**A REGULAR MEETING**
**OF THE WESLACO CITY COMMISSION**
**TUESDAY, NOVEMBER 15, 2022**

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, November 15, 2022 at 5:30 PM for the purpose of discussing the following items:

**NOTE**: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

## I. CALL TO ORDER

A. Certification of Public Notice.

B. Invocation.

C. Pledge of Allegiance.

D. Mayoral Recognition.

1) Recognition of Cristina Garcia as the Public Information Officer for the City of Weslaco.

E. Roll Call.

## II. OTHER BUSINESS

A. Discussion and consideration to convene as the local canvassing authority to canvass the election returns and approve Resolution 2022-59 certifying the results of the November 8, 2022 City of Weslaco General Election in accordance with Texas Election Code 67.004(a). Possible action. (Staffed by City Secretary Department.)

B. Conduct Oaths of Office and file Statements of Elected Officers.

C. Appointment of a Mayor Pro Tem in accordance with Resolution 2017-85 and authorizing the Mayor to execute any related documents. Possible action. (Staffed by the City Secretary Department.)

## III. PUBLIC COMMENTS

The Public Comments portion of the meeting promotes a fair and open process for the governance of the City. This portion of the meeting is not intended to be an extended discussion or a debate and is

limited to three minutes for each presenter. Due to the Texas Open Meetings Act, the Mayor and City Commissioners do not reply; they listen. Matters under litigation are not to be addressed and comments regarding specific City employees and elected officials may be prohibited.

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

## IV. REPORTS

A. Inframark

## V. PUBLIC HEARING

A. To solicit input on behalf of Columbus Club of Weslaco to rezone 3030 N Texas Blvd., also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

B. To solicit input on behalf of Viridiana Treviño to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas.

## VI. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

A. Approval of the Minutes of the Regular Meeting on November 1, 2022. (Staffed by City Secretary Department.) Attachment.

B. Approval to purchase Unitrends software/hardware for the amount not to exceed $30,008.89 of which $22,506.67 will be reimbursed through Weslaco's Body Worn Camera Program Grant #4367801 and a local match of $7,502.22 (25% from ARPA funds) and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

C. Approval to terminate an Airport Ground Lease Agreement with Tenant Armando Martinez D/B/A M-5 Texas Enterprises, LLC. and approval of Mid Valley Airport Lease Agreement with Tenant Suleyman H. Baltaoglu D/B/A/ DCOMM, Inc and authorize the Mayor to execute any related documents. (Staffed by Airport Department.) Attachment.

D. Approval on renewal of the Interlocal Governmental Agreement - Ambulance Service with the Hidalgo County Emergency Services District No. 1 for the period October 1, 2022 - September 30, 2025 and authorize the Mayor to execute any related documents. (Staffed by Fire Department.) Attachment.

E. Approval to authorize Mayor Joe V. Sanchez Public Library to implement a Food for Fines program supporting local food drives and the RGV Food Bank during Holiday Season, implement a Toy Drive to support local toy drives, and authorize the Mayor to execute any related documents. (Staffed by Library Department.) Attachment.

F. Approval to ratify dedication of the 10-foot Easement and Right-of-Way to AEP Texas Inc for electric distribution lines for the Weslaco North Fire Station Sudivision (Judge Gilbert Garza Park Lighted Soccer Field project) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) Attachment.

G. Approval to accept FY23 Victim Assistance, General Victim Assistance Direct Services Program, Weslaco Crime Victim Coordinator Grant #3814604 for the amount of $71,394.08 with NO MATCH and NO RECURRING COST required to pay for Crime Victim Coordinators salary, training, Offender Watch software and supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

H. Approval to accept FY23 Violence Against Women Act (VAWA) Justice and Training Program, Grant #4507601 for the amount of $21,754.71 with a $9,323.46 (30%) match and no recurring fees to pay for violence against women training for sworn and non-sworn personnel and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

I. Approval to accept FY23 Justice Assistance Grant Program #4507801 for the amount of $34,000 with NO MATCH and NO RECURRING cost to purchase a SmartScan/LiveScan kiosk and card printer plus accessories and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

## VII. NEW BUSINESS

A. Discussion and consideration to approve Resolution 2022- 60 authorizing publication of Notice of Intent to Issue Certificates of Obligation Series 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.

B. Discussion and consideration to approve Resolution 2022-61 declaring the intention to reimburse certain expenditures with Certificate of Obligation 2023 proceeds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.

C. Discussion and consideration after public hearing on behalf of Columbus Club of Weslaco on Ordinance 2022-43 to rezone 3030 N Texas Blvd., also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-43. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

D. Discussion and consideration after public hearing on behalf of Viridiana Treviño to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

E. Discussion and consideration to approve the Final Plat for Chelsea Park Villas Subdivision being the west 6.83acres tract of land out of Chelsea Park Subdivision, Weslaco, Hidalgo County, Texas Located on the SW corner of W 9th & S. Border Ave and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

F. Discussion and consideration to approve the Final Plat for Sienna Subdivision being a 31.06-acre out of Farm Tracts 216, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on West side of Mile 6 ½ West, 1015' South of Mile 10 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

G. Discussion and consideration to approve the Final Plat for Heron's Landing Subdivision being a 29.29-acre out of farm tracts 1036, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on SW corner of Pike Blvd. and Mile 2 ½ West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

H. Discussion and consideration to purchase a 2023 GMC Terrain SLE under BuyBoard contract #601-19 for the amount of $29,258.75 and a 2022 GMC Sierra 1500 under BuyBoard Contract #601-19 for the amount of $41,058.75 from Gunn Auto Group using our department's vehicle budget line and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.

I. Discussion and consideration to approve Change Order No. 3 from Tri-Gen Construction for concrete improvements in an amount not to exceed $8,500 for the Weslaco Mid Valley Airport Corporate Hangar Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

J. Discussion and consideration to approve Change Order No. 4 from Tri-Gen Construction for a decrease in the amount of $84,234.59 for the Weslaco Mid Valley Airport Corporate Hangar Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

K. Discussion and consideration to approve final payment for the Weslaco Mid Valley Airport Corporate Hangar Project for an amount not to exceed $36,344.36 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

L. Discussion and consideration to authorize an expenditure not to exceed $47,000 for Corporate Hangar Door repairs and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

M. Discussion and consideration of utilizing the Routine Airport Maintenance Program (RAMP) grant funds for water and sewer improvements at the Weslaco Mid Valley Airport for an amount not to exceed $42,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) Attachment.

N. Presentation and consideration to accept the Financial Reports (unaudited) as of September 30, 2022 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department.) Attachment.

O. Discussion and consideration to accept and file the Quarterly Investment Report for the period ending September 30, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.

P. Discussion and consideration of approving Change Order No. 1 to the New Downtown Fire Station No. 2 for the addition of an Emergency Back-up Generator in amount not to exceed $200,705 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.

Q. Discussion and consideration of approving Change Order No. 1 to the New Police Department with Municipal and Judicial Court for the addition of an Emergency Back-up Generator in amount not to exceed $414,054 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.

## VIII. EXECUTIVE SESSION

*Texas Government Code, Section 551 Open Meetings:*
*§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty*
(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.
(b) An offense under Subsection (a) is a Class C misdemeanor.

*§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability*
(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:

(1) commits an offense; and

(2) is liable to a person injured or damaged by the disclosure for:

(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier or fact, exemplary damages.

(b) An offense under Subsection (a)(1) is a Class B misdemeanor.

(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:

(1) the defendant had good reason to believe the disclosure was lawful; or

(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

NOTE: Any documentation related to the following items will be maintained as part of the certified agenda.

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

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

C. Legal Consultation - Consultation with City Attorney regarding claims made against the City by Frankenmuth Surety and Castle Construction regarding the Police and Fire Station Project as authorized by Section §551.071 of the Texas Government Code.

## IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

## X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 11th day of November 2022 on or before 5:00 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

**NOTE:** If any accommodation for a disability is required, please notify the City Secretary Department at (956) 968-3181, Ext. 1001 prior to the meeting date.

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

| **Removed from Bulletin Board** | Date: | Initials: |
|---|---|---|

PURSUANT TO SECTION 30.06, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN".

“DE ACUERDO CON LA SECCION 30.06 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA OCULTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA OCULTA”.

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIEDHANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY".

“DE ACUERDO CON LA SECCION 30.07 DEL CODIGO PENAL (INGRESO SIN AUTORIZACION DE UN TITULAR DE UNA LICENCIA CON UNA PISTOLA A LA VISTA), UNA PERSONA CON LICENCIA SEGUN EL SUBCAPITULO H, CAPITULO 411, CODIGO DEL GOBIERNO (LEY SOBRE LICENCIAS PARA PORTAR PISTOLAS), NO PUEDE INGRESAR A ESTA PROPIEDAD CON UNA PISTOLA A LA VISTA”.

# Standardized Agenda Request Form

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|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5693 |
| **From:** | |
| **Subject:**<br>Certification of Public Notice. | |
| **Background:**<br>Call to Order, includes the following:<br>A. Certification of Public Notice.<br>B. Invocation.<br>C. Pledge of Allegiance.<br>D. Mayoral Recognition.<br>E. Roll Call. | |
| **Funding Source** (budget code, if applicable)**:** | |

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|
| **Additional Action Prompted:** | | |
| **If item previously considered, provide date and action by Commission:** | | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | | |
| NORMA CANTU<br>ADELAIDA VEGA<br>Martin Garza | Created | |
| **City Manager Comments:**<br>Approve as recommended by the City Secretary. | | |
| **Staff Recommendation:**<br>A. Mayor will Call to Order and certify Public Notice.<br>B. Pastor Steven Wagenknecht, from Abiding Savior Lutheran Church will lead the invocation.<br>C. Mayor will lead the Pledge of Allegiance; Mayor Pro-Tem may lead the Texas Flag.<br>D. Mayoral Recognition.<br>E. City Secretary will call roll.<br>Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken. | | |
| **Attachments, if any:**<br>Pledge & Mission updated as of MARCH 29, 2022 | | |
| **Responsibilities upon Approval:** | | |

**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**

The Pledge of Allegiance to the Flag

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

The Pledge of Allegiance to the State Flag

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

Preamble to the Constitution of the United States of America

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

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE
IN PUBLIC SERVICE

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

# Standardized Agenda Request Form

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|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5975 |

**From:**

**Subject:**
Discussion and consideration to convene as the local canvassing authority to canvass the election returns and approve Resolution 2022-59 certifying the results of the November 8, 2022 City of Weslaco General Election in accordance with Texas Election Code 67.004(a). Possible action. (Staffed by City Secretary Department.)

**Background:**
As prescribed by the Election Code, election results shall be canvassed by the governing body not later than the 11th day after the election and not earlier than the 3rd day after the election to canvass the tally of all votes cast, including provisional and overseas ballots. Two members of the governing body constitute a quorum for the exclusive purpose of the canvass.

The Hidlago County Elections Department will submit the election result report s as soon as the Ballot Board certifies the tally of all votes received.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature
Resolution

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| ADELAIDA VEGA<br>NORMA CANTU<br>Martin Garza | Created/Initiated<br>New |

**City Manager Comments:**
Approve as recommended by the City Secretary

**Staff Recommendation:**

**Attachments, if any:**
R2022-59 canvass election of Nov 8 2022

**Responsibilities upon Approval:**

**RESOLUTION NO. 2022-59**

| | |
|---|---|
| **STATE OF TEXAS** | **AN ORDER DECLARING THE RESULTS OF THE** |
| **COUNTY OF TEXAS** | **CITY OF WESLACO GENERAL ELECTION OF** |
| **CITY OF WESLACO** | **NOVEMBER 8, 2022 TO FILL TWO VACANCIES** |

**WHEREAS**, the City Commission of the City of Weslaco resolved and ordered that a General Election be held on November 8, 2022 in the City of Weslaco, Texas for the purpose of electing two members to the Weslaco City Commission for the following positions:

**CITY COMMISSIONER AT-LARGE**
**CITY COMMISSIONER SINGLE MEMBER DISTRICT 4**

**WHEREAS**, there came on to be considered the returns of the election held on the 8th day of November, 2022 for the purpose of electing two (2) members to the City Commission.

**WHEREAS**, the returns of said election have been duly canvassed by the City Commission, and each of the candidates in said election having received the following votes to wit:

**CITY COMMISSIONER AT-LARGE**

ISRAEL GONZALEZ JR Votes XXXX

**CITY COMMISSIONER SINGLE MEMBER DISTRICT 4**

ADRIAN FARIAS Votes XXXX

**IT IS, THEREFORE FOUND, DECLARED AND ORDERED** by the City Commission of the City of Weslaco that the above elections were duly called. The notices of said elections were duly posted and that said elections were held in accordance with the laws of the Texas Election Code. That at said General Election Israel Gonzalez Jr. was elected to the position of City Commissioner At-Large and Adrian Farias was elected to the position of City Commissioner Single Member District 4 of the City of Weslaco subject to taking their oath of office,

**SECTION 1:** That it is further found and determined that the results of the election as canvassed and tabulated in the preamble hereof reflect the expressed desires of those persons voting at said election.

**IT IS FURTHER FOUND AND DETERMINED** that in accordance with the laws of the Texas Election Code the City Secretary posted written notice of the date, place and subject of this meeting on the bulletin board located at City Hall, place convenient and readily accessible to the general public and said notice having been so posted and remaining posted continuously for at least 72 hours proceeding the scheduled time of said meeting. A copy of the returns shall be attached to the minutes of this meeting and shall be made as part hereof for all intents and purposes.

**PASSED, ADOPTED** and **APPROVED** this 15th day of November 2022.

**CITY OF WESLACO**

_____
David Suarez, **MAYOR**

**ATTEST:**

_____
Norma A. Cantu, **CITY SECRETARY**

**APPROVED AS TO FORM:**

_____
Juan E. Gonzales, **CITY ATTORNEY**

draft

# Standardized Agenda Request Form

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|---|---|---|
| **Date of Meeting:** November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:** 2022-5976 | |
| **From:** | | |
| **Subject:** Conduct Oaths of Office and file Statements of Elected Officers. | | |
| **Background:** | | |
| **Funding Source** (budget code, if applicable)**:** | | |
| Amount: | Term of Impact: | Identified in Current Budget: |
| **Additional Action Prompted:** | | |
| **If item previously considered, provide date and action by Commission:** | | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | | |
| ADELAIDA VEGA<br>ADELAIDA VEGA<br>Martin Garza | | Created |
| **City Manager Comments:** | | |
| **Staff Recommendation:** | | |
| **Attachments, if any:** | | |
| **Responsibilities upon Approval:** | | |

# Standardized Agenda Request Form

| **Date of Meeting:** November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:** 2022-5950 |
|---|---|

**From:**
REBEKAH DE LA FUENTE

**Subject:**
To solicit input on behalf of Columbus Club of Weslaco to rezone 3030 N Texas Blvd., also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

**Background:**
The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on October 21, 2022.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Public Hearing

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on October 17, 2022.

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 2, 2022.

| | |
|---|---|
| KAYLA AREVALO | Created/Initiated |
| REBEKAH DE LA FUENTE | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve to solicit public comments.

**Staff Recommendation:**
Staff recommends approval based on 2040 land use map and surrounding land use.

**Attachments, if any:**

**Responsibilities upon Approval:**
Staff will advise the applicant

# Standardized Agenda Request Form

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|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5951 |

**From:**
REBEKAH DE LA FUENTE

**Subject:**
To solicit input on behalf of Viridiana Treviño to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas.

**Background:**
The applicant is requesting to obtain a Conditional Use Permit to Conditional Use Permit to obtain a Mixed Beverage. Twenty -six (26) property owners within 200 feet of the applicant's property were notified by letter on October 21, 2022.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Public Hearing

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on October 17, 2022.

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use permit at their regular meeting of November 2, 2022-with the stipulation that the owners could only serve ice cream and smoothy and coffee-based products. The owner may not sell any mixed drinks, beer or wine.

| | |
|---|---|
| KAYLA AREVALO | Created/Initiated |
| REBEKAH DE LA FUENTE | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve to solicit public comments.

**Staff Recommendation:**
Staff recommends approval of the conditional use permit.

**Attachments, if any:**

**Responsibilities upon Approval:**
Planning staff will advise applicant.

# Standardized Agenda Request Form

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|---|---|
| **Date of Meeting:** November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:** 2022-5698 |
| **From:** | |
| **Subject:** Approval of the Minutes of the Regular Meeting on November 1, 2022. (Staffed by City Secretary Department.) Attachment. | |
| **Background:** Record of commission action regular meeting on November 1, 2022. | |
| **Funding Source** (budget code, if applicable)**:** | |

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|
| **Additional Action Prompted:** Mayor's Signature | | |
| **If item previously considered, provide date and action by Commission:** | | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | | |
| NORMA CANTU<br>ADELAIDA VEGA<br>Martin Garza | | Created |
| **City Manager Comments:** Approve as recommended by the City Secretary. | | |
| **Staff Recommendation:** | | |
| **Attachments, if any:** 221101 minutes draft | | |
| **Responsibilities upon Approval:** Execute and retain. | | |

**MINUTES OF A REGULAR MEETING**
**WESLACO CITY COMMISSION**
**NOVEMBER 1, 2022**

On Tuesday, November 1, 2022, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

| | | |
|---|---|---|
| **PRESENT:** | Mayor | David Suarez |
| | Mayor Pro Tem | Josh Pedraza |
| | Commissioner | Leo Muñoz |
| | Commissioner | Greg Kerr |
| | Commissioner | Letty Lopez |
| | Commissioner | JP Rodriguez |
| | Commissioner | Adrian Farias |
| **ABSENT:** | None | |
| **STAFF PRESENT:** | Martin Garza | Interim City Manager |
| | Norma A. Cantu | City Secretary |
| | Juan E. Gonzalez | City Attorney |

Also present: Andrew Munoz, Asst. City Manager/Airport Director, Aida Vega, Deputy City Secretary, Rosie Cavazos, Interim Finance Director, Omar Rodriguez, Parks & Recreation Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joel Rivera, Police Chief, Antonio Lopez, Fire Chief, Albert Aldana, City Engineer, David Arce, Deputy Public Works Director, Pete Garcia, Public Works Director, Martin Vela, IT Director, Cristina Garcia, PIO, Luz Galindo, HR Director and other staff members.

## I. CALL TO ORDER

A. Certification of Public Notice.

Mayor David Suarez called the meeting to order and certified the public notice of the meeting as properly posted Friday, October 28, 2022.

B. Invocation.

Pastor Raja Masilamony from Seventh Day Adventists Church led the invocation.

C. Pledge of Allegiance.

Mayor Suarez led the "Pledge of Allegiance and Texas Flag."

D. Mayoral Recognition.

Mayor Suarez recognized Anti-Bullying prevention and awareness week and recognized Weslaco Crime Stoppers 2021 Texas Productivity Award.

**E. Roll Call.**

Norma A. Cantu, City Secretary, called the roll noting perfect attendance and a quorum present.

## II. PUBLIC COMMENTS

Sandra Reyna, 217 S. Pat Cannon, stated she is a member of the Drainage Committee that was formed because of past flooding events; voiced concerns on the lack of quorum resulting from lack of attendance by members and asked the commission to look into this.

## III. REPORTS

A. Weslaco Economic Development Corporation.

Steve Valdez, Executive Director, reported on the construction progress for Mid Valley International Industrial Park Subdivision; advised Glazer formally announced coming to Weslaco; reported signed with Project Brown and Steele; 30% of pad sites sold with 18% of letter of intents for the Mid Valley International Industrial Park Subdivision; stated in compliance with EDA grant received; Alfresco well attended and now pet friendly; terms agreed with Hidalgo County Irrigation District for cost of easement and development on North Bridge Crossings 50% leased.

B. Weslaco Area Chamber of Commerce & Visitor Center.

Barbara Jean Garza, President/CEO, reported advertising for the month was $9,351; visitors for the month totaled 6,061 that included event guests, in and out of State visitors and voters, 13 facility reservations; reported on upcoming events, ribbon cuttings and the Networking Lunch Mob. Stated applications being taken for the Christmas Parade and Weslaco Royal Pageant.

C. Presentation by Inframark on the Annual Maintenance and Repair Cap underspent funds. (Requested by Inframark.)

George Quilantan, Inframark, stated in accordance with the agreement with the City any overage in funds from the Annual Maintenance and Repair Capital is reimbursed back to the City and this year's rebate was for $27,061.15 that is being processed and will submit to finance upon receipt of the check.

## IV. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine and the Governing Body has been furnished with background and support material on each item and will be acted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and voting on the Consent Agenda.

A. Approval of the Minutes of the Regular Meeting on October 18, 2022. (Staffed by City Secretary Department.)

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

1) Approval on Ordinance 2022-40 to rezone 835 N Martinez. Also being Lot 1&2, Block 5, Villa Vista Subdivision, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. (First reading held October 18, 2022; staffed by Planning & Code Enforcement Department.)

C. Approval to apply for the Cybersecurity and Infrastructure Security Agency (CISA) and Federal Emergency Management Agency (FEMA) FY22 State and Local Cybersecurity Grant Program in the amount of $49,500 with a $5,500 MATCH required for the purchase of FortiGuard Incident Readiness Subscription Service, with NO RECURRING FEES, and authorize the Mayor to execute and related documents. (Staffed by IT Department/Grant Writer.)

D. Approval to solicit bids for Waterworks Storm, Collection and Distribution materials and supplies and authorize the Mayor to execute any related documents. (Staffed by Public Works Department.)

E. Approval to ratify and accept FY23 Local Border Security Program (LBSP) Grant #3407206 for the amount of $105,000 with no MATCH and NO RECURRING fees required to pay for overtime for sworn officers and support personnel to meet the goals and objectives of LBSP grant and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

F. Approval to ratify and accept FY23 State Criminal Justice Planning Funds - Juvenile Justice and Truancy Prevention Grant Program #4003403 award in the amount of $78,868.28 with NO MATCH and NO RECURRING fees required to pay for First Offender Program Coordinator's Salary and sworn officers overtime and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

G. Approval to ratify and accept FY23 State Homeland Security Program (SHSP) - LETPA Grant #4507901 in the amount of $11,400 with NO MATCH and NO RECURRING fees allowed to purchase law enforcement specific protective gear and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

H. Approval to ratify and accept FY23 State Homeland Security Program (SHSP) - Regular Projects Grant #4508001 in the amount of $52,677 with NO MATCH and NO RECURRING fees required to purchase a cybersecurity firewall for the City of Weslaco and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

I. Approval on renewal of the agreement with the Drug Enforcement Administration of State and Local HIDTA Task Force cooperation for the Fiscal Year 2022-2023 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

J. Approval to ratify authorization to apply to the Texas Department of Transportation 2023 Impaired Driving Mobilization Grant in the amount of $24,000 with a 20% match and no recurring fees to pay for overtime to conduct driving while intoxicated enforcement waves and authorize the Mayor to execute any related documents (Staffed by Police Department.)

K. Approval of a Memorandum of Understanding (MOU) with the Department of Homeland Security, U.S. Customs, and Border Patrol Protection, Port of Progreso for Emergency Medical Services Clinical Field ride outs and training and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

L. Approval for Mayor Joe V. Sanchez Public Library to advertise and solicit prospective vendors to submit Request for Proposals (RFPs) for Basic Maintenance of Internal Connections within the confines of the Schools and Libraries Program of the Universal Service Administrative Fund (E-rate) and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

M. Approval of application to the South Texas Literacy Coalition Free Book Distribution and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

N. Approval to terminate and approve the Mid Valley Airport Ground Lease Agreement for Hangar W-3 Tenant Art Beckwith and approve Tenant Gary Wise and authorize the Mayor to execute any related documents. (Staffed by Airport Department.)

O. Approval of the Mid Valley Airport Hangar Lease Agreement (s) as follows:

Hangar E-1 tenant Hendrickson Flying Service.
Hangar E-5 tenant David J. Garza.
Hangar E-6 tenant Aaron Carlson.
Hangar E-7 tenant Felipe Leal.
Hangar E-8 tenant Gloria Brady.
Hangar E-9 tenant Gloria Brady.
Corporate Hangar 3 tenant Sergio Saenz and authorize the Mayor to execute any related documents (Staffed by Airport Department.)

Commissioner Muñoz seconded by Mayor Pro Tem Pedraza moved to approve consent agenda as presented. The motion carried unanimously; Mayor Suarez was present and voting.

Following for the record is the caption of Ordinance 2022-40.

ORDINANCE NO. 2022-40

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 835 N MARTINEZ. ALSO BEING LOT 1&2, BLOCK 5, VILLA VISTA SUBDIVISION, HIDALGO COUNTY, TEXAS FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

CITY OF WESLACO
/s/David Suarez, MAYOR

ATTEST:
/s/Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:
/s/Juan E. Gonzalez, CITY ATTORNEY

## V. APPOINTMENTS

A. Discussion and consideration on Resolution 2022-56 appointing members to the Board of Adjustments and Appeals to the Building Codes and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Commissioner Muñoz seconded by Commissioner Lopez moved to discuss.

Norma A. Cantu, City Secretary, introduced the nominees as follows, Clemente A. Del Campo by Commissioner Rodriguez, Pablo G. Pena Jr. by Commissioner Lopez, and Nicholas Carranza by Mayor Pro Tem Pedraza.

Commissioner Kerr seconded by Commissioner Muñoz moved to approve the appointments of Clemente A. Del Campo, Pablo G. Pena Jr. and Nicholas Carranza presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration on Resolution 2022-57 appointing members to the Weslaco Economic Development Corporation and authorize the Mayor to execute any related documents. Possible action. (Staffed by Weslaco EDC.)

Martin Garza, Interim City Manager, requested no action as well as for subsequent item C. Staff will be evaluating the method of appointments and do away with the rotation of the governing body for appointees and propose assignment of committee members instead.

No action.

C. Discussion and consideration on Resolution 2022-58 appointing members to the Animal Shelter Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement Department.)

No action.

## VI. OLD BUSINESS

A. Presentation and discussion of the programing proposal from Boultinghouse Simpson Gates, and consideration of approval of a project program for the New Library/Library Renovation Project. Possible action. (Staffed by the Library Department.)

Arnold Becho, Library Director, stated staff continues to work with the design process in determining square footage for the different spaces to provide library services with Architect, Boultinghouse Simpson Gates and keep the project within budget; based on discussions from the workshop, the Architect modified and prepared options for reduced plans, yet maintaining the square footage and keep project within the proposed budget of $7.5 million for new construction.

Mr. Bob Boultinghouse , Boultinghouse Simpson Gates addressed the commission and stated to keep within budget, looked at how to reduce program space from the interior development part to help lower the new construction cost and still keep the proposed square footage of 16,720; project is in early stages and cost estimates could change when the project is ready to bid out of what actual construction costs will be at that time; the hybrid plan would have demolition of the Porter

Doss building and renovation of the theater and the reduced plan would have no demolition and no renovation to the theater.

In response to Commissioner Muñoz, the Architect stated staying within the budget (reduced plan) those cost for remodeling and renovations of the theater and lobby would not be done. Mr. Becho stated reduced space for staff, children's area and the lounge/study would be done but no interior walls to help in construction cost; the Library Board wished to see Hybrid Plan but wants the project to move forward. Mr. Boultinghouse also stated they could request alternatives of "add on items" during the bidding process to see those costs in the event the city is able to fund.

Commissioner Farias seconded by Mayor Pro Tem Pedraza moved to approve the reduced plan as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and re-consideration on the Final Plat for Gilberto Estates being a 4.56-acre out of farm tract 101, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on the Northeast corner of Mile 4 ½ W & Mile 10 N and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Commissioner Muñoz seconded by Commissioner Lopez moved to approve.

Rebekah de la Fuente, Planning & Code Enforcement Director, stated this was a proposed six lot subdivision inside city limits; presented to the City Commission on October 18, 2022. Staff recommended approval of the final plat with compliance on the variance to OSSF (on-site sewage facility).

Martin Garza stated there is a possibility of a sewer line being available along Mile 10 and surrounding area within the next three years either by private development or if the city extends a sewer line (660') the return on investment could be within 2½ years because of construction of homes for this subdivision and other development in the area but in the interim the city could allow septic tanks until a sewer line becomes available at which time connection to the sewer line by ordinance would have to be done.

In response to Commissioner Muñoz, Martin Garza stated when previously presented there was no timeline of when sewer would be available as well cost for the sewer line if the city would do in-house. Rebekah de la Fuente stated should a property owner refuse to connect, an option is the city can do the tapping connection and recover that cost against their water account by notifying NAWSC for sewage flows. The City Attorney stated the authority for the city is the ordinance in place and is enforceable for homesteads to connect to the sewer line when it is available and as suggested by Mr. Garza a note on the plat could be done but the ordinance allows enforcement. Rebekah further stated should there be non-compliance a lien would be filed against the property and staff could place a note on the plat for transparency to those individuals buying a lot that connection to the sewer line when available by ordinance would need to connect.

In response to Mayor Pro Tem Pedraza and Commissioner Farias; Rebekah stated cost in-house to extend is $40,000 the cost is much higher for the developer because developer would need to also extend the sewer line to the proposed subdivision and staff would not recommend charging a percentage to the developer to do the sewer line because it would set a precedent for developers

requesting the same consideration. Rebekah stated the item was for reconsideration of the variance request to allow OSSF not for Final Plat approval.

Commissioner Muñoz voiced he was not clear as to why the item was back for reconsideration and would refrain from voting.

With a motion on the floor, Mayor Suarez called for a vote. The motion failed (0-6); Commissioner Muñoz refrained; Mayor Suarez was present and voting.

## VII. NEW BUSINESS

A. Discussion and consideration to purchase Front End Commercial bins under sourcewell contract #040621-WQI from vendor Wastequip Manufacturing Company LLC. for an amount not to exceed $60,639 authorizing a mid-year budget amendment and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

David Arce, Deputy Public Works Director, recommended approval for fifty (50) new commercial bins to replenish inventory for solid waste collection; same bins as ordered before and delivery time is 4-6 weeks.

Commissioner Rodriguez seconded by Mayor Pro Tem Pedraza moved to approve to purchase Front End Commercial bins under source well contract #040621-WQI from vendor Wastequip Manufacturing Company LLC. for an amount not to exceed $60,639 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

B. Discussion and consideration to purchase a 3-point boom mower from Buyboard contract #611-20, vendor Valadez Equipment & Trailer LLC, for an amount not to exceed $38,845, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Commissioner Farias abstained from discussion and vote.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve to purchase a 3-point boom mower from Buyboard contract #611-20, vendor Valadez Equipment & Trailer LLC, for an amount not to exceed $38,845 as presented. The motion carried; Commissioner Farias abstained; Mayor Suarez was present and voting.

C. Discussion and consideration to approve a Letter of Support to the Rio Grande Valley Metropolitan Planning Organization in support of the proposed passenger rail service S4 Higher-Speed Railroute between San Antonio and Brownsville and authorize the Mayor to execute any related documents. Possible action. (Staffed by RGVMPO and Grant Writer.)

Javier Dominguez, Transportation Planner at RGVMPO, stated the letter of support was for federal funding for connectivity of corridors via Amtrak Station in San Antonio; TX Dot submitted a letter of interest highlighting five corridors one being San Antonio to the Rio Grande Valley via Edinburg, South to McAllen, East through Weslaco to Brownsville and requested favorable consideration of support to bring passenger rail service.

Commissioner Kerr seconded by Commissioner Lopez moved to approve a Letter of Support to the Rio Grande Valley Metropolitan Planning Organization in support of the proposed passenger rail service S4 Higher-Speed Railroute between San Antonio and Brownsville as presented. The motion carried unanimously; Mayor Suarez was present and voting.

D. Discussion and consideration to approve the purchase of rescue tools from Siddons-Martin Emergency Group in the amount not to exceed $40,330; funds approved through the FY 22-23 budget and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)

Antonio Lopez, Fire Chief, recommended approval stating funds are budgeted and these rescues tools are also known as "jaws of life" equipment.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz moved to approve the purchase of rescue tools from Siddons-Martin Emergency Group in the amount not to exceed $40,330 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

E. Discussion and consideration on request from Inframark for an amendment to expand the City's rebatable account to include chemicals and sludge with no CPI increase to the base for FY 2022-2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Interim City Manager.)

Rosie Cavazos, Interim Finance Director, stated Inframark provides maintenance and operational services to the city's Water/Wastewater facilities and proposed two options regarding their annual CPI increase; option A proposed a 4.64% increase to the base fee of $2.6million for a total increase amount of $125,000 and option B proposed a 0% CPI increase to the base fee and expend the rebate able maintenance account that is currently capped at $256,000 and would increase to $1,396,000 to include chemicals and sludge hauling. Staff recommended approval of Amendment with option B as this could allow underspent funds to be used for overages in other items and future CPI increases would be to the new base operation fee of $1.5 million.

Commissioner Muñoz seconded by Mayor Pro Tem Pedraza moved to approve amendment to expand the City's rebatable account to include chemicals and sludge with no CPI increase to the base for FY 2022-2023 as presented. The motion carried unanimously; Mayor Suarez was present and voting.

F. Discussion and consideration to authorize the Weslaco Public Library to advertise and solicit prospective vendors to submit Request for Proposals (RFPs) for network equipment and internal connections within the New Library Facility through the confines of the Schools and Libraries Program of the Universal Service Administrative Fund (E-rate). Possible action. (Staffed by the Library Department.)

Arnold Becho stated the Erate grants helps pay for equipment as well as the maintenance and technology for the library; this solicitation is for equipment and infrastructure for the new library and recommended approval.

Commissioner Kerr seconded by Commissioner Farias moved to approve to advertise and solicit prospective vendors to submit Request for Proposals (RFPs) for network equipment and internal connections within the New Library Facility through the confines of the Schools and Libraries Program of the Universal Service Administrative Fund (E-rate). presented. The motion carried unanimously; Mayor Suarez was present and voting.

G. Discussion and consideration on the Interlocal Agreement between the County of Hidalgo and the City of Weslaco for certain improvements to Mile 10 North from Mile 6 to FM 1015 Phase II and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Albert Aldana, City Engineer, stated the City and Hidalgo County entered an interlocal agreement on August 14, 2018, for proposed improvements to Mile 10 North Rd between Mile 6 West (Westgate Dr) and FM 1015; Phase I of the project consisted of preliminary engineering, environmental and public involvement; Phase II of the project includes development of right-of-way-map, plans and specifications and estimate. Staff recommended approval of the interlocal cooperation agreement for Phase II of the project in an amount of $1,693,886.00 to be paid by the city in four equal installments on a quarterly basis starting on July 1, 2023 for the city's contribution towards the project.

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to approve the Interlocal Agreement between the County of Hidalgo and the City of Weslaco for certain improvements to Mile 10 North from Mile 6 to FM 1015 Phase II as presented. The motion carried unanimously; Mayor Suarez was present and voting.

## VIII. EXECUTIVE SESSION

At 6:46 p.m. Commissioner Farias seconded by Commissioner Muñoz moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:58 p.m. Mayor Suarez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

## IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

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

No action.

C. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at 901 N. Airport Drive as authorized by §551.072 of the Texas Local Government Code.

Commissioner Muñoz seconded by Mayor Pro Tem Pedraza moved to authorize staff obtain an appraiser from the TXDOT list, attain appraisal and proceed with auction of property. The motion carried unanimously; Mayor Suarez was present and voting.

D. Legal Consultation - Consultation with City Attorney regarding claims made against the City by Frankenmuth Surety and Castle Construction regarding the Police and Fire Station Project as authorized by Section §551.071 of the Texas Government Code.

Mayor Pro Tem Pedraza seconded by Commissioner Muñoz approved the Interim City Manager and City Attorney proceed as discussed in executive session. The motion carried unanimously; Mayor Suarez was present and voting.

E. Legal Consultation - Consultation with City Attorney regarding requirements and factors used in consideration of awarding bids, contracts and economic development projects as authorized by section §551.071 of the Texas Government Code.

Commissioner Lopez abstained from vote and discussion.

Commissioner Muñoz seconded by Commissioner Farias moved to approve to impose a 1% fee of the construction costs for the Mid Valley International Industrial Park Subdivision project as discussed in executive session. The motion carried; Commissioner Lopez abstained; Mayor Suarez was present and voting.

## IX. ADJOURNMENT

Mayor Pro Tem Pedraza seconded by Commissioner Lopez moved to adjourn the meeting of November 1, 2022, at 8:00 p.m. The motion carried unanimously; Mayor Suarez was present and voting

CITY OF WESLACO

_____

David Suarez, **MAYOR**

ATTEST:

_____

Norma A. Cantu, **CITY SECRETARY**

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5927 |

**From:**
ROBERT LOPEZ

**Subject:**
Approval to purchase Unitrends software/hardware for the amount not to exceed $30,008.89 of which $22,506.67 will be reimbursed through Weslaco's Body Worn Camera Program Grant #4367801 and a local match of $7,502.22 (25% from ARPA funds) and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

**Background:**
The purpose of this announcement is to solicit applications from law enforcement agencies to equip peace officers with body-worn cameras.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

NORMA CANTU
ROBERT LOPEZ
Martin Garza

Created

**City Manager Comments:**
Approve as recommended by the Police Department.

**Staff Recommendation:**

**Attachments, if any:**
MXRV514-1 Quote $31,315 Unitrends Enterprise Backup Enterprise

**Responsibilities upon Approval:**

# Review and Complete Purchase

**J. MARTIN VELA,**

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

**Convert Quote to Order**

| QUOTE # | QUOTE DATE | QUOTE REFERENCE | CUSTOMER # | GRAND TOTAL |
|---|---|---|---|---|
| MXRV514 | 8/29/2022 | 1 YEAR PERIOD | 4298270 | $31,315.00 |

**IMPORTANT - PLEASE READ**

**Special Instructions:** 1st Year- $30,008.89
2nd Year- Free
3red Year- Free

**QUOTE DETAILS**

| ITEM | QTY | CDW# | UNIT PRICE | EXT. PRICE |
|---|---|---|---|---|
| Unitrends Enterprise Backup Enterprise - maintenance (renewal) (3 years) -<br>Mfg. Part#: BU-ENTSPL-SVR36-R<br>UNSPSC: 43233415<br>1st Year- $753.63<br>2nd Year- Free<br>3red Year- Free<br>Electronic distribution - NO MEDIA<br>Contract: National IPA Technology Solutions (2018011-01) | 1 | 3963896 | $787.00 | $787.00 |
| Unitrends Recovery Series 9032s All-in-One Appliance<br>Mfg. Part#: RS-9032BPL-U<br>1st Year- $28,069.12<br>2nd Year- Free<br>3red Year- Free<br>Contract: National IPA Technology Solutions (2018011-01) | 1 | 6284421 | $29,290.00 | $29,290.00 |
| Unitrends 2x 10GbE SFP+ FH UF Ethernet Adapter<br>Mfg. Part#: G9ADA2X10ETHSFPFU<br>1st Year- $1,186.14<br>2nd Year- Free<br>3red Year- Free<br>Contract: National IPA Technology Solutions (2018011-01) | 1 | 6298610 | $1,238.00 | $1,238.00 |

| | |
|---|---|
| SUBTOTAL | $31,315.00 |
| SHIPPING | $0.00 |
| SALES TAX | $0.00 |
| GRAND TOTAL | $31,315.00 |

| PURCHASER BILLING INFO | DELIVER TO |
|---|---|

| Billing Address: | Shipping Address: |
|---|---|
| CITY OF WESLACO<br>ACCTS PAYABLE<br>255 S KANSAS AVE<br>WESLACO, TX 78596-6158<br>**Phone:** (956) 968-3181<br>**Payment Terms:** Net 30 Days-Govt State/Local | WESLACO PUBLIC LIBRARY<br>J. MARTIN VELA<br>525 S KANSAS AVE<br>WESLACO, TX 78596-6215<br>**Phone:** (956) 968-3181<br>**Shipping Method:** DROP SHIP-GROUND |
| | **Please remit payments to:** |
| | CDW Government<br>75 Remittance Drive<br>Suite 1515<br>Chicago, IL 60675-1515 |

## Sales Contact Info

**Erik Guaman** | (877) 747-5947 | erikgua@cdwg.com

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# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5939 |
| **From:** | |
| **Subject:**<br>Approval to terminate an Airport Ground Lease Agreement with Tenant Armando Martinez D/B/A M-5 Texas Enterprises, LLC. and approval of Mid Valley Airport Lease Agreement with Tenant Suleyman H. Baltaoglu D/B/A/ DCOMM, Inc and authorize the Mayor to execute any related documents. (Staffed by Airport Department.) | |
| **Background:**<br>All tenant agreement terminations are taken before the City Commission for approval. All new lease agreements are brought before the city commission for approval. | |
| **Funding Source** (budget code, if applicable)**:** | |
| Amount: / Term of Impact: / Identified in Current Budget: | |
| **Additional Action Prompted:**<br>Mayor's Signature | |
| **If item previously considered, provide date and action by Commission:** | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | |
| NORMA CANTU<br>ANDREW MUNOZ<br>Martin Garza | Created |
| **City Manager Comments:**<br>Approve as recommended by the Airport Director. | |
| **Staff Recommendation:**<br>Staff recommends approval. | |
| **Attachments, if any:**<br>Hangar E23 - DCOMM ,INC | |
| **Responsibilities upon Approval:** | |

# Lease Agreement

STATE OF TEXAS )

CITY OF WESLACO ) KNOW ALL PERSONS BY THESE PRESENTS:

HIDALGO COUNTY )

This lease is entered into this _____ day of _____, 2022, between the City of Weslaco, a home ruled municipal corporation with its principal place of business at 255 S. Kansas Avenue, Weslaco, Hidalgo County, Texas, hereinafter referred to as the "Lessor" and the owner of the Weslaco Mid Valley Airport, hereinafter referred to as "Airport" and Suleyman H. Baltaoglu DBA as DCOMM, Inc. hereinafter referred to as "Lessee" who covenant and agree as follows:

**WHEREAS,** Lessor owns and operates the Airport and all grounds within the area designated as the Weslaco Mid Valley Airport for aeronautical and non-aeronautical purposes to include landings, takeoffs, storage of aircraft and sales of fuel; and

**WHEREAS,** Lessor and Lessee are committed to the proper operation, improvement, and continued development of the Airport; and

**WHEREAS,** Lessor deems it advantageous to itself and to the operation of the Airport to lease to Lessee certain land/hangar/building/office as stated herein;

**NOW THEREFORE,** in consideration of the terms, premises, and mutual covenants contained herein and other good and valuable considerations, the sufficiency of which is hereby acknowledged, Lessor and Lessee covenant and agree as follows:

## Section 1. Lease Premises

A) Lessor does hereby lease to Lessee approximately **8,000 sq. ft.** (E23) of land more particularly described as set forth in Exhibit "A" which is attached and incorporated by reference, hereinafter referred to as the lease premises.

B) Lessor shall have use, access, ingress/egress within the airport, airport facilities and airport infrastructure as permitted by federal, state and local policies, laws, rules and regulations as it pertains to this lease agreement.

## Section 2. Term

A) This lease shall be for the term of **10 years**. Thereafter, this lease may be renewed for a subsequent **10-year** extension upon giving of written notice by Lessee to Lessor not more than one hundred eighty (180) nor less than sixty (60) days prior to the expiration of the preceding year lease term and upon mutual and written agreement by Lessor as

provided for in this lease. Lessee, upon giving written notice to Lessor, may request additional renewal options prior to the expiration of this lease.

B) **Surrender and Holding Over**. Upon the expiration or termination of this Lease, Lessee shall quit and surrender the Premises and the Lessor shall have the option to require Lessee to remove any Improvement (or a portion thereof) and restore the Premises and surrounding areas to the condition existing immediately prior to the construction of such Improvement. Thereafter, the Lessor shall have the right to enter and take possession of the Premises, with or without process of law and without liability for trespass. Holding over or failure to vacate the Premises at the end of the Term or extension shall not be construed to be the granting or exercise of any extension.

## Section 3. Consideration

A) In consideration for the lease of the Land/Hangar/Building/Office referenced herein Lessee hereby agrees to pay yearly the sum of **$ 2,160.00** The first year's payment is to be made at lease execution. Thereafter, all future payments shall be made on or before the first working day of the year due for the term of this contract plus any extensions thereto.

Lessee agrees that the lease payment listed herein shall be subject to review and adjustment by Lessor at three (3) year intervals throughout the term of the lease and prior to any extensions granted. Any adjustment to the lease payment shall be based on the U.S. Department of Commerce's Consumer Price Index (CPI). The adjusted lease fee shall be calculated on the third (3rd) year anniversary of this lease and recalculated at subsequent three (3) year intervals. Such increase in the lease payment shall begin immediately upon request from Lessor and continue at that rate until the next three-year anniversary. Upon review, if the CPI shall have decreased as compared to the previous review date, the lease fee for the subject Land/Hangar/Building/Office shall not be decreased, but shall remain at the same level as was charged during the preceding three (3) year period.

B) All lease payments shall be paid as the same becomes due, without demand, in lawful currency of the United States made payable to the City of Weslaco, Hidalgo County, Texas by mail or delivery as specified in Section 13. Notice Requirements of this agreement.

C) In the event Lessee fails to remit any payments when the same are due, interest at the rate of 10 % shall be charged by Lessor beginning on the tenth (10) day after the date the payment is due and such interest shall continue to accrue against such delinquent payment until the payment plus interest is received by Lessor. In the event Lessee shall become delinquent for more than thirty (30) days, this lease may be terminated by Lessor.

D) Lessee shall be liable for all taxes and fees owed on or by his personal business or himself. Under no circumstances shall Lessor be liable for or be required to pay any tax or fee owed by Lessee. Lessor shall provide insurance for all Lessor owned real property

located at the Airport under Lessor's policy which shall be for the sole benefit and protection of Lessor. Lessee should provide his own insurance coverage for any personal property located in or on the Land/Hangar/Building/Office and is required herein to provide business liability insurance in an amount of $1,000,000.00 per occurrence. Certificates of such required insurance shall be furnished by Lessee to Lessor and certificates presently then in effect shall be on file at all times and Lessor shall be listed as an additional insured with the condition that said insurance shall provide Lessor notice of any cancellation of said insurance. Any changes in those certificates must have prior written approval of Lessor.

E) Any sum that Lessee is obligated to pay to Lessor arising from or relating to this agreement or Lessee's use, occupancy or operations at the Airport constitutes additional rent, which may include, but is not limited to, fees, fuel flowage fees for self-fueling activities (at the rate and on the terms imposed by Lessor), fines, civil penalties, damages, claims, interest, charges and utility charges.

F) Lessee shall pay all taxes, fees, assessments, and levies that relate to Lessee's use, occupancy, or operation at the lease premises or the Airport and all other obligations for which a lien may be created relating thereto. Within thirty (30) days Lessee shall remove any such lien that may be created or commence a protest of such lien by depositing with Lessor cash or other security acceptable to Lessor in an amount sufficient to cover the cost of removing such lien. When contracting for any work in connection with the lease premises, Lessee shall include in such contract a provision prohibiting the contractor or any subcontractor or supplier from filing a lien or asserting a claim against Lessor's real property or any interest therein.

**Section 4. Use of Lease Premises**

A) Lessee and Lessee's associates shall comply at all times, at Lessee's sole cost, with any and all laws and regulation that are applicable to Lessee's use, occupancy, or operations at the lease premises or the Airport, which include, but are not limited to, all laws, statutes, ordinances, regulations, rules, orders, writs, judgments, decrees, injunctions, directives, rulings, guidelines, standards, codes, policies, common law and other pronouncements of any kind having the effect of law including, but not limited, to the Airport Rules and Regulations, City of Weslaco master plans and zoning codes, and all laws and regulations pertaining to the environment, any and all plans and programs developed in compliance with such requirements and all lawful, reasonable, and nondiscriminatory airport policies and other requirements.

B) Lessee agrees that the leased Land/Hangar/Building/Office may be used for any noncommercial aeronautical activity which must be made known to and agreed upon by Lessor and for no other purposes.

C) Lessee may park his and/or his passenger's privately owned automobile(s) inside the Hangar, but only while on a flight which originated at the Airport.

D) Lessee may store containers of aviation oil, in accordance with the Airport Rules and Regulations, inside the Hangar for aircraft use so long, and only so long, as such oil is contained in marked, approved containers. Such storage will be at the discretion of and with written approval from the local fire marshal if such storage is allowed under local fire codes.

E) Lessee agrees that he will at all times keep the premises of the Land/Hangar/Building/Office, including the inside and the outside of the Hangar/Building/Office, clean and free of trash, litter, tall grass, weeds, junked automobiles, and scrap aircraft parts. Lessee shall abide by all applicable rules and regulations of the Environmental Protection Agency, the Texas Commission on Environmental Quality, the Texas Department of Agriculture, the Texas Department of Transportation, and any other public agency concerning the use, storage, and disposal of hazardous chemicals, fuel, and/or oil. Lessee further agrees to abide by the manufacturer's directions in regards to the use, storage, and disposal of all pesticides, herbicides, and other chemicals plus their containers used at the airport. Should Lessee fail to keep the leased Land/Hangar/Building/Office clean and free of hazards, Lessor may, after thirty (30) days written notice, arrange for the cleanup of the littered or hazardous area. Such cleanup shall be charged to Lessee and payable on demand. Failure to render proper payment for such cleanup and/or general disregard for the considerations and restrictions listed in this lease agreement are grounds for Lessor to terminate this lease.

F) Lessee agrees that the usage of the Land/Hangar plus any associated apron shall be limited to the parking/hangaring of his personal/company owned aircraft. No automobile, bus, truck, or other transportation mode may be permanently or habitually parked or stored on/in the Land/Hangar except in approved automobile parking areas and as agreed upon by Lessor.

G) Lessee agrees that he will not conduct any commercial activity such as pilot instruction, aerial spraying, charter flights, air taxi, sight-seeing, aerial photography, aircraft engine or airframe repair, avionics repair, or any other at the Airport without the written consent of Lessor. Any such approved commercial operation must be in accordance with a separate contract agreement with Lessor.

H) Lessee agrees that he will not store or permit the storage of any fuel or hazardous, volatile, and/or dangerous chemicals on/inside the Land/Hangar/Building/Office except as authorized in this agreement without the written consent of Lessor.

I) Lessee agrees not to fuel or defuel any aircraft parked inside the Hangar.

J) Lessee agrees to have a sufficient number of fire extinguishers of acceptable size as determined by the local fire marshal inside the Hangar/Building/Office. Such fire extinguisher(s) shall be readily accessible in the event of a fire.

K) Lessee agrees that he will not operate any non-aviation related business or activity on/in the Land/Hangar/Building/Office without the expressed written consent of Lessor. Any such non-aviation related business or activity must be so established by a separate contract.

L) Lessee agrees that none of the leased premises shall be used for residential purposes or any other purpose prohibited by any federal, state or municipal law, statute, regulation or ordinance

## Section 5. Sublease, Assignment, or Sale

A) The Lessee shall not sublease, assign, sell, or transfer this contract agreement or any right hereunder to any person, corporation, or association. Any such sublease, assignment, sale, or transfer shall be grounds, at the option of the Lessor, to immediately terminate this lease agreement. Lessor shall have the right, in Lessor's sole discretion, to assign any of its rights under this agreement and upon any such assignment, Lessee agrees that Lessee shall perform its obligations under this agreement in favor of such assignee.

## Section 6. Termination

A) This contract agreement may be prematurely terminated by Lessor or Lessee if either fails to abide by the terms and conditions expressed herein and due the complainant and so decreed by a court of competent jurisdiction. Lessee shall have no more than fifteen (15) days upon notification to resolve said violation(s). Should Lessee be declared bankrupt or incompetent, this contract agreement shall immediately terminate In the event Lessee fails to make timely payments of all taxes or fees, fails to provide proof of required insurance, uses the Airport property or permits the Airport property to be used for any illegal or unauthorized purpose, files bankruptcy, abandons or leaves the property vacant or unoccupied for thirty (30) consecutive days, or violates any of the terms and conditions of this contract agreement, Lessor has the right to terminate this contract agreement and retake possession of any Airport property leased to or under the control of Lessee.

B) Lessee agrees and understands that Lessor reserves the right to further expand, develop, or improve the airport, including the termination of this lease agreement, in such instance that the continued leasing of the Land/Hangar/Building/Office would have a negative impact on any proposed development or improvements at the Airport. This contract agreement may be terminated regardless of the desires, wishes, or views of Lessee and without interference or hindrance from Lessee, but only so long as such expansion, development, or improvements are shown on a Texas Department of Transportation and/or FAA approved Airport Layout Plan or Master Plan.

C) This contract may be prematurely terminated by mutual agreement and consent of both parties in writing. Such termination by mutual agreement shall cause both Lessor and Lessee to be free of any and all requirements of this contract hereunder, and neither Lessor nor Lessee shall have any derogatory remarks or entries made upon their

resumés or upon any public or private records which would indicate failure to successfully fulfill the conditions of this contract.

D) At the termination of this contract agreement, either by normal expiration, premature termination, or mutual agreement, Lessee shall peaceably vacate the premises. Should Lessee be in default of any monies owed to Lessor, Lessor may take possession of any personal property owned by Lessee and located at the Airport and hold until the monetary default is settled. In such case that Lessee cannot or will not settle any claims against him owed to Lessor, Lessor may liquidate any personal property seized, subject to the disposition of a court of competent jurisdiction. Lessee shall be liable for any and all expenses incurred by Lessor in such action.

E) Upon any expiration or termination of this Agreement, Lessee, at Lessee's sole cost, shall (i) promptly and peaceably surrender to Lessor the lease premises "broom clean", free of debris, and in good order and condition: (ii) repair in a good and workmanlike manner any damage to the lease premises or the Airport that arises from or relates to Lessee's use, occupancy, or operations under this Agreement (iii) deliver to Lessor all keys and access credentials relating to the Airport (iv) perform Lessee's environmental obligations as provided in this Agreement; and (v) remove all movable personal property and trade fixtures that are not owned by Lessor. All property that Lessee leaves on the lease premises shall conclusively be deemed to have been abandoned and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Lessor without notice to and without any obligation to account to Lessee or any other person. Lessee shall pay to Lessor all expenses incurred in connection with the disposition of such property in excess of any amount received by Lessor from such disposition. Lessee shall not be released from Lessee's obligations under this Agreement in connection with surrender of the lease premises until lessor has inspected the lease premises and delivered to Lessee a written acceptance of such surrender.

## Section 7. Hold Harmless

A) Lessee agrees to save and hold harmless Lessor and its agents, servants, and employees of and from any and all liabilities, expenses, causes of action, damages, and/or attorney's fees resulting from or as a result of any of Lessee's businesses, operation, occupancy, or use of the Airport or from any act or omission of Lessee's agents, servants, or employees.

## Section 8. Maintenance of Landing Area

A) Lessee understands and agrees that Lessor reserves the right, but not the obligation, to maintain the Airport to at least the minimum standards as recommended by the FAA and/or the Texas Department of Transportation. Such right includes the right to maintain and keep in repair all public use areas at the Airport and the right to direct and control all activities as necessary at the Airport.

## Section 9. Non-Discrimination

A) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this Agreement for a purpose for which a U.S. Department of Transportation program or activity is extended, or for another purpose involving the provision of similar services or benefits, Tenant/Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

B) Lessee for itself, successors in interest, and assigns (to the extent successors and assigns are permitted by this Agreement), as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that: (1) no person on the grounds of race, creed, color, national origin, sex, age, or handicap shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities or any activity conducted with or benefiting from Federal assistance, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Lessee shall use the Premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, as said regulations may be amended, and other applicable Laws and Regulations, and shall obtain such compliance from any sub-leases or other parties holding lower tier agreements (to the extent the same are permitted by this Agreement).

## Section 10. Exclusions

A) Nothing in this Agreement shall be construed to grant to Lessee any exclusive right or privilege for the conduct of any activity on the Airport (except to lease the Premises for Lessee's exclusive use as provided herein).

B) This Agreement shall be interpreted to preserve Lessor's rights and powers to comply with Lessor's Federal and other governmental obligations.

C) This Agreement is subordinate to the provisions of any agreement between Lessor and the United States or other governmental authority (regardless of when made) that affects the Airport, including, but not limited to, agreements governing the expenditure of Federal funds for Airport improvements. In the event that the Federal Aviation Administration or other governmental authority requires any modification to this Agreement as a condition of Lessor entering any agreement or participating in any

program applicable to the Airport (including, but not limited to, those providing funding), Lessee agrees to consent to any such modification. If a governmental authority determines that any act or omission of Lessee or Lessee's Associates has caused or will cause Lessor to be noncompliant with any of Lessor's government commitments (including, but not limited to, any assurances or covenants required of Lessor or obligations imposed by law), Lessee shall immediately take all actions that may be necessary to preserve Lessor's compliance with the same. Without liability to Lessor, Lessor shall have the right to terminate this Agreement and reenter and repossess any portion of the Premises if the U.S. Department of Transportation or other governmental authority having jurisdiction expressly requires any such action, subject to any review that may be afforded to Lessee by such authority.

## Section 11. Force Majeure

A) No act or event, whether foreseen or unforeseen, shall operate to excuse Lessee from the prompt payment of rent or any other amounts required to be paid under this Agreement. If Lessor (or Lessee in connection with obligations other than payment obligations) is delayed or hindered in any performance under this Agreement by a force majeure event, such performance shall be excused to the extent so delayed or hindered during the time when such force majeure event is in effect, and such performance shall promptly occur or resume thereafter at the expense of the party so delayed or hindered. A "force majeure event" is an act or event, whether foreseen or unforeseen, that prevents a party in whole or in part from performing as provided in this Agreement, that is beyond the reasonable control of and not the fault of such party, and that such party has been unable to avoid or overcome by exercising due diligence, and may include, but is not limited to, acts of nature, war, riots, strikes, accidents, fire, and changes in law.

## Section 12. Rights and Remedies

A) Except as expressly set forth in this Agreement, the rights and remedies set forth in this Agreement are not intended to be exhaustive and the exercise by either party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently exist.

## Section 13. Notice Requirements

**A) This Agreement has specific and strict notice requirements. All payments by Lessee are to be made to Lessor through the Aviation Director at Weslaco Mid-Valley Airport, 1909 Joe Stephens, Weslaco, TX 78596.**

**All notices between the Lessor and Lessee shall be sent to the following addresses for Lessor in paragraph B and for Lessee in paragraph C. All notices shall be sent regular mail and certified mail return receipt**

**requested. No other form of payment or notice will be accepted. Notice by email is not accepted.**

B) Notice to Lessor is to be sent to:

Aviation Director
Weslaco Mid-Valley Airport
1909 Joe Stephens
Weslaco, TX 78596

with a required, simultaneous copy to:

City Attorney
255 South Kansas Street
Weslaco, TX 78596

HB
Lessee Initials

C) Notice to Lessee to be sent to:

Lessee Name: Suleyman H. Beltaoglu dba DCOMM, INC
Address: 15302 Marsha St.
Austin, Texas 78728

HB
Lessee Initials

D) Either Lessor or Lessee may change its notice address by giving written notice (as provided herein) of such change to the other party. Any notice, demand, or written consent or communication shall be deemed to have been given, and shall be effective, upon compliance with this Section and delivery to the notice address then in effect for the party to which the notice is directed; provided, however, that such delivery shall not be defeated or delayed by any refusal to accept delivery or an inability to effect delivery because of an address change that was not properly communicated.

Section 14. Miscellaneous

A) This Agreement and the respective rights and obligations of the parties shall be governed by, interpreted, and enforced in accordance with the laws of the State of Texas. Venue for any action arising out of or related to this Agreement or actions contemplated hereby may be brought in the District Court for the State of Texas sitting in Hidalgo County, Texas so long as one of such courts shall have subject matter

jurisdiction over such action or proceeding, and each of the parties hereby irrevocably consents to the jurisdiction of the same and of the appropriate appellate courts there from. Process in any such action may be served on any party anywhere in the world. LESSOR AND LESSEE EACH KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER FOR ALL MATTERS ARISING OUT OF OR RELATING TO THIS LEASE OR ANY USE, OCCUPANCY, OR OPERATIONS AT THE PREMISES OR THE AIRPORT. The provisions of this agreement shall survive any expiration or termination of this Agreement.

B) No amendment to this Agreement shall be binding on Lessor or Lessee unless reduced to writing and signed by both parties. No provision of this Agreement may be waived, except pursuant to a writing executed by the party against whom the waiver is sought to be enforced.

C) If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect if both the economic and legal substance of the transactions that this Agreement contemplates is not affected in any manner materially adverse to any party. If any provision of this Agreement is held invalid, illegal, or unenforceable, the parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intents and purposes of this Agreement.

D) This Agreement constitutes the final, complete, and exclusive agreement between the parties on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In entering into this Agreement, neither party has relied on any statement, representation, warranty, nor agreement of the other party except for those expressly contained in this Agreement.

E) Lessee acknowledges that Lessor is subject to legal requirements regarding the public disclosure of records. Lessee shall comply with such laws in connection with making any request that Lessor maintain a record confidentially, and if Lessee complies with the same Lessee shall have the right to defend any such request for confidentiality at Lessee's expense.

F) This Agreement does not create any partnership, joint venture, employment, or agency relationship between the parties. Nothing in this Agreement shall confer upon any other person or entity any right, benefit, or remedy of any nature.

G) Each party shall execute any document or take any action that may be necessary or desirable to consummate and make effective a performance that is required under this Agreement.

H) The headings in this Agreement are provided for convenience only and do not affect this Agreement's construction or interpretation. All references to Sections are to Sections in this Agreement. Each provision to be performed by Lessee shall be construed as both a covenant and a condition. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the drafting party. If Lessee consists of more than one individual or entity, the obligations of all such individuals and entities shall be joint and several. References in this Agreement to any period of days shall mean calendar days unless specifically stated otherwise.

I) Lessee is not authorized to install or operate any signage outside of enclosed structures on the lease premises or at the Airport, except with the prior written approval of Lessor, which may be given or withheld in Lessor's sole discretion. Any approved signage shall be at Lessee's expense and shall comply with local, state or federal laws and regulation. Lessee shall not advertise or permit other to advertise at the Airport by any means, whether or not such advertising is for profit.

J) Lessor and its associates, agents or employees reserve the right to enter the lease premises at any time and the same does not constitute a trespass on the lease premises or a violation of any of Lessee's rights.

K) Lessee warrants and represents that it has the right, power, and legal capacity to enter into and perform its obligations under this agreement as a legal, valid, and binding obligation of Lessee.

L) Time is of the essence of this Agreement.

EXECUTED this _____ day of _____, 2022.

City of Weslaco, Hidalgo County, Texas

_____
Mayor

Approved as to Form:

_____
City Attorney

Attest: _____
City Secretary

Haker Baltaggi

_____
Lessee

HB
Lessee Initials

**"EXHIBIT A"**

HANGAR E-23

HB
Lessee Initials

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5970 |

**From:**
ANTONIO LOPEZ

**Subject:**
Approval on renewal of the Interlocal Governmental Agreement - Ambulance Service with the Hidalgo County Emergency Services District No. 1 for the period October 1, 2022 - September 30, 2025 and authorize the Mayor to execute any related documents. (Staffed by Fire Department.)

**Background:**
This is a three-year agreement which was initiated in October 2017 to provide emergency ambulance services to rural areas of Hidalgo County.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

LAURA LUERA
ANTONIO LOPEZ
Created

Martin Garza

**City Manager Comments:**
Approve as recommended by the Fire Department.

**Staff Recommendation:**
Approve.

**Attachments, if any:**
Hidalgo County Emergency Services District No. 1 Ambulance Service

**Responsibilities upon Approval:**

## INTERLOCAL GOVERNMENTAL AGREEMENT - AMBULANCE SERVICES

**THE STATE OF TEXAS** §

**COUNTY OF HIDALGO** §

THIS **INTERLOCAL GOVERNMENTAL AGREEMENT - AMBULANCE SERVICES**, hereinafter called the "Agreement", is made on the last date written below by and between the **CITY OF WESLACO,** a municipal corporation, acting through its Mayor and City Commission, hereinafter called "CITY," and the **HIDALGO COUNTY EMERGENCY SERVICES DISTRICT NO. 1,** a political subdivision of the State of Texas, acting through its duly appointed Board of Commissioners, hereinafter called "DISTRICT," and is as follows, to-wit:

WHEREAS, the CITY has established an ambulance service in compliance with the laws of the State of Texas to answer emergency calls, which service is provided through its Fire Department; and

WHEREAS, the DISTRICT has legal authority to provide for, among other services, emergency ambulance services to rural areas within the DISTRICT, and wishes to enter into an agreement with the CITY to provide emergency ambulance services to those rural areas of Hidalgo County, Texas, located within the established boundaries of the DISTRICT;

NOW, THEREFORE, for good and valuable consideration, including the covenants and conditions set forth below, the CITY and the DISTRICT do mutually covenant and agree as follows, to-wit:

1. For the period from October 1, 2022 to September 30, 2025, the CITY agrees to provide emergency ambulance services to those areas of rural Hidalgo County Texas, not located within the city limits of an incorporated city/town which are excluded from the DISTRICT, but located within the established boundaries of the DISTRICT as shown on *Exhibit "A"* attached hereto and to charge the same rates and charges for such services as the established rates and charges for emergency ambulance services within the CITY as of the commencement date hereof subject however to the CITY's right to alter such rates and charges as hereinafter provided. The DISTRICT agrees to provide the CITY with any changes to its established boundaries within fifteen (15) days after those changes occur and become known to DISTRICT. Provided further, the CITY shall also respond to any emergency call relating to any accident within five hundred feet (500') of the boundaries of the DISTRICT and located within Hidalgo County, Texas.

In providing services under this Agreement, the CITY agrees that not less than two (2) ambulances used to service the DISTRICT shall be rated as Mobile Intensive Care Units which shall include, but not be limited to, in its equipment a defibrilator and that all other ambulances shall be rated as Advanced Life Support Units or better. The CITY further agrees to maintain all appropriate certifications under the laws of the State of Texas required for the CITY to provide the services hereunder and to advise the DISTRICT within five (5) days of the suspension, revocation or termination of any such certification.

2. The DISTRICT agrees to pay the CITY the sum of SIX HUNDRED THIRTY THOUSAND DOLLARS ($630,000.00) in total based on TWO HUNDRED TEN THOUSAND

DOLLARS ($210,000.00) annually payable in arrears in quarterly installments of FIFTY-TWO THOUSAND FIVE HUNDRED DOLLARS ($52,500..00) on January 1, April 1, July 1, and October 1 commencing January 1, 2023 and continuing regularly and quarterly thereafter until October 1, 2025, unless otherwise terminated as hereinafter provided.

3. The CITY shall be responsible for issuing and collecting all emergency ambulance call billings and invoices generated as a result of the CITY providing such emergency ambulance services. The CITY shall keep all monies it collects as a result of its emergency ambulance services. The DISTRICT is not responsible for the non-payment of any such billings and/or invoices which the CITY are unable to collect.

4. The CITY reserves the right to alter its fee schedule for ambulance services at any time without notice to the DISTRICT so long as such modification applies to all calls made by the CITY and does not discriminate against calls made within the DISTRICT.

5. During the term of this Agreement, the CITY shall carry a general liability insurance policy or policies (including coverage for vehicles and emergency medical services) covering all calls made in the DISTRICT with the same coverage and terms as applies to such policy or policies for all calls made in the CITY. The CITY agrees to carry the DISTRICT as an additional insured on such policy or policies carried by the CITY. The CITY agrees to provide the DISTRICT with a copy of the coverage page of such policy or policies indicating the term and amount of coverage and confirming the DISTRICT as an additional insured thereon as each such policy or policies are renewed.

6. To the extent of its liability under the Texas Tort Claims Act, the DISTRICT agrees to indemnify the CITY and hold the CITY harmless from any loss or damage of or from any claim for property damage or personal injury that is not covered by any insurance carried by the CITY, that may be made against the CITY or its employees arising out of, or in connection with, the CITY providing emergency ambulance services under this Agreement and that is directly attributable to a negligent act or omission on behalf of any officer or employee of the DISTRICT. In addition to the insurance coverage to be provided by the CITY as set forth above, to the extent of its liability under the Texas Tort Claims Act, the CITY agrees to indemnify the DISTRICT and hold the DISTRICT harmless from any loss or damage of or from any claim for property damage or personal injury that is not covered by any insurance carried by the CITY, that may be made against the DISTRICT or its employees arising out of, or in connection with the CITY providing emergency ambulance services under this Agreement and that is directly attributable to a negligent act or omission on behalf of any officer, agent or employee of the CITY.

7. The parties stipulate and agree that the CITY is an independent contractor under the terms of this Agreement and that the CITY shall have exclusive control and authority over the manner in which it provides the emergency ambulance services provided for under this Agreement. The CITY does agree to use its best efforts to coordinate such services through the 911 service provided under the auspices of the Hidalgo County Commissioners Court as administered by the Lower Rio Grande Valley Development Council.

8. Unless otherwise terminated as provided herein, this Agreement shall remain in force and effect from October 1, 2022, to September 30, 2025, and may be extended for such terms and on such conditions as the parties may agree at any time. This Agreement shall further be subject to termination by either the CITY or the DISTRICT upon ninety (90) days' written notice to the other

party. If either the CITY or the DISTRICT elects to terminate this agreement before September 30, 2025, this Agreement shall expire at 12:01 A.M. on the 91st day next following the date of receipt of the letter notifying the other party of the intention to terminate same. Upon such termination, the DISTRICT shall be liable for any prorated quarterly payment accruing up to the date of such termination but shall not be liable for any allocated payment thereafter. If at the end of the primary term under this Agreement, this Agreement has not been extended, it will automatically continue for three (3) months under the same terms and conditions.

9. This Agreement shall be binding upon and insure to the benefit of the parties hereto, their successors, and assigns. The duties undertaken by either the CITY or the DISTRICT may not be assigned without written consent of the other party hereto.

10. Beginning on November 15, 2022, and by the 15th of each month thereafter, the CITY shall provide the DISTRICT with a monthly report of activity of ambulance services solely within the District for the preceding month and year to date under the term of this Agreement. Such monthly report shall be in form to be mutually acceptable to both parties; provided, it is specifically agreed that such report shall be in compliance with the requirements of Health Insurance Portability and Accountability Act of 1996 (aka HIPAA), 42 USC 1320d and 45 CFR 160-164, and all other applicable state and federal law. To the extent and in the form required, the reports shall include information detailing the number, location and type of calls for such current month and fiscal year to date totals, the amount billed for services rendered during such current month and fiscal year to date totals, the amount collected for services rendered during such current month and fiscal year to date totals, and such other information as the CITY and DISTRICT may from time to time agree. It is expressly agreed that if the CITY fails to deliver any such reports that the DISTRICT may withhold all payments provided for above until such time as the CITY is current in providing such reports.

Signed this _____ day of _____, 2022.

**CITY OF WESLACO**

By:_____
**DAVID SUAREZ, Mayor**

ATTEST:

_____
**NORMA A. CANTU, City Secretary**

APPROVED AS TO FORM:

_____
**JUAN GONZALEZ, City Attorney**

Signed this 21st day of October, 2022.

**HIDALGO COUNTY EMERGENCY SERVICES DISTRICT NO. 1**

By: James A. Vos
**JAMES A. VOS, President**

ATTEST:

Jennifer Rektorik
**JENNIFER REKTORIK,**
**Secretary/Treasurer**

EXHIBIT "A"

DESCRIPTION OF BOUNDARIES OF
HIDALGO COUNTY EMERGENCY SERVICES DISTRICT NO. 1

An area located in Hidalgo County, Texas, having the boundaries of the Rio Grande River on the South, Mile 7 West on the West, Mile 14 1/2 North on the North, and Mile 2 West on the East, specifically including any area located with the corporate boundaries of the City of Progreso and the City of Progreso Lakes, but specifically excluding any area located within the corporate boundaries of the City of Weslaco, the City of Mercedes or the City of Donna; all of which lies within Hidalgo County, Texas.

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5973 |

**From:**
ARNOLDO BECHO

**Subject:**
Approval to authorize Mayor Joe V. Sanchez Public Library to implement a Food for Fines program supporting local food drives and the RGV Food Bank during Holiday Season, implement a Toy Drive to support local toy drives, and authorize the Mayor to execute any related documents. (Staffed by Library Department.)

**Background:**
During the months of November and December, the library has traditionally taken in canned goods and toys from the public in exchange for fine forgiveness. Library fines are typically very low in value (less than $3) and many individuals donate to the cause even if they do not have a fine present on their account. Thus, the activity does not reduce revenues greatly but does have a very positive community result. The last few years we have collected greater than 2,000 total pounds of food and hundreds of toys.

The Library typically partners with the Police Department's Toy Drive and all donations received will supplement that Toy Drive. Toys must be new. Collected food is donated to the RGV Food Bank if another City Department does not have a food drive. Only non-perishable food items will be accepted, monetary and other donations will not be accepted. Fine forgiveness does not extend to costs associated with lost or damaged materials. Costs associated with lost or damaged materials are classified as fees and the library does not desire to have forgiveness applied to lost or damaged items.

This agenda item requires no additional funding and adds no cost to the library budget.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**
NA

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**
None at this time

| | |
|---|---|
| ARNOLDO BECHO | Created/Initiated |
| ARNOLDO BECHO | Approved |
| Rosalinda Cavazos | New |

| |
|---|
| Martin Garza |
| **City Manager Comments:**<br>Approve as recommended by the Library Director. |
| **Staff Recommendation:**<br>Approve |
| **Attachments, if any:**<br>memo - Request to approve Food for fines & Toy Drive |
| **Responsibilities upon Approval:**<br>Implement the programs and donate food and toys accordingly. |

# 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**


November 4, 2022

To: David Suarez, Mayor; Josh Pedraza, Mayor Pro-Tem; Greg Kerr, Commissioner; Jose "JP" Rodriguez, Commissioner; Adrian Farias, Commissioner; Letty Lopez, Commissioner; Leo Muñoz, Commissioner; Martin Garza, Interim City Manager
CC: Rosie Cavasos, Kayla Pena, Maricarmen Garcia
Fr: Arnoldo Becho, Library Director
Re: Request to approve the Food for Fines and Toy Drive Program 2021

During the months of November and December the library has traditionally taken in canned goods and toys from the public in exchange for fine forgiveness. Library fines are very typically low in value (less than $3) and many individuals donate to the cause even if they do not have a fine present on their account. Thus, the activity does not reduce revenues greatly but does have a very positive community result. The last few years we have collected greater than 2,000 total pounds of food and hundreds of toys.

The Library typically partners with the Police Department Toy Drive and all donations received will supplement that Toy Drive. Toys must be new. Collected food is donated to the RGV Food Bank, if another City Department does not have a food drive. Only non-perishable food items will be accepted, monetary and other donations will not be accepted. Fine forgiveness does not extend to cost associated with lost or damaged materials. Cost associated with lost or damaged materials are classified as fees and the library does not desire to have forgiveness apply to lost or damaged items.

This agenda item requires no additional funding and adds no cost to the library budget. Library staff strongly supports the program and invites all community individuals and community organizations to help promote the program. We would love to collect as much for the needy in our community as possible. Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.


Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5978 |
| **From:** | |
| **Subject:**<br>Approval to ratify dedication of the 10-foot Easement and Right-of-Way to AEP Texas Inc for electric distribution lines for the Weslaco North Fire Station Sudivision (Judge Gilbert Garza Park Lighted Soccer Field project) and authorize the Mayor to execute any related documents. (Staffed by Parks and Recreation Department.) | |
| **Background:**<br>THIS EASEMENT IS REQUIRED TO PROVIDE AEP PRIMARY UNDERGROUND ELECTRICAL SERVICE TO JUDGE GILBERT GARZA LIGHTED SOCCER FIELDS. | |
| **Funding Source** (budget code, if applicable)**:** | |

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|
| **Additional Action Prompted:**<br>Mayor's Signature | | |
| **If item previously considered, provide date and action by Commission:** | | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | | |

| | |
|---|---|
| OMAR RODRIGUEZ | Created/Initiated |
| OMAR RODRIGUEZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Parks & Recreation Director.

**Staff Recommendation:**
STAFF RECOMMENDS APPROVAL.

**Attachments, if any:**
AEP Easement and ROW Exhibit A and B

**Responsibilities upon Approval:**

CP 460 (OH/UG) Rev. (01/21)
Town: WESLACO TX222132
Submitted by: L.R. WR#83661057

**EASEMENT AND RIGHT OF WAY**

**CITY OF WESLACO, A TEXAS, HOME-RULED MUNICIPAL CORPORATION**, ("Grantor"), for and in consideration of Ten & 00/100 Dollars ($10.00), and other good and valuable consideration to Grantor in hand paid by **AEP TEXAS INC**., a Delaware Corporation, whose address is P.O. Box 2121, Corpus Christi, Texas 78403 ("Grantee") the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors and assigns, a perpetual easement and right of way for electric distribution lines, consisting of poles made of wood, metal, or other materials, cross arms, static wires, guys, wire circuits, underground cables and conduits, communication circuits, metering equipment and all necessary or desirable appurtenances (including, but not limited to, transformers, meters, vaults, and service pedestals) over, under, across, and upon a portion of the following described land located in Hidalgo County, Texas, to wit:

SEE EXHIBIT "A" AND "B", ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL APPLICABLE PURPOSES. (the "Easement Area").

Together with the right of ingress and egress over, under, across and upon the Easement Area and Grantor's adjacent land for the purpose of constructing, operating, reconstructing on poles or burying and replacing underground cables and conduits (including necessary ditching and backfilling), enlarging, inspecting, patrolling, repairing, maintaining, upgrading and removing said lines, circuits, underground cables and conduits, poles, wires and appurtenances; the right to relocate along the same general direction of said lines, cables, and conduits; and the right to remove from the Easement Area all structures, obstructions, trees and parts thereof, using generally accepted vegetation management practices, (whether from the Easement Area or that could grow into the Easement Area) which may, in the reasonable judgment of Grantee, endanger or interfere with the safe and efficient operation and/or maintenance of said lines, cables, conduits or appurtenances or ingress and egress to, from or along the Easement Area.

Grantor reserves the right to use the Easement Area subject to said Easement and Right of Way in any way that will not interfere with Grantee's exercise of the rights hereby granted. However, Grantor shall not construct or permit to be constructed any house or other above ground structure on or within the Easement Area containing Grantee's improvements without the express written consent of Grantee.

TO HAVE AND TO HOLD the above described easement and rights unto the Grantee, its successors and assigns forever. Grantor binds itself, assigns, and legal representatives to warrant and forever defend all and singular the above described easement and rights unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this _____ day of _____, 2022.

**[Rest of this page intentionally left blank-Signature page follows]**

TX222132
WR#83661057

CITY OF WESLACO
255 SOUTH KANSAS
WESLACO, TX

By: _____
David Suarez -Mayor for City Of Weslaco

## ACKNOWLEDGMENT

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

This instrument was acknowledged before me on this _____ day of _____, 2022, by David Suarez, Mayor for the City of Weslaco, A Texas. Home-Ruled Municpal Corporation.

_____
NOTARY PUBLIC, State of Texas

(Seal)

# "EXHIBIT A"

February 4, 2022

# METES AND BOUNDS DESCRIPTION
# 0.052 OF ONE ACRE OUT OF LOT 2
# WESLACO NORTH FIRE STATION SUBDIVISION
# CITY OF WESLACO,
# HIDALGO COUNTY, TEXAS

## 10-FOOT AEP EASEMENT

A tract of land containing 0.052 of one acre situated in the City of Weslaco, Hidalgo County, Texas, being a part or portion out of Lot 2, Weslaco North Fire Station Subdivision, according to the plat thereof recorded under Instrument Number 2900066, Hidalgo County Map Records, said 0.052 of one acre are out a certain tract conveyed to the City of Weslaco, a Texas, Home-Ruled Municipal Corporation, by virtue of a Correction Warranty Deed with Vendor's Lien, recorded under Document Number 2882928, Hidalgo County Official Records, said 0.052 of one acre also being more particularly described as follows;

COMMENCING at the Northeast corner of said Lot 2 (from which a No. 4 rebar found [Northing:16603295.079, Easting: 1152895.480] bears N 01° 14' 06" W a distance of 40.00 feet);

THENCE, S 88° 45' 54" W along the existing South right of way line of Mile 11 North Road, a distance of 481.14 feet;

THENCE, S 01° 14' 06" E a distance of 316.58 feet to a No. 4 rebar set for the Northeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 01° 12' 55" E a distance of 15.00 feet to a No. 4 rebar set for an outside corner of this tract;

2. THENCE, S 88° 47' 05" W a distance of 15.00 feet to a No. 4 rebar set for an outside corner of this tract;

3. THENCE, N 01° 12' 55" W a distance of 5.00 feet to a No. 4 rebar set for an inside corner of this tract

4. THENCE, S 88° 47' 05" W a distance of 111.33 feet to a No. 4 rebar set for an angle point of this tract

5. THENCE, in a Southwesterly direction, along a curve to the left, with a central angle of 90° 01' 11", a radius of 5.00 feet, an arc length of 7.86 feet, a tangent of 5.00 feet, and a chord that bears S 43° 46' 30" W a distance of 7.07 feet to a No. 4 rebar set for an angle point of this tract;

6. THENCE, S 01° 14' 06" E a distance of 71.55 feet to a No. 4 rebar set for the Southeast corner of this tract;

7. THENCE, S 88° 45' 54" W a distance of 15.00 feet to a No. 4 rebar set for the Southwest corner of this tract;

8. THENCE, N 01° 14' 06" W a distance of 15.00 feet to a No. 4 rebar set for an outside corner of this tract;

9. THENCE, N 88° 45' 54" E a distance of 5.00 feet to a No. 4 rebar set for an inside corner of this tract;

10. THENCE, N 01° 14' 06" W a distance of 56.55 feet to a No. 4 rebar set for an angle point of this tract;

11. THENCE, in a Northeasterly direction, along a curve to the right, with a central angle of 90° 01' 11", a radius of 15.00 feet, an arc length of 23.57 feet, a tangent of 15.01 feet, and a chord that bears N 43° 46' 30" E a distance of 21.22 feet to a No. 4 rebar set for an angle point of this tract;

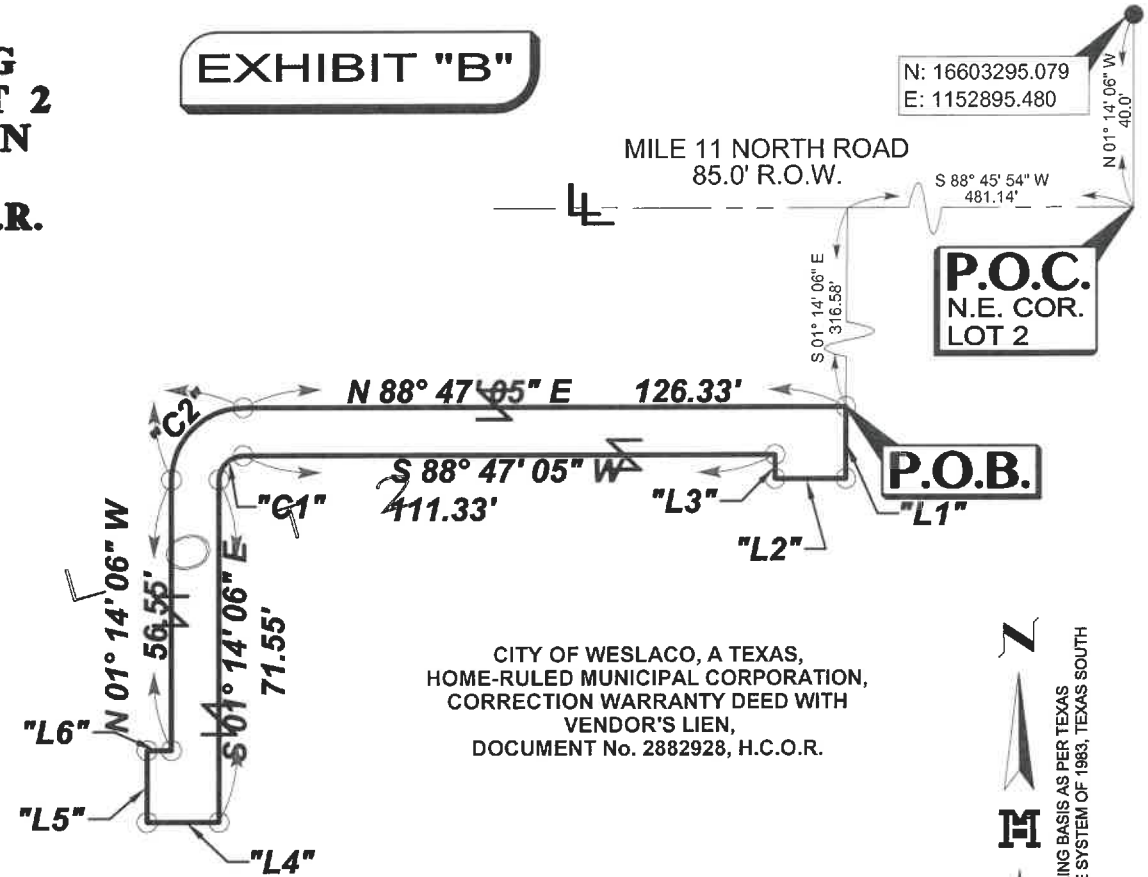
12. THENCE, N 88° 47' 05" E a distance of 126.33 feet to the POINT OF BEGINNING and containing 0.052 of one acre of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF AN EASEMENT SURVEY MADE ON THE GROUND ON 09/28/2021 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 02/04/2022

# PLAT SHOWING
# 10-FOOT AEP EASEMENT BEING 0.052 OF ONE ACRE OUT OF LOT 2 WESLACO NORTH FIRE STATION SUBDIVISION, INSTRUMENT No. 2900066, H.C.M.R. CITY OF WESLACO, HIDALGO COUNTY, TEXAS

## EXHIBIT "B"




### LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
R.O.W. - RIGHT OF WAY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
- LOT LINE
- SAME OWNER

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| "L1" | S 01° 12' 55" E | 15.00' |
| "L2" | S 88° 47' 05" W | 15.00' |
| "L3" | N 01° 12' 55" W | 5.00' |
| "L4" | S 88° 45' 54" W | 15.00' |
| "L5" | N 01° 14' 06" W | 15.00' |
| "L6" | N 88° 45' 54" E | 5.00' |

CITY OF WESLACO, A TEXAS, HOME-RULED MUNICIPAL CORPORATION, CORRECTION WARRANTY DEED WITH VENDOR'S LIEN, DOCUMENT No. 2882928, H.C.O.R.

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=40'

| Curve Table | | | | | | |
|---|---|---|---|---|---|---|
| Curve # | Delta | Radius | Length | Tangent | Chord Length | Chord Direction |
| "C1" | 090° 01' 11" | 5.00' | 7.86' | 5.00' | 7.07' | S 43° 46' 30" W |
| "C2" | 090° 01' 11" | 15.00' | 23.57' | 15.01' | 21.22' | N 43° 46' 30" E |

**NOTES:**

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
3. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.


MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No. 10096900

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com


PAGE: 3 OF 3
DATE: 02/04/2022
JOB No. 19168.17
FILE NAME: 19168.17
DRAWN BY: J.G.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I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF AN EASEMENT SURVEY MADE ON THE GROUND ON 09/28/2021 UNDER MY DIRECTION AND SUPERVISION.

02/04/2022

ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

Z:\Surveys\2019\19168.17\dwg\19168-17 exhibit.dwg, Borders, 2/4/2022 1:41:46 PM, jesse

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5983 |

**From:**
ROBERT LOPEZ

**Subject:**
Approval to accept FY23 Victim Assistance, General Victim Assistance Direct Services Program, Weslaco Crime Victim Coordinator Grant #3814604 for the amount of $71,394.08 with NO MATCH and NO RECURRING COST required to pay for Crime Victim Coordinators salary, training, Offender Watch software and supplies and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

**Background:**
The purpose of this program is to provide services and assistance directly to victims of crime to speed their recovery and aid them through the criminal justice process.

**Funding Source** (budget code, if applicable)**:**
21.027 FY23 Victim Assistance, General Victim Assistance Direct Services Program

| | | |
|---|---|---|
| Amount: $71,394.08 | Term of Impact: 12 months | Identified in Current Budget: No |

**Additional Action Prompted:**
Mayor's Signature

**If item previously considered, provide date and action by Commission:**
02/01/22 Resolution 2022-05 was signed and apporoved.

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| NORMA CANTU | Created/Initiated |
| ROBERT LOPEZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Police Department.

**Staff Recommendation:**
Recommend Approval

**Attachments, if any:**
Budget Crime Victim Coordinator Grant #3814604, SOGA Letter #3814604

**Responsibilities upon Approval:**

Print This Page

**Agency Name:** Weslaco, City of
**Grant/App:** 3814604 **Start Date:** 10/1/2022 **End Date:** 9/30/2023

**Project Title:** Weslaco Crime Victim Coordinator
**Status:** Pending AO Acceptance of Award

## Budget Details Information

**Budget Information by Budget Line Item:**

| CATEGORY | SUB CATEGORY | DESCRIPTION | OOG | CASH MATCH | IN-KIND MATCH | GPI | TOTAL | UNIT/% |
|---|---|---|---|---|---|---|---|---|
| Personnel | Coordinator | Crime Victim Coordinator, NAME: Jorge Manzo, JOB DESCRIPTION: Provide services that respond to immediate needs (other than medical care), emotional, provide psychological referrals, and physical health and safety. Crime Victim Coordinator will also provide personal advocacy and and emotional support to include assistance with forensic interviews and facilitating legal advocacy. Gross Annual Wages $ 34,158+ Fringe Benefits $12,088 = $46,246.00 | $46,246.00 | $0.00 | $0.00 | $0.00 | $46,246.00 | 100 |
| Contractual and Professional Services | Printing Services | Crime Victim Services pamphlets. These pamphlets will provide information on victims services offered, contact information for the Crime Victims Coordinator and educate victims on their rights. These pamphlets will be free to victims and handed out by officers responding to a domestic violence, available to investigators handling crimes against women, and to our crime victim coordinator to provide to victims of domestic violence. | $1,491.61 | $0.00 | $0.00 | $0.00 | $1,491.61 | 0 |
| Travel and Training | In-State Registration Fees, Training, and/or Travel | Conference on Crimes Against Women, to be held in Dallas, Texas, provides timely and relevant training opportunities for law enforcement, prosecutors, advocates, nurses, campus personnel, and other first responders to the full spectrum of crimes against women. Registration fees $500 x 3 = $1,500 Strangulation Training at Conference $185 x 3 = $555, Lodging for 3 rooms @ $160 a day x 3 attendees X 5 days = $2400, Per-diem $70 a day X 3 individuals x 5 days = $1,050, Mileage: 1123.20 miles x 58.5 cents = $657.07. Total: $6,162.07. | $6,162.07 | $0.00 | $0.00 | $0.00 | $6,162.07 | 0 |
| Travel and Training | In-State Registration Fees, Training, and/or Travel | 17th Annual Battering Intervention and Prevention Program (BIPP) Conference (Virtual Event) BIPP is a court-approved, CJAD accredited, psycho-educational program designed to give clients the tools needed to achieve healthy intimate relationships. Facilitators lead class discussions on the topics of healthy and unhealthy relationships. Registration fees $500 x 3 = $1500 | $1,500.00 | $0.00 | $0.00 | $0.00 | $1,500.00 | 0 |
| Travel and Training | In-State Registration Fees, Training, and/or Travel | Texas Victim Assistance Training (TVAT) Academy, which is held in Georgetown, Texas, is designed to provide a foundational level victim assistance training for new victim service professionals, criminal justice professionals, volunteers, and allied professionals with less than three years of experience who routinely work with victims of crime. . Registration fees = $0.00, Lodging for 3 rooms @ $160 a day x 3 attendees X 5 days = $2,400, Per-diem $70 a day X 3 individuals x 5 days = $1,050, Mileage: 793.20 Miles x 58.5 cents = $464.03. Total = $3,914.03 (Registration is free). | $3,914.03 | $0.00 | $0.00 | $0.00 | $3,914.03 | 0 |
| Supplies and Direct Operating Expenses | Public Notice, and/or Job Posting | Protect Children Online App Subscription $9.99 x 150 subscriptions = $1,498.50. Protect Children Online subscriptions managed through OffenderWatch which will enable monitoring of children's calls, messages, email and location and alert parents if a child is contacted by a registered sex offender or lingers near a registered sex offender's home. This subscription will only be provided to victims of sexual assaults where the suspect has been identified. | $1,498.50 | $0.00 | $0.00 | $0.00 | $1,498.50 | 0 |
| Supplies and Direct Operating Expenses | Specialized Computer Software ($5,000 or less per unit) | OffenderWatch Suite, OffenderWatch booking alerts, OffenderWatch Express check in OffenderWatch Active Contact software and licenses for one year. $6981.87. | $6,981.87 | $0.00 | $0.00 | $0.00 | $6,981.87 | 0 |
| Supplies and Direct Operating Expenses | Costs for Space (lease or rental) | Shelter Program. The Crime Victim Coordinator will offer temporary housing (hotel room) for 2-3 days to provide a safe place for victims/survivors (and their children) of crime. Crime Victim Coordinator will pay hotel directly using department issued purchase order or city assigned department card. $100 a night x 3 days x 12 victims. $3,600. | $3,600.00 | $0.00 | $0.00 | $0.00 | $3,600.00 | 0 |

You are logged in as **User Name**: rlopez1625

## Statement of Grant Award (SOGA)

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreem and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit o Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departme divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligati hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligatio this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Gra Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Uniform Grant Management Standards (UGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable docum referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. I grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies publis by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant proje agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorpora herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grante has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, below:

| | | | |
|---|---|---|---|
| **Grant Number:** | 3814604 | **Award Amount:** | $71,394.08 |
| **Date Awarded:** | 11/4/2022 | **Grantee Cash Match:** | $0.00 |
| **Grant Period:** | 10/01/2022 - 09/30/2023 | **Grantee In Kind Match:** | $0.00 |
| **Liquidation Date:** | 12/29/2023 | **Grantee GPI:** | $0.00 |
| **Program Fund:** | VC-Coronavirus State Fiscal Recovery Fund (Victims of Crime - SB 8) | **Total Project Cost:** | $71,394.08 |
| **Grantee Name:** | Weslaco, City of | | |
| **Project Title:** | Weslaco Crime Victim Coordinator | | |
| **Grant Manager:** | Eric Schneider | | |
| **Unique Entity Identifier (UEI):** | GJMZDZZAN4J3 | | |
| **CFDA:** | 21.027 - Coronavirus State Fiscal Recovery Fund (Victims of Crime - SB 8) | | |
| **Federal Awarding Agency:** | U.S. Department of Treasury | | |
| **Federal Award Date:** | 8/6/2021 | | |
| **Federal/State Award ID Number:** | 2021-CS-21027 | | |

| | |
|---|---|
| **Total Federal Award/State Funds Appropriated:** | $16,507,447,524.00 |
| **Pass Thru Entity Name:** | Texas Office of the Governor – Criminal Justice Division (CJD) |
| **Is the Award R&D:** | No |
| **Federal/State Award Description:** | Through the Coronavirus State Fiscal Recovery Fund the US Treasury makes payments to St territories, or Tribal governments to mitigate the fiscal effects stemming from the public heal emergency with respect to the Coronavirus Disease (COVID-19). |

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5984 |

**From:**
ROBERT LOPEZ

**Subject:**
Approval to accept FY23 Violence Against Women Act (VAWA) Justice and Training Program, Grant #4507601 for the amount of $21,754.71 with a $9,323.46 (30%) match and no recurring fees to pay for violence against women training for sworn and non-sworn personnel and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

**Background:**
The purpose of this funding is to solicit applications for projects that promote a coordinated, multi-disciplinary approach to improve the justice system's response to violent crimes against women, including domestic violence, sexual assault, dating violence, and stalking.

**Funding Source** (budget code, if applicable)**:**
16.588 FY23 Violence Against Women Act (VAWA) Justice and Training Program - Law Enforcement

| | | |
|---|---|---|
| Amount: $21,754.71 | Term of Impact: 12 months | Identified in Current Budget: No |

**Additional Action Prompted:**
Mayor's Signature

**If item previously considered, provide date and action by Commission:**
02/01/2022 Resolution 2022-08 was signed and approved.

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| NORMA CANTU | Created/Initiated |
| ROBERT LOPEZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Police Department.

**Staff Recommendation:**
Recommend Approval.

**Attachments, if any:**
SOGA #4507601, FY2023 Violence Against Women Justice and Training Program Budget Grant #4507601

**Responsibilities upon Approval:**

**Statement of Grant Award (SOGA)**

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Uniform Grant Management Standards (UGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

| | | | |
|---|---|---|---|
| **Grant Number:** | 4507601 | **Award Amount:** | $21,754.71 |
| **Date Awarded:** | 11/4/2022 | **Grantee Cash Match:** | $9,323.46 |
| **Grant Period:** | 09/01/2022 - 08/31/2023 | **Grantee In Kind Match:** | $0.00 |
| **Liquidation Date:** | 11/29/2023 | **Grantee GPI:** | $0.00 |
| **Program Fund:** | WF-Violence Against Women Formula Grants | **Total Project Cost:** | $31,078.17 |
| **Grantee Name:** | Weslaco, City of | | |
| **Project Title:** | Weslaco Violence Against Women Justice and Training | | |
| **Grant Manager:** | Madison Ballard | | |
| **Unique Entity Identifier (UEI):** | GJMZDZZAN4J3 | | |

| | |
|---|---|
| **CFDA:** | 16.588 - Violence Against Women Formula Grants |
| **Federal Awarding Agency:** | U.S. Department of Justice, Office on Violence Against Women |
| **Federal Award Date:** | 9/13/2022 |
| **Federal/State Award ID Number:** | 15JOVW-22-GG-00453-STOP |
| **Total Federal Award/State Funds Appropriated:** | $9,987,238.00 |
| **Pass Thru Entity Name:** | Texas Office of the Governor – Criminal Justice Division (CJD) |
| **Is the Award R&D:** | No |
| **Federal/State Award Description:** | The STOP Program continues to encourage the development and implementation of effective, victim centered law enforcement, prosecution, and court strategies to address violent crimes against women and the development and enhancement of victim services in cases involving violent crimes against women. It envisions a partnership among law enforcement, prosecution, courts, and victim services organizations to enhance victim safety and hold offenders accountable for their crimes against women. |

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**Agency Name:** Weslaco, City of
**Grant/App:** 4507601 **Start Date:** 9/1/2022 **End Date:** 8/31/2023

**Project Title:** Weslaco Violence Against Women Justice and Training
**Status:** Pending AO Acceptance of Award

## Budget Details Information

**Budget Information by Budget Line Item:**

| CATEGORY | SUB CATEGORY | DESCRIPTION | OOG | CASH MATCH | IN-KIND MATCH | GPI | TOTAL | UNIT/% |
|---|---|---|---|---|---|---|---|---|
| Travel and Training | In-State Registration Fees, Training, and/or Travel | Conference on Crimes Against Women. Registration fees $500 x 10 = $5,000 Strangulation Training at Conference $185 x 10 = $1,850 Lodging 10 rooms $160 a day x 10 attendees X 5 days = $8,000, Per-diem $350 X 10 individuals = $3,500 Total: $18,350 | $12,845.00 | $5,505.00 | $0.00 | $0.00 | $18,350.00 | 0 |
| Travel and Training | In-State Registration Fees, Training, and/or Travel | 17th Annual Battering Intervention and Prevention Program (BIPP) Conference (Virtual Event). Registration fees $500 x 15 = $7,500. | $5,250.00 | $2,250.00 | $0.00 | $0.00 | $7,500.00 | 0 |
| Travel and Training | In-State Registration Fees, Training, and/or Travel | Texas Victim Assistance Training (TVAT) Academy. Registration fees $0 x 3 = $0.00, Lodging 3 rooms, $160 a day x 3 attendees X 5 days = $2,400, Per-diem $70 X 3 individuals x 5 days = $1,050 Total: $3,450. Registration is free. | $2,415.00 | $1,035.00 | $0.00 | $0.00 | $3,450.00 | 0 |
| Travel and Training | In-State Incidentals and/or Mileage | Travel: Conference on Crimes Against Women. Usually held in Dallas Texas. Based on Rand McNally calculator, it is 551.6 miles from Weslaco, Texas to Dallas, Texas; round trip, 1103.20 * 58.5 cents = $645.37. Conference is 5 days long and attendees will travel around city from hotel to conference, during lunch and back to hotel; 20 miles * 58.5 cents = $11.70. Total $657.07 x 2 vehicles. Grant Total = $1314.14 | $919.90 | $394.24 | $0.00 | $0.00 | $1,314.14 | 0 |
| Travel and Training | In-State Incidentals and/or Mileage | Travel: Texas Victim Assistance Training (TVAT) Academy. Held in Georgetown, Texas in 2022. Based on Rand McNally calculator, it is 386.6 miles from Weslaco, Texas to Georgetown, Texas; round trip, 773.2 * 58.5 cents = $452.32. Conference is 5 days long and attendees will travel around city from hotel to conference, during lunch and back to hotel; 20 miles * 58.5 cents = $11.70. Grant Total = $464.03. | $324.81 | $139.22 | $0.00 | $0.00 | $464.03 | 0 |

You are logged in as **User Name**: rlopez1625

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5985 |

**From:**
ROBERT LOPEZ

**Subject:**
Approval to accept FY23 Justice Assistance Grant Program #4507801 for the amount of $34,000 with NO MATCH and NO RECURRING cost to purchase a SmartScan/LiveScan kiosk and card printer plus accessories and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

**Background:**
The purpose of this funding is to support projects that promote public safety, reduce crime, and improve the criminal justice system.

**Funding Source** (budget code, if applicable)**:**
16.738 FY23 Justice Assistance Grant Program (Local Pass-Through)

| | | |
|---|---|---|
| Amount: $34,000 | Term of Impact: 12 months | Identified in Current Budget: No |

**Additional Action Prompted:**
Mayor's Signature

**If item previously considered, provide date and action by Commission:**
02/01/2022 resolution 2022-11 was signed and approved by the Commission.

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| NORMA CANTU | Created/Initiated |
| ROBERT LOPEZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Police Department.

**Staff Recommendation:**
Recommend Approval

**Attachments, if any:**
SOGA #4507801, FY23 Criminal Justice Grant Program #4507801 Budget

**Responsibilities upon Approval:**

**Statement of Grant Award (SOGA)**

The Statement of Grant Award is the official notice of award from the Office of the Governor (OOG). This Grant Agreement and all terms, conditions, provisions and obligations set forth herein shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns and all other State of Texas agencies and any other agencies, departments, divisions, governmental entities, public corporations, and other entities which shall be successors to each of the Parties or which shall succeed to or become obligated to perform or become bound by any of the covenants, agreements or obligations hereunder of each of the Parties hereto.

The approved project narrative and budget for this award are reflected in eGrants on the 'Narrative' and 'Budget/Details' tabs. By accepting the Grant Award in eGrants, the Grantee agrees to strictly comply with the requirements and obligations of this Grant Agreement including any and all applicable federal and state statutes, regulations, policies, guidelines and requirements. In instances where conflicting requirements apply to a Grantee, the more restrictive requirement applies.

The Grant Agreement includes the Statement of Grant Award; the OOG Grantee Conditions and Responsibilities; the Grant Application in eGrants; and the other identified documents in the Grant Application and Grant Award, including but not limited to: 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Chapter 783 of the Texas Government Code, Title 34, Part 1, Chapter 20, Subchapter E, Division 4 of the Texas Administrative Code, and the Uniform Grant Management Standards (UGMS) developed by the Comptroller of Public Accounts; the state Funding Announcement or Solicitation under which the grant application was made, and for federal funding, the Funding Announcement or Solicitation under which the OOG was awarded funds; and any applicable documents referenced in the documents listed above. For grants awarded from the U.S. Department of Justice, the current applicable version of the Department of Justice Grants Financial Guide and any applicable provisions in Title 28 of the CFR apply. For grants awarded from the Federal Emergency Management Agency (FEMA), all Information Bulletins and Policies published by the FEMA Grants Program Directorate apply. The OOG reserves the right to add additional responsibilities and requirements, with or without advance notice to the Grantee.

By clicking on the 'Accept' button within the 'Accept Award' tab, the Grantee accepts the responsibility for the grant project, agrees and certifies compliance with the requirements outlined in the Grant Agreement, including all provisions incorporated herein, and agrees with the following conditions of grant funding. The grantee's funds will not be released until the grantee has satisfied the requirements of the following Condition(s) of Funding and Other Fund-Specific Requirement(s), if any, cited below:

| | | | |
|---|---|---|---|
| **Grant Number:** | 4507801 | **Award Amount:** | $34,000.00 |
| **Date Awarded:** | 11/4/2022 | **Grantee Cash Match:** | $0.00 |
| **Grant Period:** | 10/01/2022 - 09/30/2023 | **Grantee In Kind Match:** | $0.00 |
| **Liquidation Date:** | 12/29/2023 | **Grantee GPI:** | $0.00 |
| **Program Fund:** | DJ-Edward Byrne Memorial Justice Assistance Grant Program | **Total Project Cost:** | $34,000.00 |
| **Grantee Name:** | Weslaco, City of | | |
| **Project Title:** | Criminal Justice Program | | |
| **Grant Manager:** | Marvin Alcorn | | |
| **Unique Entity Identifier (UEI):** | GJMZDZZAN4J3 | | |

| | |
|---|---|
| **CFDA:** | 16.738 - Edward Byrne Memorial Justice Assistance Grant Program |
| **Federal Awarding Agency:** | U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance |
| **Federal Award Date:** | 9/22/2021 |
| **Federal/State Award ID Number:** | 15PBJA-21-GG-00289-JAGX |
| **Total Federal Award/State Funds Appropriated:** | $14,531,729.00 |
| **Pass Thru Entity Name:** | Texas Office of the Governor – Criminal Justice Division (CJD) |
| **Is the Award R&D:** | No |
| **Federal/State Award Description:** | The purpose of this program is to reduce crime and improve the criminal justice system. |

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**Agency Name:** Weslaco, City of
**Grant/App:** 4507801 **Start Date:** 10/1/2022 **End Date:** 9/30/2023

**Project Title:** Criminal Justice Program
**Status:** Pending AO Acceptance of Award

## Budget Details Information

**Budget Information by Budget Line Item:**

| CATEGORY | SUB CATEGORY | DESCRIPTION | OOG | CASH MATCH | IN-KIND MATCH | GPI | TOTAL | UNIT/% |
|---|---|---|---|---|---|---|---|---|
| Equipment | Live Scan Unit and Accessories | SmartScan/LiveScan kiosk and Card printer with maintenance support. The SmartScan/LiveScan will be a Texas DPS intuitive interface guides the operator through the record creation process. This minimizes errors and increases efficiency. The printer will be an FBI certified printer/scanner secure from malware, hacking and unauthorized use. The maintenance support is included free of charge for the first year. Customer Service Centers provide comprehensive 24x7 multiplier customer support from our highly experienced engineers and developers for problem tracking and resolution, as well as advanced remote diagnostics, ensuring that our customers get the information and help they need without delay. | $34,000.00 | $0.00 | $0.00 | $0.00 | $34,000.00 | 1 |

You are logged in as **User Name**: rlopez1625

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5986 |

**From:**

**Subject:**
Discussion and consideration to approve Resolution 2022- 60 authorizing publication of Notice of Intent to Issue Certificates of Obligation Series 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

**Background:**
The city's administration has been discussing the need for additional debt to fund the completion of the public safety building and other various capital improvement projects. This resolution will allow the City and the financial advisors to proceed with the publication requirements and will be provided at the meeting.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature
Resolution

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| ADELAIDA VEGA<br>Rosalinda Cavazos<br>Martin Garza | Created/Initiated<br>New |

**City Manager Comments:**
Approve as recommended by the Finance Department.

**Staff Recommendation:**

**Attachments, if any:**
Proposed Certificates of Obligations, 093022 RESOLUTION 2022-60 MEMO

**Responsibilities upon Approval:**

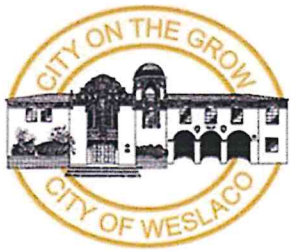
HilltopSecurities
A Hilltop Holdings Company

## Contact


**Anne Burger Entrekin**
*Senior Managing Director*
anne.burgerentrekin@hilltopsecurities.com
70 Northeast Loop 410, Suite 750
San Antonio, Texas 78216
Direct: 210.308.2204

**Homer Maldonado**
*Analyst*
homer.maldonado@hilltopsecurities.com
70 Northeast Loop 410, Suite 750
San Antonio, Texas 78216
Direct: 210.308.2200


# Proposed Certificates of Obligation




**November 15, 2022**

# Weslaco, Texas

# Market Update

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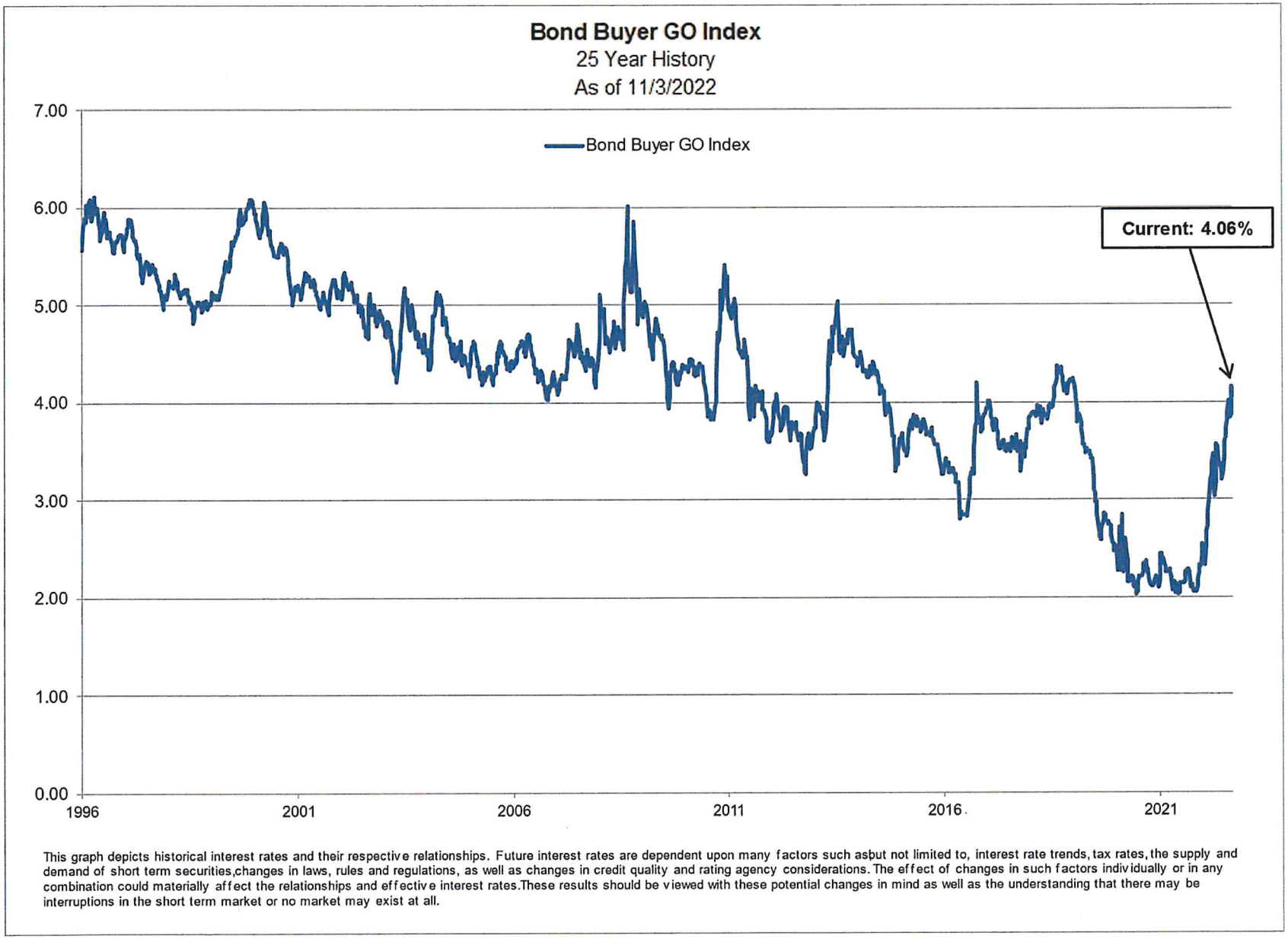
# Bond Buyer's Index of 20 Municipal Bonds




This graph depicts historical interest rates and their respective relationships. Future interest rates are dependent upon many factors such asbut not limited to, interest rate trends, tax rates, the supply and demand of short term securities,changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of changes in such factors individually or in any combination could materially affect the relationships and effective interest rates.These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.



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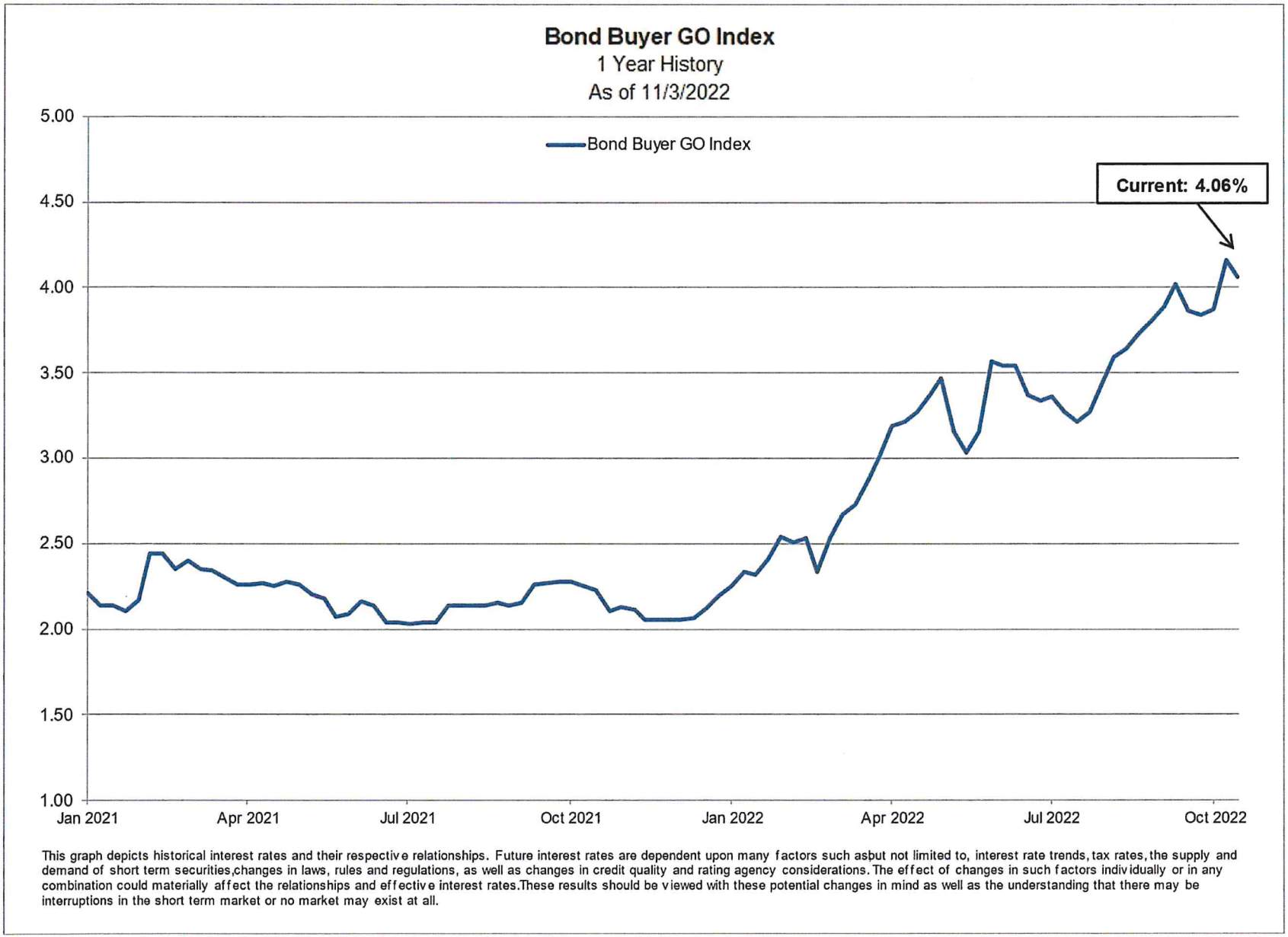
# Bond Buyer's Index of 20 Municipal Bonds

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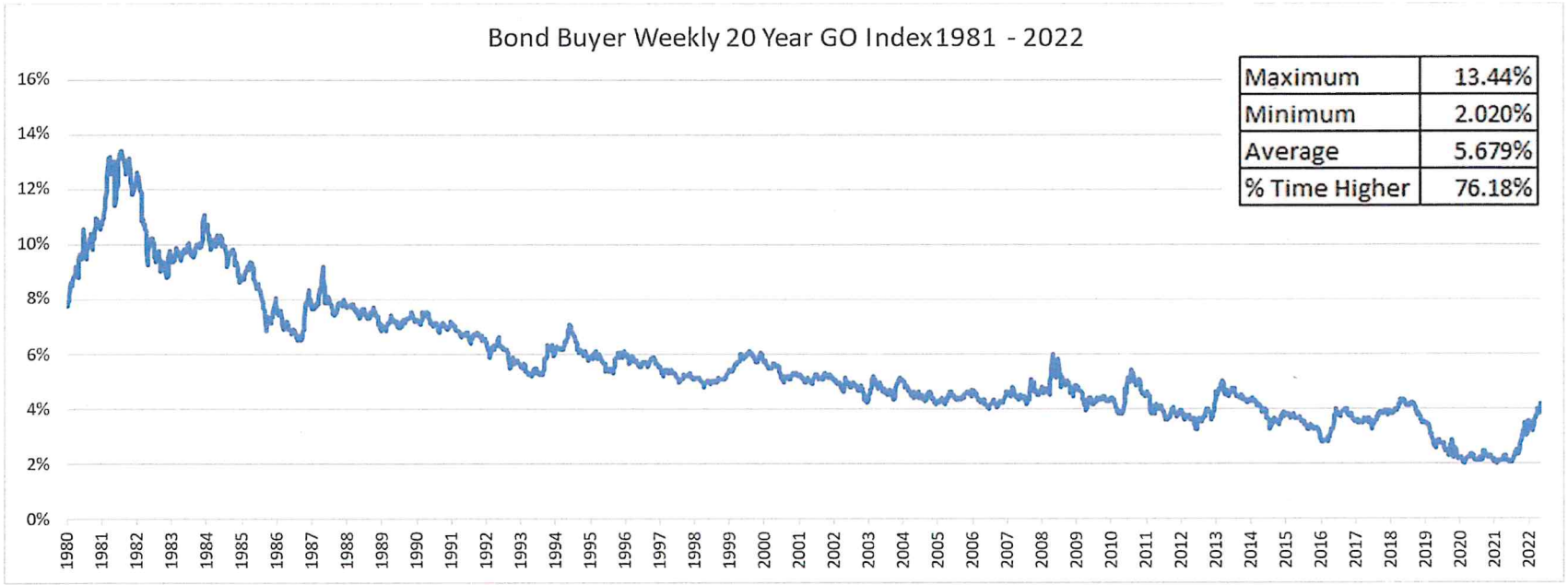
# Historical Interest Rates




This graph depicts historical interest rates and their respective relationships. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, supply, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of such changes in such assumptions may be material and could effect the projected results. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.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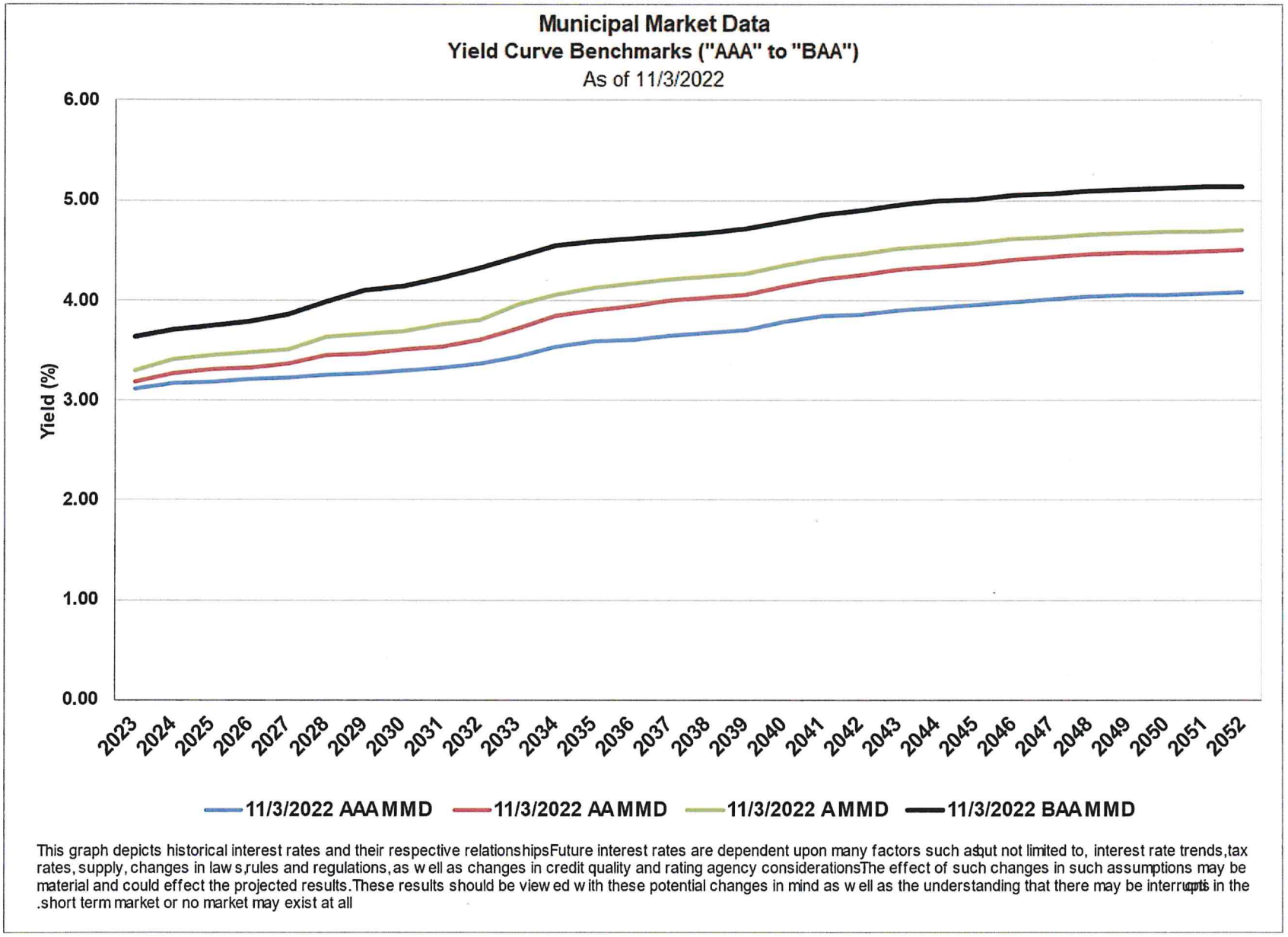
# Credit Spreads




This graph depicts historical interest rates and their respective relationships Future interest rates are dependent upon many factors such as but not limited to, interest rate trends, tax rates, supply, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations The effect of such changes in such assumptions may be material and could effect the projected results. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.

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# Projected No Impact to the Debt Service Tax Rate

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# Projected No Impact to the Tax Rate

| FYE | Assessed Valuation[1] | Estimated AV Growth | Existing Net Tax Supported Debt Service[2] | Calculated I&S Tax Rate on Existing Debt | $12,500,000 - 2023 Certificates Assumed Delivered 2/16/2023[3] Principal | Interest | Debt Service | Aggregate Net Tax Supported Debt Service | Calculated I&S Tax Rate[4] | Projected Change In I&S Tax Rate | FYE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2023 | $ 2,214,795,606 | | $ 5,177,093 | $ 0.2324 | | | | $ 5,177,093 | $ 0.2324 | | 2023 |
| 2024 | 2,214,795,606 | 0.00% | 3,593,268 | 0.1656 | $ 505,000 | $ 941,602 | $ 1,446,602 | 5,039,869 | 0.2322 | (0.0002) | 2024 |
| 2025 | 2,214,795,606 | 0.00% | 3,598,372 | 0.1658 | 835,000 | 611,745 | 1,446,745 | 5,045,117 | 0.2324 | 0.0002 | 2025 |
| 2026 | 2,214,795,606 | 0.00% | 3,598,502 | 0.1658 | 395,000 | 569,160 | 964,160 | 4,562,662 | 0.2102 | (0.0222) | 2026 |
| 2027 | 2,214,795,606 | 0.00% | 3,605,032 | 0.1661 | 410,000 | 549,015 | 959,015 | 4,564,047 | 0.2103 | 0.0001 | 2027 |
| 2028 | 2,214,795,606 | 0.00% | 3,060,038 | 0.1410 | 435,000 | 528,105 | 963,105 | 4,023,143 | 0.1854 | (0.0249) | 2028 |
| 2029 | 2,214,795,606 | 0.00% | 3,059,788 | 0.1410 | 455,000 | 505,920 | 960,920 | 4,020,708 | 0.1852 | (0.0001) | 2029 |
| 2030 | 2,214,795,606 | 0.00% | 3,052,963 | 0.1407 | 480,000 | 482,715 | 962,715 | 4,015,678 | 0.1850 | (0.0002) | 2030 |
| 2031 | 2,214,795,606 | 0.00% | 3,057,091 | 0.1408 | 505,000 | 458,235 | 963,235 | 4,020,326 | 0.1852 | 0.0002 | 2031 |
| 2032 | 2,214,795,606 | 0.00% | 3,050,141 | 0.1405 | 530,000 | 432,480 | 962,480 | 4,012,621 | 0.1849 | (0.0004) | 2032 |
| 2033 | 2,214,795,606 | 0.00% | 3,050,342 | 0.1405 | 555,000 | 405,450 | 960,450 | 4,010,792 | 0.1848 | (0.0001) | 2033 |
| 2034 | 2,214,795,606 | 0.00% | 2,477,231 | 0.1141 | 585,000 | 377,145 | 962,145 | 3,439,376 | 0.1585 | (0.0263) | 2034 |
| 2035 | 2,214,795,606 | 0.00% | 2,479,150 | 0.1142 | 615,000 | 347,310 | 962,310 | 3,441,460 | 0.1586 | 0.0001 | 2035 |
| 2036 | 2,214,795,606 | 0.00% | 2,475,725 | 0.1141 | 645,000 | 315,945 | 960,945 | 3,436,670 | 0.1583 | (0.0002) | 2036 |
| 2037 | 2,214,795,606 | 0.00% | 2,482,250 | 0.1144 | 680,000 | 283,050 | 963,050 | 3,445,300 | 0.1587 | 0.0004 | 2037 |
| 2038 | 2,214,795,606 | 0.00% | 2,480,969 | 0.1143 | 715,000 | 248,370 | 963,370 | 3,444,339 | 0.1587 | (0.0000) | 2038 |
| 2039 | 2,214,795,606 | 0.00% | 2,192,275 | 0.1010 | 750,000 | 211,905 | 961,905 | 3,154,180 | 0.1453 | (0.0134) | 2039 |
| 2040 | 2,214,795,606 | 0.00% | 1,510,325 | 0.0696 | 790,000 | 173,655 | 963,655 | 2,473,980 | 0.1140 | (0.0313) | 2040 |
| 2041 | 2,214,795,606 | 0.00% | 1,510,575 | 0.0696 | 830,000 | 133,365 | 963,365 | 2,473,940 | 0.1140 | (0.0000) | 2041 |
| 2042 | 2,214,795,606 | 0.00% | 716,700 | 0.0330 | 870,000 | 91,035 | 961,035 | 1,677,735 | 0.0773 | (0.0367) | 2042 |
| 2043 | 2,214,795,606 | 0.00% | 719,000 | 0.0331 | 915,000 | 46,665 | 961,665 | 1,680,665 | 0.0774 | 0.0001 | 2043 |
| 2044 | 2,214,795,606 | 0.00% | 110,000 | 0.0051 | | | | 110,000 | 0.0051 | (0.0724) | 2044 |
| 2045 | 2,214,795,606 | 0.00% | 110,000 | 0.0051 | | | | 110,000 | 0.0051 | - | 2045 |
| 2046 | 2,214,795,606 | 0.00% | 115,000 | 0.0053 | | | | 115,000 | 0.0053 | 0.0002 | 2046 |
| | | | $ 62,081,193 | | $ 12,500,000 | $ 7,712,872 | $ 20,212,872 | $ 87,157,939 | | | |

Notes:

(1) Actual FYE 2023 Assessed Valuations. Assumes 0% growth thereafter.

(2) Existing debt excludes Self Supporting debt.

(3) Assumes 5.10% interest rate and delivery date of 2/16/23. Solved to fund maximum capacity for FYE 2024 and 2025 while maintaining level debt thereafter.

(4) Estimated tax collections rate of 98.00%. Proposed I&S tax rate for FY 2023.



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# Proposed Timetable

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# Proposed Timetable of Events for Consideration

**November**

| S | M | T | W | T | F | S |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | | | |

**December**

| S | M | T | W | T | F | S |
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| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

**January**

| S | M | T | W | T | F | S |
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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

**February**

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| | | | 1 | 2 | 3 | 4 |
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| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | | | | |

**March**

| S | M | T | W | T | F | S |
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| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

= FOMC Meetings

= Holidays

= Key Dates

| DATE | EVENT |
|---|---|
| Tuesday, November 15, 2022 | Regular meeting of the City Commission. Consider a Resolution authorizing the Notice of Intent to Issue Certificates of Obligation. |
| Friday, November 18, 2022 | Distribute first draft of the Preliminary Official Statement ("POS") to working group for comments. |
| Thursday, December 1, 2022 | Publication due to newspaper prior to 3:00 P.M. to include request for two publications, Monday, December 5th and Monday, December 12th. |
| Monday, December 5, 2022 | First publication of Notice of Intent to Issue Certificates of Obligation. |
| Monday, December 12, 2022 | Second publication of Notice of Intent to Issue Certificates of Obligation. |
| December 13th and 14th | FOMC Meeting. |
| Wednesday, December 14, 2022 | Send POS and related documents to Standard & Poor's Ratings Services ("S&P") |
| Tuesday, January 17, 2023 | Receive rating. |
| Week of January 17th | Due Diligence Call. |
| Monday, January 23, 2023 | Comments due on final draft of POS due from working group. |
| Wednesday, January 25, 2023 | POS goes to i-Deal web site for posting. |
| January 31st and February 1st | FOMC Meeting. |
| Tuesday, February 7, 2023 | Pricing. |
| | Regular meeting to conduct sale of Certificates of Obligation. Consider the adoption of the Ordinance Authorizing Issuance of Certificates of Obligation and approving and authorizing the execution of the Bond Purchaser Agreement. |
| Thursday, March 2, 2023 | Closing Date; City delivers the Certificates of Obligation to Underwriter and receives funds. |



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# Next Steps and Summary

- Although interest rates have risen, the Bond Buyer Index has been higher 76.18% of the time since its inception in 1981
- Proposed Certificates of Obligation are projected without an increase to the Debt Service Tax Rate
- Next Steps:
  - Adopt the Resolution of the Notice of Intent
  - Coordinate publications
  - Proceed with Proposed Timetable of Events


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# Regulatory Disclosures

HilltopSecurities
A Hilltop Holdings Company.

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# Municipal Advisor Disclosure Statement

This disclosure statement ("Conflict Disclosures") is provided by Hilltop Securities Inc. ("the Firm") to disclose information regarding conflicts of interest and legal or disciplinary events of the Firm that are required to be disclosed to potential clients pursuant to MSRB Rule G-42(b) and (c)(ii).

**PART A – Disclosures of Conflicts of Interest**

MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable.

**Material Conflicts of Interest** – The Firm makes the disclosures set forth below with respect to material conflicts of interest in connection with the Scope of Services under the Agreement with the Firm, together with explanations of how the Firm addresses or intends to manage or mitigate each conflict.

**General Mitigations** – As general mitigations of the Firm's conflicts, with respect to all of the conflicts disclosed below, the Firm mitigates such conflicts through its adherence to its fiduciary duty to clients, which includes a duty of loyalty to clients in performing all municipal advisory activities for clients. This duty of loyalty obligates the Firm to deal honestly and with the utmost good faith with client and to act in the client's best interests without regard to the Firm's financial or other interests. In addition, because the Firm is a broker-dealer with significant capital due to the nature of its overall business, the success and profitability of the Firm is not dependent on maximizing short-term revenue generated from individualized recommendations to its clients but instead is dependent on long-term profitably built on a foundation of integrity, quality of service and strict adherence to its fiduciary duty. Furthermore, the Firm's municipal advisory supervisory structure, leveraging our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of the Firm potentially departing from their regulatory duties due to personal interests. The disclosures below describe, as applicable, any additional mitigations that may be relevant with respect to any specific conflict disclosed below.

**I. Affiliate Conflict.** The Firm, directly and through affiliated companies, provides or may provide services/advice/products to or on behalf of clients that are related to the Firm's advisory activities. Hilltop Securities Asset Management (HSAM), a SEC-registered affiliate of the Firm, provides post issuance services including arbitrage rebate and treasury management. The Firm's arbitrage team verifies rebate and yield restrictions on the investments of bond proceeds on behalf of clients in order to meet IRS restrictions. The treasury management division performs portfolio management/advisor services on behalf of public sector clients. The Firm, through affiliate Hilltop Securities Asset Management (HSAM), provides a multi-employer trust tailor-made for public entities which allows them to prefund Other Post-Employment Benefit liabilities. The Firm has a structured products desk that provides advice to help clients mitigate risk though investment management, debt management and commodity price risk management products. These products consist of but are not limited to swaps (interest rate, currency, commodity), options, repos, escrow structuring and other securities. Continuing Disclosure services provided by the Firm work with issuers to assist them in meeting disclosure requirements set forth in SEC rule 15c2-12. Services include but are not limited to ongoing maintenance of issuer compliance, automatic tracking of issuer's annual filings and public notification of material events. The Firm administers government investment pools. These programs offer governmental entities investment options for their cash management programs based on the entities specific needs. The Firm and the aforementioned affiliate's business with a client could create an incentive for the Firm to recommend to a client a course of action designed to increase the level of a client's business activities with the affiliates or to recommend against a course of action that would reduce or eliminate a client's business activities with the affiliates. This potential conflict is mitigated by the fact that the Firm and affiliates are subject to their own comprehensive regulatory regimes.

**II. PlainsCapital Bank Affiliate Conflict.** The Firm, directly and through affiliated companies, provides or may provide services/advice/products to or on behalf of clients that are related to the Firm's advisory activities. Affiliate, PlainsCapital Bank, provides banking services to municipalities including loans and custody. The Firm and the aforementioned affiliate's business with a client could create an incentive for the Firm to recommend to a client a course of action designed to increase the level of a client's business activities with the affiliates or to recommend against a course of action that would reduce or eliminate a client's business activities with the affiliates. This potential conflict is mitigated by the fact that the Firm and affiliates are subject to their own comprehensive regulatory regimes.



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# Municipal Advisor Disclosure Statement

**III. Other Municipal Advisor or Underwriting Relationships.** The Firm serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of other clients. For example, the Firm serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to all its municipal advisory clients. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, the Firm could potentially face a conflict of interest arising from these competing client interests. In other cases, as a broker-dealer that engages in underwritings of new issuances of municipal securities by other municipal entities, the interests of the Firm to achieve a successful and profitable underwriting for its municipal entity underwriting clients could potentially constitute a conflict of interest if, as in the example above, the municipal entities that the Firm serves as underwriter or municipal advisor have competing interests in seeking to access the new issue market with the most advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair the Firm's ability to fulfill its regulatory duties to any specific client.

**IV. Secondary Market Transactions in Client's Securities.** The Firm, in connection with its sales and trading activities, may take a principal position in securities, including securities of its clients, and therefore the Firm could have interests in conflict with a client with respect to the value of the client's securities while held in inventory and the levels of mark-up or mark-down that may be available in connection with purchases and sales thereof. In particular, the Firm or its affiliates may submit orders for and acquire a municipal advisory client's securities issued in an issue under a municipal advisory agreement from members of the underwriting syndicate, either for its own account or for the accounts of its customers. This activity may result in a conflict of interest with the client in that it could create the incentive for the Firm to make recommendations to the client that could result in more advantageous pricing of the client's bond in the marketplace. Any such conflict is mitigated by means of such activities being engaged in on customary terms through units of the Firm that operate independently from the Firm's municipal advisory business, thereby reducing the likelihood that such investment activities would have an impact on the services provided by the Firm to any client under a municipal advisory agreement.

**V. Broker-Dealer and Investment Advisory Business.** The Firm is dually registered as a broker-dealer and an investment advisor that engages in a broad range of securities-related activities to service its clients, in addition to serving as a municipal advisor or underwriter. Such securities-related activities, which may include but are not limited to the buying and selling of new issue and outstanding securities and investment advice in connection with such securities, including securities of the firm's municipal advisory clients, may be undertaken on behalf of, or as counterparty to, the client, personnel of the client, and current or potential investors in the securities of the client. These other clients may, from time to time and depending on the specific circumstances, have interests in conflict with those of the Firm's municipal advisory clients, such as when their buying or selling of the municipal advisory client's securities may have an adverse effect on the market for municipal advisory client's securities, and the interests of such other clients could create the incentive for the Firm to make recommendations to the municipal advisory client that could result in more advantageous pricing for the other clients. Furthermore, any potential conflict arising from the firm effecting or otherwise assisting such other clients in connection with such transactions is mitigated by means of such activities being engaged in on customary terms through units of the Firm that operate independently from the Firm's municipal advisory business, thereby reducing the likelihood that the interests of such other clients would have an impact on the services provided by the Firm to its municipal advisory clients.

**VI. Compensation-Based Conflicts.** Fees that are based on the size of the issue are contingent upon the delivery of the Issue. While this form of compensation is customary in the municipal securities market, this may present a conflict because it could create an incentive for the Firm to recommend unnecessary financings or financings that are disadvantageous to its clients, or to advise clients to increase the size of the issue. This conflict of interest is mitigated by the general mitigations described above.

Fees based on a fixed amount are usually based upon an analysis by the client and the Firm of, among other things, the expected duration and complexity of the transaction and the scope of municipal services to be performed by the Firm. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the Firm may suffer a loss. Thus, the Firm may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. This conflict of interest is mitigated by the general mitigations described above.


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Hourly fees are calculated with, the aggregate amount equaling the number of hours worked by Firm personnel times an agreed-upon hourly billing rate. This form of compensation presents a potential conflict of interest if the client and the Firm do not agree on a reasonable maximum amount at the outset of the engagement, because the Firm does not have a financial incentive to recommend alternatives that would result in fewer hours worked. This conflict of interest is mitigated by the general mitigations described above.

**PART B – Disclosures of Information Regarding Legal Events and Disciplinary History**

MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel.

Accordingly, the Firm sets out below required disclosures and related information in connection with such disclosures.

**I. Material Legal or Disciplinary Event.** The Firm discloses the following legal or disciplinary events that may be material to Client's evaluation of the Firm or the integrity of the Firm's management or advisory personnel:

- For related disciplinary actions please refer to the Firm's BrokerCheck webpage.
- The Firm self-reported violations of SEC Rule 15c2-12: Continuing Disclosure. The Firm settled with the SEC on February 2, 2016. The firm agreed to retain independent consultant and adopt the consultant's finding. Firm paid a fine of $360,000.
- The Firm settled with the SEC in matters related to violations of MSRB Rules G-23(c), G-17 and SEC rule 15B(c) (1). The Firm disgorged fees of $120,000 received as financial advisor on the deal, paid prejudgment interest of $22,400.00 and a penalty of $50,000.00.
- The Firm entered into a Settlement Agreement with Rhode Island Commerce Corporation. Under the Settlement Agreement, the firm agreed to pay $16.0 million to settle any and all claims in connection with The Rhode Island Economic Development Corporation Job Creation Guaranty Program Taxable Revenue Bond (38 Studios, LLC Project) Series 2010, including the litigation thereto. The case, filed in 2012, arose out of a failed loan by Rhode Island Economic Development Corporation. The firm's predecessor company, First Southwest Company, LLC, was one of 14 defendants. FirstSouthwest's engagement was limited to advising on the structure, terms, and rating of the underlying bonds. Hilltop settled with no admission of liability or wrongdoing.
- On April 30, 2019, the Firm entered into a Settlement Agreement with Berkeley County School District of Berkeley County, South Carolina. The case, filed in March of 2019, arose in connection with certain bond transactions occurring from 2012 to 2014, for which former employees of Southwest Securities, Inc., a predecessor company, provided financial advisory services. The Firm agreed to disgorge all financial advisory fees related to such bond transactions, which amounted to $822,966.47, to settle any and all claims, including litigation thereto. Under the Settlement Agreement, the Firm was dismissed from the lawsuit with prejudice, no additional penalty, and with no admission of liability or wrongdoing.
- From July 2011 to October 2015, Hilltop failed to submit required MSRB Rule G-32 information to EMMA in connection with 122 primary offerings of municipal securities for which the Firm served as placement agent. During the period January 2012 to September 2015, the Firm failed to provide MSRB Rule G-17 letters to issuers in connection with 119 of the 122 offerings referenced above. From October 2014 to September 2015, the Firm failed to report on Form MSRB G-37 that it had engaged in municipal securities business as placement agent for 45 of these 122 offerings. This failure was a result of a misunderstanding by one branch office of Southwest Securities. Hilltop discovered these failures during the merger of FirstSouthwest and Southwest Securities and voluntarily reported them to FINRA. The Firm paid a fine of $100,000 for these self-reported violations.
- In connection with a settlement on July 9, 2021 , the U.S. Securities and Exchange Commission found that, between January 2016 and April 2018, the Firm bought municipal bonds for its own account from another broker-dealer and that, on occasion during that time period, the other broker-dealer mischaracterized the Firm's orders when placing them with the lead underwriter. The SEC found that, among other things, the Firm lacked policies and procedures with respect to how stock orders were submitted for new issues bonds to third parties, including the broker-dealer that mischaracterized the Firm's orders. The SEC found violations of MSRB Rules G-27, G-17, and SEC rule 15B(c)(1) and a failure to reasonably supervise within the meaning of Section 15(b)(4)(E) of the Securities Exchange Act of 1934. The Firm was censured and ordered to pay disgorgement of $206,606, prejudgment interest of $48,587 and a penalty of $85,000.


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# Municipal Advisor Disclosure Statement

**II. How to Access Form MA and Form MA-I Filings.** The Firm's most recent Form MA and each most recent Form MA-I filed with the SEC are available on the SEC's EDGAR system at Forms MA and MA-I. The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to such required information already filed by the Firms in its capacity as a broker-dealer on Form BD or Form U4 or as an investment adviser on Form ADV, as applicable. Information provided by the Firm on Form BD or Form U4 is publicly accessible through reports generated by BrokerCheck at http://brokercheck.finra.org/, and the Firm's most recent Form ADV is publicly accessible at the Investment Adviser Public Disclosure website at http://www.adviserinfo.sec.gov/. For purposes of accessing such BrokerCheck reports or Form ADV, click previous hyperlinks.

**PART C – MSRB Rule G-10 Disclosure**

MSRB Rule G-10 covers Investor and Municipal Advisory Client education and protection. This rule requires that municipal advisors make certain disclosures to all municipal advisory clients. This communication is a disclosure only and does not require any action by the firm's municipal advisory clients. The disclosures are noted below.

1. Hilltop Securities Inc. is registered with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board as a Municipal Advisor.
2. You can access the website for the Municipal Securities Rulemaking Board at www.msrb.org
3. The Municipal Securities Rulemaking Board has posted a municipal advisory client brochure. A copy of the brochure is attached to the memo. This link will take to you to the electronic version MA-Clients-Brochure.

**PART D – Future Supplemental Disclosures**

As required by MSRB Rule G-42, this Municipal Advisor Disclosure Statement may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of the Firm. The Firm will provide Client with any such supplement or amendment as it becomes available throughout the term of the Agreement.


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# 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

**Date: November 10, 2022**

**To: Mayor & City Commission**

**CC: Martin Garza, Interim City Manager**

**From: Rosie Cavazos, Interim Finance Director**

**Re: Resolution 2022-60 Publication of Notice of Intent**

---

Resolution 2022-60 is the declaration of intent to publicize the intent to issue Certificates of Obligation, Series 2023.

The debt will be used to fund the completion of the public safety building along with park improvements, the municipal pool, the mile 10 expansion, and unpredicted overages for the public library project.

.

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5987 |
| **From:** | |
| **Subject:**<br>Discussion and consideration to approve Resolution 2022-61 declaring the intention to reimburse certain expenditures with Certificate of Obligation 2023 proceeds and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) | |
| **Background:**<br>This is a resolution that will allow for the City to get reimbursed for expenditures paid for the public safety building construction from the new debt issuance. Resolution to be provided at the meeting. | |
| **Funding Source** (budget code, if applicable)**:** | |

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

| | |
|---|---|
| **Additional Action Prompted:**<br>Mayor's Signature<br>Resolution | |
| **If item previously considered, provide date and action by Commission:** | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | |
| ADELAIDA VEGA<br>Martin Garza<br>Rosalinda Cavazos | Created |
| **City Manager Comments:**<br>Approve as recommended by the Finance Department. | |
| **Staff Recommendation:**<br>Staff recommends approval. | |
| **Attachments, if any:**<br>093022 RESOLUTION 2022-61 MEMO | |
| **Responsibilities upon Approval:** | |

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Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

**Date: November 10, 2022**

**To: Mayor & City Commission**

**CC: Martin Garza, Interim City Manager**

**From: Rosie Cavazos, Interim Finance Director**

**Re: Resolution 2022-61 Intent to Reimburse certain expenditures**

---

Resolution 2022-61 is the declaration of intent to reimburse certain expenditures with the new debt issuance proceeds.

The unanticipated expenditures that we will pay for to complete the public safety building will be reimbursed upon execution of this resolution.

.

# Standardized Agenda Request Form

| **Date of Meeting:** November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:** 2022-5957 |
|---|---|

**From:**
REBEKAH DE LA FUENTE

**Subject:**
Discussion and consideration after public hearing on behalf of Columbus Club of Weslaco on Ordinance 2022-43 to rezone 3030 N Texas Blvd., also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district and authorize the Mayor to execute any related documents. First reading of Ordinance 2022-43. Possible action. (Staffed by Planning & Code Enforcement Department.)

**Background:**
The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on October 21, 2022.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

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

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**
Notice of the application and the Public Hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on October 17, 2022.

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of November 2, 2022.

| | |
|---|---|
| KAYLA AREVALO | Created/Initiated |
| REBEKAH DE LA FUENTE | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as as recommended by the Planning and Zoning Commission and staff.

**Staff Recommendation:**
Staff recommends approval based on 2040 land use map and surrounding land use.

**Attachments, if any:**
Rezone-3030 N Texas Blvd- Memo, 3030 N Texas Blvd - attachments, 3030 N Texas Blvd- Aerial, O2022-43 rezone 3030 N Texas Blvd

**Responsibilities upon Approval:**
Planning staff will advise applicant.

# City of Weslaco

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Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

**M E M O**

TO: Mayor and City Commission

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

RE: Rezone- 3030 N Texas Blvd

DATE: November 19, 2022

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The property owner is proposing a Daycare for this property use for this location. The proposed site is the location of the former Knights of Columbus Club is surrounded by commercial use properties. The proposed use is in compliance with the 2040 Land Use Map and surrounding areas. The owner has gone through a facility inspection and is currently working towards remodeling the property for the proposed daycare use. No petitions have been received for against this item.

The Planning & Zoning Commission recommended approval based on the 2040 land use map and existing surrounding land use.

Thank you,

Rebekah de la Fuente, CFM

RZNE-000322-2022

# APPLICATION FOR REZONING

RECEIVED
OCT 11 2022
By

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 The West 2.5 acres of the North 5 Block acres of the South 20

Subdivision Name acres of Farm tract 108 2.5 acres net

Street Address 3030 N. Texas Blvd.

Existing Zoning R1 Existing Land Use Vacant

Proposed Zoning B1 Proposed Land Use Commercial Use

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

## APPLICANT

Name Columbus Club of Weslaco Phone 956-968-6800

Address 2623 N. Texas Fax: 956-969-2893

City Weslaco State TX Zip Code 78596 E-Mail:

## OWNER

Name _____ Phone _____

Address _____ Fax: _____

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

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

Signature J. Juan T. Reyes Date 10/11/22
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

# City of Weslaco

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**Adrian Farias, Commissioner, District 4**

**Martin Garza, Interim City Manager**

PLANNING DEPARTMENT

October 21, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 2, 2022, and the City Commission will hold a public hearing on November 15, 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 November 2, 2022. A staff member will contact you with instructions via phone call to address your public comment.

**REZONE REQUEST:**

Columbus Club of Weslaco is requesting to rezone 3030 N Texas Blvd. Also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Hidalgo County, Texas from R-1 One-family dwelling district to B-1 neighborhood business district.

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

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

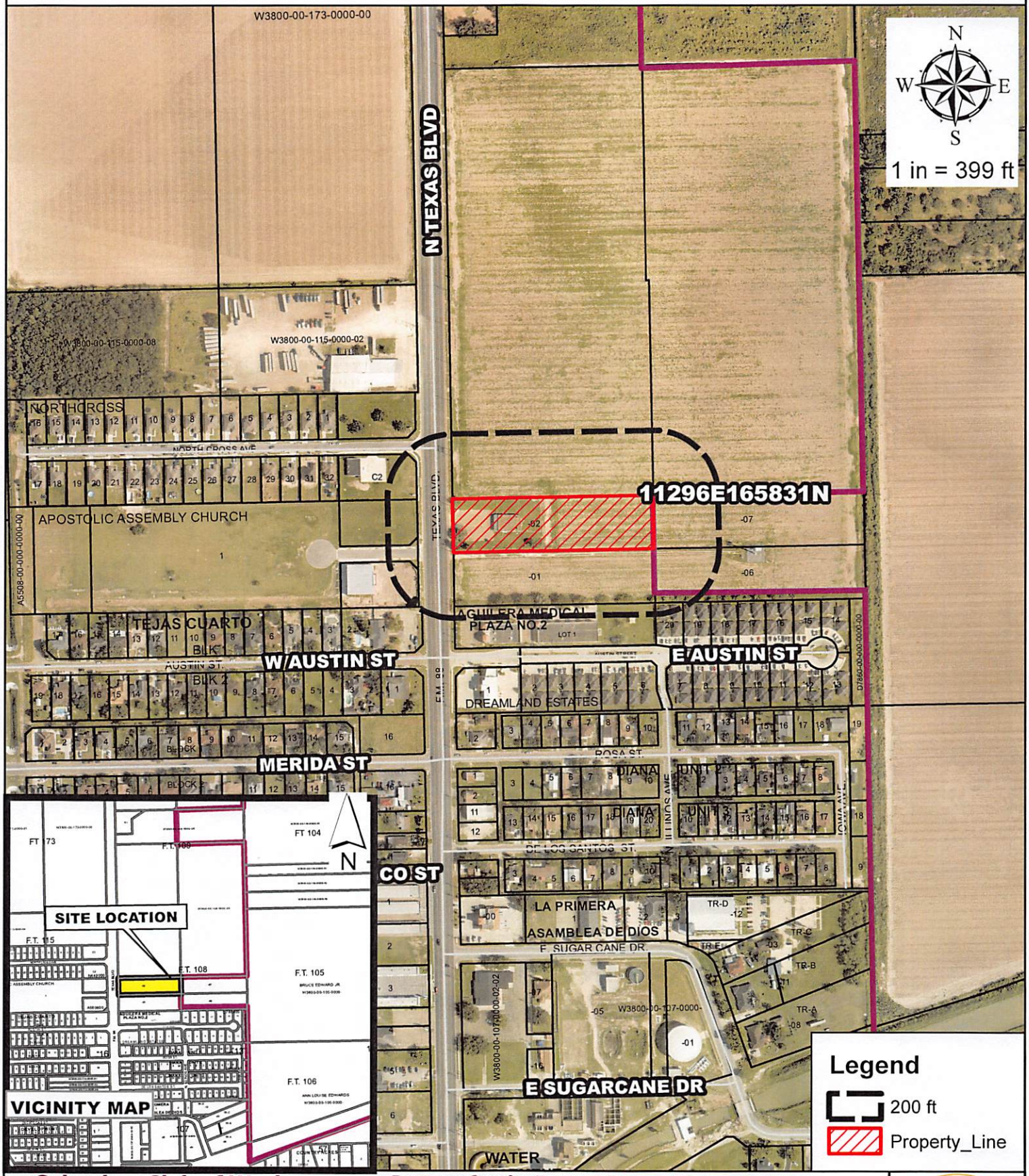
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning & Code Enforcement

# CITY OF WESLACO

Planning & Code Enforcement







**Columbus Club of Weslaco**
**3030 N. Texas Blvd**
**Weslaco Tx 78596**

**Purpose for the Rezone Request**

| | |
|---|---|
| **Existing zoning:** | R-1 |
| **Existing land use:** | Building |
| **Prop Zone:** | B-1 |

City of Weslaco Code Enforcement Dept.

OCT 17, 2022

| | | |
|---|---|---|
| AGUILERA REAL ESTATE HOLDINGS<br><br>920 S CLOSNER BLVD<br>EDINBURG TX 78539 | A1311-02-000-000A-00<br>AGUILERA MEDICAL PLAZA NO. 2 LOT A<br><br>2990 N TEXAS BLVD | L: 396500<br>B: 973326 |
| OCANAS JOSE G & MARIA<br><br>2921 N TEXAS BLVD<br>WESLACO TX 78599 | T1250-00-001-0001-00<br>TEJAS CUATRO LOT 1 & LOT 2 BLK 1<br><br>2921 N TEXAS BLVD | L: 195120<br>B: 159990 |
| 88 PROPERTIES LLC<br><br>N TEXAS BLVD<br>WESLACO TX 78596 | W3800-00-108-0000-00<br>WEST TRACT E10AC-N20AC FT 108 &<br>20AC NET | L: 580000<br>B: 0 |
| GARZA CARLOS I<br><br>PO BOX 6105<br>MCALLEN TX 78502-6105 | W3800-00-108-0000-01<br>WEST TRACT-E660'-N165'-S495' FT<br>108 2.50AC | L: 0<br>B: 0 |
| 88 PROPERTIES LLC<br><br>N TEXAS BLVD<br>WESLACO TX 78596 | W3800-00-108-0000-05<br>WEST TRACT-THE WEST 10.0ACRES OF<br>ES OF FARM TRACT 108 & WEST 10AC'S | L: 580000<br>B: 0 |
| I & I RENTALS LLC<br><br>1720 W BUSINES HWY 83<br>MISSION TX 78573 | W3800-00-108-0000-06<br>WEST TRACT-W660'-N165'-S495' FT 108<br>AC NET | L: 1740<br>B: 0 |
| COLUMBUS CLUB OF WESLACO<br>850 S IOWA AVE<br><br>WESLACO TX 78596-7038 | W3800-00-108-0000-07<br>WEST TRACT-THE EAST 2.5 ACRES OF<br>THE NORTH 5 ACRES OF THE SOUTH | L: 0<br>B: 0 |
| GARCIA JUAN M JR<br><br>3125 N TEXAS BLVD<br>WESLACO TX 78599 | N4490-00-000-00C2-00<br>NORTHCROSS LOT C2 | L: 249660<br>B: 138340 |
| PALMS CABANAS LLC<br>509 E PIKE BLVD STE A<br><br>WESLACO TX 78596 | D7860-00-000-0019-00<br>DREAMLAND ESTATES LOT 19 | L: 26180<br>B: 145645 |
| PALMS CABANAS LLC<br>509 E PIKE BLVD STE A<br><br>WESLACO TX 78596 | D7860-00-000-0020-00<br>DREAMLAND ESTATES LOT 20 | L: 25498<br>B: 142229 |
| GONZALEZ NELDA G & JUAN<br><br>3308 ROSEWOOD DR<br>WESLACO TX 78599 | A5508-00-000-00C1-00<br>APOSTOLIC ASSEMBLY CHURCH LOT C1 | L: 249599<br>B: 0 |
| V & M PROPERTY RENTALS INC<br><br>2012 E UNIVERSITY DR<br>EDINBURG TX 78542 | A5508-00-000-00C2-00<br>APOSTOLIC ASSEMBLY CHURCH LOT C2 | L: 249599<br>B: 0 |

**The Columbus Club of Weslaco.**
**A non Profit Organization**

**CORPORATE RESOLUTION**

I, **Jose Sepulveda**, Secretary of The Columbus Club of Weslaco, a Texas Corporation, do hereby certify that I am the keeper of the records and the minutes of the proceedings of the Board of Directors of said Corporation, and that on the 10th day of October, 2022, there was held a meeting of the Board of Directors of said corporation which was duly called Corporation, and at which meeting a quorum of the Directors was present: and that at said meeting the following resolution was duly and legally passed:

> RESOLVED, THAT either **Juan Reyes Chairman** of the Corporation was authorized to sign any and all documents necessary, proper and advisable for the application to obtain from the City of Weslaco a zone change from R-1 to Commercial Zoning at the building located at 3030 N. Texas Blvd. Weslaco, Texas.

I further certify that I **Jose Sepulveda** am the is the duly elected, qualified and acting Secretary of this Corporation and **Juan Reyes** is duly elected, qualified and acting Chairman of this Corporation and that the signatures shown here on are the true signatures of Jose Sepulveda and Juan Reyes.

Jose T. Sepulveda
**Jose Sepulveda., Secretary**

Juan T. Reyes
**Juan Reyes**., Chairman Secretary

In witness hereof I have hereunto set my hand as Secretary of said corporation and have attached hereto the official seal of said corporation, this the **1st day of March, 2022.**

Jose T. Sepulveda
**Secretary Jose Sepulveda**

# 2021 TAX STATEME[ T

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COU[ TY TAX ASSESSOR - COLLECTOR
PO BOX 178
ED[ BURG, TEXAS 78540

**Certified Owner:**
COLUMBUS CLUB OF WESLACO
610 W 14TH ST
WESLACO, TX 78596

**Legal Description:**
WEST TRACT-THE WEST 2.5 ACRES OF THE NORTH 5 ACRES OF THE SOUTH 20 ACRES OF FARM TRACT 108 2.5 ACRES NET

**Legal Acres:** 2.5000
**Parcel Address:** N TEXAS BLVD
**Print Date:** 10/05/2022

**Account [ o: W3800-00-108-0000-02** **Appr. Dist. [ o.:324439**
**As of Date:** 10/05/2022

| Market Value | | Appraised Value | Assessed Value | Capped Value | Homesite Value | Agricultural Market Value | [ on-Qualifying Value |
|---|---|---|---|---|---|---|---|
| Land | Improvement | | | | | | |
| $51,250 | $86,265 | $137,515 | $137,515 | $0 | $0 | $30,750 | $106,765 |

| Taxing Unit | Assessed Value (100%) | Exemptions | | Taxable Value | Tax Rate | Tax |
|---|---|---|---|---|---|---|
| | | Code | Amount | | | |
| HIDALGO COUNTY | $137,515 | OSP | $30,112.00 | $107,403 | 0.5750000 | $617.57 |
| DRAINAGE DIST #1 | $137,515 | OSP | $30,112.00 | $107,403 | 0.1264000 | $135.76 |
| CITY OF WESLACO | $137,515 | OSP | $30,112.00 | $107,403 | 0.6967000 | $748.28 |
| WESLACO ISD | $137,515 | OSP | $30,112.00 | $107,403 | 0.9807000 | $1,053.30 |
| SOUTH TEXAS ISD | $137,515 | OSP | $30,112.00 | $107,403 | 0.0492000 | $52.84 |
| SOUTH TEXAS COLLEGE | $137,515 | OSP | $30,112.00 | $107,403 | 0.1715000 | $184.20 |

**Total Tax:** $2,791.95
**Total Tax Paid to date:** $2,791.95
**Total Tax Remaining:** $0.00

**Exemptions:**
OSP OPEN SPACE 1-D-1

**AMOU[ T DUE IF PAID BY:**

| 10/31/2022 21 + up to 15% | 11/30/2022 22 + up to 15% | 01/02/2023 23 + up to 15% | 01/31/2023 24 + up to 15% | 02/28/2023 25 + up to 15% | 03/31/2023 26 + up to 15% |
|---|---|---|---|---|---|
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| **05/01/2023 27 + up to 15%** | **05/31/2023 28 + up to 15%** | **06/30/2023 29 + up to 15%** | **07/31/2023 30 + up to 15%** | **08/31/2023 31 + up to 15%** | **10/02/2023 32 + up to 15%** |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |

**School Information:**
**WESLACO ISD** **2021 M&O .94070000 I&S .04000000 Total .98070000 2020 M&O .99890000 I&S .02000000 Total 1.0189000**

PLEASE CUT AT THE DOTTED LI[ E A[ D RETUR[ THIS PORTIO[ WITH YOUR PAYME[ T. 4.1.74

**Print Date:** 10/05/2022

PLEASE [ OTE YOUR ACCOU[ T [ UMBER O[ YOUR CHECK A[ D MAKE CHECKS PAYABLE TO:

PABLO (PAUL) VILLARREAL JR., PCC
HIDALGO COU[ TY TAX ASSESSOR - COLLECTOR
PO BOX 178
ED[ BURG, TEXAS 78540
(956) 318-2157

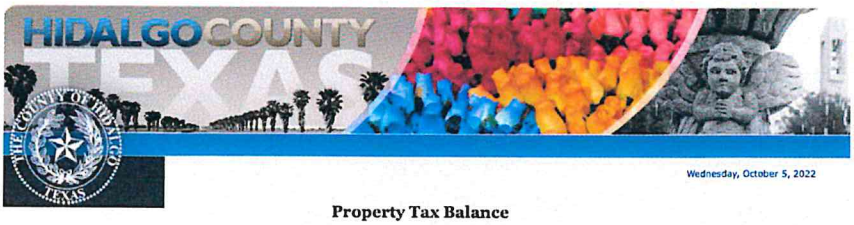
*W3800001080000002*

W3800-00-108-0000-02

COLUMBUS CLUB OF WESLACO
610 W 14TH ST
WESLACO, TX 78596

**AMOU[ T PAID:**
$_____

00003244390000000000




Wednesday, October 5, 2022

**Property Tax Balance**

Begin a New Search  Go to Your Portfolio

**Shopping Cart: For your convenience you may pay several accounts at once if you pay by eCheck. Click the 'Pay by eCheck' button to add this account to the shopping cart. Additional accounts can be clicking 'Begin a New Search' or 'Find Another Account', then doing a search again and, for each account, clicking the 'Pay by eCheck Now' button. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you begin entering payment information.**

**Scheduling Payments: If you are paying by eCheck, you may choose to pay now or in the future. You may schedule one payment in the future or recurring payments. To do this, select 'Schedule E-Check Payment' after adding account(s) to the shopping cart.**

***Unless otherwise noted, all data refers to tax information for 2021. All amounts due include penalty, interest, and attorney fees when applicable.***

**Account Number:** W380000108000002

**Appraisal District Number:** 324439

**Address:**
COLUMBUS CLUB OF WESLACO
610 W 14TH ST
WESLACO, TX 78596

**Property Site Address:**
N TEXAS BLVD

**Legal Description:**
WEST TRACT-THE WEST 2.5 ACRES OF THE NORTH 5 ACRES OF THE SOUTH 20 ACRES OF FARM TRACT 108 2.5 ACRES NET

**Current Tax Levy:** $2,791.95

**Current Amount Due:** $0.00

**Prior Year Amount Due:** $0.00

**Total Amount Due:** $0.00

**Last Payment Amount for Current Year Taxes:**
$2,791.95

**Last Payer for Current Year Taxes:**
COLUMBUS CLUB OF WESLACO

**Last Payment Date for Current Year Taxes:**
12/30/2021

**Active Lawsuits:** None

**Pending Credit Card or eCheck Payments:**
No Payment Pending

Pay by Credit Card

**Credit/debit card payments will take 4-5 business days to post. A convenience fee will be added if you pay by credit card.**

Pay by eCheck

**(Pay single or multiple accounts by eCheck. Pay now or schedule future payments without a convenience fee.)**

Print Current Statement

Print Delinquent Statement

Register for Certified Statements by E-mail

**Gross Value:** $137,515

**Land Value:** $51,250

**Improvement Value:** $86,265

**Capped Value:** $0

**Agricultural Value:** $638

**Exemptions:**
None

Exemption and Tax Rate Information

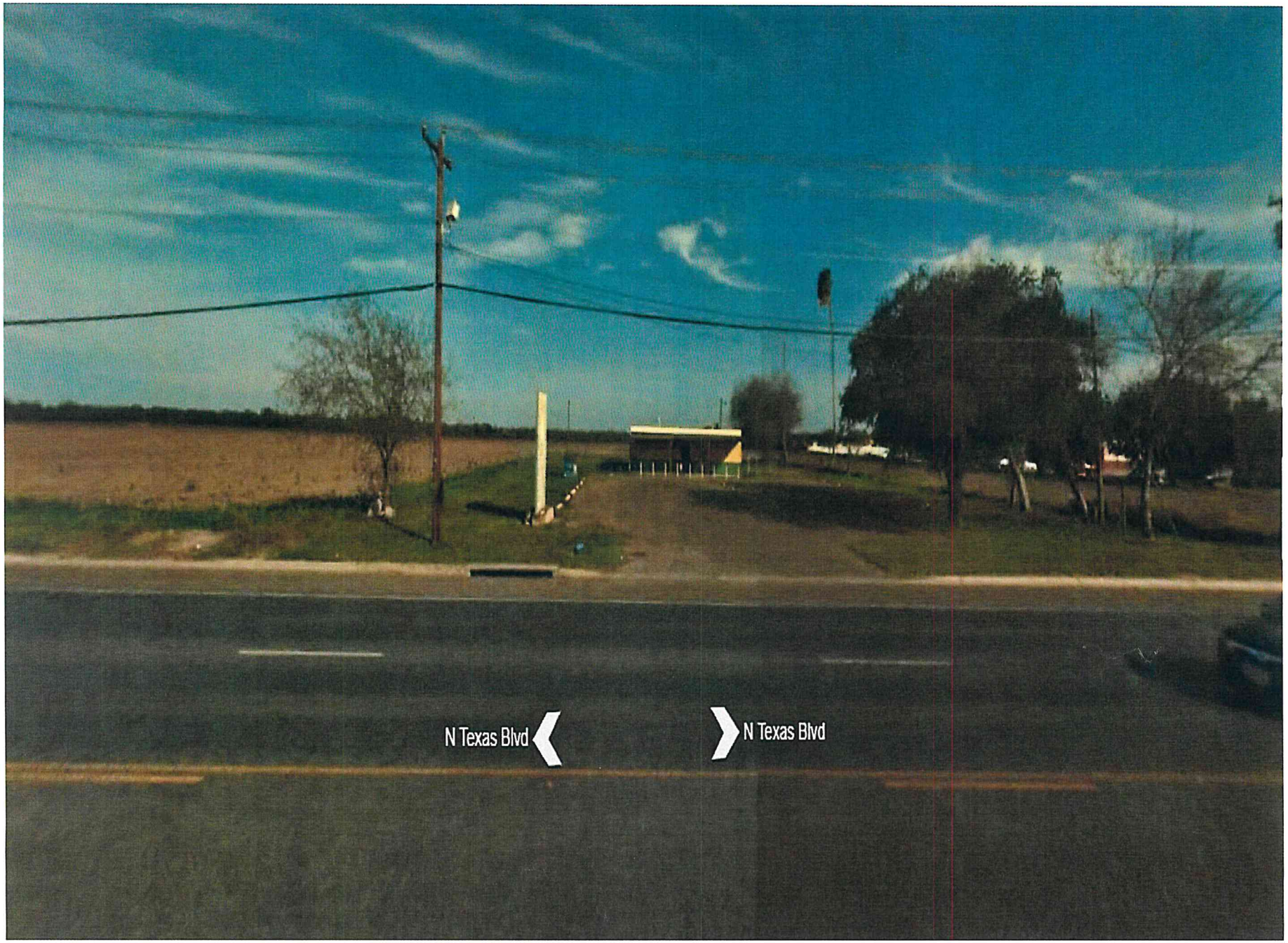
Taxes Due Detail by Year and Jurisdiction

Payment Information

Print a Current Tax Statement

Click Here to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

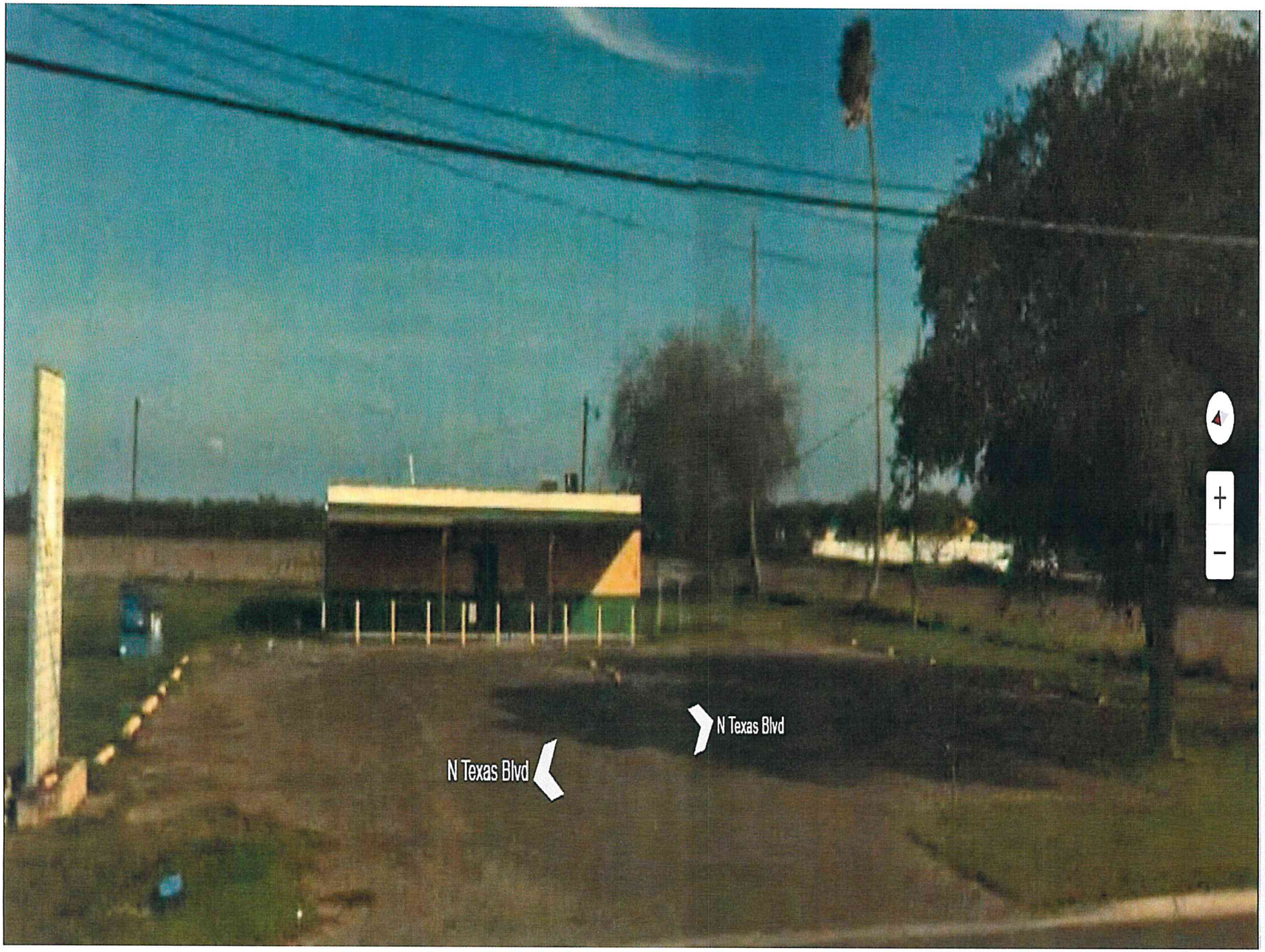
East



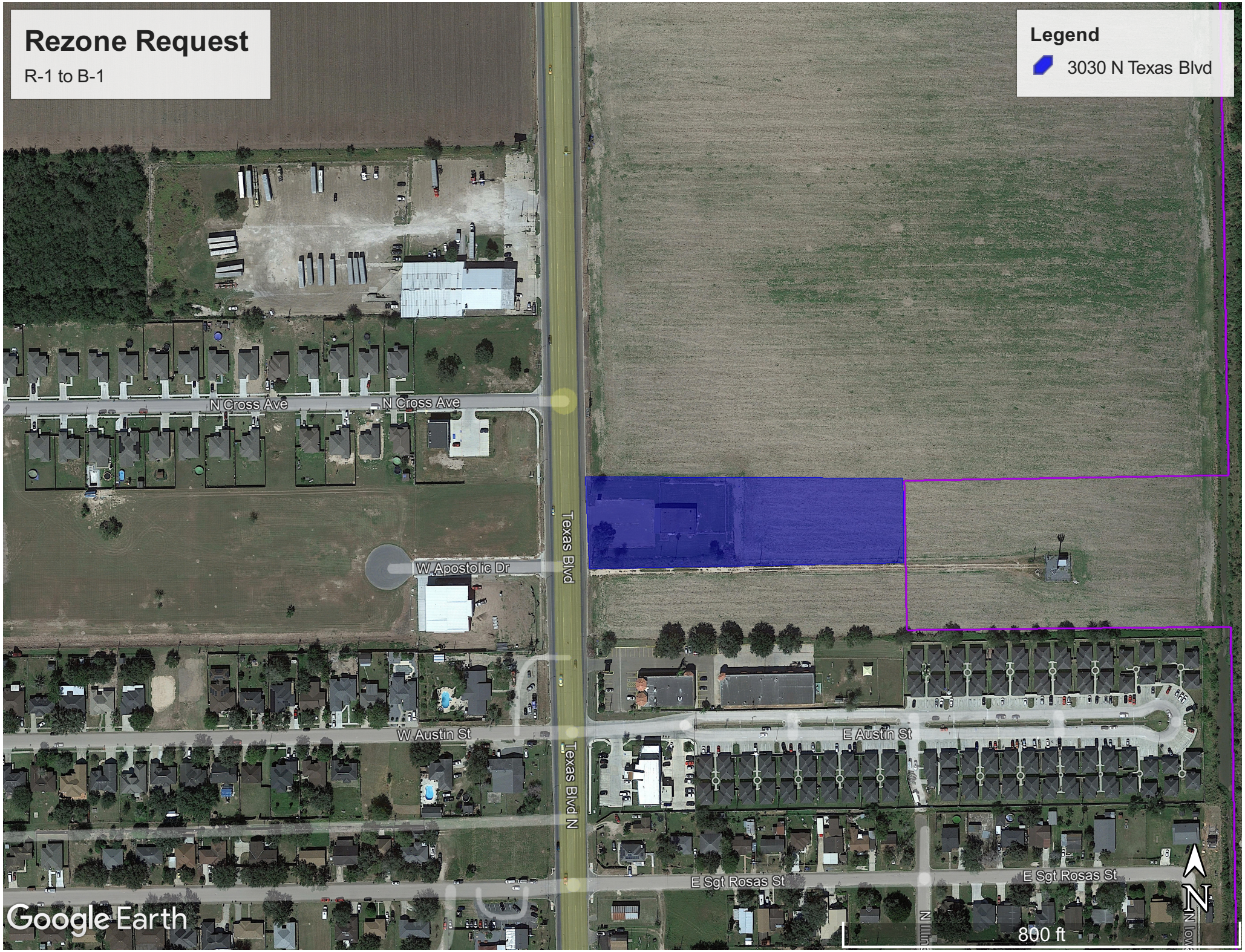

North

South

West


N Texas Blvd
N Texas Blvd

3030 N Texas Blvd,
Weslaco, TX 78599
N Texas Blvd
N Texas Blvd
25 feet


Rezone Request
R-1 to B-1
Legend
3030 N Texas Blvd
N Cross Ave
N Cross Ave
Texas Blvd
W Apostolic Dr
W Austin St
Texas Blvd N
E Austin St
E Sgt Rosas St
E Sgt Rosas St
N
800 ft
Google Earth

ORDINANCE NO. 2022-43

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3030 N TEXAS BLVD. ALSO BEING THE WEST 2.5 ACRES OF THE NORTH 5 ACRES OF THE SOUTH 20 ACRES OF FARM TRACT 108, WEST TRACT, WESLACO HIDALGO COUNTY, TEXAS FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from a R-1 One Family Dwelling District to B-1 neighborhood business district located at 3030 N Texas Blvd. Also being the West 2.5 acres of the North 5 acres of the South 20 acres of Farm Tract 108, West Tract, Weslaco, Hidalgo County, Texas.

SECTION II: That this ordinance shall become effective upon its passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 15th day of November, 2022.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2022.

CITY OF WESLACO

_____
David Suarez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5953 |

**From:**
REBEKAH DE LA FUENTE

**Subject:**
Discussion and consideration after public hearing on behalf of Viridiana Treviño to approve a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

**Background:**
The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 neighborhood business district. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on October 21, 2022.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on October 17, 2022.

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use permit at their regular meeting of November 2, 2022 with the stipulation that the owners could only serve ice cream and smoothy and coffee-based products and the owner may not sell any mixed drinks, beer or wine.

| | |
|---|---|
| KAYLA AREVALO | Created/Initiated |
| REBEKAH DE LA FUENTE | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Planning and Zoning Commission with stipulation.

**Staff Recommendation:**
Staff recommends approval of the conditional use permit.

**Attachments, if any:**
CUP- 529 S Texas Blvd- Memo, petition against cup -529 S Texas, 529 S Texas Blvd - attachments, Menu - Fresh Ice Creams & Milkshakes - Buzzed Bull Creamery, 529 S Texsas Blvd- Aerial

**Responsibilities upon Approval:**
Planning staff will advise applicant.

# 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

**M E M O**

TO: Mayor and City Commission

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

RE: Conditional Use Permit- 529 S Texas Blvd

DATE: November 9, 2022

---

The applicant is proposing to obtain a permit to operate a Mixed Beverage license to operate an ice creamery that feature alcohol-based ice cream and coffees. The owner has gone through a facility inspection and is currently pending approval of the conditional use in order to operate. One petition has been received against this item from South Texas Educational Technologies (STET) who own the property to the north. It is the intention of STET to in the future host high school classes at this location. Should commission approve this permit and a school moves into the area, then the owner will need to pay higher insurance premiums as set by TABC.

Planning & Zoning recommended approval of the conditional use permit for the Mixed Beverage Permit with the he stipulation that the owners could only serve ice cream and smoothy and coffee-based products and that the owner may not sell any mixed drinks, beer or wine.

Thank you,

Rebekah de la Fuente, CFM

**Horizon Montessori Public Schools**

*"Tomorrow's Education Today"* 2402 E. Business Hwy. 83 • Weslaco, Texas 78596

Monday, October 31, 2022

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

Re: Objection to a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas.

Dear Ms. De La Fuente:

On behalf of South Texas Educational Technologies, Inc. dba. Horizon Montessori Public Schools, we hereby object to the November 2, 2022 "Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, Hidalgo County, Texas" as we operate a school district property intended for school related purposes within 300 feet of same.

Thank you for your time and consideration. For any questions or concerns, please contact us at (956) 969-3092.

Respectfully,

Alim U. Ansari
*Board Chairman / CEO / Superintendent of Schools*
South Texas Educational Technologies, Inc.
dba. Horizon Montessori Public Schools

USE: 000312-2022

# APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. Deadline to submit request is 30 days prior to the meeting.

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

FILE NO._____

## PROPOSED PROJECT

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

Lot 30-33 Block 42

Subdivision Name Weslaco Original Townsite

Street Address 529 South Texas Boulevard, Weslaco TX 78599

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

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

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

## APPLICANT

Name Vividiana Trevino Phone 956.998.2541

Address 1809 Harrison St Apt 3 Fax:_____

City Weslaco State TX Zip Code 78599 E-Mail: Viri154@gmail.com

## OWNER

Name Maurice We Hon Phone 956.778.0604

Address 5301 N. 17th St. Apt 16 Fax:_____

City McAllen State TX Zip Code 78504 E-Mail: mwehon1@hotmail.com



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

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

Yes_____ No ✓

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

Signature _____ Date 9/20/22
Owner

Signature _____ Date 6/19/22
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 _____



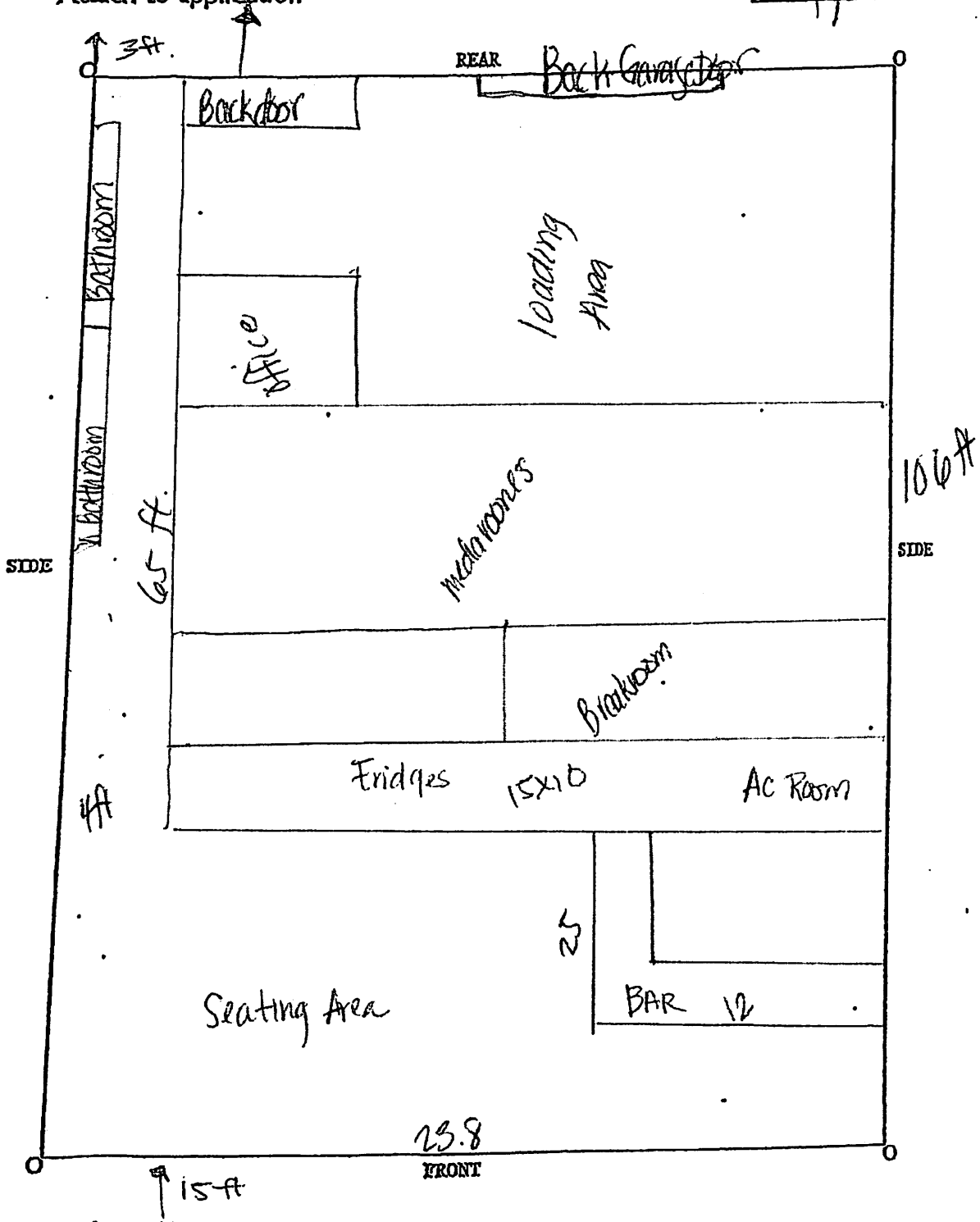
255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3401 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

as
529 south texas blvd
529 south texas
Edible Arrangements
COVINGTON CREDIT
VALLEY
ROPHIES
© 2022 Google

529 south texas blvd
529 south texas
Valley Trophies
531
MONEY
Google

Attach to application

Date: 9/8/22




Description of improvement: _____

Width of lot: 23.8 ft

Depth of lot: 106 ft

Also indicate the distance between structures on site plan.

For review you must indicate the front, side, and rear setbacks from property

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

**Document reference ID : 155357**

# Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

| | |
|---|---|
| **Application ID:** | 155357 |
| **Applicant Name:** | AVee LLC |
| **License Type applied for:** | Mixed Beverage Permit (MB) |

## Entity Information

| | |
|---|---|
| **Business Structure:** | Limited liability company |
| **FEIN/SSN Number:** | 884013584 |
| **Member Managed or Manager Managed:** | Member Managed |
| **Historically Underutilized Business:** | No |
| **Veteran-owned business:** | No |
| **Fraternal Owned:** | No |
| **Secretary of State Filing Number:** | 804711614 |
| **Date Filed:** | 8/31/2022 |
| **Filing State:** | TX |

## Initial Application Information

| | |
|---|---|
| **Authority Type:** | I am a principal or authorized user with binding authority |
| **Prefix:** | Ms |
| **Legal First Name:** | viridiana |
| **Legal Middle Name:** | gonzalez |
| **Legal Last Name:** | Trevino |
| **Email Address:** | viri254@gmail.com |

**Phone Number:** 956-998-2541

# Principal Parties

| Principal Parent Entity | Principal Party | Role | %Ownership |
|---|---|---|---|
| AVee LLC | viridiana trevino | Member | 100 |

## Basic Business information

| | |
|---|---|
| **Business/Trade Name:** | Buzzed Bull Creamery |
| **What is your primary business at this location?** | Other |

## Location's Phone Numbers

| | |
|---|---|
| **Business Phone Number** | 956-998-2541 |
| **Alternate Phone Number** | 956-998-2541 |

## Location Address

| | |
|---|---|
| **Address:** | 529 south texas, weslaco, TX, United States, Hidalgo 78596 |
| **Is your location within city limits?** | Yes |

## Mailing Address Information

| | |
|---|---|
| **Address:** | 529 S Texas Blvd, Weslaco, TX, United States, Hidalgo 78596 |

## Measurement Information

| | |
|---|---|
| **Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school?** | No |
| **Is a residential address or established neighborhood association located within 300 feet of any property line of your premises?** | No |

## Sixty Day Sign Requirements

**Posted the 60 day sign:** Yes

**Date Posted:** 9/14/2022

## Projected Sales Information

**Sales Year:** 2023

**Alcohol Sale:** $261,133.00

**Food Sales:** $391,700.00

**Total Sales:** $652,833.00

## Property Ownership

**Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?** No

**Are you operating under?** Lease

## Franchise Agreement

**Do you or anyone else at the location operate under a franchise agreement?** Yes

**As required under Section 109.53, do you maintain exclusive control of ALL phases of the purchase, sale, service and brands of alcoholic beverages?** Yes

**Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way?** No

# Shared premise information

**Do you share the premises with another business entity?** No

# Property Ownership Details

| Property Type | Property Ownership Type | Entity Name |
|---|---|---|
| Building | Lessor | AVee LLC |

# Location Diagram

**Posted the 60 day sign:** Yes

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

# CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

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

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

**MB** Mixed Beverage Permit

**MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)

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

**BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

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

**BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

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

SIGN HERE

_____
City Secretary/Clerk

_____
City

,TEXAS

**SEAL**

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

# CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

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

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

**MB** Mixed Beverage Permit

**MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate

**BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate

**BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

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

**BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

**OR**

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

SIGN HERE

_____
County Clerk

_____
County

**SEAL**

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

# COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

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

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

_____
Comptroller Representative

_____
City

,TEXAS

**S E A L**

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

| PUBLISHER'S AFFIDAVIT | |
|---|---|
| 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 | |
| Signature of Notary Public | |
| **SEAL** | |
| **ATTACH PRINTED COPY OF THE NOTICE** | |

# 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

October 21, 2022

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, November 2, 2022, and the City Commission will hold a public hearing on November 15, 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 November 2, 2022. A staff member will contact you with instructions via phone call to address your public comment.

**CONDITIONAL USE PERMIT REQUEST:**

Viridiana Treviño is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit at 529 S. Texas Blvd., also being block 42, Lot 30-33, Weslaco Original Townsite, 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.

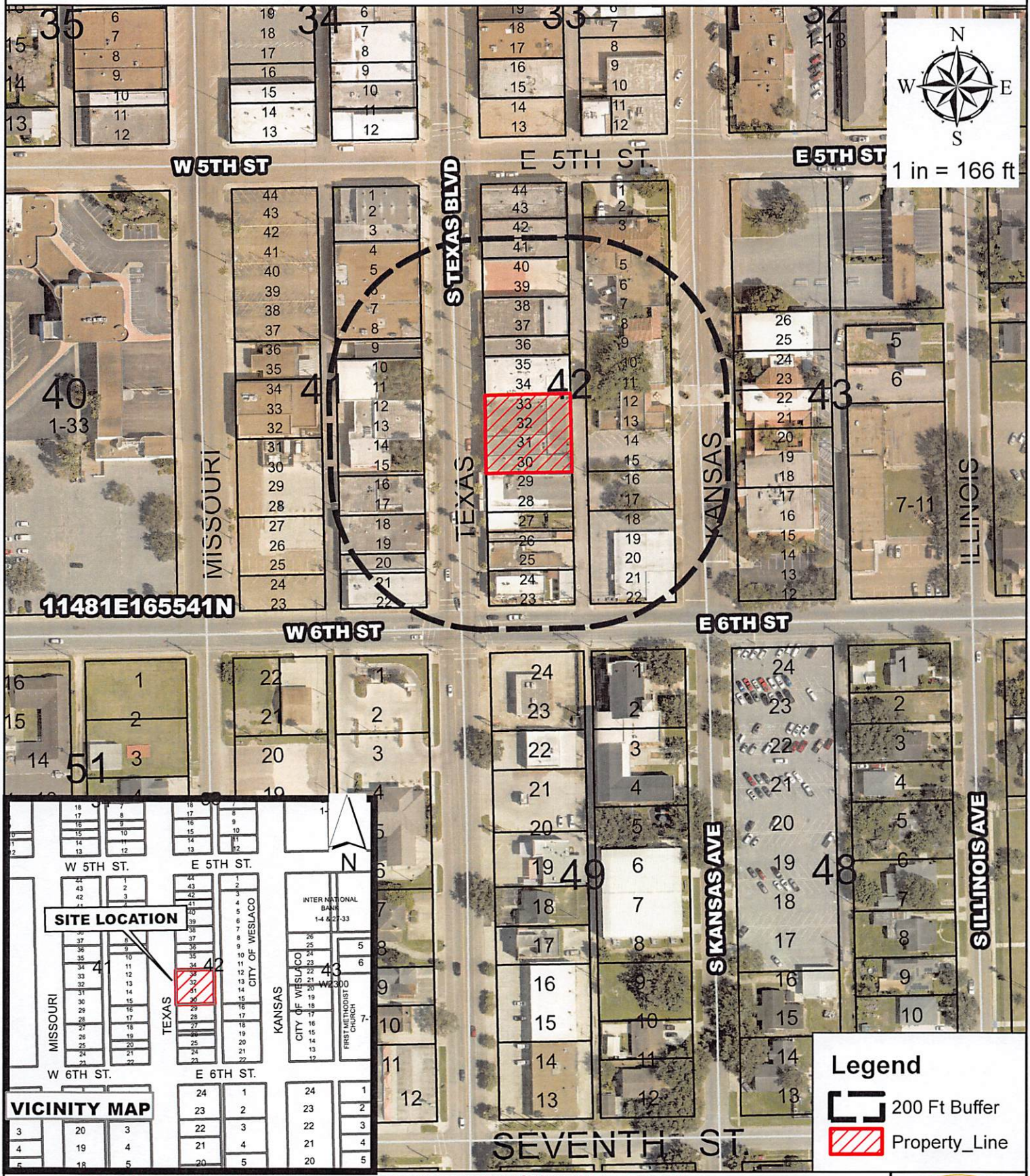
Sincerely,

Rebekah de la Fuente, CFM
Planning Director

Planning & Code Enforcement

# CITY OF WESLACO

Planning & Code Enforcement




## Legend

- 200 Ft Buffer
- Property_Line

**Vividiana Trevino**
**529 S. Texas Blvd**
**Weslaco Tx 78596**

**Purpose a Conditional Use Permit**

| | |
|---|---|
| **Existing zoning:** | B-3 |
| **Existing land use:** | Building |
| **Prop Zone:** | B-3 |

City of Weslaco Code Enforcement Dept.

OCT 17, 2022

| | | |
|---|---|---|
| WESLACO BI-CULTURAL MUSEUM<br><br>PO BOX 8062<br>WESLACO TX 78599 | W2300-00-041-0001-00<br>WESLACO ORIGINAL TOWNSITE BLK 41<br><br>500 S TEXAS BLVD | L: 50820<br>B: 290469 |
| START SAVING LLC<br><br>3512 N 23RD ST STE B<br>MCALLEN TX 78501 | W2300-00-041-0004-00<br>WESLACO ORIGINAL TOWNSITE LOTS 4<br>4 BLK 41<br>516 S TEXAS BLVD | L: 150700<br>B: 562014 |
| BRISENO NOEMI<br><br>4020 N TEXAS BLVD<br>WESLACO TX 78599 | W2300-00-041-0009-05<br>WESLACO ORIGINAL TOWNSITE LOT 9<br><br>512 S TEXAS BLVD | L: 19800<br>B: 72391 |
| ACOSTA LELIA SOBERANES DE<br><br>2002 S WESTGATE DR<br>WESLACO TX 78596 | W2300-00-041-0010-00<br>WESLACO ORIGINAL TOWNSITE BLK 41<br><br>522 S TEXAS BLVD | L: 90750<br>B: 185671 |
| PHOENIX DBD LLC<br><br>337 S TEXAS BLVD<br>WESLACO TX 78596 | W2300-00-041-0016-00<br>WESLACO ORIGINAL TOWNSITE BLK 41<br><br>530 S TEXAS BLVD | L: 36300<br>B: 104367 |
| PHOENIX DBD LLC<br><br>337 S TEXAS BLVD<br>WESLACO TX 78596 | W2300-00-041-0018-00<br>WESLACO ORIGINAL TOWNSITE BLK 41<br><br>536 S TEXAS BLVD | L: 36300<br>B: 107497 |
| PHOENIX DBD LLC<br><br>337 S TEXAS BLVD<br>WESLACO TX 78596 | W2300-00-041-0020-00<br>WESLACO ORIGINAL TOWNSITE LOT 20<br><br>538 S TEXAS BLVD | L: 19800<br>B: 116522 |
| ACSS PROPERTIES LLC<br><br>306 S TEXAS BLVD<br>WESLACO TX 78596 | W2300-00-041-0021-00<br>WESLACO ORIGINAL TOWNSITE LOTS 21<br><br>588 S TEXAS BLVD | L: 59400<br>B: 148681 |
| CITY OF WESLACO<br><br>255 S KANSAS AVE<br>WESLACO TX 78596 | W2300-00-042-0001-00<br>WESLACO ORIGINAL TOWNSITE LOTS 1 &<br><br>500 S KANSAS AVE | L: 29700<br>B: 250000 |
| CITY OF WESLACO<br><br>255 S KANSAS AVE<br>WESLACO TX 78596 | W2300-00-042-0003-00<br>WESLACO ORIGINAL TOWNSITE LOTS 3<br><br>115 E 5TH ST | L: 155513<br>B: 1000000 |
| CITY OF WESLACO<br><br>255 S KANSAS AVE<br>WESLACO TX 78596 | W2300-00-042-0016-00<br>WESLACO ORIGINAL TOWNSITE LOTS 16 | L: 33000<br>B: 6520 |
| AEP TEXAS CENTRAL COMPANY<br>PO BOX 16428<br>TAX DEPARTMENT 27TH FLOOR<br>COLUMBUS OH 43216 | W2300-00-042-0018-00<br>WESLACO ORIGINAL TOWNSITE LOTS 18<br>BLK 42<br>540 S KANSAS AVE | L: 64020<br>B: 209756 |

| | | |
|---|---|---|
| MENDIOLA MARIO & CYNTHIA R<br><br>1506 VIDA DULCE<br>WESLACO TX 78596 | W2300-00-042-0023-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br><br>100 E 6TH ST | L: 32670<br>B: 128771 |
| WILD AUGUST LLC<br><br>260 S TEXAS BLVD STE 400<br>WESLACO TX 78596 | W2300-00-042-0025-00<br>WESLACO ORIGINAL TOWNSITE ALL LOT<br>6 BLK 42<br>539 S TEXAS BLVD | L: 27225<br>B: 69659 |
| MONTES LEONARDO JR & BENITA E<br>JASON C MONTES<br>1105 W 4TH ST<br>WESLACO TX 78596 | W2300-00-042-0026-00<br>WESLACO ORIGINAL TOWNSITE N1/2 LOT<br><br>537 S TEXAS BLVD | L: 9900<br>B: 37134 |
| MONTES JASON C<br><br>535 S TEXAS BLVD<br>WESLACO TX 78596 | W2300-00-042-0027-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br><br>535 S TEXAS BLVD | L: 19800<br>B: 27097 |
| DAVIS RONALD B<br><br>1206 S BORDER AVE APT 626<br>WESLACO TX 78596 | W2300-00-042-0028-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br><br>533 S TEXAS BLVD | L: 36300<br>B: 74712 |
| WELTON MAURICE<br><br>5301 N 17TH ST APT 16<br>MCALLEN TX 78504 | W2300-00-042-0030-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br><br>529 S TEXAS BLVD | L: 66000<br>B: 288558 |
| DAVIS, RONALD B<br><br>1701 WEST 18TH ST<br>WESLACO TX 78596-9495 | W2300-00-042-0032-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br>LT 32<br>525 S TEXAS BLVD | L: 16500<br>B: 65096 |
| DAVIS, RONALD B<br><br>1701 WEST 18TH ST<br>WESLACO TX 78596-9495 | W2300-00-042-0033-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br>LT 33<br>525 S TEXAS BLVD | L: 16500<br>B: 87909 |
| SOUTH TEXAS EDUCATIONAL TECH<br><br>1222 W SUGAR CANE DR<br>WESLACO TX 78599 | W2300-00-042-0034-00<br>WESLACO ORIGINAL TOWNSITE LOTS 34<br><br>521 S TEXAS BLVD | L: 36300<br>B: 190327 |
| AVENDANO GUADALUPE<br><br>513 S TEXAS BLVD<br>WESLACO TX 78596 | W2300-00-042-0036-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br><br>517 S TEXAS BLVD | L: 19800<br>B: 79913 |
| AVENDANO GUADALUPE<br><br>513 S TEXAS BLVD<br>WESLACO TX 78596 | W2300-00-042-0037-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br><br>513 S TEXAS BLVD | L: 36300<br>B: 147291 |
| GARCIA AARON<br><br>1001 CHRYSOLITE DR<br>WESLACO TX 78596 | W2300-00-042-0039-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br><br>509 S TEXAS BLVD | L: 36300<br>B: 14520 |

OCT 17, 2022

| | | |
|---|---|---|
| TARPON INVESTMENTS LLC<br><br>2101 NORTHGATE CIR<br>WESLACO TX 78599 | W2300-00-042-0041-00<br>WESLACO ORIGINAL TOWNSITE BLK 42<br><br>507 S TEXAS BLVD | L: 19800<br><br>B: 56637 |
| FUENTES DAVID L & YVONNE M<br><br>3619 S BORDER AVE<br>WESLACO TX 78596 | W2300-00-042-0042-01<br>WESLACO ORIGINAL TOWNSITE BLK 42 | L: 19800<br><br>B: 56637 |

# Fan Favorites

*Check out what customers are loving!*

# Menu

*All "Buzzed" items are sold to patrons of 21 years of age or older and to whom presents a valid photo ID. Failure to present an ID will result in you being expelled from the facility without refund or purchase.

**Some items may be seasonal. Some items may be unavailable and will vary by location.

## Specialties

*All specialties can be made into an ice cream or milkshakes and can be made buzzed (21+ alcohol infused) or non-buzzed!*

### Death By Chocolate

Chocolate, Brownies, Chocolate Chips, Chocolate sauce on top

Suggested Buzz*: Chocolate Vodka

## Hard Apple Pie

Apple, Caramel, Graham Cracker

Suggested Buzz*: Apple Pie Moonshine

## Strawberry Shortcake

Strawberry, Cake Batter, Graham Crackers, Whipped Cream

Suggested Buzz*: Strawberry Vodka

## Buzzed Bull

Caramel, Espresso, Peanuts, Whipped Cream

Suggested Buzz*: Bourbon

## Cherry Cordial

Chocolate, Cherry, Oreo, Whipped Cream

Suggested Buzz*: Brandy/Cognac

## Buzzed Bull Margarita

Plain | Orange | Strawberry | Cherry Coconut | Pineapple

Suggested Buzz*: Tequila

## Dreamsicle

Orange, Cake Batter, Waffle Cone Pieces, Whipped Cream

Suggested Buzz*: Orange Vodka

## Tiger Stripes

Chocolate, Peanut Butter, Peanut Butter Cups, Peanut Butter Sauce on Top

Suggested Buzz*: Spiced Rum

## Honey Bourbon Pecan

Honey, Pecan, Whipped Cream
Suggested Buzz*: Bourbon

## Banana Split

Chocolate, Cherry, Banana, Peanuts, Whipped Cream
Suggested Buzz*: Cherry Vodka

## Bonfire

Marshmallow Syrup, Graham Cracker, Chocolate Chips, Cinnamon
Suggested Buzz: Cinnamon Whiskey

## Lemon Cake

Lemon, Cake Batter,Waffle Cone Pieces, Whipped Cream
Suggested Buzz*: Gin

# Create Your Own

*Feeling brave? Try building your dream dessert by hand selecting a base, flavor, mix-in or topping, or making it buzzed* (21+ alcohol infused).*

## Step 1

Pick your Base & Size

**Sizes**
Kids**
Small
Regular

**Ice Cream**
Cream
Vegan/Non Dairy
Sorbet

**Milkshake**
Cream

## Step 2

Pick your Flavor

Vanilla
Chocolate
Peanut Butter
Nutella
Cake Batter
Caramel
Mint
Espresso
Maple
Butter Pecan
Honey
Brownie Batter
Strawberry
Banana
Pineapple
Cherry
Coconut
Lemon

# Step 3

Pick your Mix Ins & Toppings

M&M’s
Reese’s Cups
Snickers
Butterfingers
Oreo's
Chocolate Chips
Gummy Worms
Waffle Cone Pieces
Brownie Bites
Walnuts
Peanuts
Pecans
Almonds
Chocolate Sprinkles
Rainbow Sprinkles
Cookie Dough
Graham Crackers
Chocolate Sauce
Peanut Butter Sauce
Caramel Sauce

# Step 4

Optional: Buzz It*

Bourbon
Whiskey
Vodka

Gin
Spiced Rum
Rum
Tequila

# Espresso Bar

*Mix the perfect coffee beans with proper amount of time and the appropriate amount of pressure to enjoy a smooth coffee. Make it buzzed* (21+ alcohol infused) or enjoy a traditional coffee drink.*

# Specialty Drinks

## The Girl Scout

Espresso, Steamed Cream base, Chocolate Sauce, Mint Syrup
Suggested Buzz*: Peppermint Schnapps

## Hard Apple Pie

Espresso, Steamed Cream base, Caramel Caramel, Apple Pie Mix
Suggested Buzz*: Apple Pie Moonshine

## Death By Chocolate

Espresso, Steamed Cream base, Chocolate Sauce
Suggested Buzz*: Chocolate Vodka

## Buzzed Bull

Espresso, Steamed Cream base, Caramel Sauce, Whipped Cream
Suggested Buzz*: Bourbon

## Bonfire

Espresso, Steamed Cream base, Marshmallow Syrup, Cinnamon Syrup
Suggested Buzz*: Cinnamon Whiskey

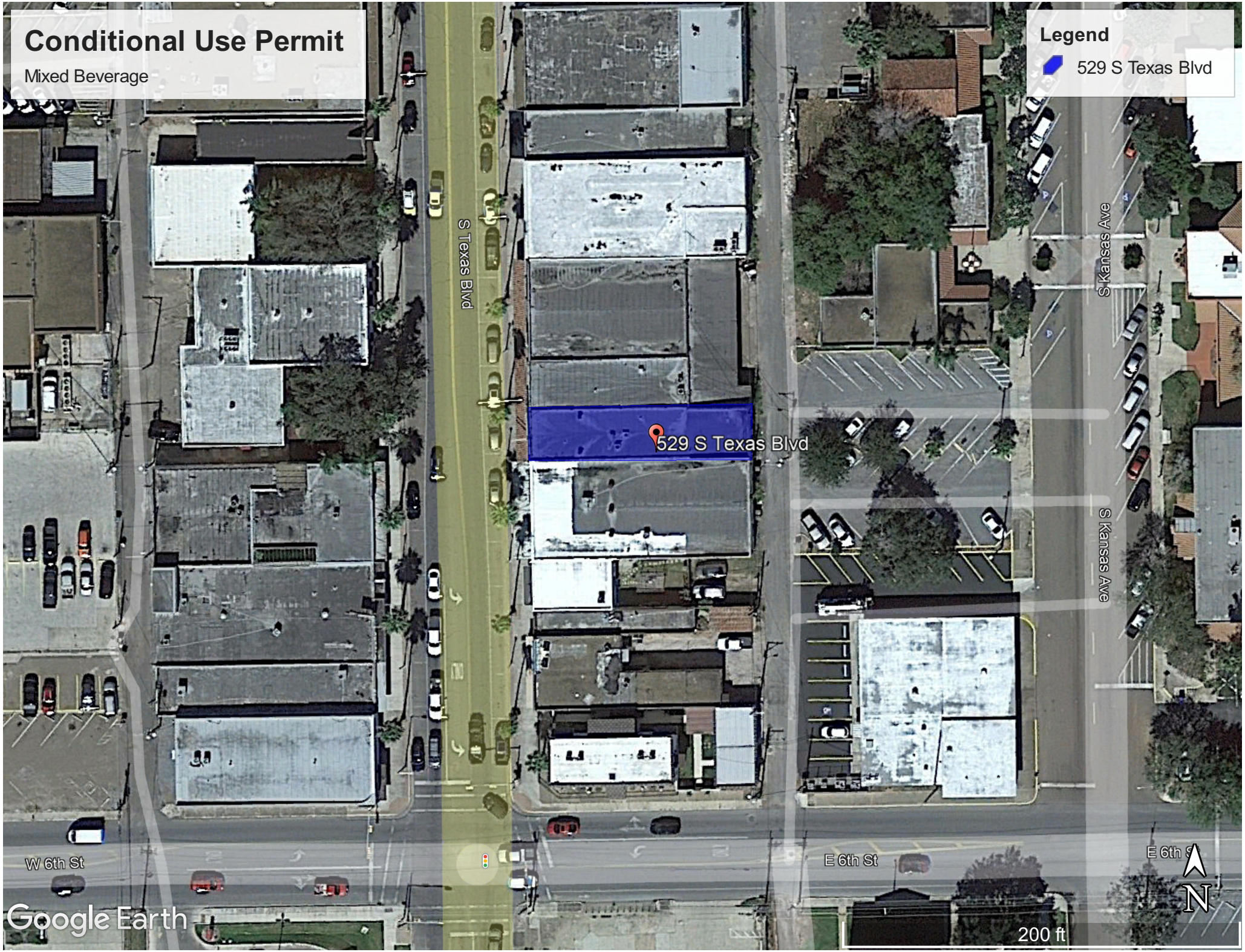
## Tiger Stripes

Espresso, Steamed Cream base, Chocolate Sauce, Peanut Butter Sauce
Suggested Buzz*: Spiced Rum

# Traditional

Americano
Espresso
Hot Chocolate
Cappacino
Vanilla Latte

Caffe Latte
Caffe Mocha
White Mocha
Buzzed Bull Mocha


Conditional Use Permit
Mixed Beverage
Legend
529 S Texas Blvd
S Texas Blvd
S Kansas Ave
529 S Texas Blvd
S Kansas Ave
W 6th St
E 6th St
E 6th St
Google Earth
200 ft
N

# Standardized Agenda Request Form

| **Date of Meeting:** November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:** 2022-5954 |
|---|---|

**From:**
REBEKAH DE LA FUENTE

**Subject:**
Discussion and consideration to approve the Final Plat for Chelsea Park Villas Subdivision being the west 6.83acres tract of land out of Chelsea Park Subdivision, Weslaco, Hidalgo County, Texas Located on the SW corner of W 9th & S. Border Ave and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

**Background:**
The proposed sixteen (16) lot subdivision is located inside the City of Weslaco. This subdivision is 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 Flood Zone "B". The applicant is requesting a variance for side setback to allow for five feet instead of the ordinance six feet and Off-site Drainage.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Final plat and the variance request at their regular meeting of November 2, 2022 with the stipulation that the letter of support be provided by the drainage district prior to final consideration by City Commission.

| | |
|---|---|
| KAYLA AREVALO | Created/Initiated |
| REBEKAH DE LA FUENTE | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Planning and Zoning Commission.

**Staff Recommendation:**
Staff recommends approval of Final Plat and compliance with the ordinance on the variance request.

**Attachments, if any:**
Chelsea Park Villas- Memo, Chelsea Park Villas - Applications, Driange Report, Letters of support, Chlesea Park Villas- Aerial, CHELSEA PARK VILLAS- Plats, Chelsea Park Villas - LoS

**Responsibilities upon Approval:**
Planning staff will advise applicant.

# 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

**M E M O**

TO: Mayor and City Commission

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

RE: Chelsea Park Villas- Final Plat

DATE: November 9, 2022

---

The proposed use for the 16-lot subdivision will be for four plex apartments. The developer has requested a variance to allow for off-site drainage and has obtained the letters of support. The developer is also asking for a variance for the side setback requirement from six feet to five feet which complies with current apartment developments. The developer has complied with all staff comments and Planning & Zoning Commission has recommended that the existing right-of-way on West 10th Street that outlets onto Border Avenue be widen from 28-feet to a minimum of 30-feet to meet projected traffic flows in the area.

Thank you,

Rebekah de la Fuente, CFM

# 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: Chelsea Park Villas

Location: SW CORNER OF W 9TH & S BORDER AVE

Legal Description: 6.83 ACRES, MORE OR LESS, BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVIONS, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ASPER MAP OR PLAT THEREOF IN VOLUME 22, PAGE 159 M.R.H.C.

Is subdivision inside city limits? ☑ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-2 DUPLEX & APARTMENTS

Existing Land Use: VACANT Proposed Land Use: MULTI-FAMILY

Number of Lots Proposed: 16 Gross Acreage: 6.83 ACRES

Title Report Submitted: ☐ YES ☑ NO

## OWNER INFORMATION

Owner's Name: LF TRINITY DEVELOPMENT GROUP, LLC Telephone: _____

Address: 3533 MORELAND DRIVE, SUITE A Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: leo@trinitymep.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

| | | |
|---|---|---|
| ☑ 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 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: Leonardo Muñoz

Owner Signature: _____ Date: 8.8.22

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

Authorized Agent Signature: _____ Date: 10/26/22

Authorized Agent Printed Name: Ivan Garcia, PE, RPLS - Rio Delta Eng.

**********

**THIS PAGE FOR STAFF USE ONLY**

---

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

# APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO._____

## GENERAL INFORMATION

Name of Subdivision: CHELSEA PARK VILLAS SUBDIVISION

Location: SW CORNER OF W 9TH & S BORDER AVE

Legal Description: 6.83 ACRES, MORE OR LESS, BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVISIONS, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ASPER MAP OR PLAT THEROF IN VOLUME 22, PAGE 159 M.R.H.C.

## 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:

We are requesting a variance to reduce the building side setback from 6.00 feet to 5.00 feet for better site planning.

□ Drainage □ YES ■ NO

Describe in detail the reason for the variance request:

1)

□ 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: LF Trinity Development Group, LLC Telephone: _____

Address: 3533 Moreland Drive, Suite A Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: leo@trinitymep.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: Leonardo Munoz, P.E.

Owner Signature: _____ Date: 10.25.22

Rio Delta Engineering is the authorized agent

Authorized Agent Signature: _____ Date: 10/26/22

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 Meeting_____ City Commission Mtg_____

Variance Granted: _____

_____

General Comments: _____

_____

# APPLICATION FOR SUBDIVISION VARIANCE

VAR-000307-2022

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: CHELSEA PARK VILLAS SUBDIVISION

Location: SW CORNER OF W 9TH & S BORDER AVE

Legal Description: 6.83 ACRES, MORE OR LESS, BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVISIONS, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ASPER MAP OR PLAT THEROF IN VOLUME 22, PAGE 159 M.R.H.C.

## 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:

1) WE ARE REQUESTING AN EXEMPTION TO THE 75.00-FOOT R.O.W. DEDICATION & PROPOSE TO DEDICATE 50.00-FEET IN LIEU OF THE 75.00 FEET REQUESTED BY CITY STAFF. THE NEIGHBORING DEVELOPMENTS HAVE AT MOST 50.00-FOOT R.O.W. DEDICATION, WITH SOME OF THEM HAVING NO R.O.W. DEDICATION. ADDITIONALLY, THE PROPERTY JUST SOUTH OF THIS PROJECT HAS LESS THAN 50.00-FOOT R.O.W. DEDICATION.

2) WE ARE ALSO PROPOSING TO EXCAVATE THE EXISTING DITCH IN LIEU OF ONSITE DETENTION.

□ 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: LF TRINITY DEVELOPMENT GROUP, LLC Telephone: _____

Address: 3533 MORELAND DRIVE, SUITE A Fax: _____

City: WESLACO State: TX Zip: 78596 E-mail: leo@trinitymep.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: Leonardo Munoz, P.E.

Owner Signature: _____ Date: 9.9.22

Rio Delta Engineering is the authorized agent

Authorized Agent Signature: _____ Date: 9/9/22

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

# 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

Debra Pena
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 9/30/2022

Ivan Garcia
Rio Delta Engineering
921 S. 10th Ave
Edinburg, Texas 78539

RE: **CHELSEA PARK VILLA** Subd. Drainage and Detention

Good Morning Mr. Garcia:

I have received your revised cross section and calculations dated 8/12/22 for the **CHELSEA PARK VILLA** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.

The maintenance of this section is within of the City Limits of Weslaco and will be done by their personnel. Please verify final designs with Mr. Albert Aldana, 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

# DRAINAGE REPORT
## Chelsea Park Villas Subdivision,
## Hidalgo County, TEXAS

Chelsea Park Villas Subdivision is a proposed 16 lot Residential Subdivision, same being the west 6.83 acres tract of land out of Chelsea Park Subdivision, Hidalgo County, Texas, as per map recorded in Volume 22, Page 159, Map Records of Hidalgo County, Texas. These lots will be used for multi-family homes.

The subdivision is in zone "B" (medium shading), 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. The Subdivision also resides in zone "C" of the flood insurance rate, areas of minimal flooding according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480349 0005 B dated: 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 54.4% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is high to high and the water capacity is moderate. This soil is classified as Group B. Additionally, the site consists of 44.4% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is mdeium, permeability is moderately low to moderately high and the water capacity is moderate. This soil are classified as Group (C). Additionally, the site consists of 1.2% of Hidalgo-Urban land complex (31), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeabiligy is moderately high to high and water capacity is moderate. This soil is classified as Group B. Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a south westerly direction and overflows to the existing Hidalgo and Cameron Counties Irrigation District 9 37E drain ditch on the west side of this subdivision, to follow the drainage patterns of the area in an easterly direction with outfall to the Hidalgo and Cameron Counties Irigation District 9 37D drain ditch, then conveyed to the South Donna Drain ditch, and final outfall to the Laguna Madre.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 6.83 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 44.70 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 37.87 CFS of storm runoff.

In accordance with the County's drainage requirements, we have calculated that approximately a total of 31,653 CF or 0.727 AC-FT, will need to be detained for the complete development of the subdivision for a 50-yr rainfall event. Linear detention will be provided by improving the existing 37E drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage District 1). Storm waters will be collected by an on-site collection system and routed to the existing 37E drain ditch, then conveyed to the 37D drain, then conveyed to the South Donna Drain Ditch, and final outfall to the Laguna Madre. Tables and calculations, are attached.

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

8/12/22

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

# STORM WATER DETENTION CALCULATIONS

## SUMMARY SHEET

| | | |
|---|---|---|
| Project Name: | **CHELSEA PARK VILLAS SUBDIVISION** | |
| City: | **WESLACO** | |
| State: | **Texas** | |
| County: | **HIDALGO** | |
| Total Area: | **6.83** | Acres Gross |
| Total lots: | **16** | |

| | | | |
|---|---|---|---|
| Area already developed: | **0.00** | Acres | *Pre-existing condition |
| Area unimproved: | **6.83** | Acres | |
| Existing Run off: | **10.73** | cfs | *10 year storm |
| Future Run off: | **44.70** | cfs | *50 year storm |
| Total on site detention required: | **31,653** | cft | *50 year storm |
| | **0.727** | 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**

## III. STORAGE CALCULATIONS (50 YEAR STORM)

***Rational Method**

Project Name: **CHELSEA PARK VILLAS SUBDIVISION**

| | |
|---|---|
| City: | **WESLACO** |
| State: | **Texas** |

| | | |
|---|---|---|
| Highest elevation= | **83.00** | ft |
| Lowest elevation= | **73.00** | ft |
| Watercourse length,L= | **660.00** | ft |
| Slope, $S_p$ = | **1.52** | % |

Average flow velocity, V= **2.50** 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, $t_c$= **4.40** min (calculated)
**10.00** min (used)

$$t_c = L/60V$$

Intensity, i= **10.83** 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 already developed= **192,000** SQFT *Avg 12000 SF Fourplexes, driveways,
**4.41** ACRES and walks per lot

Existing runoff coefficient: **0.9** *Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area left unimproved= **105,515** SQFT *Remaining area
Total area left unimproved= **2.42** ACRES

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

Weighted Run off Coefficient, Cw= **0.65**

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

Peak flow,Q= **48.19** CFS

$$Q = CiA$$

***Pre-existing condition**

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

Project Name: **CHELSEA PARK VILLAS SUBDIVISION**
City: **WESLACO**
State: **Texas**

Highest elevation= **83.00** ft
Lowest elevation= **73.00** ft
Watercourse length,L= **660.00** ft
Slope, $S_p$ = **1.52** %

Average flow velocity, V= **0.86** 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, $t_c$= **12.79** min (calculated)
**12.79** min (used)

$$t_c = L/60V$$

Intensity, i= **7.86** in/hr

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

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

| | |
|---|---|
| e= | 0.778 |
| b= | 87 |
| d= | 9.2 |

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

Area unimproved= **297,515** SQFT *Pre-existing condition
**6.83** 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= **10.73** 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) |
|---|---|---|---|---|---|---|
| 0 | 18.78 | 83.61 | 0 | 10.73 | 0 | 0 |
| 5 | 13.57 | 60.40 | 18,121 | 10.73 | 3,220 | 14,902 |
| 10 | 10.83 | 48.19 | 28,913 | 10.73 | 6,439 | 22,473 |
| 15 | 9.10 | 40.52 | 36,467 | 10.73 | 9,659 | 26,807 |
| 20 | 7.91 | 35.20 | 42,242 | 10.73 | 12,879 | 29,363 |
| 25 | 7.03 | 31.27 | 46,907 | 10.73 | 16,099 | 30,808 |
| 30 | 6.34 | 28.23 | 50,820 | 10.73 | 19,318 | 31,501 |
| **35** | **5.80** | **25.81** | **54,191** | **10.73** | **22,538** | **31,653** |
| 40 | 5.35 | 23.81 | 57,156 | 10.73 | 25,758 | 31,398 |
| 45 | 4.98 | 22.15 | 59,804 | 10.73 | 28,978 | 30,826 |
| 50 | 4.66 | 20.73 | 62,199 | 10.73 | 32,197 | 30,002 |
| 55 | 4.38 | 19.51 | 64,388 | 10.73 | 35,417 | 28,970 |
| 60 | 4.14 | 18.45 | 66,404 | 10.73 | 38,637 | 27,767 |

Total on site detention required= **31,653** cft

**0.727** 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: (duration x Qout x 60)
Storage: Required storage (Vin - Vout)

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

# CHELSEA PARK VILLAS SUBDIVISION DRAINAGE REPORT

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

Date:
October 25, 2022

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

# *INDEX SHEET*


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
12. PRELIMINARY DRAINAGE LAYOUT

# RIO DELTA ENGINEERING

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


**DRAINAGE REPORT**
**Chelsea Park Villas Subdivision,**
**City of Weslaco, Texas**

Chelsea Park Villas Subdivision is a proposed 16 lot Residential Subdivision, located within the City of Weslaco city limits, same being the west 6.83 acres tract of land out of Chelsea Park Subdivision, Hidalgo County, Texas, as per map recorded in Volume 22, Page 159, Map Records of Hidalgo County, Texas. These lots will be used for multi-family homes.

The subdivision is in zone "B" (medium shading), 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. The Subdivision also resides in zone "C" of the flood insurance rate, areas of minimal flooding according to the FEMA's Flood Insurance Rate Map Community Panels No.: 480349 0005 B dated: 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 54.4% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is high to high and the water capacity is moderate. This soil is classified as Group B. Additionally, the site consists of 44.4% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is mdeium, permeability is moderately low to moderately high and the water capacity is moderate. This soil are classified as Group (C). Additionally, the site consists of 1.2% of Hidalgo-Urban land complex (31), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeabiligy is moderately high to high and water capacity is moderate. This soil is classified as Group B. Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a south westerly direction and overflows to the existing Hidalgo and Cameron Counties Irrigation District 9 37E drain ditch on the west side of this subdivision, to follow the drainage patterns of the area in an easterly direction with outfall to the Hidalgo and Cameron Counties Irigation District 9 37D drain ditch, then conveyed to the South Donna Drain ditch, and final outfall to the Laguna Madre.

Using the Modified Rational Method, we have determined that a 10-yr rainfall event will generate approximately 10.73 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 44.01 CFS of runoff 50-yr rainfall events respectively. The improved site will have an approximate increase of 33.28 CFS of storm runoff.

In accordance with the County's drainage requirements, we have calculated that approximately a total of 38,212 CF or 0.877 AC-FT, will need to be detained for the complete development of the subdivision for a 50-yr rainfall event. Linear detention will be provided by improving the existing 37E drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by the City of Weslaco). Storm waters will be collected by an on-site collection system and routed to the existing 37E drain ditch, then conveyed to the 37D drain, then conveyed to the South Donna Drain Ditch, 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

11-8-22
H.C.D.D. NO. 1 DATE

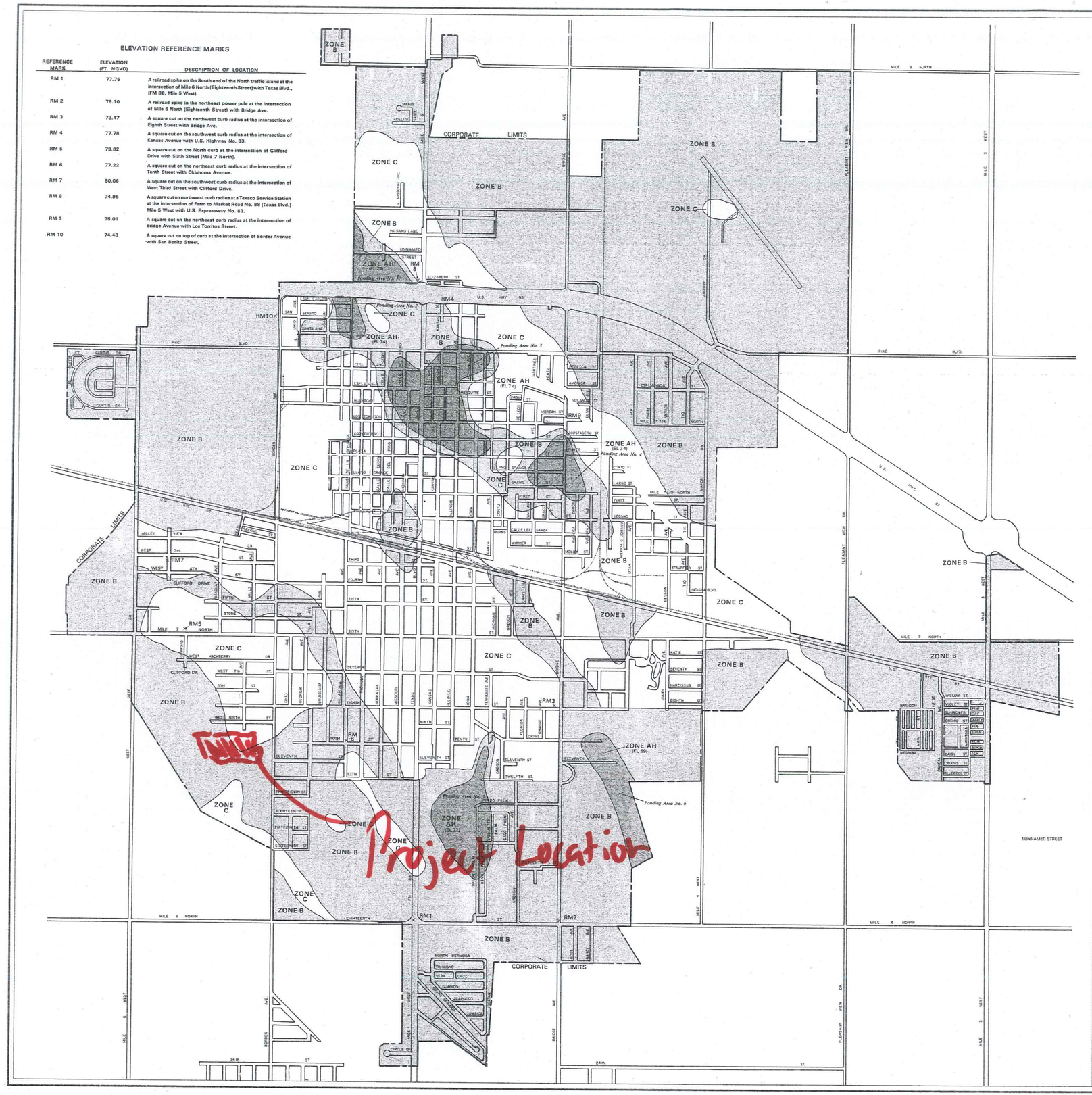
STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

10/25/22


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 |
|---|---|---|
| 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. |




## 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. |
| 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 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS:
FEBRUARY 6, 1976

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 o[illegible] mine 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

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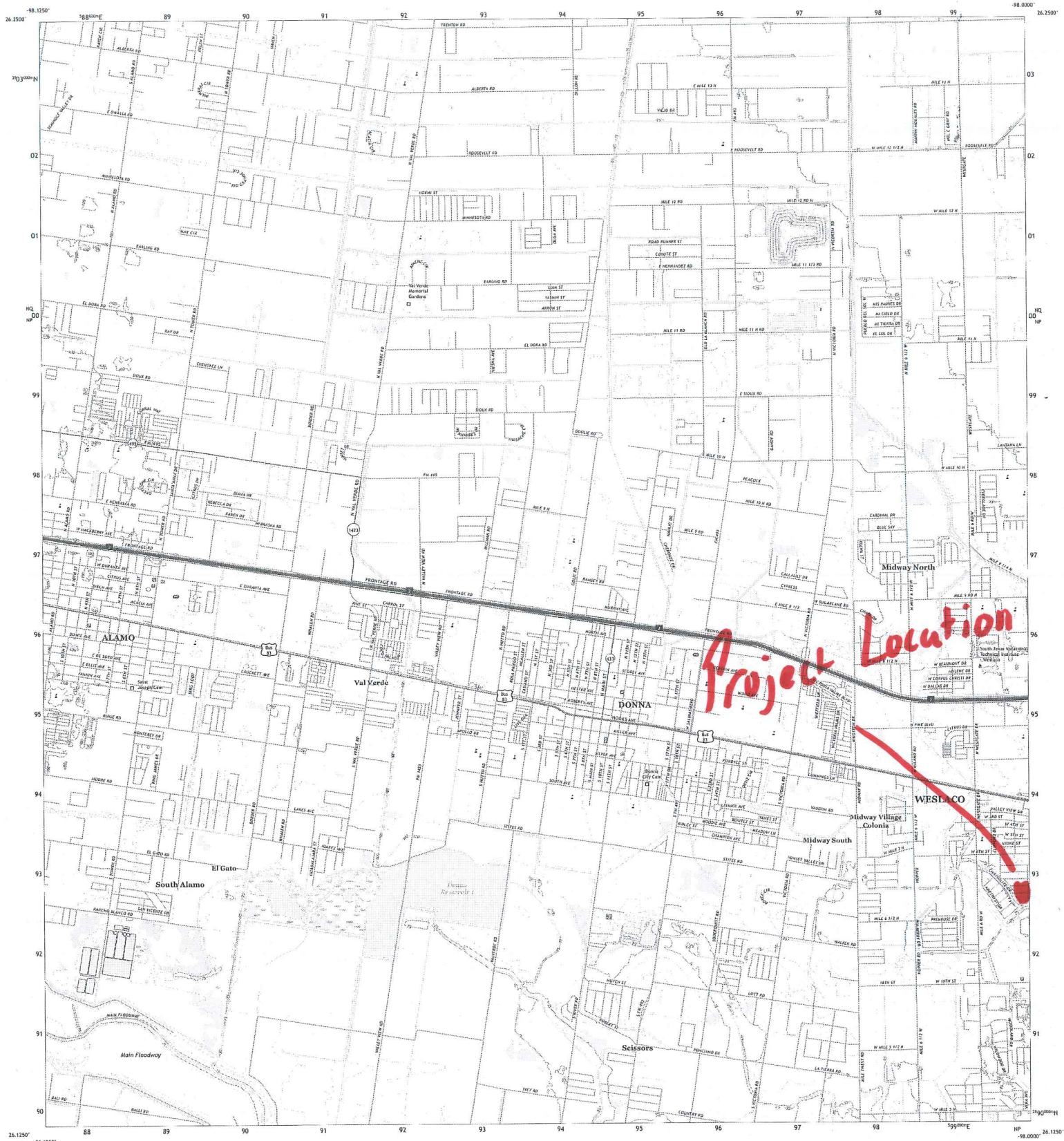
U.S. GEOLOGICAL SURVEY

The National Map US Topo

DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES


Project Loution
ALAMO
Val Verde
DONNA
Midway North
Midway Village Colonia
Midway South
WESLACO
El Gato
South Alamo
Scissors
Main Floodway
FRONTAGE RD
ALBERTA RD
ROOSEVELT RD
MINNESOTA RD
EARLING RD
E SIOUX RD
E MILE 10 N
E MILE 9 N
E MILE 8 1/2
W MILE 8 1/2 N
W MILE 7 N
W MILE 6 1/2 N
W MILE 5 1/2 N
W MILE 4 1/2 N
W 18TH ST
W 17TH ST
W 16TH ST
W 15TH ST
W 14TH ST
W 13TH ST
W 12TH ST
W 11TH ST
W 10TH ST
W 9TH ST
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
W 4TH ST
W 3RD ST
W 2ND ST
W 1ST ST
N VALLEY VIEW RD
N VAL VERDE RD
N ALAMO RD
N TEXAS RD
N VICTORIA RD
N MEXICO RD
N TOWER RD
N STATE HWY 107
N HOUSTON RD
N MCCOLL RD
N CLOSNER BLVD
N MEDFORD RD
N MEXICO RD
N TEXAS RD
N VICTORIA RD
N VALLEY VIEW RD
N VAL VERDE RD
N ALAMO RD
N TOWER RD
N STATE HWY 107
N HOUSTON RD
N MCCOLL RD
N CLOSNER BLVD
N MEDFORD RD
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S VICTORIA RD
S VALLEY VIEW RD
S VAL VERDE RD
S ALAMO RD
S TOWER RD
S STATE HWY 107
S HOUSTON RD
S MCCOLL RD
S CLOSNER BLVD
S MEDFORD RD
Val Verde Memorial Gardens
Donna City Cem
Bus 83
FM 495
FM 1423
FM 493
FM 1427
FM 1015
FM 1925
FM 2061
FM 1426
FM 1017
FM 1924
FM 1016
FM 1018
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FM 1420
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# MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES

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

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, November 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2016
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

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

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

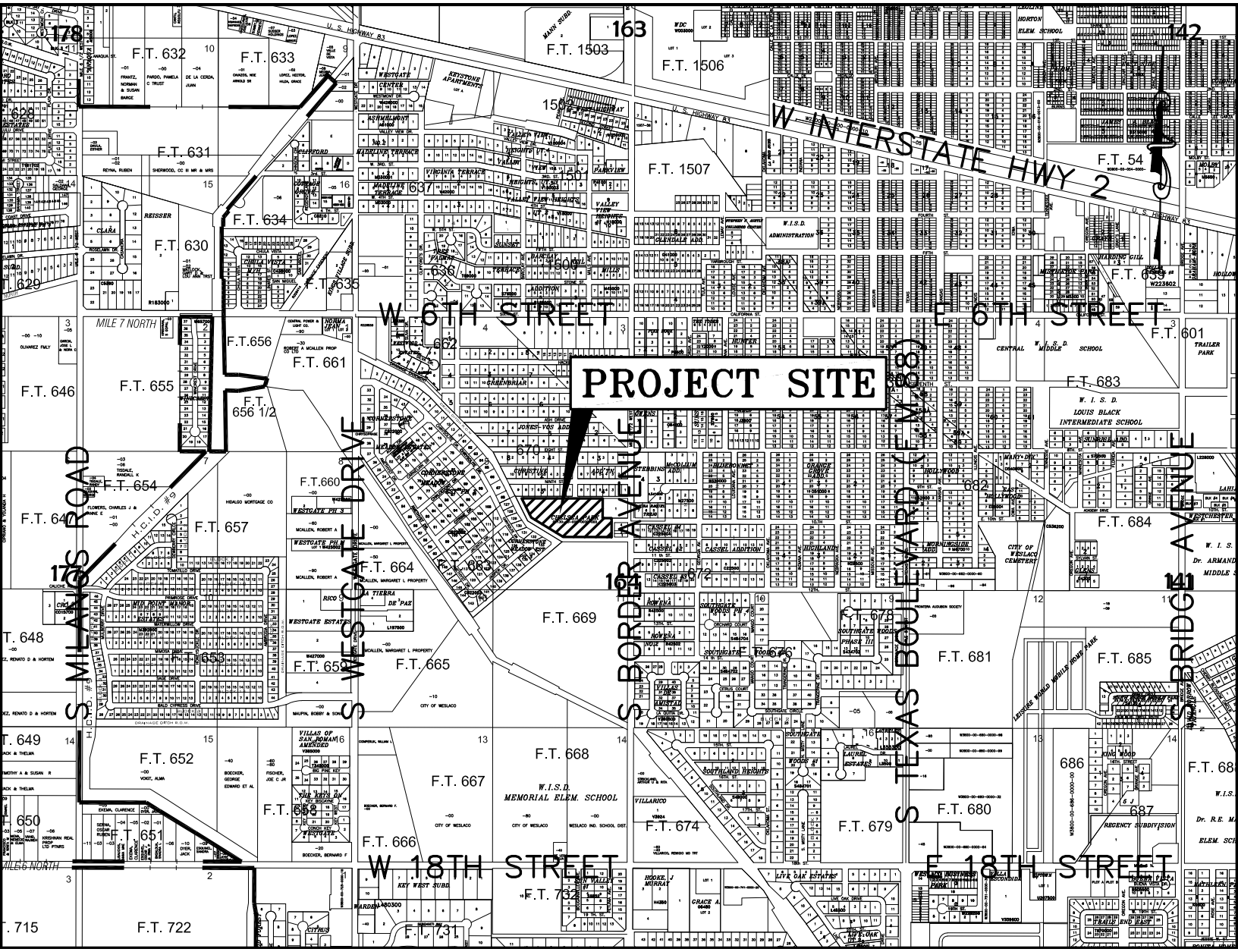
TEXAS
QUADRANGLE LOCATION

| | | |
|---|---|---|
| 1 | 2 | 3 |
| 4 | | 5 |
| 6 | 7 | 8 |

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

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

MERCEDES, TX
2022


PROJECT SITE
W INTERSTATE HWY 2
W 6TH STREET
E 6TH STREET
W 18TH STREET
E 18TH STREET
S MILANOS ROAD
S WESTGATE DRIVE
S BORDER AVENUE
S TEXAS BOULEVARD (F.M.88)
S BRIDGE AVENUE
F.T. 1503
F.T. 1506
F.T. 1507
F.T. 632
F.T. 633
F.T. 631
F.T. 634
F.T. 630
F.T. 635
F.T. 656
F.T. 661
F.T. 655
F.T. 646
F.T. 654
F.T. 657
F.T. 660
F.T. 664
F.T. 665
F.T. 669
F.T. 652
F.T. 667
F.T. 668
F.T. 666
F.T. 674
F.T. 679
F.T. 680
F.T. 681
F.T. 685
F.T. 684
F.T. 683
F.T. 601
F.T. 54
F.T. 715
F.T. 722
F.T. 731
F.T. 732
178
163
142
164
177
W.I.S.D. MEMORIAL ELEM. SCHOOL
W.I.S.D. LOUIS BLACK INTERMEDIATE SCHOOL
CITY OF WESLACO
CITY OF WESLACO CEMETERY
MILE 7 NORTH
MILE 6 NORTH
U. S. HIGHWAY 83
H.C.I.D. #9

# STORM WATER DETENTION CALCULATIONS

## SUMMARY SHEET

| | | | |
|---|---|---|---|
| Project Name: | **CHELSEA PARK VILLAS SUBDIVISION** | | |
| City: | **WESLACO** | | |
| State: | **Texas** | | |
| County: | **HIDALGO** | | |
| Total Area: | **6.83** | Acres Gross | |
| Total lots: | **16** | | |
| Area already developed: | **0.00** | Acres | *Pre-existing condition |
| Area unimproved: | **6.83** | Acres | |
| Existing Run off: | **10.73** | cfs | *10 year storm |
| Future Run off: | **44.01** | cfs | *50 year storm |
| Total on site detention required: | **38,212** | cft | *50 year storm |
| | **0.877** | 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**

***Pre-existing condition**

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

Project Name: **CHELSEA PARK VILLAS SUBDIVISION**

| | | |
|---|---|---|
| City: | **WESLACO** | |
| State: | **Texas** | |
| Highest elevation= | **83.00** | ft |
| Lowest elevation= | **73.00** | ft |
| Watercourse length,L= | **660.00** | ft |
| Slope, $S_p$ = | **1.52** | % |
| Average flow velocity, V= | **0.86** | 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, $t_c$= | **12.79** | min | (calculated) |
| | **12.79** | min | (used) |

$$t_c = L/60V$$

Intensity, i= **7.86** in/hr

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

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

| | |
|---|---|
| e= | 0.778 |
| b= | 87 |
| d= | 9.2 |

| | | | |
|---|---|---|---|
| Area already developed= | **0.00** | SQFT | *Pre-existing condition |
| | **0.00** | ACRES | |
| Area unimproved= | **297,515** | SQFT | *Pre-existing condition |
| | **6.83** | ACRES | |

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

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

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

Peak flow,Q= **10.73** CFS

$$Q = CiA$$

## II. FUTURE RUN OFF (25 YEAR STORM)

***Rational Method**

Project Name: **CHELSEA PARK VILLAS SUBDIVISION**

| | | |
|---|---|---|
| City: | **WESLACO** | |
| State: | **Texas** | |
| Highest elevation= | **83.00** | ft |
| Lowest elevation= | **73.00** | ft |
| Watercourse length,L= | **660.00** | ft |
| Slope, $S_p$ = | **1.52** | % |
| Average flow velocity, V= | **2.50** | 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, $t_c$= | **4.40** | min | (calculated) |
| | **10.00** | min | (used) |

$$t_c = L/60V$$

Intensity, i= **10.04** 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 25 years

| | |
|---|---|
| e= | 0.771 |
| b= | 98.0 |
| d= | 9.2 |

| | | | |
|---|---|---|---|
| Area to be developed | **128,000** | SQFT | *Avg 8000 SF Fourplexes, driveways, |
| | **2.94** | ACRES | and walks per lot |
| Existing Run off Coefficient: | **0.9** | | *Average for roofs, driveways and walks |
| | | | *From Table 3-3 - Run off Coefficients |
| Area to be developed | **40,000** | SQFT | *For streets and sidewalks within ROW |
| | **0.92** | ACRES | |
| Existing Run off Coefficient: | **0.9** | | *Average for roofs, driveways and walks |
| | | | *From Table 3-3 - Run off Coefficients |
| Area left unimproved= | **129,515** | SQFT | *Remaining area |
| Total area left unimproved= | **2.97** | ACRES | |
| Existing Run off Coefficient: | **0.2** | | *For Unimproved areas |
| | | | *From Table 3-3 - Run off Coefficients |
| Weighted Run off Coefficient, Cw= | **0.60** | | |

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

Peak flow,Q= **40.83** CFS

$$Q = CiA$$

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

Project Name: **CHELSEA PARK VILLAS SUBDIVISION**
City: **WESLACO**
State: **Texas**

| | | |
|---|---|---|
| Highest elevation= | **83.00** | ft |
| Lowest elevation= | **73.00** | ft |
| Watercourse length,L= | **660.00** | ft |
| Slope, $S_p$ = | **1.52** | % |

Average flow velocity, V= **2.50** 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, $t_c$= **4.40** min (calculated)
**10.00** min (used)

$$t_c = L/60V$$

Intensity, i= **10.83** 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 |

*From Table 3-3 - Run off Coefficients

Area to be developed= **128,000.0** SQFT #REF!
**2.94** ACRES
Future Run off Coefficient: **0.9** #REF!
*From Table 3-3 - Run off Coefficients

Area to be developed **40,000** SQFT *For streets and sidewalks within ROW
**0.92** ACRES

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

Area left unimproved= **129,515** SQFT *Remaining area
Total area left unimproved= **2.97** ACRES

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

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

Peak flow,Q=un off Coefficient, Cw= **0.60**

$$Q = CiA$$

**44.01** CFS

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

| Duration (min) | Intensity (in/hr) | Q in (cfs) | Vol in (cft) | Q out (cfs) | V out (cft) | Storage (cft) |
|---|---|---|---|---|---|---|
| 0 | 18.78 | 76.37 | 0 | 10.73 | 3,220 | -3,220 |
| 5 | 13.57 | 55.17 | 16,551 | 10.73 | 4,830 | 11,722 |
| 10 | 10.83 | 44.01 | 26,408 | 10.73 | 6,439 | 19,968 |
| 15 | 9.10 | 37.01 | 33,307 | 10.73 | 8,049 | 25,258 |
| 20 | 7.91 | 32.15 | 38,582 | 10.73 | 9,659 | 28,923 |
| 25 | 7.03 | 28.56 | 42,843 | 10.73 | 11,269 | 31,574 |
| 30 | 6.34 | 25.79 | 46,417 | 10.73 | 12,879 | 33,538 |
| 35 | 5.80 | 23.57 | 49,496 | 10.73 | 14,489 | 35,007 |
| 40 | 5.35 | 21.75 | 52,204 | 10.73 | 16,099 | 36,105 |
| 45 | 4.98 | 20.23 | 54,622 | 10.73 | 17,709 | 36,914 |
| 50 | 4.66 | 18.94 | 56,810 | 10.73 | 19,318 | 37,492 |
| 55 | 4.38 | 17.82 | 58,809 | 10.73 | 20,928 | 37,881 |
| 60 | 4.14 | 16.85 | 60,651 | 10.73 | 22,538 | 38,113 |
| **65** | **3.93** | **15.99** | **62,360** | **10.73** | **24,148** | **38,212** |
| 70 | 3.75 | 15.23 | 63,955 | 10.73 | 25,758 | 38,197 |
| 75 | 3.58 | 14.55 | 65,453 | 10.73 | 27,368 | 38,085 |
| 80 | 3.43 | 13.93 | 66,864 | 10.73 | 28,978 | 37,886 |
| 85 | 3.29 | 13.37 | 68,199 | 10.73 | 30,588 | 37,612 |
| 90 | 3.16 | 12.86 | 69,467 | 10.73 | 32,197 | 37,270 |
| 95 | 3.05 | 12.40 | 70,675 | 10.73 | 33,807 | 36,868 |
| 100 | 2.94 | 11.97 | 71,828 | 10.73 | 35,417 | 36,411 |
| 105 | 2.85 | 11.58 | 72,933 | 10.73 | 37,027 | 35,906 |
| 110 | 2.76 | 11.21 | 73,992 | 10.73 | 38,637 | 35,355 |

Total on site detention required= **38,212** cft
**0.877** acres-ft

Average detention required per lot= **2,388** cft
**0.055** acres-ft

**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. I**

| 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)**

## CHELSEA PARK VILLAS SUBDIVISION - 18" (CHOKE)

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 = | 10.73 | cfs |
| Q = | 4816.74 | gpm |
| D = | 18.00 | in. |
| S = | 0.005000 | ft/ft |
| n = | 0.009 | |
| V= | 3.00 | ft/sec |

(Input known data above)

**Calculations**

| | | |
|---|---|---|
| Q = | 10.73 | cfs |
| A = | 1.77 | SF |
| R = | 0.38 | ft |
| S = | 0.005000 | ft/ft |
| n = | 0.009 | |
| V= | 3.00 | ft/sec |

A=(3.14*D^2)/4
= 1.77 SF

R=(A/P) (assume full flow)
= 0.38 ft

**Solve for Q**

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

= **10.72** cfs

**Solve for V**

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

= **6.091631** ft/sec

**Solve for S**

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

= **0.1213** %
0.001213

**Solve for D**

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

= **25.610929** in

**Solve for R**

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

= **0.1297**

## CHELSEA PARK VILLAS SUBDIVISION
## HYDRAULIC GRADE LINE CALCULATIONS

| symbol | description | units | |
|---|---|---|---|
| d | pipe diameter | in | |
| s | pipe slope | ft/ft | |
| n | Manning's coefficient | 0.012 | |
| C | Hazen Williams coefficient | 100 | |
| 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 | From contributing drainage areas @ structure |
| V | velocity | ft/s | |
| Hf | Major head loss | | |
| Kq | coefficient | 0.46 | |
| mh | manhole | | |
| HGL | hydraulic grade line | | |

| | | | |
|---|---|---|---|
| Hf=Sf*L | Major Losses | ft | |
| Sf=(ΣQ*n/KqD^2.67)^2 | Friction Slope | ft | |
| L | Length of Conduit | ft | |

| | | | | | |
|---|---|---|---|---|---|
| AREA 1 | 104,544 | SF | 2.4 | AC | 13.99 |
| AREA 2 | 142,006 | SF | 3.26 | AC | 17.40 |
| | | | 5.66 | | 31.39 |

### MAJOR AND MINOR HEAD LOSSES

AREAS 1 — INLET-2 — top: 77.40 — flowline: 69.45 — **HGL: 74.92**

| link | d | s | L | | Q | Sf | Hf |
|---|---|---|---|---|---|---|---|
| INLET-2 TO INLET-4 | 30 | 0.0015 | 528 | >>>> | 13.99 | 0.001 | 0.53 |

AREAS 1 AND 2 — INLET-4 — top: 75.20 — flowline: 67.99 — **HGL: 74.39**

| link | d | s | L | | Q | Sf | Hf |
|---|---|---|---|---|---|---|---|
| INLET-4 TO MH1 | 30 | 0.0015 | 108 | >>>> | 31.39 | 0.005 | 0.54 |

AREAS 1 AND 2 — MH1 — top: 75.40 — flowline: 67.81 — **HGL: 73.85**

| link | d | s | L | | Q | Sf | Hf |
|---|---|---|---|---|---|---|---|
| MH1 TO HW1 | 18 | 0.005 | 63 | >>>> | 31.39 | 0.077 | 4.85 |

*AT DRAIN DITCH — HEADWALL: flowline: 67.50 — **HGL: 69.00**

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

Project Name: **CHELSEA PARK VILLAS SUBDIVISION** AREA: **2.4** ACRES
City: **WESLACO** NUMBER OF LOTS: **7** LOTS
County: **HIDALGO**
State: **TEXAS**

| | | |
|---|---|---|
| Highest elevation= | **78.00** | ft |
| Lowest elevation= | **77.40** | ft |
| Watercourse length,L= | **310.00** | ft |
| Slope, $S_p$ = | **0.19** | % |

Average flow velocity, V= **0.89** 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, $t_c$= **5.78** 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 from TXDoT IDF Coefficients
*For a recurrence interval of 10 years

| | |
|---|---|
| e= | 0.778 |
| b= | 87.0 |
| d= | 9.20 |

Area to be developed= **56,000** SQFT *Avg 8000 SF Fourplexes, driveways & walks
**1.29** ACRES 7 lots
Future Run off Coefficient: **0.90** *Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area to be developed= **34,684** SQFT *Remaining green areas
**0.80** ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

32' B-B STREET SECTION PLUS SIDEWALKS

| | | |
|---|---|---|
| width | 32 | FT back-to-back |
| length | 330 | FT |

Area to be developed= **13,860** SQFT
**0.32** ACRES
Future Run off Coefficient: **0.90** *MIN ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, Cw= **0.67**

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

Peak flow,Q= **13.99** 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: **CHELSEA PARK VILLAS SUBDIVISION**
AREA: **3.26** ACRES
City: **WESLACO**
NUMBER OF LOTS: **9** LOTS
County: **HIDALGO**
State: **TEXAS**

| | | |
|---|---|---|
| Highest elevation= | **76.20** | ft |
| Lowest elevation= | **75.70** | ft |
| Watercourse length,L= | **340.00** | ft |
| Slope, $S_p$ = | **0.15** | % |

Average flow velocity, V= **0.78** 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, $t_c$= **7.28** 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 from TXDoT IDF Coefficients
*For a recurrence interval of 10 years

| | |
|---|---|
| e= | 0.778 |
| b= | 87.0 |
| d= | 9.20 |

Area to be developed= **72,000** SQFT *Avg 8000 SF Fourplexes, driveways & walks
**1.65** ACRES 9 lots
Future Run off Coefficient: **0.90** *Average for roofs, driveways and walks
*From Table 3-3 - Run off Coefficients

Area to be developed= **54,046** SQFT *Remaining green areas
**1.24** ACRES
Future Run off Coefficient: **0.20** *For Unimproved areas
*From Table 3-3 - Run off Coefficients

32' B-B STREET SECTION

| | | |
|---|---|---|
| width | 32 | FT back-to-back |
| length | 380 | FT |

Area to be developed= **15,960** SQFT
**0.37** ACRES
Future Run off Coefficient: **0.70** *MIN ASPHALTIC/CONCRETE SURFACE
*From Table 3-3 - Run off Coefficients

Weighted Run off Coefficient, Cw= **0.61**

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

Peak flow,Q= **17.40** 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)**

# 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 |
| 31—Hidalgo-Urban land complex, 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 |
| Urban land | — | — | — | — | — | — | — | — |
| 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 |
| 31—Hidalgo-Urban land complex, 0 to 1 percent slopes | | | | | | | | | | | | | | |
| Hidalgo | 65 | 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 | Clay loam, sandy clay loam | CL, SC | A-6, A-7-6 | 0- 0- 0 | 0- 0- 0 | 96-97-100 | 91-95-100 | 82-94-100 | 57-72-84 | 30-38-44 | 11-17-22 |

| 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

# 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 | | | |
| 31—Hidalgo-Urban land complex, 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 | | | |
| Urban land | — | — | — | — | — | — | — | — | — | | | | 8 | 0 |

| 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

# 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 |
| 31—Hidalgo-Urban land complex, 0 to 1 percent slopes | 22,509 | | | | | | |
| | | 65 | Hidalgo | Series | 0.0 | 0.5 | 1.0 |
| | | 25 | Urban land | Miscellaneous area | 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

## 31—Hidalgo-Urban land complex, 0 to 1 percent slopes

### Map Unit Setting

*National map unit symbol:* 2t12b
*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:* Not prime farmland

### Map Unit Composition

*Hidalgo and similar soils:* 65 percent
*Urban land:* 25 percent
*Minor components:* 10 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

## Description of Urban Land

**Setting**

*Landform:* Terraces
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Human-transported material

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 8
*Hydrologic Soil Group:* D
*Hydric soil rating:* No

## Minor Components

**Racombes**

*Percent of map unit:* 4 percent
*Landform:* Terraces
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Ecological site:* R083DY025TX - Clay Loam
*Hydric soil rating:* No

**Willacy**

*Percent of map unit:* 3 percent
*Landform:* Terraces
*Landform position (three-dimensional):* Tread
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Hydric soil rating:* No

**Raymondville**

*Percent of map unit:* 3 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

## 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

Map Scale: 1:1,490 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

## MAP LEGEND

**Area of Interest (AOI)**

- Area of Interest (AOI)

**Soils**

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

**Special Point Features**

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

**Water Features**

- Streams and Canals

**Transportation**

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

**Background**

- Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

# Map Unit Legend

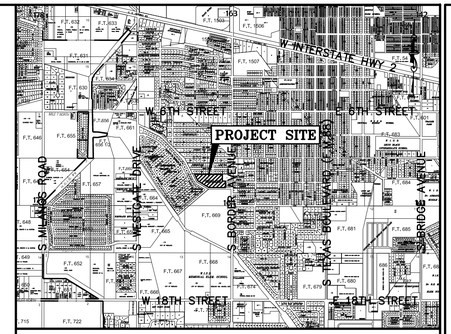
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 28 | Hidalgo sandy clay loam, 0 to 1 percent slopes | 3.3 | 54.4% |
| 31 | Hidalgo-Urban land complex, 0 to 1 percent slopes | 0.1 | 1.2% |
| 52 | Raymondville clay loam, 0 to 1 percent slopes | 2.7 | 44.4% |
| **Totals for Area of Interest** | | **6.1** | **100.0%** |

DATE OF PREPARATION: OCTOBER 25, 2022

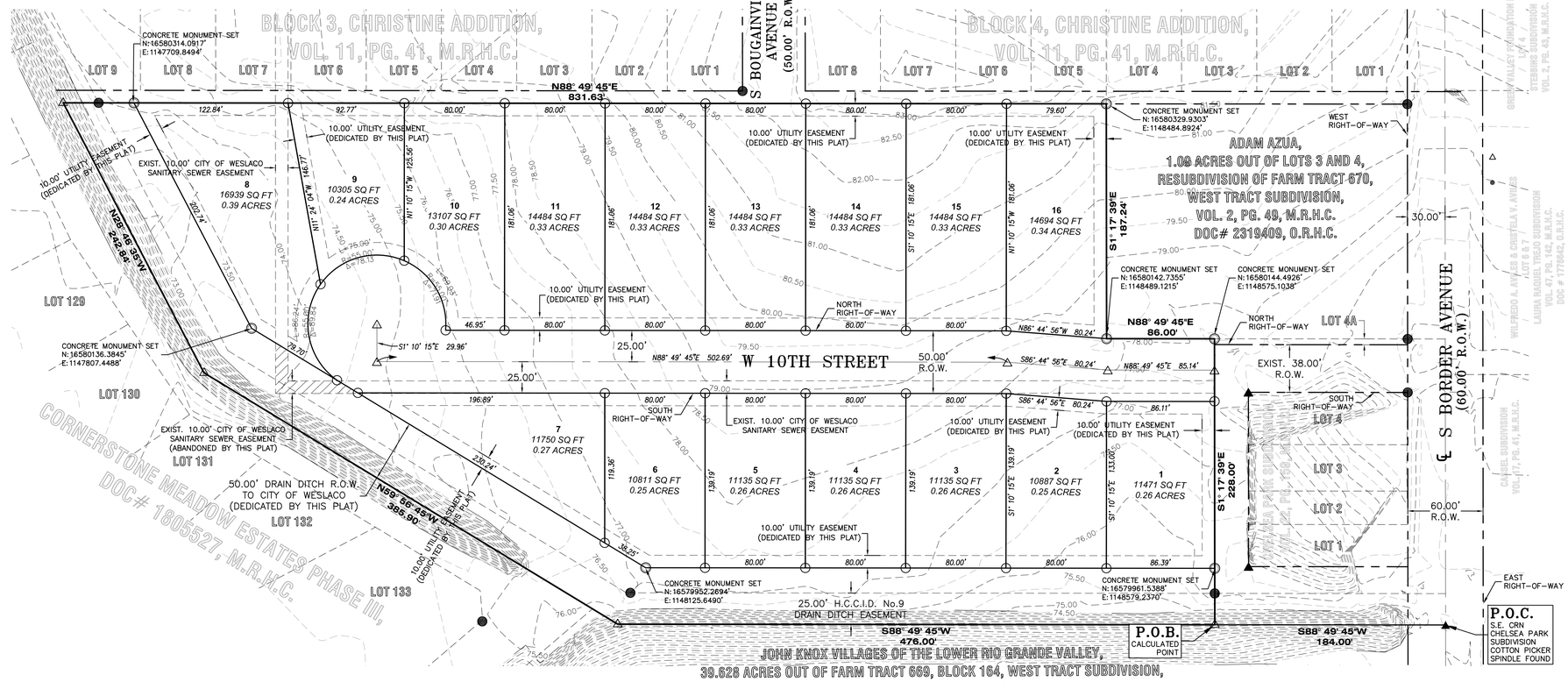
# CHELSEA PARK VILLAS SUBDIVISION

BEING A 6.83 ACRES TRACT OF LAND, SAME BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 159, 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




LOCATION MAP SCALE: 1" = 2000'




| 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 |

## GENERAL NOTES:

1. THIS SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING, AND ZONE 'B', AREAS 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 PANEL NO. 480349 0005 B, REVISED MARCH 4, 1980.
2. SETBACKS:
   FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
   CUL-DE-SAC: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
   REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED SHALL BE 18" ABOVE TOP OF CURB ELEVATION OR NATURAL GROUND, WHICHEVER IS GREATER:
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   -->B.M. NO. 1-, ELEV. **76.24**, N.G.V.D. 88, DESCRIPTION: TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N **16580110.3200**, E **1148769.6330**.
   -->B.M. NO. 2-, ELEV. **75.61** N.G.V.D. 88, DESCRIPTION: COTTON PICKER SPINDLE FOUND ALONG CENTERLINE OF S BORDER AVENUE. GPS POINT, GRID COORDINATES N **16579920.3100**, E **1148764.2340**.
6. 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 **38.212** CUBIC-FEET (**0.877** ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER(S) OF THE LOTS SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED BELOW 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. 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. A 5.00 FOOT SIDEWALK SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
14. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

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

I, **LF TRINITY DEVELOPMENT GROUP LLC**, AS OWNER OF THE 6.83 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **CHELSEA PARK VILLAS 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.

LEONARDO MUNOZ, MANAGER — DATE
LF TRINITY DEVELOPMENT GROUP LLC.
3533 MORELAND DRIVE, SUITE A
WESLACO, TX 78596

## STATE OF TEXAS – CITY OF WESLACO
## PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **CHELSEA PARK 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 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.
5. H.C.C.I.D. **#9** EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

GENERAL MANAGER — DATE
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

## METES AND BOUNDS DESCRIPTION

BEING A 6.83 ACRES TRACT OF LAND, SAME BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 159, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**COMMENCING** AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF THE SAID CHELSEA PARK SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF FARM TRACT 670, WEST TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING ON THE CENTERLINE OF S BORDER AVENUE;

**THENCE** S 88°49'45" W ALONG THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 184.00 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING**;

**THENCE** S 88°49'45" W CONTINUING ALONG THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 476.00 FEET TO A CALCULATED POINT, FOR THE MOST EASTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 59°56'45" W CONTINUING ALONG THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 389.90 FEET TO A CALCULATED POINT, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 28°48'35" W ALONG THE WEST LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 242.84 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 88°49'45" W ALONG THE NORTH LINE THE SAID CHELSEA PARK SUBDIVISION, SAME BEING THE NORTH LINE OF HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF AN EXISTING 10.00-FOOT ALLEY FOR, A DISTANCE OF 531.63 FEET TO A 1/2 INCH IRON ROD FOUND, FOR THE MOST WESTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 1°17'39" W ALONG THE EAST LINE THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 187.24 FEET TO A 1/2 INCH IRON ROD FOUND, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 88°49'45" W PARALLEL TO THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 86.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 1°17'39" E ALONG THE EAST LINE THE SAID CHELSEA PARK SUBDIVISION, THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A TOTAL DISTANCE OF 228.00 FEET TO **THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINING 6.38 ACRES OF LAND MORE OR LESS.**

## STATE OF TEXAS – COUNTY OF HIDALGO
## PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **LEONARDO MUNOZ** 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

## 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

## 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): LF TRINITY DEVELOPMENT GROUP, LLC | | 3533 MORELAND DRIVE, SUITE A | WESLACO, TX. | 78596 | (956) XXX-XXXX | |
| 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


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


ISSUED FOR: **FINAL**

PROJECT: PLAT SHEET
CHELSEA PARK VILLAS SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS.

| | |
|---|---|
| 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: | OCTOBER 25, 2022 |
| PROJECT: | SUB 22 034 |
| REVISIONS: | |
| PAGE NO: | 1-OF-1 |

J:\RDE SUBDIVISIONS 2021\SUB 22 034 - LEO MUNOZ FEASIBILITY\DWG\SUB 22 034-SHT 2 PLAT SHEET.dwg RODE 10/26/2022 10:45 AM

BLOCK 3, CHRISTINE ADDITION, VOL. 11, PG. 41, M.R.H.C.

BLOCK 4, CHRISTINE ADDITION, VOL. 11, PG. 41, M.R.H.C.

10.00' UTILITY EASEMENT (DEDICATED BY THIS PLAT)

EXIST. IRRIGATION LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. CITY OF WESLACO 8" WATER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

(2) EXIST. WATER VALVE

EXIST. (2) IRRIGATION STANDPIPE

EXIST. IRRIGATION STANDPIPE

EXIST. CITY OF WESLACO 8" SANITARY SEWER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. SANITARY SEWER MANHOLE TOP: 78.75 FL: XX.XX

5.00' ALIGN

PROP. 202.75 L.F. 6' BUFFER CEDAR OPAQUE FENCE

ADAM AZUA, 1.09 ACRES OUT OF LOTS 3 AND 4, RESUBDIVISION OF FARM TRACT 670, WEST TRACT SUBDIVISION, VOL. 2, PG. 49, M.R.H.C. DOC# 2319409, O.R.H.C.

EXIST. CITY OF WESLACO 8" WATER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

SCALE: 1" = 40'
BEARING OF BASIS TEXAS STATE PLANE COORDINATES NAD 83 TEXAS SOUTH ZONE (4205) WESTERN DATA SYSTEMS NETWORK

8 16939 SQ FT 0.39 ACRES
9 10305 SQ FT 0.24 ACRES
10 13107 SQ FT 0.30 ACRES
11 14484 SQ FT 0.33 ACRES
12 14484 SQ FT 0.33 ACRES
13 14484 SQ FT 0.33 ACRES
14 14484 SQ FT 0.33 ACRES
15 14484 SQ FT 0.33 ACRES
16 14694 SQ FT 0.34 ACRES
7 10811 SQ FT 0.25 ACRES
6 11135 SQ FT 0.26 ACRES
5 11135 SQ FT 0.26 ACRES
4 11135 SQ FT 0.26 ACRES
3 11135 SQ FT 0.26 ACRES
2 10887 SQ FT 0.25 ACRES
1 11471 SQ FT 0.26 ACRES

R46.00'

PROP. 107.80 L.F. 30" H.P. ADS DRAIN PIPE @ 0.15%

CONCRETE STORM DRAIN MANHOLE STA:17+16.96 OFF:17.50R TOP: 75.40 FL: 67.81 INV IN: 67.81 30" INV OUT: 67.81 24"

PROP. TYPE A INLET STA:16+09.16 OFF:17.50R TOP: 75.20 FL: 67.97 INV IN: 67.97 24" INV IN: 67.97 30" INV OUT: 67.97 30"

PROP. TYPE A INLET STA:10+81.49 OFF:17.50R TOP: 77.40 FL: 68.76 INV IN: 68.76 24" INV OUT: 68.76 30"

PROP. 35.02 L.F. 24" R.C.P. CLASS III @ 0.17%

R10.00'

PROP. 62.83 L.F. 24" H.P. ADS DRAIN PIPE @ 0.50%

PROP. 527.47 L.F. 30" H.P. ADS DRAIN PIPE @ 0.15%

32.00' B-B

25.00'

50.00' R.O.W.

W 10TH STREET

EXIST. 38.00' R.O.W.

EXIST. SANITARY SEWER MANHOLE (TO BE REMOVED)

PROP. CONC. HEADWALL W/ FLOP GATE STA:17+69.93 OFF:0.00 FL: 67.50 INV IN: 67.50 24"

PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%

PROP. 367.6 L.F. 6' BUFFER CEDAR OPAQUE FENCE

PROP. TYPE A INLET STA:16+09.16 OFF:-17.50L TOP: 75.20 FL: 68.03 INV OUT: 68.03 24"

EXIST. CITY OF WESLACO 8" SANITARY SEWER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

PROP. TYPE A INLET STA:10+82.69 OFF:-17.50L TOP: 77.40 FL: 68.82 INV OUT: 68.82 24"

EXIST. SANITARY SEWER MANHOLE TOP: 77.56 FL: XX.XX

PROP. 453.7 L.F. 6' BUFFER CEDAR OPAQUE FENCE

EXIST. CITY OF WESLACO 8" WATER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. FIRE HYDRANT

EXIST. SANITARY SEWER MANHOLE TOP: 76.24 FL: XX.XX

EXIST. CITY OF WESLACO 8" SANITARY SEWER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

CORNERSTONE MEADOW ESTATES PHASE VI, DOC# 1805527, M.R.H.C.

50.00' DRAIN DITCH R.O.W. TO CITY OF WESLACO (DEDICATED BY THIS PLAT)

25.00' H.C.C.I.D. No.9 DRAIN DITCH EASEMENT

JOHN KNOX VILLAGES OF THE LOWER RIO GRANDE VALLEY, 39.628 ACRES OUT OF FARM TRACT 669, BLOCK 164, WEST TRACT SUBDIVISION, VOL. 2, PG. 34-37, M.R.H.C. VOL. 1763, PG. 753, O.R.H.C.

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

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 |

EXIST. 50.00' HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9 EASEMENT

50.00' RIGHT-OF-WAY DEDICATION TO CITY OF WESLACO

PROPERTY LINE

25.00' 8.50' 33.00' E-E 8.50' 50.00' 2.50'

NG=73.30 NG=73.50 NG=74.50 NG=73.50

PROP. CONC. HEADWALL W/ FLOP GATE STA:17+69.93 OFF:0.00 FL:67.50 INV IN:67.50 18"

PROP. CUT 51.20 SQ.FT.

PROP. FILL 1.20 SQ.FT.

PROP. NG=72.00

PROP. FILL 4.25 SQ.FT.

6.30' 2.75 4.50' 6

FL=67.00

PROP. 62.83 L.F. 18" H.P. ADS DRAIN PIPE @ 0.50%

5.00' 4.50' 20.00' MAINTENANCE BENCH 18.00'

DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 38,212 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION "A-A" = 45.75 SF X 870 LF = 39,803 CF (104% OF VOLUME REQUIRED)

**DRAIN DITCH CROSS SECTION 'A-A'**
SCALE: 1"=5'

## MINOR RESIDENTIAL STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B

PROPOSED 50.0' ROAD R.O.W.

PROPERTY LINE 9'-0" 32.00' 9'-0" PROPERTY LINE

14'-6" 14'-6" 18" 18"

SLOPE 2.5% MAX. SLOPE 2.5% MAX.

0.25% CUT GROUND 0.25% CUT GROUND

CONCRETE CURB & GUTTER

PROP. 6" SUB-BASE (SUB-BASE REINFORCEMENT AS REQUIRED BY SOIL INVESTIGATION & IN ACCORDANCE WITH HIDALGO COUNTY SPECIFICATIONS).

8" CALICHE TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY

2" HMAC ASPHALT SURFACE 95% COMPACTED DENSITY

## PAVED SECTIONS | UN-PAVED SECTIONS

PROP. PAVING OR REPLACE ASPHALT WITH 2" MIN. H.M.A.C. CONTRACTOR SHALL TRIM ASPHALT TO A NEAT STRAIGHT LINE

EXIST. ASPHALT

EXIST. BASE

PROPOSED FLEXIBLE BASE 6" MINIMUM

3" MIN. GROUT

FINAL BACKFILL

INITIAL BACKFILL

HAUNCH

BEDDING (6" MIN.)

4" MIN. TO BELL

C = TRENCH WIDTH

## STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S

A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") – PIT RUN GRAVEL, 3" MAX SIZE.

B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 98% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C. HAUNCH WIDTH – SHALL BE B(I.D.) + 1.5' + 12", MINIMUM HAUNCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 98% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 98% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 98% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS – SHALL BE CLASS I, II, III OR IV, COMPACTED TO 98% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).

D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 98% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 98% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) – STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED EQUAL) SHALL BE REQUIRED IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED. ALL STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. OF SUBGRADE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

## DRAINAGE MANHOLE DETAILS

WALLS TO BE 8" THICK TO 13" DEPTH, INCREASE TO 12" THICKNESS IN SECTION BELOW 13" DEPTH 8" BRICK LAID RADIALLY

MANHOLE TO BE APPROVED BRICK, FIBERGLAS, PRE-CAST OR CAST, IN PLACE AS APPROVED

300 lb. MANHOLE COVER & FRAME MARKED "STORM SEWER" SHALL BE TRINITY VALLEY PATTERN No. 4067 OR APPROVED EQUAL.

NG

1" CEMENT MORTAR PLASTER

5'-0"

3'-0"

VARIES

D≤ 30"

CEMENT GROUT BOUND RUBBLE COVERED WITH 2" MIN. GROUT

CONCRETE BASE

7'-4"

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

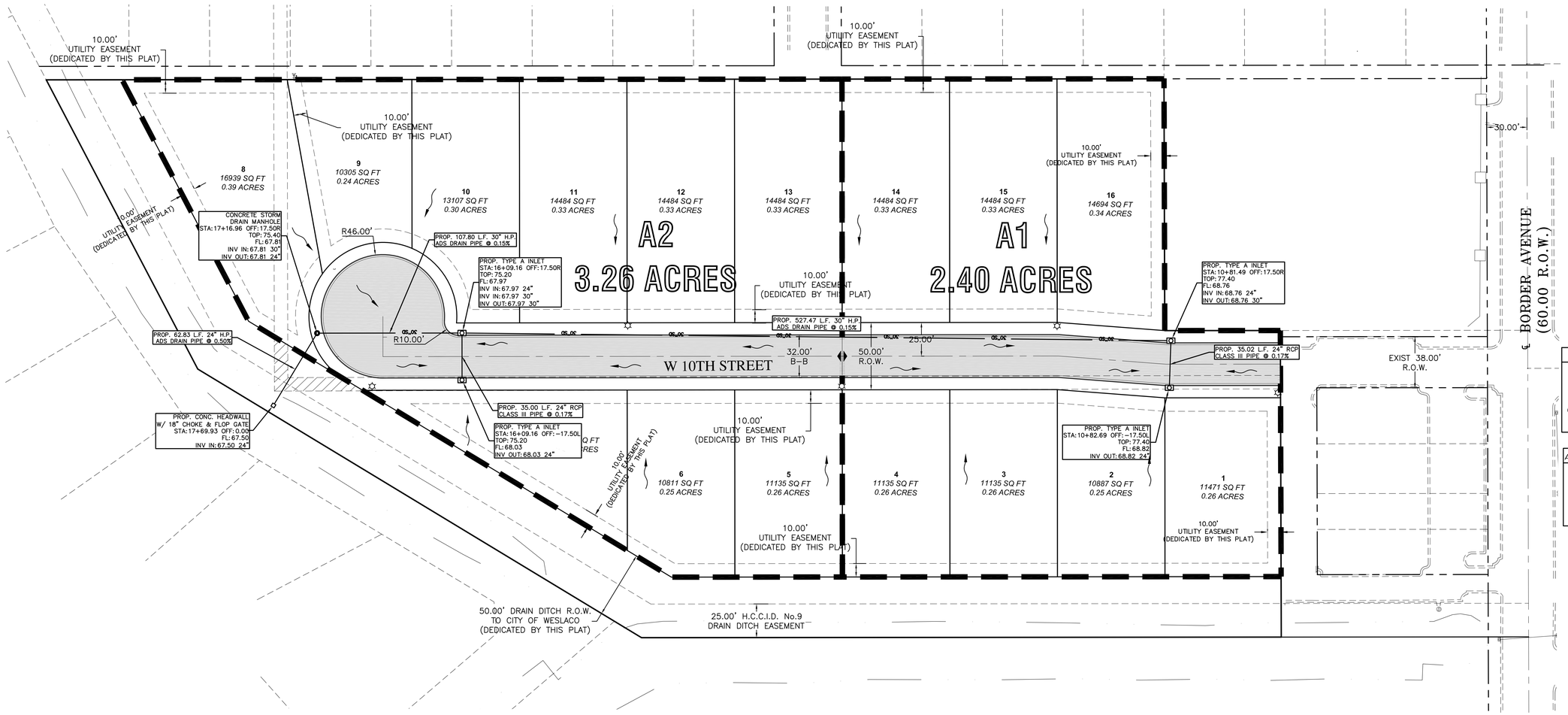
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON OCTOBER 25, 2022 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PROJECT: PAVING & DRAINAGE LAYOUT
CHELSEA PARK VILLAS SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS.

| | |
|---|---|
| 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: | HOMERO GZZ |
| SCALE: | AS SHOWN |
| DATE: | OCTOBER 25, 2022 |
| PROJECT: | SUB 22 034 |
| REVISIONS: | |
| PAGE NO: | SHT 5 |

Y:\RDE SUBDIVISIONS 2022\SUB 22 034 - LEO MUNOZ FEASIBILITY\DWG\SUB 22 034- SHT 5 PAVING & DRAINAGE LAYOUT.dwg RIDGE 10/26/2022 8:40 AM




SCALE: 1" = 40'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

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 |

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

| | | | |
|---|---|---|---|
| EXIST. GRATE INLET | EV | EXIST. FLUSH VALVE | EXIST. OVERHEAD ELECTRIC LINE |
| EXIST. CURB INLET | IV | EXIST. IRRIGATION VALVE | EXIST. UNDERGROUND CABLE |
| EXIST. TELEPHONE PEDESTAL | | EXIST. FIREHYRANT | EXIST. UNDERGROUND GAS LINE |
| EXIST. GRATE INLET | MB | EXIST. MAIL BOX | 1/2" IRON ROD SET |
| EXIST. LAMP POLE | MB BRICK | EXIST. BRICK MAIL BOX | 1/2" IRON ROD FOUND |
| | | | FENCE CORNER FOUND |


RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
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ISSUED FOR: **REVIEW**

# DRAINAGE AREA MAP

## CHELSEA PARK VILLAS SUBDIVISION
## 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: | OCTOBER 25, 2022 |
| PROJECT: | SUB 22 034 |
| REVISIONS: | |
| PAGE NO: | SHT 1 |

Y:\RDE SUBDIVISIONS 2022\SUB 22 034 - LEO MUNOZ FEASIBILITY\DWG\SUB 22 034 - SHT XX DRAINAGE AREA MAP.dwg RODDE 10/26/2022 10:57 AM

# 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

October 21, 2022

Mr. Ivan Garcia, P.E.
Rio Delta Engineering
921 S. 10th Ave
Edinburg, TX 78539

**RE: Chelsea Park Villas Subdivision**
**Drainage Detention & ROW Dedication Variance**

Dear Mr. Garcia:

This is to advise you that the City of Weslaco agrees with the proposed linear detention within the newly dedicated 50-feet of drainage Right-of-Way adjacent to the existing ditch at the proposed subject subdivision. The City Commission of the City of Weslaco approved a variance to accept 50 feet of ROW dedication instead of the normal 75' of ROW dedication at its regular meeting of October 18, 2022.

Let me know if you questions or need anything else.

Sincerely,

# 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

October 19, 2022

Ivan Garcia
921 s 10th Ave
Edinburg, TX 78539

**Re: Variance from the Drainage ordinance section 26-34 for Chelsea Park Villas Subdivision – being 6.83 acres also being the West 6.83 Acres of Chelsea Park Subdivision, Weslaco, Hidalgo County, Texas located on the Southwest Corner of W 9th & S. Border Ave**

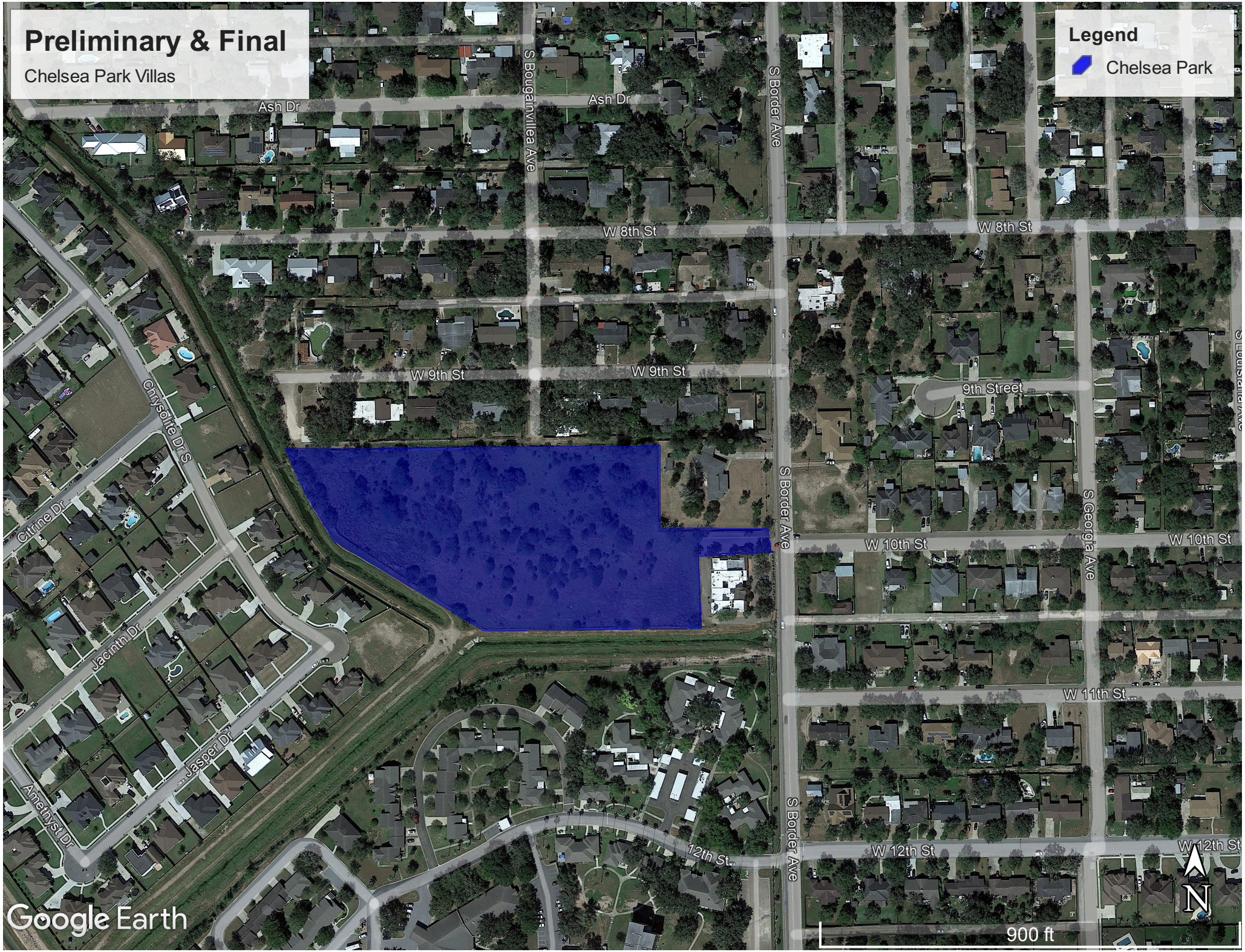
Dear Sir or Madam

I am pleased to inform you that the Weslaco City Commission approved your Variance request, at their regular meeting on October 18, 2022.

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

Attentively,

Rebekah de la Fuente
Planning Director

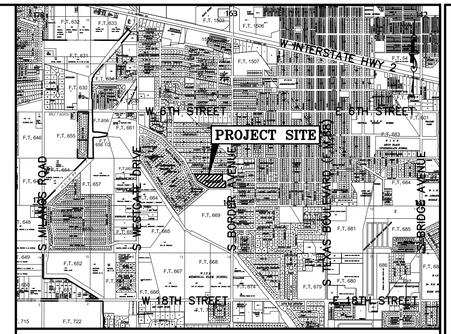

Preliminary & Final
Chelsea Park Villas
Legend
Chelsea Park
Ash Dr
Ash Dr
S Bougainvillea Ave
S Border Ave
W 8th St
W 8th St
W 9th St
W 9th St
9th Street
Chrysolite Dr S
Citrine Dr
Jacinth Dr
Jasper Dr
Amethyst Dr
S Border Ave
S Georgia Ave
W 10th St
W 10th St
W 11th St
12th St
W 12th St
W 12th St
S Border Ave
N
900 ft
Google Earth

DATE OF PREPARATION: OCTOBER 25, 2022

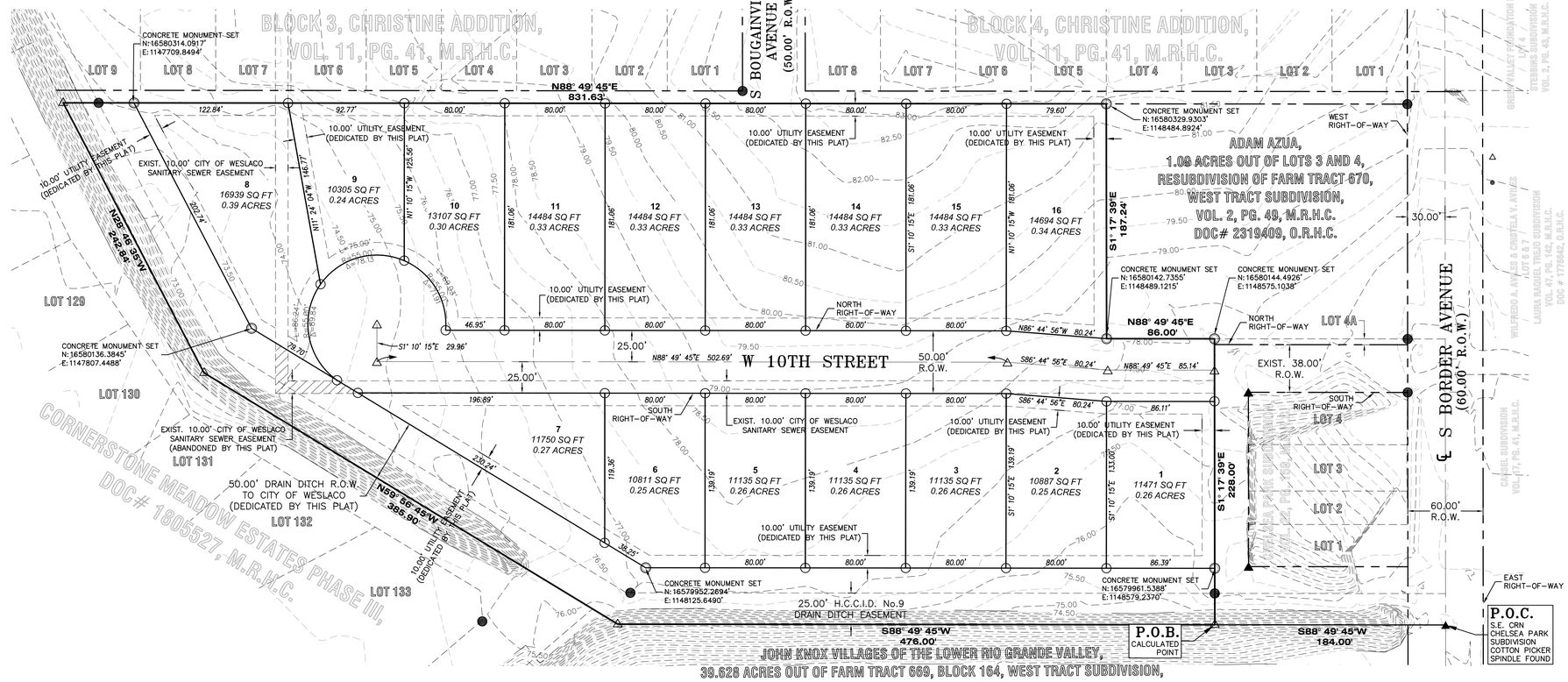
# CHELSEA PARK VILLAS SUBDIVISION

BEING A 6.83 ACRES TRACT OF LAND, SAME BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 159, 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




LOCATION MAP SCALE: 1" = 2000'




| 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 |

## GENERAL NOTES:

1. THIS SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING, AND ZONE 'B', AREAS 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 PANEL NO. 480349 0005 B, REVISED MARCH 4, 1980.
2. SETBACKS:
   FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
   CUL-DE-SAC: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
   REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. MINIMUM FINISHED FLOOR ELEVATIONS ESTABLISHED SHALL BE 18" ABOVE TOP OF CURB ELEVATION OR NATURAL GROUND, WHICHEVER IS GREATER:
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   -->B.M. NO. 1-, ELEV. **76.24**, N.G.V.D. 88, DESCRIPTION: TOP OF STORM DRAIN MAN HOLE ALONG N WESTGATE DRIVE. GPS POINT, GRID COORDINATES N **16580110.3200**, E **1148769.6330**.
   -->B.M. NO. 2-, ELEV. **75.61** N.G.V.D. 88, DESCRIPTION: COTTON PICKER SPINDLE FOUND ALONG CENTERLINE OF S BORDER AVENUE. GPS POINT, GRID COORDINATES N **16579920.3100**, E **1148764.2340**.
6. 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 **38.212** CUBIC-FEET (**0.877** ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER(S) OF THE LOTS SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED BELOW 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. 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. A 5.00 FOOT SIDEWALK SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
14. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

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

I, **LF TRINITY DEVELOPMENT GROUP LLC**, AS OWNER OF THE 6.83 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **CHELSEA PARK VILLAS 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.

LEONARDO MUNOZ, MANAGER — DATE
LF TRINITY DEVELOPMENT GROUP LLC.
3533 MORELAND DRIVE, SUITE A
WESLACO, TX 78596

## STATE OF TEXAS – CITY OF WESLACO
## PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **CHELSEA PARK 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 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.
5. H.C.C.I.D. **#9** EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

GENERAL MANAGER — DATE
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

## METES AND BOUNDS DESCRIPTION

BEING A 6.83 ACRES TRACT OF LAND, SAME BEING THE WEST 6.83 ACRES OF CHELSEA PARK SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 159, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**COMMENCING** AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF THE SAID CHELSEA PARK SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF FARM TRACT 670, WEST TRACT SUBDIVISION, RECORDED IN VOLUME 2, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING ON THE CENTERLINE OF S BORDER AVENUE;

**THENCE** S 88°49'45" W ALONG THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 184.00 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING**;

**THENCE** S 88°49'45" W CONTINUING ALONG THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 476.00 FEET TO A CALCULATED POINT, FOR THE MOST EASTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 59°56'45" W CONTINUING ALONG THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 389.90 FEET TO A CALCULATED POINT, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 28°48'35" W ALONG THE WEST LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 242.84 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 88°49'45" W ALONG THE NORTH LINE THE SAID CHELSEA PARK SUBDIVISION, SAME BEING THE NORTH LINE OF HEREIN DESCRIBED TRACT, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF AN EXISTING 10.00-FOOT ALLEY FOR, A DISTANCE OF 531.63 FEET TO A 1/2 INCH IRON ROD FOUND, FOR THE MOST WESTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 1°17'39" W ALONG THE EAST LINE THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 187.24 FEET TO A 1/2 INCH IRON ROD FOUND, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 88°49'45" W PARALLEL TO THE SOUTH LINE OF THE SAID CHELSEA PARK SUBDIVISION, A DISTANCE OF 86.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 1°17'39" E ALONG THE EAST LINE THE SAID CHELSEA PARK SUBDIVISION, THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A TOTAL DISTANCE OF 228.00 FEET TO **THE POINT AND PLACE OF BEGINNING. SAID TRACT CONTAINING 6.38 ACRES OF LAND MORE OR LESS.**

## STATE OF TEXAS – COUNTY OF HIDALGO
## PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **LEONARDO MUNOZ** 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

## 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

## 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): LF TRINITY DEVELOPMENT GROUP, LLC | | 3533 MORELAND DRIVE, SUITE A | WESLACO, TX. | 78596 | (956) XXX-XXXX | |
| 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

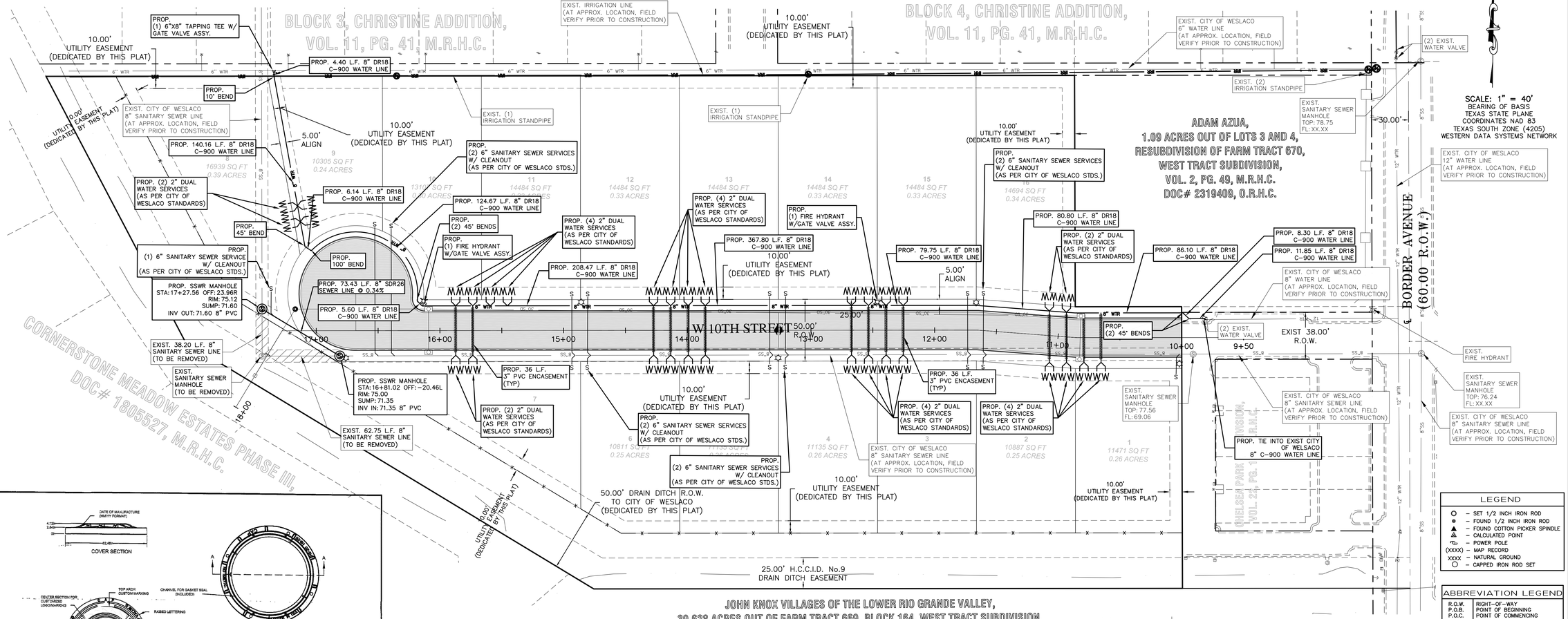

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083


ISSUED FOR: **FINAL**

PROJECT:
# PLAT SHEET
CHELSEA PARK VILLAS SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS.

| | |
|---|---|
| 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: | OCTOBER 25, 2022 |
| PROJECT: | SUB 22 034 |
| REVISIONS: | |
| PAGE NO: | 1-OF-1 |

J:\RDE SUBDIVISIONS 2021\SUB 22 034 - LEO MUNOZ FEASIBILITY\DWG\SUB 22 034-SHT 2 PLAT SHEET.dwg RDE 10/25/2022 10:45 AM



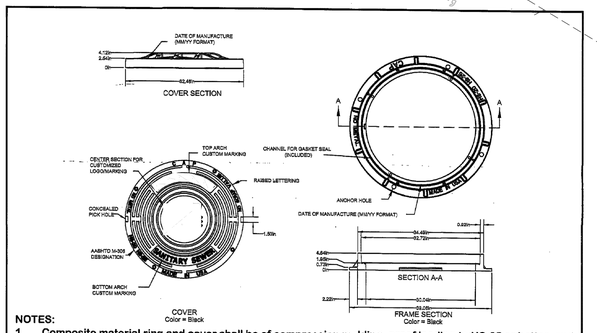

SCALE: 1" = 40'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

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 |

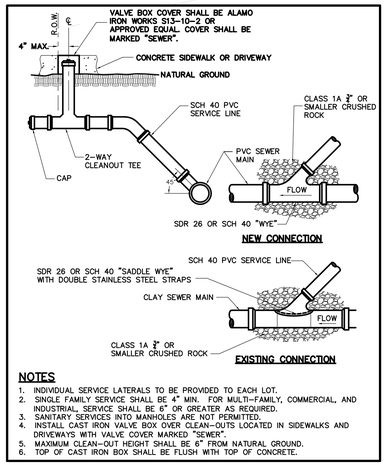
ABBREVIATION LEGEND

| | |
|---|---|
| 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 |



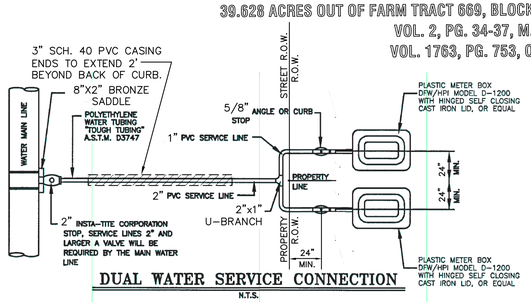

**NOTES:**
**1. Composite material ring and cover shall be of compression molding, proof loading to HS-25 or better, and conform to AASHTO M 306.**

## COMPOSITE SEWER MANHOLE RING AND COVER DETAIL

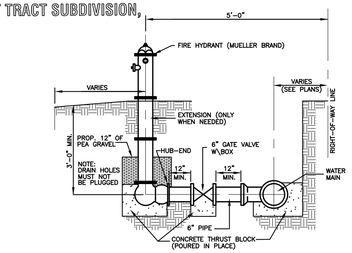



**NOTES**
1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
3. SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
4. INSTALL CAST IRON VALVE BOX OVER CLEAN-OUTS 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) CURB STOPS SHALL BE COMPRESSION JOINT CONNECTIONS TYPE AND BALL VALVE TYPE.
(2) CORP STOPS AND ANGLE STOPS SHALL BE BRASS




## DUAL WATER SERVICE CONNECTION
N.T.S.




SECTION

## TYPICAL FIRE HYDRANT INSTALLATION

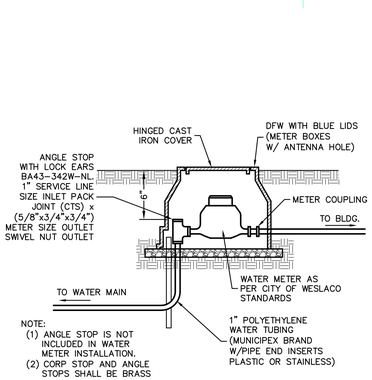
GENERAL NOTES:

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

2.) ALL VALVES AND HYDRANTS SHALL BE MUELLER BRAND.

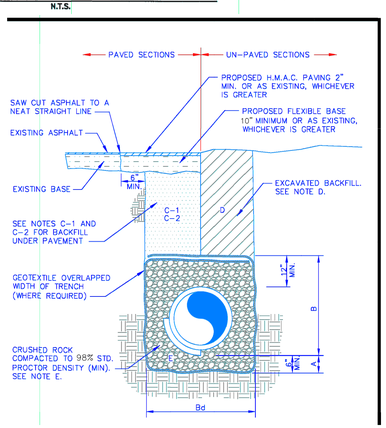
3.) CONTRACTOR SHALL BE REQUIRE TO REPAIR ANY LANDSCAPING AND SIDEWALK DAMAGE AS PART OF THE CONSTRUCTION.

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




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:

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

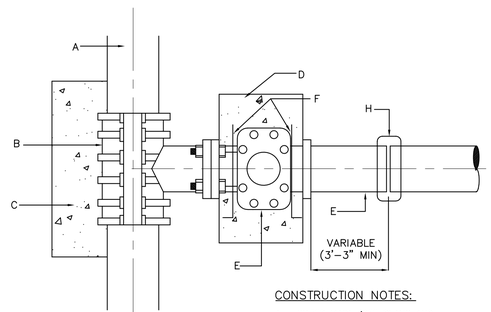
E. EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) MAXIMUM ¾" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: CONSTRUCTION

# UTILITY LAYOUT
CHELSEA PARK VILLAS SUBDIVISION
CITY OF WESLACO,
HIDALGO COUNTY, TEXAS.

| | |
|---|---|
| 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: | HOMERO GZZ |
| SCALE: | 1"=40' |
| DATE: | OCTOBER 20, 2022 |
| PROJECT: | SUB 22 034 |
| REVISIONS: | |
| PAGE NO: | SHT 4 |

Y:\RDE SUBDIVISIONS 2022\SUB 22 034 - LEO MUNOZ FEASIBILITY\DWG\SUB 22 034 - SHT 4 UTILITY LAYOUT.dwg RODELTA 10/20/2022 10:40 AM

BLOCK 3, CHRISTINE ADDITION, VOL. 11, PG. 41, M.R.H.C.

BLOCK 4, CHRISTINE ADDITION, VOL. 11, PG. 41, M.R.H.C.

10.00' UTILITY EASEMENT (DEDICATED BY THIS PLAT)

EXIST. IRRIGATION LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. CITY OF WESLACO 8" WATER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

(2) EXIST. WATER VALVE

EXIST. (2) IRRIGATION STANDPIPE

EXIST. IRRIGATION STANDPIPE

EXIST. CITY OF WESLACO 8" SANITARY SEWER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. SANITARY SEWER MANHOLE TOP: 78.75 FL: XX.XX

5.00' ALIGN

PROP. 202.75 L.F. 6' BUFFER CEDAR OPAQUE FENCE

ADAM AZUA, 1.09 ACRES OUT OF LOTS 3 AND 4, RESUBDIVISION OF FARM TRACT 670, WEST TRACT SUBDIVISION, VOL. 2, PG. 49, M.R.H.C. DOC# 2319409, O.R.H.C.

EXIST. CITY OF WESLACO 8" WATER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

SCALE: 1" = 40'
BEARING OF BASIS TEXAS STATE PLANE COORDINATES NAD 83 TEXAS SOUTH ZONE (4205) WESTERN DATA SYSTEMS NETWORK

8 16939 SQ FT 0.39 ACRES
9 10305 SQ FT 0.24 ACRES
10 13107 SQ FT 0.30 ACRES
11 14484 SQ FT 0.33 ACRES
12 14484 SQ FT 0.33 ACRES
13 14484 SQ FT 0.33 ACRES
14 14484 SQ FT 0.33 ACRES
15 14484 SQ FT 0.33 ACRES
16 14694 SQ FT 0.34 ACRES
7 10811 SQ FT 0.25 ACRES
6 11135 SQ FT 0.26 ACRES
5 11135 SQ FT 0.26 ACRES
4 11135 SQ FT 0.26 ACRES
3 11135 SQ FT 0.26 ACRES
2 10887 SQ FT 0.25 ACRES
1 11471 SQ FT 0.26 ACRES

R46.00'

PROP. 107.80 L.F. 30" H.P. ADS DRAIN PIPE @ 0.15%

CONCRETE STORM DRAIN MANHOLE STA:17+16.96 OFF:17.50R TOP: 75.40 FL: 67.81 INV IN: 67.81 30" INV OUT: 67.81 24"

PROP. TYPE A INLET STA:16+09.16 OFF:17.50R TOP: 75.20 FL: 67.97 INV IN: 67.97 24" INV IN: 67.97 30" INV OUT: 67.97 30"

PROP. TYPE A INLET STA:10+81.49 OFF:17.50R TOP: 77.40 FL: 68.76 INV IN: 68.76 24" INV OUT: 68.76 30"

PROP. 35.02 L.F. 24" R.C.P. CLASS III @ 0.17%

R10.00'

PROP. 62.83 L.F. 24" H.P. ADS DRAIN PIPE @ 0.50%

PROP. 527.47 L.F. 30" H.P. ADS DRAIN PIPE @ 0.15%

32.00' B-B

25.00'

50.00' R.O.W.

W 10TH STREET

EXIST. 38.00' R.O.W.

EXIST. SANITARY SEWER MANHOLE (TO BE REMOVED)

PROP. CONC. HEADWALL W/ FLOP GATE STA:17+69.93 OFF:0.00 FL: 67.50 INV IN: 67.50 24"

PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%

PROP. 367.6 L.F. 6' BUFFER CEDAR OPAQUE FENCE

PROP. TYPE A INLET STA:16+09.16 OFF:-17.50L TOP: 75.20 FL: 68.03 INV OUT: 68.03 24"

EXIST. CITY OF WESLACO 8" SANITARY SEWER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

PROP. TYPE A INLET STA:10+82.69 OFF:-17.50L TOP: 77.40 FL: 68.82 INV OUT: 68.82 24"

EXIST. SANITARY SEWER MANHOLE TOP: 77.56 FL: XX.XX

PROP. 453.7 L.F. 6' BUFFER CEDAR OPAQUE FENCE

EXIST. CITY OF WESLACO 8" WATER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

EXIST. FIRE HYDRANT

EXIST. SANITARY SEWER MANHOLE TOP: 76.24 FL: XX.XX

EXIST. CITY OF WESLACO 8" SANITARY SEWER LINE (AT APPROX. LOCATION, FIELD VERIFY PRIOR TO CONSTRUCTION)

CORNERSTONE MEADOW ESTATES PHASE VI, DOC# 1805527, M.R.H.C.

50.00' DRAIN DITCH R.O.W. TO CITY OF WESLACO (DEDICATED BY THIS PLAT)

25.00' H.C.C.I.D. No.9 DRAIN DITCH EASEMENT

JOHN KNOX VILLAGES OF THE LOWER RIO GRANDE VALLEY, 39.628 ACRES OUT OF FARM TRACT 669, BLOCK 164, WEST TRACT SUBDIVISION, VOL. 2, PG. 34-37, M.R.H.C. VOL. 1763, PG. 753, O.R.H.C.

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

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 |

EXIST. 50.00' HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9 EASEMENT

50.00' RIGHT-OF-WAY DEDICATION TO CITY OF WESLACO

PROPERTY LINE

25.00' 8.50' 33.00' E-E 8.50' 50.00' 2.50'

NG=73.30 NG=73.50 NG=74.50 NG=73.50

PROP. CONC. HEADWALL W/ FLOP GATE STA:17+69.93 OFF:0.00 FL:67.50 INV IN:67.50 18"

PROP. CUT 51.20 SQ.FT.

PROP. FILL 1.20 SQ.FT.

PROP. NG=72.00

PROP. FILL 4.25 SQ.FT.

6.30' 2.75 4.50' 6

FL=67.00

PROP. 62.83 L.F. 18" H.P. ADS DRAIN PIPE @ 0.50%

5.00' 4.50' 20.00' MAINTENANCE BENCH 18.00'

DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 38,212 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION "A-A" = 45.75 SF X 870 LF = 39,803 CF (104% OF VOLUME REQUIRED)

**DRAIN DITCH CROSS SECTION 'A-A'**
SCALE: 1"=5'

## MINOR RESIDENTIAL STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B

PROPOSED 50.0' ROAD R.O.W.

PROPERTY LINE 9'-0" 32.00' 9'-0" PROPERTY LINE

14'-6" 14'-6" 18" 18"

SLOPE 2.5% MAX. SLOPE 2.5% MAX.

0.25% CUT GROUND 0.25% CUT GROUND

CONCRETE CURB & GUTTER

PROP. 6" SUB-BASE (SUB-BASE REINFORCEMENT AS REQUIRED BY SOIL INVESTIGATION & IN ACCORDANCE WITH HIDALGO COUNTY SPECIFICATIONS).

8" CALICHE TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY

2" HMAC ASPHALT SURFACE 95% COMPACTED DENSITY

## PAVED SECTIONS | UN-PAVED SECTIONS

PROP. PAVING OR REPLACE ASPHALT WITH 2" MIN. H.M.A.C. CONTRACTOR SHALL TRIM ASPHALT TO A NEAT STRAIGHT LINE

EXIST. ASPHALT

EXIST. BASE

PROPOSED FLEXIBLE BASE 6" MINIMUM

3" MIN. GROUT

FINAL BACKFILL

INITIAL BACKFILL

HAUNCH

BEDDING (6" MIN.)

4" MIN. TO BELL

C = TRENCH WIDTH

## STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S

A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") – PIT RUN GRAVEL, 3" MAX SIZE.

B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 98% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C. HAUNCH WIDTH – SHALL BE B(I.D.) + 1.5' + 12", MINIMUM HAUNCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 98% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 98% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 98% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS – SHALL BE CLASS I, II, III OR IV, COMPACTED TO 98% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).

D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 98% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 98% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) – STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED EQUAL) SHALL BE REQUIRED IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED. ALL STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. OF SUBGRADE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

## DRAINAGE MANHOLE DETAILS

WALLS TO BE 8" THICK TO 13" DEPTH, INCREASE TO 12" THICKNESS IN SECTION BELOW 13" DEPTH 8" BRICK LAID RADIALLY

MANHOLE TO BE APPROVED BRICK, FIBERGLAS, PRE-CAST OR CAST, IN PLACE AS APPROVED

300 lb. MANHOLE COVER & FRAME MARKED "STORM SEWER" SHALL BE TRINITY VALLEY PATTERN No. 4067 OR APPROVED EQUAL.

NG

1" CEMENT MORTAR PLASTER

5'-0"

3'-0"

VARIES

D≤ 30"

CEMENT GROUT BOUND RUBBLE COVERED WITH 2" MIN. GROUT

CONCRETE BASE

7'-4"

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 OCTOBER 25, 2022 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PROJECT: PAVING & DRAINAGE LAYOUT
CHELSEA PARK VILLAS SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS.

| | |
|---|---|
| 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: | HOMERO GZZ |
| SCALE: | AS SHOWN |
| DATE: | OCTOBER 25, 2022 |
| PROJECT: | SUB 22 034 |
| REVISIONS: | |
| PAGE NO: | SHT 5 |

Y:\RDE SUBDIVISIONS 2022\SUB 22 034 - LEO MUNOZ FEASIBILITY\DWG\SUB 22 034- SHT 5 PAVING & DRAINAGE LAYOUT.dwg RIDGE 10/26/2022 8:40 AM

**HIDALGO COUNTY DRAINAGE DISTRICT No. 1**
**Raul E. Sesin, PE, CFM**
District General Manager
Hidalgo County Floodplain Administrator

**BOARD OF DIRECTORS**

| DAVID L. FUENTES | EDUARDO "EDDIE" CANTU | RICHARD F. CORTEZ | EVERARDO "EVER" VILLARREAL | ELLIE TORRES |
|---|---|---|---|---|
| Board Member | Board Member | Chairman of the Board | Board Member | Board Member |

November 9, 2022

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

RE: Rio Delta Engineering – Chelsea Park Villas Subdivision

This letter is in response to a request from the Engineer of record for Chelsea Park Villas Subdivision, Ivan Garcia, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the city limits of Weslaco that proposes to detain in the adjacent drainage ditch dedicated to the City of Weslaco.

If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

CC: Raul E. Sesin, PE, CFM – District General Manager, HCDD1
Omar Anzaldua, PE, CFM –Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles

# Standardized Agenda Request Form

| **Date of Meeting:** November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:** 2022-5955 |
|---|---|

**From:**
REBEKAH DE LA FUENTE

**Subject:**
Discussion and consideration to approve the Final Plat for Sienna Subdivision being a 31.06-acre out of Farm Tracts 216, West Tract Subdivision, Weslaco, Hidalgo County, Texas Located on West side of Mile 6 ½ West, 1015' South of Mile 10 North and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

**Background:**
The proposed fifty-two (52) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply Company through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and Off-site Drainage and is pending letters of support from the irrigation district.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Final plat and the variance request at their regular meeting of November 2, 2022.

| | |
|---|---|
| KAYLA AREVALO | Created/Initiated |
| REBEKAH DE LA FUENTE | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommened by the Planning and Zoning Commission.

**Staff Recommendation:**
Staff recommends approval of Fnal Plat and compliance with the ordinance on the variance.

**Attachments, if any:**
Sienna- Memo, Sienna - Applicant, Driange Report, letters of support, Sienna Estates- Aerial, SIENNA RIDGE Plats

**Responsibilities upon Approval:**
Planning staff will advise applicant.

# 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

**M E M O**

TO: Mayor and City Commission

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

RE: Sienna- Final Plat

DATE: November 9, 2022

---

The proposed use for the 52-lot subdivision will be for single family residential use. The developer has requested a variance to all for off-site drainage and has obtained a letter of support from the drainage district. However, the developer has been unable to obtain a letter for support from the irrigation district as both HCCID#9 and Donna Irrigation claim the ditch is not within their jurisdiction. The developer has satisfied the City Engineers requirements for drainage and has received an approved drainage report from the drainage district.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM

# 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-000296-2022

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: SIENNA SUBDIVISION

Location: WEST SIDE OF MILE 6 1/2 WEST, 1050 FEET SOUTH OF MILE 10 NORTH

Legal Description: A 31.06 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST TRACT, SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☑ NO

If subdivision is in the ETJ, indicate? ☑ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R1

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 52 Gross Acreage: 31.06

Title Report Submitted: ☐ YES ☑ NO

## OWNER INFORMATION

Owner's Name: ALBERT HANKS Telephone: (956) 630-0216

Address: 502 E. EXPRESSWAY 83 SUITE G Fax:

City: Weslaco State: TX Zip: 78596 E-mail:

## ENGINEER INFORMATION

Name: WILLIE ARRIAGA Telephone: (956) 784-0218

Address: 526 N. 5th St. Fax:

City: Donna State: TX Zip: 78537 E-mail: naiengineering@yahoo.com

## UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: NAWSC.

☑ YES ☐ NO Wastewater Provision: OSSF

☑ YES ☐ NO Electric Company: MAGIC VALLEY

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

Proposed subdivision is in the following districts:

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

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

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

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

## SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

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

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

## SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

_____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: DII Investments, LP

Owner Signature: _____ Date: 8/19/22

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 8/19/22

Authorized Agent Printed Name: Albert Hinke

**********

**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

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. VAR-000297-2022

## GENERAL INFORMATION

Name of Subdivision: SIENNA SUBDIVISION

Location: WEST SIDE OF MILE 6 1/2 WEST, 1050 FEET SOUTH OF MILE 10 NORTH

Legal Description: A 31.06 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

## VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

☑ Sanitary Sewer □ YES ☑ NO

Describe in detail the reason for the variance request:

TO USE OSSF, THERE IS NO SANITARY SEWER AVAILABLE AT TIME.

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

□ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

□ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

**OWNER INFORMATION**

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

**AUTHORIZATION AND ACKNOWLEDGEMENTS**

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

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

Owner Printed Name: DII Investments, LP

Owner Signature: _____ Date: 8/19/22

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 8/19/22

Authorized Agent Printed Name: Albert Hawkes

**********

## THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid_____

P & Z Meeting_____ City Commission Mtg_____

Variance Granted: _____

_____

General Comments: _____

_____

# APPLICATION FOR VARIANCE

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

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

FILE NO._____

## GENERAL INFORMATION

Name of Subdivision: SIENNA SUBDIVISION

Location: WEST SIDE OF MILE 6 1/2 WEST, 1050 FEET SOUTH OF MILE 10 NORTH

Legal Description: A 31.06 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

## VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ 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:

TO ALLOW DETENTION ON EXISTING DRAIN DITCH LOCATED ON THE WEST SIDE OF THIS TRACT

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

**OWNER INFORMATION**

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

**AUTHORIZATION AND ACKNOWLEDGEMENTS**

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

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

Owner Printed Name: DII Investments, LP

Owner Signature: _____ Date: 8/19/22

_____ is the authorized agent

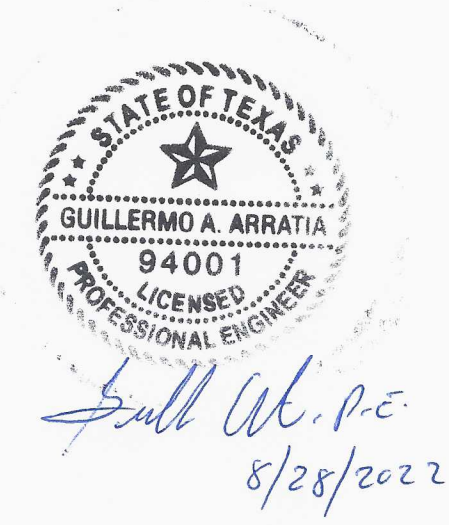
Authorized Agent Signature: _____ Date: 8/19/22

Authorized Agent Printed Name: Albert Hamlet

**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
# SIENNA RIDGE SUBDIVISION

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



# 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
# SIENNA RIDGE SUBDIVISION

## I. PROJECT LOCATION

A 31.02 acre Tract of land out of Farm Tract 216, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located on the west side of Mile 6 ½ North Road, 1.050.78 feet south of Mile 10 North Road, and is located in the County of Hidalgo and lies within the 3.5 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

## II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: Effective: October 5, 2018. (Refer to Exhibit C).

## III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28) 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 (15.18 cfs) from the site is by form of sheet flow runs towards the west side of this tract.

## V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 52 lots for residential use. The storm runoff after development will be increase 19.82 cfs for a total 35.0 cfs, I have calculated that 83,827 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 48" RCP with curb inlets and out falling into Drain Ditch located on the west side of this subdivision and owned by H.CC.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 83,827 CF will be accomplished by excavating this volume on the existing Drain Ditch.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1 — DATE 9-27-22

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

P.E.
8/28/22

DRAINAGE CALCULATIONS EXHIBIT "A"

SIENNA RIDGE SUBDIVISION

AREA= 30.06 Ac.

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

**Existing Conditions**

| | | |
|---|---|---|
| Length= | 599 | ft. |
| Slope= | 0.1 | % |
| Cexist.= | 0.2 | |
| Time of Concentration= | 85 | min. |
| Texist. = | 85 | min. |
| Iexist.= | 2.52 | in/hr |
| Qexist.= | 15.18 | cfs. |

10 year storm

| | |
|---|---|
| b= | 87 |
| e= | 0.778 |
| d= | 9.2 |

**Proposed Conditions**

| | | |
|---|---|---|
| Length= | 599 | ft. |
| Slope= | 0.15 | % |
| Cfut.= | 0.3 | |
| Time of Co | 66 | min. |
| Tfut.= | 66 | min. |
| Ifut.= | 3.88 | in/hr |
| Qfut.= | 35.0 | cfs. |
| Qin= | 9.02 | 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 | 97.62 | 58574 | 15.18 | 34757 | 23,817 |
| 20 | 7.91 | 71.31 | 85577 | 15.18 | 39310 | 46,266 |
| 30 | 6.34 | 57.20 | 102955 | 15.18 | 43864 | 59,091 |
| 40 | 5.35 | 48.25 | 115791 | 15.18 | 48417 | 67,374 |
| 50 | 4.66 | 42.00 | 126008 | 15.18 | 52971 | 73,037 |
| 60 | 4.14 | 37.37 | 134527 | 15.18 | 57524 | 77,002 |
| 70 | 3.75 | 33.78 | 141857 | 15.18 | 62078 | 79,779 |
| 80 | 3.43 | 30.90 | 148308 | 15.18 | 66631 | 81,676 |
| 90 | 3.16 | 28.53 | 154082 | 15.18 | 71185 | 82,897 |
| 110 | 2.76 | 24.87 | 164119 | 15.18 | 80292 | 83,827 |
| 120 | 2.60 | 23.41 | 168555 | 15.18 | 84845 | 83,710 |
| 130 | 2.45 | 22.14 | 172685 | 15.18 | 89399 | 83,286 |
| 140 | 2.33 | 21.02 | 176552 | 15.18 | 93952 | 82,600 |
| 150 | 2.22 | 20.02 | 180191 | 15.18 | 98506 | 81,685 |
| 160 | 2.12 | 19.13 | 183630 | 15.18 | 103059 | 80,571 |
| 170 | 2.03 | 18.32 | 186894 | 15.18 | 107612 | 79,282 |
| 180 | 1.95 | 17.59 | 190001 | 15.18 | 112166 | 77,835 |
| 190 | 1.88 | 16.93 | 192967 | 15.18 | 116719 | 76,247 |
| 200 | 1.81 | 16.32 | 195806 | 15.18 | 121273 | 74,533 |
| 210 | 1.75 | 15.76 | 198530 | 15.18 | 125826 | 72,704 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 220 | 1.69 | 15.24 | 201149 | 15.18 | 130380 | 70,769 |
| 230 | 1.64 | 14.76 | 203672 | 15.18 | 134933 | 68,739 |
| 240 | 1.59 | 14.31 | 206107 | 15.18 | 139487 | 66,620 |
| 250 | 1.54 | 13.90 | 208461 | 15.18 | 144040 | 64,420 |
| 260 | 1.50 | 13.51 | 210738 | 15.18 | 148594 | 62,145 |
| 270 | 1.46 | 13.14 | 212946 | 15.18 | 153147 | 59,799 |

**Storage Requires= 83,827 cubic feet = 1.92 ac-ft**

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

G. Arratia, P.E.
8/28/22

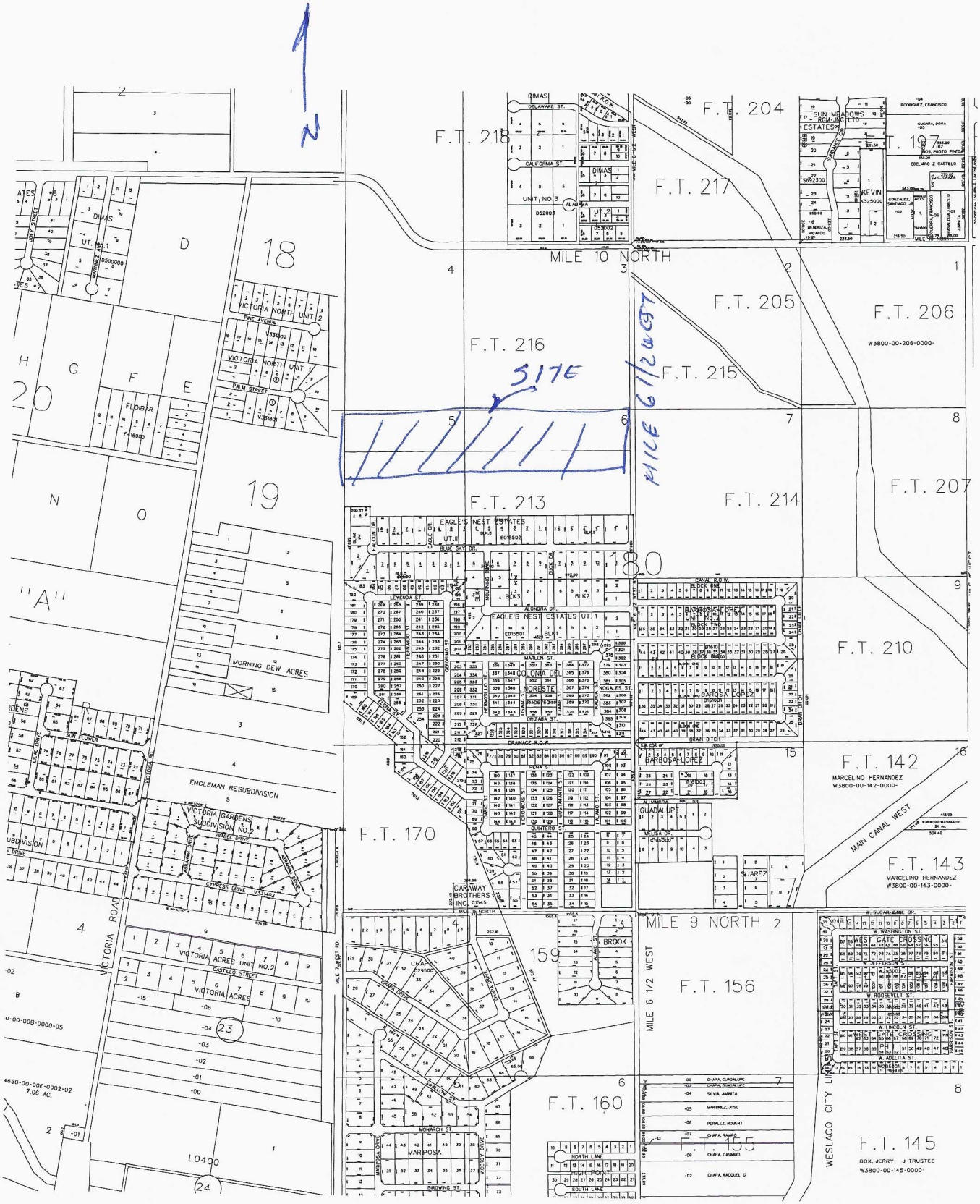
**Runoff Coefficients for Urban Watersheds**

| Type of Drainage Area | Runoff Coefficient |
|---|---|
| Business: | |
| ♦ downtown areas | 0.70-0.95 |
| ♦ neighborhood areas | 0.30-0.70 |
| Residential: | |
| ♦ single-family areas | 0.30-0.50 |
| ♦ multi-units, detached | 0.40-0.60 |
| ♦ multi-units, attached | 0.60-0.75 |
| ♦ suburban | 0.35-0.40 |
| ♦ apartment dwelling areas | 0.30-0.70 |
| Industrial: | |
| ♦ light areas | 0.30-0.80 |
| ♦ heavy areas | 0.60-0.90 |
| Parks, cemeteries | 0.10-0.25 |
| Playgrounds | 0.30-0.40 |
| Railroad yards | 0.30-0.40 |
| Unimproved areas: | |
| ♦ sand or sandy loam soil, 0-3% | 0.15-0.20 |
| ♦ sand or sandy loam soil, 3-5% | 0.20-0.25 |
| ♦ black or loessial soil, 0-3% | 0.18-0.25 |
| ♦ black or loessial soil, 3-5% | 0.25-0.30 |
| ♦ black or loessial soil, >5% | 0.70-0.80 |
| ♦ deep sand area | 0.05-0.15 |
| ♦ steep grassed slopes | 0.70 |
| 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 | 0.85-0.95 |
| ♦ concrete | 0.90-0.95 |
| ♦ brick | 0.70-0.85 |
| Drives and walks | 0.75-0.95 |
| Roofs | 0.75-0.95 |

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

| COUNTY | 2 year | | | 5 year | | | 10 year | | | 25 year | | | 50 year | | | 100 year | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | e | b | d | e | b | d | e | b | d | e | b | d | e | b | d | e | b | d |
| Hemphill | 0.845 | 56 | 10.6 | 0.851 | 76 | 10.7 | 0.842 | 87 | 10.7 | 0.843 | 103 | 10.7 | 0.840 | 115 | 10.7 | 0.847 | 132 | 10.6 |
| Henderson | 0.800 | 60 | 8.7 | 0.796 | 77 | 9.0 | 0.770 | 79 | 9.0 | 0.773 | 93 | 9.0 | 0.752 | 93 | 9.0 | 0.749 | 102 | 8.7 |
| Hidalgo | 0.831 | 74 | 9.6 | 0.795 | 80 | 9.2 | 0.778 | 87 | 9.2 | 0.771 | 98 | 9.2 | 0.749 | 99 | 9.2 | 0.740 | 103 | 9.6 |
| Hill | 0.799 | 57 | 8.2 | 0.790 | 72 | 8.8 | 0.777 | 78 | 8.8 | 0.773 | 91 | 8.8 | 0.764 | 98 | 8.8 | 0.759 | 105 | 8.2 |
| Hockley | 0.832 | 46 | 9.9 | 0.832 | 60 | 10.0 | 0.807 | 64 | 10.0 | 0.812 | 78 | 10.0 | 0.810 | 87 | 10.0 | 0.817 | 101 | 9.9 |
| Hood | 0.782 | 48 | 7.7 | 0.773 | 63 | 8.3 | 0.773 | 75 | 8.3 | 0.782 | 90 | 8.3 | 0.773 | 98 | 8.3 | 0.766 | 105 | 7.7 |
| Hopkins | 0.788 | 54 | 8.3 | 0.783 | 70 | 9.1 | 0.775 | 77 | 9.1 | 0.767 | 88 | 9.1 | 0.754 | 93 | 9.1 | 0.750 | 100 | 8.3 |
| Houston | 0.797 | 63 | 8.2 | 0.780 | 73 | 8.3 | 0.757 | 78 | 8.3 | 0.748 | 86 | 8.3 | 0.740 | 93 | 8.3 | 0.727 | 94 | 8.2 |
| Howard | 0.805 | 42 | 9.2 | 0.800 | 56 | 10.1 | 0.802 | 65 | 10.0 | 0.796 | 76 | 10.1 | 0.791 | 86 | 10.1 | 0.788 | 95 | 9.2 |
| Hudspeth | 0.800 | 27 | 9.4 | 0.840 | 44 | 11.4 | 0.827 | 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 | 0.860 | 56 | 10.4 | 0.844 | 70 | 11.0 | 0.837 | 80 | 11.0 | 0.851 | 100 | 11.0 | 0.863 | 121 | 11.0 | 0.837 | 115 | 10.4 |
| Irion | 0.780 | 37 | 8.1 | 0.789 | 55 | 9.6 | 0.778 | 61 | 9.6 | 0.783 | 77 | 9.6 | 0.759 | 81 | 9.6 | 0.770 | 90 | 8.1 |
| Jack | 0.789 | 48 | 8.5 | 0.779 | 63 | 8.5 | 0.786 | 75 | 8.5 | 0.782 | 88 | 8.5 | 0.782 | 98 | 8.5 | 0.775 | 109 | 8.5 |
| Jackson | 0.809 | 68 | 8.8 | 0.769 | 73 | 8.5 | 0.757 | 80 | 8.5 | 0.745 | 89 | 8.5 | 0.737 | 95 | 8.5 | 0.720 | 97 | 8.8 |
| Jasper | 0.782 | 66 | 8.1 | 0.743 | 65 | 7.4 | 0.736 | 73 | 7.4 | 0.719 | 78 | 7.4 | 0.715 | 84 | 7.4 | 0.700 | 87 | 8.1 |
| Jeff Davis | 0.821 | 35 | 9.6 | 0.865 | 63 | 10.8 | 0.853 | 69 | 10.8 | 0.802 | 65 | 10.8 | 0.818 | 77 | 10.8 | 0.832 | 93 | 9.6 |
| Jefferson | 0.799 | 74 | 9.2 | 0.733 | 65 | 7.5 | 0.727 | 74 | 7.5 | 0.730 | 86 | 7.5 | 0.710 | 87 | 7.5 | 0.687 | 84 | 9.2 |
| Jim Hogg | 0.831 | 73 | 9.4 | 0.813 | 82 | 9.4 | 0.786 | 87 | 9.4 | 0.780 | 98 | 9.4 | 0.756 | 99 | 9.4 | 0.750 | 104 | 9.4 |
| Jim Wells | 0.825 | 71 | 9.4 | 0.797 | 79 | 8.9 | 0.765 | 80 | 8.9 | 0.768 | 94 | 8.9 | 0.748 | 98 | 8.9 | 0.740 | 102 | 9.4 |
| Johnson | 0.789 | 52 | 8.1 | 0.779 | 67 | 8.6 | 0.773 | 77 | 8.6 | 0.776 | 90 | 8.6 | 0.771 | 99 | 8.6 | 0.763 | 106 | 8.1 |
| Jones | 0.780 | 41 | 8.5 | 0.771 | 55 | 9.0 | 0.794 | 73 | 9.0 | 0.780 | 82 | 9.0 | 0.803 | 102 | 9.0 | 0.784 | 104 | 8.5 |
| Karnes | 0.800 | 60 | 8.8 | 0.791 | 75 | 8.9 | 0.766 | 77 | 8.9 | 0.767 | 91 | 8.9 | 0.751 | 95 | 8.9 | 0.749 | 106 | 8.8 |
| Kaufman | 0.797 | 57 | 8.6 | 0.790 | 72 | 9.0 | 0.776 | 80 | 9.0 | 0.777 | 93 | 9.0 | 0.763 | 98 | 9.0 | 0.757 | 104 | 8.6 |
| Kendall | 0.791 | 53 | 8.6 | 0.771 | 64 | 8.3 | 0.773 | 74 | 8.3 | 0.764 | 84 | 8.3 | 0.762 | 94 | 8.3 | 0.763 | 104 | 8.6 |
| Kenedy | 0.826 | 73 | 9.2 | 0.793 | 79 | 8.7 | 0.771 | 84 | 8.7 | 0.763 | 94 | 8.7 | 0.735 | 96 | 8.7 | 0.731 | 100 | 9.2 |
| Kent | 0.801 | 43 | 9.0 | 0.801 | 60 | 10.0 | 0.796 | 70 | 10.0 | 0.806 | 85 | 10.0 | 0.798 | 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 | 0.765 | 91 | 8.0 | 0.768 | 104 | 8.4 |
| Kimble | 0.775 | 42 | 8.2 | 0.758 | 53 | 7.6 | 0.763 | 66 | 7.6 | 0.757 | 75 | 7.6 | 0.772 | 88 | 7.6 | 0.768 | 100 | 8.2 |
| King | 0.804 | 45 | 9.4 | 0.794 | 59 | 9.6 | 0.804 | 74 | 9.6 | 0.802 | 87 | 9.6 | 0.811 | 103 | 9.6 | 0.802 | 111 | 9.4 |
| Kinney | 0.812 | 53 | 8.8 | 0.780 | 62 | 8.0 | 0.773 | 70 | 8.0 | 0.777 | 82 | 8.0 | 0.790 | 97 | 8.0 | 0.781 | 108 | 8.8 |
| Kleberg | 0.826 | 72 | 9.4 | 0.794 | 79 | 8.7 | 0.764 | 81 | 8.7 | 0.761 | 93 | 8.7 | 0.739 | 96 | 8.7 | 0.731 | 99 | 9.4 |
| Knox | 0.800 | 46 | 9.4 | 0.788 | 58 | 9.3 | 0.801 | 76 | 9.3 | 0.798 | 88 | 9.3 | 0.809 | 104 | 9.3 | 0.798 | 111 | 9.4 |
| Lamar | 0.783 | 53 | 8.2 | 0.777 | 66 | 8.9 | 0.770 | 74 | 8.9 | 0.769 | 87 | 8.9 | 0.759 | 93 | 8.9 | 0.752 | 98 | 8.2 |
| Lamb | 0.837 | 47 | 10.1 | 0.828 | 60 | 9.6 | 0.800 | 63 | 9.6 | 0.821 | 80 | 9.6 | 0.818 | 88 | 9.6 | 0.820 | 103 | 10.1 |

EXHIBIT "B"



N
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F.T. 204
F.T. 217
F.T. 197
MILE 10 NORTH
F.T. 205
F.T. 206
W3800-00-206-0000-
F.T. 216
SITE
MILE 6 1/2 WEST
F.T. 215
F.T. 213
F.T. 214
F.T. 207
F.T. 210
F.T. 142
MARCELINO HERNANDEZ
W3800-00-142-0000-
F.T. 170
F.T. 143
MARCELINO HERNANDEZ
W3800-00-143-0000-
MILE 9 NORTH
F.T. 156
F.T. 160
F.T. 155
F.T. 145
BOX, JERRY J TRUSTEE
W3800-00-145-0000-
MILE 6 1/2 WEST
WESLACO CITY LIMITS
MAIN CANAL WEST
VICTORIA ROAD
ENGLEMAN RESUBDIVISION
MORNING DEW ACRES
VICTORIA GARDENS SUBDIVISION NO.2
VICTORIA ACRES UNIT NO.2
VICTORIA NORTH UNIT 2
VICTORIA NORTH UNIT 1
EAGLE'S NEST ESTATES
EAGLE'S NEST ESTATES UT.1
BARBOSA LOPEZ
CARAWAY BROTHERS INC.
MARIPOSA

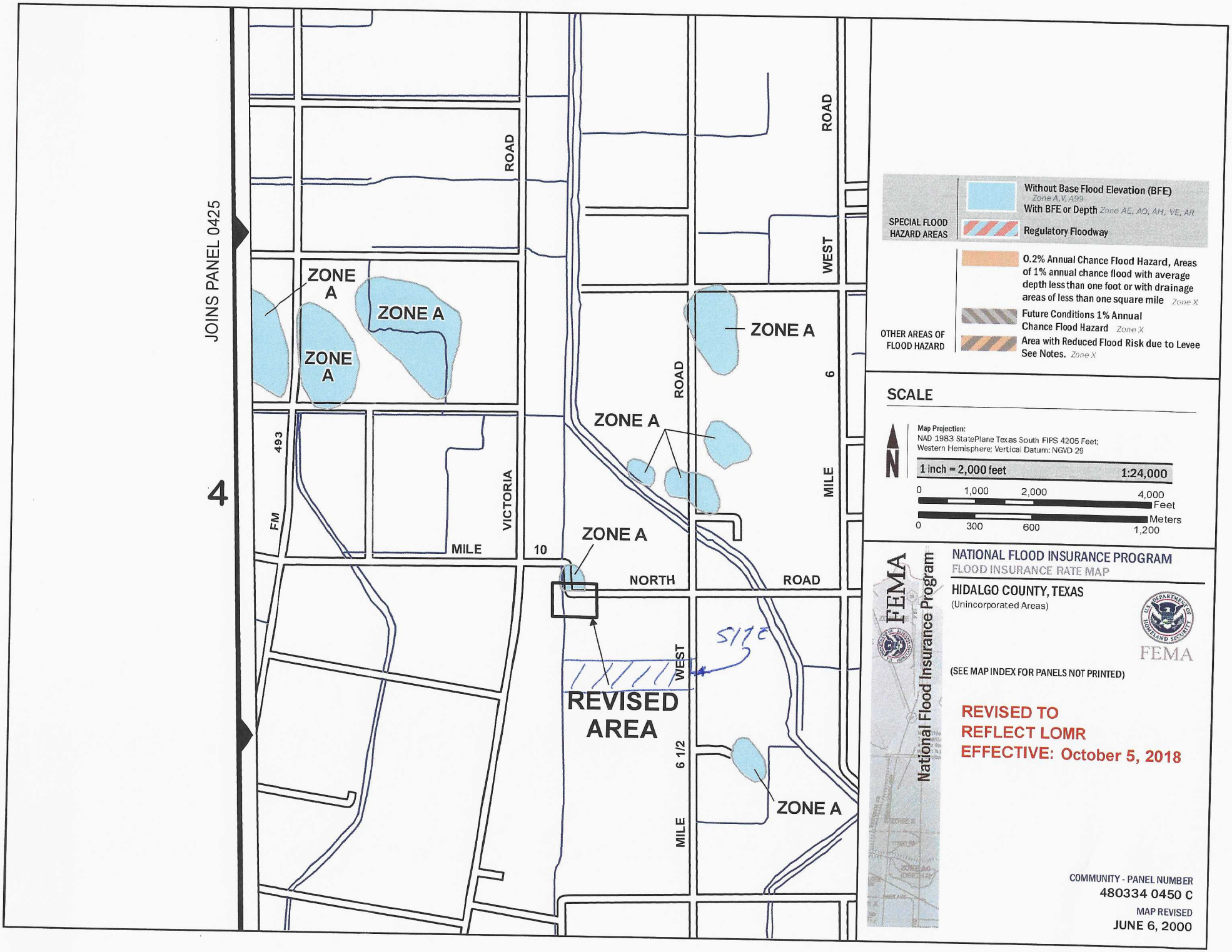

JOINS PANEL 0425
4
ROAD
WEST
ZONE A
ZONE A
ZONE A
ZONE A
ROAD
6
ZONE A
493
FM
VICTORIA
MILE
10
MILE
ZONE A
NORTH
ROAD
WEST
REVISED AREA
6 1/2
MILE
ZONE A
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee See Notes. Zone X
SCALE
N
Map Projection:
NAD 1983 StatePlane Texas South FIPS 4205 Feet;
Western Hemisphere; Vertical Datum: NGVD 29
1 inch = 2,000 feet 1:24,000
0 1,000 2,000 4,000 Feet
0 300 600 1,200 Meters
FEMA
National Flood Insurance Program
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(Unincorporated Areas)
FEMA
(SEE MAP INDEX FOR PANELS NOT PRINTED)
REVISED TO REFLECT LOMR EFFECTIVE: October 5, 2018
COMMUNITY - PANEL NUMBER
480334 0450 C
MAP REVISED
JUNE 6, 2000

Exhibit "C"

AS — SHEET NUMBER 104

EXHIBIT "D"

(Joins sheet 105)

This map is compiled on 1975 aerial photography by the U. S. Department of Agriculture, Soil Conservation Service and cooperating agencies. Coordinate grid ticks and land division corners, if shown, are approximately positioned.

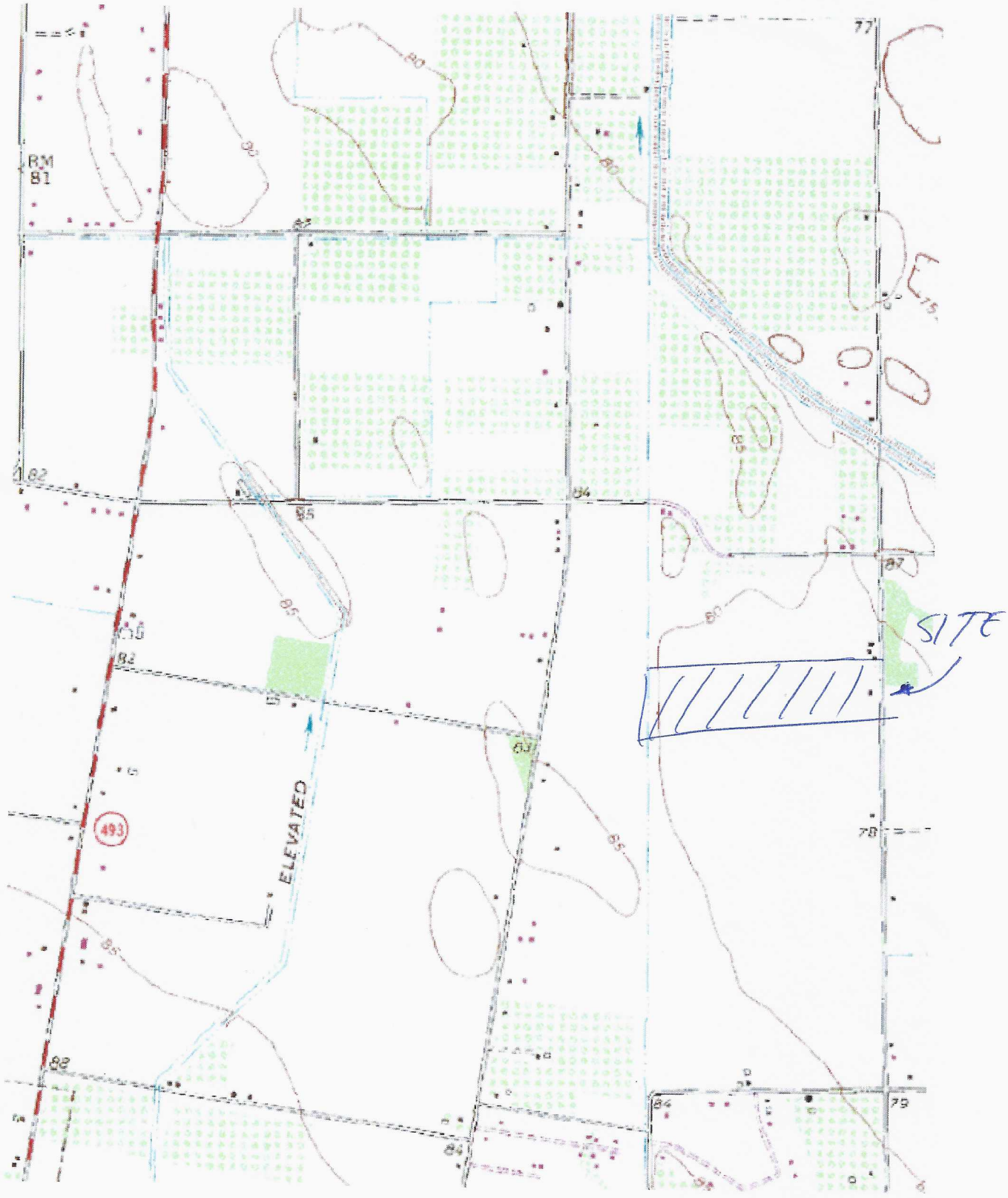
TABLE 18.--SOIL AND WATER FEATURES

"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 | | | |
| .* Arents | | | | | | | | | | | |
| ?---------- Benito | D | Occasional | Long------ | Sep-May | 4.0-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 3, 4---------- Brennan | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| 5, 6---------- Camargo | B | Rare-------- | Brief----- | Sep-May | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| 7---------- Cameron | D | None-------- | --- | --- | 5.0-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 8---------- Comitas | A | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | Low------ | Low. |
| 9, 10, 11--------- Delfina | B | None-------- | --- | --- | 2.5-5.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 12---------- Delmita | C | None-------- | --- | --- | >6.0 | --- | --- | 20-40 | Thin | Moderate | Low. |
| 13:* | | | | | | | | | | | |
| Delmita---------- | C | None-------- | --- | --- | >6.0 | --- | --- | 20-40 | Thin | Moderate | Low. |
| Randado---------- | C | None-------- | --- | --- | >6.0 | --- | --- | 8-20 | Thin | Moderate | Low. |
| 14---------- Falfurrias | A | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | Low------ | Low. |
| 15**---------- Grulla | D | Frequent---- | Very long | Sep-May | +2-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 16, 17, 18-------- Hargill | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 19---------- Harlingen | D | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 20---------- Harlingen | D | None-------- | --- | --- | 5.0-6.0 | --- | --- | --- | --- | High----- | Moderate. |
| 21:* | | | | | | | | | | | |
| Harlingen-------- | D | None to rare | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| Urban land. | | | | | | | | | | | |
| 22, 23, 24-------- Hebbronville | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | Low------ | Low. |
| 25, 26, 27, 28, 29---------- Hidalgo | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 30---------- Hidalgo | B | None-------- | --- | --- | 2.5-5.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 31:* | | | | | | | | | | | |
| Hidalgo---------- | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| Urban land. | | | | | | | | | | | |
| 32:* | | | | | | | | | | | |
| Jimenez---------- | C | None-------- | --- | --- | >6.0 | --- | --- | 7-20 | Thin | High----- | Low. |

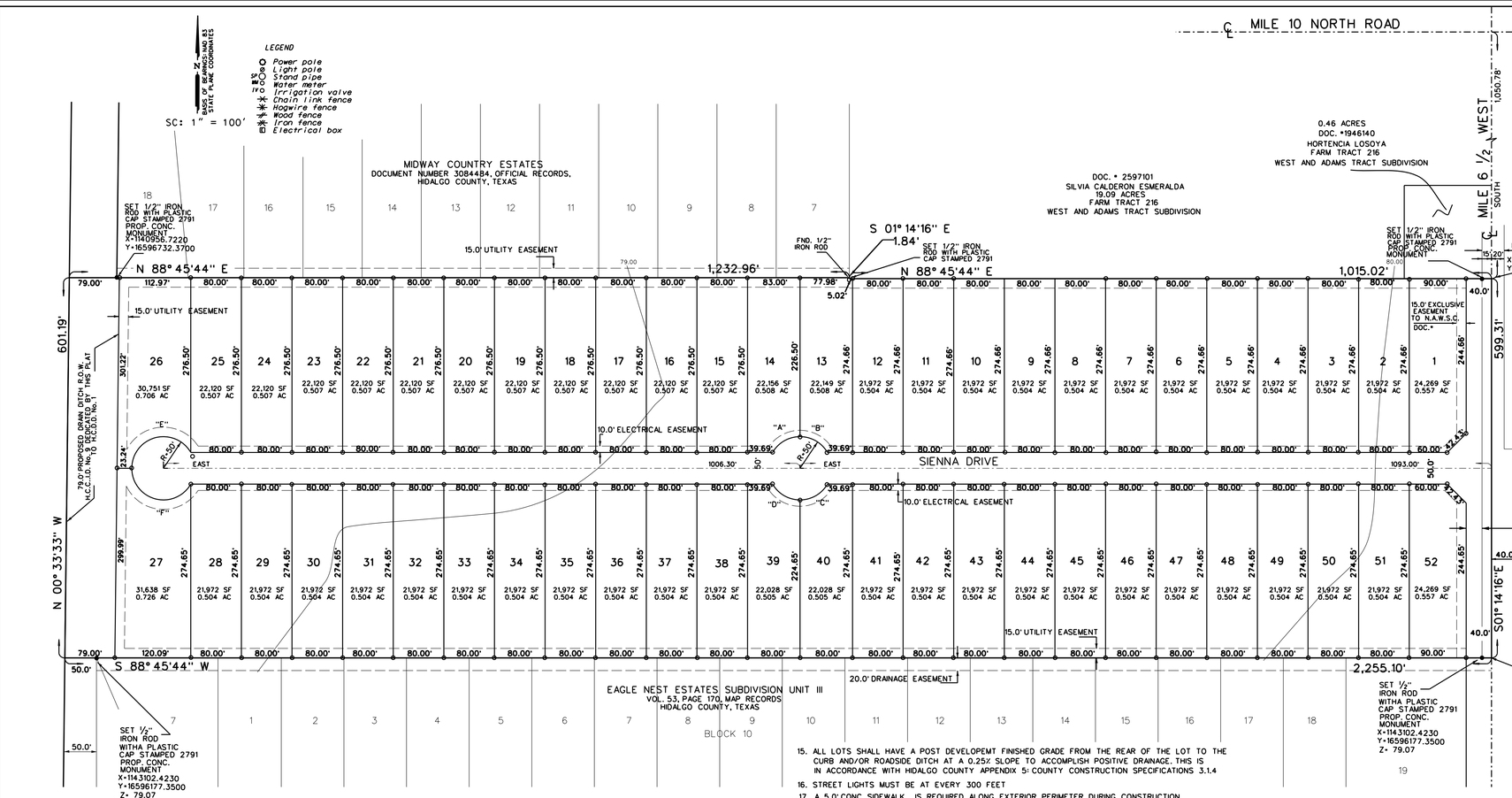
See footnotes at end of table.

# USGS MAP



# SIENNA RIDGE SUBDIVISION

A 31.06 ACRE TRACT OF LAND OUT OF FARM
TRACT 216, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2,
PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.




| CURVE TABLE | | | | |
|---|---|---|---|---|
| NO. | RADIUS | LENGTH | DELTA | CHORD |
| A | 50.0' | 52.36' | 60°00'00" | 50.0' |
| B | 50.0' | 52.36' | 60°00'00" | 50.0' |
| C | 50.0' | 52.36' | 60°00'00" | 50.0' |
| D | 50.0' | 52.36' | 60°00'00" | 50.0' |
| E | 50.0' | 130.89' | 150°00'00" | 96.59' |
| F | 50.0' | 130.89' | 150°00'00" | 96.59' |

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point on a line lying parallel to and 15.00 feet South of the apparent existing West right-of-way line of the 55.00-foot right-of-way of said Mile 6 1/2 West Road for the apparent Southeast corner of said Farm Tract 216 and of said 31.029-Acre Tract; and also being the **POINT OF BEGINNING (P.O.B.)** of said 31.029-Acre Tract of land herein described:

**THENCE,** South 88 degrees 45 minutes 44 seconds West, with the apparent North lot line of Eagle's Nest Estates Subdivision Unit III (Recorded in Volume 53, Page 170, Hidalgo County Map Records, Hidalgo County, Texas) and with the apparent South lot line of said Farm Tract 216 and with of said 31.029-AcreTract, a distance of 15.00 feet passed a No. 4 Rebar set with plastic cap stamped 2791 on the apparent existing West right-of-way line of said Mile 6 1/2 West Road, continuing along with an existing chainlink fence usually to the left of for a distance of 2,190.10 feet pass a No. 4 Rebar set with plastic cap stamped 2791, bearing N 39 degrees 54 minutes 23 seconds E a distance of 0.82 of a foot from a No. 4 Rebar found, on the apparent existing drain ditch East right-of-way line of Hidalgo County Drainage District No. 1, continuing for a total distance of 2,255.10 feet to a point on the apparent centerline of said existing drain ditch for the apparent Southwest corner of said 31.029-Acre Tract of land herein described;

**THENCE,** North 00 degrees 33 minutes 33 seconds West, with the said existing drain ditch centerline, and the West lot line of said Farm Tract 216 and of said 31.029-AcreTract, a distance of 601.19 feet to a point for the apparent Northwest corner of said 31.029-Acre Tract of land herein described;

**THENCE,** North 88 degrees 45 minutes 44 seconds East, parallel to the said South lot line of Farm Tract 216, and with the apparent westernmost North lot line of said 31.029-AcreTract, a distance of 50.00 feet passed a No. 4 Rebar set with plastic cap stamped 2791 on the said existing drain ditch East right-of-way line, continuing for a distance of 25.00 feet passed the apparent Southwest corner of Midway Country Estates (Via Document No. 3084484, Hidalgo County Map Records, Hidalgo County, Texas), continuing with the apparent South lot line of said Midway Country Estates and the said 31.029-AcreTract westernmost North lot line for a total distance of 1,232.96 to a No. 4 Rebar found for the apparent Southeast corner of said Midway Country Estates and northernmost Northeast corner of said 31.029-Acre Tract of land herein described;

**THENCE,** North 01 degrees 14 minutes 16 seconds East, a distance of 1.84 feet to a No. 4 Rebar set with plastic cap stamped 2791 for an apparent internal corner of said 31.029-Acre Tract of land herein described;

**THENCE,** North 88 degrees 45 minutes 44 seconds East, parallel to the said South lot line of Farm Tract 216, and with the apparent easternmost North lot line of said 31.029-AcreTract, a distance of 1,000.02 feet passed a No. 4 Rebar set with plastic cap stamped 2791 on the said existing Mile 6 1/2 West Road West right-of-way line, continuing for a total distance of 1,015.02 feet to a point on the apparent East lot line of said Farm Tract 216 for the apparent Northeast corner of said 31.029-Acre Tract of land herein described;

**THENCE,** South 01 degrees 14 minutes 16 seconds West, with the said East lot line of Farm Tract 216 and of said 31.029-AcreTract within the said existing Mile 6 1/2 West Road right-of-way, a distance of 599.31 feet to a point for the said Southeast corner of 31.029-Acre Tract of land herein described, and also being the **POINT OF BEGINNING (P.O.B.),** containing a gross of 31.029 acres of land, of which 0.206 of an acre lies in existing road right-of-way and 0.690 of an acre lies in existing drain ditch right-of-way, leaving a net of 30.133 acres of land, more or less.
Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I ALBERT HANKS OWNERS OF THE 31.06 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SIENNA RIDGE SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: DII MANAGMENT LLC
ALBERT HANKS - MANAGER OF DII MANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

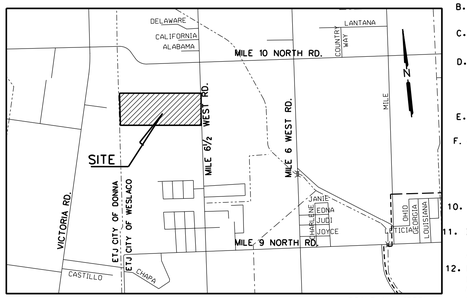
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS
SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

---

GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES:
   FRONT 25.0'
   CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER
   SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
   REAR 25.0' OR EASEMENT WHICH EVER IS GREATER
   20.00' GARAGE / CAR PORT FRONT SET BACK
2. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER
   ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. MIN. F.F. ELEV.=79.50
3. ○-DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED,
   ●-DENOTES ½" IRON ROD SET UNLESS OTHERWISE NOTED. BM = 2-76.00
   ^-DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
4. - *BENCH MARK #1-80.79' TOP OF MANHOLE ON THE EAST SIDE OF MILE 6 ½ WEST*
5. FLOOD ZONE DESIGNATION: ZONE "X"
   AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
   C.P.N. 480334 0450 C MAP REVISED ON: 6-6-2000
   REVISED TO REFLECT LOMR EFFECTIVE: OCTOBER 5,2018
   CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).




LOCATION MAP SCALE: 1"= 1000'

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

SIENNA RIDGE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE WEST SIDE OF MILE 6 ½ WEST ROAD 1050.78 SOUTH OF MILE 10 NORTH ROAD. THE CLOSEST NEARBY CITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS). SIENNA SUBDIVISION LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 83,827 CUBIC -FEET 1.92 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION
   THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
   EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
   NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
   THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
   THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21.780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
   D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
   F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
      1. ANCHORING OF SEPTIC TANK(s)
      2. BACK FLOW VALVES
      3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
11. I, ALBERT HANKS... THE OWNER & SUBDIVIDERS OF SIENNA RIDGE SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
14. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
15. ALL LOTS SHALL HAVE A POST DEVELOPEMT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25x SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4
16. STREET LIGHTS MUST BE AT EVERY 300 FEET
17. A 5.0' CONC SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER DURING CONSTRUCTION OF SUBDIVISION
18. A 4.0' CONC SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREET PERIMETER UPON THE THE ISSUANCE OF BUILDING PERMIT
19. NO ACCESS WILL BE ALLOWED FROM MILE 6 ½ WEST FOR LOTS 1 AND 52
20. CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGMENT ORDINANCE

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

MAYOR, CITY OF WESLACO DATE

CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF SIENNA RIDGE SUBDIVISION BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2022 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIENNA RIDGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARMENT ON _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIENNA RIDGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2022

HIDALGO COUNTY JUDGE DATE

ATTEST:_____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 9/26/2022

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS · GUILLERMO ARRATIA · 94001 · LICENSED PROFESSIONAL ENGINEER

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCCESSORS, ASSIGNS. AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEGIN THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HERIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGHT FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT. WHICHEVER IS LONGER.

WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF_____ 2022

WITH

OWNER: DII MANAGMENT LLC
ALBERT HANKS - MANAGER OF DII MANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2022

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL HCCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

PRINCIPAL CONTACTS:

| | NAME | ADDRESS | CITY & ZIP | PHONE |
|---|---|---|---|---|
| OWNER: | ALBERT HANKS | 502 E. EXPRESSWAY 83, SUITE G | WESLACO, TEXAS. 78596 | 956-630-0215 |
| ENGINEER: | GUILLERMO A. ARRATIA | 526 N. 5TH ST. | DONNA, TX 78537. | (956) 784-0218 |
| SURVEYOR: | HOMERO GUTIERREZ | 2600 SAN DIEGO | MISSION, TX | (956) 369-0988 |

DATE OF PREPARATION: JULY 17, 2022


NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM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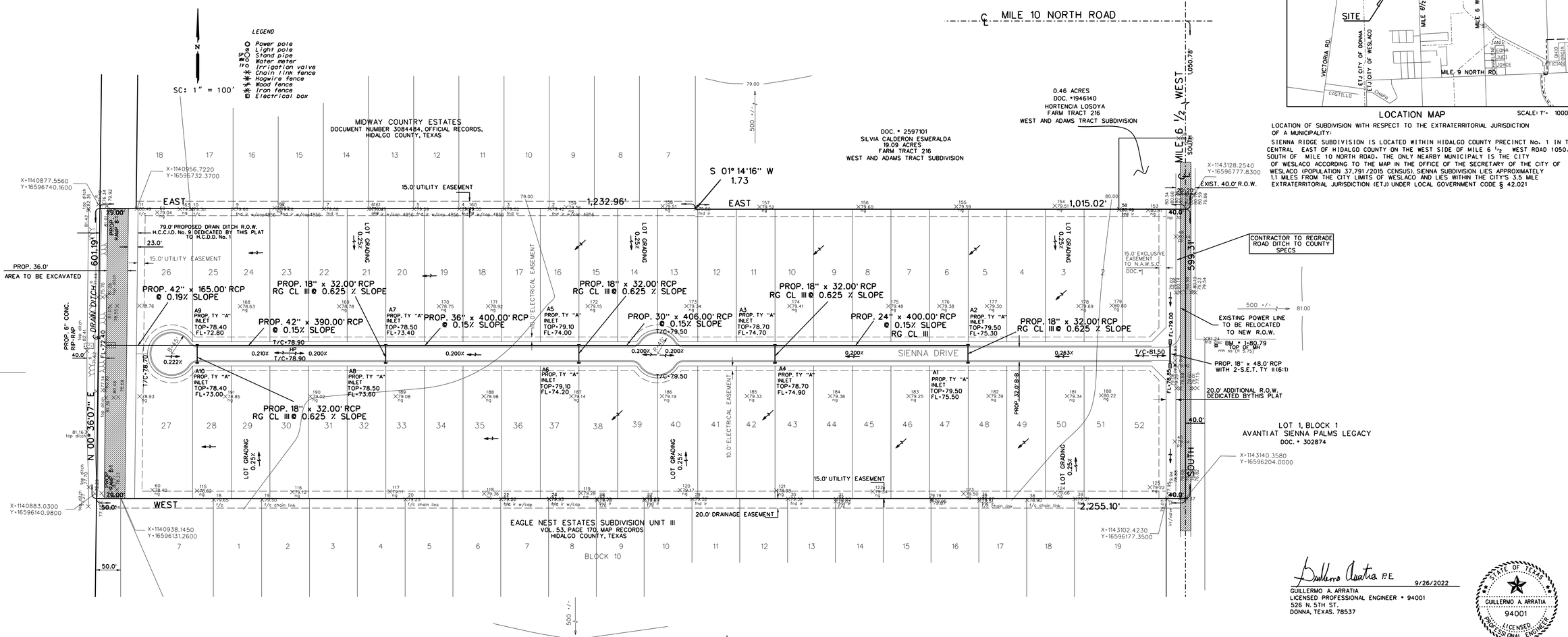
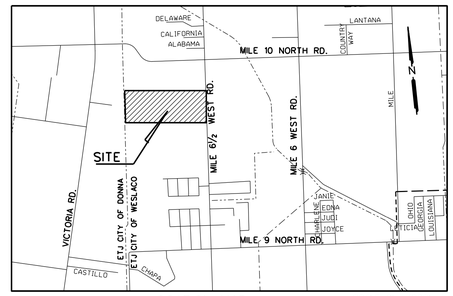
# MAP OF TOPOGRAPHY AND DRAINAGE
# MAPA DE TOPOGRAFIA Y DRENAJE

# SIENNA RIDGE SUBDIVISION

A 31.06 ACRE TRACT OF LAND OUT OF FARM
TRACT 216, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2,
PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.




LOCATION MAP SCALE: 1"= 1000'

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

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PROPOSED TYPICAL SECTION




TOTAL EXCAVATION AREA = 2,188 SF

AREA OF EXCAVATION
CROSS SECTION DETAIL




CONC. RIP-RAP DETAIL




DISCHARGE DETAIL
SECTION A-A

DRAINAGE DETENTION REQUIRED: 83,827 CF
DRAINAGE DETENTION CAPACITY: 85,943 CF
AREA OF EXCAVATION = 143 SF X 601.0' = 85,943 CF

CONC. RIP-RAP

NOTE:
CONCRETE TO HAVE 3000 PSI
28 DAYS COMPRESSION STRENGHT
ALL REINFORCED STEEL SHALL
BE GRADE 60

Guillermo Arratia P.E. 9/26/2022
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

REVISION NOTES

| No. | SHEET | REVISION | DATE | APPROVED |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| PRINCIPAL CONTACTS: | NAME | ADDRESS | CITY & ZIP | PHONE |
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| SURVEYOR: | HOMERO GUTIERREZ | 2600 SAN DIEGO | MISSION, TX | (956) 369-0988 |


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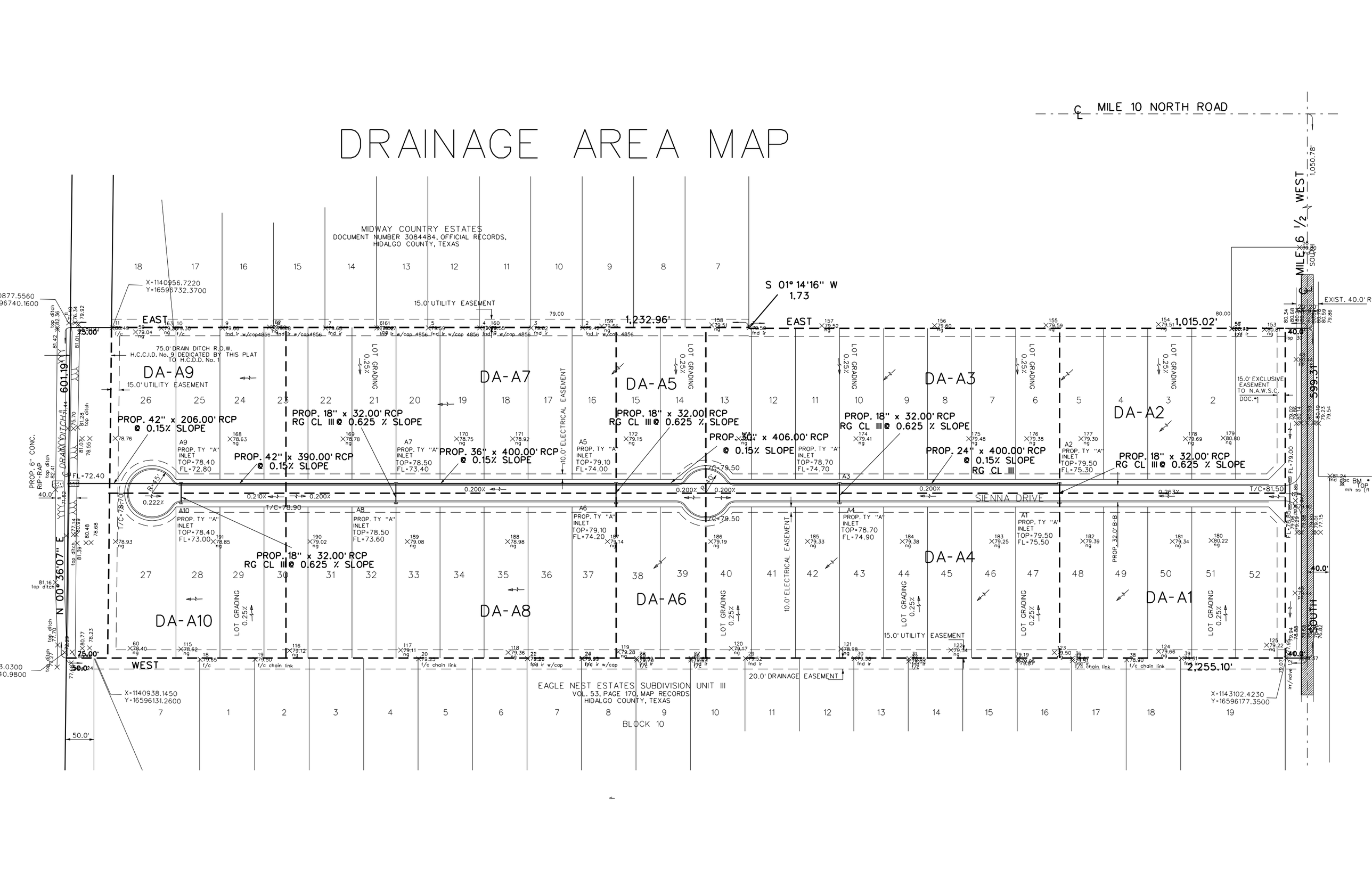
# DRAINAGE AREA MAP



WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 8/10/2022 8:27:09 PM

PROJECT NAME : Untitled
JOB NUMBER :
PROJECT DESCRIPTION : SIENNA SUBDIVISION

DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 10 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

| ID | C Value | Area (acre) | Tc (min) | Tc Used (min) | Intensity (in/hr) | Supply Q (cfs) | Total Q (cfs) |
|---|---|---|---|---|---|---|---|
| A-1 | 0.331 | 2.81 | 43.66 | 43.66 | 3.41 | 0.000 | 3.178 |
| | 0.85 | 0.16 | Pavement | | | | |
| | 0.3 | 2.65 | Single family | | | | |
| A-2 | 0.331 | 2.81 | 43.66 | 43.66 | 3.41 | 0.000 | 3.178 |
| | 0.85 | 0.16 | Pavement | | | | |
| | 0.3 | 2.65 | Single family | | | | |
| A-3 | 0.331 | 4.37 | 44.86 | 44.86 | 3.35 | 0.000 | 4.857 |
| | 0.85 | 0.25 | Pavement | | | | |
| | 0.3 | 4.12 | Single family | | | | |
| A-4 | 0.331 | 4.37 | 44.86 | 44.86 | 3.35 | 0.000 | 4.857 |
| | 0.85 | 0.25 | Pavement | | | | |
| | 0.3 | 4.12 | Single family | | | | |
| A-5 | 0.34 | 1.10 | 28.33 | 28.33 | 4.48 | 0.000 | 1.676 |
| | 0.85 | 0.08 | Pavement | | | | |
| | 0.3 | 1.02 | Single family | | | | |
| A-6 | 0.34 | 1.10 | 28.33 | 28.33 | 4.48 | 0.000 | 1.676 |
| | 0.85 | 0.08 | Pavement | | | | |
| | 0.3 | 1.02 | Single family | | | | |
| A-7 | 0.499 | 4.06 | 42.86 | 42.86 | 3.46 | 0.000 | 7.002 |
| | 0.85 | 1.47 | Pavement | | | | |
| | 0.3 | 2.59 | Single family | | | | |
| A-8 | 0.499 | 4.06 | 42.86 | 42.86 | 3.46 | 0.000 | 7.002 |
| | 0.85 | 1.47 | Pavement | | | | |
| | 0.3 | 2.59 | Single family | | | | |
| A-9 | 0.331 | 3.50 | 43.20 | 43.20 | 3.44 | 0.000 | 3.987 |
| | 0.85 | 0.20 | Pavement | | | | |
| | 0.3 | 3.30 | Single family | | | | |
| A-10 | 0.331 | 3.50 | 43.20 | 43.20 | 3.44 | 0.000 | 3.987 |
| | 0.85 | 0.20 | Pavement | | | | |

```
        0.3       3.30  Single family
------------------------------------------------------------------------


On Grade Inlet Configuration Data
================================================================================
Inlet   Inlet  Inlet    Slopes      Gutter        Grate     Pond Width  Critic
 ID     Type   Length Long Trans    n    Depr.   Width Type   Allowed     Elev.
               (ft)    (%)  (%)         (ft)    (ft)           (ft)      (ft)
--------------------------------------------------------------------------------
A-1     Curb   10.00  0.26  2.00 0.014  0.33    n/a   n/a      16.00     79.50
A-2     Curb   10.00  0.26  2.00 0.014  0.33    n/a   n/a      16.00     79.50
A-5     Curb   10.00  0.20  2.00 0.014  0.33    n/a   n/a      16.00     79.10
A-6     Curb   15.00  0.20  2.00 0.014  0.33    n/a   n/a      16.00     79.10
A-7     Curb   15.00  0.20  2.00 0.014  0.33    n/a   n/a      16.00     78.50
A-8     Curb   10.00  0.20  2.00 0.014  0.33    n/a   n/a      16.00     78.50
A-9     Curb   10.00  0.20  2.00 0.014  0.33    n/a   n/a      16.00     77.70
A-10    Curb   10.00  0.20  2.00 0.014  0.33    n/a   n/a      16.00     77.70
--------------------------------------------------------------------------------

On Grade Inlets Conmputation Data.
================================================================================
Inlet  Inlet  Total Q  Intercept     Q Bypass   To Inlet Required  Actual  Ponded
 ID    Type            Capacity   Allow  Actual   ID     Length    Length  Width
               (cfs)    (cfs)     (cfs)  (cfs)           (ft)      (ft)    (ft)
--------------------------------------------------------------------------------
A-1    Curb     3.178    3.178    0.000   0.000           7.35    10.00   13.60
A-2    Curb     3.178    3.178    0.000   0.000           7.35    10.00   13.60
A-5    Curb     1.676    1.676    0.000   0.000           4.75    10.00   11.25
A-6    Curb     1.676    1.676    0.000   0.000           4.75    15.00   11.25
A-7    Curb     7.002    7.002    0.000   0.000          11.31    15.00   19.25
A-8    Curb     7.002    6.857    0.000   0.145          11.31    10.00   19.25
A-9    Curb     3.987    3.987    0.000   0.000           7.99    10.00   15.55
A-10   Curb     3.987    3.987    0.000   0.000           7.99    10.00   15.55
--------------------------------------------------------------------------------

Sag Inlets Configuration Data.
================================================================================
Inlet  Inlet Length/ Grate  Left-Slope  Right-Slope    Gutter     Depth    Critic
 ID    Type  Perim.  Area  Long Trans  Long Trans    n  DeprW   Allowed    Elev.
             (ft)    (sf)  (%)  (%)    (%)  (%)          (ft)    (ft)      (ft)
--------------------------------------------------------------------------------
A-3    Curb   5.00    n/a   0.20 2.00   0.20  2.00 0.014  1.50     0.50     78.70
A-4    Curb   5.00    n/a   0.20 2.00   0.20  2.00 0.014  1.50     0.50     78.70
--------------------------------------------------------------------------------

Sag Inlets Computation Data.
================================================================================
Inlet  Inlet   Length    Grate      Total Q   Inlet    Total   Ponded Width
 ID    Type             Perim Area           Capacity   Head    Left   Right
```

| | | (ft) | (ft) | (sf) | (cfs) | (cfs) | (ft) | (ft) | (ft) |
|---|---|---|---|---|---|---|---|---|---|
| A-3 | Curb | 5.00 | n/a | n/a | 4.857 | 6.261 | 0.422 | 12.95 | 12.95 |
| A-4 | Curb | 5.00 | n/a | n/a | 4.857 | 6.261 | 0.422 | 12.95 | 12.95 |

Cumulative Junction Discharge Computations

| Node I.D. | Node Type | Weighted C-Value | Cumulat. Dr.Area (acres) | Cumulat. Tc (min) | Intens. (in/hr) | User Supply Q cfs) | Additional Q in Node (cfs) | Total Disch. (cfs) |
|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 0.331 | 2.81 | 43.66 | 3.41 | 0.000 | 0.00 | 3.178 |
| A-2 | Curb | 0.331 | 5.62 | 43.77 | 3.41 | 0.000 | 0.00 | 6.345 |
| A-3 | Curb | 0.331 | 14.36 | 45.82 | 3.31 | 0.000 | 0.00 | 15.737 |
| A-4 | Curb | 0.331 | 4.37 | 44.86 | 3.35 | 0.000 | 0.00 | 4.857 |
| A-5 | Curb | 0.333 | 16.56 | 47.44 | 3.23 | 0.000 | 0.00 | 17.794 |
| A-6 | Curb | 0.340 | 1.10 | 28.33 | 4.48 | 0.000 | 0.00 | 1.676 |
| A-7 | Curb | 0.387 | 24.68 | 49.03 | 3.16 | 0.000 | 0.00 | 30.219 |
| A-8 | Curb | 0.499 | 4.06 | 42.86 | 3.46 | 0.000 | 0.00 | 7.002 |
| A-9 | Curb | 0.375 | 31.68 | 50.39 | 3.10 | 0.000 | 0.00 | 36.869 |
| A-10 | Curb | 0.331 | 3.50 | 43.20 | 3.44 | 0.000 | 0.00 | 3.987 |
| OUT | Outlt | 0.375 | 31.68 | 50.39 | 3.10 | 0.000 | 0.00 | 36.869 |

Conveyance Configuration Data

| Run# | Node I.D. US | Node I.D. DS | Flowline Elev. US (ft) | Flowline Elev. DS (ft) | Shape # | Span (ft) | Rise (ft) | Length (ft) | Slope (%) | n_value |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | A-1 | A-2 | 75.50 | 75.30 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 20 | A-2 | A-3 | 75.30 | 74.70 | Circ 1 | 0.00 | 2.00 | 400.00 | 0.15 | 0.012 |
| 30 | A-4 | A-3 | 74.90 | 74.70 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 40 | A-3 | A-5 | 74.70 | 74.00 | Circ 1 | 0.00 | 2.50 | 406.00 | 0.17 | 0.012 |
| 50 | A-6 | A-5 | 74.20 | 74.00 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 60 | A-5 | A-7 | 74.00 | 73.40 | Circ 1 | 0.00 | 3.00 | 400.00 | 0.15 | 0.012 |
| 70 | A-8 | A-7 | 73.60 | 73.40 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 80 | A-7 | A-9 | 73.40 | 72.80 | Circ 1 | 0.00 | 3.50 | 390.00 | 0.15 | 0.012 |
| 90 | A-10 | A-9 | 73.00 | 72.80 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 100 | A-9 | OUT | 72.80 | 72.40 | Circ 1 | 0.00 | 3.50 | 206.00 | 0.19 | 0.012 |

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

| Run# | Hydraulic Grade US Elev (ft) | Hydraulic Grade DS Elev (ft) | Fr.Slope (%) | Depth Unif. (ft) | Depth Actual (ft) | Velocity Unif. (f/s) | Velocity Actual (f/s) | Q (cfs) | Cap (cfs) | Junc Loss (ft) |
|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 76.77 | 76.76 | 0.078 | 0.62 | 1.46 | 4.66 | 1.81 | 3.18 | 9.00 | 0.000 |
| 20 | 76.76 | 76.52 | 0.067 | 1.19 | 1.82 | 3.26 | 2.12 | 6.35 | 9.49 | 0.000 |
| 30 | 76.58 | 76.52 | 0.182 | 0.79 | 1.50 | 5.19 | 2.75 | 4.86 | 9.00 | 0.000 |
| 40 | 76.52 | 75.92 | 0.125 | 1.80 | 1.92 | 4.17 | 3.88 | 15.74 | 18.45 | 0.000 |
| 50 | 75.93 | 75.92 | 0.022 | 0.44 | 1.50 | 3.89 | 0.95 | 1.68 | 9.00 | 0.000 |
| 60 | 75.92 | 75.61 | 0.061 | 1.73 | 2.21 | 4.20 | 3.19 | 17.79 | 27.99 | 0.000 |
| 70 | 75.73 | 75.61 | 0.378 | 1.00 | 1.50 | 5.62 | 3.96 | 7.00 | 9.00 | 0.000 |
| 80 | 75.61 | 75.10 | 0.077 | 2.19 | 2.30 | 4.78 | 4.51 | 30.22 | 42.76 | 0.000 |
| 90 | 75.14 | 75.10 | 0.123 | 0.70 | 1.50 | 4.96 | 2.26 | 3.99 | 9.00 | 0.000 |
| 100 | 75.10 | 74.70 | 0.114 | 2.30 | 2.30 | 5.51 | 5.51 | 36.87 | 48.03 | 0.000 |

OUTPUT FOR ANALYSYS FREQUENCY of: 10 Years

Runoff Computation for Analysis Frequency.

| ID | C Value | Area (acre) | Tc (min) | Tc Used (min) | Intensity (in/hr) | Supply Q (cfs) | Total Q (cfs) |
|---|---|---|---|---|---|---|---|
| A-1 | 0.331 | 2.81 | 43.66 | 43.66 | 3.97 | 0.000 | 3.697 |
| | 0.85 | 0.16 | Pavement | | | | |
| | 0.3 | 2.65 | Single family | | | | |
| A-2 | 0.331 | 2.81 | 43.66 | 43.66 | 3.97 | 0.000 | 3.697 |
| | 0.85 | 0.16 | Pavement | | | | |
| | 0.3 | 2.65 | Single family | | | | |
| A-3 | 0.331 | 4.37 | 44.86 | 44.86 | 3.90 | 0.000 | 5.653 |
| | 0.85 | 0.25 | Pavement | | | | |
| | 0.3 | 4.12 | Single family | | | | |
| A-4 | 0.331 | 4.37 | 44.86 | 44.86 | 3.90 | 0.000 | 5.653 |
| | 0.85 | 0.25 | Pavement | | | | |
| | 0.3 | 4.12 | Single family | | | | |
| A-5 | 0.34 | 1.10 | 28.33 | 28.33 | 5.18 | 0.000 | 1.939 |
| | 0.85 | 0.08 | Pavement | | | | |
| | 0.3 | 1.02 | Single family | | | | |
| A-6 | 0.34 | 1.10 | 28.33 | 28.33 | 5.18 | 0.000 | 1.939 |
| | 0.85 | 0.08 | Pavement | | | | |
| | 0.3 | 1.02 | Single family | | | | |
| A-7 | 0.499 | 4.06 | 42.86 | 42.86 | 4.02 | 0.000 | 8.144 |
| | 0.85 | 1.47 | Pavement | | | | |
| | 0.3 | 2.59 | Single family | | | | |
| A-8 | 0.499 | 4.06 | 42.86 | 42.86 | 4.02 | 0.000 | 8.144 |
| | 0.85 | 1.47 | Pavement | | | | |
| | 0.3 | 2.59 | Single family | | | | |
| A-9 | 0.331 | 3.50 | 43.20 | 43.20 | 4.00 | 0.000 | 4.638 |
| | 0.85 | 0.20 | Pavement | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 0.3 | 3.30 | Single family | | | | | |
| A-10 | 0.331 | 3.50 | 43.20 | 43.20 | 4.00 | 0.000 | 4.638 | |
| | 0.85 | 0.20 | Pavement | | | | | |
| | 0.3 | 3.30 | Single family | | | | | |

On Grade Inlet Configuration Data

| Inlet ID | Inlet Type | Inlet Length (ft) | Slopes Long (%) | Slopes Trans (%) | Gutter n | Gutter Depr. (ft) | Grate Width (ft) | Grate Type | Pond Width Allowed (ft) | Critic Elev. (ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 10.00 | 0.26 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 79.50 |
| A-2 | Curb | 10.00 | 0.26 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 79.50 |
| A-5 | Curb | 10.00 | 0.20 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 79.10 |
| A-6 | Curb | 15.00 | 0.20 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 79.10 |
| A-7 | Curb | 15.00 | 0.20 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 78.50 |
| A-8 | Curb | 10.00 | 0.20 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 78.50 |
| A-9 | Curb | 10.00 | 0.20 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 77.70 |
| A-10 | Curb | 10.00 | 0.20 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 77.70 |

On Grade Inlets Conmputation Data.

| Inlet ID | Inlet Type | Total Q (cfs) | Intercept Capacity (cfs) | Q Bypass Allow (cfs) | Q Bypass Actual (cfs) | To Inlet ID | Required Length (ft) | Actual Length (ft) | Ponded Width (ft) |
|---|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 3.697 | 3.697 | 0.000 | 0.000 | | 8.06 | 10.00 | 14.40 |
| A-2 | Curb | 3.697 | 3.697 | 0.000 | 0.000 | | 8.06 | 10.00 | 14.40 |
| A-5 | Curb | 1.939 | 1.939 | 0.000 | 0.000 | | 5.18 | 10.00 | 11.90 |
| A-6 | Curb | 1.939 | 1.939 | 0.000 | 0.000 | | 5.18 | 15.00 | 11.90 |
| A-7 | Curb | 8.144 | 8.144 | 0.000 | 0.000 | | 12.41 | 15.00 | 20.35 |
| A-8 | Curb | 8.144 | 7.718 | 0.000 | 0.425 | | 12.41 | 10.00 | 20.35 |
| A-9 | Curb | 4.638 | 4.638 | 0.000 | 0.000 | | 8.78 | 10.00 | 16.50 |
| A-10 | Curb | 4.638 | 4.638 | 0.000 | 0.000 | | 8.78 | 10.00 | 16.50 |

Sag Inlets Configuration Data.

| Inlet ID | Inlet Type | Length/ Perim. (ft) | Grate Area (sf) | Left-Slope Long (%) | Left-Slope Trans (%) | Right-Slope Long (%) | Right-Slope Trans (%) | Gutter n | Gutter DeprW (ft) | Depth Allowed (ft) | Critic Elev. (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A-3 | Curb | 5.00 | n/a | 0.20 | 2.00 | 0.20 | 2.00 | 0.014 | 1.50 | 0.50 | 78.70 |
| A-4 | Curb | 5.00 | n/a | 0.20 | 2.00 | 0.20 | 2.00 | 0.014 | 1.50 | 0.50 | 78.70 |

Sag Inlets Computation Data.

| Inlet ID | Inlet Type | Length (ft) | Grate Perim (ft) | Grate Area (sf) | Total Q (cfs) | Inlet Capacity (cfs) | Total Head (ft) | Ponded Width Left (ft) | Ponded Width Right (ft) |
|---|---|---|---|---|---|---|---|---|---|
| A-3 | Curb | 5.00 | n/a | n/a | 5.653 | 6.261 | 0.467 | 13.70 | 13.70 |
| A-4 | Curb | 5.00 | n/a | n/a | 5.653 | 6.261 | 0.467 | 13.70 | 13.70 |

Cumulative Junction Discharge Computations

| Node I.D. | Node Type | Weighted C-Value | Cumulat. Dr.Area (acres) | Cumulat. Tc (min) | Intens. (in/hr) | User Supply Q cfs) | Additional Q in Node (cfs) | Total Disch. (cfs) |
|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 0.331 | 2.81 | 43.66 | 3.97 | 0.000 | 0.00 | 3.697 |
| A-2 | Curb | 0.331 | 5.62 | 43.77 | 3.96 | 0.000 | 0.00 | 7.383 |
| A-3 | Curb | 0.331 | 14.36 | 45.74 | 3.85 | 0.000 | 0.00 | 18.339 |
| A-4 | Curb | 0.331 | 4.37 | 44.86 | 3.90 | 0.000 | 0.00 | 5.653 |
| A-5 | Curb | 0.333 | 16.56 | 47.32 | 3.77 | 0.000 | 0.00 | 20.760 |
| A-6 | Curb | 0.340 | 1.10 | 28.33 | 5.18 | 0.000 | 0.00 | 1.939 |
| A-7 | Curb | 0.387 | 24.68 | 48.90 | 3.69 | 0.000 | 0.00 | 35.274 |
| A-8 | Curb | 0.499 | 4.06 | 42.86 | 4.02 | 0.000 | 0.00 | 8.144 |
| A-9 | Curb | 0.375 | 31.68 | 50.20 | 3.63 | 0.000 | 0.00 | 43.086 |
| A-10 | Curb | 0.331 | 3.50 | 43.20 | 4.00 | 0.000 | 0.00 | 4.638 |
| OUT | Outlt | 0.375 | 31.68 | 50.20 | 3.63 | 0.000 | 0.00 | 43.086 |

Conveyance Configuration Data

| Run# | Node I.D. US | Node I.D. DS | Flowline Elev. US (ft) | Flowline Elev. DS (ft) | Shape # | Span (ft) | Rise (ft) | Length (ft) | Slope (%) | n_value |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | A-1 | A-2 | 75.50 | 75.30 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 20 | A-2 | A-3 | 75.30 | 74.70 | Circ 1 | 0.00 | 2.00 | 400.00 | 0.15 | 0.012 |
| 30 | A-4 | A-3 | 74.90 | 74.70 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 40 | A-3 | A-5 | 74.70 | 74.00 | Circ 1 | 0.00 | 2.50 | 406.00 | 0.17 | 0.012 |
| 50 | A-6 | A-5 | 74.20 | 74.00 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 60 | A-5 | A-7 | 74.00 | 73.40 | Circ 1 | 0.00 | 3.00 | 400.00 | 0.15 | 0.012 |
| 70 | A-8 | A-7 | 73.60 | 73.40 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 80 | A-7 | A-9 | 73.40 | 72.80 | Circ 1 | 0.00 | 3.50 | 390.00 | 0.15 | 0.012 |
| 90 | A-10 | A-9 | 73.00 | 72.80 | Circ 1 | 0.00 | 1.50 | 32.00 | 0.63 | 0.012 |
| 100 | A-9 | OUT | 72.80 | 72.40 | Circ 1 | 0.00 | 3.50 | 206.00 | 0.19 | 0.012 |

Conveyance Hydraulic Computations.  Tailwater = 0.000 (ft)

| Run# | Hydraulic Gradeline US Elev (ft) | DS Elev (ft) | Fr.Slope (%) | Depth Unif. (ft) | Actual (ft) | Velocity Unif. (f/s) | Actual (f/s) | Q (cfs) | Cap (cfs) | Junc Loss (ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 77.04 | 77.01 | 0.106 | 0.67 | 1.50 | 4.86 | 2.09 | 3.70 | 9.00 | 0.000 |
| 20 | 77.01 | 76.84 | 0.091 | 1.31 | 2.00 | 3.38 | 2.35 | 7.38 | 9.49 | 0.000 |
| 30 | 76.92 | 76.84 | 0.247 | 0.86 | 1.50 | 5.38 | 3.20 | 5.65 | 9.00 | 0.000 |
| 40 | 76.84 | 76.23 | 0.170 | 2.03 | 2.23 | 4.29 | 3.97 | 18.34 | 18.45 | 0.000 |
| 50 | 76.24 | 76.23 | 0.029 | 0.47 | 1.50 | 4.04 | 1.10 | 1.94 | 9.00 | 0.000 |
| 60 | 76.23 | 75.91 | 0.083 | 1.97 | 2.51 | 4.22 | 3.28 | 20.76 | 27.99 | 0.000 |
| 70 | 76.08 | 75.91 | 0.512 | 1.13 | 1.50 | 5.73 | 4.61 | 8.14 | 9.00 | 0.000 |
| 80 | 75.91 | 75.43 | 0.105 | 2.41 | 2.63 | 5.00 | 4.56 | 35.27 | 42.76 | 0.000 |
| 90* | 75.48 | 75.43 | 0.166 | 0.76 | 1.50 | 5.15 | 2.62 | 4.64 | 9.00 | 0.000 |
| 100 | 75.43 | 75.03 | 0.156 | 2.63 | 2.63 | 5.57 | 5.57 | 43.09 | 48.03 | 0.000 |

==========END==========

NORMAL TERMINATION OF WINSTORM.

## Rebekah M. De La Fuente

**From:** isaac hccid9.org <isaac@hccid9.org>
**Sent:** Monday, October 10, 2022 2:12 PM
**To:** Guillermo
**Cc:** AJ Hanks; Rebekah M. De La Fuente
**Subject:** RE: SIENNA RIDGE

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

Good Afternoon Mr. Arratia,

We are unable to complete request as mentioned before this ditch does not belong to this District and therefore we cannot give no objection letter to a drainage ditch that does not belong to us. Donna Irrigation will be needing to fulfill this request you are asking for.

Thank you,

If there are any questions please feel free to contact.

-----Original Message-----
From: Guillermo <nainengineering@yahoo.com>
Sent: Monday, October 10, 2022 12:31 PM
To: isaac hccid9.org <isaac@hccid9.org>
Cc: AJ Hanks <hanksaj@yahoo.com>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: SIENNA RIDGE

Good afternoon Issac
Do you have the support letter?

Sent from my iPhone

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

October 3, 2022

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

RE: Nain Engineering–Sienna Subdivision

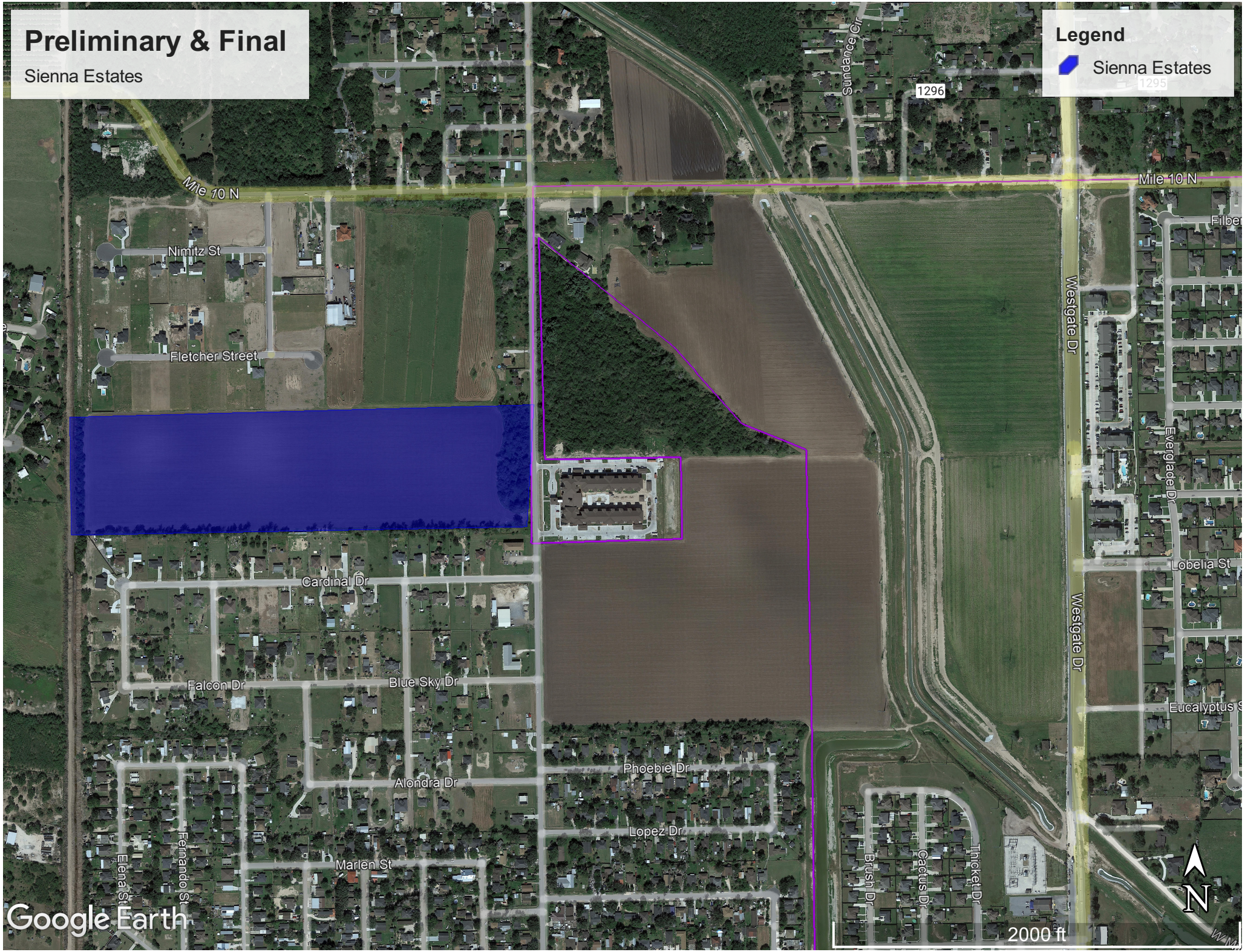
This letter is in response to a request from the Engineer of record for Sienna Subdivision, Guillermo Arratia PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the Weslaco ETJ that proposes to outfall into and widen the Midway Drain as per the approved drainage report dated September 27, 2022.

If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

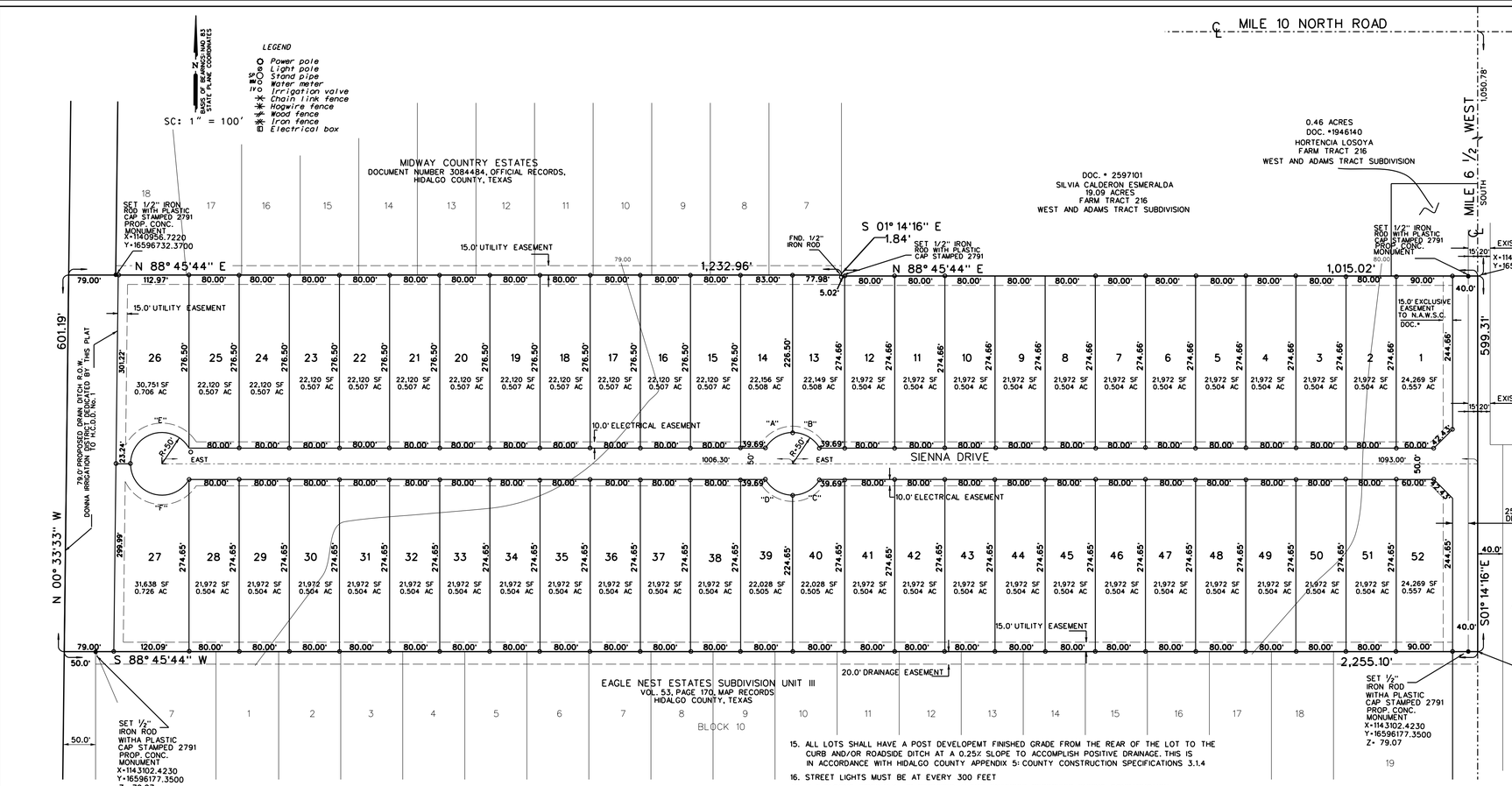
Yvette Barrera, PE, CFM
Assistant General Manager

CC: Raul E. Sesin, PE, CFM – District General Manager, HCDD1
Omar Anzaldua, PE, CFM –Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles


Preliminary & Final
Sienna Estates
Legend
Sienna Estates
Mile 10 N
Nimitz St
Fletcher Street
Sundance Cir
1296
Westgate Dr
Everglade Dr
Lobelia St
Cardinal Dr
Falcon Dr
Blue Sky Dr
Phoebie Dr
Alondra Dr
Lopez Dr
Marlen St
Elena St
Fernando St
Brush Dr
Cactus Dr
Thicket Dr
Google Earth
2000 ft
N

# SIENNA RIDGE SUBDIVISION

A 31.06 ACRE TRACT OF LAND OUT OF FARM
TRACT 216, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2,
PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.




| CURVE TABLE | | | | |
|---|---|---|---|---|
| NO. | RADIUS | LENGTH | DELTA | CHORD |
| A | 50.0' | 52.36' | 60° 00'00" | 50.0' |
| B | 50.0' | 52.36' | 60° 00'00" | 50.0' |
| C | 50.0' | 52.36' | 60° 00'00" | 50.0' |
| D | 50.0' | 52.36' | 60° 00'00" | 50.0' |
| E | 50.0' | 130.89' | 150° 00'00" | 96.59' |
| F | 50.0' | 130.89' | 150° 00'00" | 96.59' |
| | | | | |
| | | | | |

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point on a line lying parallel to and 15.00 feet South of the apparent existing West right-of-way line of the 55.00-foot right-of-way of said Mile 6 1/2 West Road for the apparent Southeast corner of said Farm Tract 216 and of said 31.029-Acre Tract; and also being the **POINT OF BEGINNING (P.O.B.)** of said 31.029-Acre Tract of land herein described:

**THENCE,** South 88 degrees 45 minutes 44 seconds West, with the apparent North lot line of Eagle's Nest Estates Subdivision Unit III (Recorded in Volume 53, Page 170, Hidalgo County Map Records, Hidalgo County, Texas) and with the apparent South lot line of said Farm Tract 216 and with of said 31.029-AcreTract, a distance of 15.00 feet passed a No. 4 Rebar set with plastic cap stamped 2791 on the apparent existing West right-of-way line of said Mile 6 1/2 West Road, continuing along with an existing chainlink fence usually to the left of for a distance of 2,190.10 feet pass a No. 4 Rebar set with plastic cap stamped 2791, bearing N 39 degrees 54 minutes 23 seconds E a distance of 0.82 of a foot from a No. 4 Rebar found, on the apparent existing drain ditch East right-of-way line of Hidalgo County Drainage District No. 1, continuing for a total distance of 2,255.10 feet to a point on the apparent centerline of said existing drain ditch for the apparent Southwest corner of said 31.029-Acre Tract of land herein described;

**THENCE,** North 00 degrees 33 minutes 33 seconds West, with the said existing drain ditch centerline, and the West lot line of said Farm Tract 216 and of said 31.029-AcreTract, a distance of 601.19 feet to a point for the apparent Northwest corner of said 31.029-Acre Tract of land herein described;

**THENCE,** North 88 degrees 45 minutes 44 seconds East, parallel to the said South lot line of Farm Tract 216, and with the apparent westernmost North lot line of said 31.029-AcreTract, a distance of 50.00 feet passed a No. 4 Rebar set with plastic cap stamped 2791 on the said existing drain ditch East right-of-way line, continuing for a distance of 25.00 feet passed the apparent Southwest corner of Midway Country Estates (Via Document No. 3084484, Hidalgo County Map Records, Hidalgo County, Texas), continuing with the apparent South lot line of said Midway Country Estates and the said 31.029-AcreTract westernmost North lot line for a total distance of 1,232.96 to a No. 4 Rebar found for the apparent Southeast corner of said Midway Country Estates and northernmost Northeast corner of said 31.029-Acre Tract of land herein described;

**THENCE,** North 01 degrees 14 minutes 16 seconds East, a distance of 1.84 feet to a No. 4 Rebar set with plastic cap stamped 2791 for an apparent internal corner of said 31.029-Acre Tract of land herein described;

**THENCE,** North 88 degrees 45 minutes 44 seconds East, parallel to the said South lot line of Farm Tract 216, and with the apparent easternmost North lot line of said 31.029-AcreTract, a distance of 1,000.02 feet passed a No. 4 Rebar set with plastic cap stamped 2791 on the said existing Mile 6 1/2 West Road West right-of-way line, continuing for a total distance of 1,015.02 feet to a point on the apparent East lot line of said Farm Tract 216 for the apparent Northeast corner of said 31.029-Acre Tract of land herein described;

**THENCE,** South 01 degrees 14 minutes 16 seconds West, with the said East lot line of Farm Tract 216 and of said 31.029-AcreTract within the said existing Mile 6 1/2 West Road right-of-way, a distance of 599.31 feet to a point for the said Southeast corner of 31.029-Acre Tract of land herein described, and also being the **POINT OF BEGINNING (P.O.B.),** containing a gross of 31.029 acres of land, of which 0.206 of an acre lies in existing road right-of-way and 0.690 of an acre lies in existing drain ditch right-of-way, leaving a net of 30.133 acres of land, more or less.
Bearing basis as per NAD 1983 State Plane Coordinates Texas South FIPS 4205 Feet

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I ALBERT HANKS OWNERS OF THE 31.06 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SIENNA RIDGE SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: DII MANAGMENT LLC
ALBERT HANKS - MANAGER OF DII MANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS
SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC

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 CODER 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2022

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL HCCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

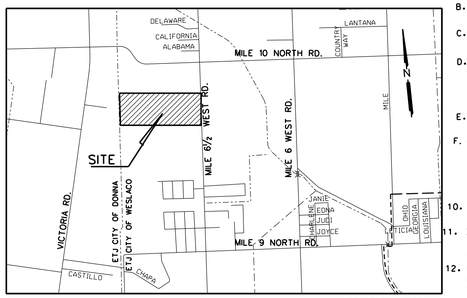
STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

_____
HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES:
FRONT 25.0'
CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER
SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
REAR 25.0' OR EASEMENT WHICH EVER IS GREATER
20.00' GARAGE / CAR PORT FRONT SET BACK
2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 18" ABOVE NATURAL GROUND. WHICHEVER IS GREATER
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. MIN. F.F. ELEV.=79.50
3. ○-DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
●-DENOTES ½" IRON ROD SET UNLESS OTHERWISE NOTED. BM • 2-76.00
^-DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
4.- BENCH MARK *1-80.79' TOP OF MANHOLE ON THE EAST SIDE OF MILE 6 ½ WEST
5. FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
C.P.N. 480334 0450 C MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR EFFECTIVE: OCTOBER 5,2018
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).




LOCATION MAP SCALE: 1"= 1000'

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

SIENNA RIDGE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE WEST SIDE OF MILE 6 ½ WEST ROAD 1050.78 FEET SOUTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791/2015 CENSUS). SIENNA SUBDIVISION LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 83.827 CUBIC -FEET 1.92 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(s)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
11. I ALBERT HANKS.. THE OWNER & SUBDIVIDERS OF SIENNA RIDGE SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER. SEWER. ELECTRICITY. AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN FEASEMENT.
14. FIRE HYDRANTS INSTALLED WITHN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
15. ALL LOTS SHALL HAVE A POST DEVELOPEMT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4
16. STREET LIGHTS MUST BE AT EVERY 300 FEET
17. A 5.0' CONC SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER DURING CONSTRUCTION OF SUBDIVISION
18. A 4.0' CONC SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREET PERIMETER UPON THE THE ISSUANCE OF BUILDING PERMIT
19. NO ACCESS WILL BE ALLOWED FROM MILE 6 ½ WEST FOR LOTS 1 AND 52
20. CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGMENT ORDINANCE

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

_____ _____ _____
MAYOR, CITY OF WESLACO DATE CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF SIENNA RIDGE SUBDIVISION BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 2022 A.D.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIENNA RIDGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARMENT ON _____, _____

_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(A)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIENNA RIDGE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2022

_____
HIDALGO COUNTY JUDGE DATE

ATTEST:_____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 10/4/2022
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEGIN THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15'IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HERIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGHT FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT. WHICHEVER IS LONGER.

WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF_____ 2022

_____
OWNER: DII MANAGMENT LLC
ALBERT HANKS - MANAGER OF DII MANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

COUNTY COURT COUNTY OF HIDALGO, TEXAS

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

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

DATE OF PREPARATION: JULY 17, 2022

| PRINCIPAL CONTACTS: | NAME | ADDRESS | CITY & ZIP | PHONE |
|---|---|---|---|---|
| OWNER: | ALBERT HANKS | 502 E. EXPRESSWAY 83, SUITE G | WESLACO, TEXAS. 78596 | 956-630-0216 |
| ENGINEER: | GUILLERMO A. ARRATIA | 526 N.5TH ST. | DONNA, TX 78537, | (956) 784-0218 |
| SURVEYOR: | HOMERO GUTIERREZ | 2600 SAN DIEGO | MISSION, TX | (956) 369-0988 |

| INDEX TO SHEET OF SIENNA RIDGE SUBDIVISION | |
|---|---|
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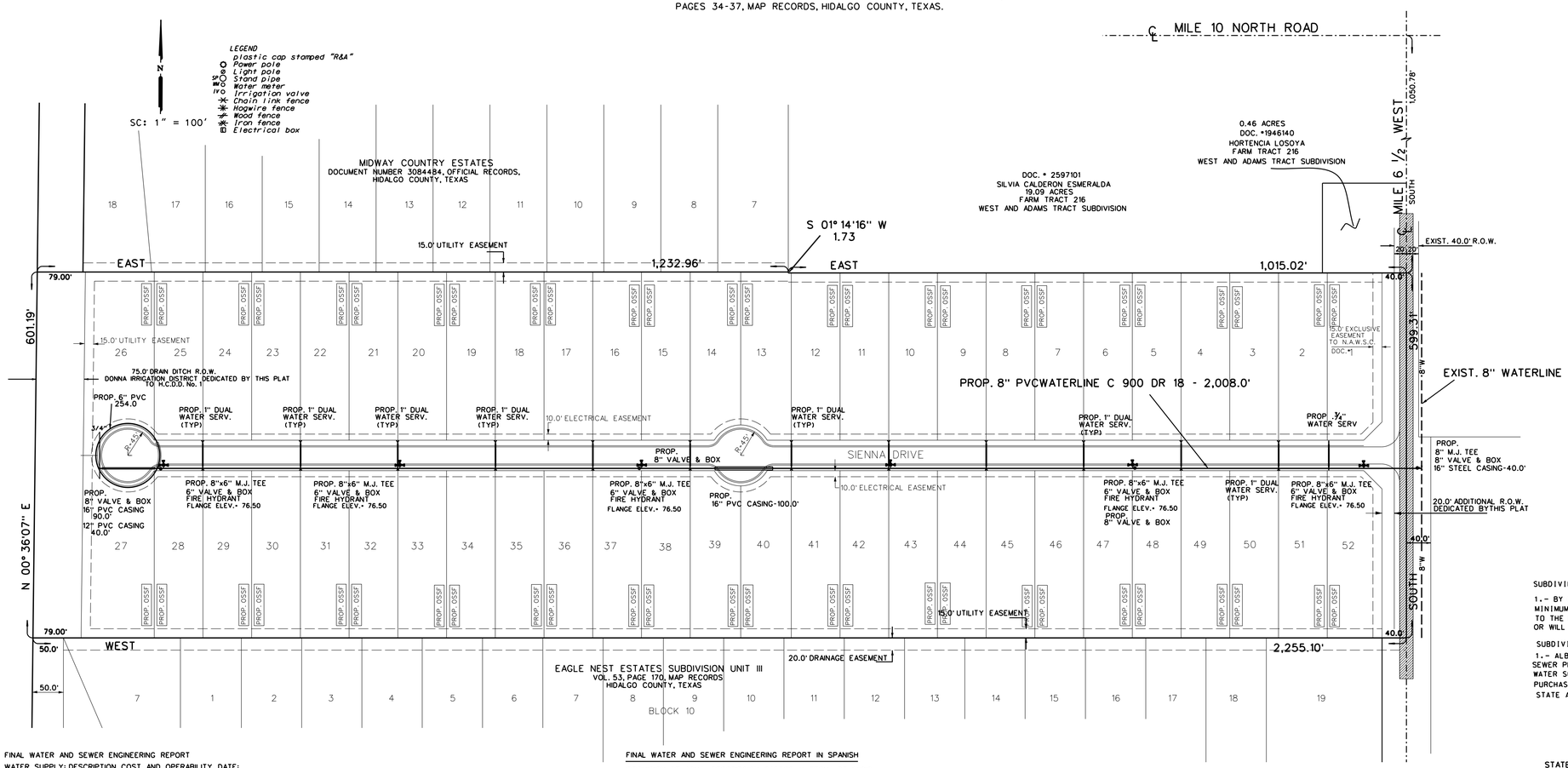
| SHEET 3 | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT: MAP OF TOPOGRAPHY AND DRAINAGE: AND ENGINEER'S CERTIFICATION: REVISION NOTES: CONSTRUCTION DETAILS |

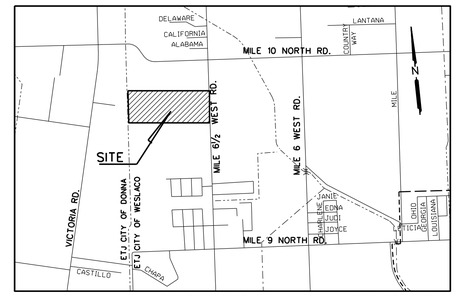

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

# MAP OF WATER DISTRIBUTION SYSTEM
# MAPA DE DISTRIBUCION DE AGUA

# SIENNA RIDGE SUBDIVISION

A 31.06 ACRE TRACT OF LAND OUT OF FARM
TRACT 216, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2,
PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.




LOCATION MAP SCALE: 1"= 1000'

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

SIENNA RIDGE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE WEST SIDE OF MILE 6 1/2 WEST ROAD 1050.78 FEET SOUTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,791 /2015 CENSUS). SIENNA SUBDIVISION LIES APPROXIMATELY 1.1 MILES FROM THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- ALBERT HANK SUBDIVIDER OF SIENNA RIDGE SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPL WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

_____

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SIENNA RIDGE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.) THE SUBDIVIDER, AND N.A.W.S.C... HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
N.A.W.S.C.. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF MILE 6½ WEST ROAD

WATER DISTRIBUTION FOR SIENNA RIDGE SUBDIVISION CONSIST OF A PROPOSED 8 INCH PVC WATERLINE TO THE EXISTING 8 INCH WATERLINE AND 10 2" DUAL SERVICES, 2 - ¾" DIAMETER WATER SERVICES AND 4 FIRE HYDRANTS.

FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $ , IN ADDITION THE THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $ , WHICH COVERS THE COST FOR ALL THE LOTS , AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C.. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C.. ,AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM SIENNA RIDGE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT.
THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9754, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST ½ ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS III SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL, WITH THE FILING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $ 78,000.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILLINCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITTING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMITTO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.
THERE IS AN EXISTING SEPTIC TANK SYSTEM IN THIS SUBDIVISION

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWEAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. ICERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYETEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $ 66,000.00
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $ 78,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE SIENNA RIDGE SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C.. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C.. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE SIENNA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 6 ½ WEST ROAD Y SE INSTALARA UNA LINE DE 8 PULGADEAS DE AGUA, 10 SERVICIOS DOBLES Y 2 SERVICIOS DE ¾ DE PULGADA SENCILLOS Y 4 HYDRANTES DE AGUA

PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE $
EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C.., $ POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C.. LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSA SEPTICAS (OSSF). EL REPORTE FUE APROVADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE LOS SISTEMAS INDIVIDUAL DE FOSAS SEPTICAS PARA LA SUBDIVISION ES DE $78,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSAS SEPTICAS HA SIDO INSTALLADA EN EL PROCESO DE LA APROVACION FINAL.
EN CUALQUIER MOMENTO DESPUES QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALLACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUENO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALLADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICATION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE $
DENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN $ 78,000.00 PARA TODA LA SUBDIVISION

COST ESTIMATE:

STREET PAVING: _____
WATER SUPPLY SYSTEM _____
SANITARY SEWER SYSTEM _____
DRAINAGE _____

Guillermo Arratia P.E. 10/4/2022

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS · GUILLERMO A. ARRATIA · 94001 · LICENSED PROFESSIONAL ENGINEER

DATE OF PREPARATION: JULY 17, 2022

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| | CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE: HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL: DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED: |
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| | OF APPROVAL: REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION |
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PRINCIPAL CONTACTS:

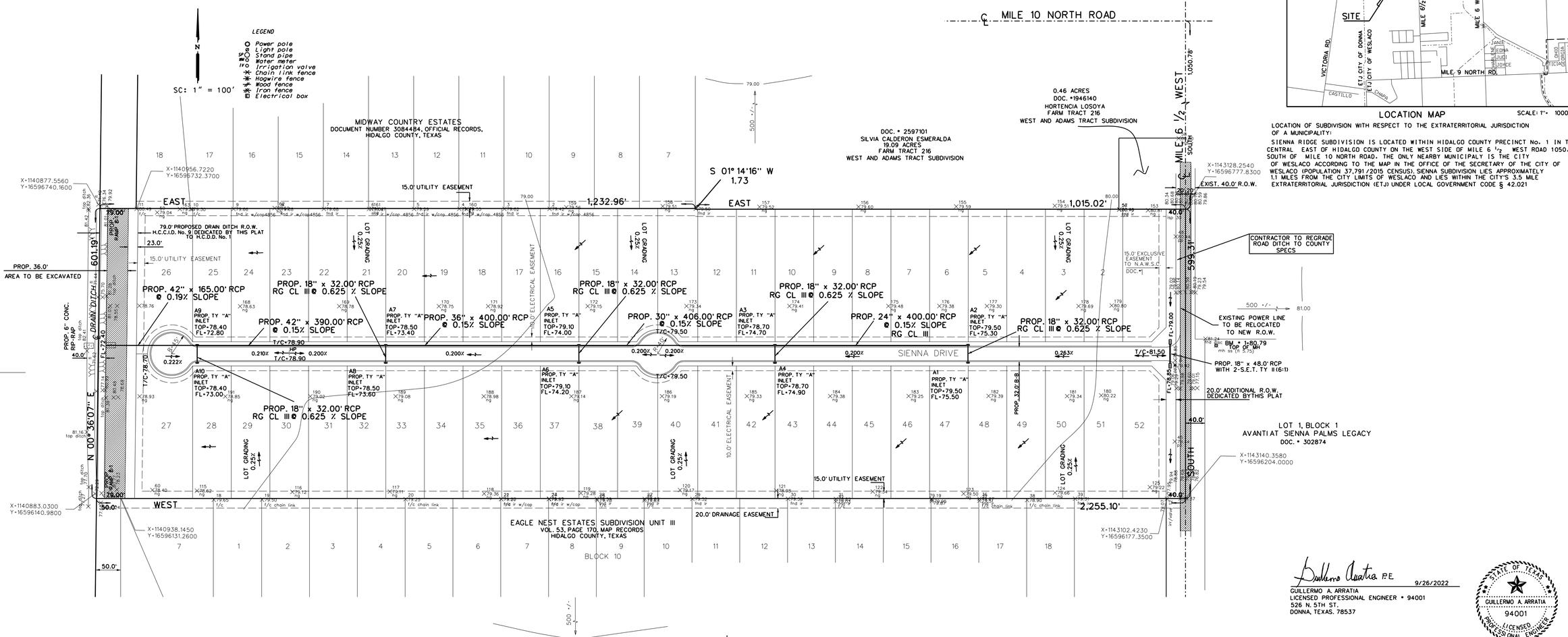
| | NAME | ADDRESS | CITY & ZIP | PHONE |
|---|---|---|---|---|
| OWNER: | ALBERT HANKS 502 E. EXPRESSWAY 83, SUITE G | WESLACO, TEXAS. 78596 | | 956-630-0216 |
| ENGINEER: | GUILLERMO A. ARRATIA | 526 N. 5TH ST. | DONNA, TX 78537, | (956) 784-0218 |
| SURVEYOR: | HOMERO GUTIERREZ | 2600 SAN DIEGO | MISSION, TX | (956) 369-0988 |

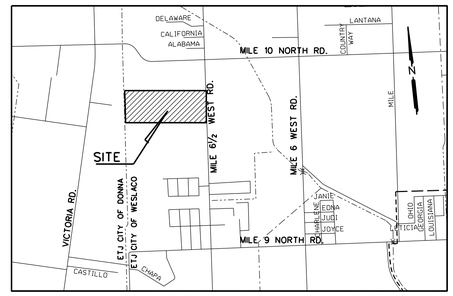

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL:NAINENGINEERING@YAHOO.COM

# MAP OF TOPOGRAPHY AND DRAINAGE
# MAPA DE TOPOGRAFIA Y DRENAJE

# SIENNA RIDGE SUBDIVISION

A 31.06 ACRE TRACT OF LAND OUT OF FARM
TRACT 216, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2,
PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.




LOCATION MAP SCALE: 1"= 1000'

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PROPOSED TYPICAL SECTION




TOTAL EXCAVATION AREA = 2,188 SF

AREA OF EXCAVATION
CROSS SECTION DETAIL




CONC. RIP-RAP DETAIL




DISCHARGE DETAIL
SECTION A-A

DRAINAGE DETENTION REQUIRED: 83,827 CF
DRAINAGE DETENTION CAPACITY: 85,943 CF
AREA OF EXCAVATION = 143 SF X 601.0' = 85,943 CF

CONC. RIP-RAP

NOTE:
CONCRETE TO HAVE 3000 PSI
28 DAYS COMPRESSION STRENGHT
ALL REINFORCED STEEL SHALL
BE GRADE 60

Guillermo Arratia P.E. 9/26/2022
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

REVISION NOTES

| No. | SHEET | REVISION | DATE | APPROVED |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| PRINCIPAL CONTACTS: | NAME | ADDRESS | CITY & ZIP | PHONE |
|---|---|---|---|---|
| OWNER: | ALBERT HANKS | 502 E. EXPRESSWAY 83, SUITE G | WESLACO, TEXAS. 78596 | 956-630-0216 |
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| | THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S |
| | CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS |

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5956 |

**From:**
REBEKAH DE LA FUENTE

**Subject:**
Discussion and consideration to approve the Final Plat for Heron's Landing Subdivision being a 29.29-acre out of farm tracts 1036, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located on SW corner of Pike Blvd. and Mile 2 ½ West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

**Background:**
The proposed seventy-one (71) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Final plat at their regular meeting of November 2, 2022.

| | |
|---|---|
| KAYLA AREVALO | Created/Initiated |
| REBEKAH DE LA FUENTE | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Planning and Zoning Commission and staff.

**Staff Recommendation:**
Staff recommends approval of Final Plat.

**Attachments, if any:**
Herons Landing- Memo, HERONS LANDING-Application and Drianage Report, Heron's Landing- Aerial, HERONS LANDING SUBDIVISION plats

**Responsibilities upon Approval:**
Planning staff will advise applicant.

# 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

**M E M O**

TO: Mayor and City Commission

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

RE: Herons Landing- Final Plat

DATE: November 9, 2022

---

The proposed use for the 71-lot subdivision will have Lot 1 will be for commercial type use along Pike Blvd and 70 lots for four plex apartments. The proposed development will be a public neighborhood and will have on-site drainage. The developer has not requested any variances at this time.

The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM

# 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-000336-2022

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: HERON'S LANDING SUBDIVISION

Location: SOUTH WEST CORNER OF PIKE BLVD AND MILE 2 1/2 WEST

Legal Description: A 29.29 ACRE TRACT OF LAND OUT OF FARM TRACT 1036, WEST AND ADAMS TRACT, HIDALGO COUNTY TEXAS

Is subdivision inside city limits? ☑ YES ☐ NO

If subdivision is in the ETJ, indicate? ☐ 3.5 Mile ☐ 5 Mile

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1

Existing Land Use: VACANT Proposed Land Use: APARTMENTS / OFFICE

Number of Lots Proposed: _____ Gross Acreage: _____

Title Report Submitted: ☐ YES ☑ NO

## OWNER INFORMATION

Owner's Name: ALBERT HANKS Telephone: 956-630-0216

Address: 502 E. EXPRESSWAY 83 SUITE G Fax: _____

City: Weslaco State: TX Zip: _____ E-mail: _____

## ENGINEER INFORMATION

Name: Willie Arratia Telephone: (956) 784-0218

Address: 526 N. 5th St. Fax: _____

City: Donna State: Tx Zip: 78536 E-mail: hainengineering@yahoo...

## UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: N.A.U.S.

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☑ YES ☐ NO Electric Company: Magic Valley

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

Proposed subdivision is in the following districts:

| | |
|---|---|
| ☑ YES ☐ NO Drainage District No. 1 | ☑ YES ☐ NO Irrigation District 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**
_____**$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

_____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: Albert Hank

Owner Signature: _____ Date: 10/27/22

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 10/27/22

Authorized Agent Printed Name: Julie Avalos

**********

**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. _____

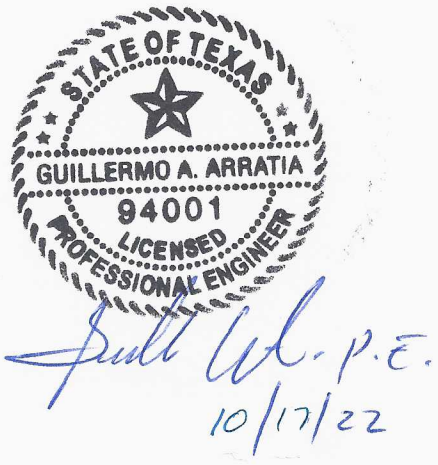
General Comments: _____

_____

**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
# HERON'S LANDING SUBDIVISION

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



# 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
# HERON'S LANDING SUBDIVISION

## I. PROJECT LOCATION

A 29.50 acre tract of land out of Farm Tract 1036, west and Adams Tract Subdivision, according to the map recorded in volume 2, page 2, map records, Hidalgo County, Texas, and is located at the southwest corner of Pike Boulevard and Mile 2 ½ West and is located within the city of limits of Weslaco. (Refer to Exhibit B).

## II. FLOOD PLAIN

Zone "X"

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. 480334 0450 C, Map Revised: June 6, 2000. (Refer to Exhibit C).

## III. SOIL CONDITIONS

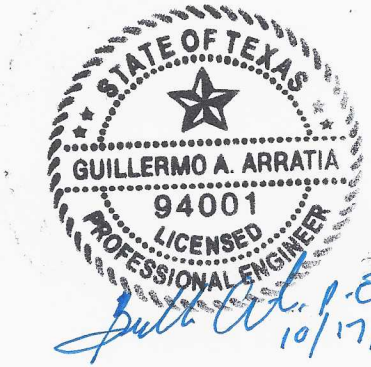
A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo and Raymondville (28)(52) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to Exhibit D)

## IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (12.89 cfs) from the site is by form of sheet flow runs towards the east side of this tract.

## V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 70 lots for Multi Family use, and 1 lot for commercial use. The storm runoff after development will be increase 47.61 cfs for a total 60.5 cfs, I have calculated that 220,690 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 36" RCP with curb inlets and out falling into a Proposed detention area on the north side of this subdivision, and ultimately out falling into an existing 18" storm sewer with a proposed manhole with a 12" RCP located at the northwest corner of this subdivision, on the south side of Pike Boulevard and own by the city of Weslaco,



DRAINAGE CALCULATIONS EXHIBIT "A"

MORELAND HEIGHTS

AREA= 29.5 Ac.

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

**Existing Conditions**

Length= 900 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 105 min.
Texist. = 105 min.
Iexist.= 2.19 in/hr
Qexist.= 12.89 cfs.

10 year storm
b= 87
e= 0.778
d= 9.2

**Proposed Conditions**

Length= 900 ft.
Slope= 0.15 %
Cfut.= 0.5
Time of Co 61 min.
Tfut.= 61 min.
Ifut.= 4.10 in/hr
Qfut.= 60.5 cfs.
Qin= 14.75 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 | 159.67 | 95804 | 12.89 | 27456 | 68,349 |
| 20 | 7.91 | 116.64 | 139971 | 12.89 | 31324 | 108,647 |
| 30 | 6.34 | 93.55 | 168395 | 12.89 | 35192 | 133,203 |
| 40 | 5.35 | 78.91 | 189390 | 12.89 | 39060 | 150,330 |
| 50 | 4.66 | 68.70 | 206101 | 12.89 | 42928 | 163,173 |
| 60 | 4.14 | 61.12 | 220034 | 12.89 | 46796 | 173,238 |
| 70 | 3.75 | 55.24 | 232023 | 12.89 | 50664 | 181,359 |
| 80 | 3.43 | 50.54 | 242575 | 12.89 | 54533 | 188,042 |
| 90 | 3.16 | 46.67 | 252019 | 12.89 | 58401 | 193,619 |
| 110 | 2.76 | 40.67 | 268436 | 12.89 | 66137 | 202,299 |
| 120 | 2.60 | 38.29 | 275692 | 12.89 | 70005 | 205,687 |
| 130 | 2.45 | 36.21 | 282446 | 12.89 | 73873 | 208,573 |
| 140 | 2.33 | 34.38 | 288771 | 12.89 | 77741 | 211,030 |
| 150 | 2.22 | 32.75 | 294723 | 12.89 | 81609 | 213,114 |
| 160 | 2.12 | 31.29 | 300349 | 12.89 | 85478 | 214,872 |
| 170 | 2.03 | 29.97 | 305687 | 12.89 | 89346 | 216,342 |
| 180 | 1.95 | 28.77 | 310769 | 12.89 | 93214 | 217,555 |
| 190 | 1.88 | 27.69 | 315620 | 12.89 | 97082 | 218,538 |
| 200 | 1.81 | 26.69 | 320264 | 12.89 | 100950 | 219,314 |
| 210 | 1.75 | 25.77 | 324719 | 12.89 | 104818 | 219,901 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 220 | 1.69 | 24.92 | 329003 | 12.89 | 108686 | 220,317 |
| 230 | 1.64 | 24.14 | 333130 | 12.89 | 112554 | 220,576 |
| 240 | 1.59 | 23.41 | 337113 | 12.89 | 116423 | 220,690 |
| 250 | 1.54 | 22.73 | 340962 | 12.89 | 120291 | 220,671 |
| 260 | 1.50 | 22.10 | 344688 | 12.89 | 124159 | 220,529 |
| 270 | 1.46 | 21.50 | 348298 | 12.89 | 128027 | 220,272 |

**Storage Requires= 220,690 cubic feet = 5.07 ac-ft**

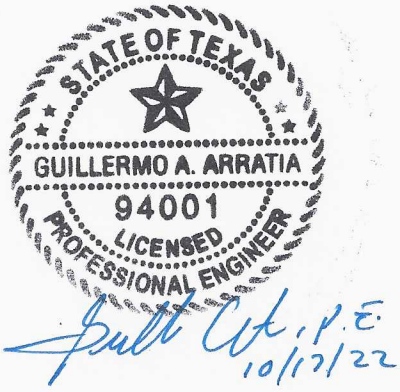


**Table 4-10: Runoff Coefficients for Urban Watersheds**

| Type of drainage area | Runoff coefficient |
|---|---|
| Business: | |
| Downtown areas | 0.70-0.95 |
| Neighborhood areas | 0.30-0.70 |
| Residential: | |
| Single-family areas | 0.30-0.50 |
| Multi-units, detached | 0.40-0.60 |
| Multi-units, attached | 0.60-0.75 |
| Suburban | 0.35-0.40 |
| Apartment dwelling areas | 0.30-0.70 |
| Industrial: | |
| Light areas | 0.30-0.80 |
| Heavy areas | 0.60-0.90 |
| Parks, cemeteries | 0.10-0.25 |
| Playgrounds | 0.30-0.40 |
| Railroad yards | 0.30-0.40 |
| Unimproved areas: | |
| Sand or sandy loam soil, 0-3% | 0.15-0.20 |
| Sand or sandy loam soil, 3-5% | 0.20-0.25 |
| Black or loessial soil, 0-3% | 0.18-0.25 |
| Black or loessial soil, 3-5% | 0.25-0.30 |
| Black or loessial soil, > 5% | 0.70-0.80 |
| Deep sand area | 0.05-0.15 |
| Steep grassed slopes | 0.70 |
| 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 |

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 | 0.860 | 56 | 10.4 | 0.844 | 70 | 11.0 | 0.837 | 80 | 11.0 | 0.851 | 100 | 11.0 | 0.863 | 121 | 11.0 | 0.837 | 115 | 10.4 |
| Irion | 0.780 | 37 | 8.1 | 0.789 | 55 | 9.6 | 0.775 | 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 | 0.765 | 91 | 8.0 | 0.768 | 104 | 8.4 |
| Kimble | 0.775 | 42 | 8.2 | 0.758 | 53 | 7.6 | 0.763 | 66 | 7.6 | 0.757 | 75 | 7.6 | 0.772 | 88 | 7.6 | 0.768 | 100 | 8.2 |
| King | 0.804 | 45 | 9.4 | 0.794 | 59 | 9.6 | 0.804 | 74 | 9.6 | 0.802 | 87 | 9.6 | 0.811 | 103 | 9.6 | 0.802 | 111 | 9.4 |
| Kinney | 0.812 | 53 | 8.8 | 0.780 | 62 | 8.0 | 0.773 | 70 | 8.0 | 0.777 | 82 | 8.0 | 0.790 | 97 | 8.0 | 0.781 | 108 | 8.8 |
| Kleberg | 0.826 | 72 | 9.4 | 0.794 | 79 | 8.7 | 0.764 | 81 | 8.7 | 0.761 | 93 | 8.7 | 0.739 | 96 | 8.7 | 0.731 | 99 | 9.4 |
| Knox | 0.800 | 46 | 9.4 | 0.788 | 58 | 9.3 | 0.801 | 76 | 9.3 | 0.798 | 88 | 9.3 | 0.809 | 104 | 9.3 | 0.798 | 111 | 9.4 |
| Lamar | 0.783 | 53 | 8.2 | 0.777 | 66 | 8.9 | 0.770 | 74 | 8.9 | 0.769 | 87 | 8.9 | 0.759 | 93 | 8.9 | 0.752 | 98 | 8.2 |
| Lamb | 0.837 | 47 | 10.1 | 0.828 | 60 | 9.6 | 0.800 | 63 | 9.6 | 0.821 | 80 | 9.6 | 0.818 | 88 | 9.6 | 0.820 | 103 | 10.1 |

EXHIBIT "B"

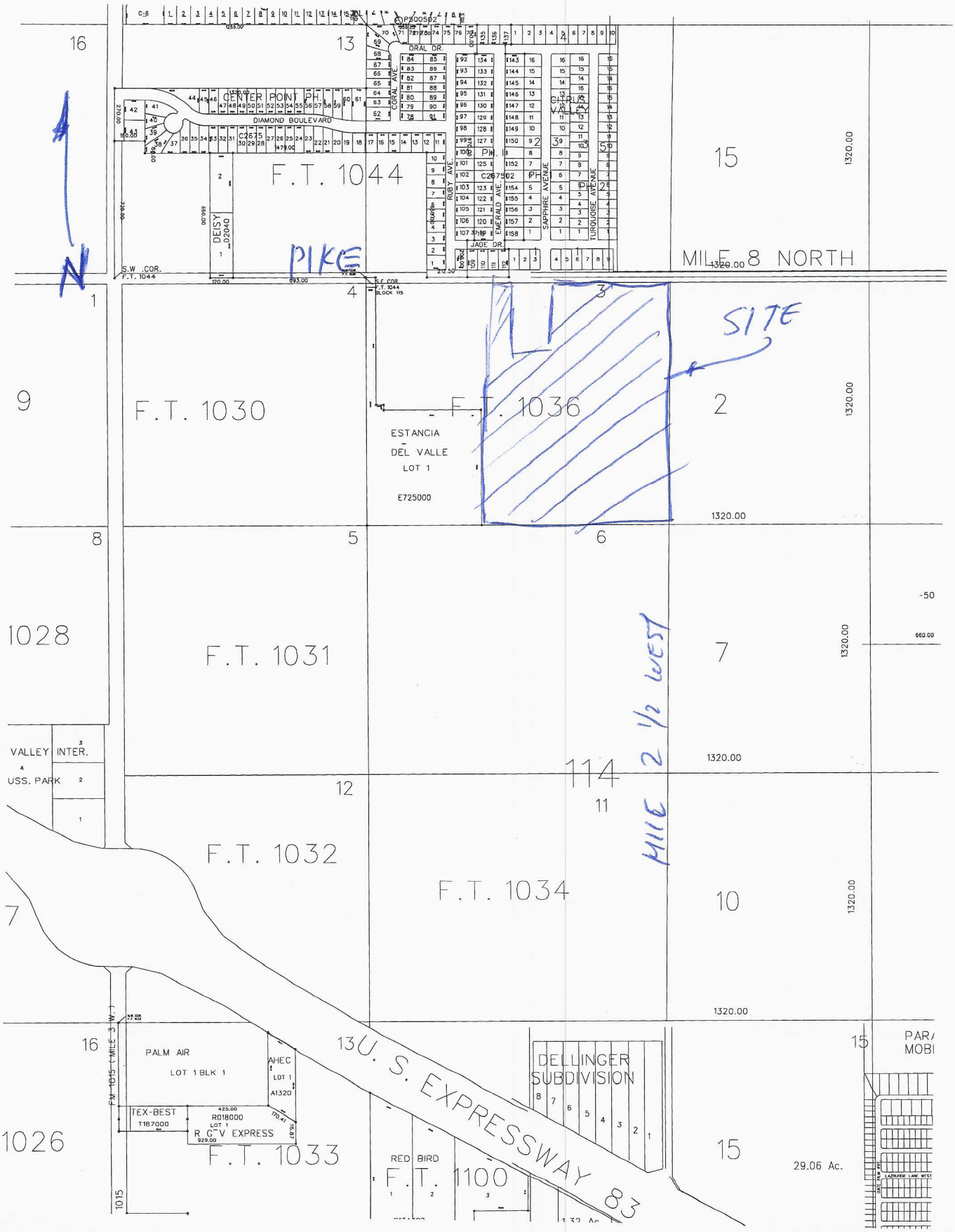
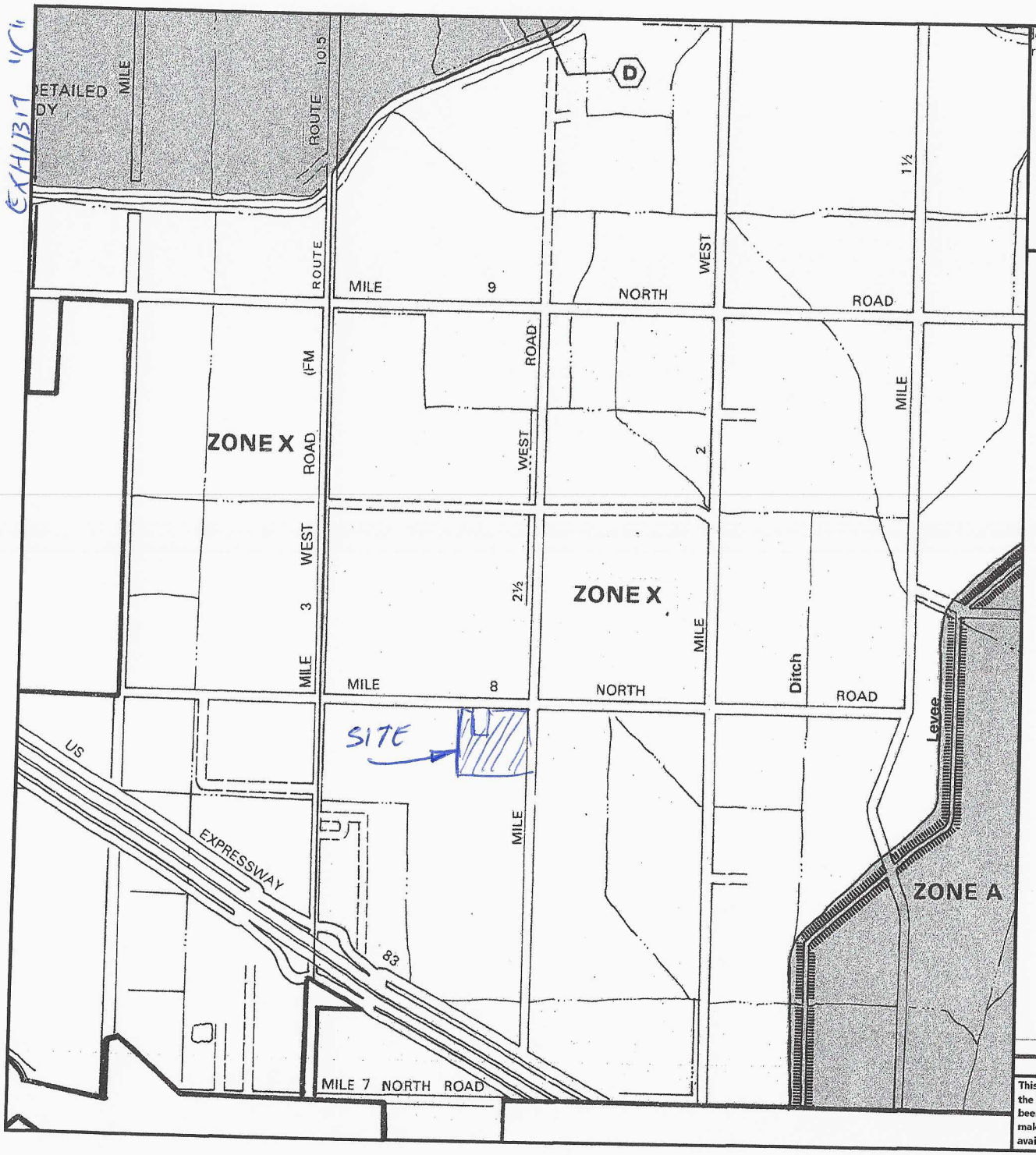

F.T. 1044
F.T. 1030
F.T. 1036
F.T. 1031
F.T. 1032
F.T. 1034
F.T. 1033
F.T. 1100
PIKE
SITE
MILE 2 1/2 WEST
MILE 8 NORTH
ESTANCIA
DEL VALLE
LOT 1
E725000
CENTER POINT PH.
DIAMOND BOULEVARD
ORAL DR.
CORAL AVE.
RUBY AVE.
EMERALD AVE.
SAPPHIRE AVENUE
TURQUOISE AVENUE
JADE DR.
DEISY
D2040
S.W. COR. F.T. 1044
S.E. COR. F.T. 1044 BLOCK 115
VALLEY INTER.
USS. PARK
PALM AIR
LOT 1 BLK 1
AHEC
LOT 1
A1320
TEX-BEST
T187000
R018000
LOT 1
R G V EXPRESS
929.00
FM 1015 (MILE 3 W.)
1015
U. S. EXPRESSWAY 83
DELLINGER SUBDIVISION
RED BIRD
29.06 Ac.
1320.00
660.00

EXHIBIT 'C'




determine if flood insurance is available in this community, contact your rance 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)

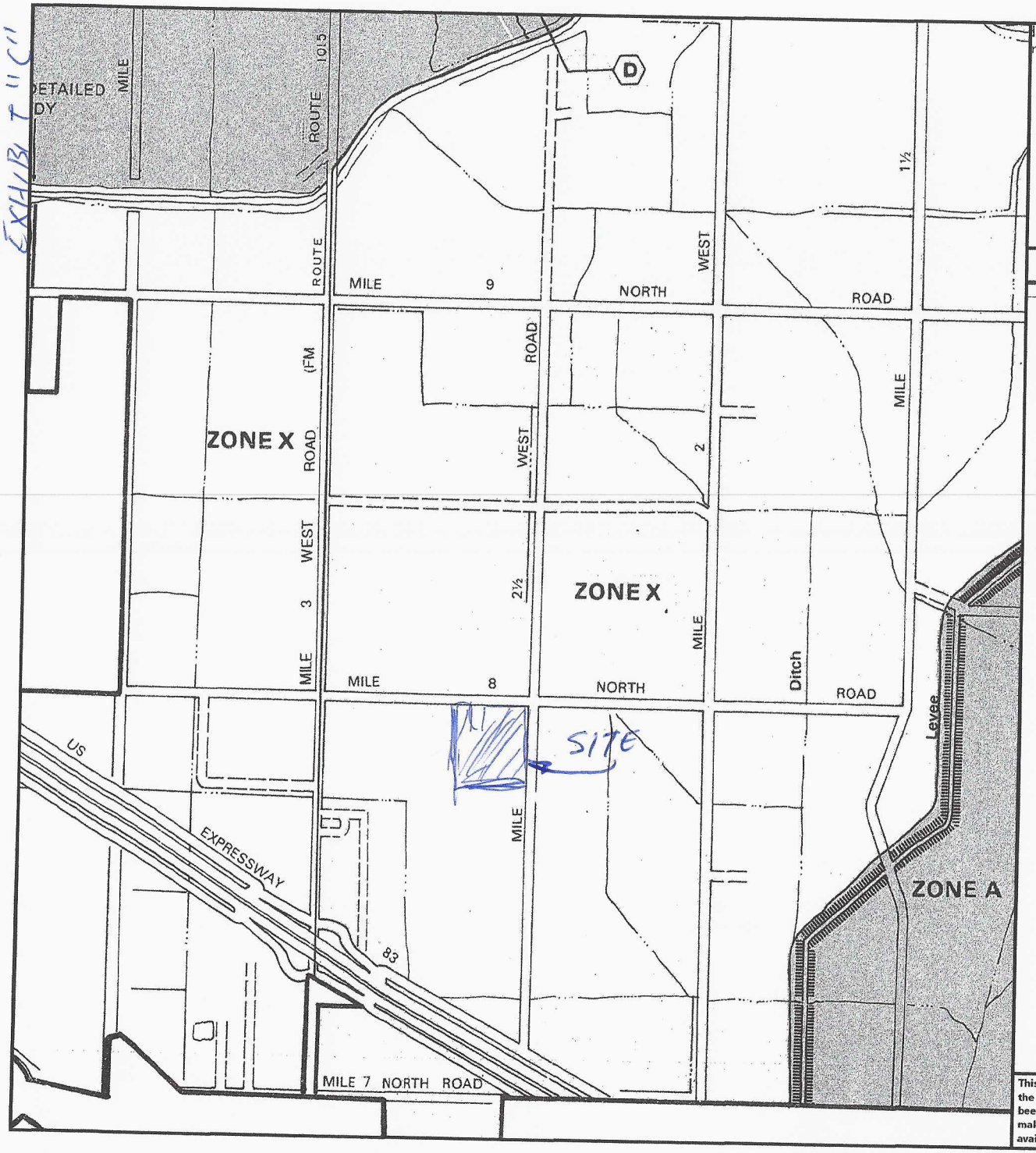
**COMMUNITY-PANEL NUMBER**
480334 0450 C

**MAP REVISED:**
JUNE 6, 2000

Federal Emergency Management Agency

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.

EXHIBIT "C"




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

APPROXIMATE SCALE

2000 0 2000 FEET

## LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

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

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- **ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

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

UNDEVELOPED COASTAL BARRIERS†

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*
- $RM7_X$ — Elevation Reference Mark

**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.**

SHEET NUMBER 105

EXHIBIT "D"

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

TABLE 18.--SOIL AND WATER FEATURES

"Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

| Map symbol and soil name | Hydrologic group | Flooding | | | High water table | | | Cemented pan | | Risk of corrosion | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Frequency | Duration | Months | Depth | Kind | Months | Depth | Hardness | Uncoated steel | Concrete |
| | | | | | Ft | | | In | | | |
| 1.* Arents | | | | | | | | | | | |
| 2---------- Benito | D | Occasional | Long------ | Sep-May | 4.0-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 3, 4---------- Brennan | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| 5, 6---------- Camargo | B | Rare-------- | Brief----- | Sep-May | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| 7---------- Cameron | D | None-------- | --- | --- | 5.0-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 8---------- Comitas | A | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | Low------ | Low. |
| 9, 10, 11--------- Delfina | B | None-------- | --- | --- | 2.5-5.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 12---------- Delmita | C | None-------- | --- | --- | >6.0 | --- | --- | 20-40 | Thin | Moderate | Low. |
| 13:* | | | | | | | | | | | |
| Delmita---------- | C | None-------- | --- | --- | >6.0 | --- | --- | 20-40 | Thin | Moderate | Low. |
| Randado---------- | C | None-------- | --- | --- | >6.0 | --- | --- | 8-20 | Thin | Moderate | Low. |
| 14---------- Falfurrias | A | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | Low------ | Low. |
| 15**---------- Grulla | D | Frequent---- | Very long | Sep-May | +2-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 16, 17, 18-------- Hargill | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 19---------- Harlingen | D | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 20---------- Harlingen | D | None-------- | --- | --- | 5.0-6.0 | --- | --- | --- | --- | High----- | Moderate. |
| 21:* | | | | | | | | | | | |
| Harlingen-------- | D | None to rare | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| Urban land. | | | | | | | | | | | |
| 22, 23, 24-------- Hebbronville | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | Low------ | Low. |
| 25, 26, 27, 28, 29---------- Hidalgo | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 30---------- Hidalgo | B | None-------- | --- | --- | 2.5-5.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 31:* | | | | | | | | | | | |
| Hidalgo---------- | B | None-------- | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| Urban land. | | | | | | | | | | | |
| 32:* | | | | | | | | | | | |
| Jimenez---------- | C | None-------- | --- | --- | >6.0 | --- | --- | 7-20 | Thin | High----- | Low. |

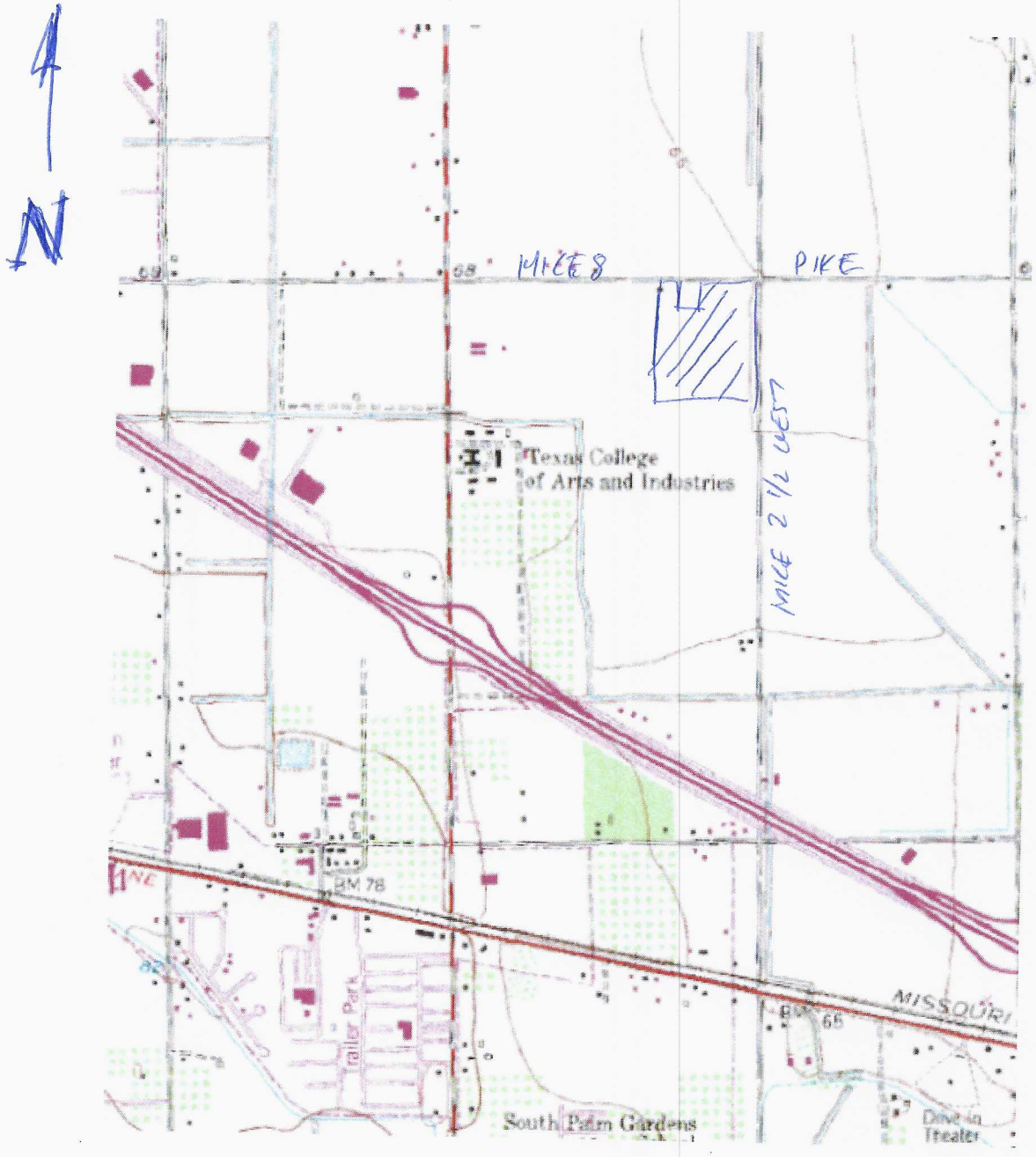
See footnotes at end of table.

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

| Map symbol and soil name | Hydrologic group | Flooding | | | High water table | | | Cemented pan | | Risk of corrosion | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Frequency | Duration | Months | Depth | Kind | Months | Depth | Hardness | Uncoated steel | Concrete |
| | | | | | Ft | | | In | | | |
| 32:* Quemado | C | None | --- | --- | >6.0 | --- | --- | 10-20 | Thin | Moderate | Low. |
| 33---- Laredo | B | None | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 34---- Matamoros | C | Occasional | Long------ | Sep-May | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 35, 36, 37, 38---- McAllen | C | None | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 39, 40, 41---- Mercedes | D | None | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 42---- Nueces | C | None | --- | --- | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| 43:* Nueces | C | None | --- | --- | >6.0 | --- | --- | --- | --- | Moderate | Low. |
| Sarita | A | None | --- | --- | >6.0 | --- | --- | --- | --- | Low------ | Low. |
| 44, 44---- Olmito | D | None | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 45,* 46,* 47.* Pits | | | | | | | | | | | |
| 48---- Racombes | B | Rare | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 49---- Racombes | B | Rare | --- | --- | 1.5-4.5 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 50---- Ramadero | B | Common------ | Brief----- | Sep-May | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 51:* Randado | C | None | --- | --- | >6.0 | --- | --- | 8-20 | Thin | Moderate | Low. |
| Cuevitas | D | None | --- | --- | >6.0 | --- | --- | 8-14 | Thin | Moderate | Low. |
| 52---- Raymondville | D | None | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 53---- Raymondville | D | None | --- | --- | 2.5-4.5 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 54:* Raymondville | D | None | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| Urban land. | | | | | | | | | | | |
| 55---- Reynosa | B | None | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| 56---- Reynosa | B | None | --- | --- | 1.5-4.5 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 57:* Reynosa | B | None | --- | --- | >6.0 | --- | --- | --- | --- | High----- | Low. |
| Urban land. | | | | | | | | | | | |
| 58**---- Rio | D | Frequent---- | Long------ | Sep-May | +2-6.0 | Apparent | Sep-May | --- | --- | High----- | Low. |
| 59**---- Rio | D | Frequent---- | Long------ | Sep-May | +2-4.5 | Apparent | Sep-May | --- | --- | High----- | Low. |

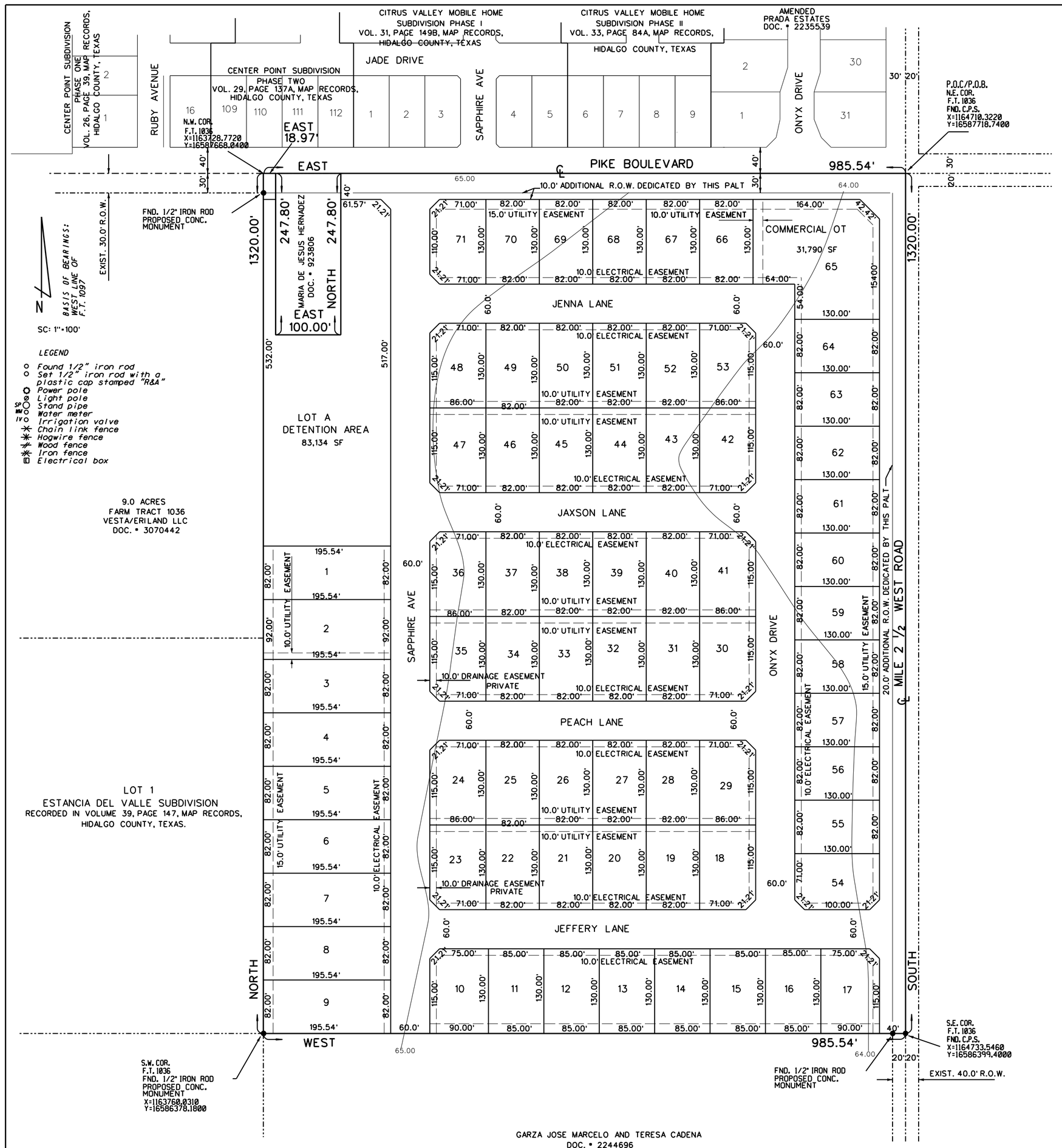
See footnotes at end of table.

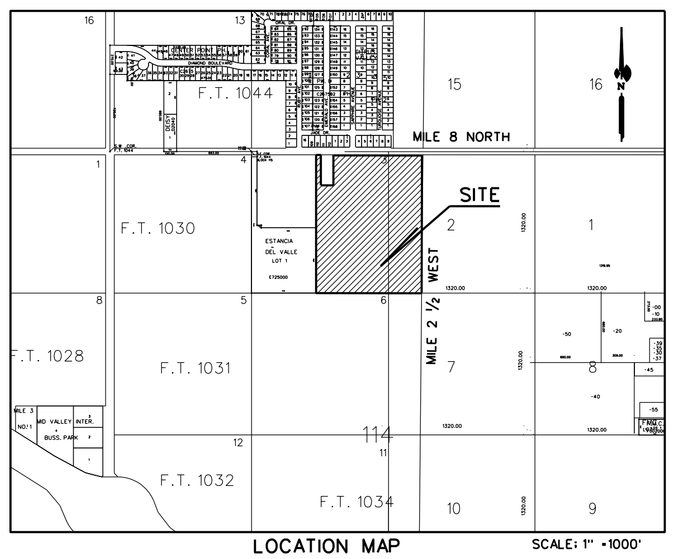
# USGS MAP


N
MILES
PIKE
MILE 2 1/2 WEST
Texas College
of Arts and Industries
BM 78
MISSOURI
BM 65
South Palm Gardens
Drive-in
Theater

# HERON'S LANDING SUBDIVISION

A 29.50 ACRE TRACT OF LAND OUT OF FARM TRACT 1036, WEST AND ADAMS TRACT SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE3 , MAP RECORDS, HIDALGO COUNTY, TEXAS.




## METES AND BOUNDS

A 29.50 Tract of land (30.00 acres recorded), more or less, being out of the East 30.00 acre of Farm Tract 1036, being out of the original Lot 3, Block 114, The Subdivision Map of The West and Adams Tracts Subdivision of the Llano Grande Grant, as per the 7/correction/2/Special Warranty Deed recorded via Document No. 2011-2244696 on September 27, 2011, and as per the map or plat thereof recorded in Volume 2, Page 2, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposed, and lying on the Southwest corner of Mile 2 1/2 West Road and East Pike Boulevard (Mile 8 North Road) intersection, is described by metes and bounds as follows:

The POINT OF COMMENCMENT (P.O.C.) being at a cotton picker spindle found for the intersection of the apparent existing 80.00-foot right-of-way centerline of said East Pike Boulevard and apparent existing 40.00-foot right-of-way centerline of said Mile 2 1/2 West Road for the apparent Northeast corner of said Lot 3 and of Block 114, and for the apparent Northeast corner of said 29.29 tract, and also being the POINT OF BEGINNING of said 29.29 tract of land herein described;

THENCE, SOUTH, with the said Mile 2 1/2 West/road existing 40.00-foot right-of-way centerline and the apparent East lot line of said Lot 3 and of Block 114 and of said 29.550 tract, a distance of 1,320.00 feet to a cotton picker spindle found on the said Mile 2 1/2 West Road, existing 40.00-foot right-of-way centerline for the apparent Southeast corner of said Lot 3 and of said 29.29 tract of land herein described;

THENCE, WEST, with the apparent South lot line of said Lot 3, Farm Tract 1036 and of said 29.29 Tract, a distance 20.00 feet passed, a 1/2 rebar/cap found on the apparent existing West right-of-way line said Mile 2 1/2 West/Road, continuing for a total distance of 985.54 feet to a 1/2 iron rod found for the Southwest corner of said 29.550 tract of land herein described;

THENCE, NORTH, along the West lot line of said 29.550 Tract, a distance 1,280.00 feet to a 1/2 rebar/cap found on the South right-of-way line said of said East Pike Boulevard, continuing for a total of 1,320.00 feet to a point on the said East Pike Boulevard right-of-way centerline for the Northwest corner of said 29.29 tract of land herein described;

THENCE, EAST with the said East Pike Boulevard existing 80.00-foot right-of-way centerline, and the North lot line of said Lot 3 and of Block 114, and of said 29.29 Tract, a distance 18.97 feet passed the apparent Northwest corner of a 0.569 of an acre tract vested in Maria De Jesus and Angel G. Hernandez (Documento No. 623906, Hidalgo County Official Records), thence another 100.00 feet passed the apparent Northeast corner of said 0.569 of an acre tract vested in Maria De Jesus and Angel G. Hernandez, continuing for a total distance of 985.54 feet to the said cotton picker spindle found at the intersection of the East Pike Boulevard apparent existing 80.00-foot right-of-way centerline and apparent existing Mile 2 1/2 West Road 40.00-foot right-of-way centerline for the Northeast corner of Lot 3 and Block 114, and of 29.550 Tract of land herein described, also being the POINT OF BEGINNING, containing a gross of 29.50 acres of land, of which 1.002 acres lies in existing roadway easements, 0.405 of an acre lies in existing roadway acquired by the City and SAVE AND EXCEPT 0.569 of an acre, for a net of 27.014 acres of land, more or less.

## GENERAL NOTES:

1. MIN. BUILDING SETBACK LINES:
   FRONT 30.0'
   REAR 15.0' OR GREATER FOR EASEMENTS
   SIDE 5.0' OR GREATER FOR EASEMENT
   SIDE CORNER 10.0' OR GREATER FOR EASEMENT
2. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT
3. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 66.00' OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
4. FLOOD ZONE "X" - 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; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL No. 480334 0450 C
   MAP REVISED: JUNE 6, 2000
5. DRAINAGE: IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 220,690 CF ( 5.07 ACRE-FEET)OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINES, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
6. PROJECT BENCH MARK ELEV.- 70.45, NAIL IN POWER POLE AT THE NORTHWEST CORNER OF THIS SUBDIVISION
7. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
   ● -DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
   O-DENOTES 1/2" IRON ROD SET
8. A 5 FT ADA COMPLAINT SIDWALK IS REQUIRED ALONG THE SOUTH SIDE OF PIKE BOULEVARD AND THE WEST SIDE OF MILE 2 1/2 WEST DURING SUBDIVISION STAGE
9. A 4 FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
10. ZONE "R2" DUPLEX/FOURPLEX DISTRICT
11. RIGHTS, RULES, REGULATIONS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
12. LANDSCAPING IS REQUIRED PER CITY ORDINANCE
13. NO ACCESS SHALL BE GRANTED FROM PIKE BOULEVARD AND MILE 2 1/2 WEST
14. OUTPARCEL "A" SHALL BE USED FOR DRAINAGE DETENTION, MUST BE MAINTAINED BY HOA AND SHALL NOT BE RE-SUBDIVIDED FOR FUTURE USE OTHER THAN DRAINAGE DETENTION.
15. CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGMENT ORDINANCE.
16. BUFFER FENCING IN DEVELOPMENTS WITHIN THE CITY LIMITS AND THE ETJ', A MINIMUM SIX-FOOT BUFFER SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH CALICHE PIT AND HOLIDING POND WHICH, IN OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTE FROM. IN THE ETJ, A PLAT NOTESREQUIRING SUCH BUFFERINGOF THE AFFECTED LOT OWNER AT THE TIME OF THE LOT'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJECENT TO THE BUFFER FENCE TO FINES AND/OR REPLACEMENT/REPAIR OF THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE. SUCH BUFFERING MAY ALSO INCLUDE MAYOR THOROUGHFARES BUT NOT GOLF COURSES LAKES, AND/OR SIMILAR LANDSCAPING.
17. SECTION 26-22 RESTRICTIVE COVENANTS IMPOSED ON THE LAND, IF DESIRED BY THE SUBDIVIDER, OR REQUIRED BY THE LEGISLATIVE BODY OF THE CITY, ARE TO BE SHOWN ON THE PLAT, OR ON A SEPARATE DOCUMENT IN THE OFFICE OF THE COUNTY CLERK. IF NOT SHOWN ON THE RECORDED PLAT, SUCH RESTRICTIVE COVENANTS SHALL BE FURNISHED TO THE CITY. THE RESTRICTIVE COVENANTS MUST COMPLY WITH ALL APPLICABLE CODES AND ORDINANCE OF THE CITY, THOUGH THIS PROVISION DOES NOT PRECLUDE STRICTER STANDARDS BEING IMPOSED BY THE SUBDIVIDER
18. STREETLIGHT MUST BE LOCATED AT EVERY 300 FEET

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

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS HERON'S LANDING SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: DII MANAGMENT LLC
ALBERT HANKS - MANAGER OF DII MANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

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 CODER 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2022

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL HCCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

MAYOR, CITY OF WESLACO DATE — CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF HERON'S LANDING SUBDIVISION BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2022 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR • 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS. 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 10/17/2022
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS — GUILLERMO A. ARRATIA — 94001 — LICENSED PROFESSIONAL ENGINEER

DATE OF PREPARATION: SEPTEMBER 16, 2022

PRINCIPAL CONTACTS:

| | NAME | ADDRESS | CITY & ZIP | PHONE |
|---|---|---|---|---|
| OWNER: | ALBERT HANKS | 502 E. EXPRESSWAY 83, SUITE G | WESLACO, TEXAS. 78596 | 956-630-0216 |
| ENGINEER: | GUILLERMO A. ARRATIA | 526 N. 5TH ST. | DONNA, TX 78537. | (956) 784-0218 |
| SURVEYOR: | REYNALDO ROBLES | 107 W. HUISACHE ST. | WESLACO, TEXAS. 78596 | 956-968-2422 |


NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- Power pole
- Light pole
- Sign pole
- Water meter
- Irrigation valve
- Chain link fence
- Hogwire fence
- Wood fence
- Iron fence
- Electrical box

SC: 1"=100'

ESTANCIA DEL VALLE SUBDIVISION

EXIST. LIFT STATION

10.0' UTILITY EASEMENT

LOT 1
ESTANCIA DEL VALLE SUBDIVISION
RECORDED IN VOLUME 39, PAGE 147, MAP RECORDS, HIDALGO COUNTY, TEXAS.

9.0 ACRES
FARM TRACT 1036
VESTA/ERILAND LLC
DOC. # 3070442

CENTER POINT SUBDIVISION
PHASE ONE
VOL. 26, PAGE 39, MAP RECORDS, HIDALGO COUNTY, TEXAS

RUBY AVENUE

EXIST. 30.0' R.O.W.

CENTER POINT SUBDIVISION
PHASE TWO
VOL. 29, PAGE 137A, MAP RECORDS, HIDALGO COUNTY, TEXAS

CITRUS VALLEY MOBILE HOME SUBDIVISION PHASE I
VOL. 31, PAGE 149B, MAP RECORDS, HIDALGO COUNTY, TEXAS

CITRUS VALLEY MOBILE HOME SUBDIVISION PHASE II
VOL. 33, PAGE 84A, MAP RECORDS, HIDALGO COUNTY, TEXAS

JADE DRIVE

SAPPHIRE AVE

PIKE BOULEVARD

ONYX DRIVE

AMENDED PRADA ESTATES
DOC. # 2235539

NORTH 1320.00'

WEST 985.54'

SOUTH 1320.00'

EAST 866.57'

EAST 100.00'

NORTH 247.80'

247.80'

532.00'

517.00'

195.54'

LOT A
DETENTION AREA

FL-59.90

PROP. 18" x 36.00' RCP @ 0.41% SLOPE

PROP. 30" x 36.00' RCP @ 0.41% SLOPE

PROP. 30" x 278.00' RCP @ 0.41% SLOPE

PROP. 24" x 330.00' RCP @ 0.15% SLOPE

PROP. 24" x 244.00' RCP @ 0.15% SLOPE

PROP. 36" x 86.00' RCP @ 0.15% SLOPE

PROP. 30" x 278.00' RCP @ 0.15% SLOPE

PROP. 24" x 244.00' RCP @ 0.15% SLOPE

PROP. 18" x 36.00' RCP @ 0.41% SLOPE

10.0' DRAINAGE EASEMENT

10.0' UTILITY EASEMENT

EXIST. CURB INLET TOP-66.80 FL-62.40

PROP. MH TOP-65.50 FL-61.00

12" RCP FL-61.10

EXIST. 18" RCP

EXIST. CURB INLET TOP-64.19 FL-61.19

PROP. TY "A" INLET TOP-64.80 FL-61.30

PROP. TY "A" INLET TOP-64.80 FL-60.30

PROP. TY "A" INLET TOP-63.80 FL-60.30

PROP. TY "A" INLET TOP-64.80 FL-60.12

PROP. TY "A" INLET TOP-64.40 FL-60.50

PROP. TY "A" INLET TOP-64.40 FL-60.65

PROP. TY "A" INLET TOP-64.80 FL-61.33

PROP. TY "A" INLET TOP-64.80 FL-61.70

PROP. TY "A" INLET TOP-64.00 FL-61.83

PROP. TY "A" INLET TOP-64.00 FL-61.83

PROP. TY "A" INLET TOP-64.00 FL-61.25

PROP. TY "A" INLET TOP-64.00 FL-61.10

PROP. 6.0' CONC. VALLEY GUTTER

PROP. 18" x 56.0' RCP WITH 2'S.E.T. TY II(6:1)

CONTRACTOR TO REGRADE ROAD DITCH

EXIST. 40.0' R.O.W.

GARZA JOSE MARCELO AND TERESA CADENA
DOC. # 2244696

PROPOSED OUTLET STRUCTURE CALCULATIONS

$A = \frac{Q}{0.6\sqrt{2gh}} = \frac{12.89}{0.6\sqrt{2\times32.2\times3.5}} = 1.43$ SF ≈ 16"

PROP. 12"

DETENTION AREA DETAIL

DRAINAGE RETENTION REQUIRED: 220,690 CF
TOTAL DRAINAGE RETENTION PROVIDED: 223,880 CF
54,114+35,438/2x5=223,880 CF

LOT A
DETENTION AREA

AREA 1=54,114 SF

AREA 2 = 35,438 SF

PROPOSED TYPICAL SECTION

R.O.W. LINE

12'

36.0' B-B

60.0' R.O.W.

2% 2%

2" ACP TY "D"

PROP. 6" SUBGRADE COMPACTED TO 98% DENSITY

8" FLEX BASE COMPACTED TO 98% DENSITY

24" CONC. CURB & GUTTER

PROP. 6.0' CHAIN LINK FENCE

PROP. SEEDING

3:1

5.0'

155.0'

125.0'

FL-59.90

PROP. 36" RCP FL-66.60

N.G. = 65.00

Guillermo A. Arratia, P.E.
10/10/2022

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

# NAIN ENGINEERING, L.L.C.

CONSULTING ENGINEER

526 N. 5TH STREET
DONNA, TEXAS. 78537

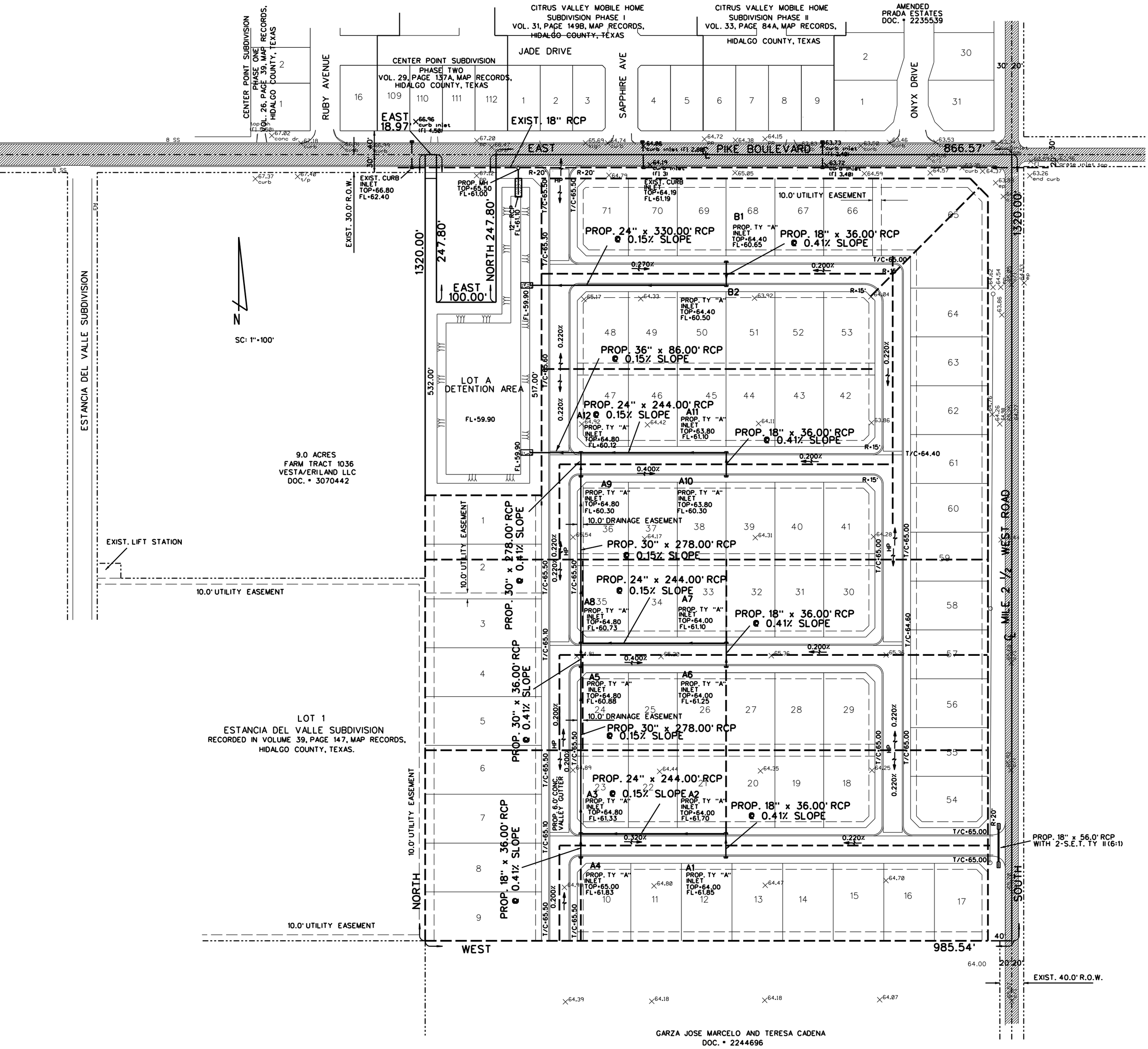
FIRM NO. F-9050

PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

# PAVING AND DRAINAGE

# HERON'S LANDING SUBDIVISION

# DRAINAGE AREAS
# HERON'S LANDING
# SUBDIVISION



WinStorm (STORM DRAIN DESIGN)

Version 3.05, Jan. 25, 2002
Run @ 10/17/2022 1:10:52 PM

PROJECT NAME : HERONS LAMDING
JOB NUMBER : 01
PROJECT DESCRIPTION : SYSTEM "A"

DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 10 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

| ID | C Value | Area (acre) | Tc (min) | Tc Used (min) | Intensity (in/hr) | Supply Q (cfs) | Total Q (cfs) |
|---|---|---|---|---|---|---|---|
| A-1 | 0.616 | 2.34 | 48.33 | 48.33 | 3.19 | 0.000 | 4.600 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-2 | 0.616 | 2.34 | 48.33 | 48.33 | 3.19 | 0.000 | 4.600 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-3 | 0.637 | 1.61 | 27.45 | 27.45 | 4.57 | 0.000 | 4.686 |
| | 0.85 | 0.24 | Pavement | | | | |
| | 0.6 | 1.37 | Multi family | | | | |
| A-4 | 0.739 | 0.09 | 18.33 | 18.33 | 5.73 | 0.000 | 0.381 |
| | 0.85 | 0.05 | Pavement | | | | |
| | 0.6 | 0.04 | Multi family | | | | |
| A-5 | 0.739 | 0.09 | 18.33 | 18.33 | 5.73 | 0.000 | 0.381 |
| | 0.85 | 0.05 | Pavement | | | | |
| | 0.6 | 0.04 | Multi family | | | | |
| A-6 | 0.616 | 2.34 | 48.33 | 48.33 | 3.19 | 0.000 | 4.600 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-7 | 0.616 | 2.34 | 48.33 | 48.33 | 3.19 | 0.000 | 4.600 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-8 | 0.637 | 1.61 | 27.45 | 27.45 | 4.57 | 0.000 | 4.686 |
| | 0.85 | 0.24 | Pavement | | | | |
| | 0.6 | 1.37 | Multi family | | | | |
| A-9 | 0.725 | 0.08 | 18.33 | 18.33 | 5.73 | 0.000 | 0.333 |
| | 0.85 | 0.04 | Pavement | | | | |
| | 0.6 | 0.04 | Multi family | | | | |
| A-10 | 0.616 | 2.34 | 48.33 | 48.33 | 3.19 | 0.000 | 4.600 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-11 | 0.616 | 2.34 | 48.33 | 48.33 | 3.19 | 0.000 | 4.600 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-12 | 0.665 | 0.92 | 27.45 | 27.45 | 4.57 | 0.000 | 2.795 |
| | 0.85 | 0.24 | Pavement | | | | |
| | 0.6 | 0.68 | Multi family | | | | |

On Grade Inlet Configuration Data

| Inlet | Inlet | Inlet | Slopes | Gutter | Grate | Pond Width | Critic |
|---|---|---|---|---|---|---|---|

| ID | Type | Length (ft) | Long (%) | Trans (%) | n | Depr. (ft) | Width (ft) | Type | Allowed (ft) | Elev. (ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| A-3 | Curb | 15.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |
| A-4 | Curb | 5.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 65.00 |
| A-5 | Curb | 5.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |
| A-8 | Curb | 15.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |
| A-9 | Curb | 5.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |
| A-12 | Curb | 10.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |

On Grade Inlets Conmputation Data.

| Inlet ID | Inlet Type | Total Q (cfs) | Intercept Capacity (cfs) | Q Bypass Allow (cfs) | Q Bypass Actual (cfs) | To Inlet ID | Required Length (ft) | Actual Length (ft) | Ponded Width (ft) |
|---|---|---|---|---|---|---|---|---|---|
| A-3 | Curb | 4.686 | 4.686 | 0.000 | 0.000 | | 10.66 | 15.00 | 13.95 |
| A-4 | Curb | 0.381 | 0.381 | 0.000 | 0.000 | | 2.66 | 5.00 | 5.45 |
| A-5 | Curb | 0.381 | 0.381 | 0.000 | 0.000 | | 2.66 | 5.00 | 5.45 |
| A-8 | Curb | 4.686 | 4.686 | 0.000 | 0.000 | | 10.66 | 15.00 | 13.95 |
| A-9 | Curb | 0.333 | 0.333 | 0.000 | 0.000 | | 2.49 | 5.00 | 5.15 |
| A-12 | Curb | 2.795 | 2.795 | 0.000 | 0.000 | | 7.82 | 10.00 | 11.50 |

Sag Inlets Configuration Data.

| Inlet ID | Inlet Type | Length/ Perim. (ft) | Grate Area (sf) | Left-Slope Long (%) | Left-Slope Trans (%) | Right-Slope Long (%) | Right-Slope Trans (%) | Gutter n | Gutter DeprW (ft) | Depth Allowed (ft) | Critic Elev. (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.00 |
| A-2 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.00 |
| A-6 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.00 |
| A-7 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.00 |
| A-10 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 63.80 |
| A-11 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 63.80 |

Sag Inlets Computation Data.

| Inlet ID | Inlet Type | Length (ft) | Grate Perim (ft) | Grate Area (sf) | Total Q (cfs) | Inlet Capacity (cfs) | Total Head (ft) | Ponded Width Left (ft) | Ponded Width Right (ft) |
|---|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 10.00 | n/a | n/a | 4.600 | 10.327 | 0.292 | 10.65 | 10.65 |
| A-2 | Curb | 10.00 | n/a | n/a | 4.600 | 10.327 | 0.292 | 10.65 | 10.65 |
| A-6 | Curb | 10.00 | n/a | n/a | 4.600 | 10.327 | 0.292 | 10.65 | 10.65 |
| A-7 | Curb | 10.00 | n/a | n/a | 4.600 | 10.327 | 0.292 | 10.65 | 10.65 |
| A-10 | Curb | 10.00 | n/a | n/a | 4.600 | 10.327 | 0.292 | 10.65 | 10.65 |
| A-11 | Curb | 10.00 | n/a | n/a | 4.600 | 10.327 | 0.292 | 10.65 | 10.65 |

Cumulative Junction Discharge Computations

| Node I.D. | Node Type | Weighted C-Value | Cumulat. Dr.Area (acres) | Cumulat. Tc (min) | Intens. (in/hr) | User Supply Q cfs) | Additional Q in Node (cfs) | Total Disch. (cfs) |
|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 0.616 | 2.34 | 48.33 | 3.19 | 0.000 | 0.00 | 4.600 |
| A-2 | Curb | 0.616 | 4.68 | 48.47 | 3.18 | 0.000 | 0.00 | 9.182 |
| A-3 | Curb | 0.623 | 6.38 | 49.69 | 3.13 | 0.000 | 0.00 | 12.454 |
| A-4 | Curb | 0.739 | 0.09 | 18.33 | 5.73 | 0.000 | 0.00 | 0.381 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A-5 | Curb | 0.625 | 6.47 | 50.89 | 3.08 | 0.000 | 0.00 | 12.461 |
| A-6 | Curb | 0.616 | 2.34 | 48.33 | 3.19 | 0.000 | 0.00 | 4.600 |
| A-7 | Curb | 0.616 | 4.68 | 48.47 | 3.19 | 0.000 | 0.00 | 9.183 |
| A-8 | Curb | 0.623 | 12.76 | 50.99 | 3.08 | 0.000 | 0.00 | 24.478 |
| A-9 | Curb | 0.624 | 12.84 | 50.99 | 3.08 | 0.000 | 0.00 | 24.656 |
| A-10 | Curb | 0.616 | 2.34 | 48.33 | 3.19 | 0.000 | 0.00 | 4.600 |
| A-11 | Curb | 0.616 | 4.68 | 48.48 | 3.18 | 0.000 | 0.00 | 9.182 |
| A-12 | Curb | 0.624 | 18.44 | 52.01 | 3.04 | 0.000 | 0.00 | 34.949 |
| OUT | Outlt | 0.624 | 18.44 | 52.01 | 3.04 | 0.000 | 0.00 | 34.949 |

Conveyance Configuration Data

| Run# | Node I.D. US | Node I.D. DS | Flowline Elev. US (ft) | Flowline Elev. DS (ft) | Shape # | Span (ft) | Rise (ft) | Length (ft) | Slope (%) | n_value |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | A-1 | A-2 | 61.95 | 61.80 | Circ 1 | 0.00 | 1.50 | 36.00 | 0.42 | 0.013 |
| 20 | A-2 | A-3 | 61.70 | 61.33 | Circ 1 | 0.00 | 2.00 | 244.00 | 0.15 | 0.012 |
| 30 | A-4 | A-3 | 61.90 | 61.33 | Circ 1 | 0.00 | 1.50 | 36.00 | 1.58 | 0.012 |
| 40 | A-3 | A-5 | 61.33 | 60.88 | Circ 1 | 0.00 | 2.50 | 278.00 | 0.16 | 0.012 |
| 50 | A-5 | A-8 | 60.88 | 60.73 | Circ 1 | 0.00 | 2.50 | 36.00 | 0.42 | 0.012 |
| 60 | A-6 | A-7 | 61.25 | 61.10 | Circ 1 | 0.00 | 1.50 | 36.00 | 0.42 | 0.012 |
| 70 | A-7 | A-8 | 61.10 | 60.73 | Circ 1 | 0.00 | 2.50 | 244.00 | 0.15 | 0.012 |
| 80 | A-8 | A-9 | 60.73 | 60.30 | Circ 1 | 0.00 | 2.50 | 278.00 | 0.15 | 0.012 |
| 90 | A-9 | A-12 | 60.30 | 60.12 | Circ 1 | 0.00 | 2.50 | 36.00 | 0.50 | 0.012 |
| 100 | A-10 | A-11 | 60.60 | 60.48 | Circ 1 | 0.00 | 1.50 | 36.00 | 0.33 | 0.012 |
| 110 | A-11 | A-12 | 60.48 | 60.12 | Circ 1 | 0.00 | 2.00 | 244.00 | 0.15 | 0.012 |
| 120 | A-12 | OUT | 60.12 | 59.90 | Circ 1 | 0.00 | 3.50 | 86.00 | 0.26 | 0.012 |

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

| Run# | Hydraulic Gradeline US Elev (ft) | Hydraulic Gradeline DS Elev (ft) | Fr.Slope (%) | Depth Unif. (ft) | Depth Actual (ft) | Velocity Unif. (f/s) | Velocity Actual (f/s) | Q (cfs) | Cap (cfs) | Junc Loss (ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 63.71 | 63.64 | 0.192 | 0.90 | 1.50 | 4.14 | 2.60 | 4.60 | 6.78 | 0.000 |
| 20 | 63.64 | 63.43 | 0.140 | 1.63 | 2.00 | 3.36 | 2.92 | 9.18 | 9.54 | 0.000 |
| 30* | 63.43 | 63.43 | 0.001 | 0.17 | 1.50 | 3.50 | 0.22 | 0.38 | 14.32 | 0.000 |
| 40 | 63.43 | 63.26 | 0.079 | 1.56 | 2.38 | 3.86 | 2.58 | 12.45 | 17.88 | 0.000 |
| 50* | 63.26 | 63.23 | 0.079 | 1.15 | 2.50 | 5.64 | 2.54 | 12.46 | 28.69 | 0.000 |
| 60 | 63.37 | 63.31 | 0.163 | 0.86 | 1.50 | 4.42 | 2.60 | 4.60 | 7.35 | 0.000 |
| 70 | 63.31 | 63.23 | 0.043 | 1.29 | 2.50 | 3.60 | 1.87 | 9.18 | 17.31 | 0.000 |
| 80 | 63.23 | 62.19 | 0.303 | 2.50 | 2.50 | 4.99 | 4.99 | 24.48 | 17.48 | 0.000 |
| 90* | 62.19 | 62.14 | 0.308 | 1.68 | 2.02 | 7.03 | 5.79 | 24.66 | 31.42 | 0.000 |
| 100 | 62.50 | 62.44 | 0.163 | 0.93 | 1.50 | 4.02 | 2.60 | 4.60 | 6.57 | 0.000 |
| 110 | 62.44 | 62.14 | 0.140 | 1.63 | 2.00 | 3.36 | 2.92 | 9.18 | 9.41 | 0.000 |
| 120 | 62.14 | 61.92 | 0.103 | 2.02 | 2.02 | 6.06 | 6.06 | 34.95 | 55.13 | 0.000 |

OUTPUT FOR ANALYSYS FREQUENCY of: 10 Years

Runoff Computation for Analysis Frequency.

| ID | C Value | Area (acre) | Tc (min) | Tc Used (min) | Intensity (in/hr) | Supply Q (cfs) | Total Q (cfs) |
|---|---|---|---|---|---|---|---|

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A-1 | 0.616 | 2.34 | 48.33 | 48.33 | 3.72 | 0.000 | 5.360 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-2 | 0.616 | 2.34 | 48.33 | 48.33 | 3.72 | 0.000 | 5.360 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-3 | 0.637 | 1.61 | 27.45 | 27.45 | 5.28 | 0.000 | 5.418 |
| | 0.85 | 0.24 | Pavement | | | | |
| | 0.6 | 1.37 | Multi family | | | | |
| A-4 | 0.739 | 0.09 | 18.33 | 18.33 | 6.60 | 0.000 | 0.439 |
| | 0.85 | 0.05 | Pavement | | | | |
| | 0.6 | 0.04 | Multi family | | | | |
| A-5 | 0.739 | 0.09 | 18.33 | 18.33 | 6.60 | 0.000 | 0.439 |
| | 0.85 | 0.05 | Pavement | | | | |
| | 0.6 | 0.04 | Multi family | | | | |
| A-6 | 0.616 | 2.34 | 48.33 | 48.33 | 3.72 | 0.000 | 5.360 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-7 | 0.616 | 2.34 | 48.33 | 48.33 | 3.72 | 0.000 | 5.360 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-8 | 0.637 | 1.61 | 27.45 | 27.45 | 5.28 | 0.000 | 5.418 |
| | 0.85 | 0.24 | Pavement | | | | |
| | 0.6 | 1.37 | Multi family | | | | |
| A-9 | 0.725 | 0.08 | 18.33 | 18.33 | 6.60 | 0.000 | 0.383 |
| | 0.85 | 0.04 | Pavement | | | | |
| | 0.6 | 0.04 | Multi family | | | | |
| A-10 | 0.616 | 2.34 | 48.33 | 48.33 | 3.72 | 0.000 | 5.360 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-11 | 0.616 | 2.34 | 48.33 | 48.33 | 3.72 | 0.000 | 5.360 |
| | 0.85 | 0.15 | Pavement | | | | |
| | 0.6 | 2.19 | Multi family | | | | |
| A-12 | 0.665 | 0.92 | 27.45 | 27.45 | 5.28 | 0.000 | 3.232 |
| | 0.85 | 0.24 | Pavement | | | | |
| | 0.6 | 0.68 | Multi family | | | | |

On Grade Inlet Configuration Data

| Inlet ID | Inlet Type | Inlet Length (ft) | Slopes Long (%) | Slopes Trans (%) | Gutter n | Gutter Depr. (ft) | Grate Width (ft) | Grate Type | Pond Width Allowed (ft) | Critic Elev. (ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| A-3 | Curb | 15.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |
| A-4 | Curb | 5.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 65.00 |
| A-5 | Curb | 5.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |
| A-8 | Curb | 15.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |
| A-9 | Curb | 5.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |
| A-12 | Curb | 10.00 | 0.50 | 2.00 | 0.014 | 0.33 | n/a | n/a | 16.00 | 64.80 |

On Grade Inlets Conmputation Data.

| Inlet ID | Inlet Type | Total Q (cfs) | Intercept Capacity (cfs) | Q Bypass Allow (cfs) | Q Bypass Actual (cfs) | To Inlet ID | Required Length (ft) | Actual Length (ft) | Ponded Width (ft) |
|---|---|---|---|---|---|---|---|---|---|
| A-3 | Curb | 5.418 | 5.418 | 0.000 | 0.000 | | 11.63 | 15.00 | 14.70 |
| A-4 | Curb | 0.439 | 0.439 | 0.000 | 0.000 | | 2.85 | 5.00 | 5.75 |
| A-5 | Curb | 0.439 | 0.439 | 0.000 | 0.000 | | 2.85 | 5.00 | 5.75 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| A-8 | Curb | 5.418 | 5.418 | 0.000 | 0.000 | 11.63 | 15.00 | 14.70 |
| A-9 | Curb | 0.383 | 0.383 | 0.000 | 0.000 | 2.66 | 5.00 | 5.45 |
| A-12 | Curb | 3.232 | 3.232 | 0.000 | 0.000 | 8.51 | 10.00 | 12.10 |

Sag Inlets Configuration Data.

| Inlet ID | Inlet Type | Length/ Perim. (ft) | Grate Area (sf) | Left-Slope Long (%) | Left-Slope Trans (%) | Right-Slope Long (%) | Right-Slope Trans (%) | Gutter n | Gutter DeprW (ft) | Depth Allowed (ft) | Critic Elev. (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.00 |
| A-2 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.00 |
| A-6 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.00 |
| A-7 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.00 |
| A-10 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 63.80 |
| A-11 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 63.80 |

Sag Inlets Computation Data.

| Inlet ID | Inlet Type | Length (ft) | Grate Perim (ft) | Grate Area (sf) | Total Q (cfs) | Inlet Capacity (cfs) | Total Head (ft) | Ponded Width Left (ft) | Ponded Width Right (ft) |
|---|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 10.00 | n/a | n/a | 5.360 | 10.327 | 0.323 | 11.30 | 11.30 |
| A-2 | Curb | 10.00 | n/a | n/a | 5.360 | 10.327 | 0.323 | 11.30 | 11.30 |
| A-6 | Curb | 10.00 | n/a | n/a | 5.360 | 10.327 | 0.323 | 11.30 | 11.30 |
| A-7 | Curb | 10.00 | n/a | n/a | 5.360 | 10.327 | 0.323 | 11.30 | 11.30 |
| A-10 | Curb | 10.00 | n/a | n/a | 5.360 | 10.327 | 0.323 | 11.30 | 11.30 |
| A-11 | Curb | 10.00 | n/a | n/a | 5.360 | 10.327 | 0.323 | 11.30 | 11.30 |

Cumulative Junction Discharge Computations

| Node I.D. | Node Type | Weighted C-Value | Cumulat. Dr.Area (acres) | Cumulat. Tc (min) | Intens. (in/hr) | User Supply Q cfs) | Additional Q in Node (cfs) | Total Disch. (cfs) |
|---|---|---|---|---|---|---|---|---|
| A-1 | Curb | 0.616 | 2.34 | 48.33 | 3.72 | 0.000 | 0.00 | 5.360 |
| A-2 | Curb | 0.616 | 4.68 | 48.47 | 3.71 | 0.000 | 0.00 | 10.699 |
| A-3 | Curb | 0.623 | 6.38 | 49.67 | 3.65 | 0.000 | 0.00 | 14.520 |
| A-4 | Curb | 0.739 | 0.09 | 18.33 | 6.60 | 0.000 | 0.00 | 0.439 |
| A-5 | Curb | 0.625 | 6.47 | 50.81 | 3.60 | 0.000 | 0.00 | 14.542 |
| A-6 | Curb | 0.616 | 2.34 | 48.33 | 3.72 | 0.000 | 0.00 | 5.360 |
| A-7 | Curb | 0.616 | 4.68 | 48.46 | 3.71 | 0.000 | 0.00 | 10.700 |
| A-8 | Curb | 0.623 | 12.76 | 50.92 | 3.59 | 0.000 | 0.00 | 28.568 |
| A-9 | Curb | 0.624 | 12.84 | 50.92 | 3.59 | 0.000 | 0.00 | 28.777 |
| A-10 | Curb | 0.616 | 2.34 | 48.33 | 3.72 | 0.000 | 0.00 | 5.360 |
| A-11 | Curb | 0.616 | 4.68 | 48.48 | 3.71 | 0.000 | 0.00 | 10.698 |
| A-12 | Curb | 0.624 | 18.44 | 51.79 | 3.55 | 0.000 | 0.00 | 40.871 |
| OUT | Outlt | 0.624 | 18.44 | 51.79 | 3.55 | 0.000 | 0.00 | 40.871 |

Conveyance Configuration Data

| Run# | Node I.D. US | Node I.D. DS | Flowline Elev. US (ft) | Flowline Elev. DS (ft) | Shape # | Span (ft) | Rise (ft) | Length (ft) | Slope (%) | n_value |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | A-1 | A-2 | 61.95 | 61.80 | Circ 1 | 0.00 | 1.50 | 36.00 | 0.42 | 0.013 |
| 20 | A-2 | A-3 | 61.70 | 61.33 | Circ 1 | 0.00 | 2.00 | 244.00 | 0.15 | 0.012 |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 30 | A-4 | A-3 | 61.90 | 61.33 | Circ 1 | 0.00 | 1.50 | 36.00 | 1.58 | 0.012 |
| 40 | A-3 | A-5 | 61.33 | 60.88 | Circ 1 | 0.00 | 2.50 | 278.00 | 0.16 | 0.012 |
| 50 | A-5 | A-8 | 60.88 | 60.73 | Circ 1 | 0.00 | 2.50 | 36.00 | 0.42 | 0.012 |
| 60 | A-6 | A-7 | 61.25 | 61.10 | Circ 1 | 0.00 | 1.50 | 36.00 | 0.42 | 0.012 |
| 70 | A-7 | A-8 | 61.10 | 60.73 | Circ 1 | 0.00 | 2.50 | 244.00 | 0.15 | 0.012 |
| 80 | A-8 | A-9 | 60.73 | 60.30 | Circ 1 | 0.00 | 2.50 | 278.00 | 0.15 | 0.012 |
| 90 | A-9 | A-12 | 60.30 | 60.12 | Circ 1 | 0.00 | 2.50 | 36.00 | 0.50 | 0.012 |
| 100 | A-10 | A-11 | 60.60 | 60.48 | Circ 1 | 0.00 | 1.50 | 36.00 | 0.33 | 0.012 |
| 110 | A-11 | A-12 | 60.48 | 60.12 | Circ 1 | 0.00 | 2.00 | 244.00 | 0.15 | 0.012 |
| 120 | A-12 | OUT | 60.12 | 59.90 | Circ 1 | 0.00 | 3.50 | 86.00 | 0.26 | 0.012 |

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

| Run# | Hydraulic Gradeline US Elev (ft) | DS Elev (ft) | Fr.Slope (%) | Depth Unif. (ft) | Actual (ft) | Velocity Unif. (f/s) | Actual (f/s) | Q (cfs) | Cap (cfs) | Junc Loss (ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 64.80 | 64.71 | 0.260 | 1.01 | 1.50 | 4.25 | 3.03 | 5.36 | 6.78 | 0.000 |
| 20 | 64.71 | 64.25 | 0.191 | 2.00 | 2.00 | 3.41 | 3.41 | 10.70 | 9.54 | 0.000 |
| 30 | 64.25 | 64.25 | 0.001 | 0.18 | 1.50 | 3.65 | 0.25 | 0.44 | 14.32 | 0.000 |
| 40 | 64.25 | 63.95 | 0.107 | 1.72 | 2.50 | 4.04 | 2.96 | 14.52 | 17.88 | 0.000 |
| 50 | 63.95 | 63.91 | 0.107 | 1.26 | 2.50 | 5.87 | 2.96 | 14.54 | 28.69 | 0.000 |
| 60 | 64.13 | 64.05 | 0.222 | 0.95 | 1.50 | 4.55 | 3.03 | 5.36 | 7.35 | 0.000 |
| 70 | 64.05 | 63.91 | 0.058 | 1.41 | 2.50 | 3.76 | 2.18 | 10.70 | 17.31 | 0.000 |
| 80 | 63.91 | 62.46 | 0.413 | 2.50 | 2.50 | 5.82 | 5.82 | 28.57 | 17.48 | 0.000 |
| 90 | 62.46 | 62.36 | 0.419 | 1.88 | 2.24 | 7.29 | 6.20 | 28.78 | 31.42 | 0.000 |
| 100 | 62.91 | 62.83 | 0.222 | 1.03 | 1.50 | 4.14 | 3.03 | 5.36 | 6.57 | 0.000 |
| 110 | 62.83 | 62.36 | 0.191 | 2.00 | 2.00 | 3.41 | 3.41 | 10.70 | 9.41 | 0.000 |
| 120 | 62.36 | 62.14 | 0.141 | 2.24 | 2.24 | 6.28 | 6.28 | 40.87 | 55.13 | 0.000 |

END

NORMAL TERMINATION OF WINSTORM.

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 10/17/2022 1:43:31 PM

PROJECT NAME : HERONS LANDING
JOB NUMBER : 02
PROJECT DESCRIPTION : SYSTEM "B"
DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 10 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

| ID | C Value | Area (acre) | Tc (min) | Tc Used (min) | Intensity (in/hr) | Supply Q (cfs) | Total Q (cfs) |
|---|---|---|---|---|---|---|---|
| B-1 | 0.634 | 2.29 | 48.33 | 48.33 | 3.19 | 0.000 | 4.632 |
| | 0.85 | 0.31 | Pavement | | | | |
| | 0.6 | 1.98 | Multi family | | | | |
| B-2 | 0.701 | 1.84 | 48.33 | 48.33 | 3.19 | 0.000 | 4.114 |
| | 0.96 | 0.30 | Pavement | | | | |
| | 0.65 | 1.54 | Multi family | | | | |

Sag Inlets Configuration Data.

| Inlet ID | Inlet Type | Length/ Perim. (ft) | Grate Area (sf) | Left-Slope Long (%) | Left-Slope Trans (%) | Right-Slope Long (%) | Right-Slope Trans (%) | Gutter n | Gutter DeprW (ft) | Depth Allowed (ft) | Critic Elev. (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| B-1 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.40 |
| B-2 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.40 |

Sag Inlets Computation Data.

| Inlet ID | Inlet Type | Length (ft) | Grate Perim (ft) | Grate Area (sf) | Total Q (cfs) | Inlet Capacity (cfs) | Total Head (ft) | Ponded Width Left (ft) | Ponded Width Right (ft) |
|---|---|---|---|---|---|---|---|---|---|
| B-1 | Curb | 10.00 | n/a | n/a | 4.632 | 10.327 | 0.293 | 10.70 | 10.70 |
| B-2 | Curb | 10.00 | n/a | n/a | 4.114 | 10.327 | 0.271 | 10.25 | 10.25 |

Cumulative Junction Discharge Computations

| Node I.D. | Node Type | Weighted C-Value | Cumulat. Dr.Area (acres) | Cumulat. Tc (min) | Intens. (in/hr) | User Supply Q cfs) | Additional Q in Node (cfs) | Total Disch. (cfs) |
|---|---|---|---|---|---|---|---|---|
| B-1 | Curb | 0.634 | 2.29 | 48.33 | 3.19 | 0.000 | 0.00 | 4.632 |
| B-2 | Curb | 0.664 | 4.13 | 48.48 | 3.18 | 0.000 | 0.00 | 8.728 |
| OUT | Outlt | 0.664 | 4.13 | 48.48 | 3.18 | 0.000 | 0.00 | 8.728 |

Conveyance Configuration Data

| Run# | Node I.D. US | Node I.D. DS | Flowline Elev. US (ft) | Flowline Elev. DS (ft) | Shape # | Span (ft) | Rise (ft) | Length (ft) | Slope (%) | n_value |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | B-1 | B-2 | 60.65 | 60.50 | Circ 1 | 0.00 | 1.50 | 36.00 | 0.42 | 0.013 |
| 20 | B-2 | OUT | 60.50 | 59.90 | Circ 1 | 0.00 | 2.00 | 330.00 | 0.18 | 0.012 |

Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

| Run# | Hydraulic Gradeline US Elev (ft) | Hydraulic Gradeline DS Elev (ft) | Fr.Slope (%) | Depth Unif. (ft) | Depth Actual (ft) | Velocity Unif. (f/s) | Velocity Actual (f/s) | Q (cfs) | Cap (cfs) | Junc Loss (ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 61.92 | 61.88 | 0.194 | 0.91 | 1.38 | 4.11 | 2.73 | 4.63 | 6.78 | 0.000 |
| 20 | 61.88 | 61.28 | 0.127 | 1.38 | 1.38 | 3.79 | 3.79 | 8.73 | 10.45 | 0.000 |

OUTPUT FOR ANALYSYS FREQUENCY of: 10 Years

Runoff Computation for Analysis Frequency.

| ID | C Value | Area (acre) | Tc (min) | Tc Used (min) | Intensity (in/hr) | Supply Q (cfs) | Total Q (cfs) |
|---|---|---|---|---|---|---|---|
| B-1 | 0.634 | 2.29 | 48.33 | 48.33 | 3.72 | 0.000 | 5.397 |
| | 0.85 | 0.31 | Pavement | | | | |
| | 0.6 | 1.98 | Multi family | | | | |
| B-2 | 0.701 | 1.84 | 48.33 | 48.33 | 3.72 | 0.000 | 4.793 |
| | 0.96 | 0.30 | Pavement | | | | |
| | 0.65 | 1.54 | Multi family | | | | |

Sag Inlets Configuration Data.

| Inlet ID | Inlet Type | Length/ Perim. (ft) | Grate Area (sf) | Left-Slope Long (%) | Left-Slope Trans (%) | Right-Slope Long (%) | Right-Slope Trans (%) | Gutter n | Gutter DeprW (ft) | Depth Allowed (ft) | Critic Elev. (ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| B-1 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.40 |
| B-2 | Curb | 10.00 | n/a | 0.50 | 2.00 | 0.50 | 2.00 | 0.014 | 1.50 | 0.50 | 64.40 |

Sag Inlets Computation Data.

| Inlet ID | Inlet Type | Length (ft) | Grate Perim (ft) | Grate Area (sf) | Total Q (cfs) | Inlet Capacity (cfs) | Total Head (ft) | Ponded Width Left (ft) | Ponded Width Right (ft) |
|---|---|---|---|---|---|---|---|---|---|
| B-1 | Curb | 10.00 | n/a | n/a | 5.397 | 10.327 | 0.324 | 11.35 | 11.35 |
| B-2 | Curb | 10.00 | n/a | n/a | 4.793 | 10.327 | 0.300 | 10.85 | 10.85 |

Cumulative Junction Discharge Computations

| Node I.D. | Node Type | Weighted C-Value | Cumulat. Dr.Area | Cumulat. Tc | Intens. | User Supply Q | Additional Q in Node | Total Disch. |
|---|---|---|---|---|---|---|---|---|

| | | (acres) | (min) | (in/hr) | cfs) | (cfs) | (cfs) |
|---|---|---|---|---|---|---|---|
| B-1 | Curb | 0.634 | 2.29 | 48.33 | 3.72 | 0.000 | 0.00 | 5.397 |
| B-2 | Curb | 0.664 | 4.13 | 48.47 | 3.71 | 0.000 | 0.00 | 10.170 |
| OUT | Outlt | 0.664 | 4.13 | 48.47 | 3.71 | 0.000 | 0.00 | 10.170 |

Conveyance Configuration Data

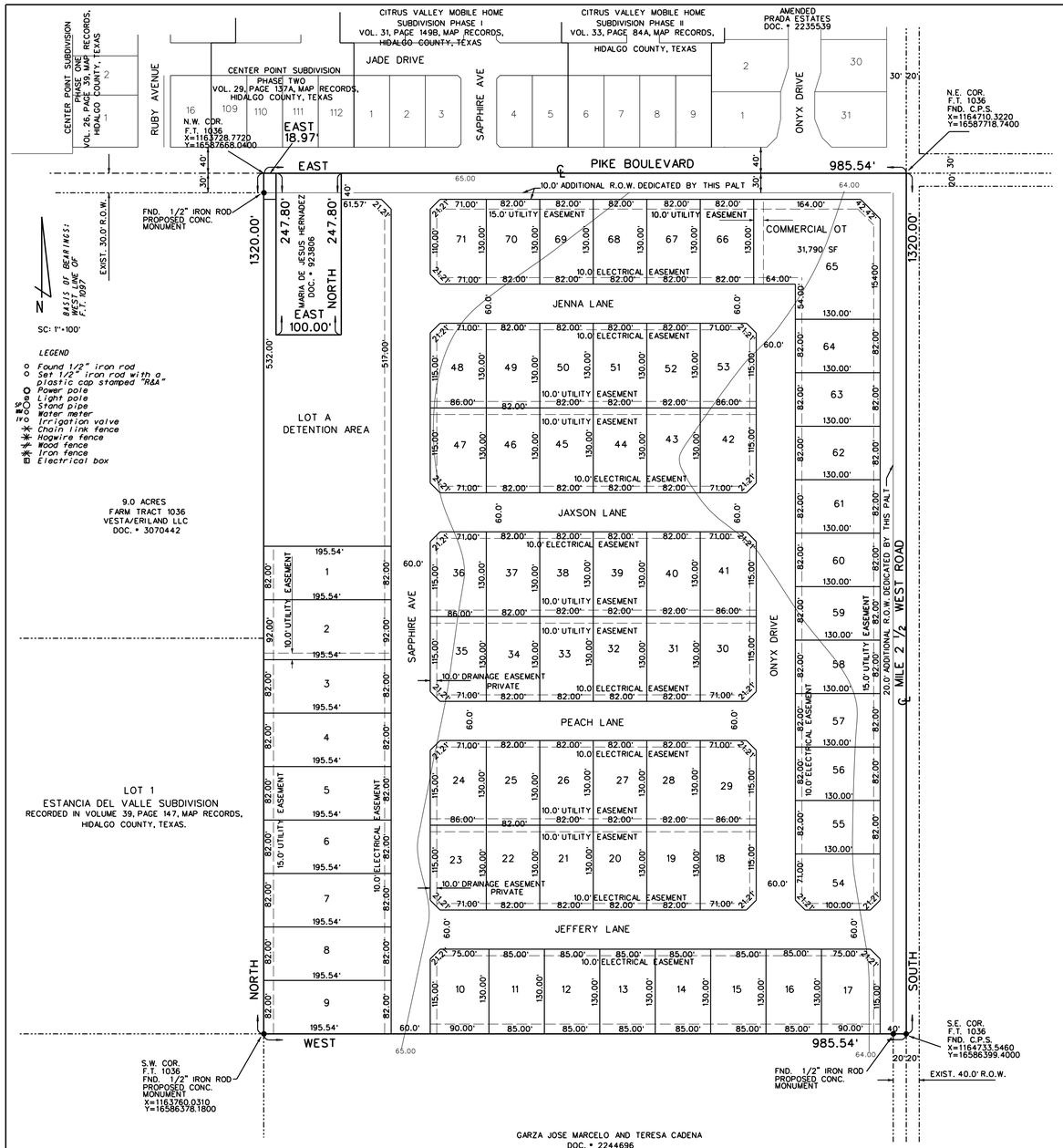
| Run# | Node I.D. US | Node I.D. DS | Flowline Elev. US (ft) | Flowline Elev. DS (ft) | Shape # | Span (ft) | Rise (ft) | Length (ft) | Slope (%) | n_value |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | B-1 | B-2 | 60.65 | 60.50 | Circ 1 | 0.00 | 1.50 | 36.00 | 0.42 | 0.013 |
| 20 | B-2 | OUT | 60.50 | 59.90 | Circ 1 | 0.00 | 2.00 | 330.00 | 0.18 | 0.012 |

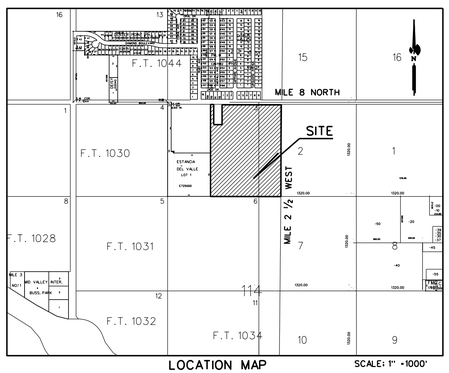
Conveyance Hydraulic Computations. Tailwater = 0.000 (ft)

| Run# | Hydraulic Gradeline US Elev (ft) | DS Elev (ft) | Fr.Slope (%) | Depth Unif. (ft) | Depth Actual (ft) | Velocity Unif. (f/s) | Velocity Actual (f/s) | Q (cfs) | Cap (cfs) | Junc Loss (ft) |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 62.22 | 62.13 | 0.264 | 1.01 | 1.50 | 4.27 | 3.05 | 5.40 | 6.78 | 0.000 |
| 20 | 62.13 | 61.53 | 0.172 | 1.63 | 1.63 | 3.72 | 3.72 | 10.17 | 10.45 | 0.000 |

END

NORMAL TERMINATION OF WINSTORM.




# HERON'S LANDING SUBDIVISION

A 29.29 ACRE TRACT OF LAND OUT OF FARM TRACT 1036, WEST AND ADAMS TRACT SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE3 , MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 29.29 Tract of land (30.00 acres recorded), more or less, being out of the East 30.00 acre of Farm Tract 1036, being out of the original Lot 3, Block 114, The Subdivision Map of The West and Adams Tracts Subdivision of the Llano Grande Grant, as per the "Correction"Special Warranty Deed recorded via Document No. 2011-2244696 on September 27, 2011, and as per the map or plat thereof recorded in Volume 2, Page 2, Map Records in the Office of the County Clerk of Hidalgo County, Texas, (reference to which is here made for all purpose), and lying on the Southwest corner of Mile 2 1/2 West Road and East Pike Boulevard (Mile 8 North Road) Intersection, is described by metes and bounds as follows:

The **POINT OF COMMENCMENT** (P.O.C.) being at a cotton picker spindle found for the intersection of the apparent existing 80.00-foot right-of-way centerline of said East Pike Boulevard and apparent existing 40.00-foot right-of-way centerline of said Mile 2 1/2 West Road for the apparent Northeast corner of said Lot 3 and of Block 114, and for the apparent Northeast corner of said 29.29 Tract, and also being the **POINT OF BEGINNING** of said 29.23 Tract of land herein described;

**THENCE,** SOUTH, with the said Mile 2 ½West Road existing 40.00-foot right-of-way centerline and the apparent East lot line of said Lot 3 and of Block 114 and of said 29.550 Tract, a distance of 1320.00 feet to a cotton picker spindle found on the said Mile 2 1/2 West Road, existing 40.00-foot right-of-way centerline for the apparent Southeast corner of said Lot 3 and of said 29.29 Tract of land herein described;

**THENCE,** WEST, with the apparent South lot line of said Lot 3, Farm Tract 1036 and of said 29.29 Tract, a distance 20.00 feet passed a ½"iron rod found on the apparent existing West right-of-way line said Mile 2 ½West Road, continuing for a total distance of 985.54 feet to a ½" iron rod found for the Southwest corner of said 29.550Tract of land herein described;

**THENCE,** NORTH, along the West lot line of said 29.550 Tract, a distance 1,280.00 feet to a ½"iron rod found on the South right-of-way line said of said East Pike Boulevard, continuing for a total of 1,320.00 feet to a point on the said East Pike Boulevard existing 80.00-foot right-of-way centerline for the Northwest corner of said 29.29 tract of land herein described;

**THENCE,** EASTwith the said East Pike Boulevard existing 80.00-foot right-of-way centerline, and the North lot line of said Lot 3 and of Block 114, and of said 29.29 Tract, a distance 18.97 feet passed the apparent Northwest corner of a 0.569 of an acre tract vested in Maria De Jesus and Angel G. Hernandez (Document No. 923806, Hidalgo County Official Records), thence another 100.00 feet passed the apparent Northeast corner of said 0.569 of an acre tract vested in Maria De Jesus and Angel G. Hernandez, continuing for a total distance of 985.54 feet to the said cotton picker spindle found at the intersection of the East Pike Boulevard apparent existing 80.00-foot right-of-way centerline and apparent existing Mile 2 1/2 West Road 40.00-foot right-of-way centerline for the Northeast corner of Lot 3 and Block 114, and of 29.550 Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 29.86 acres of land, of which 1.002 acres lies in existing roadway easement, 0.405 of an acre lies in existing roadway acquired by the City and SAVE AND EXCEPT 0.569 of an acre, for a net of 27.014 acres of land, more or less.

**GENERAL NOTES:**

1. MIN. BUILDING SETBACK LINES:
   FRONT 30.0'
   REAR 15.0' OR GREATER FOR EASEMENTS
   SIDE 5.0' OR GREATER FOR EASEMENT
   SIDE CORNER 10.0' OR GREATER FOR EASEMENT
2. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT
3. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 66.00' OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
4. FLOOD ZONE "X" - 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: AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL No. 480334 0450 C
   MAP REVISED: JUNE 6, 2000
5. DRAINAGE: IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 220,690 CF ( 5.07 ACRE-FEET)OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINES, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
6. PROJECT BENCH MARK ELEV.- 70.45, NAIL IN POWER POLE AT THE NORTHWEST CORNER OF THIS SUBDIVISION
7. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
   ● -DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
   O-DENOTES ½" IRON ROD SET
8. A 5 FT ADA COMPLAINT SIDWALK IS REQUIRED ALONG THE SOUTH SIDE OF PIKE BOULEVARD AND THE WEST SIDE OF MILE 2 ½ WEST DURING SUBDIVISION STAGE
9. A 4 FT SIDEWALK IS REQUIRED ALONG ALL INTERNOR 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.
10. ZONE "R2" DUPLEX/FOURPLEX DISTRICT
11. RIGHTS, RULES, REGULATIONS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
12. LANDSCAPING IS REQUIRED PER CITY ORDINANCE
13. NO ACCESS SHALL BE GRANTED FROM PIKE BOULEVARD AND MILE 2 ½ WEST
14. OUTPARCEL "A" SHALL BE USED FOR DRAINAGE DETENTION, MUST BE MAINTAINED BY HOA AND SHALL NOT BE RE-SUBDIVIDED FOR FUTURE USE OTHER THAN DRAINAGE DETENTION.
15. CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGMENT ORDINANCE.
16. BUFFER FENCING IN DEVELOPMENTS WITHIN THE CITY LIMITS AND THE ETJ', A MINIMUM SIX-FOOT BUFFER SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH CALICHE PIT AND HOLIDING POND WHICH, IN OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTE FROM. IN THE ETJ, A PLAT NOTESREQUIRING SUCH BUFFERINGOF THE AFFECTED LOT OWNER AT THE TIME OF THE LOT'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJECENT TO THE BUFFER FENCE TO FINES AND/OR REPLACEMENT/REPAIR OF THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE. SUCH BUFFERING MAY ALSO INCLUDE MAYOR THOROUGHFARES BUT NOT GOLF COURSES LAKES, AND/OR SIMILAR LANDSCAPING.
17. SECTION 26-22 RESTRICTIVE COVENANTS IMPOSED ON THE LAND, IF DESIRED BY THE SUBDIVIDER, OR REQUIRED BY THE LEGISLATIVE BODY OF THE CITY, ARE TO BE SHOWN ON THE PLAT, OR ON A SEPARATE DOCUMENT IN THE OFFICE OF THE COUNTY CLERK. IF NOT SHOWN ON THE RECORDED PLAT, SUCH RESTRICTIVE COVENANTS SHALL BE FURNISHED TO THE CITY. THE RESTRICTIVE COVENANTS MUST COMPLY WITH ALL APPLICABLE CODES AND ORDINANCE OF THE CITY, THOUGH THIS PROVISION DOES NOT PRECLUDE STRICTER STANDARDS BEING IMPOSED BY THE SUBDIVIDER
18. STREETLIGHT MUST BE LOCATED AT EVERY 300 FEET

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

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS HERON'S LANDING SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: DII MANAGMENT LLC
ALBERT HANKS - MANAGER OF DII MANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS

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 CODES 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2022

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL HCCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

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

_____ _____
MAYOR, CITY OF WESLACO DATE CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF HERON'S LANDING SUBDIVISION BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2022 A.D.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR * 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS. 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 10/19/2022
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER * 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

DATE OF PREPARATION: SEPTEMBER 16, 2022

PRINCIPAL CONTACTS:

| | NAME | ADDRESS | CITY & ZIP | PHONE |
|---|---|---|---|---|
| OWNER: | ALBERT HANKS | 502 E. EXPRESSWAY 83, SUITE G | WESLACO, TEXAS. 78596 | 956-630-0216 |
| ENGINEER: | GUILLERMO A. ARRATIA | 526 N. 5TH ST. | DONNA, TX 78537. | (956) 784-0218 |
| SURVEYOR: | REYNALDO ROBLES | 107 W. HUISACHE ST. | WESLACO, TEXAS. 78596 | 956-968-2422 |


NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

# HERON'S LANDING SUBDIVISION

# WATERLINE LAYOUT

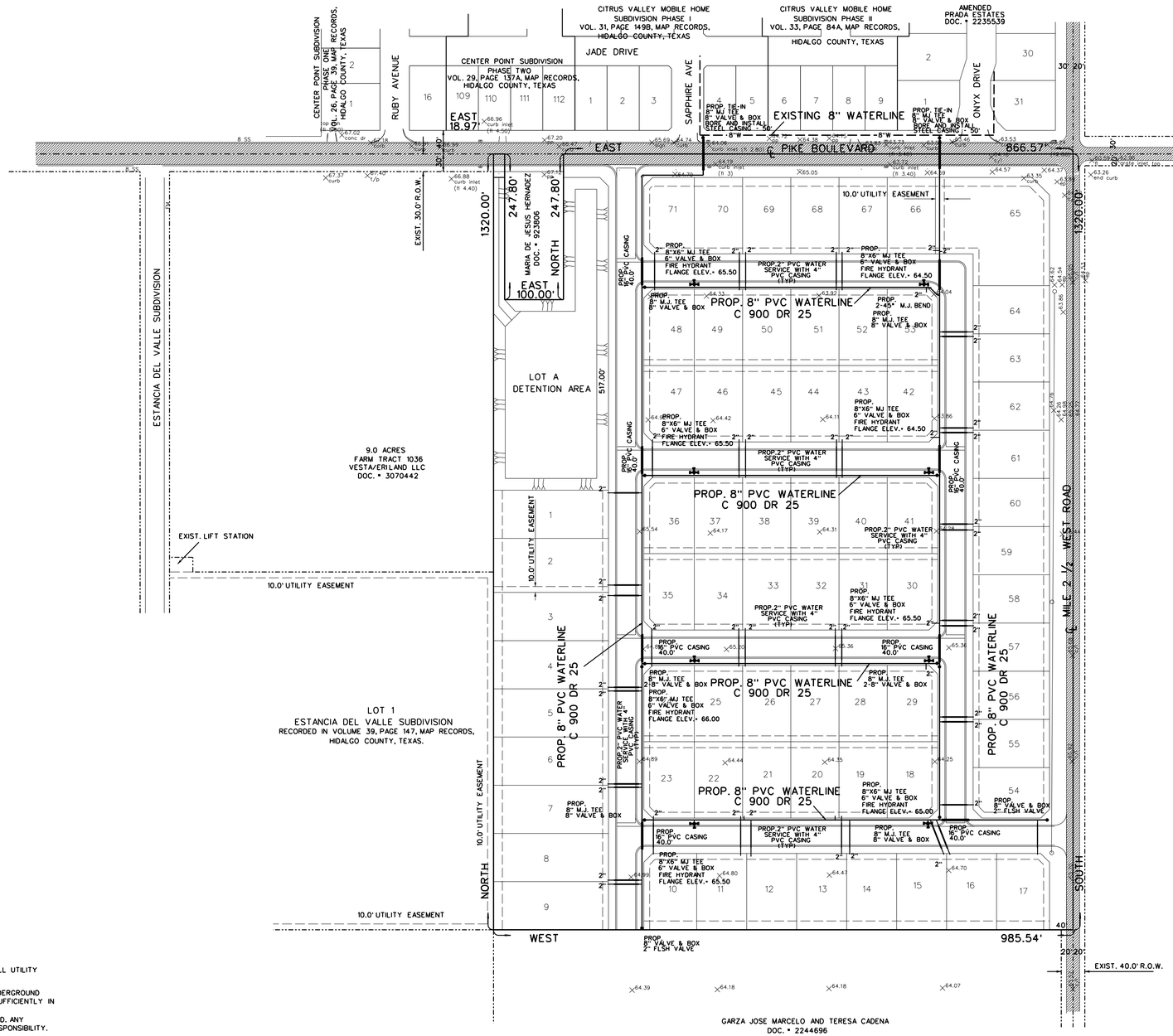
LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "RGA"
- Power pole
- Light pole
- Stand pipe
- Water meter
- Irrigation valve
- Chain link fence
- Hogwire fence
- Wood fence
- Iron fence
- Electrical box

N

SC: 1"=100'

NOTES:
1. WATERLINE SERVICE MUST BE 1" x 3/4" PER UNIT
2. ALL VALVES AND FIRE HYDRANTS MUST BE MULLER
3. ONLY ALL STAINLESS- STEEL TAPPING SLEEVE ALLOWED FOR WATERLINE TIE-IN WHERE THE CANNOT BE INSTALLED
4. ALL TAPPING SLEEVES MUST BE ALL STAINLESS STEEL WITH STAINLESS STEEL NUTS AND BOLTS




GENERAL NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
3. WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT SHOWN IN THE DRAWINGS, THE CONTRACTOR SHALL MAKE THE NECESSARY REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
5. THE CONTACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES UTILITIES, ETC., WHETHER PUBLICITY OR PRIVATELY OWNED.
6. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION AS PROVIDED FOR IN THE PLANS AND THESE SPECIFICATION, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR, AND HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL INJURIES OR DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLITION AND ACCEPTANCE.
7. CONTRACTOR WILL BE REPONSIBLE FOR TRAFFIC CONTROL PLAN
8. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
9. PROPOSED TRENCH PROTECTION FOR SANITARY SEWER LINE
10. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT CITY OF WESLACO TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

Guillermo Arratia P.E.
10/19/2022


NAIN ENGINEERING, L.L.C.
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526 N. 5TH STREET
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PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM
FIRM NO. F-9050

LEGEND

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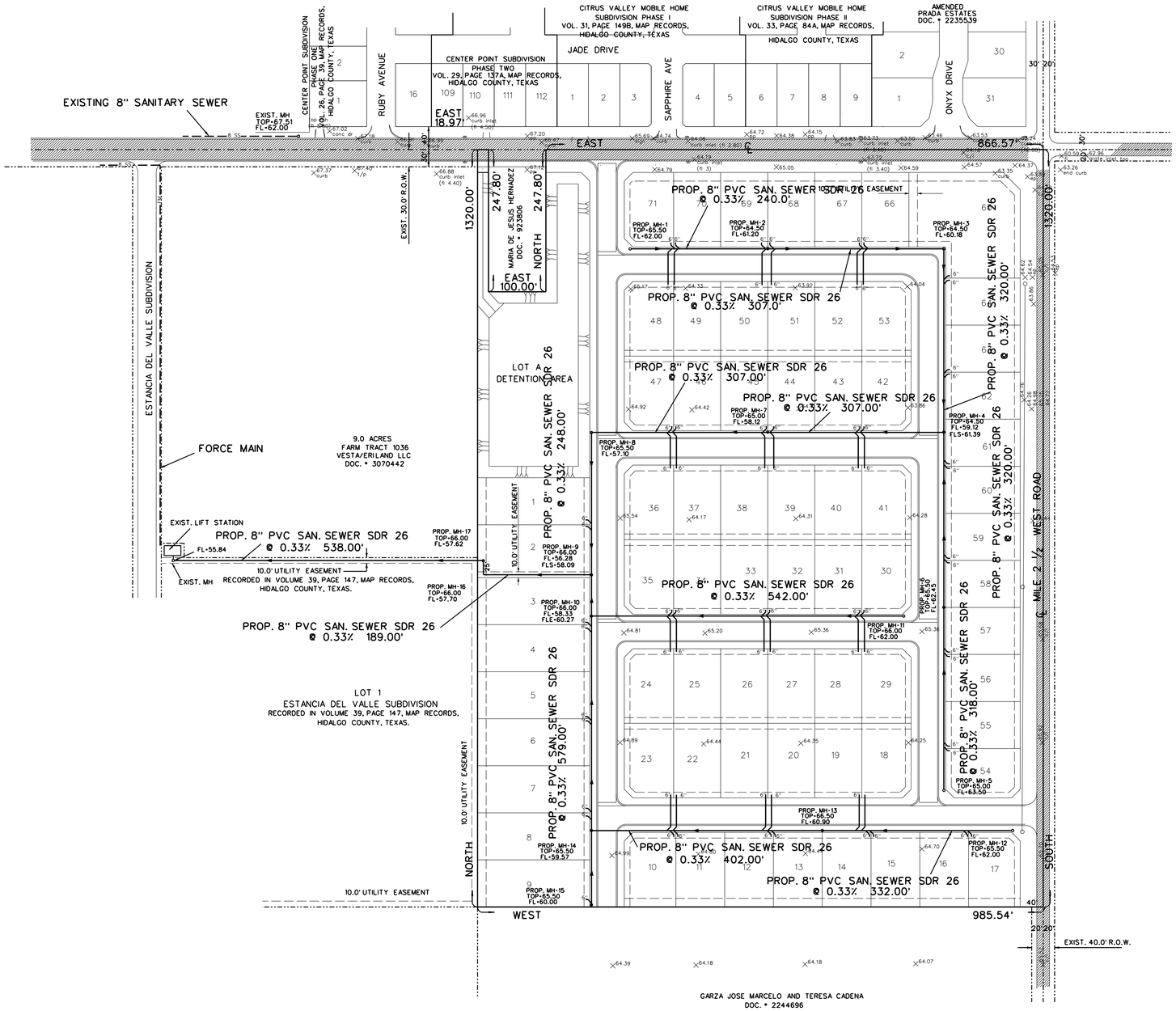
- Set 1/2" iron rod with a plastic cap stamped "RGA"
- Power pole
- Light pole
- Stand pipe
- Water meter
- Irrigation valve
- Chain link fence
- Hogwire fence
- Wood fence
- Iron fence
- Electrical box

N

SC: 1"=100'

MANHOLE COVERS TO BE COMPOSITE




STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

Guillermo Arratia P.E.
10/19/2022

# HERON'S LANDING SUBDIVISION

# SANITARY SEWER LAYOUT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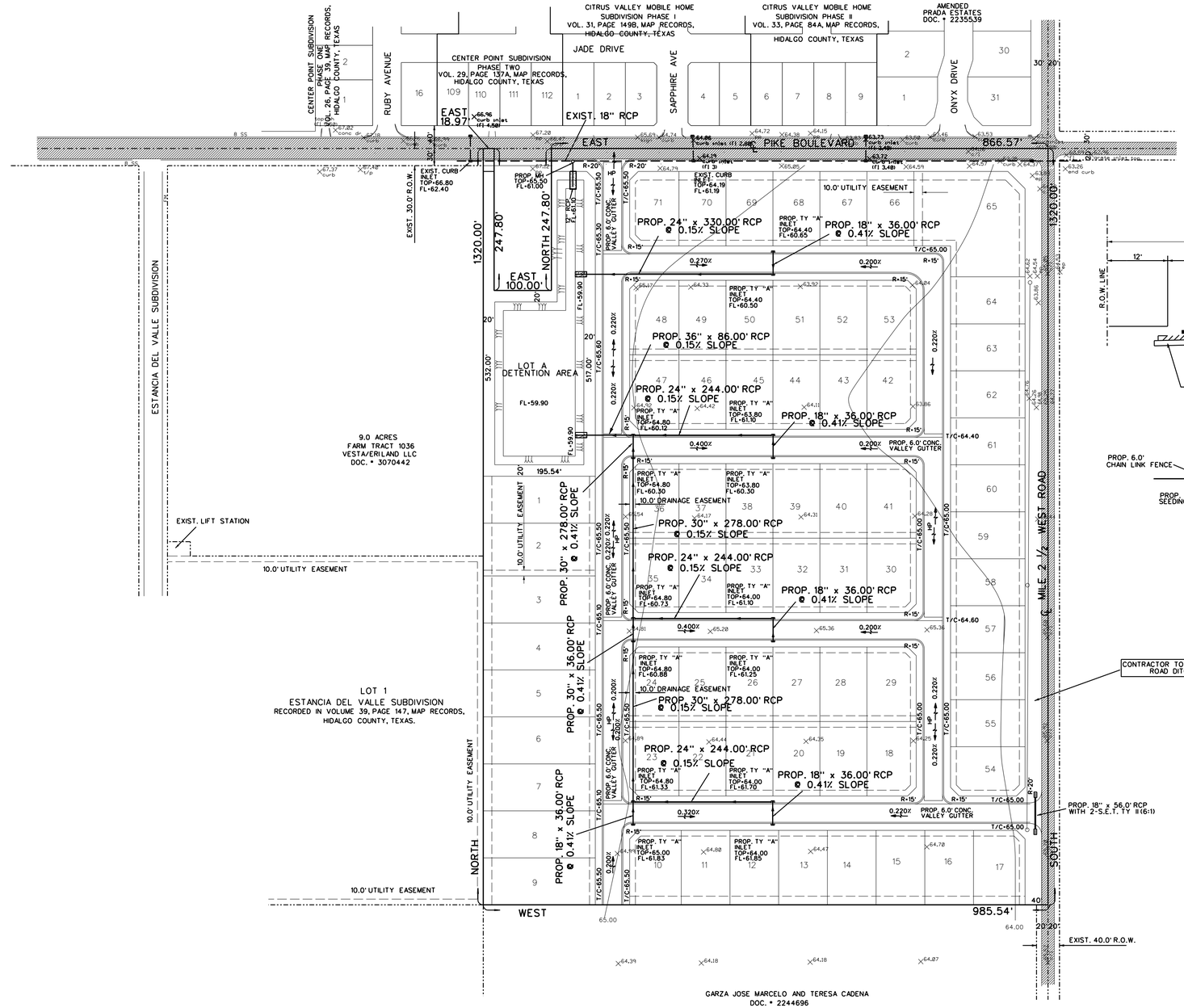
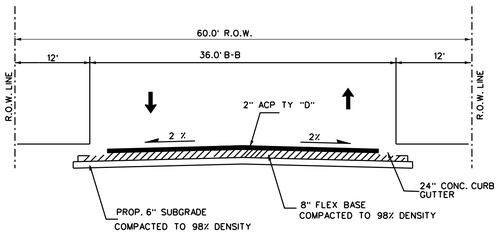
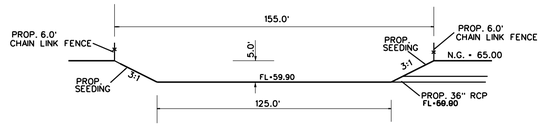
SC: 1"=100'




PROPOSED TYPICAL SECTION



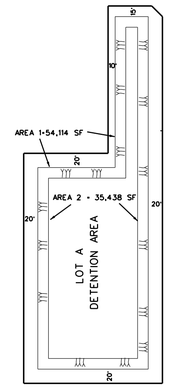

## DETENTION AREA DETAIL

DRAINAGE RETENTION REQUIRED: 220,690 CF
TOTAL DRAINAGE RETENTION PROVIDED: 223,880 CF
54,114+35,438/2x5+223,880 CF

**PROPOSED OUTLET STRUCTURE CALCULATIONS**

$A = \frac{Q}{0.6\sqrt{2gh}} = \frac{12.89}{0.6\sqrt{2x32.2x3.5'}} = 1.43$ SF = 16"

PROP. 12"




STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

Guillermo Arratia P.E.
10/19/2022

# HERON'S LANDING SUBDIVISION

# PAVING AND DRAINAGE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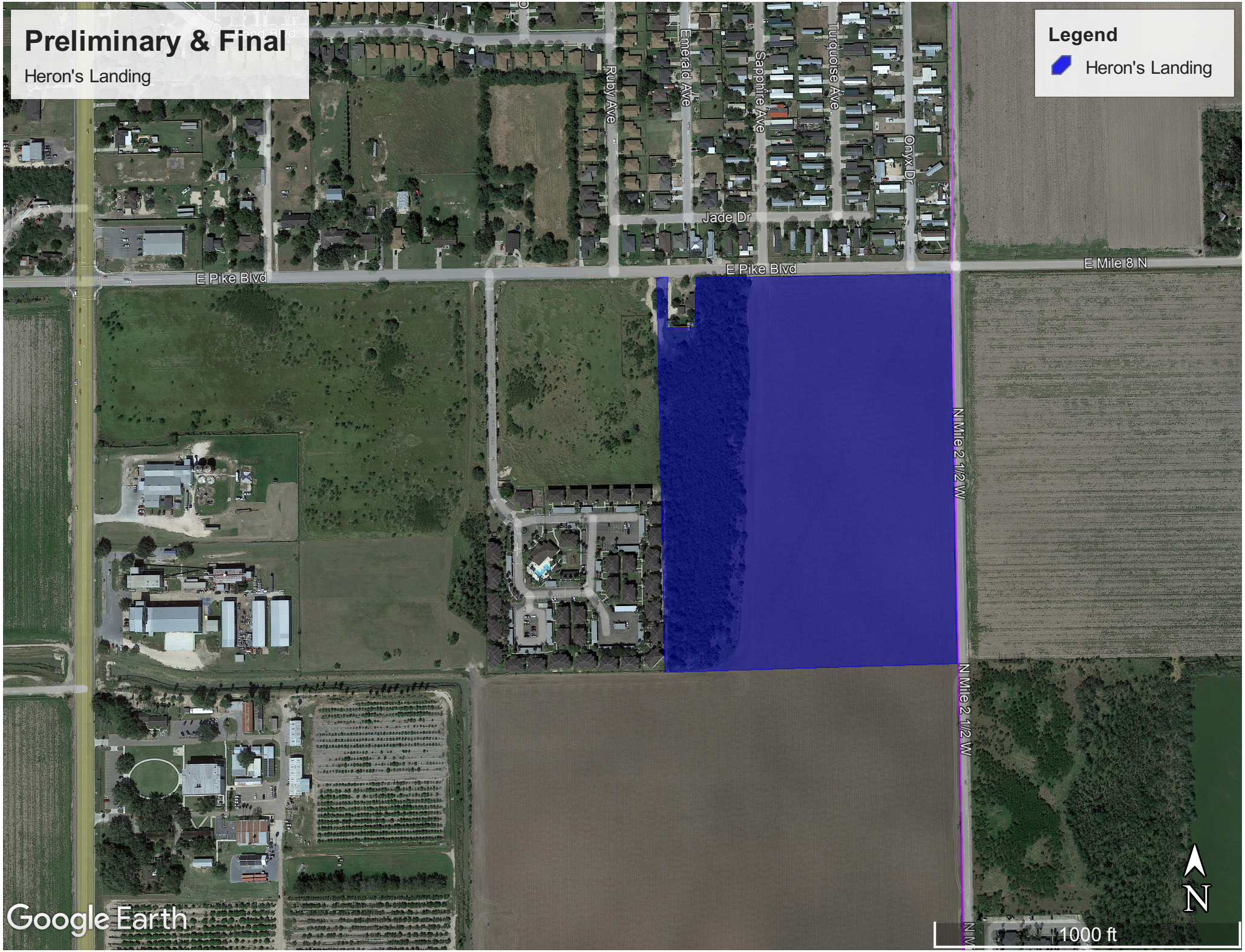
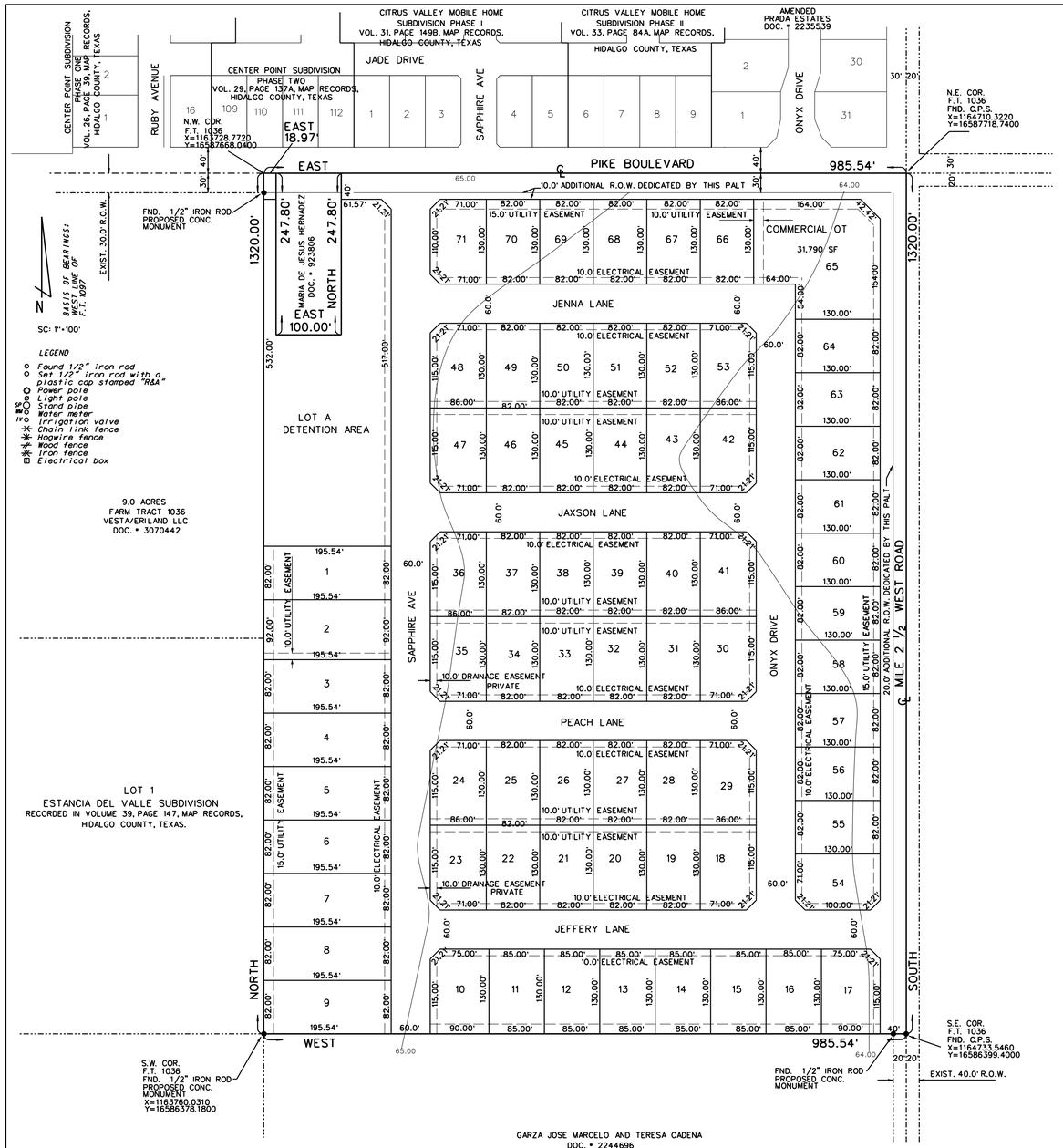
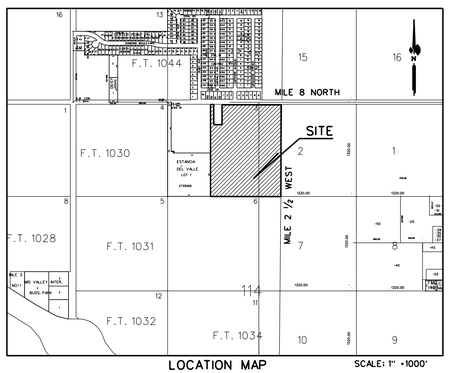

Preliminary & Final
Heron's Landing
Legend
Heron's Landing
Ruby Ave
Emerald Ave
Sapphire Ave
Turquoise Ave
Onyx Dr
Jade Dr
E Pike Blvd
E Pike Blvd
E Mile 8 N
N Mile 2 1/2 W
N Mile 2 1/2 W
N
1000 ft
Google Earth




# HERON'S LANDING SUBDIVISION

A 29.29 ACRE TRACT OF LAND OUT OF FARM TRACT 1036, WEST AND ADAMS TRACT SUBDIVISION ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE3 , MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 29.29 Tract of land (30.00 acres recorded), more or less, being out of the East 30.00 acre of Farm Tract 1036, being out of the original Lot 3, Block 114, The Subdivision Map of The West and Adams Tracts Subdivision of the Llano Grande Grant, as per the "Correction"Special Warranty Deed recorded via Document No. 2011-2244696 on September 27, 2011, and as per the map or plat thereof recorded in Volume 2, Page 2, Map Records in the Office of the County Clerk of Hidalgo County, Texas, (reference to which is here made for all purpose), and lying on the Southwest corner of Mile 2 1/2 West Road and East Pike Boulevard (Mile 8 North Road) Intersection, is described by metes and bounds as follows:

The **POINT OF COMMENCMENT** (P.O.C.) being at a cotton picker spindle found for the intersection of the apparent existing 80.00-foot right-of-way centerline of said East Pike Boulevard and apparent existing 40.00-foot right-of-way centerline of said Mile 2 1/2 West Road for the apparent Northeast corner of said Lot 3 and of Block 114, and for the apparent Northeast corner of said 29.29 Tract, and also being the **POINT OF BEGINNING** of said 29.23 Tract of land herein described;

**THENCE,** SOUTH, with the said Mile 2 ½West Road existing 40.00-foot right-of-way centerline and the apparent East lot line of said Lot 3 and of Block 114 and of said 29.550 Tract, a distance of 1320.00 feet to a cotton picker spindle found on the said Mile 2 1/2 West Road, existing 40.00-foot right-of-way centerline for the apparent Southeast corner of said Lot 3 and of said 29.29 Tract of land herein described;

**THENCE,** WEST, with the apparent South lot line of said Lot 3, Farm Tract 1036 and of said 29.29 Tract, a distance 20.00 feet passed a ½"iron rod found on the apparent existing West right-of-way line said Mile 2 ½West Road, continuing for a total distance of 985.54 feet to a ½" iron rod found for the Southwest corner of said 29.550Tract of land herein described;

**THENCE,** NORTH, along the West lot line of said 29.550 Tract, a distance 1,280.00 feet to a ½"iron rod found on the South right-of-way line said of said East Pike Boulevard, continuing for a total of 1,320.00 feet to a point on the said East Pike Boulevard existing 80.00-foot right-of-way centerline for the Northwest corner of said 29.29 tract of land herein described;

**THENCE,** EASTwith the said East Pike Boulevard existing 80.00-foot right-of-way centerline, and the North lot line of said Lot 3 and of Block 114, and of said 29.29 Tract, a distance 18.97 feet passed the apparent Northwest corner of a 0.569 of an acre tract vested in Maria De Jesus and Angel G. Hernandez (Document No. 923806, Hidalgo County Official Records), thence another 100.00 feet passed the apparent Northeast corner of said 0.569 of an acre tract vested in Maria De Jesus and Angel G. Hernandez, continuing for a total distance of 985.54 feet to the said cotton picker spindle found at the intersection of the East Pike Boulevard apparent existing 80.00-foot right-of-way centerline and apparent existing Mile 2 1/2 West Road 40.00-foot right-of-way centerline for the Northeast corner of Lot 3 and Block 114, and of 29.550 Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 29.86 acres of land, of which 1.002 acres lies in existing roadway easement, 0.405 of an acre lies in existing roadway acquired by the City and SAVE AND EXCEPT 0.569 of an acre, for a net of 27.014 acres of land, more or less.

**GENERAL NOTES:**

1. MIN. BUILDING SETBACK LINES:
   FRONT 30.0'
   REAR 15.0' OR GREATER FOR EASEMENTS
   SIDE 5.0' OR GREATER FOR EASEMENT
   SIDE CORNER 10.0' OR GREATER FOR EASEMENT
2. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT
3. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 66.00' OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
4. FLOOD ZONE "X" - 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: AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL No. 480334 0450 C
   MAP REVISED: JUNE 6, 2000
5. DRAINAGE: IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 220,690 CF ( 5.07 ACRE-FEET)OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINES, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
6. PROJECT BENCH MARK ELEV.- 70.45, NAIL IN POWER POLE AT THE NORTHWEST CORNER OF THIS SUBDIVISION
7. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
   ● -DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
   O-DENOTES ½" IRON ROD SET
8. A 5 FT ADA COMPLAINT SIDWALK IS REQUIRED ALONG THE SOUTH SIDE OF PIKE BOULEVARD AND THE WEST SIDE OF MILE 2 ½ WEST DURING SUBDIVISION STAGE
9. A 4 FT SIDEWALK IS REQUIRED ALONG ALL INTERNOR 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.
10. ZONE "R2" DUPLEX/FOURPLEX DISTRICT
11. RIGHTS, RULES, REGULATIONS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
12. LANDSCAPING IS REQUIRED PER CITY ORDINANCE
13. NO ACCESS SHALL BE GRANTED FROM PIKE BOULEVARD AND MILE 2 ½ WEST
14. OUTPARCEL "A" SHALL BE USED FOR DRAINAGE DETENTION, MUST BE MAINTAINED BY HOA AND SHALL NOT BE RE-SUBDIVIDED FOR FUTURE USE OTHER THAN DRAINAGE DETENTION.
15. CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGMENT ORDINANCE.
16. BUFFER FENCING IN DEVELOPMENTS WITHIN THE CITY LIMITS AND THE ETJ', A MINIMUM SIX-FOOT BUFFER SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH CALICHE PIT AND HOLIDING POND WHICH, IN OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTE FROM. IN THE ETJ, A PLAT NOTESREQUIRING SUCH BUFFERINGOF THE AFFECTED LOT OWNER AT THE TIME OF THE LOT'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJECENT TO THE BUFFER FENCE TO FINES AND/OR REPLACEMENT/REPAIR OF THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE. SUCH BUFFERING MAY ALSO INCLUDE MAYOR THOROUGHFARES BUT NOT GOLF COURSES LAKES, AND/OR SIMILAR LANDSCAPING.
17. SECTION 26-22 RESTRICTIVE COVENANTS IMPOSED ON THE LAND, IF DESIRED BY THE SUBDIVIDER, OR REQUIRED BY THE LEGISLATIVE BODY OF THE CITY, ARE TO BE SHOWN ON THE PLAT, OR ON A SEPARATE DOCUMENT IN THE OFFICE OF THE COUNTY CLERK. IF NOT SHOWN ON THE RECORDED PLAT, SUCH RESTRICTIVE COVENANTS SHALL BE FURNISHED TO THE CITY. THE RESTRICTIVE COVENANTS MUST COMPLY WITH ALL APPLICABLE CODES AND ORDINANCE OF THE CITY, THOUGH THIS PROVISION DOES NOT PRECLUDE STRICTER STANDARDS BEING IMPOSED BY THE SUBDIVIDER
18. STREETLIGHT MUST BE LOCATED AT EVERY 300 FEET

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

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

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS HERON'S LANDING SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: DII MANAGMENT LLC
ALBERT HANKS - MANAGER OF DII MANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS

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 CODES 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2022

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

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

_____ _____
MAYOR, CITY OF WESLACO DATE CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF HERON'S LANDING SUBDIVISION BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2022 A.D.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REYNALDO ROBLES
REG. PROFESSIONAL LAND SURVEYOR * 4032
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS. 78596
PH. 956-968-2422

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 10/19/2022
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER * 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

DATE OF PREPARATION: SEPTEMBER 16, 2022

PRINCIPAL CONTACTS:

| | NAME | ADDRESS | CITY & ZIP | PHONE |
|---|---|---|---|---|
| OWNER: | ALBERT HANKS | 502 E. EXPRESSWAY 83, SUITE G | WESLACO, TEXAS. 78596 | 956-630-0216 |
| ENGINEER: | GUILLERMO A. ARRATIA | 526 N. 5TH ST. | DONNA, TX 78537. | (956) 784-0218 |
| SURVEYOR: | REYNALDO ROBLES | 107 W. HUISACHE ST. | WESLACO, TEXAS. 78596 | 956-968-2422 |


NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

# HERON'S LANDING SUBDIVISION

# WATERLINE LAYOUT

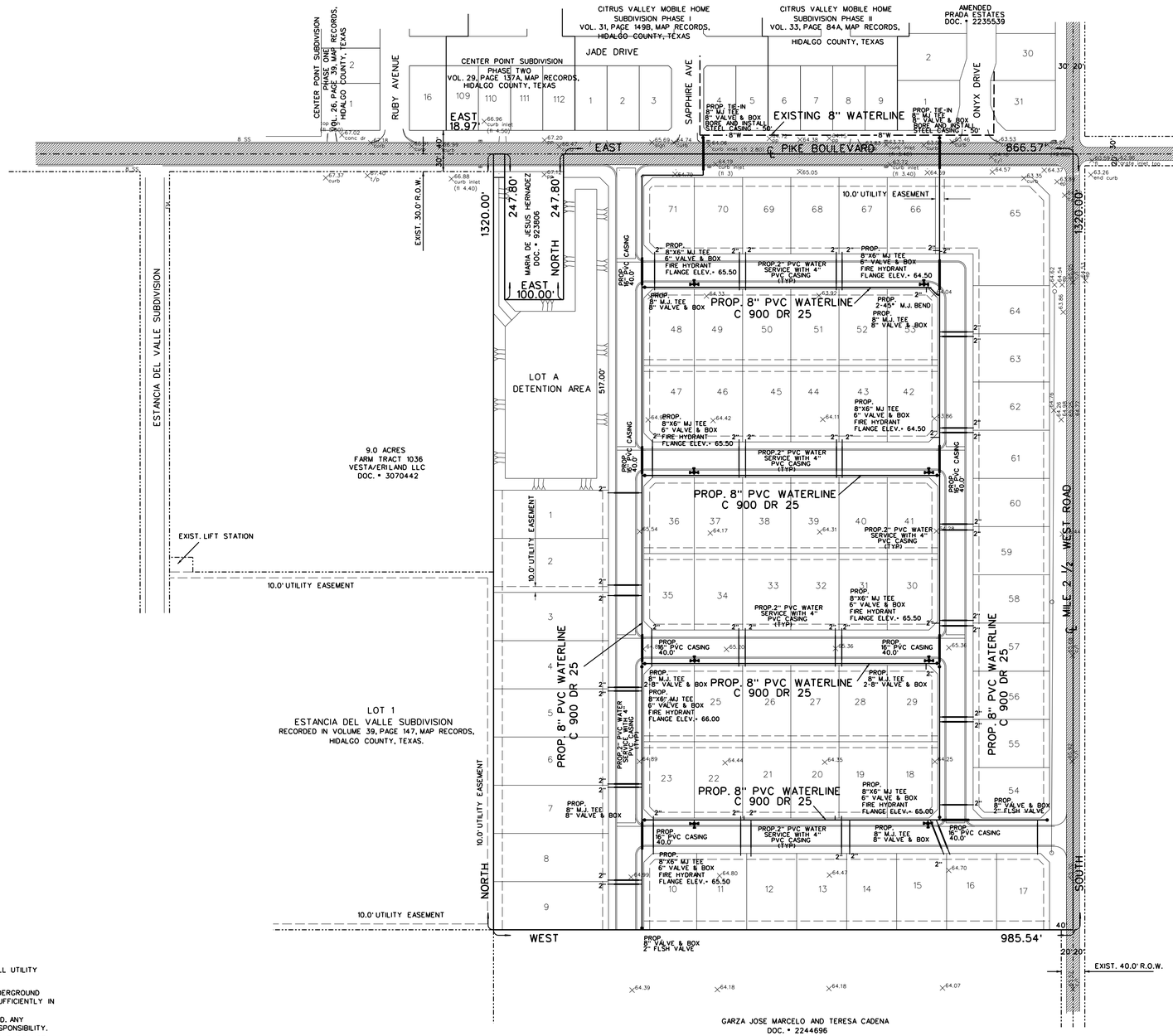
LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "RGA"
- Power pole
- Light pole
- Stand pipe
- Water meter
- Irrigation valve
- Chain link fence
- Hogwire fence
- Wood fence
- Iron fence
- Electrical box

N

SC: 1"=100'

NOTES:
1. WATERLINE SERVICE MUST BE 1" x 3/4" PER UNIT
2. ALL VALVES AND FIRE HYDRANTS MUST BE MULLER
3. ONLY ALL STAINLESS- STEEL TAPPING SLEEVE ALLOWED FOR WATERLINE TIE-IN WHERE THE CANNOT BE INSTALLED
4. ALL TAPPING SLEEVES MUST BE ALL STAINLESS STEEL WITH STAINLESS STEEL NUTS AND BOLTS




GENERAL NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
3. WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT SHOWN IN THE DRAWINGS, THE CONTRACTOR SHALL MAKE THE NECESSARY REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
5. THE CONTACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES UTILITIES, ETC., WHETHER PUBLICITY OR PRIVATELY OWNED.
6. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION AS PROVIDED FOR IN THE PLANS AND THESE SPECIFICATION, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR, AND HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL INJURIES OR DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLITION AND ACCEPTANCE.
7. CONTRACTOR WILL BE REPONSIBLE FOR TRAFFIC CONTROL PLAN
8. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
9. PROPOSED TRENCH PROTECTION FOR SANITARY SEWER LINE
10. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT CITY OF WESLACO TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

Guillermo Arratia P.E.
10/19/2022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526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM
FIRM NO. F-9050

LEGEND

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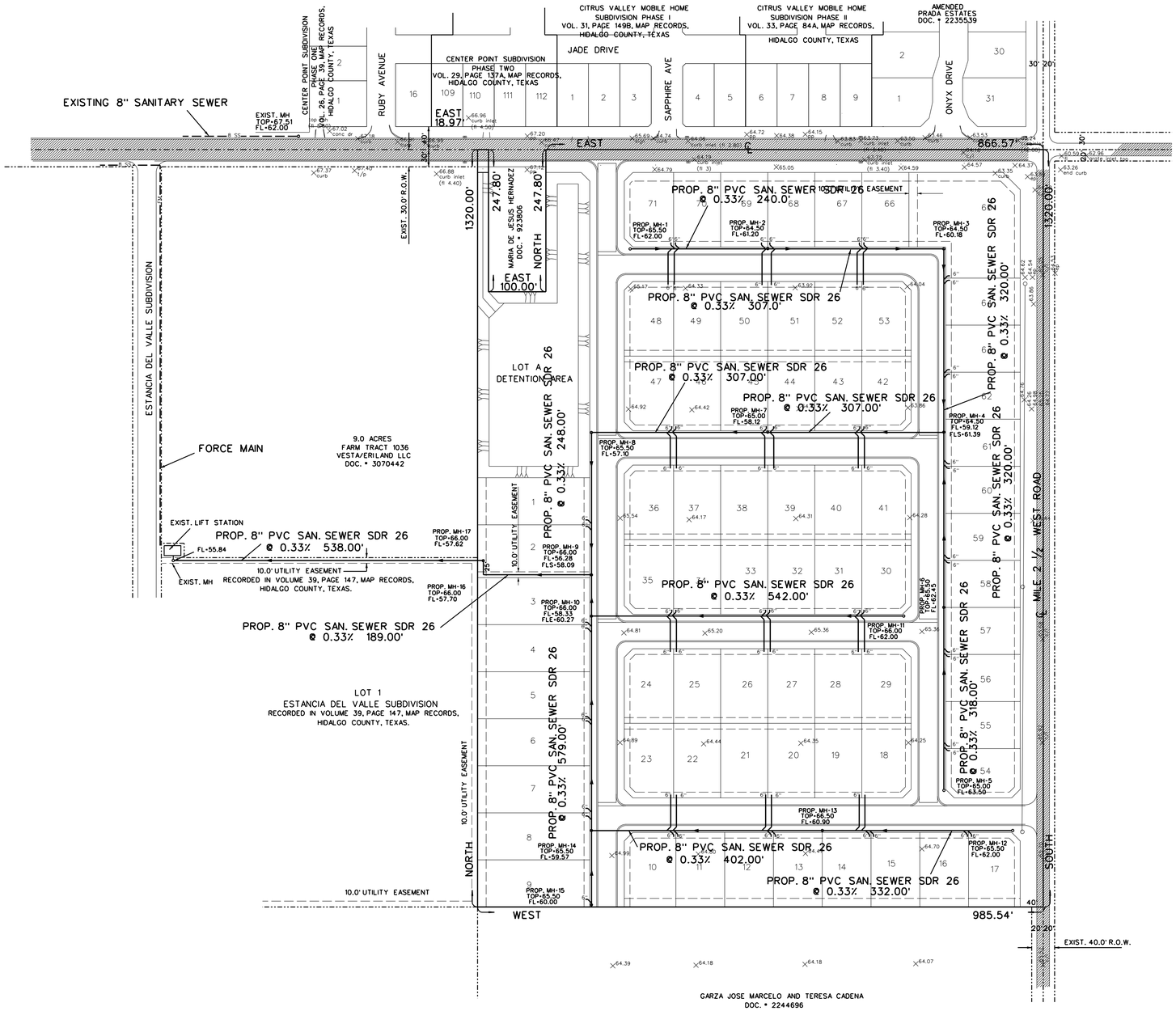
- Set 1/2" iron rod with a plastic cap stamped "RGA"
- Power pole
- Light pole
- Stand pipe
- Water meter
- Irrigation valve
- Chain link fence
- Hogwire fence
- Wood fence
- Iron fence
- Electrical box

N

SC: 1"=100'

MANHOLE COVERS TO BE COMPOSITE




STATE OF TEXAS
GUILLERMO A. ARRATIA
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LICENSED PROFESSIONAL ENGINEER

Guillermo Arratia P.E.
10/19/2022

# HERON'S LANDING SUBDIVISION

# SANITARY SEWER LAYOUT


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CONSULTING ENGINEER
FIRM NO. F-9050
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DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

LEGEND

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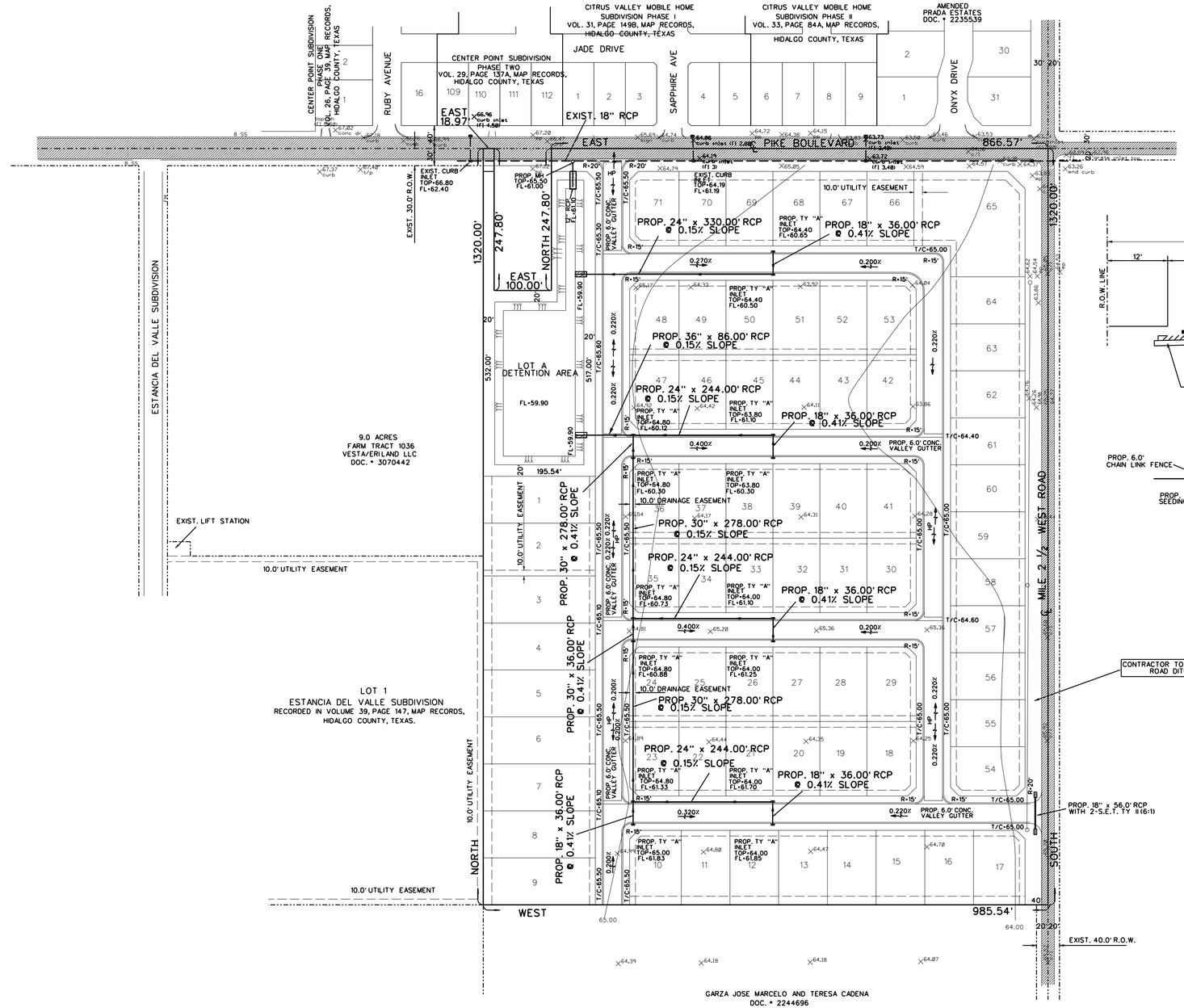
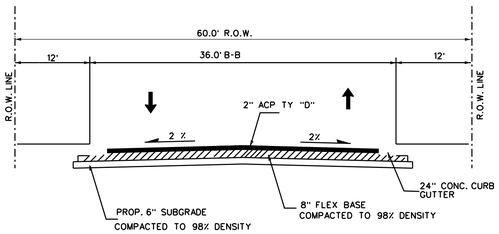
- Electrical box

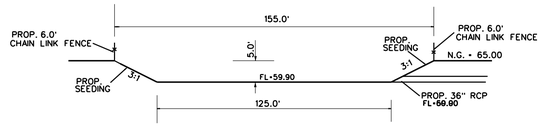
N

SC: 1"=100'




PROPOSED TYPICAL SECTION



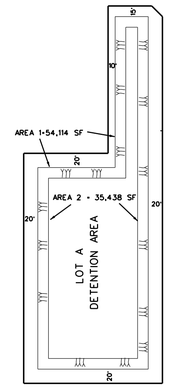

## DETENTION AREA DETAIL

DRAINAGE RETENTION REQUIRED: 220,690 CF
TOTAL DRAINAGE RETENTION PROVIDED: 223,880 CF
54,114+35,438/2x5+223,880 CF

**PROPOSED OUTLET STRUCTURE CALCULATIONS**

$A = \frac{Q}{0.6\sqrt{2gh}} = \frac{12.89}{0.6\sqrt{2x32.2x3.5'}} = 1.43$ SF = 16"

PROP. 12"




STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

Guillermo Arratia P.E.
10/19/2022

# HERON'S LANDING SUBDIVISION

# PAVING AND DRAINAGE


NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM
FIRM NO. F-9050

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5942 |

**From:**
ROBERT LOPEZ

**Subject:**
Discussion and consideration to purchase a 2023 GMC Terrain SLE under BuyBoard contract #601-19 for the amount of $29,258.75 and a 2022 GMC Sierra 1500 under BuyBoard Contract #601-19 for the amount of $41,058.75 from Gunn Auto Group using our department's vehicle budget line and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

**Background:**
As authorized under the department's vehicle budget approved for this fiscal year.

**Funding Source** (budget code, if applicable)**:**
101-5202-554240

| | | |
|---|---|---|
| Amount: $70,317.50 | Term of Impact: 12 months | Identified in Current Budget: Yes |

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| ADELAIDA VEGA | Created/Initiated |
| ROBERT LOPEZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Police Department.

**Staff Recommendation:**
Recommend Approval

**Attachments, if any:**
2023 GMC Terrain Gunn Auto Group $29,258.75, 2022 GMC Sierra Gun Auto Group $41,058.75

**Responsibilities upon Approval:**

GUNN AUTO GROUP

GUNN Acura
11911 IH 10 West
San Antonio, TX 78230
Phone: (210) 696-2232

GUNN BUICK GMC
16440 IH 35 North
Selma, TX 78154
Phone: (210) 599-5600

GUNN CHEVROLET
16550 IH 35 North
Selma, TX 78154
Phone: (210) 599-5000

GUNN Honda
14610 IH 10 West
San Antonio, TX 78249
Phone: (210) 680-3371

GUNN NISSAN
750 NE LOOP 410
San Antonio, TX 78209
Phone: (210) 496-0806

GUNN NISSAN of DENTON
5650 S Interstate 35 E
Corinth, TX 76210
Phone: (940) 270-9000

# DEAL WORKSHEET

Deal # _____

## BUYER INFORMATION

Date 11/09/2022
Buyer's Name City Of Weslaco
Co-Buyer's Name _____
Business Name City Of Weslaco
Address 255 S Kansas Ave
City & State Weslaco Zip 78596
Home Phone (956) 968-8951 Bus. Phone (956) 447-2240
Cell Phone (956) 451-8037 E-Mail rlopez@weslacotx.gov
Est. Delivery Date _____ Customer # _____
SalesPerson 1 Danny Mireles SalesPerson 1 ID # 151
SalesPerson 2 _____ SalesPerson 2 ID # _____

## TRADE-IN INFORMATION

Yr. ____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

## TRADE-IN INFORMATION

Yr. ____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

Stock # _____ Vin # _____
Year 2023 Make GMC
Model Terrain Model Trim SLE
Miles _____ Color White
M.S.R.P. $34,100.00 Discount $5,300.00 O.S.P. $28,800.00

### Dealer Installed Accessories *

| | |
|---|---|
| 1. Delivery Fee | $435.00 |
| 2. plus Buy Board Fee $400 per PC | $0.00 |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. Buy Board Contract#601-19 | |

| | |
|---|---|
| **Selling Price** | $28,800.00 |
| Plus Owed Accessories | $435.00 |
| **Selling Price w/ Accessories** | $29,235.00 |
| Sales Services Fee | |
| Trade-In Appraised Value | $0.00 |
| Factory Rebate(s), if any | |
| **Sub-Total** | $29,235.00 |
| State Motor Vehicle Sales Tax | $0.00 |
| Dealer's Inventory Tax | $0.00 |
| Lic., Title, Insp., R&B, Etag, Ins. Ver., Sys. Fees | $23.75 |
| Balance Due on Trade-In | $0.00 |
| Documentary Fee | $0.00 |
| **Total** | $29,258.75 |
| Deposit Receipt # | |
| Cash Down Receipt # | $0.00 |
| **Amount to Finance** | $29,258.75 |

*Payment estimates are based on a standard rate presented to all Gunn customers. Specific terms are subject to each individual customer's ability to meet the financial criteria established by third party lenders. Therefore, the terms shown above are not binding and are subject to change based upon individual customer qualifications.*

Date 11/09/2022 ____ Buyer's / Co-Buyer's Signature: _____ Accepted _____

**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

# City of Weslaco PD

**Prepared For:** R Lopez 2023 Terrain SLE

o#956-968-8951 c#956-451-8037

rlopez@weslacotx.gov

Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE

**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE ( ✓ Complete )

# Window Sticker

## SUMMARY

[Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE — MSRP:$29,900.00

Interior:Jet Black, Premium cloth seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, 1.5L Turbo DOHC 4-cylinder, SIDI, VVT

Transmission, 9-speed automatic 9T45, electronically-controlled with overdrive

## OPTIONS

| CODE | MODEL | | MSRP |
|---|---|---|---|
| TXL26 | [Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE | | $29,900.00 |
| | **OPTIONS** | | |
| 3SA | SLE Preferred Equipment Group | | $0.00 |
| 5CX | Tires, P225/65R17 all-season blackwall | | $0.00 |
| AG1 | Seat, driver 8-way power with 2-way power lumbar | Inc. | |
| AL9 | Seat, power driver lumbar control | Inc. | |
| AR9 | Seats, front bucket | | $0.00 |
| BTV | Remote Start | Inc. | |
| CAV | LPO, Integrated cargo liner | Inc. | |
| CJ2 | Air conditioning, dual-zone automatic climate control | Inc. | |
| DWK | Mirrors, outside heated power-adjustable, manual-folding with LED turn signal indicators | Inc. | |
| FE9 | Emissions, Federal requirements | | $0.00 |
| FHB | Axle, 3.47 final drive ratio | | $0.00 |
| GAZ | Summit White | | $0.00 |
| HEW | Jet Black, Premium cloth seat trim | | $0.00 |
| HS1 | Safety Alert Seat | Inc. | |
| IOR | Audio system, 7" diagonal GMC Infotainment System | | $0.00 |
| KA1 | Seats, heated driver and front passenger | Inc. | |
| KSG | Adaptive Cruise Control | Inc. | |
| LSD | Engine, 1.5L Turbo DOHC 4-cylinder, SIDI, VVT | | $0.00 |

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Data Version: 17895. Data Updated: Nov 8, 2022 6:51:00 PM PST.

**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

## Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE ( ✓ Complete )

| | | | |
|---|---|---|---|
| M3U | Transmission, 9-speed automatic 9T45, electronically-controlled with overdrive | | $0.00 |
| PDJ | Side Blind Zone and Rear Cross Traffic | | $200.00 |
| PED | Terrain Pro Safety Plus | | $495.00 |
| PEF | LPO, Floor Liner Package | | $335.00 |
| RIA | LPO, All-weather floor liners, front and rear | Inc. | |
| RSB | Wheels, 17" x 7" (43.2 cm x 17.8 cm) Silver painted aluminum | | $0.00 |
| TB5 | Liftgate, rear power programmable | | $400.00 |
| UD7 | Rear Park Assist | Inc. | |
| UFG | Rear Cross Traffic Alert | Inc. | |
| UKC | Lane Change Alert with Side Blind Zone Alert | Inc. | |
| V2P | Luggage rack, side rails, roof-mounted | Inc. | |
| ZQ2 | Driver Convenience Package | | $1,375.00 |
| | **SUBTOTAL** | | **$32,705.00** |
| | Adjustments Total | | $0.00 |
| | Destination Charge | | $1,395.00 |
| | **TOTAL PRICE** | | **$34,100.00** |

### FUEL ECONOMY

Est City:24 MPG

Est Highway:29 MPG

Est Highway Cruising Range:432.10 mi

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**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE ( ✓ Complete )

## Standard Equipment

| | |
|---|---|
| **Package** | |
| | GMC Pro Safety includes (UHY) Automatic Emergency Braking, (UEU) Forward Collision Alert, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UKJ) Front Pedestrian Braking and (TQ5) IntelliBeam headlamps |
| **Mechanical** | |
| | Engine, 1.5L Turbo DOHC 4-cylinder, SIDI, VVT (175 hp [131.3 kW] @ 5800 rpm, 203 lb-ft of torque [275.0 N-m] @ 2000 - 4000 rpm) (STD) |
| | Transmission, 9-speed automatic 9T45, electronically-controlled with overdrive (STD) |
| | Axle, 3.47 final drive ratio |
| | Keyless Start, push-button |
| | Automatic Stop/Start |
| | Engine control, stop/start system disable switch |
| | Driver Shift Controls |
| | Electronic Precision Shift, button and trigger based transmission interface |
| | Fuel, gasoline, E15 |
| | Front wheel drive |
| | Suspension, front MacPherson strut |
| | Suspension, rear 4-link, non-isolated |
| | Brakes, 4-wheel antilock, 4-wheel disc, 11.8" front and 11.3" rear rotor size |
| | Brakes, front and rear with e-boost |
| | Brake, electronic parking |
| | Brake lining, high-performance, Duralife |
| | Trailering provisions, 1500 lbs. (680 kg) |
| | Capless fuel fill |
| | Exhaust, single-outlet stainless-steel with hidden, turned-down tip |
| | Mechanical jack with tools |
| **Exterior** | |
| | Wheels, 17" x 7" (43.2 cm x 17.8 cm) Silver painted aluminum |
| | Tires, P225/65R17 all-season blackwall (FWD models only.) |
| | Tire, spare, T135/70R16 blackwall |
| | Wheel, spare, 16" (40.6 cm) steel |

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## Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE ( ✓ Complete )

### Exterior

| | |
|---|---|
| | Trim, Black lower body |
| | Headlamps, LED with C-shaped lighting |
| | Headlamps, automatic delay |
| | Headlamp control, automatic on and off |
| | Daytime Running Lamps, LED signature |
| | Tail lamps, LED signature |
| | Glass, acoustic, laminated windshield |
| | Glass, deep-tinted, rear |
| | Mirrors, outside heated power-adjustable, manual-folding |
| | Mirror caps, body-color |
| | Door handles, body-color |
| | Liftgate, rear manual |
| | Active Noise Cancellation, noise control system |

### Entertainment

| | |
|---|---|
| | Audio system, 7" diagonal GMC Infotainment System includes multi-touch display, AM/FM stereo, includes Bluetooth streaming audio for music and most phones; featuring Android Auto and Apple CarPlay capability for compatible phones (STD) |
| | Audio system feature, 6-speaker system |
| | SiriusXM Radio enjoy a Platinum Plan trial subscription with over 150 channels including commercial-free music, plus sports, news and entertainment. Plus listening on the SiriusXM app, online and at home on compatible connected devices is included, so you'll hear the best SiriusXM has to offer, anywhere life takes you. Welcome to the world of SiriusXM. (IMPORTANT: The SiriusXM radio trial package is not provided on vehicles that are ordered for Fleet Daily Rental ("FDR") use. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. See the SiriusXM Customer Agreement at www.siriusxm.com for complete terms and how to cancel. All fees, content, features, and availability are subject to change.) |
| | Bluetooth for phone, personal cell phone connectivity to vehicle audio system |
| | Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.) |
| | Antenna, roof-mounted shark fin |
| | Wireless Apple CarPlay/Wireless Android Auto |

### Interior

| | |
|---|---|
| | Seats, front bucket (STD) |
| | Seat trim, premium cloth |

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## Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE ( ✓ Complete )

### Interior

| | |
|---|---|
| | Seating, 5-passenger |
| | Seat, driver 4-way manual, fore/aft, up/down with recline |
| | Seat, front passenger 4-way manual, fore/aft, up/down with recline |
| | Seatback, passenger side, flat-folding |
| | Head restraints, 2-way adjustable (up/down), front |
| | Seat, rear 60/40 split-folding with center armrest |
| | Seat release levers, 2nd row mechanical release levers in cargo area |
| | Rear Seat Reminder |
| | Floor mats, carpeted front (Deleted when LPO floor mats or LPO floor liners are ordered.) |
| | Floor mats, carpeted rear (Deleted when LPO floor mats or LPO floor liners are ordered.) |
| | Steering wheel, urethane |
| | Steering wheel controls, mounted audio and phone interface |
| | Speedometer, miles/kilometers |
| | Display, 4.2" diagonal multi-color driver information screen (When (Y29) Infotainment Package I is ordered, includes enhanced capability with audio, phone and navigation.) |
| | Driver Information Center monitors 26 various systems including, Vehicle Information Menu (oil life, tire pressure, standard/metric units) and Trip Information Menu (trip 1, trip 2, fuel range, average fuel economy, instant fuel economy, average vehicle speed) and compass display |
| | Compass display, located in the Driver Information Center |
| | Window, power with driver Express-Up/Down |
| | Windows, power with front passenger Express-Down |
| | Windows, power with rear Express-Down |
| | Door locks, power programmable with lockout protection |
| | Keyless Open, includes extended range Remote Keyless Entry |
| | Remote panic alarm |
| | Cruise control, electronic with set and resume speed |
| | Theft-deterrent system, unauthorized entry |
| | Power outlet, front auxiliary, 12-volt |
| | Power outlet, cargo area auxiliary, 12-volt |
| | USB data ports, 2, one type-A and one type-C includes auxiliary input jack, located in front center storage bin |
| | USB charging-only ports, 2, located on the rear of the center console |

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Data Version: 17895. Data Updated: Nov 8, 2022 6:51:00 PM PST.

**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

## Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE ( ✓ Complete )

### Interior

Air conditioning, single-zone automatic climate control

Air vents, 2nd row

Sunglass storage, overhead

Map pocket, front passenger seatback

Mirror, inside rearview auto-dimming

Assist handle, driver

Assist handle, front passenger

Assist handles, rear outboard

GMC Connected Access capable (Subject to terms. See onstar.com or dealer for details.)

### Safety-Exterior

Headlamp control, IntelliBeam auto high beam

### Safety-Mechanical

Automatic Emergency Braking

StabiliTrak, stability control system with Traction Control

Hill Descent Control

Front Pedestrian Braking

### Safety-Interior

Airbags, dual-stage frontal, and thorax side-impact driver and front passenger, and roof-rail side-impact, front and rear outboard seating positions (Always use seat belts and the correct child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Passenger Sensing System sensor indicator inflatable restraint, front passenger/child/presence detector (Always use seat belts and the correct child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

Rear Vision Camera, integrated into audio system display

OnStar and GMC connected services capable (Terms and limitations apply. See onstar.com or dealer for details.)

Forward Collision Alert

Following Distance Indicator

Lane Keep Assist with Lane Departure Warning

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## Retail] 2023 GMC Terrain (TXL26) FWD 4dr SLE ( ✓ Complete )

### Safety-Interior

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitor manual learn with Tire Fill Alert

Horn, dual-note

3 years of OnStar & Connected Services Plan see onstar.com for information. Access the entire suite of OnStar Safety & Security Services and Connected Services. For retail customers, this includes the OnStar Guardian app, connectivity for available In-Vehicle Apps, In-Vehicle Wi-Fi Hotspot data and Remote Access through the myGMC mobile app. Fleet customers will receive OnStar Vehicle Insights instead of Remote Access (Eligible vehicles receive 3-years of the OnStar and Connected Services Premium Plan, including the Connected Vehicle Plan and the OnStar Safety & Security Plan. Connected Vehicle Plan includes connectivity for available in-vehicle apps, Remote Access Plan (excluding Fleet vehicles, which will receive OnStar Vehicle Insights) and In-Vehicle Wi-Fi Hotspot data. OnStar Safety & Security Plan includes access to the OnStar Guardian App, Automatic Crash Response, Emergency Services, Crisis Assist, Roadside Assistance and Stolen Vehicle Assistance.) (Standard on models built after August 31, 2022.)

### WARRANTY

Warranty Note: <<< Preliminary 2023 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: Qualified Fleet Purchases: 5 Years/100,000 Miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: Qualified Fleet Purchases: 5 Years/100,000 Miles
Maintenance Note: 1 Year/1 Visit


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GUNN Acura
11911 IH 10 West
San Antonio, TX 78230
Phone: (210) 696-2232

GUNN BUICK GMC
16440 IH 35 North
Selma, TX 78154
Phone: (210) 599-5600

GUNN CHEVROLET
16550 IH 35 North
Selma, TX 78154
Phone: (210) 599-5000

GUNN Honda
14610 IH 10 West
San Antonio, TX 78249
Phone: (210) 680-3371

GUNN NISSAN
750 NE LOOP 410
San Antonio, TX 78209
Phone: (210) 496-0806

GUNN NISSAN of DENTON
5650 S Interstate 35 E
Corinth, TX 76210
Phone: (940) 270-9000

# DEAL WORKSHEET

Deal # _____

## BUYER INFORMATION

Date 11/08/2022
Buyer's Name City Of Weslaco
Co-Buyer's Name _____
Business Name City Of Weslaco
Address 255 S Kansas Ave
City & State Weslaco Zip 78596
Home Phone (956) 968-8951 Bus. Phone (956) 447-2240
Cell Phone (956) 451-8037 E-Mail rlopez@weslacotx.gov
Est. Delivery Date _____ Customer # _____
SalesPerson 1 Danny Mireles SalesPerson 1 ID # 151
SalesPerson 2 _____ SalesPerson 2 ID # _____

## TRADE-IN INFORMATION

Yr. ____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

## TRADE-IN INFORMATION

Yr. ____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

Stock # in bound Vin # _____
Year 2022 Make GMC 2WD PRO CREW CAB
Model Sierra 1500 Model Trim Pro
Miles _____ Color White
M.S.R.P. $43.600.00 Discount $3.000.00 O.S.P. $40.600.00

### Dealer Installed Accessories *

| | | |
|---|---|---|
| 1. | Delivery Fee | $435.00 |
| 2. | Plus Buy Board Fee $400 per PO | $0.00 |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | Buy Board Contract #601-19 | |

| | |
|---|---|
| **Selling Price** | $42,600.00 |
| Plus Owed Accessories | $435.00 |
| **Selling Price w/ Accessories** | $43.035.00 |
| Sales Services Fee | |
| Trade-In Appraised Value | $0.00 |
| Factory Rebate(s), if any | $2,000.00 |
| **Sub-Total** | $41,035.00 |
| State Motor Vehicle Sales Tax | $0.00 |
| Dealer's Inventory Tax | $0.00 |
| Lic., Title, Insp., R&B, Etag, Ins. Ver., Sys. Fees | $23.75 |
| Balance Due on Trade-In | $0.00 |
| Documentary Fee | $0.00 |
| **Total** | $41,058.75 |
| Deposit Receipt # | |
| Cash Down Receipt # | $0.00 |
| **Amount to Finance** | $41,058.75 |

*Payment estimates are based on a standard rate presented to all Gunn customers. Specific terms are subject to each individual customer's ability to meet the financial criteria established by third party lenders. Therefore, the terms shown above are not binding and are subject to change based upon individual customer qualifications.*

Date 11/08/2022 ____ Buyer's / Co-Buyer's Signature: _____ Accepted _____

**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

# City of Weslaco PD

**Prepared For:** R.Lopez 2022 GMC 1500 Crew Cab Pro

o#956-968-8951 c#956-451-8037

rlopez@weslacotx.gov

[Retail] 2022 GMC Sierra 1500 (TC10543) 2WD Crew Cab 147" Pro

**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

[Retail] 2022 GMC Sierra 1500 (TC10543) 2WD Crew Cab 147" Pro ( ✓ Complete )

# Window Sticker

## SUMMARY

[Retail] 2022 GMC Sierra 1500 (TC10543) 2WD Crew Cab 147" Pro — MSRP:$41,100.00

Interior:Jet Black, Cloth seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, 2.7L Turbo High-Output

Transmission, 8-speed automatic, (Column shifter) electronically controlled

## OPTIONS

| CODE | MODEL | | MSRP |
|---|---|---|---|
| TC10543 | [Retail] 2022 GMC Sierra 1500 (TC10543) 2WD Crew Cab 147" Pro | | $41,100.00 |
| | **OPTIONS** | | |
| 1SA | Pro Preferred Equipment Group | | $0.00 |
| A2X | Seat adjuster, driver 10-way power | | $290.00 |
| AKO | Glass, deep-tinted | Inc. | |
| AZ3 | Seats, front 40/20/40 split-bench | | $0.00 |
| C49 | Defogger, rear-window electric | Inc. | |
| C5U | GVWR, 6800 lbs. (3084 kg) | | $0.00 |
| CTT | Hitch Guidance | Inc. | |
| DLF | Mirrors, outside heated power-adjustable | Inc. | |
| FE9 | Emissions, Federal requirements | | $0.00 |
| GAZ | Summit White | | $0.00 |
| GU6 | Rear axle, 3.42 ratio | | $0.00 |
| H0U | Jet Black, Cloth seat trim | | $0.00 |
| IOR | Audio system, GMC Infotainment System with 7" diagonal color touch-screen, AM/FM stereo | | $0.00 |
| K34 | Cruise control, steering wheel-mounted | Inc. | |
| KC9 | Power outlet, bed mounted, 120-volt | Inc. | |
| KI4 | Power outlet, instrument panel, 120-volt | | $225.00 |
| KW5 | Alternator, 220 amps | Inc. | |
| L3B | Engine, 2.7L Turbo High-Output | | $0.00 |

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**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

## [Retail] 2022 GMC Sierra 1500 (TC10543) 2WD Crew Cab 147" Pro ( ✓ Complete )

| | | | |
|---|---|---|---|
| MQE | Transmission, 8-speed automatic, (Column shifter) electronically controlled | | $0.00 |
| PCI | Convenience Package | Inc. | |
| PCR | Connectivity and Entertainment Package | | $325.00 |
| PEB | Pro Value Package | | $1,465.00 |
| PPW | Wireless phone projection, for Apple CarPlay and Android Auto | Inc. | |
| QBN | Tires, 255/70R17 all-season, blackwall | | $0.00 |
| QBR | Tire, spare 255/70R17 all-season, blackwall | | $0.00 |
| QT5 | Tailgate, gate function manual with EZ Lift | Inc. | |
| R7N | Not Equipped with Steering Column Lock, see dealer for details | | ($50.00) |
| RD6 | Wheels, 17" x 8" (43.2 cm x 20.3 cm) painted steel, Silver | | $0.00 |
| U2K | SiriusXM Radio | Inc. | |
| UBI | USB ports, (2) charge-only, rear | Inc. | |
| UE1 | OnStar and GMC connected services capable | Inc. | |
| UF2 | LED Cargo Area Lighting | Inc. | |
| VQO | LPO, Black assist step | | $475.00 |
| VV4 | Wi-Fi Hotspot capable | Inc. | |
| Z82 | Trailering Package | Inc. | |
| ___ | Option/package discount | | ($2,000.00) |
| ___ | Compass, located in instrument cluster | Inc. | |
| ___ | GMC Connected Access capable | Inc. | |
| ___ | This is not a TRE/SRE order. | | $0.00 |
| | **SUBTOTAL** | | **$41,830.00** |
| | Adjustments Total | | $0.00 |
| | Destination Charge | | $1,795.00 |
| | **TOTAL PRICE** | | **$43,625.00** |

## FUEL ECONOMY

Est City:19 MPG

Est Highway:22 MPG

Est Highway Cruising Range:528.00 mi

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**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

[Retail] 2022 GMC Sierra 1500 (TC10543) 2WD Crew Cab 147" Pro ( ✓ Complete )

## Standard Equipment

### Package

GMC Pro Safety includes (UEU) Forward Collision Alert, (UE4) Following Distance Indicator, (UKJ) Front Pedestrian Braking, (TQ5) IntelliBeam, (UHX) Lane Keep Assist with Lane Departure Warning, and (UHY) Automatic Emergency Braking (Includes (T8Z) Buckle to Drive.)

### Mechanical

Pickup bed (Deleted when (ZW9) pickup bed delete is ordered on Regular Cab models.)

Engine, 2.7L Turbo High-Output (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (Not available with (VYU) Snow Plow Prep Package, (ZW9) pickup bed delete, (KC4) external engine oil cooler or (X31) X31 Off-Road Package. Includes (KW5) 220-amp alternator.) (STD)

Transmission, 8-speed automatic, (Column shifter) electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (Standard and only available with (L3B) 2.7L Turbo High-Output engine.) (STD)

Rear axle, 3.42 ratio (Included and only available with (L3B) 2.7L Turbo High-Output engine.)

GVWR, 6800 lbs. (3084 kg) (Requires Crew Cab 2WD and (L3B) 2.7L Turbo High-Output engine. Requires Double Cab 2WD model with (L3B) 2.7L Turbo High-Output engine or with (L84) 5.3L EcoTec3 V8 engine. Requires Regular Cab 4WD TK10703 or 2WD TC10903 model a with (L3B) 2.7L Turbo High-Output engine or (L84) 5.3L EcoTec3 V8.) (STD)

Push Button Start

Automatic Stop/Start

Suspension Package, Standard

Rear wheel drive

Battery, heavy-duty 730 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power (Included and only available with (L84) 5.3L EcoTec3 V8 engine or (L3B) 2.7L Turbo High-Output engine.)

Frame, fully-boxed, hydroformed front section

Cargo tie downs (12), fixed

Steering, Electric Power Steering (EPS) assist, rack-and-pinion

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Capless Fuel Fill

Exhaust, single outlet

Exhaust, aluminized stainless-steel muffler and tailpipe

### Exterior

Wheels, 17" x 8" (43.2 cm x 20.3 cm) painted steel, Silver (STD)

Tires, 255/70R17 all-season, blackwall (STD)

Tire, spare 255/70R17 all-season, blackwall (Included with (QBN) 255/70R17 all-season, blackwall tires.) (STD)

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**Gunn Buick,GMC Ltd**
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

## [Retail] 2022 GMC Sierra 1500 (TC10543) 2WD Crew Cab 147" Pro ( ✓ Complete )

### Exterior

Wheel, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare

Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete.)

Bumper, front chrome lower (Requires (VJH) rear chrome bumper and (E63) pickup bed.)

Bumper, rear chrome with bumper CornerSteps (Requires (V46) front chrome bumper and (E63) pickup bed.)

CornerStep, rear bumper

Grille (Chrome header with flat black grille insert bars)

Headlamps, LED projectors with Fade-on/Fade-off animation, LED turn signals and Daytime Running Lamps

IntelliBeam, automatic high beam on/off (Included and only available with (PDI) GMC Pro Safety.)

Taillamps, LED LED signature taillight and Fade-on/Fade-off animation, incandescent stop, turn and reverse light

Mirrors, outside manual, Black (Not available on Regular Cab models.)

Glass, solar absorbing, tinted

Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel

Tailgate, standard (Deleted with (ZW9) pickup bed delete.)

Tailgate, gate function manual, no lift assist (Deleted with (ZW9) pickup bed delete or (QK2) GMC MultiPro Tailgate.)

Tailgate and bed rail protection caps, top

Tailgate, locking utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete or (QK2) GMC MultiPro Tailgate.)

Door handles, Black grained

### Entertainment

Audio system, GMC Infotainment System with 7" diagonal color touch-screen, AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring wired Android Auto and Apple CarPlay capability for compatible phones (STD)

Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)

Bluetooth for phone connectivity to vehicle infotainment system

### Interior

Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)

Seat adjuster, driver 4-way manual

Seat adjuster, passenger 4-way manual

Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Not available with Regular Cab model.)

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## [Retail] 2022 GMC Sierra 1500 (TC10543) 2WD Crew Cab 147" Pro ( ✓ Complete )

### Safety-Interior

Tire Pressure Monitor System, auto learn includes Tire Fill Alert (does not apply to spare tire)

Rear Seat Reminder (Requires Crew Cab or Double Cab model.)

### Safety-Mechanical

Front Pedestrian Braking (Included and only available with (PDI) GMC Pro Safety.)

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

### Safety-Exterior

Daytime Running Lamps, LED signature lighting

### WARRANTY

Warranty Note: <<< Preliminary 2022 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles
Maintenance Note: 1 Year/1 Visit

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## [Retail] 2022 GMC Sierra 1500 (TC10543) 2WD Crew Cab 147" Pro ( ✓ Complete )

### Interior

| | |
|---|---|
| | Floor covering, rubberized-vinyl (Not available with LPO floor liners.) |
| | Steering column, Tilt-Wheel, manual with wheel locking security feature |
| | Steering wheel, urethane |
| | Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure |
| | Driver Information Center, 3.5" diagonal monochromatic display |
| | Exterior Temperature Display, located in radio display |
| | Brake lining wear indicator |
| | Windows, power front, drivers express up/down |
| | Window, power front, passenger express down |
| | Windows, power rear, express down (Not available on Regular Cab models.) |
| | Door locks, power |
| | Remote Keyless Entry |
| | USB Ports, 2, Charge/Data ports located on instrument panel |
| | Power outlet, front auxiliary, 12-volt |
| | Air conditioning, single-zone manual |
| | Air vents, rear (Not available with Regular Cab model.) |
| | Mirror, inside rearview, manual tilt |
| | Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted |

### Safety-Interior

| | |
|---|---|
| | Automatic Emergency Braking (Included and only available with (PDI) GMC Pro Safety.) |
| | Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.) |
| | HD Rear Vision Camera (Not available with (ZW9) pickup bed delete.) |
| | Following Distance Indicator (Included and only available with (PDI) GMC Pro Safety.) |
| | Forward Collision Alert (Included and only available with (PDI) GMC Pro Safety.) |
| | Lane Keep Assist with Lane Departure Warning (Included and only available with (PDI) GMC Pro Safety.) |
| | Seat Belt Adjustable Guide Loops, front row only (Included and only available with Crew Cab or Double Cab models.) |
| | Buckle to Drive (Included and only available with (PDI) GMC Pro Safety.) |

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# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5965 |

**From:**

**Subject:**
Discussion and consideration to approve Change Order No. 3 from Tri-Gen Construction for concrete improvements in an amount not to exceed $8,500 for the Weslaco Mid Valley Airport Corporate Hangar Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

**Background:**
Staff is requesting a change order in the amount of $8,500 for the addition of two feet of concrete in front of the new corporate hangars. This is to strengthen the edge of the pavement where the asphalt and concrete meet, avoiding any depressions/potholes in the area while the corporate jets are moving in and out of the hangars.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| JOANNA FERNANDEZ | Created/Initiated |
| ANDREW MUNOZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Airport Director.

**Staff Recommendation:**

**Attachments, if any:**
Change Order no. 3

**Responsibilities upon Approval:**

# AIA® Document G701™ – 2017

## Change Order

| | | |
|---|---|---|
| **PROJECT:** *(Name and address)*<br>Mid Valley Airport and Hanger Infrastructure Improvements | **CONTRACT INFORMATION:**<br>Contract For: Construction<br><br>Date: 5-12-2021 | **CHANGE ORDER INFORMATION:**<br>Change Order Number: 003<br><br>Date: 10-27-2022 |
| **OWNER:** *(Name and address)*<br>City of Weslaco<br>255 S Kansas Ave<br>Weslaco, Texas 78596 | **ARCHITECT:** *(Name and address)*<br>Halff Associates, Inc<br>5000 W. Military Hwy Suite 100<br>McAllen, Texas 78503 | **CONTRACTOR:** *(Name and address)*<br>Tri-Gen Construction, LLC<br>2900 N. Texas Blvd., Suite 201<br>Weslaco, Texas 78599 |

**THE CONTRACT IS CHANGED AS FOLLOWS:**
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

This Change Order includes the following:
Concrete beam in front of all Hangar Doors.

Supporting documents:
Item 1
Exhibit A - Tri-Gen Construction Payment Application 013 Draft (8 pages).

| | | |
|---|---|---|
| The original Contract Sum was | $ | 1,769,500.00 |
| The net change by previously authorized Change Orders | $ | 43,401.00 |
| The Contract Sum prior to this Change Order was | $ | 1,812,901.00 |
| The Contract Sum will be increased by this Change Order in the amount of | $ | 8,500.00 |
| The new Contract Sum including this Change Order will be | $ | 1,821,401.00 |

The Contract Time will be unchanged by zero (0) days.
The new date of Substantial Completion will be three hundred (210) working days from commencement date.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

| | | |
|---|---|---|
| Halff Associates, Inc<br>**ARCHITECT** *(Firm name)* | Tri-Gen Construction, LLC<br>**CONTRACTOR** *(Firm name)* | City of Weslaco<br>**OWNER** *(Firm name)* |
| **SIGNATURE** | **SIGNATURE** | **SIGNATURE** |
| Raul Garcia Jr., PE, CFM<br>**PRINTED NAME AND TITLE** | Jorge González<br>**PRINTED NAME AND TITLE** | **PRINTED NAME AND TITLE** |
| 10/27/2022<br>**DATE** | 10/31/22<br>**DATE** | **DATE** |

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**User Notes:**
(3B9ADA4D)

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5966 |
| **From:** | |
| **Subject:**<br>Discussion and consideration to approve Change Order No. 4 from Tri-Gen Construction for a decrease in the amount of $84,234.59 for the Weslaco Mid Valley Airport Corporate Hangar Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) | |
| **Background:**<br>Staff is in receipt of Change Order No. 4 from Tri-Gen Construction for a decrease in the amount of $84,234.59 for the Weslaco Mid Valley Airport Corporate Hangar Project contingency allowance. As the project is closing, it is customary to close out all allowances. | |
| **Funding Source** (budget code, if applicable)**:** | |

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|
| **Additional Action Prompted:**<br>Mayor's Signature | | |
| **If item previously considered, provide date and action by Commission:** | | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | | |

| | |
|---|---|
| JOANNA FERNANDEZ | Created/Initiated |
| ANDREW MUNOZ | Approved |
| Martin Garza | New |

| |
|---|
| **City Manager Comments:**<br>Approve as recommended by the Airport Director. |
| **Staff Recommendation:** |
| **Attachments, if any:**<br>Chnge Order no. 4 |
| **Responsibilities upon Approval:** |

# AIA® Document G701™ – 2017

## Change Order

| | | |
|---|---|---|
| **PROJECT:** *(Name and address)*<br>Mid Valley Airport and Hanger Infrastructure Improvements | **CONTRACT INFORMATION:**<br>Contract For: Construction<br><br>Date: 5-12-2021 | **CHANGE ORDER INFORMATION:**<br>Change Order Number: 004<br><br>Date: 10-27-2022 |
| **OWNER:** *(Name and address)*<br>City of Weslaco<br>255 S Kansas Ave<br>Weslaco, Texas 78596 | **ARCHITECT:** *(Name and address)*<br>Halff Associates, Inc<br>5000 W. Military Hwy Suite 100<br>McAllen, Texas 78503 | **CONTRACTOR:** *(Name and address)*<br>Tri-Gen Construction, LLC<br>2900 N. Texas Blvd., Suite 201<br>Weslaco, Texas 78599 |

**THE CONTRACT IS CHANGED AS FOLLOWS:**
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

This Change Order includes the following:
Cost decrease due to unused allowance.

Supporting documents:
Item 1
Exhibit A - Tri-Gen Construction Payment Application 013 Draft (4 pages).

| | | |
|---|---|---|
| The original Contract Sum was | $ | 1,769,500.00 |
| The net change by previously authorized Change Orders | $ | 51,901.00 |
| The Contract Sum prior to this Change Order was | $ | 1,821,401.00 |
| The Contract Sum will be decreased by this Change Order in the amount of | $ | 84,234.59 |
| The new Contract Sum including this Change Order will be | $ | 1,737,166.41 |

The Contract Time will be unchanged by zero (0) days.
The new date of Substantial Completion will be three hundred (210) working days from commencement date.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

| | | |
|---|---|---|
| Halff Associates, Inc | Tri-Gen Construction, LLC | City of Weslaco |
| **ARCHITECT** *(Firm name)* | **CONTRACTOR** *(Firm name)* | **OWNER** *(Firm name)* |
| | | |
| **SIGNATURE** | **SIGNATURE** | **SIGNATURE** |
| Raul Garcia Jr., PE, CFM | Jorge Gonzalez | |
| **PRINTED NAME AND TITLE** | **PRINTED NAME AND TITLE** | **PRINTED NAME AND TITLE** |
| 10/27/2022 | 10/31/22 | |
| **DATE** | **DATE** | **DATE** |

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**User Notes:** (3B9ADA47)

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5967 |

**From:**

**Subject:**
Discussion and consideration to approve final payment for the Weslaco Mid Valley Airport Corporate Hangar Project for an amount not to exceed $36,344.36 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

**Background:**
Staff is in receipt of the final payment application for the Airport Corporate Hangar Project. All documents for release have been obtained. All allowances have been deducted from the final payment application. Staff is recommending to approve final payment for the Weslaco Mid Valley Airport Corporate Hangar Project for an amount not to exceed $36,344.36.

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| JOANNA FERNANDEZ | Created/Initiated |
| ANDREW MUNOZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Airport Director.

**Staff Recommendation:**
Staff recommends approval.

**Attachments, if any:**
Final Payment Application no. 13, Substantial Completion Certificate

**Responsibilities upon Approval:**
execute payment and proceed with retainage payment.

# AIA® Document G702® – 1992

## *Application and Certificate for Payment*

| | | | | | |
|---|---|---|---|---|---|
| **TO OWNER:** | City of Weslaco<br>255 S. Kansas Ave.<br>Weslaco, Texas 78596 | **PROJECT:** | City of Weslaco - Hangars<br>Weslaco, Texas | **APPLICATION NO:** 013<br>**PERIOD TO:** October 19, 2022<br>**CONTRACT FOR:** General Construction<br>**CONTRACT DATE:** May 06, 2021<br>**PROJECT NOS:** Half & Associates / Tri-gen Construction LLC / | **Distribution to:**<br>OWNER: ☒<br>ARCHITECT: ☒<br>CONTRACTOR: ☒<br>FIELD: ☐<br>OTHER: ☐ |
| **FROM CONTRACTOR:** | Tri-Gen Construction, L.L.C.<br>2900 N Texas Blvd Ste 201<br>Weslaco, TX 78599 | **VIA ARCHITECT:** | Halff and Associates<br>5000 W Military Hwy #100<br>McAllen, TX 78503 | | |

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703®, Continuation Sheet, is attached.

| | | |
|---|---|---|
| 1. ORIGINAL CONTRACT SUM | | $1,769,500.00 |
| 2. NET CHANGE BY CHANGE ORDERS | | -$32,333.59 |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2) | | $1,737,166.41 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) | | $1,737,166.41 |
| 5. RETAINAGE: | | |
| a. 10.00 % of Completed Work (Column D + E on G703) | $173,716.64 | |
| b. 0 % of Stored Material (Column F on G703) | $0.00 | |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703) | | $173,716.64 |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | | $1,563,449.77 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | | $1,527,105.41 |
| 8. CURRENT PAYMENT DUE | | $36,344.36 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | $173,716.64 | |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|---|---|---|
| Total changes approved in previous months by Owner | $43,401.00 | $0.00 |
| Total approved this Month | -$75,734.59 | $0.00 |
| TOTALS | -$32,333.59 | $0.00 |
| NET CHANGES by Change Order | | -$32,333.59 |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:**

By: _____ Date: October 21, 2022

State of: Texas
County of: Hidalgo
Subscribed and sworn to before me this day of

NOTARY PUBLIC STATE OF TEXAS
Constance D Bearden
My Commission Expires
04/18/2024
ID No 124817859

Notary Public: Constance D Bearden
My Commission expires: April 18, 2024

Constance D Bearden

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** ..... $36,344.36

*(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)*

**ARCHITECT:**

By: _____ Date: 10/24/22

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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**User Notes:**
(3B9ADA50)

# AIA® Document G703® – 1992

## Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

| | |
|---|---|
| **APPLICATION NO:** | 013 |
| **APPLICATION DATE:** | October 19, 2022 |
| **PERIOD TO:** | October 14, 2022 |
| **ARCHITECT'S PROJECT NO:** | Half & Associates |

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED FROM PREVIOUS APPLICATION (D + E) | WORK COMPLETED THIS PERIOD | MATERIALS PRESENTLY STORED (NOT IN D OR E) | TOTAL COMPLETED AND STORED TO DATE (D + E + F) | % (G÷C) | BALANCE TO FINISH (C - G) | RETAINAGE (IF VARIABLE RATE) |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | PP Bonds | 35,549.00 | 35,549.00 | 0.00 | 0.00 | 35,549.00 | 100.00% | 0.00 | 3,554.90 |
| | Project Manager | 19,750.00 | 18,050.00 | 1,700.00 | 0.00 | 19,750.00 | 100.00% | 0.00 | 1,975.00 |
| | Supervision | 19,750.00 | 17,700.00 | 2,050.00 | 0.00 | 19,750.00 | 100.00% | 0.00 | 1,975.00 |
| | Liability Insurance | 1,875.00 | 1,875.00 | 0.00 | 0.00 | 1,875.00 | 100.00% | 0.00 | 187.50 |
| | Builders Risk Insurance | 1,575.00 | 1,575.00 | 0.00 | 0.00 | 1,575.00 | 100.00% | 0.00 | 157.50 |
| | Trash and Haul off | 4,900.00 | 4,770.00 | 130.00 | 0.00 | 4,900.00 | 100.00% | 0.00 | 490.00 |
| | Rental Equipment | 2,500.00 | 2,500.00 | 0.00 | 0.00 | 2,500.00 | 100.00% | 0.00 | 250.00 |
| | Temp Toilets | 500.00 | 500.00 | 0.00 | 0.00 | 500.00 | 100.00% | 0.00 | 50.00 |
| | Pre-Pour Survey | 2,500.00 | 2,500.00 | 0.00 | 0.00 | 2,500.00 | 100.00% | 0.00 | 250.00 |
| | Project Signage | 2,850.00 | 2,850.00 | 0.00 | 0.00 | 2,850.00 | 100.00% | 0.00 | 285.00 |
| | Structural Engineering | 7,350.00 | 7,350.00 | 0.00 | 0.00 | 7,350.00 | 100.00% | 0.00 | 735.00 |
| | Site Demolition | 5,610.28 | 5,610.28 | 0.00 | 0.00 | 5,610.28 | 100.00% | 0.00 | 561.03 |
| | Building Pad Dirtwork | 45,000.00 | 45,000.00 | 0.00 | 0.00 | 45,000.00 | 100.00% | 0.00 | 4,500.00 |
| | 12" Asphalt Base | 92,638.00 | 92,638.00 | 0.00 | 0.00 | 92,638.00 | 100.00% | 0.00 | 9,263.80 |
| | 8" limework | 33,578.00 | 33,578.00 | 0.00 | 0.00 | 33,578.00 | 100.00% | 0.00 | 3,357.80 |
| | 4" Hotmix | 155,838.00 | 155,838.00 | 0.00 | 0.00 | 155,838.00 | 100.00% | 0.00 | 15,583.80 |
| | Grate/Inlets | 7,560.00 | 7,560.00 | 0.00 | 0.00 | 7,560.00 | 100.00% | 0.00 | 756.00 |
| | 18" RCP | 6,650.00 | 6,650.00 | 0.00 | 0.00 | 6,650.00 | 100.00% | 0.00 | 665.00 |
| | Sewer Lines (Utility) | 5,656.00 | 5,656.00 | 0.00 | 0.00 | 5,656.00 | 100.00% | 0.00 | 565.60 |
| | Exterior Cleanouts | 1,485.00 | 1,485.00 | 0.00 | 0.00 | 1,485.00 | 100.00% | 0.00 | 148.50 |
| | Water Line (Utility) | 5,939.00 | 5,939.00 | 0.00 | 0.00 | 5,939.00 | 100.00% | 0.00 | 593.90 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Fencing | 1,525.00 | 1,525.00 | 0.00 | 0.00 | 1,525.00 | 100.00% | 0.00 | 152.50 |
| | Sawcuts | 1,566.90 | 1,566.90 | 0.00 | 0.00 | 1,566.90 | 100.00% | 0.00 | 156.69 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |

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**User Notes:** (3B9ADAB4)

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED FROM PREVIOUS APPLICATION (D + E) | WORK COMPLETED THIS PERIOD | MATERIALS PRESENTLY STORED (NOT IN D OR E) | TOTAL COMPLETED AND STORED TO DATE (D + E + F) | % (G÷C) | BALANCE TO FINISH (C - G) | RETAINAGE (IF VARIABLE RATE) |
| | Concrete Pad Material | 83,149.00 | 83,149.00 | 0.00 | 0.00 | 83,149.00 | 100.00% | 0.00 | 8,314.90 |
| | Concrete Pad Rebar | 45,004.87 | 45,004.87 | 0.00 | 0.00 | 45,004.87 | 100.00% | 0.00 | 4,500.49 |
| | Concrete Pad Labor | 29,099.00 | 29,099.00 | 0.00 | 0.00 | 29,099.00 | 100.00% | 0.00 | 2,909.90 |
| | Concrete Pump | 3,200.88 | 3,200.88 | 0.00 | 0.00 | 3,200.88 | 100.00% | 0.00 | 320.09 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Erosion Control | 5,049.00 | 5,049.00 | 0.00 | 0.00 | 5,049.00 | 100.00% | 0.00 | 504.90 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Metal Studs Material | 6,480.00 | 6,480.00 | 0.00 | 0.00 | 6,480.00 | 100.00% | 0.00 | 648.00 |
| | Metal Studs Labor | 6,480.00 | 6,480.00 | 0.00 | 0.00 | 6,480.00 | 100.00% | 0.00 | 648.00 |
| | Gyp Material | 9,885.74 | 9,885.74 | 0.00 | 0.00 | 9,885.74 | 100.00% | 0.00 | 988.57 |
| | Gyp Labor | 6,377.79 | 6,377.79 | 0.00 | 0.00 | 6,377.79 | 100.00% | 0.00 | 637.78 |
| | TFTP | 28,641.60 | 28,641.60 | 0.00 | 0.00 | 28,641.60 | 100.00% | 0.00 | 2,864.16 |
| | Nails and Screws | 984.00 | 984.00 | 0.00 | 0.00 | 984.00 | 100.00% | 0.00 | 98.40 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Reflectors | 665.00 | 475.00 | 190.00 | 0.00 | 665.00 | 100.00% | 0.00 | 66.50 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | PEMB Install | 78,616.54 | 72,595.00 | 6,021.54 | 0.00 | 78,616.54 | 100.00% | 0.00 | 7,861.65 |
| | PEMB Equipment Rental | 26,205.52 | 25,040.00 | 1,165.52 | 0.00 | 26,205.52 | 100.00% | 0.00 | 2,620.55 |
| | Building Framing Materials | 360,189.00 | 360,189.00 | 0.00 | 0.00 | 360,189.00 | 100.00% | 0.00 | 36,018.90 |
| | Bifold Doors | 78,000.00 | 78,000.00 | 0.00 | 0.00 | 78,000.00 | 100.00% | 0.00 | 7,800.00 |
| | Roof/Wall Panels | 93,983.00 | 93,983.00 | 0.00 | 0.00 | 93,983.00 | 100.00% | 0.00 | 9,398.30 |
| | Liner panels | 22,680.00 | 22,680.00 | 0.00 | 0.00 | 22,680.00 | 100.00% | 0.00 | 2,268.00 |
| | Insulation | 16,660.73 | 16,660.73 | 0.00 | 0.00 | 16,660.73 | 100.00% | 0.00 | 1,666.07 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Plumbing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Plumbing Materials | 17,200.00 | 17,200.00 | 0.00 | 0.00 | 17,200.00 | 100.00% | 0.00 | 1,720.00 |
| | Plumbing Labor | 12,800.00 | 12,800.00 | 0.00 | 0.00 | 12,800.00 | 100.00% | 0.00 | 1,280.00 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Louvers | 8,250.00 | 8,250.00 | 0.00 | 0.00 | 8,250.00 | 100.00% | 0.00 | 825.00 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |

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**User Notes:**
(3B9ADAB4)

| A | B | C | D | E | F | G | | H | I |
|---|---|---|---|---|---|---|---|---|---|
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED FROM PREVIOUS APPLICATION (D + E) | WORK COMPLETED THIS PERIOD | MATERIALS PRESENTLY STORED (NOT IN D OR E) | TOTAL COMPLETED AND STORED TO DATE (D + E + F) | % (G÷C) | BALANCE TO FINISH (C - G) | RETAINAGE (IF VARIABLE RATE) |
| | Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Electrical Materials | 55,365.00 | 53,443.00 | 1,922.00 | 0.00 | 55,365.00 | 100.00% | 0.00 | 5,536.50 |
| | Electrical Labor | 39,875.00 | 31,650.00 | 8,225.00 | 0.00 | 39,875.00 | 100.00% | 0.00 | 3,987.50 |
| | Electrical Fixtures and Gear | 44,145.00 | 44,145.00 | 0.00 | 0.00 | 44,145.00 | 100.00% | 0.00 | 4,414.50 |
| | Electrical Rental Equipment | 4,817.00 | 4,187.00 | 630.00 | 0.00 | 4,817.00 | 100.00% | 0.00 | 481.70 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Contractors Overhead | 36,000.00 | 34,373.00 | 1,627.00 | 0.00 | 36,000.00 | 100.00% | 0.00 | 3,600.00 |
| | Contractors Profit | 103,316.56 | 95,095.00 | 8,221.56 | 0.00 | 103,316.56 | 100.00% | 0.00 | 10,331.66 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | 5% Allowance | 84,234.59 | 0.00 | 84,234.59 | 0.00 | 84,234.59 | 100.00% | 0.00 | 8,423.45 |
| | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Change Order #1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 |
| | Electrical | 34,770.00 | 34,770.00 | 0.00 | 0.00 | 34,770.00 | 100.00% | 0.00 | 3,477.00 |
| | Engineering | 1,850.00 | 1,850.00 | 0.00 | 0.00 | 1,850.00 | 100.00% | 0.00 | 185.00 |
| | Pier/Base Drilling, Rebar and Concrete | 3,825.00 | 3,825.00 | 0.00 | 0.00 | 3,825.00 | 100.00% | 0.00 | 382.50 |
| | Bond Increase | 783.00 | 783.00 | 0.00 | 0.00 | 783.00 | 100.00% | 0.00 | 78.30 |
| | GC Markup/OHP | 2,173.00 | 2,173.00 | 0.00 | 0.00 | 2,173.00 | 100.00% | 0.00 | 217.30 |
| | CO #003 (Beam ) | 8,500.00 | 0.00 | 8,500.00 | 0.00 | 8,500.00 | 100.00% | 0.00 | 850.00 |
| | CO #004 Credit Allowance | -84,234.59 | 0.00 | -84,234.59 | 0.00 | -84,234.59 | 100.00% | 0.00 | -8,423.45 |
| | **GRAND TOTAL** | **$1,737,166.41** | **$1,696,783.79** | **$40,382.62** | **$0.00** | **$1,737,166.41** | **100.00%** | **$0.00** | **$173,716.64** |

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**User Notes:** (3B9ADAB4)

# CONTRACT CHANGE ORDER

2900 N Texas Blvd Ste 201
Weslaco, TX 78596
Phone: (956) 447-1048
Fax: (956) 447-2003

Project#:

Project: **City of Weslaco - Airport Hangar Expansion**

**City of Weslaco**
255 S. Kansas Ave

Weslaco, TX 78596
Phone: (956) 968-3181 Fax:
Contact:

Date Sent: **10/21/22**
CO #: **3**
Return By: **10/28/22**

Our Job#: **52108**
Submitted By: **Connie Bearden**

| Description of Change | | Amount |
|---|---|---|
| **#3 Beam Change Order** | **Increase** | **$8,500.00** |

| | |
|---|---|
| ORIGINAL CONTRACT SUM | $1,769,500.00 |
| NET CHANGE BY PREVIOUS CHANGE ORDERS | $43,401.00 |
| CONTRACT SUM PRIOR TO THIS CHANGE ORDER | $1,812,901.00 |
| CONTRACT SUM WILL BE CHANGED BY THIS CHANGE ORDER | $8,500.00 |
| ADJUSTED CONTRACT SUM | $1,821,401.00 |

| Architect | Contractor | Owner |
|---|---|---|
| | Tri-Gen Construction, LLC | City of Weslaco |
| | 2900 N Texas Blvd Ste 201 | 255 S. Kansas Ave |
| , | Weslaco, TX 78596 | Weslaco, TX 78596 |
| By _____ | By _____ | By _____ |
| Title: _____ | Title: PM | Title: _____ |
| Date Accepted: _____ | Date Accepted: 10/27/22 | Date Accepted: _____ |

# CONTRACT CHANGE ORDER

2900 N Texas Blvd Ste 201
Weslaco, TX 78596
Phone: (956) 447-1048
Fax: (956) 447-2003

Project#:

Project: **City of Weslaco - Airport Hangar Expansion**

**City of Weslaco**
255 S. Kansas Ave

Weslaco, TX 78596
Phone: (956) 968-3181 Fax:
Contact:

Date Sent: **07/26/22**
CO #: **4**
Return By: **08/02/22**

Our Job#: **52108**
Submitted By: **Connie Bearden**

| Description of Change | | Amount |
|---|---|---|
| **CO #4 - To Credit Allowance** | **Decrease** | **($84,234.59)** |

| | |
|---|---|
| ORIGINAL CONTRACT SUM | $1,769,500.00 |
| NET CHANGE BY PREVIOUS CHANGE ORDERS | $51,901.00 |
| CONTRACT SUM PRIOR TO THIS CHANGE ORDER | $1,821,401.00 |
| CONTRACT SUM WILL BE CHANGED BY THIS CHANGE ORDER | ($84,234.59) |
| ADJUSTED CONTRACT SUM | $1,737,166.41 |

| Architect | Contractor | Owner |
|---|---|---|
| | Tri-Gen Construction, LLC | City of Weslaco |
| | 2900 N Texas Blvd Ste 201 | 255 S. Kansas Ave |
| , | Weslaco, TX 78596 | Weslaco, TX 78596 |
| By _____ | By _____ | By _____ |
| Title: _____ | Title: PM | Title: _____ |
| Date Accepted: _____ | Date Accepted: 10/27/22 | Date Accepted: _____ |

October 7, 2022

Andrew Munoz
Mid Valley Airport Director
Weslaco, Texas 78596

Re: City of Weslaco – Airport Hangar Expansion - BAY #3 Release to City

Dear Mr. Munoz,

This letter is to confirm that BAY # 3 of the Mid Valley Airport Hangar Expansion project is completed is being released to the City of Weslaco for tenant purposes. This hangar has the actuators installed and has been calibrated for auto stop.

A manual for use and care will be dropped to the Airport office today before 5pm for your records.

If you have any more questions or concerns, please feel free to contact me at (956) 533-1919.

Regards,

Juan J. Gonzalez
Tri-Gen Construction LLC

Juanita Fernandez for Andrew Munoz
City of Weslaco – Andrew Munoz

10/10/22
Date

**Tri-Gen Construction, LLC**
2900 N Texas Blvd., Suite 201
Weslaco, Texas 78599
(956) 447-1048

October 14, 2022

Andrew Munoz
Mid Valley Airport Director
Weslaco, Texas 78596

Re: City of Weslaco – Airport Hangar Expansion - Hangars #4, #2, and #1 Release to City

Dear Mr. Munoz,

This letter is to confirm that Hangars #4, #2, and #1 of the Mid Valley Airport Hangar Expansion project are completed and have been released to the City of Weslaco for tenant purposes. These hangars have the actuators installed and have been calibrated for auto stop. When we completed them, we had a member of your staff present to confirm.

The manuals for use and care were dropped to the Airport office on the 12th of October for your records.

If you have any more questions or concerns, please feel free to contact me at (956) 447-1048.

Regards,

Connie Bearden
Tri-Gen Construction LLC

City of Weslaco – Andrew Munoz

10/18/22
Date

**Tri-Gen Construction, LLC**
2900 N Texas Blvd., Suite 201
Weslaco, Texas 78599
(956) 447-1048

# AIA® Document G704® – 2017

## Certificate of Substantial Completion

| | | |
|---|---|---|
| **PROJECT:** *(name and address)*<br>Mid Valley Airport and Hangar Infrastructure Improvements | **CONTRACT INFORMATION:**<br>Contract For: Construction<br>Date: 05/12/2021 | **CERTIFICATE INFORMATION:**<br>Certificate Number: 001<br>Date: 10/27/2022 |
| **OWNER:** *(name and address)*<br>City of Weslaco<br>255 S Kansas Ave<br>Weslaco, TX 78596 | **ARCHITECT:** *(name and address)*<br>Halff Associates, Inc<br>5000 W. Military Hwy Suite 100<br>McAllen, Texas 78501 | **CONTRACTOR:** *(name and address)*<br>Tri-Gen Construction, LLC<br>2900 N. Texas Blvd., Suite 201<br>Weslaco, TX 78599 |

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
*(Identify the Work, or portion thereof, that is substantially complete.)*
The scope of work illustrated within the contract documents for Mid Valley Airport and Hangar Infrastructure Improvements.

| Halff Associates, Inc | | Raul Garcia, Jr. PE, CFM | 10/27/2022 |
|---|---|---|---|
| ARCHITECT *(Firm Name)* | SIGNATURE | PRINTED NAME AND TITLE | DATE OF SUBSTANTIAL COMPLETION |

**WARRANTIES**
The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
*(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)*

**WORK TO BE COMPLETED OR CORRECTED**
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
*(Identify the list of Work to be completed or corrected.)*
1. All punch list items will need to be addressed and accepted by the design team and client.
   A. Site Punch List Packaged issued on 10-28-2022 for the visit performed on 10-27-2022. See attached (2 pages for 2 items)
2. A back punch will need to be performed prior to final acceptance. #5+#6
3. All close out documents will need to be finalized, submitted and accpeted by the design team and owner

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within thirty (30) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: $6,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
*(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)*
N/A

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

| Tri-Gen Construction, LLC | | Jorge Gonzalez | 10/31/22 |
|---|---|---|---|
| CONTRACTOR *(Firm Name)* | SIGNATURE | PRINTED NAME AND TITLE | DATE |
| City of Weslaco | | | |
| OWNER *(Firm Name)* | SIGNATURE | PRINTED NAME AND TITLE | DATE |

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User Notes:
(3B9ADA4A)

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5969 |
| **From:** | |
| **Subject:**<br>Discussion and consideration to authorize an expenditure not to exceed $47,000 for Corporate Hangar Door repairs and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.) | |
| **Background:**<br>Staff is recommending an expense of $47,000 for hangar door repairs for the new corporate hangar doors. Due to a recent storm, damage was incurred when staff and a contractor, who was on-site, began lowering the doors. Upon lowering the doors, the support wiring and hinges collapsed, causing damage to the doors and side walls. Staff filed a claim with the insurance company who was unable to assess fault after the investigation and stated damages would be covered. The insurance company took approximately two months for their investigation.<br><br>The recommendation is not to exceed as the total amount of damage is unknown. Actual costs will be determined once the doors are dismantled and repaired. Expenses will be covered by the insurance claim. | |
| **Funding Source** (budget code, if applicable)**:** | |

| | | |
|---|---|---|
| Amount: $47,000.00 | Term of Impact: one year | Identified in Current Budget: no. |

| | |
|---|---|
| **Additional Action Prompted:**<br>Mayor's Signature | |
| **If item previously considered, provide date and action by Commission:** | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | |
| JOANNA FERNANDEZ<br>ANDREW MUNOZ<br>Martin Garza | Created/Initiated<br>Approved<br>New |
| **City Manager Comments:**<br>Approve as recommended by the Airport Director. | |
| **Staff Recommendation:**<br>Staff recommends approval. | |
| **Attachments, if any:**<br>Hangar Door Quote | |

**Responsibilities upon Approval:**
Begin repairs.

# Tri-Gen Construction LLC

# Quote

2900 N Texas Blvd., Suite 201

Weslaco, Texas 78599
956-447-1048 Phone
956-447-2003 Fax

Date: 8/26/2022
Proposal # COWeslaco - Hangars
For: Repair of Damaged hangar Doors

To: Andrew Munoz
City of Weslaco - Mid Valley Airport
255 S Kansas
Weslaco Texas
956-968-3181

| DESCRIPTION | AMOUNT |
|---|---|
| Dismantleing all doors - interior panels, trims and remove all screws. *This includes also cutting the red steel, heating and bending back to plumb. | |
| ** Includes all labor and equipment for Demolition and ReInstall | $12,900.00 |
| Insulation and Repair Tape (See proposal) | $2,947.70 |
| Panels and Trims (See Proposal) | $20,097.63 |
| All Hardware (See Proposal) | $3,666.48 |
| *When we demo - we will look at everything and only order what is needed. This will allow us to CREDIT any material not needed. But until we look at each panel and which ones the screws have pulled through on.* | |
| Gypsum - approximately 20 sheets material and labor (remove existing and reinstall) | $800.00 |
| Tape, float and paint to match existing - includes refirestopping where needed | $900.00 |
| Electrical. Replace broken plugs, new light fixtures and bent conduits | $2,150.00 |
| Repair concrete where locks broke the concrete. Will need new lock sleeves installed. | $1,000.00 |
| *Red Steel - if heating/bending to plumb/level structurally will not be possible. | $3,500.00 |
| ***Total does NOT include motors or controllers | SUBTOTAL $47,961.81 |
| All amounts include the needed rental equipment to complete scope for needed time allowed. | SALES TAX $0.00 |
| | **TOTAL** **$47,961.81** |

*Less the deductions of any materials/items not used.*

| | |
|---|---|
| EACH --Motors and Controllers (THESE may not be needed. We can not tell until the doors are dismantled and see if the motors are operational. I know one was working to lower the door - but full operation is unknown until we start Demo and try them. | $21,495.00 |

8-12-21

# Quote -

to tri Gen construction
Att- Connie Bearden
Job- HANGAR Bifold. doors
LOCATION weslaco tx

scope to work-

two. complete DAMAGE Bifold Doors
in- South. Side of Building

* stepe one Desensambling ALL cover Materials
* Inspected Steel frame and fix if is Posible.
* Manufacture the Damaged steel Parts-
* Replaced ALL Cable and Pullets-
* Reinstall All Metal Panels & Chanels.
* tested & Verify at the end that Everything works correctly.
* we Provide Labor only Materials is Per Contractor.

Labor honly $12,900.00

# E.QUOTE E8065

Submitted By: Andrew Nikodem
Phone: 815-943-4091 ext 240
Fax: 815-943-4094
E-mail: anikodem@erect-a-tube.com

**800-624-9219**
P.O. BOX 100
701 WEST PARK STREET
HARVARD, IL 60033-0100

Mid Valley Airport
1909 Joe Stephens Avenue
Weslaco TX, 78599
Connie Bearden

**Date:** 08/22/22
**Phone:** 956-495-5329
**Fax:**
**Email:** trigenconnie1@gmail.com

| QUANTITY | DESCRIPTION | LENGTH | PRICE/EA. | TOTAL PRICE |
|---|---|---|---|---|
| 1 | 5 hp 3 PHASE MOTOR | | $4,255.00 | $4,255.00 |
| 1 | Control Panel | | $16,530.00 | $16,530.00 |

| | |
|---|---|
| **Material Sub Total** | $20,785.00 |
| Handling Charge | $15.00 |
| Estimated Freight - * | $695.00 |
| **Sub Total** | $21,495.00 |
| Tax** | 0 |
| **TOTAL** | $21,495.00 |

**NOTES:**
*Actual freight will be added at time of shipment.
** Tax will be calculated and added at time of shipment

TERMS: Balance charged to credit card on date of shipment.

VISA/MC _____ Expiration: _____ Sec Code: _____
Account Number: _____

Any applicable sales, use, excise, or similar taxes will be added at time of invoicing, unless acceptable exemption certificate is provided.

Please complete form and return a signed copy of this quotation, which is effective for a period of ten(10) days.

lead times
motor - 7 to 10 days.
Controller 10-14 days

**CUSTOMER NAME:** _____
**ADDRESS:** _____
**CITY, STATE, ZIP** _____
**PHONE NO.** _____

**SHIP TO:** _____

_____

_____

**CONTRACT:** _____
**JOBSITE PHONE NO.:** _____
**EMAIL:** _____

Respectfully submitted,
ERECT-A-TUBE, INC.

Shipping 7-10 days.

*Andrew Nikodem*
Andrew Nikodem

# E.QUOTE E8065 Insulation

Submitted By: Andrew Nikodem
Phone: 815-943-4091 ext 240
Fax: 815-943-4094
E-mail: anikodem@erect-a-tube.com

**800-624-9219**
P.O. BOX 100
701 WEST PARK STREET
HARVARD, IL 60033-0100

Mid Valley Airport
1909 Joe Stephens Avenue
Weslaco TX, 78599
Connie Bearden

**Date:** 08/23/22
**Phone:** 956-495-5329
**Fax:**
**Email:** trigenconnie1@gmail.com

| QUANTITY | DESCRIPTION | PRICE/EA. | TOTAL PRICE |
|---|---|---|---|
| 2 | Insulation Package - 65' x 22' Bifold Door<br>*includes repair tape* | $1,228.39 | $2,456.77 |
| | **Price Effective until 10/22/22** | **Material Sub Total** | $2,456.77 |
| | | Freight - * | $490.93 |
| | | **Sub Total** | $2,947.70 |
| | | Tax** | TBD |
| | | **TOTAL** | $2,947.70 |

**NOTES:**
*Actual freight will be added at time of shipment.
** Tax will be calculated and added at time of shipment

TERMS: Balance charged to credit card on date of shipment.

VISA/MC _____ Expiration: _____ Sec Code: _____
Account Number: _____

Any applicable sales, use, excise, or similar taxes will be added at time of invoicing, unless acceptable exemption certificate is provided.

Please complete form and return a signed copy of this quotation, which is effective for a period of ten(10) days.

Lead time 10-14 days
Shipping 7 days

**CUSTOMER NAME:** _____
**ADDRESS:** _____
**CITY, STATE, ZIP** _____
**PHONE NO.** _____

**SHIP TO:** _____

_____

_____

**CONTRACT:** _____
**JOBSITE PHONE NO.:** _____
**EMAIL:** _____

Respectfully submitted,
ERECT-A-TUBE, INC.

_____
Andrew Nikodem

# E.QUOTE MS 8065-1


Submitted By: Andrew Nikodem
Phone: 815-943-4091 ext 240
Fax: 815-943-4094
E-mail: anikodem@erect-a-tube.com

**800-624-9219**
P.O. BOX 100
701 WEST PARK STREET
HARVARD, IL 60033-0100


Mid Valley Airport
1909 Joe Stephens Avenue
Weslaco TX, 78599
Connie Bearden

**Date:** 08/22/22
**Phone:** 956-495-5329
**Fax:**
**Email:** trigenconnie1@gmail.com

| QUANTITY | DESCRIPTION | Length | PRICE/EA. | TOTAL PRICE |
|---|---|---|---|---|
| 100 | Rear Liner Panel - Classic Rib | 9'-3" | $58.22 | ~~$5,822.00~~ 2520- |
| 45 | Bifold Door Liner Panel - Classic Rib | 10'-2 1/2" | $64.52 | $2,903.40 |
| 44 | Upper Door Panel- PBR Panel | 10'-11" | $94.43 | $4,154.92 |
| 42 | Lower Door Panel- PBR Panel | 10'-11" | $94.43 | $3,966.06 |
| 2 | PN 16493- RH Large Mansard End Panel | 10'-11" | $91.48 | $182.96 |
| 2 | PN 16494- LH Large Mansard End Panel | 10'-11" | $91.48 | $182.96 |
| 8 | PN 16490- Door Endcap Trim | 12'-0" | $62.40 | $499.20 |
| 8 | PN 15868- J Trim | 17'-0" | $79.56 | $636.48 |
| 8 | PN 16491- Mansard Center Trim | 17'-0" | $189.04 | $1,512.32 |
| 8 | PN 16492- Mansard Soffit Trim | 17'-0" | $142.46 | $1,139.68 |
| 8 | PN 16701- Lower Center Trim | 17'-0" | $56.44 | $451.52 |
| 8 | PN 16850- Bottom Drip Trim | 17'-0" | $66.64 | $533.12 |

Local: Max Steel $2520.00

| | | |
|---|---|---|
| | **Material Sub Total** | ~~$21,984.63~~ 18,682.63 |
| | Handling Charge | $15.00 15.00 |
| | Route Truck - Freight - * | $1,400.00 1400.00 |
| | *Option: Dedicated Truck - Freight - **~~$3,800.00~~* | |
| | **Sub Total** | $23,399.63 20,097.63 |
| | Tax** | TBD |
| | **TOTAL** | ~~$23,399.63~~ |

**NOTES:**
*Actual freight will be added at time of shipment.
** Tax will be calculated and added at time of shipment

TERMS: Balance charged to credit card on date of shipment.

VISA/MC _____ Expiration: _____ Sec Code: _____
Account Number: _____

Any applicable sales, use, excise, or similar taxes will be added at time of invoicing, unless acceptable exemption certificate is provided.

Please complete form and return a signed copy of this quotation, which is effective for a period of ten(10) days.

Local time 10-14 days
Shipping 7-10 days

CUSTOMER NAME: _____
ADDRESS: _____
CITY, STATE, ZIP _____
PHONE NO. _____

SHIP TO: _____

CONTRACT: _____
JOBSITE PHONE NO.: _____
EMAIL: _____
ACCEPTED: _____

Respectfully submitted,
ERECT-A-TUBE, INC.

_____
Andrew Nikodem
Engineering Dept.

# E.QUOTE E8065 Hardware


Submitted By: Andrew Nikodem
Phone: 815-943-4091 ext 240
Fax: 815-943-4094
E-mail: anikodem@erect-a-tube.com

**800-624-9219**
P.O. BOX 100
701 WEST PARK STREET
HARVARD, IL 60033-0100


Mid Valley Airport
1909 Joe Stephens Avenue
Weslaco TX, 78599
Connie Bearden

**Date:** 08/22/22
**Phone:** 956-495-5329
**Fax:**
**Email:** trigenconnie1@gmail.com

| QUANTITY | DESCRIPTION | PRICE/EA. | TOTAL PRICE |
|---|---|---|---|
| 8 | PN 21877- Spring Cable Tightener | $48.84 | $390.72 |
| 8 | PN 20506- Tie Rod Assembly for Sheaves | $19.87 | $158.96 |
| 2 | 16331- RH Short Sheave Angle | $22.47 | $44.94 |
| 2 | 16335- RH Long Sheave Angle | $25.56 | $51.12 |
| 2 | 16329- LH Short Sheave Angle | $22.47 | $44.94 |
| 2 | 16333- LH Long Sheave Angle | $25.56 | $51.12 |
| 16 | 21301- 5 5/8" Sheave Wheel | $56.01 | $896.16 |
| 16 | 1/2" x 1" Countersunk Flat Head Bolt | $1.24 | $19.84 |
| 16 | 1/2" x 1 1/4" Hex Head Bolt | $0.52 | $8.32 |
| 16 | 1/2" x 2 1/2" Hex Head Bolt | $3.14 | $50.24 |
| 16 | 1/2" Lock Washer | $0.40 | $6.40 |
| 48 | 1/2" Hex Nut | $0.14 | $6.72 |
| 1500 | #12-14x1 1/4", #30 White Wall Pan Screw | $0.36 | $540.00 |
| 700 | 1/4" - 14 X 7/8" , #30 White Wall Lap Screw | $0.34 | $238.00 |
| 300 | #12-14x1 1/4", #30 White Trim Pan Screw | $0.36 | $108.00 |
| 1000 | #12-14x 3/4", Zinc Plated Partition Screw | $0.22 | $220.00 |

*Some of this stuff will be able to be re-used & not ordered - will credit CC amount at that time.

| | |
|---|---|
| **Material Sub Total** | $2,835.48 |
| Handling Charge | $15.00 |
| Freight - * | TBD ~~$816.00~~ |
| **Sub Total** | ~~$2,850.48~~ |
| Tax** | TBD |
| **TOTAL** | ~~$2,850.48~~ 3666.48 |

**NOTES:**
*Actual freight will be added at time of shipment.
** Tax will be calculated and added at time of shipment

TERMS: Balance charged to credit card on date of shipment.

VISA/MC _____ Expiration: _____ Sec Code: _____
Account Number: _____

Any applicable sales, use, excise, or similar taxes will be added at time of invoicing, unless acceptable exemption certificate is provided.

Please complete form and return a signed copy of this quotation, which is effective for a period of ten(10) days.

* Lead time = 7 days
ships = 7 days

**CUSTOMER NAME:** _____
**ADDRESS:** _____
**CITY, STATE, ZIP** _____
**PHONE NO.** _____
**SHIP TO:** _____
_____
_____
**CONTRACT:** _____
**JOBSITE PHONE NO.:** _____
**EMAIL:** _____

Respectfully submitted,
ERECT-A-TUBE, INC.

_____
Andrew Nikodem

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5982 |

**From:**

**Subject:**
Discussion and consideration of utilizing the Routine Airport Maintenance Program (RAMP) grant funds for water and sewer improvements at the Weslaco Mid Valley Airport for an amount not to exceed $42,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Airport Department.)

**Background:**
Staff is recommending using RAMP grant funds for the installation of water and sewer lines for the Corporate Hangar Phase II project. By installing these lines, future connections can be made. Expenses shown are for materials only. Labor will be provided by Public Works.

RAMP grant funds are 50/50 match with TXDOT General Aviation.

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

| | | |
|---|---|---|
| Amount:<br>$42,000.00 | Term of Impact: one year | Identified in Current Budget: under the RAMP grant |

**Additional Action Prompted:**
Mayor's Signature

**If item previously considered, provide date and action by Commission:**
October 13, 2022, approved.

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**
The advisory board has reviewed the project and approves the expenditure.

| | |
|---|---|
| ANDREW MUNOZ | Created/Initiated |
| ANDREW MUNOZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Airport Advisory Board and staff.

**Staff Recommendation:**
Staff recommends approval.

**Attachments, if any:**
01 SKETCH

**Responsibilities upon Approval:**
Notify staff so materials can be ordered then installed.

Reference Pole 1
Latitude: 26.175552
Longitude: -97.968042

**Load Info. : ___amps MDP**
**___/___V _Phase _-Wire**

**ESI # : 10032789441317774**
**OPS # : 949811718**

**Electrician : ????? Electric**
**Name ??????**
**956-000-0000**

1909 JOE STEPHENS AVE
PREMISE 941096294

Install Xfmr.
T 1
49781104500058
Size / Voltage / Phase
DS2231

3 - 2 AL - 4in PVC S40 (12.5KV) ABC
342 ft

Install Primary Enclosure
DS2402
P 2
49783204499788

3 - 2 AL - 4in PVC S40 (12.5KV) ABC
342 ft

Install Primary Enclosure
DS2402
P 1
49785294499518

3 - 2 AL - 4in PVC S40 (12.5KV) ABC
332 ft

Existing
Pole 1
49787544499768
45 2
DS301

Install
Pole 2
49787734499744
45 2
DS301
D0000
???
DS2313

Existing
Pole 3
49787874499726
45 4
DS301

Existing
Pole 4
49787834499698
45 4
DS301

3 - 2 AA ABC (CN)

JOE STEPHENS AVE

VO TECH DR

Corporate Dr

MVEC

LOT 9
LOT 18
LOT 19
LOT 29
LOT 2

NOTE :
FIRST CONTACT : JPARRA 956-456-1116
* ACCESSIBLE, NOT ALL WEATHER. NOT STAKED OR CLEARED.
* TREE TRIMMING NOT REQUIRED . CISA OF : $_____.__ .

COLOR CODE LEGEND
RED -New Facilities
GREEN -Exisitng/Transfer Facilities
BLUE -Facilities to Be Removed

Maxar, Microsoft, Texas Parks & Wildlife, CONANP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, Foursquare

WR:83117713
Easement #:N/A

| | | | |
|---|---|---|---|
| Job Description: CUSTOMER SERVICE-CI-NEW SERVICE-JAMIE SCHACH-AIRPORT HANGER-956-789-0246 INSTALL URD, PULLBOXES AND PADMOUNT. | | | WR: 83117713 |
| | | | WO: DCP0337 |
| Customer: JAMIE SCHACH 956-789-0246 | | Date Completed: 09/2022 | Man Hours: 51.39 |
| Location: 1909 JOE STEPHENS AVE | | County: HIDALGO | Project ID: EDN100039 |
| District: 200 - Weslaco | City: WESLACO | Crew HQ: 11707 | |
| Circuit / Station: 94SB9705/WES/MER, STATION # 1053 | N V: 12.47KV | Phases: ABC N | |
| Drawn By: Jaime Parra 956-456-1116 | Tree Trimming: NONE REQ'D | OWR: 82741919 | |
| Office #: 956-626-2602 | Accessible: Y, Not All Weather | ESID: 10032789441317774 | |
| Issued for: **Preliminary** | | Scale: 1:100 | |
| | Rev. N/A | Page 1 of 1 | |

AEP TEXAS
An AEP Company

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5971 |
| **From:**<br>Rosalinda Cavazos | |
| **Subject:**<br>Presentation and consideration to accept the Financial Reports (unaudited) as of September 30, 2022 for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Finance Department.) | |
| **Background:**<br>Unaudited Financial reports for the City of Weslaco for the quarter ending September 30, 2022. | |
| **Funding Source** (budget code, if applicable)**:** | |

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|
| **Additional Action Prompted:**<br>Mayor's Signature | | |
| **If item previously considered, provide date and action by Commission:** | | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | | |
| Rosalinda Cavazos<br>Martin Garza | | Created |
| **City Manager Comments:**<br>Approve to accept and file as presented and recommended by the Interim Finance Director. | | |
| **Staff Recommendation:**<br>Staff recommends acceptance and filing of these reports | | |
| **Attachments, if any:**<br>093022 QTRLY REPORTS MEMO, 09302022 QTRLY FINANCIALS | | |
| **Responsibilities upon Approval:** | | |

# 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


**Date: November 10, 2022**

**To: Mayor & City Commission**

**CC: Martin Garza, Interim City Manager**

**From: Rosie Cavazos, Interim Finance Director**

**Re: Financials for Period Ending September 30, 2022**

---

I have included the financials for the General, Water/Wastewater, Solid Waste and Airport funds for your review and acceptance for the period ending September 30, 2022.

General fund had a net surplus of $2,667,422. Sales taxes showed a 17% increase from last fiscal year. We continue maintaining a strong number of working capital days. (**114 days**)

Water/Wastewater is showing a $674,231 surplus when calculating the net change of revenues over expenditures. Water continues to show a positive bottom line while sewer continues to show a deficit. ARPA funding of water and sewer projects have helped to reduce the deficit. Currently we have 49 days in working capital.

Solid Waste fund net change in fund equity reflects a surplus of $79,058. Unanticipated costs reduced the surplus we expected, but these next 12 months will show us the true savings.

Airport fund still reflects a negative net change.

Staff recommends acceptance and filing of these reports.

.

**CITY OF WESLACO, TEXAS**
**STATEMENT OF FINANCIAL POSITION - GENERAL FUND COMBINED**
**September 30, 2022**
**(Unaudited)**

| | | |
|---|---|---|
| **ASSETS** | | |
| Cash and Equivalents | 8,863,535 | |
| Investment in Lease | - | |
| A/R Taxes-Current & Delinquent | 620,631 | |
| A/R Other | 1,682,732 | |
| A/R Ambulance Fees | 1,222,088 | |
| Due from other Funds | 3,143,831 | |
| Due from other Govt | 900,103 | |
| Inventory | 112,909 | |
| Prepaid Expense | 11,784 | |
| Restricted Assets (PEG) | 546,678 | |
| **TOTAL ASSETS** | **17,104,290** | - |
| | | |
| **LIABILITIES** | | |
| Accounts Payable | 1,168,139 | |
| Accrued Salaries & Wages | 183,711 | |
| Due to other Funds | 433,771 | |
| Other Liabilities | 539,124 | |
| Escrow | 901,477 | |
| Trusts | 546,678 | |
| Deposits | 5,766 | |
| Deferred Revenues | 2,386,093 | |
| **TOTAL LIABILITIES** | **6,164,759** | - |
| **FUND BALANCE** | | |
| Nonspendable fund balance | 31,880 | |
| Restricted fund balance | | |
| Committed fund balance | 2,000,000 | |
| Unassigned fund balance | 6,240,230 | |
| Change in net position | 2,667,422 | - |
| **TOTAL FUND BALANCE** | **10,939,531** | |
| | | |
| **TOTAL LIABILITIES AND FUND BALANCE** | **17,104,290** | - |

CITY OF WESLACO, TEXAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GENERAL FUND COMBINED

September 30, 2022

| REVENUES | Actual | Annual Budget |
|---|---|---|
| Ad Valorem Taxes | 11,008,404 | 10,975,000 |
| Sales Tax | 13,589,177 | 12,502,158 |
| Franchise Taxes | 1,773,069 | 2,019,014 |
| Permits & Licenses | 869,148 | 902,442 |
| Intergovernmental Revenue | 2,712,662 | 2,304,817 |
| Charges for Services | 2,299,762 | 2,286,222 |
| Fines and Forfeitures | 528,640 | 627,522 |
| Investment Income | 112,975 | 70,000 |
| Rentals and Royalties | 11,949 | 82,883 |
| Other Revenue | 260,349 | 128,610 |
| **TOTAL REVENUES** | **33,166,134** | **31,898,668** |
| | | |
| **EXPENDITURES** | | |
| General Government | 3,780,321 | 4,291,813 |
| Judicial and Legal | 643,195 | 651,611 |
| Public Safety | 17,794,548 | 18,116,901 |
| Public Works | 649,637 | 676,908 |
| Streets and Highways | 2,007,110 | 2,159,295 |
| Planning, Inspections & Engineering | 1,513,200 | 1,693,944 |
| Culture and Recreation | 1,649,583 | 1,794,744 |
| Nondepartmental | 729,084 | 808,879 |
| Capital Outlay | 1,473,802 | 2,076,163 |
| Debt Service | 176,853 | 176,853 |
| **TOTAL EXPENDITURES** | **30,417,333** | **32,447,111** |
| | | |
| **EXCESS OF REVENUES OVER EXPENDITURE** | **2,748,801** | **(548,443)** |
| | | |
| **OTHER FINANCING SOURCES (USES)** | | |
| Transfers In | 1,640,561 | 1,640,561 |
| Transfers In (Out) | (1,721,940) | (1,779,784) |
| Economic Development and Assistance | - | - |
| **OTHER SOURCES (USES)** | **(81,379)** | **(139,223)** |
| | | |
| **NET CHANGE IN FUND BALANCE** | **2,667,422** | **(687,666)** |
| | | |
| **Fund Balance - October 1 (Beginning)** | **8,437,557** | |
| | | |
| **Fund Balance - September 30 (Ending)** | **11,104,979** | |
| | | |
| **Number of days in working capital** | **114** | |

**CITY OF WESLACO, TEXAS**
**STATEMENT OF FINANCIAL POSITION - WATER & WASTEWATER FUND COMBINED**
**September 30, 2022**
**(UNAUDITED)**

| | WATER | WASTEWATER | COMBINED |
|---|---|---|---|
| **ASSETS** | | | |
| Cash and Equivalents | 1,073,087 | 140,268 | 1,213,355 |
| Restricted Cash | 1,729 | - | 1,729 |
| Current Receivables | 973,890 | 926,378 | 1,900,268 |
| Inventory | 145,147 | 123,749 | 268,896 |
| Deferred Resource Outflow | 71,211 | 21,797 | 93,008 |
| Assets, net of Depr | 10,115,394 | 28,423,444 | 38,538,839 |
| **TOTAL ASSETS** | **12,380,458** | **29,635,636** | **42,016,094** |
| | | | |
| **LIABILITIES** | | | |
| Accounts Payable | 337,705 | 273,847 | 611,552 |
| Accrued Salaries & Wages | 80,232 | 14,269 | 94,501 |
| Customers Deposits | 1,483,667 | - | 1,483,667 |
| Due to Other Funds | 12,766 | 2,394 | 15,161 |
| Lease Payable | 527,602 | 293,214 | 820,817 |
| Other Liabilities | 682,556 | 188,937 | 871,493 |
| Deferred Resource Inflow | 90,056 | 24,248 | 114,304 |
| Long Term Liabilities - Bonds/Leases | 4,878,731 | | 4,878,731 |
| **TOTAL LIABILITIES** | **8,093,316** | **796,910** | **8,890,226** |
| | | | |
| **FUND EQUITY** | | | |
| Net Investment in Capital Assets | - | | - |
| Capital Fee Reserve | - | - | - |
| Unrestricted fund equity | 3,506,563 | 28,945,074 | 32,451,637 |
| Change in net position | 780,579 | (106,348) | 674,231 |
| **TOTAL FUND EQUITY** | **4,287,142** | **28,838,726** | **33,125,868** |
| | | | |
| **TOTAL LIABILITIES AND FUND EQUITY** | **12,380,458** | **29,635,636** | **42,016,094** |

**CITY OF WESLACO, TEXAS**
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**WATER AND WASTEWATER FUNDS**
**September 30, 2022**

| REVENUES | WATER | WASTEWATER | Combined Actual | Annual Budget |
|---|---|---|---|---|
| Charges for Services | 7,785,675 | 5,411,276 | 13,196,951 | 13,500,000 |
| Utility Billing Penalties | 140,982 | 113,236 | 254,218 | 245,000 |
| Other Financing Sources (CIP) | - | 764,357 | 764,357 | 745,000 |
| Other Revenue | 195,634 | 10,750 | 206,384 | 227,788 |
| **TOTAL REVENUES** | **8,122,291** | **6,299,619** | **14,421,910** | **14,717,788** |
| | | | | |
| **EXPENDITURES** | | | | |
| Treatment | 1,940,754 | 1,249,061 | 3,189,815 | 3,483,396 |
| Distribution & Collection | 695,914 | 1,668,390 | 2,364,304 | 2,466,581 |
| Utility Billing | 465,329 | - | 465,329 | 468,459 |
| Water Meter Division | 132,180 | - | 132,180 | 144,526 |
| Capital Outlay | 484,352 | 430,447 | 914,799 | 1,179,398 |
| Debt Service/Leases | 527,472 | 58,552 | 586,024 | 586,024 |
| **TOTAL EXPENDITURES** | **4,246,001** | **3,406,450** | **7,652,451** | **8,328,384** |
| | | | | |
| **EXCESS OF REVENUES OVER EXPENDITURI** | **3,876,291** | **2,893,169** | **6,769,459** | **6,389,404** |
| | | | | |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| Transfers In | - | - | - | - |
| Transfers (Out) | (3,095,712) | (2,999,517) | (6,095,228) | (6,610,060) |
| **OTHER SOURCES (USES)** | **(3,095,712)** | **(2,999,517)** | **(6,095,228)** | **(6,610,060)** |
| | | | | |
| **NET CHANGE IN FUND EQUITY** | **780,579** | **(106,348)** | **674,231** | **(220,656)** |
| | - | | | |
| **Fund Balance - October 1 (Beginning)** | [redacted] | | **35,251,654** | |
| | | | | |
| **Fund Balance - September 30 (Ending)** | | | **35,925,885** | |

**Number of days in working capital** **49**

**CITY OF WESLACO, TEXAS**
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**SOLID WASTE FUND**
**September 30, 2022**

| REVENUES | Solid Waste Collection | Brush Collection | Combined Actual | Annual Budget |
|---|---|---|---|---|
| Intergovernmental Revenue | - | | | 24,375 |
| Charges for Services | 4,497,139 | 1,312,540 | 5,809,679 | 5,754,358 |
| Other Revenue | 92,659 | 16,460 | 109,120 | 103,000 |
| **TOTAL REVENUES** | **4,589,798** | **1,329,000** | **5,918,799** | **5,881,733** |
| | | | | |
| **EXPENDITURES** | | | | |
| Collection | 2,908,108 | - | 2,908,108 | 3,037,865 |
| Transfer Station/Recycling | - | 150,074 | 150,074 | 151,127 |
| Landfill | - | 46,519 | 46,519 | 48,000 |
| Brush Collection | - | 561,956 | 561,956 | 582,939 |
| Capital Outlay | 5,471,101 | - | 5,471,101 | 6,519,155 |
| Debt Service | - | 248,137 | 248,137 | 1,156,518 |
| **TOTAL EXPENDITURES** | **8,379,209** | **1,006,685** | **9,385,893** | **11,495,604** |
| | | | | |
| **EXCESS OF REVENUES OVER EXPENDITUI** | **(3,789,411)** | **322,316** | **(3,467,095)** | **(5,613,871)** |
| **OTHER FINANCING SOURCES (USES)** | | | - | |
| Other Financing Sources | 4,396,152 | | 4,396,152 | 6,327,876 |
| Transfers In | - | | - | |
| Transfers (Out) | (850,000) | | (850,000) | (850,000) |
| **OTHER SOURCES (USES)** | **3,546,152** | **-** | **3,546,152** | **5,477,876** |
| | | | | |
| **NET CHANGE IN FUND EQUITY** | **(243,258)** | **322,316** | **79,058** | **(135,995)** |
| | | | | |
| **Fund Balance - October 1 (Beginning)** | **1,295,529** | | | |
| | - | | | |
| **Fund Balance - September 30 (Ending)** | **1,374,587** | | | |
| | | | | |
| **Number of days in working capital** | **-68** | | | |

**CITY OF WESLACO, TEXAS**
**STATEMENT OF FINANCIAL POSITION - SOLID WASTE FUND**
**9/30/2022**
**(UNAUDITED)**

| | |
|---|---|
| **ASSETS** | |
| Cash and Equivalents | (29,174) |
| Current Receivables | 710,319 |
| Noncurrent Receivable | 2,000,000 |
| Deferred Resource Outflow | 2,604 |
| Assets, net of Depr | 1,511,989 |
| **TOTAL ASSETS** | **4,195,737** |
| | |
| **LIABILITIES** | |
| Accounts Payable | 212,764 |
| Accrued Salaries & Wages | 29,758 |
| Other Liabilities | 34,727 |
| Due to Other Funds | 947,211 |
| Noncurrent Liabilities | 1,594,347 |
| Deferred Resource Inflow | 3,974 |
| **TOTAL LIABILITIES** | **2,822,781** |
| **FUND EQUITY** | |
| Contributed Capital | - |
| Reserved fund equity | - |
| Unreserved fund equity* | 1,293,898 |
| Change in net position | 79,058 |
| **TOTAL FUND EQUITY** | **1,372,956** |
| | |
| **TOTAL LIABILITIES AND FUND EQUITY** | **4,195,737** |

*Fund equity includes $2M loan advanced to Water/Sewer Fund from Solid Waste Fund to complete WTP Project -

**CITY OF WESLACO, TEXAS**
**STATEMENT OF FINANCIAL POSITION - AIRPORT FUND**
**September 30, 2022**

| | |
|---|---|
| **ASSETS** | |
| Cash and Equivalents | 141,329 |
| Due from Other Government | - |
| Current Receivables | 161,619 |
| Inventory | 65,519 |
| Restricted Assets | 100 |
| Deferred Resource Outflow | 17,258 |
| Assets, net of Depr | 13,661,480 |
| **TOTAL ASSETS** | **14,047,305** |
| | |
| **LIABILITIES** | |
| Accounts Payable | 389,224 |
| Accrued Salaries & Wages | 44,567 |
| Due to Other Funds | 2,004,506 |
| Due to Other Governments | - |
| Other Liabilities | 130,992 |
| Deferred Resource Inflow | 25,008 |
| Notes Payable | 1,397,045 |
| **TOTAL LIABILITIES** | **3,991,342** |
| **FUND EQUITY** | |
| Unreserved fund equity | 11,036,072 |
| Change in net position | (980,109) |
| **TOTAL FUND EQUITY** | **10,055,963** |
| | |
| **TOTAL LIABILITIES AND FUND EQUITY** | **14,047,305** |

-

**CITY OF WESLACO, TEXAS**
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**
**AIRPORT FUND**
**September 30, 2022**

| **REVENUES** | **Actual** | **Annual Budget** |
|---|---|---|
| Charges for Services | 821,293 | 785,768 |
| Rentals | 122,783 | 229,196 |
| Intergovernmental Revenue | 449,586 | 50,000 |
| Other Revenue | 3,402 | 3,041 |
| **TOTAL REVENUES** | **1,397,063** | **1,068,005** |
| | | |
| **EXPENDITURES** | | |
| Airport Operations | 1,169,942 | 1,173,197 |
| Capital Outlay | 1,362,360 | 182,897 |
| Debt Service | 94,870 | 94,870 |
| **TOTAL EXPENDITURES** | **2,627,172** | **1,450,964** |
| | | |
| **EXCESS OF REVENUES OVER EXPENDITURI** | **(1,230,109)** | **(382,959)** |
| **OTHER FINANCING SOURCES (USES)** | | |
| Transfers In (Out) | 250,000 | 250,000 |
| **OTHER SOURCES (USES)** | **250,000** | **250,000** |
| | | |
| **NET CHANGE IN FUND EQUITY** | **(980,109)** | **(132,959)** |
| | | |
| **Fund Balance - October 1 (Beginning)** | **11,032,546** | |
| | | |
| **Fund Balance - September 30 (Ending)** | **10,052,437** | |
| | | |
| **Number of days in working capital** | **-76** | |

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5972 |
| **From:** | |
| **Subject:**<br>Discussion and consideration to accept and file the Quarterly Investment Report for the period ending September 30, 2022 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) | |
| **Background:**<br>Pursuant to Chapter 2256 of the Government Code, Section 2256.023 requires quarterly reports to be submitted to the government body as per the Public Funds Investment Act (PFIA). | |
| **Funding Source** (budget code, if applicable)**:** | |

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

| | |
|---|---|
| **Additional Action Prompted:**<br>Mayor's Signature | |
| **If item previously considered, provide date and action by Commission:** | |
| **If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:** | |
| **Advisory Review, if any** (name of board/committee, date of action, recommendation)**:** | |
| Rosalinda Cavazos<br>Martin Garza | Created |
| **City Manager Comments:**<br>Approve acceptance and filing as presented and recommended by the Interim Finance Director. | |
| **Staff Recommendation:**<br>Staff recommends acceptance and filing. | |
| **Attachments, if any:**<br>093022 QTRLY INVESTMENT MEMO, 09302022 QTRLY INVESTMENT | |
| **Responsibilities upon Approval:**<br>File report. | |

# 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


**Date: November 10, 2022**

**To: Mayor & City Commission**

**CC: Martin Garza, Interim City Manager**

**From: Rosie Cavazos, Interim Finance Director**

**Re: Financials for Period Ending September 30, 2022**

I respectfully submit the Quarterly Investment for the period ending September 30, 2022.

Interest payments collected doubled from the 3rd quarter. We collected $189,250.32 in the 4th quarter of fiscal year 2022.

Total interest earned to date is $298,897.78.

Staff recommends acceptance and filing of these reports.

# City of Weslaco, Texas
Investment Report
September 30 2022

| Deposits: | 4th Quarter 09/30/22 | 3rd Quarter 06/30/22 | 2nd Quarter 03/31/22 | 1st Quarter 12/31/21 |
|---|---|---|---|---|
| Cash on Deposit | | | | |
| PNC Bank | $ 13,828,542 | $ 10,346,976 | $ 41,716,027 | $ 16,891,734 |
| Tex Pool | 872,132 | 867,689 | 866,304 | 866,121 |
| Tex Pool Prime | 32,090,830 | 36,908,990 | 5,835,447 | 31,830,723 |
| Certificates of Deposit | | | | |
| Navy Army CU 5/24/2021 | - | - | 242,473 | 241,757 |
| Greater State Bank 1/29/2022 | 240,207 | 240,207 | 240,000 | - |
| | | | | |
| **Total** | $ 47,031,710 | $ 48,363,862 | $ 48,900,251 | $ 49,830,335 |

| Rates: | 4th Quarter 09/30/22 | 3rd Quarter 06/30/22 | 2nd Quarter 03/31/22 | 1st Quarter 12/31/21 |
|---|---|---|---|---|
| Cash - Interest Earning | | | | |
| PNC Bank | 0.01% | 0.100% | 0.190% | 0.19% |
| Tex Pool | 2.93% | 1.00% | 0.15% | 0.04% |
| Tex Pool Prime | 3.21% | 1.20% | 0.27% | 0.09% |
| Certificate of Deposits | | | | |
| Greater State Bank 1/19/2022 | 0.35% | 0.35% | 0.35% | - |
| | | | | |
| Total Interest Earned for Period | | | | |
| Total Interest | $ 189,250.32 | $ 78,278.36 | $ 18,883.10 | $ 12,486.00 |
| Average Return | 2.19% | 0.96% | 0.20% | 0.12% |
| Benchmark - 4 week T-Bill Rate | 2.70% | 1.26% | 0.17% | 0.06% |
| Weighted Average Maturity (Days) | 2.42 | 2.90 | 3.59 | 1.69 |

Total Interest Earned Year to Date **$ 298,897.78**

This report is in full compliance with the investment policy and strategy as established for the City of Weslaco, Texas and the Public Funds Investment Act (Chapter 2256, Government Code).

Prepared by:

Sonia Flores
Assistant Finance Director

11/7/22
Date

Reviewed by:

Martin Garza
Interim City Manager

11/8/22
Date

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5981 |

**From:**

**Subject:**
Discussion and consideration of approving Change Order No. 1 to the New Downtown Fire Station No. 2 for the addition of an Emergency Back-up Generator in amount not to exceed $200,705 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

**Background:**
Original Contract Sum $2,999,999.00
The Contract Sum will be increased by this Change Order in the amount of $200.704.36
The new Contract Sum including this Change Order will be $3,200,703.36

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| OMAR RODRIGUEZ | Created/Initiated |
| OMAR RODRIGUEZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Parks & Recreation Director.

**Staff Recommendation:**
Staff recommends approval.

**Attachments, if any:**
19087 CO 001 Fire Generator

**Responsibilities upon Approval:**

# AIA® Document G701™ – 2017

## Change Order

**PROJECT:** *(Name and address)*
19087 Weslaco PSB Fire Station No. 2
711 E. Railroad
Weslaco, Texas 78596

**CONTRACT INFORMATION:**
Contract For: General Construction

Date:

**CHANGE ORDER INFORMATION:**
Change Order Number: 001

Date: November 9, 2022

**OWNER:** *(Name and address)*
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

**ARCHITECT:** *(Name and address)*
ERO Architects
P.O. Box 720428
McAllen, Texas 78504

**CONTRACTOR:** *(Name and address)*
Tre-Gen Construction, LLC
2900 N. Texas Blvd., Ste. 201
Weslaco, Texas 78599

**THE CONTRACT IS CHANGED AS FOLLOWS:**
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Change Order issued for new generator and installation per generator system design inidcated in proposal request 005 requested by Owner.

| | | |
|---|---|---|
| The original Contract Sum was | $ | 2,999,999.00 |
| The net change by previously authorized Change Orders | $ | 0.00 |
| The Contract Sum prior to this Change Order was | $ | 2,999,999.00 |
| The Contract Sum will be increased by this Change Order in the amount of | $ | 200,704.36 |
| The new Contract Sum including this Change Order will be | $ | 3,200,703.36 |

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be April 11, 2023

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

| ARCHITECT *(Firm name)* | CONTRACTOR *(Firm name)* | OWNER *(Firm name)* |
|---|---|---|
| ERO Architects | Tri-Gen Construction, LLC | City of Weslaco |
| SIGNATURE | SIGNATURE | SIGNATURE |
| Juan Cantu, AIA | | |
| PRINTED NAME AND TITLE | PRINTED NAME AND TITLE | PRINTED NAME AND TITLE |
| November 9, 2022 | | |
| DATE | DATE | DATE |

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**User Notes:** (3B9ADA51)

# Request for Change Order

**NO.** 16

***Project#:*** *52119* *Weslaco Fire Station #2* ***Date:*** *11/08/22*

**DATE QUOTED:** 11/7/2022

**TO:** **City of Weslaco**
255 S. Kansas Ave
Weslaco, TX 78596

**ARCH. PROJECT NO.**
**RETURN BY:** 11/14/22
**EXPIRATION DATE:**
**REQUESTED EXTENSION OF TIME IN DAYS:** 0
**OUR JOB#:** 52119

**DESCRIPTION:**
Proposal Request #005 - REVISED #2
Generator Package

| SUBCONTRACTORS / VENDORS | SUB / VENDOR WORK DESCRIPTION | AMOUNT: |
|---|---|---|
| Blue Electric and Daughter, Inc. | Generator package (see attached) | $177,942.35 |
| Tri-Gen Construction LLC | Concete Work at SW(demo/install for conduits) | $722.00 |
| Tri-Gen Construction LLC | Additional for changed Gen Pad | $1,353.20 |
| Tri-Gen Construction LLC | GC Supervision | $3,250.00 |
| Tri-Gen Construction LLC | Trash Disposal | $565.00 |
| Tri-Gen Construction LLC | Portable Restrooms | $225.00 |
| Tri-Gen Construction LLC | GC Markup | $10,801.05 |
| Tri-Gen Construction LLC | Bond Increase | $5,845.76 |

**APPROVAL**

**ARCH:** _____

**DATE:** _____

**OWNER:** _____

**DATE:** _____

| | | |
|---|---|---|
| **SUBTOTAL:** | | $200,704.36 |
| **FEE PERCENT:** | **0.00%** | $0.00 |
| **OVERHEAD:** | **0.00%** | $0.00 |
| **BOND:** | **0.00%** | $0.00 |
| | **0.00%** | $0.00 |
| | **0.00%** | $0.00 |
| **TOTAL REQUEST AMOUNT:** | | $200,704.36 |

RCO 6

# Standardized Agenda Request Form

| | |
|---|---|
| **Date of Meeting:**<br>November 15, 2022 | **Agenda Item No.** (to be assigned by CSO)**:**<br>2022-5994 |

**From:**

**Subject:**
Discussion and consideration of approving Change Order No. 1 to the New Police Department with Municipal and Judicial Court for the addition of an Emergency Back-up Generator in amount not to exceed $414,054 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

**Background:**
The original Contract sum was $8,930,000
The Contract Sum will be increased by this Change Order in the amount of $414,053.66
The new Contract Sum including this Change Order will be $9,344.053.66

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

| Amount: | Term of Impact: | Identified in Current Budget: |
|---|---|---|

**Additional Action Prompted:**
Mayor's Signature

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

**If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:**

**Advisory Review, if any** (name of board/committee, date of action, recommendation)**:**

| | |
|---|---|
| ADELAIDA VEGA | Created/Initiated |
| OMAR RODRIGUEZ | Approved |
| Martin Garza | New |

**City Manager Comments:**
Approve as recommended by the Parks & Recreation Director.

**Staff Recommendation:**
Staff recommends approval.

**Attachments, if any:**
19087.01 CO 001 Police Generator

**Responsibilities upon Approval:**

# AIA® Document G701™ – 2017

## *Change Order*

**PROJECT:** *(Name and address)*
City of Weslaco New Police Department
with Municipal and Judicial Court
300 S. Bridge Ave.
Weslaco, Texas 78596

**CONTRACT INFORMATION:**
Contract For: General Construction

Date: September 29, 2022

**CHANGE ORDER INFORMATION:**
Change Order Number: 001

Date: November 9, 2022

**OWNER:** *(Name and address)*
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

**ARCHITECT:** *(Name and address)*
ERO Architects
P.O. Box 720428
McAllen, Texas 78504

**CONTRACTOR:** *(Name and address)*
Gerlach Builders, LLC dba Wil-Con
918 Big Horn Drive
Edinburg, Texas 78504

**THE CONTRACT IS CHANGED AS FOLLOWS:**
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Change order issued for new generator and installation per generator system design as indicated in proposal request 005 requested by Owner.

| | | |
|---|---|---|
| The original Contract Sum was | $ | 8,930,000.00 |
| The net change by previously authorized Change Orders | $ | 0.00 |
| The Contract Sum prior to this Change Order was | $ | 8,930,000.00 |
| The Contract Sum will be increased by this Change Order in the amount of | $ | 414,053.66 |
| The new Contract Sum including this Change Order will be | $ | 9,344,053.66 |

The Contract Time will be increased by Five (5) days.
The new date of Substantial Completion will be April 16, 2023

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

| ARCHITECT | CONTRACTOR | OWNER |
|---|---|---|
| ERO Architects | Gerlach Builders, LLC dba Wil-Con | City of Weslaco |
| *(Firm name)* | *(Firm name)* | *(Firm name)* |
| SIGNATURE | SIGNATURE | SIGNATURE |
| Juan Cantu, AIA | | |
| PRINTED NAME AND TITLE | PRINTED NAME AND TITLE | PRINTED NAME AND TITLE |
| November 9, 2022 | | |
| DATE | DATE | DATE |

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**User Notes:** (3B9ADA46)

# Change Order Request

Detailed (with Breakdown of PCOs), Grouped by Each Number

**1083-City of Weslaco PSB Police Station with Municipal Co** **Project # 1083** **Gerlach Builders, LLC**

300 S. Bridge Ave
Weslaco, Texas 78596

Tel: (956) 781-9781 Fax: (956) 290-8359

**Change Order Request: 015R** **Date: 11/8/2022**

**To:**
ERO Architects

**From:**
Airika Stevens
Gerlach Builders, LLC
PO Box 4352
McAllen, TX 78502

| Description | Category | Status |
|---|---|---|
| PR 006 Generator | Direct Cost | Pending |

| Reference | Required By | Days Req | Amt Req |
|---|---|---|---|
| | 11/15/2022 | 5 | 414,053.66 |

**Notes**

| PCO No | Date | Reference | Amt Prop | Days Req | Category | Reason |
|---|---|---|---|---|---|---|
| **Description** | | **Notes** | | | | |
| **023R** | 11/4/2022 | | 414,053.66 | 0 | Change Order | Direct Costs |
| PR 006 Generator | | | | | | |

| Item No | Item Description | Amt Prop | Reference |
|---|---|---|---|
| 001 | Concrete Pad | 8,250.00 | |
| 002 | Generator | 357,128.00 | |
| 004 | General Conditions & Mark-Up | 36,537.80 | |
| 005 | Insurance | 4,019.16 | |
| 006 | Bond | 8,118.70 | |

**Approved By:**

**Signature** _____ _____

**Name** _____ **Date**