☐ **does not** allow for on-premise consumption **and**
☐ **does** ☐ **does not** allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

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

SEAL

Trade Name: Ranch House Burgers II

Location Address: 1015 S. International Blvd **City:** Weslaco **County:** Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a 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 permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20_____, that the location for which the license/permit is sought as the place of business is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
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☐	**BF, BQ, Q, P**	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE_____, _____ **County**
County Clerk

SEAL

On-Premise Certifications

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Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

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☐	**MB/FB**	Mixed Beverage Restaurant Permit with **required** Food and Beverage Certificate
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☐	**BG/FB***	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐	**BE***	Retail Dealer's On-Premise License
☐	**BE/FB***	Retail Dealer's On-Premise License with **required** Food and Beverage Certificate
*Mark box on right for **BE and/or BE/FB**		☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
*Mark box on right for any of the following license or permit types **BG ,BG/FB** **BE, BE/FB**		**Election for given location was held for:** ☐ legal sale of malt beverage/wine (17%) on-premise ***AFTER*** Sept. 1, 1999 ***OR*** ☐ legal sale of malt beverage/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

SIGN HERE_____, _____ **County**
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

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

SIGN HERE_____, _____ **County**
County Clerk

SEAL

Trade Name: Ranch House Burgers II

Location Address: 1015 S. International Blvd **City:** Weslaco **County:** Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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Certificate of County Clerk for: X, J, BB & BC

☐ **CHECK HERE IF NOT IN CITY LIMITS**

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SIGN HERE _____, _____ **County**
County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN HERE _____, _____ **County**
County Clerk

SEAL

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**
☐ **does** ☐ **does not** allow for on-premise consumption **and**
☐ **does** ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN HERE _____, _____ **County**
County Clerk

SEAL

Trade Name: Ranch House II

Location Address: 1015 S. International Blvd **City:** Weslaco **County:** Hidalgo

Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.	
Signature of publisher or designee	
Sworn to and subscribed before me on this date (MM/DD/YYYY)	
Signature of Notary Public	
SEAL	

ATTACH PRINTED COPY OF THE NOTICE HERE

Click here to see example of newspaper publication

Comptroller of Public Accounts Certificate for All Applicants
TX Alc. Bev. Code, 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** _____ **SEAL**

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **July 6, 2022**	**Agenda Item No.** (to be assigned by PCE)**:** **V.A.**
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Plaza de Paz being a 3.00-acre out of Lot 13, Block 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located at 1406 W. Pike Blvd. Possible Action.	
Discussion/Overview: The proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through a 6" waterline and sewer by the City of Weslaco 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: [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

PLAT-000252-2022

FILE NO._____

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

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: PLAZA de PAZ

Location: 1406 W PIKE BLVD, WESLACO, TEXAS

Legal Description: 3.00 ACRES OUT OF LOT 13, BLOCK 137, WEST TRACT SUBDIVISION, VOLUME 2, PAGE 36, MAP RECORDS OF HIDALGO COUNTY

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: I - INDUSTRIAL DISTRICT

Existing Land Use: SINGLE-FAMILY RESIDENTIAL Proposed Land Use: COMMERCIAL/RETAIL

Number of Lots Proposed: 1 Gross Acreage: 3.00 AC

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: Melinda CHAVEZ Muñiz Telephone: _____

Address: 1406 W PIKE BLVD Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: ayyyits1979@gmail.com

ENGINEER INFORMATION

Name: IVAN GARCIA, P.E., R.P.L.S. Telephone: (956) 380-5152

Address: 921 S. 10TH AVENUE Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: riodelta2004@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: CITY OF WESLACO

☑ YES ☐ NO Wastewater Provision: CITY OF WESLACO

☑ YES ☐ NO Electric Company: AEP

☐ YES ☐ NO Phone Utility_____	☐ YES ☐ NO Gas Utility	☐ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District NO.1	☑ YES ☐ NO Irrigation District HCCID NO.9

Has the property been assessed as flat rate irrigable property: ☐ YES ☑ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☑ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
_____**$355.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
  _____Existing & Proposed Easements
  _____Existing & Proposed ROW
  _____Existing & Proposed Drainage Easements
  _____Contours
  _____Flood Zones
  _____Adjoiners
  _____Existing street names
_____Drainage plans and calculations with engineer's seal
  _____Elevations
  _____Flood directional arrows
  _____Detention areas
  _____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
_____**$350.00** (one time fee for preliminary and final plat)
_____One 11" X 17" reduced copy of plat
_____Plat Layout
  _____Existing & Proposed Easements
  _____Existing & Proposed ROW
  _____Existing & Proposed Drainage Easements

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**
_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)
_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING
_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING
_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY
_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: melinda Chavez muniz

Owner Signature: melinda Chavez muniz Date: 1-14-2022

IVAN GARCIA, P.E., R.P.L.S. - RIO DELTA ENGINEERING is the authorized agent

Authorized Agent Signature: _____ Date: 1/24/22

Authorized Agent Printed Name: Ivan Garcia, P.E.,R.P.L.S

****

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: _____

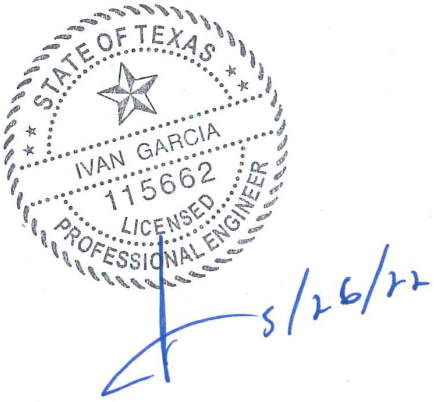
_____

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

PLAZA DE PAZ SUBDIVISION
DRAINAGE REPORT

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

Date:
May 26, 2022



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

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

DRAINAGE REPORT
PLAZA DE PAZ SUBDIVISION,
Weslaco, Texas

Plaza De Paz Subdivision is a proposed 2 lot commercial subdivision, located within the City of Weslaco city limits, same being a 3.08 acres tract of land out of and forming a part or portion of Lot 13, Farm Tract 137, Block 162, West Tract Subdivision, recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. The lot will be used for the construction of a commercial development.

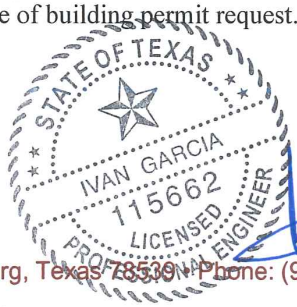
The subdivision is in zone "B", areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading), according to the FEMA's Flood Insurance Rate Map Community Panel No.: 480349 0005 B map revised: March 4, 1980.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 65.6% of Willacy fine sandy loam (70), 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 high. 29.4% of Willacy fine sandy loam (71), with 1 to 3% slopes, the soil is well drained and surface runoff is low, permeability is moderately high to high and the water capacity is high. 4.9% 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. These soils are 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 northerly direction into an existing TxDOT grated inlet (as part of Expressway 83's storm drainage improvements) located along the east-bound frontage road on Expressway 83, with outfall to the City of Weslaco drain ditch 18B, then northwest 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 5.24 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 37.08 CFS of runoff for a 50-yr rainfall event. The improved site will have an approximate increase of 31.84 CFS of storm runoff for a 50-yr rainfall event.

In accordance with the City's drainage requirements, we have calculated that approximately a total of 27,882 CF or 0.640 AC-FT, will need to be detained onsite for the complete development of the subdivision for a 50-yr rainfall event. Current runoff will be detained in a designated detention area within the lot along the west side of the site, which will be routed offsite into a proposed 18-inch drain line to be extended north within an existing 15-ft utility easement along the west side of Lot 2, Harbor Freight Subdivision, as per map or plat thereof recorded in document # 3108226, Map Records of Hidalgo County, which will bleed off into an existing detention area located along the east side of Lot 1, Harbor Freight Subdivision, with outfall into the existing TxDOT grated inlet (as part of Expressway 83's storm drainage improvements) located along the east-bound frontage road on Expressway 83, then to the City of Weslaco drain ditch 18B, then northwest to the Weslaco North Lateral, and subsequently with final outfall to the Laguna Madre. Engineered site grading and detention plans will be required at the time of building permit request. Tables, and calculations are attached.



5/26/22

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PLAZA DE PAZ - OUTFALL - 8"

Q=1.49/n*A*R^.67*s^.50

Q= flow(cfs)

Given:

Q =	5.24	cfs
Q =	2351.34	gpm
D =	8.00	in.
S =	0.050000	ft/ft
n =	0.009	
V=	3.00	ft/sec

(Input known data above)

A=area(SF)

R=hydraulic radius(ft)

S=% slope(ft/ft)

n=Manning's coeff. of friction

V=velocity (ft/sec)

Calculations

Q =	5.24 cfs
A =	0.35 SF
R =	0.17 ft
S =	0.050000 ft/ft
n =	0.009
V=	3.00 ft/sec

A=(3.14*D^2)/4
= 0.35 SF

R=(A/P) (assume full flow)
= 0.17 ft

Solve for Q

$$Q = V \cdot A = \left(\frac{1.49}{n}\right) A \cdot R^{2/3} \sqrt{S}$$

= **3.89** cfs

Solve for V

$$V = \frac{Q}{A} = \frac{1.49 \cdot R^{2/3} \cdot S^{1/2}}{n}$$

= **11.224837** ft/sec

Solve for S

$$S = \left(\frac{V \cdot n}{1.49 \cdot R^{2/3}} \right)^2$$

= **0.3572** %
0.003572

Solve for D

$$D = \sqrt{\frac{\left(\frac{Q}{V}\right) \cdot 4}{\pi}}$$

= **17.893951** in

Solve for R

$$R = \frac{A}{P} = \left(\frac{V \cdot n}{1.49 \cdot S^{1/2}} \right)^{3/2}$$

= **0.0231**

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM 1	77.76	A railroad spike on the South end of the North traffic island at the intersection of Mile 6 North (Eighteenth Street) with Texas Blvd., (FM 88, Mile 5 West).
RM 2	78.10	A railroad spike in the northeast power pole at the intersection of Mile 6 North (Eighteenth Street) with Bridge Ave.
RM 3	73.47	A square cut on the northwest curb radius at the intersection of Eighth Street with Bridge Ave.
RM 4	77.78	A square cut on the southwest curb radius at the intersection of Kansas Avenue with U.S. Highway No. 83.
RM 5	79.82	A square cut on the North curb at the intersection of Clifford Drive with Sixth Street (Mile 7 North).
RM 6	77.22	A square cut on the northeast curb radius at the intersection of Tenth Street with Oklahoma Avenue.
RM 7	80.06	A square cut on the southwest curb radius at the intersection of West Third Street with Clifford Drive.
RM 8	74.96	A square cut on northwest curb radius at a Texaco Service Station at the intersection of Farm to Market Road No. 88 (Texas Blvd.) Mile 5 West with U.S. Expressway No. 83.
RM 9	75.01	A square cut on the northeast curb radius at the intersection of Bridge Avenue with Los Torritos Street.
RM 10	74.43	A square cut on top of curb at the intersection of Border Avenue with San Benito Street.

Project Site

KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations* With Date of Identification e.g., 12/2/74
100-Year Flood Boundary
500-Year Flood Boundary

ZONE B
ZONE A2 DATE
ZONE A7 DATE
ZONE B

Base Flood Elevation Line With Elevation In Feet** — 513

Base Flood Elevation in Feet Where Uniform Within Zone** — (EL 987)

Elevation Reference Mark — RM7×

River Mile — • M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

INITIAL IDENTIFICATION:
MARCH 29, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS:
FEBRUARY 6, 1978

FLOOD INSURANCE RATE MAP EFFECTIVE:
MARCH 4, 1980

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620, or (800) 424-8872.

APPROXIMATE SCALE
800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WESLACO, TEXAS
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
480349 0005 B

EFFECTIVE DATE:
MARCH 4, 1980

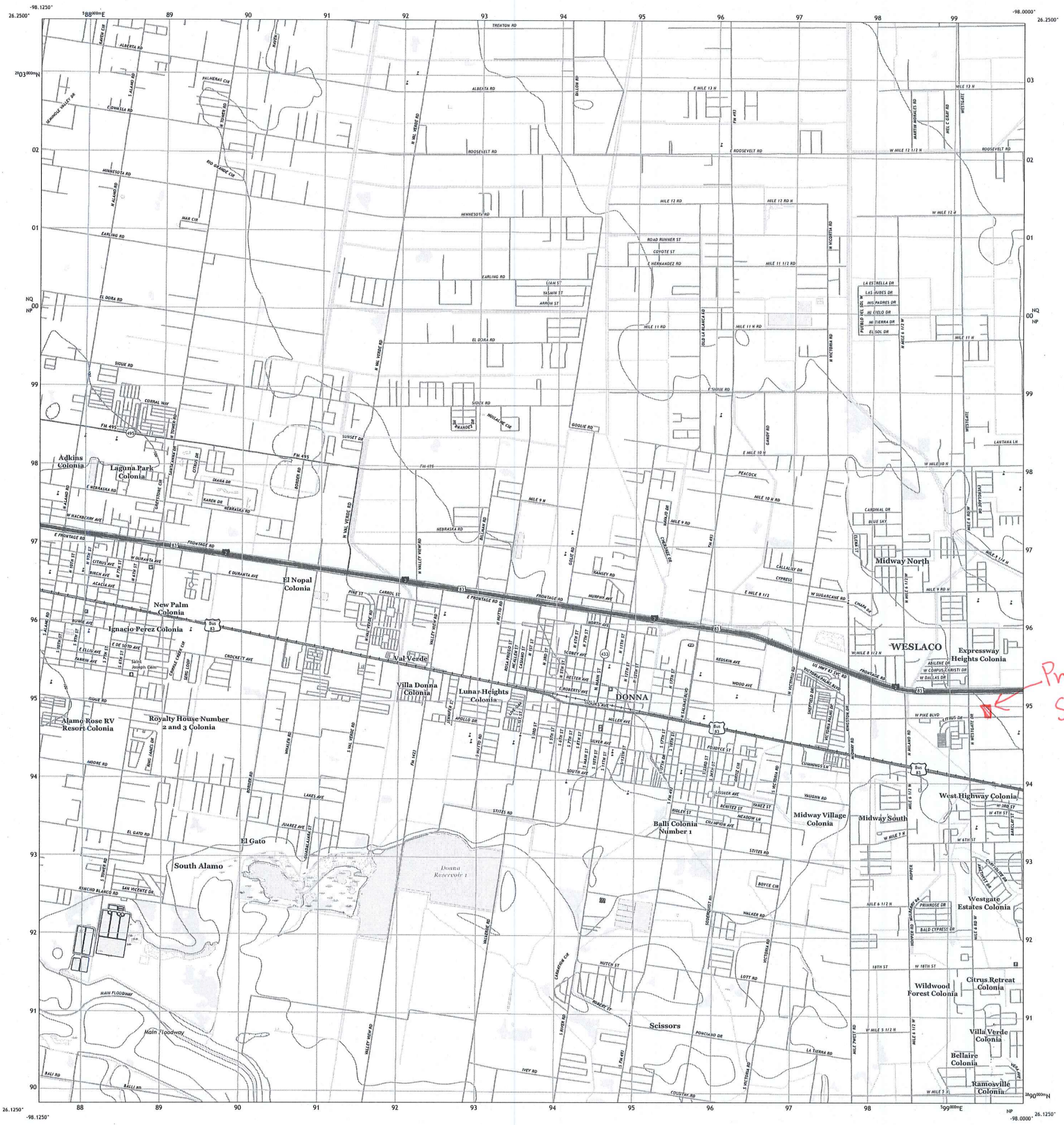
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

USGS science for a changing world

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

The National Map US Topo

DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES

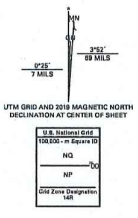


Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

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.....NAIP, October 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2003 - 2008
Boundaries.....Multiple sources; see metadata file 2016 - 2017

Wetlands.....FWS National Wetlands Inventory 1983 - 1994



UTM GRID AND 2019 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
NQ
NP
Grid Zone Designation
14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.18

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Edinburg
2 La Blanca
3 Edcouch
4 Pharr
5 Mercedes
6 Las Milpas
7 San Juan SE
8 Progreso

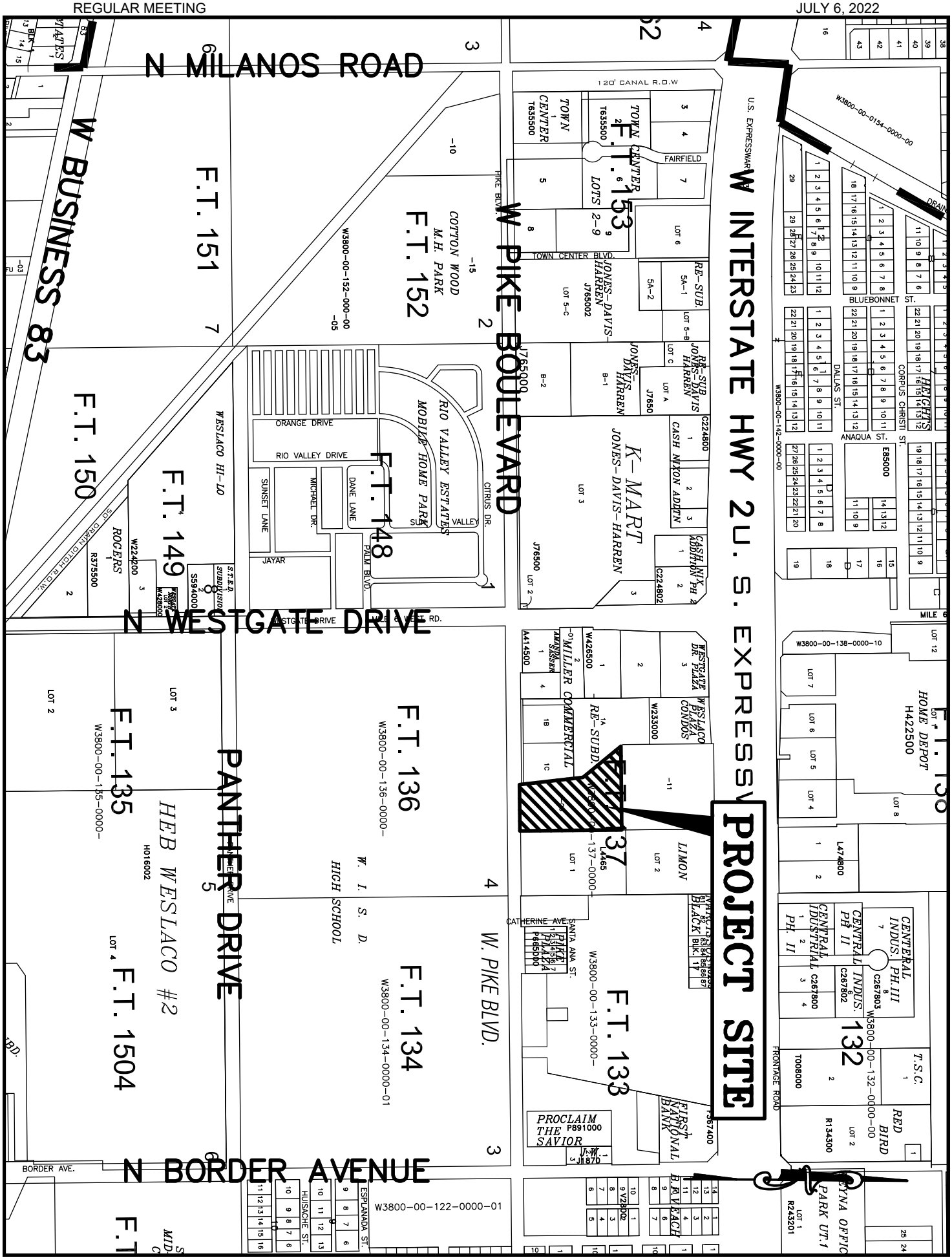
ADJOINING QUADRANGLES

ROAD CLASSIFICATION

Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

DONNA, TX
2019

NSN 7643016395012
NGA REF NO. USGSX24K12536


N MILANOS ROAD
W BUSINESS 83
W INTERSTATE HWY 2U. S. EXPRESSWAY
W PIKE BOULEVARD
N WESTGATE DRIVE
PANTHER DRIVE
N BORDER AVENUE
PROJECT SITE
F.T. 151
F.T. 150
F.T. 149
F.T. 152
F.T. 153
F.T. 148
F.T. 136
F.T. 135
F.T. 134
F.T. 133
F.T. 1504
F.T. 132
F.T. 137
F.T. 138
COTTON WOOD M.H. PARK
RIO VALLEY ESTATES MOBILE HOME PARK
K-MART JONES-DAVIS-HARREN
HEB WESLACO #2
W. I. S. D. HIGH SCHOOL
W. PIKE BLVD.
HOME DEPOT
PROCLAIM THE SAVIOR
FIRST NATIONAL BANK
TOWN CENTER
TOWN CENTER BLVD.
FAIRFIELD
BLUEBONNET ST.
DALLAS ST.
CORPUS CHRISTI ST.
ANAQUA ST.
ORANGE DRIVE
RIO VALLEY DRIVE
SUNSET LANE
MICHAEL DR.
DANE LANE
JAYAR
PALM BLVD.
CITRUS DR.
WESLACO HI-LO
ROGERS
WESTGATE DRIVE
MILE 6 WEST RD.
CATHERINE AVE.
SANTA ANA ST.
FRONTAGE ROAD
BORDER AVE.
HUISACHE ST.
ESPLANADA ST.
120' CANAL R.O.W
U.S. EXPRESSWAY
W3800-00-0154-0000-00
W3800-00-152-000-00
W3800-00-142-0000-00
W3800-00-138-0000-10
W3800-00-136-0000-
W3800-00-135-0000-
W3800-00-134-0000-01
W3800-00-133-0000-
W3800-00-132-0000-00
W3800-00-122-0000-01
PARK UT.1

STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

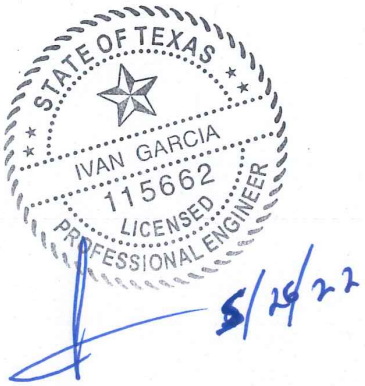
Project Name:	**PLAZA DE PAZ SUBDIVISION**	
City:	**WESLACO**	
State:	**TEXAS**	
County:	**HIDALGO**	
Total Area:	**3.00**	Acres Gross
Total Net Area	**3**	Acres Net
Total lots:	**2**	*Commercial

		*Commercial	
Area already developed:	**0.00**	Acres	
Area unimproved:	**3.00**	Acres Net	
			*Pre-developed condition
Existing Run off:	**5.24**	cfs	*10 year storm
Future Run off:	**34.72**	cfs	*25 year storm
Future Run off:	**37.08**	cfs	*50 year storm

Total on site detention required:	**27,882**	cft	*50 year storm
	0.640	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**

***COMMERCIAL**

Project Name:	**PLAZA DE PAZ SUBDIVISION**	
City:	**WESLACO**	
State:	**TEXAS**	
County:	**HIDALGO**	
	3	Acres Net
Highest elevation=	**85.00**	ft
Lowest elevation=	**77.00**	ft
Watercourse length,L=	**510.00**	ft
Slope, S_p =	**1.57**	%
Average flow velocity, V=	**0.88**	ft/sec

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

K_u=3.28

k= 0.213 *From Table 3-2 - Intercept Coefficients

Time of concentration, t_c= **9.71** min (calculated)

10.00 min (used)

$$t_c = L/60V$$

Intensity, i= **8.73** 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: **0.83** *Avg for asphalt streets and roofs
*From Table 3-3 - Run off Coefficients

Area unimproved= **130,680** SQFT
3.00 ACRES

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

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

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **5.24** CFS

$$Q = CiA$$

II. FUTURE RUN OFF (25 YEAR STORM) ***Rational Method**

*COMMERCIAL

Project Name:	**PLAZA DE PAZ SUBDIVISION**	
City:	**WESLACO**	
State:	**TEXAS**	
County:	**HIDALGO**	
	3	Acres Net
Highest elevation=	**85.00**	ft
Lowest elevation=	**77.00**	ft
Watercourse length,L=	**510.00**	ft
Slope, S_p =	**1.57**	%
Average flow velocity, V=	**2.54**	ft/sec

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

Ku=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*For paved areas.

Time of concentration, t_c=	**3.34**	min	(calculated)
	3.34	min	(used)

$$t_c = L/60V$$

Intensity, i= **13.94** 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
d=	9.2

Area already developed=	**0.0**	SQFT	
	0.00	ACRES	*Pre-developed condition
Future Run off Coefficient:	**0.9**	*Avg for roof areas	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	**117,612**	SQFT	*90% of net area for
	2.70	ACRES	Commercial building, drives and walks
Future Run off Coefficient:	**0.9**	*Avg for asphalt streets and roofs	
		*From Table 3-3 - Run off Coefficients	
Area left unimproved=	**13,068**	SQFT	*Remaining area
Total area left unimproved=	**0.30**	ACRES	
Existing Run off Coefficient:	**0.2**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.83**

$$C_W = (C_1 A_1 + C_2 A_2)/A_{Tota}$$

Peak flow,Q= **34.72** CFS

$$Q = CiA$$

III. STORAGE CALCULATIONS (50 YEAR STORM) ***Rational Method**

Project Name:	**PLAZA DE PAZ SUBDIVISION**	
City:	**WESLACO**	
State:	**TEXAS**	
County:	**HIDALGO**	
	3	Acres Net
Highest elevation=	**85.00**	ft
Lowest elevation=	**77.00**	ft
Watercourse length,L=	**510.00**	ft
Slope, S_p =	**1.57**	%
Average flow velocity, V=	**2.54**	ft/sec

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

K_u=3.28

k= 0.619 *From Table 3-2 - Intercept Coefficients
*For paved areas.

Time of concentration, t_c=	**3.34**	min	(calculated)
	3.34	min	(used)

$$t_c = L/60V$$

Intensity, i= **14.89** 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
Future Run off Coefficient:	**0.9**	*Avg for roof areas	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**117,612**	SQFT	*90% of net area for
	2.70	ACRES	commercial business drives and walks
Future Run off Coefficient:	**0.9**	*Avg for asphalt streets and roofs	
		*From Table 3-3 - Run off Coefficients	

Area left unimproved=	**13,068**	SQFT	*Remaining area
Total area left unimproved=	**0.30**	ACRES	
Existing Run off Coefficient:	**0.2**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.83**

$$C_W = (C_1 A_1 + C_2 A_2)/A_{Tota}$$

Peak flow,Q= **37.08** CFS

$$Q = CiA$$

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	33.79	10,137	5.24	1,311	8,825
10	10.83	26.96	16,173	5.24	2,097	14,076
15	9.10	22.67	20,399	5.24	2,883	17,516
20	7.91	19.69	23,629	5.24	3,669	19,960
25	7.03	17.49	26,239	5.24	4,455	21,784
30	6.34	15.79	28,427	5.24	5,241	23,187
35	5.80	14.43	30,313	5.24	6,027	24,287
40	5.35	13.32	31,972	5.24	6,812	25,159
45	4.98	12.39	33,453	5.24	7,598	25,855
50	4.66	11.60	34,793	5.24	8,384	26,408
55	4.38	10.91	36,017	5.24	9,170	26,847
60	4.14	10.32	37,145	5.24	9,956	27,189
65	3.93	9.79	38,191	5.24	10,742	27,450
70	3.75	9.33	39,169	5.24	11,528	27,641
75	3.58	8.91	40,086	5.24	12,314	27,772
80	3.43	8.53	40,950	5.24	13,099	27,850
85	**3.29**	**8.19**	**41,768**	**5.24**	**13,885**	**27,882**
90	3.16	7.88	42,544	5.24	14,671	27,873
95	3.05	7.59	43,284	5.24	15,457	27,827
100	2.94	7.33	43,990	5.24	16,243	27,747
105	2.85	7.09	44,667	5.24	17,029	27,638
110	2.76	6.87	45,316	5.24	17,815	27,501
115	2.67	6.66	45,940	5.24	18,601	27,339
120	2.60	6.46	46,541	5.24	19,386	27,154
125	2.52	6.28	47,120	5.24	20,172	26,948
130	2.45	6.11	47,681	5.24	20,958	26,723
135	2.39	5.95	48,223	5.24	21,744	26,479
140	2.33	5.80	48,748	5.24	22,530	26,219
145	2.27	5.66	49,258	5.24	23,316	25,942
150	2.22	5.53	49,753	5.24	24,102	25,652
155	2.17	5.40	50,235	5.24	24,888	25,347
160	2.12	5.28	50,703	5.24	25,673	25,030
165	2.08	5.17	51,159	5.24	26,459	24,700
170	2.03	5.06	51,604	5.24	27,245	24,359
175	1.99	4.96	52,038	5.24	28,031	24,007
180	1.95	4.86	52,462	5.24	28,817	23,645
185	1.91	4.76	52,876	5.24	29,603	23,273

Total on site detention required= **27,882** cft
0.640 acres-ft

Duration: Duration in minutes
Intensity: Intensity for respective duration (50-year event)
Q in: Developed conditions peak discharge (Cdev x i50 x Area)
Vol in: Developed conditions run off volume (Qin x Duration x 60)
Q out: Pre-developed peak discharge (Cpre x i10 x Area)
V out: (0.5 x [duration + tc dev] x Qout x 60)
Storage: Required storage (Vin - Vout)

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)

Soil Map—Hidalgo County, Texas

Map Scale: 1:972 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: 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
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.2	4.9%
70	Willacy fine sandy loam, 0 to 1 percent slopes	2.1	65.6%
71	Willacy fine sandy loam, 1 to 3 percent slopes	0.9	29.4%
Totals for Area of Interest		**3.2**	**100.0%**

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

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: 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

70—Willacy fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbmp
Elevation: 30 to 750 feet
Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 270 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Willacy

Setting

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

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 72 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Minor Components

Unnamed

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

71—Willacy fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: dbmq
Elevation: 30 to 750 feet
Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 270 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Willacy

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 72 inches: sandy clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
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: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Minor Components

Unnamed

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

Data Source Information

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

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 ovendry 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—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
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	25-30-39	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	30-35-44	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	30-38-44	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	30-38-44	11-17-22
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	85	B	0-14	Fine sandy loam	SC, SC-SM, SM	A-2-4, A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	30-38-45	20-25-30	3-7 -10
			14-72	Sandy clay loam, fine sandy loam	CL, CL-ML, SC, SC-SM	A-4, A-6	0- 0- 0	0- 0- 0	95-98-100	90-95-100	90-95-100	36-51-65	25-33-40	6-13-20

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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—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
71—Willacy fine sandy loam, 1 to 3 percent slopes														
Willacy	85	B	0-14	Fine sandy loam	SM, SC-SM, SC	A-2-4, A-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	30-38-45	20-25-30	3-7 -10
			14-72	Sandy clay loam, fine sandy loam	CL, CL-ML, SC, SC-SM	A-4, A-6	0- 0- 0	0- 0- 0	95-98-100	90-95-100	90-95-100	36-51-65	25-33-40	6-13-20

Data Source Information

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

PLANNING AND ZONING
REGULAR MEETING

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*					
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			
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	0-14	-65-	-20-	10-15- 20	1.40-1.55 -1.70	14.00-28.00-42. 00	0.14-0.16-0. 18	0.0- 1.5- 2.9	1.0- 2.0- 3.0	.28	.28	5	3	86
	14-72	-57-	-18-	18-26- 33	1.35-1.50 -1.65	4.00-9.00-14.00	0.14-0.16-0. 18	0.0- 1.5- 2.9	0.5- 1.3- 2.0	.20	.20			

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JULY 6, 2022

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*					
71—Willacy fine sandy loam, 1 to 3 percent slopes														
Willacy	0-14	-65-	-20-	10-15- 20	1.40-1.55 -1.70	14.00-28.00-42. 00	0.14-0.16-0. 18	0.0- 1.5- 2.9	1.0- 2.0- 3.0	.28	.28	5	3	86
	14-72	-57-	-18-	18-26- 33	1.35-1.50 -1.65	4.00-9.00-14.00	0.14-0.16-0. 18	0.0- 1.5- 2.9	0.5- 1.3- 2.0	.20	.20			

Data Source Information

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

PLANNING AND ZONING
REGULAR MEETING

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**
	In	*meq/100g*	*meq/100g*	*pH*	*Pct*	*Pct*	*mmhos/cm*	
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
70—Willacy fine sandy loam, 0 to 1 percent slopes								
Willacy	0-14	7.0-15	—	6.6-7.8	0-2	0	0.0-4.0	0-2
	14-72	15-25	—	6.6-8.4	2-10	0	0.0-4.0	0-4
71—Willacy fine sandy loam, 1 to 3 percent slopes								
Willacy	0-14	7.0-15	—	6.6-7.8	0-2	0	0.0-4.0	0-2
	14-72	15-25	—	6.6-8.4	2-10	0	0.0-4.0	0-4

Data Source Information

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

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
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0
70—Willacy fine sandy loam, 0 to 1 percent slopes	31,560						
		85	Willacy	Series	0.0	0.5	1.0
71—Willacy fine sandy loam, 1 to 3 percent slopes	9,892						
		85	Willacy	Series	1.0	2.0	3.0

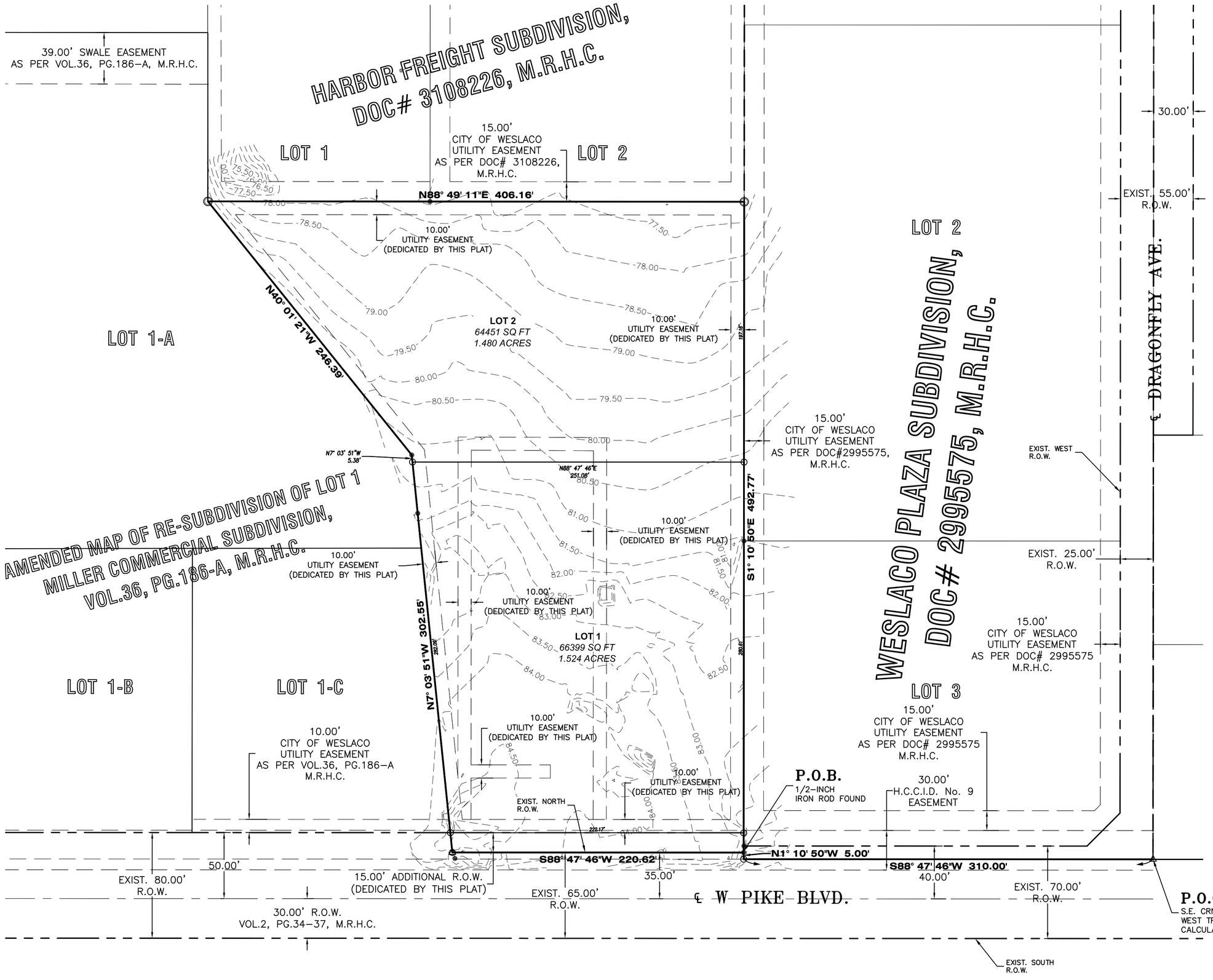
Data Source Information

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

DATE OF PREPARATION: MAY 26, 2022

PLAZA DE PAZ SUBDIVISION

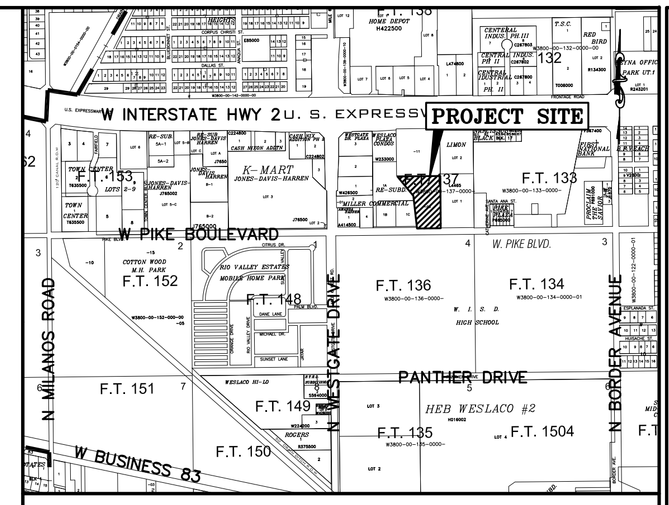
BEING A 3.08 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 13, FARM TRACT 137, BLOCK 162, WEST TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
	LOT LINE

LEGEND	
○	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
△	– COTTON PICKER SPINDLE SET
◯	– CONCRETE MONUMENT SET
◉	– CONCRETE MONUMENT FOUND
△	– CALCULATED POINT
℄	– POWER POLE
(XXXX)	– RECORD CALL
XXXX	– NATURAL GROUND



LOCATION MAP SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 3.08 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 13, FARM TRACT 137, BLOCK 162, WEST TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.08 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID FARM TRACT 137, BLOCK 162, SAME POINT BEING THE SOUTHWEST CORNER OF FARM TRACT 133, BLOCK 162 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. PIKE BOULEVARD;

THENCE S 88°47'46" W ALONG THE SOUTH LINE OF THE SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 310.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET;

THENCE N 1°10'50" W ACROSS SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING;**

THENCE S 88°47'46" W PARALLEL TO THE SOUTH LINE OF THE SAID FARM TRACT 137, BLOCK 162, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF W PIKE BOULEVARD (65.00-FOOT R.O.W.) A DISTANCE OF 220.62 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 7°03'51" W ACROSS SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 302.55 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 40°01'21" W ACROSS SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 246.39 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°49'11" E ACROSS SAID FARM TRACT 137, BLOCK 162, A DISTANCE OF 406.16 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 1°10'50" E ACROSS SAID FARM TRACT 137, BLOCK 162, FOR A DISTANCE OF 492.77 FEET TO THE **POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 3.08 ACRE OF LAND, MORE OR LESS.**

GENERAL NOTES:

1. THIS SUBDIVISION IS IN ZONE 'B' OF THE FLOOD INSURANCE RATE, AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING), ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480349 0005 B, REVISED MARCH 4, 1980.
2. SETBACKS:
   FRONT: 1.00 FOOT BACK FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO 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.
   REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
4. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE: LOT 1: 84.25 LOT 2: 80.00
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   -->B.M. NO. 1-, ELEV. **83.46** N.G.V.D. 88, DESCRIPTION: TOP OF SANITARY SEWER MANHOLE LOCATED IN FRONT OF THE PROPERTY ALONG W PIKE BOULEVARD. GPS POINT, GRID COORDINATES N **16587323.3900**, E **1146784.0530**.
   -->B.M. NO. 2-, ELEV. **81.94** N.G.V.D. 88, DESCRIPTION: 1/2-INCH IRON ROD LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY. GPS POINT, GRID COORDINATES N **16587378.8100**, E **1146977.4970**.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **27.882** CUBIC-FEET OR **0.640** ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
10. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
11. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
12. 5.00 FOOT SIDEWALKS ARE REQUIRED BY CITY ALONG ALL EXTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT.
13. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
14. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

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

I, **MELINDA CHAVEZ**, AS OWNER OF THE 3.08 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **PLAZA DE PAZ SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MELINDA CHAVEZ, OWNER — DATE
1406 W. PIKE BLVD
WESLACO, TX 78596

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **MELINDA CHAVEZ** PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC — MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **PLAZA DE PAZ SUBDIVISION** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR — DATE — ATTEST: CITY SECRETARY — DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN — DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED THIS ____ DAY OF _____ 20__.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS 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
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E. R.P.L.S. — DATE
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL LAND SURVEYOR

NAME		ADDRESS			PHONE & FAX	
OWNER(S): MELINDA CHAVEZ		1406 W. PIKE BOULEVARD	WESLACO, TX.	78596		
SURVEYOR:IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

THE COUNTY OF HIDALGO · TEXAS

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

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

BY: _____ DEPUTY

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON JUNE 2, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT :

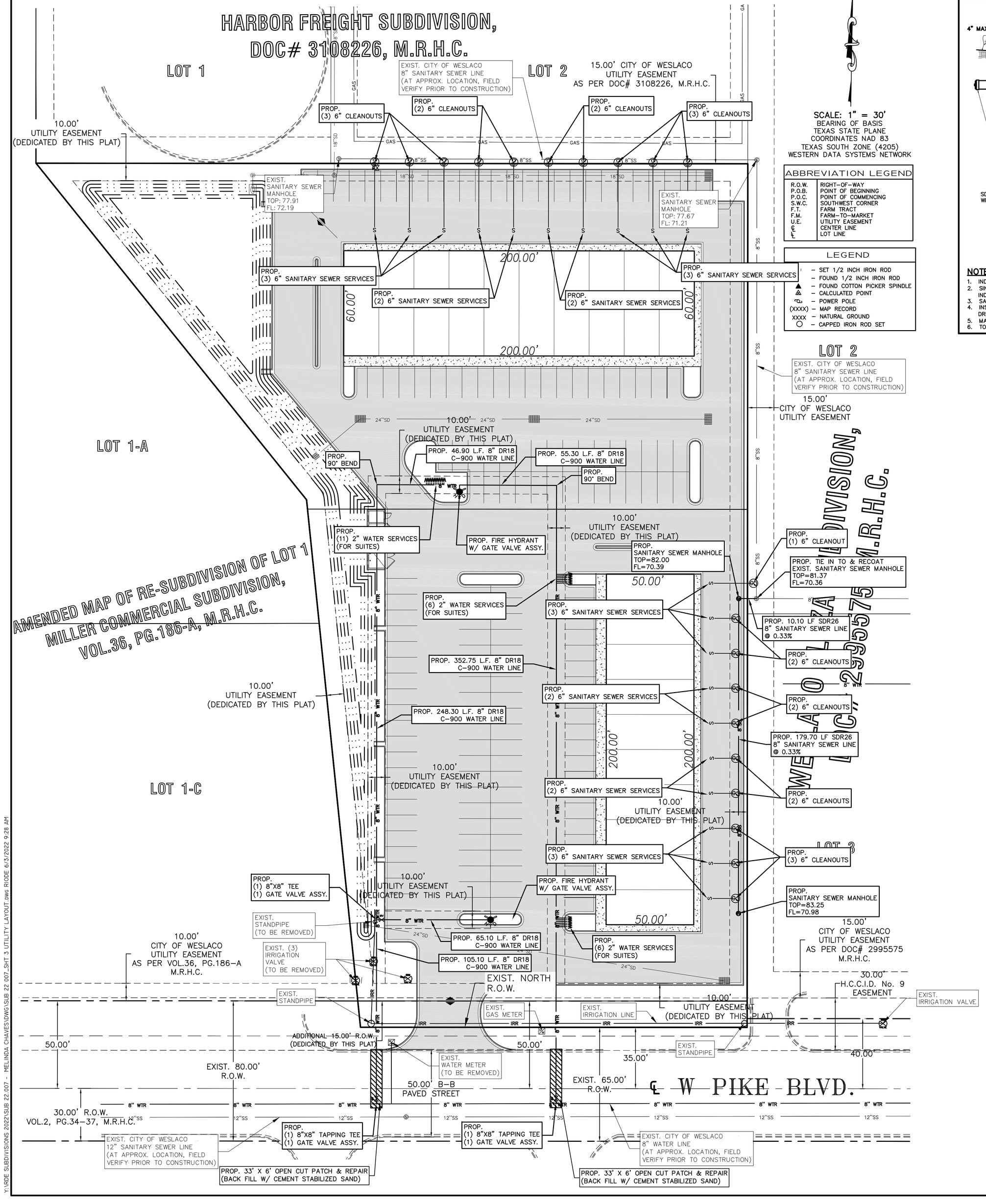
PLAT SHEET
PLAZA DE PAZ SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	DANIEL RODRIGUEZ, E.I.T.
SCALE:	1" = 50'
DATE:	MAY 13, 2022
PROJECT:	SUB 22 007
REVISIONS:	
PAGE NO.	1-OF-3

PAGE 85
JULY 6, 2022

PLANNING AND ZONING
REGULAR MEETING

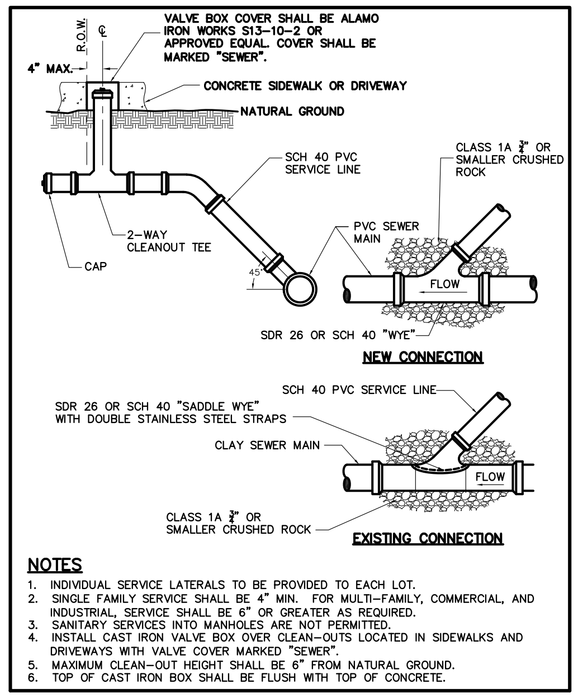
X:\RDE SUBDIVISIONS 2022\SUB 22.007 - MELINDA CHAVES\DWG\SUB 22 007_SHT 2_PLAT SHEET.dwg RODGE 6/2/2022 7:22 PM



SCALE: 1" = 30'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

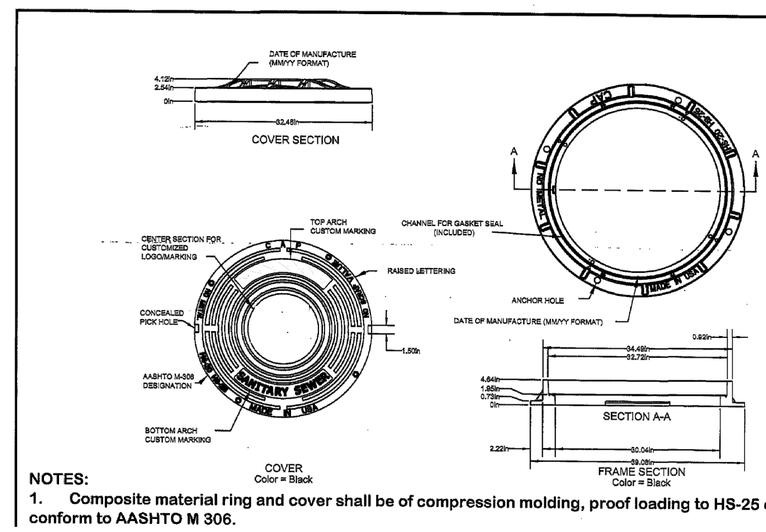
ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
ℓ	LOT LINE

LEGEND	
'	– SET 1/2 INCH IRON ROD
	– FOUND 1/2 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
⚠	– CALCULATED POINT
℄	– POWER POLE
(XXXX)	– MAP RECORD
XXXX	– NATURAL GROUND
○	– CAPPED IRON ROD SET



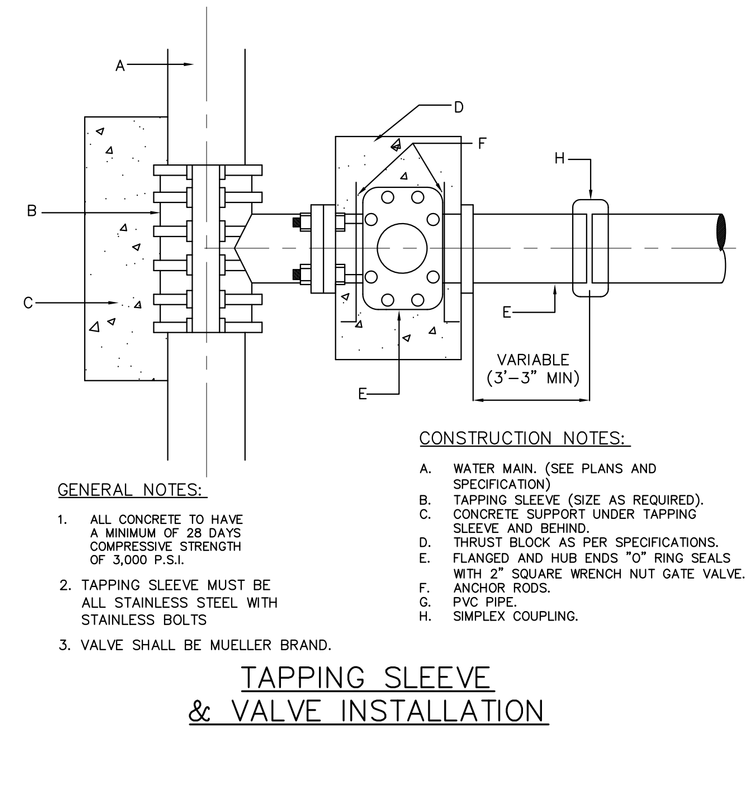
NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
3. SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
4. INSTALL CAST IRON VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
5. MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
6. TOP OF CAST IRON BOX SHALL BE FLUSH WITH TOP OF CONCRETE.



NOTES:
1. Composite material ring and cover shall be of compression molding, proof loading to HS-25 or better, and conform to AASHTO M 306.

COMPOSITE SEWER MANHOLE RING AND COVER DETAIL



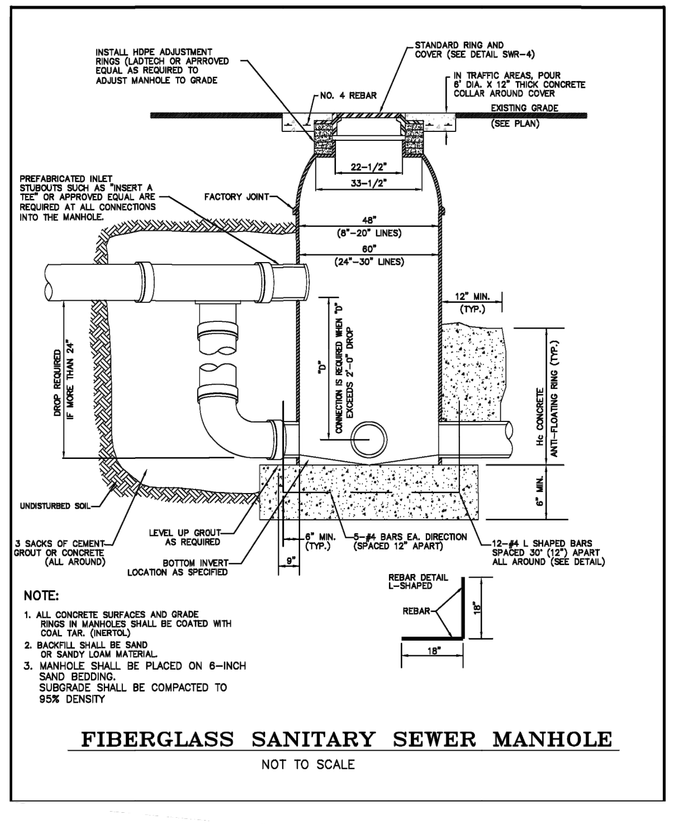
CONSTRUCTION NOTES:

A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS.
G. PVC PIPE.
H. SIMPLEX COUPLING.

GENERAL NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
3. VALVE SHALL BE MUELLER BRAND.

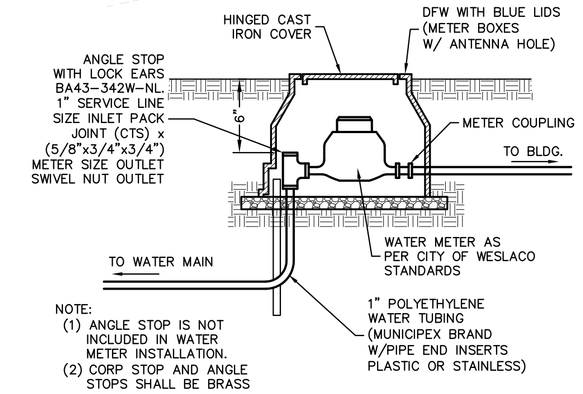
TAPPING SLEEVE & VALVE INSTALLATION



NOTE:
1. ALL CONCRETE SURFACES AND GRADE RINGS IN MANHOLES SHALL BE COATED WITH COAL TAR. (INERTOL)
2. BACKFILL SHALL BE SAND OR SANDY LOAM MATERIAL.
3. MANHOLE SHALL BE PLACED ON 6-INCH SAND BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY

FIBERGLASS SANITARY SEWER MANHOLE

NOT TO SCALE



NOTE:
(1) ANGLE STOP IS NOT INCLUDED IN WATER METER INSTALLATION.
(2) CORP STOP AND ANGLE STOPS SHALL BE BRASS

TYPICAL WATER METER INSTALLATION

NOT TO SCALE

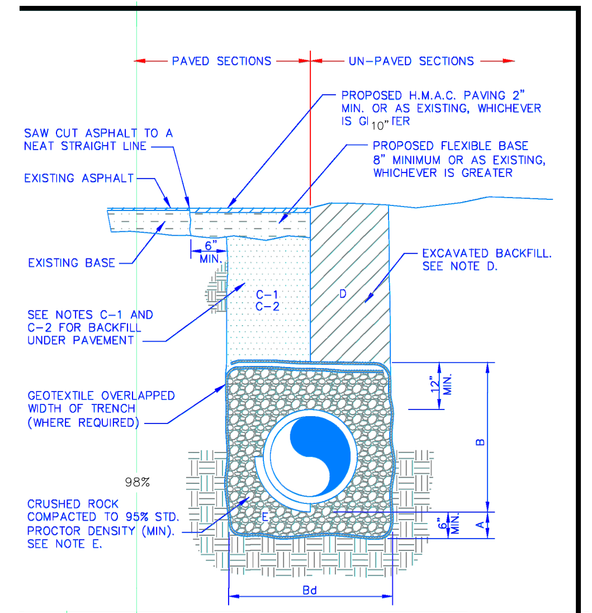
GENERAL NOTES:

1.) ALL WATERLINE IMPROVEMENTS AS PER CITY OF WESLACO CONSTRUCTION STANDARDS.

2.) WATER SERVICES SHALL HAVE A MINIMUM SPACING OF 12"

2.) CONTRACTOR SHALL BE REQUIRE TO REPAIR ANY LANDSCAPING AND SIDEWALK DAMAGE AS PART OF THE CONSTRUCTION.

3.) EXISTING CURB AND GUTTER, DRIVEWAYS, AND ANY DAMAGED UTILITIES TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.



GENERAL NOTES:

A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY 98% INSIDE RIGHT OF WAY

E. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) MAXIMUM ¾" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED SOILS WITH FINES OR UNSTABLE SOILS, EMBEDMENT ZONE SHALL BE WRAPPED WITH GEOTEXTILE.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

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ISSUED FOR: PRELIMINARY

UTILITY LAYOUT
PLAZA DE PAZ SUBDIVISION
WESLACO, HIDALGO COUNTY

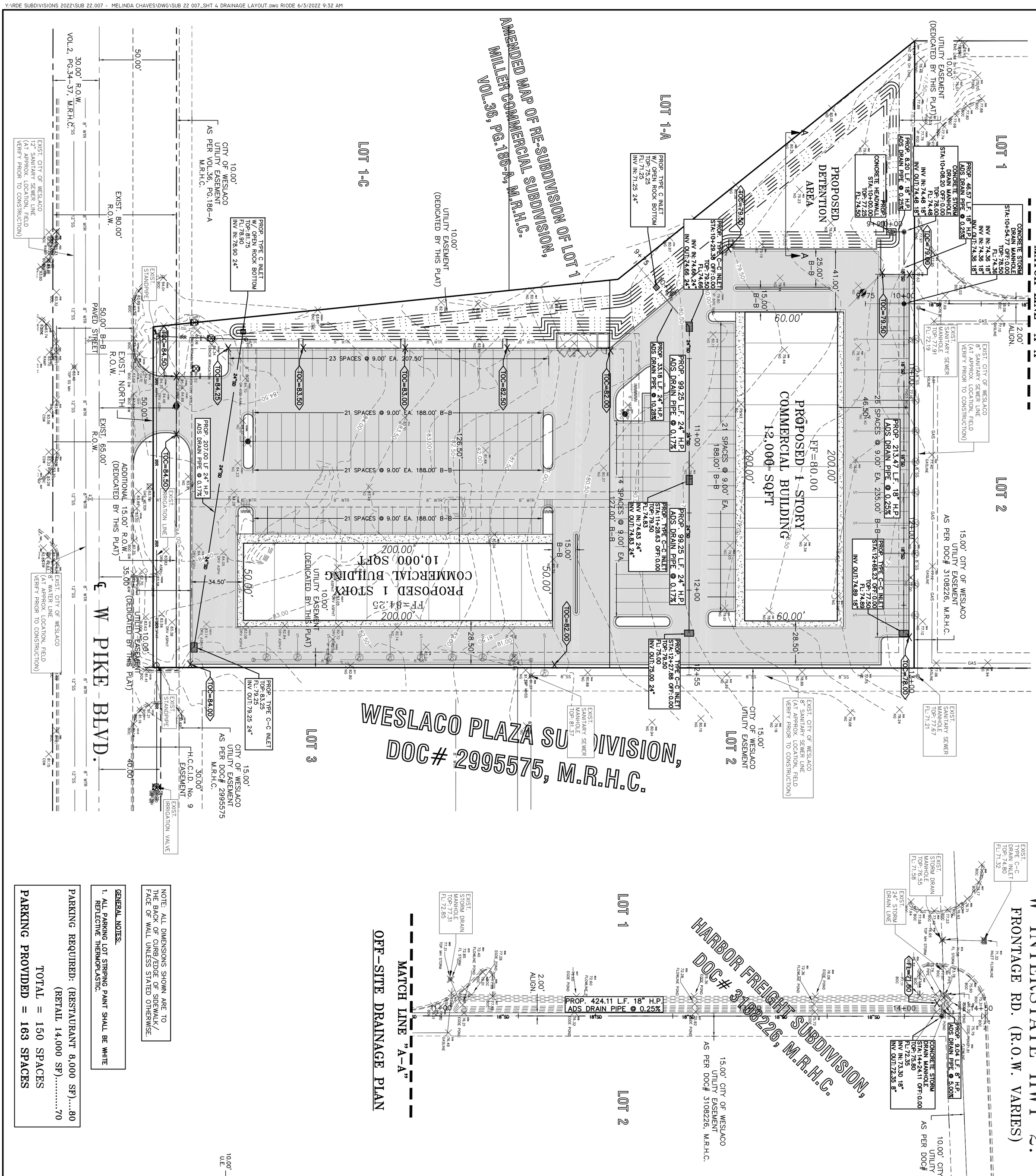
PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: DANIEL RODRIGUEZ, E.I.T.
SCALE: 1"=30'
DATE: JUNE 2, 2022
PROJECT: SUB 22 007
REVISIONS:

PLANNING AND ZONING
REGULAR MEETING
V:\RDE SUBDIVISIONS 2022\SUB 22.007 - MELINDA CHAVES\DWG\SUB 22.007_SHT 3_UTILITY LAYOUT.dwg, RDE, 6/3/2022 9:28 AM

Y:\RDE SUBDIVISIONS 2022\SUB 22.007 - MELINDA CHAVES\DWG\SUB 22 007_SHT 4 DRAINAGE LAYOUT.dwg RIODE 6/3/2022 9:32 AM

W INTERSTATE HWY 2.
FRONTAGE RD. (R.O.W. VARIES)



SCALE: 1" = 30'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS' NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
ℓ	LOT LINE

LEGEND	
○	- SET 1/2 INCH IRON ROD
●	- FOUND 1/2 INCH IRON ROD
▶	- FOUND COTTON PICKER SPINDLE
⛬	- CALCULATED POINT
⌀	- POWER POLE
(XXXX)	- MAP RECORD
XXXX	- NATURAL GROUND
○	- CAPPED IRON ROD SET

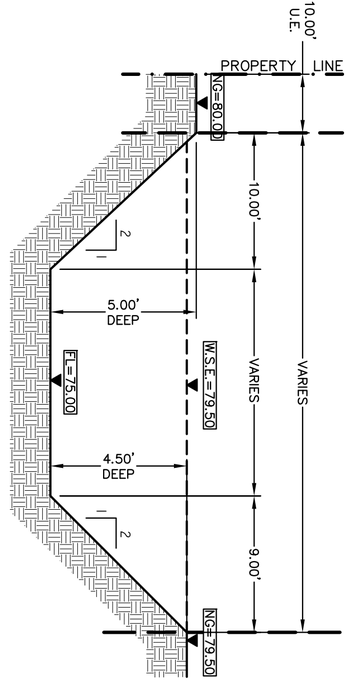
NOTE: ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB/EDGE OF SIDEWALK/ FACE OF WALL UNLESS STATED OTHERWISE.

GENERAL NOTES:

1. ALL PARKING LOT STRIPING PAINT SHALL BE WHITE REFLECTIVE THERMOPLASTIC.

PARKING REQUIRED: (RESTAURANT 8,000 SF)....80
(RETAIL 14,000 SF).....70
TOTAL = 150 SPACES
PARKING PROVIDED = 163 SPACES

DETENTION AREA CROSS-SECTION "A-A"
NOT TO SCALE



DRAINAGE VOLUME LEGEND	
VOLUME REQUIRED = 27,882 CF (AS PER DRAINAGE REPORT CALCULATIONS)	
VOLUME PROVIDED IN DETENTION AREA CROSS-SECTION "A-A" = 26,684 CF (CALCULATED GRAPHICALLY)	
VOLUME PROVIDED WITHIN 24" PIPES = 439 L.F. X 3.14 SF = 1,378 CF	
VOLUME PROVIDED WITHIN 18" PIPES = 692 L.F. X 1.77 SF = 1,225 CF	
TOTAL VOLUME =	29,287 CF

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ISSUED FOR: **PRELIMINARY**

PROJECT:

PAVING & DRAINAGE LAYOUT
PLAZA DE PAZ SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	DANIEL RODRIGUEZ E.I.T.
SCALE:	1"=30'
DATE:	JUNE 2, 2022
PROJECT:	SUB 22 007
REVISIONS:	
PAGE NO:	3-OF-3

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **July 6, 2022**	**Agenda Item No.** (to be assigned by PCE)**:** **V.B.**
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Moreland Heights– being 12.83-acre out of lot 4, Davis Business Park, Weslaco, Hidalgo County, Texas Located on the south side of Moreland Drive 585 f east of FM 1015. Possible Action.	
Discussion/Overview: The proposed Thirty-two (32) 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 the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for rear setbacks of 10 ft. and lot width along cul-de-sac.	
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 and compliance with the ordinance on the variance.	
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. PLAT-000257-2022

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: MORELAND HEIGHTS

Location: SOUTH SIDE OF MORELAND DRIVE, 585 FEET EAST OF FM 1015

Legal Description: ALL OF LOT 4, DAVIS BUSINESS PARK, VOL. 35, PAGE 199, MAP RECORDS, 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: R2

Existing Land Use: VACANT Proposed Land Use: APARTMENTS

Number of Lots Proposed: 32 Gross Acreage: 12.83

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: EZEQUIEL MOYA JR. Telephone: 956-408-0267

Address: 7716 N. 5th St. Fax:

City: MCALLEN State: TX Zip: 78504 E-mail: zeke.moya@gmail.com

ENGINEER INFORMATION

Name: WILLIE ARRATIA Telephone: 956-784-6218

Address: 526 N. 5th St. Fax:

City: DONNA State: TX Zip: 78537 E-mail: nainengineering@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: City of Weslaco

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☑ YES ☐ NO Electric Company: AEP

☐ YES ☑ NO Phone Utility_____	☐ YES ☑ NO Gas Utility	☐ YES ☑ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District #1	☐ YES ☐ NO Irrigation District #9

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
_____**$350.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
_____**$350.00** (one time fee for preliminary and final plat)
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

APPLICATION FOR VARIANCE

VAR-000242-2022

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: MORELAND HEIGHTS

Location: SOUTH SIDE OF MORELAND DRIVE, 760 FEET EAST OF FM 1015

Legal Description: ACL OF LOT 4, DAVIS BUSINESS PARK, ACCORDING TO VOLUME 33, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

☑ Setbacks ☑ YES □ NO

Describe in detail the reason for the variance request:

FOR 10.0' REAR SET BACK WHERE APPLY

_____

□ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: Moreland Heights a R.S. of MOAK Ventures, LLC Telephone: 956-408-0207

Address: 7116 N. 5th St. Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: zeke.maya@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Moreland Heights a R.S. of MOAK Ventures, LLC

Owner Signature: _____ Date: 6/6/22

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 6/7/22

Authorized Agent Printed Name: Willie Arratia

APPLICATION FOR VARIANCE

VAR-000243-2022

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: HORELAND HEIGHTS

Location: SOUTH SIDE OF HORELAND DR. 200' EAST OF FM 1015

Legal Description: LOT 4, DAVIS BUSINESS PARK, ACCORDING TO VOLUME 33, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☑ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:
VARIANCE FOR LOT WIDTH FOR LOTS 15 AND 16 AT CUL DE SAC.

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: EZEQUIEL MOSA SR Telephone: 956-408-6269
Address: 716 N. 5th St. Fax:
City: MCALLEN State: TX Zip: 78504 E-mail: zeke.moseg@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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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: Moreland Heights a K.S. of MOAK Ventures, LLC

Owner Signature: [signature] Date: 6/8/22

_____ is the authorized agent

Authorized Agent Signature: [signature] Date: 6/7/22

Authorized Agent Printed Name: Willie Mora Jr.

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**
_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)
_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING
_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING
_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY
_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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Owner Printed Name: Freqiel Moya, Jr

Owner Signature: [signature] Date: 6-27-22

_____ is the authorized agent

Authorized Agent Signature: [signature] Date: 6/24/22

Authorized Agent Printed Name: Willie Mralic

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

APPLICATION FOR VARIANCE

VAR-000242-2022

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: MORELAND HEIGHTS

Location: SOUTH SIDE OF MORELAND DRIVE, 760 FEET EAST OF FM 1015

Legal Description: ACL OF LOT 4, DAVIS BUSINESS PARK, ACCORDING TO VOLUME 33, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

☑ Setbacks ☑ YES □ NO

Describe in detail the reason for the variance request:

FOR 10.0' REAR SET BACK WHERE APPLY

_____

□ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: Moreland Heights a R.S. of MOAK Ventures, LLC Telephone: 956-408-0207

Address: 7116 N. 5th St. Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: zeke.maya@gmail.com

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Authorized Agent Printed Name: Willie Arratia

APPLICATION FOR VARIANCE

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OWNER INFORMATION

Owner's Name: EZEQUIEL MOSA SR Telephone: 956-408-6269
Address: 716 N. 5th St. Fax:
City: MCALLEN State: TX Zip: 78504 E-mail: zeke.moseg@gmail.com

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Owner Signature: [signature] Date: 6/8/22

_____ is the authorized agent

Authorized Agent Signature: [signature] Date: 6/7/22

Authorized Agent Printed Name: Willie Mora Jr.

Rio Grande Valley Emergency Communication District

Sheriff J. E. "Eddie" Guerra, Hidalgo County Sheriff..... President
Mayor Gilbert Gonzales, Raymondville ..... Vice President
Mayor David Suarez, Weslaco.....Secretary
City Commissioner District 2 Joaquin "J.J." Zamora, McAllen..... Treasurer

June 24, 2022

RGV9-1-1 BOARD OF MANAGERS

Arturo Galvan Jr.
Mayor Pro Tem, Alton

Ramiro Garza Jr.
Mayor, Edinburg

Alonzo "AL" Perez Jr
Mayor, Elsa

Yvette Cabrera
Mayor, Granjeno

Oscar D. Montoya
Mayor, Mercedes

Rodrigo "Rigo" Lopez
Mayor, Penitas

Alma D. Salinas
Mayor, Sullivan City

Judge Aurelio "Keeter" Guerra
Willacy County

Guillermo Arratia/ Project Engineer
Nain Engineering, LLC
526 N 5th St
Donna, TX 78537

The LRGVDC E-Comms/9-1-1 Department acknowledges the notification on the following **PROPOSED NAMES:**

ARBE DR
MOAR DR
BELLE DR
DAENNE DR
E MORELAND DR **CONTINUATION**

to be part of **MORELAND HEIGHTS** in the Weslaco community.

A query was done on the state 9-1-1 database and found no conflict for the proposed names to be used.

ACKNOWLEDGED ON: June 24, 2022
RESEARCHED BY: Jose Hernandez
TITLE: Program Specialist

STAFF:

EXECUTIVE DIRECTOR
Manuel "Manny" Cruz

DO NOT COPY

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
MORELAND HEIGHTS

Prepared by : Guillermo A. Arratia, P.E.

Guill Ar. P.E.
5/22/22

INDEX OF SHEETS

1. Cover Sheet
2. Index of Sheets
3. Drainage Report
4. Drainage Calculations – Exhibit "A"
5. Rainfall Intensity Table
6. Runoff Coeficient Table
7. Location Map – Exhibit "B"
8-9 FEMA Map Location "Exhibit "C"
10-11 Soil Map – Exhibit "D"

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM No. F-9050

DRAINAGE REPORT
For
MORELAND HEIGHTS

I. PROJECT LOCATION

A 12.83 acre tract of land being all of Lot 4, Davis Business Park, according to the map recorded in volume 33, page 199, map records, Hidalgo County, Texas, and is located on the south side of Moreland Drive (Mile 7 North), 585 feet east of FM 1015 and is located within the city of limits of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

Zone "X" (medium shading)
Areas of 500 year flood; areas of 100 year flood with average depths less than 1 foot or with drainage areas less than one square mile; areas protected by levees from 100-year base flood F.E.M.A.-F.I.R.M. Map No. 480349 0005 B, Map Effective Date: March 4, 1980. (Refer to Exhibit C).

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (6.13 cfs) from the site is by form of sheet flow runs towards the north side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 31 lots for Multi Family use. The storm runoff after development will be increase 22.37 cfs for a total 28.5 cfs, I have calculated that 87,934 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 30" RCP with curb inlets and out falling into a Proposed detention area on the north side of this subdivision, and ultimately out falling into and existing curb inlet located 342 feet east of the northeast corner of this subdivision, on the south side of Moreland Drive (Mile 7 North) and own by the city of Weslaco,

DRAINAGE CALCULATIONS EXHIBIT "A"

AREA= 12.83 Ac.

TxDOT Intensity Constants for I=b/(Tc+d)^e

Existing Conditions

Length=	700	ft.
Slope=	0.1	%
Cexist.=	0.2	
Time of Concentration=	92	min.
Texist. =	92	min.
Iexist.=	2.39	in/hr
Qexist.=	6.13	cfs.

10 year storm

b=	87
e=	0.778
d=	9.2

Proposed Conditions

Length=	700	ft.
Slope=	0.15	%
Cfut.=	0.5	
Time of Co	54	min.
Tfut.=	54	min.
Ifut.=	4.45	in/hr
Qfut.=	28.5	cfs.
Qin=	6.42	i

50 year storm

b=	99
e=	0.749
d=	9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	69.44	41667	6.13	11733	29,934
20	7.91	50.73	60875	6.13	13572	47,303
30	6.34	40.69	73237	6.13	15412	57,825
40	5.35	34.32	82369	6.13	17252	65,117
50	4.66	29.88	89636	6.13	19091	70,545
60	4.14	26.58	95696	6.13	20931	74,765
70	3.75	24.03	100910	6.13	22771	78,140
80	3.43	21.98	105499	6.13	24610	80,889
90	3.16	20.30	109607	6.13	26450	83,157
110	2.76	17.69	116747	6.13	30129	86,618
120	2.60	16.65	119903	6.13	31969	87,934

Storage Requires= 87,934 cubic feet = 2.02 ac-ft

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

P.E
5/22/2

TABLE 3-3: Runoff Coefficients	
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, cemetaries	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

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)
C_n = Runoff Coefficient n-th term
A_n = Area of n-th term
A_{total} = Total Area (acres)

SAMPLE DRAINAGE STATEMENT

TABLE 6. CONSTANTS FOR USE IN FORMULA $I = b/(t_c+d)^e$ (Continued)

COUNTY	2 year			5 year			10 year			25 year			50 year			100 year		
	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2
Howard	0.805	42	9.2	0.800	56	10.1	0.802	65	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4
Hutchinson	0.850	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4
Irion	0.780	37	8.1	0.789	55	9.6	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	106	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.766	91	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.772	88	7.6	0.768	100	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1

PLANNING AND ZONING
REGULAR MEETING

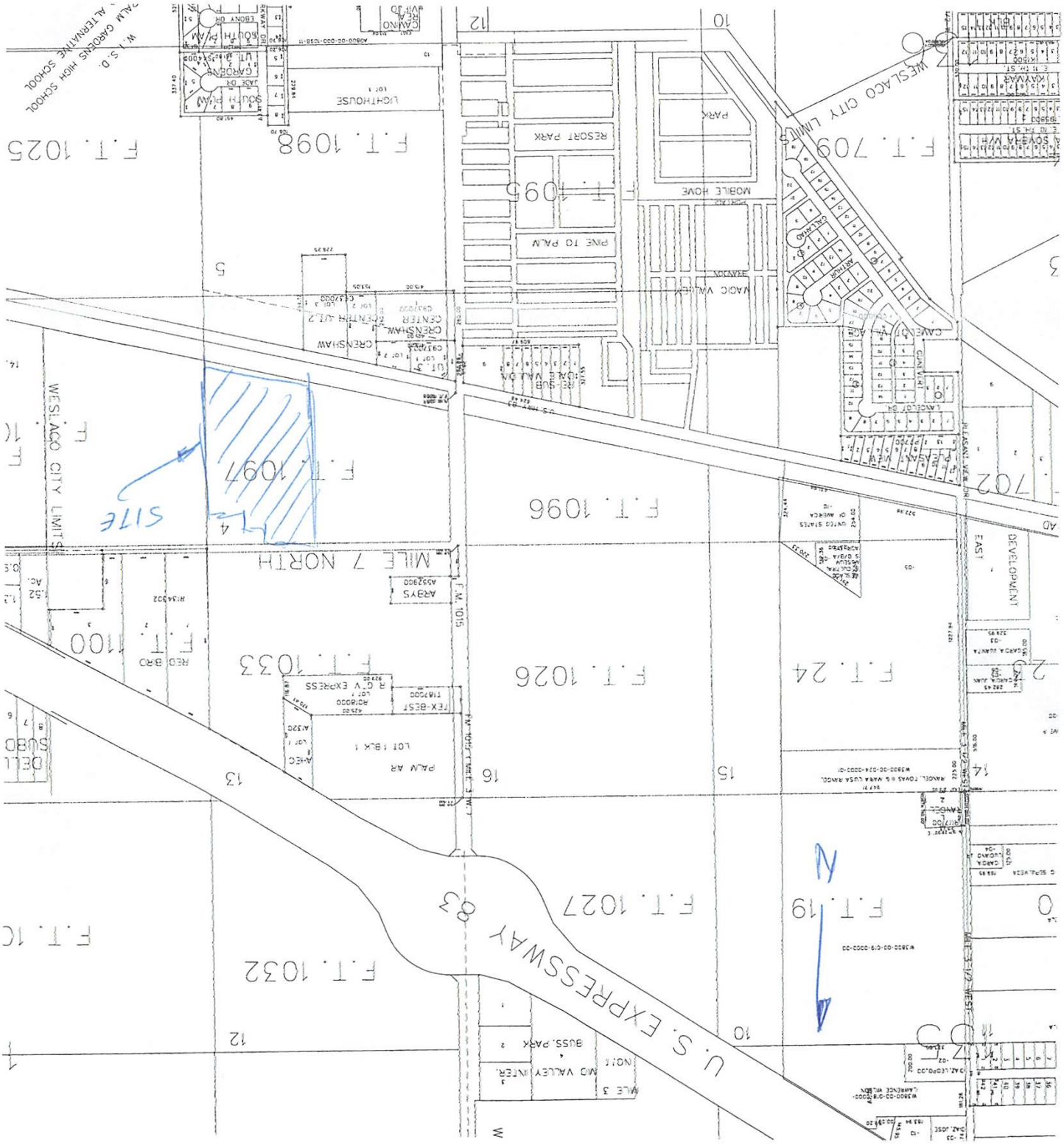
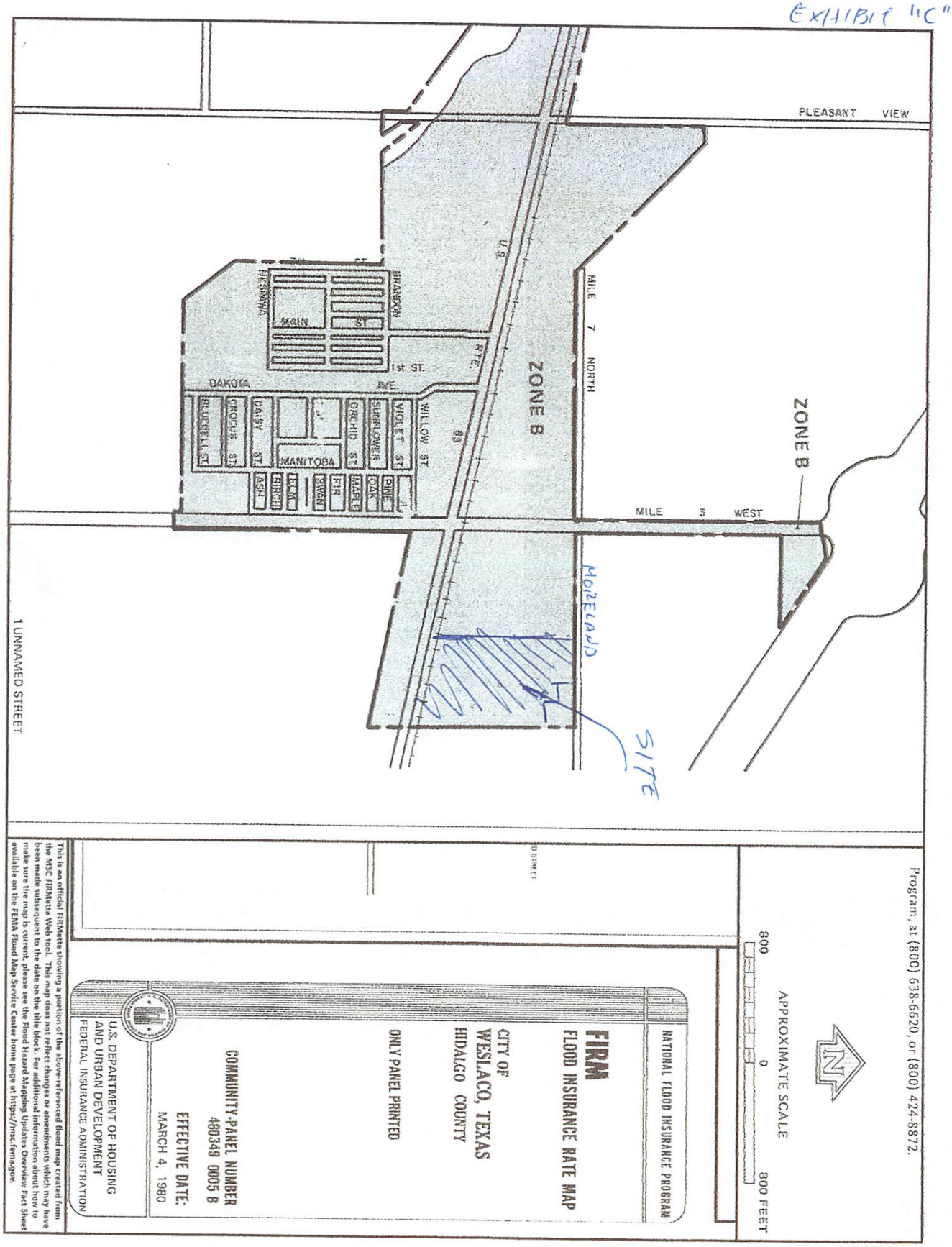
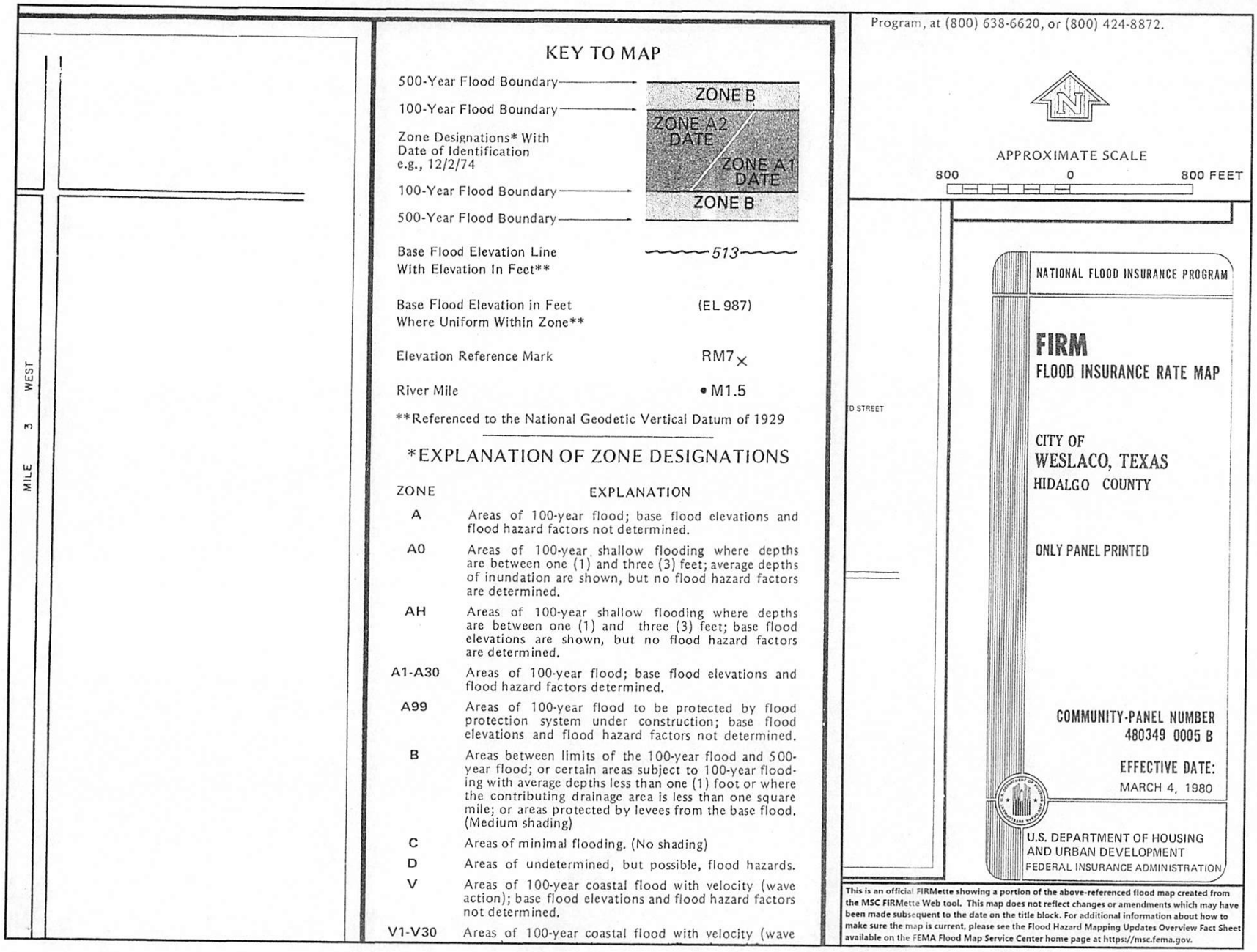

F.T. 1025
F.T. 1098
F.T. 1095
F.T. 709
F.T. 1097
F.T. 1096
F.T. 1100
F.T. 1033
F.T. 1026
F.T. 24
F.T. 1027
F.T. 19
F.T. 1032
MILE 7 NORTH
U.S. EXPRESSWAY 83
WESLACO CITY LIMITS
SITE
N

EXHIBIT "B"

EXHIBIT "C"


PLEASANT VIEW
MILE 7 NORTH
ZONE B
ZONE B
MILE 3 WEST
U.S. RTE. 83
BRANDON
NESHAWA
MAIN ST
1st ST.
DAKOTA AVE.
WILLOW ST.
VIOLET ST.
SUNFLOWER
ORCHID ST.
DAISY ST.
CROCUS ST.
BLUEBELL ST.
MANITOBA
ASH
BIRCH
ELM
SWAN
FIR
MAPLE
OAK
PINE
MORELAND
SITE
1 UNNAMED STREET
Program, at (800) 638-6620, or (800) 424-8872.
APPROXIMATE SCALE
800 0 800 FEET
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
CITY OF
WESLACO, TEXAS
HIDALGO COUNTY
ONLY PANEL PRINTED
COMMUNITY-PANEL NUMBER
480349 0005 B
EFFECTIVE DATE:
MARCH 4, 1980
U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.


MILE 3 WEST
D STREET
KEY TO MAP
500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations* With Date of Identification e.g., 12/2/74
100-Year Flood Boundary
500-Year Flood Boundary
ZONE B
ZONE A2 DATE
ZONE A1 DATE
ZONE B
Base Flood Elevation Line With Elevation In Feet**
513
Base Flood Elevation in Feet Where Uniform Within Zone**
(EL 987)
Elevation Reference Mark
RM7
River Mile
M1.5
**Referenced to the National Geodetic Vertical Datum of 1929
*EXPLANATION OF ZONE DESIGNATIONS
ZONE
EXPLANATION
A
Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0
Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH
Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30
Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99
Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B
Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C
Areas of minimal flooding. (No shading)
D
Areas of undetermined, but possible, flood hazards.
V
Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30
Areas of 100-year coastal flood with velocity (wave
Program, at (800) 638-6620, or (800) 424-8872.
N
APPROXIMATE SCALE
800 0 800 FEET
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
CITY OF
WESLACO, TEXAS
HIDALGO COUNTY
ONLY PANEL PRINTED
COMMUNITY-PANEL NUMBER
480349 0005 B
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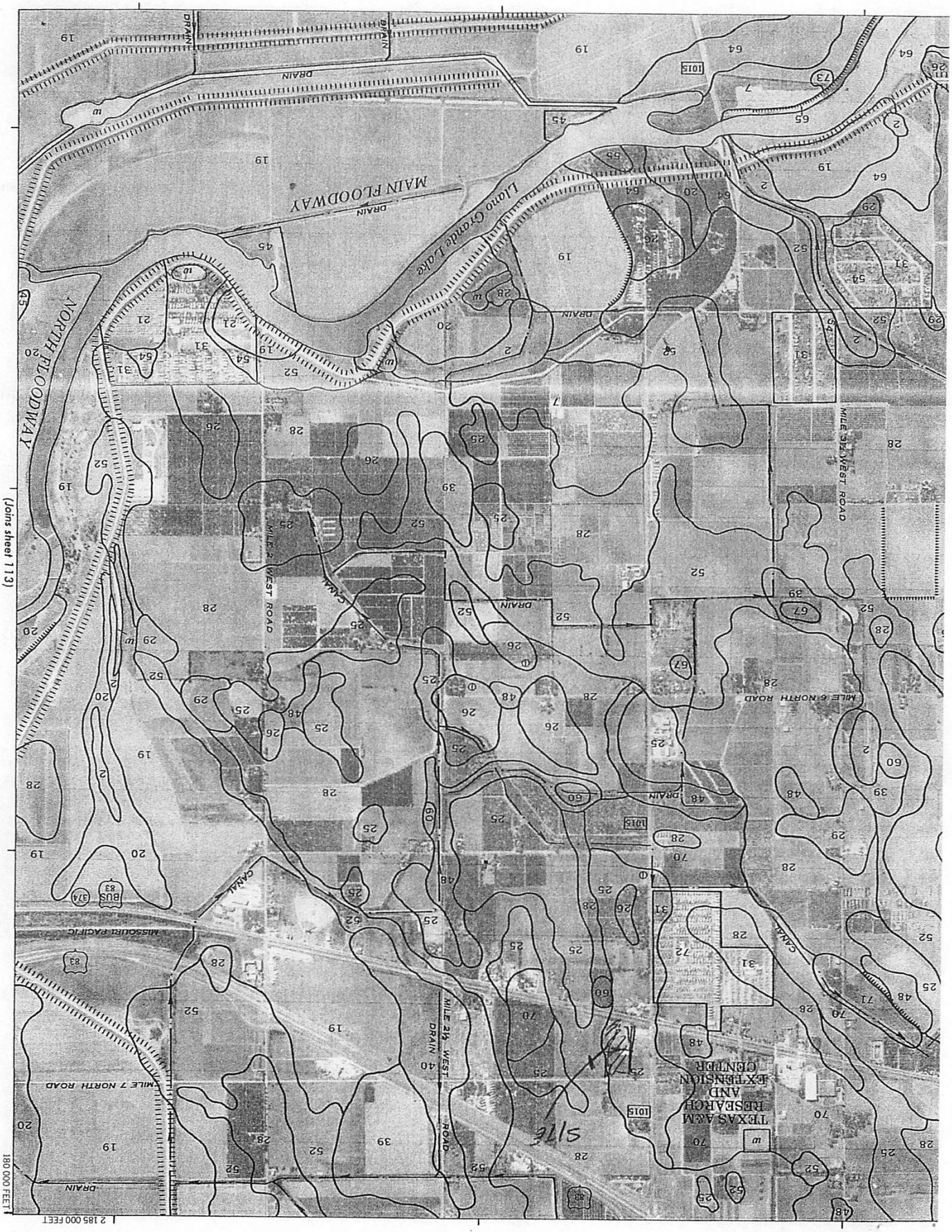
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.



This map is compiled on 1975 aerial photography by the U. S. Department of Agriculture, Soil Conservation Service and cooperating agencies.

5

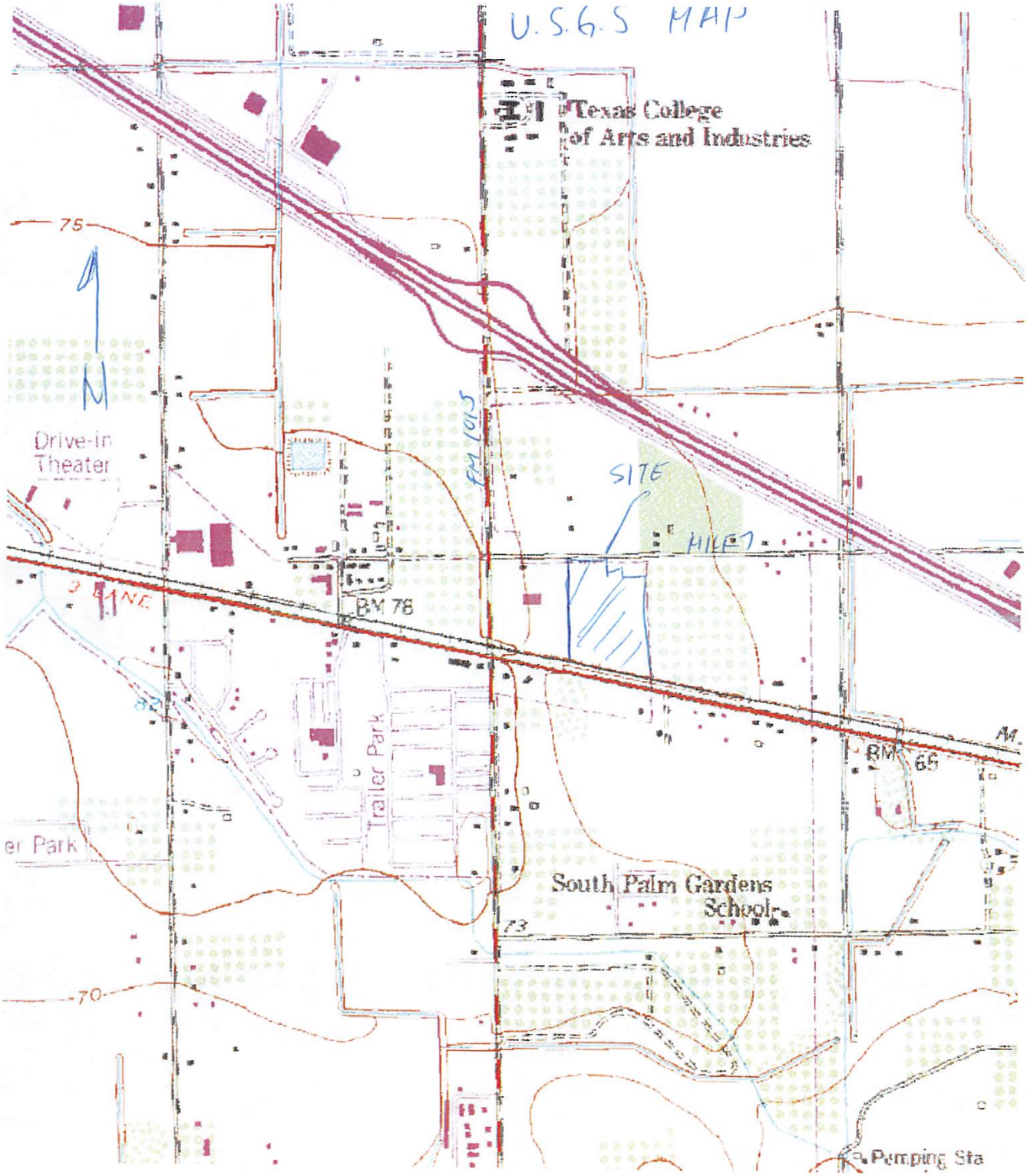
Soil survey

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	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2---------- Benito	D	Occasional	Long------	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4---------- Brennan	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6---------- Camargo	B	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7---------- Cameron	D	None--------	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8---------- Comitas	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
9, 10, 11--------- Delfina	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12---------- Delmita	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita----------	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado----------	C	None--------	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14---------- Falfurrias	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
15**---------- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18-------- Hargill	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
19---------- Harlingen	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
20---------- Harlingen	D	None--------	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen-------- Urban land.	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
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---------- Urban land.	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
32:* Jimenez----------	C	None--------	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.


U.S.G.S MAP
Texas College
of Arts and Industries
75
Drive-In
Theater
FM 1015
SITE
MILE 7
BM 78
Trailer Park
BM 65
South Palm Gardens
School
70
Pumping Sta

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **July 6, 2022**	**Agenda Item No.** (to be assigned by PCE)**:** **V.C.**
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat for Milanos Estates Ph II being a 27.65-acre out of Farm tract 720& 721, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 240 feet North from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road. Possible Action.	
Discussion/Overview: The proposed one hundred twenty-seven (127) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for front setback of 20 ft. and rear setbacks f 10 ft. and off-site drainage. Applicants has submitted his letter of support from the irrigation district.	
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 and compliance with the ordinance on the variance.	
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

PLAT-000254-2022

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: MILANOS ESTATES PHASE II SUBDIVISION

Location: APPROX. 240 FEET NORTH FROM THE INTERSECTION OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD

Legal Description: BEING A 27.65 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 27.65 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVSIION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDED 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: N/A

Existing Land Use: AGRICULTURE Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 127 Gross Acreage: 27.65

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: GARVIC PROPERTIES, LP Telephone: _____

Address: P.O. BOX 2604 Fax: _____

City: EDINBURG State: TX Zip: 78536 E-mail: _____

ENGINEER INFORMATION

Name: IVAN GARCIA P.E. R.P.L.S. Telephone: (956) 380-5152

Address: 921 S. 10TH AVE. Fax: (956) 380-5083

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO

☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO

☒ YES ☐ NO Electric Company: MAGIC VALLEY ELECTRIC COOP.

☒ YES ☐ NO Phone Utility AT&T	☐ YES ☒ NO Gas Utility	☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District #1	☒ YES ☐ NO Irrigation District #9

Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☒ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**
_____**$355.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov**
_____**$350.00** (one time fee for preliminary and final plat)
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: GARVIC Properties, L.P.

Owner Signature: By: _____, VP GARVIC Mgmt, INC Its Sole General Partner Date: 6/24/22

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 6/24/22

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: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000255-2022

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: MILANOS ESTATES PHASES 2

Location: APPROX. 15080 FEET SOUTH FROM THE INTERSECTION OF MILE 6 AND HOPPER ROAD

Legal Description: BEING A 28.27 ACRES TRACT OF OUT OF FARM TRACT 720 AND 721, WEST TRACT SUBDIVISION

HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

□ Streetlights □ YES ■ NO

Describe in detail the reason for the variance request:

□ Sanitary Sewer □ YES ■ NO

Describe in detail the reason for the variance request:

□ Fire Hydrants □ YES ■ NO

Describe in detail the reason for the variance request:

□ Setbacks ■ YES □ NO

Describe in detail the reason for the variance request:

Would like to reduce setbacks to the following: front to 20' or easement (whichever is greater) and rear to 10' or easement (whichever is greater) so that the biggest mobile home available 76 feet long can fit within the lots, which is in compliance with Hidalgo County requirements.

□ Drainage ■ YES □ NO

Describe in detail the reason for the variance request:

Off-site drainage

□ 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: ~~VICTOR J. DANIEC~~ GARVIC Properties, LP Telephone: _____

Address: P.O. BOX 2604 Fax: _____

City: EDINBURG State: TX Zip: 78536 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: ~~VICTOR J. DANIEC~~ GARVIC Properties, L.P.

Owner Signature: By: J. S., VP GARVIC Mgmt, Inc Its sole general partner Date: 6/8/22

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

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: MILANOS ESTATES PHASE II SUBDIVISION

Location: APPROX. 240 FEET NORTH FROM THE INTERSECTION OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD

Applicant: VICTOR J. DANIEC ■Owner ☐ Agent

Address: P.O. BOX 2604 Phone Number: _____

B. Trip Generation Calculation

The texts needed to complete this table are available at the Planning Department. See back of sheet for more information.

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	SINGLE-FAMILY DETACHED HOUSING	27.65	N/A	132	104.77	136.56	241.33

Comments: _____

Prepared by: IVAN GARCIA P.E., R.P.L.S. 4-8-2022 Date:

Address: 921 S. 10TH AVE EDINBURG TX. 778539 Phone Number: 956 - 380 - 5152

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

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

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

_____

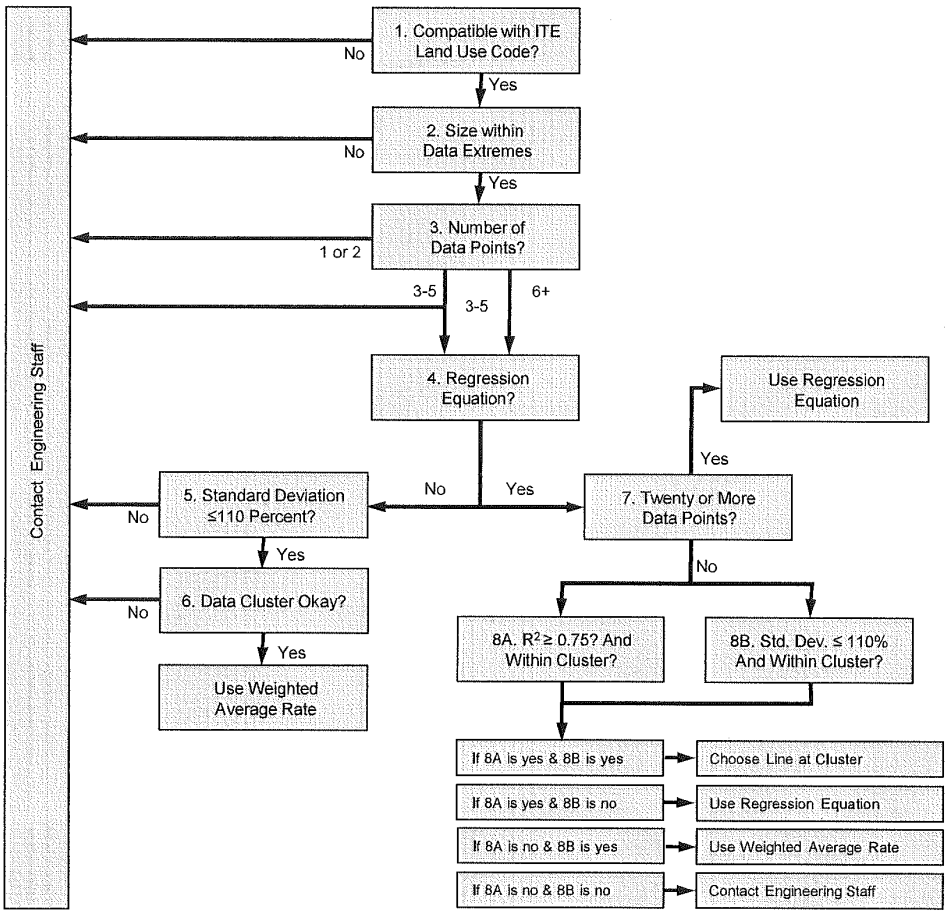
_____

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)

Single-Family Detached Housing
(210)

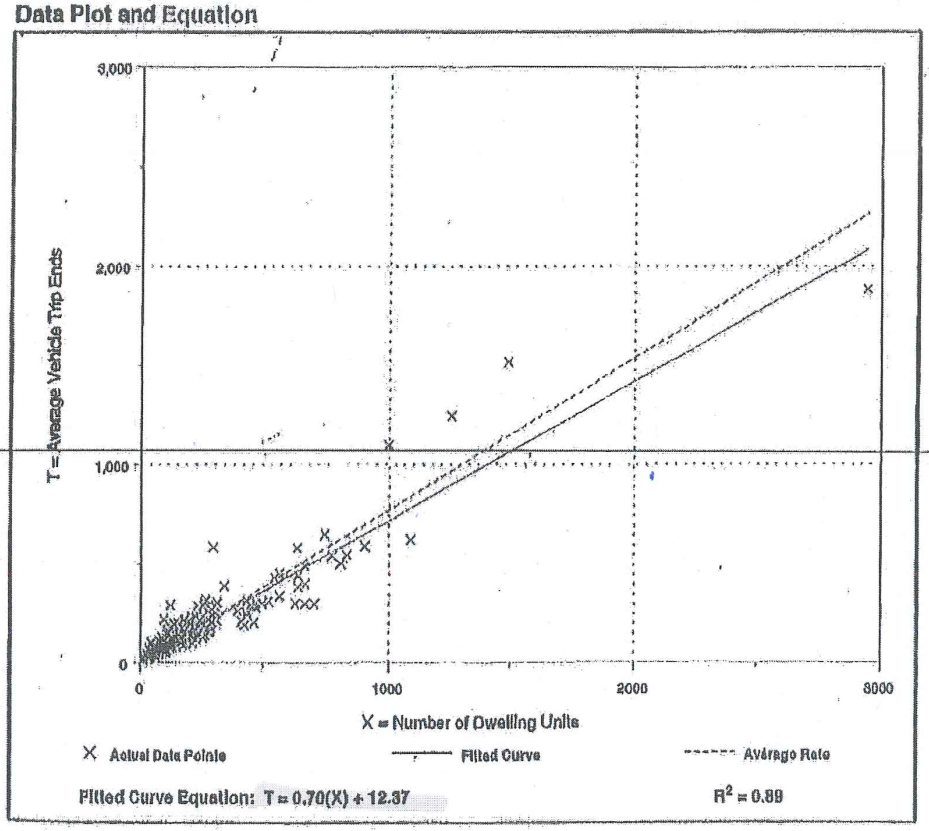
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 341
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.38 - 2.27	0.91

Data Plot and Equation



$T = 0.70(X) + 12.37$

$T = 0.70(133) + 12.37$

$T = 104.77$

Single-Family Detached Housing
(210)

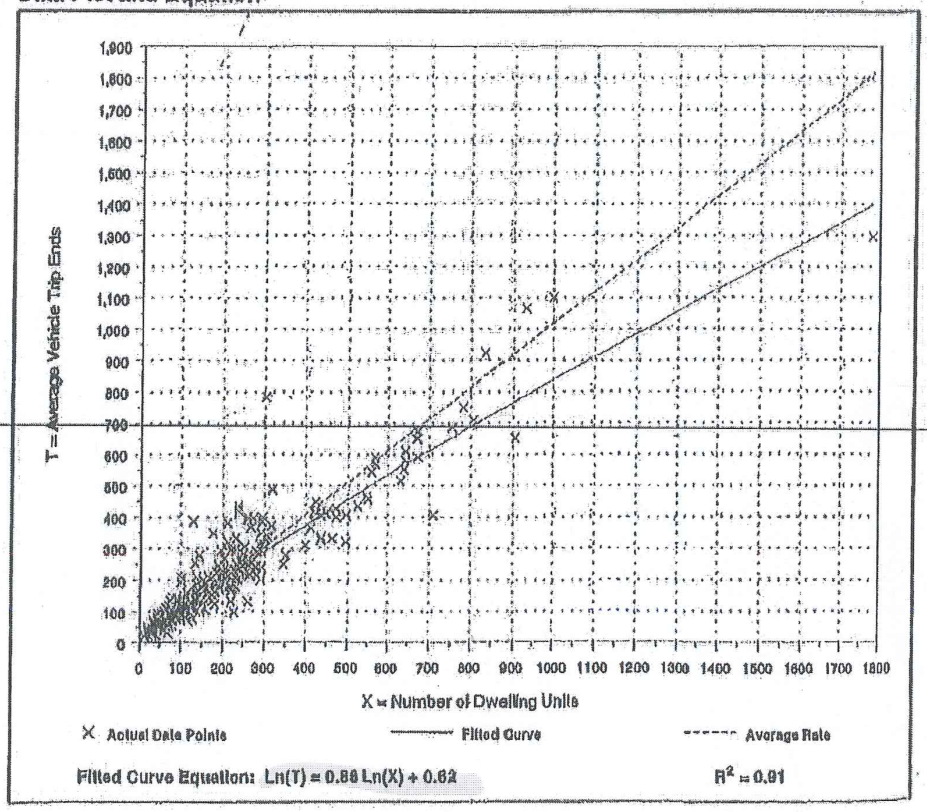
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 360
Avg. Number of Dwelling Units: 174
Directional Distribution: 64% entering, 36% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

Data Plot and Equation



$Ln(T) = 0.88 Ln(X) + 0.62$
$Ln(T) = 0.88 Ln(132) + 0.62$
$Ln(T) = 4.9188$
$T = e^{4.9188} = 136.569$

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 06/28/2022

IVAN GARCIA
RIO DELTA ENGINEERING
921 SOUTH 10TH AVE
EDINBURG, TEXAS, 78539

RE: **MILANOS ESTATES PH 2** Subd. Drainage and Detention

Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 04/18/2021 for the **MILANOS ESTATES PH2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 50 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
2. The outfall control structure (currently being a culvert at Milanos Road) will not be changed and added as a Plat note so it can control and limit the flow from this development
3. Discharge Permit will be required.
4. Canal R.O.W. will not include any form of detention and be noted on the Plat.

The maintenance of this section is within the City Limits of Weslaco and will be completed by their personnel. Please verify final designs with Mr. Albert Adana, P.E. City Engineer with the City of Weslaco.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

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

MILANOS ESTATES PHASE II SUBDIVISION DRAINAGE REPORT

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

Date:
April 11, 2022

921 S. 10th Ave. • Edinburg, Texas 78539 • Phone: (956) 380-5152 • Fax: (956) 380-5083

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DRAINAGE REPORT
Milanos Estates Phase II Subdivision
Master Plan
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase II Subdivision is proposed 127 lot Residential Subdivision, same being a 27.64 acres tract of land out of Farm Tracts 720 and 721, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

The subdivision is in zone "B" of the flood insurance rate, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile: or areas protected by levees from the base flood, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0525 B dated: January 2, 1981.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 7.1% 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). Additionally, it consists of 1.4% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 91.5% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

This area has been identified by Hidalgo County as having flooding issues, that will need to be addressed in order to allow this site to be developed. After careful evaluation of the existing topography and features of the site, it was determined that the existing ponding issues within the southern area of the property are caused because of the lack of an outfall or connection to the existing ditch. It is assumed that this was done on purpose with the intent of capturing as much water as possible for irrigation of the lands which are used for farming. The average existing natural ground elevation of the site along the south side of the property is 74.50, which is only 1 foot below the existing average top of ditch elevation of 75.50. The average existing centerline elevation of Mile 6 ½ West Road (Milanos/Hopper Road) at the intersection between the said drain ditch and Mile 6 ½ West Road (Milanos/Hopper Road) is also 75.50, which is the lowest point along the profile of Mile 6 ½ West Road (Milanos/Hopper Road) for this specific area between E Mile 5 North Road and W 18th Street. This small difference in elevation and the lack of an outfall/connection into the existing drain ditch along the south side of the site is enough for water to potentially pond as shown on the pictures provided to us by Hidalgo County. There are not any low areas within the site and all runoff naturally sheet flows overland in a southwesterly direction.

In addition, the site appears to be at the farthest upstream end of the existing drainage system. A connection will be made as part of this development to allow the water to drain into the existing ditch, and the potential ponding issue will most likely be completely eliminated without any risk of water backing up into the site. The existing ditch flows from east to west, and the terrain elevation also drops naturally to the west.

Finally, and in order to mitigate any potential risk of flooding for any future structures within the lots, the following general note will be added to the subdivision plat: minimum finished floor elevation shall be 6" above the center line of Mile 6 ½ West Road or 18" above top of curb in front of the center-point of the lot, whichever is greater.

Existing runoff sheet flows overland in a southerly direction to follow the existing drainage patterns of the area in an southerly direction with outfall to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage District 1) south of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 23.42 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 70.73 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 47.31 cfs of storm runoff.

All runoff and detention for this subdivision were already accounted for in the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report approved August 12, 2020 (attached). The required detention volume for Phase II is 104,544 CF or 2.40 AC-FT as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report.

Linear detention will be provided for Phases I, II, II, and IV by improving the existing 39EXTA drain ditch section as required during the construction of Phase I as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report. Storm waters will be collected by an on-site collection system and routed to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) south of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre.

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DRAINAGE REPORT
Milanos Estates Subdivision Phases I, II, III, and IV
Master Plan
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase I, II, III, and IV Master Plan is proposed 379 lot Residential Subdivision, same being a total of 96.95 Acres comprised of the following:

1) Phases I, II, and III - 76.95 Acres Tract (328 proposed lots), being all of the south 38.49 acres, more or less, of Farm Tract 721, and all of Farm Tract 720 containing 38.47 Acres, more or less, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas.

2) Phase IV - 20.00 Acres Tract (51 proposed lots), being the east 20.00 acres of Farm Tract 717, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas.

These lots will be used for single-family homes.

The subdivision is in zone "B" of the flood insurance rate, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile: or areas protected by levees from the base flood, according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480334 0525 B dated: January 2, 1981.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 16.2 % of Hidalgo fine sandy 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). Additionally, it consists of 17.9% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 64.4% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

This area has been identified by Hidalgo County as having flooding issues, that will need to be addressed in order to allow this site to be developed. After careful evaluation of the existing topography and features of the site, it was determined that the existing ponding issues within the southern area of the property are caused because of the lack of an outfall or connection to the existing ditch. It is assumed that this was done on purpose with the intent of capturing as much water as possible for irrigation of the lands which are used for farming. The average existing natural ground elevation of the site along the south side of the property is 74.50, which is only 1 foot below the existing average top of ditch elevation of 75.50. The average existing centerline elevation of Mile 6 ½ West Road (Milanos/Hopper Road) at the intersection between the said drain ditch and Mile 6 ½ West Road (Milanos/Hopper Road) is also 75.50, which is the lowest point along the profile of Mile 6 ½ West Road (Milanos/Hopper Road) for this specific area between E Mile 5 North Road and W 18th Street. This small difference in elevation and the lack of an outfall/connection into the existing drain ditch along the south side of the site is enough for water to potentially pond as shown on the pictures provided to us by Hidalgo

County. There are not any low areas within the site and all runoff naturally sheet flows overland in a southwesterly direction.

In addition, the site appears to be at the farthest upstream end of the existing drainage system. A connection will be made as part of this development to allow the water to drain into the existing ditch, and the potential ponding issue will most likely be completely eliminated without any risk of water backing up into the site. The existing ditch flows from east to west, and the terrain elevation also drops naturally to the west to an elevation below 74.00 by the time it gets to the southwest corner of the proposed Phase IV which will ensure that no ponding will occur above that elevation.

Finally, and in order to mitigate any potential risk of flodding for any future structures within the lots, the following general note will be added to the subdivision plat: minimum finished floor elevation shall be 6" above the center line of Mile 6 ½ West Road or 18" above top of curb in front of the center-point of the lot, whichever is greater.

Existing runoff sheet flows overland in a southerly direction to follow the existing drainage patterns of the area in an southerly direction with outfall to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre. Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 20.95 CFS of storm runoff for all 4 phases of this development. We have also used the Rational Method to determine that the improved site will generate an estimated 84.34 CFS of runoff 50-yr rainfall event for all 4 phases of this development. The improved site will have an approximate increase of 63.39 cfs of storm runoff.

In accordance with the City of Weslaco and County's drainage requirements, we have calculated that approximately a total of 330,712 CF or 7.59 AC-FT, will need to be detained for the complete development of Phases I, II, III, and IV of the subdivision for a 50-yr rainfall event. The pro-rated detention volume required for phases I, II, and III is 3,778 CF or 0.087 AC-FT per acre developed as per the following table:

Phase	Area	Detention Required (AC-FT)
I	26.43	2.29
II	27.64	2.40
III	22.88	1.98

The required detention volume for phase IV is 39,994 CF or 0.92 AC-FT.

Linear detention will be provided for Phases I, II, II, and IV by improving the existing 39EXTA drain ditch section as required during the construction of Phase I. Storm waters will be collected by an on-site collection system and routed to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drainage District 1) along the south boundary of this subdivision, then conveyed to the 39 drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage District 1), then conveyed to the I.B.W.C. Floodway, and final outfall to the Laguna Madre. Tables and calculations, are attached.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Hector Garcia
H.C.D.D. NO. 1

4/15/21
DATE

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

7/15/2020

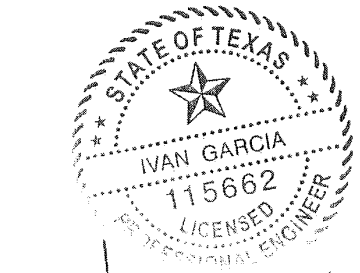
STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name:	**MILANO ESTATES PHASES 1, 2 AND 3**		
City:	**WESLACO ETJ**		
State:	**TEXAS**		
County:	**HIDALGO**		
Total Area:	**76.95**	GROSS Acres	
Total lots:	**328**		
Area already developed:	**0.00**	Acres	
Area unimproved:	**68.83**	NET Acres	
Existing Run off:	**23.42**	cfs	*10 year storm
Future Run off:	**62.91**	cfs	*25 year storm
Future Run off:	**70.73**	cfs	*50 year storm
Total on site detention required:	**290,718**	cft	*50 year storm
	6.674	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



7/18/2020

I. EXISTING RUN OFF (10 YEAR STORM) ***Rational Method**

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City:	WESLACO ETJ	
State:	TEXAS	
	68.83	Acres Net
Highest elevation=	78.00	ft
Lowest elevation=	75.00	ft
Watercourse length,L=	2500.00	ft
Slope, S_p =	0.12	%

Average flow velocity, V= **0.24** 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= **172.16** min (calculated)
172.16 min (used)

$$t_c = L/60V$$

Intensity, i= **1.52** 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 *No area developed
0.00 ACRES

Existing Run off Coefficient: **0**

Area unimproved= **2,998,235** SQFT
68.83 NET ACRES

Existing Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

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

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **23.42** CFS

$$Q = CiA$$

II. FUTURE RUN OFF (25 YEAR STORM) ***Rational Method**

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City:	WESLACO ETJ	
State:	TEXAS	
	68.83	Acres Net
Highest elevation=	78.00	ft
Lowest elevation=	75.00	ft
Watercourse length,L=	2500.00	ft
Slope, S_p =	0.12	%

Average flow velocity, V= **0.35** ft/sec

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

K_u=3.28

k= 0.305 *From Table 3-2 - Intercept Coefficients
*For nearly bare and untilled (overland flow)

Time of concentration, t_c= **120.23** min (calculated)
120.23 min (used)

$$t_c = L/60V$$

Intensity, i= **2.31** 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=	98.00
d=	9.20

Area to be developed=	492,000	SQFT	*1500 SF avg homes
	11.29	ACRES	
Future Run off Coefficient:	0.75	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	246,000	SQFT	* 750 SF avg driveway and sidewalks area
	5.65	ACRES	
Future Run off Coefficient:	0.70	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	1,869,835	SQFT	*Remaining green areas
	42.93	ACRES	
Future Run off Coefficient:	0.20	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	390,400	SQFT	32' B-B STREET SECTION
	8.96	ACRES	
Future Run off Coefficient:	0.70	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.35**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **62.91** CFS

$$Q = CiA$$

III. STORAGE CALCULATIONS (50 YEAR STORM) ***Rational Method**

Project Name: **MILANO ESTATES PHASES 1, 2 AND 3**

City:	WESLACO ETJ	
State:	TEXAS	
	68.83	Acres Net
Highest elevation=	78.00	ft
Lowest elevation=	75.00	ft
Watercourse length,L=	2500.00	ft
Slope, S_p =	0.12	%

Average flow velocity, V= **0.35** ft/sec

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

K_u=3.28

k= 0.305 *From Table 3-2 - Intercept Coefficients
*For nearly bare and untilled (overland flow)

Time of concentration, t_c= **120.23** min (calculated)
120.23 min (used)

$$t_c = L/60V$$

Intensity, i= **2.59** min

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

*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 to be developed= **492,000** SQFT *1500 SF avg homes
11.29 ACRES
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **246,000** SQFT * 750 SF avg driveway and sidewalks area
5.65 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **1,869,835** SQFT *Remaining green areas
42.93 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **390,400** SQFT 32' B-B STREET SECTION
8.96 ACRES
Future Run off Coefficient: **0.7** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, Cw= **0.35**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **70.73** CFS

$$Q = CiA$$

IV. STORM WATER DETENTION CALCULATIONS ***Rational Method**

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
5	13.57	331.16	99,347	23.42	7,026	92,320
10	10.83	264.18	158,509	23.42	14,053	144,457
15	9.10	222.14	199,922	23.42	21,079	178,843
20	7.91	192.99	231,583	23.42	28,105	203,477
25	7.03	171.44	257,159	23.42	35,131	222,028
30	6.34	154.78	278,611	23.42	42,158	236,453
35	5.80	141.47	297,094	23.42	49,184	247,910
40	5.35	130.56	313,347	23.42	56,210	257,137
45	4.98	121.43	327,865	23.42	63,236	264,628
50	4.66	113.67	340,995	23.42	70,263	270,733
55	4.38	106.97	352,993	23.42	77,289	275,704
60	4.14	101.12	364,049	23.42	84,315	279,733
65	3.93	95.98	374,307	23.42	91,341	282,966
70	3.75	91.40	383,884	23.42	98,368	285,517
75	3.58	87.30	392,871	23.42	105,394	287,477
80	3.43	83.61	401,342	23.42	112,420	288,921
85	3.29	80.27	409,357	23.42	119,447	289,911
90	3.16	77.22	416,968	23.42	126,473	290,495
95	**3.05**	**74.42**	**424,217**	**23.42**	**133,499**	**290,718**
100	2.94	71.86	431,140	23.42	140,525	290,615
105	2.85	69.49	437,769	23.42	147,552	290,217
110	2.76	67.29	444,129	23.42	154,578	289,551
115	2.67	65.25	450,244	23.42	161,604	288,640
120	2.60	63.35	456,135	23.42	168,630	287,504
125	2.52	61.58	461,818	23.42	175,657	286,161
130	2.45	59.91	467,310	23.42	182,683	284,627
135	2.39	58.35	472,625	23.42	189,709	282,915
140	2.33	56.88	477,774	23.42	196,735	281,039
145	2.27	55.49	482,770	23.42	203,762	279,008
150	2.22	54.18	487,622	23.42	210,788	276,834
155	2.17	52.94	492,340	23.42	217,814	274,525

Total on site detention required= **290,718** cft
6.674 acres-ft

Duration: Duration in minutes
Intensity: Intensity for respective duration (10-year event)
Q in: Developed conditions peak discharge (Cdev x i50 x Area)
Vol in: Developed conditions run off volume (Qin x Duration x 60)
Q out: Pre-developed peak discharge (Cpre x i10 x Area)
V out: (duration x Qout x 60)
Storage: Required storage (Vin - Vout)

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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)

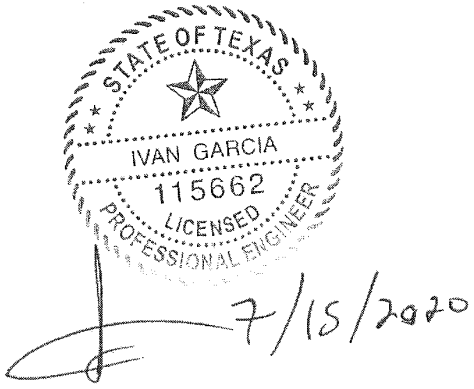
STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name:	**MILANO ESTATES PHASES 4**		
City:	**WESLACO ETJ**		
State:	**TEXAS**		
County:	**HIDALGO**		
Total Area:	**20.00**	GROSS Acres	
Total lots:	**51**		
Area already developed:	**0.00**	Acres	
Area unimproved:	**16.25**	NET Acres	
Existing Run off:	**13.51**	cfs	*10 year storm
Future Run off:	**34.11**	cfs	*25 year storm
Future Run off:	**37.52**	cfs	*50 year storm
Total on site detention required:	**39,994**	cft	*50 year storm
	0.918	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:	**MILANO ESTATES PHASES 4**	
City:	**WESLACO ETJ**	
State:	**TEXAS**	
	16.25	Acres Net
Highest elevation=	**78.00**	ft
Lowest elevation=	**74.00**	ft
Watercourse length,L=	**1300.00**	ft
Slope, S_p =	**0.31**	%

Average flow velocity, V= **0.39** 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= **55.91** min (calculated)
55.91 min (used)

$$t_c = L/60V$$

Intensity, i= **3.38** 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 *No area developed
0.00 ACRES

Existing Run off Coefficient: **0**

Area unimproved= **707,850** SQFT
16.25 NET ACRES

Existing Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

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

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **13.51** CFS

$$Q = CiA$$

II. FUTURE RUN OFF (25 YEAR STORM) ***Rational Method**

Project Name: **MILANO ESTATES PHASES 4**

City:	**WESLACO ETJ**	
State:	**TEXAS**	
	16.25	Acres Net
Highest elevation=	**78.00**	ft
Lowest elevation=	**74.00**	ft
Watercourse length,L=	**1300.00**	ft
Slope, S_p =	**0.31**	%

Average flow velocity, V= **0.55** ft/sec

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

K_u=3.28

k= 0.305 *From Table 3-2 - Intercept Coefficients
*For nearly bare and untilled (overland flow)

Time of concentration, t_c= **39.04** min (calculated)
39.04 min (used)

$$t_c = L/60V$$

Intensity, i= **4.94** 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=	98.00
d=	9.20

Area to be developed= **127,500** SQFT *2500 SF avg homes
2.93 ACRES
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **127,500** SQFT * 2500 SF avg driveway and sidewalks area
2.93 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **401,650** SQFT *Remaining green areas
9.22 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **51,200** SQFT 32' B-B STREET SECTION
1.18 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, Cw= **0.35**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **34.11** CFS

$$Q = CiA$$

III. STORAGE CALCULATIONS (50 YEAR STORM) ***Rational Method**

Project Name: **MILANO ESTATES PHASES 4**

City:	**WESLACO ETJ**	
State:	**TEXAS**	
	16.25	Acres Net
Highest elevation=	**78.00**	ft
Lowest elevation=	**74.00**	ft
Watercourse length,L=	**1300.00**	ft
Slope, S_p =	**0.31**	%

Average flow velocity, V= **0.55** ft/sec

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

K_u=3.28

k= 0.305 *From Table 3-2 - Intercept Coefficients
*For nearly bare and untilled (overland flow)

Time of concentration, t_c= **39.04** min (calculated)
39.04 min (used)

$$t_c = L/60V$$

Intensity, i= **5.43** min

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

*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 to be developed= **127,500** SQFT *2500 SF avg homes
2.93 ACRES
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **127,500** SQFT * 2500 SF avg driveway and sidewalks area
2.93 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **401,650** SQFT *Remaining green areas
9.22 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

Area to be developed= **51,200** SQFT 32' B-B STREET SECTION
1.18 ACRES
Future Run off Coefficient: **0.7** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, Cw= **0.35**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **37.52** CFS

$$Q = CiA$$

IV. STORM WATER DETENTION CALCULATIONS ***Rational Method**

Duration (min)	Intensity (in/hr)	Q in (cfs)	Vol in (cft)	Q out (cfs)	V out (cft)	Storage (cft)
5	13.57	76.20	22,859	13.51	4,052	18,807
10	10.83	60.79	36,472	13.51	8,104	28,368
15	9.10	51.11	46,001	13.51	12,157	33,844
20	7.91	44.40	53,286	13.51	16,209	37,077
25	7.03	39.45	59,171	13.51	20,261	38,910
30	6.34	35.61	64,107	13.51	24,313	39,794
35	**5.80**	**32.55**	**68,360**	**13.51**	**28,365**	**39,994**
40	5.35	30.04	72,099	13.51	32,417	39,682
45	4.98	27.94	75,440	13.51	36,470	38,970
50	4.66	26.15	78,461	13.51	40,522	37,939
55	4.38	24.61	81,222	13.51	44,574	36,648
60	4.14	23.27	83,765	13.51	48,626	35,139
65	3.93	22.08	86,126	13.51	52,678	33,448
70	3.75	21.03	88,330	13.51	56,731	31,599
75	3.58	20.09	90,397	13.51	60,783	29,615
80	3.43	19.24	92,346	13.51	64,835	27,512
85	3.29	18.47	94,191	13.51	68,887	25,304
90	3.16	17.77	95,942	13.51	72,939	23,003
95	3.05	17.12	97,610	13.51	76,991	20,619
100	2.94	16.53	99,203	13.51	81,044	18,159
105	2.85	15.99	100,728	13.51	85,096	15,632
110	2.76	15.48	102,192	13.51	89,148	13,044
115	2.67	15.01	103,599	13.51	93,200	10,399
120	2.60	14.58	104,954	13.51	97,252	7,702
125	2.52	14.17	106,262	13.51	101,304	4,957
130	2.45	13.79	107,525	13.51	105,357	2,169
135	2.39	13.43	108,748	13.51	109,409	-661

Total on site detention required=	**39,994**	cft
	0.918	acres-ft

Duration: Duration in minutes
Intensity: Intensity for respective duration (10-year event)
Q in: Developed conditions peak discharge (Cdev x i50 x Area)
Vol in: Developed conditions run off volume (Qin x Duration x 60)
Q out: Pre-developed peak discharge (Cpre x i10 x Area)
V out: (duration x Qout x 60)
Storage: Required storage (Vin - Vout)

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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)

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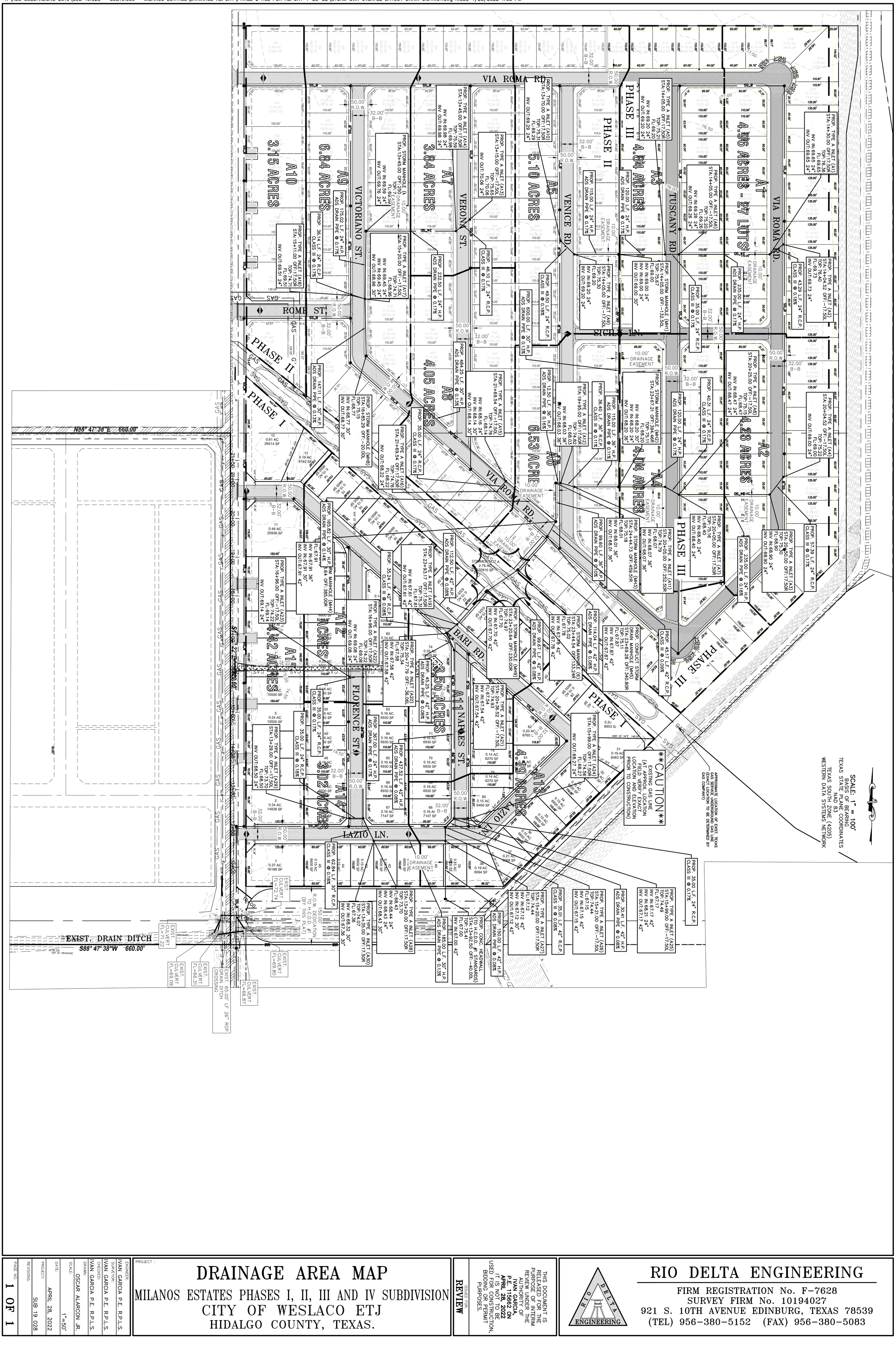

VIA ROMA RD.
ROME ST.
VICTORIANO ST.
VERONA ST.
VENICE RD.
TUSCANY RD.
SICILY LN.
FLORENCE ST.
LAZIO LN.
BARI RD.
PHASE I
PHASE II
PHASE III
A1 4.96 ACRES - 27 LOTS
A2 4.93 ACRES
A3 4.84 ACRES
A4 4.14 ACRES
A5 5.10 ACRES
A6 6.53 ACRE
A7 3.84 ACRES
A8 4.05 ACRES
A9 6.84 ACRES
A10 3.15 ACRES
A11 NAPLES ST. 4.19 ACRES
A12 4.42 ACRES
A13 TAZIO LN. 4.14 ACRES
A14 3.02 ACRES
A15 4.42 ACRES
A16 5.56 ACRES
PROP. TYPE A INLET (A1) STA:14+30.00 OFF:17.50R TOP:76.36 FL:69.65 INV IN:69.65 24" INV OUT:69.65 24"
PROP. TYPE A INLET (A2) STA:14+04.52 OFF:-17.50L TOP:76.40 FL:69.73 INV OUT:69.73 24"
PROP. 43.29 L.F. 24" R.C.P. CLASS III @ 0.18%
PROP. TYPE A INLET (A3) STA:20+50.00 OFF:17.50R TOP:76.90 FL:68.90 INV IN:68.90 24" INV OUT:68.90 24"
PROP. 235.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.18%
PROP. TYPE A INLET (A4) STA:20+04.52 OFF:-17.50L TOP:75.22 FL:69.00 INV OUT:69.00 24"
PROP. 57.39 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. TYPE A INLET (A5) STA:14+05.00 OFF:17.50R TOP:75.21 FL:69.20 INV IN:69.20 24" INV OUT:69.20 24"
PROP. TYPE A INLET (A6) STA:14+05.00 OFF:-17.50L TOP:75.20 FL:69.26 24" INV IN:69.26 24" INV OUT:69.26 24"
PROP. 43.29 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 115.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
PROP. 120.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
PROP. 235.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.18%
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. STORM MANHOLE (MH1) STA:14+05.00 OFF:-132.50L TOP:75.67 FL:69.00 INV IN:69.00 24" INV OUT:69.00 30"
PROP. TYPE A INLET (A7) STA:20+05.00 OFF:17.50R TOP:75.16 FL:68.40 INV IN:68.40 24" INV OUT:68.40 24"
PROP. TYPE A INLET (A9) STA:14+05.00 OFF:-17.50L TOP:75.30 FL:69.20 INV IN:69.20 24" INV OUT:69.20 24"
PROP. TYPE A INLET (A8) STA:20+25.00 OFF:-17.50L TOP:75.15 FL:68.47 INV IN:68.47 24" INV OUT:68.47 24"
PROP. 40.31 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 120.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
PROP. STORM MANHOLE (MH2) STA:23+67.21 OFF:394.46R TOP:75.11 FL:68.20 INV IN:68.20 30" INV IN:68.20 24" INV OUT:68.20 36"
PROP. 115.00 L.F. 36" H.P. ADS DRAIN PIPE @ 0.11%
PROP. TYPE A INLET (A10) STA:13+70.00 OFF:17.50R TOP:75.31 FL:69.29 INV OUT:69.29 24"
PROP. TYPE A INLET (A11) STA:20+05.00 OFF:17.50R TOP:75.79 FL:68.79 INV IN:68.07 36" INV OUT:68.07 36"
PROP. TYPE A INLET (A12) STA:19+95.00 OFF:17.50R TOP:74.82 FL:68.03 INV IN:68.03 36" INV OUT:68.03 36"
PROP. 36.40 L.F. 36" R.C.P. CLASS III @ 0.11%
PROP. STORM MANHOLE (MH3) STA:24+44.73 OFF:459.51R TOP:75.18 FL:68.01 INV IN:68.01 36" INV OUT:68.01 36"
PROP. 99.60 L.F. 36" H.P. ADS DRAIN PIPE @ 0.10%
PROP. TYPE A INLET (A13) STA:13+15.00 OFF:-17.50L TOP:75.65 FL:70.06 INV OUT:70.06 24"
PROP. 46.10 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 600.00 L.F. 30" H.P. ADS DRAIN PIPE @ 0.13%
PROP. 49.50 L.F. 24" R.C.P. CLASS III @ 0.18%
PROP. TYPE A INLET (A14) STA:13+45.00 OFF:17.50R TOP:75.59 FL:69.98 INV IN:69.98 24" INV OUT:69.98 24"
PROP. STORM MANHOLE (A 10.00' TOP:7 EASEMENT FL:69.59 INV IN:69.59 24" INV OUT:69.76 24"
PROP. TYPE A INLET (A15) STA:21+69.54 OFF:-17.50L TOP:74.76 FL:68.14 INV IN:68.16 24" INV IN:68.14 30" INV OUT:68.14 30"
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. TYPE A INLET (A16) STA:21+69.54 OFF:17.50R TOP:74.76 FL:68.22 24" INV OUT:68.22 24"
PROP. 12.50 L.F. 36" H.P. ADS DRAIN PIPE @ 0.16%
PROP. 36.40 L.F. 36" R.C.P. CLASS III @ 0.11%
PROP. 112.50 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. 35.24 L.F. 42" R.C.P. CLASS III @ 0.08%
PROP. TYPE A INLET (A17) STA:15+20.00 OFF:-17.50L TOP:74.71 FL:68.96 INV IN:69.45 24" INV IN:69.45 24" INV OUT:68.96 30"
PROP. TYPE A INLET (A19) STA:23+93.17 OFF:17.50R TOP:75.31 FL:67.61 INV IN:67.61 42" INV OUT:67.61 42"
PROP. 232.50 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
PROP. 36.14 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 175.02 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
PROP. TYPE A INLET (A18) STA:15+11.00 OFF:17.50R TOP:74.71 FL:69.51 INV OUT:69.51 24"
PROP. 484.25 L.F. 30" H.P. ADS DRAIN PIPE @ 0.13%
PROP. 147.11 L.F. 30" H.P. ADS DRAIN PIPE @ 0.13%
PROP. STORM MANHOLE (MH8) STA:16+85.29 OFF:-20.00L TOP:75.15 FL:68.77 INV IN:68.77 30" INV OUT:68.77 30"
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 367.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
PROP. 437.52 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. TYPE A INLET (A20) STA:20+77.79 OFF:-36.06L TOP:74.93 FL:67.54 INV IN:67.54 42" INV OUT:67.54 42"
PROP. 45.25 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. TYPE A INLET (A21) STA:20+36.52 OFF:-17.50L TOP:74.93 FL:67.54 INV IN:67.54 42" INV OUT:67.54 42"
PROP. TYPE A INLET (A22) STA:16+96.00 OFF:17.50R TOP:74.22 FL:69.08 INV IN:69.08 24" INV OUT:69.08 24"
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 165.82 L.F. 30" H.P. ADS DRAIN PIPE @ 0.14%
PROP. TYPE A INLET (A23) STA:16+96.00 OFF:-17.50L TOP:74.22 FL:69.14 INV OUT:69.14 24"
PROP. RM MANHOLE (MH4) 64 OFF:385.00R INV IN:67.91 36" INV IN:67.91 30" INV OUT:67.91 42"
PROP. 1112.50 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. 62.84 L.F. 30" R.C.P. CLASS III @ 0.18%
PROP. TYPE A INLET (A24) STA:15+99.00 OFF:17.50R TOP:74.56 FL:68.27 INV OUT:68.27 24"
PROP. TYPE A INLET (A25) STA:15+99.00 OFF:-17.50L TOP:74.49 FL:67.17 INV IN:67.17 42" INV IN:68.21 24" INV OUT:67.17 42"
PROP. 30.41 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. TYPE A INLET (A26) STA:15+21.00 OFF:-17.50L TOP:74.44 FL:67.15 INV IN:67.15 42" INV OUT:67.15 42"
PROP. TYPE A INLET (A27) STA:15+20.00 OFF:17.50R TOP:74.44 FL:67.12 INV IN:67.12 42" INV IN:67.12 30" INV OUT:67.12 42"
PROP. 35.01 L.F. 42" R.C.P. CLASS III @ 0.08%
PROP. 114.04 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. STORM MANHOLE (6) STA:23+44.54 OFF:133.24R TOP:75.02 FL:67.78 INV IN:67.78 42" INV OUT:67.78 42"
PROP. 45.17 L.F. 42" R.C.P. CLASS III @ 0.09%
PROP. CONFLICT STORM DRAIN MANHOLE (MH5) STA:23+69.28 OFF:340.80R TOP:75.11 FL:67.87 INV IN:67.87 42" INV OUT:67.87 42"
PROP. STORM MANHOLE (MH9) STA:23+20.64 OFF:230.00R TOP:74.97 FL:67.70 INV IN:67.70 42" INV OUT:67.70 42"
PROP. 98.67 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. 150.00 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. CONC. HEADWALL (TO H.C.D.D. #1 STANDARDS) STA:13+92.50 OFF:-40.00L TOP:75.41 FL:67.00 INV IN:67.00 42"
PROP. 185.00 L.F. 30" H.P. ADS DRAIN PIPE @ 0.13%
PROP. TYPE A INLET (A28) STA:13+29.00 OFF:17.50R TOP:73.70 FL:68.43 INV IN:68.44 24" INV OUT:68.43 30"
PROP. TYPE A INLET (A30) STA:13+35.00 OFF:17.50R TOP:74.07 FL:67.36 INV IN:68.32 30" INV OUT:67.36 30"
PROP. 62.84 L.F. 30" R.C.P. CLASS III @ 0.18%
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 147.11 L.F. 30" H.P. ADS DRAIN PIPE @ 0.13%
PROP. TYPE A INLET (A29) STA:13+29.00 OFF:-17.50L TOP:73.70 FL:68.50 INV OUT:68.50 24"
PROP. 30.41 L.F. 24" R.C.P. CLASS III @ 0.18%
PROP. 150.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
PROP. TYPE A INLET (A31) STA:13+29.00 OFF:17.50R TOP:74.44 FL:67.00 INV IN:67.00 42" INV OUT:67.00 42"
PROP. 185.00 L.F. 30" H.P. ADS DRAIN PIPE @ 0.13%
PROP. TYPE A INLET (A32) STA:13+92.50 OFF:-17.50L TOP:74.44 FL:67.00 INV IN:67.00 42" INV OUT:67.00 42"
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. TYPE A INLET (A33) STA:13+92.50 OFF:17.50R TOP:74.49 FL:67.17 INV IN:67.17 42" INV IN:68.21 24" INV OUT:67.17 42"
PROP. 30.41 L.F. 42" H.P. ADS DRAIN PIPE @ 0.08%
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 62.84 L.F. 30" R.C.P. CLASS III @ 0.18%
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17

I. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A1 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**4.96**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**27**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**77.10**	ft
Lowest elevation=	**75.90**	ft
Watercourse length,L=	**450.00**	ft
Slope, S_p =	**0.27**	%

Average flow velocity, V= **1.05** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **7.15** min (calculated)
7.15 min (used)

$$t_c = L/60V$$

Intensity, i= **9.89** 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=	87.0
d=	9.20

Area to be developed=	**40,500**	SQFT	*1500 SF avg homes
	0.93	ACRES	27 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**20,250**	SQFT	* 750 SF avg driveway and sidewalks area
	0.46	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**127,468**	SQFT	*Remaining green areas
	2.93	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	870	FT

Area to be developed=	**27,840**	SQFT	
	0.64	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.41**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **20.33** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A2 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**4.23**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**23**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**75.75**	ft
Lowest elevation=	**75.25**	ft
Watercourse length,L=	**360.00**	ft
Slope, S_p =	**0.14**	%

Average flow velocity, V= **0.76** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **7.93** min (calculated)
7.93 min (used)

$$t_c = L/60V$$

Intensity, i= **10.96** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**34,500**	SQFT	*1500 SF avg homes
	0.79	ACRES	23 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**17,250**	SQFT	* 750 SF avg driveway and sidewalks area
	0.40	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**110,109**	SQFT	*Remaining green areas
	2.53	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	700.00	FT

Area to be developed=	**22,400**	SQFT	
	0.51	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.41**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **19.04** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A3 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**4.84**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**26**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**76.50**	ft
Lowest elevation=	**74.25**	ft
Watercourse length,L=	**580.00**	ft
Slope, S_p =	**0.39**	%

Average flow velocity, V= **1.26** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **7.64** min (calculated)
7.64 min (used)

$$t_c = L/60V$$

Intensity, i= **11.11** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**39,000**	SQFT	*1500 SF avg homes
	0.90	ACRES	26 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**19,500**	SQFT	* 750 SF avg driveway and sidewalks area
	0.45	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**126,730**	SQFT	*Remaining green areas
	2.91	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	800.00	FT

Area to be developed=	**25,600**	SQFT	
	0.59	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.41**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **21.97** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A4 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**4.04**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**22**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**75.50**	ft
Lowest elevation=	**74.60**	ft
Watercourse length,L=	**335.00**	ft
Slope, S_p =	**0.27**	%

Average flow velocity, V= **1.05** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **5.31** min (calculated)
5.31 min (used)

$$t_c = L/60V$$

Intensity, i= **12.46** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**33,000**	SQFT	*1500 SF avg homes
	0.76	ACRES	22 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**16,500**	SQFT	* 750 SF avg driveway and sidewalks area
	0.38	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**105,042**	SQFT	*Remaining green areas
	2.41	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	670.00	FT

Area to be developed=	**21,440**	SQFT	
	0.49	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.41**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **20.69** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A5 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**5.1**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**28**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**76.50**	ft
Lowest elevation=	**74.60**	ft
Watercourse length,L=	**530.00**	ft
Slope, S_p =	**0.36**	%

Average flow velocity, V= **1.22** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **7.27** min (calculated)
7.27 min (used)

$$t_c = L/60V$$

Intensity, i= **11.30** 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=	0.771
b=	98.0
d=	9.20

Area to be developed= **42,000** SQFT *1500 SF avg homes
0.96 ACRES 28 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **21,000** SQFT * 750 SF avg driveway and sidewalks area
0.48 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **138,996** SQFT *Remaining green areas
3.19 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	630.00	FT

Area to be developed= **20,160** SQFT
0.46 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, Cw= **0.40**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **22.86** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A6 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**6.53**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**32**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**75.60**	ft
Lowest elevation=	**74.00**	ft
Watercourse length,L=	**450.00**	ft
Slope, S_p =	**0.36**	%

Average flow velocity, V= **1.21** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **6.20** min (calculated)
6.20 min (used)

$$t_c = L/60V$$

Intensity, i= **11.91** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**48,000**	SQFT	*1500 SF avg homes
	1.10	ACRES	32 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**24,000**	SQFT	* 750 SF avg driveway and sidewalks area
	0.55	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**171,487**	SQFT	*Remaining green areas
	3.94	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	1280.00	FT

Area to be developed=	**40,960**	SQFT	
	0.94	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.41**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **31.64** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A7 ***Rational Method**

Project Name: **MILANO ESTATES** AREA: **3.84** ACRES
City: **WESLACO ETJ** NUMBER OF LOTS: **21** LOTS
County: **HIDALGO**
State: **TEXAS**

Highest elevation= **76.50** ft
Lowest elevation= **75.10** ft
Watercourse length,L= **530.00** ft
Slope, S_p = **0.26** %

Average flow velocity, V= **1.04** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **8.47** min (calculated)
8.47 min (used)

$$t_c = L/60V$$

Intensity, i= **10.71** 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=	0.771
b=	98.0
d=	9.20

Area to be developed= **31,500** SQFT *1500 SF avg homes
0.72 ACRES 21 lots
Future Run off Coefficient: **0.75** *MIN FOR ROOFS
*From Table 3-3 - Run off Coefficients

Area to be developed= **15,750** SQFT * 750 SF avg driveway and sidewalks area
0.36 ACRES
Future Run off Coefficient: **0.70** *MIN FOR CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Area to be developed= **99,860** SQFT *Remaining green areas
2.29 ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	630.00	FT

Area to be developed= **20,160** SQFT
0.46 ACRES
Future Run off Coefficient: **0.70** *MIN FOR ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, Cw= **0.41**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **16.90** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A8 ***Rational Method**

Project Name:	**MILANO ESTATES**	AREA:	**4.05**	ACRES
City:	**WESLACO ETJ**	NUMBER OF LOTS:	**21**	LOTS
County:	**HIDALGO**			
State:	**TEXAS**			

Highest elevation=	**75.25**	ft
Lowest elevation=	**74.70**	ft
Watercourse length,L=	**430.00**	ft
Slope, S_p =	**0.13**	%

Average flow velocity, V= **0.73** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **9.87** min (calculated)
9.87 min (used)

$$t_c = L/60V$$

Intensity, i= **10.09** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**31,500**	SQFT	*1500 SF avg homes
	0.72	ACRES	21 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**15,750**	SQFT	* 750 SF avg driveway and sidewalks area
	0.36	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**104,208**	SQFT	*Remaining green areas
	2.39	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	780.00	FT

Area to be developed=	**24,960**	SQFT	
	0.57	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.41**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **16.91** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A9 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**6.84**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**31**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**76.50**	ft
Lowest elevation=	**74.30**	ft
Watercourse length,L=	**680.00**	ft
Slope, S_p =	**0.32**	%

Average flow velocity, V= **1.15** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **9.81** min (calculated)
9.81 min (used)

$$t_c = L/60V$$

Intensity, i= **10.12** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**46,500**	SQFT	*1500 SF avg homes
	1.07	ACRES	31 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**23,250**	SQFT	* 750 SF avg driveway and sidewalks area
	0.53	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**192,360**	SQFT	*Remaining green areas
	4.42	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	1120.00	FT

Area to be developed=	**35,840**	SQFT	
	0.82	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.38**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **26.64** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A10 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**6.84**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**31**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**76.50**	ft
Lowest elevation=	**74.30**	ft
Watercourse length,L=	**680.00**	ft
Slope, S_p =	**0.32**	%

Average flow velocity, V= **1.15** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **9.81** min (calculated)
9.81 min (used)

$$t_c = L/60V$$

Intensity, i= **10.12** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**46,500**	SQFT	*1500 SF avg homes
	1.07	ACRES	31 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**23,250**	SQFT	* 750 SF avg driveway and sidewalks area
	0.53	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**192,360**	SQFT	*Remaining green areas
	4.42	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	1120.00	FT

Area to be developed=	**35,840**	SQFT	
	0.82	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.38**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **26.64** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A11 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**3.56**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**19**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**75.25**	ft
Lowest elevation=	**74.25**	ft
Watercourse length,L=	**360.00**	ft
Slope, S_p =	**0.28**	%

Average flow velocity, V= **1.07** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **5.61** min (calculated)
5.61 min (used)

$$t_c = L/60V$$

Intensity, i= **12.27** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**28,500**	SQFT	*1500 SF avg homes
	0.65	ACRES	19 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**14,250**	SQFT	* 750 SF avg driveway and sidewalks area
	0.33	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**89,284**	SQFT	*Remaining green areas
	2.05	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	720.00	FT

Area to be developed=	**23,040**	SQFT	
	0.53	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.42**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **18.40** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A12 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**3.66**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**19**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**75.25**	ft
Lowest elevation=	**73.70**	ft
Watercourse length,L=	**500.00**	ft
Slope, S_p =	**0.31**	%

Average flow velocity, V= **1.13** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **7.37** min (calculated)
7.37 min (used)

$$t_c = L/60V$$

Intensity, i= **11.25** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**28,500**	SQFT	*1500 SF avg homes
	0.65	ACRES	19 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**14,250**	SQFT	* 750 SF avg driveway and sidewalks area
	0.33	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**91,720**	SQFT	*Remaining green areas
	2.11	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	780.00	FT

Area to be developed=	**24,960**	SQFT	
	0.57	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.42**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **17.34** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A13 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**4.19**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**20**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**75.25**	ft
Lowest elevation=	**74.35**	ft
Watercourse length,L=	**600.00**	ft
Slope, S_p =	**0.15**	%

Average flow velocity, V= **0.79** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **12.72** min (calculated)
12.72 min (used)

$$t_c = L/60V$$

Intensity, i= **9.07** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**30,000**	SQFT	*1500 SF avg homes
	0.69	ACRES	20 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**15,000**	SQFT	* 750 SF avg driveway and sidewalks area
	0.34	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**111,916**	SQFT	*Remaining green areas
	2.57	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	800.00	FT

Area to be developed=	**25,600**	SQFT	
	0.59	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.40**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **15.26** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A14 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**3.02**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**17**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**74.50**	ft
Lowest elevation=	**73.20**	ft
Watercourse length,L=	**300.00**	ft
Slope, S_p =	**0.43**	%

Average flow velocity, V= **1.34** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **3.74** min (calculated)
3.74 min (used)

$$t_c = L/60V$$

Intensity, i= **13.61** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**25,500**	SQFT	*1500 SF avg homes
	0.59	ACRES	17 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**12,750**	SQFT	* 750 SF avg driveway and sidewalks area
	0.29	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**72,981**	SQFT	*Remaining green areas
	1.68	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	635.00	FT

Area to be developed=	**20,320**	SQFT	
	0.47	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.43**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **17.77** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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. FUTURE RUN OFF (10 YEAR STORM) FOR AREA A14 ***Rational Method**

Project Name:	**MILANO ESTATES**		AREA:	**4.42**	ACRES
City:	**WESLACO ETJ**		NUMBER OF LOTS:	**17**	LOTS
County:	**HIDALGO**				
State:	**TEXAS**				

Highest elevation=	**74.50**	ft
Lowest elevation=	**73.20**	ft
Watercourse length,L=	**300.00**	ft
Slope, S_p =	**0.43**	%

Average flow velocity, V= **1.34** ft/sec

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

K_u=3.28
k= 0.619 *From Table 3-2 - Intercept Coefficients
*for paved areas

Time of concentration, t_c= **3.74** min (calculated)
3.74 min (used)

$$t_c = L/60V$$

Intensity, i= **13.61** 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=	0.771
b=	98.0
d=	9.20

Area to be developed=	**25,500**	SQFT	*1500 SF avg homes
	0.59	ACRES	17 lots
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**12,750**	SQFT	* 750 SF avg driveway and sidewalks area
	0.29	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Area to be developed=	**133,965**	SQFT	*Remaining green areas
	3.08	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

HALF OF 32' B-B STREET SECTION

width	32	FT crown-to-back
length	635.00	FT

Area to be developed=	**20,320**	SQFT	
	0.47	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.36**

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **21.58** CFS

$$Q = CiA$$

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	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	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)

Q=1.49/n*A*R^.67*s^.50

Q= flow(cfs)

A=area(SF)

R=hydraulic radius(ft)

S=% slope(ft/ft)

n=Manning's coeff. of friction

V=velocity (ft/sec)

Given:

Q =	314.00	cfs
Q =	140921.09	gpm
D =	36.00	in.
S =	0.001000	ft/ft
n =	0.013	
V=	3.00	ft/sec

(Input known data above)

Calculations

Q =	314.00	cfs
A =	7.07	SF
R =	0.75	ft
S =	0.001000	ft/ft
n =	0.013	
V=	3.00	ft/sec

A=(3.14*D^2)/4
= 7.07 SF

R=(A/P) (assume full flow)
= 0.75 ft

Solve for Q

$$Q = V \cdot A = \left(\frac{1.49}{n}\right) A \cdot R^{2/3} \sqrt{S}$$

= **21.12** **cfs**

Solve for V

$$V = \frac{Q}{A} = \frac{1.49 \cdot R^{2/3} \cdot S^{1/2}}{n}$$

= **2.992497** **ft/sec**

Solve for S

$$S = \left(\frac{V \cdot n}{1.49 \cdot R^{2/3}} \right)^2$$

= **0.1005** **%**
0.001005

Solve for D

$$D = \sqrt{\frac{\left(\frac{Q}{V} \right) \cdot 4}{\pi}}$$

= **138.52774** **in**

Solve for R

$$R = \frac{A}{P} = \left(\frac{V \cdot n}{1.49 \cdot S^{1/2}} \right)^{3/2}$$

= **0.7530**

MILANOS ESTATES PHASES I, II, AND III SUBDIVISION
HYDRAULIC GRADE LINE CALCULATIONS

symbol	description	units
d	pipe diameter	in
s	pipe slope	ft/ft
n	Manning's coefficient	0.009
C	Hazen Williams coefficient	140
L	Length of pipe	ft
A	cross-sectional pipe area	ft^2
P	pipe perimeter	ft
R	hydraulic radius	ft
Q	discharge flow	ft^3/s
V	velocity	ft/s
Hf	Major head loss	
Kq	coefficient	0.46
mh	manhole	
HGL	hydraulic grade line	

From contributing drainage areas @ structure

	AREAS		ACREAGE		FLOWS
AREA 1	216,058	SF	4.96	AC	20.33
AREA 2	184,259	SF	4.23	AC	19.04
AREA 3	210,830	SF	4.84	AC	21.97
AREA 4	175,982	SF	4.04	AC	20.69
AREA 5	222,156	SF	5.1	AC	22.86
AREA 6	284,447	SF	6.53	AC	31.64
AREA 7	167,270	SF	3.84	AC	16.90
AREA 8	176,418	SF	4.05	AC	16.91
AREA 9	297,950	SF	6.84	AC	26.64
AREA 10	137,214	SF	3.15	AC	26.64
AREA 11	155,074	SF	3.56	AC	18.40
AREA 12	159,430	SF	3.66	AC	17.34
AREA 13	182,516	SF	4.19	AC	15.26
AREA 14	131,551	SF	3.02	AC	17.77
AREA 15	192,535	SF	4.42	AC	21.58
			66.43		314.00

Hf=Sf*L	Major Losses	ft
Sf=(ΣQ*n/KqD^2.67)^2	Friction Slope	ft
L	Length of Conduit	ft

MAJOR AND MINOR HEAD LOSSES

AREA 1 INLETS A1 AND A2 top: 76.38 flowline: 70.23 **HGL: 70.23**

link	d	s	L		Q	Sf	Hf
A1 to A6	24	0.0017	235	**>>>>**	**20.33**	**0.004**	**0.92**

AREA 2 INLETS A3 AND A4 top: 75.29 flowline: 69.19 **HGL: 69.19**

link	d	s	L		Q	Sf	Hf
A3 to A8	24	0.0017	235	**>>>>**	**19.04**	**0.003**	**0.81**

AREAS 1, 3 AND 5 MANHOLE 1 top: 75.67 flowline: 69.55 **HGL: 72.84**

link	d	s	L		Q	Sf	Hf
MH 1 to MH 2	30	0.0017	270	**>>>>**	**65.17**	**0.012**	**3.29**

AREAS 1,2,3,4 AND 5 MANHOLE 2 top: 75.30 flowline: 67.84 **HGL: 71.06**

link	d	s	L		Q	Sf	Hf
MH 2 to MH 3	36	0.013	270	**>>>>**	**104.91**	**0.012**	**3.22**

AREAS 1,2,3,4,5,6,7,8,9 MANHOLE 4 top: 75.13 flowline: 68.1 **HGL: 74.94**

link	d	s	L		Q	Sf	Hf
MH 4 to A19	42	0.001	370	**>>>>**	**197.00**	**0.018**	**6.84**

AREAS 1,2,3,4,5,6,7,8,9,11 INLET A21 top: 74.93 flowline: 67.64 **HGL: 72.38**

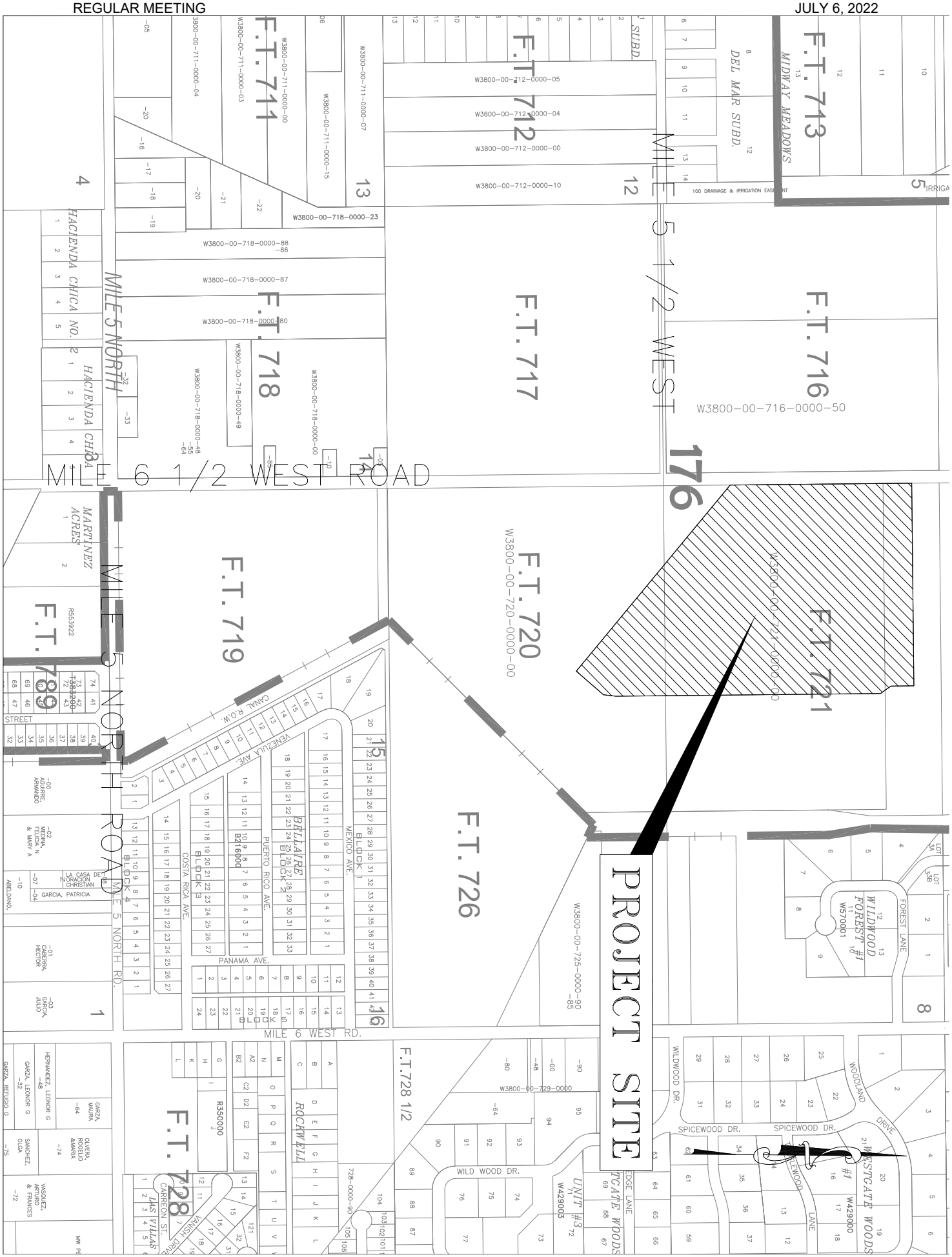
link	d	s	L		Q	Sf	Hf
A21 to A25	48	0.01	438	**>>>>**	**215.40**	**0.011**	**4.74**

AREAS 1,2,3,4,5,6,7,8,9,11,13 INLET A25 top: 74.49 flowline: 67.21 **HGL: 68.03**

link	d	s	L		Q	Sf	Hf
A25 to A27	48	0.01	66	**>>>>**	**230.66**	**0.012**	**0.82**

AREAS 1,2,3,4,5,6,7,8,9,11,13,12 AND 14 INLET A27 top: 74.44 flowline: 67.15 **HGL: 69.62**

link	d	s	L		Q	Sf	Hf
A27 to HEADWALL	48	0.01	150	**>>>>**	**265.77**	**0.016**	**2.47**


PROJECT SITE
MILE 6 1/2 WEST ROAD
MILE 5 1/2 WEST
MILE 5 NORTH ROAD
MILE 6 WEST RD.
F.T. 711
F.T. 712
F.T. 713
F.T. 716
F.T. 717
F.T. 718
F.T. 719
F.T. 720
F.T. 721
F.T. 726
F.T. 728
F.T. 728 1/2
F.T. 780
MIDWAY MEADOWS
DEL MAR SUBD.
HACIENDA CHICA NO. 2
MARTINEZ ACRES
BELLAIRE
ROCKWELL
WILDWOOD FOREST #1
WESTGATE WOODS #1
W3800-00-716-0000-50
W3800-00-720-0000-00
W3800-00-721-0000-00
W3800-00-725-0000-90
W3800-00-729-0000
W3800-00-712-0000-05
W3800-00-712-0000-04
W3800-00-712-0000-00
W3800-00-712-0000-10
W3800-00-718-0000-23
W3800-00-718-0000-87
W3800-00-718-0000-49
W3800-00-711-0000-07
W3800-00-711-0000-15
W3800-00-711-0000-04
W3800-00-711-0000-03
W3800-00-711-0000-00
R553922
R350000
W429000
W570001
176

Soil Map—Hidalgo County, Texas

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: 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
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.1	7.1%
39	Mercedes clay, 0 to 1 percent slopes	0.4	1.4%
52	Raymondville clay loam, 0 to 1 percent slopes	27.3	91.5%
Totals for Area of Interest		**29.9**	**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
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0
39—Mercedes clay, 0 to 1 percent slopes	9,471						
		85	Mercedes	Series	0.0	0.5	1.0
52—Raymondville clay loam, 0 to 1 percent slopes	37,287						
		85	Raymondville	Series	0.0	0.5	1.0

Data Source Information

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

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

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: 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

39—Mercedes clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dblk
Elevation: 10 to 150 feet
Mean annual precipitation: 24 to 34 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Mercedes

Setting

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

Typical profile

H1 - 0 to 19 inches: clay
H2 - 19 to 57 inches: clay
H3 - 57 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R083DY015TX - Saline Clay
Hydric soil rating: No

Minor Components

Unnamed

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear

Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

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

Data Source Information

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

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**
	In	*meq/100g*	*meq/100g*	*pH*	*Pct*	*Pct*	*mmhos/cm*	
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
39—Mercedes clay, 0 to 1 percent slopes								
Mercedes	0-19	35-55	—	7.9-8.4	2-5	0-5	0.0-4.0	2-4
	19-57	40-55	—	7.9-8.4	2-5	0-5	4.0-8.0	4-8
	57-65	35-55	—	7.9-8.4	2-5	0-10	4.0-16.0	5-12
52—Raymondville clay loam, 0 to 1 percent slopes								
Raymondville	0-15	25-40	—	7.9-8.4	1-5	0	0.0-4.0	0-2
	15-43	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-2
	43-65	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-8

Data Source Information

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

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 ovendry 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—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
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	25-30-39	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	30-35-44	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	30-38-44	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	30-38-44	11-17-22
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	85	D	0-19	Clay	CH	A-7-6	0- 0- 0	0- 1- 2	85-93-100	80-90-100	80-90-100	75-85-95	55-66-76	32-41-49
			19-57	Clay	CH	A-7-6	0- 0- 0	0- 1- 2	85-93-100	80-90-100	80-90-100	75-85-95	50-63-76	32-41-49
			57-65	Clay	CH, CL	A-7-6	0- 0- 0	0- 1- 2	85-93-100	80-90-100	80-90-100	75-85-95	48-62-76	32-41-49

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JULY 6, 2022

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—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85	C	0-15	Clay loam	CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	51-68-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0- 0- 0	0- 0- 0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30

Data Source Information

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

PLANNING AND ZONING
REGULAR MEETING

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*					
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			
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	0-19	-22-	-28-	40-50- 60	1.35-1.45 -1.55	0.01-0.21-0.42	0.12-0.15-0. 18	9.0-17.0-25.0	1.0- 2.0- 3.0	.17	.17	5	4	86
	19-57	-18-	-29-	45-53- 60	1.35-1.48 -1.60	0.01-0.21-0.42	0.09-0.12-0. 15	9.0-17.0-25.0	0.1- 0.6- 1.0	.24	.24			
	57-65	-22-	-28-	40-50- 60	1.40-1.55 -1.70	0.01-0.21-0.42	0.06-0.13-0. 20	9.0-17.0-25.0	0.1- 0.6- 1.0	.24	.24			

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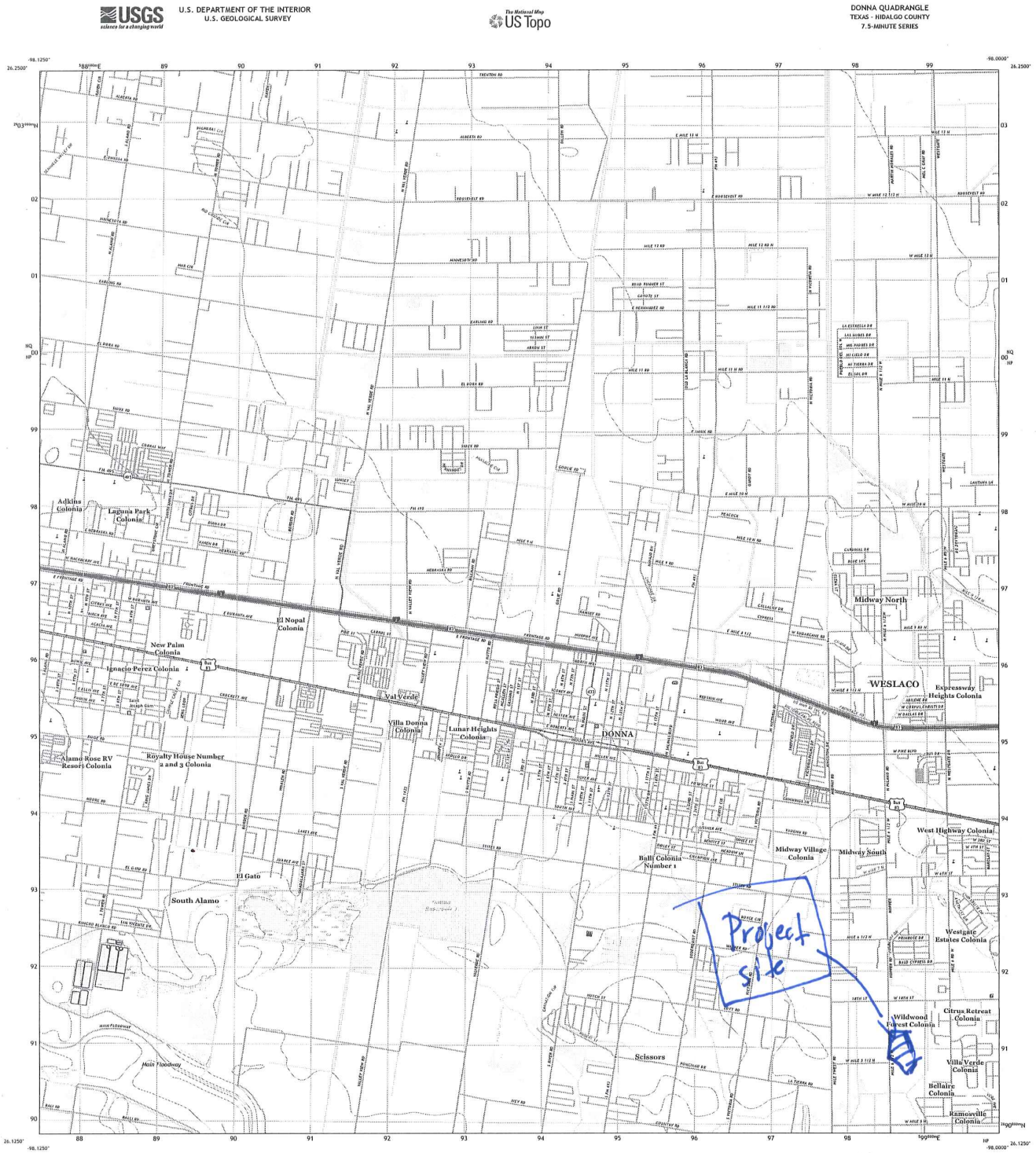
JULY 6, 2022

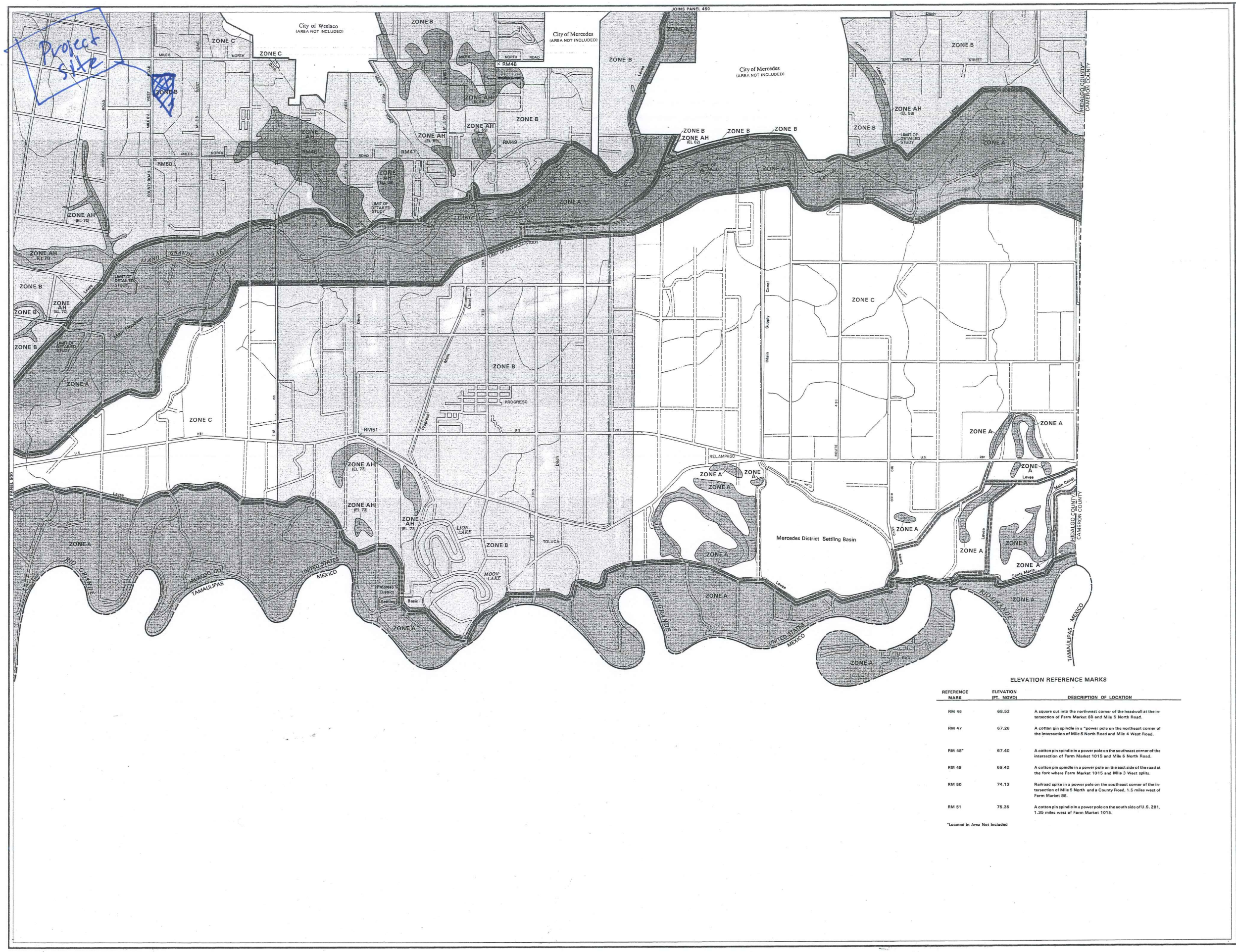
Physical Soil Properties–Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	*Pct*	*Pct*	*Pct*	*g/cc*	*micro m/sec*	*In/In*	*Pct*	*Pct*					
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0. 18	6.0- 7.5- 8.9	1.0- 2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.5- 0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.1- 0.3- 0.5	.28	.28			

Data Source Information

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

PLANNING AND ZONING
REGULAR MEETING


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
The National Map US Topo
DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES
Adkins Colonia
Laguna Park Colonia
El Nopal Colonia
New Palm Colonia
Ignacio Perez Colonia
Val Verde
Villa Donna Colonia
Lunar Heights Colonia
DONNA
Alamo Rose RV Resort Colonia
Royalty House Number 2 and 3 Colonia
El Gato
South Alamo
Main Floodway
Midway North
WESLACO
Espressway Heights Colonia
West Highway Colonia
Midway Village Colonia
Midway South
Ball Colonia Number 1
Westgate Estates Colonia
Wildwood Forest Colonia
Citrus Retreat Colonia
Villa Verde Colonia
Bellaire Colonia
Ramosville Colonia
Scissors
Project Site
SCALE 1:24 000
CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
DONNA, TX
2019



KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A2 DATE
Zone Designation* With Date of Identification e.g., 12/2/74	ZONE A3 DATE
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	ZONE B
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 ×
River Mile	• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
MAY 23, 1978

FLOOD INSURANCE RATE MAP EFFECTIVE:
JANUARY 2, 1981

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.

APPROXIMATE SCALE
2000 0 2000 FEET

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM 46	68.52	A square cut into the northwest corner of the headwall at the intersection of Farm Market 88 and Mile 5 North Road.
RM 47	67.26	A cotton pin spindle in a "power pole on the northeast corner of the intersection of Mile 5 North Road and Mile 4 West Road.
RM 48*	67.40	A cotton pin spindle in a power pole on the southeast corner of the intersection of Farm Market 1015 and Mile 6 North Road.
RM 49	69.42	A cotton pin spindle in a power pole on the east side of the road at the fork where Farm Market 1015 and Mile 3 West splits.
RM 50	74.13	Railroad spike in a power pole on the southeast corner of the intersection of Mile 5 North and a County Road, 1.5 miles west of Farm Market 88.
RM 51	75.35	A cotton pin spindle in a power pole on the south side of U.S. 281, 1.35 miles west of Farm Market 1015.

*Located in Area Not Included

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

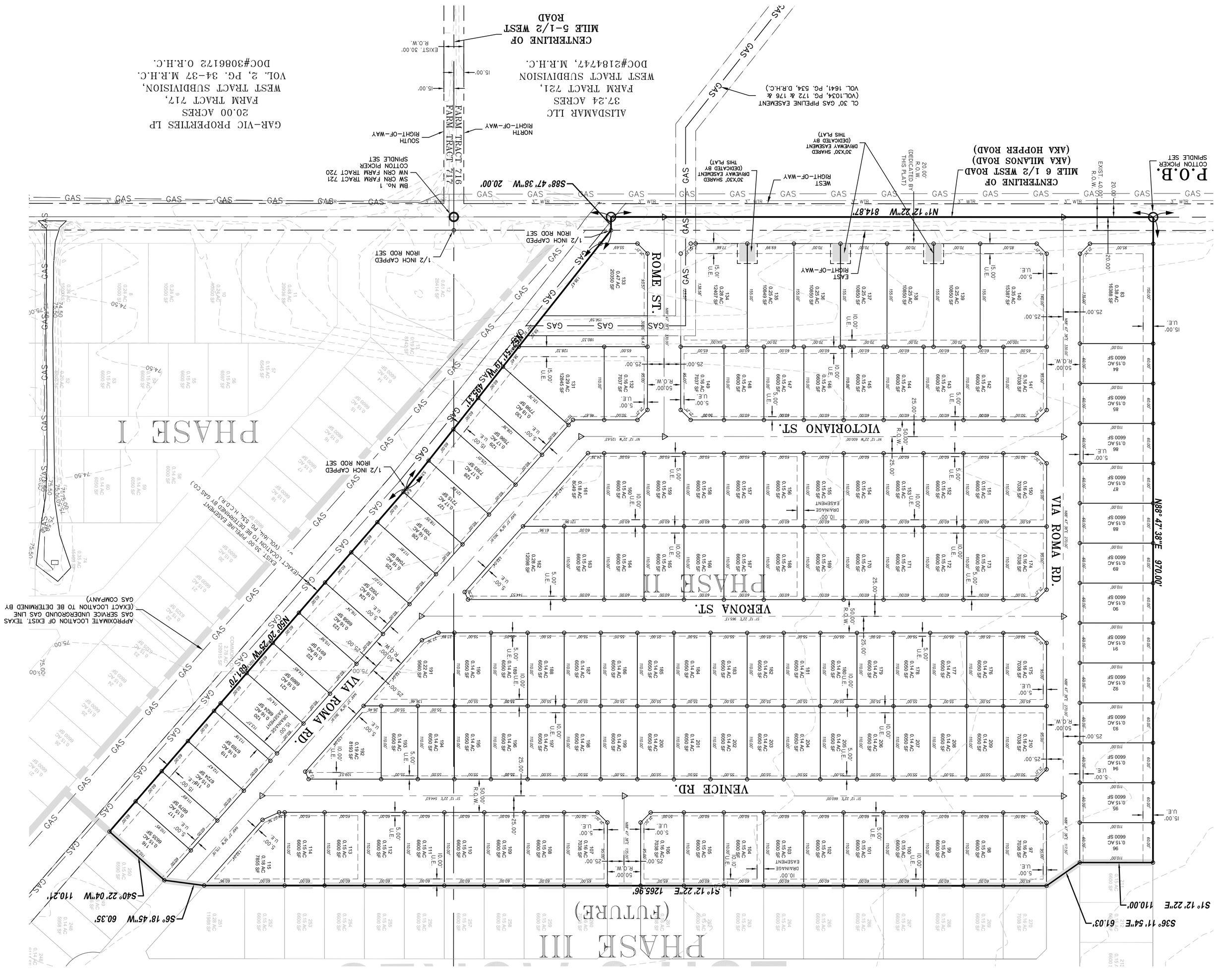
PLANNING AND ZONING
REGULAR MEETING

NAME	ADDRESS	PHONE & FAX
OWNER(S): GARVIC PROPERTIES LP	P.O. BOX 2604 EDINBURG, TX. 78539	(956) 821-7108
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA P.E. R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

MILANOS ESTATES PHASE II SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES STRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: FEBRUARY, 2020



LEGEND	
SET C-P-S	▽
FD. C-P-S	▼
SET 1/2" IRON ROD	○
FD. 1/2" IRON ROD	●
FD. 5/8" IRON ROD	●
FD. 60-D NAIL	◆
SET PK NAIL	◇
STORM INLET	▫
FIRE HYDRANT	⊘
POWER POLE	⌀
IRR. STAND PIPE	○
CHAIN LINK FENCE	—x—
EXIST. WATER METER	●
GAS SPOTTING	⊗
TELEPHONE PEDESTAL	⊕
POWER POLE	○
TRAFFIC SIGN	⊸

SCALE: 1" = 80'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

METES AND BOUNDS DESCRIPTION

BEING A 50.53 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 50.53 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 50.53 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHWEST CORNER OF FARM TRACT 722 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 6 NORTH ROAD (A.K.A. 18TH STREET) AND MILE 6 ¾ WEST ROAD (A.K.A. HOPPER ROAD);

THENCE S 1°12'22" E, ALONG THE WEST LINE OF THE SAID FARM TRACTS 722 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 ¾ WEST ROAD (A.K.A. HOPPER ROAD), A DISTANCE OF 1668.89 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE N 88°47'38" E, ACROSS THE SAID FARM TRACT 721, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 10.00 ACRES OF THE SAID FARM TRACT 722, AND CONTINUING FOR A TOTAL DISTANCE OF 1668.89 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 1°12'22" E, ALONG THE WEST LINE OF THE SAID FARM TRACTS 722 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 ¾ WEST ROAD (A.K.A. HOPPER ROAD), PASSING AT 1330.00 FEET THE NORTHWEST CORNER OF THE SAID FARM TRACT 721, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID FARM TRACT 722, AND CONTINUING FOR A TOTAL DISTANCE OF 1668.89 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE N 1°12'22" W, ALONG THE WEST LINE OF THE SAID FARM TRACTS 722 AND 721, SAME BEING ALONG THE CENTERLINE OF MILE 6 ¾ WEST ROAD (A.K.A. HOPPER ROAD), A DISTANCE OF 1668.89 FEET TO THE **POINT AND PLACE OF BEGINNING**, SAID TRACT CONTAINING 50.53 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.37 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 ¾ WEST ROAD (A.K.A. HOPPER ROAD).

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

DATE

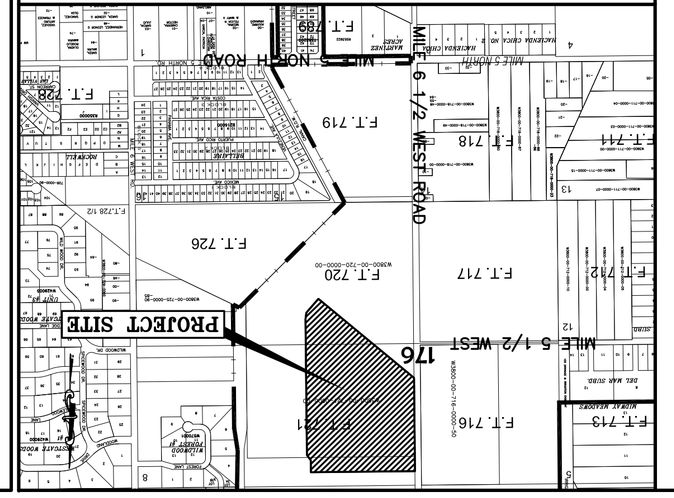
STATE OF TEXAS — REGISTERED — IVAN GARCIA — 6496 — PROFESSIONAL — LAND SURVEYOR

ABBREVIATION LEGEND

F.R.S.	FRONT BUILDING SETBACK LINE
R.R.S.	REAR BUILDING SETBACK LINE
S.S.S.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
F.I.P.	FARM TRACT
S.W.C.	SOUTHWEST CORNER
C.P.	CENTRAL POWER & LIGHT CO.
F.M.	FARM-TO-MARKET
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
C.P.P.	COTTON PICKER
U.E.	UTILITY EASEMENT
O.S.S.E.	ON-SITE SEWAGE FACILITY
L.U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1
L.L.C.	LIMITED LIABILITY COMPANY
C.	CENTER LINE
L.O.T.	LOT LINE

LOCATION MAP

SCALE: 1" = 1000'



LOCATION OF MILLANOS ESTATES PHASE I WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

MILLANOS ESTATES PHASE II IS LOCATED APPROX. 15080 FEET SOUTH FROM THE INTERSECTION OF MILE 6 ROAD AND HOPPER ROAD, EAST SIDE OF HOPPER ROAD IN HIDALGO COUNTY PRECINCT 1. THIS SUBDIVISION LIES APPROXIMATELY ½ MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF WESLACO TWO-MILE CITY'S FIVE-MILE ETJ UNDER LOCAL GOVERNMENT CODE § 212.001. THE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE ESTIMATED POPULATION OF THE CITY OF WESLACO IS 41,629 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU.

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

PROJECT :

PLAT SHEET

MILANOS ESTATES PHASE II SUBDIVISION

HIDALGO COUNTY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM AUTHORITY OF IVAN GARCIA, P.E. 115662 ON APRIL 8, 2022 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	AS SHOWN
DATE:	APRIL 8, 2022
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.	SHT 2

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SHEET 2: PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CLERK'S RECORDING CERTIFICATE, REVISION NOTES, H.C.C.I.D. NO. 1, CERTIFICATION AND ATTESTATION, COUNTY APPROVAL CERTIFICATE, COUNTY HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	2
SHEET 3: WATER LAYOUT, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	3
SHEET 4: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.	4
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	5
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	6
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DATE OF PREPARATION: MAY, 2020

PAGE 203
JULY 6, 2022

MILANOS ESTATES PHASE II SUBDIVISION

BEING A 26.43 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

I, **VICTOR J DANIEC, ON BEHALF OF GARVIC PROPERTIES LP (OWNER)**, AS OWNER OF THE 26.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES PHASE II SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ _____
VICTOR J. DANIEC, PRESIDENT DATE .
GARVIC MGMT, INC
IT'S SOLE GENERAL PARTNER
P.O. BOX 2604
EDINBURG, TX. 78536

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MILANOS ESTATES PHASE II SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ___ DAY OF _____, 2022.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **VICTOR J. DANIEC** PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

_____
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **MILANOS ESTATES PHASE II SUBDIVISION** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____ _____ _____
CITY MAYOR DATE ATTEST: CITY SECRETARY DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
PLANNING AND ZONING COMMISSION CHAIRMAN DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT # 9

DATED THIS _____ DAY OF _____ 20___

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS 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
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

STATE OF TEXAS – COUNTY OF HIDALGO

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

_____ _____
IVAN GARCIA P.E. R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

_____ _____
IVAN GARCIA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES:

1. FEMA FLOOD ZONE STATEMENT:

THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0525 B MAP REVISED: JANUARY 2, 1981.

2. SETBACKS:
FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTER LINE OF MILE 6 1/2 WEST ROAD, OR 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT, WHICHEVER IS GREATER AS PER THE TABLE BELOW. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1-, ELEV. **77.93**, N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST ROAD AND MILE 5 1/2 WEST ROAD. GPS POINT, GRID COORDINATES N **16574070.7400**, E **1143804.3160**.
-->B.M. NO. 2-, ELEV. **76.28**, N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST ROAD AT THE SOUTHWEST CORNER OF THIS TRACT. GPS POINT, GRID COORDINATES
N **16572750.9000**, E **1143632.3540**.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **104.776** CUBIC-FEET OR **2.40** ACRE-FEET OF STORM WATER RUNOFF.

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

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER CERTIFIES THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

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

11. THE DEVELOPER SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.

12. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

13. 5.00 FEET SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

14. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

15. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

16. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

17. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

18. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS.

19. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 6 1/2 WEST ROAD (AKA MILANOS ROAD) ON TO LOTS 3 THROUGH 10. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 3 THROUGH 10 TO PROVIDE INGRESS AND EGRESS FROM MILE 6 1/2 WEST ROAD (AKA MIALNOS ROAD).

20. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

21. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

NAME		ADDRESS			PHONE & FAX	
OWNER(S): GARVIC PROPERTIES LP		P.O. BOX 2604	EDINBURG, TX.	78536		
SURVEYOR:IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION	
SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2:	**PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.**
SHEET 3:	WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 4:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.
SHEET 5:	STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 6:	PAVING & DRAINAGE DETAIL SHEET
SHEET 7:	WATER & SANITARY SEWER DETAIL SHEET

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON APRIL 8, 2022 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET NOTES
MILANOS ESTATES PHASE II SUBDIVISION
HIDALGO COUNTY

PROJECT :

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: AS SHOWN
DATE: APRIL 8, 2022
PROJECT: SUB 19 028
REVISIONS:

PAGE NO. SHT 2A

PLANNING AND ZONING
REGULAR MEETING

X:\RDE SUBDIVISIONS 2019\SUB 19 028 - SUB19 030 - MILANOS ESTATES\DWG\PHASE 2 DWGS\SUB 19 028_SHT 2 PLAT SHEET 2 - PHASE II.dwg, RYDELTA 4/8/2022 11:07 AM

SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

CAUTION
EXISTING GAS LINE
(AT APPROX. LOCATION
FIELD VERIFY EXACT
LOCATION AND ELEVATION
PRIOR TO CONSTRUCTION)

APPROXIMATE LOCATION OF EXIST. TEXAS GAS SERVICE UNDERGROUND GAS LINE (EXACT LOCATION TO BE DETERMINED BY GAS COMPANY)

GENERAL NOTES:
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

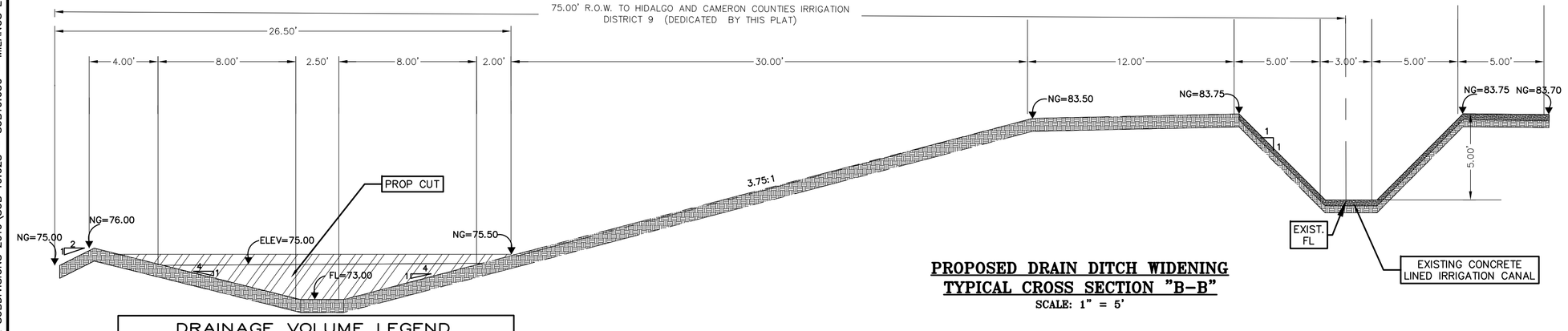
2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

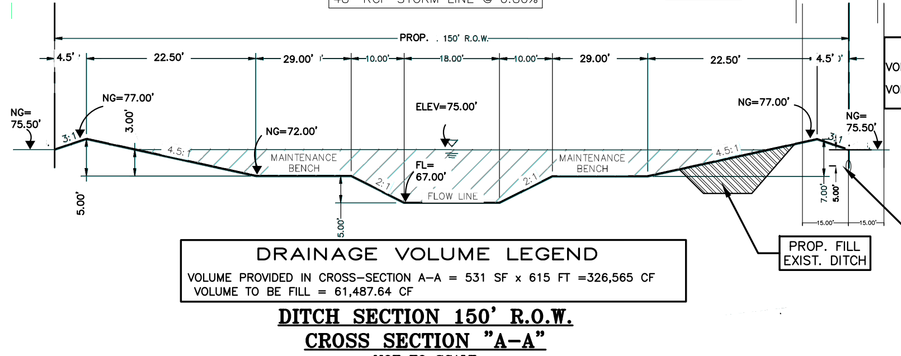
5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.



PROPOSED DRAIN DITCH WIDENING TYPICAL CROSS SECTION "B-B"
SCALE: 1" = 5'

DRAINAGE VOLUME LEGEND
VOLUME PROVIDED IN CROSS-SECTION B-B = 21 SF x 630 FT = 13,230 CF



DRAINAGE VOLUME LEGEND
VOLUME REQUIRED = 61,487.64 CF
VOLUME PROVIDED IN CROSS-SECTION A-A = 531 SF x 615 FT =326,565 CF
VOLUME TO BE FILL = 61,487.64 CF

DITCH SECTION 150' R.O.W. CROSS SECTION "A-A"
NOT TO SCALE

DRAINAGE VOLUME LEGEND
VOLUME REQUIRED = 330,620 CF (AS PER DRAINAGE REPORT CALCULATIONS FOR PHASES I,II,III,IV)
VOLUME PROVIDED IN CROSS-SECTION A-A & B-B = 326,565 CF +13,230 CF =339,795 CF

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON APRIL 8, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT
OVERALL PAVING AND DRAINAGE LAYOUT
MILANOS ESTATES PHASE II SUBDIVISION
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=50'
DATE: APRIL 8, 2022
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. SHT 6

PLANNING AND ZONING
REGULAR MEETING

X:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\PHASE 2 DWGS\SUB 19 028_SHT 6 OVERALL STSWR - PHASE II.dwg RIODELTA 4/6/2022 11:13 AM

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **July 6, 2022**	**Agenda Item No.** (to be assigned by PCE)**:** **V.D.**
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat of Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of n Westgate dr. & Canyon Rd. 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 the City of Weslaco 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: [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 REVIEW 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.

GENERAL INFORMATION

Name of Subdivision: Pablo Peña JR. No. 2

Location: NW CORNER OF N WESTGATE DR. & CANYON RD.

Legal Description: 5.57 ACRES OUT OF FARM TRACT 145, BLOCK 179, THE WEST & ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY.

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/RETAIL

Number of Lots Proposed: 7 Gross Acreage: 5.57 ACRES

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: WESTGATE COMMERCIAL HOLDINGS LLC & FALARS-V INC Telephone: (956) 778-8689

Address: 326 W MILE 11 N Fax: _____

City: WESLACO State: TX Zip: 78599 E-mail: felizataylor@falarsv.com

ENGINEER INFORMATION

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

Address: 921 S. 10TH AVENUE Fax: _____

City: EDINBURG State: TX Zip: 78539 E-mail: riodelta2004@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: CITY OF WESLACO

☑ YES ☐ NO Wastewater Provision: CITY OF WESLACO

☑ YES ☐ NO Electric Company: MVEC

X YES ___NO Phone Utility_____	☐ YES ☐ NO Gas Utility	☑ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District No.1	☑ YES ☐ NO Irrigation District H.C.C.I.D. No.9

Has the property been assessed as flat rate irrigable property: ☐ YES ☑ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☑ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

_____**Seven (7)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
_____**$55.00** Subdivision 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 & 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

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: Feliza Taylor

Owner Signature: _____ Date: 5/11/2022

IVAN GARCIA, P.E., R.P.L.S. - RIO DELTA ENGINEERING is the authorized agent

Authorized Agent Signature: _____ Date: 5/13/22

Authorized Agent Printed Name: Ivan Garcia . P.E,R.P.L.S.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

Preliminary Subdivision Review Date: _____

General Comments: _____

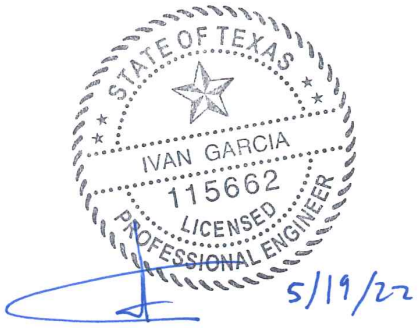
_____

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

PABLO PEÑA JR. SUBDIVISION No.2
DRAINAGE REPORT

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

Date:
MAY 19, 2022



921 S. 10th Ave. • Edinburg, Texas 78539 • Phone: (956) 380-5152 • Fax: (956) 380-5083

1. COVER SHEET
2. INDEX SHEET
3. DRAINAGE REPORT
4. FEMA DETERMINATION
5. PROJECT LOCATION MAP
6. HYDRAULIC CALCULATIONS
7. “C” VALUES FOR METHOD
8. RAINFALL INTENSITY FOR HIDALGO COUNTY
9. FLOOD PLAIN
10. SOIL SURVEY
11. PRELIMINARY PLAT

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

DRAINAGE REPORT
PABLO PENA JR SUBDIVISION NO. 2,
Weslaco, Texas

Pablo Pena Jr Subdivision No. 2 is a proposed 7 lot commercial subdivision, located within the City of Weslaco city limits, same being a 5.57 acres tract of land out of and forming a part or portion of Farm Tract 145, Block 179, West and Adams Tract Subdivision, recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. The lot will be used for the construction of a residential subdivision.

The subdivision is in zone "X", areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood 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 (medium shading), according to the FEMA's Flood Insurance Rate Map Community Panel No.: 480334 0450 B map revised: June 6, 2000.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 100% 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. These soils are 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 a series of existing City of Weslaco drainage inlets (as part of Westgate Drive's storm drainage improvements) located along the west side of Westgate Drive, with outfall to the Hidalgo Cameron Counties Irrigation District No. 9 ditch 35O, and subsequently with final outfall to the Laguna Madre.

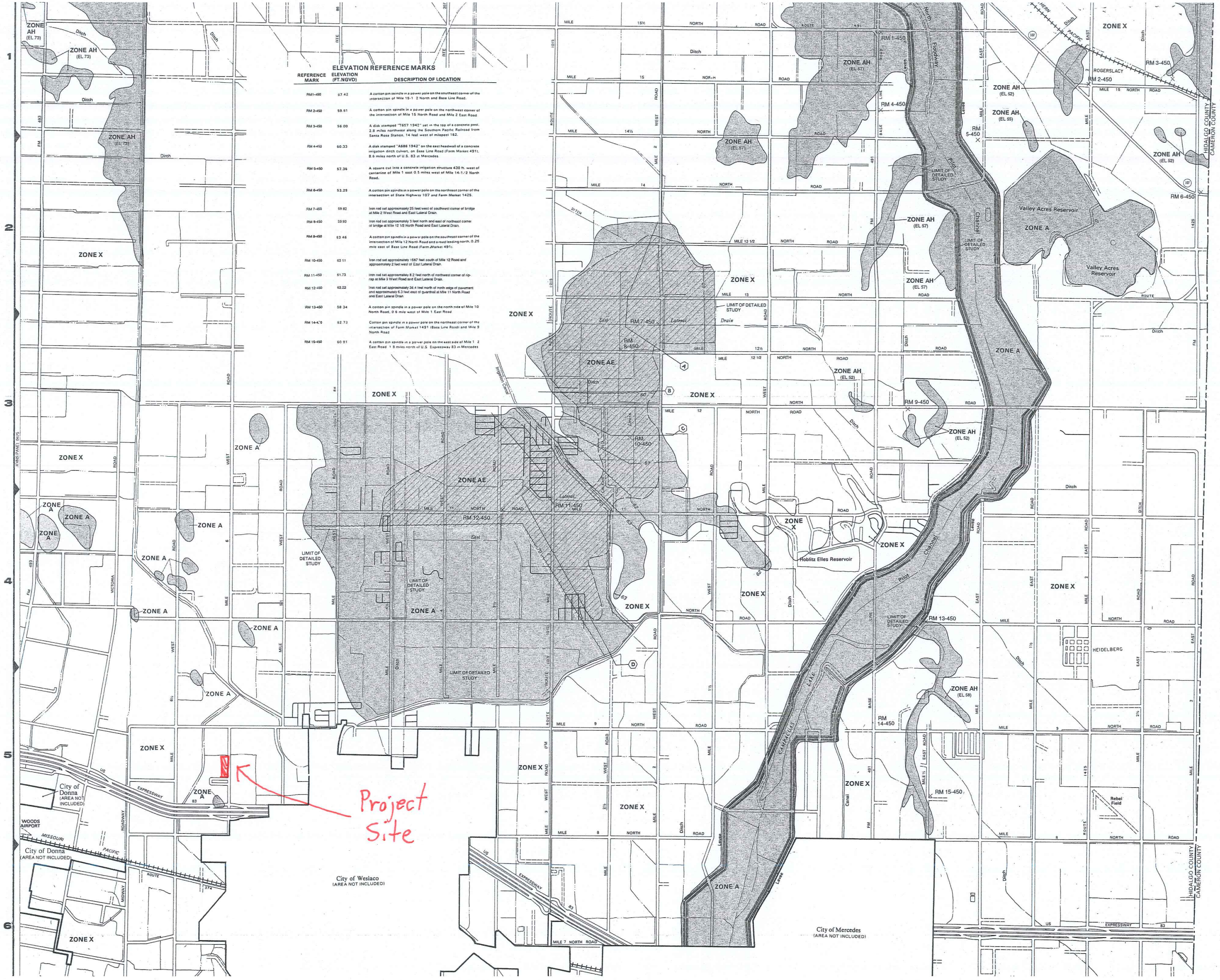
Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 3.75 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 37.18 CFS of runoff for a 50-yr rainfall event. The improved site will have an approximate increase of 33.43 CFS of storm runoff for a 50-yr rainfall event.

In accordance with the City's drainage requirements, we have calculated that approximately a total of 76,638 CF or 1.759 AC-FT, will need to be detained onsite for the complete development of the subdivision for a 50-yr rainfall event. Current runoff will be detained in designated detention areas within the lots along the east side of the site, with overflow via a 24" drain pipe into the existing City of Weslaco drainage inlets (as part of Westgate Drive's storm drainage improvements) located along the west side of Westgate Drive, with outfall to the Hidalgo Cameron Counties Irrigation District No. 9 ditch 35O, and subsequently with final outfall to the Laguna Madre. Engineered site grading and detention plans will be required at the time of building permit request. Tables, and calculations are attached.

921 S. 10th Ave. • Edinburg, Texas 78539 • Phone: (956) 380-5152 • Fax: (956) 380-5083

ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT.NGVD)	DESCRIPTION OF LOCATION
RM1-450	57.42	A cotton pin spindle in a power pole on the southeast corner of the intersection of Mile 15 1/2 North and Base Line Road.
RM 2-450	59.61	A cotton pin spindle in a power pole on the northwest corner of the intersection of Mile 15 North Road and Mile 2 East Road.
RM 3-450	56.00	A disk stamped "T657 1942" set in the top of a concrete post, 2.8 miles northwest along the Southern Pacific Railroad from Santa Rosa Station, 14 feet west of milepost 182.
RM 4-450	60.33	A disk stamped "A686 1942" on the east headwall of a concrete irrigation ditch culvert, on Base Line Road (Farm Market 491), 8.6 miles north of U.S. 83 at Mercedes.
RM 5-450	57.36	A square cut into a concrete irrigation structure 430 ft. west of centerline of Mile 1 east 0.5 miles west of Mile 14-1/2 North Road.
RM 6-450	53.29	A cotton pin spindle in a power pole on the northeast corner of the intersection of State Highway 107 and Farm Market 1425.
RM 7-450	59.82	Iron rod set approximately 25 feet west of southwest corner of bridge at Mile 2 West Road and East Lateral Drain.
RM 8-450	59.93	Iron rod set approximately 3 feet north and east of northeast corner of bridge at Mile 12 1/2 North Road and East Lateral Drain.
RM 9-450	63.46	A cotton pin spindle in a power pole on the southeast corner of the intersection of Mile 12 North Road and a road leading north, 0.25 mile east of Base Line Road (Farm Market 491).
RM 10-450	62.11	Iron rod set approximately 1587 feet south of Mile 12 Road and approximately 2 feet west of East Lateral Drain.
RM 11-450	61.73	Iron rod set approximately 8.2 feet north of northwest corner of rip-rap at Mile 3 West Road and East Lateral Drain.
RM 12-450	62.22	Iron rod set approximately 36.4 feet north of north edge of pavement and approximately 6.3 feet east of guardrail at Mile 11 North Road and East Lateral Drain.
RM 13-450	58.34	A cotton pin spindle in a power pole on the north side of Mile 10 North Road, 0.6 mile west of Mile 1 East Road.
RM 14-450	62.73	Cotton pin spindle in a power pole on the northeast corner of the intersection of Farm Market 1431 (Base Line Road) and Mile 9 North Road.
RM 15-450	60.91	A cotton pin spindle in a power pole on the east side of Mile 1 2 East Road 1 8 miles north of U.S. Expressway 83 in Mercedes



ZONE DESCRIPTIONS

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

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- **ZONE X** — Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood.

OTHER AREAS

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

UNDEVELOPED COASTAL BARRIERS†

Identified 1983 | Identified 1990 | Otherwise Protected Areas

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

Floodplain Boundary

Floodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

513 — Base Flood Elevation Line; Elevation in Feet*

(D)—(D) — Cross Section Line

(EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone*

RM7× — Elevation Reference Mark

•M1.5 — River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

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

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

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

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

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

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

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

For adjoining panels, see separately printed Map Index.

MAP REPOSITORY
City of Edinburg
1304 South 23th Street
Edinburg, Texas 78540
(Maps available for reference only, not for distribution.)

INITIAL IDENTIFICATION:
MAY 23,1978

FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP EFFECTIVE:
JANUARY 2, 1981

FLOOD INSURANCE RATE MAP REVISIONS:

Map revised June 6, 2000 to update corporate limits, to add base flood elevations, to add roads and road names, to incorporate previously issued letters of map revision, and to incorporate previously issued letters of map amendment.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE
2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

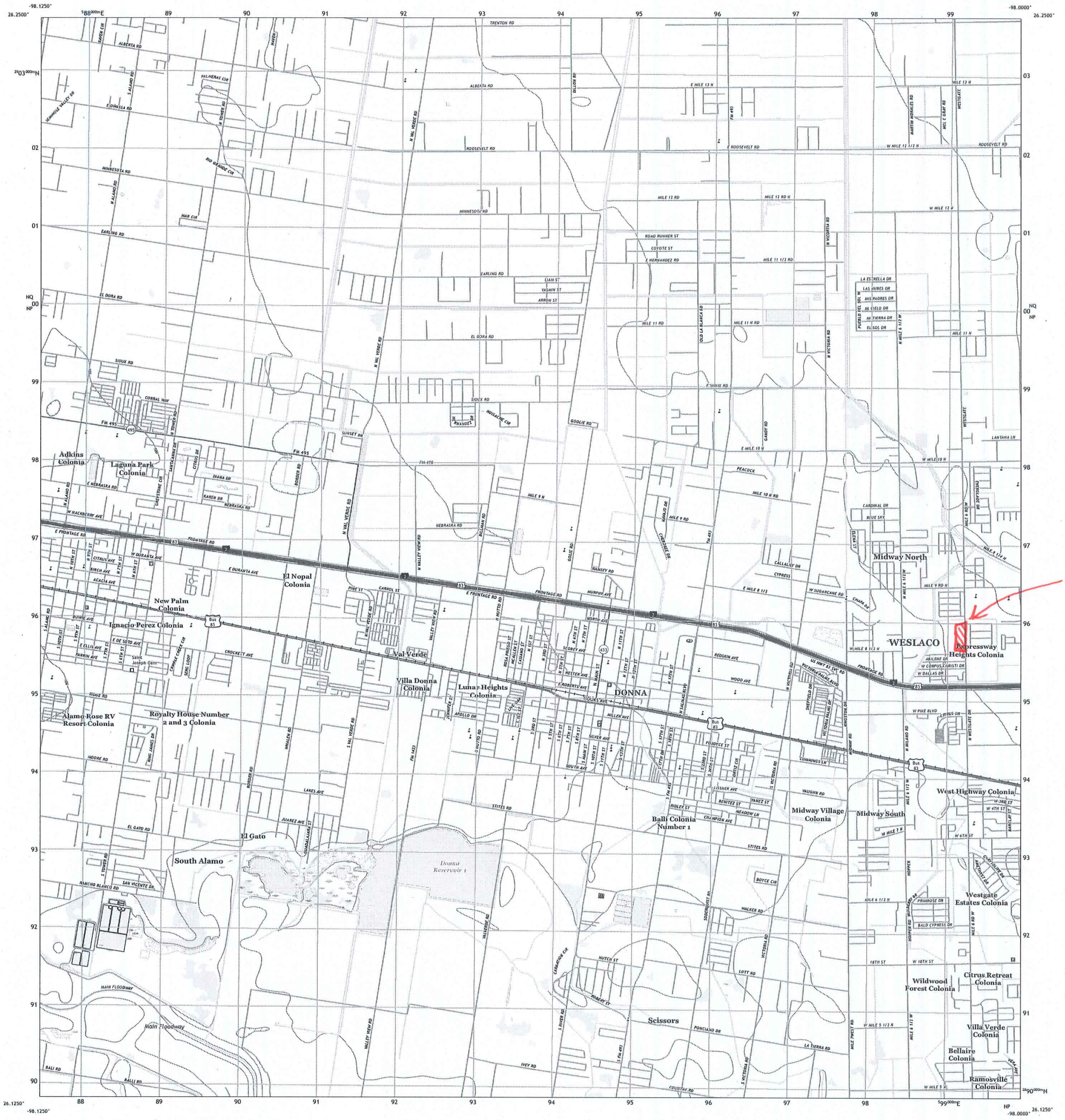
MAP REVISED:
JUNE 6, 2000

USGS science for a changing world

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

The National Map US Topo

DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES


-98.1250°
26.2500°
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26.2500°
Project Site
Adkins Colonia
Laguna Park Colonia
El Nopal Colonia
New Palm Colonia
Ignacio Perez Colonia
Val Verde
Villa Donna Colonia
Luna Heights Colonia
Royalty House Number 2 and 3 Colonia
Alamo Rose RV Resort Colonia
El Gato
South Alamo
Balli Colonia Number 1
Midway Village Colonia
Midway North
Midway South
WESLACO
Expressway Heights Colonia
West Highway Colonia
Westgate Estates Colonia
Wildwood Forest Colonia
Citrus Retreat Colonia
Villa Verde Colonia
Bellaire Colonia
Ramosville Colonia
Scissors
DONNA
Donna Reservoir 1
Main Floodway
TRENTON RD
ALBERTA RD
PALMERAS CIR
RIO GRANDE CIR
MINNESOTA RD
MAR CIR
EARLING RD
EL DORA RD
SIOUX RD
CORRAL WAY
FM 495
SUNSET DR
DIANA DR
KAREN DR
NEBRASKA RD
W HACKBERRY AVE
E FRONTAGE RD
FRONTAGE RD
W DURANTA AVE
E DURANTA AVE
CITRUS AVE
BIRCH AVE
ACACIA AVE
PINE ST
CARROL ST
BUWE AVE
E ELLIS AVE
ZAMBIN AVE
E DE SOTO AVE
CROCKETT AVE
RIDGE RD
MOORE RD
LAKES AVE
JUAREZ AVE ST
STITES RD
RANCHO BLANCO RD
SAN VICENTE DR
MAIN FLOODWAY
BALLI RD
IVEY RD
FOURTH RD
HUTCH ST
LOTT RD
ROAD RUNNER ST
COYOTE ST
E HERNANDEZ RD
MILE 11 1/2 RD
LIAM ST
YASMIN ST
ARRON ST
MILE 11 RD
MILE 11 N RD
MILE 10 N RD
MILE 9 N
MILE 9 RD
E MILE 13 N
E ROOSEVELT RD
W MILE 12 1/2 N
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MILE 11 N
MILE 9 RD N
MILE 6 RD W
W PIKE BLVD
W 18TH ST
W 6TH ST
W 4TH ST
W 3RD ST
N VAL VERDE RD
N BUS 83
N TOWER RD
S TOWER RD
N ALAMO RD
S ALAMO RD
N MEXICO AVE
N 10TH ST
N 9TH ST
N 8TH ST
N 7TH ST
N 6TH ST
N 5TH ST
N 4TH ST
N 3RD ST
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S 3RD ST
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N 11TH ST
N 12TH ST
S 11TH ST
S 12TH ST
N VICTORIA RD
S VICTORIA RD
W VICTORIA RD
N SAUSAGE BLVD
S SAUSAGE BLVD
N FM 493
S FM 493
N FM 1423
S FM 1423
N BUS 83
S BUS 83
W VALLEY VIEW RD
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N HILL CREST RD
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N HILL VERDE RD
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N HOTTO RD
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N RIVER RD
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N WESLACO RD
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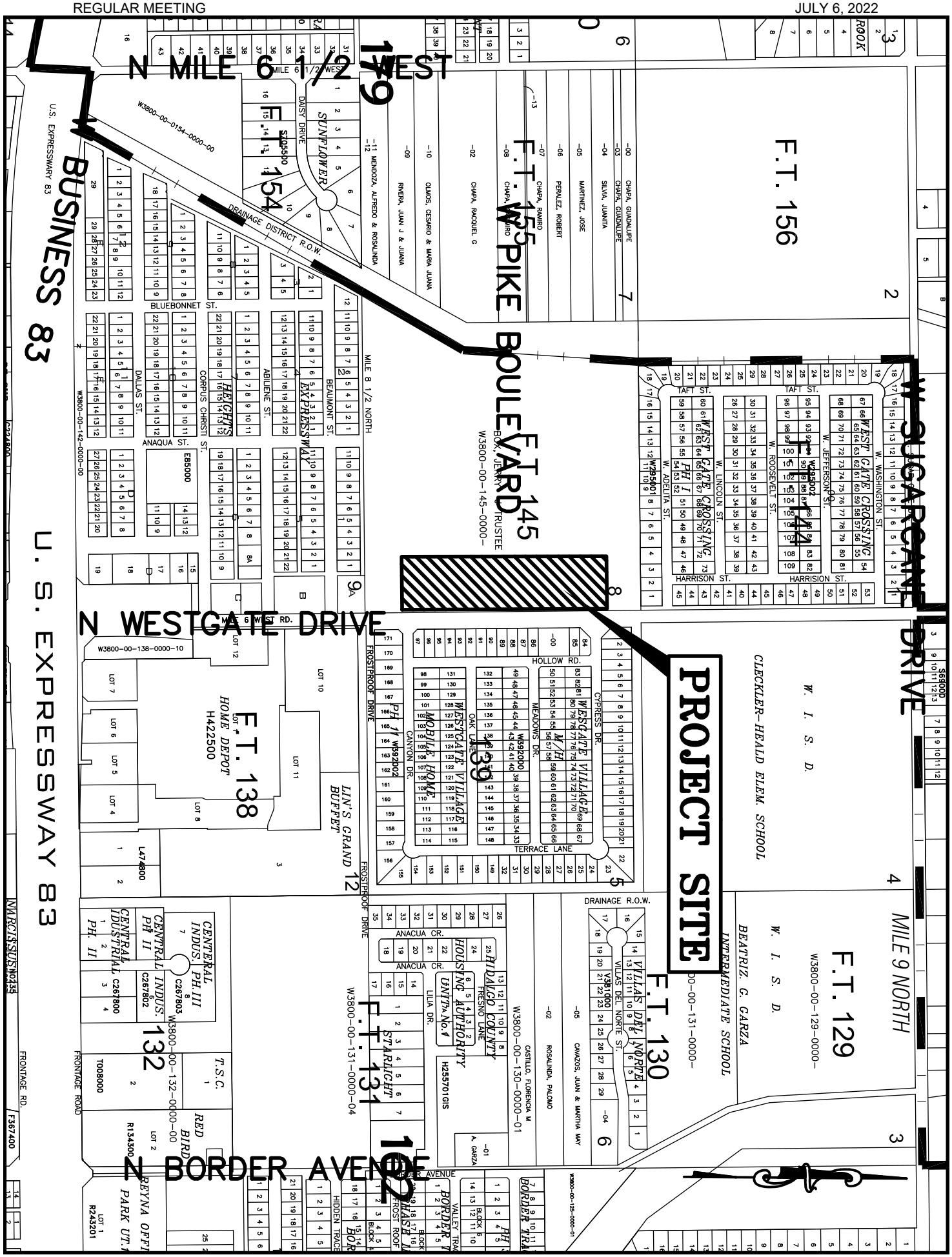

N MILE 6 1/2 WEST
179
W BUSINESS 83
U. S. EXPRESSWAY 83
W PIKE BOULEVARD
W SUGARCANE DRIVE
N WESTGATE DRIVE
N BORDER AVENUE
PROJECT SITE
F.T. 156
F.T. 155
F.T. 154
F.T. 145
F.T. 141
F.T. 139
F.T. 138
F.T. 132
F.T. 131
F.T. 130
F.T. 129
F.T. 162
CLECKLER-HEALD ELEM. SCHOOL
BEATRIZ. G. GARZA INTERMEDIATE SCHOOL
W. I. S. D.
MILE 9 NORTH
HOME DEPOT
H422500
LIN'S GRAND BUFFET
WESTGATE VILLAGE MOBILE HOME
WESTGATE CROSSING
VILLAS DEL NORTE
HIDALGO COUNTY HOUSING AUTHORITY
STARLIGHT UNIT No. 1
CENTERAL INDUS. PH. III
CENTRAL INDUS. PH II
CENTRAL INDUSTRIAL PH. II
T.S.C.
RED BIRD
REYNA OFFICE PARK UT
BORDER TRAILS
W3800-00-145-0000-
W3800-00-129-0000-
W3800-00-130-0000-01
W3800-00-131-0000-04
W3800-00-132-0000-00
W3800-00-138-0000-10
W3800-00-142-0000-00
W3800-00-154-0000-00
W3800-00-125-0000-01
MILE 8 1/2 NORTH
MILE 6 WEST RD.
FROSTPROOF DRIVE
FRONTAGE RD.
FRONTAGE ROAD
DRAINAGE DISTRICT R.O.W.
DRAINAGE R.O.W.
U.S. EXPRESSWAY 83

STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

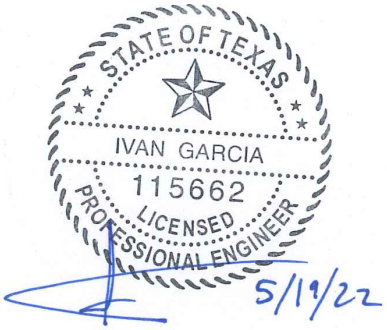
Project Name:	**PABLO PENA JR NO.2**		
City:	**WESLACO**		
State:	**TEXAS**		
County:	**HIDALGO**		
Total Area:	**5.57**	Acres Gross	
Total Net Area	**5.57**	Acres Net	
Total lots:	**7**	*Commercial	
		*Commercial	
Area already developed:	**0.00**	Acres	
Area unimproved:	**5.57**	Acres Net	
			*Pre-developed condition
Existing Run off:	**3.75**	cfs	*10 year storm
Future Run off:	**34.19**	cfs	*25 year storm
Future Run off:	**37.18**	cfs	*50 year storm
Total on site detention required:	**76,638**	cft	*50 year storm
	1.759	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

3) City of McAllen
Standard Design Guide for
Public Infrastructure Improvements
October, 2009



I. EXISTING RUN OFF (10 YEAR STORM) ***Rational Method**

***COMMERCIAL**

Project Name:	**PABLO PENA JR NO.2**	
City:	**WESLACO**	
State:	**TEXAS**	
County:	**HIDALGO**	
	5.57	Acres Net
Highest elevation=	**76.10**	ft
Lowest elevation=	**74.30**	ft
Watercourse length,L=	**1000.00**	ft
Slope, S_p =	**0.18**	%
Average flow velocity, V=	**0.30**	ft/sec

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

K_u=3.28

k= 0.213 *From Table 3-2 - Intercept Coefficients

Time of concentration, t_c=	**56.23**	min	(calculated)
	56.23	min	(used)

$$t_c = L/60V$$

Intensity, i= **3.36** 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:	**0.83**	*Avg for asphalt streets and roofs *From Table 3-3 - Run off Coefficients	
Area unimproved=	**242,629**	SQFT	
	5.57	ACRES	
Existing Run off Coefficient:	**0.2**	*For Unimproved areas *From Table 3-3 - Run off Coefficients	
Weighted Run off Coefficient, Cw=	**0.20**		

$$C_W = (C_1A_1 + C_2A_2)/A_{Tota}$$

Peak flow,Q= **3.75** CFS

$$Q = CiA$$

II. FUTURE RUN OFF (25 YEAR STORM) ***Rational Method**

*COMMERCIAL

Project Name:	**PABLO PENA JR NO.2**	
City:	**WESLACO**	
State:	**TEXAS**	
County:	**HIDALGO**	
	5.57	Acres Net
Highest elevation=	**76.10**	ft
Lowest elevation=	**74.30**	ft
Watercourse length,L=	**1000.00**	ft
Slope, S_p =	**0.18**	%
Average flow velocity, V=	**0.86**	ft/sec

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

Ku=3.28

k= 0.619 *From Table 3-2 - Intercept Coefficients
*For paved areas.

Time of concentration, t_c=	**19.35**	min	(calculated)
	19.35	min	(used)

$$t_c = L/60V$$

Intensity, i= **7.40** 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
d=	9.2

Area already developed=	**0.0**	SQFT	
	0.00	ACRES	*Pre-developed condition
Future Run off Coefficient:	**0.9**	*Avg for roof areas	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	**218,366**	SQFT	*90% of net area for
	5.01	ACRES	Commercial building, drives and walks
Future Run off Coefficient:	**0.9**	*Avg for asphalt streets and roofs	
		*From Table 3-3 - Run off Coefficients	
Area left unimproved=	**24,263**	SQFT	*Remaining area
Total area left unimproved=	**0.56**	ACRES	
Existing Run off Coefficient:	**0.2**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.83**

$$C_W = (C_1 A_1 + C_2 A_2)/A_{Tota}$$

Peak flow,Q= **34.19** CFS

$$Q = CiA$$

III. STORAGE CALCULATIONS (50 YEAR STORM) ***Rational Method**

Project Name:	**PABLO PENA JR NO.2**	
City:	**WESLACO**	
State:	**TEXAS**	
County:	**HIDALGO**	
	5.57	Acres Net
Highest elevation=	**76.10**	ft
Lowest elevation=	**74.30**	ft
Watercourse length,L=	**1000.00**	ft
Slope, S_p =	**0.18**	%
Average flow velocity, V=	**0.86**	ft/sec

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

K_u=3.28

k= 0.619 *From Table 3-2 - Intercept Coefficients
*For paved areas.

Time of concentration, t_c= **19.35** min (calculated)
19.35 min (used)

$$t_c = L/60V$$

Intensity, i= **8.04** 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
Future Run off Coefficient:	**0.9**	*Avg for roof areas	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	**218,366**	SQFT	*90% of net area for
	5.01	ACRES	commercial business drives and walks
Future Run off Coefficient:	**0.9**	*Avg for asphalt streets and roofs	
		*From Table 3-3 - Run off Coefficients	
Area left unimproved=	**24,263**	SQFT	*Remaining area
Total area left unimproved=	**0.56**	ACRES	
Existing Run off Coefficient:	**0.2**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= **0.83**

$$C_W = (C_1 A_1 + C_2 A_2)/A_{Tota}$$

Peak flow,Q= **37.18** CFS

$$Q = CiA$$

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	62.73	18,820	3.75	2,737	16,083
10	10.83	50.05	30,028	3.75	3,299	26,729
15	9.10	42.08	37,873	3.75	3,862	34,012
20	7.91	36.56	43,871	3.75	4,424	39,447
25	7.03	32.48	48,716	3.75	4,986	43,730
30	6.34	29.32	52,780	3.75	5,548	47,232
35	5.80	26.80	56,282	3.75	6,110	50,172
40	5.35	24.73	59,361	3.75	6,672	52,688
45	4.98	23.00	62,111	3.75	7,234	54,876
50	4.66	21.53	64,598	3.75	7,796	56,802
55	4.38	20.26	66,871	3.75	8,359	58,513
60	4.14	19.16	68,965	3.75	8,921	60,045
65	3.93	18.18	70,909	3.75	9,483	61,426
70	3.75	17.32	72,723	3.75	10,045	62,678
75	3.58	16.54	74,426	3.75	10,607	63,819
80	3.43	15.84	76,030	3.75	11,169	64,861
85	3.29	15.21	77,549	3.75	11,731	65,817
90	3.16	14.63	78,991	3.75	12,293	66,697
95	3.05	14.10	80,364	3.75	12,855	67,508
100	2.94	13.61	81,675	3.75	13,418	68,258
105	2.85	13.16	82,931	3.75	13,980	68,951
110	2.76	12.75	84,136	3.75	14,542	69,594
115	2.67	12.36	85,294	3.75	15,104	70,190
120	2.60	12.00	86,410	3.75	15,666	70,744
130	2.45	11.35	88,527	3.75	16,790	71,737
140	2.33	10.77	90,510	3.75	17,915	72,595
150	2.22	10.26	92,375	3.75	19,039	73,336
160	2.12	9.81	94,139	3.75	20,163	73,976
170	2.03	9.39	95,812	3.75	21,287	74,524
180	1.95	9.02	97,404	3.75	22,411	74,993
190	1.88	8.68	98,925	3.75	23,536	75,389
200	1.81	8.37	100,380	3.75	24,660	75,720
210	1.75	8.08	101,777	3.75	25,784	75,993
220	1.69	7.81	103,120	3.75	26,908	76,211
230	1.64	7.57	104,413	3.75	28,033	76,381
240	1.59	7.34	105,661	3.75	29,157	76,505
250	1.54	7.12	106,868	3.75	30,281	76,587
260	1.50	6.93	108,036	3.75	31,405	76,630
265	**1.48**	**6.83**	**108,606**	**3.75**	**31,967**	**76,638**
270	**1.46**	**6.74**	**109,167**	**3.75**	**32,530**	**76,638**
275	1.44	6.65	109,721	3.75	33,092	76,629
280	1.42	6.56	110,266	3.75	33,654	76,612

Total on site detention required= **76,638** cft
1.759 acres-ft

Duration: Duration in minutes
Intensity: Intensity for respective duration (50-year event)
Q in: Developed conditions peak discharge (Cdev x i50 x Area)
Vol in: Developed conditions run off volume (Qin x Duration x 60)
Q out: Pre-developed peak discharge (Cpre x i10 x Area)
V out: (0.5 x [duration + tc dev] x Qout x 60)
Storage: Required storage (Vin - Vout)

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)

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.

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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**
	In	*meq/100g*	*meq/100g*	*pH*	*Pct*	*Pct*	*mmhos/cm*	
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 20, Sep 13, 2021

PLANNING AND ZONING
REGULAR MEETING

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 ovendry 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—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
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	25-30-39	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	30-35-44	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	30-38-44	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	30-38-44	11-17-22

Data Source Information

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

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*					
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 20, Sep 13, 2021

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
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 20, Sep 13, 2021

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

28—Hidalgo sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 17 inches: sandy clay loam
Bk1 - 17 to 28 inches: sandy clay loam
Bk2 - 28 to 38 inches: clay loam
Ck - 38 to 80 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: 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

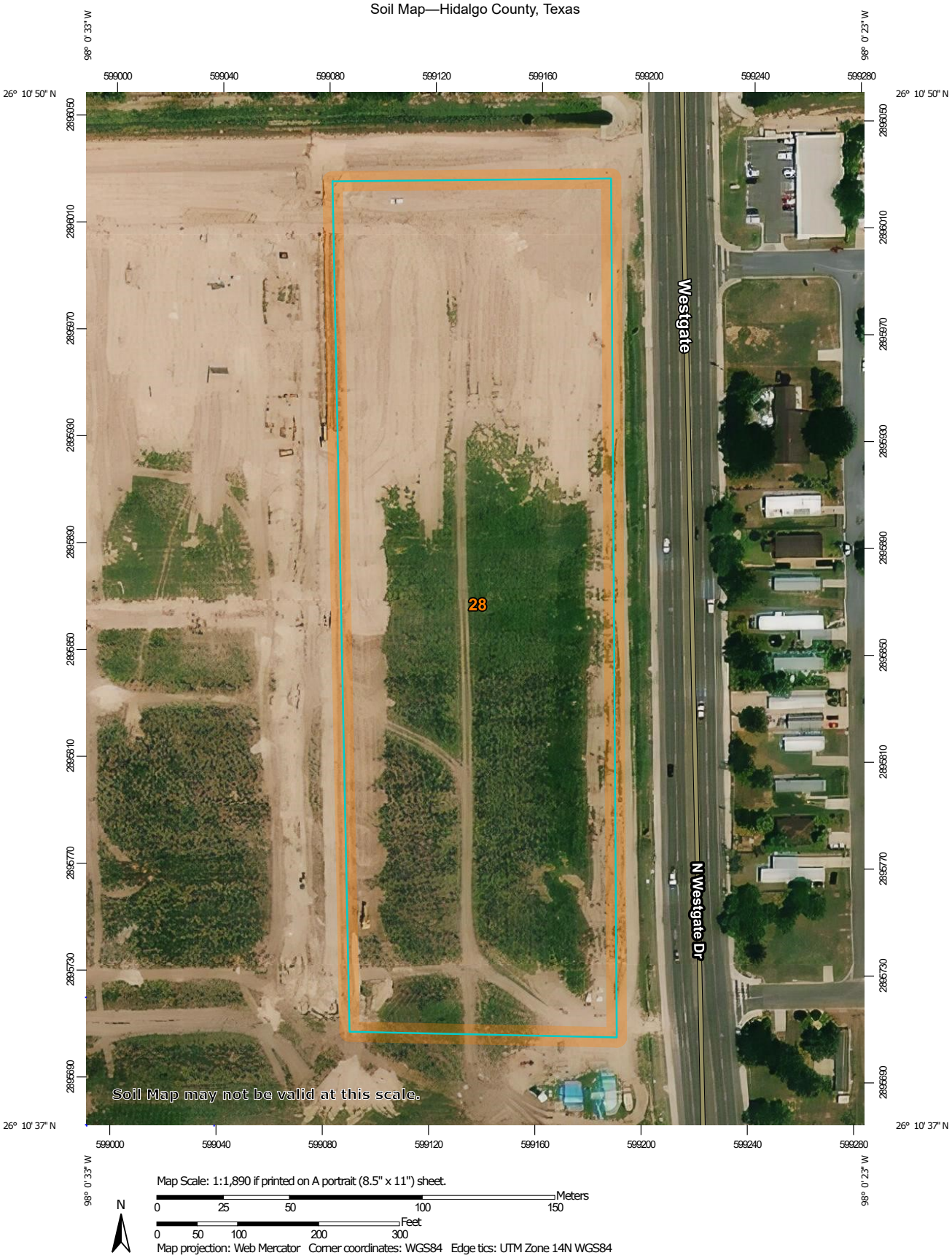
Willacy

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 20, Sep 13, 2021

Soil Map—Hidalgo County, Texas



MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: 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.

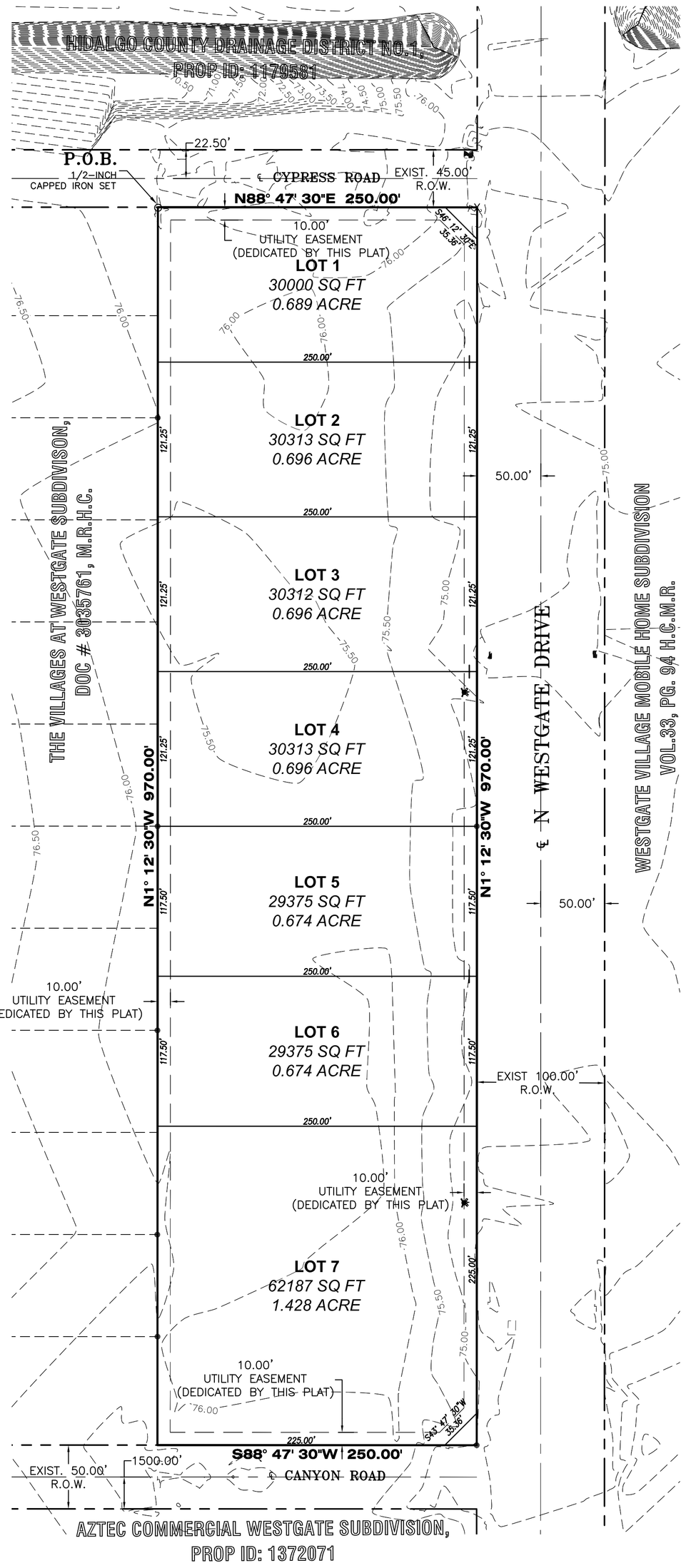
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	8.2	100.0%
Totals for Area of Interest		**8.2**	**100.0%**

DATE OF PREPARATION: MAY 16, 2022

PABLO PEÑA JR SUBDIVISION No.2

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



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

WE, **WESTGATE COMMERCIAL HOLDINGS LLC** & **FALARS-V INC**, AS OWNER(S) OF THE 5.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **PABLO PEÑA JR SUBDIVISION No.2** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BOBBI TAYLOR POLVADO, MANAGER — DATE
WESTGATE COMMERCIAL HOLDINGS LLC.
29242 SEABISCUIT DR
FAIR OAKS RANCH, TX 78015

FELIZA TAYLOR, MANAGER — DATE
FALARS-V INC.
326 W. MILE 11 N
WESLACO, TX 78599

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **BOBBI TAYLOR POLVADO** PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC — MY COMMISSION EXPIRES

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **FELIZA TAYLOR** PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC — MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **PABLO PEÑA JR SUBDIVISION No.2** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR — DATE — ATTEST: CITY SECRETARY — DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN — DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED THIS ____ DAY OF _____ 20__

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS 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
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
ℓ	LOT LINE

LEGEND	
○	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
△	– COTTON PICKER SPINDLE SET
◯	– CONCRETE MONUMENT SET
◉	– CONCRETE MONUMENT FOUND
△	– CALCULATED POINT
℄	– POWER POLE
(XXXX)	– RECORD CALL
XXXX	– NATURAL GROUND
X	– FOUND 'X' MARK IN CONCRETE

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.78 ACRES OF LAND OUT OF A 5.567 ACRES SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OUT OF FARM TRACT 145, BLOCK 179, THE WEST AND ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.78 ACRES ALSO BEING OUT OF CERTAIN TRACT CONVEYED TO AZTEC COMMERCIAL, LP., A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1471975, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.78 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT OF WAY LINE OF CYPRESS RD. AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION (INSTRUMENT NO. 2897354 M.R.) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

1. THENCE, N 88°47'37" E WITH THE SOUTH LINE OF SAID CYPRESS ROAD, A DISTANCE OF 250.00 FEET TO AN "X" CUT ON CONCRETE FOUND, FOR THE WEST RIGHT OF WAY LINE OF WESTGATE DRIVE, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 01°12'23" E WITH THE WEST RIGHT OF WAY LINE OF SAID WESTGATE DRIVE, A DISTANCE OF 485.00 FEET TO A ½" ROD WITH CAP SET ON SAID WEST RIGHT-OF-WAY LINE OF WESTGATE DRIVE, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, S 88°47'37" W, A DISTANCE OF 250.00 FEET TO A ½" ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF LOT 80, OF SAID THE VILLAGES AT WESTGATE SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 01°12'37" W WITH THE EAST LINE OF THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 485.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.78 OF ONE ACRE OF LAND, MORE OR LESS

A TRACT OF LAND CONTAINING 2.78 ACRES OF LAND OUT OF 5.567 ACRES SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 145, BLOCK 179, THE WEST AND ADAMS TRACTS, ACCORDING TO THE PLANT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 2.78 ACRES ALSO BEING OUT OF CERTAIN TRACT CONVEYED TO AZTEC COMMERCIAL, LP., A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1471975, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.78 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT OF WAY LINE OF CYPRESS RD. AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION (INSTRUMENT NO. 2897354 M.R.); THENCE S 01°12'23" E, WITH THE EAST LINE OF SAID THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 485.00 TO A ½" ROD FOUND AT THE SOUTHEAST CORNER OF LOT 80 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

1. THENCE N 88°47'37" E A DISTANCE OF 250.00 FEET TO A ½" ROD WITH CAP SET ON THE WEST RIGHT OF WAY LINE OF WESTGATE DRIVE, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 01°12'23" E WITH THE WEST RIGHT OF WAY LINE OF SAID WESTGATE DRIVE, A DISTANCE OF 485.00 FEET TO A ½" ROD WITH CAP FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, S 88°47'37" W WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CANYON ROAD, A DISTANCE OF 250.00 FEET TO A ½" ROD WITH CAP FOUND AT THE SOUTHEAST CORNER OF LOT 86, OF SAID THE VILLAGES AT WESTGATE SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 01°12'23" W WITH THE EAST LINE OF THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 485.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.78 OF ONE ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

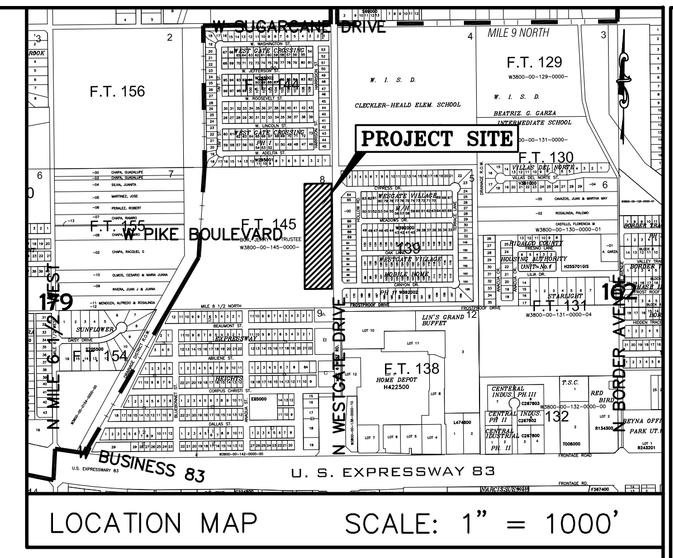
STATE OF TEXAS – REGISTERED – IVAN GARCIA – 6496 – PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E. R.P.L.S. — DATE
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS – IVAN GARCIA – 115662 – LICENSED PROFESSIONAL ENGINEER



LOCATION MAP SCALE: 1" = 1000'

GENERAL NOTES:

1. THIS SUBDIVISION IS IN ZONE 'B' OF THE FLOOD INSURANCE RATE, AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING), ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480349 0005 B, REVISED MARCH 4, 1980.
2. SETBACKS:
   FRONT: 1.00 FOOT BACK FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO 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.
   REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
4. MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN XXX.XX OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   -->B.M. NO. 1-, ELEV. 75.09 N.G.V.D. 88, DESCRIPTION: COTTON PICKER SPINDLE IN CENTER OF PAVEMENT ALONG N BORDER AVENUE. GPS POINT, GRID COORDINATES N 16590679.3468, E 1148538.2969.
   -->B.M. NO. 2-, ELEV. 75.17 N.G.V.D. 88, DESCRIPTION: SQUARE CUT ON TOP OF CURB INLET LOCATED ALONG THE WEST R.O.W. OF N BORDER AVENUE. GPS POINT, GRID COORDINATES N 16590661.4600, E 1148519.0190.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 76.638 CUBIC-FEET OR 1.759 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
10. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
11. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
12. 5.00 FOOT SIDEWALKS ARE REQUIRED BY CITY ALONG ALL EXTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT.
13. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
14. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

THE COUNTY OF HIDALGO, TEXAS

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

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

BY: _____ DEPUTY

NAME		ADDRESS			PHONE & FAX	
OWNER(S): FALARS-V INC WESTGATE COMMERCIAL HOLDINGS LLC		326 W MILE 11 N 29242 SEABISCUIT DRIVE	WESLACO, TX. FAIR OAKS RANCH, TX.	78596 78015		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 16, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

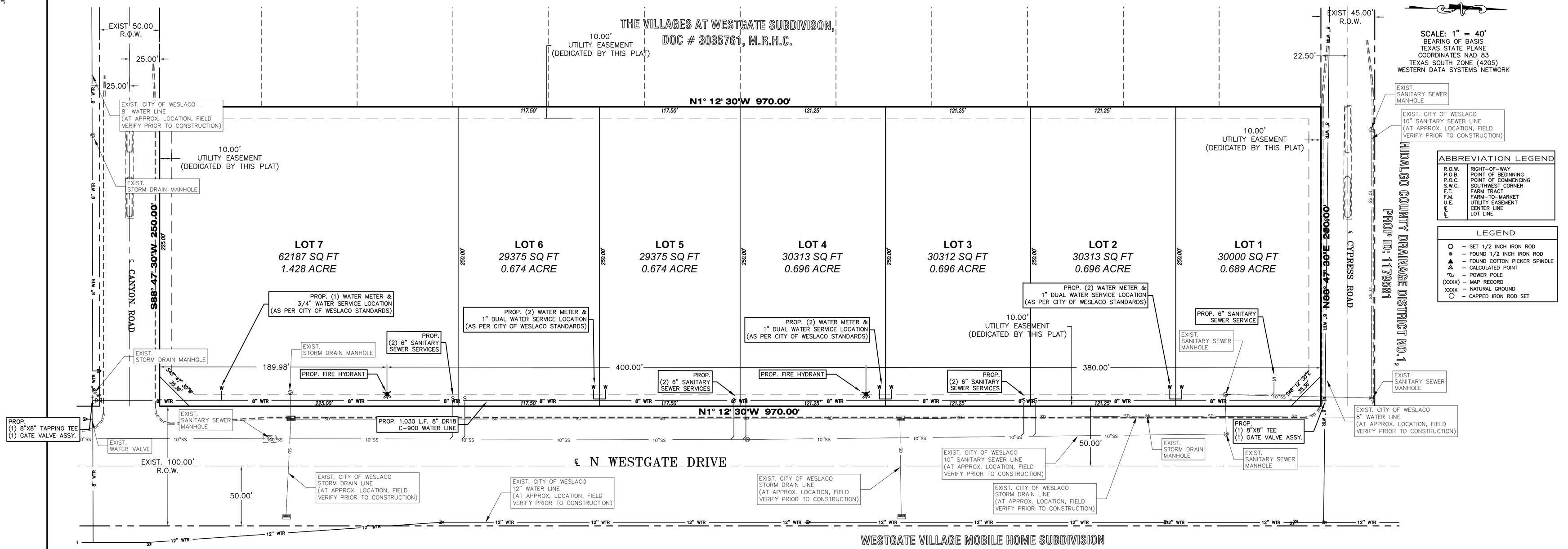
PROJECT: PLAT SHEET
PABLO PEÑA JR SUBDIVISION No.2
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	DANIEL RODRIGUEZ, E.I.T.
SCALE:	1" = 60"
DATE:	MAY 16, 2022
PROJECT:	SUB 22 029
REVISIONS:	
PAGE NO.	1-OF-2

PAGE 239
JULY 6, 2022

PLANNING AND ZONING
REGULAR MEETING

X:\RDE SUBDIVISIONS 2022\SUB 22 029 - FELIZA TAYLOR - PABLO PEÑA NO.2\DWG\SUB 22 029_SHT 2 PLAT SHEET.dwg RDDE 5/9/2022 5:48 PM

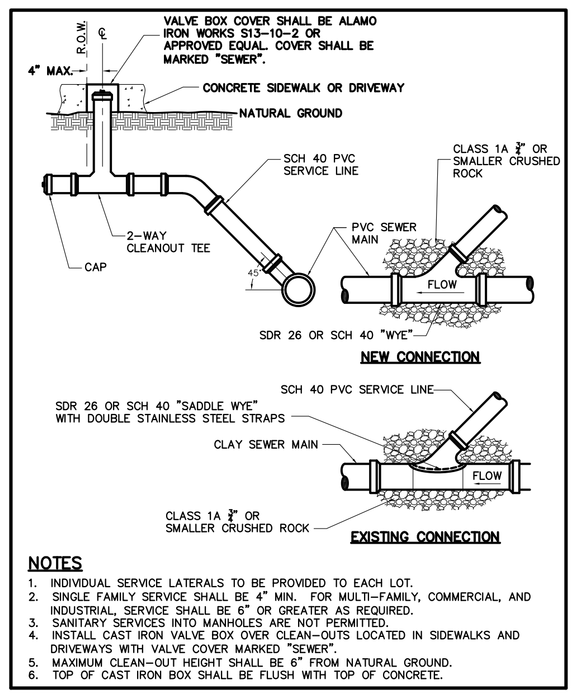


WESTGATE VILLAGE MOBILE HOME SUBDIVISION
VOL.33, PG. 94 H.C.M.R.

SCALE: 1" = 40'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

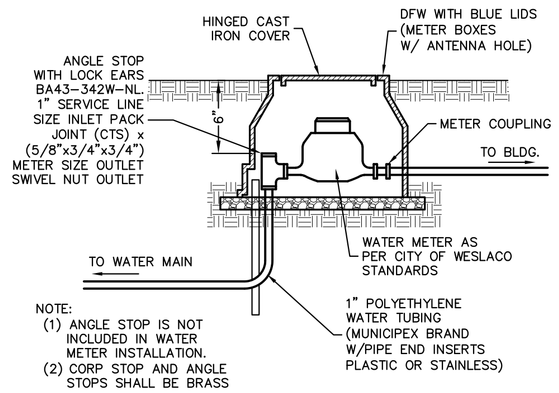
ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
L	LOT LINE

LEGEND	
○	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
⁂	– CALCULATED POINT
⌀	– POWER POLE
(XXXX)	– MAP RECORD
XXXX	– NATURAL GROUND
○	– CAPPED IRON ROD SET



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL, SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
3. SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
4. INSTALL CAST IRON VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
5. MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
6. TOP OF CAST IRON BOX SHALL BE FLUSH WITH TOP OF CONCRETE.



NOTE:
(1) ANGLE STOP IS NOT INCLUDED IN WATER METER INSTALLATION.
(2) CORP STOP AND ANGLE STOPS SHALL BE BRASS

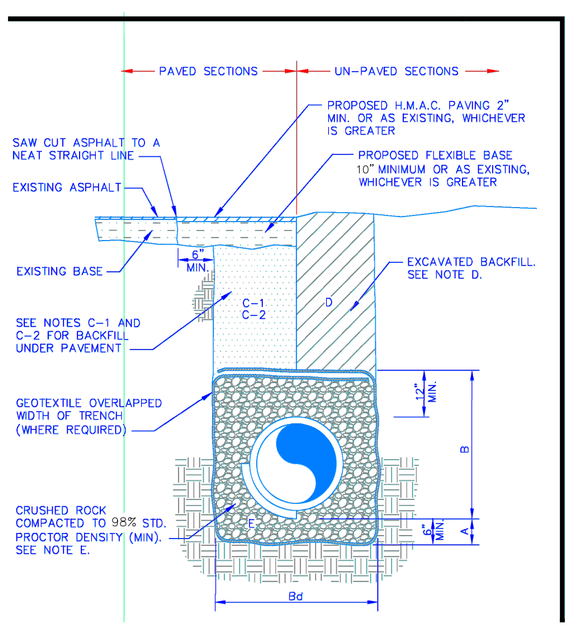
TYPICAL WATER METER INSTALLATION
NOT TO SCALE

GENERAL NOTES:

1.) ALL WATERLINE IMPROVEMENTS AS PER CITY OF WESLACO CONSTRUCTION STANDARDS.

2.) CONTRACTOR SHALL BE REQUIRE TO REPAIR ANY LANDSCAPING AND SIDEWALK DAMAGE AS PART OF THE CONSTRUCTION.

3.) EXISTING CURB AND GUTTER, DRIVEWAYS, AND ANY DAMAGED UTILITIES TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.



GENERAL NOTES:

A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE. (MIN. THICKNESS = 6").

B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER)
PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY
98% INSIDE RIGHT OF WAY

E. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) MAXIMUM ¾" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED SOILS WITH FINES OR UNSTABLE SOILS, EMBEDMENT ZONE SHALL BE WRAPPED WITH GEOTEXTILE.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON MAY 16, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

UTILITY LAYOUT
PABLO PENA JR. SUBDIVISION NO.2
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=40
DATE:	MAY 16, 2022
PROJECT:	SUB 22 029
REVISIONS:	
PAGE NO.	2-OF-2

Y:\RDE SUBDIVISIONS 2022\SUB 22 029 - FELIZA TAYLOR - WESTGATE PLAZA\DWG\SUB 22 029_SHT UTILITY LAYOUT.dwg, RDE 5/16/2022 3:41 PM

DATE OF PREPARATION: JUNE 15, 2022

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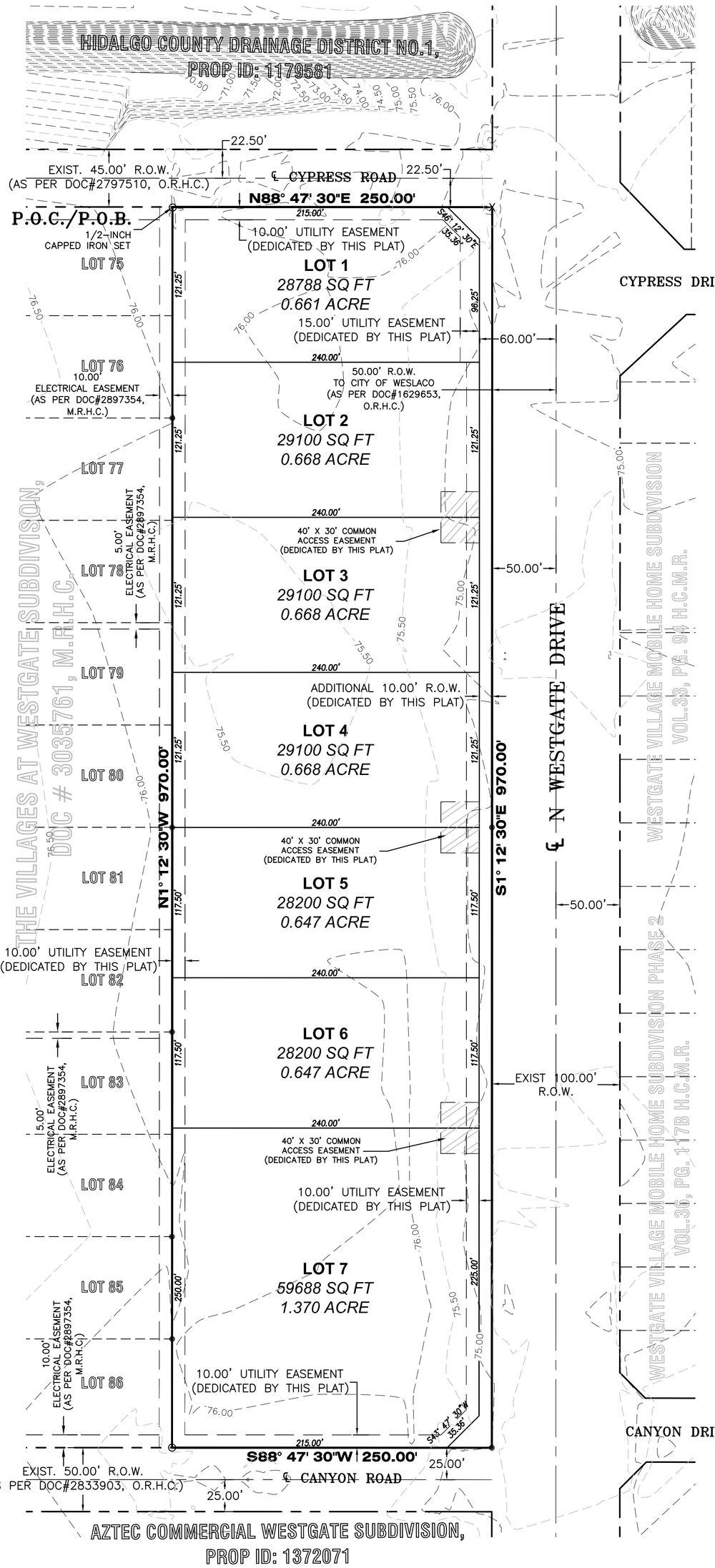
JULY 6, 2022

PABLO PEÑA JR SUBDIVISION No.2

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



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

WE, **WESTGATE COMMERCIAL HOLDINGS LLC** & **FALARS–V INC.** AS OWNER(S) OF THE 5.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **PABLO PEÑA JR SUBDIVISION No.2** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BOBBI TAYLOR POLVADO, MANAGER _____ DATE
WESTGATE COMMERCIAL HOLDINGS LLC.
29242 SEABISCUIT DR
FAIR OAKS RANCH, TX 78015

FELIZA TAYLOR, MANAGER _____ DATE
FALARS–V INC.
326 W. MILE 11 N
WESLACO, TX 78599

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **BOBBI TAYLOR POLVADO** PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC _____ MY COMMISSION EXPIRES

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **FELIZA TAYLOR** PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022

NOTARY PUBLIC _____ MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **PABLO PEÑA JR SUBDIVISION No.2** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED THIS ____ DAY OF _____ 20__

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT–OF–WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS 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
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM–TO–MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
L	LOT LINE

LEGEND	
○	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
▲	– FOUND COTTON PICKER SPINDLE
Δ	– COTTON PICKER SPINDLE SET
◯	– CONCRETE MONUMENT SET
◉	– CONCRETE MONUMENT FOUND
△	– CALCULATED POINT
⁰℄	– POWER POLE
(XXXX)	– RECORD CALL
XXXX	– NATURAL GROUND
X	– FOUND 'X' MARK IN CONCRETE

METES AND BOUNDS DESCRIPTION

BEING A 5.57 ACRE TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 145, BLOCK 179, WEST AND ADAMS TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.57 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT NORTHEAST CORNER OF LOT 75, THE VILLAGES AT WESTGATE SUBDIVISION, RECORDED IN DOCUMENT NO. 2897354, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS ROAD (45.00-FOOT R.O.W.), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°47'30" E ALONG THE SOUTH LINE OF THE SAID CYPRESS ROAD, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE (100.00-FOOT R.O.W.), A DISTANCE OF 250.00 FEET TO AN "X" CUT ON CONCRETE FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°12'30" E ALONG THE WEST RIGHT OF WAY LINE OF N WESTGATE DRIVE, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD (50.00-FOOT R.O.W.), A DISTANCE OF 970.00 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'30" W WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CANYON ROAD, TO THE SOUTHEAST CORNER OF LOT 86, OF SAID THE VILLAGES AT WESTGATE SUBDIVISION, A DISTANCE OF 250.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 01°12'23" W ALONG THE EAST LINE OF THE VILLAGES AT WESTGATE SUBDIVISION, SAME BEING PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF N WESTGATE DRIVE, A DISTANCE OF 970.00 FEET TO THE **POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 5.57 ACRES, MORE OR LESS.**

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA _____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

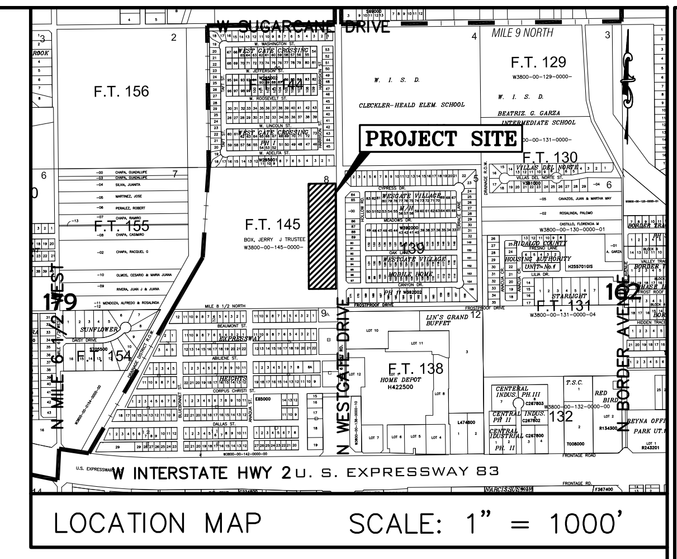
STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E. R.P.L.S. _____ DATE
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER



LOCATION MAP SCALE: 1" = 1000'

GENERAL NOTES:

1. THIS SUBDIVISION IS IN ZONE 'B' OF THE FLOOD INSURANCE RATE, AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING), ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480349 0005 B, REVISED MARCH 4, 1980.

2. SETBACKS:
   FRONT: 1.00 FOOT BACK FROM PROPERTY LINE FOR EACH 2.00 FEET IN BUILDING HEIGHT, NOT TO 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.
   REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO ACCESS SHALL BE GRANTED ONTO WESTGATE FOR LOT 1. SHARED ACCESS POINTS WILL BE PROVIDED BETWEEN LOTS 2 & 3, LOTS 4 & 5, AND LOTS 6 & 7.

4. MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED SHALL BE:
   LOT 1: 76.60 LOT 4: 76.30 LOT 7: 75.70
   LOT 2: 76.50 LOT 5: 76.20
   LOT 3: 76.20 LOT 6: 76.20

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   –>B.M. NO. 1–, ELEV. **74.66** N.G.V.D. 88, DESCRIPTION: TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N **16590466.8400**, E **1145859.9780**.
   –>B.M. NO. 2–, ELEV. **74.40** N.G.V.D. 88, DESCRIPTION: SQUARE CUT TOP OF INLET BENCHMARK ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N **16590769.7000**, E **1145856.1530**

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **76,638** CUBIC–FEET (**1.759** ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

LOT #	VOLUME REQUIRED	
1	9,505 CF	0.218 AC–FT
2	9,607 CF	0.221 AC–FT
3	9,607 CF	0.221 AC–FT
4	9,607 CF	0.221 AC–FT
5	9,305 CF	0.213 AC–FT
6	9,305 CF	0.213 AC–FT
7	19,702 CF	0.452 AC–FT

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

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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

10. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

11. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

12. A 5.00 FOOT SIDEWALKS ARE REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG STREETS ADJOINING THE LOT.

13. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

14. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

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

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

BY: _____ DEPUTY

NAME		ADDRESS			PHONE & FAX	
OWNER(S): FALARS–V INC WESTGATE COMMERCIAL HOLDINGS LLC		326 W MILE 11 N 29242 SEABISCUIT DRIVE	WESLACO, TX. FAIR OAKS RANCH, TX.	78596 78015		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083

PLANNING AND ZONING
REGULAR MEETING

X:\RDE SUBDIVISIONS 2022\SUB 22.029 - FELIZA TAYLOR - PABLO PENA NO.2\DWG\SUB 22.029_SHT 2 PLAT SHEET.dwg RODELTA 6/29/2022 11:31 AM

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F–7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956–380–5152 (FAX) 956–380–5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON JUNE 15, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

PROJECT :
PLAT SHEET
PABLO PEÑA JR SUBDIVISION No.2
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: DANIEL RODRIGUEZ E.I.T.
SCALE: 1" = 60"
DATE: JUNE 15, 2022
PROJECT: SUB 22 029
REVISIONS:
PAGE NO. 1–OF–3

THE VILLAGES AT WESTGATE SUBDIVISON,
DOC # 3035761, M.R.H.C.

AZTEC COMMERCIAL WESTGATE SUBDIVISION,
PROP ID: 172071

EXIST. 50.00' R.O.W.
(AS PER DOC#2833903, O.R.H.C.)

EXIST. 45.00' R.O.W.
(AS PER DOC#2797510, O.R.H.C.)

SCALE: 1" = 40'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LGO COUNTY DRAINAGE DISTRICT NO. 1
PROP ID: 117581

℄ CANYON ROAD

℄ CYPRESS ROAD

25.00' | 10.00' ELECTRICAL EASEMENT (AS PER DOC#2897354, M.R.H.C.)

5.00' ELECTRICAL EASEMENT (AS PER DOC#2897354, M.R.H.C.)

10.00' ELECTRICAL EASEMENT (AS PER DOC#2897354, M.R.H.C.)

5.00' ELECTRICAL EASEMENT (AS PER DOC#2897354, M.R.H.C.)

22.50' | 10.00' ELECTRICAL EASEMENT (AS PER DOC#2897354, M.R.H.C.)

EXIST. CITY OF WESLACO 8" WATER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. SANITARY SEWER MANHOLE

EXIST. CITY OF WESLACO 8" SANITARY SEWER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

10.00' UTILITY EASEMENT (DEDICATED BY THIS PLAT)

EXIST. STORM DRAIN MANHOLE TOP: 75.76 FL: 71.84

LOT 7
59688 SQ FT
1.370 ACRE

LOT 6
28200 SQ FT
0.647 ACRE

LOT 5
28200 SQ FT
0.647 ACRE

LOT 4
29100 SQ FT
0.668 ACRE

LOT 3
29100 SQ FT
0.668 ACRE

LOT 2
29100 SQ FT
0.668 ACRE

LOT 1
28788 SQ FT
0.661 ACRE

ADDITIONAL 10.00' R.O.W. (DEDICATED BY THIS PLAT)

40' X 30' COMMON ACCESS EASEMENT (DEDICATED BY THIS PLAT)

PROP. (1) 6" SANITARY SEWER SERVICES

PROP. (1) WATER METER & 1" WATER SERVICE LOCATION (AS PER CITY OF WESLACO STANDARDS)

PROP. (2) 6" SANITARY SEWER SERVICES

PROP. (1) WATER METER & 1" SINGLE WATER SERVICE LOCATION (AS PER CITY OF WESLACO STANDARDS)

PROP. (2) 6" SANITARY SEWER SERVICES

PROP. (1) WATER METER & 1" SINGLE WATER SERVICE LOCATION (AS PER CITY OF WESLACO STANDARDS)

EXIST. FIRE HYDRANT FLANGE=75.46

PROP. (1) 8"X8" TAPPING TEE (1) GATE VALVE ASSY.

EXIST. STORM DRAIN MANHOLE TOP: 75.46 FL: 71.05

PROP. 283.90 L.F. 8" DR18 C-900 WATER LINE

PROP. 279.00 L.F. 8" DR18 C-900 WATER LINE

5.00' ALIGN.

10.00' UTILITY EASEMENT (DEDICATED BY THIS PLAT)

PROP. 242.50 L.F. 8" DR18 C-900 WATER LINE

PROP. 99.10 L.F. 8" DR18 C-900 WATER LINE

PROP. (2) 45° BENDS

PROP. 5.70 L.F. 8" DR18 C-900 WATER LINE

15.00' UTILITY EASEMENT (DEDICATED BY THIS PLAT)

9.00' ALIGN.

EXIST. SANITARY SEWER MANHOLE TOP: 74.92 FL: 65.89

PROP. 120.80 L.F. 8" DR18 C-900 WATER LINE

PROP. (1) 8"X8" TEE (1) GATE VALVE ASSY.

PROP. FIRE HYDRANT W/ GATE VALVE ASSY.

EXIST. STORM DRAIN MANHOLE TOP: 75.19 FL: 71.23

EXIST. POWER POLE

EXIST. WATER VALVE

EXIST. SANITARY SEWER MANHOLE TOP: 74.43

50.00'

EXIST. STORM DRAIN MANHOLE TOP: 74.66 FL: 67.82

EXIST. UNDERGROUND CABLE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

60.00'

50.00' R.O.W. TO CITY OF WESLACO (AS PER DOC#1629653, O.R.H.C.)

EXIST. CITY OF WESLACO STORM DRAIN LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. STORM DRAIN MANHOLE TOP: 74.97 FL: 67.51

EXIST. POWER POLE

EXIST. SANITARY SEWER MANHOLE TOP: 74.82

EXIST. SANITARY SEWER MANHOLE TOP: 75.50 FL: 66.54

EXIST. 100.00' R.O.W. ℄ N WESTGATE DRIVE

EXIST. CITY OF WESLACO STORM DRAIN LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

50.00'

EXIST. CITY OF WESLACO 12" WATER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. SANITARY SEWER MANHOLE TOP: 74.73

EXIST. CITY OF WESLACO STORM DRAIN LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. CITY OF WESLACO STORM DRAIN LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. CITY OF WESLACO 8" SANITARY SEWER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. CITY OF WESLACO 8" WATER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

12" WTR

WESTGATE VILLAGE MOBILE HOME SUBDIVISION PHASE 2
VOL.36, PG. 117B H.C.M.R.

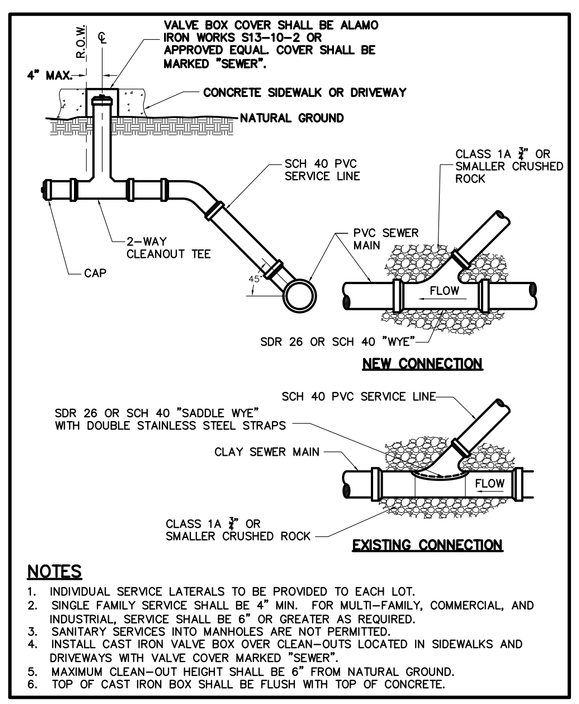
WESTGATE VILLAGE MOBILE HOME SUBDIVISION
VOL.33, PG. 94 H.C.M.R.

ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
℄	CENTER LINE
	LOT LINE

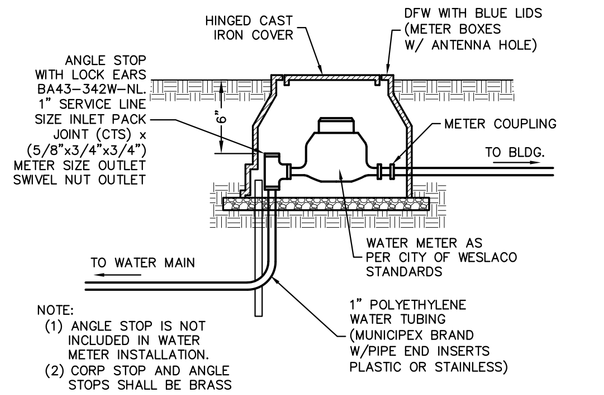
LEGEND

- ○ – SET 1/2 INCH IRON ROD
- ● – FOUND 1/2 INCH IRON ROD
- ▲ – FOUND COTTON PICKER SPINDLE
- ⊗ – CALCULATED POINT
- ℄ – POWER POLE
- (XXXX) – MAP RECORD
- XXXX – NATURAL GROUND
- ○ – CAPPED IRON ROD SET



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL, SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
3. SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
4. INSTALL CAST IRON VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
5. MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
6. TOP OF CAST IRON BOX SHALL BE FLUSH WITH TOP OF CONCRETE.



NOTE:
(1) ANGLE STOP IS NOT INCLUDED IN WATER METER INSTALLATION.
(2) CORP STOP AND ANGLE STOPS SHALL BE BRASS

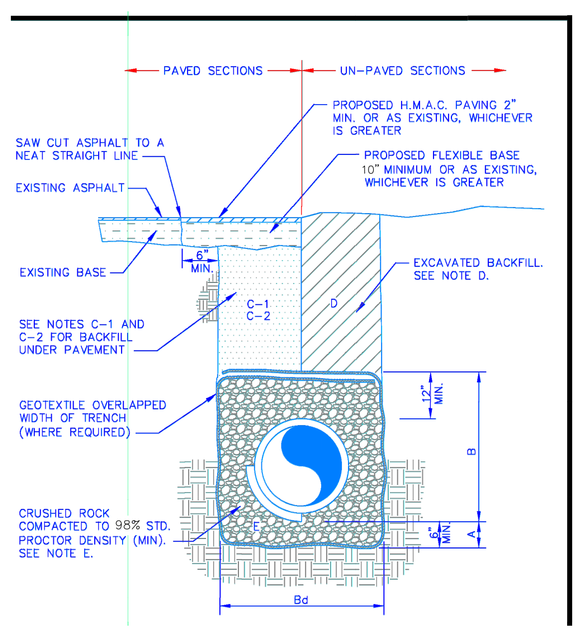
TYPICAL WATER METER INSTALLATION
NOT TO SCALE

GENERAL NOTES:

1.) ALL WATERLINE IMPROVEMENTS AS PER CITY OF WESLACO CONSTRUCTION STANDARDS.

2.) CONTRACTOR SHALL BE REQUIRE TO REPAIR ANY LANDSCAPING AND SIDEWALK DAMAGE AS PART OF THE CONSTRUCTION.

3.) EXISTING CURB AND GUTTER, DRIVEWAYS, AND ANY DAMAGED UTILITIES TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.



GENERAL NOTES:

A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER)
PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY
98% INSIDE RIGHT OF WAY

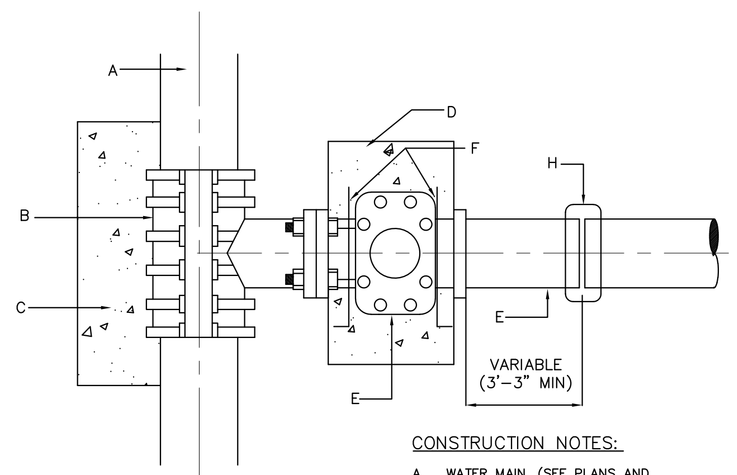
E. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) MAXIMUM ¾" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED SOILS WITH FINES OR UNSTABLE SOILS, EMBEDMENT ZONE SHALL BE WRAPPED WITH GEOTEXTILE.

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



GENERAL NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
3. VALVE SHALL BE MUELLER BRAND.

CONSTRUCTION NOTES:

A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS.
G. PVC PIPE.
H. SIMPLEX COUPLING.

TAPPING SLEEVE & VALVE INSTALLATION

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON JUNE 15, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

UTILITY LAYOUT
PABLO PENA JR. SUBDIVISION NO.2
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT :

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: DANIEL RODRIGUEZ E.I.T.
SCALE: 1"=40'
DATE: JUNE 15, 2022
PROJECT: SUB 22 029
REVISIONS:

PAGE NO. 2-OF-3

PLANNING AND ZONING
REGULAR MEETING

X:\RDE SUBDIVISIONS 2022\SUB 22-029 - FELIZA TAYLOR - PABLO PENA NO.2\DWG\SUB 22 029_SHT UTILITY LAYOUT.dwg, RODELTA 6/29/2022 11:59 AM

Y:\RDE SUBDIVISIONS 2022\SUB 22.029 - FELIZA TAYLOR - PABLO PENA NO.2\DWG\SUB 22 029_SHT LIGHT LAYOUT.dwg RIODELTA 6/29/2022 11:41 AM

AZTEC COMMERCIAL WESTGATE SUBDIVISION, PROP ID: 1372071

THE VILLAGES AT WESTGATE SUBDIVISON, DOC # 3035761, M.R.H.C.

WESTGATE VILLAGE MOBILE HOME SUBDIVISION PHASE 2
VOL.36, PG. 117B H.C.M.R.

WESTGATE VILLAGE MOBILE HOME SUBDIVISION
VOL.33, PG. 94 H.C.M.R.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1, PROP ID: 1179581

℄ N WESTGATE DRIVE

℄ CANYON ROAD

℄ CYPRESS ROAD

S88° 47' 30"W 250.00'

N1° 12' 30"W 970.00'

S1° 12' 30"E 970.00'

N88° 47' 30"E 250.00'

LOT 7
59688 SQ FT
1.370 ACRE

LOT 6
28200 SQ FT
0.647 ACRE

LOT 5
28200 SQ FT
0.647 ACRE

LOT 4
29100 SQ FT
0.668 ACRE

LOT 3
29100 SQ FT
0.668 ACRE

LOT 2
29100 SQ FT
0.668 ACRE

LOT 1
28788 SQ FT
0.661 ACRE

PROP. (1) STREET LIGHT

EXIST. POWER POLE

EXIST. UNDERGROUND CABLE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. 100.00' R.O.W.

EXIST. 45.00' R.O.W. (AS PER DOC#2797510, O.R.H.C.)

EXIST. 50.00' R.O.W. (AS PER DOC#2833903, O.R.H.C.)

50.00' R.O.W. TO CITY OF WESLACO (AS PER DOC#1629653, O.R.H.C.)

5.00' ELECTRICAL EASEMENT (AS PER DOC#2897354, M.R.H.C.)

10.00' ELECTRICAL EASEMENT (AS PER DOC#2897354, M.R.H.C.)

10.00' UTILITY EASEMENT (DEDICATED BY THIS PLAT)

15.00' UTILITY EASEMENT (DEDICATED BY THIS PLAT)

40' X 30' COMMON ACCESS EASEMENT (DEDICATED BY THIS PLAT)

ADDITIONAL 10.00' R.O.W. (DEDICATED BY THIS PLAT)

SCALE: 1" = 40'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.M.	FARM-TO-MARKET
F.I.	FOUND
U.E.	UTILITY EASEMENT
℄	CENTER LINE
L	LOT LINE

LEGEND	
O	– SET 1/2 INCH IRON ROD
●	– FOUND 1/2 INCH IRON ROD
▶	– FOUND COTTON PICKER SPINDLE
▲	– CALCULATED POINT
⌀	– POWER POLE
(XXXX)	– MAP RECORD
XXXX	– NATURAL GROUND
○	– CAPPED IRON ROD SET

PROJECT :

STREET LIGHT LAYOUT
PABLO PENA JR. SUBDIVISION NO.2
WESLACO, TEXAS
HIDALGO COUNTY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON JUNE 15, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	PHILLIP EBERLE E.I.T.
SCALE:	1"=40
DATE:	JUNE 15, 2022
PROJECT:	SUB 22 029
REVISIONS:	
PAGE NO.	3-OF-3

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **July 6,2022**	**Agenda Item No.** (to be assigned by PCE)**:** **V. E.**
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and reconsideration for the Final Plat for South Point Subdivision – being a 12.34 acres being all of lot 2 VBMH Subdivision, Hidalgo County, Texas. Approximately 2,957 ft. West of the Intersection of F.M. 88 and US Expy 83. Possible Action.	
Discussion/Overview: The Subdivision was previously approved by Commission August 17, 2021, as a seven (7) lot subdivision. The developer is requesting to change from public to a private subdivision. The proposed street will be maintained by the surrounding property owners and will remain ungated.	
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 Subdvision 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

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 HCDD#1	☑ YES ☐ NO Irrigation District Excluded

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
_____**$355.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

__X__**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
__X__**$350.00** (one time fee for preliminary and final plat)
__X__One 11" X 17" reduced copy of plat
__X__Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
__X__Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
__X__Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
__X__Proof of ownership of the property
_n/a_If septic tank system required, submit soil evaluation report
__X__Water Rights associated with the property
__X__Tax Receipt for all taxing entities showing that taxes are paid in full
_n/a_Number of fire hydrants proposed for subdivision
__X__Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

__X__**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
__X__Plats to be sealed by Professional Engineer
__X__Approved Drainage Report
__X__Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: 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: _____

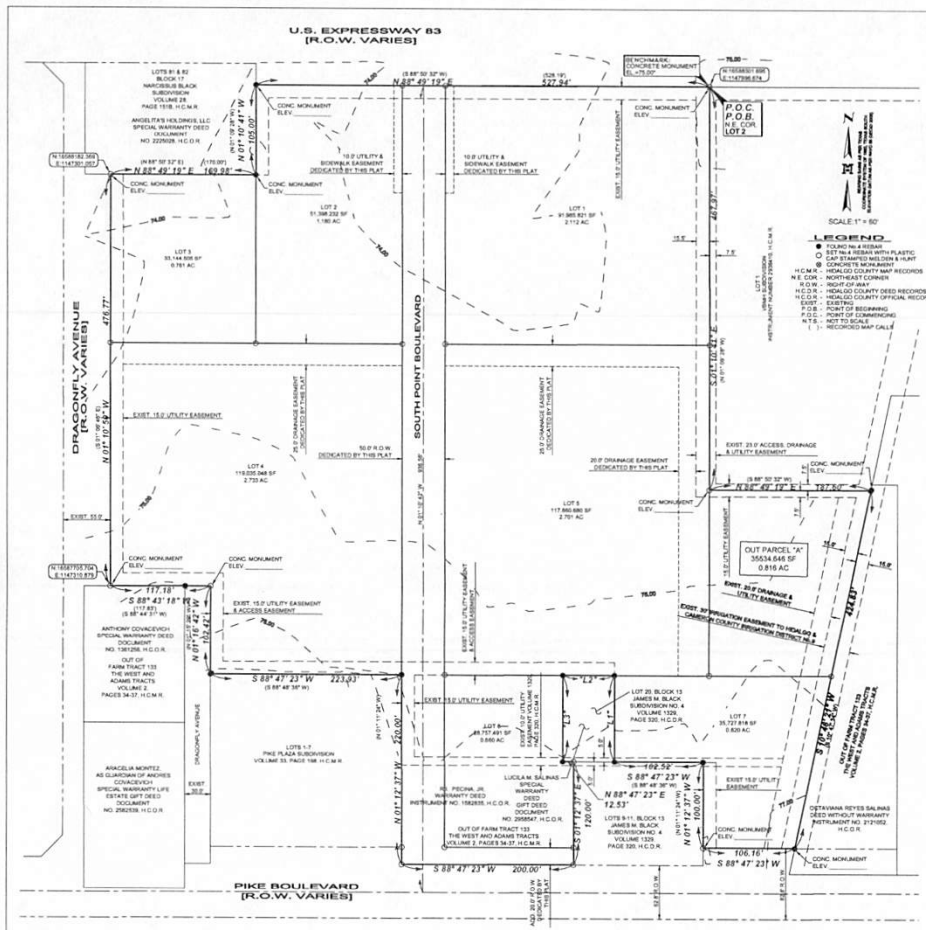
City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____



MAP OF

SOUTH POINT SUBDIVISION

BEING A RESUBDIVISION OF 12.889 ACRES
BEING ALL OF LOT 2
VBMH SUBDIVISION,
AND OUT OF FARM TRACT 133,
WEST AND ADAMS TRACT SUBDIVISION
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OR 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 2934115, 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 1364617, HIDALGO COUNTY OFFICIAL RECORDS, AND TO R.I. PEGINA, JR. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1583926, HIDALGO COUNTY OFFICIAL RECORDS, SAID 12.889 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 01° 10' 41" E (S 01° 08' 39" W IN PLAT CALL) ALONG AN EAST LINE OF SAID LOT 2, A DISTANCE OF 497.97 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, N 88° 49' 19" E (S 88° 50' 33" W IN PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 187.80 FEET TO A NO. 4 REBAR FOUND, ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 13° 49' 21" W (S 13° 47' 34" W IN PLAT CALL) ALONG AN EAST LINE OF SAID LOT 2, A DISTANCE OF 474.85 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, S 88° 47' 23" W ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 106.16 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 01° 12' 37" W (N 01° 11' 24" W IN PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 88° 47' 23" W (S 88° 48' 36" W IN PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 102.52 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 01° 12' 37" W (N 01° 11' 24" W IN PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 88° 47' 23" W (S 88° 48' 36" W IN PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 90.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 01° 12' 37" E (S 01° 11' 24" E IN PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 88° 47' 23" W (S 88° 48' 36" W IN PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 12.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, S 01° 12' 37" E A DISTANCE OF 120.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 88° 47' 23" W ALONG THE NORTH RIGHT OF WAY LINE OF PIKE BOULEVARD, A DISTANCE OF 200.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 01° 12' 37" W (N 01° 11' 24" W IN PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 335.00 FEET TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 88° 47' 23" W (S 88° 48' 36" W IN PLAT CALL) ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 203.83 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT;
15. THENCE, N 01° 16' 42" W (N 01° 15' 29" W IN PLAT CALL) ALONG A WEST LINE OF SAID LOT 2, A DISTANCE OF 102.42 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, S 88° 43' 18" W (S 88° 44' 31" W IN PLAT CALL) ALONG A LINE OF SAID LOT 2, A DISTANCE OF 117.18 FEET (117.83 FEET PLAT CALL) TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF SAID LOT 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, N 01° 10' 50" W (S 01° 08' 49" E PLAT CALL) ALONG A WEST LINE OF SAID LOT 2 AND THE EAST RIGHT OF WAY LINE OF DRAGONFLY AVENUE, A DISTANCE OF 476.77 FEET TO A NO. 4 REBAR SET ON THE SOUTHERMOST NORTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHERMOST NORTHWEST CORNER OF THIS TRACT;
18. THENCE, N 88° 49' 19" E (N 88° 50' 33" E PLAT CALL) ALONG A NORTH LINE OF SAID LOT 2, A DISTANCE OF 186.84 FEET (170.00 FEET PLAT CALL) TO A NO. 4 REBAR FOUND ON AN INSIDE CORNER OF SAID LOT 2, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, N 01° 10' 41" W (N 01° 08' 39" W PLAT CALL) ALONG A WEST LINE OF SAID LOT 2, A DISTANCE OF 105.00 FEET TO A NO. 4 REBAR FOUND ON THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 2, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
20. THENCE, N 88° 49' 19" E (S 88° 50' 33" W PLAT CALL) ALONG A NORTH LINE OF SAID LOT 2 AND THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83, A DISTANCE OF 527.94 FEET (528.19 FEET PLAT CALL) TO THE POINT OF BEGINNING AND CONTAINING 12.889 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B"

ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

COMMUNITY PANEL NUMBER: 480340 0005 B
EFFECTIVE DATE: MARCH 4, 1980

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE FRONT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:

FRONTAGE: PIKE BOULEVARD IS IDENTIFIED AS PART OF THE HIDALGO COUNTY THOROUGHFARE MAP.
PIKE: 25' OR EASEMENT, WHICH EVER IS GREATER
SIDE: 10' OR EASEMENT, WHICH EVER IS GREATER
REAR: 10' OR EASEMENT, WHICH EVER IS GREATER

4. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 1.367356 C.F. OF STORM SEWER RUNOFF AS PER APPROVED DRAINAGE REPORT.
5. BENCH MARK: SET SQUARE CUT TOP OF AS STS LOCATED ON THE NORTH SIDE OF THIS LOT AT THE FOLLOWING COORDINATE AND ELEVATION:
N 16584031.7525, E 1147518.3865 AT ELEVATION = 77.17

CONCRETE MONUMENT LOCATED ON THE NORTHWEST CORNER OF THIS PROPERTY:
N 16584031.5945, E 1147998.6743 AT ELEVATION = 75.00

6. NO BUILDING IS ALLOWED OVER ANY EASEMENT.
7. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF U.S. EXPRESSWAY 83, PIKE BOULEVARD AND ALL INTERIOR STREETS DURING THE BUILDING PERMIT PROCESS.
8. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER.
9. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
10. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
11. LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.
13. NO ACCESS SHALL BE GRANTED FOR LOT 2 ONTO FRONTAGE ROAD.

CITY OF WESLACO
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED ON THIS _____ DAY OF _____, 20___

_____ _____
CHAIRMAN DATE

CITY OF WESLACO
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR CITY OF WESLACO DATE

_____ _____
ATTEST: CITY OF WESLACO SECRETARY DATE

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	DOLLY L. ELIZONDO R. I. PEGINA, JR.	305A N. SHARY ROAD 2100 GRANTE STREET	MISSION, TX 78572 MISSION, TX 78572	-	-
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.

DATED THIS____ DAY OF _____, 20____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.C.I.D. #9 RIGHTS-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID # 9 WILL NOT BE RESPONSIBLE FOR DRAINAGE/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

_____
RANDALL WINSTON, P.E. - GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 01° 12' 37" W (N 01° 11' 24" W)	100.00'
L2	S 88° 47' 23" W (S 88° 48' 36" W)	40.00'
L3	S 01° 12' 37" E (S 01° 11' 24" E)	100.00'

DRAWN BY: EM _____ DATE: 04/12/21
IRRIGATION_CHECKED: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

TBPE FIRM # F-1435
TBPLS No. 10048600

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE " SOUTH POINT SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

DOLLY L. ELIZONDO, MANAGING MEMBER OF DATE
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 NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DOLLY L. ELIZONDO PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE " SOUTH POINT SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ DATE
R. I. PEGINA, JR.
2100 GRANTE STREET
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED R. I. PEGINA, JR. PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117358
STATE OF TEXAS

DATE PREPARED: 09/11-2019
ENGINEERING JOB # 19133.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTIES LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____

_____
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750
STATE OF TEXAS

DATE SURVEYED: 09/06/2018
T - PG
SURVEY JOB # 19527.08

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

BY: _____ DEPUTY

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **July 6,2022**	**Agenda Item No.** (to be assigned by PCE)**:** **V. F.**
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Sames Engineering	
Subject/Agenda Item: Discussion and reconsideration for the Final Plat for Weslaco Industrial Park – being a 146.09c.00 acre tract of land out of acre tract of land out of farm tract 1056, 1057and 1058, Block 116, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of intersection Mile 9 & FM 1015. Possible Action.	
Discussion/Overview: The Subdivision was previously approved by Commission December 14, 2021, as a twenty (20) lot subdivision. The developer is requesting to change the South portion of Development Drive from Economic Ave. to Mile 9 to a private street. The proposed conversion will allow the developer to install a gate at the intersection of Development drive and mile 9 north , in order to control traffic flows on Mile 9.	
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

PLAT-000107-2021

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: Weslaco Industrial Park

Location: Located on the Northeast corner of intersection Mile 9 & FM 1015

Legal Description: West and Adams Tract Subdivision 146.09 Acre tract of land out of Farm tract 1056, 1057, and 1058 BLK 116

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: Agriculture

Existing Land Use: Agriculture Proposed Land Use: Commercial & Industrial

Number of Lots Proposed: 20 Gross Acreage: 146.09

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: The Economic Development Corporation of Weslaco Telephone: 956-969-0838

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

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

ENGINEER INFORMATION

Name: SAMES, Inc. Telephone: 956-702-8880

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

City: McAllen State: TX Zip: 78501 E-mail: nlopez@samengineering-surveying.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Corporation

☒ YES ☐ NO Phone Utility_____	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District HCDD1	☒ YES ☐ NO Irrigation District HCCID9

Has the property been assessed as flat rate irrigable property: ☒ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☒ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
_____**$355.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

X **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
X **$350.00** (one time fee for preliminary and final plat)
X One 11" X 17" reduced copy of plat
X Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
X Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
X Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
X Proof of ownership of the property
N/A If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
X Tax Receipt for all taxing entities showing that taxes are paid in full
X Number of fire hydrants proposed for subdivision
X Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**

_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: Alex Mendez Date: 8/9/21

Authorized Agent Printed Name: Alex Mendez

****

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: _____

_____

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **July 1, 2022**	**Agenda Item No.** (to be assigned by PCE)**:** **V.G**
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa P.E.	
Subject/Agenda Item: Discussion and reconsideration for the Final Plat for San Gabriel Ph 1 Subdivision– being a 9.98-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on ¼ mile South of Mile 5 North on the east side of Westgate Dr. Possible Action.	
Discussion/Overview: The Subdivision was previously approved by Commission April 19, 2022, as a thirty-one (31) lot subdivision. The developer is requesting to change from public to a private subdivision.	
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

PLAT-000189-2022

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: San Gabriel Subdivision

Location: 1/4 mi. south of Mile 5 North on eat side of Mile 6 West

Legal Description: 9.98 acres being out of Farm Tract 795, the West and Adams Tracts as recorded in Vol. 2, Pgs. 34-37, H.C.M.R.

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 One Family Dwelling District

Existing Land Use: Open Proposed Land Use: R-1

Number of Lots Proposed: 31 Gross Acreage: 9.98

Title Report Submitted: ■ YES ☐ NO

OWNER INFORMATION

Owner's Name: Cottonfields, LTD. Telephone: (956) 477-3962

Address: 702 W. Expressway 83, Ste. 100 Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Javier Hinojosa, P.E. Telephone: (956)668-1588

Address: 416 E. Dove Ave. Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: javier@javierhinojosaeng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

■ YES ☐ NO Water Provision: City of Weslaco

■ YES ☐ NO Wastewater Provision: City of Weslaco

■ YES ☐ NO Electric Company: AEP

■ YES ☐ NO Phone Utility AT&T	☐ YES ☐ NO Gas Utility	■ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

■ YES ☐ NO Drainage District H.C.D.D. # 1	■ YES ☐ NO Irrigation District H.C.I.D. # 9

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
_____**$350.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
_____**$350.00** (one time fee for preliminary and final plat)
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_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**
_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)
_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING
_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING
_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY
_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: Ezequial Reyna

Owner Signature: _____ Date: 12/1/21

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 12/1/21

Authorized Agent Printed Name: Javier Hinojosa, 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: _____

_____

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **July 6, 2022**	**Agenda Item No.** (to be assigned by PCE)**:** **V.H.**
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa P.E.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for San Gabriel Subdivision Ph II– being a 10.01-acre tract of Farm Tract 795, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas Located approximately on 600ft east of Mile 6 West on the south side of Mile 5 Rd. Possible Action.	
Discussion/Overview: The proposed sixty-nine (69) 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 the City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant has submitted his letters of support from the drainage and irrigation district. The developer has adjusted the lots along Mile 5 North to accommodate the 40 ft throat to the gate.	
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 on the variance.	
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

PI AT-000200-2022

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: San Gabriel Subdivision Phase II

Location: 660 feet east of Mile 6 West on the south side of Mile 5 Road

Legal Description: 10.01 acres being out of Farm Tract 795, the West and Adams Tracts as recorded in Vol. 2, Pgs. 34-37, H.C.M.R.

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 One Family Dwelling District

Existing Land Use: Open Proposed Land Use: R-1, R-2 Townhouses

Number of Lots Proposed: 69 Gross Acreage: 10.01

Title Report Submitted: ■ YES ☐ NO

OWNER INFORMATION

Owner's Name: Cottonfields, LTD. Telephone: (956) 477-3962

Address: 702 W. Expressway 83, Ste. 100 Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Javier Hinojosa, P.E. Telephone: (956)668-1588

Address: 416 E. Dove Ave. Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: javier@javierhinojosaeng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

■ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: AEP

■ YES ☐ NO Phone Utility AT&T	☐ YES ☐ NO Gas Utility	■ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

■ YES ☐ NO Drainage District H.C.D.D. # 1	■ YES ☐ NO Irrigation District H.C.I.D. # 9

Has the property been assessed as flat rate irrigable property: ☐ YES ☐ NO

Have Water Rights been conveyed to City/Water Supplier? ☐ YES ☐ NO

(Attach written proof of such assessment or that it has never been assessed as such a property) If **YES,** attach an estimate from the irrigation district of the proportional water rights for the subdivision as calculated under Texas Water Code § 49.505.

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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- _____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)

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_____Number of fire hydrants proposed for subdivision
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SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**
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SUBMITTALS REQUIRED FOR FINAL (City Commission)
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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: Ezequial Reyna

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: Javier Hinojosa, 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: _____

_____

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

May 9, 2022

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

RE: San Gabriel Subdivisions I and II

Dear Ms. De La Fuente:

This letter is in response to a request from Javier Hinojosa, PE, the Engineer of record for San Gabriel Subdivisions I and II. Our office has received and approved the proposed drainage statement for the above-mentioned developments and has no objections to the Engineer's plan to discharge water as identified in approved drainage report date Feb 1, 2022.

If you should have any questions or require additional information, please feel free to contact me at (956) 292-7080.

Sincerely,
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

Xc:
Raul Sesin, PE, CFM, General Manager
Alexis Lozano, EIT

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

(956) 565-2411
(956) 565-0521 Fax

E-Mail
hccid9@hotmail.com

Randy Winston
General Manager

Judy Beall
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 5-24-22

JAVIER HINOJOSA P.E.
JAVIER HINOJOSA ENGINEERING/CONSULTING
416 E. DOVE AVENUE
MCALLEN, TEXAS 78504

RE: **SAN GABRIEL PH 2** Subd. Drainage and Detention

Good Morning Mr. Hinojosa:

I have received your revised cross section and calculations dated 02/25/22 for the **SAN GABRIEL PH 2** Subdivision modified to include the 100 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 100 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

The maintenance of this section is inside of the City Limits of Weslaco and will be done by City of Weslaco. Please verify final designs with Albert Aldana City of Weslaco Engineer.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

Drainage Statement
San Gabriel Subdivision
Weslaco, Texas

Introduction

The initial phase of San Gabriel Subdivision is a 9.98 acre tract of land out of Farm Tract 795, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. San Gabriel Subdivision Phase II shall consist of 10.01 acres out of Farm Tract 795 for a total acreage of 19.98 Acres (rounding error). This subdivision is located along the east side of Mile 6 West (Westgate Drive), one-quarter of a mile south of Mile 5 North and is within the city limits of Weslaco, Texas.

Flood Plain

The subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or 18" above natural ground, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Cameron Silty Clay (7), Hidalgo Sandy Clay Loam (28), Mercedes Clay (39), and Raymondville Clay Loam (52). Soils group 28 is in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 7, 39 and 52 are in hydrologic group "D" and are not very pervious with a relatively high plasticity index. Soils group "D" make up 96% of this subdivision.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 15.08 cubic feet per second is being generated by both phases.

Proposed Conditions

The initial phase of San Gabriel Subdivision is a 31 single-family lot subdivision with Phase II adding an additional 23 single-family lots and 36 townhouse lots. Both phases shall be developed concurrently. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout this development and shall discharge into a proposed detention pond located adjacent to the east side of this subdivision between the property line and golf cart path within Tierra Santa Golf Club. The detention pond shall discharge into an existing lake approximately 300 feet east of the detention pond via a 24" pipe at pre-development flows. The lakes within Tierra Santa are interconnected and ultimately discharge into the South Donna Drain. Both phases will increase runoff to a maximum of 85.27 cubic feet per second for an increase Q of 70.19 cubic feet per second based on a 100-year storm. Required detention for both phases is 136,854 cubic feet (3.142 Ac.Ft.). The detention pond for the overall

development shall be constructed as part of the initial phase and has a capacity of 200,746 cubic feet (4.608 Ac.Ft.) at a depth of 7.0 feet. An agreement has been reached allowing the overall development of San Gabriel Subdivision to connect to the lake at Tierra Santa.

2/11/22

Javier Hinojosa, P.E.

STATE OF TEXAS
J. HINOJOSA
4608
REGISTERED
PROFESSIONAL ENGINEER

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Alexis Lozano
H.C.D.D. NO. 1

2/25/22
DATE

DRAINAGE ANALYSIS

PROJECT NAME: **San Gabriel Subdivision (Overall)**
DATE: February 1, 2022

I. Existing Condition-10 year

			Int. Coeff. "k	0.213 Table 3-2
Ex. Area:	870,380 sf		Kμ	3.28
	19.981 ac		Length	1090
Imp.Area:	- sf		Velocity	0.34932 ft/sec
% Imp. :	0.00			
Slope :	0.25 %			
tc :	52.01 min			
Rainfall Intensity (10yr)		3.543 in/hr		
c factor		0.213		
Q peak existing condition:		15.08 cfs		

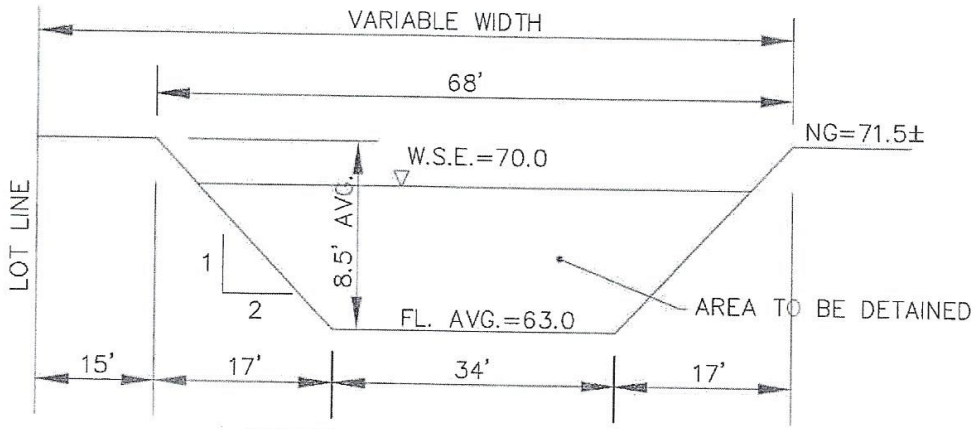
II. Future Condition-100 year

Future area:	870,380.00 sf			
	19.98 ac			
Estimated Imp. Area:	393,640 sf			
% Imp. :	0.45			
Slope :	0.25%			
tc :	18.65 min			
Rainfall Inte PL		8.691 in/hr		
c factor		0.491		
Q future cond. = Aci = i *	=	85.27	*	0.49
		9.81075712 i		

time min.	time hour	i_{100} in/hr	Q_{100} in cfs	Vin cf	Q_{10} out cfs	Vout cf	REQ'D V cf	
100	1.67	3.187	31.27	187,599	15.08	53,677	133,923	
110	1.83	2.988	29.31	193,447	15.08	58,200	135,247	
120	2.00	2.815	27.62	198,859	15.08	62,724	136,134	
130	2.17	2.665	26.14	203,901	15.08	67,248	136,653	
140	**2.33**	**2.532**	**24.84**	**208,627**	**15.08**	**71,772**	**136,854**	**MAX.**
150	2.50	2.413	23.68	213,078	15.08	76,296	136,781	
160	2.67	2.307	22.63	217,288	15.08	80,820	136,468	
170	2.83	2.211	21.69	221,286	15.08	85,344	135,942	
180	3.00	2.124	20.84	225,094	15.08	89,868	135,226	
190	3.17	2.045	20.06	228,737	15.08	94,392	134,339	

Storage Required: 136,854 cf
Storage Required: 3.142 Ac.-Ft.
w/ release rate of: 15.08 cfs

7/21/22



DETENTION SECTION "A"

N.T.S.

DETENTION CALCULATION

(TOP AREA + BOTTOM AREA) /2 x DEPTH = CAPACITY

(38,119 SF + 19,237 SF) /2 x 7.0' = 200,746 CF

Proposed

San Gabriel Subdivision

Weslaco, Texas

DRAINAGE REPORT

Prepared For:

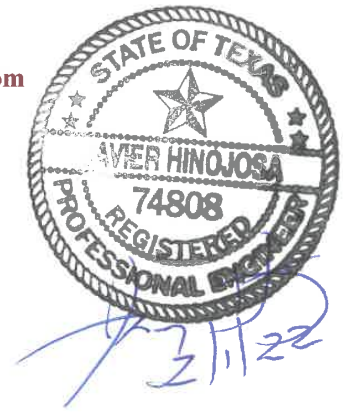
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
e-mail: javier@javierhinojosa.eng.com

February 1, 2022



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Drainage Statement
San Gabriel Subdivision
Weslaco, Texas

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development shall be constructed as part of the initial phase and has a capacity of 200,746 cubic feet (4.608 Ac.Ft.) at a depth of 7.0 feet. An agreement has been reached allowing the overall development of San Gabriel Subdivision to connect to the lake at Tierra Santa.

2/11/22

Javier Hinojosa, P.E.

STATE OF TEXAS
HINOJOSA
108
REGISTERED
PROFESSIONAL ENGINEER

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Alexis Lozano
H.C.D.D. NO. 1

2/25/22
DATE

DRAINAGE ANALYSIS

PROJECT NAME: **San Gabriel Subdivision (Overall)**
DATE: February 1, 2022

I. Existing Condition-10 year

			Int. Coeff. "k	0.213 Table 3-2
Ex. Area:	870,380 sf		Kμ	3.28
	19.981 ac		Length	1090
Imp.Area:	- sf		Velocity	0.34932 ft/sec
% Imp. :	0.00			
Slope :	0.25 %			
tc :	52.01 min			
Rainfall Intensity (10yr)		3.543 in/hr		
c factor		0.213		
Q peak existing condition:		15.08 cfs		

II. Future Condition-100 year

Future area:	870,380.00 sf			
	19.98 ac			
Estimated Imp. Area:	393,640 sf			
% Imp. :	0.45			
Slope :	0.25%			
tc :	18.65 min			
Rainfall Inte PL		8.691 in/hr		
c factor		0.491		
Q future cond. = Aci = i *	=	85.27	*	0.49
		9.81075712 i		

time min.	time hour	i_{100} in/hr	Q_{100} in cfs	Vin cf	Q_{10} out cfs	Vout cf	REQ'D V cf	
100	1.67	3.187	31.27	187,599	15.08	53,677	133,923	
110	1.83	2.988	29.31	193,447	15.08	58,200	135,247	
120	2.00	2.815	27.62	198,859	15.08	62,724	136,134	
130	2.17	2.665	26.14	203,901	15.08	67,248	136,653	
140	**2.33**	**2.532**	**24.84**	**208,627**	**15.08**	**71,772**	**136,854**	**MAX.**
150	2.50	2.413	23.68	213,078	15.08	76,296	136,781	
160	2.67	2.307	22.63	217,288	15.08	80,820	136,468	
170	2.83	2.211	21.69	221,286	15.08	85,344	135,942	
180	3.00	2.124	20.84	225,094	15.08	89,868	135,226	
190	3.17	2.045	20.06	228,731	15.08	94,392	134,339	

Storage Required: 136,854 cf
Storage Required: 3.142 Ac.-Ft.
w/ release rate of: 15.08 cfs

STATE OF TEXAS
HINOJOSA
14808
REGISTERED
PROFESSIONAL ENGINEER

7/1/22

TABLE I

TIME OF CONCENTRATION DETERMINATION

San Gabriel Subdivision (Overall)

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.213	560		52.01						52.01
D.A. #1	Overland & Gutter	0.491	115		4.79			400	1.0	6.67	11.46
D.A. #1-D.A.#2	Pipe Flow	0.491						40	3.0	0.22	11.68
D.A. #2	Overland & Gutter	0.491	165		6.88			400	1.0	6.67	13.54
D.A.#2-D.A.#4	Pipe Flow	0.491						370	3.0	2.06	15.60
D.A.#3	Overland & Gutter	0.491	120		5.00			235	1.0	3.92	8.92
D.A.#3-D.A.#4	Pipe Flow	0.491						40	3.0	0.22	9.14
D.A.#4	Overland & Gutter	0.491	172		7.17			225	1.0	3.75	10.92
D.A.#4-D.A.#6	Pipe Flow	0.491						375	3.0	2.08	17.68
D.A.#5	Overland & Gutter	0.491	123		5.13			225	1.0	3.75	8.88
D.A.#5-D.A.#6	Pipe Flow	0.491						35	3.0	0.19	9.07
D.A.#6	Overland & Gutter	0.491	172		7.17			225	1.0	3.75	10.92
D.A.#6-OUTFALL A	Pipe Flow	0.491						175	3.0	0.97	18.65
D.A.#7	Overland & Gutter	0.491	108		4.50			230	1.0	3.83	8.33
D.A.#7-D.A.#8	Pipe Flow	0.491						35	3.0	0.19	8.53
D.A.#8	Overland & Gutter	0.491	108		4.50			230	1.0	3.83	8.33
D.A.#8-OUTFALL B	Pipe Flow	0.491						250	3.0	1.39	9.92
D.A.#9	Overland & Gutter	0.491	92		3.83			160	1.0	2.67	6.50
D.A.#9-D.A.#10	Pipe Flow	0.491						40	3.0	0.22	6.72

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
San Gabriel Subdivision (Overall)

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	19.981	0.213	52.01	10	3.543	15.08		
D.A. #1	1.784	0.491	11.46	10	8.249	7.23		
D.A. #1-D.A.#2	1.784	0.491	11.68	10	8.180	7.17	24	0.101%
D.A. #2	2.413	0.491	13.54	10	7.654	9.07		
D.A.#2-D.A.#4	4.197	0.491	15.60	10	7.156	14.75	24	0.426%
D.A.#3	0.914	0.491	8.92	10	9.136	4.10		
D.A.#3-D.A.#4	0.914	0.491	9.14	10	9.049	4.06	24	0.032%
D.A.#4	1.630	0.491	10.92	10	8.421	7.16		
D.A.#4-D.A.#6	6.741	0.491	17.68	10	6.721	22.24	30	0.294%
D.A.#5	1.189	0.491	8.88	10	9.152	7.16		
D.A.#5-D.A.#6	1.189	0.491	9.07	10	9.076	5.30	24	0.055%
D.A.#6	1.608	0.491	10.92	10	8.421	7.16		
D.A.#6-OUTFALL A	9.538	0.491	18.65	10	6.537	30.62	36	0.211%
						30.62	(2) 24"	0.459%
D.A.#7	1.278	0.491	8.33	10	9.371	7.16		
D.A.#7-D.A.#8	1.278	0.491	8.53	10	9.291	5.83	24	0.067%
D.A.#8	1.278	0.491	8.33	10	9.371	7.16		
D.A.#8-OUTFALL B	2.556	0.491	9.92	10	8.762	11.00	24	0.237%
D.A.#9	0.784	0.491	6.50	10	10.212	7.16		
D.A.#9-D.A.#10	0.784	0.491	6.72	10	10.101	3.89	24	0.030%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^e}$$

TABLE I
TIME OF CONCENTRATION DETERMINATION
San Gabriel Subdivision (Overall)

		OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A. #10	Overland & Gutter	0.491	92		3.83			160	1.0	2.67	6.50
D.A. #10-D.A.#12	Pipe Flow	0.491						325	3.0	1.81	8.53
D.A.#11	Overland & Gutter	0.491	92		3.83			175	1.0	2.92	6.75
D.A.#11-D.A.#12	Pipe Flow	0.491						40	3.0	0.22	6.97
D.A.#12	Overland & Gutter	0.491	92		3.83			240	1.0	4.00	7.83
D.A.#12-M.H.#14	Pipe Flow	0.491						130	3.0	0.72	9.25
D.A.#13	Overland & Gutter	0.491	92		3.83			255	1.0	4.25	8.08
D.A.#13-D.A.#14	Pipe Flow	0.491						35	3.0	0.19	8.28
D.A.#14	Overland & Gutter	0.491	87		3.63			255	1.0	4.25	7.88
D.A.#14-M.H.#14	Pipe Flow	0.491						130	3.0	0.72	9.00
M.H. #14-D.A.#16	Pipe Flow	0.491						310	3.0	1.72	10.97
D.A.#15	Overland & Gutter	0.491	108		4.50			220	1.0	3.67	8.17
D.A.#15-D.A.#16	Pipe Flow	0.491						35	3.0	0.19	8.36
D.A.#16	Overland & Gutter	0.491	108		4.50			232	1.0	3.87	8.37
D.A.#16-OUTFALL C	Pipe Flow	0.491						250	3.0	1.39	12.36
	DI										

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
San Gabriel Subdivision (Overall)

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A. #10	0.784	0.491	6.50	10	10.212	3.93		
D.A. #10-D.A.#12	1.568	0.491	8.53	10	9.291	7.15	24	0.100%
D.A.#11	0.691	0.491	6.75	10	10.087	3.42		
D.A.#11-D.A.#12	0.691	0.491	6.97	10	9.979	3.39	24	0.022%
D.A.#12	0.688	0.491	7.83	10	9.584	3.24		
D.A.#12-M.H.#14	2.947	0.491	9.25	10	9.007	13.03	30	0.101%
D.A.#13	1.082	0.491	8.08	10	9.476	5.03		
D.A.#13-D.A.#14	1.082	0.491	8.28	10	9.394	4.99	24	0.049%
D.A.#14	1.000	0.491	7.88	10	9.566	7.16		
D.A.#14-M.H.#14	2.082	0.491	9.00	10	9.103	9.31	24	0.170%
M.H. #14-D.A.#16	5.029	0.491	10.97	10	8.403	20.75	30	0.256%
D.A.#15	1.253	0.491	8.17	10	9.441	5.81		
D.A.#15-D.A.#16	1.253	0.491	8.36	10	9.360	5.76	24	0.065%
D.A.#16	1.278	0.491	8.37	10	9.357	5.87		
D.A.#16-OUTFALL C	7.560	0.491	12.36	10	7.979	29.62	36	0.198%
						29.62	(2) 24"	0.429%

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^{e}}$$

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
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	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	476740	10.944	2.736
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	0	0.000	0.000
Streets				
Asphalt	0.75	127320	2.923	2.192
Concrete	0.8	0	0.000	0.000
Parking/Driveways	0.8	48600	1.116	0.893
Sidewalks	0.8	21520	0.494	0.395
Buildings	0.8	196200	4.504	3.603
Total:		870,380	19.981	9.819
Weighted "c":			**0.491**	

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)
C_n = Runoff Coefficient n-th term
A_n = Area of n-th term
A_{total} = Total Area (acres)
A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

formula $I = b/(t_c+d)^e$

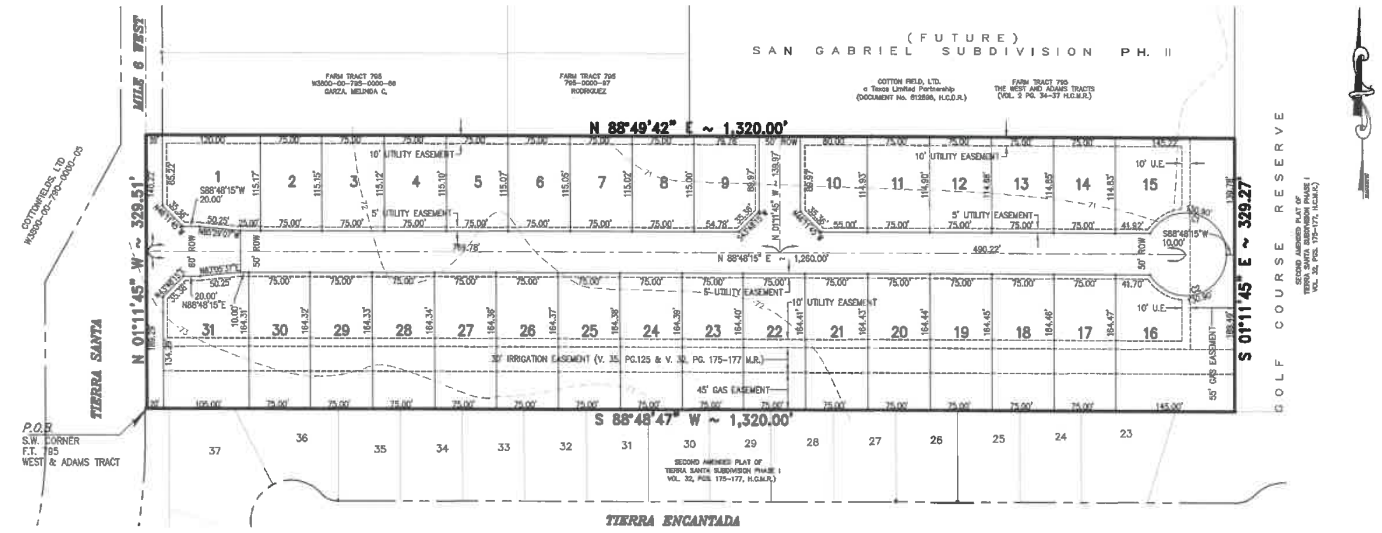
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6

LOCATION MAP

SCALE: 1" =2000'



SCALE: 1" = 100'

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGHT	CH. BEARING	CHORD
"C1"	150°00'00"	50.00'	186.60'	130.90'	S76°48'15"E	96.59'
"C2"	150°00'00"	50.00'	186.60'	130.90'	S73°48'15"W	96.59'

IRREGULAR LOT AREAS					
LOT #	AREA SQ. FT.	ACRES	LOT #	AREA SQ. FT.	ACRES
1	13,161	0.30	17	12,335	0.28
2	8,637	0.20	18	12,334	0.28
3	8,635	0.20	19	12,333	0.28
4	8,633	0.20	20	12,332	0.28
5	8,631	0.20	21	12,331	0.28
6	8,630	0.20	22	12,331	0.28
7	8,628	0.20	23	12,330	0.28
8	8,626	0.20	24	12,329	0.28
9	8,861	0.20	25	12,328	0.28
10	8,882	0.20	26	12,327	0.28
11	8,618	0.20	27	12,326	0.28
12	8,616	0.20	28	12,325	0.28
13	8,615	0.20	29	12,324	0.28
14	8,613	0.20	30	12,324	0.28
15	15,540	0.36	31	16,589	0.38
16	22,619	0.52			

LEGEND:

- ● IRON ROD FOUND
  IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS

LOCATION MAP
SCALE: 1" =2000'

DATE OF PREPARATION: OCTOBER, 2021 DRAWN BY:

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0525 B, REVISED JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 136,854 CUBIC FEET (3.142 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
4. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT: .....25 FEET
   REAR: .....15 FEET
   SIDE: ..... 5 FEET
   SIDE CORNER: .....10 FEET
6. A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF MILE 6 WEST (WESTGATE AVE)
7. A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
8. PROJECT BENCHMARK: MAGNETIC NAIL SET 27.55 FEET SOUTH AND 310.57 FEET EAST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION: 68.64 (NAD 83-NAVD 88) (ZONE 4205 TX. SOUTH). NORTHING: 16578357.402 EASTING: 1162741.954
9. SET ½" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.
11. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
12. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SW3P.
13. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
15. NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 31 TO MILE 6 WEST.
16. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
17. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

METES and BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 9.98 ACRES OF LAND, MORE OR LESS SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF FARM TRACT 795, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 9.98 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND AT THE SOUTHWEST CORNER OF SAID FARM TRACT 795, WITHIN MILE 6 WEST ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01°11'45" W, ALONG THE WEST LINE OF SAID FARM TRACT 795, WITHIN SAID MILE 6 WEST ROAD A DISTANCE OF 329.51 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND FOR THE NORTHWEST CORNER HEREOF;

THENCE N 88°49'24" E, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE EAST LINE OF SAID FARM TRACT 795, THE WEST LINE OF TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 01°11'45" E, ALONG THE EAST LINE OF SAID FARM TRACT 795, THE WEST LINE OF SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, A DISTANCE OF 329.27 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE SOUTHEAST CORNER OF SAID FARM TRACT 795, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 88°48'47" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 795 AND THE NORTH LINE OF SAID TIERRA SANTA GOLF CLUB AND COMMUNITY PHASE 1, PASS AT A DISTANCE OF 1300.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PE 5242" FOUND ON THE EAST LINE OF SAID MILE 6 WEST ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.98 ACRES OF LAND, MORE OR LESS.

BEARING BASES AS PER TEXAS STATE PLANE COORDINATE SYSTEM, 1983 [illegible] ZONE.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS ____ DAY OF _____ 2021.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SUBDIVISION PLAT OF

SAN GABRIEL SUBDIVISION

9.98 ACRES BEING OUT OF FARM TRACT 795, THE WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2, PAGES 34-37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SAN GABRIEL SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: EZEQUIEL REYNA, GENERAL PARTNER DATE
OWNER: COTTONFIELD LTD..
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FORE THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

WE, THE UNDERSIGNED, CERTIFIY THAT THIS PLAT OF SAN GABRIEL SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU DATE

THIS PLAT OF SAN GABRIEL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2021.

CHAIRMAN

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 THIS THE _____ DAY OF _____, 2021.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY'S OR EASEMENT'S WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

2/1/22

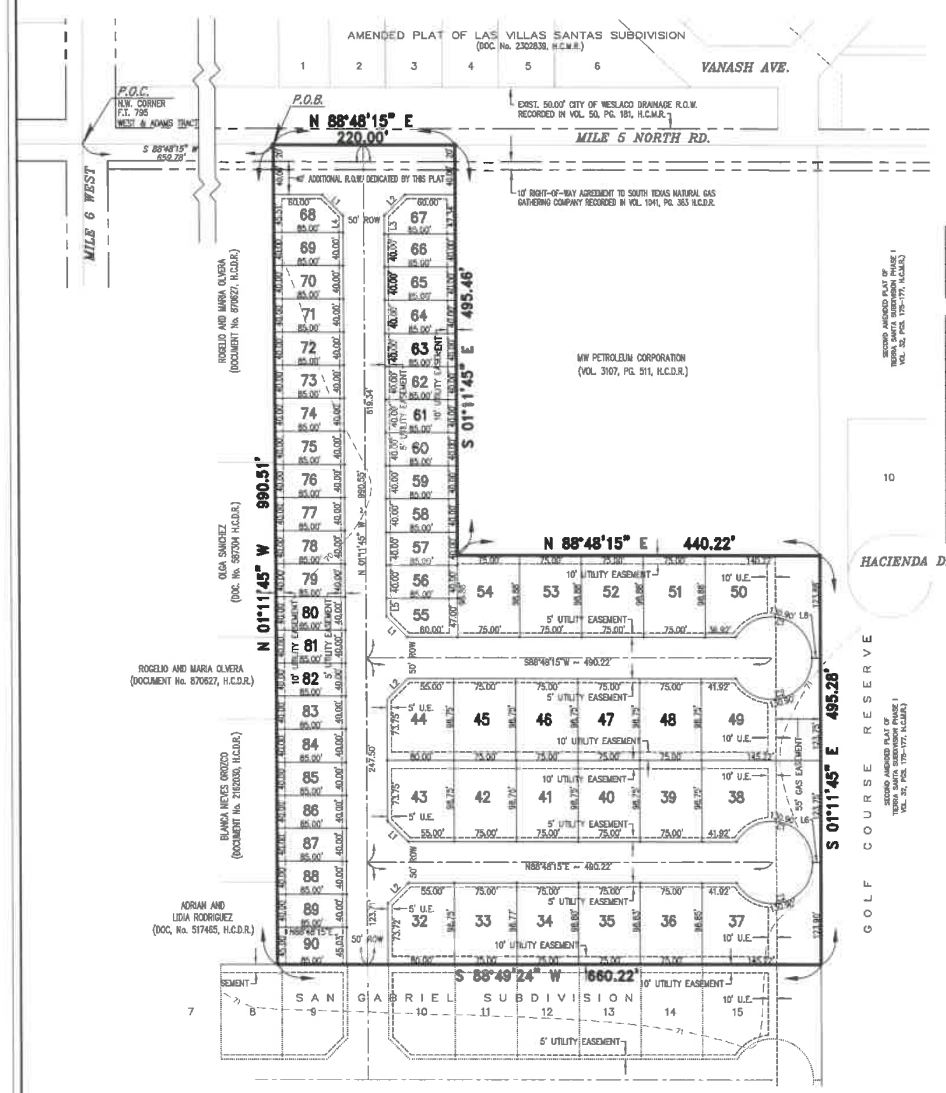
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

I, CARLOS VASQUEZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
McALLEN, TEXAS 78502
TBPELS FIRM No.10119000
TEL. (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F-1295

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: COTTONFIELD, LTD.	702 W. EXPRESSWAY 83	WESLACO, TX 78596	(956)477-3962
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956)668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956)618-1551



SCALE: 1" = 100'

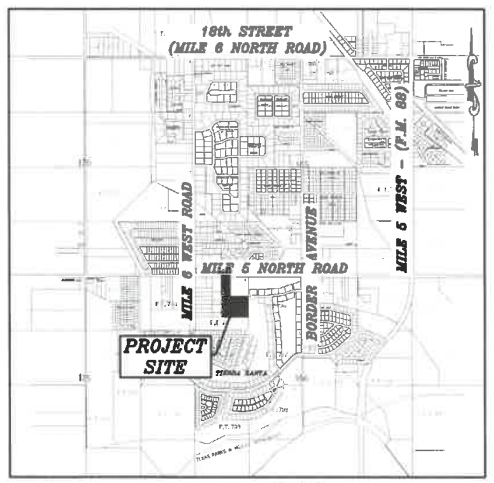
LEGEND:

- ● IRON ROD FOUND
- ○ IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGHT	CH. BEARING	CHORD
"C1"	150°00'00"	50.00'	186.60'	130.90'	S76°48'15"E	96.59'
"C2"	150°00'00"	50.00'	186.60'	130.90'	S73°48'15"W	96.59'

IRREGULAR LOT AREAS		
LOT #	AREA SQ. FT.	ACRES
32	7,596	0.17
33	7,407	0.17
34	7,409	0.17
35	7,411	0.17
36	7,413	0.17
37	13,128	0.30
38	13,109	0.30
43	7,588	0.17
44	7,598	0.17
49	13,109	0.30
50	12,833	0.29
55	3,683	0.08
67	3,710	0.09
68	3,556	0.08
90	3,826	0.09

LINE DATA		
#	BEARING	DISTANCE
L1	N 46°11'45" W	35.36'
L2	N 43°48'15" E	35.36'
L3	N 01°11'45" W	22.34'
L4	S 01°11'45" E	20.51'
L5	N 01°11'45" W	22.00'
L6	S 88°48'15" W	10.00'



LOCATION MAP
SCALE: 1" =2000'

METES AND BOUNDS DESCRIPTION

A tract of land containing 10.01 acres of land, more or less situated in Hidalgo County, Texas, being part or portion of FARM TRACT 795, THE WEST AND ADAMS TRACTS, Hidalgo County, Texas, map reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said 10.01 acres being more particularly described as follows;

COMMENCING, for reference at the Northwest corner of said Farm Tract 795, within the intersection of Mile 6 West Road and Mile 5 North Road, THENCE N 88 48' 15" E, along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 659.78 feet to the Northeast corner of a tract of land deeded to Rogelio Olvera and wife, Maria Olvera in Document Number 870627 Deed Records, Hidalgo County, Texas for the POINT OF BEGINNING and the Northwest corner of this tract;

THENCE N 88° 48' 15" E, continuing along the North line of said Farm Tract 795, within said Mile 5 North Road a distance of 220.00 feet to the northwest corner of a tract of land deeded to MW Petroleum Corporation, recorded in Volume 3107 Page 511 Deed Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the west line of said Petroleum Corporation tract, at distance of 20.00 feet pass the South right-of-way line of said Mile 5 North Road, at a distance of 30.00 feet pass an iron rod found on the South line of a 10.00 foot right-of-way agreement to South Texas Natural Gas Gathering Company, recorded in Volume 1041 Page 338 Deed Records, Hidalgo County, Texas, continuing a total distance of 495.46 feet to an iron rod with a plastic cap stamped "PE 5242" found, on the southwest corner of said Petroleum Corporation tract, and inside corner hereof;

THENCE N 88° 48' 15" E, along the south line of said Petroleum Corporation tract, a distance of 440.22 feet, to a ½" iron rod with a plastic cap stamped "PE 5242" found on the southeast corner of said Petroleum Corporation tract, the east line of said Farm Tract 795, the west line of Tierra Santa Golf Club & Community Phase I recorded in Volume 31 Page 79, Map Records, Hidalgo County, Texas, for the Northeast corner hereof;

THENCE S 01° 11' 45" E, along the common line of said Farm Tract 795, the west line of said Tierra Santa Golf Club Subdivision, a distance of 495.28 feet, for the Southeast corner hereof;

THENCE S 88° 49' 24" W, distance of 660.22 feet to the southeast corner of a tract of land deeded to Adrian Rodriguez and wife, Lidia Rodriguez recorded in Document Number 517465 Deed Records, Hidalgo County, Texas, for the Southwest corner hereof;

THENCE N 01° 11' 45" W, along the common line of said Rodriguez tract, at distance of 960.51 feet pass the south line of said South Texas Natural Gas Company right-of-way agreement, at a distance of 970.51 pass the South right-of-way line of said Mile 5 North Road, continuing a total distance of 990.51 feet to the POINT OF BEGINNIG, containing 10.01 acres of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.

DATE OF PREPARATION: NOVEMBER, 2021 DRAWN BY: C. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojoseng.com
TBPELS FIRM No. F-1295

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: COTTONFIELD, LTD.	702 W. EXPRESSWAY 83	WESLACO, TX 78596	(956)477-3962
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956)668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956)618-1551

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0525 B, REVISED JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF EACH LOT.
3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 136,854 CUBIC FEET (3.142 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
4. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT: .....25 FEET
   REAR: .....15 FEET
   SIDE: ..... 5 FEET
   SIDE CORNER: .....10 FEET
6. A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE SOUTH SIDE OF MILE 5 NORTH.
7. A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREET AT TIME OF BUILDING PERMIT.
8. PROJECT BENCHMARK: MAGNETIC NAIL SET 27.55 FEET SOUTH AND 310.57 FEET EAST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION: 68.64 (NAD 83-NAVD 88) (ZONE 4205 TX. SOUTH). NORTHING: 16578357.402 EASTING: 1162741.954
9. SET ½" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS.
11. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
12. A STORMWATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SW3P.
13. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
15. NO ACCESS SHALL BE PERMITTED FOR LOTS 67 AND 68 TO MILE 5 NORTH.
16. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
17. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED PURSUANT TO TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC PURPOSES OF THIS SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

DATED THIS ____ DAY OF _____ 2021.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

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

SUBDIVISION PLAT OF

SAN GABRIEL SUBDIVISION PHASE II

10.01 ACRES BEING OUT OF FARM TRACT 795, THE WEST AND ADAMS TRACTS AS RECORDED IN VOLUME 2, PAGES 34-37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SAN GABRIEL SUBDIVISION PHASE II TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
NAME: EZEQUIEL REYNA, GENERAL PARTNER DATE
OWNER: COTTONFIELD LTD..
ADDRESS: 702 W. EXPRESSWAY 83, STE. 100
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED EZEQUIEL REYNA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FORE THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN GABRIEL SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

_____
MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

_____
SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU DATE

THIS PLAT OF SAN GABRIEL SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2021.

_____
CHAIRMAN

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 THIS THE _____ DAY OF _____, 2021.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS OR EASEMENT'S WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9.

_____ _____
SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

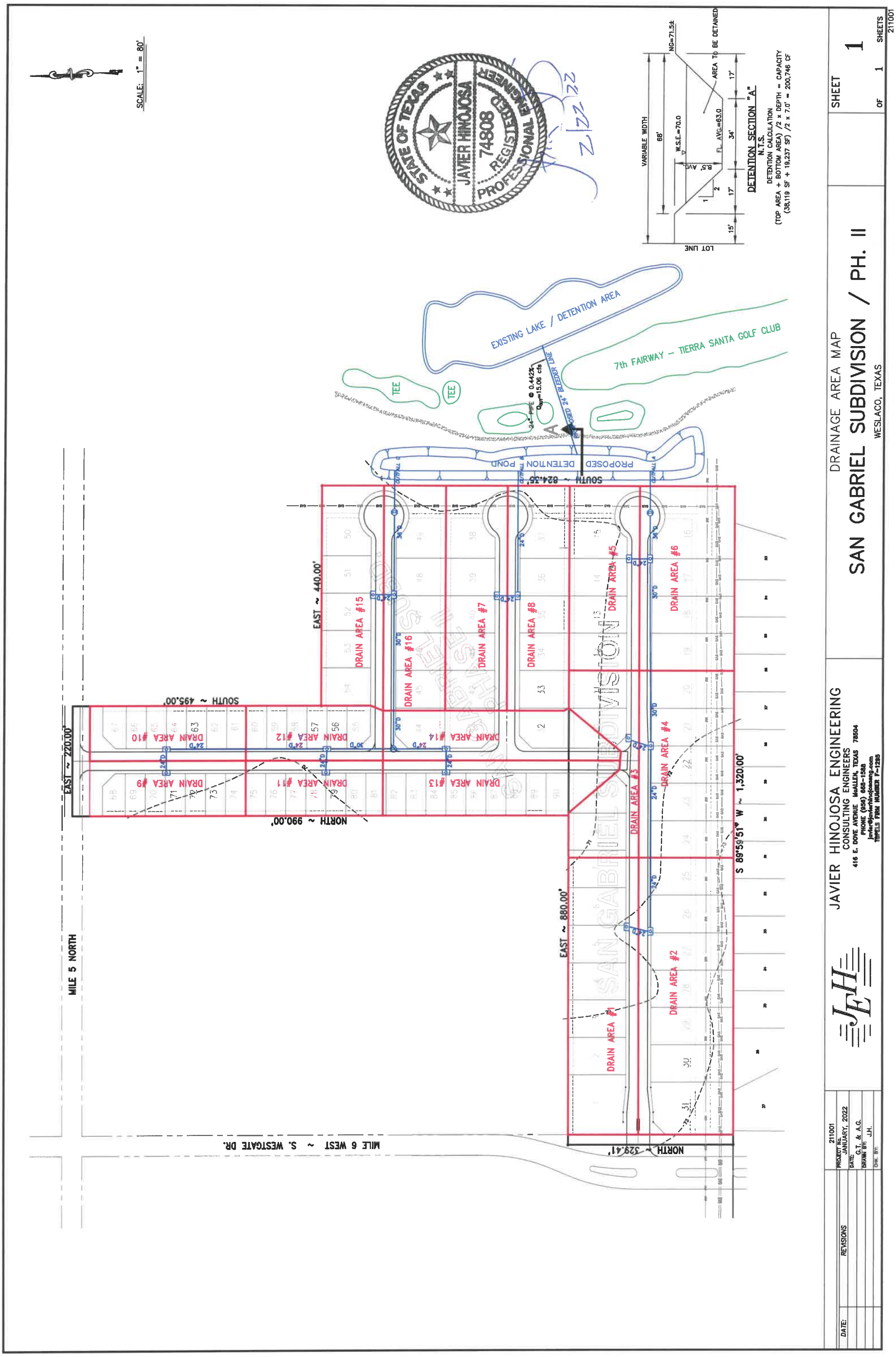
2/1/22

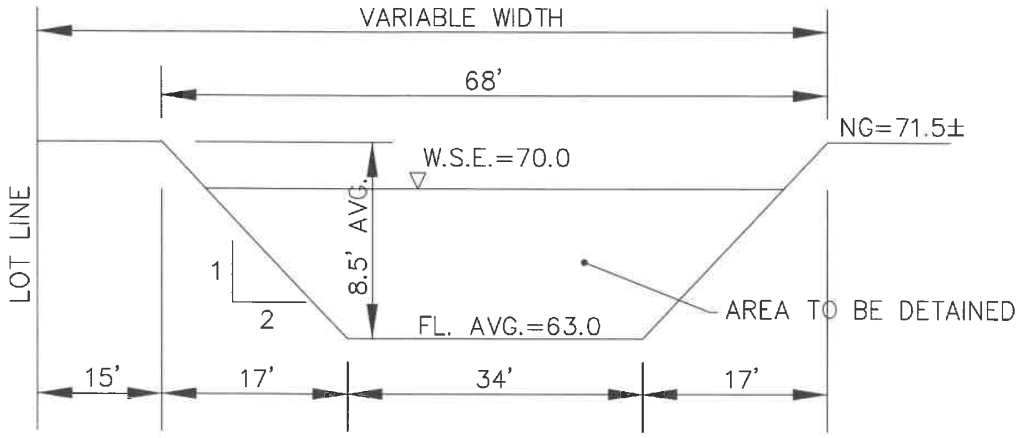
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
JAVIER
HINOJOSA
74808
REGISTERED
PROFESSIONAL ENGINEER

I, CARLOS VASQUEZ A REGISTERED PUBLIC LAND SURVEYOR IN STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
McALLEN, TEXAS 78502
TBPELS FIRM No.10119000
TEL. (956) 618-1551 DATE SURVEYED: FEBRUARY 01, 2021


SCALE: 1" = 80'
STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED
PROFESSIONAL ENGINEER
5/22/22
VARIABLE WIDTH
68'
NG=71.5±
W.S.E.=70.0
B.O. AVG.
FL. AVG.=63.0
AREA TO BE DETAINED
17'
34'
17'
15'
2
1
LOT LINE
DETENTION SECTION "A"
N.T.S.
DETENTION CALCULATION
(TOP AREA + BOTTOM AREA) /2 x DEPTH = CAPACITY
(38,119 SF + 19,237 SF) /2 x 7.0' = 200,746 CF
EXISTING LAKE / DETENTION AREA
7th FAIRWAY – TIERRA SANTA GOLF CLUB
TEE
TEE
24" PIPE @ 0.442%
Q=15.06 cfs
PROPOSED 24" BLEEDER LINE
PROPOSED DETENTION POND
SOUTH ~ 824.35'
EAST ~ 440.00'
DRAIN AREA #15
DRAIN AREA #16
DRAIN AREA #7
DRAIN AREA #8
DRAIN AREA #5
DRAIN AREA #6
DRAIN AREA #4
DRAIN AREA #3
DRAIN AREA #2
DRAIN AREA #1
DRAIN AREA #14
DRAIN AREA #13
DRAIN AREA #12
DRAIN AREA #11
DRAIN AREA #10
DRAIN AREA #9
SOUTH ~ 495.00'
EAST ~ 220.00'
NORTH ~ 990.00'
S 89°59'51" W ~ 1,320.00'
EAST ~ 880.00'
NORTH ~ 329.41'
MILE 5 NORTH
MILE 6 WEST ~ S. WESTGATE DR.
DRAINAGE AREA MAP
SAN GABRIEL SUBDIVISION / PH. II
WESLACO, TEXAS
SHEET 1 OF 1 SHEETS
211001
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295
PROJECT No. 211001
DATE: JANUARY, 2022
DRAWN BY: G.T. & A.G.
CHK. BY: J.H.
REVISIONS
DATE:



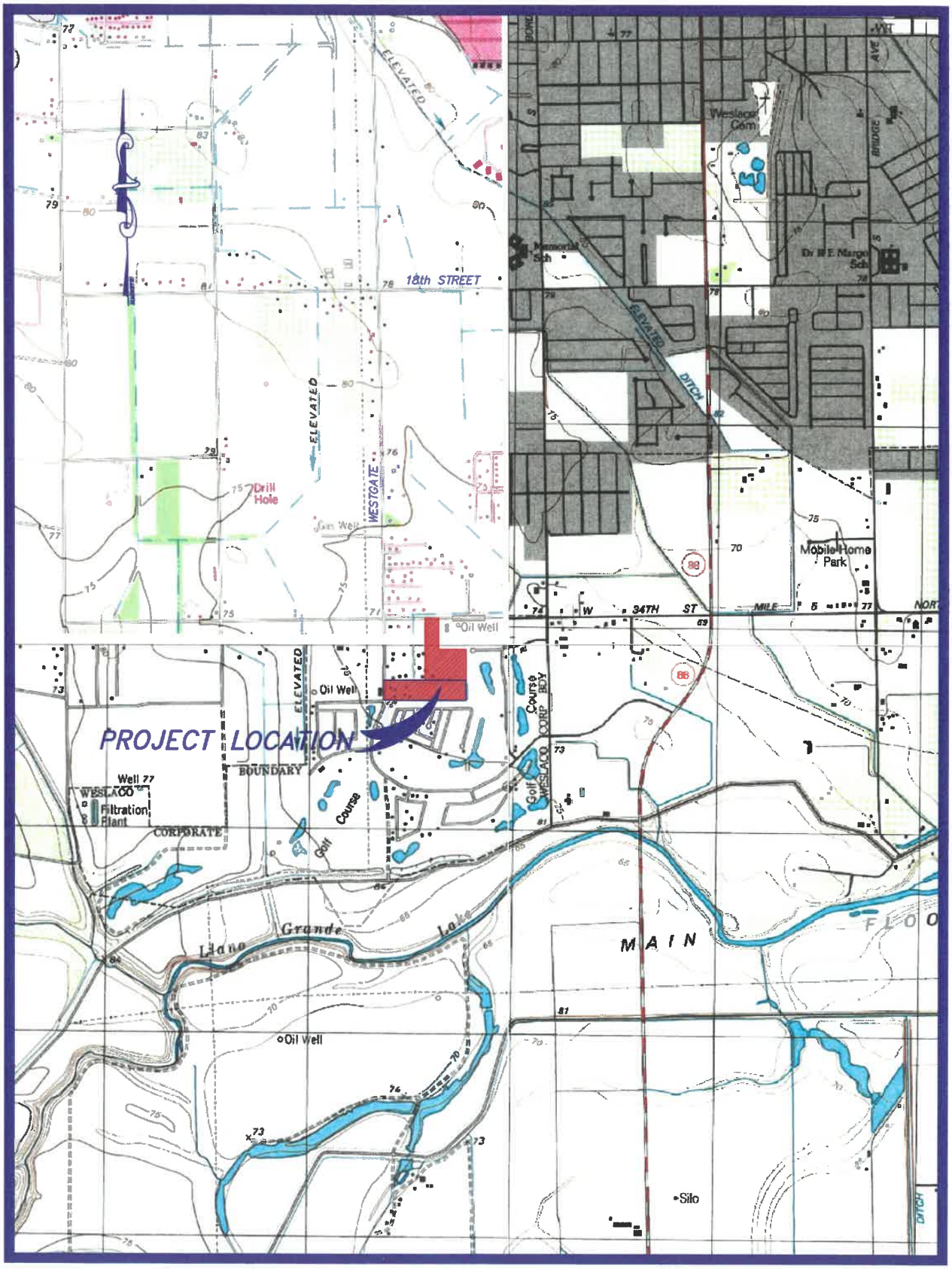
DETENTION SECTION "A"

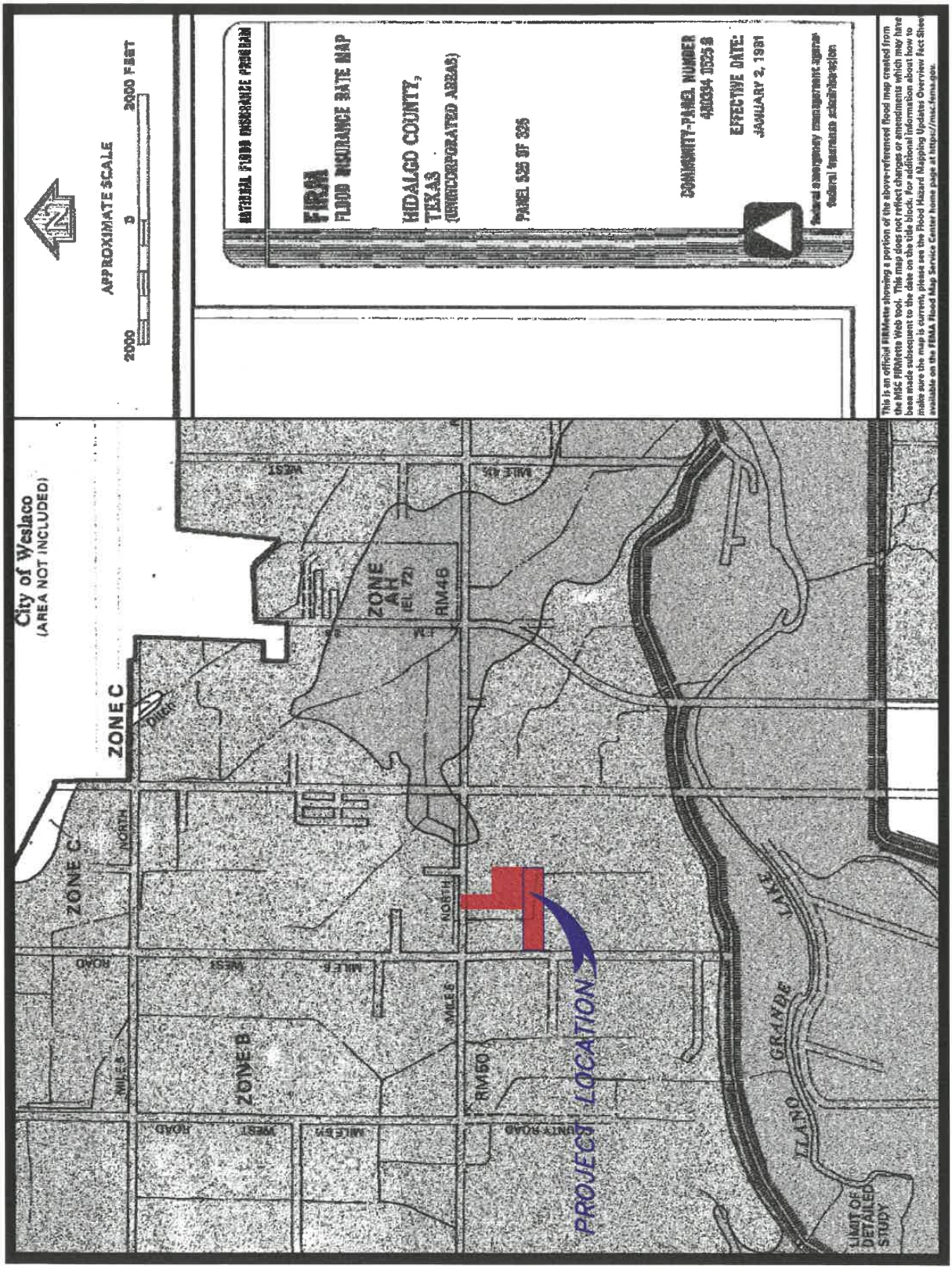
N.T.S.

DETENTION CALCULATION

(TOP AREA + BOTTOM AREA) /2 x DEPTH = CAPACITY

(38,119 SF + 19,237 SF) /2 x 7.0' = 200,746 CF


PROJECT LOCATION
18th STREET
ELEVATED
WESTGATE
Drill Hole
Oil Well
Well 77
WESLACO
Filtration Plant
CORPORATE
BOUNDARY
Golf Course
Llano Grande Lake
MAIN
Silo
Mobile Home Park
W 34TH ST
MILE 5
Weslaco Cem
Memorial Sch
Dr W E Margo Sch
DITCH
BRIDGE AVE


NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
PANEL 525 OF 925
COMMUNITY-PANEL NUMBER
480334 0525 B
EFFECTIVE DATE:
JANUARY 2, 1981
Federal emergency management agency
federal insurance administration
APPROXIMATE SCALE
2000
0
2000 FEET
City of Weslaco
(AREA NOT INCLUDED)
ZONE C
ZONE AH
(EL. 72)
RM46
ZONE C
ZONE B
RM50
PROJECT LOCATION
LLANO GRANDE LAKE
LIMIT OF DETAILED STUDY
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure this map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

KEY TO MAP

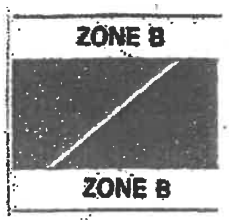
500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations* With
Date of Identification
e.g., 12/2/74

100-Year Flood Boundary

500-Year Flood Boundary



Base Flood Elevation Line
With Elevation In Feet**

513

Base Flood Elevation in Feet
Where Uniform Within Zone**

(EL 987)

Elevation Reference Mark

RM7 ×

River Mile

• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Hidalgo County, Texas

SAN GABRIEL SUBDIVISION

October 20, 2021

Custom Soil Resource Report
Soil Map
98° 0' 28" W
599200
599280
599360
599440
599520
599600
599680
599760
26° 7' 35" N
2890070
2889990
2889910
2889830
2889750
2889670
2889590
26° 7' 19" N
34th St
W 34th St
S Westgate Dr
39
52
28
7
Soil Map may not be valid at this scale.
Map Scale: 1:3,410 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0
50
100
200
300
Feet
0
150
300
600
900
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Custom Soil Resource Report

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORM

The soil surveys that comprise your A
1:20,000.

Warning: Soil Map may not be valid a

Enlargement of maps beyond the sca
misunderstanding of the detail of map
line placement. The maps do not sho
contrasting soils that could have beer
scale.

Please rely on the bar scale on each
measurements.

Source of Map: Natural Resources
Web Soil Survey URL:
Coordinate System: Web Mercator (

Maps from the Web Soil Survey are b
projection, which preserves direction
distance and area. A projection that p
Albers equal-area conic projection, sh
accurate calculations of distance or a

This product is generated from the US
of the version date(s) listed below.

Soil Survey Area: Hidalgo County, T
Survey Area Data: Version 20, Sep

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

Date(s) aerial images were photograp
5, 2017

The orthophoto or other base map on
compiled and digitized probably differ
imagery displayed on these maps. As
shifting of map unit boundaries may b

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Cameron silty clay	0.3	1.4%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.8	4.0%
39	Mercedes clay, 0 to 1 percent slopes	0.5	2.5%
52	Raymondville clay loam, 0 to 1 percent slopes	18.5	92.2%
Totals for Area of Interest		**20.1**	**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

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pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

157 TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plast. index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
1:* Arents-----										
2---------- Benito	0-7	Clay----------	CH	A-7-6	100	100	100	95-100	75-94	48-64
	7-65	Clay----------	CH	A-7-6	100	100	100	95-100	75-94	48-64
3, 4---------- Brennan	0-13	Fine sandy loam	SM, SM-SC SC	A-2-4, A-4	100	98-100	70-100	20-45	<30	NP-9
	13-65	Sandy clay loam, loam.	SC, CL	A-2-4 A-2-6 A-4, A-6	95-100	90-100	60-100	30-59	22-39	8-22
5---------- Camargo	0-8	Silt loam----------	CL, CL-ML	A-6, A-4	100	100	95-100	70-100	20-35	4-16
	8-65	Stratified silty clay loam to very fine sandy loam.	CL	A-6, A-7-6	100	100	95-100	70-100	30-45	11-25
6---------- Camargo	0-8	Silty clay loam	CL	A-6,A-7-6	100	100	95-100	70-100	30-45	11-25
	8-65	Stratified silty clay loam to very fine sandy loam.	CL	A-6, A-7-6	100	100	95-100	70-100	30-45	11-25
7---------- Cameron	0-30	Silty clay----------	CH, CL	A-7-6	100	100	100	90-100	48-68	25-41
	30-65	Silt loam, loam	CL	A-4, A-6	100	95-100	90-100	70-95	25-35	8-15
8---------- Comitas	0-28	Loamy fine sand	SM, SM-SC	A-2-4	95-100	95-100	85-100	15-25	<25	NP-4
	28-80	Fine sandy loam, sandy clay loam.	SM, SC SM-SC	A-2-4, A-2-6, A-4, A-6	95-100	95-100	80-100	23-50	<34	NP-14
9---------- Delfina	0-13	Loamy fine sand	SM, SM-SC	A-2-4, A-4	100	100	85-100	20-45	<25	NP-7
	13-34	Sandy clay loam, clay loam.	SC, CL	A-6, A-7-6	100	95-100	90-100	40-55	31-48	18-35
	34-72	Sandy clay loam, fine sandy loam.	SC	A-6, A-7-6	90-100	75-98	70-97	36-50	30-46	16-31
10, 11---------- Delfina	0-13	Fine sandy loam,	SM-SC, SC SM	A-2-4, A-4	100	100	90-100	25-50	19-30	3-10
	13-34	Sandy clay loam, clay loam.	SC, CL	A-6, A-7-6	100	95-100	90-100	40-55	31-48	18-35
	34-72	Sandy clay loam, fine sandy loam.	SC	A-6, A-7-6	90-100	75-98	70-97	36-50	31-46	16-31
12---------- Delmita	0-13	Loamy fine sand	SM, SM-SC, SP-SM	A-2-4	100	95-100	85-100	11-25	<25	NP-7
	13-34	Sandy clay loam, fine sandy loam.	SC	A-2-4 A-2-6, A-4, A-6	100	100	90-100	30-50	27-39	8-18
	34-60	Indurated--------	---	---	---	---	---	---	---	---
13:* Delmita-------	0-13	Fine sandy loam	SM, SM-SC	A-2-4	100	100	90-100	20-35	<27	NP-7
	13-34	Sandy clay loam, fine sandy loam.	SC	A-2-4, A-2-6, A-4, A-6	100	100	90-100	30-50	27-39	8-18
	34-60	Indurated--------	---	---	---	---	---	---	---	---

SOILS LEGEND

158 TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
13:*										
Randado-----	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sand clay loam.	SC, SM-SC, GC	A-2-4 A-2-6 A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented---------	---	---	---	---	---	---	---	---
14---------- Falfurrias	0-80	Fine sand---------	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15---------- Grulla	0-7	Clay----------	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18--- Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sand clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sand clay loam	SC	A-2-4 A-2-6 A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20-------- Harlingen	0-8	Clay----------	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay----------	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay----------	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen----	0-8	Clay----------	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay----------	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay----------	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24--- Hebbronville	0-17	Sandy loam--------	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4 A-4 A-2-6 A-6	95-100	95-100	90-100	20-40	20-30	4-13
25, 26, 27--- Hidalgo	0-17	Fine sandy loam,	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30--- Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	40-44	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

SOILS LEGEND

158 TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
32:*										
Jimenez-----	0-8	Very gravelly loam.	GC, GM-GC	A-1, A-2-4, A-2-6,	30-58	15-40	15-35	15-30	22-35	15-May
	8-10	Cemented---------	---	---	---	---	---	---	---	---
	10-60	Variable---------	---	---	---	---	---	---	---	---
Quemado------	0-6	Very gravelly sandy loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	<25	NP-10
	6-12	Very gravelly sandy clay loam. gravelly loam, Very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	10-2
	12-18	Cemented---------	---	---	---	---	---	---	---	---
	18-60	Variable---------	---	---	---	---	---	---	---	---
33--- Laredo	14-Jan	Silty clay loam	CL	A-6, A-7-6, A-4	100	100	90-100	85-100	28-44	9-22
	14-65	Silty clay loam silty loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	90-100	90-100	70-95	28-43	9-21
34----------	0-60	Silty clay, stratified silt loam to clay	CH	A-7-6	100	100	100	90-100	51-85	30-41
35, 36, 37----- McAllen	0-14	Fine sandy loam	CL, SC, CL-ML, SM-SC	A-4, A-6	100	100	95-100	36-55	21-30	4-11
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC,	A-6	95-100	90-100	85-100	45-70	28-40	11-20
38---------- McAllen	0-14	Sandy clay loam	CL, SC,	A-6	100	100	95-100	36-55	29-40	11-20
	14-72	Sandy clay loam clay loam, fine sandy loam.	CL, SC,	A-6	95-100	90-100	85-100	45-40	28-40	11-20
39, 40, 41--- Mercedes	0-19	Clay ----------	CH	A-7-6	85-100	80-100	80-100	75-100	55-76	32-49
	19-57	Clay ----------	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-100	50-76	32-49
	57-65	Clay ----------	CH, CL	A-7-6	85-100	80-100	80-100	75-100	48-76	32-49
42--------- Nueces	0-29	Fine sand----------	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
43*										
Nueces----------	0-29	Fine sand----------	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
Saita----------	0-48	Fine sand----------	SM-SC, SP-SM, SM	A-2-4, A-4	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
44---------- Olmito	0-47	Silty clay----------	CH	A-7-6	100	100	100	90-100	51-70	28-44
	47-65	Silty clay, silty clay loam.	CH	A-7-6	95-100	90-100	85-100	85-100	51-70	28-44

SOILS LEGEND

157 TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plast. index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
45,* 46,* 47.- Pits										
48, 49----------	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
Ramadero	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22 22-20
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	
50----------	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
Ramadero	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	46-65	32-42	13-21
51*----------	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
Ramadero	9-16	Fine sandy loam, sandy caly 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----------	0-15	Clay loam----------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
Raymondville	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:*----------	0-15	Clay loam----------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
Raymondville	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
55,56----------	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
Reynosa	15-48	Sandy 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:*----------	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
Reynosa	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----------	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
Rio	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, snady clay sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corroal	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
					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----------	---	---	M	---	---	---	---	Moderate	Low
5,6---------- Camargo	B	Rare----------	Brief-------	Sep-May	>6.0	---	---	---	---	Moderate	Low
7---------- Cameron	D	None----------	---	---	5.0-6.0	Apparent	Sep-May	---	---	High--------	Low
8---------- Comitas	A	None----------	---	---	>6.0	---	---	---	---	Low---------	Low
9, 10, 11------- Delfina	B	None----------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High--------	Low
12---------- Delmita	C	None----------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
13:* Delmita--------	C	None----------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low
Randado-------	C	None----------	---	---	>6.0	---	---	8-20	Thin	Low---------	Low
14---------- Falfurrias	A	None----------	---	---	>6.0	---	---	---	---	High--------	Low
15**---------- Grulla	D	Frequent-----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High--------	Low
16, 17,18------ Hargill	B	None----------	---	---	>6.0	---	---	---	---	High--------	Low
19---------- Harlingen	D	None----------	---	---	>6.0	---	---	---	---	High--------	Low
20---------- Harlingen	D	None----------	---	---	5.0-6.0	---	---	---	---	High--------	Moderate
21:* Harlingen------ Urban land.	D	None to rare	---	---	>6.0	---	---	---	---	High--------	Low
22, 23, 24----- Hebbronville	B	None----------	---	---	>6.0	---	---	---	---	Low---------	Low
25, 26, 27, 28 29 Hidalgo	B	None----------	---	---	>6.0	---	---	---	---	High--------	Low
30---------- Hidalgo	B	None----------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High--------	Low
31:* Hidalgo---------	B	None----------	---	---	>6.0	---	---	---	---	High--------	Low

HYDROLOGIC LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corroal	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
					Ft			In			
Urban land.											
32:* Jimenez--------	C	None----------	---	---	>6.0	---	---	7-20	---	High--------	Low
32:* Quemado-----	C	None----------	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33---------- Benito	B	None----------	---	---	>6.0	---	---	---	---	High--------	Low.
34---------- Matanoros	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---------- Racombes	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.
55---------- Reynosa	B	None----------	---	---	>6.0	---	---	---	---	High--------	Low.

HYDROLOGIC LEGEND

January 31, 2022

Ezequiel Reyna, Jr.
702 W. Expressway 83, Ste. 100
Weslaco, Texas 78599

Hidalgo County Drainage District No. 1
Attn: Isaac Gonzalez, EIT
902 N. Doolittle Road
Edinburg, Texas 78542

Re: San Gabriel Subdivision

Dear Mr. Gonzalez:

I am the General Manager/Owner of Cottonwood LTD., the Developer of San Gabriel Subdivision, and I am also the owner of Tierra Santa Golf Club. I am aware of, and will allow the construction of a proposed detention pond that lies within the "Golf Course Reserve" as shown on the attached "Exhibit A" that will receive storm runoff from San Gabriel Subdivision through three outfalls, labeled Outfall A, B and C. This detention pond will then be connected to an existing lake via a 24" bleeder pipe that will match the existing pre-development Q_{10}. The detention pond and bleeder pipe will be allowed within Tierra Santa Golf Club in perpetuity.

Sincerely,

Ezequiel Reyna, Jr.

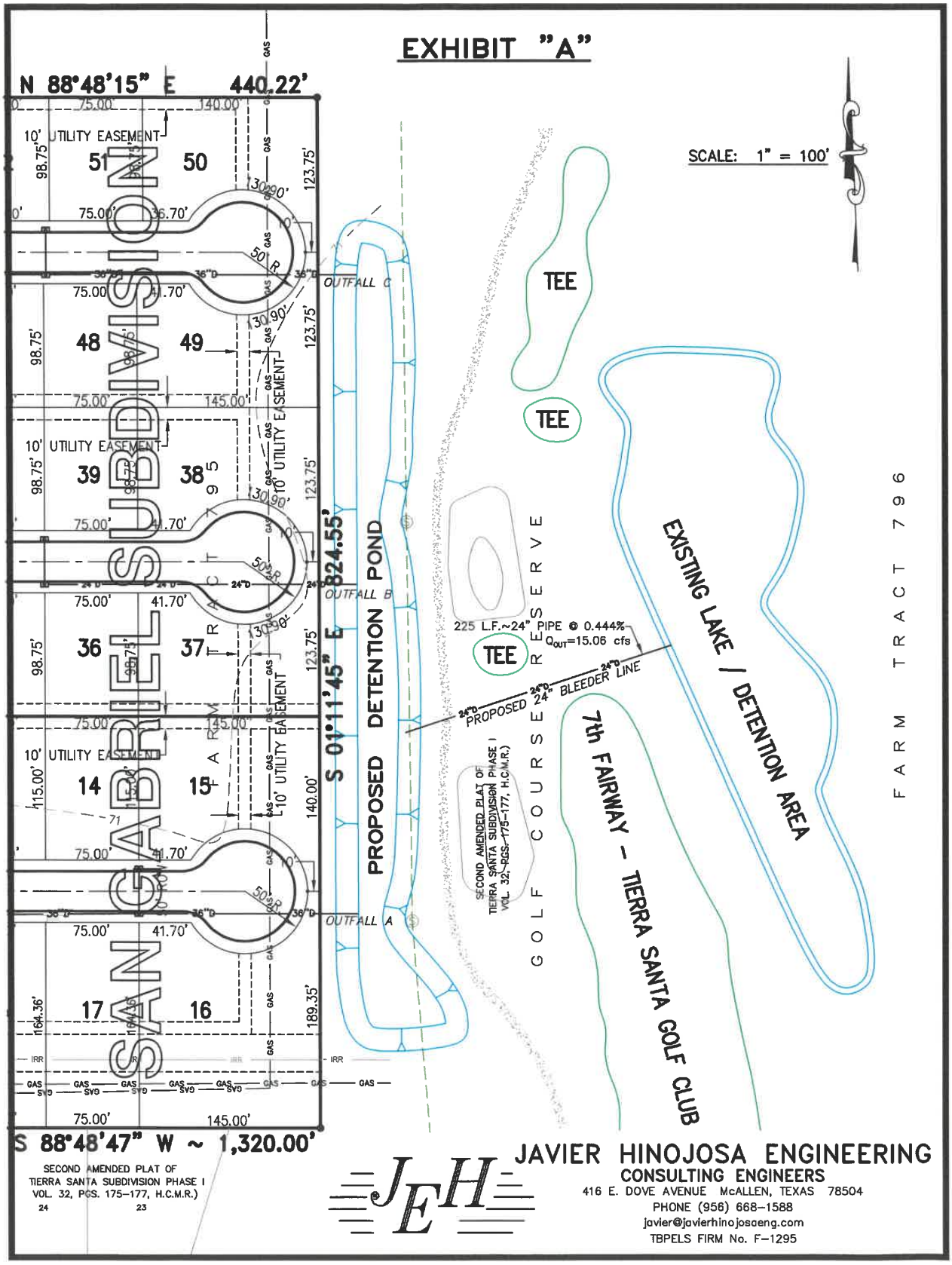


EXHIBIT "A"
N 88°48'15" E 440.22'
SCALE: 1" = 100'
10' UTILITY EASEMENT
51
50
48
49
39
38
36
37
14
15
17
16
OUTFALL C
OUTFALL B
OUTFALL A
S 01°11'45" E 824.55'
PROPOSED DETENTION POND
TEE
TEE
TEE
225 L.F.~24" PIPE @ 0.444%
Q_{OUT}=15.06 cfs
PROPOSED 24" BLEEDER LINE
GOLF COURSE RESERVE
EXISTING LAKE / DETENTION AREA
7th FAIRWAY – TIERRA SANTA GOLF CLUB
FARM TRACT 796
SAN GABRIEL SUBDIVISION
S 88°48'47" W ~ 1,320.00'
SECOND AMENDED PLAT OF
TIERRA SANTA SUBDIVISION PHASE I
VOL. 32, PGS. 175–177, H.C.M.R.)
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668–1588
javier@javierhinojosaeng.com
TBPELS FIRM No. F–1295

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: July 6, 2022	**Agenda Item No.** (to be assigned by PCE)**:** **V.I.**
From: Rebekah de la Fuente, Planning Director, on behalf of Jose Saldivar.	
Subject/Agenda Item: Discussion and consideration for the Voluntary Annexation of Sunset Valley Estates– being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road. Possible Action	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water and sewer by the City of Weslaco. The proposed development will be one-family residential lots. The development is contiguous to the existing city limits line.	
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.	
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): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-000245-2022

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: Sunset Valley Estates

Location: 0.36 Miles North of E Mile 5 North, West side of Texas Road (FM 88)

Legal Description: West track subdivision Farm Track 745 the South 15.52 Ac.

_____Petition for annexation signed and notarized by property owners.
_____Detailed dimensioned site plan/map must be submitted with this request.
_____Survey and metes and bounds.
_____City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: RGV Developers, LLC Telephone: 956 732 6619

Address: 321 W. Nolana Ave Suite 8 Fax: _____

City: McAllen State: Texas Zip: 78504 E-mail: jorge.ferretis@outlook.com

ENGINEER INFORMATION

Name: Jose N. Saldivar, P.E, CFM. Telephone: 956 403 9787

Address: 2424 Mimosa Fax: _____

City: Mission State: Texas Zip: 78574 E-mail: S2Engineering.NS@Gmail .com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

I certify that the above information is correct and complete to the best of my knowledge. I understand that I must comply with all applicable local, state, and federal regulations.

Owner Printed Name: RGV DEVELOPERS, LLC

Owner Signature: _____ Date: 5/16/2022

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: JOSE N. GALDIAR, P.E., CFM

****

THIS PAGE FOR STAFF USE ONLY

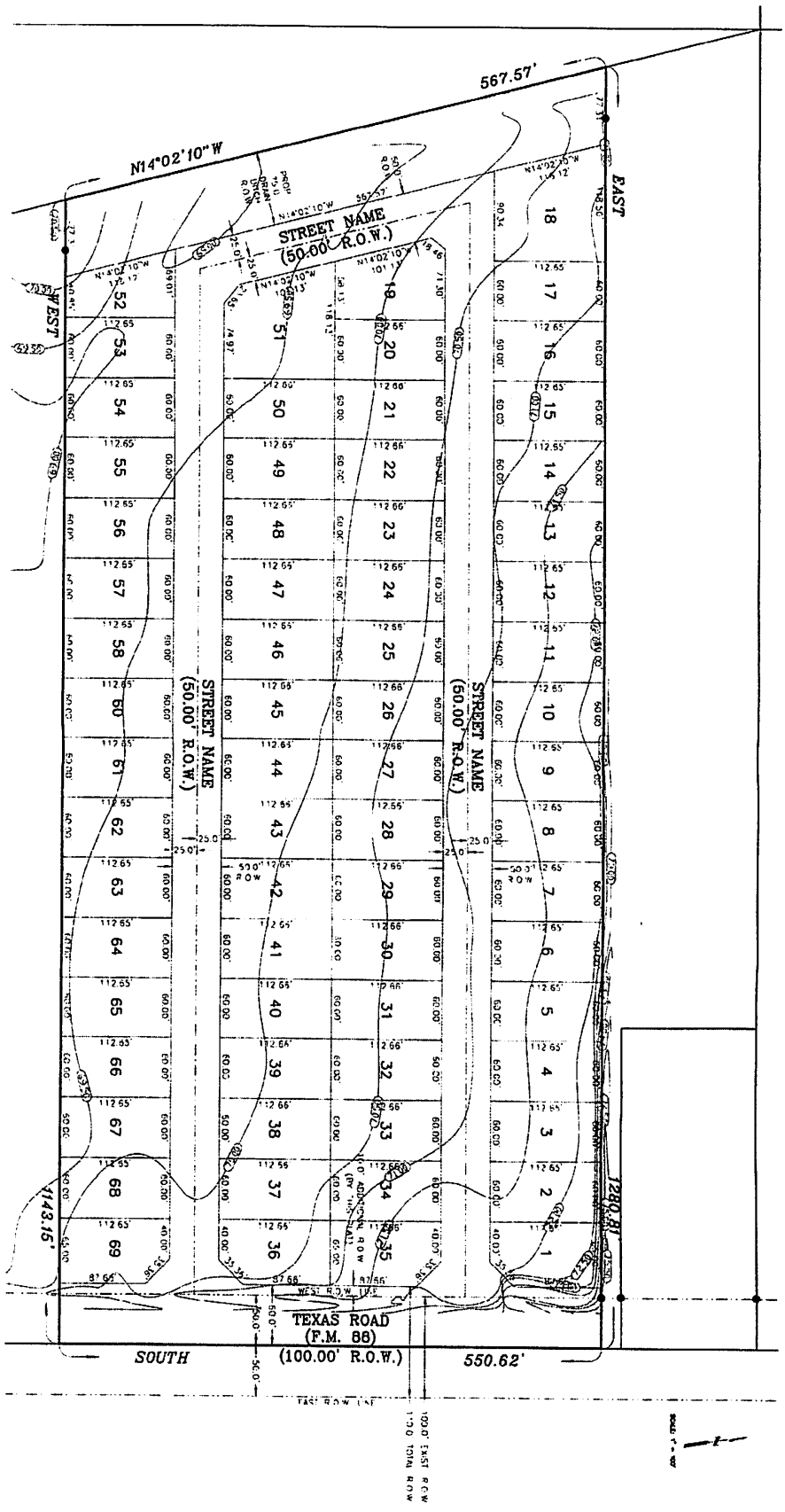
Date Received: _____ Received By: _____

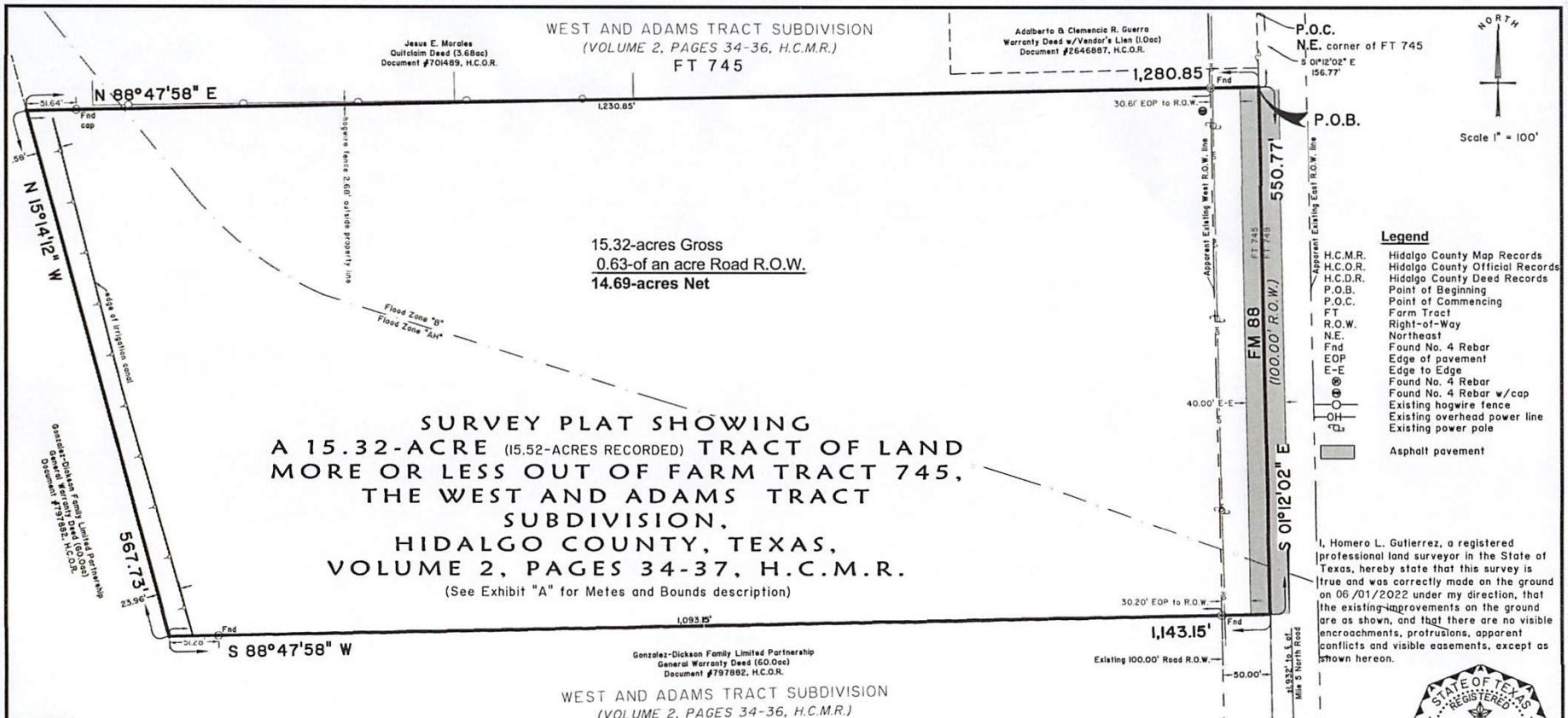
Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____


567.57'
N14°02'10"W
EAST
STREET NAME
(50.00' R.O.W.)
STREET NAME
(50.00' R.O.W.)
STREET NAME
(50.00' R.O.W.)
TEXAS ROAD
(F.M. 88)
(100.00' R.O.W.)
SOUTH
550.62'
1280.81'
1143.15'



I, Homero L. Gutierrez, a registered professional land surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 06/01/2022 under my direction, that the existing improvements on the ground are as shown, and that there are no visible encroachments, protrusions, apparent conflicts and visible easements, except as shown hereon.

STATE OF TEXAS REGISTERED HOMERO LUIS GUTIERREZ 2791 PROFESSIONAL LAND SURVEYOR

Homero Luis Gutierrez, RPLS No. 2791
Date: 06/02/2022

General Notes:

1. Survey is valid only if print has original electronic seal and signature of surveyor.
2. Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 Feet.
3. Commitment of Title Insurance issued by Title Resources Guaranty Company
   Reference: Wilfredo A. Aviles
   To: RGV Developers, LLC
   GF: No. 938490

Also, see Schedule B. 10.a thru 10.i for additional easement and property matters.

4. Homero L. Gutierrez did not research or prepare a title report or abstract of title on the above property.
5. Building, zoning, platting and/or regulatory laws and/or ordinances at any municipal and/or other governmental authority will apply.
6. The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
7. Surveyor's statement: The property corners of the tract surveyed were staked out based on the best fit of monuments found for this property and others within the immediate vicinity, taking into account the intent of the surveyors' original foot steps. A survey of the original mother tracts to correctly establish minor discrepancies that were found in the property corners would not be a feasible option for the parties concerned. The client has been made aware of any discrepancies found and the respective action taken to stake out his property as per the found and set monuments shown hereon.
8. Flood Zone "AH" - Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
   Flood Zone "B" - Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
   Community Panel No. 480334 0525B
   Effective Date: January 2, 1981

HOMERO L. GUTIERREZ
P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 06/02/2022 JOB No.: HLG22-043

EXHIBIT "A"
METES AND BOUNDS
15.32-acre (15.52-acre recorded) TRACT

A 15.32-acre (15.52-acre recorded) Tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purpose, located on the West side of FM 88, approximately 1,932 feet North of Mile 5 North Road, is being more particularly described by metes and bounds as follows:

The **POINT OF COMMENCMENT** (**P.O.C**.) being at a point for apparent Northeast corner of said Farm Tract 745, **THENCE,** S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, a distance of 156.77 feet to a point for the Southeast corner of a 3.68-acre tract vested in Jesus E. Morales (Document #701489, Official Records, Hidalgo County, Texas), and the Northeast corner of said 15.32-acre Tract , and also being the **POINT OF BEGINNING** of said 15.32-acre Tract of land herein described;

THENCE, S 01°12'02" E, with the apparent East lot line of said Farm Tract 745, and the East lot line of said 15.32-acre Tract, a distance of 550.77 feet to a point for an Easterly Northern corner of a 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership (Document #797882, Official Records, Hidalgo County, Texas), and the apparent Southeast corner of said 15.32-acre Tract of land herein described;

THENCE, S 88°47'58" W, parallel to the North lot line of said Farm Tract 745, and with the North lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the South lot line of said 15.32-acre Tract, 50.00 feet passed a No. 4 Rebar found on the West Right-of-Way line of FM 88, continuing for a total distance of 1,143.15 feet to a point for an internal corner of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the Southwest corner of said 15.32-acre Tract of land herein described;

THENCE, N 15°14'12" W, with an Easterly Northern lot line of said 60.0-acre tract vested in Gonzalez-Dickson Family Limited Partnership, and the West lot line of said 15.32-acre tract, a distance of 567.73 feet to a point for the Southwest corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northwest corner of said 15.32-acre Tract of land herein described;

THENCE, N 88°47'58" E, parallel to the North lot line of said Farm Tract 745, and with the South line of said 3.68-acre tract vested in Jesus E. Morales, and the North lot line of said 15.32-acre Tract, 1,230.85 feet to a No. 4 Rebar found on West Right-of-Way line of FM 88, continuing for a total distance of 1,280.85 feet to a on the East lot line of said Farm Tract 745 for the Southeast corner of said 3.68-acre tract vested in Jesus E. Morales, and the Northeast corner of said 15.32-acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 15.32 acres of which 0.63-of an acre lies in Road Right-of-Way, leaving a Net of 14.69-acres of land more or less.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON JUNE 01, 2022. SEE ACCOMPANIED SURVEY PLAT OF SAID 15.32-acre (15.52-acre recorded) TRACT OF LAND.

Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. # 2791

06/02/2022
Date

OMB Approval No. 2502-0265

A. Settlement Statement (HUD-1)

B. Type of Loan			
1.☒ FHA 2.☐ RHS 3.☐ Conv. Unins 4.☐ VA 5.☐ Conv. Ins	6. File Number: 2022-004	7. Loan Number:	8. Mortgage Insurance Case Number:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower:	E. Name & Address of Seller:	F. Name & Address of Lender:
RGV Developers, LLC Jorge Ferretis Andrade, Manager 321 Nolana McAllen, Tx 78504	Wilfredo A. Aviles 1313 E. 6th St. Weslaco, Tx 78596	
G. Property Location: S. 15.52 ac of the N. 20 ac Farm Tract 745, West Tract Sub Weslaco, Tx 78596	H. Settlement Agent: Law Office of Ricardo A. Ramos 4712 N. McColl Rd. McAllen, TX 78504	TIN: 74-2650075 Phone: (956) 618-2214
	Place of Settlement: 4712 N. McColl Rd. McAllen, TX 78504	I. Settlement Date: 2/16/2022 Funding Date: 2/16/2022

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		**400. Gross Amount Due To Seller**	
101. Contract sales price	485,000.00	401. Contract sales price	485,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	8,343.68	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes:		406. City/town taxes:	
to		to	
107. County taxes:		407. County taxes:	
to		to	
108. Assessments:		408. Assessments:	
to		to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	493,343.68	**420. Gross Amount Due To Seller**	485,000.00
200. Amounts Paid By Or In Behalf Of Borrower		**500. Reductions In Amount Due To Seller**	
201. Deposit or earnest money	500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes:		510. City/town taxes:	
to		to	
211. County taxes: 1/1/2022-2/16/2022	14.56	511. County taxes: 1/1/2022-2/16/2022	14.56
to Hidalgo County & Weslaco ISD		to Hidalgo County & Weslaco ISD	
212. Assessments: 1/1/2022-2/16/2022	30.30	512. Assessments: 1/1/2022-2/16/2022	30.30
to HCID #9		to HCID #9	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	544.86	**520. Total Reduction Amount Due Seller**	44.86
300. Cash At Settlement From/To Borrower		**600. Cash At Settlement To/From Seller**	
301. Gross Amount due from borrower (line 120)	493,343.68	601. Gross amount due to seller (line 420)	485,000.00
302. Less amounts paid by/for borrower (line 220)	544.86	602. Less reductions in amount due seller (line 520)	44.86
303. Cash ☒ From ☐ To Borrower	492,798.82	**603. Cash ☒ To ☐ From Seller**	484,955.14

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

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L. Settlement Charges File Number: 2022-004 Loan Number:					
700. Total Real Estate Broker Fees				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:					
701. $ to					
702. $ to					
703. Commission paid at settlement					
704.					
800. Items Payable In Connection With Loan					
801. Our origination charge			$ (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen			$ (from GFE #2)		
803. Your adjusted origination charges			(from GFE A)		
804. Appraisal fee to			(from GFE #3)		
805. Credit report to			(from GFE #3)		
806. Tax service to			(from GFE #3)		
807. Flood certification			(from GFE #3)		
808.					
809.					
810.					
811.					
900. Items Required By Lender To Be Paid In Advance					
901. Daily interest charges from 2/16/2022 to 3/1/2022 @ $ /day			(from GFE #10)		
902. Mortgage insurance premium for 0 months to			(from GFE #3)		
903. Homeowner's insurance for 0 years to			(from GFE #11)		
904.					
905.					
1000. Reserves Deposited With Lender					
1001. Initial deposit for your escrow account			(from GFE #9)		
1002. Homeowner's insurance	months @	per mo	$		
1003. Mortgage insurance	months @	per mo	$		
1004. Property taxes	months @	per mo	$		
1005.	months @	per mo	$		
1006.	months @	per mo	$		
1007. Aggregate Adjustment			$0.00		
1100. Title Charges					
1101. Title services and lender's title insurance			(from GFE #4)	1,350.00	
1102. Settlement or closing fee To Ricardo A. Ramos			$1,350.00		
1103. Owner's title insurance To Edwards Abstract and Title Co.			(from GFE #5)	2,861.00	
1104. Lender's title insurance					
1105. Lender's title policy limit	$				
1106. Owner's title policy limit	$				
1107. Agent's portion of the total insurance premium	$				
1108. Underwriter's portion of the total insurance premium	$				
1109. Guarc Fee to Edwards Abstract and Title Co				2.00	
1110.					
1111.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges			(from GFE #7)	45.68	
1202. Deed $45.68	Mortgage $		Release $		
1203. Transfer taxes			(from GFE #8)		
1204. City/County tax/stamps: Deed $	Mortgage $				
1205. State tax/stamps: Deed $	Mortgage $				
1206.			$		
1207.			$		
1300. Additional Settlement Charges					
1301. Required services that you can shop for			(from GFE #6)		
1302.					
1303.					
1304. Tax Service Report to Edwards Abstract & Title Co.				85.00	
1305. Attorney Fees to Law Office of Ricardo A. Ramos				4,000.00	
1306. Phase I to Valley Environmental POC $1950.00					
1307.					
1308.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				8,343.68	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

RGV Developers, LLC — Buyer/Borrower

Jorge Ferretis Andrade, Manager — Buyer/Borrower

Wilfredo A. Aviles — Seller

Seller

This Settlement Statement which I've prepared is a true and accurate account of this transaction. I've caused or will cause the funds to be disbursed in accordance with this statement.

Law Office of Ricardo A. Ramos — Settlement Agent

2/16/2022 — Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment.

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