A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JUNE 20, 2023

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, June 20, 2023 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. Roll Call.
E. Mayoral Recognition.
   1) Elder Abuse Awareness Month.

II. PUBLIC COMMENTS

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

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

III. REPORTS

A. Animal Care Services.
B. Inframark.

IV. PUBLIC HEARING

A. To solicit input on behalf of George Garza to rezone 804 S Kansas Ave. Also being Lot 3, Block 2, Hollywood Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

B. To solicit input on behalf of Cortez Cantina to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 260 S. Texas Blvd. Suite 200, also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

C. To solicit input on behalf of Tacos El Plebe LLC. Luis A Peña to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas.

V. 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 June 6, 2023 (Staffed by City Secretary's Department.) Attachment.

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

1) Ordinance 2023-23 to rezone 622 N Tio. Also being Lot 23, Block 8, El Texano Subdivision, Weslaco, 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 on May 16, 2023; staffed by Planning & Code Enforcement Department.) Attachment.

C. Approval of the six-month extension for the Final Plat for Moonlight Subdivision– being a 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330' north of Mile 10N along the Westside of F.M. 88 and authorize the Mayor to execute any related documents. (Staffed by Planning & Code EnforcementDepartment.) Attachment.

D. Approval of Resolution 2023-38 for the Tax Abatement Agreement of Glazer Beer and Beverage of Texas LLC and authorize the Mayor to execute any related documents. (Staffed by City Manager.) Attachment.

E. Approval to apply to the FM Global Fire Prevention Grant Program for an amount not to exceed $1,200 with no match required for the purchase of an arson prevention/fire investigation camcorder and related equipment and authorize the Mayor to execute any related documents. (Staffed by Fire Department and Grant Writer).

F. Approval of Resolution 2023-39 regarding a grant application to the National Fitness Campaign Grant Committee and authorize the Mayor to execute any related document. (Staffed by Grant Writer/Parks and Recreation Department.) Attachment.

G. Approval on the renewal of the Cooperation Agreement between Hidalgo County and City for continued participation in the FY2024-2026 Urban County Program and authorize the Mayor to execute any related documents. (Staffed by Finance Department.) Attachment.

H. Approval on Resolution 2023-40 to enter into an agreement with TxDOT for a public event in the city limits of Weslaco requiring the closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 2pm -11pm on the third (3) Thursday, of the month from August 2023 to February 2024 for Alfresco Weslaco Music & Art. The event will run from 6 PM – 9:30 PM on the following dates: August 17, 2023, September 21, 2023, October 19, 2023; November 16, 2023; December 21, 2023; January 18, 2024; and February 15, 2024.; waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Building Maintenance, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Engineering.) Attachment.

I. Approval on the request by Weslaco Economic Development Corporation to approve Resolution 2023-41 to allow the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from U.S. Business Highway 83 to Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 17, 2023, September 21, 2023, October 19, 2023; November 16, 2023; December 21, 2023; January 18, 2024; and February 15, 2024.; waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Weslaco Economic Development Corporation of Weslaco.) Attachment.

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2023-42 appointing a member to the Planning and Zoning Commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.) Attachment.

VII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of George Garza on Ordinance 2023-29 to rezone 804 S Kansas Ave. Also being Lot 3, Block 2, Hollywood Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-29. Possible action. (Staffed by Planning & Code Enforcement Department.)

Attachment.

B. Discussion and consideration after public hearing on behalf of Cortez Cantina to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit at 260 S. Texas Blvd. Suite 200, also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

C. Discussion and consideration after public hearing on behalf of Tacos El Plebe LLC, Luis A Peña to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

D. Discussion and consideration to approve the Final Plat for Vittoria Subdivision being 42.18-acre out of Farm Tract 165 and 166, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southeast corner of Midway and Interstate 2 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 Cross Development Weslaco being 1.8554-acre out of Farm Tract 40, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the northeast corner of Interstate 2 and Paseo Del Norte 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 Lemon Blossom Estates being 1.303-acre out of Farm Tract 815, Block 139, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,300ft south of the intersection of S Bridge and Mile 5 1/2 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 Ranchettes on 18th St. being 12.16-acres out of Farm Tract 706, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 500 ft West from the intersection of 18th St. and Pleasantview and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

H. Discussion and consideration to re-schedule or cancel the regular meeting of July 4, 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

I. Discussion and consideration to purchase liftstation pumps and control panels from Zone Industries, Buyboard Vendor No. 672-22, in the amount not to exceed $460,000

for the following liftstations, #2, #20, #21, #23 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

J. Discussion and consideration to award wetwell cover rehabilitation at the North Wastewater Treatment Plant, and water/sewer pipe bursting and pumps, to Southern Trenchless Solutions, LLC., Buyboard vendor contract #635-21, the combined cost not to exceed $594,891, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.) Attachment.

K. Discussion and consideration to select consultants for Construction Materials Testing Rotation List and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.) Attachment.

L. Discussion and consideration on the selection of a consultant for the design of the proposed improvements to Lift Station 12 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering.) Attachment.

M. Discussion and consideration to purchase Livescan hardware/software from HID Global for the amount of $36,761.97 (GSA Contract GS-35F-0199R), of which $34,000 will be reimbursed by DJ-Edward Byrne Memorial Justice Assistance Grant Program #4507801 with NO MATCH required and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.

N. Discussion and consideration to purchase a white 2023 Chevy Tahoe SUV from Caldwell Country Chevrolet BuyBoard Contract #601-19 for the amount of $45,415, which will be fully reimbursed through FY22 Operation Stonegarden Program #3173408 with NO MATCH required and NO RECURRING fees and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.

O. Discussion and consideration on the Interlocal Agreement between the City of Weslaco and the City of Mercedes to provide the terms and conditions for the use, maintenance, and operation of Tyler Technologies New World Records Management System (RMS) and New World Mobile and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police 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 City Manager for the City of Weslaco as authorized by section §551.074 of the Texas Government Code.

B. Personnel - Discussion regarding the administrative investigation of the complaint filed by a firefighter as authorized by section §551.074 of the Texas Government Code.

C. Contract Negotiations – Discussion with the City Manager and City Attorney relating to the City's rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025 as authorized by section §551.071 of the Texas Government Code.

D. Legal Consultation - Consultation with City Attorney regarding lawsuit styled C-1678-22-A Christopher De Leon Aircraft Maintenance Professional vs. City of Weslaco and Andrew Muñoz, individually as authorized by section §551.071 of the Texas Government Code.

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

F. Legal Consultation - Consultation with City Attorney regarding Economic Development Corporation of Weslaco versus Sunil Wadhwani, Nolana Self-Storage LLC, Harjinder Singh, Gerardo Tafolla, Ricardo Quintanilla and Leo Lopez Cause No. C-0295-20-L as authorized by section §551.071 of the Texas Government Code.

G. Legal Consultation - Consultation with the City Attorney regarding real property legally described as Lots 1, 2, and 3, Block 4, James M. Black Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section 551.071 of the Texas Government Code.

H. Real Property - Consultation with City Attorney on the sale, exchange, lease or value of real property located at Pike and Vo-Tech as authorized by §551.072 of the Texas Local Government Code.

I. Real Property – Consultation with City Attorney on the purchase, exchange, lease or value of real property located on the Northeast corner of Interstate 2 and North Airport Drive intersection as authorized by §551.072 of the Texas Local 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 16th day of June 2023 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

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2022-6087

From:

Subject:
Certification of Public Notice.

Background:
Call to Order, includes the following:
A. Certification of Public Notice.
B. Invocation.
C. Pledge of Allegiance.
D. Mayoral Recognition.
E. Roll Call.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

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

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

NORMA CANTU
ADELAIDA VEGA
Martin Garza

Created

City Manager Comments:
Approve.

Staff Recommendation:
A. Mayor will Call to Order and certify Public Notice.
B. Pastor David McCann, First Presbyterian Church will lead the invocation.
C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag.
D. Mayoral Recognition.
E. City Secretary will call roll.
Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.

Attachments, if any:
Pledge and Mission updated 11.18.22

Responsibilities upon Approval:

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

Martin Garza, City Manager

The Pledge of Allegiance to the Flag

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

The Pledge of Allegiance to the State Flag

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

Preamble to the Constitution of the United States of America

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

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE
IN PUBLIC SERVICE

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

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6614

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of George Garza to rezone 804 S Kansas Ave. Also being Lot 3, Block 2, Hollywood Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on May 26, 2023.

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 appeared in The Monitor on May 24, 2023.

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 June 7, 2023.

FLOR ELISA ACUNA	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 surrounding land use.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6616

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Cortez Cantina to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 260 S. Texas Blvd. Suite 200, also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On- Premises Permit. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on May 26, 2023.

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 May 24, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of June 7, 2023.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6617

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Tacos El Plebe LLC. Luis A Peña to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On- Premises Permit. Six (6) property owners within 200 feet of the applicant's property were notified by letter on May 26, 2023.

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 May 24, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of June 7, 2023.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2022-6092

From:

Subject:
Approval of the Minutes of the Regular Meeting on June 6, 2023 (Staffed by City Secretary's Department.) Attachment.

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

NORMA CANTU
ADELAIDA VEGA
Martin Garza

Created

City Manager Comments:
Approve as submitted by the City Secretary.

Staff Recommendation:
Approve.

Attachments, if any:

Responsibilities upon Approval:
Execute and retain.

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6473

From:
REBEKAH DE LA FUENTE

Subject:
Ordinance 2023-23 to rezone 622 N Tio. Also being Lot 23, Block 8, El Texano Subdivision, Weslaco, 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 on May 16, 2023; 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. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on April 21, 2023.

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 appeared in The Monitor on April 17, 2023.

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 May 3, 2023.

REBEKAH DE LA FUENTE	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on adjacent land use.

Attachments, if any:
Rezone-622 N Tio - Memo, 622 N Tio-Application, Notice, Radius map, 622 N Tio- Aerial, O2023-23 rezone 622 N Tio

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 622 N Tio

DATE: May 8, 2023

The property owner has not advised what the intended use is for at this location. There are existing commercial property located along the north and east side of this property. Staff has not received any petitions for or against the rezone request.

The Planning & Zoning Commission recommended approval based on the surrounding land use.

Thank you,

Rebekah de la Fuente, CFM

Rzne-000408-2023

APPLICATION FOR REZONING

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

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

FILE NO._____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 23 Block 8

Subdivision Name El Tejano

Street Address 622 N. TIO

Existing Zoning Residential Existing Land Use Residential

Proposed Zoning Busines Proposed Land Use Busines

_____ $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 Araceli R. Castillo Phone (956) 246-6439

Address 610 N. TIO Fax:

City Weslaco State TX Zip Code 78596 E-Mail: Castilloaraceli06@gmail.com

OWNER

Name Efrain & Rita C Jovar Phone 956-373-3729

Address 507 San Benito St Fax:

City Weslaco State TX Zip Code 78596 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 Efrain & Rita C Jovar Date
Owner

Signature Araceli R. Castillo Date 02/21/2023
Applicant

Signature _____ Date
Authorized Agent

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

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid_____

Notice of Public He
200' of Proposed S

Date _____

P & Z Notice of Pu

Date _____

City Commission N

Date _____

Presented to P & Z
Approved _____

Date _____

Presented to City
Approved _____

Date _____

Ordinance No.___

CITY OF WESLACO
956-968-3181

REC#: 03003588 3/03/2023 1:12 PM
OPER: MDLOP TERM: 036
REF#:
PAID BY:

TRAN: 800.0000 ENERGOV PAYMENT
INV-00011755 305.00CR
CASTILLO, ARACELI
CAINVOICEFEE 300.00CR
CAINVOICEFEE 5.00CR

TENDERED: 305.00 CASH
APPLIED: 305.00-

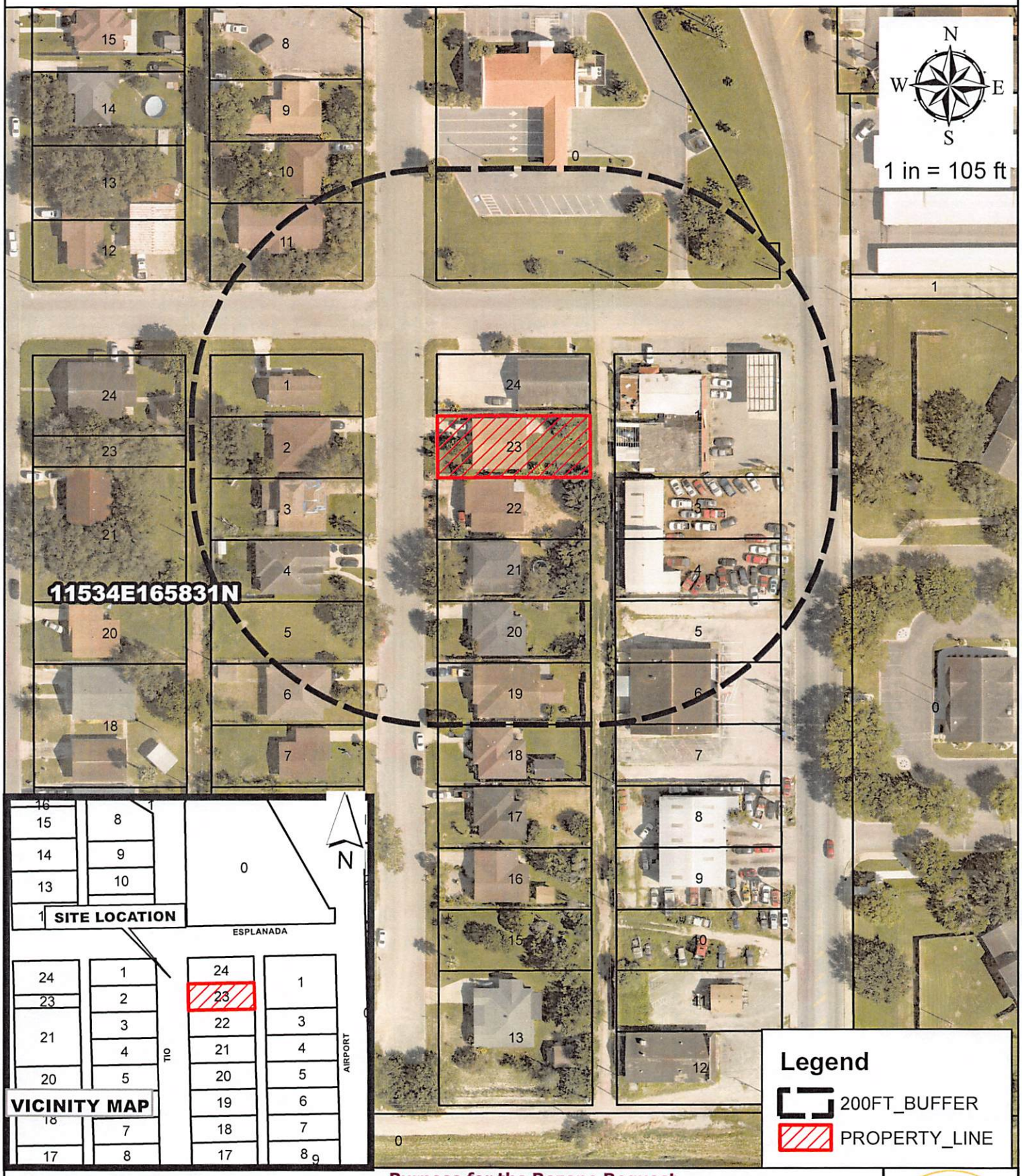
CHANG

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Araceli R Castillo
622 N Tio Ave.
El Tejano Blk 8 lot 23

Purpose for the Rezone Request

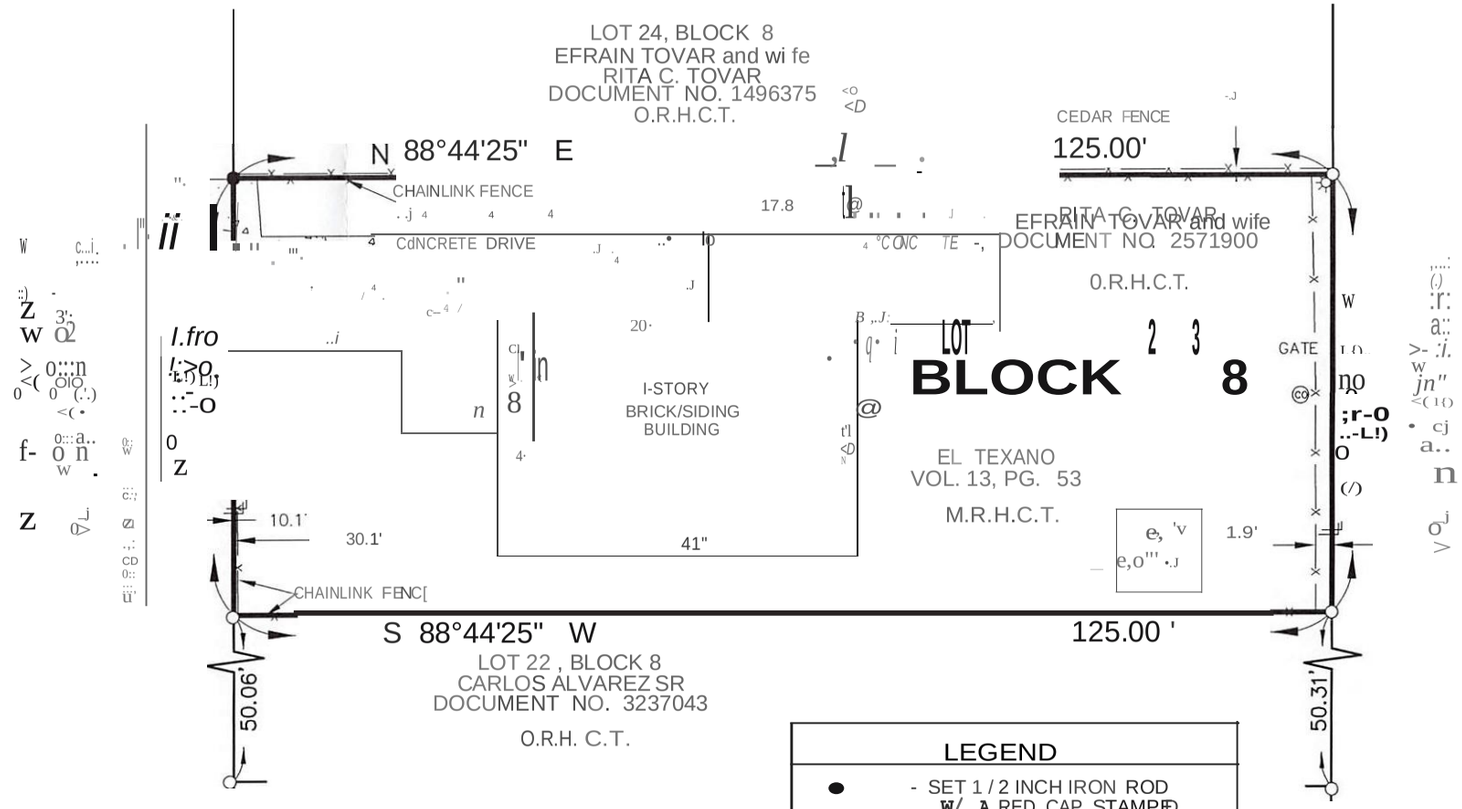
Existing zoning:	R-1
Existing land use:	Vacant Land
Prop Zone:	B-1

City of Weslaco Code Enforcement Dept.

MAR8, 2023

NAVY ARMY COMMUNITY CREDIT 2730 RODD FIELD RD CORPUS CHRISTI TX 78414	A1742-00-000-0000-00 ALAMO BANK BEING 1.39AC NET 701 N AIRPORT DR	L: B:	241732 605748
OCHOA ALEJANDRO & YOLANDA 703 N TIO AVE WESLACO TX 78596	E4900-00-002-0010-00 EL TEXANO BLK 2 LT 10 703 NTIOAVE	L: B:	20625 39562
CHAPA BALDEMERO JR 701 NTIOAVE WESLACO TX 78596	E4900-00-002-0011-00 EL TEXANO BLK 2 LT 11 701 NTIOAVE	L: B:	25988 83306
LOPEZ JUAN J & ADINA S 2410 EMILE 12 N WESLACO TX 78599	E4900-00-007-0001-00 EL TEXANO LT 1 BLK 7 623 NTIOAVE	L: B:	20625 33435
MORENO SAMMY MARTINEZ 621 NTIOAVE WESLACO TX 78596	E4900-00-007-0002-00 EL TEXANO LOT 2 BLK 7 621 NTIOAVE	L: B:	20625 70490
GONZALES SYLVIA 619NTIOAVE WESLACO TX 78596	E4900-00-007-0003-00 EL TEXANO BLK 7 LT 3 619 NTIOAVE	L: B:	20625 46966
DIAZ VICTOR H CORONADO 617 NTIOAVE WESLACO TX 78596	E4900-00-007-0004-00 EL TEXANO BLK 7 LT 4 617 NTIOAVE	L: B:	20625 112583
CHIHUAHUA FELIX A & EVANGELINA PO BOX 1387 WESLACO TX 78599	E4900-00-007-0005-00 EL TEXANO BLK 7 LT 5 615 N TIO AVE	L: B:	19800 0
FLORES JOSE RUBEN & ROSA N 2129 WARNICK PL NEW BRAUNFELS TX 78130	E4900-00-007-0006-00 EL TEXANO LOT 6 BLK 7 613 N TIO AVE	L: B:	20625 53673
GONZALEZ PEDRO 2222 WILSON DR WESLACO TX 78599	E4900-00-008-0001-00 EL TEXANO LOT 1 & 2 BLK 8 623 N AIRPORT DR	L: B:	54000 87980
DE LA GARZA NORMA E & ET AL 1632 E BUSINESS 83 WESLACO TX 78596	E4900-00-008-0003-00 EL TEXANO BLK 8 LT 3 619 N AIRPORT DR	L: B:	27000 17023
DE LA GARZA NORMA E & ET AL 1632 E BUSINESS 83 WESLACO TX 78596	E4900-00-008-0004-00 EL TEXANO BK 8 LT 4 617 N AIRPORT DR	L: B:	27000 18266

FAROLAN FAMILY LIMITED 5607 N CYNTHIA ST MCALLEN TX 78504	E4900-00-008-0005-00 EL TEXANO LOT 5 BLK 8 615 N AIRPORT DR	L: B:	27000 79106
FAROLAN FAMILY LIMITED 5607 N CYNTHIA ST MCALLEN TX 78504	E4900-00-008-0006-00 EL TEXANO LOT 6 BLK 8 615 N AIRPORT DR	L: B:	22275 0
FAROLAN FAMILY LIMITED 5607 N CYNTHIA ST MCALLEN TX 78504	E4900-00-008-0007-00 EL TEXANO LOT 7 BLK 8 611 N AIRPORT DR	L: **B:**	22275 0
CASTILLO LUIS A & ARACELI 610 N TIO AVE WESLACO TX 78596	E4900-00-008-0018-00 EL TEXANO BLK8 LT 18 610 N TIO AVE	L: B:	20625 55097
GAMBOA ABIGAIL R & CESAR SAID R 612 NTIOAVE WESLACO TX 78596	E4900-00-008-0019-00 EL TEXANO BLK 8 LT 19 612 NTIOAVE	L: B:	20625 46199
ALCOCER MIRIAM 911 E 2ND ST WESLACO TX 78596	E4900-00-008-0020-00 EL TEXANO BLK 8 LT 20 614 N TIO AVE	L: B:	20625 41867
TORRES MOISES MARTINEZ 616 NTIOAVE WESLACO TX 78596	E4900-00-008-0021-00 EL TEXANO BLK 8 LT 21 616 N TIO AVE	L: B:	20625 48732
ALVAREZ CARLOS SR 620 NTIOAVE WESLACO TX 78596	E4900-00-008-0022-00 EL TEXANO BLK 8 LT 22 620 NTIOAVE	L: B:	20625 67916
TOVAR EFRAIN & RITA C 507 SAN BENITO ST WESLACO TX 78596	E4900-00-008-0023-00 EL TEXANO BLK 8 LT 23 622 NTIOAVE	L: B:	20625 70920
TOVAR EFRAIN & RITA C 507 SAN BENITO ST WESLACO TX 78596	E4900-00-008-0024-00 EL TEXANO BLK 8 LT 24 624 NTIOAVE	L: B:	25000 72987



NOTE:
1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
2. BEARING BASED ON THE TEXAS STATE PLANE COORDINAE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS SURVEY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.
5. MINIMUM BUILDING SETBACKS AS PER THE CITY OF WESLACO ZONING ORDINANCE.

LEGEND

●	- SET 1 / 2 INCH IRON ROD W/ A RED CAP STAMPED "KLSC 6333 PROP COR" UNLESS OTHERWISE NOTED
0	- FD. 1/ 2 INCH IRON ROD UNLESS OTHERWISE NOTED
-x-	- FENCE LINE
-OHE-	- POWER LINE
@	- CLEAN OUT
	- LIGHT POLE
@	- WATER METER
li:.	- LOT LINE
M.R.H.C.T.	- MAP RECORDS HIDALGO COUNTY, TEXAS
D.R.H.C.T.	- DEED RECORDS HIDALGO COUNTY, TEXAS
	COUNTY, TEXAS
VOL.	- VOLUME
PGS.	- PAGES
R.O. W.	RIGHT OF WAY

STATE OF TEXAS REGISTERED KURT SCHUMACHER 6333 PROFESSIONAL LAND SURVEYOR

03/02/2023

SCALE: 1" = 20'

PLAT SHOWING

ALL OF LOT 23, BLOCK 8, EL TEXANO, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 13, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

REQUESTED BY:

ADDRESS: 622 N. TIO AVENUE
WESLACO, TEXAS

SURVEYED: FEBRUARY 23 , 2023

FLOOD ZONE DESIGNATION: ZONE "8"
COMMUNITY- PANEL NUMBER: 480349 0005 B
MAP REVISED: MARCH 4, 1980

I, KURT SCHUMACHER, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS

[redacted]NAL LAND
SURVEYOR NO. 6333

KANE - LINDSEY LLC

JOB NUMBER
2023_015

Cl COPYRIGHT 202.l KANE LINDSEY U.C., THIS SUR'<fY wl,s PROMOED IN IIUL.IIPIE ORIGINALS sot.aY FOR IHE USE Of THE BORROWER NAIIES HEREON. NO UCINSE HI,S BEEN CREATED, EXPRESSED OR IIIPUED 10 COPY THIS SUR'<fY.

Rezone Request
R-1 to B-1
Legend
622 N Tio Ave
Rally Credit Union
New Creations Beauty Salon
Mile 4 Rd W
Rita's Cut & Wave
Tienda La Mexicanita
N Tio Ave
622 N Tio Ave
Jesse's Mufflers & Radiators
Mile 4 Rd W
Mile 4 Rd W
N
200 ft
Google Earth

ORDINANCE NO. 2023-23

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 622 N TIO. ALSO BEING LOT 23, BLOCK 8, EL TEXANO SUBDIVISION, 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 622 N Tio. Also being Lot 23, Block 8, El Texano Subdivision, 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 16th day of May 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 20th day of June 2023.

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: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6631

From:
REBEKAH DE LA FUENTE

Subject:
Approval of the six-month extension for the Final Plat for Moonlight Subdivision– being a 4.00 acres out of Farm Tract 175, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 330' north of Mile 10N along the Westside of F.M. 88 and authorize the Mayor to execute any related documents. (Staffed by Planning & Code EnforcementDepartment.)

Background:
The proposed two (2) lot subdivision is located outside the City of Weslaco. Final Plat approval expired on April 5, 2023. This is the first 6-month extension for the subdivision. The Planning & Zoning Chairman and the Mayor had previously executed the mylar for this development. However, changes were made at the request of the Commissioners Court to include the addition of the layout of existing buildings on the property and the removal of a utility easement along the north and south sides of the development. All utilities are provided along FM 88. Due to the changes the developer is required to obtain new signatures on the mylar but the final plat approval has since expired.

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:
City Commission previously approved the final plat on April 5, 2022.

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)**:**

REBEKAH DE LA FUENTE	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Moonlight Glow- Memo, Engineer Email, Moonlight.Glow.Subd.Plat.Mylar, Moonlight.Glow.Subd.Utility.Mylar

Responsibilities upon Approval:
Staff will route the mylar for signature

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Moonlight Glow- Six-Month Extension

DATE: June 13 , 2023

The proposed two (2) lot subdivision is located outside the City of Weslaco. Final Plat approval expired on April 5, 2023. This is the first 6-month extension for the subdivision. The Planning & Zoning Chairman and the Mayor had previously executed the mylar for this development. However, changes were made at the request of the Commissioners Court to include the addition of the layout of existing buildings on the property and the removal of a utility easement along the north and south sides of the development. All utilities are provided along FM 88. Due to the changes the developer is required to obtain new signatures on the mylar but the final plat approval has since expired.

Thank you,

Rebekah de la Fuente, CFM

Rebekah M. De La Fuente

From: Mickael Salinas <msalinas@salinasengineering.com>
Sent: Thursday, June 1, 2023 3:34 PM
To: Rebekah M. De La Fuente
Subject: Moonlight Glow Subdivision
Attachments: Moonlight.Glow.Subd.Plat.Mylar.pdf; Moonlight.Glow.Subd.Utility.Mylar.pdf

Good Afternoon Rebekah,

Concerning the new mylars that were submitted for this subdivision, we would like to request a re-signature for them. We had to run them again due to the county requesting for us to do some updates. The updates that were applied are as follows:

-Lot 2's improvements were applied as they were built during the subdividing process. Please see second sheet attached for reference/records.

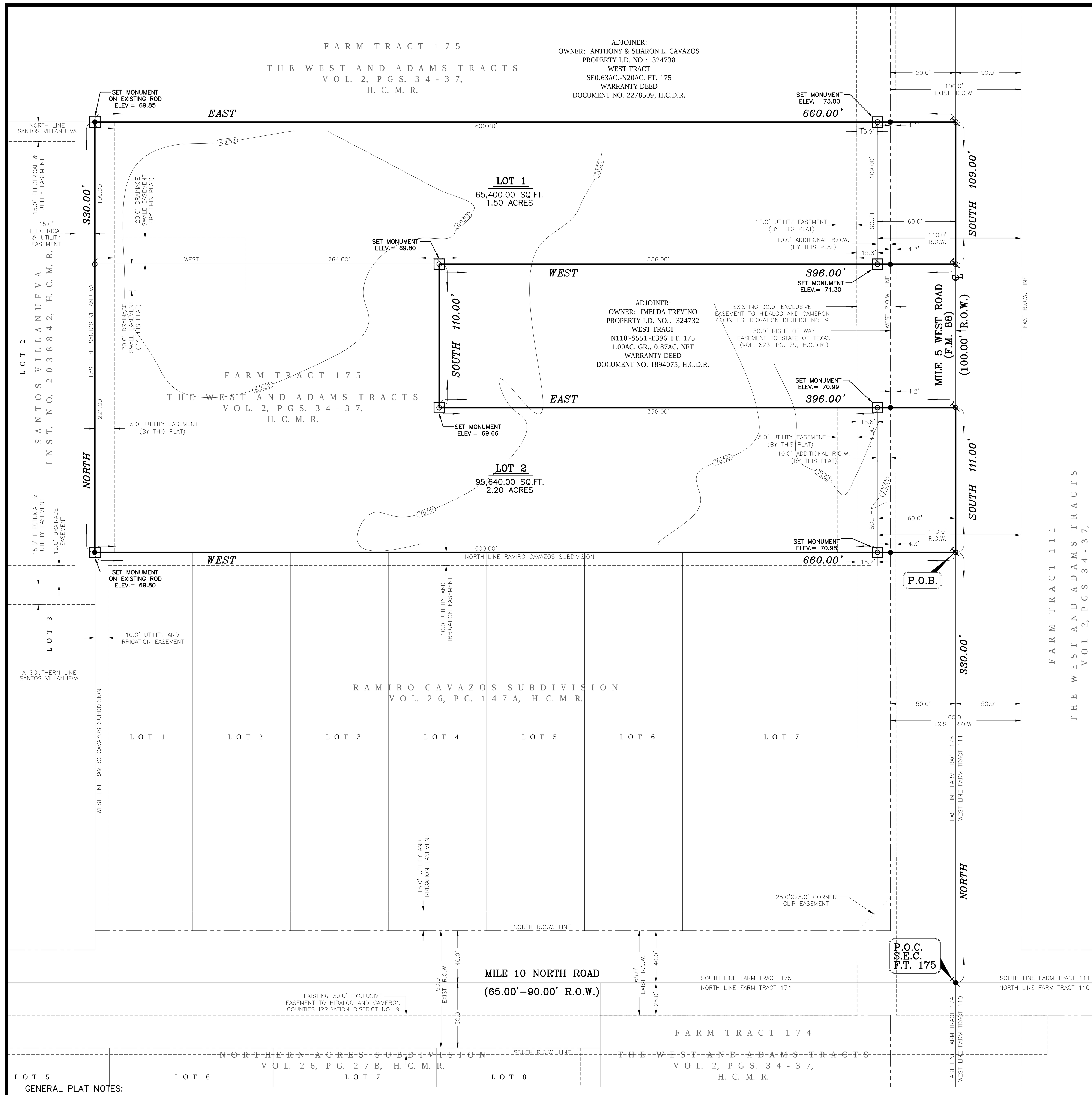
-On the North and South lines of this subdivision, proposed utility easements were removed due to encroachments by the existing home on lot 1 and the new building on lot 2. U.E. along the North side of our South adjoiner has an easement that suffices. Our adjoiner to the North will be required to propose an easement to their South line to accommodate any future utilities.

Please let us know if you have any additional questions or concerns.

Thanks!

Mick Salinas

Salinas Engineering and Associates
2221 Daffodil Ave.
McAllen, TX 78501
956-682-9081



LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
⊘	SET NAIL
F.T.	FARM TRACT
℄	CENTERLINE
S.E.C.	SOUTHEAST CORNER
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE

MOONLIGHT GLO□ □U□DI□I□ION

HIDALGO COUNTY, TEXAS

BEING A 4.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 175, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the ___________ day of _________________ 2023.

____
DEVELOPER

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

ON: _________________ AT __________ AM/PM

INSTRUMENT NUMBER __________________________

RECORDED IN VOLUME _________ PAGE _________

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ______________________________ DEPUTY

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS
COUNTY OF HIDALGO

WE, SANTOS VILLANUEVA INVESTMENTS, L.L.C., AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS **MOONLIGHT GLOW SUBDIVISION** HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN OR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

____
OWNER: SANTOS VILLANUEVA INVESTMENTS, L.L.C.
PAULA VILLANUEVA, PRESIDENT
414 W. MILE 10 NORTH ROAD
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAULA VILLANUEVA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ______________ DAY OF ______________ , 2023.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES. ______________

STATE OF TEXAS - CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, DO HEREBY CERTIFY THAT MOONLIGHT GLOW SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_______________________________ ______________
MAYOR, CITY OF WESLACO DATE

ATTEST: _______________________________ ______________
SECRETARY, CITY OF WESLACO DATE

STATE OF TEXAS
CITY OF WESLACO

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

_______________________________ ______________
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MOONLIGHT GLOW SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSION ON ________________, 2023.

_______________________________ ______________
HIDALGO COUNTY JUDGE **DATE**

ATTEST:
_______________________________ ______________
HIDALGO COUNTY CLERK **DATE**

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **MOONLIGHT GLOW SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _______________ , __________.

_______________________________ ______________
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_______________________________ ______________
DAVID OMAR SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_______________________________ ______________
DAVID O. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION

DISTRICT NO. 9, DATED THIS ___ DAY OF ___________, 20 ____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, 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

APPROVED BY DRAINAGE DISTRICT:

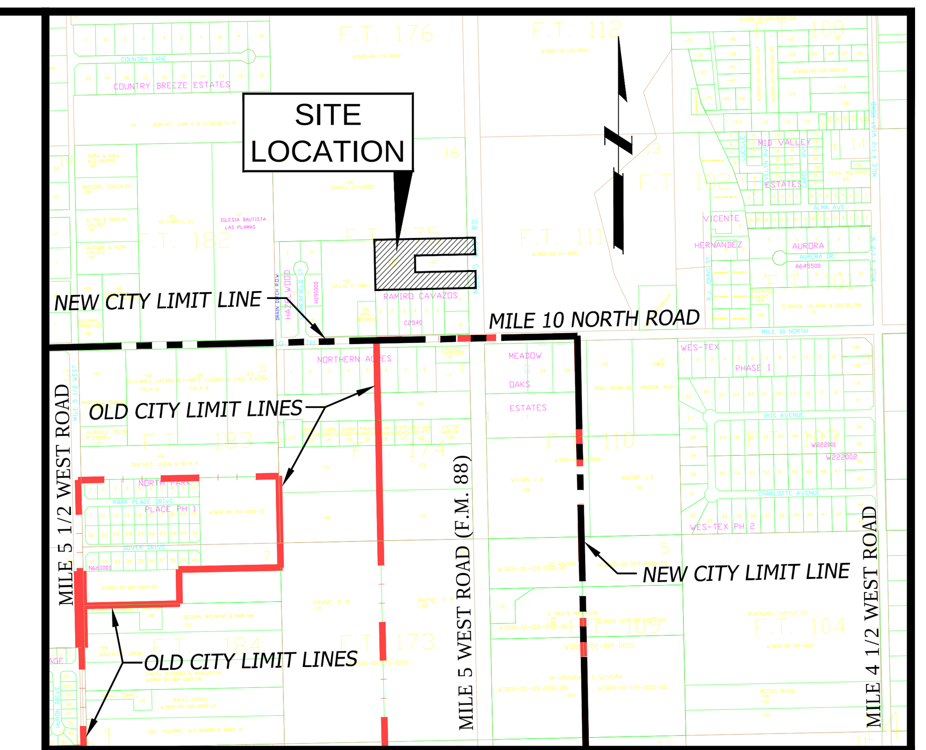
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SANTOS VILLANUEVA INVESTMENTS, L.L.C. PAULA VILLANUEVA, PRESIDENT	414 W. MILE 10 N. RD.	WESLACO, TEXAS 78599	(956) 356-6022	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



LOCATION MAP SCALE 1"=1000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-19-24824

DATE PREPARED: MARCH 23, 2023

PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

MOONLIGHT GLOW SUBDIVISION IS LOCATED ON THE WEST SIDE OF MILE 5 WEST ROAD (F.M. 88) AND APPROXIMATELY 330.0 FEET NORTH FROM THE CENTER LINE OF MILE 10 NORTH ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 42,038 AS PER THE 2020 CENSUS), MOONLIGHT GLOW SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF WESLACO. IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT No. 1.

M□□□□□□□ □□□□□□□□□□□□□□□□

□EING A □□GRO□□ACRE TRACT OF LAND, MORE OR LE□□, OUT OF AND FORMING A □ART OF FARM TRACT □□□, THE □E□T AND ADAM□TRACT□□U□DI□I□ION, HIDALGO COUNTY, TE□A□, A□ □ER THE MA□OR □LAT THEREOF RECORDED IN □OLUME □□, □AGE□ □□□□, MA□RECORD□OF HIDALGO COUNTY, TE□A□□□AID □□ACRE TRACT OF LAND I□MORE □ARTICULARLY DE□CRI□ED □Y METE□AND □OUND□A□FOLLO□ □□

COMMENCING AT A NAIL FOUND ON THE □OUTH□E□T CORNER OF □AID F.T. □□□LOCATED AT THE INTER□ECTION OF MILE □□NORTH ROAD AND F.M. □□□THENCE, A□FOLLO□ □□

NORTH, COINCIDENT □ITH THE EA□T LINE OF □AID LOT □□□, A DI□TANCE OF □□□.□FEET TO A NAIL □ET FOR THE □OUTHEA□T CORNER AND □□□□□ □□ □□□□□□□□□□ OF THI□HEREIN DE□CRI□ED TRACT□

□□THENCE, □E□T, AT A RIGHT ANGLE TO THE EA□T LINE OF □AID F.T. □□□, A DI□TANCE OF 50.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, AT A DISTANCE OF 660.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE □OUTH□E□T CORNER OF THI□HEREIN DE□CRI□ED TRACT□

□□THENCE, NORTH AT A RIGHT ANGLE FROM THE □RE□IOU□CALL, A DI□TANCE OF □□□.□ FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DE□CRI□ED TRACT□

□□THENCE, EA□T, AT A RIGHT ANGLE FROM THE □RE□IOU□CALL, A DI□TANCE OF □□□.□FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT□OF□□AY LINE OF □AID F.M. □□, AT A DI□TANCE OF □□□.□FEET IN ALL TO A NAIL □ET ON INTER□ECTION □ITH THE EA□T LINE OF F.T. □□□FOR THE NORTHEA□T CORNER OF THI□ HEREIN DE□CRI□ED TRACT□

□□THENCE, □OUTH, COINCIDENT □ITH THE EA□T LINE OF □AID F.T. □□□, A DI□TANCE OF □□□.□ FEET TO A NAIL □ET FOR AN IN□IDE EA□TERN CORNER OF THI□HEREIN DE□CRI□ED TRACT□

□□THENCE, □E□T, AT A RIGHT ANGLE FROM THE □RE□IOU□CALL, A DI□TANCE OF □□.□FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 88, AT A DISTANCE OF 396.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE CORNER OF THI□HEREIN DE□CRI□ED TRACT□

□□THENCE, □OUTH, AT A RIGHT ANGLE FROM THE □RE□IOU□CALL, A DI□TANCE OF □□□.□ FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN IN□IDE CORNER OF THI□HEREIN DE□CRI□ED TRACT□

□□THENCE, EA□T, AT A RIGHT ANGLE FROM THE □RE□IOU□CALL, A DI□TANCE OF □□□.□FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT□OF□□AY LINE OF □AID F.M. □□, AT A DI□TANCE OF □□□.□FEET IN ALL TO A NAIL □ET ON INTER□ECTION □ITH THE EA□T LINE OF □AID F.T. □□□FOR AN OUT□IDE CORNER OF THI□HEREIN DE□CRI□ED TRACT□

□□THENCE, □OUTH, COINCIDENT □ITH THE EA□T LINE OF □AID F.T. □□□, A DI□TANCE OF □□□.□ FEET TO THE □□□□□ □□ □□□□□□□□□□, CONTAINING □□GRO□□ACRE□OF LAND, MORE OR LE□□, OF □HICH THE EA□T □□.□FEET □OR □.□□ACRE□OF LAND, MORE OR LE□□, LEA□ING □.□□NET ACRE□OF LAND, MORE OR LE□□.

□A□I□OF □EARING□DEED
N□□U□DI□I□ION□LAT□MOOLIGHTGLO□.□U□

INDEX SHEET OF MOONLIGHT GLOW SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

GENERAL PLAT NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X".

ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
COMMUNITY PANEL NUMBER: 480334 0450 C (REVISED TO REFLECT LOMR 5/30/02.)
EFFECTIVE DATE: JUNE 6, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0450 C (REVISED TO REFLECT LOMR 5/30/02.), EFFECTIVE DATE JUNE 6, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. MINIMUM SETBACKS:
FRONT: 50.0 FEET OR EASEMENT WHICHEVER IS GREATER.
REAR: 15.0 FEET OR EASEMENT WHICHEVER IS GREATER.
SIDE: 6.0 FEET OR EASEMENT WHICHEVER IS GREATER.

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING AND/OR COMMERCIAL BUILDING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.

4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATION FOR LOT 1 = 72.0, MINIMUM FINISHED FLOOR ELEVATION FOR LOT 2 = 72.0. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
DESCRIPTION: BM#1 HIDALGO COUNTY BENCHMARK NO. 22 LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF F.M. 88 AND MILE 13 NORTH ROAD. SAID BENCHMARK IS NEXT TO A FENCE ABOUT A FOOT NORTH OF RT. WAY MARKER. ELEV. = 70.672. N.A.V.D. 88

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 4,465 CUBIC-FEET OR 0.10 ACRE-FEET OF STORM WATER RUNOFF. LOT 1 SHALL BE REQUIRED TO DETAIN 1,810 CUBIC-FEET OR 0.04 ACRE-FEET AND LOT 2 SHALL BE REQUIRED TO DETAIN 2,655 CUBIC-FEET OR 0.06 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.)

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 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.

9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPERATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

12. SANTOS VILLANUEVA INVESTMENTS, LLC, THE OWNER & SUBDIVIDER OF MOONLIGHT GLOW SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.

13. TXDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOTS 1 AND 2 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO F.M. 88 (MILE 5 WEST ROAD). TXDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

14. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

15. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENTS:
A.) RIGHT OF WAY EASEMENT IN FAVOR OF CENTRAL POWER AND LIGHT COMPANY, A TEXAS CORPORATION AS SHOWN BY RECORDED IN VOLUME 2795, PAGE 748, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. (THIS IS A BLANKET ELECTRICAL EASEMENT AND THE LOCATION OF SAID EASEMENT IS NOT STATED IN THIS DOCUMENT AND THEREFORE IT IS NOT SHOWN HEREIN.)

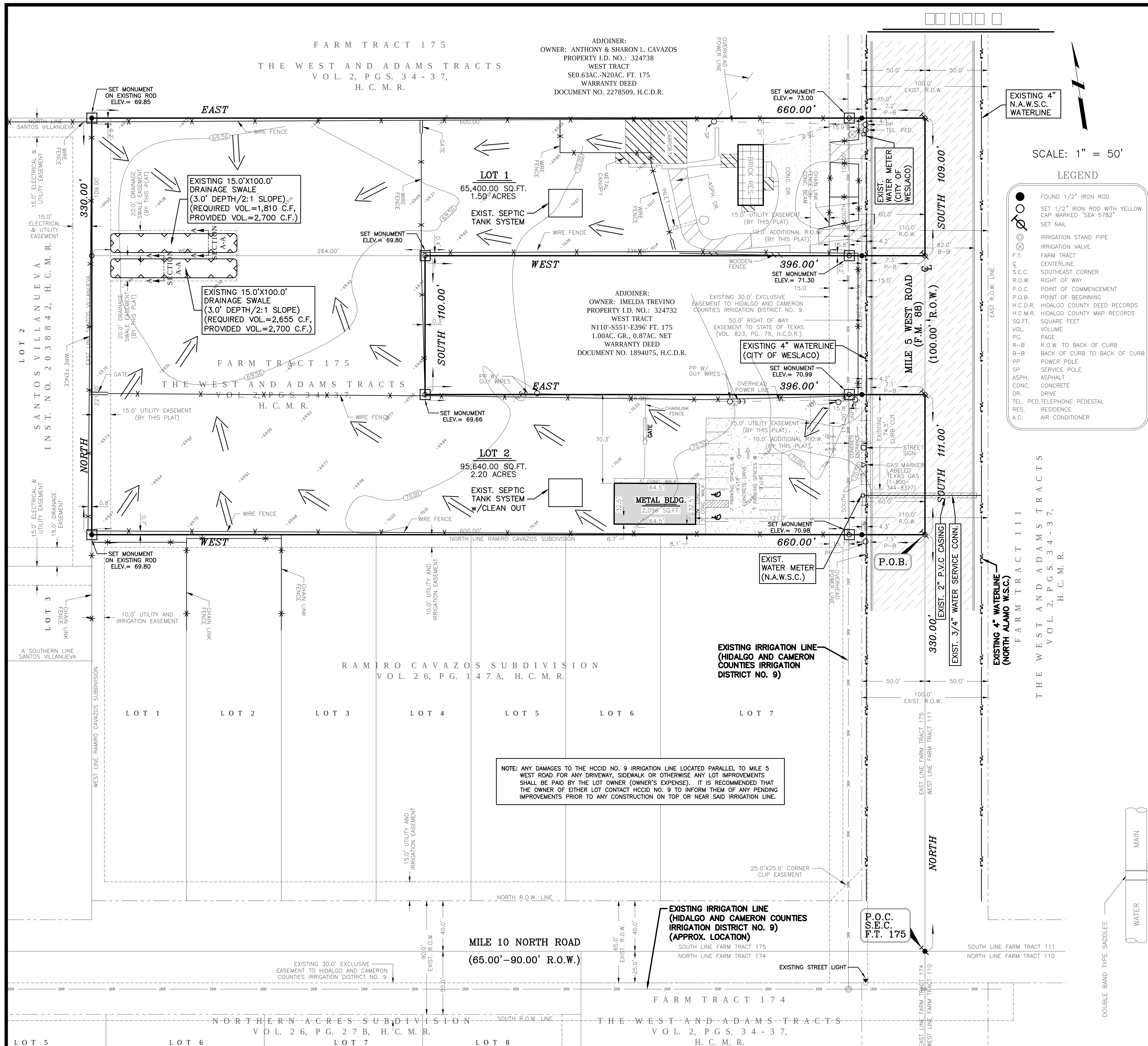
16. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

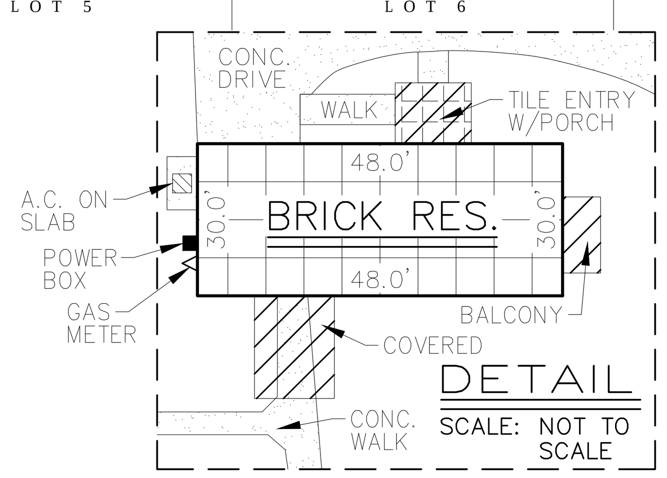
17. ALL LOTS IN MOONLIGHT GLOW SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN MOONLIGHT GLOW SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF MOONLIGHT GLOW SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING MOONLIGHT GLOW SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN MOONLIGHT GLOW SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN MOONLIGHT GLOW SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

18. A FIVE (5.0) FOOT SIDEWALK ALONG MILE 5 WEST ROAD (F.M. 88) IS REQUIRED AT BUILDING PERMIT STAGE AND SHALL BE PROVIDED BY EACH LOT OWNER.

19. STREET LIGHT MUST BE LOCATED EVERY 300 FEET IN ACCORDANCE WITH COUNTY OF HIDALGO REQUIREMENTS.

20. ANY DAMAGES TO THE HCCID NO. 9 IRRIGATION LINE LOCATED PARALLEL TO MILE 5 WEST ROAD FOR ANY DRIVEWAY, SIDEWALK OR OTHERWISE ANY LOT IMPROVEMENTS SHALL BE PAID BY THE LOT OWNER (OWNER'S EXPENSE). IT IS RECOMMENDED THAT THE OWNER OF EITHER LOT CONTACT HCCID NO. 9 TO INFORM THEM OF ANY PENDING IMPROVEMENTS PRIOR TO ANY CONSTRUCTION ON TOP OR NEAR SAID IRRIGATION LINE.





REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

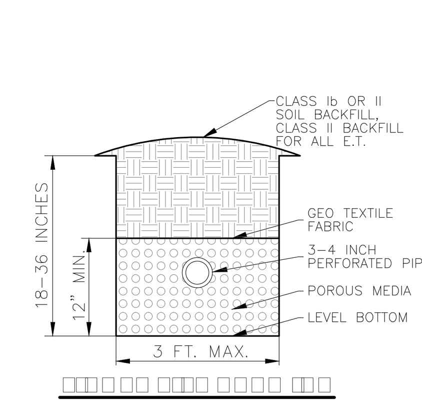
MOONLIGHT GLO□ □U□DI□I□ION

HIDALGO COUNTY, TEXAS

BEING A 4.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 175, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34–37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

COST ESTIMATE CHART

COST ESTIMATE	
PAVING IMPROVEMENTS:	$ NONE
DRAINAGE IMPROVEMENTS:	$ 3,000.00
WATER DISTRIBUTION:	$ 5,485.00
SANITARY SEWER IMPROVEMENTS/OSSF:	$ 1,500.00
ESTIMACION DE COSTO	
PAVIMENTACION DE CALLES:	$ NONE
DRENAJE PLUVIAL:	$ 3,000.00
SERVICIO DE AGUA POTABLE:	$ 5,485.00
SERVICIO DE DRENAJE SANITARIO:	$ 1,500.00



FINAL ENGINEERING REPORT FOR MOONLIGHT GLOW SUBDIVISION:

BY DAVID O. SALINAS, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MOONLIGHT GLOW SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO AND NORTH ALAMO WATER SUPPLY CORPORATION (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 LOT 2 OF THIS 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 LOT 2 OF THIS SUBDIVISION. LOT 1 OF THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO.

N.A.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-LINE OF MILE 5 WEST ROAD (F.M. 88). THE CITY OF WESLACO HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY LINE OF MILE 5 WEST ROAD (F.M. 88).

THE WATER SYSTEM FOR MOONLIGHT GLOW SUBDIVISION CONSISTS OF AN EXISTING SINGLE WATER SERVICE CONNECTION COMING FROM THE EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY LINE OF MILE 5 WEST ROAD (F.M. 88). SAID SERVICE CONNECTION TERMINATES AT THE EXISTING WATER METER WHICH BELONGS TO THE CITY OF WESLACO NEAR THE NORTHEAST CORNER OF LOT 1. IT ALSO CONSISTS OF 1 - 3/4" DIAMETER SINGLE SERVICE LINE COMING FROM THE EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY LINE OF MILE 5 WEST ROAD (F.M. 88) AND RUNS TO PROPOSED LOT 2. SAID SERVICE TERMINATES AT THE WATER METER BOX FOR SAID LOT 2. THE SINGLE SERVICE LINE AND THE METER BOX FOR PROPOSED LOT 2 HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $4,535.00, OR $4,535.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $950.00, WHICH COVERS THE $950.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR PROPOSED LOT 2. THE SUBDIVIDER IS NOT REQUIRED TO INSTALL ANY FIRE HYDRANTS. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND THE CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM MOONLIGHT GLOW SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 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 PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

GUSTAVO CHAPA (SITE EVALUATOR # 0S0009754) HAS EVALUATED THE CONDITION OF AN EXISTING SEPTIC TANK ON PROPOSED LOT 1 AND SUBMITTED A REPORT DATED NOVEMBER 23, 2022 THAT CONCLUDED THE SEPTIC TANK IS ACCEPTABLE AND IN SUITABLE CONDITION FOR CONTINUED USE. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON PROPOSED LOT 2 IS $ 1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF $1,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON FEBRUARY 08, 2021 .

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE 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 $5,485.00 WHICH EQUALS TO $5,485.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST $ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $1,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE

SUBDIVIDER CERTIFICATION:

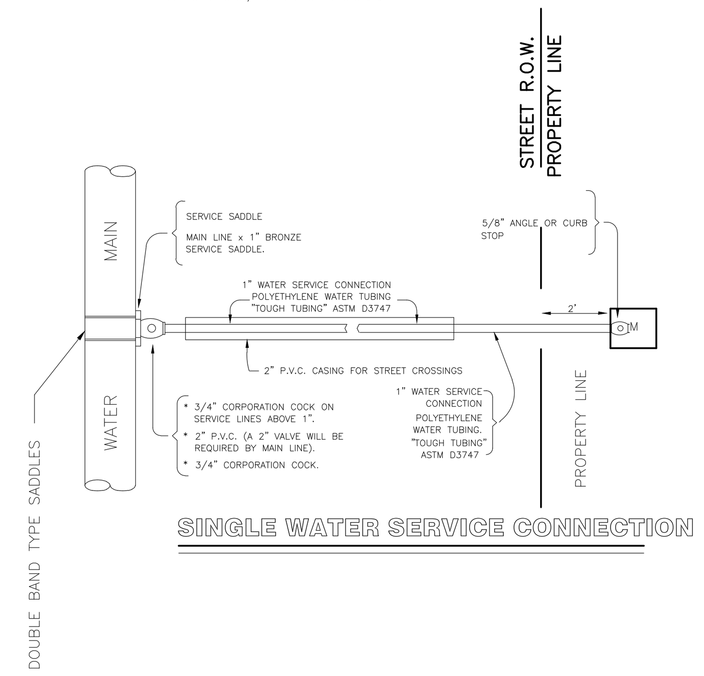
1.– BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a). WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b). SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENTS:

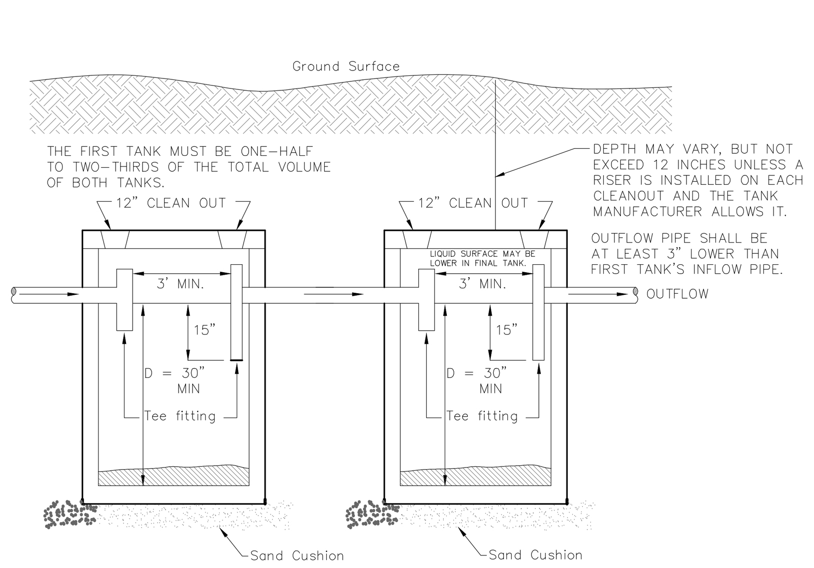
1.– I, SANTOS VILLANUEVA INVESTMENTS, L.L.C., SUBDIVIDER OF MOONLIGHT GLOW SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SANTOS VILLANUEVA INVESTMENTS, L.L.C.
PAULA VILLANUEVA, PRESIDENT
414 W. MILE 10 NORTH ROAD
WESLACO, TEXAS 78599

DATE



SINGLE WATER SERVICE CONNECTION



REPORTE FINAL DE INGENERIA PARA LA SUBDIVISION MOONLIGHT GLOW:

BY DAVID O. SALINAS, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISIÓN MOONLIGHT GLOW RECIBIRÁ SU PROVISIÓN DE AGUA DE LA CUIDAD DE WESLACO Y DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL EL LOT LOTE 2 DE LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA NECESARIA PARA SERVIR EL FUTURO DESARROLLO DEL LOTE 2 DE LA SUBDIVISIÓN. EL LOT 1 DE LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA DE LA CIUDAD DE WESLACO.

N.A.W.S.C. TIENE UN CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIÁMETRO QUE PASA POR LA VÍA ESTE (RIGHT OF WAY) DE LA CARRETERA MILE 5 WEST ROAD (F.M. 88). LA CUIDAD DE WESLACO TIENE UN CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIÁMETRO QUE PASA POR LA VÍA OESTE (RIGHT OF WAY) DE LA CARRETERA MILE 5 WEST ROAD (F.M. 88).

EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN MOONLIGHT GLOW CONSISTE DE UN CONDUCTO SENCILLO DE AGUA EXISTENTE QUE VIENE DEL CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIÁMETRO QUE PASA POR LA VÍA OESTE (RIGHT OF WAY) DE LA CARRETERA MILE 5 WEST ROAD (F.M. 88). DICHO CONDUCTO SENCILLO SE TERMINA EN EL MEDIDOR DE AGUA EXISTENTE QUE PERTENECE A LA CUIDAD DE WESLACO QUE ESTA CERCA DE LA ORILLA NORESTE DEL LOT 1. TAMBIEN CONSISTE DE UN (1) CONDUCTO SENCILLO DE AGUA DE 3/4 DE PULGADA DE DIÁMETRO QUE VIENE DEL CONDUCTO EXISTENTE DE AGUA DE 4 PULGADAS DE DIÁMETRO QUE PASA POR LA VÍA ESTE (RIGHT OF WAY) DE LA CARRETERA MILE 5 WEST ROAD (F.M. 88) Y QUE CORRE HACIA EL PROPUESTO LOTE 2. DICHO CONDUCTO SENCILLO DE AGUA SE TERMINA EN LA CAJA DE MEDIDOR MECANICOS DE AGUA DEL DICHO LOTE 2. EL CONDUCTO SENCILLO DE AGUA Y LA CAJA DEL MEDIDOR MECÁNICO DE AGUA PARA EL PROPUESTO LOTE 2 HAN SIDO INSTALADOS A UN COSTO TOTAL DE $ 4,535.00 O $4,535.00 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. $ 950.00, O $950.00 POR LOTE COMO ESTA DECLARADO EN EL ACUERDO DE SERVICIO DE 30 AÑOS CUYA SUMA CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, COSTOS DE DERECHOS DE AGUA Y GASTOS DE MEMBRESIA, ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DEL PROPUESTO LOTE 2 SOLICITE UN MEDIDOR DE AGUA, N.A.W.S.C. LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN NO ESTA REQUERIDO INSTALAR BOCAS DE RIEGO (FIRE HYDRANT). EL SISTEMA DE AGUA HA SIDO APROVADA Y ACEPTADA POR LA CUIDAD DE WESLACO Y ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN:

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

REPORTE DE EVALUACIÓN DE LA TIERRA:

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

GUSTAVO CHAPA (EVALUADOR DE SITIO # 0S0009754) HA EVALUADO UN TANQUE SEPTICO DE MODELO DUAL EXISTENTE EN EL PROPUESTO LOTE 1 Y HA PREPARADO UN REPORTE DE FECHA DE NOVIEMBRE 23, 2022 QUE CONCLUYE EL TANQUE SEPTICO ES ACEPTABLE Y EN UNA CONDICION ADECUADA PARA USO CONTINUO. EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO.

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS PARA EL PROPUESTO LOTE 2 ES $ 1,500.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL A UN COSTO TOTAL DE $ 1,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROVADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE FEBRERO 08, 2021 .

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE 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 MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $5,485.00 O $5,485.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $ 1,500.00, A UN COSTO TOTAL DE $1,500.00 PARA TODA LA SUBDIVISIÓN.

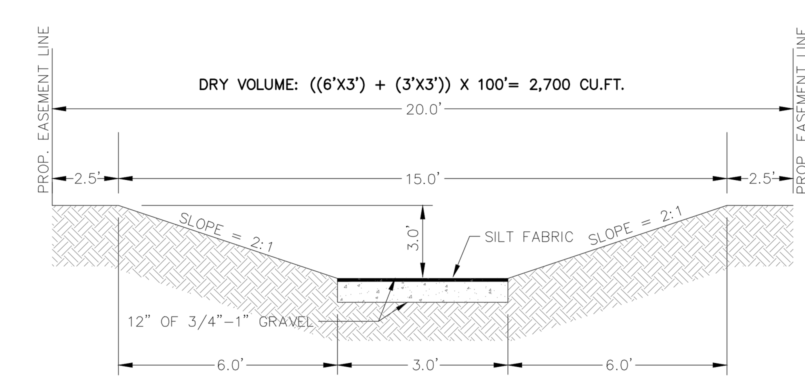
ENGINEER'S SIGNATURE DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAULA VILLANUEVA, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED,

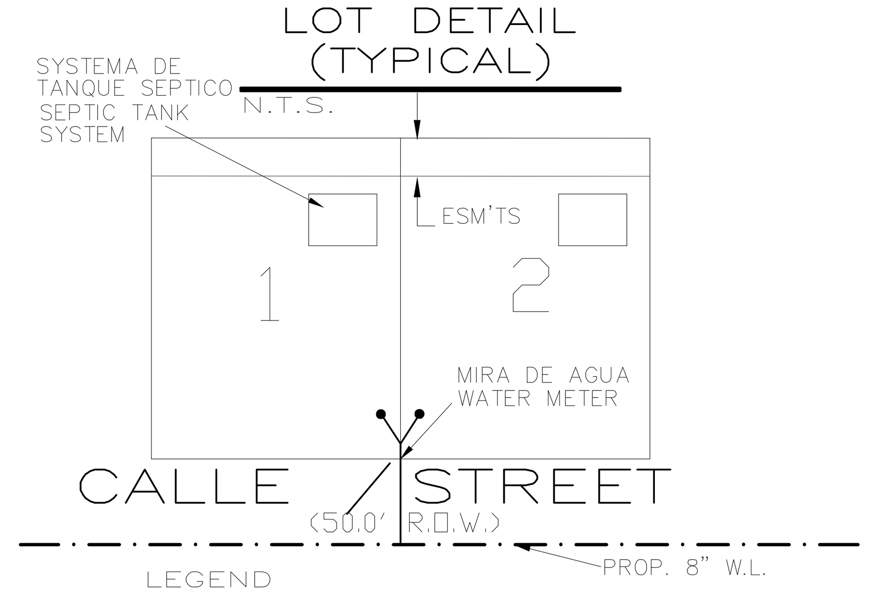
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ______________ DAY OF ________________ , 2023.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. __________________



DRAINAGE SWALE DETAIL
(SECTION A–A)
SCALE: N.T.S.

LOT DETAIL
(TYPICAL)
N.T.S.



LEGEND

☐ = DENOTES PROPOSED SEPTIC AND DRAIN FIELD SYSTEM

= DENOTES PROPOSED WATER METER LOCATION

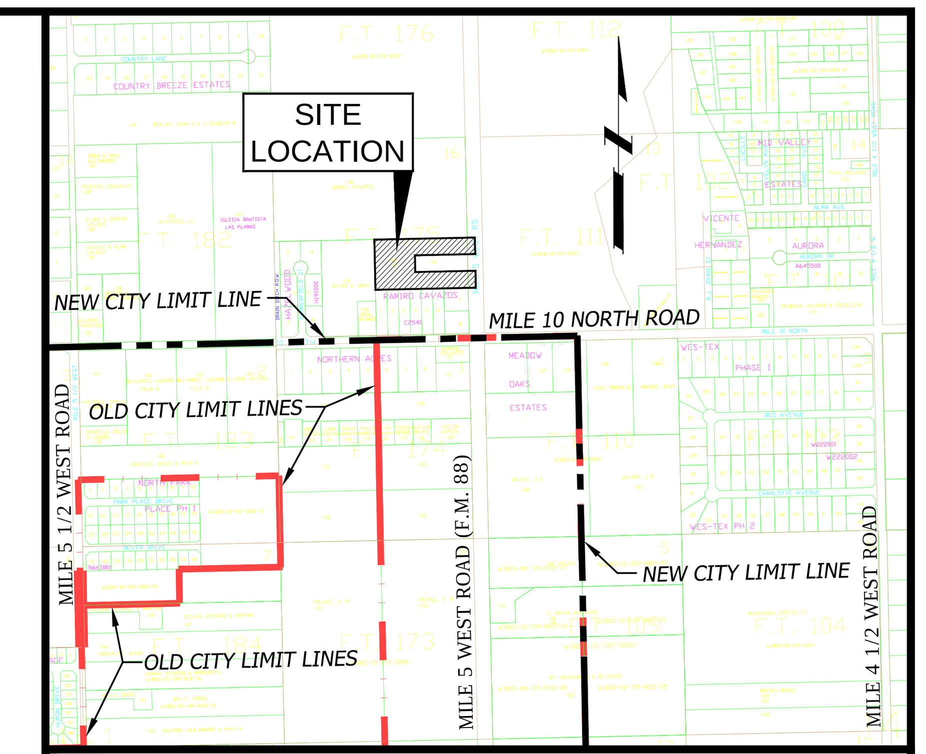
SEPTIC TANK – 2–500 GALLON SYSTEM
SOIL ABSORPTION FIELD – 190 SQ. FT.
THIS IS BASED ON A 3 BEDROOM STRUCTURE

LEYENDA

☐ = DENOTA PROPUESTO SEPTICO Y SITEMA DE CAMPO DE DESAGUE

= DENOTA MEDIDOR DE AGUA PROPUESTO

TANQUE SEPTICO – 2–500 SYSTEMA DE GALON
CAMPO ABSORPCION DE LA TIERRA– 190 SQ. FT.
ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.



LOCATION MAP SCALE 1"=1000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – MCALLEN, TEXAS 78501
JOB NUMBER: SP–19–24824

DATE PREPARED: MARCH 23, 2023

PLAT SHEET 2 OF 2

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F–6675)
2221 Daffodil Ave.
McAllen, Texas, 78501
(956) 682–9081
(956) 686–1489 Facsimile
(956) 648–8899 Cell
dsalinas@salinasengineering.com

DRAINAGE REPORT
MOONLIGHT GLOW SUBDIVISION
WESLACO ETJ,
HIDALGO COUNTY, TEXAS

JANUARY 10, 2020

DRAINAGE REPORT NARRATIVE

Proposed Moonlight Glow Subdivision is a two lot residential plat containing 4.0 Gross Acres of land out of F.T. 175, West and Adams Tract Subdivision, as per the map or plat thereof recorded in Volume 02, Pages 34–37, Map records of Hidalgo County, Texas, and, located along the west side of F.M. 88 approximately ¼ Mile North of Mile 10 North Road in the City of Weslaco ETJ. The proposed residential plat is located in Zone "X" as per the FIRM Community Panel No. 480334 0450 C, dated 06/06/2000 (revised to reflect LOMR dated 5/30/02). Zone "X" areas are defined as areas determined to be outside of the 500–year flood plain. The entire frontage is along F.M. 88 – a paved curb & gutter section of roadway complete with underground storm sewer.

It is noted that residential improvements complete with driveways already exist on Lot 1 – no additional improvements are planned for Lot 1. The purpose of this plat is to obtain a building permit for new residential construction on Lot 2.

Soils of this proposed plat consist of a Hidalgo sandy clay loam with moderate permeabilities and slow surface runoff. This Hidalgo soil is in capability subclass IIc non–irrigated and in Class I, irrigated; it is in the Gray Sandy Loam range site as per Sheet 105 of the Soil Survey of Hidalgo County, Texas.

Cross section elevations within this property reveal that overall drainage is westerly away from F.M. 88 and waters flow to the rear (to the back or west of the subject property). Elevations indicate an average slope of 0.20% over an average drainage run of 750.0 feet. The pre–development storm water runoff coefficient (Cex) for this hydrograph and drainage report is 0.20 while the estimated C(fut) is 0.30 that accounts for the existing and future impervious residential home improvements.

Using the Rational Method and a 50–year storm event, the post–development (construction of one single family home on Lot 2) runoff is 5.94 CFS – an increase of 0.98 CFS from the existing condition of 4.66 CFS (See Attached hydrograph).

In accordance with the drainage policies of the City of Weslaco and County of Hidalgo drainage policies, the subdivider shall be require to provide for an onsite total detention of 4,465 Cu. Ft., and, pro–rated per lot – 1,810.0 Cu. Ft. for Lot 1 and 2,655.0 Cu. Ft. for Lot 2.

The subdivider is proposing two no–discharge swales at the rear of these two lots and will be located in the general direction of where the drainage waters flow naturally. The swales shall be non–discharging type with a 12" gravel bottoms – gravel of ¾" to 1" with a silt fabric. Each swale will have a dry volume capacity of 2,700 Cu. Ft. that will capture and hold more than the required dry volume required by each of the two swales. The swales shall be located inside two 20.0 foot drainage swale easements that will be provided on the plat on each of the two lots.

SWALE VOLUME: ((3.0' x 3') + (6' x 3')) x 100' = 2,700 Cu. Ft. Dry Volume > 1,800.0 (Lot 1) and 2,655 Cu. Ft. (Lot 2)

The outfall for the swale is the gravel bed that permits drainage waters collected to slowly percolate downward into the ground. Upon reaching a saturated condition drainage waters in the swale may flow away from the swale per the natural contours of the land but if this occurs the swale will have already held or provided for the minimum detention of drainage waters. The maintenance of the detention pond shall lie with the property owner.

CERTIFICATION

By my signature below, I certify that this subdivision lies in a Flood Zone "X" – Areas determined to be outside the 500–year flood plain. (Community–Panel No. 480334 0450 C – Map Revised June 6, 2000) (Revised to reflect LOMR dated 5/30/02.)

David Omar Salinas, DATE
Registered Professional Engineer #71973
Registered Professional Land Surveyor #5782

INDEX SHEET OF MOONLIGHT GLOW SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER'S CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE.

SEA
SALINAS ENGINEERING & ASSOC.
(F–6675) (TBPLS–10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682–9081 (956) 686–1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC–230, AUSTIN, TEXAS 78573 (512) 239–5263

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6655

From:

Subject:
Approval of Resolution 2023-38 for the Tax Abatement Agreement of Glazer Beer and Beverage of Texas LLC and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

Background:
On February 1, 2022 commission action approved incentives to bring the project development of Glazer Beer and Beverages of Texas LLC to Weslaco. The development has been completed and parties involved are ready to move forward with the Tax Abatement Agreement that would be for 10 years. The agreement has been reviewed and approved by the City Attorney as well as legal counsel for Glazer Beer and Beverages.

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 ADELAIDA VEGA Martin Garza	Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
Tax Abatement Agreement Glazer Beer & Beverages, R2023-38 Glazer Beer and Beverages Tax Abatement

Responsibilities upon Approval:
Execute and retain.

STATE OF TEXAS	§ TAX ABATEMENT AGREEMENT
	§ BETWEEN THE CITY OF WESLACO AND
COUNTY OF HIDALGO	§ GLAZER BEER AND BEVERAGE OF TEXAS, LLC.

THIS TAX ABATEMENT AGREEMENT ("Agreement") is entered into as of the date of the last signature set forth on the signature page below ("Effective Date") between the City of Weslaco, a home rule municipal corporation ("City"), duly acting herein by and through the Weslaco City Commission ("Commission") for and on behalf of City and Glazer's Beer and Beverage of Texas, LLC , a Texas limited liability company/Glazer's Real Estate, LLC, a Texas limited liability company, validly existing, in good standing and authorized to do business under the laws of the State of Texas ("Glazer"). The City and Glazer may be collectively referenced herein as the "Parties" or individually as a "Party".

WITNESSETH:

WHEREAS, the City Commission of the City of Weslaco, Texas in Ordinance No. 2020-29 established the Weslaco Reinvestment Zone No. 1 ("Zone"), which constitutes a reinvestment zone for commercial/industrial tax phase-in, as authorized by the Texas Property Redevelopment and Tax Abatement Act (Texas Tax Code Chapter 312); and

WHEREAS, Glazer has obtained certain real property within the City of Weslaco and intends to locate its distribution facility and to conduct its business activities which, for the purposes of this Agreement, include the distribution and sales/marketing for the sale and distribution of beer, fermented malt beverages, and other beverages and expansion of product offering, acquisition of suppliers, support of overall growth strategy initiatives and associated business operations, all to be located in the Zone and in the City of Weslaco Industrial Park which is located in Weslaco, Texas; (cumulatively, the "Project"); and

WHEREAS, Glazer has made application to the City for a tax abatement on certain eligible personal and real property to be located at the Project site after execution of this Agreement; and

WHEREAS, the City has approved Tax Abatement Guidelines ("Guidelines") which govern tax abatement agreements entered into by City; and

WHEREAS, in order to maintain and enhance the commercial and industrial economic and employment base, the Commission has determined to grant the tax abatement and to enter into this Agreement, in accordance with the Guidelines and all other applicable laws; and

WHEREAS, the Commission finds that the proposed investment, as described in this Agreement, is consistent with the expansion of primary employment and the attraction of major investment in the Zone, which contributes to economic development in the City and the enhancement of the tax base, and is in compliance with other applicable laws;

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Parties do hereby contract, covenant, and agree as follows:

ARTICLE I
DEFINITIONS

1.01 *"Base Value"* for purposes of the abatement on Personal Property (as defined in Article I, Paragraph 1.08) will mean the assessed value of any Personal Property located on the Real Property (as defined in Article I, Paragraph 1.09) prior to the Effective Date (as defined in Article II, Paragraph 2.05). Such values will be determined by the Hidalgo County Appraisal District *("Appraisal District")* under applicable Texas law.

1.02 *"Business Activities"* for purposes of this Agreement will mean the normal business activities conducted by Glazer which, for the purposes of this Agreement, include the distribution and sales/marketing for the sale and distribution of beer, fermented malt beverages, and other beverages and expansion of product offering, acquisition of suppliers, support of overall growth strategy initiatives and associated business operations including those support service activities (including, but not limited to, finance, procurement, human resources, supply chain management, and customer service) necessary to support the business operations of Glazer.

1.03 *"Certificate of Completion"* means the sworn certificate of Glazer in the form for all purposes upon submission to the City by Glazer, affirming that the construction of its operations facilities is complete and no uncured breach of any term or condition of this Agreement then exists.

1.04 *"Employee Benefits"* for purposes of this Agreement, will mean those benefits that are offered by Glazer to its employees which, at a minimum, must include health insurance.

1.05 *"Employment Positions"* for purposes of this Agreement will mean non-temporary, full-time equivalent employees of Glazer employed at Glazer's facility in City. Full-time employees work at least thirty-two hours per week and are eligible for the Employee Benefits described above.

1.06 *"Force Majeure"* for purposes of this Agreement means an act of God, natural disaster, acts of public enemies, failures to act by any Governmental Authority, riots, perils of the sea, or any other extraordinary cause beyond the reasonable control of Glazer. It also includes explosion or other casualty or accident which is not the result of negligence, intentional act or misconduct on the part of Glazer. In addition to the relief expressly granted in this Agreement, City may grant relief from performance of this Agreement if Glazer is prevented from compliance and performance by an event of Force Majeure. The burden to prove the occurrence of an event of Force Majeure will rest solely with Glazer. To

obtain release based upon Force Majeure, Glazer must file a written submission detailing the event(s) to the City's Weslaco Economic Development Corporation's Executive Director.

1.07 *"Improvements"* for purposes of this Agreement will have the meaning assigned by the Texas Tax Code §1.04(3) and will include buildings, structures, fixtures, and fences erected on or affixed to land.

1.08 *"Personal Property"* for purposes of this Agreement will have the meaning assigned by the Texas Tax Code §1.04(4) and (5) and will include equipment, furniture, fixtures, vehicles, inventory, and supplies. The Personal Property subject to abatement of taxes pursuant to this Agreement is only that Personal Property brought onto the Real Property after the Effective Date.

1.09 *"Real Property"* for purposes of this Agreement means the twenty five (25) acre parcel of land deeded by the Weslaco Economic Development Corporation to Glazer's on which Glazer's will construct its distribution facility. A description of the parcel of land constituting the Real Property is attached to this Agreement as Exhibit "A" and incorporated herein for all purposes.

1.10 *"Recapture Period"* for purposes of this Agreement means the period beginning on January **1st** of the year immediately following the year in which the Tax Abatement Period (as defined in Article I, Paragraph 1.12) ends and continuing for a period of ten (10) years through December 31st of that tenth year.

1.11 *"Tax Abatement"* for purposes of this Agreement means the percentage of the increase in the assessed value of the Personal and Real Property, above the Base Value, which will be exempt from ad valorem and real property taxation in accordance with the Texas Tax Code, subject to the terms and conditions herein.

1.12 *"Tax Abatement Period"* for purposes of this Agreement means the period beginning on January 1, 2023 and continuing for a period of ten (10) tax years thereafter ending on December 31 of that tenth year.

ARTICLE II
TERMS OF TAX ABATEMENT

2.01 Provided Glazer is in compliance with the terms and conditions of this Agreement, a step down Tax Abatement will be granted to Glazer during the Tax Abatement Period on that portion of the Personal Property which is located on the Real Property as follows:

Year 1	Fifty Per Cent (50%)
Year 2	Forty Per Cent (40%)
Year 3	Thirty Per Cent (30%)
Year 4	Twenty Per Cent (20%)
Year 5	Ten Per Cent (10%)
Year 6, 7, 8, 9, 10	Zero Per Cent (0%)

2.02 Provided Glazer is in compliance with the terms and conditions of this Agreement, a step down Tax Abatement will be granted to Glazer during the Tax Abatement Period on the Real Property as follows:

Year 1	One Hundred Per Cent (100%)
Year 2	Seventy Five Per Cent (75%)
Year 3	Fifty Five Per Cent (55%)
Year 4	Forty Per Cent (40%)
Year 5	Thirty Per Cent (30%)
Year 6	Twenty Five Per Cent (25%)
Year 7	Twenty Per Cent (20%)
Year 8	Fifteen Per Cent (15%)
Year 9	Ten Per Cent (10%)
Year 10	Five Per Cent (5%)

2.03 Glazer must establish separate tax accounts for the Personal Property subject to this Agreement with the Appraisal District and provide those tax account number(s) to the City within ninety (90) days following the Effective Date of this Agreement.

2.04 The ad valorem taxes eligible for Tax Abatement under this Agreement will be the ad valorem taxes levied by the City Commission for and on behalf of City on Glazer's Personal Property and Real Property only and will specifically exclude: i) taxes levied on any other property owned by Glazer; and ii) ad valorem taxes levied by, for and on behalf of any other taxing authority or jurisdiction

2.05 The Agreement will begin on the date of execution by City *("Effective Date")* and terminate upon expiration of the Recapture Period *("Term")*.

2.06 Glazer or its assignee must own the Personal Property subject to this Agreement during the Term.

2.07 Glazer agrees that during the Term, it will lease, own, hold an interest in, or otherwise control the Real Property and occupy its facilities (to be constructed on the Real Property after the Effective Date).

2.08 Glazer agrees that during the Term it will not:

(a) discontinue and/or cease its Business Activities at the Project site for a period of sixty (60) days for any reason, excepting a Force Majeure event. Should such a cessation of Business Activities occur, the City's determination of the date of cessation will be conclusive unless Glazer presents credible evidence to clearly indicate an alternate date;

(b) relocate all, or alternatively, a significant portion of, its Business Activities to a location outside of the Weslaco Reinvestment Zone Number One (1), unless the purpose for such relocation is to transfer the Business Activities, and all of its Employment Positions, to another building or facility located within Weslaco, Texas; or

(c) utilize any substantial portion of the Real Property for any purpose other than the Business Activities for any period longer than sixty (60) days for any reason, excepting a Force Majeure event, unless prior written consent has been obtained from the Weslaco City Commission. Should Glazer use or allow the Real Property to be used for purposes other than the Business Activities, the City's determination of the date such inconsistent use began will be conclusive for calculating the above sixty (60) day period unless Glazer presents credible evidence to clearly indicate an alternate date.

2.09 Glazer agrees to pay, before the delinquency date, all of its ad valorem and real property taxes due with respect to any other property located in Weslaco that is not subject to Tax Abatement under this Agreement or other similar incentive agreement, subject to its right to protest and/or contest ad valorem taxes as permitted by applicable law.

2.10 Glazer understands and agrees that the Base Value of the Personal and Real Property, and the tax levy on the Base Value, will not decrease, but taxes may increase and that the amount of ad valorem taxes paid by Glazer attributable to the Personal and Real Property will not be less than the amount of taxes paid for the tax year this Agreement is executed. However, Glazer may not protest and/or contest appraisals unless they exceed one hundred twenty-five percent (125%) of the required investments pursuant to Section 3.02.

2.11 Glazer agrees to furnish the Appraisal District with such information pertaining to the Personal and Real Property as is necessary for abatement and appraisal purposes, as well as any relevant accounting or tax records pertaining to the Personal and Real Property deemed necessary by the Appraisal District for such purposes. All values (including Base Value) relevant to this Agreement and the yearly amount of the Tax Abatement to be provided hereunder will be determined by the Appraisal District under applicable Texas law and the Appraisal District's final determination of amounts for purposes of this Agreement will be conclusive.

2.12 Glazer must maintain the Real Property and any Improvements to be located on the Real Property in good repair and condition during the Term, normal wear and tear excepted.

2.13 Glazer also agrees that it will conduct its Business Activities in accordance with all applicable federal, state and local laws, statutes and regulations.

ARTICLE III
CAPITAL INVESTMENT COMMITMENTS

3.01 This Agreement and the Tax Abatement granted hereunder is conditioned on Glazers complying with the capital investment commitments described in this Article III.

3.02 Glazer agrees that its capital investment in: i) the Real Property, including but not limited to, building costs, interior finish out costs, utilities costs, and paving costs will be in an amount not less than EIGHTEEN MILLION AND NO/100 DOLLARS ($18,000,000.00); and ii) the Personal Property will be in an amount not less than TEN MILLION AND NO/100 DOLLARS ($10,000,000.00). The capital investments related to the Real Property contemplated by this Paragraph 3.02 must be substantially completed on or

before the date that is eighteen (18) months following commencement of construction, which is anticipated to occur on or before April 1, 2023, subject to Force Majeure. The capital investments related to the Personal Property contemplated by this Paragraph 3.02 must be completed on or before the date that is ninety (90) days following substantial completion of the improvements, subject to Force Majeure. Within thirty (30) days following substantial completion of Glazers proposed improvements to Real Property at the Project site, Glazer must submit to the City a fully complete and endorsed original Certificate of Completion as to Real Property. Within thirty (30) days following substantial completion of Glazer's proposed investment as to Personal Property at the Project site, Glazer must submit to the City a fully complete and endorsed original Certificate of Completion as to Personal Property.

3.03 Glazer agrees that all property subject to this Agreement will be located entirely within Weslaco Reinvestment Zone Number One (1) and solely within the Zone.

3.04 Glazer agrees that all construction at the Real Property site will comply with:

(a) applicable building codes and ordinances, including but not limited to flood, subdivision, building, electrical, plumbing, fire, and life safety codes and ordinances, as amended; and

(b) applicable city, county, state, and federal laws, rules, regulations, statutes, ordinances, orders, and codes, as amended.

3.05 Glazer understands and agrees that the Tax Abatement granted pursuant to this Agreement applies only to Glazers Personal Property and Real Property or any Improvements located on the Real Property or Improvements hereafter constructed

3.06 Glazer agrees to furnish City with annual reports in a form satisfactory to City certifying its compliance with the capital investment commitments contemplated by this Agreement. The annual reports must include information on the extent and amount of investment in the Real Property and Personal Property which occurred during the annual period preceding the submission of such reports. Glazer agrees to submit the reports by September 30th of each year until such time as it has certified that all of the capital investments contemplated by this Agreement are completed, after which no further semi-annual reports will be required pursuant to this Section 3.06. City may require that the reports include detailed information on capital expenditures and purchases of Personal Property, to include purchase order numbers, vendor names, and dollar amounts paid for all of the capital investments. These reports must be prepared and administered in

accordance with generally accepted accounting principles. During the Term, City and its employees and agents will have access to the Real Property (upon ten (10) business days advance written notice and during normal business hours) for the purpose of inspection to ensure that the capital investments contemplated by this Agreement have been made and Glazer's facilities are being used for the purposes described in this Agreement. City representatives may be accompanied by Glazer's representatives and such inspections shall be conducted in such a manner as to (a) not unreasonably interfere with Glazer's Business Activities; and (b) comply with Glazer's reasonable security and confidentiality requirements. All information provided by Glazer shall be subject to applicable state or federal law or regulation, including the Texas Public Information Act, Texas Government Code § 552.001, et seq. (the *"Act")*. Any information Glazers deems confidential and proprietary must be clearly marked confidential and proprietary as appropriate, and if appropriately marked, the City will take reasonable steps to protect that information from further disclosure pursuant to applicable law or regulation. Notwithstanding anything to the contrary in this Agreement, the Parties understand and agree that the City is a political subdivision of the State of Texas and the Act shall control over the release or disclosure of all tangible information under this Agreement and the City shall have the right to rely on the advice, decisions and opinions of the Texas Attorney General regarding any such disclosure or release.

ARTICLE IV
EMPLOYMENT COMMITMENTS

4.01 This Agreement (and the Tax Abatement granted hereunder) is conditioned upon Glazer creating and maintaining the agreed number of Employment Positions within Weslaco Reinvestment Zone Number One (1) and complying with the additional employment commitments described in this Article IV during the Term.

4.02 Glazer represents that as of the Effective Date, it had no employees in permanent Employment Positions in Weslaco Reinvestment Zone Number One (1) (the *"Employment Baseline")*.

4.03 As further consideration supporting this Agreement, Glazer covenants and agrees that it will create and fill not less than one hundred eighty five (185) new Employment Positions in Weslaco Reinvestment Zone Number One (1) over and above the Employment Baseline (the *"Employment Commitment")* as follows:

EMPLOYMENT COMMITMENT SCHEDULE

Deadline	Number of Additional Employment Positions Created	Total Employment Positions
The date that is one (1) year following commencement of operations in the improvements	185 Employment Positions	185

Glazer further covenants and agrees that once its Employment Commitment is achieved pursuant to the schedule outlined above, it will maintain not less than the cumulative total number of Employment Positions, above the Employment Baseline, in the Zone as described by the above Employment Commitment Schedule *("Total Employment Positions")* through the Term. For clarity, Glazer agrees that after execution of the Agreement and during year one of the Tax Abatement Period, it will create and fill not less than one hundred eighty five (185) new Employment Positions above the Employment Baseline for a total of one hundred eighty five (185) Employment Positions in the Zone and maintain the same number through the Term.

4.04 Glazer agrees that from the Effective Date throughout the Term, one hundred percent (100%) of all Employment Positions at the New Facility will be paid minimum wage pursuant to federal and state statutes.

4.05 Glazer agrees that from the Effective Date throughout the Term, all of the full-time Employment Positions it creates to comply with the Employment Commitment described in Article IV, Paragraph 4.03 hereof will be entitled to the Employee Benefits detailed in Article I, Paragraph 1.04.

4.06 Glazer must not engage in employment practices which have the effect of discriminating against any employee or applicant for employment, and will take affirmative steps to ensure that applicants are employed and employees are treated during employment without regard to their race, color, religion, national origin, sex, age, disability, or political belief or affiliation.

4.07 Glazer agrees to comply with all applicable federal and state laws governing the employer-employee relationship including, but not limited to, Title VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act of 1967, the Equal Pay Act of 1963, the Family and Medical Leave Act, and Title I and V of the Americans with Disabilities Act.

4.08 Glazer must furnish City with annual reports certifying to its compliance with the Employment Commitment and each annual report must include information on the number

of new Employment Positions created and the total number of Employment Positions then filled in the Weslaco Reinvestment Zone Number One (1). Glazer further agrees that the reports will certify the number of employees employed by Glazer and the salaries of the individuals in the Employment Positions in the Zone. Glazer agrees to submit the reports by September 30th for each year of the Term of this Agreement. With at least ten (10) days prior notice to Glazer, Glazer must grant City and its employees and agents reasonable access to payroll records and related backup information, wherever maintained, for the limited purpose of verifying the information provided in the reports outlined above. Provided, however, that City shall not have any right or ability to obtain copies of Glazer's records or remove any information or documents from Glazer's files. Similarly, City shall not have the ability to obtain copies or otherwise review records or files that are protected by the trade secret privilege, the attorney-client privilege, as attorney work product, or by any applicable state or federal law, statute, or regulation. City representatives may be accompanied by Glazer's representatives and such inspections shall be conducted in such a manner as to (a) not unreasonably interfere with Glazer's Business Activities; and (b) comply with Glazer's reasonable security and confidentiality requirements. All information provided by Glazer shall be subject to applicable state or federal law or regulation, including the Act. Any information Glazer deems confidential and proprietary must be clearly marked confidential and proprietary as appropriate, and if appropriately marked, the City will take reasonable steps to protect that information from further disclosure pursuant to applicable law or regulation. Notwithstanding anything to the contrary in this Agreement, the Parties understand and agree that the City is a political subdivision of the State of Texas and the Act shall control over the release or disclosure of all tangible information under this Agreement and the City shall have the right to rely on the advice, decisions and opinions of the Texas Attorney General regarding any such disclosure or release.

ARTICLE V
GOODWILL BENEFITS

5.01 Glazer, as a tax abatement recipient, will make a good faith effort to provide goodwill benefits to the City community as determined by Glazer in its sole and absolute discretion in terms of what type of benefits to provide, the amount of the benefits, and the number of benefits provided. These goodwill benefits may include completed, current or planned benefits which can be in-kind donations, monetary donations or service donations to local non-profits, community organizations or national organizations directly assisting citizens of the City.

ARTICLE VI

6.04 Glazer represents that no bonds for which the City is liable have been (or will be) used to finance any portion of this Project. Further, Glazer acknowledges that

REPRESENTATIONS OF GLAZER

6.01 The execution and performance of this Agreement by Glazer has been duly authorized by its governing authority and does not require the consent or approval of any other person which has not been obtained. Additionally, Glazer represents and warrants that the individual executing this Agreement on behalf of Glazer has full legal authority to execute this Agreement on behalf of Glazer and to bind Glazer to all terms, performances and provisions herein contained. In the event that a dispute arises as to the legal authority of either Glazer, or the person signing on behalf of Glazer, to enter into this Agreement, City will have the right, at its option, to either temporarily suspend or permanently terminate this Agreement.

6.02 Glazer represents that the Real Property will only be used for the Business Activities described in this Agreement. Glazer agrees that any change in the use of the Real Property during the Term from the Business Activities so described must have the prior written approval of the City Commission, such approval not to be unreasonably withheld, and any other governmental entity having an interest in the abatement of ad valorem or real property taxation of the property subject to this Agreement.

6.03 Glazer represents that the Project described in this Agreement is not financed by tax increment bonds. This Agreement is entered into subject to the rights of the holders of outstanding bonds of City.

6.04 Glazer represents that no interest in any of the property subject to Tax Abatement under this Agreement is presently held by or leased to, and that it will not, during the Term, sell or lease an interest in such property to, a member of the City Commission, the City of Weslaco Zoning and Planning Commissioners, or any other officer or employee of City, or any member of the governing body of any taxing unit joining in or adopting this Agreement.

6.05 Glazer represents that all of its activities related to this Agreement will be conducted in accordance with applicable federal, state and local laws.

6.06 Glazer represents that, as of the date it executes this Agreement, there is no litigation pending or threatened against either party or any of their affiliates for any violations under the Occupational Safety and Health Act (29 U.S.C. §§651, et seq.), and agrees to provide City with notice of such actions if discovered subsequent to execution of this Agreement.

6.07 Glazer represents that the information provided to the City in writing and the representations made in this Agreement are true and correct as of the date provided or made.

ARTICLE VII
DEFAULT, TERMINATION, AND RECAPTURE

7.01 During the Term, this Agreement will terminate upon the occurrence of any one or more of the following (each an *"Event of Termination"):*

(a) Glazer fails to meet any commitment set out in this Agreement or of an amendment to this Agreement, except if such failure is the result of an event of Force Majeure occurring through no fault of Glazer;

(c) Glazer fails to meet its Employment Commitment numbers as set out in this Agreement or fails to maintain the Total Employment Positions once achieved for the duration of the Term, except if such failure is the result of an event of Force Majeure occurring through no fault of Glazer;

(d) Glazer fails to comply with any term or condition of this Agreement, or if any representation or warranty made by Glazers to City in this Agreement is false or misleading;

(e) Glazer makes a general assignment for the benefit of creditors;

(f) Glazer files a petition under any section or chapter of federal bankruptcy laws or under any similar law or statute of the United States or any state thereof and it is not dismissed, withdrawn or otherwise concluded without adjudication within sixty (60) days after being filed;

(g) Glazer admits in writing its inability to pay its debts when due;

(h) a final judgment representing a claim or charge against the assets of Glazer remains unsatisfied or of record for ninety (90) days or longer (unless a supersedeas or other appeal bond is filed);

(i) Glazer ceases to operate for a period exceeding sixty (60) days (excepting a Force Majeure event), is dissolved or is terminated;

(j) a suit to foreclose any lien against any portion of the Personal or Real Property is instituted against Glazer and not dismissed within sixty (60) days;

(k) Glazer submits falsified information or documentation or fails to timely submit any information or documentation required or requested by the City pursuant to the terms of this Agreement);

(k) in the event Glazer attempts to assign this Agreement in violation of the assignment provisions set out in this Agreement;

(1) in the event Glazer violates any portion of this Agreement;

(m) any subsequent federal or state legislation or any decision by a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable.

7.02 Promptly, but in no event later than ten (10) business days following the occurrence of an Event(s) of Termination, Glazer must notify the City in accordance with the notice provisions contained in this Agreement. Upon receipt of notification of an Event(s) of Termination from Glazer (or the City's independent discovery of an Event of Termination), the City will send written notice describing the Event(s) of Termination prior to terminating this Agreement *("Default Notice").* If City provides Glazer with a Default Notice and the Event(s) of Termination as identified in the Default Notice is not cured within sixty (60) days from the date the Default Notice is sent *("Cure Period"),* then this Agreement will automatically terminate effective as of the date of the expiration of the Cure Period *("Termination Date").* City may, in its sole discretion, extend the Cure Period if Glazer commences the cure within the Cure Period and is diligently pursuing such cure.

7.03 If this Agreement terminates as the result of an uncured Event(s) of Termination which occurs during the Tax Abatement Period, Glazer agrees that taxes on the Personal and Real Property will become due and owing for the calendar year in which the Default Notice leading to termination of this Agreement is sent and will accrue without abatement for all years thereafter. In addition, Glazer must repay the City taxes previously abated pursuant to this Agreement in accordance with the recapture schedule set out in this Paragraph 7.03 below (the *"Recapture Schedule").* The amount of previously abated taxes to be repaid by Glazer will be determined by multiplying the total of all taxes abated by the applicable percentage, based on the calendar year in which the Default Notice resulting in termination of this Agreement is sent in accordance with the following Recapture Schedule:

RECAPTURE SCHEDULE	
Year in which Notice Resulting in Termination is Sent:	Total Taxes Previously Abated Shall be Multiplied by:
During the Tax Abatement Period	100%
Year 1 of the Recapture Period	100%
Year 2 of the Recapture Period	75%
Year 3 of the Recapture Period	55%
Year 4 of the Recapture Period	40%
Year 5 of the Recapture Period	30%
Year 6 of the Recapture Period	25%
Year 7 of the Recapture Period	20%
Year 8 of the Recapture Period	15%
Year 9 of the Recapture Period	10%
Year 10 of the Recapture Period	5%

7.04 Glazer agrees that any amounts which become due and owing under this Article VII must be paid to City within sixty (60) days after the Termination Date. It is not a waiver of default if City fails to declare immediately a default, or delays in taking any action with respect to a default, or fails to take any action with respect to a default. Additionally, the remedies contained herein are non-exclusive, and the City will have any and all remedies it may be entitled to in law or in equity. The exercise of any remedy by City will not be deemed as a waiver of any other remedy to which City may be entitled.

7.05 In the event any property subject to this Agreement is taken by any public or quasi-public authority under the powers of eminent domain, condemnation, or expropriation, then the Tax Abatement as to that portion of the property affected will terminate and there will be no recapture of taxes or other penalty

7.06 The remedies contained in this Agreement are non-exclusive and City will have any and all remedies it may be entitled to either in law or in equity. The exercise of any remedy by City will not be deemed as a waiver of any other remedy to which City may be entitled.

ARTICLE VIII
ASSIGNMENT

8.01 Except as provided below, no legal or business entity other than Glazer will be entitled to receive the benefit of the Tax Abatement provided herein, without the prior written consent of City acting by and through the City Commission, such consent not to be unreasonably withheld. In addition, except as provided below, this Agreement cannot be assigned by Glazer to any other legal entity without the prior written consent of City, such consent not to be unreasonably withheld. Any attempted transfer of the rights and responsibilities under this Agreement or the assignment of this Agreement without prior approval of City, acting by and through the City Commission, will be void and this Agreement will terminate triggering the Recapture provisions of Article VII and Glazer will have no ability to cure. Notwithstanding anything to the contrary in this Agreement, no consent by City is required for an assignment or transfer to a parent of Glazer, a subsidiary of Glazer, an affiliate entity of Glazer, or to any new entity created as a result of a merger, acquisition or other corporate restructure of Glazer, and no consent by the City is required in conjunction with the sale of Glazer's business in Weslaco provided that the purchaser assumes Glazer's obligations under this Agreement. However, Glazer shall give City prior written notice of all assignments or other transfers that do not require City consent.

8.02 In the event of an assignment by Glazer to which City has consented in writing, or in the event of an assignment by Glazer for which no City consent is required under this Agreement, the assignee, or the assignee's legal representative, must then enter into a written agreement with the City agreeing to assume, perform, and be bound by all of the covenants, obligations, and agreements contained within this Agreement. City agrees that such an assignment will in no way relieve it from any obligation created under this Agreement attributable to the period prior to the assignment.

ARTICLE IX
NOTICES

9.01 All notices provided to be given under this Agreement must be in writing, and either be personally served against a written receipt therefore or given by certified mail or registered mail, return receipt requested, postage prepaid, and addressed to the proper Party at the address which appears below, or at such other address as the Parties may hereafter designate. All notices given by mail will be deemed to have been given at the time of deposit in the United States mail and will be effective from such date.

If to City:	Mayor Weslaco City Commission 255 South Kansas Weslaco, Texas 78596 Attn: Glazer Tax Abatement Agreement
With a copy to:	Executive Director Weslaco Economic Development Corporation 255 South Kansas Weslaco, Texas 78596
and	Weslaco City Manager 255 South Kansas Weslaco, Texas 78596
If to Glazer:	Glazer's Beer and Beverage of Texas, LLC 14911 Quorum Drive, Suite 200 Dallas, Texas 75254 Attn: President and COO
With a copy to:	Glazer's Beer and Beverage of Texas, LLC 14911 Quorum Drive, Suite 200 Dallas, Texas 75254 Attn: General Counsel

ARTICLE X
SEVERABILITY

10.01 In the event any section, subsection, paragraph, subparagraph, sentence, phrase, or word contained in this Agreement is held invalid, illegal, or unenforceable, the balance of this Agreement will stand, will be enforceable, and will be read as if the Parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, sentence, phrase, or word. In such event, there will be substituted for such deleted provision a provision as

similar in terms and in effect to such deleted provision as may be valid, legal, and enforceable.

ARTICLE XI
APPLICABLE LAW

11.01 This Agreement will be governed by and construed in accordance with the laws of the United States and more specifically, the laws of the State of Texas, without regard to conflicts of law principles that would require the application of the laws of any foreign jurisdiction or the laws of any other state. Venue for any action brought hereunder (including any action brought in federal court) will be exclusively in Hidalgo County, Texas.

ARTICLE XII
INCORPORATION OF OTHER DOCUMENTS

12.01 The following exhibits are attached hereto and incorporated herein for all purposes:

Exhibit "A" Description of the Real Property

ARTICLE XIII
AMENDMENT OF DOCUMENTS

13.01 No amendment, modification, or alteration of the terms hereof will be binding unless the same is in writing, dated subsequent to the date hereof, and duly executed by the Parties hereto.

ARTICLE XIV
MULTIPLE COUNTERPARTS

14.01 This Agreement may be executed by the Parties in several counterparts, and each counterpart, when so executed and delivered, will constitute an original instrument, and all such separate counterparts will constitute but one and the same instrument.

ARTICLE XV
PRIOR AGREEMENTS SUPERSEDED

15.01 This Agreement constitutes the sole and only agreement of the Parties hereto and supersedes all prior understandings or written or oral agreements between the Parties respecting the subject matter within.

ARTICLE XVI
CERTIFICATION

16.01 Glazer, by execution of this Agreement and in accordance with Chapter 2264 of the Texas Government Code, agrees not to knowingly employ any undocumented workers at the Project site during the Term of this Agreement. If Glazer is convicted of a violation under 8 U.S.C. Section 1324a (f), then this Agreement will terminate without necessity of the Cure Period, and Glazer must pay to City all of the ad valorem and real property taxes previously abated by this Agreement pursuant to Section 7.03. The City will provide written notice to Glazer of such a breach *("Violation Notice")* and within one hundred twenty (120) days after the Violation Notice is sent, Glazer must repay to City all of the ad valorem and real property taxes previously abated by this Agreement pursuant to Section 7.03 with interest to be calculated in accordance with the money judgment rate set forth in Section 304.003 of the Texas Finance Code, as may be amended from time to time, from the date of the Violation Notice until paid. The City, in its sole discretion, may extend the period for repayment set forth herein. In addition, Glazer agrees to pay all costs and expenses, including attorney's fees, incurred by the City in enforcing this provision. Notwithstanding any other provision of this Agreement, for purposes of this Article XVI, the default and termination provisions contained herein will control.

16.02 In the event of termination pursuant to the above Paragraph 16.01, Glazer agrees that ad valorem and real property taxes will be due for the calendar year during which the written notice leading to such termination is sent (if termination occurs during the Tax Abatement Period) and will accrue without abatement for all years thereafter.

ARTICLE XVII
COUNTERPARTS; DELIVERY BY FACSIMILE OR ELECTRONIC MAIL

17.01 This Agreement may be executed in counterparts. Each of the counterparts will be deemed an original instrument, but all of the counterparts will constitute one and the same instrument. This Agreement may be executed in any number of counterparts and by different Parties in separate counterparts, each of which when so executed and delivered, will be deemed an original, and all of which, when taken together, will constitute one and the same instrument. Delivery of an executed counterpart of a signature page to this Agreement by facsimile or electronic mail will be as effective as delivery of a manually executed counterpart of this Agreement, except that any Party delivering an executed counterpart of this Agreement by facsimile or electronic mail also must deliver a manually executed counterpart of this Agreement. Notwithstanding the foregoing, failure to deliver

a manually executed counterpart will not affect the validity, enforceability, and binding effect of this Agreement.

(remainder of page intentionally left blank)

ARTICLE XVIII
COMMISSIONERS COURT AUTHORIZATION

18.01 This Agreement was approved by Resolution _____of the City Commission dated, _____ 202___ authorizing the Mayor to execute this Agreement on behalf of City. The Tax Abatement contemplated by this Agreement is expressly subject to Glazer's fulfillment of all of the terms and conditions described herein.

IN WITNESS WHEREOF, this Agreement is executed in triplicate originals effective this _____ day of _____ 202___.

CITY OF WESLACO

By:_____

Name:_____

Title:_____

GLAZER'S BEER AND BEVERAGE OF TEXAS, LLC

By:_____

Name Bennett J. Glazer

Title: President

GLAZER'S REAL ESTATE, LLC

By:_____

Name Bennett J. Glazer

Title: President

RESOLUTION NO. 2023-38

THE STATE OF TEXAS	**§**	**A RESOLUTION AUTHORIZING**
COUNTY OF HIDALGO	**§**	**PARTICIPATION IN TAX ABATEMENT**
CITY OF WESLACO	**§**	**AGREEMENT WITH GLAZER BEER AND BEVERAGES OF TEXAS LLC**

WHEREAS, stimulation of business and commercial activity and the creation and retention of job opportunities within the City of Weslaco (the "City") and within the City of Weslaco's Extra Territorial Jurisdiction (ETJ) is of the highest priority; and

WHEREAS, new business and commerical activity, new jobs, and new investments will beneift the City of Weslaco by bolstering the economy within the City, providing employment opportunities in the City, strengthening the real estate market within the City, and generating tax revenue to support City services; and

WHEREAS, Chapter 312 of Texas Tax Code authorizes the city to abate taxes in a property in a reinvestment zone and under Section 312.002 states a taxing unit must establish guidelines and criteria governing tax abatement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO that the City of Welsaco elects to participate in tax abatement agreement as hereby attached with Glazer Beer and Beverage of Texas LLC pursuant to Chapter 312 of the Texas Tax Code.

PASSED AND APPROVED this 20th day of June 2023.

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: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6653

From:
Maggie Perez

Subject:
Approval to apply to the FM Global Fire Prevention Grant Program for an amount not to exceed $1,200 with no match required for the purchase of an arson prevention/fire investigation camcorder and related equipment and authorize the Mayor to execute any related documents. (Staffed by Fire Department and Grant Writer).

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

Maggie Perez Martin Garza	Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6664

From:

Subject:
Approval of Resolution 2023-39 regarding a grant application to the National Fitness Campaign Grant Committee and authorize the Mayor to execute any related document. (Staffed by Grant Writer/Parks and Recreation Department.)

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ADELAIDA VEGA Maggie Perez OMAR RODRIGUEZ Martin Garza	Created/Initiated New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
Weslaco, TX - 2023 Notice of Award & Grant Program Requirements, R2023-39 support grant National Fitness Court

Responsibilities upon Approval:
Execute and retain.

Congratulations!

Weslaco, TX has been selected as a 2023 Blue Cross Blue Shield Texas Campaign Grant Recipient!

Dear Omar,

On behalf of the National Fitness Campaign Grant Committee, we are pleased to share that Weslaco, TX has been selected as a grant eligible partner in the 2023 Blue Cross Blue Shield Texas Campaign! This notification letter confirms eligibility for one (1) 2023 NFC Grant of $40,000. The next step is to schedule your official Grant Eligibility Award Call within the next 10 days, where the qualifications submitted in your Grant Application will be confirmed by the NFC team, and your Grant Program Requirements (GPR) will be aligned for eligibility and participation in this year's campaign. A copy of your GPR Document is attached to this formal award letter for your review, and is based on dates submitted in your Grant Application.

The $40,000 Grant Award will be confirmed pending 1) the submission of a Resolution of Adoption, endorsed by your local governing body or appropriate council, and a countersigned copy of the attached formal GPR document within 60 days of the Award Call, 2) authorization to proceed, documented by formal funding confirmation (commonly a purchase order) and 3) confirmation of a scheduled shipping date for the Fitness Court and appropriate storage plans. Once set, GPR milestones must be met in order to maintain funding eligibility in the campaign.

To support this partnership and align your GPR milestones with your community's local adoption and funding processes, we have assigned a Partnership Manager – Jack Linehan – as your dedicated partner and champion in support of this partnership. Over the coming months, Jack will work with your team to support the path outlined in the GPR Document, assisting in the confirmation of required remaining funding, installation, and launch of your program.

The 2023 Blue Cross Blue Shield Texas Campaign is part of a national movement to make world-class fitness free and accessible in public spaces across the country, which is more important today than ever before – thank you for your commitment to supporting this goal.

Here is a sneak peak at what's ahead:

- Fitness Court® Launch – Cut the ribbon on your beautiful new outdoor gym & announce free fitness to the community!
- Classes & Challenges – Get residents moving & keep them engaged with ongoing group classes, individual training, and competitive events.
- Press & Promotions – Shine a spotlight on your community and local partners for joining this exciting and innovative wellness movement!

Once again, we are thrilled to invite you to join us as a partner in the 2023 Blue Cross Blue Shield Texas Campaign, and we look forward to making world-class fitness free in Weslaco!

Best in Fitness,

Mitch Menaged, Founder

Weslaco, TX - National Fitness Campaign

2023 Funding Cycle Grant Program Requirements (G.P.R.)

MILESTONE 1: ADOPTION

- **Summary**: Commit to project adoption and confirm matching funding
- **Requirement A**: Countersigned Grant Program Requirements Document
- **Deadline: 6/15/2023**
- **Requirement B**: Resolution of Adoption or Letter of Support
- **Deadline: 7/19/2023**

*Purchase Order Will Satisfy Adoption Requirement if Submitted Within 60 Days of Grant Award

MILESTONE 2: AUTHORIZATION TO PROCEED - FUNDING CONFIRMED

- **Summary:** Execute budgeting and fundraising plan (as needed) and confirm total required funding
- **Requirement:** Funding confirmation document submitted to NFC for remaining program funding (typically P.O)*

*Refer to Official Quote and Funding Requirements Summary for details

- **Deadline: 10/6/2023**

MILESTONE 3: SHIPMENT FOR STORAGE

- **Summary:** Identify Fitness Court® storage location and schedule Fitness Court® delivery
- **Requirement:** Accept Fitness Court® delivery and store at a secure location, prepare to be invoiced for program funds
- **Deadline: 10/7/2023 to 10/14/2023**

MILESTONE 4: INSTALL CONCRETE SLAB & ART APPROVAL

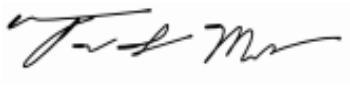
- **Summary:** Review slab drawings & schedule concrete installer, confirm Fitness Court orientation, Approve art print preview
- **Requirement:** Install concrete slab *(cure time of 28 days before Fitness Court® installation)*
- **Deadline: November 2023 - pending weather**

MILESTONE 5: FITNESS COURT® ASSEMBLY

- **Summary:** Select Fitness Court® Assembly Team - NFC'S Installation Network is recommended, (includes art install)
- **Requirement:** Confirm installation timeline with NFC, provide completed installation photos for NFC inspection
- **Deadline: April 2024 - pending weather**

MILESTONE 6: PRESS LAUNCH CEREMONY

- **Summary:** hold Fitness Court® press launch event & ribbon cutting
- **Requirement:** Promote press release, hold launch event within campaign year (weather permitting)
- **Deadline: April 2024 - pending weather**



Trent Matthias, Director	Omar Rodriguez, Parks and Rec Director
National Fitness Campaign	Weslaco, TX

It is noted by the National Fitness Campaign and the municipality, school or organization listed above that this document in no way constitutes a binding agreement, or requirement to proceed with the NFC Program at any time. Formal commitment occurs upon receipt of complete local match funding by the program awardee, with submission of Funding Confirmation Documentation to National Fitness Campaign.

RESOLUTION NO. R-2023- 39

WHEREAS, The National Fitness Campaign issued a call for nominations for entities to apply for funding assistance made available through their 2023 Blue Cross Blue Shield Texas Campaign; and

WHEREAS, The National Fitness Campaign provides grants to municipalities, schools, organizations and other entities to bring a Fitness Court to the community; and

WHEREAS, the program requires a match in cash.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WESLACO, TEXAS THAT:

The City of Weslaco supports accepting this project and commits to the project's development, implementation, maintenance, management, and financing. The city is willing and able to enter into an agreement with Blue Cross Blue Shield Texas Campaign by resolution or ordinance.

The City adopts Resolution No. R-2023-39 approving the submission of project nomination and the support and funding of the project should it be granted funds.

The Mayor in hereby authorized to act on behalf of the City in all matters relating to the funding nomination and to execute all necessary applications, assurances, certifications, and other documents, relative to the submission, later acceptance, and administration of such funds.

The resolution shall take effect immediately from and after passage.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WESLACO, TEXAS on this 20th day of June 2023.

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: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6663

From:

Subject:
Approval on the renewal of the Cooperation Agreement between Hidalgo County and City for continued participation in the FY2024-2026 Urban County Program and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

Background:
Item was presented and approved at the WCC meeting on 05.16.23, but as an Interlocal Agreement. This agenda item does not change any material items in the contract, only the presentation name from an Interlocal Agreement to a Cooperation Agreement.

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:
Approved WCC 05.16.23

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
Rosalinda Cavazos

Martin Garza

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff is recommending Approval

Attachments, if any:
Cooperation Agreement re Hidalgo County and City of Weslaco continued participation in the FY 2024-2026 Urban County Program

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

May 18, 2023

URBAN COUNTY PROGRAM
Attn: Mr. Steve de la Garza, Urban County Director
1916 Tesoro St.
Pharr, Texas 78577

Dear Mr. de la Garza:

At their regular meeting of May 16, 2023, the Weslaco City Commission approved the renewal of the Interlocal Agreement between Hidalgo County and City for continued participation in the FY2024-2026 Urban County Program and authorized the Mayor to execute any related documents.

Enclosed please find the agreement in duplicate as executed by Mayor David Suarez; kindly execute, retain a copy, and return one copy to the city for its records.

Should you have any questions, please do not hesitate to contact Ms. Rosie Cavazos, Finance Director at (956) 968.3181, Ext. 1200.

Sincerely,

Aida Vega

Aida Vega
Deputy City Secretary

AV/mv

C: Ms. Rosie Cavazos, Finance Director

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

I, Aida Vega, Deputy City Secretary of the City of Weslaco, Texas, hereby certify that the Weslaco City Commission at their Regular Meeting of May 16, 2023, approved item(s) as follows under **V. CONSENT AGENDA:**

F. Approval on the renewal of the Interlocal Agreement between Hidalgo County and City for continued participation in the FY2024-2026 Urban County Program and authorized the Mayor to execute any related documents.

DATED this 18th day of May 2023.

CITY OF WESLACO

Aida Vega

Aida Vega, Deputy City Secretary

NOTARY

SWORN AND SUBSCRIBED before me, this 18th day of May 2023 and that the above facts are true and correct to the best of her knowledge.

Juanita M. Vallejo

Juanita M. Vallejo, Notary Public
My Commission Expires: 04/03/2025

JUANITA M. VALLEJO
Notary Public, State of Texas
Comm. Expires 04-03-2025
Notary ID 124139672

STATE OF TEXAS

STATE OF TEXAS {
{
COUNTY OF HIDALGO {

COOPERATION AGREEMENT

THIS AGREEMENT, made and entered into by and between the County of Hidalgo, a political subdivision of the State of Texas, hereafter referred to as "County" and the **City of Weslaco**, a municipal corporation under the laws of the State of Texas, hereafter sometimes referred to as the "City".

WITNESSETH

WHEREAS, The City has elected to have its population included as a portion of that population of the County in the County's "Urban County" application to the U.S. Department of Housing and Urban Development for the thirty seven, thirty eight, and thirty nine year's funding for the Community Development Block Grant Program, said application being hereinafter sometimes referred to as the "Grant Application"; and

WHEREAS, The County is willing to include all of the City's population in the Grant Application; and

WHEREAS, The 93rd Session of the Congress passed and the President of the United States signed into law, the Housing and Community Development Act of 1974 for the specific purpose of developing viable communities; and

WHEREAS, Hidalgo County desires to continue the designation as an "Urban County" by the Department of Housing and Urban Development in order to receive a formula share of program funds provided said County has an appropriate population under the enabling legislation in its unincorporated areas and its included units of general local governments with which it has entered cooperation agreements; and

WHEREAS, Article III, Section 64 of the Texas Constitution authorizes Texas counties to enter into cooperation agreements with local governments for essential Community Development and Housing Assistance activities.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the County and the City do mutually agree as follows:

SECTION I

The City agrees to allow the County to include the City's population for a formula share of entitlement program funds through the Department of Housing and Urban Development's Community Development Block Grant Program, the HOME Investment Partnership Program and Emergency Solutions Grants (ESG) Programs and other funding as may be authorized by HUD and included in the County's Consolidated Plan Strategy. The City and County agree to include the same in the Grant Application.

By executing this agreement the City understands that it may not apply for grants under the Small Cities or State CDBG Programs from appropriations for the same fiscal years during the period in which it is participating in the County's CDBG Program; and it may not participate in a HOME consortium except through the County, regardless of whether the County receives a HOME formula allocation.

SECTION II

The County and the City agree to cooperate and undertake, or assist in the undertaking of community renewal and lower income housing assistance activities, specifically urban renewal and public housing activities pursuant to this Agreement. Such activities include but are not limited to those activities included in the Annual One Year Action Plan contained in the Consolidated Plan Strategy as required under 24 CFR Part 570 and approved by the Department of Housing and Urban Development which is on file at the Urban County Program office and which may be amended in the future.

SECTION III

The City and County agree to take all actions deemed necessary by the county, in it's sole discretion, to assure compliance with the Hidalgo County's certification as an urban county required by Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, including Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR part 1 and the Fair Housing Act and the implementing regulations at 24 CFR part 100 and affirmatively furthering fair housing. . See 24 CFR § 91.225(a) and Affirmatively Furthering Fair Housing Definitions and Certifications (86 FR 30779, June 10, 202, to be codified at 24 CFR 5.152, available at www.federalregister.gove/documents/2021/06/10/2021-12114/restoring - affirmatively-furthering-fair-housing-definitions-and-certifications and comply with section 109 of Title I of the Housing Community Development Act of 1974 and implementing regulations at 24 CFR part 6 which incorporates Section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR part 8, Title II of the Americans with Disabilities Act, and the implementing regulations at 28 CFR part 35 and the Age Discrimination act of 1975 and implementing regulations at 24 CFR part 146 and Section 3 of the Housing and Urban Development Act of 1968 and/or meet any and all other requirements of the CDBG, HOME, ESG Programs and other applicable laws (e.g. National Environmental Policy Act, Uniform Relocation Act of 1969). Furthermore, the City and County agree to prohibit urban county funding for activities in the City or support any City that does not affirmatively further fair housing within the City's jurisdiction or

which actions impedes the County's action to comply with its fair housing certification and civil rights obligations. It is further understood by both parties that noncompliance by the City may constitute noncompliance by the grantee (i.e., the entire urban county) which may provide cause for funding sanctions or other remedial actions by the Department of Housing and Urban Development.

SECTION IV

The City agrees to give the County authority to carry out activities which will be funded from the Annual Action Plan and the Consolidated Plan Strategy funding which includes Community Development Block Grant, HOME, and ESG Program funds from Federal **Fiscal Years 2024, 2025, and 2026** appropriations and from any program income generated from the expenditure of such funds, including such additional time as may be required for the expenditure of any such funds granted to the participating unit of local government. The City agrees to inform the County of any income generated by the expenditure of Consolidated Plan Strategy Program funds received by the City. It is expressly understood by City that such program income must be paid to the County unless the City has been authorized by prior written agreement with County to retain such program income and that the City must use such funds only for eligible activities in accordance with all applicable Program guidelines and requirements. It is further understood by City that the County has full responsibility for monitoring and reporting to the Department of Housing and Urban Development on the use of any such program income and that in the event of close-out, City's change of status or the discontinued use of Program funds for approved activities, any program income that is on hand or received subsequent to the close-out or change of status shall be paid to County.

SECTION V

The County and City have adopted and are enforcing a policy which prohibits the use of excessive force by law enforcement agencies within its jurisdiction against individuals engaged in non-violent civil rights demonstrations; and a policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of non-violent civil rights demonstrations within its jurisdiction.

SECTION VI

The City agrees to notify the County on a timely basis of any modification or change in the use of any real property acquired with any federal funds from the Urban County Program from any fiscal year from that planned at the time of acquisition or improvement including disposition. The City agrees to reimburse the County in an amount equal to the current fair market value (less any portion thereof attributable to expenditures of non-federal funds) of property acquired or improved with federal funds from the Urban County Program that is sold or transferred for a use which does not qualify under the Program regulations of any program included in the Consolidated Plan Strategy. Provisions will be established by the County for treatment of this cooperation and/or subrecipient agreement between the County and City.

SECTION VII

All activities to be carried out with annual CDBG, HOME, and ESG funds and other Consolidated Plan Strategy Programs funds, should the Grant Application be approved, will be authorized out during Federal **Fiscal Years 2024, 2025, and 2026**.

SECTION VIII

Neither party to this Agreement may veto or in any way obstruct the implementation of the approved Consolidated Plan Strategy (CPS) or such other Community Development program activities eligible for assistance during the three years for which the County is seeking to qualify as an "Urban County" or for such additional time as may be required for the expenditure of funds granted to the County for such period. The County has final responsibility for selecting CDBG , HOME and ESG activities and submitting the Consolidated Plan to HUD. In addition, nothing contained in this Agreement shall deprive any municipality or other unit of government of any powers of zoning, development control, or other lawful authority, which it presently possesses.

SECTION IX

County or City may not sell, trade or otherwise transfer all or any portion of such funds to a metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use the funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

SECTION X

This agreement shall remain in full force and effect until all CPS Program funds including the CDBG, HOME Investment Partnership Act, ESG and program income with respect to the three year qualification period are expended and the funded activities completed and close-out by HUD, and the County and City may not terminate or withdraw from this agreement while the agreement remains in effect.

SECTION XI

Further, the City and County agree to enter into a legally binding subrecipient agreement for each fiscal year hereafter as long as they are participating in the Urban County Program that will subject the City to the same requirements applicable to subrecipients pursuant to 24 CFR 570.501(b) and 24 CFR 570.503. The subrecipient agreement shall remain in full force and effect until the C.D.B.G. , HOME Investment Partnership Act and E.S.G. funds and program income with respect to that program year are expended, funded activities completed, and the program year is "close-out" by the U.S. Department of Housing and Urban Development.

SECTION XII

Should the U.S. Department of Housing and Urban Development reject or refuse to accept this Agreement for any reason, the County may terminate this Agreement by giving written notice of same to the City. The County shall not be liable for any cause, action or damage arising from HUD's rejection of the application. Should the U.S. Department of Housing and Urban Development, for any reason terminate funding to the County during any time of the three-year period of qualification, the County shall not be held liable for any obligations or expenses incurred by the City.

SECTION XIII

This agreement contains the entire agreement among the parties hereto, and each party acknowledges that no other party has made (either directly or through any agent or representative) any representations or agreements in connection with this agreement not specifically set forth herein. This agreement may be modified or amended only by an agreement in writing executed by County and City and not otherwise.

SECTION XIV

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

SECTION XV

The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.

SECTION XVI

Each party hereto is entering into this Agreement for the purpose of providing for governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.

SECTION XVI

The execution and performance of this Agreement by COUNTY and the CITY have been duly authorized by all necessary laws, resolutions or corporate action, and this Agreement constitutes the valid and enforceable obligations of the COUNTY and the CITY in accordance with its terms.

IN WITNESS WHEREOF, this agreement has been executed in triplicate originals, each to have the force and effect of an original on the dates set forth herein below.

COUNTY OF HIDALGO

ATTESTED BY:

Arturo Guajardo, Jr., County Clerk	Date	Richard F. Cortez, County Judge	Date

CITY OF WESLACO

ATTESTED BY:

Nama L. Cantu	5/16/23	David Suarez	5/16/23
City Secretary	Date	Mayor David Suarez	Date

WCC

CERTIFICATE OF COUNTY LEGAL COUNSEL

I have examined the foregoing Agreement, and as legal counsel to the County named therein, I certify that the terms and provisions of the Agreement are fully authorized under the State and local laws and that the Agreement provides full legal authority for the County to undertake or assist in the undertaking of essential community development and housing assistance activities as authorized by Texas State statutes.

APPROVED AS TO FORM:
Hidalgo County District Attorney's Office

_____ BY: _____

Date

Victor Garza, Assistant District Attorney
County of Hidalgo Commissioners' Court

APPROVED BY:
COMMISSIONERS' COURT
ON: _____

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6670

From:

Subject:
Approval on Resolution 2023-40 to enter into an agreement with TxDOT for a public event in the city limits of Weslaco requiring the closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 2pm -11pm on the third (3) Thursday, of the month from August 2023 to February 2024 for Alfresco Weslaco Music & Art. The event will run from 6 PM – 9:30 PM on the following dates: August 17, 2023, September 21, 2023, October 19, 2023; November 16, 2023; December 21, 2023; January 18, 2024; and February 15, 2024.; waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Building Maintenance, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Engineering.)

Background:

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
Albert Aldana
Martin Garza

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
R2023-40 TXDot closure for Alfresco 2023-24, TX DOT AGREEMENT

Responsibilities upon Approval:
Execute and retain.

RESOLUTION NO. 2023-40

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF PUBLIC TRANSPORTATION FOR PUBLIC EVENT IN THE CITY LIMITS OF WESLACO

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSIONERS OF THE CITY OF WESLACO, TEXAS:

That the City of Weslaco wishes to enter into an agreement with the State of Texas, acting by and through the Texas Department of Transportation for temporary closure of a street for public event.

That the closure of Texas Boulevard between /FM 88 between U.S. Business Highway 83 and Sixth St. from 2pm – 11pm on the following dates: August 17, 2023; September 21, 2023; October 19, 2023; November 16, 2023; December 21, 2023; January 18, 2024; and February 15, 2023.

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been established for the temporary closure of a segment of the State highway system and this agreement has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 20th day of June 2023 by the Mayor and City Commission of the City of Weslaco, Texas.

CITY OF WESLACO

_____

DAVID SUAREZ, MAYOR

ATTEST:

_____

Norma A. Cantu CITY SECRETARY

APPROVED AS TO FORM:

_____

Juan E. Gonzalez, CITY ATTORNEY

Agreement No._____

STATE OF TEXAS §

COUNTY OF §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of WESLACO, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the "City."

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including FM 88, in HIDALGO, County; and

WHEREAS, the City has requested the temporary closure of FM 88 BETWEEN US BUS 83 & 6TH ST for the purpose of ALFRESCO WESLACO MUSIC & ART ON THE STREET, as described in the attached "Exhibit A," hereinafter identified as the "Event;" and

WHEREAS, the Event will be located within the City's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right-of-way will be performed within the State's requirements; and

WHEREAS, on the 20th day of June, 2023, the Weslaco City Council passed Resolution / ~~Ordinance~~ No. R2023-40, attached hereto and identified as "Exhibit B," establishing that the Event serves a public purpose and authorizing the City to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION

The description of the Event, including the proposed schedule of start and stop times, approximate number of people attending the Event, and equipment involved shall be attached hereto and identified as "Exhibit C."

Article 3. OPERATIONS OF THE EVENT

A. The City shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.

B. The City shall submit to the State for review and approval the construction plans, if construction or modifications to the State's right-of-way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State.

C. The City will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.

D. The City will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right-of-way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The City will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the City shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.

E. The City hereby assures the State that there will be appropriate passage allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the City's traffic control plan.

F. The City will avoid or minimize damage, and will, at its own expense, restore or repair damage occurring outside the State's right-of-way and restore or repair the State's right-of-way, including roadway and drainage structures, signs, and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural environment, including landscape features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the City will remain the property of the City. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

(1) By mutual written agreement and consent of both parties.

(2) By the State upon determination that use of the State's right-of-way is not feasible or is not in the best interest of the State and the traveling public.

(3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.

(4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations and liabilities of the State and City under this agreement. If the potential termination of this agreement is due to the failure of the City to fulfill its contractual obligations as set forth herein, the State will notify the City that possible breach of contract has occurred. The City

must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the City does not remedy the breach to the satisfaction of the State, the City shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right-of-way, the City and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period that the City and/or its contractors are encroaching upon the State right-of-way.

B. In the event the City is a self-insured entity, the City shall provide the State proof of its self-insurance. The City agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS

Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the City and the State.

Article 10. COMPLIANCE WITH LAWS

The City shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right-of-way.

Article 11. LEGAL CONSTRUCTION

In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following respective addresses:

Agreement No._____

City:	State:
CITY OF WESLACO	Texas Department of Transportation
275 S. Kansas Avenue	PHARR DISTRICT
WESLACO, TX 78596	600 W. EXPRESSWAY 83
	PHARR, TX 78577

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT
This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed in duplicate counterparts.

THE CITY OF WESLACO
Executed on behalf of the City by:

By_____ Date_____
City Official

Typed or Printed Name and Title DAVID SUAREZ
MAYOR

THE STATE OF TEXAS
Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By_____ Date_____
District Engineer

By_____ Date_____
Director of Maintenance

Agreement No._____

Exhibit A

- **LETTER (LETTERHEAD) WITH EVENT NAME, DATE(S), ETC.**

Exhibit B

- **LETTER FROM THE LAW ENFORCEMENT OFFICE PROVIDING THE TRAFFIC CONTROL PLANS.**

Exhibit C

- **MAP REFLECTING LOCATION(S) WHERE CLOSURE WILL TAKE PLACE.**

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6669

From:

Subject:
Approval on the request by Weslaco Economic Development Corporation to approve Resolution 2023-41 to allow the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from U.S. Business Highway 83 to Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 17, 2023, September 21, 2023, October 19, 2023; November 16, 2023; December 21, 2023; January 18, 2024; and February 15, 2024.; waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Weslaco Economic Development Corporation of Weslaco.)

Background:

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
Martin Garza

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
R2023-41 Alfresco allow sale and consumption of beer

Responsibilities upon Approval:

RESOLUTION NO. 2023-41

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE SALE OF WINE AND BEER BY A TABC LICENSED VENDOR; ALLOWING PUBLIC CONSUMPTION OF ALCOHOL ON THE STREET FROM U.S. BUSINESS HIGHWAY 83 TO SIXTH STREET FOR ALFRESCO WESLACO MUSIC & ART ON THE STREET.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSIONERS OF THE CITY OF WESLACO, TEXAS:

That the City of Weslaco approves the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from U.S. Business Highway 83 to Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 17, 2023, September 21, 2023, October 19, 2023; November 16, 2023; December 21, 2023; January 18, 2024; and February 15, 2024.; waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department.

That all rules and procedures of 43 Tex., Adm. Code, Section 22.12 have been established for the temporary closure of a segment of the State highway system and an agreement with the Texas Department of Transportation for temporary closure is approved and has been developed in accordance with the rules and procedures.

This resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 20th day of June 2023.

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: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6658

From:

Subject:
Discussion and consideration on Resolution 2023-42 appointing a member to the Planning and Zoning Commission and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Background:
The term of Randy Summers is set to expire July 6, 2023. Mr. Summers has expressed interest in reappointment to the Planning and Zoning Commission.

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
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve the appointee as recommended by the governing body.

Staff Recommendation:

Attachments, if any:
continued interest Randy Summers to P&Z Board, R2023-42 P&Z re-appt 1 member

Responsibilities upon Approval:
Execute, retain and notify the appointee.

From: Randy Summers <rsummers@davisequity.com>
Sent: Friday, June 9, 2023 11:46 AM
To: Flor Acuna <facuna@weslacotx.gov>
Cc: Adelaida Vega <avega@weslacotx.gov>
Subject: Re: P&Z board member

Good Morning
Thank you Flor.
I serve at the will of the city commission and am willing to continue serving on the planning and zoning committee.
Randy

For Information of Brokerage Services
Form https://www.davisequity.com/docs/Information_About_Brokerage_Services.pdf

DAVIS EQUITY REALTY
OFFICE • RETAIL • INDUSTRIAL

Randy Summers, CCIM, CPM
Davis Equity Realty
o: (956) 969-8648
a: 2300 W Pike #101 I Weslaco, TX I 78596
w: www.davisequity.com e: rsummers@davisequity.com

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STCAR South Texas Commercial Association of REALTORS®

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RESOLUTION NO. 2023-42

A RESOLUTION OF THE CITY OF WESLACO APPOINTING A MEMBER TO THE PLANNING AND ZONING COMMISSION BOARD.

WHEREAS, the City of Weslaco created and established the Planning and Zoning Commission Board pursuant to Subsection 2-36 of Ordinance No. 291, as codified in the City of Weslaco Code of Ordinances.

WHEREAS, the terms of the members of this board are for three years; and

WHEREAS, the Planning and Zoning Commission Board members shall serve without compensation and unlimited terms; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT the following individual is appointed to serve a term on the Planning and Zoning Commission Board.

NAME	TERM ENDING
_____	06/20/2026

PASSED AND APPROVED on this 20th day of June 2023.

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: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6618

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of George Garza on Ordinance 2023-29 to rezone 804 S Kansas Ave. Also being Lot 3, Block 2, Hollywood Addition Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2023-29. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on May 26, 2023.

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 appeared in The Monitor on May 24, 2023.

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 June 7, 2023.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on surrounding land use.

Attachments, if any:
Rezone-804 S Kansas - Memo, 804 S Kansas -Application, Notice, Radius map, 804 s kansas- Aerial, O2023-29 rezone 804 S Kansas

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 804 S Kansas

DATE: June 14, 2023

The proposed property is currently vacant. The owner has not submitted any plans or proposals at this time. There is existing apartment and duplex districts along the north, east and west sides of the property. Staff has not received any petitions for or against the rezone request.

The Planning & Zoning Commission recommended approval based on the surrounding land use.

Thank you,

Rebekah de la Fuente, CFM

RECEIVED
APR 14 2023
BY: .....

APPLICATION FOR REZONING

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

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

FILE NO. RZNE- 000430-2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 3 Block 2

Subdivision Name Hollywood Addition

Street Address 804 S. KANSAS AVE.

Existing Zoning R-1 ONE FAmily Dwelling Existing Land Use EMPTY LOT

Proposed Zoning R-2 Multi Family Dwelling Proposed Land Use Multi Family Living

_____ $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 GEORGE GARZA Phone 956-655-3221

Address 413 E. 18th ST. APT. 5 Fax: —

City WESLACO State TX. Zip Code 78596 E-Mail: ggarzaOT@yahoo.com

OWNER

Name ERASMO & ORALIA ALVAREZ Phone 956-345-5917

Address 807 S. KANSAS AVE. Fax: —

City WESLACO State TX. Zip Code 78596 E-Mail: NEIGHBORSL@AOL.com

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

Signature Erasmo Alvarez Oralia Alvarez Date 4-11-2023
Owner

Signature George Garza Date 4/12/23
Applicant

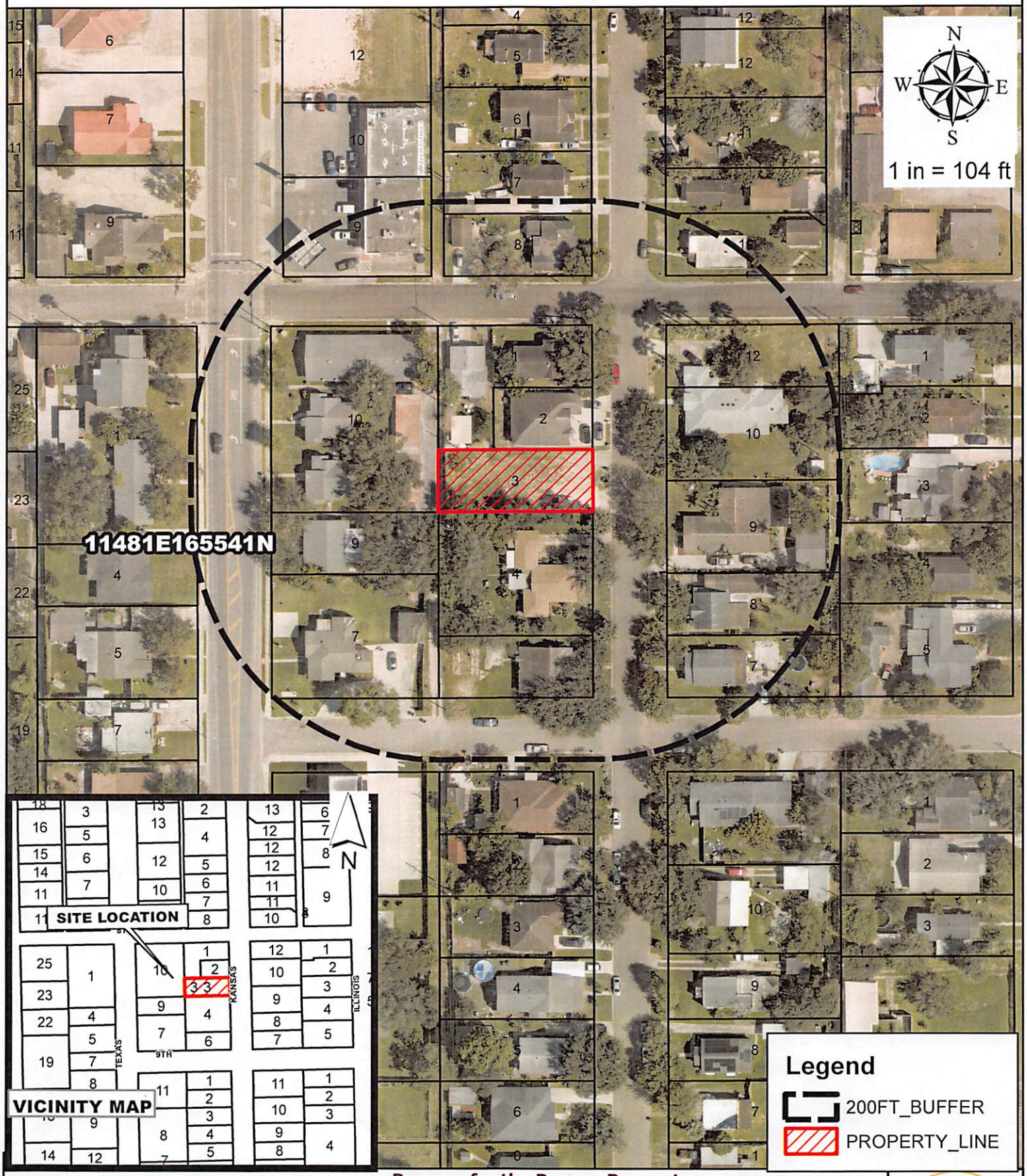
Signature _____ Date _____
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



GEORGE GARZA
804 S. KANSAS AVE.
HOLLYWOOD ADD.
LOT 3 BLK 2

Purpose for the Rezone Request

Existing zoning:	R-1
Existing land use:	Vacant Land
Prop Zone:	R-2

City of Weslaco Code Enforcement Dept.

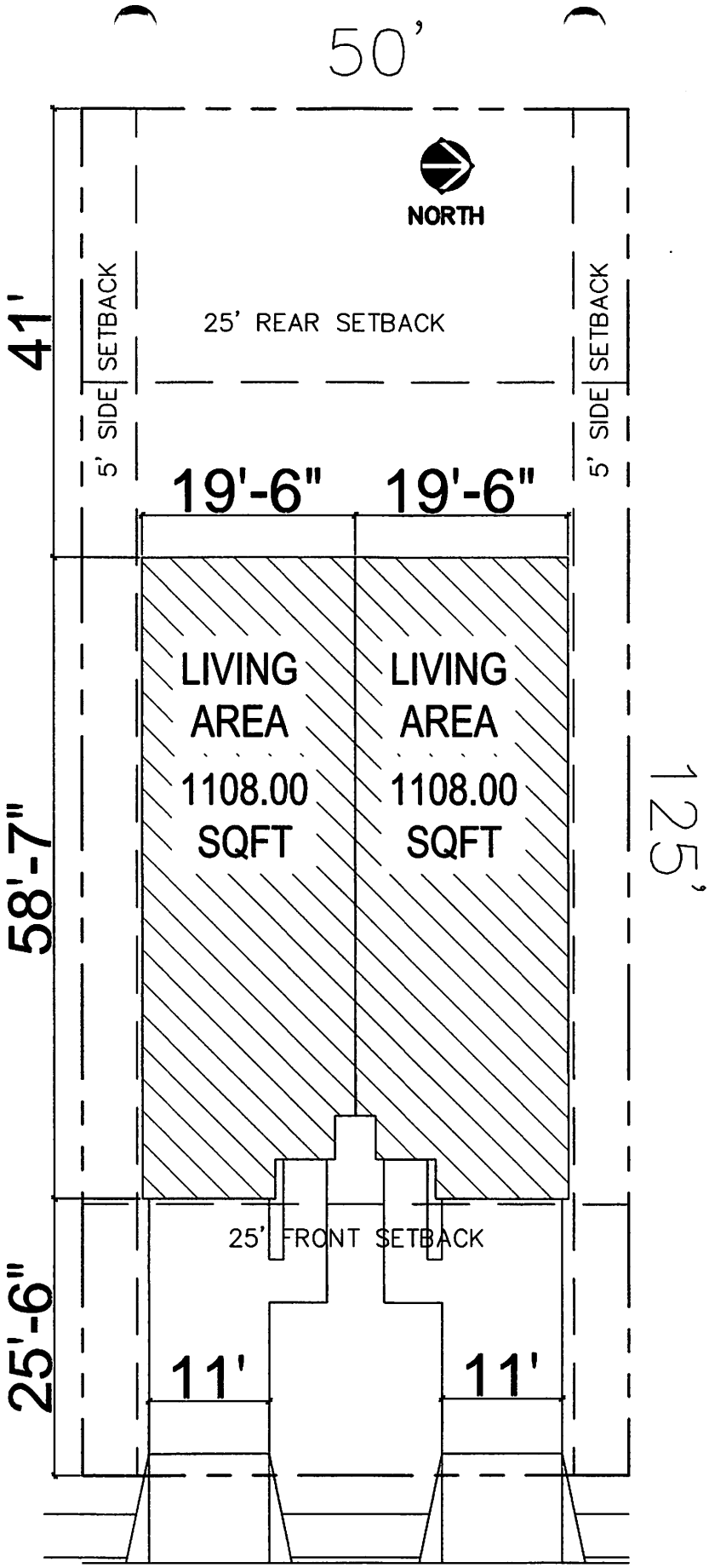
MAY 11, 2023

HERNANDEZ SILVERIO & VALENTINA 811 S KANSAS AVE WESLACO TX 78596	H4200-00-001-0007-00 HOLLYWOOD ADDN BLK 1 LT 7 811 S KANSAS AVE	L: B:	23450 34848
ZAMARRON OSCAR S 809 S KANSAS AVE WESLACO TX 78596	H4200-00-001-0008-00 HOLLYWOOD ADDN BLK 1 LT 8 809 S KANSAS AVE	L: B:	23450 56379
ALVAREZ ERASMO & ORALIA G 807 S KANSAS AVE WESLACO TX 78596	H4200-00-001-0009-00 HOLLYWOOD ADDN LOT 9 & S 1/2- LOT 10 807 S KANSAS AVE	L: B:	35175 99675
CANTU SUSANA L 803 S KANSAS AVE WESLACO TX 78596	H4200-00-001-0010-00 HOLLYWOOD ADDN BLK 1 LTS N 1/2-10 803 S KANSAS AVE	L: B:	35175 128614
VERGAB LTD 3201 LAZY LAKE DR HARLINGEN TX 78550	H4200-00-001-0012-00 HOLLYWOOD ADDN BLK 1 LT 12 801 S KANSAS AVE	L: B:	23450 0
GARZA VICTOR R & ELVA O 850 S IOWA AVE WESLACO TX 78596	H4200-00-002-0001-00 HOLLYWOOD ADDN BLK 2 LTS 1 W 45'-2 124 E 8TH ST	L: B:	28476 70506
CORTEZ SAN JUANITA OLIVAREZ RAQUEL ETAL 802 S KANSAS AVE WESLACO TX 78596	H4200-00-002-0002-00 HOLLYWOOD ADDN E 80' LOT 2 BLK 2 802 S KANSAS AVE	L: B:	13400 100145
ALVAREZ ERASMO & ORALIA G 807 S KANSAS AVE WESLACO TX 78596	H4200-00-002-0003-00 HOLLYWOOD ADDN BLK 2 LT 3 804 S KANSAS AVE	L: B:	20938 0
BOTE MARY E BURGUESS 808 S KANSAS AVE WESLACO TX 78596	H4200-00-002-0004-00 HOLLYWOOD ADDN BLK 2 LTS 4-5 808 S KANSAS AVE	L: B:	41876 59973
ANZALDUA ESTELA 1800 KEY BISCAYNE WESLACO TX 78596	H4200-00-002-0006-00 HOLLYWOOD ADDN BLK 2 LT 6 810 S KANSAS AVE	L: B:	20938 34998
CUELLAR LEO & MARICRUZ 812 S LOUISIANA AVE WESLACO TX 78596	H4200-00-002-0007-00 HOLLYWOOD ADDN BLK 2 LOT 7-8 823 S TEXAS BLVD	L: B:	81000 46589
VILLARREAL RAYMOND ANTHONY & JADE ROSE VILLARREAL-NELSON PO BOX 1413 WESLACO TX 78599	H4200-00-002-0009-00 HOLLYWOOD ADDN LOT 9 BLK 2 811 S TEXAS BLVD	L: B:	44550 57493

City of Weslaco Code Enforcement Dept.

MAY 11, 2023

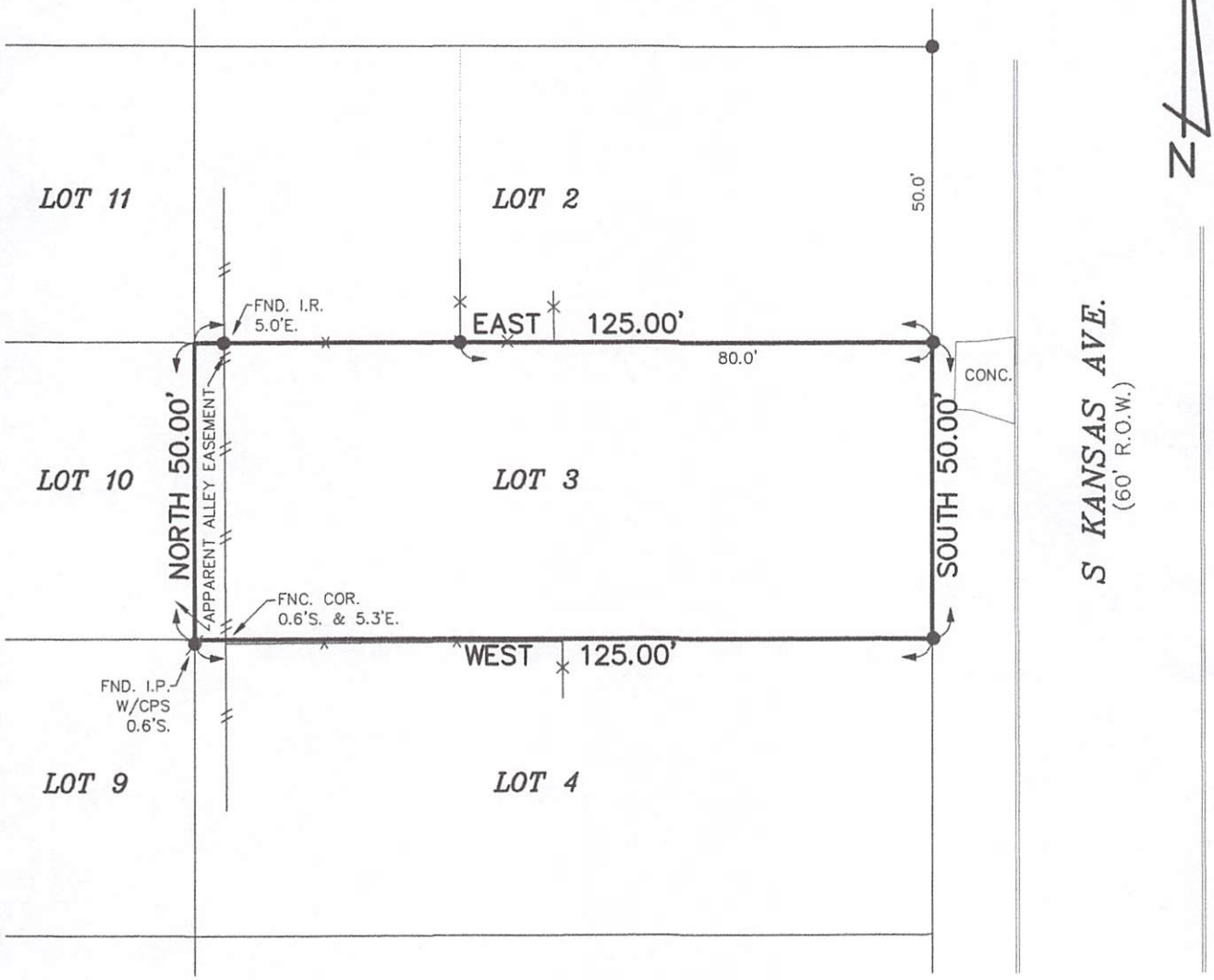
CJL REAL ESTATE LLC 415 S AIRPORT DR STE A WESLACO TX 78596	H4200-00-002-0010-00 HOLLYWOOD ADDN LOTS 10-12 BLK 2 805 S TEXAS BLVD	L: B:	101250 153034
CJL REAL ESTATE LLC 415 S AIRPORT DR STE A WESLACO TX 78596	O5100-00-001-0001-00 ORANGE GROVE ADDITION LOTS 1 2 3 & 1 800 S TEXAS BLVD	L: B:	113750 209250
GE RENTALS 808 TEXAS BOULEVARD 901 S TEXAS BLVD WESLACO TX 78596	O5100-00-001-0004-00 ORANGE GROVE ADDITION S37 1/2 LOT 4 LK 1 808 S TEXAS BLVD	L: B:	28844 74089
HINOJOSA GREGORIO & ESTELA 720 S KANSAS AVE WESLACO TX 78596	W2300-00-058-0007-00 WESLACO ORIGINAL TOWNSITE LOT 7 720 S KANSAS AVE	L: B:	21300 30833
MARTINEZ CANDELARIO JR & 722 S KANSAS AVE WESLACO TX 78596	W2300-00-058-0008-00 WESLACO ORIGINAL TOWNSITE LOT 8 722 S KANSAS AVE	L: B:	21300 43702
7-ELEVEN INC ATTN: AD VALOREN INC 7-ELEVEN PO BOX 711 DALLAS TX 75221	W2300-00-058-0009-00 WESLACO ORIGINAL TOWNSITE LOT 9 & 58 725 S TEXAS BLVD	L: B:	57600 94241
GARAY PAULO H ANTONIO & MARIA P HERNANDEZ 2401 KENSINGTON BLVD FORT WAYNE IN 46805	W2300-00-059-0010-00 WESLACO ORIGINAL TOWNSITE W130' 11 BLK 59 & ALL LOT 4 BLK 59A CANAL 719 S KANSAS AVE	L: B:	23075 47991
RESENDEZ RAMIRO ALBERTO 2902 SOLERA DR MISSION TX 78572	W2300-00-059-0011-00 WESLACO ORIGINAL TOWNSITE N30'-S40' & ALL LOT 5 BLK 59A CANAL PROPERTY 717 S KANSAS AVE	L: B:	13845 61975



804 S. KANSAS AVE.
WESLACO TX. 78596

21436

LEGEND
- Found iron pipe w/cotton picker spindle
- Found 1/2" iron rod
- Wood fence line
- Chain link fence line



SURVEY PLAT OF
LOT 3, BLOCK 2, HOLLYWOOD SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS

AS PER MAP RECORDED IN VOLUME 3, PAGE 2, H.C.M.R.

PROPERTY ADDRESS: 804 S KANSAS AVE.
WESLACO, TEXAS 78596

PREPARED FOR: ERASMO ALVAREZ

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) OF FIRM COMMUNITY PANEL NO. 480349 0005 B, DATED MARCH 4, 1980.

Reynaldo Rob

REYNALDO ROBLES, R.P.L.S. #4032

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

SURVEYED: 3-16-23	DRAWN BY: JR/3-21-23
SCALE: 1"=30'	JOB No. 21436
TITLE COMMITMENT No.	REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

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ROBLES & ASSOCIATES, NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS OF RECORD MAY AFFECT SUBJECT PROPERTY.

Rezone Request
R-1 to R-2
Legend
804 S Kansas
E 8th St
E 8th St
804 S Kansas Ave
S Kansas Ave
S Illinois Ave
S Illinois Ave
S Missouri Ave
S Missouri Ave
E 9th St
E 9th St
S Kansas Ave
S Kansas Ave
E 10th St
S Texas Blvd
Google Earth
400 ft
N

ORDINANCE NO. 2023-29

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 804 S KANSAS AVE. ALSO BEING LOT 3, BLOCK 2, HOLLYWOOD ADDITION SUBDIVISION, WESLACO HIDALGO COUNTY, TEXAS. FROM R-1 ONE-FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT 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 R-2 Duplex and Apartment District located at 804 S Kansas Ave. Also being Lot 3, Block 2, Hollywood Addition Subdivision, 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 20th day of June 2023.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2023.

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: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6620

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Cortez Cantina to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit at 260 S. Texas Blvd. Suite 200, also being a 98'x90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On- Premises Permit. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on May 26, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on May 24, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of June 7, 2023.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
CUP- 260 S Texas Blvd-Memo, 260 S Texas Blvd- Application, Notice, Radius map, 260 S Texas Ste 200- Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 260 S Texas Blvd Ste 200

DATE: June 16, 2023

The applicant is proposing to obtain a permit for event center at the proposed location. This location already has a conditional use permit for the ballroom but has since changed ownership. The owner is now transferring the license to his name. The Planning & Zoning recommended approval of the conditional use permit. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. 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 Weslaco Original Townsite Block 18 Exc NW 98'x90' TR

Subdivision Name _____

Street Address 260 S Texas Blvd.

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Bar 12 / Jam Ballroom

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

_____ $300.00 non-refundable filing fee.

✓ Detailed dimensioned site plan/map must be submitted with this request.

✓ Survey and metes and bounds if the legal description is a portion of a lot.

✓ City and school tax receipts attached.

_____ I have received a copy of "CUP Application Instructions"

APPLICANT

Name Cortez Cantina Phone 956-969-3100

Address 260 S Texas Blvd. Fax:_____

City Weslaco State TX Zip Code 78596 E-Mail: alpotx@outlook.com

OWNER

Name Cortez Cantina Phone 956-969-3100

Address 260 S Texas Blvd Fax:_____

City Weslaco State TX Zip Code 78596 E-Mail: alpotx@outlook.com

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

COPY

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. USE-000444-2023

PROPOSED PROJECT

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

Lot Weslaco Original Townsite Block 18 Exc NW 98'x90' TR

Subdivision Name

Street Address 260 S Texas Blvd.

Existing Zoning Existing Land Use

Purpose for the Conditional Use Permit Request Bar 12 / Jam Ballroom

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

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

APPLICANT

Name Cortez Cantina Phone 956-969-3100

Address 260 S Texas Blvd Fax:

City Weslaco State TX Zip Code 78596 E-Mail: alpotx@outlook.com

OWNER

Name Cortez Cantina Phone 956-969-3100

Address 260 S Texas Blvd Fax:

City Weslaco State TX Zip Code 78596 E-Mail: alpotx@outlook.com

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

TEXAS ALCOHOLIC BEVERAGE COMMISSION

42,750

Document reference ID : 225825

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:	225825
Applicant Name:	SA Capital LLC
License Type applied for:	Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	455231788
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	801567878
Date Filed:	3/16/2012
Filing State:	TX

Initial Application Information

Authority Type:	I am a principal or authorized user with binding authority
Legal First Name:	Alberto
Legal Middle Name:	Clemente
Legal Last Name:	Ponce
Email Address:	alpotx@outlook.com
Phone Number:	956-878-4084

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
SA Capital LLC	Alberto Ponce	Member	100

Basic Business information

Business/Trade Name:	Cortez Cantina
What is your primary business at this location?	Bar

Location's Phone Numbers

Business Phone Number	956-969-3100
Alternate Phone Number	956-878-4084

Location Address

Address:	260 S Texas Blvd, Weslaco, TX, United States, Hidalgo 78596
Is your location within city limits?	Yes

Mailing Address Information

Address:	260 S Texas Blvd Suite 400, 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

Location Additional Information

Is the proposed location in a hotel or motel?	No
Alcohol percentage	Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign:	**No**
Refuting reason:	Location has a current license.

Projected Sales Information

Sales Year:	2023
Alcohol Sale:	$5,000.00
Total Sales:	$5,000.00

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?	No
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	S & A Capital, LLC

TEXAS ALCOHOLIC BEVERAGE COMMISSION

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 24th day of April, 2023, 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 ARTURO GUAJARDO, JR.

Olga Garcia

County Clerk

HIDALGO

County

SEAL

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

TEXAS ALCOHOLIC
BEVERAGE COMMISSION

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 24 day of April, 2023, 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: 32047349488

Outlet Number: 00001

Print Name of Comptroller Employee: Adrian Cantu

Print Title of Comptroller Employee: Tax Compliance Officer

SIGN HERE

Comptroller Representative

Brownsville, TEXAS
City

SEAL

Location Diagram

Will the license or permit embrace the entire location address? No

TEXAS ALCOHOLIC BEVERAGE COMMISSION

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

_____ ,TEXAS
City

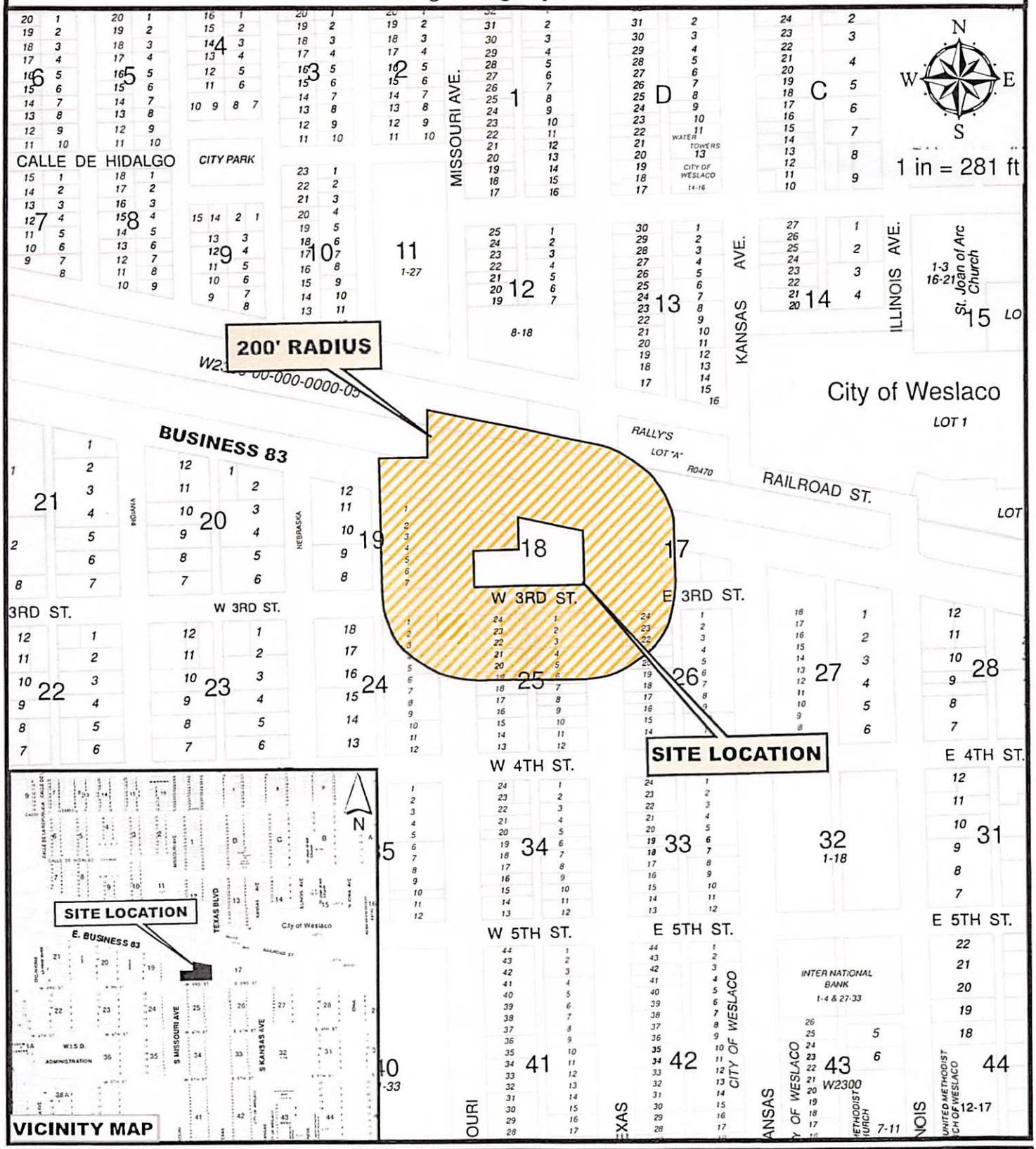
SEAL

TEXAS ALCOHOLIC
BEVERAGE COMMISSION

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

Engineering Department



Cortez Cantina

260 S Texas Boulevard
WESLACO ORIGINAL TOWNSITE
BLK 18 EXC NW 98'X90' TR

Purpose for the Conditional Use Permit

Existing zoning: B-3
Existing land use: Bar & Ballroom
Proposed land use: Bar & Ballroom

City of Weslaco Code Enforcement Dept.

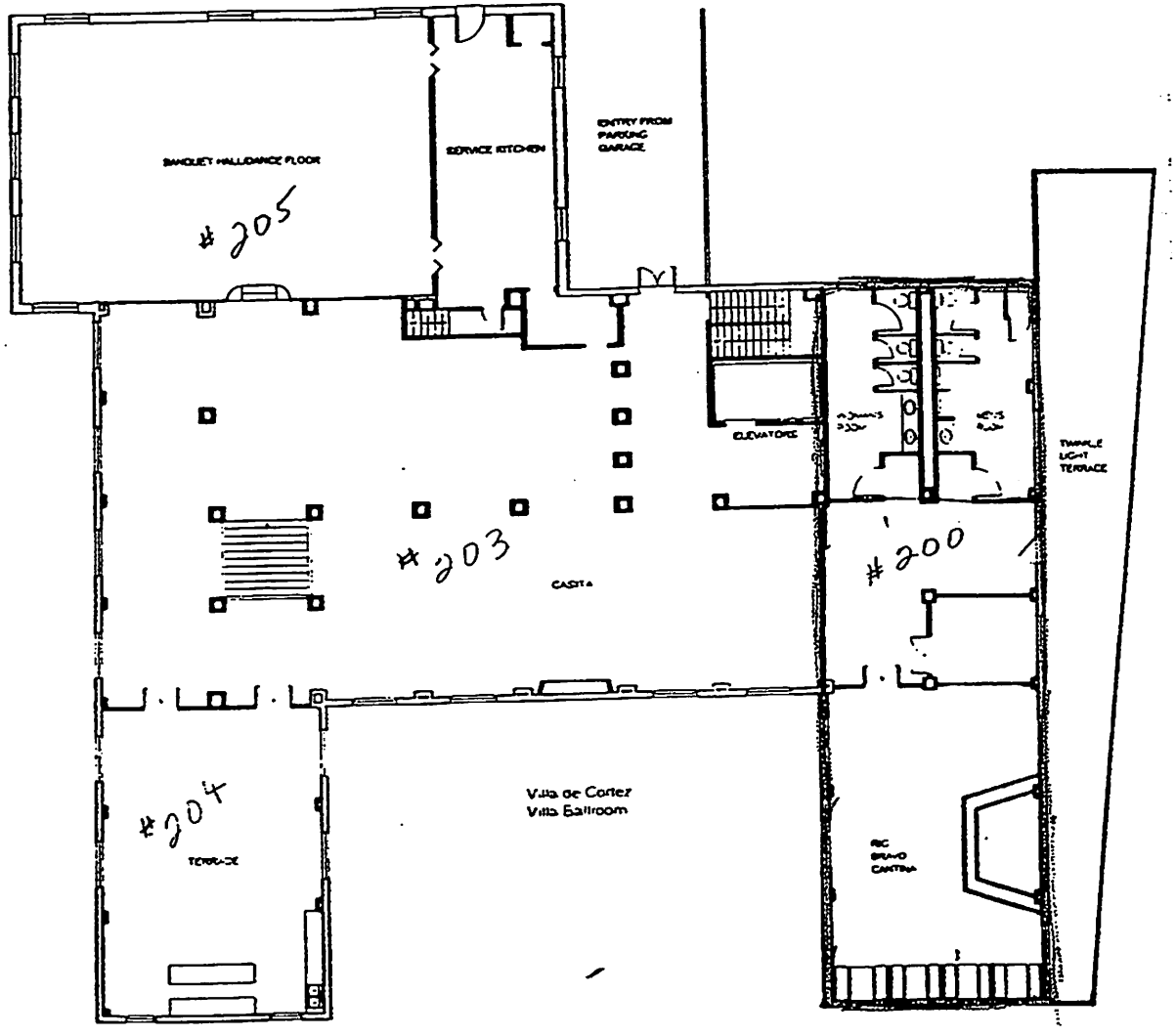
FEB 28, 2023

GREATER SOUTH TEXAS BANK 3300 N 10TH ST MCALLEN TX 78501	R0470-00-000-000A-00 RALLY'S LOT A 255 N TEXAS BLVD	L: 149765 B: 285634
LOWER RIO GRANDE VALLEY 301 W RAILROAD ST WESLACO TX 78596	W2300-00-000-0000-05 WESLACO ORIGINAL TOWNSITE AN IRR 1.89' S OF RAILROAD ST BTW CALLE DE 205 W RAILROAD ST	L: 758064 B: 1639465
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-000-0000-21 WESLACO ORIGINAL TOWNSITE 61.43' X TO RR IN ILLINOIS ST 0.08AC 0 WESTGATE DR	L: 14981 B: 0
LOPEZ HUMBERTO GARCIA 113 E THIRD ST WESLACO TX 78596	W2300-00-017-0000-02 WESLACO ORIGINAL TOWNSITE BLK 17 104 E 3RD ST	L: 40716 B: 20353
LOPEZ EDGAR 113 E 3RD ST WESLACO TX 78596	W2300-00-017-0003-00 WESLACO ORIGINAL TOWNSITE BLK 17 113 E 3RD ST	L: 20564 B: 66802
SIESTA VILLAGE INC 260 SO TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-018-0000-00 WESLACO ORIGINAL TOWNSITE BLK 18 260 S TEXAS BLVD	L: 223578 B: 615745
DITTBURNER LARRY 260 S TEXAS BLVD STE 400 WESLACO TX 78596	W2300-00-018-0000-01 WESLACO ORIGINAL TOWNSITE BLK 18 TR 211 W BUS HWY 83	L: 42865 B: 68694
FRIS CHKN LLC C/O CAJUN OPERATING COMPANY 980 HAMMOND DR STE 1100 ATLANTA GA 30328	W2300-00-019-0001-00 WESLACO ORIGINAL TOWNSITE BLK 19 205 W BUS HWY 83	L: 72936 B: 178998
PARRA LOAN COMPANY 744 E WASHINGTON ST BROWNSVILLE TX 78520	W2300-00-019-0005-00 WESLACO ORIGINAL TOWNSITE BLK 19 224 S MISSOURI AVE	L: 45469 B: 159551
WHITLEY DAVID L & BONNIE B 32 HARBOR TOWN LAGUNA VISTA TX 78578	W2300-00-024-0001-00 WESLACO ORIGINAL TOWNSITE BLK 24 300 S MISSOURI AVE	L: 75781 B: 382584
RIO GRANDE VALLEY CHAMBER OF COMMERCE 322 S MISSOURI AVE WESLACO TX 78596	W2300-00-024-0006-00 WESLACO ORIGINAL TOWNSITE BLK 24 322 S MISSOURI AVE	L: 60625 B: 236649
GONZALEZ VICTOR DANIEL 420 N 11TH ST DONNA TX 78537	W2300-00-025-0001-00 WESLACO ORIGINAL TOWNSITE BLK 25 300 S TEXAS BLVD	L: 36300 B: 296951

FEB 28, 2023

ACSS PROPERTIES LLC 4009 EVERGLADE DR WESLACO TX 78599	W2300-00-025-0003-00 WESLACO ORIGINAL TOWNSITE BLK 25 306 S TEXAS BLVD	L: 19800 B: 99560
CJ3 PROPERTY INVESTMENTS LLC PO BOX 63 WESLACO TX 78599	W2300-00-025-0004-00 WESLACO ORIGINAL TOWNSITE BLK 25 6 308 S TEXAS BLVD	L: 39930 B: 260087
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-025-0018-00 WESLACO ORIGINAL TOWNSITE LT 18 &	L: 33000 B: 16486
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-025-0020-00 WESLACO ORIGINAL TOWNSITE BLK 25 301 S MISSOURI AVE	L: 33000 B: 16638
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-025-0022-00 WESLACO ORIGINAL TOWNSITE BLK 25 0 S MISSOURI	L: 40013 B: 150000
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0018-00 WESLACO ORIGINAL TOWNSITE BLK 26 321 S TEXAS BLVD	L: 36300 B: 250329
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0020-00 WESLACO ORIGINAL TOWNSITE BLK 26 0 S TEXAS BLVD	L: 19800 B: 1174
CORTEZ JOE & MARIA E 321 S TEXAS WESLACO TX 78596	W2300-00-026-0021-00 WESLACO ORIGINAL TOWNSITE BLK 26 313 S TEXAS BLVD	L: 19800 B: 1174
LEMARROY LIDIA 309 S TEXAS BLVD WESLACO TX 78596	W2300-00-026-0022-00 WESLACO ORIGINAL TOWNSITE BLK 26 309 S TEXAS BLVD	L: 27225 B: 99844
OTBG REALTY LLC 2500 WHITEWING AVE MCALLEN TX 78501	W2300-00-026-0023-00 WESLACO ORIGINAL TOWNSITE N1/2-LT K 26 303 S TEXAS BLVD	L: 27225 B: 171962

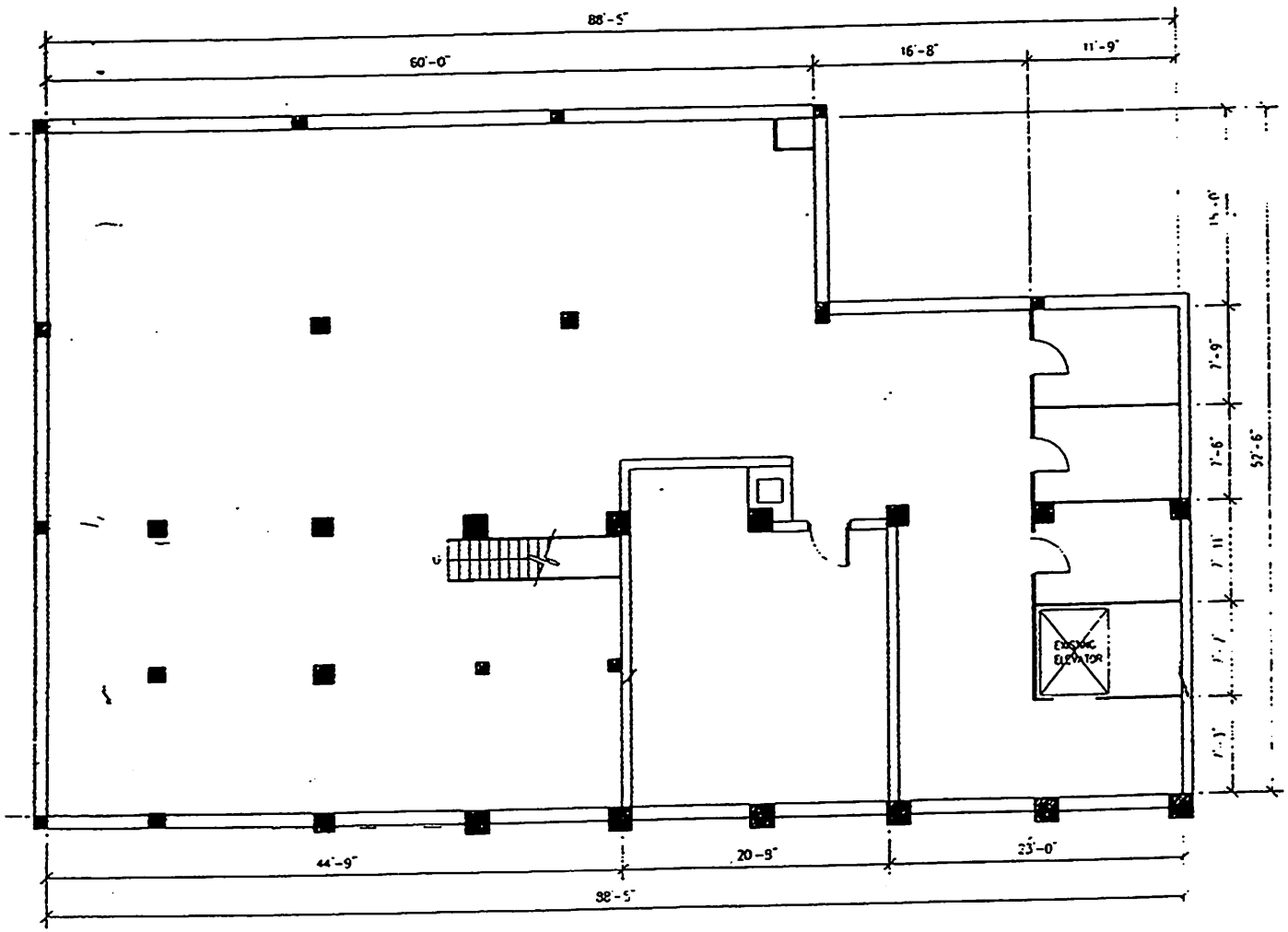
Ballroom

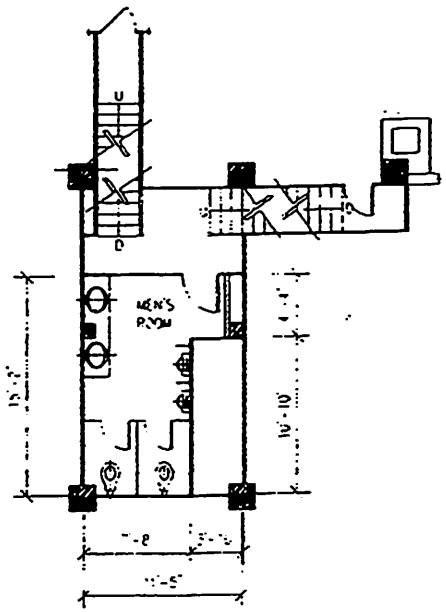


TABC
Joe Perez - 686-2225

Beer & wine licence in this rectangular area, to include restrooms [illegible] no walls

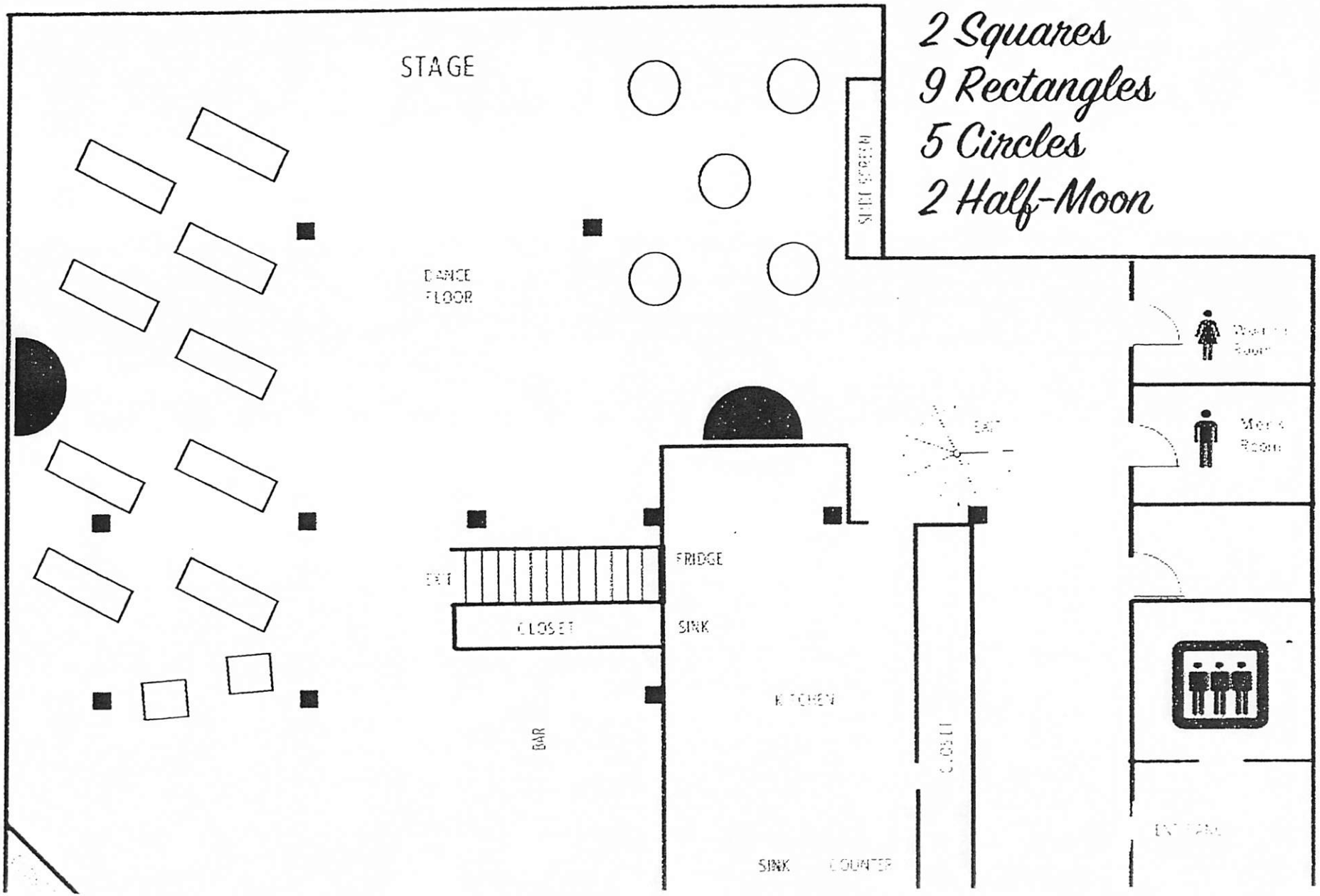
Basement


88'-5"
60'-0"
16'-8"
11'-9"
15'-0"
7'-9"
7'-6"
7'-11"
7'-1"
7'-3"
57'-6"
ELEVATOR
44'-9"
20'-9"
23'-0"
88'-5"


MEN'S ROOM
15'-2"
10'-10"

basement

Wild Thing Party Room Layout



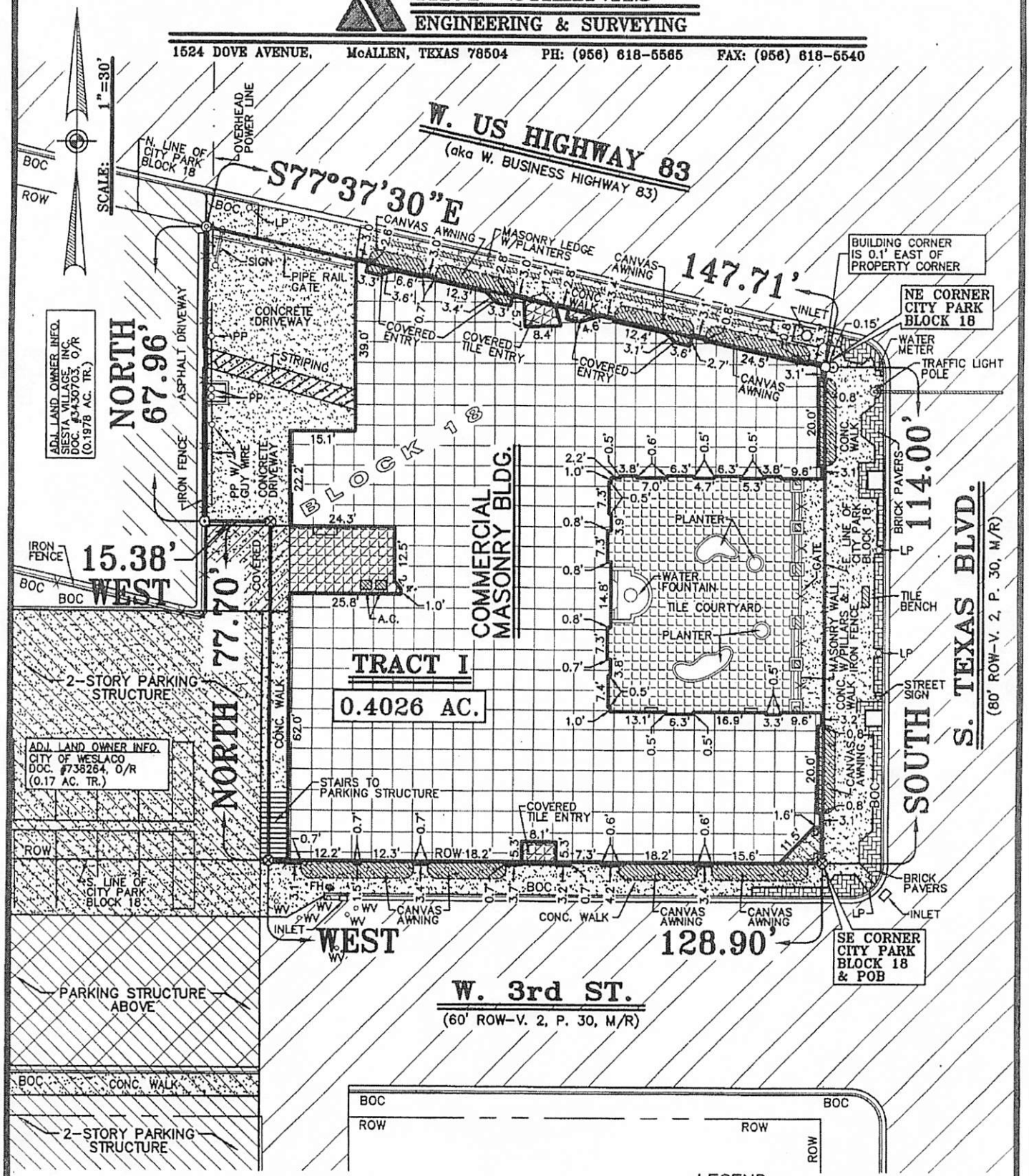
2 Squares
9 Rectangles
5 Circles
2 Half-Moon

T.B.P.E. FIRM No.: F-5154

T.B.P.L.S. FIRM No.: 10004000

ART SALINAS
ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



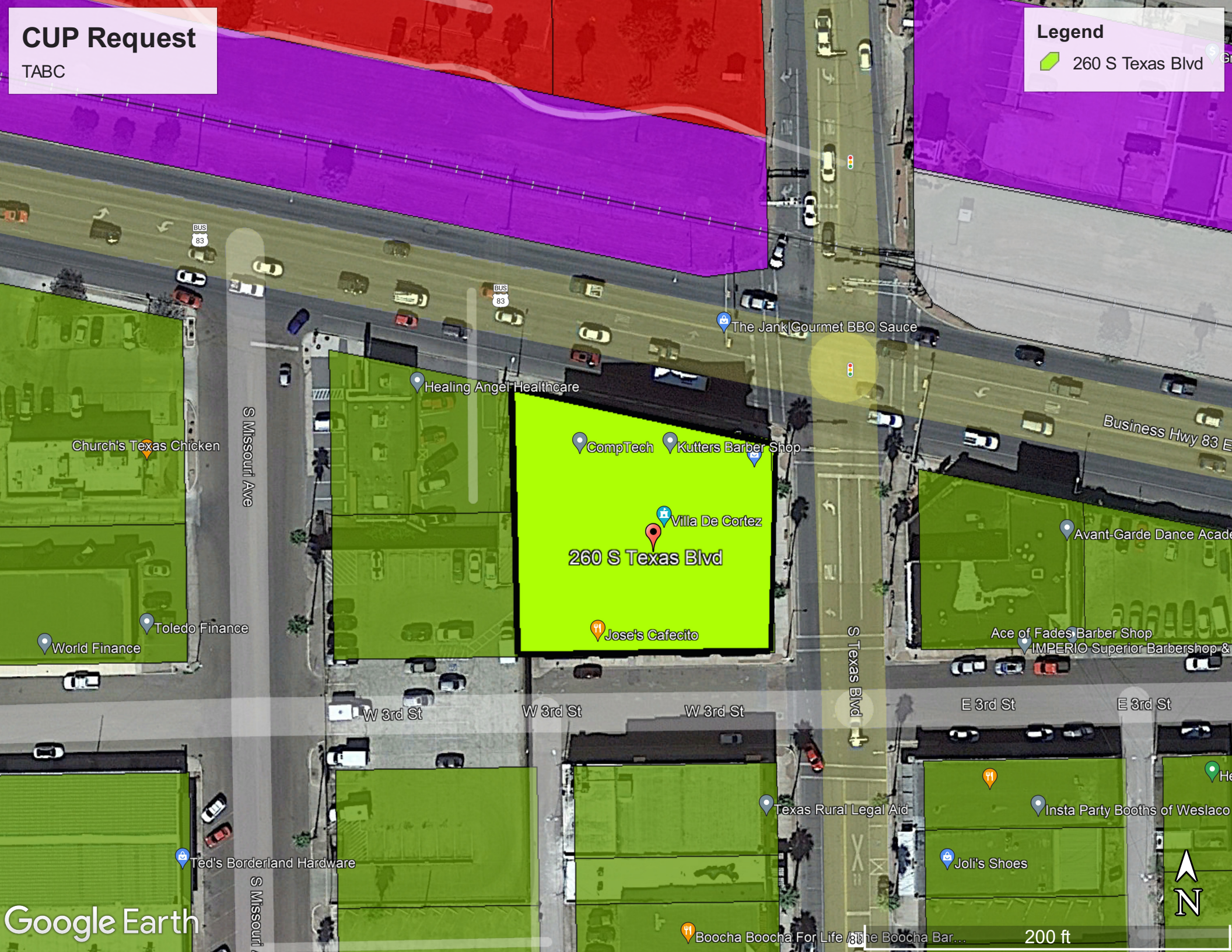
FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "X". Zone "X" areas are areas of 500-year flood; areas of 100-year floodlwith average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood as per F.E.M.A. Flood Insurance Rate Map No. 480349-0005-B dated 03-04-80.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. # 232445364 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation and/or gas lines.

LEGEND

- ● – DENOTES FOUND 1/2" ROD
- ◎ – DENOTES FOUND COTTON PICKER SPINDLE
- ⊗ – DENOTES SET "X" MARK
- ⊙ – DENOTES SET MAG NAIL
- ○ – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB


CUP Request
TABC
Legend
260 S Texas Blvd
The Jank Gourmet BBQ Sauce
Healing Angel Healthcare
Church's Texas Chicken
S Missouri Ave
CompTech
Kutters Barber Shop
Villa De Cortez
260 S Texas Blvd
Jose's Cafecito
Business Hwy 83 E
Avant-Garde Dance Acade
Ace of Fades Barber Shop
IMPERIO Superior Barbershop &
Toledo Finance
World Finance
S Texas Blvd
W 3rd St
W 3rd St
W 3rd St
E 3rd St
E 3rd St
Texas Rural Legal Aid
Insta Party Booths of Weslaco
Ted's Borderland Hardware
Joli's Shoes
Boocha Boocha For Life / The Boocha Bar...
Google Earth
200 ft
N

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6621

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Tacos El Plebe LLC, Luis A Peña to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On- Premises Permit. Six (6) property owners within 200 feet of the applicant's property were notified by letter on May 26, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on May 24, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of June 7, 2023.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
CUP- 2307 W Interstate 2 Ste A-Memo, 2307 W Interstate 2 Ste A-Application, Notice, Radius map, 2307 W Interstate 2- Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 2307 W Interstate 2 Ste A

DATE: June 16, 2023

The applicant is proposing to obtain a permit for restaurant at the proposed location. This location already has a conditional use permit before and was previously the site of the Cheers Bar. The owner is proposing a food to alcohol ratio of 80:20. The Planning & Zoning recommended approval of the conditional use permit. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

USE-000434-2023

APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO._____

PROPOSED PROJECT

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

Lot 4 Block _____

Subdivision Name TOWN CENTER SUBDIVISION LOTS 2-9

Street Address 2307 W INTERSTATE 2, SUITE A

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request RESTAURANT SERVING BEER + WINE FOR ON PREMISE CONSUMPTION

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

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

APPLICANT

Name TACOS EL PLEBE LLC LUIS A. PEÑA Phone 956-429-1543

Address 2308 JAY DRIVE Fax:_____

City SAN JUAN State TX Zip Code 78589 E-Mail: tacoelplebe@gmail.com

OWNER

Name CABALLERO REAL ESTATE LLC Phone 956-246-8898

Address 3404 ROSEWOOD DRIVE Fax:_____

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

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

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

Yes_____ No ✓_____

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

Signature _____ Date 03-23-23
Owner

Signature _____ Date 03-23-23
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____ Payment Received By _____ Date Paid_____

Notice of Public He 200' of Proposed S Date _____

P & Z Notice of Pu Date _____

City Commission N in Newspaper Date _____

Presented to P & Z Approved _____ Date _____

Presented to City C Approved _____ Date _____

CITY OF WESLACO
956-968-3181
***** R E P R I N T R E C E I P T*****

REC#: 03021406 4/18/2023 4:28 PM
OPER: NV TERM: 041
REF#:
PAID BY:

ACCT #: XXXX-XXXX-XXXX-7549
AUTH #: 055006
TRAN #: 000000002276
TYPE: PURCHASE

TRAN: 800.0000 ENERGOV PAYMENT

TENDERED: 305.00 CREDIT CARD
APPLIED: 305.00-
CHANGE: 0.00

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

TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

Document reference ID : 225940

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:	225940
Applicant Name:	Tacos El Plebe LLC
License Type applied for:	Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	842428218
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	803245122
Date Filed:	2/22/2019
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	Luis
Legal Middle Name:	Pena
Email Address:	tacoelpelebe@gmail.com
Phone Number:	956-429-1543

Initial Application Information

Authority Type:	I am a principal or authorized user with binding authority
Legal First Name:	Luis
Legal Last Name:	Cantu
Email Address:	tacoelplebe@gmail.com
Phone Number:	956-429-1543

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Tacos El Plebe LLC	Luis Pena	Member	100

Basic Business information

Business/Trade Name: Tacos El Plebe

What is your primary business at this location? Restaurant

Location's Phone Numbers

Business Phone Number 956-429-1543

Location Address

Address: 2307 West Interstate Highway 2, Suite A, Weslaco, TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 2308 Jay Dr, San Juan, TX, United States, Hidalgo 78589

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

Location Additional Information

Is the proposed location in a hotel or motel?	No
Alcohol percentage	Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign:	No
Refuting reason:	Location address has held active on premise permit within past 2 years

Projected Sales Information

Sales Year:	2023
Alcohol Sale:	$100,000.00
Food Sales:	$300,000.00
Total Sales:	$400,000.00

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?	No
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
Land and Building	Lessor	Ricardo Caballero

Location Diagram

Will the license or permit embrace the entire location address?	Yes

Bond Information

Fulfillment Type	Bond Category	Bond Amount	Status
Surety Provider	Conduct Surety Bond	$5,000.00	New

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

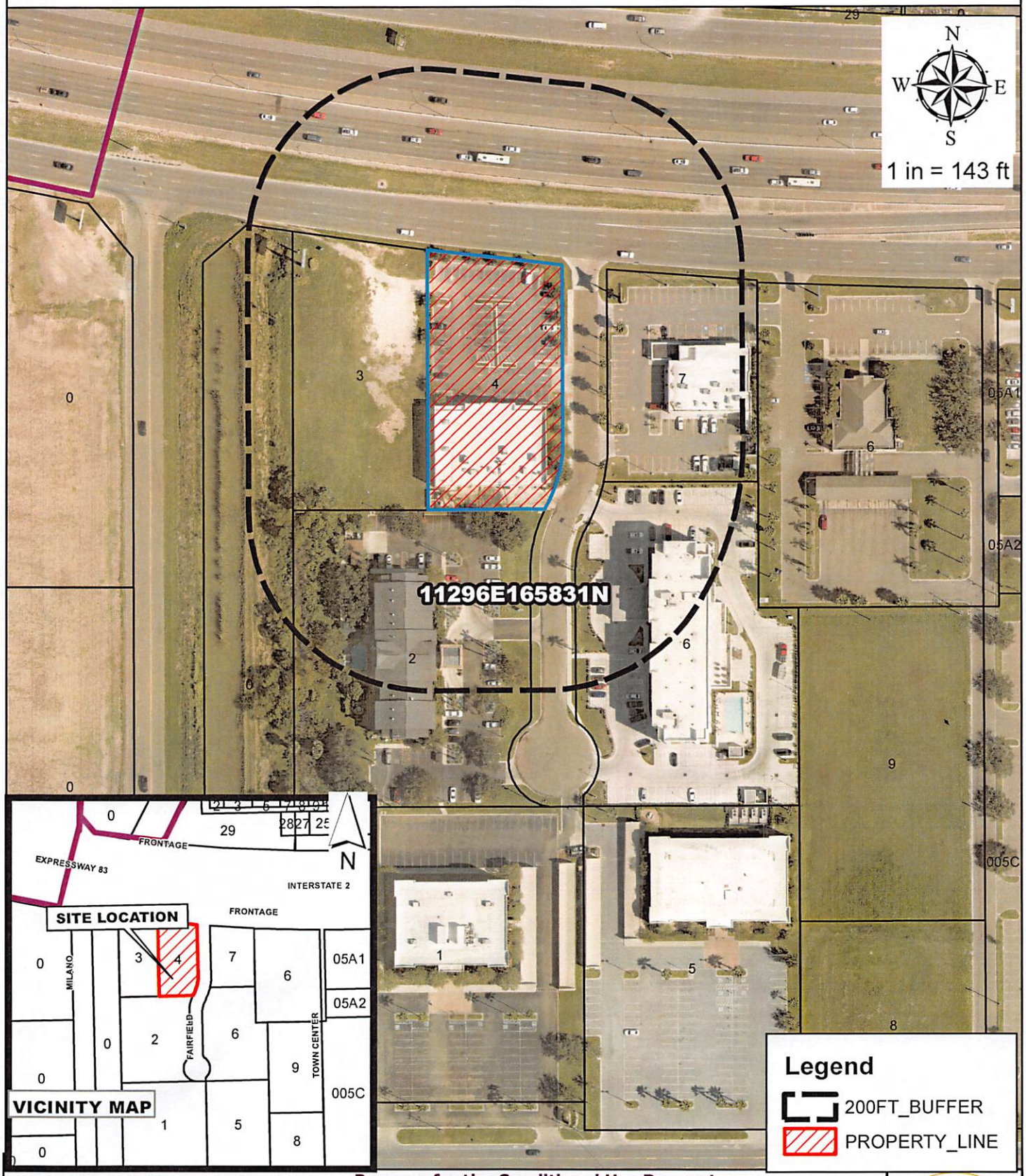
_____
City Secretary/Clerk

_____ ,TEXAS
City

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Tacos El Plebe LLC
2307 W IH 2 STE. A
Towncenter Sub.

Purpose for the Conditional Use Request

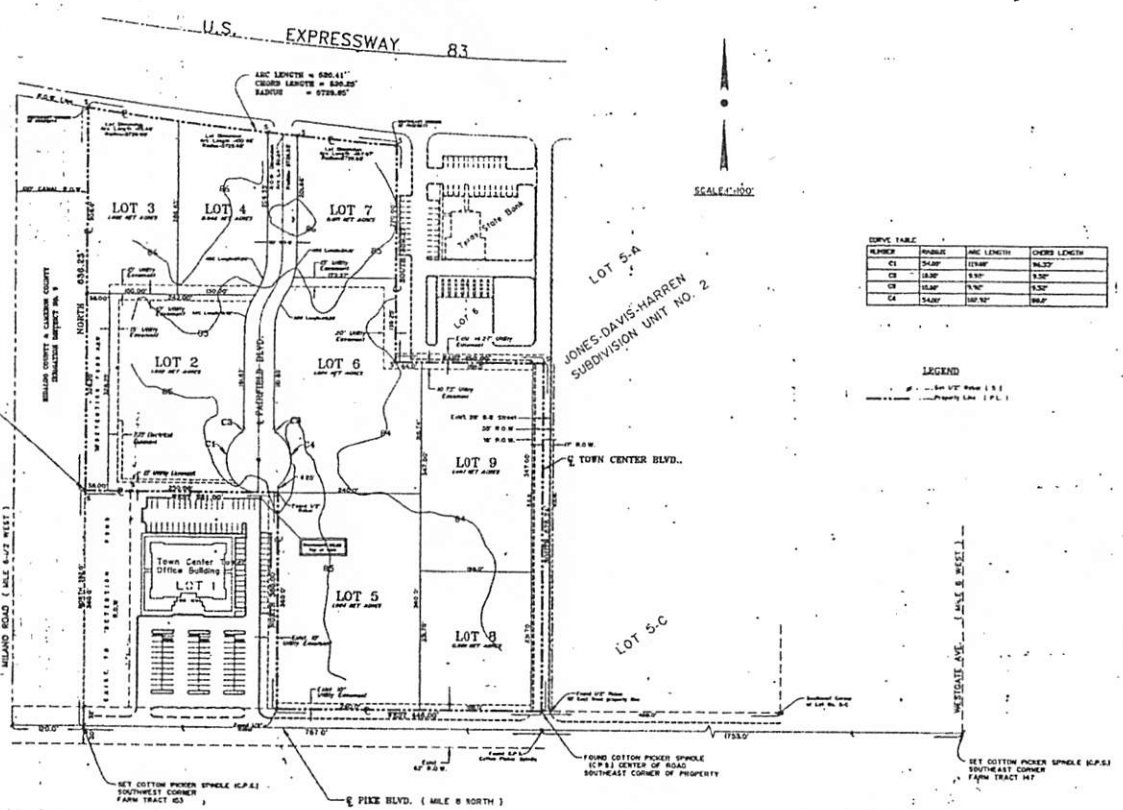
Existing zoning: B-2
Existing land use: Vacant Land
CUP Request: TABC

City of Weslaco Code Enforcement Dept.

MAY 11, 2023

CREATIVE HOTEL GROUP LLC 6301 S PADRE ISLAND DR CORPUS CHRISTI TX 78412	T6355-00-000-0002-00 TOWN CENTER LOT 2 1005 FAIRFIELD BLVD	L: 433332 B: 2059468
JDH DEVELOPERS LTD 2300 W PIKE BLVD STE 300 WESLACO TX 78596	T6355-00-000-0003-00 TOWN CENTER LOT 3 2309 EXPRWY 83	L: 696707 B: 0
CABALLERO REAL ESTATE LLC 610 MACO DR HARLINGEN TX 78550	T6355-00-000-0004-00 TOWN CENTER LOT 4 2307 EXPRWY 83	L: 644905 B: 678206
VASUDEVA & FAMILY LLC 1004 FAIRFIELD BLVD WESLACO TX 78596	T6355-00-000-0006-00 TOWN CENTER LOT 6 1004 FAIRFIELD BLVD	L: 476718 B: 6070647
EGD PROPERTIES LLC 1100 TANGLEWOOD LN WESLACO TX 78596	T6355-00-000-0007-00 TOWN CENTER LOT 7 2303 EXPRWY 83	L: 593777 B: 360829
HIDALGO & CAMERON COUNTIES PO BOX 237 MERCEDES TX 78570	W3800-00-153-0000-00 WEST TRACT 2.87AC BNG W120' FT 153 2300 W PIKE BLVD	L: 21310 B: 0

TOWN CENTER SUBDIVISION LOTS 2-9



CURVE TABLE			
NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH
C1	5400'	1196.48'	96.33'
C2	1830'	9.55'	9.55'
C3	1830'	9.76'	9.55'
C4	5400'	107.52'	96.0'

LEGEND

Set 1/2" Rebar (S.R.)
Property Line (P.L.)

TOWN CENTER SUBDIVISION LOTS 2-9

A 12.10 gross acre tract of land out of Farm Tract 153, Block 179, Llano Grande Subdivision, Hidalgo County, Texas, and being more particularly described as follows:

Beginning at a set 1/2" rebar for the Southwest corner of this tract of land and lying North 392.00' ft. from the Southwest corner of Farm Tract 153;

Thence, North 636.25 ft. to an iron pin set for the South right-of-way of Expressway 83 and being the Northwest corner of this tract of land;

Thence, with an Arc Length of 520.41' ft., Chord Length of 520.25' ft. and Radius of 5729.65' ft. to a set 1/2" rebar for the Northeast corner of this tract of land;

Thence, South 359.27' ft. to a set 1/2" rebar for an inside corner of this tract of land;

Thence, East 250.00' ft. to an iron pin set for an outside corner of this tract of land;

Thence, South 578.74' to a found c.p.s. (cotton picker spindle) for the Southeast corner of this tract of land;

Thence, West 446.00' ft. along the North right-of-way line of Mile 8 North (Pike Blvd.) to a found 1/2" rebar;

Thence, North 360.00' ft. to a found 1/2" rebar for an inside corner of this tract of land;

Thence, West 321.00' ft. to a set 1/2" rebar being the Southwest corner of this tract of land THE POINT OF BEGINNING of this description, and containing 12.10 gross acres, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

We the undersigned, owners of the land shown on this plat and designated herein as Town Center Subdivision Lots 2-9, a subdivision to Hidalgo County, Texas, and whose name is subscribed hereto, approve, accept, and adopt the accompanying map of said subdivision and hereby dedicate to the use of the public streets, alleys, parks, water courses, drains, easements, and all public places thereon shown for the purpose and consideration therein expressed.

Dale Davis
Owner/Planning Officer

Owner: Forrest L. Jones, Trustee

STATE OF TEXAS
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared Dale Davis known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 20th day of March 2000.

Notary Public, Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF TEXAS

I, the undersigned, a Registered Public Surveyor and Engineer 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 further certify that proper engineering consideration has been given to this plat.

William R. Shea, RPS No.3772, PE No. 24813

I, the undersigned, Mayor of the City of Weslaco, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

Mayor, City of Weslaco

STATE OF TEXAS
COUNTY OF HIDALGO

This plat of Town Center Subdivision Lots 2-9 has been submitted to and considered by the Planning and Zoning Commission of the City of Weslaco, Texas, and is hereby approved by such Commission.

Dated this 3rd day of March, 2000.

Chairman
Secretary

This Plat approved by Hidalgo and Cameron County Irrigation District No. 9 on this 2 day of March, 2000.

Chairman
Secretary

This plat has been approved by the City of Weslaco Engineer on this 7th day of March, 2000.

Engineer, City of Weslaco

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 of the subdivision and its engineer to make these determinations.

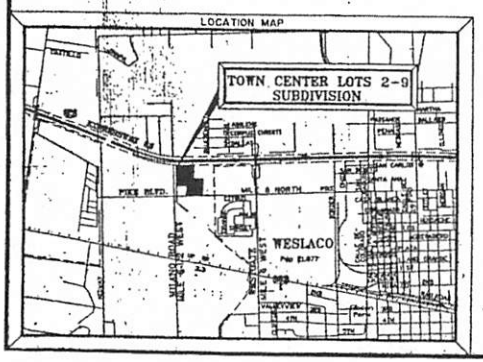
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

Recorded in Volume 35 Page 147 of the map records of Hidalgo County, Texas
Holden and Hunt, Inc.

NOTE:
IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

LOCATION MAP



NOTES:

(1) No fences or buildings shall be built over any easements.

(2) All lot corners shall be set with 1/2" Rebars.

(3) Minimum floor elevation shall be 18" above natural ground.

DRAINAGE STATEMENT

Storm water drainage for this subdivision will be provided by surface runoff and storm sewer improvements which will direct waters West to an existing detention pond and then eventually to the East through existing facilities.

FLOOD ZONE DATA:

ZONE C- Areas of minimal flooding

COMMUNITY-PANEL NUMBER 480334 04506 B

EFFECTIVE DATE:
January 2, 1988

DATE PREPARATION: DECEMBER 1999

Sigler, Winston, Greenwood, & Associates, Inc.
PHONE NO. (956) 968-2194

SWG
CONSULTING ENGINEERS
WESLACO MC ALLEN
TEXAS

99-156P

Revised Date: 2-22-2000
Revised Date: 3-3-2000

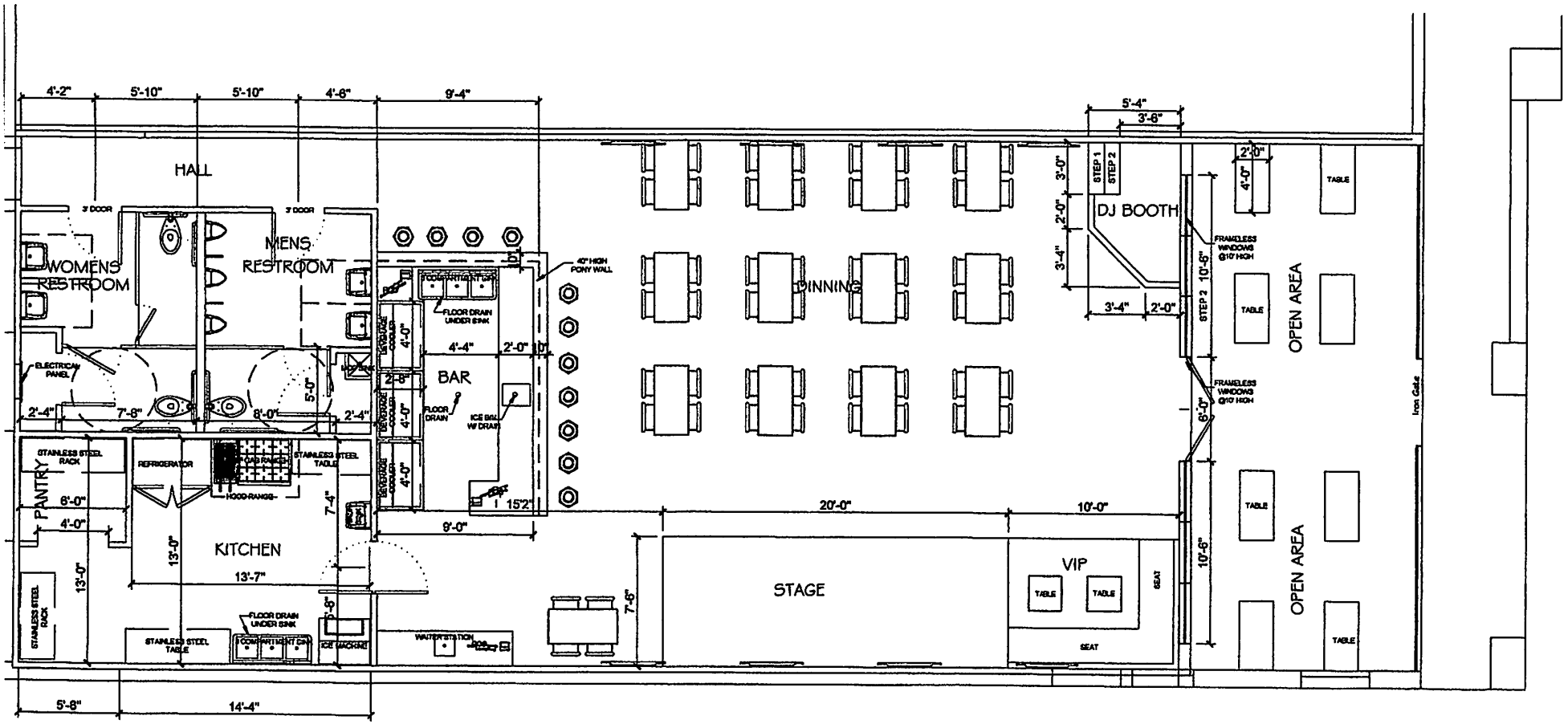
Filed for Record in:
Hidalgo County
by Juan D. Balderas III
County Clerk

On: Mar 08,2000 at 05:01P
By: Rs
Doc - Lots

Receipt Number - 863
Total Fees : 91

Receipt Number - 269629
By:
Flo Chavez

65216

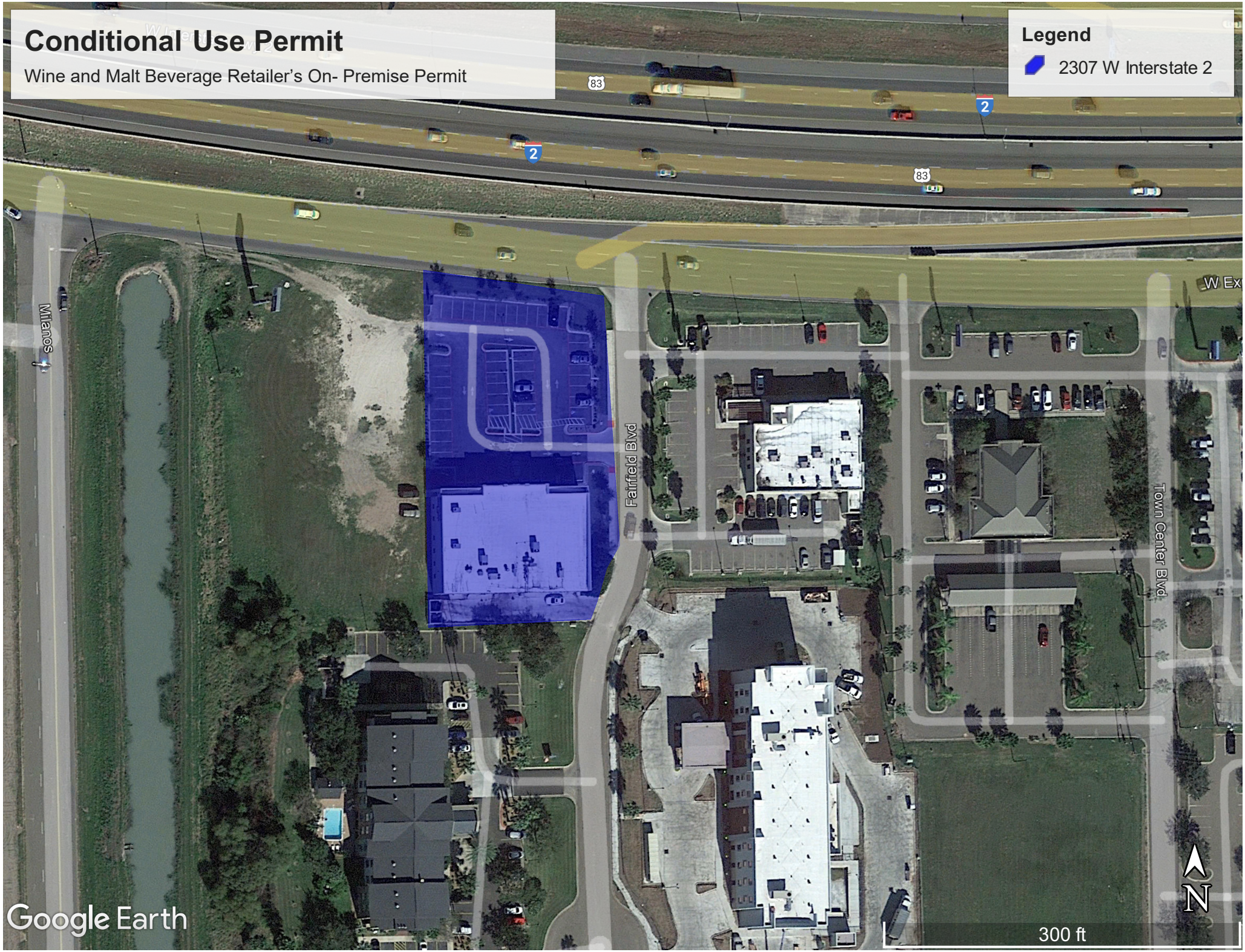


1 FLOOR PLAN

Scale: 1/8"=1'-0"

Conditional Use Permit

Wine and Malt Beverage Retailer's On- Premise Permit



Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6558

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Vittoria Subdivision being 42.18-acre out of Farm Tract 165 and 166, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southeast corner of Midway and Interstate 2 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed eighty (80) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through a 10" sewer line. The property is within a Flood Zone "X". Applicant is requesting a variance for the rear setback.

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 variance request at their regular meeting of June 7, 2023.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
Vittoria- Memo, Vittoria - Applciation , Drainage Report, Legal Doc, Vittoria Aerial, Vittoria- Plat

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Vittoria- Final Plat

DATE: June 14, 2023

The proposed use for the 85-lot will have five (5) commercial lots along Frontage Road and an eighty (80) private subdivision is for apartment/duplex type use and is located inside the city limits of Weslaco. The developer has one variance at this time. The subdivision will be provided with water by NAWSC and sanitary sewer by the City of Weslaco. The developer has requested a variance to allow for a 10 ft rear setback, rather than the City required 15ft. Commission has previously approved a rear setback for 10ft for other developments of this type. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000435-2023

FILE NO._____

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

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

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐Single Lot Variance ☐Minor Plat ☐Planned Unit Development ☐Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: Vittoria Subdivision

Location: _____

Legal Description: A 42.18 acre tract of land out of Farm Tract 165 and 166, 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: R-1

Existing Land Use: Open Land Proposed Land Use: Multi-Family and Commercial

Number of Lots Proposed: _____ Gross Acreage: 42.18

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Vittoria Investments, LLC Telephone: _____

Address: 4900 N. 10th St. Suite B8 Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: egamba@troyocg.net

ENGINEER INFORMATION

Name: Quintanilla, Headley & Associates, Inc. Telephone: (956) 381-6480

Address: 124 E. Stubbs St. Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: alfonsoq@qha-eng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: NAWSC

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☑ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District 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: VITTORIA INVESTMENTS LLC

Owner Signature: _____ Date: 04/10/23

Luis A. Rosas is the authorized agent

Authorized Agent Signature: _____ Date: 04/10/23

Authorized Agent Printed Name: Eduardo Gamba

****

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: _____

RECEIVED
APR 20 2023
BY:

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000436-2023

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: Vittoria Subdivision

Location:

Legal Description: A 42.18 acre tract of land out of Farm Tract 165 and 166, 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:
R-2: Rear setback from 15' to 10'. Setback change to allow for more square footage to be constructed on the lots.

□ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: Vittoria Investments, LLC Telephone: _____

Address: 4900 N. 10th Suite B8 Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: egamba@troyocg.net

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 04/19/23

Authorized Agent Printed Name: Eduardo Gamba

Quintanilla, Headley & Associates, Inc.

Hidalgo County Drainage District No. 1
Drainage Report
VITTORIA SUBDIVISION
Hidalgo County, Texas

Prepared By:

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
Alfonso Quintanilla, P.E. # 95534 - R.P.L.S. # 4856
Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
124 E. Stubbs St. Edinburg, Texas 78539
Phone: (956) 381-6480 Fax: (956) 381-0527
Email: alfonsoq@qha-eng.com

December 30, 2022

STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

Cover Sheet.....1

Index.....2

Drainage Report.....3

Hydraulic Calculations.....4

"C" Values for Rational Method.....5

Rainfall Intensity for Hidalgo County.....6

Location Map.....7

Flood Plain Attachments.....8-10

Soil Map.....11

Soil Condition Attachments.....12-14

Quad Map.....15

H.C.D.D. No. 1 Map.....16

Drainage Calcuations.....17-20

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

DRAINAGE REPORT
FOR
VITTORIA SUBDIVISION

A 42.18 acre tract of land out of Farm Tracts 165 and 166, West Tract Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to special warranty deed recorded under county clerk's document number 3269698 and warranty deed with vendor's lien recorded under county clerk's document number 3300467, official records, Hidalgo County, Texas. This subdivision is located on the northeast corner of Pike Road and Midway Road. It is in the city limits of the City of Weslaco. The proposed subdivision will consist of 80 multifamily lots and 5 commercial lots.

The tract is Zone "X" (Unshaded), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6 2000, with LOMR dated May 30, 2002.

The soil is Hidalgo (25 & 28) and is group soil "B" and "D". It is a mixture of Clay Loam (CL) and Sandy Clay Loam (SC). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northeast direction. The existing runoff for the proposed subdivision is Q=19.05 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=156.75 cubic feet per second for an increase of Q=137.70 cubic feet per second (50 year storm). Detention will be 677,295.66 cubic feet (15.55 acre feet) in accordance with the city's drainage requirements. Detention will be provided by the Detention Pond Lot "A" and will be maintained by the Lot Owners. The street runoff will be collected by a storm system consisting of 18", 24" and 30" pipes and Type "A" inlets that will discharge into the proposed detention area. One 8" bleeder line will discharge into the existing TxDot Type "F" Inlet Located on the southeast corner of Midway Road and U.S. Highway 83 (I-2).

The drainage calculations are attached.

Marco A. Gonzalez, P.E.
December 30, 2022

STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

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

Alexis Lozano — H.C.D.D. NO. 1
1/4/23 — DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

124 E. Stubbs, Edinburg, TX 78539 ★ Phone 956/381-6480 ★ Fax 956/381-0527

EXISTING :

Area = 42.18 acres
V = 0.15
D = 900.00 Ft
c = 0.20

t = D / V(3600)
t = 1.67 Hrs = 100.00 min

From Rainfall Intensity Curve: i = 2.26

Q = ciA
Q = 19.05 cfs

FUTURE:

Area = 42.18 Acres
V = 0.40
D = 900.00 Ft
c = 0.67

Commercial=9.63 ac @ c=0.83
Multifamily=32.55 ac @ c=0.62

Modified "C" factor
0.668

t = D / V(3600)
t = 0.63 Hrs = 37.50 min

Qout=Velocity * Area
Velocity= (2*g*h)^(1/2) g=32.2 h=9.22
24.367 ft/sec
area 8"= 0.348 ft^2

Qout= 8.485

From Rainfall Intensity Curve: i = 5.56

Q = ciA
Q = 156.75 cfs

Time		I50yr	Q50yr in	V in	Q10yr out	V out	Req'd V	Req'd V	
min	hr	in/hr	cf/s	cf	cf/s	cf	cf	ac-ft	
15.00	0.250	9.10	256.47	230825	8.49	13372	217453.35	4.99204	
30.00	0.500	6.34	178.71	321677	8.49	17192	304484.35	6.99000	
45.00	0.750	4.98	140.20	378544	8.49	21013	357531.39	8.20779	
60.00	1.000	4.14	116.76	420321	8.49	24833	395487.92	9.07915	
75.00	1.250	3.58	100.80	453599	8.49	28654	424945.15	9.75540	
90.00	1.500	3.16	89.15	481421	8.49	32474	448946.44	10.30639	
105.00	1.750	2.85	80.23	505437	8.49	36295	469142.06	10.77002	
120.00	2.000	2.60	73.14	526642	8.49	40115	486526.28	11.16911	
180.00	3.000	1.95	54.97	593647	8.49	55397	538249.45	12.35651	
240.00	4.000	1.59	44.72	643971	8.49	70679	573291.65	13.16097	
300.00	5.000	1.35	38.05	684859	8.49	85961	598898.06	13.74881	
360.00	6.000	1.18	33.31	719603	8.49	101243	618359.77	14.19559	
420.00	7.000	1.06	29.76	749992	8.49	116525	633466.78	14.54240	
480.00	8.000	0.96	26.98	777115	8.49	131807	645307.89	14.81423	
540.00	9.000	0.88	24.74	801687	8.49	147089	654598.18	15.02751	
600.00	10.000	0.81	22.89	824206	8.49	162371	661834.37	15.19363	
660.00	11.000	0.76	21.34	845030	8.49	177653	667376.55	15.32086	
720.00	12.000	0.71	20.01	864430	8.49	192935	671494.75	15.41540	
780.00	13.000	0.67	18.86	882614	8.49	208217	674397.06	15.48203	
840.00	14.000	0.63	17.85	899747	8.49	223499	676247.51	15.52451	
900.00	15.000	0.60	16.96	915959	8.49	238781	677177.85	15.54586	
960.00	16.000	0.57	16.17	931359	8.49	254063	**677295.66**	**15.54857**	PEAK
1020.00	17.000	0.55	15.46	946035	8.49	269345	676690.01	15.53466	
1080.00	18.000	0.53	14.82	960063	8.49	284627	675435.50	15.50587	

Peak Volume= 677295.66 cf (50 years storm)

F1513

STATE OF TEXAS
12-20-21 MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

HCDD1 Runoff Coefficients - Urban Watersheds

	C value	Description
Pervious	0.20	Soil Group B
Impervious	0.90	Roof / Driveway

HC Unimproved Areas	
Soil Group	C value
A	0.10 - 0.15
B	0.15 - 0.20
C	0.20 - 0.25
D	0.25 - 0.35

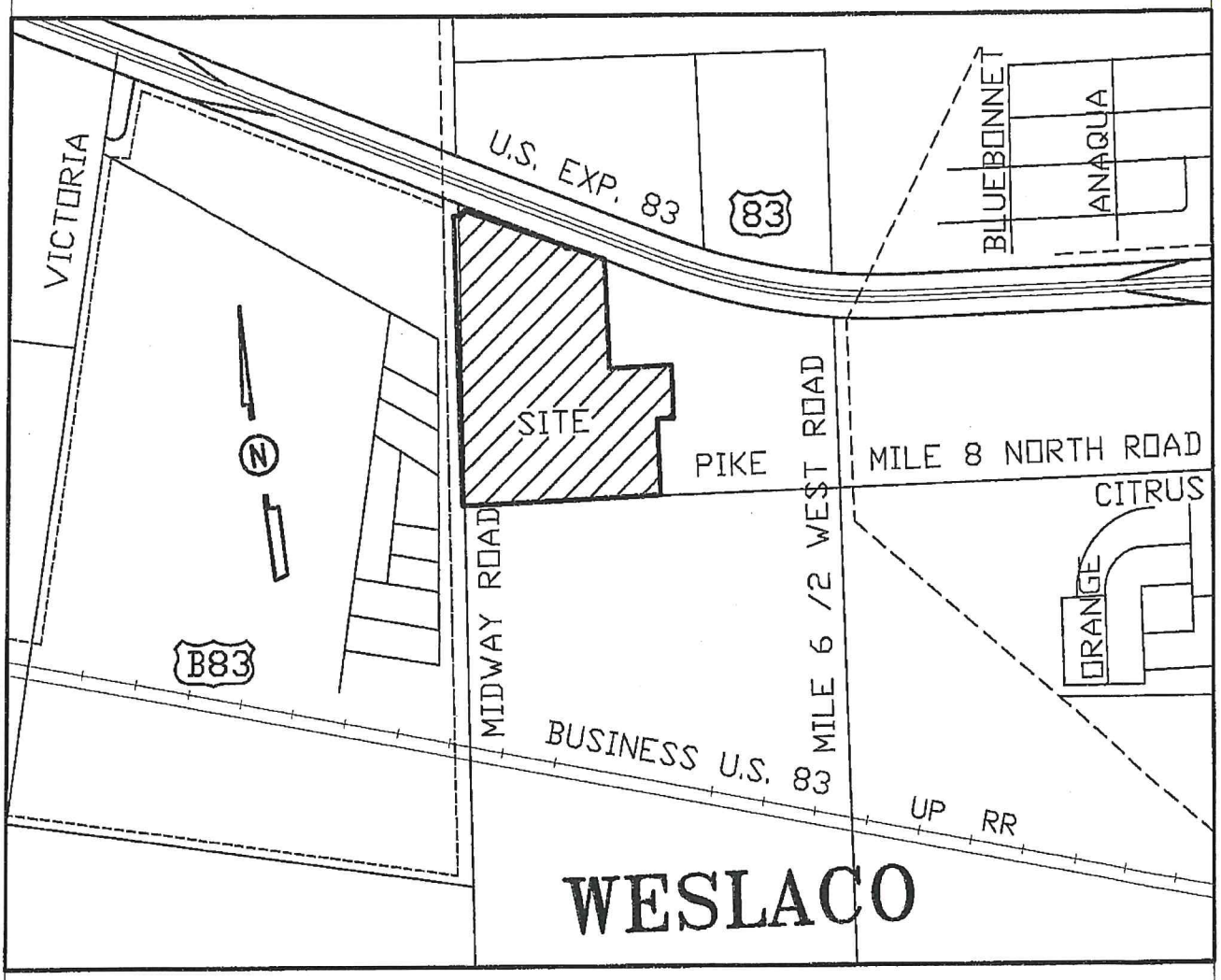
Hidalgo County Typical "C" Value		
% Impervious	Weigthed C	Description
10%	0.27	Single Family (Lots Greater than 1 acre)
20%	0.34	Single Family (Lots 1/2 to 1 acre)
30%	0.41	Single Family (Lots 1/4 to 1/2 acre)
40%	0.48	Single Family (Lots less than 1/4 acre)
50%	0.55	Multi-Family (Lots greater than 1/3 acre)
60%	0.62	Multi-Family (Lots less than 1/3 acre)
70%	0.69	Multi-Family Attached / Apartment dweling
80%	0.76	Commercial / Industrial Lots
90%	0.83	Maximized for Commerical without Site Plan

RAINFALL INTENSITY FOR HIDALGO COUNTY								
TIME	10 YEAR	50 YEAR	TIME	10 YEAR	50 YEAR	TIME	10 YEAR	50 YEAR
(Min)	(In / Hr)	(In / Hr)	(Min)	(In / Hr)	(In / Hr)	(Min)	(In / Hr)	(In / Hr)
1	14.283	17.386	31	4.913	6.224	61	3.184	4.099
2	13.28	16.210	32	4.820	6.111	62	3.149	4.056
3	12.425	15.204	33	4.731	6.002	63	3.115	4.014
4	11.687	14.333	34	4.646	5.897	64	3.082	3.973
5	11.041	13.570	35	4.584	5.797	65	3.050	3.933
6	10.472	12.895	36	4.485	5.701	66	3.018	3.894
7	9.965	12.294	37	4.409	5.608	67	2.987	3.855
8	9.512	11.755	38	4.337	5.519	68	2.957	3.818
9	9.102	11.268	39	4.266	5.433	69	2.928	3.781
10	8.731	10.825	40	4.199	5.350	70	2.890	3.745
11	8.393	10.421	41	4.134	5.270	71	2.871	3.710
12	8.084	10.051	42	4.071	5.193	72	2.843	3.676
13	7.799	9.710	43	4.010	5.118	73	2.818	3.642
14	7.536	9.395	44	3.951	5.046	74	2.700	3.610
15	7.293	9.102	45	3.894	4.976	75	2.784	3.577
16	7.068	8.831	46	3.839	4.908	76	2.730	3.546
17	6.856	8.577	47	3.786	4.843	77	2.714	3.515
18	6.659	8.340	48	3.734	4.779	78	2.890	3.485
19	6.474	8.117	49	7.684	4.717	79	2.666	3.455
20	8.301	7.908	50	3.636	4.658	80	2.643	3.426
21	8.138	7.711	51	3.589	4.600	81	2.620	3.398
22	5.985	7.525	52	3.543	4.543	82	2.598	3.370
23	5.839	7.349	53	3.499	4.488	83	2.576	3.342
24	5.702	7.183	54	3.455	4.435	84	2.554	3.315
25	5.572	7.025	55	3.413	4.383	85	2.533	3.289
26	5.448	6.875	56	3.373	4.333	90	2.434	3.164
27	5.331	6.732	57	3.333	4.284	100	2.258	2.944
28	5.219	6.596	58	3.294	4.236	120	1.981	2.596
29	5.112	6.467	59	3.257	4.189	180	1.473	1.951
30	5.011	6.343	60	3.220	4.144	210	1.313	1.747

VITTORIA SUBDIVISION

LOCATION MAP

SCALE 1" = 1000'



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS

(UNINCORPORATED AREAS)

ZONE "X" (UNSHADED)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

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

REVISED TO
REFLECT LOMR
DATED MAY 30 2002

Federal Emergency Management Agency

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.

ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.

OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983 | Identified 1990 | Otherwise Protected 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 *

RM 7x — Elevation Bench Mark (See notes below)

• M1.5 — River Mile

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

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

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

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

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

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

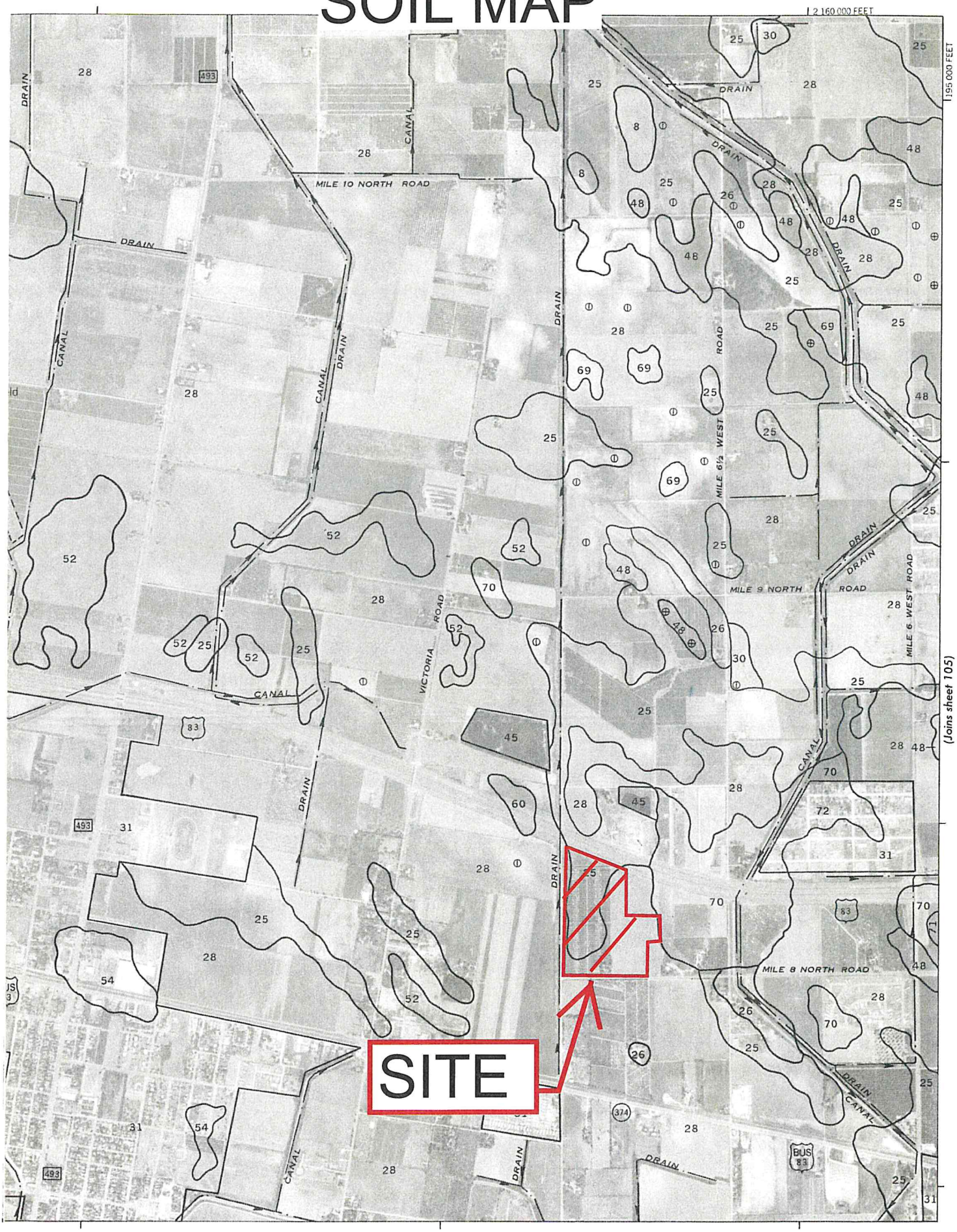
FEMA MAP

N

4
5
6
FM 493
VICTORIA
ZONE A
ZONE A
ZONE A
ZONE A
ZONE A
ZONE A
WEST
6 1/2
MILE
5 1/2
MILE
ZONE X
MILE
US
EXPRESSWAY
83
City of Donna
(AREA NOT INCLUDED)
WOODS AIRPORT
ROADWAY
MISSOURI
PACIFIC
City of Donna
(AREA NOT INCLUDED)
SITE
ROUTE
374
MIDWAY
ZONE X

TEXAS — SHEET NUMBER 104

SOIL MAP



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

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	In								Pct	
13:*										
Randado	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented	---	---	---	---	---	---	---	---
14 Falfurrias	0-80	Fine sand	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15 Grulla	0-7	Clay	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18 Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	65-100	80-100	75-100	34-50	28-39	9-18
19, 20 Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen	0-8	Clay	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24 Hebbronville	0-17	Sandy loam	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27 Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30 Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 17.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS--Continued

Map symbol and soil name	Depth	Clay	Permeability	Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors K	Erosion factors T	Organic matter
	In	Pct	In/hr	In/in	pH	Mmhos/cm				Pct
22, 23, 24-------- Hebbronville	0-17	8-15	2.0-6.0	0.07-0.14	6.6-7.8	<2	Low----------	0.20	5	<1
	17-58	12-18	2.0-6.0	0.11-0.17	6.6-8.4	<2	Low----------	0.24		
	58-65	10-17	2.0-6.0	0.11-0.17	7.9-8.4	<2	Low----------	0.24		
25, 26, 27-------- Hidalgo	0-17	15-20	0.6-2.0	0.08-0.15	7.9-8.4	<4	Low----------	0.24	5	1-3
	17-28	23-35	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32		
	28-80	23-35	0.6-2.0	0.08-0.20	7.9-8.4	<4	Moderate------	0.32		
28, 29---------- Hidalgo	0-17	20-30	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32	5	1-3
	17-28	23-35	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32		
	28-80	23-35	0.6-2.0	0.08-0.20	7.9-8.4	<4	Moderate------	0.32		
30---------- Hidalgo	0-17	20-30	0.6-2.0	0.01-0.13	7.9-8.4	4-16	Moderate------	0.32	5	1-3
	17-28	23-35	0.6-2.0	0.01-0.13	7.9-8.4	4-16	Moderate------	0.32		
	28-80	23-35	0.6-2.0	0.01-0.15	7.9-9.0	4-16	Moderate------	0.32		
31:* Hidalgo----------	0-17	20-30	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32	5	1-3
	17-28	23-35	0.6-2.0	0.08-0.17	7.9-8.4	<4	Moderate------	0.32		
	28-80	23-35	0.6-2.0	0.08-0.20	7.9-8.4	<4	Moderate------	0.32		
Urban land.										
32:* Jimenez----------	0-8	12-24	0.6-2.0	0.05-0.10	7.9-8.4	<2	Low----------	0.10	1	1-3
	8-10	---	---	---	---	---	----------	----		
	10-60	---	---	---	---	---	----------	----		
Quemado----------	0-6	10-18	0.6-2.0	0.09-0.13	6.1-7.8	<2	Low----------	0.10	1	<1
	6-12	18-27	0.6-2.0	0.05-0.10	6.6-7.8	<2	Low----------	0.10		
	12-18	---	---	---	---	---	----------	----		
	18-60	---	---	---	---	---	----------	----		
33---------- Laredo	0-14	12-35	0.6-2.0	0.15-0.22	7.9-8.4	<2	Moderate------	0.37	5	1-3
	14-65	18-35	0.6-2.0	0.13-0.20	7.9-8.4	<4	Moderate------	0.43		
34---------- Matamoros	0-65	35-55	0.06-0.2	0.14-0.19	7.9-8.4	<4	Very high----	0.32	5	0.5-1
35, 36, 37, 38--- McAllen	0-14	14-25	0.6-2.0	0.11-0.16	7.9-8.4	<2	Low----------	0.24	5	0.5-1
	14-72	20-31	0.6-2.0	0.09-0.18	7.9-8.4	<4	Low----------	0.28		
39---------- Mercedes	0-19	40-60	<0.06	0.12-0.18	7.9-8.4	<4	Very high----	0.32	5	1-3
	19-57	45-60	<0.06	0.09-0.15	7.9-9.0	<8	Very high----	0.32		
	57-65	45-60	<0.06	0.06-0.20	7.9-9.0	>4	Very high----	0.32		
40---------- Mercedes	0-19	40-60	<0.06	0.02-0.12	7.9-9.0	>4	Very high----	0.32	5	1-3
	19-57	45-60	<0.06	0.02-0.09	7.9-9.0	>8	Very high----	0.32		
	57-65	45-60	<0.06	0.02-0.07	7.9-9.0	>8	Very high----	0.32		
41---------- Mercedes	0-19	40-60	<0.06	0.12-0.18	7.9-8.4	<4	Very high----	0.32	5	1-3
	19-57	45-60	<0.06	0.09-0.15	7.9-9.0	<8	Very high----	0.32		
	57-65	45-60	<0.06	0.06-0.20	7.9-9.0	>4	Very high----	0.32		
42---------- Nueces	0-29	2-12	2.0-6.0	0.05-0.10	6.1-7.3	<2	Low----------	0.17	5	<1
	29-72	18-34	0.2-0.6	0.12-0.17	6.6-8.4	<2	Moderate------	0.24		
43:* Nueces----------	0-29	2-12	2.0-6.0	0.05-0.10	6.1-7.3	<2	Low----------	0.17	5	<1
	29-72	18-34	0.2-0.6	0.12-0.17	6.6-8.4	<2	Moderate------	0.24		
Sarita----------	0-48	1-10	6.0-20	0.05-0.10	6.1-7.3	<2	Low----------	0.17	5	0.5-1
	48-80	18-35	2.0-6.0	0.13-0.19	5.6-8.4	<2	Moderate------	0.24		
44---------- Olmito	0-47	35-55	0.2-0.6	0.13-0.18	7.9-8.4	<4	Very high----	0.32	5	1-3
	47-65	35-55	0.06-0.2	0.06-0.18	7.9-8.4	>4	Very high----	0.32		
45,* 46,* 47.* Pits										

See footnote at end of table.

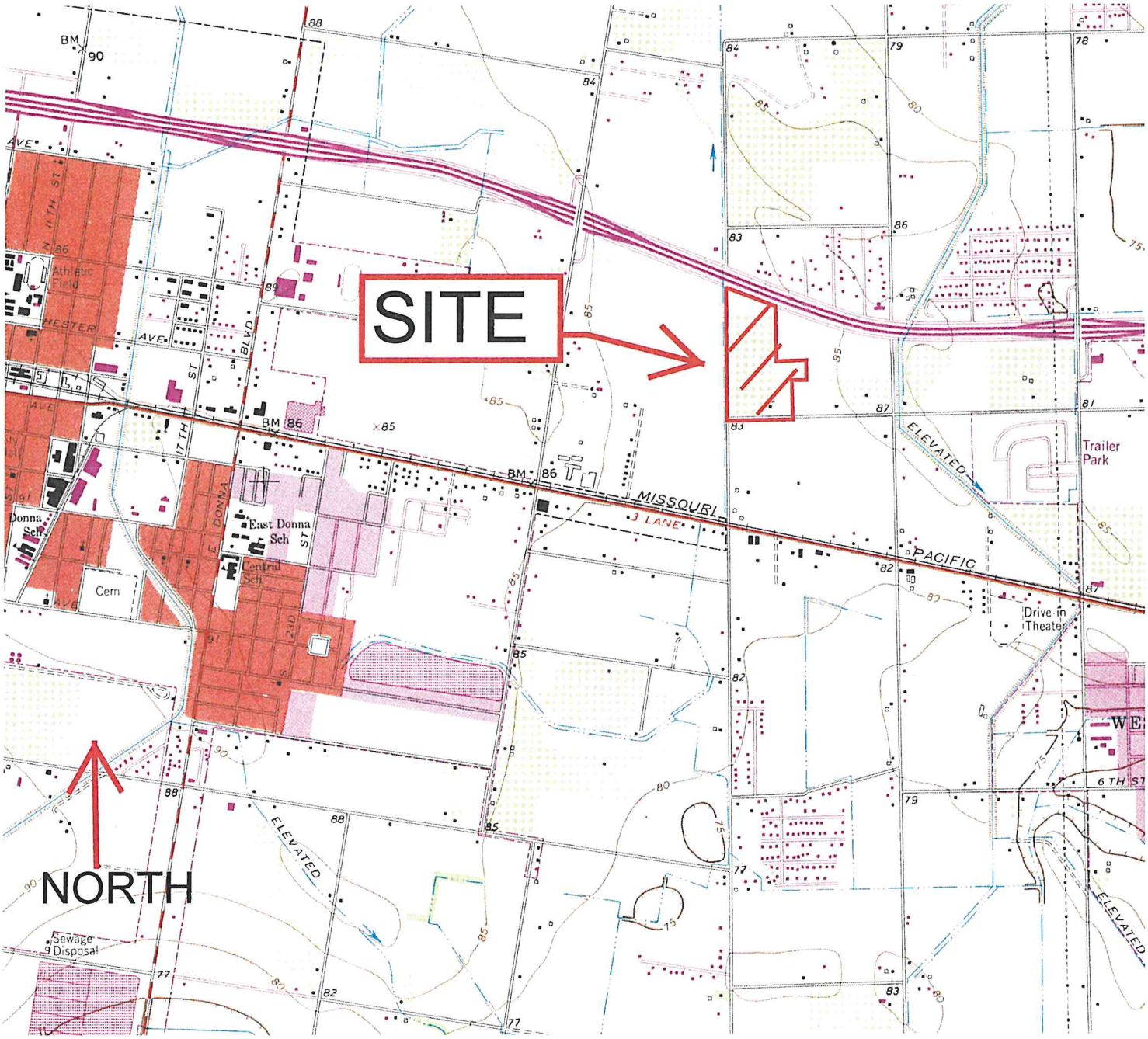
TABLE 18.--SOIL AND WATER FEATURES

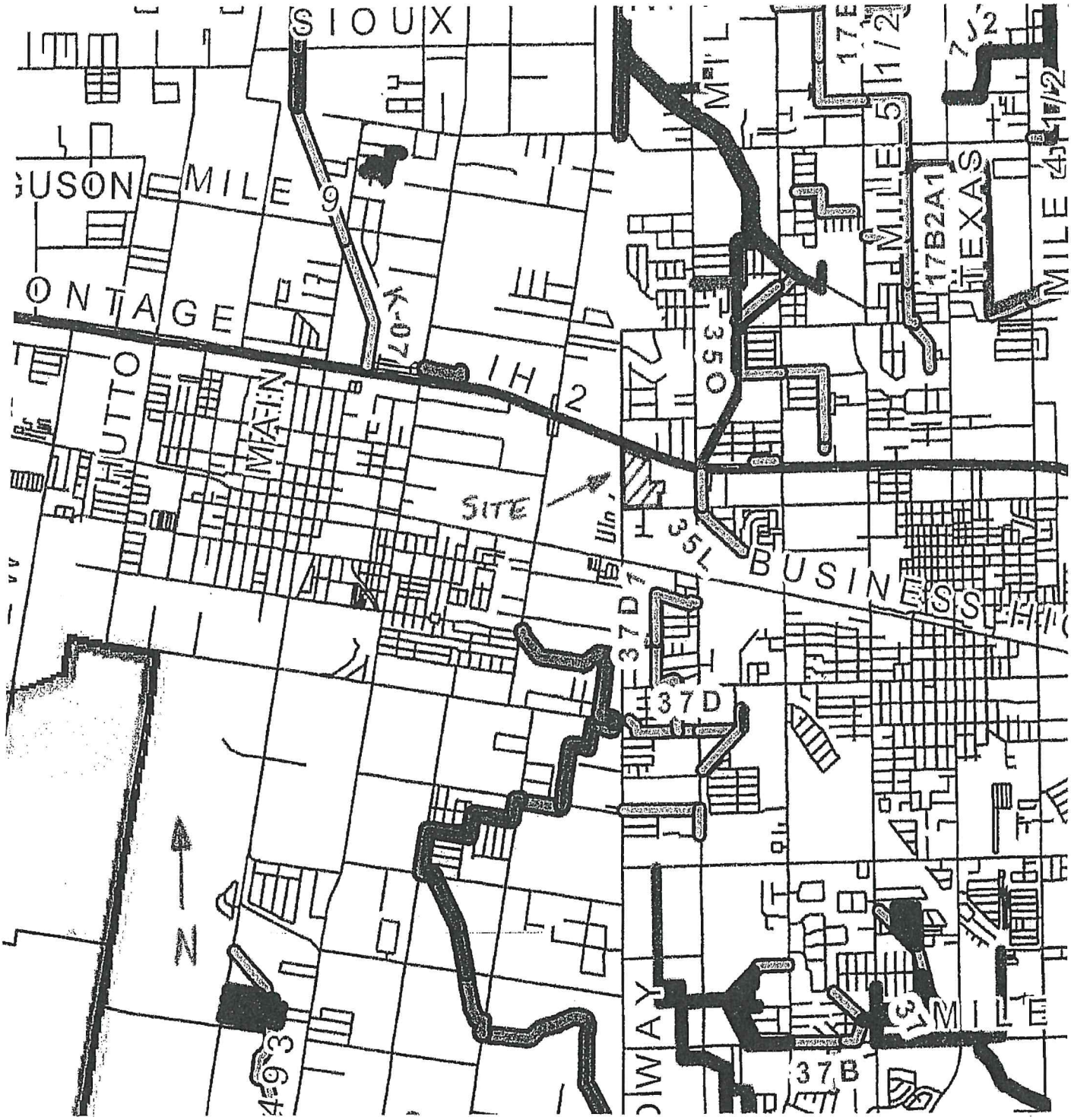
["Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text. The symbol > means more than. Absence of an entry indicates that the feature is not a concern]

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2 Benito	D	Occasional	Long	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High	Low.
3, 4 Brennan	B	None	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6 Camargo	B	Rare	Brief	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7 Cameron	D	None	---	---	5.0-6.0	Apparent	Sep-May	---	---	High	Low.
8 Comitas	A	None	---	---	>6.0	---	---	---	---	Low	Low.
9, 10, 11 Delfina	B	None	---	---	2.5-5.0	Apparent	Sep-May	---	---	High	Low.
12 Delmita	C	None	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:*											
Delmita	C	None	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado	C	None	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14 Falfurrias	A	None	---	---	>6.0	---	---	---	---	Low	Low.
15** Grulla	D	Frequent	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High	Low.
16, 17, 18 Hargill	B	None	---	---	>6.0	---	---	---	---	High	Low.
19 Harlingen	D	None	---	---	>6.0	---	---	---	---	High	Low.
20 Harlingen	D	None	---	---	5.0-6.0	---	---	---	---	High	Moderate.
21:*											
Harlingen	D	None to rare	---	---	>6.0	---	---	---	---	High	Low.
Urban land.											
22, 23, 24 Hebbronville	B	None	---	---	>6.0	---	---	---	---	Low	Low.
25, 26, 27, [illegible] 29 [illegible]	[illegible]	None	---	---	[illegible]	---	---	---	---	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.

QUAD MAP


SITE
NORTH
BM 90
BM 86
BM 86
MISSOURI
PACIFIC
3 LANE
ELEVATED
ELEVATED
ELEVATED
Trailer Park
Drive-in Theater
Athletic Field
HESTER AVE
17TH ST
BLVD
E. DONNA
East Donna Sch
Central Sch
Donna Sch
Cem
12TH ST
6TH ST
Sewage Disposal


SIOUX
GUSON
MILE
9
ONTAGE
K-07
IH 2
HUTTO
MAIN
SITE
35L
BUSINESS
37D
37B
350
MILL
17E
5 1/2
7 J2
MILE
17B2A1
TEXAS
MILE
4 1/2
MILE
13
493
N

H.C.D.D. No. 1

QUINTANILLA, HEADLEY AND ASSOCIATES, INC
FIRM REGISTRATION NUMBER F-1513

TABLE I
TIME OF CONCETRATION DETERMINANTION
VITTORIA SUBDIVISION (MULTIFAMILY LOTS)

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A. No. 1	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 1 - D.A. No. 2	Pipe Flow	0.62						30.00	3.00	0.17	36.56
D.A. No. 2	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 2 - D.A. No. 4	Pipe Flow	0.62						580.00	3.00	3.22	39.61
D.A. No. 3	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 3 - D.A. No. 4	Pipe Flow	0.62						30.00	3.00	0.17	36.56
D.A. No. 4	Overland & Gutter	0.62	140		15.56			500.00	267.00	0.03	15.59
D.A. No. 4 - OUTFALL	Pipe Flow	0.62						30.00	3.00	0.17	15.75
D.A. No. 5	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 5 - D.A. No. 6	Pipe Flow	0.62						30.00	3.00	0.17	36.56
D.A. No. 6	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 6 - D.A. No. 8	Pipe Flow	0.62						580.00	3.00	3.22	39.61
D.A. No. 7	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 7 - D.A. No. 8	Pipe Flow	0.62						30.00	3.00	0.17	36.56
D.A. No. 8	Overland & Gutter	0.62	140		15.56			500.00	267.00	0.03	15.59
D.A. No. 8 - OUTFALL	Pipe Flow	0.62						30.00	3.00	0.17	15.75

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(V \times 60)}$$

STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

12-20-22

QUINTANILLA, HEADLEY AND ASSOCIATES, INC
FIRM REGISTRATION NUMBER F-1513

TABLE I
TIME OF CONCETRATION DETERMINANTION
VITTORIA SUBDIVISION (MULTIFAMILY & COMMERCIAL LOTS)

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A. No. 9	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 9 - D.A. No. 10	Pipe Flow	0.62						30.00	3.00	0.17	36.56
D.A. No. 10	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 10 - OUTFALL	Pipe Flow	0.62						580.00	3.00	3.22	39.61
D.A. No. 11	Overland & Gutter	0.62	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 11 - D.A. No. 12	Pipe Flow	0.62						30.00	3.00	0.17	36.56
D.A. No. 12	Overland & Gutter	0.62	140		15.56			500.00	267.00	0.03	15.59
D.A. No. 12 - OUTFALL	Pipe Flow	0.62						30.00	3.00	0.17	15.75
COMMERCIAL LOTS											
D.A. No. 13	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 13 - D.A. No. 14	Pipe Flow	0.83						30.00	3.00	0.17	36.56
D.A. No. 14	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 14 - OUTFALL	Pipe Flow	0.83						580.00	3.00	3.22	39.61
D.A. No. 15	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 15 - D.A. No. 16	Pipe Flow	0.83						30.00	3.00	0.17	36.56
D.A. No. 16	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 16 - D.A. No. 17	Pipe Flow	0.83						30.00	3.00	0.17	36.56
D.A. No. 17	Overland & Gutter	0.83	140		15.56			500.00	0.40	20.83	36.39
D.A. No. 17 - OUTFALL	Pipe Flow	0.83						580.00	3.00	3.22	39.61

FORMULA FOR TIME OF CONCENTRATION
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(V \times 60)}$$

QUINTANILLA, HEADLEY AND ASSOCIATES, INC
FIRM REGISTRATION NUMBER F-1513

TABLE IA
FLOWRATE DETERMINANTION
VITTORIA SUBDIVISION (MULTIFAMILY LOTS)

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE DIMENSION (Slope & Dia.)	Pipe Flowrate (c.f.s.)
D.A. No. 1	2.470	0.62	36.39	10	4.456	6.82	0.63%	
D.A. No. 1 - D.A. No. 2	2.470	0.62	36.56	10	4.443	6.82	2	19.49
D.A. No. 2	2.000	0.62	36.39	10	4.456	5.53	0.26%	
D.A. No. 2 - D.A. No. 4	4.470	0.62	39.61	10	4.225	12.35	2	12.52
D.A. No. 3	2.060	0.62	36.39	10	4.456	5.69	0.63%	
D.A. No. 3 - D.A. No. 4	2.060	0.62	36.56	10	4.443	5.69	2	19.49
D.A. No. 4	1.610	0.62	15.59	10	7.158	7.15	0.47%	
D.A. No. 4 - OUTFALL	8.140	0.62	15.75	10	7.121	25.19	2.5	30.53
D.A. No. 5	2.640	0.62	36.39	10	4.456	7.29	0.63%	
D.A. No. 5 - D.A. No. 6	2.640	0.62	36.56	10	4.443	7.29	2	19.49
D.A. No. 6	2.000	0.62	36.39	10	4.456	5.53	0.26%	
D.A. No. 6 - D.A. No. 8	4.640	0.62	39.61	10	4.225	12.82	2	12.52
D.A. No. 7	2.060	0.62	36.39	10	4.456	5.69	0.63%	
D.A. No. 7 - D.A. No. 8	2.060	0.62	36.56	10	4.443	5.69	2	19.49
D.A. No. 8	1.610	0.62	15.59	10	7.158	7.15	0.47%	
D.A. No. 8 - OUTFALL	8.310	0.62	15.75	10	7.121	25.65	2.5	30.53

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^e}$$

QUINTANILLA, HEADLEY AND ASSOCIATES, INC
FIRM REGISTRATION NUMBER F-1513

TABLE IA
FLOWRATE DETERMINANTION
VITTORIA SUBDIVISION (MULTIFAMILY & COMMERCIAL LOTS)

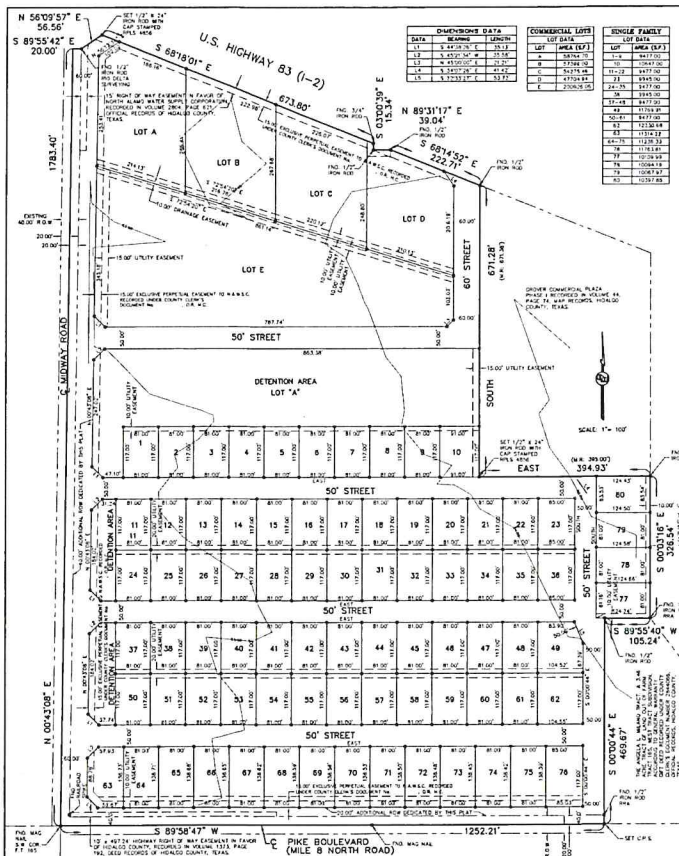
COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE DIMENSION (Slope & Dia.)	Pipe Flowrate (c.f.s.)
D.A. No. 9	1.940	0.62	36.39	10	4.456	5.36	0.63%	
D.A. No. 9 - D.A. No. 10	1.940	0.62	36.56	10	4.443	5.36	2	19.49
D.A. No. 10	1.850	0.62	36.39	10	4.456	5.11	0.30%	
D.A. No. 10 - OUTFALL	3.790	0.62	39.61	10	4.225	10.47	2	13.45
D.A. No. 11	1.610	0.62	36.39	10	4.456	4.45	0.47%	
D.A. No. 11 - D.A. No. 12	1.610	0.62	36.56	10	4.443	4.45	2.5	30.53
D.A. No. 12	1.610	0.62	15.59	10	7.158	7.15	0.47%	
D.A. No. 12 - OUTFALL	3.220	0.62	15.75	10	7.121	11.59	2.5	30.53
COMMERCIAL LOTS								
D.A. No. 13	3.710	0.83	36.39	10	4.456	13.72	0.63%	
D.A. No. 13 - D.A. No. 14	3.710	0.83	36.56	10	4.443	13.72	2	19.49
D.A. No. 14	0.300	0.83	36.39	10	4.456	1.11	0.63%	
D.A. No. 14 - OUTFALL	4.010	0.83	39.61	10	4.225	14.83	2	19.49
D.A. No. 15	5.010	0.83	36.39	10	4.456	18.53	0.25%	
D.A. No. 15 - D.A. No. 16	5.010	0.83	36.56	10	4.443	18.53	2.5	22.27
D.A. No. 16	1.630	0.83	36.39	10	4.456	6.03	0.40%	
D.A. No. 16 - D.A. No. 17	6.640	0.83	36.56	10	4.443	24.56	2.5	28.16
D.A. No. 17	0.460	0.83	36.39	10	4.456	1.70	0.63%	
D.A. No. 17 - OUTFALL	7.100	0.83	39.61	10	4.225	26.26	2.5	35.35

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MANUAL"

$$I = \frac{b}{(Tc + d)^{e}}$$

VITTORIA SUBDIVISION

A 42.18 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT ON MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3269698 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3300487, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 44°39'15" E	35.13'
L2	S 45°01'54" W	25.56'
L3	N 45°00'00" E	21.21'
L4	S 54°07'28" E	41.42'
L5	S 37°53'21" E	53.37'

COMMERCIAL LOTS	
LOT DATA	
LOT	AREA (SF)
A	58742.70
B	27368.00
C	54275.48
D	47304.84
E	230636.05

SINGLE FAMILY	
LOT DATA	
LOT	AREA (SF)
1-9	8477.00
10	10947.00
11-22	8477.00
23	8945.00
24-35	8477.00
36	8945.00
37-48	8477.00
49	11769.81
50-61	8477.00
62	12230.98
63	11314.22
64-75	11239.32
76	11715.61
77	10239.98
78	10049.18
79	10087.63
80	12367.85

METES AND BOUNDS

A 42.18 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3269698 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3300487, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL WAS FOUND AT THE INTERSECTION OF THE CENTERLINE OF MIDWAY ROAD AND PIKE BLVD. (MILE 8 NORTH ROAD) FOR THE SOUTHWEST CORNER OF FARM TRACT 165 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 00°43'08" E, ALONG THE WEST LINE OF FARM TRACT 165 AND THE CENTERLINE OF MIDWAY ROAD, A DISTANCE OF 1,783.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2) FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 89°55'42" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RIO DELTA SURVEYING FOUND ON THE EAST RIGHT OF WAY LINE OF MIDWAY ROAD FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 56°09'57" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 56.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4656 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, S 68°18'01" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 673.80 FEET TO A 3/4" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, S 03°00'39" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 15.34 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 89°31'17" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 39.04 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, S 68°14'52" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 222.71 FEET TO 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF GROWER COMMERCIAL PLAZA PHASE I (RECORDED IN VOLUME 44, PAGE 74, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH, ALONG THE WEST LINE OF GROWER COMMERCIAL PALZA PHASE I, A DISTANCE OF 671.28 FEET (MAP RECORD, 671.38 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4656 SET FOR THE SOUTHWEST CORNER OF GROWER COMMERCIAL PLAZA PHASE I AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, EAST, ALONG THE SOUTH LINE OF GROWER COMMERCIAL PLAZA PHASE I, A DISTANCE OF 394.93 FEET(MAP RECORD, 395.00 FEET) TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF THE ELISA M. RAMON TRACT (A 5.348 ACRE TRACT OF LAND OUT OF FARM TRACT 165, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3317300, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT;

THENCE, S 00°03'16" E, ALONG THE WEST LINE OF THE ELISA M. RAMON TRACT AND THE WEST LINE OF THE ANGELA L. MELANO AND EMIL MELANO TRACT (A 8.805 ACRE OUT OF FARM TRACT 165, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3269698 AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3325528, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 326.54 FEET TO A 1/2" IRON ROD WITH CAP RPLS FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, S 89°55'40" W, ALONG THE WEST LINE OF THE ANGELA L. MELANO AND EMIL MELANO TRACT, A DISTANCE OF 105.24 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 00°00'44" E, ALONG THE WEST LINE OF THE ANGELA L. MELANO TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS FOUND AT 448.67 FEET FOR THE NORTH RIGHT OF WAY LINE OF PIKE BLVD. (MILE 8 NORTH ROAD), A TOTAL DISTANCE OF 468.67 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF FARM TRACT 165 AND IN THE CENTERLINE OF PIKE BLVD. (MILE 8 NORTH ROAD) FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 89°58'47" W, ALONG THE SOUTH LINE OF FARM TRACT 165 AND THE CENTERLINE OF PIKE BLVD. (MILE 8 NORTH ROAD), A DISTANCE OF 1,252.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.18 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH GROWER COMMERCIAL PLAZA PHASE I, RECORDED IN VOLUME 44, PAGE 74, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4656

7-26-2022
DATE

THE ELISA M. RAMON TRACT, A 5.348 ACRE TRACT OF LAND OUT OF FARM TRACT 165, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3317300, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

THE ANGELA L. MELANO & EMIL MELANO TRACT, A 8.805 ACRE TRACT OF LAND OUT OF FARM TRACT 165, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3325520, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "X" AREAS TO BE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY-PANEL NUMBER 480334 0450 E
EFFECTIVE DATE: MAY 30, 2002 LOMR

2.- LEGEND ● - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4656, UNLESS OTHERWISE NOTED.

3.- MINIMUM BUILDING SETBACK LINES

FRONT	20.00 FEET
REAR	10.00 FEET
SIDE	5.00 FEET
SIDE CORNER ADJOINING STREET	10.00 FEET

OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

4.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

5.- BENCHMARK NOTE:
B.M. NO. 1 ELEV.=80.55 TOP OF TYPE F INLET LOCATED 18 FEET NORTH AND 13 FEET WEST FROM THE NORTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

6.- TOTAL DRAINAGE DETENTION IS: 677.195 S.F. (15.55 ACRE-FEET). DETENTION IS BEING PROVIDED IN PROPOSED DRAIN DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.

7.- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS.

8.- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

9.- NOT LOTS SHALL NOT HAVE ACCESS OR FRONT ONTO MIDWAY ROAD AND PIKE ROAD.

10.- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11.- A 4.00 FOOT SIDEWALK ABIDING TO CITY ORDINANCES, ON BOTH SIDES OF INTERIOR STREETS SHALL BE CONSTRUCTED AT TIME OF BUILDING PERMITTING.

12.- U.E. DENOTES UTILITY EASEMENT

13.- D.E. DENOTES DRAINAGE EASEMENT

14.- U.&E.E. DENOTES UTILITY & ELECTRICAL EASEMENT

15.- E.E. DENOTES ELECTRICAL EASEMENT

16.- CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

17.- A 5.0 FT. SIDEWALK IS REQUIRED ALONG PIKE BOULEVARD AND MIDWAY ROAD.

18.- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.

19.- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

20.- A 6.00 FOOT BUFFER FENCE ABIDING TO CITY ORDINANCES, ON DRAIN DITCH SIDE SHALL BE CONSTRUCTED AT TIME OF SUBDIVISION CONSTRUCTION

21.- DETENTION POND LOT "A" TO BE MAINTAINED BY LOT OWNERS/HOMEOWNERS ASSOCIATION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VITTORIA SUBDIVISION, TO THE CITY OF WESLACO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

EDUARDO GAMBA
TROYO CONSTRUCTION GROUP
4900 N. 10TH STREET STE C4
McALLEN, TEXAS 78504

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
EDUARDO GAMBA, MEMBER OF TROYO CONSTRUCTION GROUP
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.
Given under my hand and seal of office this _____ day of _____, 20__.

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
September 06, 2025
NOTARY ID 126812228

CLARISSA ANNETTE QUINTANILLA – NOTARY PUBLIC

STATE OF TEXAS
CITY OF WESLACO

THIS PLAT IS APPROVED BY 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.

CITY MAYOR — DATE

ATTEST: CITY SECRETARY — DATE

STATE OF TEXAS
CITY OF WESLACO

I, THE UNDERSIGNED, 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 SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 6, DATED THIS _____ DAY OF _____, 20__.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 6 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #6.
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 #6 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. HE WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION IF DESIRED. THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #6 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESIGNED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER — DATE
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 6

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARCO A. GONZALEZ
120016
MARCO A. GONZALEZ
P.E. No. 120016

12-30-22
DATE

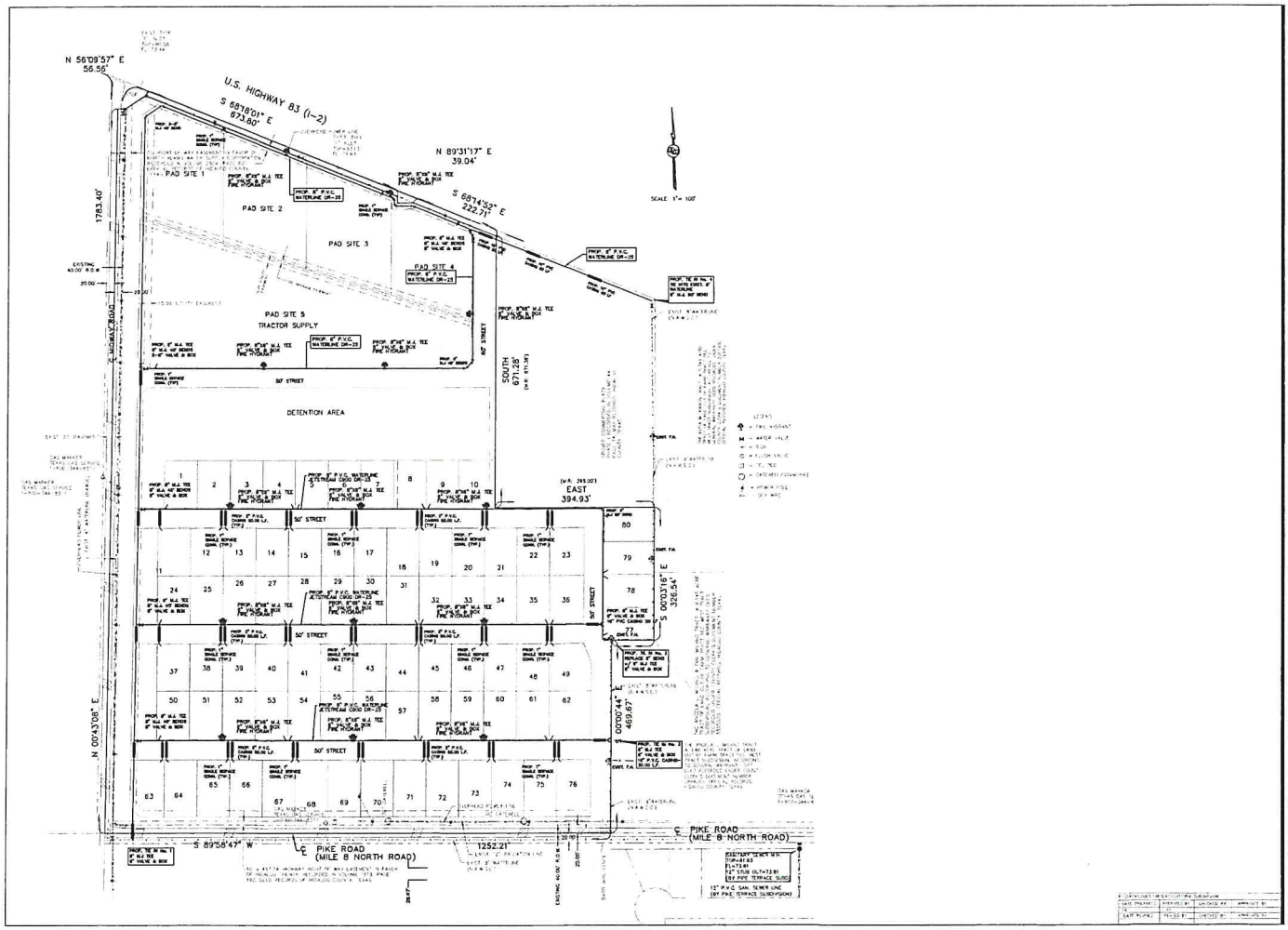
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR
HIDALGO COUNTY CLERK

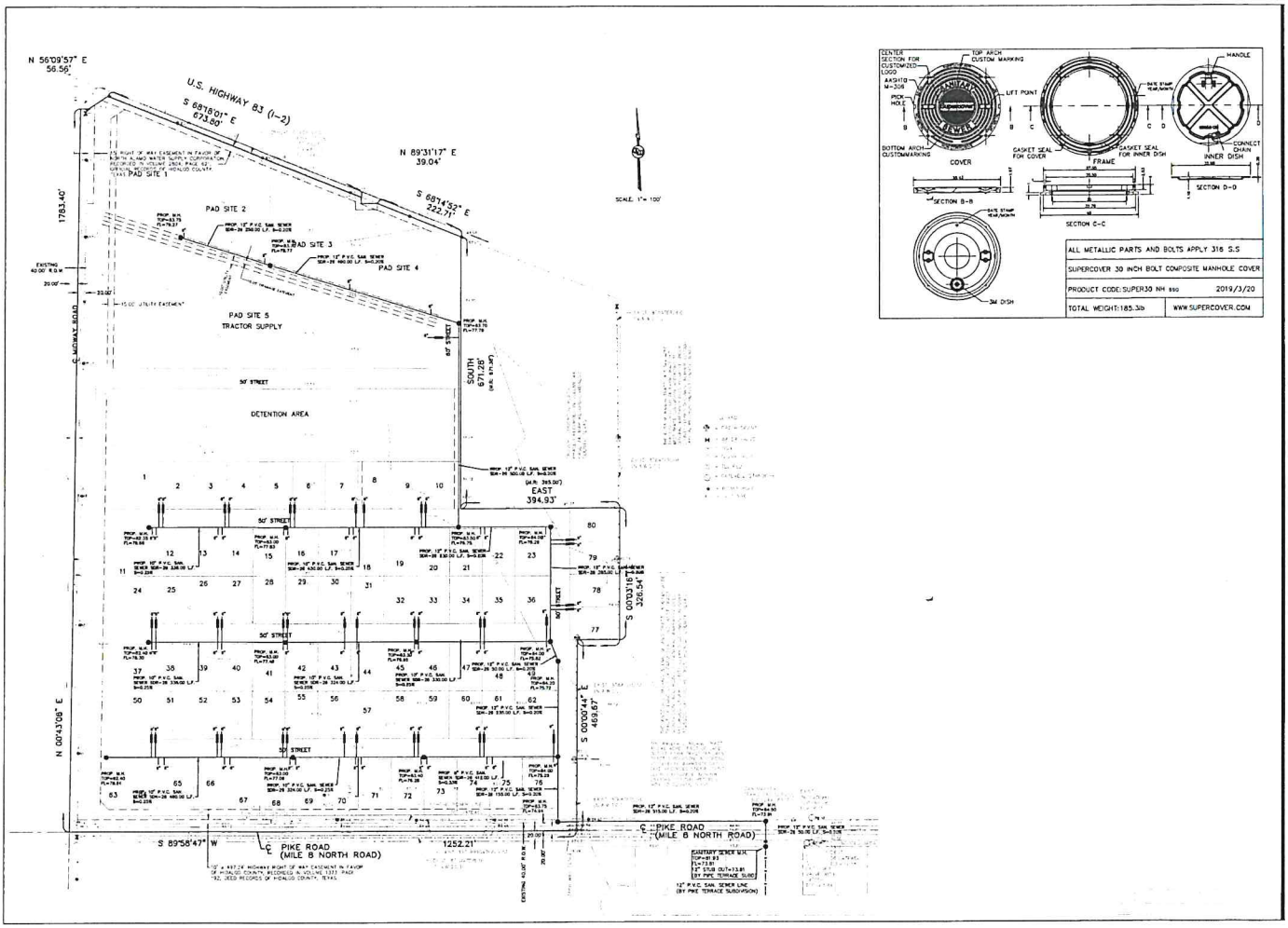
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LOCATION MAP

WESLACO
83
83
83


N 56°09'57" E
56.56'
U.S. HIGHWAY 83 (I-2)
S 68°18'01" E
673.80'
N 89°31'17" E
39.04'
S 68°14'52" E
222.71'
SCALE 1" = 100'
PAD SITE 1
PAD SITE 2
PAD SITE 3
PAD SITE 4
PAD SITE 5
TRACTOR SUPPLY
DETENTION AREA
50' STREET
40' STREET
30' STREET
1783.40'
SOUTH
671.28'
EAST
394.93'
S 00°31'16" E
326.54'
S 00°30'44" E
469.07'
N 00°43'08" E
S 89°58'47" W
1252.21'
PIKE ROAD
(MILE 8 NORTH ROAD)
PROP. 8" P.V.C. WATERLINE DR-25
PROP. 6" P.V.C. WATERLINE DR-25
EXISTING 40.00' R.O.W.
25.00
LEGEND
= FIRE HYDRANT
= WATER VALVE
= SIGN
= FLUSH VALVE
= TEE
= CATHODIC PROTECTION
= OPEN TITLE
= DIT WIRE
12-20-22
VITTORIA SUBDIVISION
WATER DISTRIBUTION SYSTEM
GUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS



VITTORIA SUBDIVISION
SANITARY SEWER
COLLECTON SYSTEM

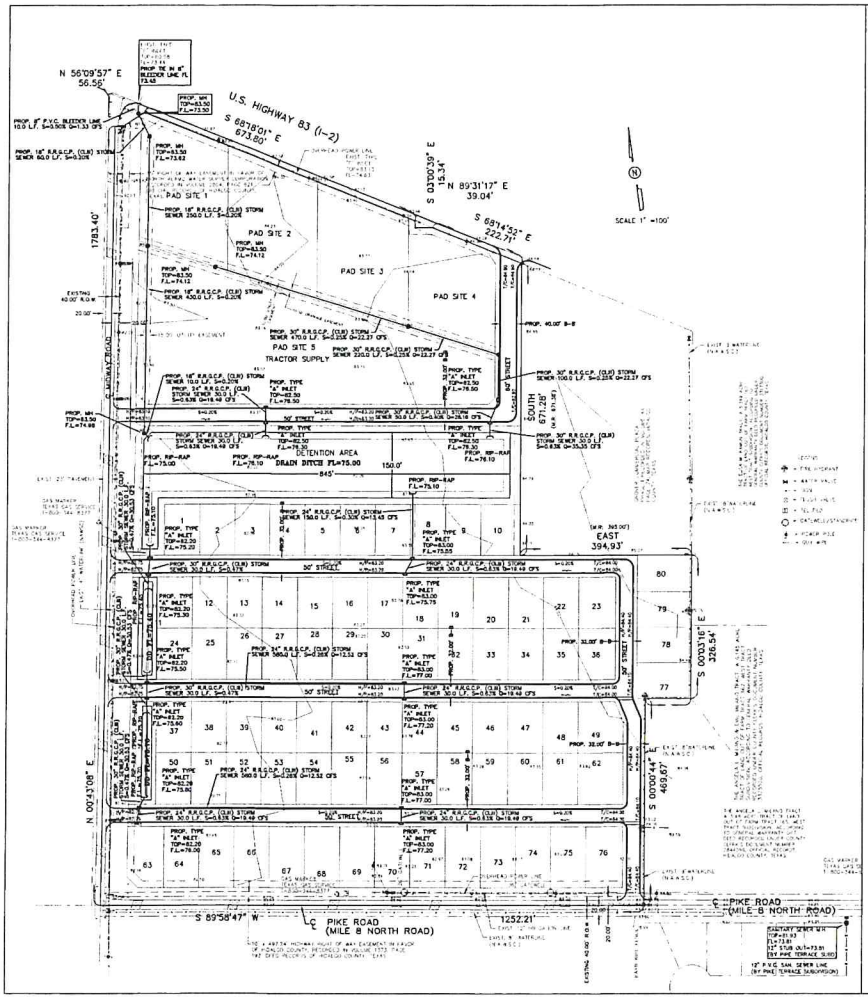
12-20-22

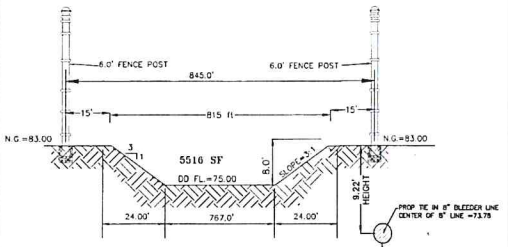
MARCO A. GONZALEZ
120014
TEXAS
REGISTERED
PROFESSIONAL ENGINEER

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
TBPE F-1151
EDINBURG, TEXAS 78539

LAND SURVEYORS
TBPLS F-10018800
FAX 956-381-0537
AUTH@QUINTANILLA-ENG.COM
SURVEYING REGISTRATION NUMBER 10011-00





DETENTION AREA DETAIL "A"

DETENTION REQUIRED – 677,295.66 C.F.

DETENTION POND STORAGE – 827,400.00 C.F.
(5,516.0 SF X 150.0' LENGTH)

NOT TO SCALE

LEGEND

TOTAL DETENTION REQUIRED – 677,295.66 C.F.
(50-YEAR STORM)

TOTAL DETENTION PROVIDED – 827,400.00 C.F.
(5,516.0 SF X 150.0' LENGTH)

TOTAL DETENTION EXCAVATED – 949,200.00 C.F.
(6,328 SF X 150.0' LENGTH)

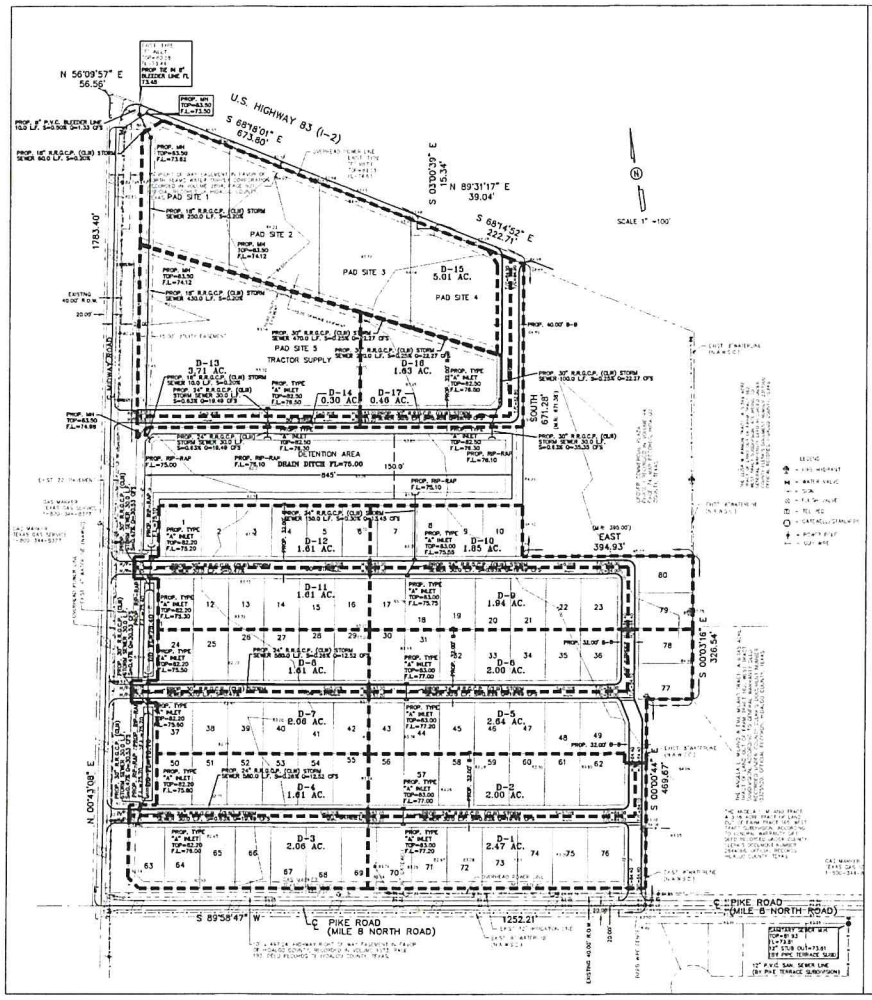
NOTES:
1.– DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER.

JOB NO.
DATE
REVISION
SCALE 1"=100'
DRAWN BY
CHECKED BY
SHEET

VITTORIA SUBDIVISION
PAVING & DRAINAGE LAYOUT

12-20-22

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST
LAREDO, TEXAS 78040
PHONE 956-381-5480
FAX 956-726-7237
ENGINEERING REGISTRATION NUMBER F-1313
SURVEYING REGISTRATION NUMBER 100411-00
AUTOCAD@QHA-ENG.COM

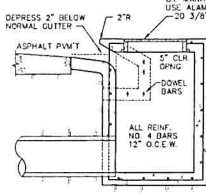


JOB No.
DATE
PROJ. MGR.
FIELD
DRAWN BY
SHEET

VITTORIA SUBDIVISION
DRAINAGE AREAS

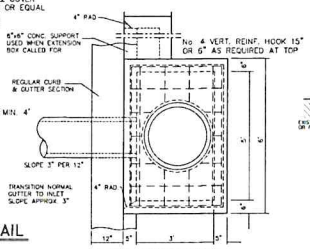
12-20-22

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
PHONE 936-441-1310
FAX 936-441-6523
ALFONSO@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1313
SURVEYING REGISTRATION NUMBER 10011100

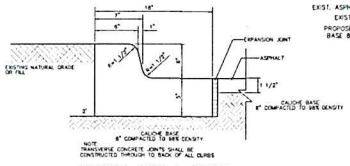


TYPE "A" INLET DETAIL

NOT TO SCALE

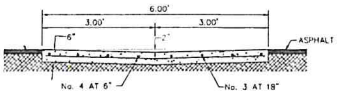


INLET EXTENSION



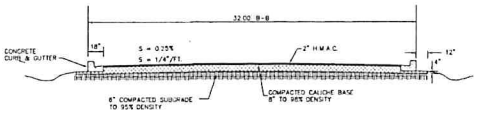
INTEGRAL CURB & GUTTER

N.T.S.



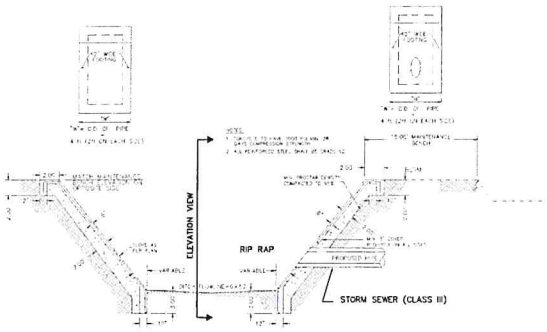
CONC. VALLEY GUTTER

NOT TO SCALE



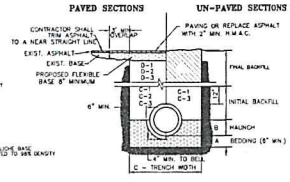
STREET SECTION

NOT TO SCALE



STORM DISCHARGE STRUCTURE

NOT TO SCALE



STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S.

A BEDDING FOR RCP CLASS IV, 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. THICKNESS = 6") – PEA RUN GRAVEL 3/4" 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 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION

C TRENCH WIDTH – SHALL BE (BELL O.D. + 1.5 + 12" MINIMUM TRENCH 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 AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 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 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICALLY 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 92% SPD, 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 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).

D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD – SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 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 92% S.P.D AS PER ASTM D-4253 AND 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 SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% 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. BELOW THE FLEXIBLE BASE
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF 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

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

JOB NO.
DATE
REVISION
SCALE
DRAWN BY
SHEET

VITTORIA SUBDIVISION
PAVING & DRAINAGE
DETAIL SHEET

12-20-22

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
2139 E. JACKSON AVE.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1313
SURVEYING REGISTRATION NUMBER 10018100
LAND SURVEYORS
PHONE 956-381-0981
FAX 956-381-1027
OFFICE@QHAENGINEERING.COM

City of Weslaco
Engineering Division
255 S. Kansas ◇ Weslaco, TX 78570 ◇ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Vittoria Subdivision

Location: Northeast corner of Pike Boulevard and Midway Road

Applicant: Quintanilla, Headley & Associates, Inc ☐Owner ■ Agent

Address: 124 E Stubbs Phone Number: 956-381-6480

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multifamily	42.18		320	174	166	

Comments:

Prepared by: Marco A. Gonzalez, P.E. Date: 12-22-22

Address: 124 E. Stubbs Edinburg, Tx 78539 Phone Number: 956-381-6480

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

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

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

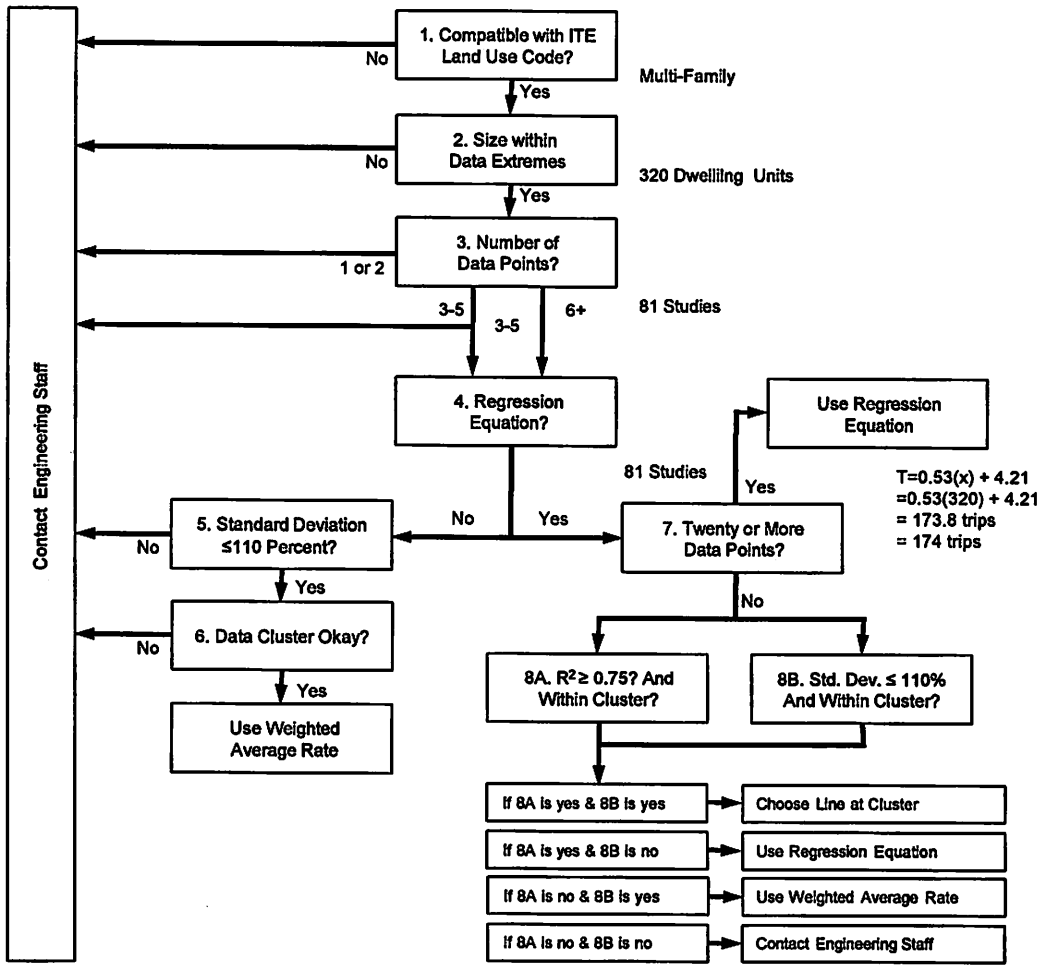
Comments:

Reviewed by: _____ Date: _____ STID#: _____

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

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

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



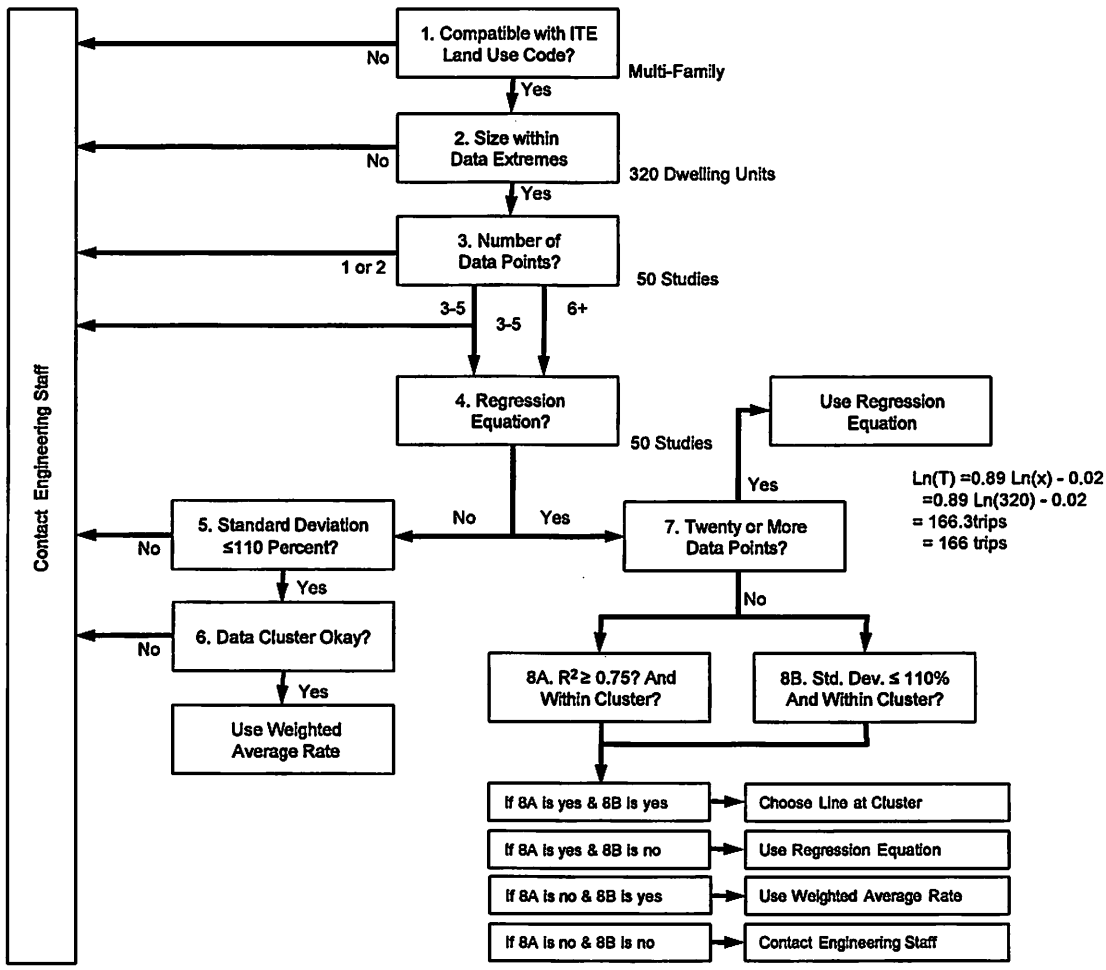
From ITE Trip Generation Handbook

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

(956)

(956) 973-3128 (fax)

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations

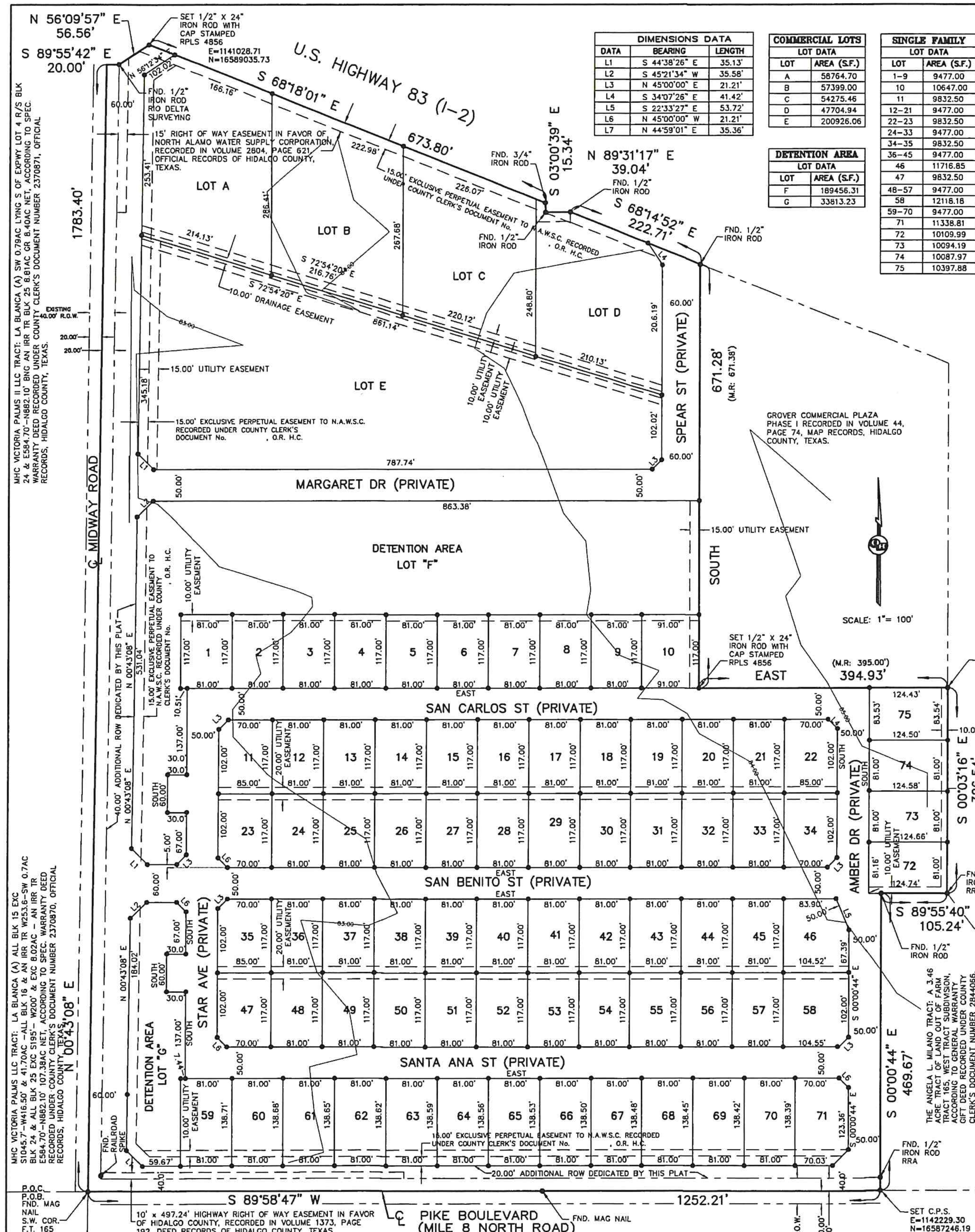


From ITE Trip Generation Handbook

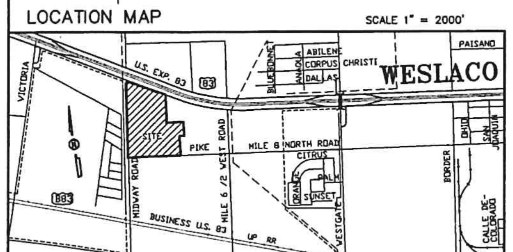
City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)



LOCATION MAP



LEGEND

(71.00) = CONTOUR ELEVATIONS

● - 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 44°38'26" E	35.13'
L2	S 45°21'34" W	35.58'
L3	N 45°00'00" E	21.21'
L4	S 34°07'26" E	41.42'
L5	S 22°33'27" E	53.72'
L6	N 45°00'00" W	21.21'
L7	N 44°59'01" E	35.36'

COMMERCIAL LOTS	
LOT DATA	
LOT	AREA (S.F.)
A	58764.70
B	57399.00
C	54275.46
D	47704.94
E	200926.06

DETENTION AREA	
LOT DATA	
LOT	AREA (S.F.)
F	189456.31
G	33813.23

SINGLE FAMILY	
LOT DATA	
LOT	AREA (S.F.)
1-9	9477.00
10	10647.00
11	9832.50
12-21	9477.00
22-23	9832.50
24-33	9477.00
34-35	9832.50
36-45	9477.00
46	11716.85
47	9832.50
48-57	9477.00
58	12118.18
59-70	9477.00
71	11338.81
72	10109.99
73	10094.19
74	10087.97
75	10397.88

VITTORIA SUBDIVISION

A 42.18 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3269698 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3300467, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 42.18 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3269698 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3300467, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A MAG NAIL FOUND AT THE INTERSECTION OF THE CENTERLINES OF MIDWAY ROAD AND PIKE BLVD. (MILE 8 NORTH ROAD) FOR THE SOUTHWEST CORNER OF FARM TRACT 165 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°43'08" E, ALONG THE WEST LINE OF FARM TRACT 165 AND THE CENTERLINE OF MIDWAY ROAD, A DISTANCE OF 1,783.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 89°55'42" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RIO DELTA SURVEYING FOUND ON THE EAST RIGHT OF WAY LINE OF MIDWAY ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 56°09'57" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 56.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 68°18'01" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 673.80 FEET TO A 3/4" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 03°00'39" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 15.34 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT

THENCE; N 89°31'17" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 39.04 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 68°14'52" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I-2), A DISTANCE OF 222.71 FEET TO 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF GROVER COMMERCIAL PLAZA PHASE I (RECORDED IN VOLUME 44, PAGE 74, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF GROVER COMMERCIAL PALZA PHASE I, A DISTANCE OF 671.28 FEET (MAP RECORD: 671.38 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF GROVER COMMERCIAL PLAZA PHASE I AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF GROVER COMMERCIAL PLAZA PHASE I, A DISTANCE OF 394.93 FEET(MAP RECORD: 395.00 FEET) TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF THE ELISA M. RAMON TRACT (A 5.349 ACRE TRACT OF LAND OUT OF FARM TRACT 162, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3317300, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 00°03'16" E, ALONG THE WEST LINE OF THE ELISA M. RAMON TRACT AND THE WEST LINE OF THE ANGELA L. MILANO AND EMIL MILANO TRACT (A 9.605 ACRE OUT OF FARM TRACT 162, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2844066 AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3325520, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 326.54 FEET TO A 1/2" IRON ROD WITH CAP RRA FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 89°55'40" W, ALONG THE WEST LINE OF THE ANGELA L. MILANO AND EMIL MILANO TRACT, A DISTANCE OF 105.24 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 00°00'44" E, ALONG THE WEST LINE OF THE ANGELA L. MILANO TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RRA FOUND AT 449.67 FEET FOR THE NORTH RIGHT OF WAY LINE OF PIKE BLVD. (MILE 8 NORTH ROAD), A TOTAL DISTANCE OF 469.67 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF FARM TRACT 165 AND IN THE CENTERLINE OF PIKE BLVD. (MILE 8 NORTH ROAD) FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 89°58'47" W, ALONG THE SOUTH LINE OF FARM TRACT 165 AND THE CENTERLINE OF PIKE BLVD. (MILE 8 NORTH ROAD), A DISTANCE OF 1,252.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.18 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH GROVER COMMERCIAL PLAZA PHASE I, RECORDED IN VOLUME 44, PAGE 74, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

7-26-2022
DATE

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "X" AREAS TO DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0450 C EFFECTIVE DATE: MAY 30, 2002 LOMR

2.- LEGEND ● - DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

3.- MINIMUM BUILDING SETBACK LINES:

FRONT (1-75)	20.00 FEET
FRONT (A-D)	35.00 FEET
FRONT (E)	10.00 FEET
REAR	10.00 FEET
REAR (A-E)	15.00 FEET
SIDE (A-E)	6.00 FEET
CORNER SIDE (E)	10.00 FEET
SIDE	5.00 FEET
SIDE CORNER ABUTTING STREET	10.00 FEET

OR EASEMENT-WHICHEVER IS GREATER IN ALL CASES

4.- MINIMUM FINISH FLOOR NOTE: FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 84.50 OR OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

5.- BENCHMARK NOTE: B.M. No. 1 ELEV.=80.58 TOP OF TYPE F INLET LOCATED 19 FEET NORTH AND 12 FEET WEST FROM THE NORTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

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 677,295.66 CUBIT FEET (15.55 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7.- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTANCE OF THE EASEMENT.

8.- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

9.- NOT LOTS SHALL NOT HAVE ACCESS OR FRONT ONTO MIDWAY ROAD AND PIKE ROAD.

10.- A 4.00 FOOT SIDEWALK ABIDING TO CITY ORDINANCES, ON BOTH SIDES OF INTERIOR STREETS SHALL BE CONSTRUCTED AT TIME OF BUILDING PERMITTING.

11.- U.E. DENOTES UTILITY EASEMENT

12.- D.E. DENOTES DRAINAGE EASEMENT

13.- U.&E.E. DENOTES UTILITY & ELECTRICAL EASEMENT

14.- E.E. DENOTES ELECTRICAL EASEMENT

15.- CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

16.- A 5.0 FT. SIDEWALK IS REQUIRED ALONG PIKE BOULEVARD AND MIDWAY ROAD.

17.- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.

18.- A 6.00 FOOT BUFFER FENCE ABIDING TO CITY ORDINANCES, ON DRAIN DITCH SIDE SHALL BE CONSTRUCTED AT TIME OF SUBDIVISION CONSTRUCTION

19.- DETENTION POND LOT "F" & "G" TO BE MAINTAINED BY LOT OWNERS/HOMEOWNERS ASSOCIATION.

20.- STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

21.- ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

22.- DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

23.- ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.

24.- AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRs) TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.

25.- THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.

26.- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULATION WITH THE CITY ATTORNEY.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS VITTORIA SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, EASEMENTS THEREON SHOWN, SURFACE USE IS THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

EDUARDO GAMBA
TROYO CONSTRUCTION GROUP
4900 N. 10TH STREET STE C4
McALLEN, TEXAS 78504

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
EDUARDO GAMBA, MEMBER OF TROYO CONSTRUCTION GROUP
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.
Given under my hand and seal of office this ______ day of __________, 20___

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 04, 2025
NOTARY ID 129615235

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

STATE OF TEXAS
CITY OF WESLACO

I, THE UNDERSIGNED, 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.

CITY MAYOR
DATE

ATTEST: CITY SECRETARY
DATE

STATE OF TEXAS
CITY OF WESLACO

I, THE UNDERSIGNED, 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 SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION

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 HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 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 SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

MARCO A. GONZALEZ
P.E. No. 120016
4-13-23
DATE

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

ON: __________ AT __________ AM/PM
INSTRUMENT NUMBER__________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:__________ DEPUTY

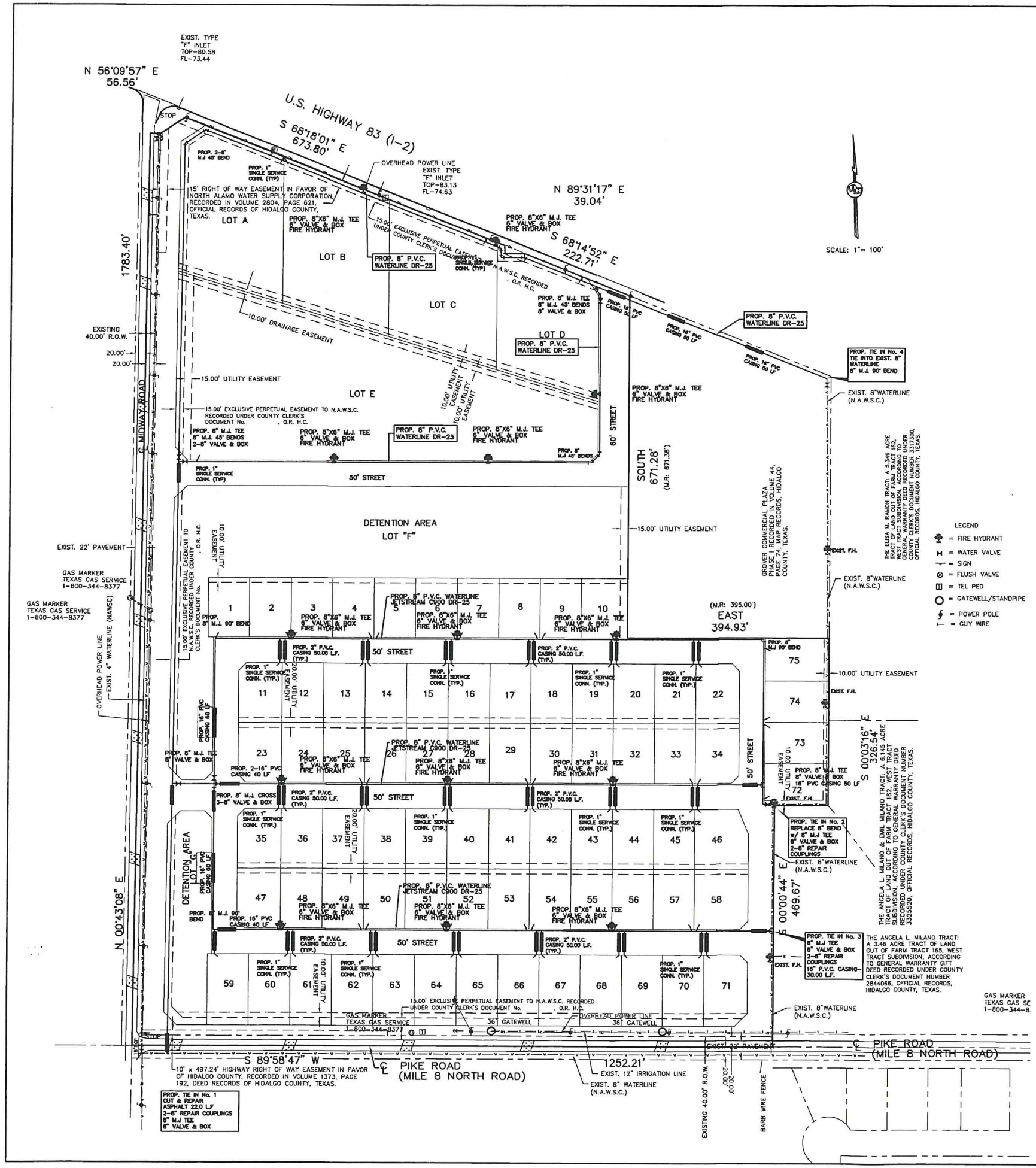
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

DATE OF PREPARATION: JULY 26, 2022

FILENAME : F:\DATA\SUBDIVS\WESLACO\VITTORIA SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-26-2022	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
04-05-2023	G.CANTU	AQ	M. GONZALEZ



NOTES:
SHALL HAVE 4 1/2" OUTLET FACING THE STREET WITH 18" TO 24" CLEARANCE FROM BOTTOM OF OUTLET TO GRADE LEVEL FOR HYDRANT WRENCH.
HYDRANT SHALL BE MARKED ON THE STREETS WITH REFLECTIVE BLUE MARKER TO SHOW LOCATION OF HYDRANT.
HYDRANT SHALL HAVE 3' CLEARANCE FROM ANY FENCE, POLE, BRUSH, ETC.

F:\DATA\SUBD.\WESLACO\VITTORIA SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
XX	XX		
DATE REMSED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.	
DATE	06-15-2022
REVISION	04-05-2023
SCALE	1"=100'
DRAWN BY	G.CANTU
SHEET	

VITTORIA SUBDIVISION
WATER DISTRIBUTION SYSTEM

4-10-23

MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
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ENGINEERING REGISTRATION NUMBER F-1513
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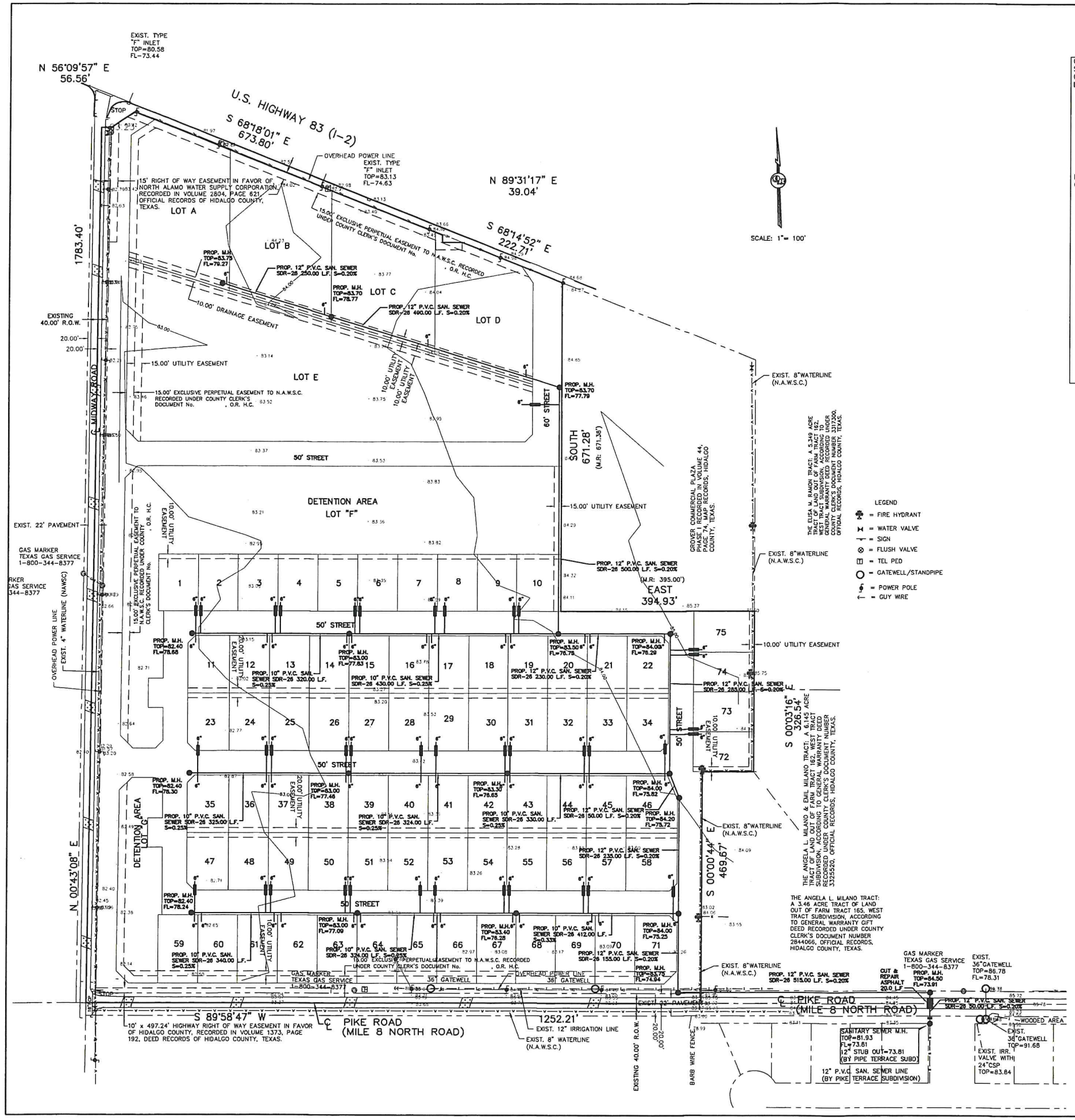

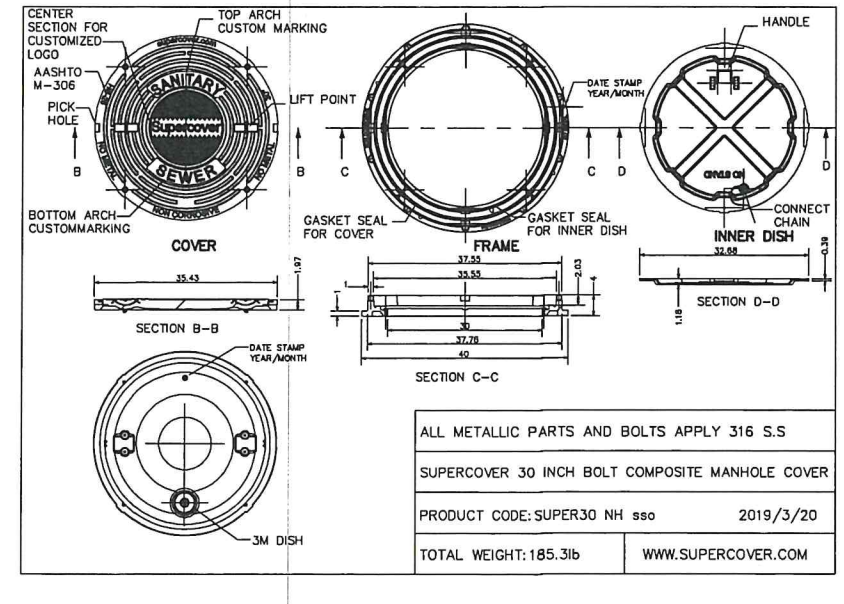

JOB NO.	
DATE	04-15-2022
REVISION	03-16-2023
SCALE	1"=100'
DRAWN BY	G.CANTU
SHEET	

VITTORIA SUBDIVISION SANITARY SEWER COLLECTON SYSTEM

4-10-23

MARCO A. GONZALEZ
132016
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
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LAND SURVEYORS
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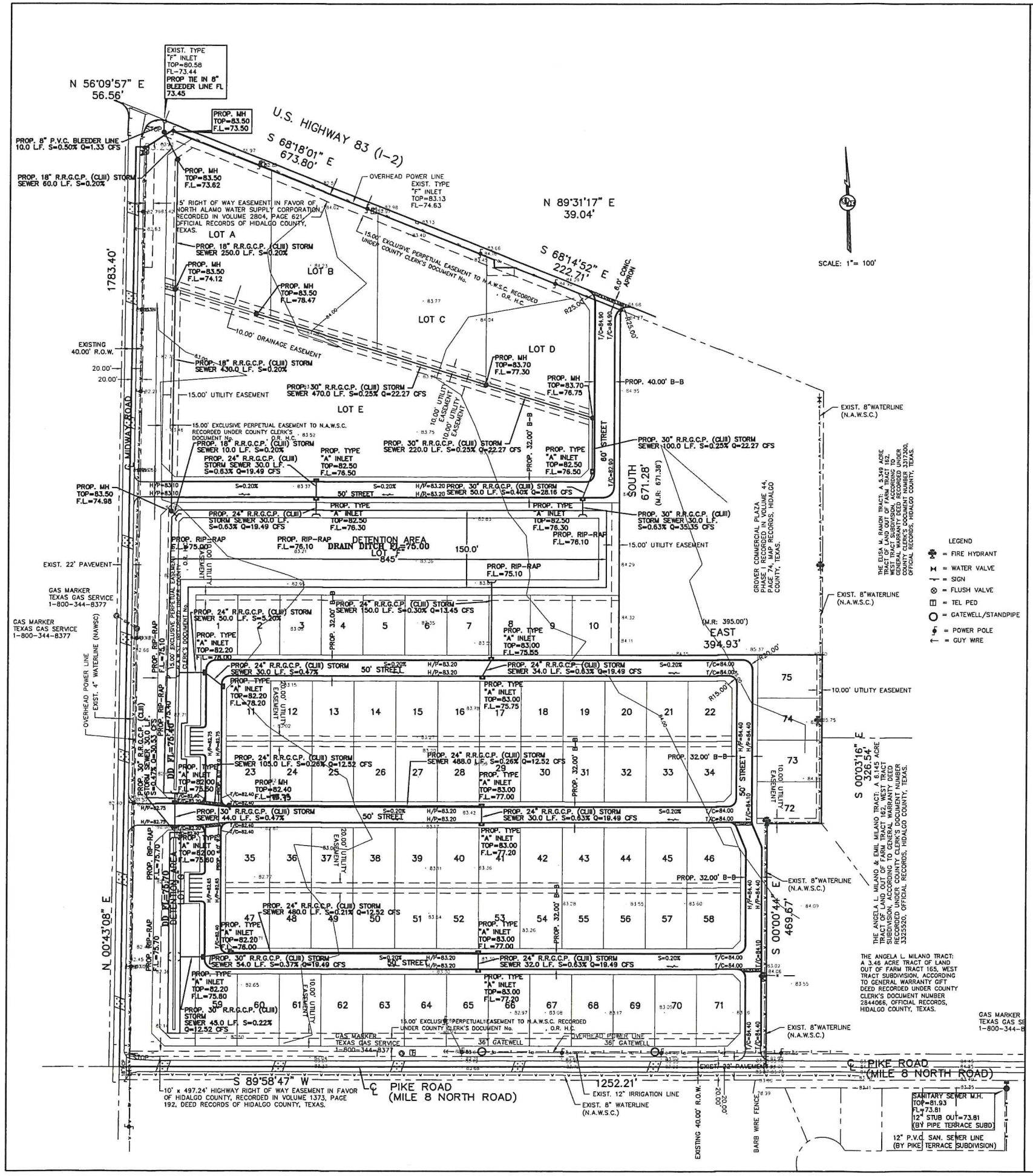
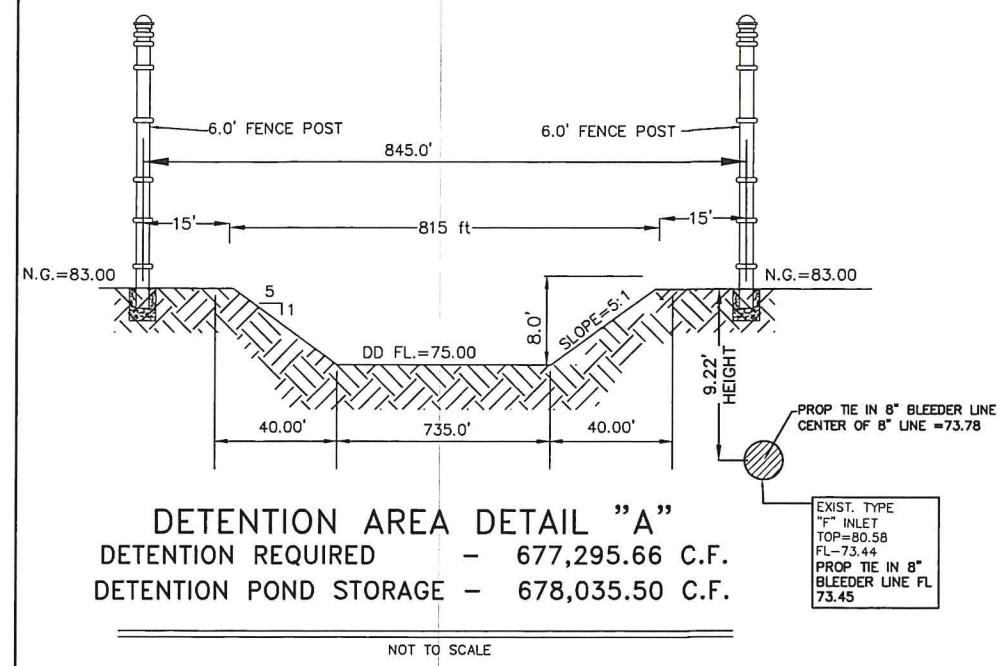
ALFONSO@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

F:\DATA\SUBD.\MESLACO\VITTORIA SUBDIVISION

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





DETENTION AREA DETAIL "A"

DETENTION REQUIRED – 677,295.66 C.F.

DETENTION POND STORAGE – 678,035.50 C.F.

NOT TO SCALE

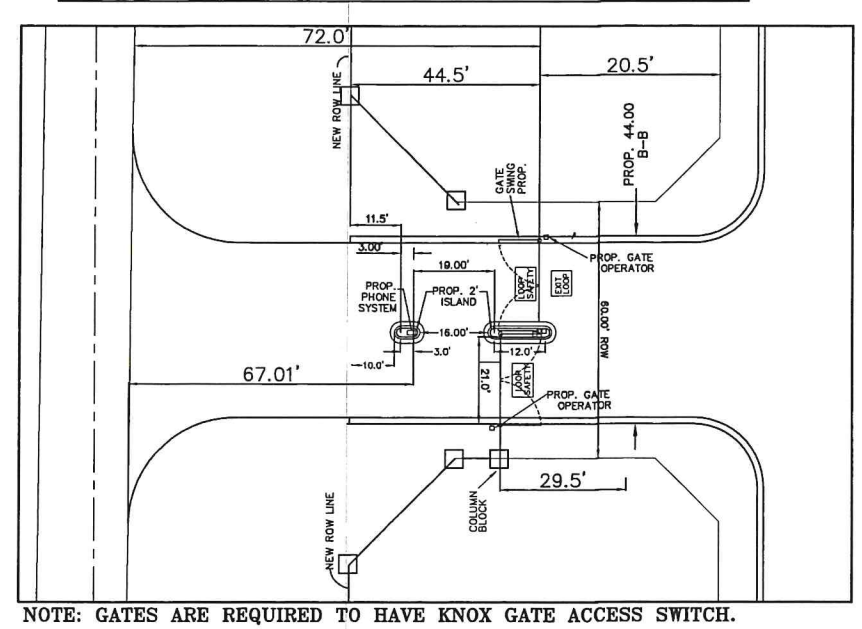
LEGEND

TOTAL DETENTION REQUIRED – 677,295.66 C.F.
(50-YEAR STORM)

TOTAL DETENTION PROVIDED – 678,035.50 C.F.

TOTAL DETENTION EXCAVATED– 774,900.00 C.F.

NOTES:
1.– DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER.



NOTE: GATES ARE REQUIRED TO HAVE KNOX GATE ACCESS SWITCH.

TYPICAL GATE ENTRANCE DETAIL

SCALE: 1"= 20'

JOB NO.	
DATE	08-15-2022
REVISION	03-16-2023
SCALE	1"=100'
DRAWN BY	G.CANTU
SHEET	

VITTORIA SUBDIVISION PAVING & DRAINAGE LAYOUT

4-10-23

STATE OF TEXAS
MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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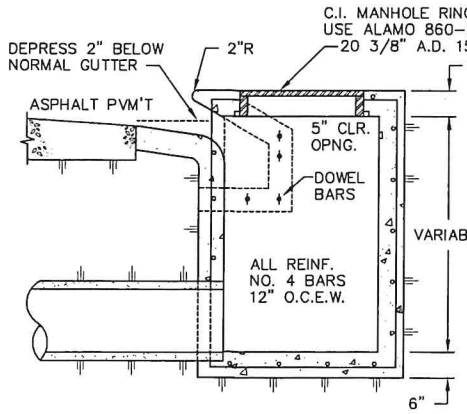
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



TYPE "A" INLET DETAIL

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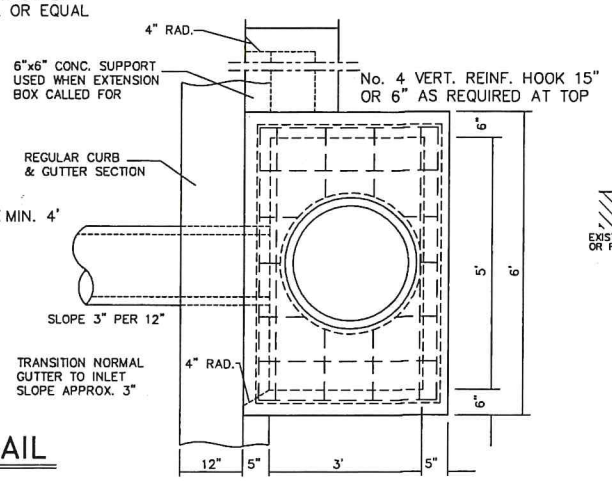
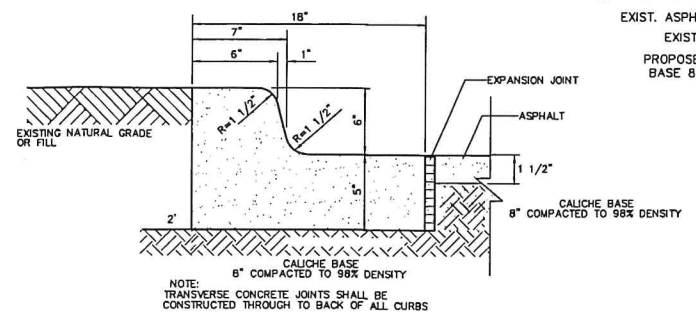
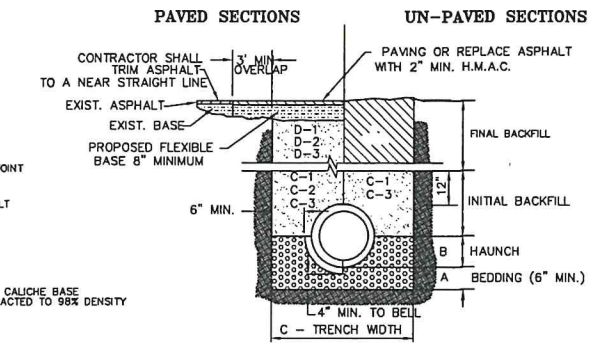


INLET EXTENSION



INTEGRAL CURB & GUTTER

N.T.S.



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. THICKNESS = 6") – PIT RUN GRAVEL 3/4" 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% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C. TRENCH WIDTH – SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH 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 AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 98% SPD, 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 92% S.P.D. AS PER ASTM D4253 AND ASTM D–698, 8" LOOSE LIFTS, MECHANICALY 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% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

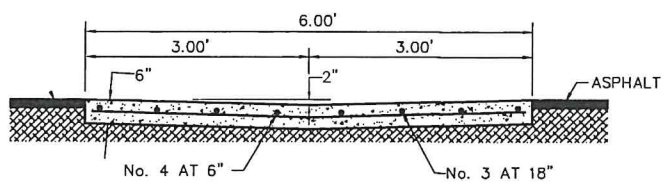
D FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS – SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).

D–1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD – SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 98% SPD. 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 D–4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPATCION.

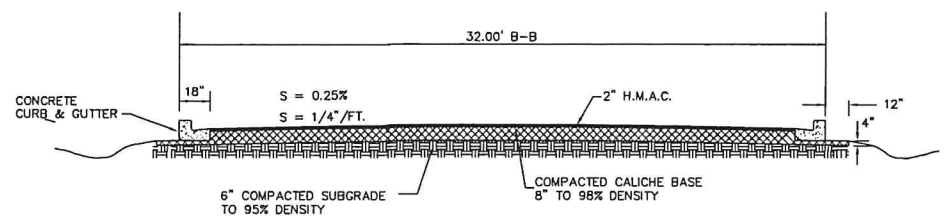
D–3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) – STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM 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 SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% 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 98% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF 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.



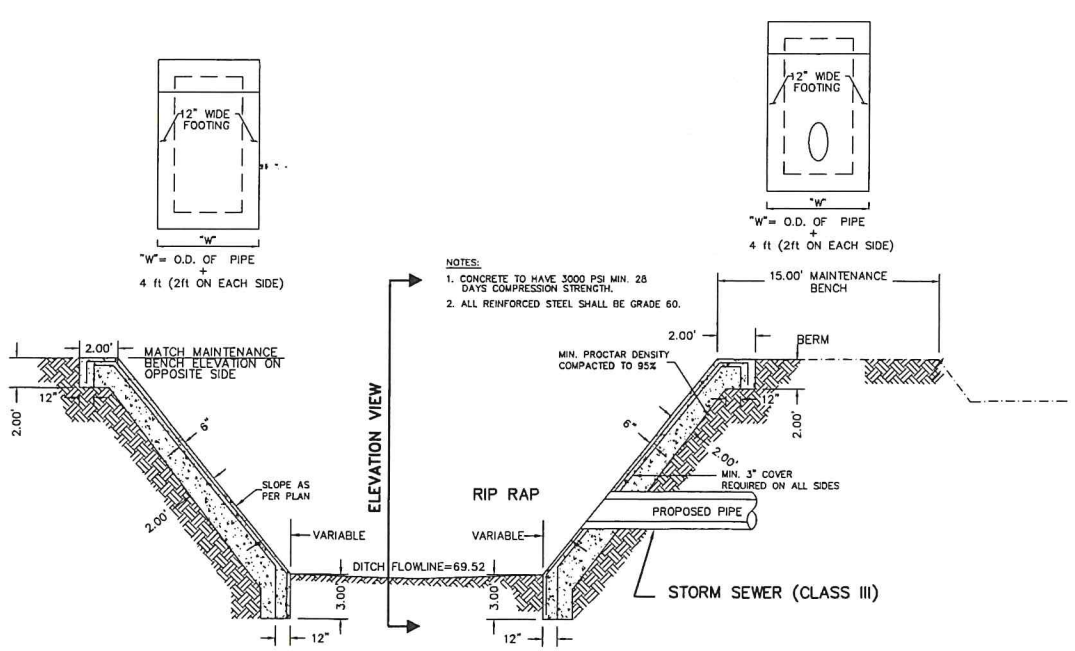
CONC. VALLEY GUTTER

NOT TO SCALE



STREET SECTION

NOT TO SCALE



STORM DISCHARGE STRUCTURE

NOT TO SCALE

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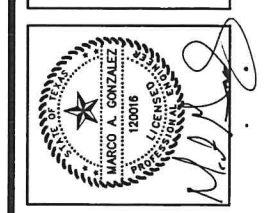
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
XX	XX		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO. ____
DATE 06-15-2022
REVISION 04-03-2023
SCALE 1"=100'
DRAWN BY G.CANTU
SHEET ____

VITTORIA SUBDIVISION PAVING & DRAINAGE DETAIL SHEET

4-10-23



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
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ENGINEERING REGISTRATION NUMBER F-1513
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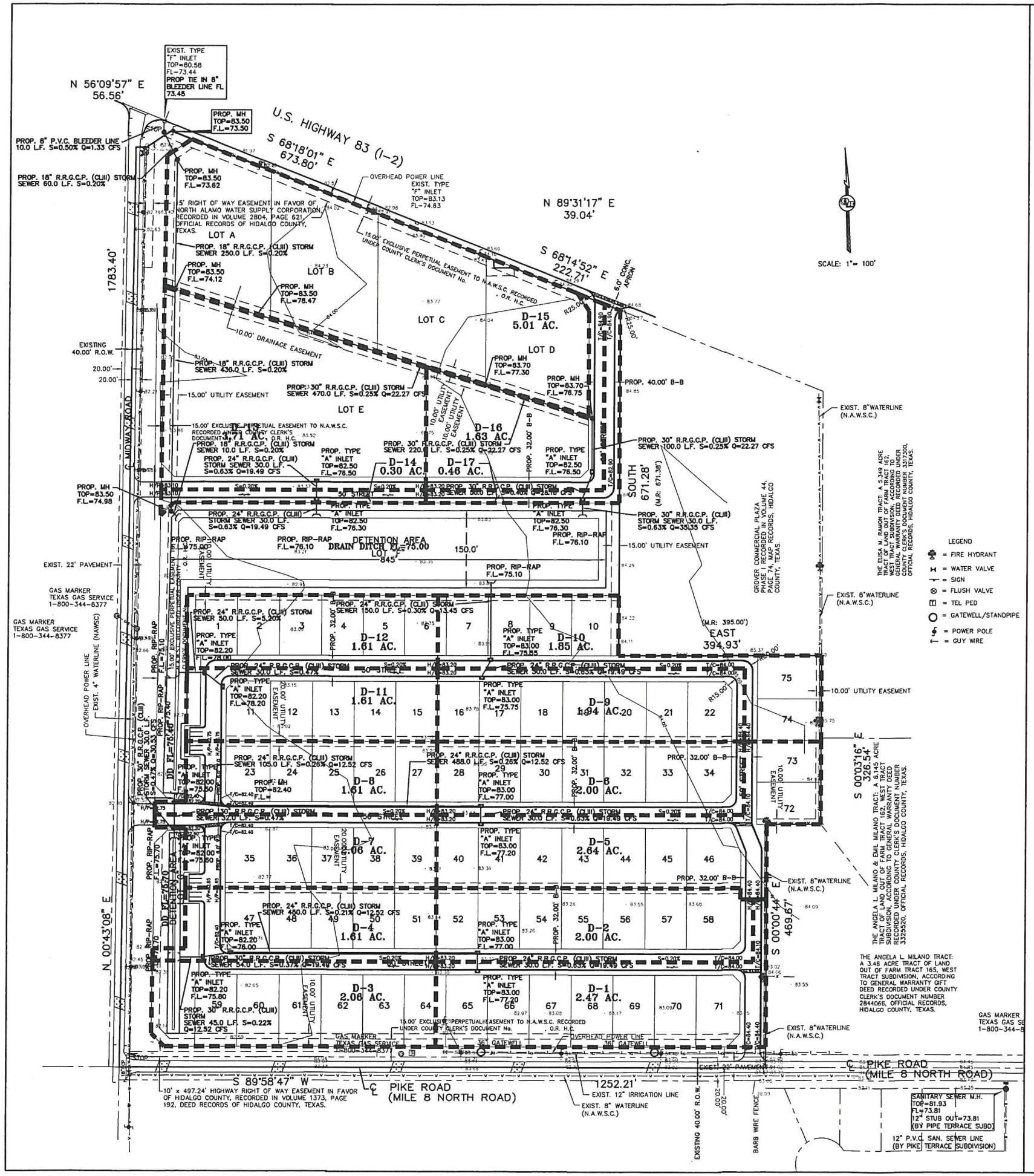

JOB NO.	
DATE	06-15-2022
REVISION	03-16-2023
SCALE	1"=100'
DRAWN BY	G.CANTU
SHEET	

VITTORIA SUBDIVISION DRAINAGE AREAS

U-1-23

MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
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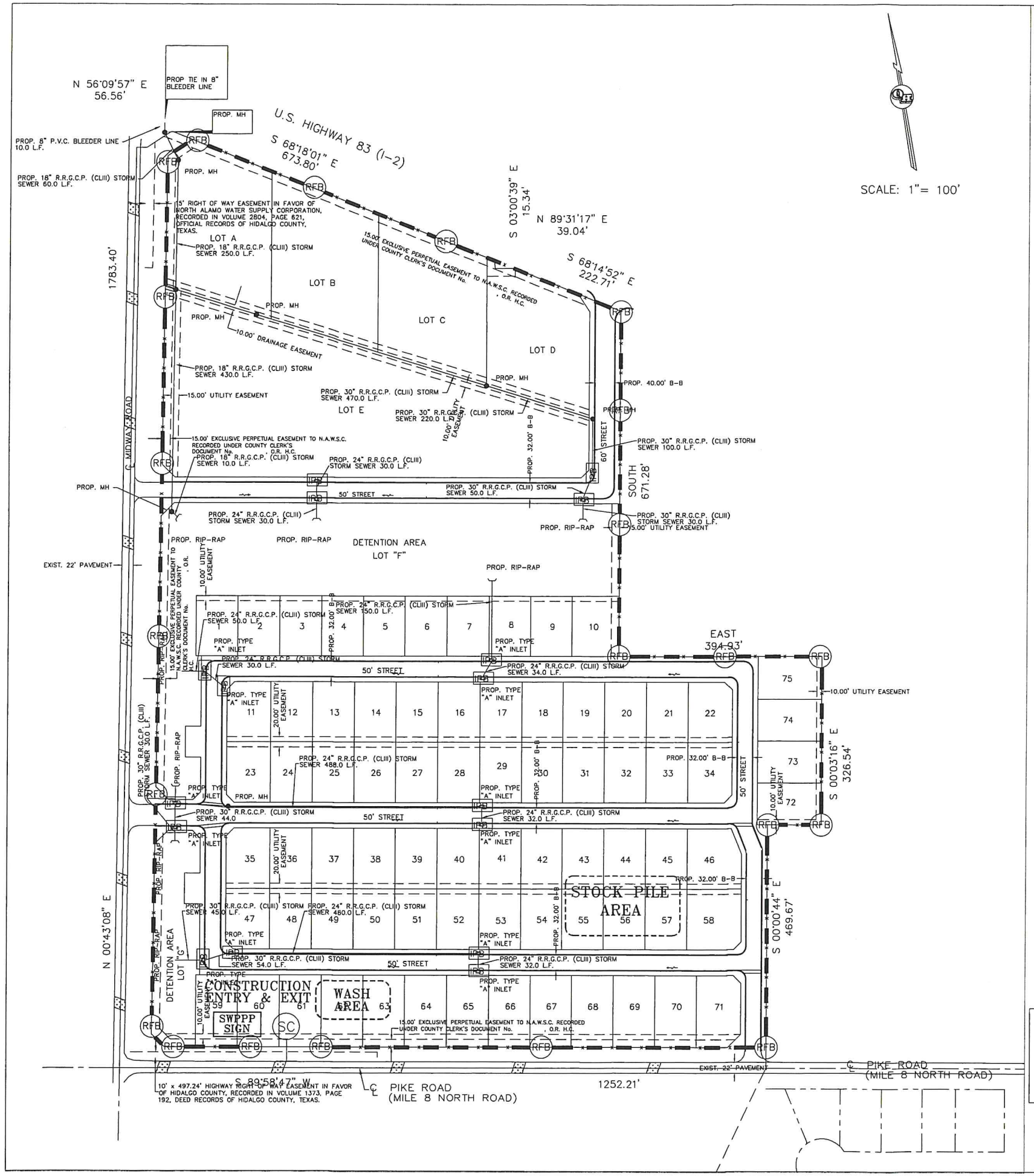


SCALE: 1"= 100'

NOTES: POLLUTION PREVENTION

1.– CONTRACTOR SHALL REMOVE SILT DEPOSITS FROM ROADWAY ON A DAILY BASIS OR AS DIRECTED BY PROJECT ENGINEER.

2.– CONTRACTOR SHALL CONTROL DUSTING BY WASTERSPRINKLING.

3.– CONTRACTOR SHALL HYDROMULCH SEED OR SOD AS INDICATED ON THIS SHEET AND PAVEMENT TYPICAL SECTION, ALL DISTURBED AREAS UPON ACCEPTANCE OF GRADING.

4.– CONTRACTOR SHALL KEEP LOG OF SITE RAINFALL & SW3P MAINTENANCE AS CALLED FOR IN THE NOTICE OF INTENT.

NOTES: EROSION CONTROL

1.– ALL NON-PAVED DISTURBED AREAS SHALL BE HYDRO-MULCH SEEDED FOR EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING, ALL AREAS DISTURBED AFTER INITIAL SEEDING BY EROSION OR CONSTRUCTION SHALL BE RESEEDED.

2.– STOCKPILE TOPSOIL FROM SITE AT DESIGNATED AREA.

3.– CONTRACTOR SHALL COORDINATE ALL WORK THIS CONTRACT WITH ALL WORK BY OTHERS (ENTRY ROAD AND UTILITIES TO SITE) WHICH MAY OR MAY NOT OCCUR DURING THE CONSTRUCTION CONTRACT PERIOD.

4.– CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AND PROJECT SITE FIELD OFFICE AND CONSTRUCTION AREA (ALL WEATHER SURFACE, CALICHE PAVING).

5.– CONSTRUCT TIRE WASH AREAS AT CONSTRUCTION EXIT MINIMUM SURFACE SHALL BE TYPE (1) OR (2). TIRE WASH AREA TO DRAIN INTO EXISTING DITCH.

6.– CONSTRUCT TEMPORARY SEDIMENT TRAPS AND BASINS AS SHOWN ON THE PLAN.

7.– CONSTRUCT TEMPORARY SILT FENCES AS SHOWN ON THE PLAN.

8.– CONSTRUCT/INSTALL PIPE CULVERTS AND STORM SYSTEMS TO ALLOW SILT TRAPS TO FUNCTION AS DESIGNED.

LEGEND

- INLET
- PB INLET PROTECTION BARRIER (SOCK INLET PROTECTION REQUIRED–HAY BALES NOT ALLOWED)
- HS HYFROMULCH SEEDING
- SC STABILIZED CONSTRUCTION EXIT
- FF FILTER FABRIC FENCE
- RFB REINFORCED FILTER FABRIC BARRIER

NOTE:
SOCK INLET PROTECTION MUST BE PROVIDED TO ALL STORM INLETS.
HAY BALES ARE NOT ALLOWED.

Z:\data\SUBD.\WESLACO\MIRA VISTA \EROSION

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2-6-19	AG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.	
DATE	2-6-19
REVISION	04-03-2023
SCALE	1"=60'
DRAWN BY	AG
SHEET	

VITTORIA SUBDIVISION POLLUTION PREVENTION & EROSION CONTROL PLAN

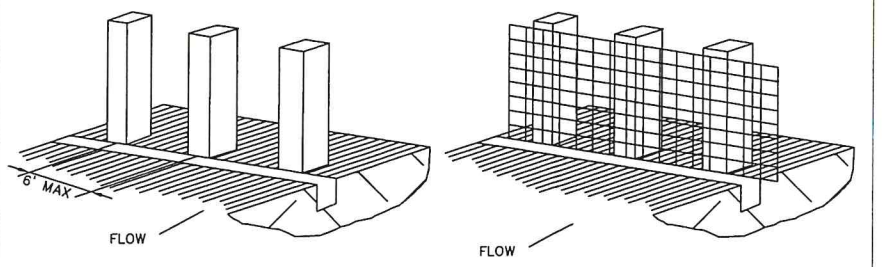
4-10-23

STATE OF TEXAS
MARCO A. GONZALEZ
120618
LICENSED
PROFESSIONAL ENGINEER

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

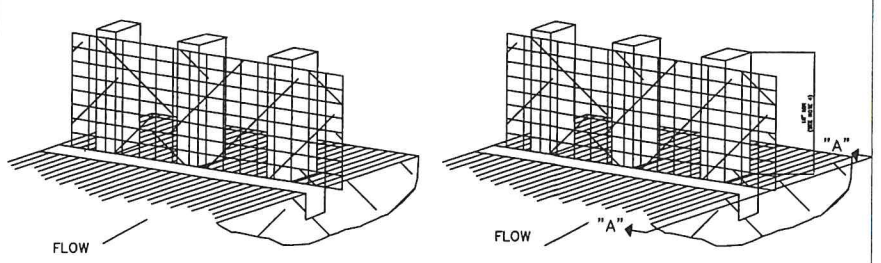
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG LINE OF POSTS (SEE NOTE 1).

2. SECURE WIRE FENCING TO POSTS (SEE NOTE 2).

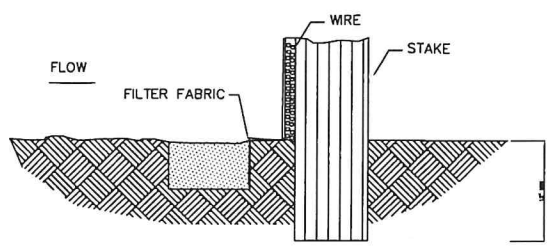


3. ATTACH FILTER MATERIAL TO WIRE FENCE AND EXTEND IT INTO THE TRENCH (SEE NOTE 3).

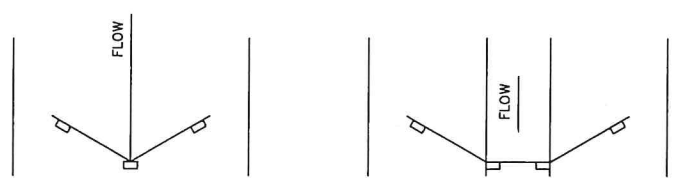
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC INTO TRENCH

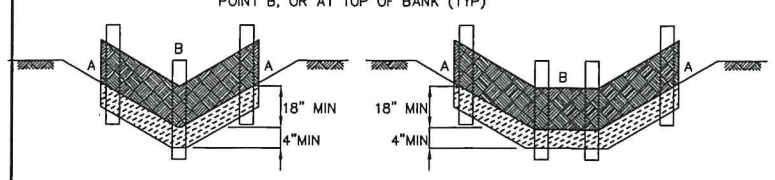


SECTION "A"



PLAN PLAN

POINTS A SHOULD BE HIGHER THAN POINT B, OR AT TOP OF BANK (TYP)



"V-DITCH" SECTION/ELEVATION TRAPEZOIDAL SECTION/ELEVATION

CONSTRUCTION NOTES:

1.- SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.

2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES.

3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.

4.- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.

5.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

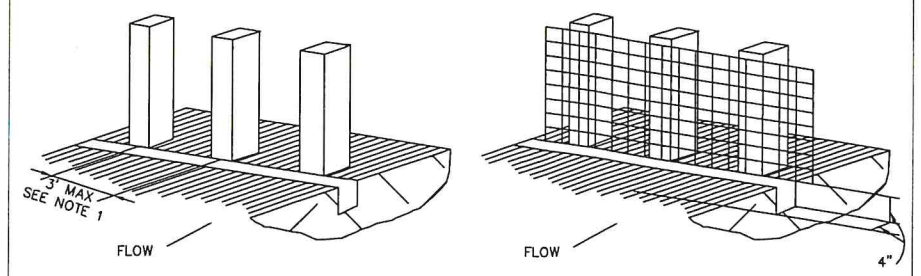
6.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.

X — RFB —
SYMBOL

REINFORCED FILTER FABRIC BARRIER

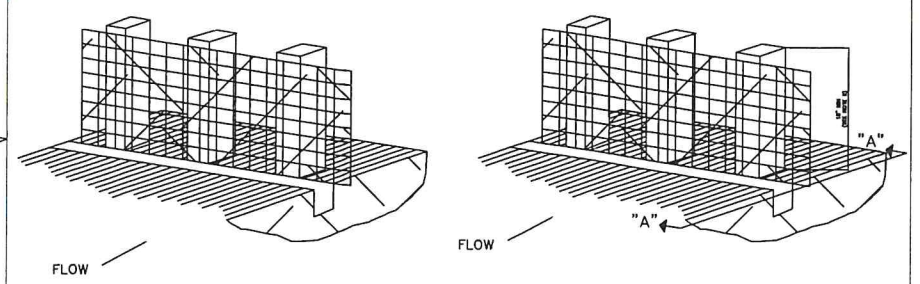
1. SET POSTS AT REQUIRED SPACING.

2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



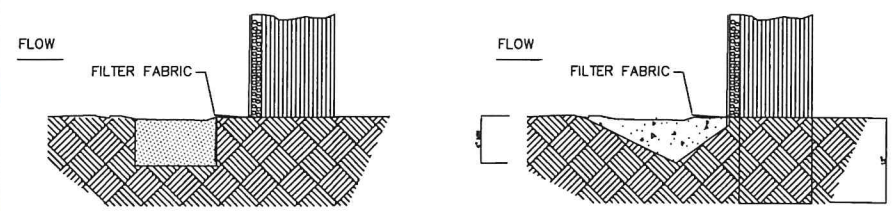
3. ATTACH FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.

4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC INTO TRENCH

ALTERNATE V-TRENCH EXTENSION OF FABRIC INTO TRENCH



SECTION "B" SECTION "B" ALTERNATE

X — FF —
SYMBOL

CONSTRUCTION NOTES:

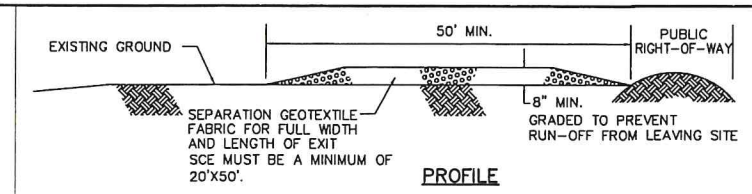
1.- 2 INCH BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.

2.- ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.

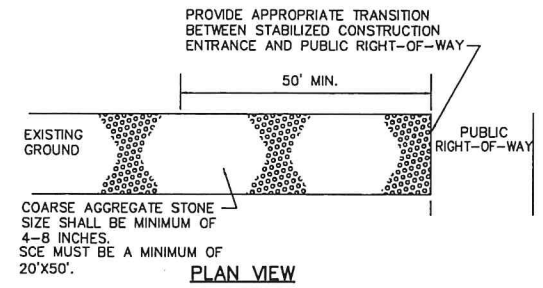
3.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POST, AND FOLDED.

4.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

FILTER FABRIC FENCE



PROFILE



PLAN VIEW

CONSTRUCTION NOTES:

1.- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.

2.- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.

3.- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

4.- STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.

5.- STABILIZED AREA MAY BE WIDENED OF LENGTHENED TO ACCOMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.

6.- SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.

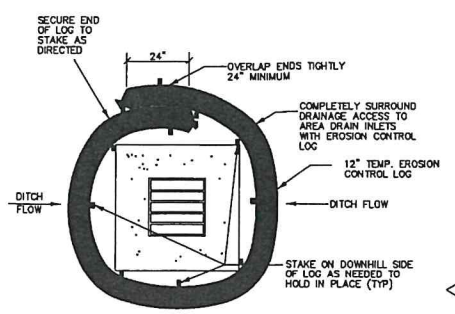
7.- STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

SC
SYMBOL

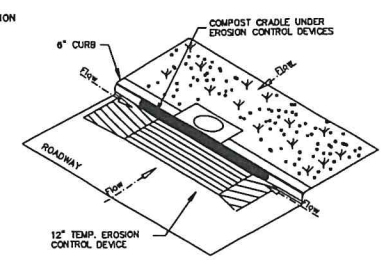
STABILIZED CONSTRUCTION EXIT

CONSTRUCTION NOTE:

1.- SEE CONSTRUCTION NOTES FOR RFB.



DROP INLET SEDIMENT TRAP
NTS



CURB INLET SEDIMENT TRAP
NTS

SOCK INLET PROTECTION BARRIER

IPB
SYMBOL

SEDIMENT BASIN & TRAP USAGE GUIDELINES

A sediment trap may be used to precipitate sediment out of runoff draining from an unstabilized area.

Traps: the drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF/Acre (0.5" over the drainage area).

Sediment traps should be placed in the following locations:
1. Immediately preceding drain inlets
2. Just before the drainage enters a water course
3. Just before the drainage leaves the right of way
4. Just before the drainage leaves the construction limits where drainage flows away from the project

The trap should be cleaned when the capacity has been reduced by 1/2 or the sediment has accumulated to a depth of 1', whichever is less.
Cleaning and removal of accumulated sediment deposits is incidental and will not be paid for seperately.

GENERAL NOTES

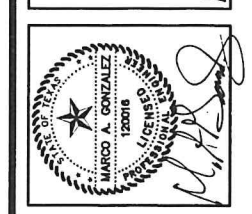
1. LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF LOGS SHALL BE 30' FOR 12" DIAMETER LOGS.
2. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE LOG WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
3. STUFF LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
4. STAKES SHALL BE 2' X 2" WOOD 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE LOG.
5. COMPOST CRADLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.

Z:\data\SUBD.\MESLACO\MIRA VISTA \EROSION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2-6-19	AG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.
DATE 2-6-19
REVISION 08-21-2020
SCALE 1"=60'
DRAWN BY AG
SHEET

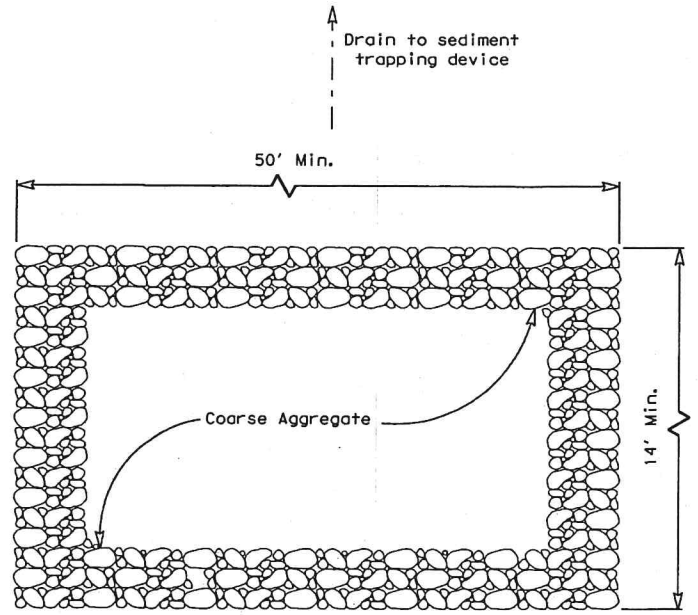
VITTORIA SUBDIVISION POLLUTION PREVENTION & EROSION CONTROL PLAN

12-28-22

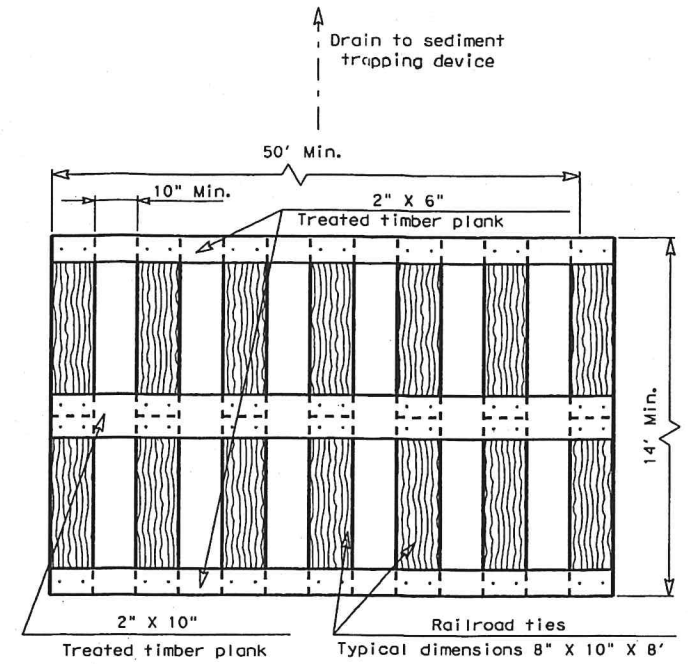


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 10041-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

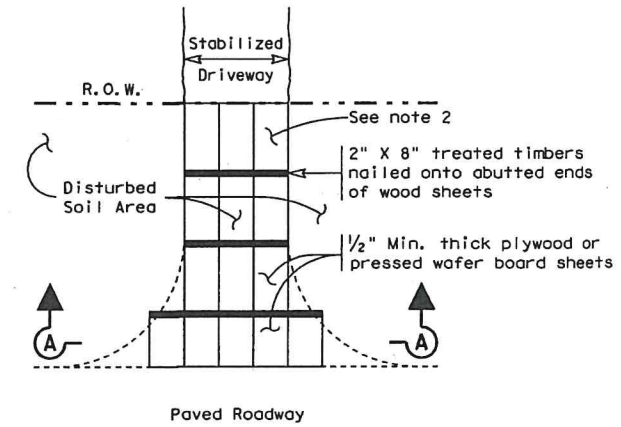
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



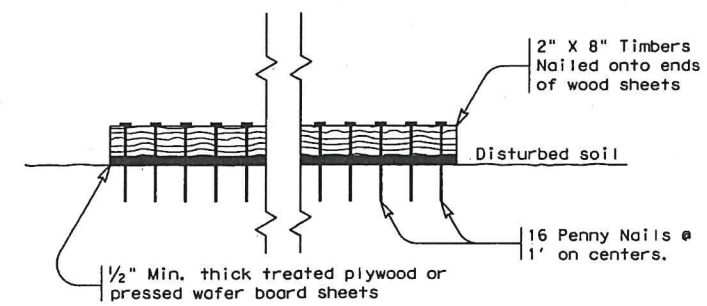
PLAN



PLAN

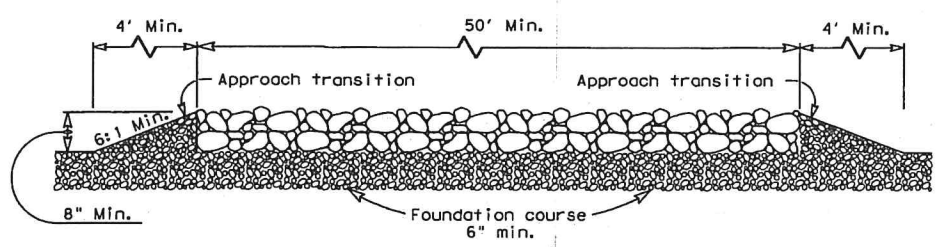


PLAN



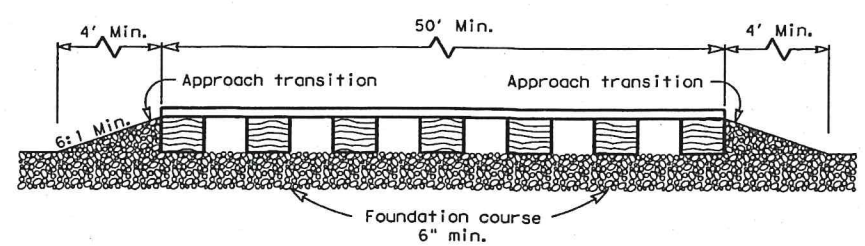
SECTION A-A

CONSTRUCTION EXIT (TYPE 3)



PROFILE

CONSTRUCTION EXIT (TYPE 1)



PROFILE

CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

GENERAL NOTES

1. The length of the type 2 construction exit shall be as indicated on the plans, but not less than 50'.
2. The treated timber planks shall be attached to the railroad ties with ½"x 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction exit should be graded to allow drainage to a sediment trapping device.
7. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

GENERAL NOTES

1. The length of the type 3 construction exit shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction exit may be constructed from open graded crushed stone with a size of two to four inches spread a min. of 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

Texas Department of Transportation
Design Division Standard

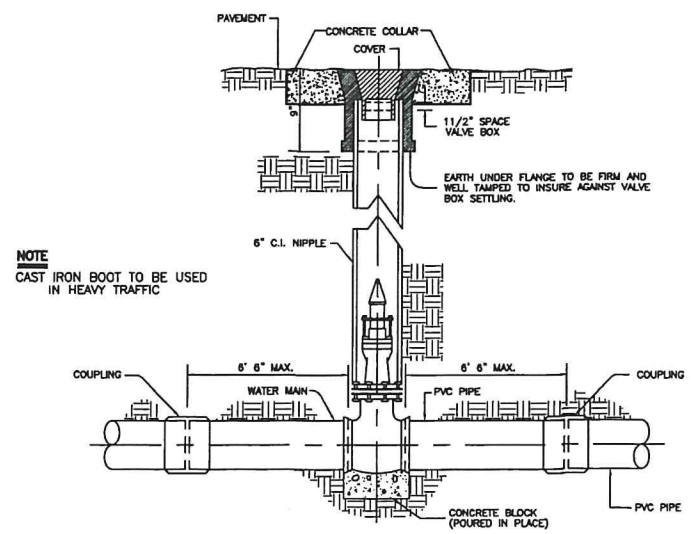
TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

CONSTRUCTION EXITS

EC(3)-93

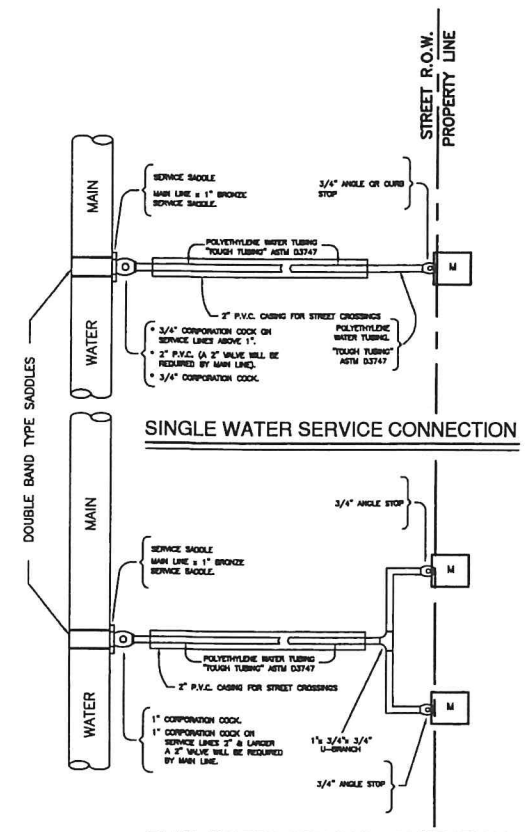
FILE: ec393.dgn	DN: TxDOT	CK: HEJ	DW: BD	CK:	
© TxDOT June 1993	CONT	SECT	JOB	HIGHWAY	
REVISIONS	DIST		COUNTY		SHEET NO.

DATE:
FILE:



TYPICAL VALVE & BOX INSTALLATION

(NOT TO SCALE)



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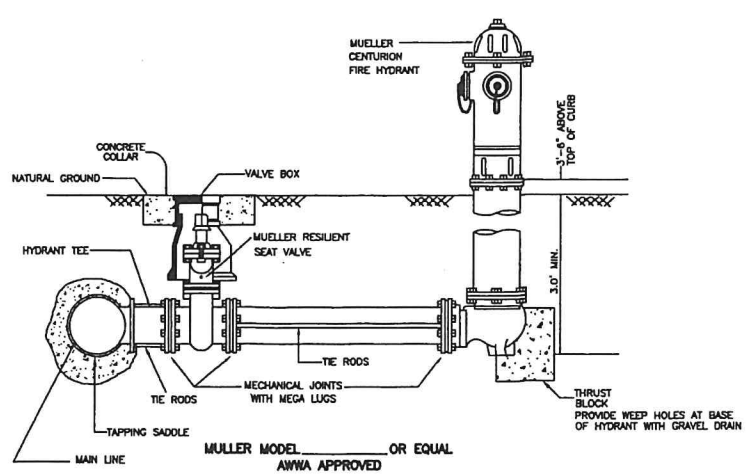
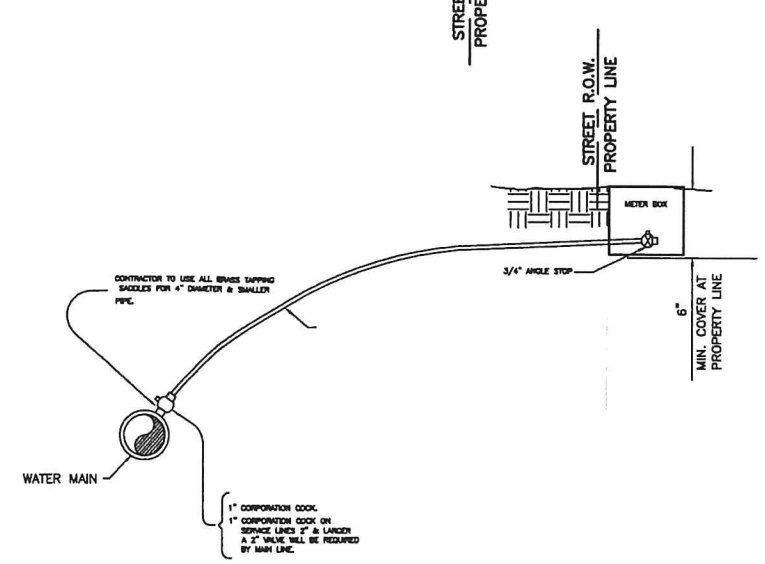


NAWSC FIRE HYDRANT

(NOT TO SCALE)



JOB NO. _____
DATE 9-03-01
REVISIONS A9
DRAWN BY JAUIS

NORTH ALAMO WATER SUPPLY
DETAIL SHEET

MARCO A. GONZALEZ 120016 REGISTERED PROFESSIONAL ENGINEER

8-16-14

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
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PHONE 956-381-6480
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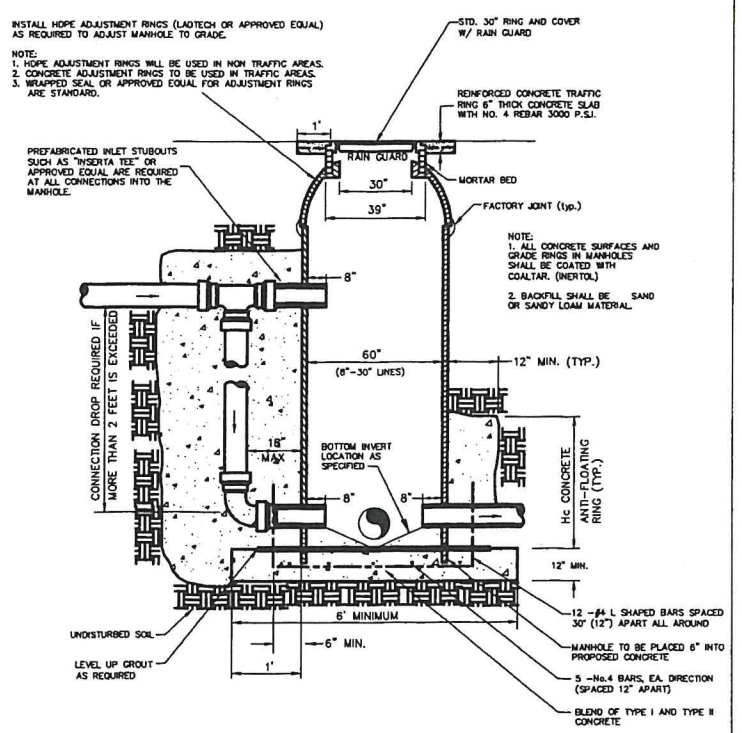
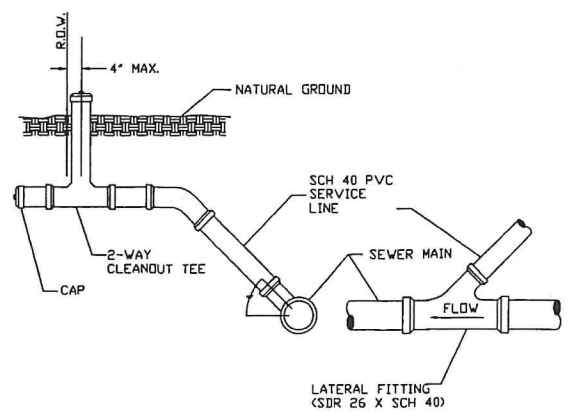
OFFICE@QHAENGINEERING.COM

STANDARD SANITARY SEWER CONSTRUCTION DETAILS



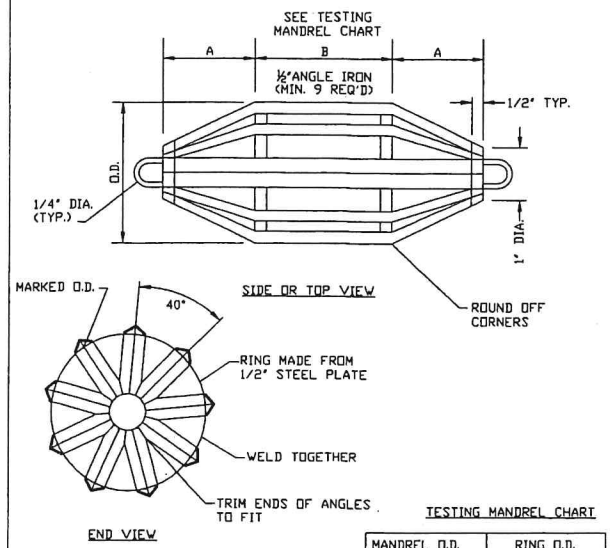
TYPICAL FIBERGLASS MANHOLE WITH EXTERIOR DROP STRUCTURE IF REQUIRED



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION



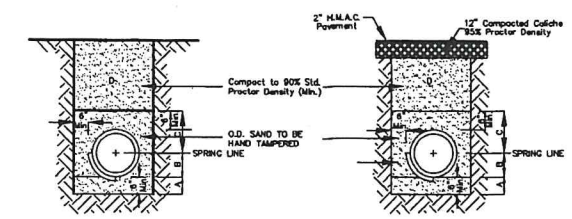
TESTING MANDREL CHART

SIZE	A	B	MANDREL O.D. PSM SDR-26	RING O.D. PSM SDR-26
6	4.0"	4.5"	5.50	4.79
8	5.5"	6.0"	7.37	6.66
10	7.0"	7.5"	9.21	8.50
12	8.0"	9.0"	10.96	10.25
15	10.0"	11.0"	13.42	12.71
18	12.0"	13.5"		
21	14.0"	16.0"		
24	16.0"	18.0"		
27	18.0"	20.0"		

DEFLECTION TESTING MANDREL DETAIL

NOTES:

1.SHOULD A CONFLICT BETWEEN THIS STANDARD AND RECOMMENDATION OF ANY GEOTECHNICAL REPORT ARISE, WRITTEN APPROVAL MUST BE RECEIVED BY CONTRACTOR BY THE CITY OF WESLACO FOR INSTALLATION OF EITHER.
2. WATERLINE IDENTIFIER TAPE ON NON METALLIC TAPE (COLOR CODED ONLY).



STANDARD PIPE BEDDING

A. SAND BEDDING TO BE PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED)

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D. FILL TRENCH W/SELECT BACKFILL, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

WATER LINE – BACKFILL A,B,D
SEWER LINE – BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

STANDARD PIPE BEDDING
UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, WATER JET, HAND TAMPED).

C. SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).

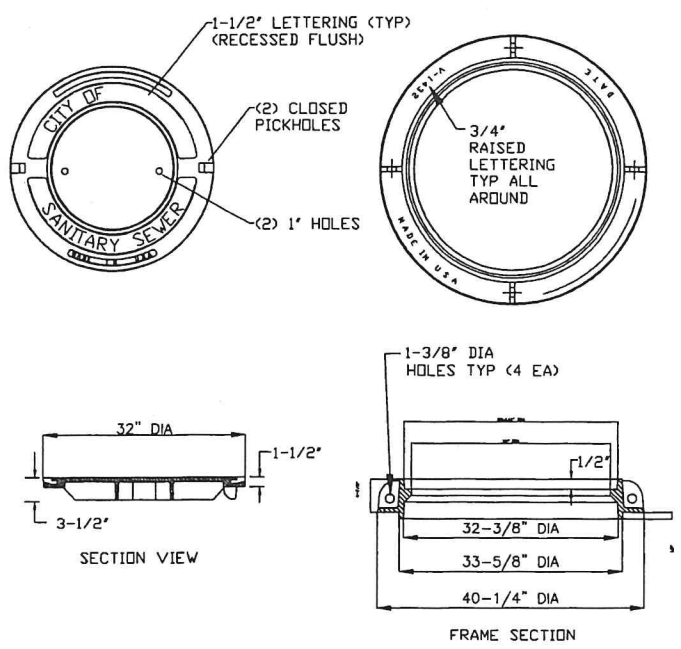
D. FILL TRENCH W/SAND, W/8" LIFTS COMPACT TO 90% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

WATER LINE – BACKFILL A,B,D
SEWER LINE – BACKFILL A,B,C,D
SAND TO BE ARROYO SAND W/ PI <15

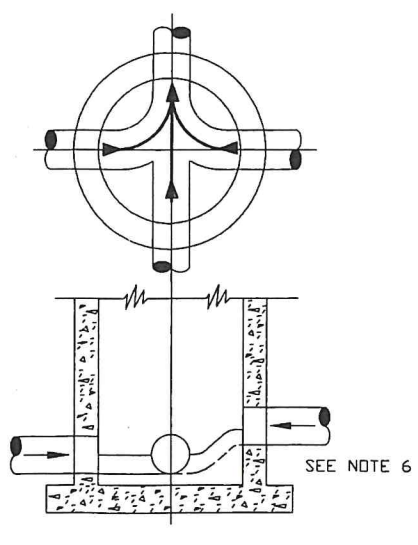
WATER PIPE BEDDING



NOTES:

1. FRAME AND COVER SHALL CONFORM TO REQUIREMENTS OF AASHTO M 306.
2. FRAME AND COVER SHALL BE PROOF-LOAD TESTED TO 74,000 LBS.
3. FRAME SHALL BE GRAY CAST IRON CONFORMING TO AASHTO M 105 CLASS 35B OR ASTM A48 CLASS 35B.
4. COVER SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 80-55-06.

SANITARY SEWER MANHOLE STANDARD RING & COVER



NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
7. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION, THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL

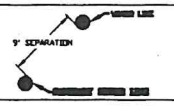
SANITARY SEWER MANHOLE INVERT DETAIL

317.13. Appendix E – Separation Distances.

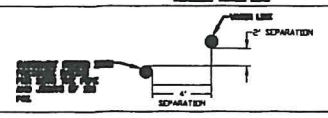
TCEQ STANDARD

The following rules apply to separation distances between potable water and wastewater treatment plants, and waterlines and sanitary sewers.

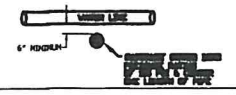
(a) Water line/new sewer line separation. When new sanitary sewers are installed,they shall be installed no closer to waterlines than nine feet in all directions. Sewers that parallel waterlines must be installed in separate trenches. Where the nine foot separation distance cannot be achieved, the following guidelines will apply.



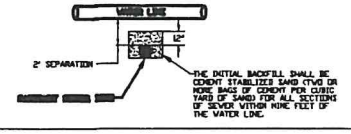
(1) Where a sanitary sewer parallels a waterline, the sewer shall be constructed of cast iron, ductile iron or PVC meeting ASTM specifications with a pressure rating for both the pipe and joints of 150 psi. The vertical separation shall be a minimum of two feet between outside diameters and the horizontal separation shall be a minimum of four feet between outside diameters. The sewer shall be located below the waterline.



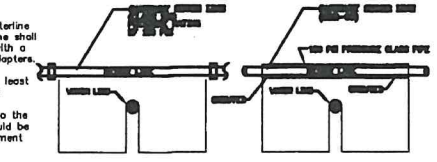
(2) Where a sanitary sewer crosses a waterline and the sewer is constructed of cast iron, ductile iron or PVC with a minimum pressure rating of 150 psi, an absolute minimum distance of 6 inches between outside diameters shall be maintained. In addition the sewer shall be located below the waterline where possible and one length of the sewer pipe must be centered on the waterline.



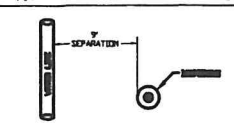
(3) Where a sewer crosses under a waterline and the sewer is constructed of ABS truss pipe, similar semi-rigid plastic composite pipe, clay pipe or concrete pipe with gasketed joints, a minimum two foot separation distance shall be maintained. The initial backfill shall be cement stabilized sand (two or more bags of cement per cubic yard of sand) for all sections of sewer within nine feet of the waterline. This initial backfill shall be from one quarter diameter below the centerline of the pipe to one pipe diameter (but not less than 12 inches) above the top of the pipe.



(4) Where a sewer crosses over a waterline all portions of the sewer within nine feet of the waterline shall be constructed of cast iron, ductile iron, or PVC pipe with a pressure rating of at least 150 psi using appropriate adapters. In lieu of this procedure the new conveyance may be encased in a joint of 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at 5 feet intervals with spacers or be filled to the springline with washed sand. The encasement pipe should be centered on the crossing and both ends sealed with cement grout or manufactured seal.



(b) Water line/manhole separation. Unless sanitary sewer manholes and the connecting sewer can be made watertight and tested for no leakage, they must be installed so as to provide a minimum of nine feet of horizontal clearance from an existing or proposed waterline.Where the nine foot separation distance cannot be achieved, a carrier pipe as described in subsection (a)(4) of this section may be used where appropriate.



Weslaco
All-America City
2002

REVISIONS
12-07-2007
12-17-2007
01-04-2008
09-25-2008

CITY OF WESLACO

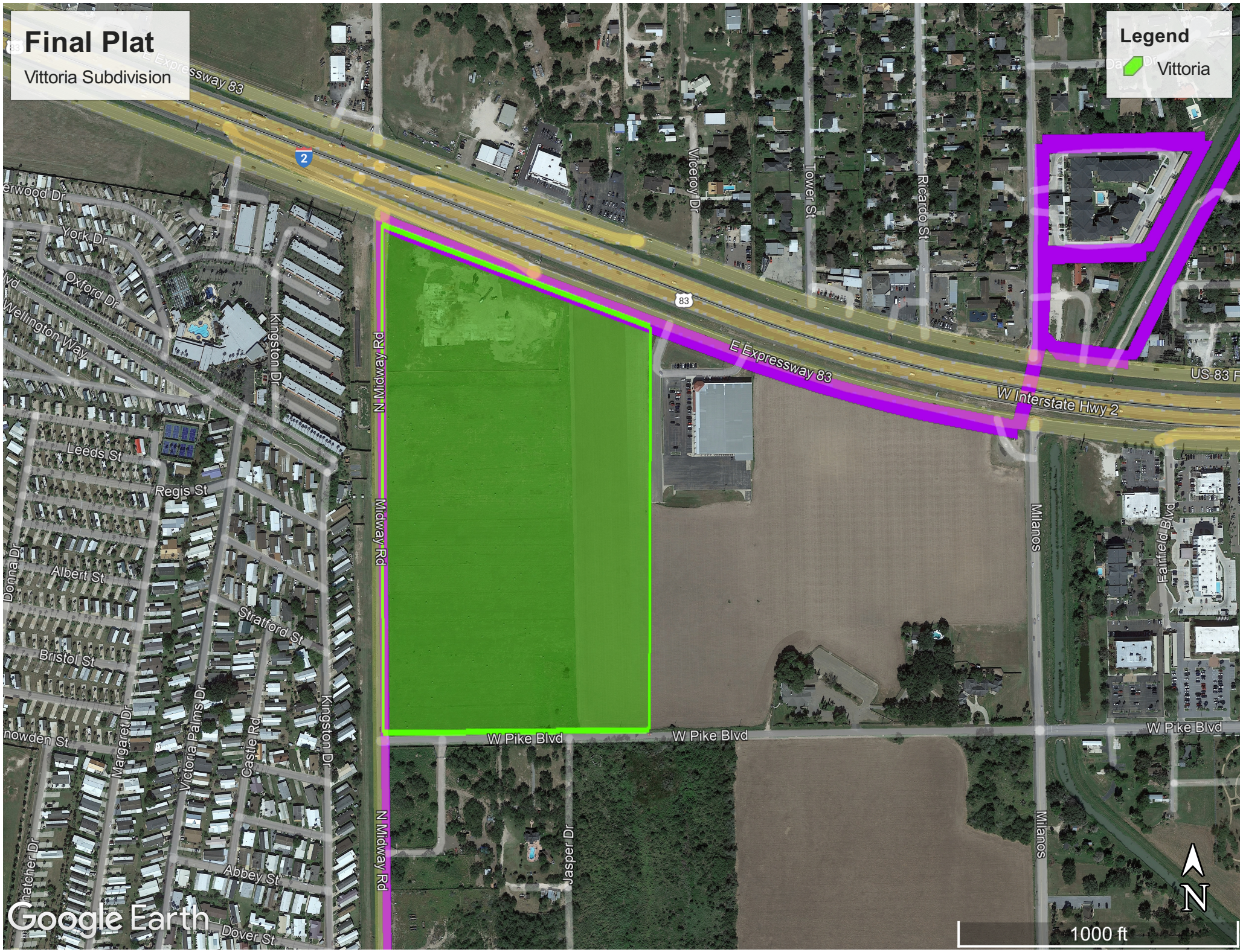
STANDARD DRAINAGE DETAILS

City of Weslaco

FILE NAME: STD_DET_WESLACO
DATE: 01-04-2008
SURVEYED BY:
DESIGNED BY:
DRAWN BY: JENNY F. ESTRADA
CHECKED BY: BERNARD RODRIGUEZ
APPROVED BY: RANDY WINSTON
SCALE: HOR: 1" = N.T.S. VERT: 1" = N.T.S.
DATE:
SHEET NO.: 1 OF 1

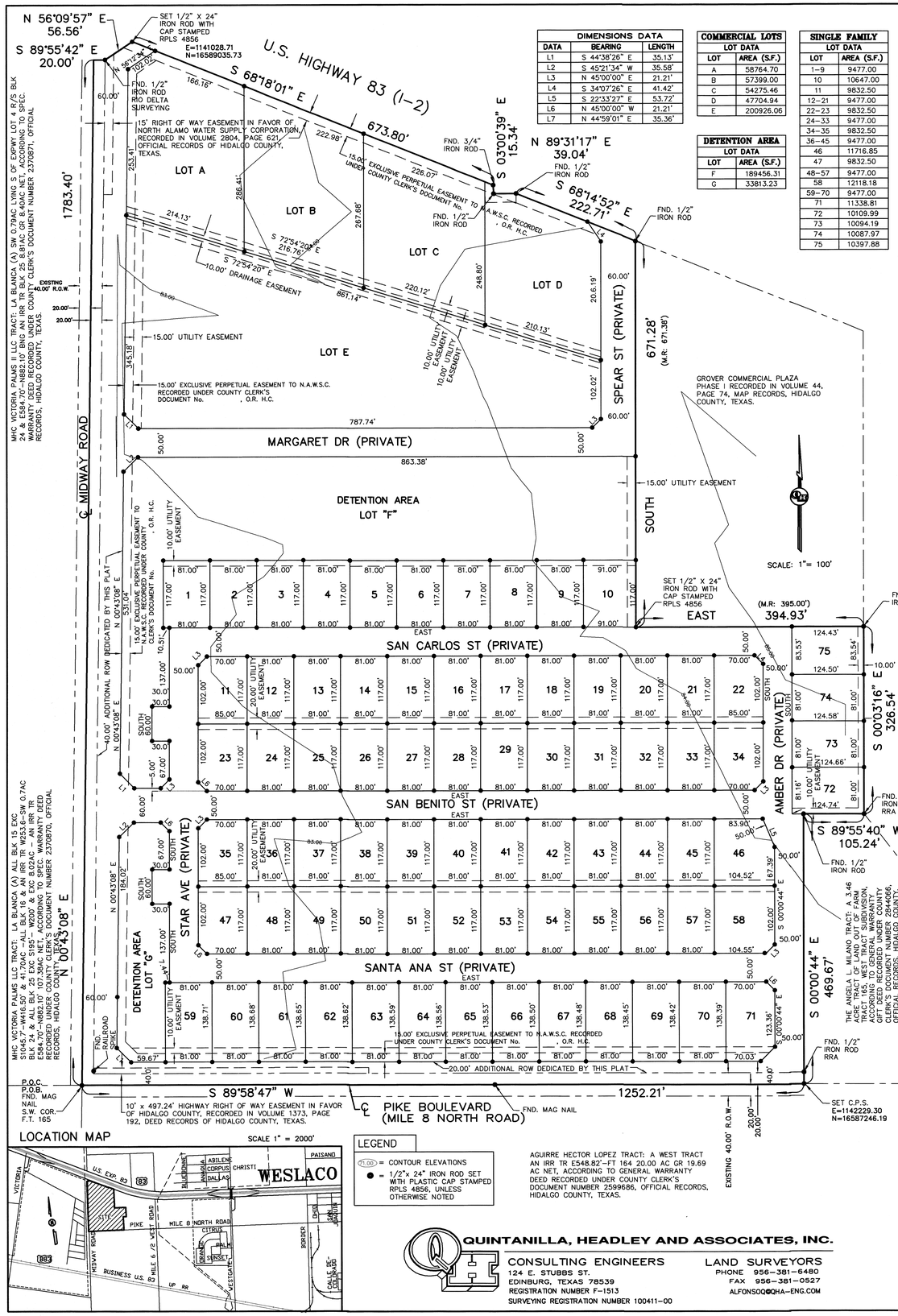
Final Plat

Vittoria Subdivision



VITTORIA SUBDIVISION

A 42.18 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3269698 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3300467, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 44°38'26" E	35.13'
L2	S 45°21'34" W	35.58'
L3	N 45°00'00" E	21.21'
L4	S 34°07'26" E	41.42'
L5	S 22°33'27" E	53.72'
L6	N 45°00'00" W	21.21'
L7	N 44°59'01" E	35.36'

COMMERCIAL LOTS	
LOT DATA	
LOT	AREA (S.F.)
A	58764.70
B	57399.00
C	54275.46
D	47704.94
E	200926.06

DETENTION AREA	
LOT DATA	
LOT	AREA (S.F.)
F	189456.31
G	33813.23

SINGLE FAMILY	
LOT DATA	
LOT	AREA (S.F.)
1–9	9477.00
10	10647.00
11	9832.50
12–21	9477.00
22–23	9832.50
24–33	9477.00
34–35	9832.50
36–45	9477.00
46	11716.85
47	9832.50
48–57	9477.00
58	12118.18
59–70	9477.00
71	11338.81
72	10109.99
73	10094.19
74	10087.97
75	10397.88

METES AND BOUNDS

A 42.18 ACRE TRACT OF LAND OUT OF FARM TRACTS 165 AND 166, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3269698 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3300467, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A MAG NAIL FOUND AT THE INTERSECTION OF THE CENTERLINES OF MIDWAY ROAD AND PIKE BLVD. (MILE 8 NORTH ROAD) FOR THE SOUTHWEST CORNER OF FARM TRACT 165 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°43'08" E, ALONG THE WEST LINE OF FARM TRACT 165 AND THE CENTERLINE OF MIDWAY ROAD, A DISTANCE OF 1,783.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I–2) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 89°55'42" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I–2), A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RIO DELTA SURVEYING FOUND ON THE EAST RIGHT OF WAY LINE OF MIDWAY ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 56°09'57" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I–2), A DISTANCE OF 56.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 68°18'01" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I–2), A DISTANCE OF 673.80 FEET TO A 3/4" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 03°00'39" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I–2), A DISTANCE OF 15.34 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT

THENCE; N 89°31'17" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I–2), A DISTANCE OF 39.04 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 68°14'52" E, ALONG THE SOUTH RIGHT OF WAY LINE OF U.S. EXPRESSWAY 83 (I–2), A DISTANCE OF 222.71 FEET TO 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF GROVER COMMERCIAL PLAZA PHASE I (RECORDED IN VOLUME 44, PAGE 74, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE WEST LINE OF GROVER COMMERCIAL PALZA PHASE I, A DISTANCE OF 671.28 FEET (MAP RECORD: 671.38 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF GROVER COMMERCIAL PLAZA PHASE I AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF GROVER COMMERCIAL PLAZA PHASE I, A DISTANCE OF 394.93 FEET(MAP RECORD: 395.00 FEET) TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF THE ELISA M. RAMON TRACT (A 5.349 ACRE TRACT OF LAND OUT OF FARM TRACT 162, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3317300, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 00°03'16" E, ALONG THE WEST LINE OF THE ELISA M. RAMON TRACT AND THE WEST LINE OF THE ANGELA L. MILANO AND EMIL MILANO TRACT (A 9.605 ACRE OUT OF FARM TRACT 162, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2844066 AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3325520, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 326.54 FEET TO A 1/2" IRON ROD WITH CAP RRA FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 89°55'40" W, ALONG THE WEST LINE OF THE ANGELA L. MILANO AND EMIL MILANO TRACT, A DISTANCE OF 105.24 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 00°00'44" E, ALONG THE WEST LINE OF THE ANGELA L. MILANO TRACT,
PASSING A 1/2" IRON ROD WITH CAP STAMPED RRA FOUND AT 449.67 FEET FOR THE NORTH RIGHT OF WAY LINE OF PIKE BLVD. (MILE 8 NORTH ROAD), A TOTAL DISTANCE OF 469.67 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF FARM TRACT 165 AND IN THE CENTERLINE OF PIKE BLVD. (MILE 8 NORTH ROAD) FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 89°58'47" W, ALONG THE SOUTH LINE OF FARM TRACT 165 AND THE CENTERLINE OF PIKE BLVD. (MILE 8 NORTH ROAD), A DISTANCE OF 1,252.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.18 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH GROVER COMMERCIAL PLAZA PHASE I, RECORDED IN VOLUME 44, PAGE 74, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS REGISTERED ALFONSO QUINTANILLA 4856 PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

7–26–2022
DATE

THE ELISA M. RAMON TRACT: A 5.349 ACRE TRACT OF LAND OUT OF FARM TRACT 162, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3317300, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ANGELA L. MILANO & EMIL MILANO TRACT: A 6.145 ACRE TRACT OF LAND OUT OF FARM TRACT 162, WEST TRACT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3325520, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" AREAS TO DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN.
COMMUNITY–PANEL NUMBER 480334 0450 C
EFFECTIVE DATE: MAY 30, 2002 LOMR

2.– LEGEND ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

3.– MINIMUM BUILDING SETBACK LINES:

FRONT (1–75)	20.00 FEET
FRONT (A–D)	35.00 FEET
FRONT (E)	10.00 FEET
REAR	10.00 FEET
REAR (A–E)	15.00 FEET
SIDE (A–E)	6.00 FEET
CORNER SIDE (E)	10.00 FEET
SIDE	5.00 FEET
SIDE CORNER ABUTTING STREET	10.00 FEET

OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

4.– MINIMUM FINISH FLOOR NOTE:
FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 84.50 OR OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

5.– BENCHMARK NOTE:
B.M. No. 1 ELEV.=80.58 TOP OF TYPE F INLET LOCATED 19 FEET NORTH AND 12 FEET WEST FROM THE NORTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

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 **677,295.66** CUBIT FEET (**15.55** ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7.– NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTANCE OF THE EASEMENT.

8.– LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

9.– NOT LOTS SHALL NOT HAVE ACCESS OR FRONT ONTO MIDWAY ROAD AND PIKE ROAD.

10.– A 4.00 FOOT SIDEWALK ABIDING TO CITY ORDINANCES, ON BOTH SIDES OF INTERIOR STREETS SHALL BE CONSTRUCTED AT TIME OF BUILDING PERMITTING.

11.– U.E. DENOTES UTILITY EASEMENT

12.– D.E. DENOTES DRAINAGE EASEMENT

13.– U.&E.E. DENOTES UTILITY & ELECTRICAL EASEMENT

14.– E.E. DENOTES ELECTRICAL EASEMENT

15.– CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

16.– A 5.0 FT. SIDEWALK IS REQUIRED ALONG PIKE BOULEVARD AND MIDWAY ROAD.

17.– SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.

18.– A 6.00 FOOT BUFFER FENCE ABIDING TO CITY ORDINANCES, ON DRAIN DITCH SIDE SHALL BE CONSTRUCTED AT TIME OF SUBDIVISION CONSTRUCTION

19.– DETENTION POND LOT "F" & "G" TO BE MAINTAINED BY LOT OWNERS/HOMEOWNERS ASSOCIATION.

20.– STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

21.– ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

22.– DRAINAGE OUTPARCELS CANNOT BE RE–SUBDIVIDED FOR FUTURE DEVELOPMENT.

23.– ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.

24.– AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRs) TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.

25.– THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.

26.– THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULATION WITH THE CITY ATTORNEY.

LOCATION MAP

SCALE 1" = 2000'

LEGEND

(71.00) = CONTOUR ELEVATIONS
● = 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F–1513
SURVEYING REGISTRATION NUMBER 100411–00

LAND SURVEYORS
PHONE 956–381–6480
FAX 956–381–0527
ALFONSO@QHA–ENG.COM

DATE OF PREPARATION: JULY 26, 2022

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS **VITTORIA SUBDIVISION**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, EASEMENTS THEREON SHOWN, SURFACE USE IS THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

EDUARDO GAMBA
TROYO CONSTRUCTION GROUP
4900 N. 10TH STREET STE C4
McALLEN, TEXAS 78504

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
EDUARDO GAMBA, MEMBER OF TROYO CONSTRUCTION GROUP
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.
Given under my hand and seal of office this _____day of _____, 20___.

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 04, 2025
NOTARY ID 129615255

CLARISSA ANNETTE QUINTANILLA – NOTARY PUBLIC

STATE OF TEXAS
CITY OF WESLACO

I, THE UNDERSIGNED, 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.

CITY MAYOR — DATE

ATTEST: CITY SECRETARY — DATE

STATE OF TEXAS
CITY OF WESLACO

I, THE UNDERSIGNED, 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 SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION

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 HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATE

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 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 SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS MARCO A. GONZALEZ 120016 LICENSED PROFESSIONAL ENGINEER

MARCO A. GONZALEZ
P.E. No. 120016

4-13-23
DATE

COUNTY CLERK COUNTY OF HIDALGO, TEXAS

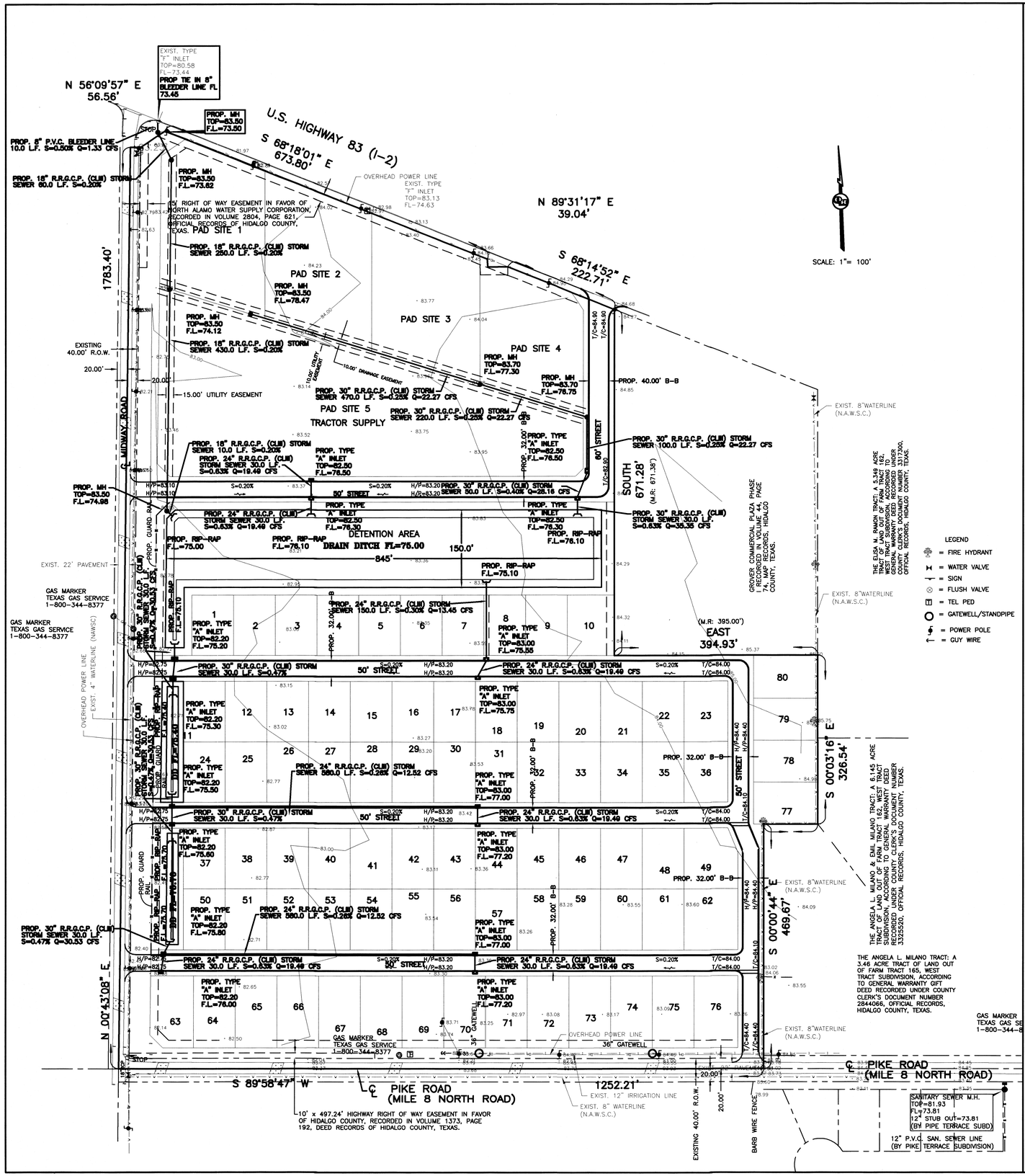
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

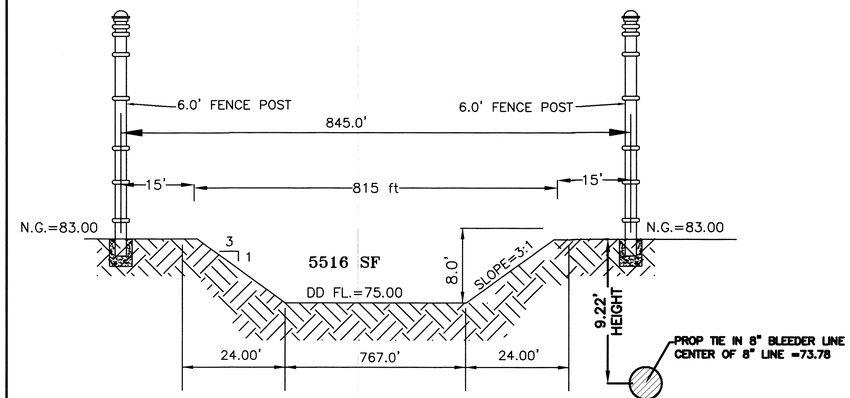
ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

FILENAME : F:\DATA\SUBDIVS\WESLACO\VITTORIA SUBDIVISION			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7–26–2022	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
04–05–2023	G.CANTU	AQ	M. GONZALEZ





DETENTION AREA DETAIL "A"

DETENTION REQUIRED – 677,295.66 C.F.

DETENTION POND STORAGE – 827,400.00 C.F.
(5,516.0 SF X 150.0' LENGTH)

NOT TO SCALE

LEGEND

TOTAL DETENTION REQUIRED – 677,295.66 C.F.
(50-YEAR STORM)

TOTAL DETENTION PROVIDED – 827,400.00 C.F.
(5,516.0 SF X 150.0' LENGTH)

TOTAL DETENTION EXCAVATED– 949,200.00 C.F.
(6,328 SF X 150.0' LENGTH)

NOTES:
1.– DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER.

JOB NO.	
DATE	DATE
REVISION	
SCALE	1"=100'
DRAWN BY	XX
SHEET	

VITTORIA SUBDIVISION PAVING & DRAINAGE LAYOUT

5-27-23

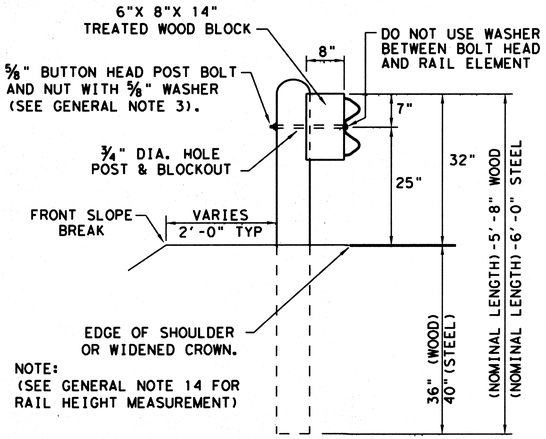
MARCO A. GONZALEZ
120016
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM

F:\DATA\SUBD.\WESLACO\VITTORIA SUBDIVISION

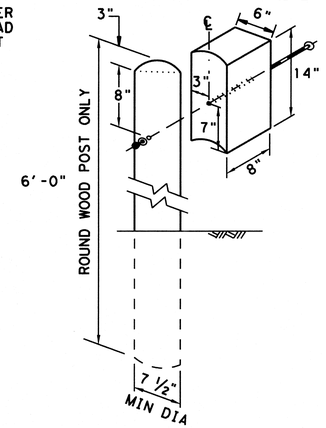
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
XX	XX		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DISCLAIMER:
THE USE OF THIS STANDARD IS GOVERNED BY THE "TEXAS ENGINEERING PRACTICE ACT". NO WARRANTY OF ANY KIND IS MADE BY TXDOT FOR ANY PURPOSE WHATSOEVER. TXDOT ASSUMES NO RESPONSIBILITY FOR THE CONVERSION OF THIS STANDARD TO OTHER FORMATS OR FOR INCORRECT RESULTS OR DAMAGES RESULTING FROM ITS USE.



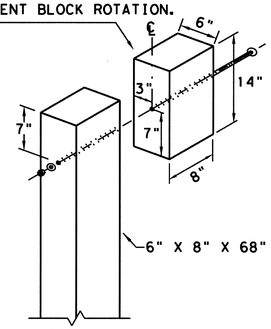
NOTE:
(SEE GENERAL NOTE 14 FOR RAIL HEIGHT MEASUREMENT)

TYPICAL POST PLACEMENT

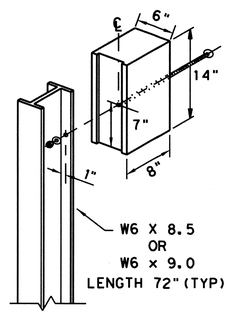


WOOD BLOCK TO ROUND WOOD POST

NOTE: TOENAIL WITH ONE 16D GALV. NAIL TO PREVENT BLOCK ROTATION.

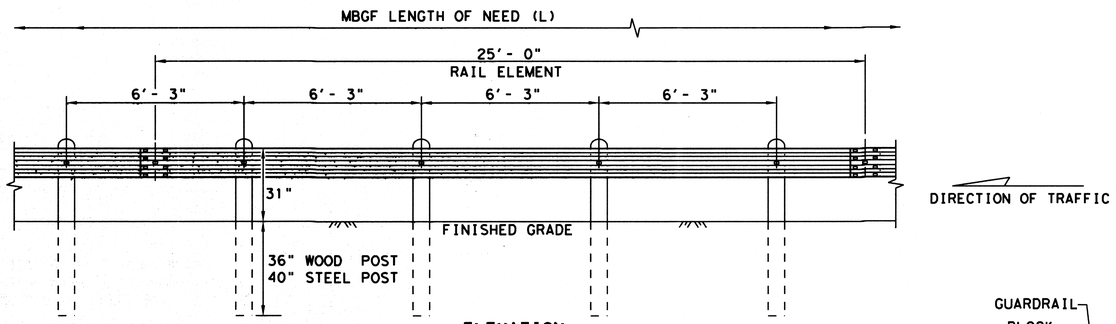


WOOD BLOCK TO RECTANGULAR WOOD POST



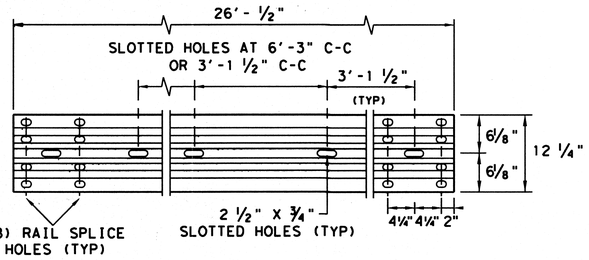
ROUTED WOOD BLOCK TO I-BEAM STEEL POST

NOTE: ** "WOOD" INDICATES DIMENSIONS FOR BOTH ROUND AND RECTANGULAR WOOD POST SYSTEMS.



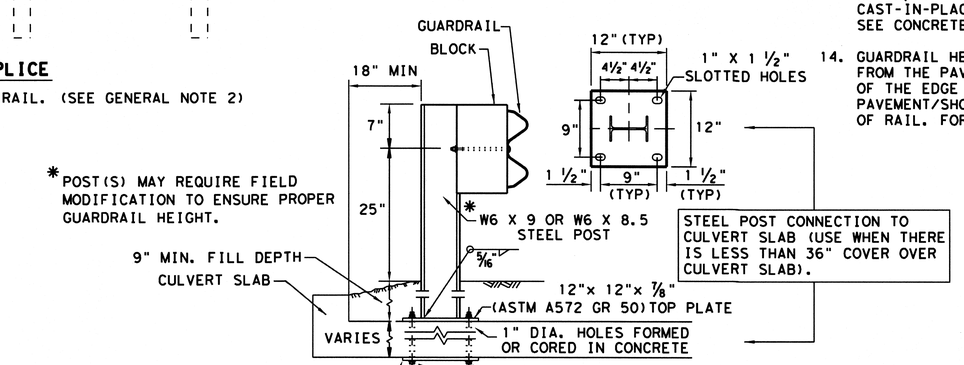
ELEVATION
MID-SPAN RAIL SPLICE

SHOWING A 25'- 0" SECTION OF W-BEAM RAIL. (SEE GENERAL NOTE 2)



ELEVATION 25'- 0" (NOM.) W-BEAM SECTION

NOTES: SEE GENERAL NOTE 2 FOR ALLOWABLE RAIL TYPES.
SEE RAIL SPLICE DETAIL FOR REQUIRED HARDWARE.



LOW FILL CULVERT POST

NOTE: TWO INSTALLATION OPTIONS.

1. BOLT-THROUGH OPTION: REQUIRES A 6" MIN. SLAB THICKNESS. ⅞" DIA (ASTM A449) HEAVY HEX BOLTS WITH TWO HARDENED WASHER EACH AND HEAVY HEX NUTS.
   NOTE: BOLT LENGTH = SLAB PLUS 2 ¼" MIN.

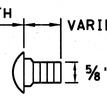
2. EPOXY ANCHOR OPTION: THIS OPTION MAY ONLY BE USED IF THE CULVERT SLAB IS 9" MIN. THICK. THREADED ANCHOR RODS MUST BE ⅞" DIA. ASTM A449 OR A193 GRADE B7 WITH HEAVY HEX NUT, AND ONE HARDENED WASHER EACH. EMBED ANCHOR RODS 6" WITH HILTI HIT RE 500 EPOXY ADHESIVE. OTHER TYPE III CLASS C EPOXY ADHESIVES MEETING THE REQUIREMENTS OF DMS-6100, "EPOXIES AND ADHESIVES", MAY BE USED IF IT CAN BE DEMONSTRATED THAT THEY MEET OR EXCEED THE STRENGTH OF HILTI HIT RE 500 WITH THE SAME EMBEDMENT DEPTH AND THREADED ROD DIA. FOLLOW THE MANUFACTURER'S REQUIREMENTS FOR INSTALLING EPOXIED THREADED RODS. EXTEND RODS ¼" MIN. BEYOND NUT.

NOTE: CULVERTS OF 25 FT. OR LESS, SEE GF(31)LS STANDARD FOR "LONG SPAN" OPTION.

NOTE:
FOUR TYPES OF BUTTON-HEAD GUARD RAIL BOLTS COME WITH A RECCESSED NUT.

SPLICE BOLT LENGTH — VARIES

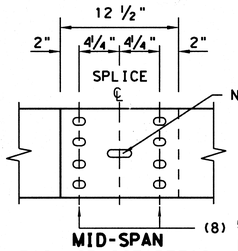
FBB01 = 1 ¼"
FBB02 = 2"



POST & BLOCK LENGTH
FBB03 = 10"
FBB04 = 18"

BUTTON HEAD BOLT

NOTE: SEE GENERAL NOTE 3 FOR SPLICE & POST BOLT DETAILS.



MID-SPAN RAIL SPLICE DETAIL

NOTE: GF(31), MID-SPAN RAIL SPLICES ARE REQUIRED WITH 6'-3" POST SPACINGS.

GENERAL NOTES

1. THE TYPE OF POST (ROUND WOOD POST, RECTANGULAR WOOD POST, OR STEEL POST) WILL BE AS SHOWN IN THE PLANS. THE EXACT POSITION OF MBGF SHALL BE SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER. STEEL POSTS TO BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING."
2. RAIL ELEMENTS SHALL MEET THE REQUIREMENTS OF ITEM 540, "METAL BEAM GUARD FENCE" EXCEPT AS MODIFIED IN THE PLANS. THE CONTRACTOR MAY FURNISH RAIL ELEMENTS OF 25'- 0", OR 12'- 6" (NOM.) LENGTHS. RAIL ELEMENTS MAY HAVE SLOTTED HOLES AT 3'-1 ½" C-C OR 6'-3" C-C. A SPECIAL LENGTH OF RAIL MAY BE MANUFACTURED TO ACCOMMODATE THE DOWNSTREAM ANCHOR TERMINAL (DAT) AND THE TRANSITION SECTIONS OF GUARDRAIL.
3. BUTTON HEAD "POST BOLTS & NUTS" SHALL MEET THE REQUIREMENTS OF (ASTM A307), AND SHALL BE OF SUFFICIENT LENGTH TO EXTEND THROUGH THE FULL THICKNESS OF THE NUT AND ⅝" WASHER (FWC16a) AND NOT MORE THAN 1" BEYOND IT. TRIM REMAINING BOLT LENGTH TO MEET REQUIRED LENGTH.
4. FITTINGS (BOLTS, NUTS, AND WASHERS) SHALL BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING." FITTINGS SHALL BE SUBSIDIARY TO THE BID ITEM.
5. CROWN SHALL BE WIDENED TO ACCOMMODATE THE METAL BEAM GUARD FENCE.
6. THE LATERAL APPROACH TO THE GUARD FENCE, SHALL HAVE A MAXIMUM SLOPE OF 1V:10H.
7. IF SHOWN ELSEWHERE IN THE PLANS OR AS DIRECTED BY THE ENGINEER, THE GUARD FENCE MAY BE FLARED AT A RATE OF 25:1 OR FLATTER.
8. UNLESS OTHERWISE SHOWN IN THE PLANS, GUARD FENCE PLACED IN THE VICINITY OF CURBS SHALL BE POSITIONED SO THAT THE FACE OF CURB IS LOCATED DIRECTLY BELOW OR BEHIND THE FACE OF THE RAIL. RAIL PLACED OVER CURBS SHALL BE INSTALLED SO THAT THE POST BOLT IS LOCATED APPROXIMATELY 25 INCHES ABOVE THE GUTTER PAN OR EDGE OF SHOULDER.
9. APPLICATIONS IN SOLID ROCK ARE ONLY ALLOWED WITH STEEL POSTS. IF SOLID ROCK IS ENCOUNTERED WITHIN 0 TO 18" OF THE FINISHED GRADE, DRILL A 24" DIA. HOLE, 24" INTO THE ROCK. IF SOLID ROCK IS ENCOUNTERED BELOW 18", DRILL A 12" DIA. HOLE, 12" INTO THE ROCK OR TO THE STANDARD EMBEDMENT DEPTH, WHICHEVER MAYBE LESS. ANY EXCESS POST LENGTH, AFTER MEETING THESE DEPTHS, MAY BE FIELD CUT TO ENSURE PROPER GUARDRAIL MOUNTING HEIGHT. BACKFILL WITH COARSE AGGREGATE MATERIAL.
10. POSTS SHALL NOT BE SET IN CONCRETE, OF ANY DEPTH.
11. SPECIAL FABRICATION WILL BE REQUIRED AT INSTALLATION LOCATIONS HAVING A CURVATURE OF LESS THAN 150 FT. RADIUS.
12. UNLESS OTHERWISE SHOWN IN THE PLANS, A COMPOSITE MATERIAL BLOCK THAT MEETS THE REQUIREMENTS OF DMS-7210, "COMPOSITE MATERIAL POSTS AND BLOCKS FOR METAL BEAM GUARD FENCE" MAY BE SUBSTITUTED FOR BLOCKS OF SIMILAR DIMENSIONS. THE CONSTRUCTION DIVISION, TXDOT MAINTAINS A MATERIAL PRODUCER LIST (MPL) FOR PRODUCERS OF MATERIALS CONFORMING TO DMS-7210 ONLY PRODUCERS ON THE MPL MAY FURNISH COMPOSITE MATERIAL BLOCKS.
13. FOR THE LOW FILL CULVERT OPTION, POSTS LOCATED PARTIALLY OR WHOLLY BETWEEN PRECAST BOX CULVERT UNITS, THE USE OF A CAST-IN-PLACE CONCRETE CLOSURE BETWEEN BOXES IS REQUIRED. THE LENGTH OF THE CAST-IN-PLACE CONCRETE CLOSURE SHALL ACCOMMODATE THE PLACEMENT OF THE LOW FILL CULVERT OPTION. SEE CONCRETE CLOSURE DETAILS ON BRIDGE STANDARD SCP-MD.
14. GUARDRAIL HEIGHT MEASUREMENT: WHEN THE GUARDRAIL IS LOCATED ABOVE PAVEMENT, MEASURE THE HEIGHT FROM THE PAVEMENT TO THE TOP OF THE W-BEAM RAIL. WHEN THE GUARDRAIL IS LOCATED UP TO 2 FT. OFF OF THE EDGE OF PAVEMENT OR FOR A PAVEMENT OVERLAY, USE A 10-FOOT STRAIGHTEDGE TO EXTEND THE PAVEMENT/SHOULDER SLOPE TO THE BACK OF RAIL, MEASURE FROM THE BOTTOM OF STRAIGHTEDGE TO THE TOP OF RAIL. FOR GUARDRAIL LOCATED DOWN A 10:1 SLOPE, MEASURE FROM THE NOMINAL TERRAIN.

NOTE: TRANSISTIONS TO BRIDGE RAILS OR TRAFFIC BARRIERS.
SEE GF(31)TL3 TR STANDARD FOR HIGH-SPEED TL-3 TRANSITIONS.
SEE GF(31)TL2 TR STANDARD FOR LOW-SPEED TL-2 TRANSITIONS.

Texas Department of Transportation — Design Division Standard

METAL BEAM GUARD FENCE TL-3 MASH COMPLIANT

GF(31)-19

FILE: gf3119.dgn	DN: TxDOT	CK: KM	DW: VP	CK: CGL/AG
©TxDOT: NOVEMBER 2019	CONT	SECT	JOB	HIGHWAY
REVISIONS				
	DIST	COUNTY		SHEET NO.

DATE:
FILE:

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6561

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Cross Development Weslaco being 1.8554-acre out of Farm Tract 40, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the northeast corner of Interstate 2 and Paseo Del Norte and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "B". The applicant is requesting a variance for off-site drainage and has provided letters of support from the Drainage District and 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 and the variance request at the regular meeting of May 3, 2023.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
Cross Development- Memo, Cross Development--Applications, Driange Report, Cross Development- Aerial, U21-00431 CROSS DEVELOPMENT WASLACO PLAT_v5, CROSS DEVELOPMENT - NO OBJECTION LETTER

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Cross Development- Final Plat

DATE: June 14, 2023

The proposed use for the 1-lot subdivision will be the site of the new Caliber Collision. The developer has one requested variance at this time. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has requested a variance to allow for off-site drainage and has provided the letters of support from the Irrigation District and the Drainage district. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM

DocuSign Envelope ID: D805F28A-04CE-4C13-96F5-513AEE57463E

Plat-000442-2023

SUBDIVISION PLATTING APPLICATION

RECEIVED
APR 26 2023
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._____

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: Cross Development Weslaco

Location: Interstate Hwy 2 at Paseo Del Norte

Legal Description: _____

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: Industrial

Existing Land Use: Vacant Proposed Land Use: Commercial

Number of Lots Proposed: _____ Gross Acreage: _____

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: 3BU Family Limited Partnership Telephone: 956-720-4644

Address: 533 North Alamo Road Fax: _____

City: Alamo State: TX Zip: 78516 E-mail: art@ortegaventures.com

ENGINEER INFORMATION

Name: L Squared Engineering Telephone: 936-647-0420

Address: 3307 West Davis St #100 Fax: _____

City: Conroe State: TX Zip: 77304 E-mail: lreel@l2engineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP Central

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District 1	☐ YES ☒ NO Irrigation District _____

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

X **Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **rdelafuente@weslacotx.gov**
X **$355.00** Planning Review fee
X One 11" X 17" reduced copy of plat
X Plat Layout
- X Existing & Proposed Easements
- X Existing & Proposed ROW
- X Existing & Proposed Drainage Easements
- X Contours
- X Flood Zones
- X Adjoiners
- X Existing street names

X Drainage plans and calculations with engineer's seal
- X Elevations
- X Flood directional arrows
- X Detention areas
- X Street names

X Proof of ownership of the property
N/A If septic tank system required, submit soil evaluation report
X Water Rights associated with the property
_____ 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 **rdelafuente@weslacotx.gov**
_____ **$355.00** (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.

DocuSign Envelope ID: D605F28A-04CE-4C13-96F5-513AEE57463E

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: Art Ortega

DocuSigned by:

Owner Signature: Art Ortega 2723F07BC7E14DA... Date: 12/9/2022

_____ is the authorized agent

Authorized Agent Signature: Naomi Date: 12-12-2022

Authorized Agent Printed Name: Naomi Strauss

****

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: _____

_____

VAR-00044S-2023

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: Cross Development CC Weslaco

Location: _____

Legal Description: 1.8559 acres out of Farm Tract 40 of the West and Adams Tracts Subdivision

VARIANCE TYPE:

□ Streetlights □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Sanitary Sewer □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Setbacks □ YES ☒ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES □ NO

Describe in detail the reason for the variance request:
Variance to allow detention within 75' drainage easement on existing drainage ditch.

□ Minimum Lot Size □ YES ☒ NO

Describe in detail the reason for the variance request:

□ Sidewalks □ YES ☒ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES ☒ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: Cross Development CC Weslaco LLC Telephone: 214-614-8252

Address: 4336 Marsh Ridge Road Fax: _____

City: Carrollton State: TX Zip: 75010 E-mail: joe@crossdevelopment.net

Application fees

X **$50.00** Application fee per variance, plus a $5.00 processing fee

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Joe Dell

Owner Signature: JSDell Date: 4/26/23

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES, Board Member
EDUARDO "EDDIE" CANTU, Board Member
RICHARD F. CORTEZ, Chairman of the Board
EVERARDO "EVER" VILLARREAL, Board Member
ELLIE TORRES, Board Member

May 11, 2023

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

RE: L Squared Engineering – Caliber Collision Weslaco

This letter is in response to a request from the Engineer of record for Caliber Collision Weslaco Subdivision, Lesley Reel, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

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

XC: 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

902 N. Doolittle Road • Edinburg, Texas 78542 | Office 956 292.7080 • Fax 956 292.7089
www.hcdd1.org

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

May 09, 2023

Ms. Lesley Reel, P.E.
L Squared Engineering
3307 West Davis St.
Conroe Tx, 77304

Re: Cross Development CC Weslaco
Off-Site Detention

Dear Ms. Reel:

This is to advise you that the City of Weslaco is in concurrence with the use of off-site detention for the subject development. The city approves of the proposed linear detention along the existing ditch channel within the newly dedicated 75 ft. of Drainage Right-of-Way to accommodate your subdivision stormwater runoff detention requirements.

If you have any questions or need anything else, please do not hesitate to call me at (956) 969-1533

Sincerely,

Albert J. Aldana, P.E.
City Engineer

City of Weslaco
Engineering Division
255 S. Kansas ◇ Weslaco, TX 78570 ◇ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Cross Development CC Weslaco

Location: Interstate Highway 2 at Paseo Del Norte

Applicant: Cross Development ☐Owner ☒ Agent

Address: 4336 Marsh Ridge Road Carrollton, TX 75010 Phone Number: 214-614-8252

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
943	Automobile Parts and Service Center		16083		30	33	266

Comments:

Prepared by: Jonathan White, PE Date:

Address: 3307 W Davis Street, Suite 100 Conroe, TX 77304 Phone Number: 936-647-0420

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

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

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

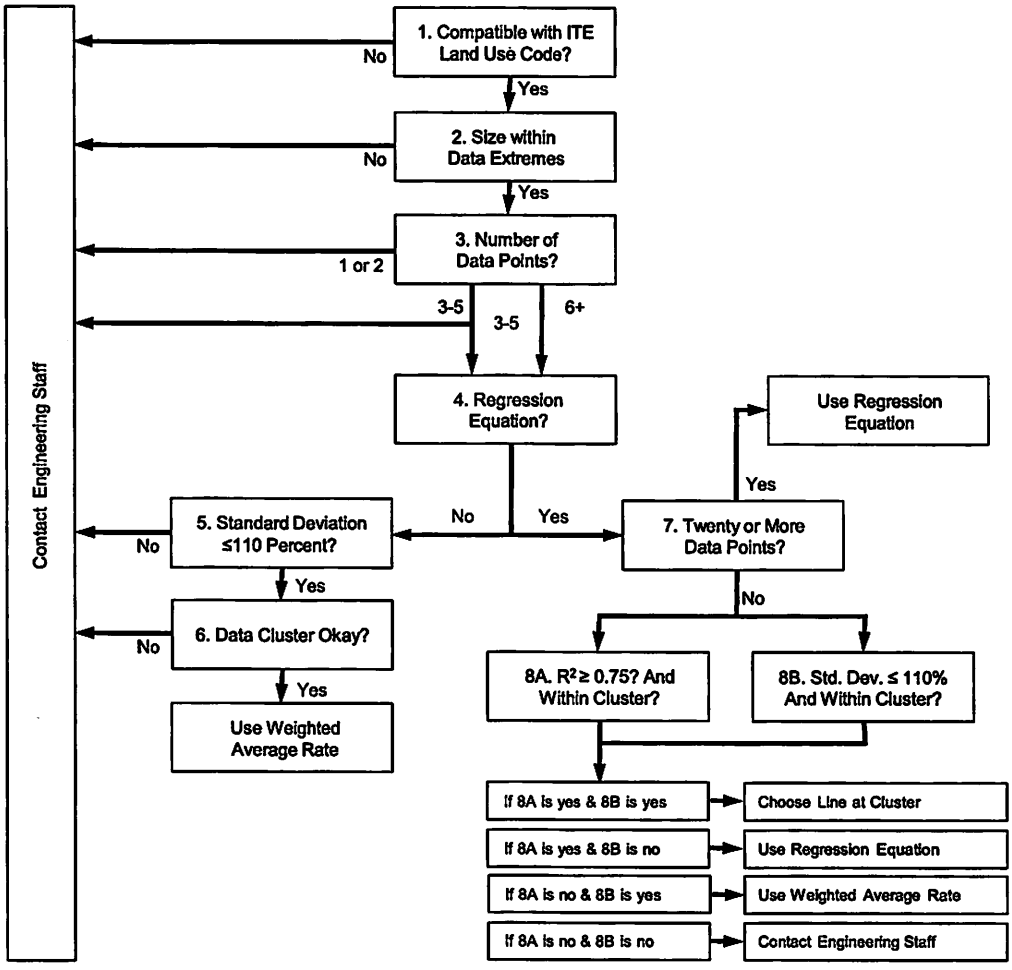
Comments:

Reviewed by: _____ Date: _____ STID#: _____

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

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

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

(956)

(956) 973-3128 (fax)

Caliber Collision - Weslaco

L Squared Project Number: 10777

Drainage Report

Prepared for: Cross Development
4336 Marsh Ridge Road
Carrollton, TX 75010

Prepared by: L Squared Engineering
Texas Firm Reg. No. F-11235
Lesley Reel PE, Lic. No. 143908
3307 W. Davis St., #100
Conroe, TX 77304
936-647-0420

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

Lesley Reel

1-24-2022

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

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APPENDIX B (PRE-DEVELOPED CONDITION CALCULATIONS) ..... **B**

APPENDIX C (PRE-DEVELOPED TXDOT INTENSITY CALCULATIONS) ..... **C**

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APPENDIX F (DETENTION VOLUME CALCULATIONS) ..... **F**

Design Summary

Subject Tract:

The subject tract consists of approximately 1.86 acres out of Farm Tract 40 in the West Tract Subdivision, Hidalgo County, Texas. The subject tract is currently a vacant tract of land. The subject tract is proposed to be developed into a commercial automotive repair facility.

Pre-Developed Condition:

In the pre-developed condition, the subject tract is adjacent to an existing drainage ditch. A portion of the property sheets flows to the existing drainage ditch while a portion sheet flows to the Interstate Highway 2 frontage road.

To satisfy City of Weslaco requirements, the pre-developed flows were calculated using the Malcom Method and Rational Method. The 24-hour precipitation depths used for each event are 11.1 inches for the 100-year event and 6.22 inches for the 10-year event, based on NOAA Atlas 14 rainfall data, see **Appendix A**. The time of concentration for the pre-developed condition was calculated using TR-55 methods, which can be found in **Appendix B**. The pre-developed flow from the subject tract was calculated using the time of concentration in Appendix B and the corresponding rainfall intensity according to the Texas Department of Transportation (TxDOT). The TxDOT intensity calculation can be found in **Appendix C**.

Post-Developed Condition:

The proposed development will consist of a fully developed site for a commercial automotive repair facility. In the post-developed condition, the storm water runoff from the subject tract will be conveyed to the existing drainage ditch at the north property line. The existing drainage ditch will be widened to provide the required volume to mitigate the post-developed flow.

The post-developed flows were calculated using the Malcom Method and Rational Method, see **Appendix D**. The 24-hour precipitation depths used for each event are 11.1 inches for the 100-year event and 6.22 inches for the 10-year event, based on NOAA Atlas 14 rainfall data. The intensity used in the post-developed calculations assumed a time of concentration of 5 minutes, see **Appendix E**.

Detention Design

The existing drainage ditch will be widened to mitigate the post-developed flow to be at or below pre-developed rates to comply with the City of Weslaco requirements. The overall Three detention ponds have been designed to mitigate the post-developed flows to be at or below the pre-developed flows to comply with Kaufman County requirements. This volume was based

on the Triangular Hydrograph Method, see **Appendix F**. A summary of the required volume can be found below:

100-year:	10-year:
Volume Required: 0.59 ac-ft	Volume Required: 0.312 ac-ft
Volume Provided: 2.63 ac-ft	Volume Provided: 2.63 ac-ft

With the proposed design, adequate volume is provided for the 10-year and 100-year events. The resulting storage volume was determined to be 2.63 Ac-Ft, or 1.4 ac-ft/acre of developed area.

Conclusion:

Utilizing the detention facility as proposed will provide adequate volume for the 10-year and 100-year events. The effect of storm water storage and its delayed release contribute to the effectiveness of this design. This will prevent any negative impact to the adjoining or downstream properties as a result of the proposed development.

This report has been prepared by Lesley, PE. Please contact the same with any questions or comments at 936-647-0420.

APPENDIX A
(NOAA ATLAS 14 RAINFALL DATA)

NOAA Atlas 14, Volume 11, Version 2
Location name: Weslaco, Texas, USA*
Latitude: 26.1735°, Longitude: -97.9801°
Elevation: 69.98 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.443 (0.336-0.586)	0.531 (0.405-0.693)	0.673 (0.513-0.884)	0.791 (0.594-1.05)	0.955 (0.694-1.31)	1.08 (0.765-1.52)	1.21 (0.834-1.75)	1.34 (0.903-1.99)	1.53 (0.991-2.33)	1.67 (1.05-2.61)
10-min	0.703 (0.532-0.928)	0.842 (0.643-1.10)	1.07 (0.815-1.40)	1.26 (0.945-1.68)	1.52 (1.11-2.09)	1.73 (1.22-2.43)	1.93 (1.33-2.79)	2.14 (1.44-3.17)	2.42 (1.57-3.70)	2.63 (1.66-4.12)
15-min	0.896 (0.678-1.18)	1.07 (0.818-1.40)	1.35 (1.03-1.78)	1.59 (1.19-2.12)	1.91 (1.39-2.62)	2.16 (1.53-3.04)	2.42 (1.67-3.49)	2.68 (1.80-3.96)	3.03 (1.97-4.64)	3.31 (2.09-5.18)
30-min	1.28 (0.970-1.69)	1.52 (1.17-1.99)	1.92 (1.46-2.52)	2.25 (1.69-2.99)	2.70 (1.96-3.69)	3.04 (2.15-4.27)	3.39 (2.33-4.89)	3.75 (2.52-5.56)	4.26 (2.77-6.52)	4.65 (2.95-7.29)
60-min	1.65 (1.25-2.18)	1.98 (1.51-2.58)	2.51 (1.91-3.29)	2.95 (2.21-3.93)	3.56 (2.58-4.87)	4.02 (2.84-5.65)	4.50 (3.11-6.50)	5.03 (3.38-7.44)	5.76 (3.74-8.81)	6.34 (4.01-9.94)
2-hr	1.93 (1.47-2.52)	2.36 (1.81-3.02)	3.04 (2.33-3.94)	3.62 (2.75-4.77)	4.46 (3.27-6.05)	5.13 (3.66-7.14)	5.85 (4.06-8.34)	6.64 (4.49-9.70)	7.77 (5.07-11.7)	8.69 (5.52-13.4)
3-hr	2.07 (1.59-2.68)	2.57 (1.97-3.25)	3.34 (2.57-4.29)	4.02 (3.06-5.26)	5.01 (3.70-6.76)	5.83 (4.18-8.06)	6.72 (4.68-9.51)	7.71 (5.22-11.2)	9.14 (5.98-13.7)	10.3 (6.57-15.8)
6-hr	2.32 (1.80-2.98)	2.94 (2.26-3.65)	3.87 (3.01-4.92)	4.72 (3.63-6.11)	5.98 (4.45-7.98)	7.03 (5.09-9.63)	8.21 (5.76-11.5)	9.54 (6.50-13.6)	11.5 (7.54-17.0)	13.1 (8.37-19.8)
12-hr	2.61 (2.05-3.32)	3.35 (2.60-4.10)	4.44 (3.49-5.58)	5.45 (4.24-6.99)	6.96 (5.23-9.18)	8.23 (6.00-11.1)	9.66 (6.82-13.3)	11.3 (7.74-16.0)	13.7 (9.05-20.0)	15.8 (10.1-23.5)
24-hr	2.93 (2.32-3.69)	3.79 (2.97-4.58)	5.05 (4.02-6.29)	6.22 (4.89-7.89)	7.97 (6.04-10.4)	9.45 (6.94-12.6)	11.1 (7.90-15.2)	13.0 (8.97-18.1)	15.9 (10.5-22.8)	18.3 (11.8-26.8)
2-day	3.31 (2.65-4.12)	4.28 (3.39-5.12)	5.71 (4.59-7.03)	7.04 (5.58-8.82)	9.02 (6.90-11.6)	10.7 (7.91-14.1)	12.6 (8.99-16.9)	14.7 (10.2-20.2)	17.8 (11.9-25.3)	20.5 (13.2-29.6)
3-day	3.58 (2.89-4.43)	4.62 (3.69-5.51)	6.16 (4.99-7.54)	7.57 (6.04-9.43)	9.66 (7.43-12.4)	11.4 (8.49-15.0)	13.4 (9.61-17.9)	15.6 (10.8-21.2)	18.8 (12.6-26.5)	21.5 (13.9-30.9)
4-day	3.82 (3.10-4.70)	4.90 (3.94-5.84)	6.51 (5.30-7.94)	7.97 (6.39-9.89)	10.1 (7.81-12.9)	11.9 (8.88-15.5)	13.9 (10.0-18.5)	16.1 (11.2-21.9)	19.4 (13.0-27.1)	22.1 (14.3-31.5)
7-day	4.38 (3.58-5.35)	5.53 (4.52-6.58)	7.29 (5.99-8.82)	8.84 (7.14-10.9)	11.1 (8.59-13.9)	12.9 (9.66-16.6)	14.9 (10.8-19.5)	17.1 (12.0-22.9)	20.3 (13.7-28.1)	23.0 (15.0-32.4)
10-day	4.83 (3.97-5.87)	6.03 (4.98-7.18)	7.91 (6.54-9.53)	9.53 (7.74-11.7)	11.9 (9.22-14.8)	13.7 (10.3-17.5)	15.7 (11.4-20.4)	17.9 (12.6-23.8)	21.1 (14.2-29.0)	23.8 (15.5-33.3)
20-day	6.05 (5.03-7.27)	7.42 (6.23-8.80)	9.61 (8.06-11.5)	11.5 (9.41-13.8)	14.0 (11.0-17.3)	16.0 (12.1-20.2)	18.1 (13.3-23.3)	20.4 (14.4-26.8)	23.6 (16.0-31.8)	26.2 (17.1-36.0)
30-day	7.01 (5.86-8.35)	8.50 (7.21-10.1)	11.0 (9.24-13.0)	13.0 (10.7-15.6)	15.8 (12.5-19.3)	17.9 (13.6-22.4)	20.1 (14.8-25.7)	22.5 (15.9-29.3)	25.7 (17.4-34.3)	28.2 (18.5-38.4)
45-day	8.27 (6.96-9.79)	9.96 (8.52-11.7)	12.7 (10.8-15.0)	15.0 (12.5-17.9)	18.2 (14.4-22.1)	20.5 (15.7-25.5)	22.9 (16.9-29.1)	25.4 (18.1-32.9)	28.8 (19.6-38.2)	31.4 (20.6-42.5)
60-day	9.36 (7.92-11.0)	11.2 (9.65-13.2)	14.3 (12.2-16.8)	16.8 (14.1-20.0)	20.3 (16.1-24.5)	22.9 (17.5-28.2)	25.4 (18.8-32.1)	28.1 (20.1-36.1)	31.7 (21.6-41.8)	34.5 (22.7-46.3)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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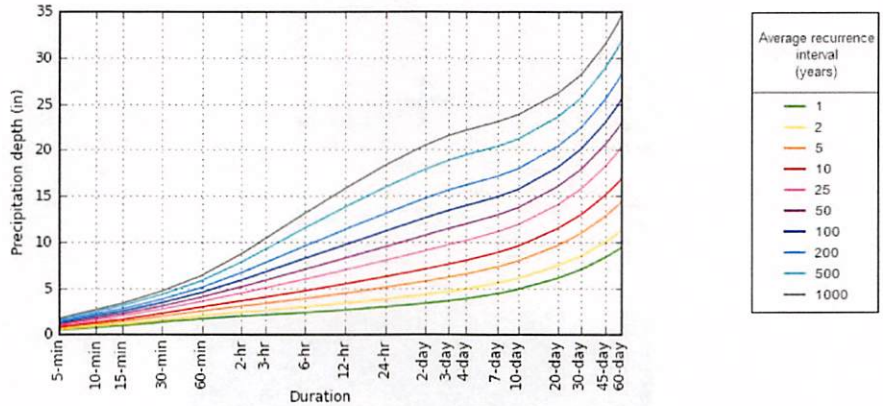
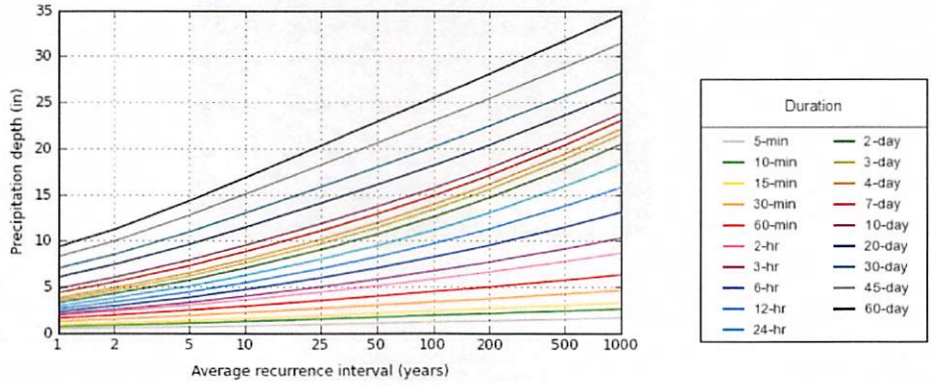
PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 26.1735°, Longitude: -97.9801°





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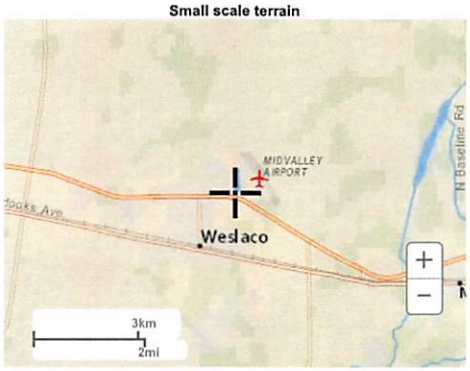
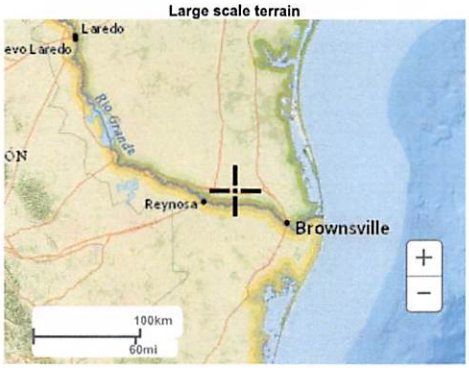
Maps & aerials

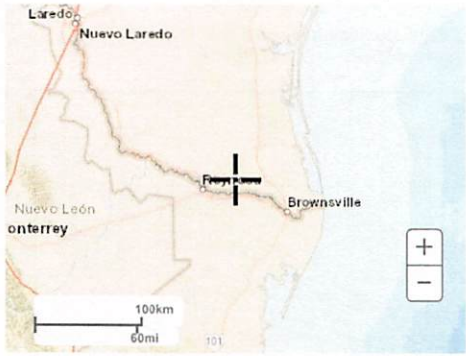
Small scale terrain



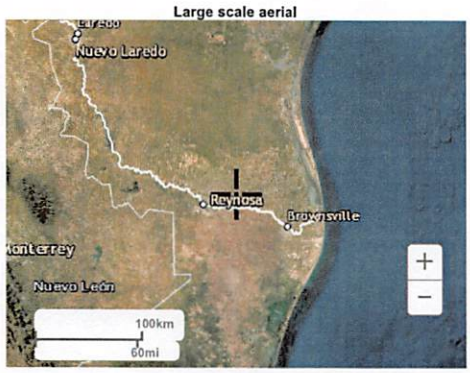
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX B
(PRE-DEVELOPED CONDITION CALCULATIONS)

Caliber Collision - Weslaco
Pre-Developed Calculations
Job No. 10777
L Squared Engineering
Prepared By: Lesley Reel, PE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

Pre Development
Drainage Area: Pre-DA

Segment:		Flow Type	n	length	slope	V, if req'd.	>>>>	Time (hr)	Time (min)
	1	sheet	0.24	100	0.0270	N/A		0.25	14.77
	2	shallow		50	0.2000	7.21556776		0.00	0.12
				150					**14.88**

Drainage Calculations (10-Yr)					
Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.86	14.88	0.35	6.3	4.10

Drainage Calculations (100-Yr)					
Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.86	14.88	0.35	9.91	6.45

APPENDIX C

(PRE-DEVELOPED TXDOT INTENSITY CALCULATIONS)

Rainfall Intensity-Duration-Frequency Coefficients for Texas

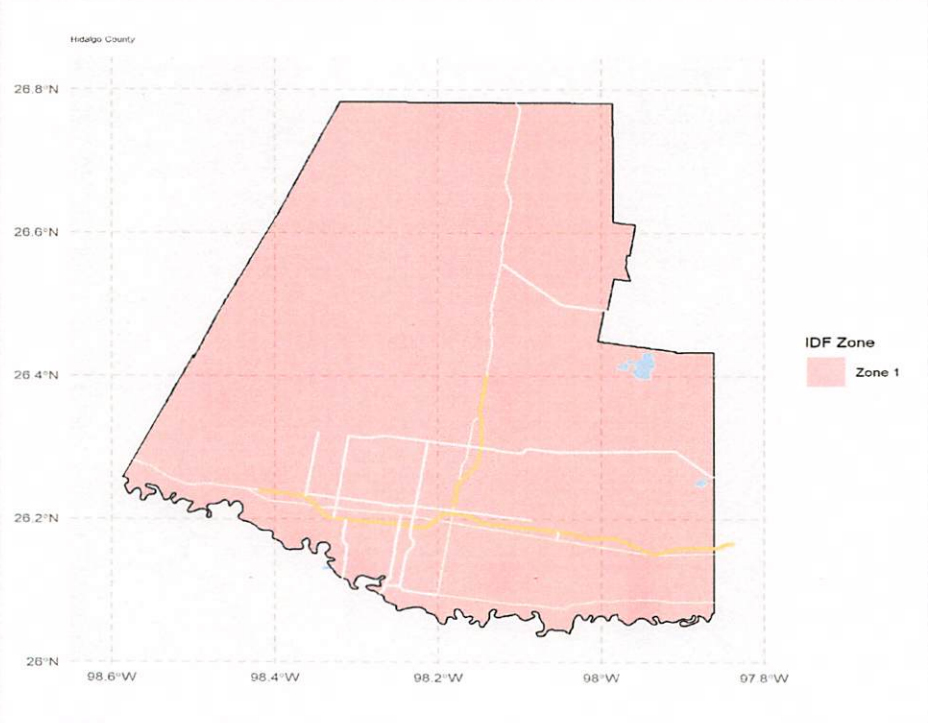
Based on "National Oceanic and Atmospheric Administration's (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0: Texas" (Perica et al. 2018)

Parameter Selection

1. **Select Units**
   English
2. **Select Methodology**
   Annual Maximum Series (AMS)
3. **Select County**
   HIDALGO
4. **Select County Zone**
   Zone-1
5. **Select Time of Concentration (t_c)**
   14.88 Minute

Coefficient	Design Annual Exceedance Probability (Design Annual Recurrence Interval)						
	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)	0.2% (500-year)
e	0.8385	0.8215	0.8123	0.8022	0.7952	0.7888	0.7792
b	62.3356	79.1505	92.2303	109.9653	123.4681	137.9853	178.7526
d (min)	12.3218	12.2329	12.3289	12.6024	12.8577	13.3182	15.2816
Intensity (inches/hour)	**3.91**	**5.26**	**6.30**	**7.71**	**8.79**	**9.91**	**12.57**

Note: Hidalgo County has 1 rainfall zone.



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APPENDIX D
(POST-DEVELOPED CONDITION CALCULATIONS)

Caliber Collision Weslaco
Post Developed Calculations
Job No. 10777
L Squared Engineering
Prepared By: Lesley Reel, PE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

Drainage Calculations (10-Yr)						
Drainage Area	Area	Tc	C	I	C_f	Q
POST DEV DA-1	1.86	5.00	0.85	9.09	1	14.37

Drainage Calculations (100-Yr)						
Drainage Area	Area	Tc	C	I	C_f	Q
POST DEV DA-1	1.86	5.00	0.85	13.92	1	22.01

POST DEV DA-1			
Soil Classification	Land Classifcation	Acreage	CN
B	Commercial	1.86	92
		Weighted CN	92.0

APPENDIX E

(POST-DEVELOPED TXDOT INTENSITY CALCULATIONS)

Rainfall Intensity-Duration-Frequency Coefficients for Texas

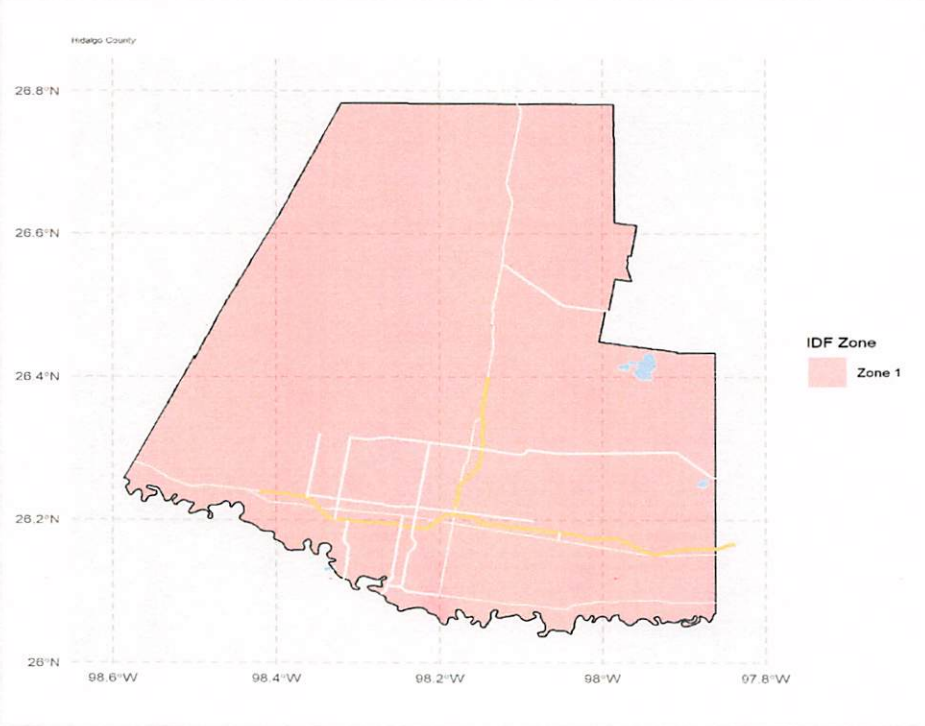
Based on "National Oceanic and Atmospheric Administration's (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0: Texas" (Perica et al. 2018)

Parameter Selection

1. **Select Units**
   English
2. **Select Methodology**
   Annual Maximum Series (AMS)
3. **Select County**
   HIDALGO
4. **Select County Zone**
   Zone-1
5. **Select Time of Concentration (t_c)**
   5 Minute

Coefficient	Design Annual Exceedance Probability (Design Annual Recurrence Interval)						
	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)	0.2% (500-year)
e	0.8385	0.8215	0.8123	0.8022	0.7952	0.7888	0.7792
b	62.3356	79.1505	92.2303	109.9653	123.4681	137.9853	178.7526
d (min)	12.3218	12.2329	12.3289	12.6024	12.8577	13.3182	15.2816
Intensity (inches/hour)	**5.70**	**7.63**	**9.09**	**11.02**	**12.48**	**13.92**	**17.13**

Note: Hidalgo County has 1 rainfall zone.



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APPENDIX F
(DETENTION VOLUME CALCULATIONS)

Step 1: COMPUTE EXISTING AND PROPOSED 100-YR PEAK FLOW RATES

Qp = Cf*CIA		
Existing 100yr Qp	6.45	CFS
Prop. 100yr Qp	22.01	CFS

STEP 2: COMPUTE PROPOSED RUNOFF VOLUME FOR A 100-YR, 24-HOUR STORM EVENT

Vr = (Q100(depth) *Area) / 12		
$Q100=(P-0.2S)^2 / (P+0.8S)$		
100-YR,24-HR STORM"P"	11.1	inches
Soil Series	Sorter	
Soil HSG	B	
Prop. "CN"	92	Lt. Ind.
S= (1000/CN)-10	0.87	inches
Q100 (as depth)	10.12	inches
Vr	0.83	acre-feet

STEP 3: COMPUTE THE REQUIRED DETENTION STORAGE VOLUME

S=[0.5B(I-O)]/[43560]		
"I" is inflow Q100	22.01	cfs
"O" is outflow Q100	6.45	cfs
B=43560Vr/0.5I	3304.9	seconds
Storage Required	**0.590**	**acre-feet**
Storage Provided	**2.63**	**acre-feet**

Step 1: COMPUTE EXISTING AND PROPOSED 10-YR PEAK FLOW RATES

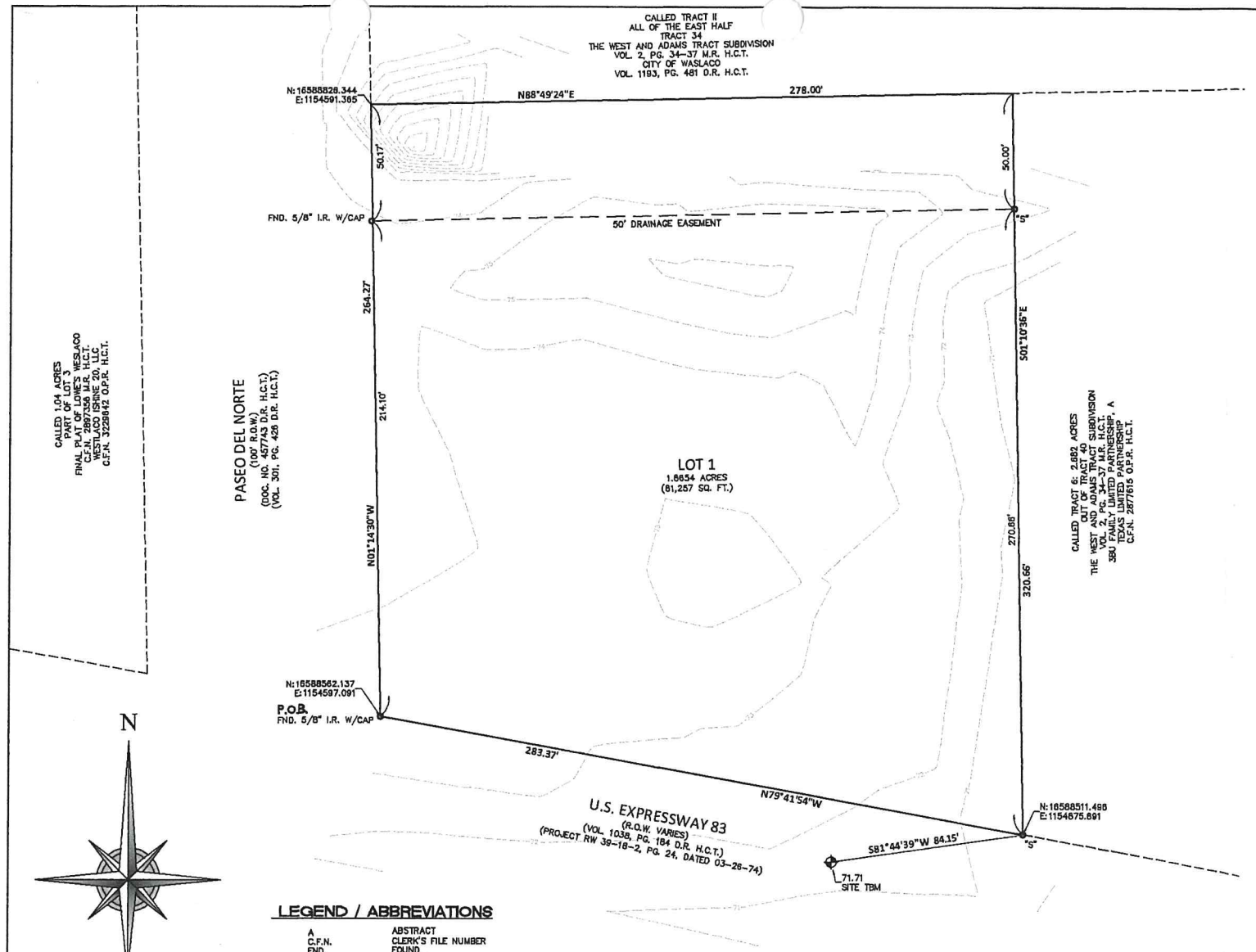
Qp = Cf*CIA		
Existing 10yr Qp	4.10	CFS
Prop. 10yr Qp	14.37	CFS

STEP 2: COMPUTE PROPOSED RUNOFF VOLUME FOR A 10-YR, 24-HOUR STORM EVENT

Vr = (Q10(depth) *Area) / 12		
$Q10=(P-0.2S)^2 / (P+0.8S)$		
10-YR,24-HR STORM"P"	6.22	inches
Soil Series	Sorter	
Soil HSG	B	
Prop. "CN"	92	Lt. Ind.
S= (1000/CN)-10	0.87	inches
Q10 (as depth)	5.29	inches
Vr	0.44	acre-feet

STEP 3: COMPUTE THE REQUIRED DETENTION STORAGE VOLUME

S=[0.5B(I-O)]/[43560]		
"I" is inflow Q10	14.37	cfs
"O" is outflow Q10	4.10	cfs
B=43560Vr/0.5I	2643.81	seconds
Storage Required	**0.312**	**acre-feet**
Storage Provided	**2.6300**	**acre-feet**



GRAPHIC SCALE

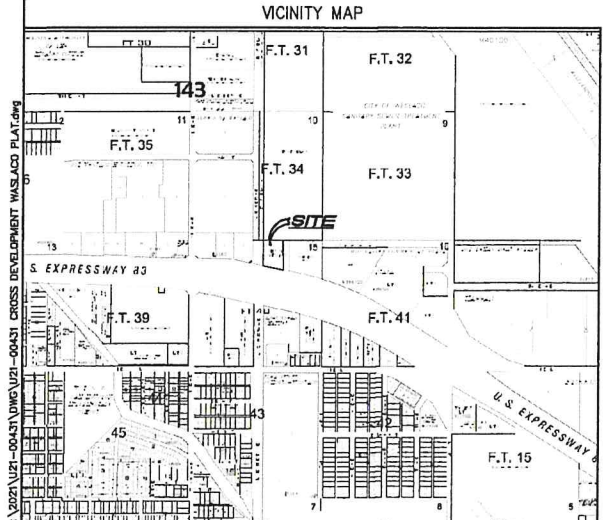
30 0 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
H.C.T.	HIDALGO COUNTY, TEXAS
M.R.	MAP RECORDS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
"S"	SET 5/8 INCH IRON ROD WITH CAP "CORE 6657"

VICINITY MAP



\2021\U21-00431\DWG\U21-00431 CROSS DEVELOPMENT WASLACO PLAT.dwg

MAP OF
CROSS DEVELOPMENT CC WESLACO
BEING A RESUBDIVISION OF
1.8654 ACRES (81,257 SQ. FT.)
OUT OF FARM TRACT 40
OF THE WEST AND ADAMS TRACTS SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

BEING 1.8654 acres (81,257 square feet) of land out of Farm Tract 40, of The West and Adams Tracts Subdivision, according to the plat of same, recorded under Volume 2, Page 34, of the Map Records of Hidalgo County, Texas, being all of a called 1.73 acre tract conveyed to 3BU Family Limited Partnership, a Texas Limited Partnership by Warranty Deed recorded under Clerks File Number (C.F.N.) 2857312 of the Official Public Records of Hidalgo County, Texas (O.P.R. H.C.T.), and the west 19 feet of the called 2.682 acre tract conveyed to 3BU Family Limited Partnership, a Texas Limited Partnership by Warranty Deed recorded under Clerks File Number 2877615 O.P.R.H.C.T., lying north of Interstate Highway 2, said 1.8654 acre tract lying within the Juan Jose Ynojosa De Ball Survey, A-54, and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the east right of way (R.O.W.) line of Paseo Del Norte (100 foot R.O.W.), and the north right of way line of Interstate Highway 2, for the southwest corner of said 1.73 acre tract and herein described tract;

THENCE North 01°14'30" West, with the east right of way line of said Paseo Del Norte, at 214.19 feet and 0.32 feet at a right angle to the left, passing a 5/8 inch iron rod found for reference, and continuing for a total distance of 264.27 feet to a point for the northwest corner of the herein described tract;

THENCE North 88°49'24" East, a distance of 278.00 feet to a calculated point in the north line of said 2.682 acre tract, for the northeast corner of the herein described tract;

THENCE South 01°10'36" East, 19 feet east of the west line of said 2.682 acre tract, a distance of 320.66 feet to a 5/8" iron rod with cap marked "CORE 6657" set in the north right of way line of said Interstate Highway 2 for the southeast corner of the herein described tract;

THENCE North 79°41'54" West, with said north right of way line, at 19.40 feet passing a 1/2 inch iron rod, found for the southwest corner of said 2.682 acre tract, and continuing for a total distance of 283.37 feet to the POINT OF BEGINNING, containing 1.8654 acres (81,257 square feet) of land.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B"

ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

COMMUNITY-PANEL NUMBER: 4803490005 B
EFFECTIVE DATE: MARCH 4, 1850

2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE FRONT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:

FRONTAGE: U.S. EAST EXPRESS 83 IS IDENTIFIED AS PART OF THE HIDALGO COUNTY THOROUGHFARE MAP.
U.S. EAST EXPRESS 83: 25' OR EASEMENT, WHICH EVER IS GREATER
SIDE: 5' OR EASEMENT, WHICH EVER IS GREATER
REAR: 10' OR EASEMENT, WHICH EVER IS GREATER

4. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN _____ C.F. OF STORM SEWER RUNOFF AS PER APPROVED DRAINAGE REPORT.

5. BENCH MARK: STAINLESS STEEL ROD IN SLEEVE LOCATED ±95' EAST OF NORTH MILANOS ROAD AND NORTH OF WEST BUSINESS 83 T THE FOLLOWING COORDINATE AND ELEVATION. N:16585323.5980, E:1143478.8230 AT ELEVATION = 80.24'

CUT SQUARE LOCATED SOUTH 81°44'39" WEST, A DISTANCE OF 84.15 FEET FROM THE SOUTHEAST CORNER OF THIS PROPERTY. N:16588499.3800, E:1154792.6100 AT ELEVATION = 71.71'

6. NO BUILDING IS ALLOWED OVER ANY EASEMENT.

7. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF U.S. EXPRESSWAY 83 AND DOLORES HUERTA AVENUE DURING THE BUILDING PERMIT PROCESS.

8. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER.

9. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

10. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.

11. LANDSCAPING TO BE PROVIDED, AS PER CITY ORDINANCE.

12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.

CERTIFICATION OF HIDALGO & CAMERON
COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED ON 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 HCCID#9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID#9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID#9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

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

DRAWN BY: SDR	DATE: 11/08/22
IRRIGATION, CHECKED:	DATE:
SURVEYED, CHECKED:	DATE:
FINAL CHECK:	DATE:

CITY OF WASLACO
COUNTY OF HIDALGO

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

DATED ON THIS _____ DAY OF _____, 2022.

_____ _____
CHAIRMAN DATE

CITY OF WASLACO
CERTIFICATE OF APPROVAL

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

_____ _____
MAYOR CITY OF WESLACO DATE

_____ _____
ATTEST: CITY OF WESLACO SECRETARY DATE

PRINCIPAL CONTACTS:	NAME	ADDRESS:	CITY & ZIP	PHONE
OWNER:	ART ORTEGA	533 NORTH ALAMO ROAD	ALAMO, TX 78516	(956) 720-4644
ENGINEER:	Lesley Reel, P.E.	3307 WEST DAVIS ST #100	CONROE, TX 77304	(936) 647-0420
SURVEYOR:	Clemente Turrubiartes, Jr.	10210 GROGANS MILL ROAD	THE WOODLANDS, TX 77380	(224) 828-1208

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "CROSS DEVELOPMENT CC WESLACO " TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
ART ORTEGA, PRESIDENT DATE
3BU FAMILY LIMITED PARTNERSHIP
533 NORTH ALAMO ROAD
ALAMO, TX 78516
PH: 956-720-4644

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
Notary Public in and for the State of Texas

My Commission expires:_____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, _____, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED ON THIS _____ DAY OF _____, 2022.

_____
_____, PROFESSIONAL ENGINEER No. _____
STATE OF TEXAS

DATE PREPARED: _____
ENGINEERING JOB# _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED ON THIS _____ DAY OF _____, 2022.

_____
CLEMENTE TURRUBIARTES, JR., PROFESSIONAL LAND SURVEYOR No. 6657
STATE OF TEXAS

DATE PREPARED: 12-10-21
SURVEY JOB# U21-00431

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

FILE 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

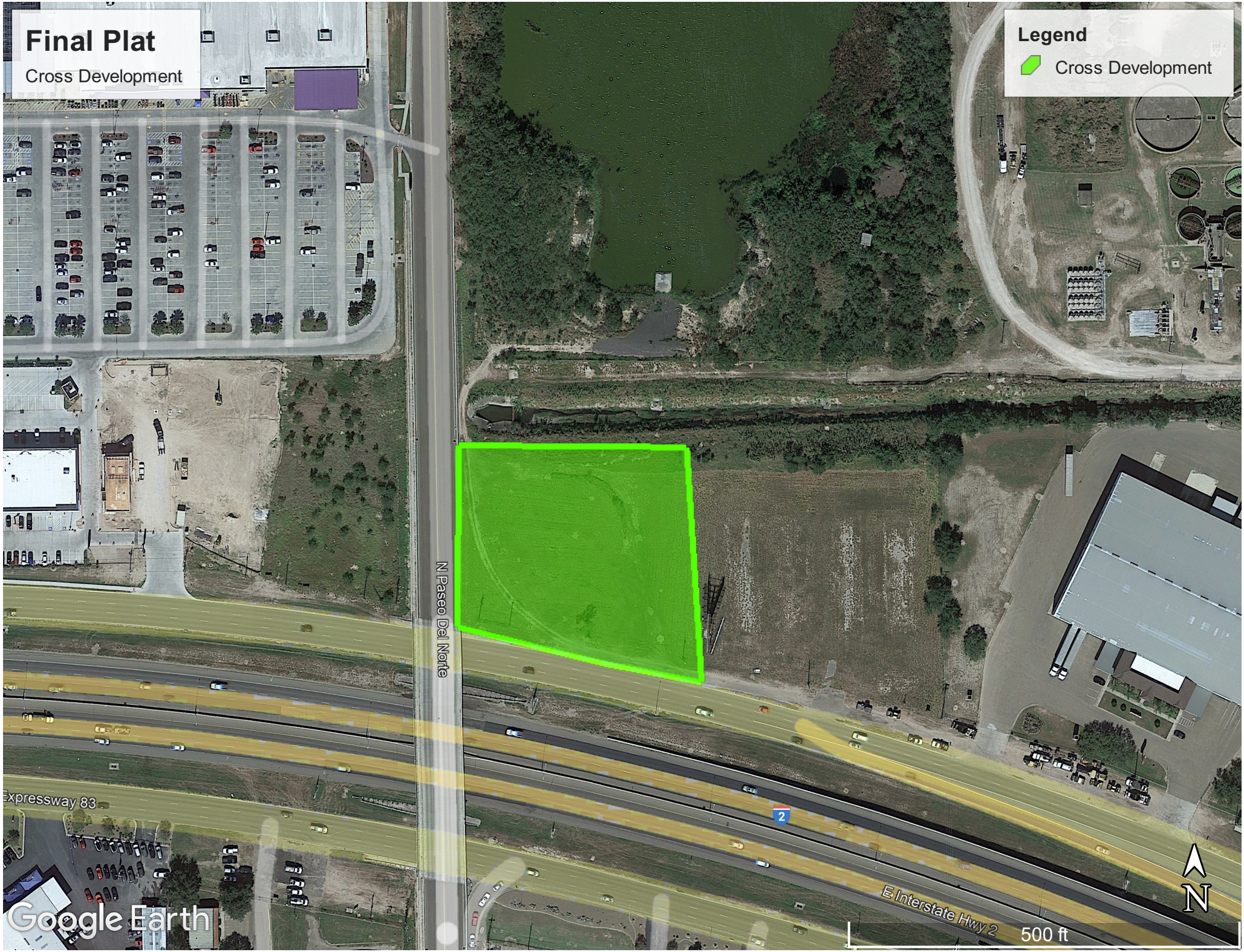
BY: _____DEPUTY

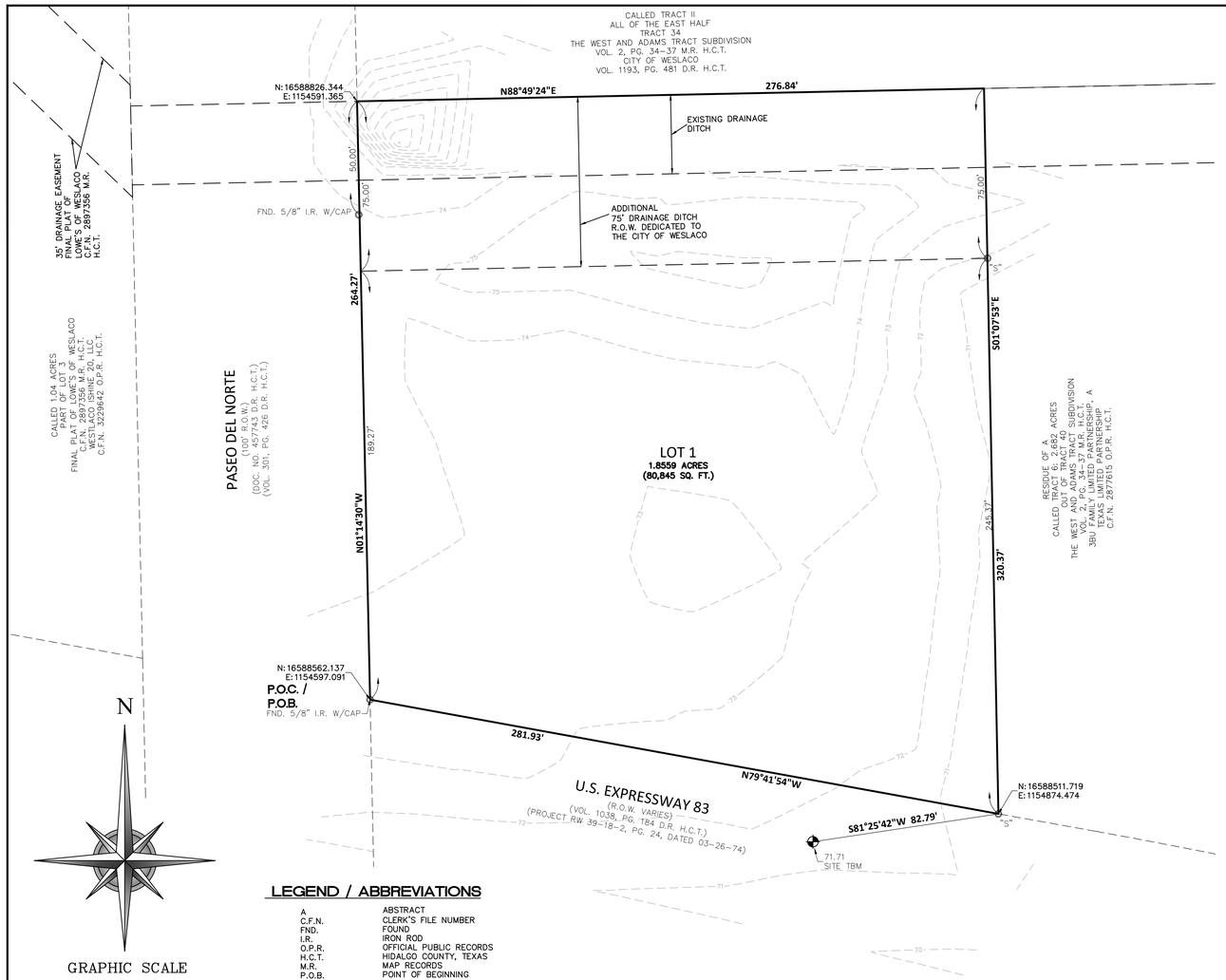
SURVEYOR
CORE
LAND SURVEYING TBPLS REG NO. 1019
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224 828 1208
corelandsurveying.com

ENGINEER
L SQUARED ENGINEERING
MUNICIPAL | COMMERCIAL | RESIDENTIAL
3307 WEST DAVIS ST #100,
CONROE, TX 77304
(936)647-0420

U21-00431 / SDR SHEET

12/13/2022 12:28:04 PM, SReeve


Final Plat
Cross Development
Legend
Cross Development
N Paseo Del Norte
Expressway 83
E Interstate Hwy 2
2
Google Earth
500 ft
N



GRAPHIC SCALE

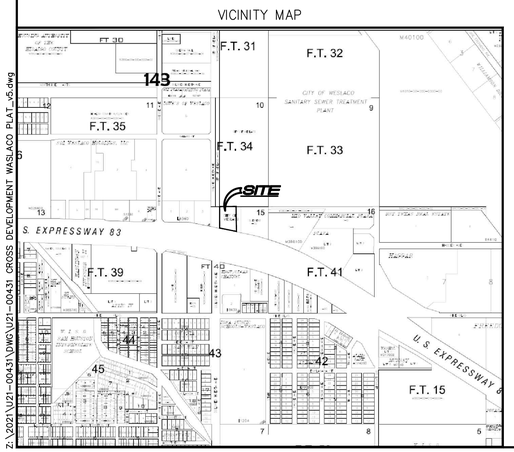
30 0 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
H.C.T.	HIDALGO COUNTY, TEXAS
M.R.	MAP RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
"S"	SET 5/8 INCH IRON ROD WITH CAP "CORE 6657"
PROPERTY MARKER	○

VICINITY MAP



Z:\2021\U21-00431\DWG\U21-00431 CROSS DEVELOPMENT WESLACO PLAT_v5.dwg

MAP OF
CROSS DEVELOPMENT CC WESLACO
BEING A RESUBDIVISION OF
1.8559 ACRES (80,845 SQ. FT.)
OUT OF FARM TRACT 40
OF THE WEST AND ADAMS TRACTS SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

BEING 1.8559 acres (80,845 square feet) of land out of Farm Tract 40, of The West and Adams Tracts Subdivision, according to the plat of same, recorded under Volume 2, Page 34, of the Map Records of Hidalgo County, Texas, being all of a called 1.8559 acre tract conveyed to Cross Development CC Weslaco by Warranty Deed recorded under Clerks File Number (C.F.N.) 3442402 of the Official Public Records of Hidalgo County, Texas (O.P.R. H.C.T.), and the west 17.70 feet of the called 2.682 acre tract conveyed to 3BU Family Limited Partnership, a Texas Limited Partnership by Warranty Deed recorded under Clerks File Number 2877615 O.P.R.H.C.T., lying north of Interstate Highway 2, said 1.8654 acre tract lying within the Juan Jose Ynojosa De Balli Survey, A-54, and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the east right of way (R.O.W.) line of Paseo Del Norte (100 foot R.O.W.), and the north right of way line of Interstate Highway 2, for the southwest corner of said 1.73 acre tract and herein described tract;

THENCE North 01°14'30" West, with the east right of way line of said Paseo Del Norte, at 214.19 feet and 0.32 feet at a right angle to the left, passing a 5/8 inch iron rod found for reference, and continuing for a total distance of 264.27 feet to a point for the northwest corner of the herein described tract;

THENCE North 88°49'24" East, a distance of 276.84 feet to a calculated point in the north line of said 2.682 acre tract, for the northeast corner of the herein described tract;

THENCE South 01°07'53" East, 17.70 feet east of the west line of said 2.682 acre tract, a distance of 320.37 feet to a 5/8" iron rod with cap marked "CORE 6657" set in the north right of way line of said Interstate Highway 2 for the southeast corner of the herein described tract;

THENCE North 79°41'54" West, with said north right of way line, at 17.95 feet passing a 1/2 inch iron rod, found for the southwest corner of said 2.682 acre tract, and continuing for a total distance of 281.93 feet to the POINT OF BEGINNING, containing 1.8559 acres (80,845 square feet) of land.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B"

ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

COMMUNITY-PANEL NUMBER: 4803490005 B
EFFECTIVE DATE: MARCH 4, 1980

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 72' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:

FRONTAGE: U.S. EAST EXPRESS 83 IS IDENTIFIED AS PART OF THE HIDALGO COUNTY THOROUGHFARE MAP.	
U.S. EAST EXPRESS 83:	25' OR EASEMENT, WHICH EVER IS GREATER
SIDE:	5' OR EASEMENT, WHICH EVER IS GREATER
REAR:	10' OR EASEMENT, WHICH EVER IS GREATER

4. DRAINAGE: 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 28,184 CUBIC FEET (0.647 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

5. BENCH MARK: NGS AE1220, STAINLESS STEEL ROD IN SLEEVE LOCATED ±95' EAST OF NORTH MILANOS ROAD AND NORTH OF WEST BUSINESS 83 T THE FOLLOWING COORDINATE AND ELEVATION. N:16585323.5960, E:1143478.8230 AT ELEVATION = 80.24'

SITE TBM (TEMPORARY BENCH MARK): CUT SQUARE LOCATED SOUTH 81°25'42" WEST, A DISTANCE OF 82.79 FEET FROM THE SOUTHEAST CORNER OF THIS PROPERTY. N:16588499.3800, E:1154792.6100 AT ELEVATION = 71.71'

6. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS .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.

7. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF U.S. EXPRESSWAY 83 AND DOLORES HUERTA AVENUE DURING THE BUILDING PERMIT PROCESS.

8. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER AND SHALL NOT BE ALTERED IN ANYWAY.

9. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

10. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.

11. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.

CITY OF WESLACO
COUNTY OF HIDALGO

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

DATED ON THIS _____ DAY OF _____, 2023.

_____ _____
CHAIRMAN DATE

CITY OF WESLACO
CERTIFICATE OF APPROVAL

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

_____ _____
MAYOR CITY OF WESLACO DATE

_____ _____
ATTEST: CITY OF WESLACO SECRETARY DATE

CERTIFICATION OF HIDALGO & CAMERON
COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED ON THIS _____ DAY OF _____, 2023.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID#9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID#9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCCID#9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

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

DRAWN BY: SDR	DATE: 11/08/22		
IRRIGATION, CHECKED:	DATE:		
SURVEYED, CHECKED:	DATE:		
FINAL CHECK:	DATE:		

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "CROSS DEVELOPMENT CC WESLACO " TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
ART ORTEGA, PRESIDENT DATE
CROSS DEVELOPMENT CC WESLACO, LLC
4336 MARSH RIDGE ROAD
CARROLLTON, TX 75010
PH: 956-720-4644

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

_____
Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, _____, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED ON THIS _____ DAY OF _____, 2023.

_____
_____, PROFESSIONAL ENGINEER No. _____
STATE OF TEXAS

DATE PREPARED: _____
ENGINEERING JOB# _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED ON THIS _____ DAY OF _____, 2023.

_____
CLEMENTE TURRUBIARTES, JR., PROFESSIONAL LAND SURVEYOR No. 6657
STATE OF TEXAS

DATE PREPARED: 12-10-21
SURVEY JOB# U21-00431

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____DEPUTY

PRINCIPAL CONTACTS:	NAME	ADDRESS:	CITY & ZIP	PHONE
OWNER:	CROSS DEVELOPMENT CC WESLACO, LLC	4336 MARSH RIDGE ROAD	CARROLLTON, TX 75010	(956) 720-4644
ENGINEER:	Lesley Reel, P.E.	3307 WEST DAVIS ST #100	CONROE, TX 77304	(936) 647-0420
SURVEYOR:	Clemente Turrubiartes, Jr.	10210 GROGANS MILL ROAD	THE WOODLANDS, TX 77380	(224) 828-1208

SURVEYOR:
CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

ENGINEER:
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
3307 WEST DAVIS ST #100,
CONROE, TX 77304
(936) 647-0420

U21-00431 / SDR

CITY OF WESLACO, TEXAS

CALIBER COLLISION - WESLACO

PRIVATE IMPROVEMENTS

PROJECT INDEX

Sheet Number	Sheet Title
01	COVER SHEET
02	CONSTRUCTION NOTES & LEGEND
03	EXISTING CONDITIONS SURVEY
04	OVERALL SITE PLAN
05	DIMENSIONAL CONTROL & PAVING PLAN
06	UTILITY PLAN
07	GRADING PLAN
08	PROFILES
09	DRAINAGE & STORM SEWER PLAN
10	DRAINAGE CALCULATIONS
11	FIRE LANE PLAN
12	SWPP PLAN
13	PAVING DETAILS
14	SWPP DETAILS
15	WATER & SANITARY DETAILS 1 OF 2
16	WATER & SANITARY DETAILS 2 OF 2
17	STORM DETAILS

PROJECT NOTES

ENGINEER'S CERTIFICATION:
I CERTIFY THAT THESE PLANS WHICH BEAR MY SEAL HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARE IN COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS. THE PROPOSED IMPROVEMENTS SHOWN IN THESE PLANS WILL NOT IMPEDE THE FLOW OF SURFACE WATERS FROM HIGHER ADJACENT PROPERTIES, WILL NOT ALTER THE NATURAL FLOW OF SURFACE WATERS SO AS TO DISCHARGE THEM UPON ADJACENT PROPERTIES AT A MORE RAPID RATE OR IN A DIFFERENT LOCATION, AND WILL NOT CONCENTRATE FLOWS OF SURFACE WATERS IN A MANNER WHICH EXCEEDS THE CAPACITY OF THE RECEIVING WATERCOURSE. THIS CERTIFICATION DOES NOT APPLY TO ANY EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY.

CIVIL NOTE:
FIELD VERIFY ALL EXISTING CONDITIONS AND ELEVATIONS INCLUDING PAVEMENT AND UTILITY TIE-INS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES PRIOR TO BEGINNING ANY WORK.

TDLR NOTE:
TEXAS DEPARTMENT OF LICENSING AND REGISTRATION (TDLR) NUMBER REQUIRED FOR ALL PROPOSED COMMERCIAL BUILDINGS. **IF TDLR NUMBER IS NOT PRESENT, CLIENT IS RESPONSIBLE FOR ACQUIRING REGISTRATION NUMBER PRIOR TO CONSTRUCTION.

WETLAND NOTE:

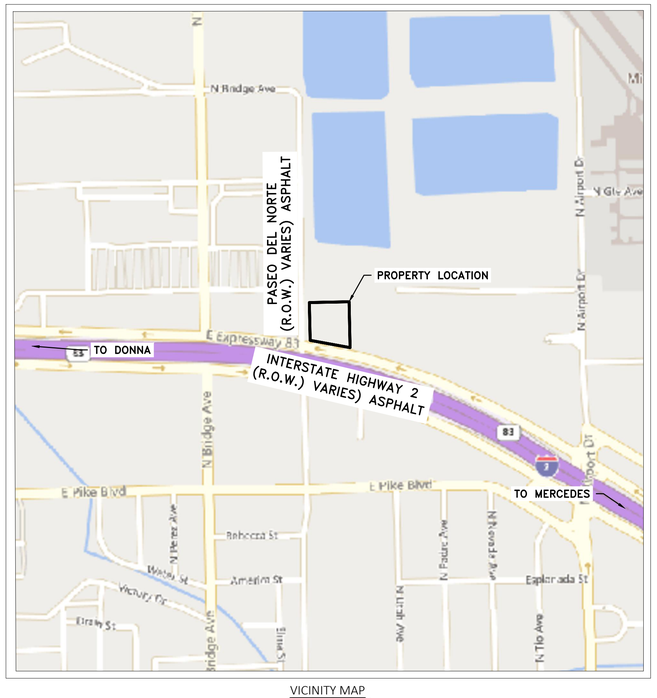
THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF AN ENVIRONMENTAL OR OTHER WETLANDS STUDY. L SQUARED ENGINEERING IS NOT AN ENVIRONMENTAL ENGINEERING FIRM AND DOES NOT HAVE THE ABILITY TO DETERMINE ENVIRONMENTAL OR WETLAND IMPACTS. THE CLIENT AND/OR OWNER SHALL BE RESPONSIBLE FOR ANY SUCH STUDY AND NOTIFY ENGINEER IF ANY RESULTING CHANGES ARE NEEDED PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION:
BEING 1.726 ACRES (75,201 SQUARE FEET) OF LAND OUT OF FARM TRACT 40, OF THE WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT OF SAME, RECORDED UNDER VOLUME 2,PAGE 34, OF THE MAP RECORDS OF HILDAGO COUNTY TEXAS.
BENCHMARK:
AE1220 ELEV.=80.24'(1986 ADJ.)
STAINLESS STEEL ROD ENCASED IN SLEEVE

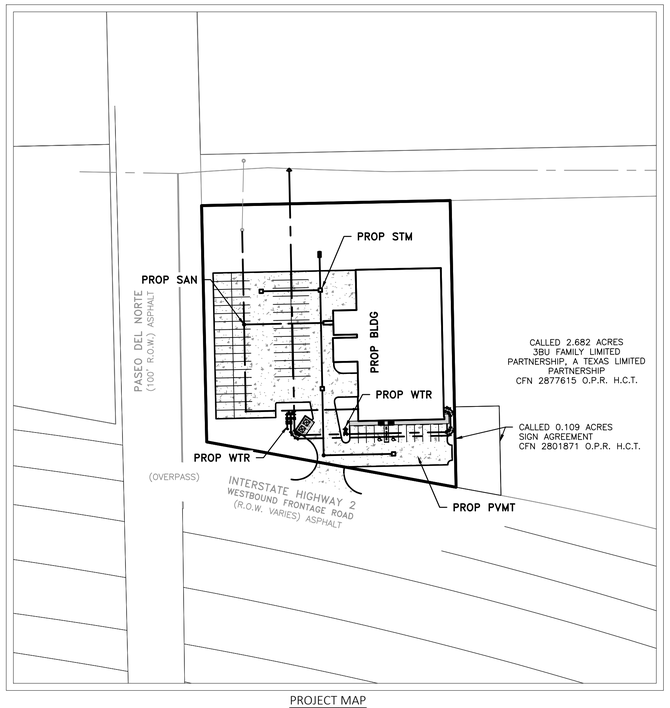
CHISELED SQUARE ON CONCRETE ELEV.= 73.16'

FLOODPLAIN:
FLOOD STATEMENT: THIS SITE (PROPOSED AREA) IS SITUATED IN ZONE "B" I HILDAGO COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 48034900005B DATED MARCH 4, 1980. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/ OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY NOTE:
SURVEY PROVIDED BY: CORE LAND SURVEYING DATED: SEPTEMBER 23, 2022.
CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



VICINITY MAP
SCALE: 1" = 500'



PROJECT MAP
SCALE: 1" = 80'

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12235
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

21123 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
CROSS DEVELOPMENT
4336 MARSH RIDGE ROAD
CARROLTON, TX 75010

PROJECT ADDRESS
HIDALGO CAD PROPERTY
ID#324196

CALIBER COLLISION - WESLACO

COVER SHEET

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	AS SHOWN	SHEET	01

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

Lesley Reel
5/11/2023

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\01 COVER SHEET.DWG May. 11, 2023-10:30 AM

REFERENCE SPECIFICATIONS:

APPLICABLE ENTITY DETAILS & SPECIFICATIONS SHALL APPLY. WHEN NO SUCH INFORMATION EXISTS, CONTRACTOR SHALL THEN REFERENCE HIDALGO COUNTY DETAILS AND SPECIFICATIONS.

GENERAL CONSTRUCTION NOTES:

1. MATERIALS, CONSTRUCTION AND TESTING TO BE IN ACCORDANCE WITH THE GOVERNING ENTITY'S ORDINANCES AND SPECIFICATIONS, LATEST PRINTING AND AMENDMENTS THERETO.

2. CONTRACTOR TO OBTAIN ALL DEVELOPMENT AND CONSTRUCTION PERMITS REQUIRED BY ALL ENTITIES AT HIS EXPENSE PRIOR TO COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS 48 HOURS PRIOR TO COMMENCEMENT OF WORK IN STREET RIGHTS-OF-WAY OR EASEMENTS.

4. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE NOT GUARANTEED TO BE COMPLETED OR DEFINITE, BUT WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE. CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY.

5. THE LOCATION OF LUFKIN-CONROE TELEPHONE EXCHANGE OR AT&T COMPANY, ENTEX, AND ENTERGY-GSU (GULF STATES UTILITIES) UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL REQUEST THE EXACT LOCATION OF THESE FACILITIES BY CALLING THE UTILITY COMPANIES, AT LEAST 48 HOURS BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH OCCURS DUE TO HIS FAILURE TO REQUEST THE LOCATION AND PRESERVATION OF THESE UNDERGROUND FACILITIES. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

6. TEXAS LAW ARTICLE 1436C, PROHIBITS ALL ACTIVITIES IN WHICH PERSONS OR EQUIPMENT MAY COME WITHIN 6 FEET OF ENERGIZED OVERHEAD POWER LINES, AND FEDERAL REGULATION, TITLE 29, PART 1910.130(1) AND PART 1926.440 (A) (15) REQUIRE A MINIMUM CLEARANCE OF 10 FEET FROM THESE FACILITIES. THE ABOVE LAWS CARRY BOTH CRIMINAL AND CIVIL LIABILITIES, WITH CONTRACTORS AND OWNERS BEING LEGALLY RESPONSIBLE FOR THE SAFETY OF WORKERS UNDER THESE LAWS. IF YOU OR YOUR COMPANY MUST WORK NEAR ENERGIZED OVERHEAD POWER LINES, CALL THE POWER COMPANY FOR THE LINES TO BE DE-ENERGIZED AND/OR MOVED AT YOUR EXPENSE.

7. CONSTRUCTION SHALL COMPLY WITH THE LATEST REVISIONS OF OSHA REGULATIONS AND STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUB-PART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.
8. DETAILS SHOWN DO NOT EXTEND OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY CHAPTER 756, SUBCHAPTER "C" OF THE TEXAS HEALTH AND SAFETY CODE.

9. CONTRACTOR SHALL COVER OPEN EXCAVATIONS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS, ALONG EXISTING ROADWAYS AND TRAFFIC AREAS.

10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE GOVERNING ENTITY. ALL CONSTRUCTION RUNOFF SHALL COMPLY WITH STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAGMEN, SIGNING, STRIPING AND WARNING DEVICES, ETC., DURING CONSTRUCTION IN ACCORDANCE WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OF TRAFFIC IN EACH DIRECTION DURING WORKING HOURS OR PROVIDE ALL-WEATHER DETOURS AROUND CONSTRUCTION SITE, PROVIDE PUBLIC NOTIFICATION, AND USE UNIFORMED POLICE OFFICERS TO CONTROL TRAFFIC.

12. EXISTING PAVEMENTS, CURBS, SIDEWALKS AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE GOVERNING ENTITY'S STANDARDS. ALL ASPHALT AND CONCRETE DRIVEWAYS EXCAVATED DURING CONSTRUCTION SHALL BE BACKFILLED WITH STABILIZED MATERIAL AND RETURNED TO EXISTING CONDITIONS. ALL STATE AND COUNTY HIGHWAY PAVEMENT AND RAILROAD RIGHT-OF-WAYS TO BE BORED ACCORDING TO THE RULES, REGULATIONS AND REQUIREMENTS FOR APPROVAL AND ACCEPTANCE BY SAID AGENCIES.

13. EXISTING ROADS AND/OR RIGHT-OF-WAYS DISTURBED DURING CONSTRUCTION SHALL BE AS GOOD OR BETTER THAN THE CONDITION PRIOR TO STARTING THE WORK, UPON COMPLETION OF THE PROJECT.

14. AFTER DISTURBED AREAS HAVE BEEN COMPLETED TO THE LINES, GRADES, AND CROSS-SECTIONS SHOWN ON THE PLANS, SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS TO ESTABLISH ADEQUATE VEGETATION COVERAGE TO ELIMINATE EROSION. IF NO PROVISION FOR PLANTING GRASS IS INCLUDED IN THE PLANS OR SPECIFICATIONS, THE MINIMUM REQUIREMENT FOR THIS ITEM WILL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR "SODDING OR SEEDING FOR EROSION CONTROL."

15. ALL TRENCHES, INCLUDING TRENCHES FOR LEADS AND STUBS UNDER PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL CURBS SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND AS PER SPECIFICATION TO A POINT IMMEDIATELY BELOW THE SUBGRADE. TRENCHES OTHER THAN UNDER PAVEMENT SHALL BE BACKFILLED WITH SUITABLE EARTH MATERIAL IN 6 INCH LAYERS AND MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM DESIGNATION D-698/AASHTO T99). MOISTURE CONTENT OF BACKFILL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CEMENT STABILIZED SAND SPECIFICATIONS. SEE GOVERNING ENTITY'S STANDARD DETAIL SHEETS FOR BEDDING AND OTHER DESIGN REQUIREMENTS.

16. CONTRACTOR TO REMOVE EXISTING PLUGS AND CONNECT TO EXISTING UTILITY LINES AS INDICATED ON PLANS.

17. UNLESS OTHERWISE NOTED ON PLANS, WHERE MANHOLES ARE LOCATED WITHIN THE UTILITY EASEMENTS, THE CONTRACTOR SHALL SET RIM ELEVATIONS TWO INCHES ABOVE FINISHED GROUND ELEVATIONS.

18. WHEN TRENCH CONDITION REQUIRES THE USE OF WELL POINTS, THIS IS TO BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE MUD AND/OR DIRT DEPOSITED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. ALL EQUIPMENT AND DEBRIS FROM CONSTRUCTION TO BE MOVED AT END OF PROJECT.

STORM WATER QUALITY NOTES:

1. COVERAGE IS REQUIRED UNDER THE TPDES GENERAL PERMIT TXR150000 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. THE COSTS TO IMPLEMENT, INSPECT, AND MAINTAIN THE SWPPP SHALL BE CONSIDERED INCIDENTAL TO THE SWPPP BID ITEMS.

2. IF THE PROJECT DISTURBS GREATER THAN 5 ACRES, A NOTICE OF INTENT (NOI) SHALL BE SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AT LEAST 7 DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TCEQ COMPLIANCE, PLAN IMPLEMENTATION AND MAINTENANCE DURING CONSTRUCTION. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE A COPY OF THE CONTRACTOR'S NOTICE OF INTENT (NOI) AND PROOF THAT IT HAS BEEN SENT TO THE TCEQ.

3. COPIES OF THE CONTACTOR'S NOI AND CONSTRUCTION SITE NOTICE (CSN) SHALL BE POSTED AT THE SITE BY THE CONTRACTOR. COPIES SHALL ALSO BE SUBMITTED TO THE PROJECT OWNER AND ENGINEER. THE CONTRACTOR SHALL LAMINATE AND POST THE TWO NOIS, TWO CSNS AND ANY "SECONDARY OPERATOR" CSNS ON THE PROJECT SITE AT A LOCATION WITH EASY ACCESS TO THE PUBLIC FOR CLEAR VIEWING AND AS APPROVED BY THE ENGINEER. THE COST OF LAMINATION AND POSTING OF THE NOIS & CSNS SHALL BE CONSIDERED INCIDENTAL TO THE SWPPP BID ITEMS.

4. UPON COMPLETION OF CONSTRUCTION ACTIVITIES AND FINAL STABILIZATION OF THE SITE, AS DEFINED BY THE TPDES GENERAL PERMIT, A NOTICE OF TERMINATION (NOT) IS REQUIRED TO BE SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE A COPY OF THE CONTRACTOR'S NOTICE OF TERMINATION (NOT) AND PROOF THAT IT HAS BEEN SENT TO THE TCEQ.

5. A RAIN GAUGE SHALL BE KEPT ON THE PROJECT SITE OR WITHIN THE IMMEDIATE PROJECT VICINITY. RECORDS OF RAINFALL EVENTS SHALL BE KEPT BY THE CONTRACTOR TO ASSIST WITH DETERMINING IF AN SWPPP SITE INSPECTION IS REQUIRED. THE COSTS FOR THE RAIN GAUGE SHALL BE CONSIDERED INCIDENTAL TO THE SWPPP BID ITEMS.

6. THE SWPPP, INSPECTION & MAINTENANCE REPORTS, CERTIFICATIONS, RAINFALL RECORDS, MAJOR GRADING DATE RECORDS AND TEMPORARY AND PERMANENT STABILIZATION DATE RECORDS SHALL BE KEPT CURRENT BY THE CONTRACTOR AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. COPIES OF THE ALL SWPPP RECORDS SHALL BE KEPT ON-SITE, IF FEASIBLE, UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. THE SWPPP RECORDS SHALL BE MADE READILY AVAILABLE TO ENGINEER AND REGULATORY AUTHORITIES UPON AN ON-SITE INSPECTION. THE CONTRACTOR SHALL DELIVER COPIES OF ALL SWPPP RECORDS TO PROJECT OWNER AND ENGINEER AS DIRECTED BY THE ENGINEER."

SANITARY SEWER CONSTRUCTION NOTES:

1. SANITARY SEWERS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST SPECIFICATIONS FOR SEWER CONSTRUCTION, AND TESTED AS SPECIFIED FROM THE LATEST TEST PROCEDURE FOR EITHER LIQUID OR AIR, INCLUDING ALL AMENDMENTS AND REVISIONS THERETO. BACKFILL AND BEDDING FOR SANITARY SEWERS MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321 AND MUST BE PLACED IN ACCORDANCE WITH THE APPLICABLE ENTITY'S SPECIFICATIONS.

2. ALL SANITARY SEWER MANHOLES SHALL BE STANDARD THE APPLICABLE ENTITY PRE-CAST USING RAM-NECK OR CAST IN PLACE CONCRETE IN ACCORDANCE WITH ASTM C-478. NO BRICK MANHOLES ALLOWED. FOR PVC PIPE, USE MANHOLE WATER STOP GASKET AND CLAMP ASSEMBLY AT MANHOLE CONNECTIONS. SANITARY SEWER MANHOLE RIMS SHALL BE 3 INCHES ABOVE NATURAL GROUND. BACKFILL SHALL BE ADDED AND SLOPED AWAY FROM THE MANHOLE RIM FOR DRAINAGE PURPOSES.

3. MANHOLE CONCRETE BOTTOM FOUNDATION SHALL BE 12" REINFORCED WITH #5 BARS AT 12", ON CENTERS, EACH WAY, WITH A MINIMUM OF 6" EXTRA SLAB LENGTH AROUND THE MANHOLE, IF POURED IN PLACE. APPROVED CHEMICALS SHALL BE USED FOR PATCHING AROUND MANHOLE JOINTS. MORTAR CEMENT WILL NOT BE ACCEPTED.

4. SANITARY SEWER PIPE SHALL BE PVC SDR 26 OR PVC SDR 35 (WITH APPROVAL), IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3034, FOR 4" THROUGH 15" AND ASTM F-879 FOR 18" THROUGH 27". MINIMUM SIZE SANITARY SEWER MAIN IS 6". SDR 35 MAY BE USED WHEN DEPTH IS MORE THAN 3 FEET AND LESS THAN 6 FEET.

5. SEWER LINES SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE STREET FROM WHERE WATER IS LOCATED. SEWER LINE AND WATER LINE SEPARATION SHALL BE IN ACCORDANCE WITH TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES, CHAPTER 317.13 APPENDIX E.

6. NO SEWER PIPE SHALL BE LAID ON AN UNSTABLE FOUNDATION. SELECTED MATERIAL SHALL BE USED AND/OR WET SAND CONSTRUCTION DETAILS, WHICHEVER APPLIES IN THE OPINION OF THE ENGINEER. NO PIPE SHALL BE COVERED WITHOUT APPROVAL OF THE ENGINEER OR HIS REPRESENTATIVE. SANITARY SEWERS CONSTRUCTED IN WET SAND SHALL HAVE A SPECIAL PROCEDURE AND SHALL BE CONSTRUCTED AS PER THE APPLICABLE ENTITY STANDARDS.

7. WHEN THE NATURAL GROUND LEVEL AROUND MANHOLE LIES BELOW THE 100 YEAR FLOODPLAIN ELEVATION, THE MANHOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEALED AND VENTED MANHOLE DETAIL.

8. A DEFLECTION TEST SHALL BE REQUIRED AFTER THE BACKFILL HAS BEEN IN PLACE A MINIMUM OF 30 DAYS. THIS TEST SHALL BE DONE BY PULLING A HAND LINE WITH AN ATTACHED MANDREL FROM MAN-HOLE TO MANHOLE. THE MANDREL SHALL HAVE AN OUTSIDE DIAMETER THAT IS AT LEAST 95% OF THE ORIGINAL INSIDE DIAMETER OF THE PIPE. MANDREL TO BE MANUFACTURED WITH A MINIMUM OF SEVEN (7) RUNNERS, WITH EACH RUNNER BEING A MINIMUM OF 5 INCHES LONG. ANY PIPE NOT MEETING EST REQUIREMENTS TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

9. INFILTRATION/EXFILTRATION NOT TO EXCEED 200 GALLONS PER INCH DIAMETER PER MILE OF PIPE FOR 24 HOURS UNDER A MINIMUM OF 2 FEET OF HEAD, OR AN AIR TEST SHALL BE REQUIRED IN ACCORDANCE WITH ASTM C-828.

10. WHERE A SEWER LINE HAS LESS THAN (2) FEET OF COVER, PROVIDE CEMENT STABILIZED SAND BACKFILL MATERIAL.

11. CONTRACTOR SHALL KEEP RECORD OF LOCATION OF ALL STACKS, STUBS, SEWER LEADS, ETC. THE AS-BUILT MYLAR DRAWINGS MUST SHOW THE EXACT LOCATION.

12. IF SANITARY SERVICE LEADS ARE INSTALLED DURING CONSTRUCTION OF MAIN LINE, ALL LEADS TO HAVE A MINIMUM SLOPE OF 0.70% OR GREATER. ALL PVC LEADS TO BE THE SAME MATERIAL AS MAIN LINE. ALL DOUBLE SERVICE LEADS TO HAVE WYE LOCATED ON THE END OF THE LEAD. ALL SINGLE SERVICE LEADS TO BE 4 INCH, AND ALL DOUBLE SERVICE LEADS TO BE 6 INCH.

13. THE INSTALLATION OF ALL SANITARY SEWER LINES SHALL EXTEND ALONG THE ENTIRE LENGTH OF THE PROPERTY TO BE SERVED. SANITARY SEWER LINES THAT DEAD END SHALL EXTEND TO THE PROJECT LIMITS FOR FUTURE EXTENSIONS, WITH DEPTHS BASED ON ENTIRE SERVICE AREA.

PAVING NOTES:

1. IF PROPOSED SEMI-RIGID BASE WITH 2 INCH TYPE "D" HOT MIX ASPHALTIC CONCRETE SURFACING, FOR URBAN ESTATES ONLY, SEMI-RIGID BASE MAY BE 7 INCH CEMENT STABILIZED SHELL, 8 INCH CRUSHED LIMESTONE, OR 6 INCH HOT MIX ASPHALTIC CONCRETE.

2. EXPOSE 15 INCHES OF REINFORCING STEEL AT ALL PROPOSED SAWED JOINTS. IF NO REINFORCING STEEL EXISTS, USE HORIZONTAL DOWELS PER NOTE #4.

3. REQUIRE A ONE (1) INCH REDWOOD EXPANSION BOARD OR PRE-MOLDED NON-EXTRUDING JOINT BETWEEN SIDEWALK AND BACK OF CURB.

4. HORIZONTAL DOWELS SHALL BE NO. 6 BARS, 24 INCHES LONG, DRILLED AND EMBEDDED 8 INCHES INTO THE CENTER OF THE EXISTING SLAB WITH "PO ROC" OR EQUAL. DOWELS SHALL BE 24 INCHES CENTER TO CENTER UNLESS OTHERWISE SPECIFIED.

5. WHEN PROPOSED PAVEMENT ENDS AT A CONSTRUCTION JOINT LEAVE 15 INCHES OF REINFORCING STEEL EXPOSED BEYOND PAVEMENT, COAT WITH ASPHALT, AND WRAP WITH BURLAP FOR FUTURE PAVEMENT TIE-IN. AT EXPANSION JOINTS, EXTEND DOWELS 5 INCHES; COAT AND WRAP SAME AS CONSTRUCTION JOINTS.

6. WHEREVER A SIDEWALK IS REQUIRED BY GOVERNING ENTITY'S ORDINANCE , PROVIDE WHEELCHAIR RAMP AND/OR SIDEWALKS IN ACCORDANCE WITH THE "TEXAS DEPARTMENT OF TRANSPORTATION STANDARD WHEELCHAIR RAMP AND SIDEWALK DETAILS".

7. ADJUST EXISTING MANHOLE FRAMES AND COVERS TO FIT NEW GRADE.

8. ADJUST EXISTING WATER VALVE BOXES TO NEW PAVING GRADE. REPLACE ALL MISSING OR DAMAGED VALVE BOXES AND COVERS.

9. PLACE WHITE OR YELLOW PLASTIC MARKER OR PAINT AS SHOWN BY THE UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS.

10. PROVIDE A CONCRETE PAVING HEADER AT THE END OF THE PAVEMENT.

11. T. C. INDICATES TOP OF CURB ELEVATION AND T. P. INDICATES TOP OF PAVEMENT ELEVATION.

12. CURB RADII AT STREET INTERSECTIONS TO BE 24.50 FEET TO BACK OF CURB WITH A MINIMUM OF ONE (1) PERCENT GRADE UNLESS OTHERWISE NOTED.

13. GUIDELINES SET FORTH IN THE "TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" WILL BE OBSERVED.

14. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT ALL RADIUS RETURNS AND AT A MAXIMUM SPACING OF 60 FOOT INTERVALS.

15. CONTRACTOR WILL USE CONTINUOUS LONGITUDINAL REINFORCING BARS IN CURBS AS SHOWN ON DETAILS PROVIDED IN CONSTRUCTION DRAWINGS.

16. A CONCRETE MIX DESIGN BY THE CERTIFIED LAB SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING ENTITY'S ENGINEER BEFORE ANY CONCRETE IS POURED.

17. CONSTRUCTION OF ITEMS THAT ARE NOT SPECIFICALLY ADDRESSED BY MONTGOMERY COUNTY REQUIREMENTS TO BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS (LATEST REVISION).

18. RIGHT-OF-WAY SHALL BE SLOPED FROM THE PROPERTY TO THE TOP OF CURB AND HYDROMULCHED OR SODDED BEFORE FINAL ACCEPTANCE BY THE GOVERNING ENTITY TO CONTROL EROSION INTO THE STREET AND STORM SEWER.

19. MEMBRANE CURING TYPE 2, WHITE PIGMENTED, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SURFACES AND SHALL BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS ITEM #526.

20. ALL FIRST STAGE INLET CONSTRUCTION SHALL BE PROTECTED WITH 3 INCH THICK BOARDS AT ALL TIMES.

21. ALL SUBGRADE AND EMBANKMENT AREAS SHALL BE STRIPPED OF ALL ORGANIC AND UNSUITABLE MATERIAL BEFORE STABILIZATION OR FILLING IS BEGUN. MATERIAL USED FOR FILL SHALL BE CERTIFIED BY A LAB TO HAVE A PLASTICITY INDEX BETWEEN 10 AND 20.

22. FORMS SHALL BE SET TO THE PROPER GRADE AND PROPERLY SUPPORTED SO THAT NO DISPLACEMENT OCCURS WITH THE PAVING ACTIVITIES. ALL CONCRETE SHALL BE VIBRATED BY MECHANICAL MEANS TO INSURE PROPER COMPACTION AND NO HONEY COMBS.

23. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40° F. AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35° F. AND RISING. THE TEMPERATURE SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.

24. THE CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES TO ADEQUATELY PROTECT THE PAVEMENT. THE CONTRACTOR SHALL HAVE PERSONNEL ON SITE UNTIL THE PAVEMENT HAS REACHED SUFFICIENT STRENGTH AS NOT TO BE DAMAGED BY ANIMALS OR FOOT TRAFFIC.

25. JOINTS SHALL BE CLEANED OF ALL SCALE, DIRT, DUST, CURING COMPOUND, AND CONCRETE TO THE WIDTH AND DEPTH OF THE JOINT AND SHALL BE DRY BEFORE SEALING IS PERFORMED.

26. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED PER MONTGOMERY COUNTY REQUIREMENTS.

STORM SEWER NOTES:

1. STORM SEWER AND LEADS SHALL BE REINFORCED CONCRETE PIPE, ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET JOINTS, AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE GOVERNING ENTITIE'S STANDARDS AND SPECIFICATIONS

NOTE: HDPE PIPE MAY BE USED PROVIDED THAT IT IS BACKFILLED WITH CEMENT STABILIZED SAND (2 SACKS CEMENT/TON), OR OTHER BACKFILL MATERIALS THAT HAVE BEEN APPROVED BY THE GOVERNING ENTITY. SEE NOTES BELOW.

2. ALL PROPOSED PIPE STUB OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH 8 INCH BRICK WALLS UNLESS OTHERWISE NOTED.

3. ALL BOX CULVERTS INSTALLED SHALL BE PLACED ON A MINIMUM OF 6 INCHES OF CEMENT STABILIZED SAND (CEMENT STABILIZED SAND SHALL BE 1½ SACK CEMENT PER TON). FOR INSTALLATION OF PRE-CASE CONCRETE BOX CULVERTS IN POOR SAIL CONDITIONS, A 7 INCH REINFORCED CONCRETE SLAB SHALL BE INSTALLED. FOR INSTALLATION OF MONOLITHIC REINFORCED CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 4 INCH THICK CLASS "C" CONCRETE SEAL SLAB SHALL BE INSTALLED, PRIOR TO CONSTRUCTION OF BOX CULVERTS.

4. STORM SEWER MANHOLES SHALL BE STANDARD PRE-CAST, UNLESS OTHERWISE NOTED.

5. ALL INLETS TO BE TO THE DETAIL SPECIFICATIONS SHOWN IN THE PLANS OR APPROVED EQUAL OR UNLESS OTHERWISE STATED ON PLANS. INLETS TO BE STANDARD DEPTH UNLESS OTHERWISE NOTED.

6. ALL STORM SEWER LEADS SHALL BE 18 INCH MINIMUM UNLESS OTHERWISE INDICATED. GRADE DROP ON LEADS BETWEEN INLETS TO BE A MINIMUM OF 0.20 FOOT. GRADE DROP BETWEEN INLET AND MANHOLES TO BE 0.20 FOOT UNLESS OTHERWISE SHOWN. WHEN MANHOLE FRAME AND COVER IS REQUIRED, USE EAST JORDAN 24" FRAME AND COVER (OR EQUAL).

9. FOR ADJUSTMENT OF MANHOLE LIDS USE STANDARD CONCRETE RINGS.

10. CONCRETE USED FOR ALL POURED-IN-PLACE MANHOLES, INLETS, WINGWALLS, HEADWALLS AND OTHER APPURTENANCES TO BE CLASS "A" CONCRETE WITH 3,000 P.S.I. STRENGTH AT 28 DAYS.

11. ALL EXPOSED CORNERS TO BE CHAMFERED 3/4".

12. OTHER BACKFILL MATERIALS MAY BE USED BASED ON THE GEOTECHNICAL REPORT OR PER HDPE SPECIFICATIONS. BACKFILL MUST BE USED WITH APPROPRIATE COMPACTION.

13. SEE MANUFACTURERS SPECIFICATIONS FOR THE USE OF HIGH DENSITY POLYETHYLENE PIPE FOR STORM DRAINS FOR SPECIFIC TECHNICAL INFORMATION.

WATER CONSTRUCTION NOTES:

1. CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN THE APPLICABLE ENTITY STANDARD DRAWINGS AND REQUIREMENTS FOR WATER MAIN CONSTRUCTION AND MATERIALS.

2. PRIOR TO INSTALLATION OF WATER METER, WATER METER LEAD OR UNMETERED FIRE SPRINKLER LINE, THE CONTRACTOR SHALL CONTACT THE PERMIT DIVISION.

3. PRIOR TO WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE GOVERNING ENTITY'S ENGINEER AND COMPLY WITH ALL REQUIREMENTS NECESSARY FOR THE ISSUANCE OF A WORK ORDER FOR THE WATER MAIN CONSTRUCTION.

4. SEPARATION DISTANCES FOR ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCES CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWERAGE SYSTEMS", SECTION 317.20, LATEST PRINTING. REFER TO THE THE APPLICABLE ENTITY DESIGN MANUAL WATER MAIN DESIGN REQUIREMENTS

5. TWELVE-INCH (12") AND SMALLER MAINS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4') FROM THE TOP OF THE CURB OR FIVE FEET (5') FROM THE MEAN ELEVATION OF THE BOTTOM OF THE NEARBY DITCH AND NEARBY RIGHT-OF-WAY ELEVATION FOR OPEN DITCH SECTIONS.

6. MAINS LARGER THAN TWELVE-INCHES (12") SHALL HAVE A MINIMUM COVER OF FIVE FEET (5') FROM THE TOP OF THE CURB OR SIX FEET (6') FROM THE MEAN ELEVATION FOR OPEN DITCH SECTIONS.

7. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED BEFORE BACTERIOLOGICAL TESTING IN ACCORDANCE WITH AWWA STANDARD C-600.

8. ALL WATER PIPING SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED PRIOR TO USE IN ACCORDANCE WITH AWWA STANDARD C-601.

9. ALL WATER MAINS 4" THROUGH 12" SHALL BE C-900 (SDR-18). ALL WATER MAINS 14" THROUGH 36" SHALL BE C-905 (SDR-18).

10. PRIOR TO BACKFILLING OF ALL UNDERGROUND WATER LINES, INSTALL A CONTINUOUS #14 COPPER TRACER WIRE, LOCATED DIRECTLY OVER BURIED LINES AND ACCESSIBLE AT EACH VALVE STACK.

11. THE INSTALLATION OF ALL WATER LINES SHALL EXTEND ALONG THE ENTIRE LENGTH OF THE PROPERTY TO BE SERVED. WATER LINES THAT DEAD END SHALL EXTEND TO THE PROJECT LIMITS FOR FUTURE EXTENSIONS.

LEGEND:

EX ADJOINER LINE, ADJ
EX SANITARY, SAN
EX WATERLINE, WL
EX STORM SEWER, STM
EX DRAINAGE PATH, FL
EX HIGH BANK, HB
EX EASEMENT, ESMT
EX BUILDING LINE, BL
P — EX OVERHEAD POWER, P
UG — EX UNDERGROUND POWER, UG
FO — EX FIBER, FO
T — EX TELEPHONE, T
G — EX GAS LINE, G
X — EX FENCE, FNC
PROJECT BOUNDARY LINE, BNDY
PROP SANITARY, SAN
PROP WATERLINE, WL
PROP STORM SEWER, STM
PROP DRAINAGE PATH, FL
PROP HIGH BANK, HB
PROP EASEMENT, ESMT
PROP BUILDING LINE, BL
P — PROP OVERHEAD POWER, P
UG — PROP UNDERGRND POWER, UG
FO — PROP FIBER, FO
T — PROP TELEPHONE, T
G — PROP GAS LINE, G
X — PROP FENCE, FNC
PROP PAVEMENT, PVMT
PROP BACK OF CURB, BC

BENCHMARK:

AE1220 ELEV.=80.24'(1986 ADJ.)
STAINLESS STEEL ROD ENCASED IN SLEEVE

CHISELED SQUARE ON CONCRETE ELEV.= 73.16'

FLOODPLAIN NOTE:

FLOOD STATEMENT: THIS SITE (PROPOSED AREA) IS SITUATED IN ZONE "B" I HILDAGO COUNTY, TEXAS ACCORDING TO FEMA MAP NUMBER 4803490005B DATED MARCH 4, 1980. WARNING: THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/ OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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21123 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
CROSS DEVELOPMENT
4336 MARSH RIDGE ROAD
CARROLTON, TX 75010

PROJECT ADDRESS
HIDALGO CAD PROPERTY
ID#324196

CALIBER COLLISION - WESLACO

CONSTRUCTION NOTES & LEGEND

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

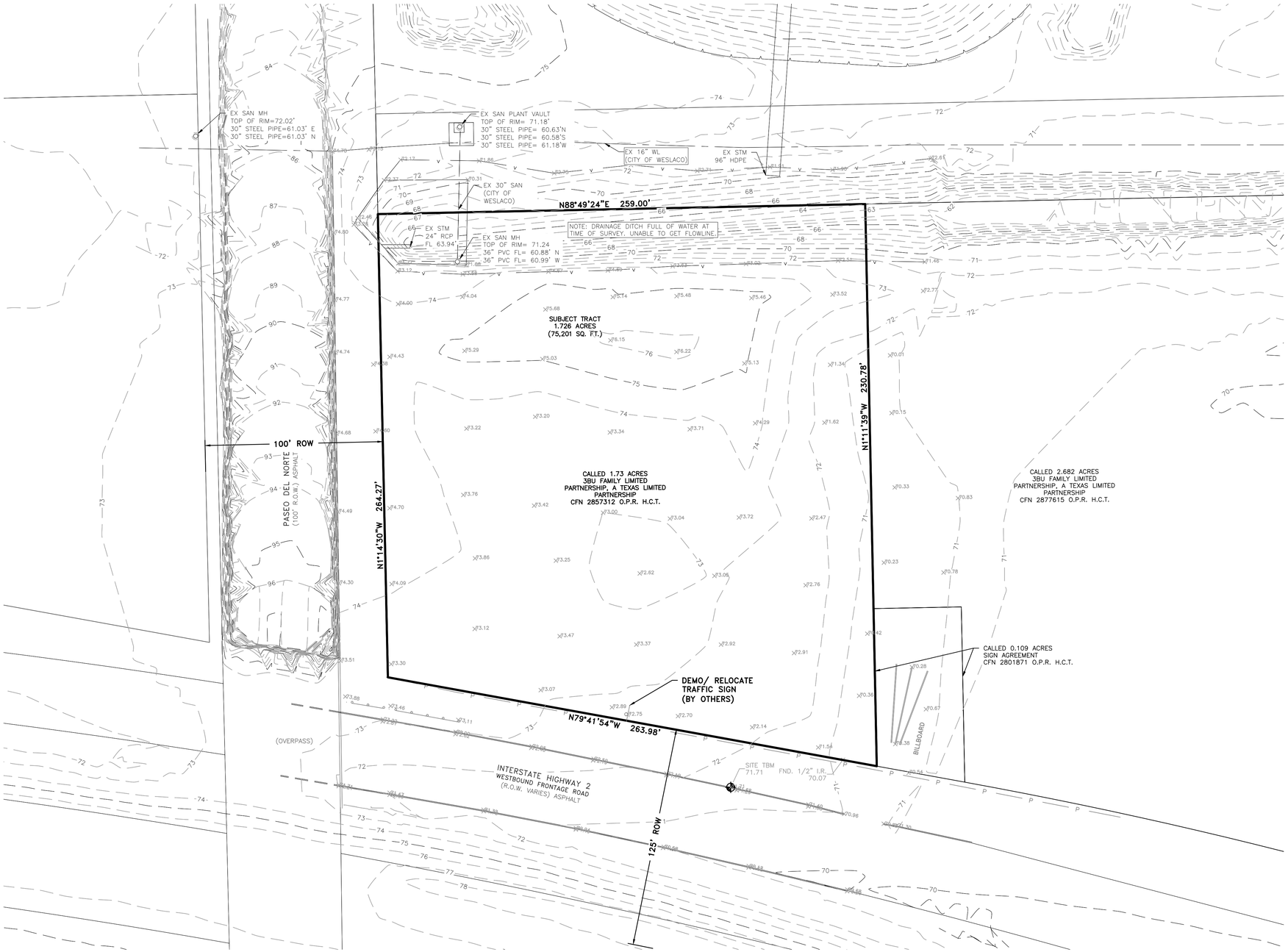
PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE		SHEET	02

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

Lesley Reel
5/11/2023

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\02 CONSTRUCTION NOTES.DWG May. 11, 2023-10:30 AM



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CARROLTON, TX 75010

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CALIBER COLLISION - WESLACO

EXISTING CONDITIONS SURVEY

DRAWING ISSUE

#	DATE	BY	* COMMENT
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DRAWING INFORMATION

PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	1" = 30' (24x36) 1" = 60' (11x17)	SHEET	03

STATE OF TEXAS
LESLEY REEL
143908
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Lesley Reel

5/11/2023

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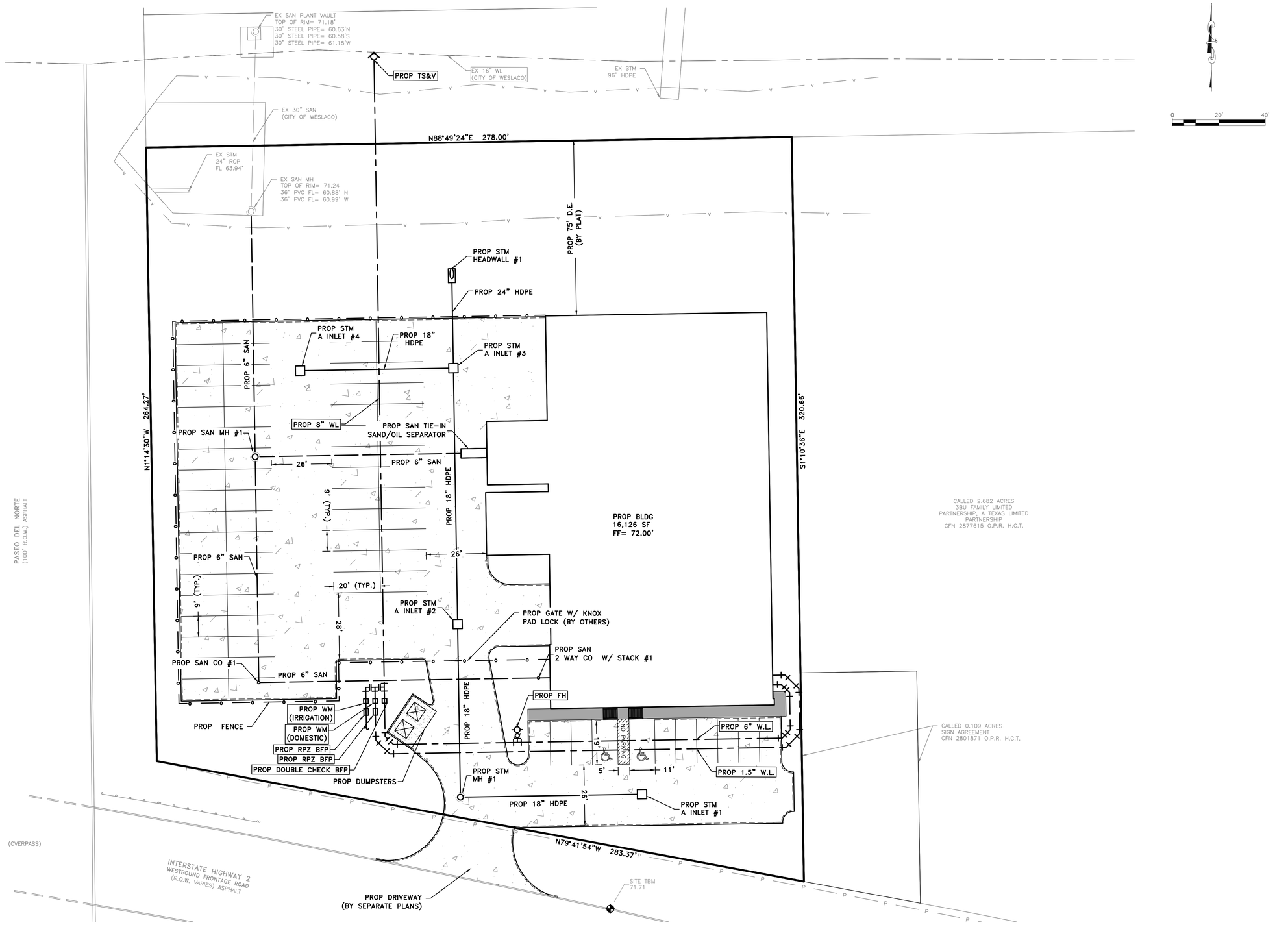

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CROSS DEVELOPMENT
4336 MARSH RIDGE ROAD
CARROLTON, TX 75010

PROJECT ADDRESS
HIDALGO CAD PROPERTY
ID#324196

CALIBER COLLISION - WESLACO

OVERALL SITE PLAN

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	1" = 20' (24x36) 1" = 40' (11x17)	SHEET	04

STATE OF TEXAS
LESLEY REEL
143908
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PROFESSIONAL ENGINEER

5/11/2023

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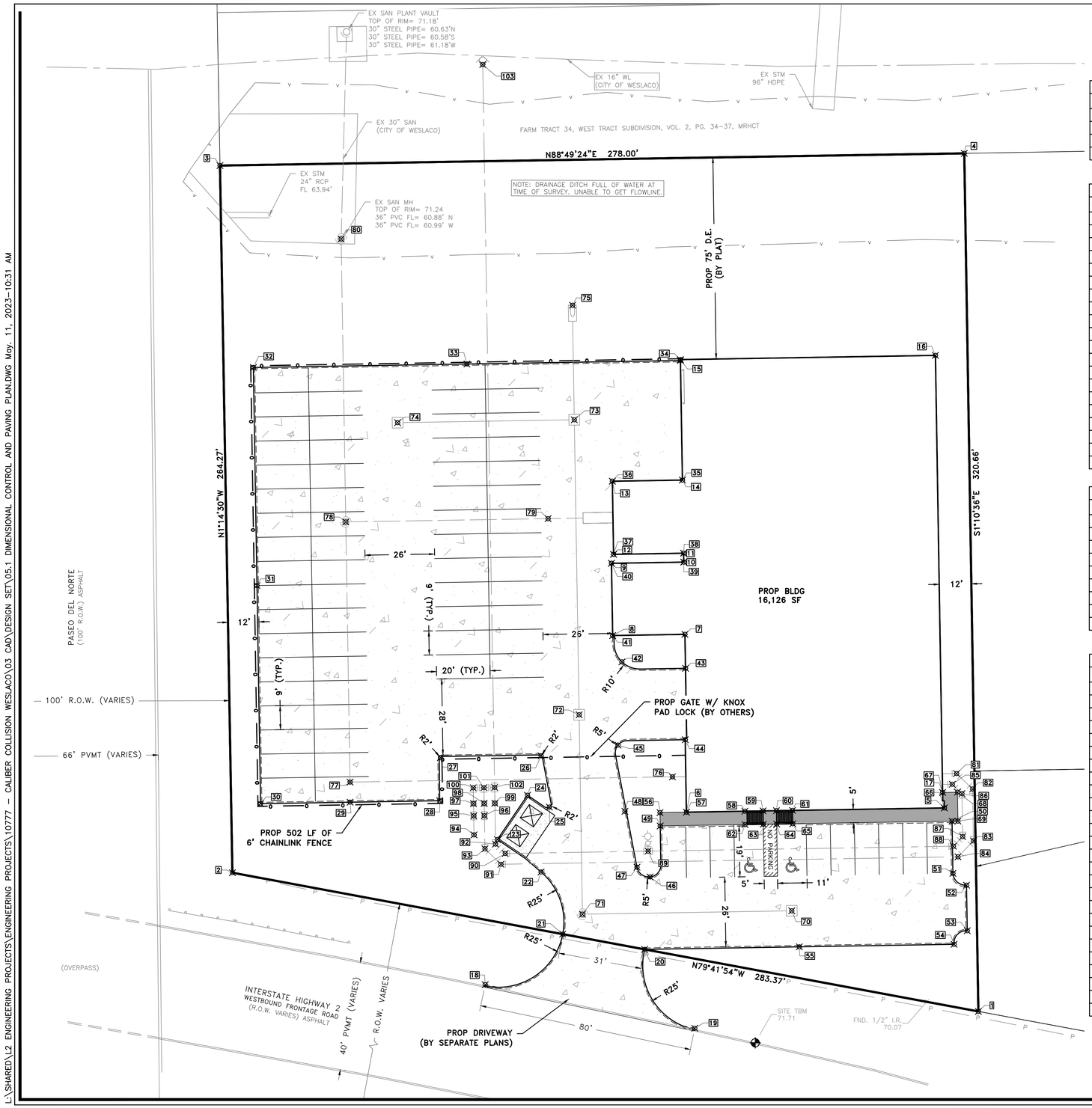

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
1	16588511.4620	1154875.8908
2	16588562.1370	1154597.0910
3	16588826.3438	1154591.3645
4	16588832.0525	1154869.3061

BUILDING COORDINATES		
POINT #	NORTHING	EASTING
39	16588678.8877	1154765.1786
40	16588678.3333	1154738.1851
41	16588651.3390	1154738.7395
42	16588641.5035	1154742.2247
43	16588639.2086	1154765.9949
44	16588612.5365	1154766.0009
45	16588610.4173	1154740.9080
46	16588561.1971	1154753.0717
47	16588564.8095	1154748.1760
48	16588585.6740	1154743.5942
49	16588580.2609	1154756.7940
50	16588582.4957	1154865.7711
51	16588563.0033	1154866.1714
52	16588558.6069	1154871.2628
53	16588541.6105	1154871.6119
54	16588536.5089	1154866.7156
55	16588535.3221	1154808.9323
56	16588585.2598	1154756.6913
57	16588585.4492	1154766.5804
58	16588585.9072	1154788.3861

STORM SEWER COORDINATES		
POINT #	NORTHING	EASTING
66	16588587.4371	1154862.8701
67	16588593.2087	1154862.2098
68	16588593.3225	1154867.7503
70	16588548.7657	1154806.0478
71	16588547.1601	1154727.8765
72	16588621.6860	1154726.3458
73	16588731.9127	1154724.0819
74	16588730.5574	1154658.0958
75	16588774.6954	1154723.2529

PAVING COORDINATES		
POINT #	NORTHING	EASTING
18	16588520.7240	1154691.6756
19	16588504.7025	1154769.9937
20	16588534.1352	1154751.1489
21	16588539.7023	1154720.5388
22	16588562.8875	1154712.3578
23	16588574.9483	1154696.0033
24	16588591.5377	1154707.1743
25	16588587.1386	1154715.3649
26	16588606.2904	1154712.2116
27	16588605.4340	1154674.5987
28	16588589.3623	1154674.3902
29	16588588.6755	1154640.9515
30	16588587.9886	1154607.5083
31	16588669.4715	1154605.8392
32	16588750.9543	1154604.1656
33	16588752.5919	1154683.8990
34	16588754.2296	1154763.6324
35	16588709.5482	1154764.5502
36	16588709.0110	1154738.4126
37	16588681.6832	1154738.9507
38	16588682.2204	1154765.1115
39	16588678.8877	1154765.1786
40	16588678.3333	1154738.1851
41	16588651.3390	1154738.7395
42	16588641.5035	1154742.2247
43	16588639.2086	1154765.9949

SANITARY SEWER COORDINATES		
POINT #	NORTHING	EASETING
69	16588582.5461	1154867.9716
70	16588548.7657	1154806.0478
71	16588547.1601	1154727.8765
72	16588621.6860	1154726.3458
76	16588598.6492	1154761.2854
77	16588596.1759	1154640.8964
78	16588693.3769	1154638.9000
79	16588694.9284	1154714.4403
80	16588799.0780	1154636.7290

WATERLINE COORDINATES		
POINT #	NORTHING	EASTING
69	16588582.5461	1154867.9716
70	16588548.7657	1154806.0478
71	16588547.1601	1154727.8765
72	16588621.6860	1154726.3458
81	16588600.3128	1154867.3924
82	16588594.5482	1154873.3987
83	16588575.1877	1154873.7953
84	16588569.1876	1154868.0367
85	16588596.2796	1154865.8180
86	16588592.8297	1154869.4126
87	16588576.7597	1154869.7598
88	16588573.1528	1154866.2981
89	16588570.8307	1154752.3058
90	16588569.7416	1154698.9418
91	16588565.7080	1154697.3679
92	16588573.2363	1154695.3006
93	16588571.4647	1154691.3697
94	16588576.6501	1154687.2624
95	16588583.7431	1154687.1167
96	16588583.8253	1154691.1159
97	16588588.3287	1154687.0225
98	16588588.4108	1154691.0217
99	16588588.4930	1154695.0208
100	16588594.2509	1154686.9009
101	16588594.3076	1154690.9006
102	16588594.3897	1154694.8997
103	16588864.4913	1154689.3521

PAVING COORDINATES		
POINT #	NORTHING	EASTING
44	16588612.5365	1154766.0009
45	16588610.4173	1154740.9080
46	16588561.1971	1154753.0717
47	16588564.8095	1154748.1760
48	16588585.6740	1154743.5942
49	16588580.2609	1154756.7940
50	16588582.4957	1154865.7711
51	16588563.0033	1154866.1714
52	16588558.6069	1154871.2628
53	16588541.6105	1154871.6119
54	16588536.5089	1154866.7156
55	16588535.3221	1154808.9323
56	16588585.2598	1154756.6913
57	16588585.4492	1154766.5804
58	16588585.9072	1154788.3861
59	16588586.0572	1154795.1784
60	16588586.1596	1154800.1747
61	16588586.2726	1154806.1720
62	16588580.9109	1154788.4887
63	16588581.0502	1154795.2859
64	16588581.1528	1154800.2848
65	16588581.2842	1154806.2825
66	16588587.4371	1154862.8701
67	16588593.2087	1154862.2098
68	16588593.3225	1154867.7503
69	16588582.5461	1154867.9716

PAVING LEGEND:

587 SF OF 4" CONCRETE

30,243 SF OF 6" CONCRETE

254 SF OF 7" CONCRETE

TOTAL TO IMPERVIOUS AREA= 31,084 SF

DIMENSIONAL CONTROL NOTES:

1. ALL COORDINATE POINTS AND DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

PAVING NOTES:

1. SEE PAVING DIMENSIONS AND SPECIFICATIONS PROVIDED ON DETAIL SHEETS

PARKING REQUIREMENTS:

BLDG SF	USE	RATE	REQ STD/ADA	PROP STD/ADA
16126 SF	AUTOREPAIR	2/1000	31/32	71/2
TOTALS			33	73

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CLIENT INFORMATION
CROSS DEVELOPMENT
4336 MARSH RIDGE ROAD
CARROLTON, TX 75010

PROJECT ADDRESS
HIDALGO CAD PROPERTY
ID#324196

CALIBER COLLISION - WESLACO

DIMENSIONAL CONTROL & PAVING PLAN

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	1" = 20' (24x36) 1" = 40' (11x17)	SHEET	05

STATE OF TEXAS
LESLEY REEL
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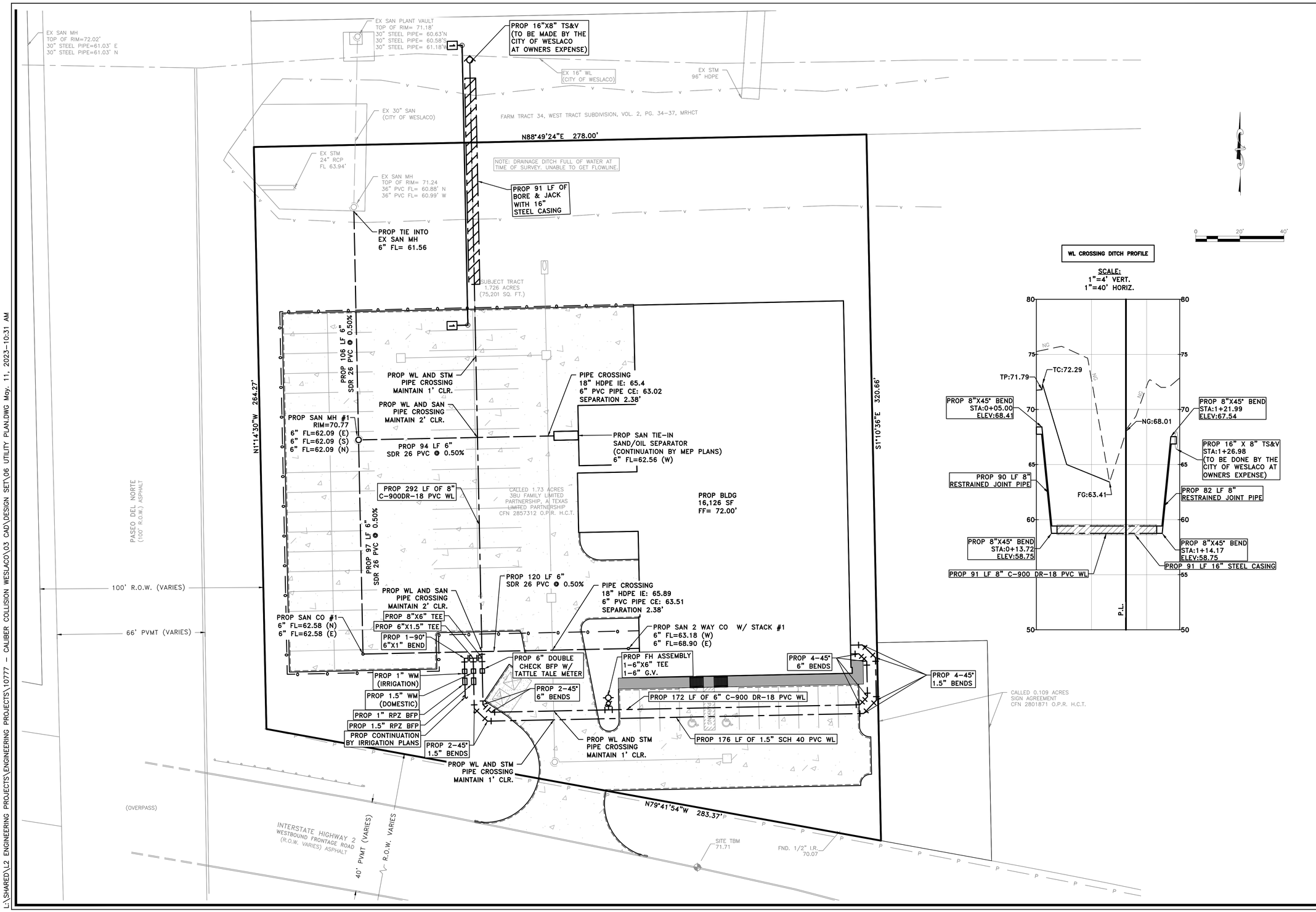
L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\05.1 DIMENSIONAL CONTROL AND PAVING PLAN.DWG May, 11, 2023-10:31 AM



L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\06 UTILITY PLAN.DWG May. 11, 2023-10:31 AM

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CALIBER COLLISION - WESLACO

UTILITY PLAN

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	1" = 20' (24x36) 1" = 40' (11x17)	SHEET	06

STATE OF TEXAS
LESLEY REEL
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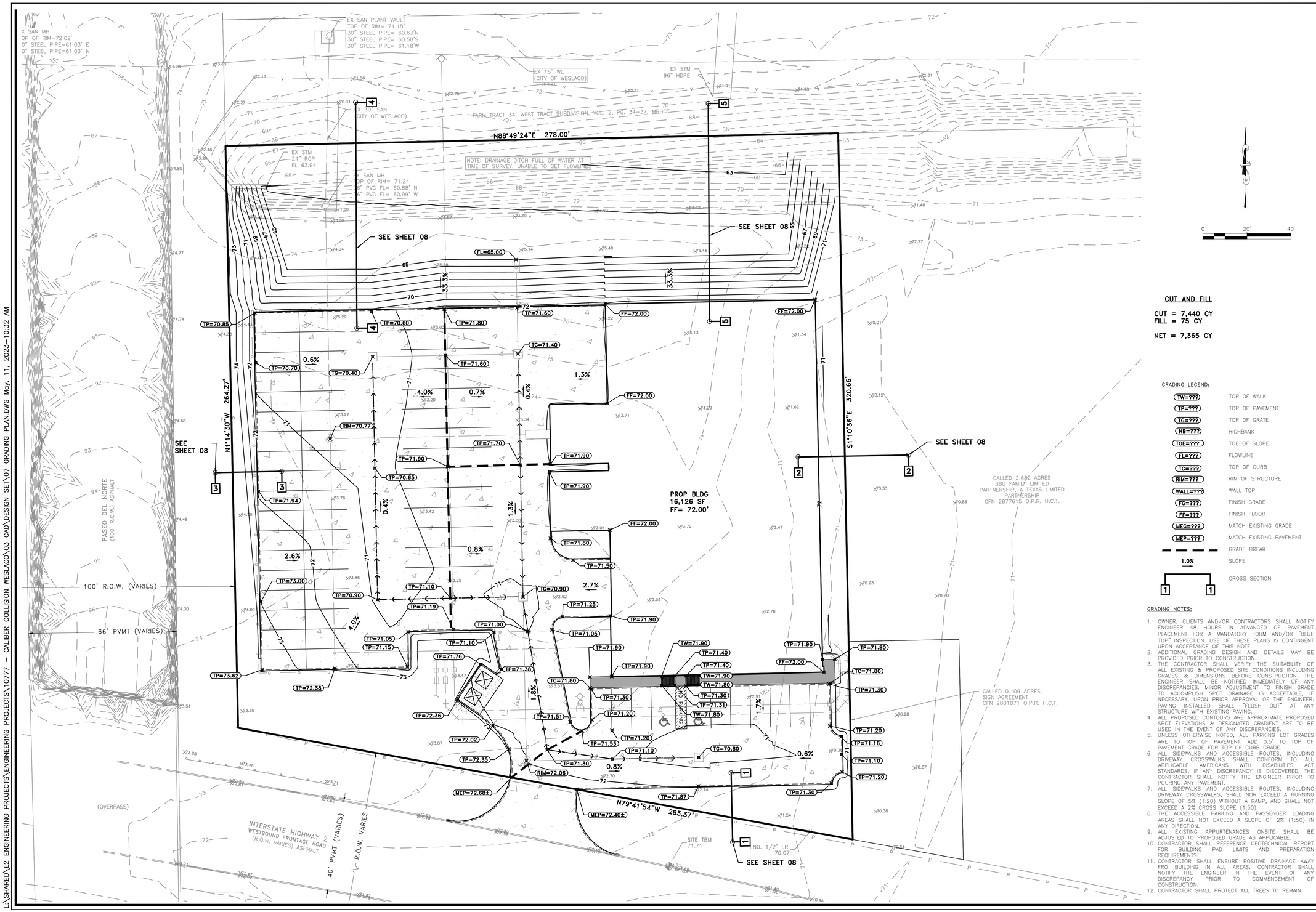

CUT AND FILL

CUT = 7,440 CY
FILL = 75 CY

NET = 7,365 CY

GRADING LEGEND:

TW=???	TOP OF WALK
TP=???	TOP OF PAVEMENT
TG=???	TOP OF GRATE
HB=???	HIGHBANK
TOE=???	TOE OF SLOPE
FL=???	FLOWLINE
TC=???	TOP OF CURB
RIM=???	RIM OF STRUCTURE
WALL=???	WALL TOP
FG=???	FINISH GRADE
FF=???	FINISH FLOOR
MEG=???	MATCH EXISTING GRADE
MEP=???	MATCH EXISTING PAVEMENT
	GRADE BREAK
1.0%	SLOPE
1 1	CROSS SECTION

GRADING NOTES:

1. OWNER, CLIENTS AND/OR CONTRACTORS SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCED OF PAVEMENT PLACEMENT FOR A MANDATORY FORM AND/OR "BLUE TOP" INSPECTION. USE OF THESE PLANS IS CONTINGENT UPON ACCEPTANCE OF THIS NOTE.
2. ADDITIONAL GRADING DESIGN AND DETAILS MAY BE PROVIDED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING & PROPOSED SITE CONDITIONS INCLUDING GRADES & DIMENSIONS BEFORE CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY STRUCTURE WITH EXISTING PAVING.
4. ALL PROPOSED CONTOURS ARE APPROXIMATE PROPOSED SPOT ELEVATIONS & DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
5. UNLESS OTHERWISE NOTED, ALL PARKING LOT GRADES ARE TO TOP OF PAVEMENT. ADD 0.5' TO TOP OF PAVEMENT GRADE FOR TOP OF CURB GRADE.
6. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
7. ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOR EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% CROSS SLOPE (1:50).
8. THE ACCESSIBLE PARKING AND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION.
9. ALL EXISTING APPURTENANCES ONSITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
10. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD LIMITS AND PREPARATION REQUIREMENTS.
11. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FRO BUILDING IN ALL AREAS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN.

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CLIENT INFORMATION
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4336 MARSH RIDGE ROAD
CARROLTON, TX 75010

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CALIBER COLLISION - WESLACO

GRADING PLAN

DRAWING ISSUE

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DRAWING INFORMATION

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SCALE	1" = 20' (24x36) 1" = 40' (11x17)	SHEET	07

STATE OF TEXAS
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5/11/2023

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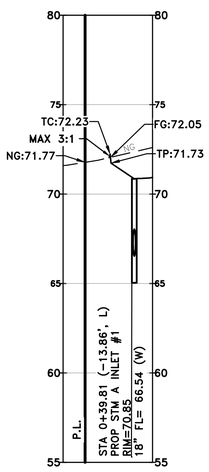
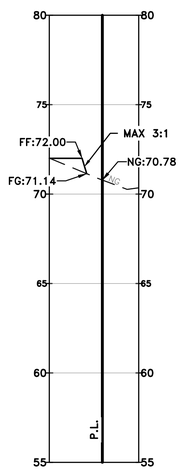
C.S. 1 PROFILE

SCALE:
1"=4' VERT.
1"=40' HORIZ.



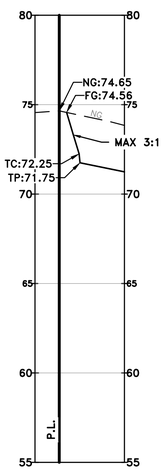
C.S. 2 PROFILE

SCALE:
1"=4' VERT.
1"=40' HORIZ.



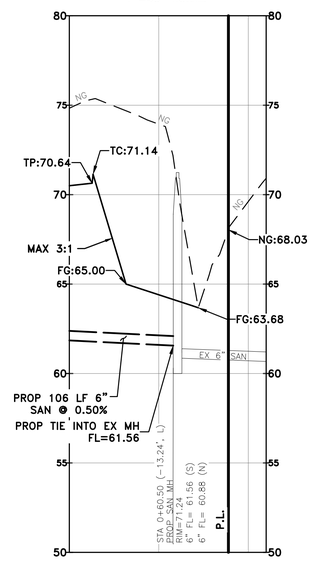
C.S. 3 PROFILE

SCALE:
1"=4' VERT.
1"=40' HORIZ.



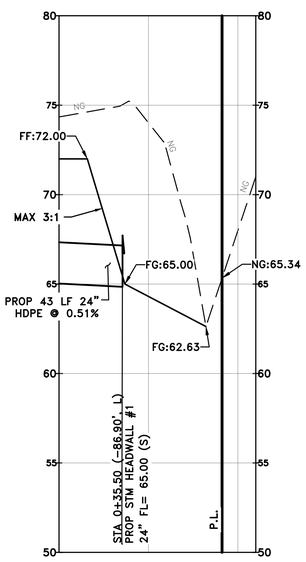
C.S. 4 PROFILE

SCALE:
1"=4' VERT.
1"=40' HORIZ.



C.S. 5 PROFILE

SCALE:
1"=4' VERT.
1"=40' HORIZ.



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4336 MARSH RIDGE ROAD
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CALIBER COLLISION - WESLACO

PROFILES

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	AS NOTED	SHEET	08

STATE OF TEXAS
LESLEY REEL
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5/11/2023

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DRAINAGE LEGEND:

- PROP DRAINAGE AREA BREAKLINE
- DA-A1 — PROP DRAINAGE AREA NUMBER
- AREA / FLOW — PROP DRAINAGE AREA ACRES & FLOW (5 YEAR)
- OUTFALL A — PROP OUTFALL NAME
- AREA / FLOW — PROP OUTFALL CUMULATIVE ACRES & FLOW (100 YEAR)
- FLOW — DRAINAGE FLOW DIRECTION
- EXTREME EVENT OVERFLOW PATH
- 1 1 — DITCH CROSS SECTION

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DRAINAGE & STORM SEWER PLAN

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	1" = 20' (24x36) 1" = 40' (11x17)	SHEET	09

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L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\09 DRAINAGE & STORM SEWER PLAN.DWG May. 11, 2023-10:32 AM

DETENTION VOLUME CALCULATIONS:

PRE-DEVELOPED DRAINAGE CALCULATION:

Pre Development

Drainage Area: Pre-DA

Segment:	Flow Type	n	length	slope	V, if req'd.	>>>>	Time (hr)	Time (min)
1	sheet	0.24	100	0.0270	N/A		0.25	14.77
2	shallow		50	0.2000	7.21556776		0.00	0.12
			150					**14.88**

Drainage Calculations (10-Yr)

Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.86	14.88	0.35	6.3	4.10

Drainage Calculations (100-Yr)

Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.86	14.88	0.35	9.91	6.45

POST-DEVELOPED DRAINAGE CALCULATION:

Drainage Calculations (10-Yr)

Drainage Area	Area	Tc	C	I	C_f	Q
POST DEV DA-1	1.86	10.00	0.85	7.40	1	11.70

Drainage Calculations (100-Yr)

Drainage Area	Area	Tc	C	I	C_f	Q
POST DEV DA-1	1.86	10.00	0.85	11.51	1	18.20

DETENTION VOLUME CALCULATIONS:

100 YEAR DETENTION CALCULATION:

Step 1: COMPUTE EXISTING AND PROPOSED 100-YR PEAK FLOW RATES

Qp = Cf*CIA

Existing 10yr Qp	4.10	CFS
Prop. 100yr Qp	18.20	CFS

STEP 2: COMPUTE PROPOSED RUNOFF VOLUME FOR A 100-YR, 24-HOUR STORM EVENT

Vr = (Q100(depth) *Area) / 12

$Q100=(P-0.2S)^2 / (P+0.8S)$

100-YR,24-HR STORM"P"	11.1	inches
Soil Series	Sorter	
Soil HSG	B	
Prop. "CN"	92	Lt. Ind.
S= (1000/CN)-10	0.87	inches
Q100 (as depth)	10.12	inches
Vr	0.83	acre-feet

STEP 3: COMPUTE THE REQUIRED DETENTION STORAGE VOLUME

S=[0.5B(I-O)]/[43560]

"I" is inflow Q100	18.20	cfs
"O" is outflow Q100	4.10	cfs
B=43560Vr/0.5I	3996.8	seconds
Storage Required	**0.647**	**acre-feet**
Storage Provided	**2.63**	**acre-feet**

STORM SEWER CALCULATIONS:

RATIONAL CALCULATION:

Drainage Calculations (5-Yr)

Drainage Area	Area	Tc	C	I	Cf	Q
DA-A1	0.17	5.0	0.55	7.63	1	0.71
DA-A2	0.4	5.0	0.55	7.63	1	1.68
DA-A3	0.28	5.0	0.55	7.63	1	1.18
DA-A4	0.31	5.0	0.55	7.63	1	1.30

Drainage Calculations (25-Yr)

Drainage Area	Area	Tc	C	I	Cf	Q
DA-A1	0.17	5.0	0.55	11.02	1.1	1.13
DA-A2	0.4	5.0	0.55	11.02	1.1	2.67
DA-A3	0.28	5.0	0.55	11.02	1.1	1.87
DA-A4	0.31	5.0	0.55	11.02	1.1	2.07

Drainage Calculations (100-Yr)

Drainage Area	Area	Tc	C	I	Cf	Q
DA-A1	0.17	5.0	0.55	13.92	1.25	1.63
DA-A2	0.4	5.0	0.55	13.92	1.25	3.83
DA-A3	0.28	5.0	0.55	13.92	1.25	2.68
DA-A4	0.31	5.0	0.55	13.92	1.25	2.97

STORM SEWER CALCULATION:

Storm Sewer Capacity

Inlet No.	Contributing DA	Number of Barrels	Dia	Material	Area (A)	Perimeter (P)	R=(A/P)	Slope (S) (ft/ft)	Roughness (n)	>>>>	Qcapacity (CFS)	Vfull flow (FPS)	Qdeveloped (100-Yr)	Capacity?
A1	A1	1	1.5	HDPE	1.77	4.71	0.375	0.005	0.011		8.78	4.97	1.63	yes
MH1	A1	1	1.5	HDPE	1.77	4.71	0.375	0.005	0.011		8.78	4.97	1.63	yes
A2	A1, A2	1	1.5	HDPE	1.77	4.71	0.375	0.005	0.011		8.78	4.97	5.45	yes
A4	A4	1	1.5	HDPE	1.77	4.71	0.375	0.005	0.011		8.78	4.97	2.97	yes
A3	A1, A2, A3, A4	1	2	HDPE	3.14	6.28	0.5	0.0051	0.011		19.09	6.08	11.10	yes

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DRAINAGE CALCULATIONS

DRAWING ISSUE

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DRAWING INFORMATION

PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE		SHEET	10

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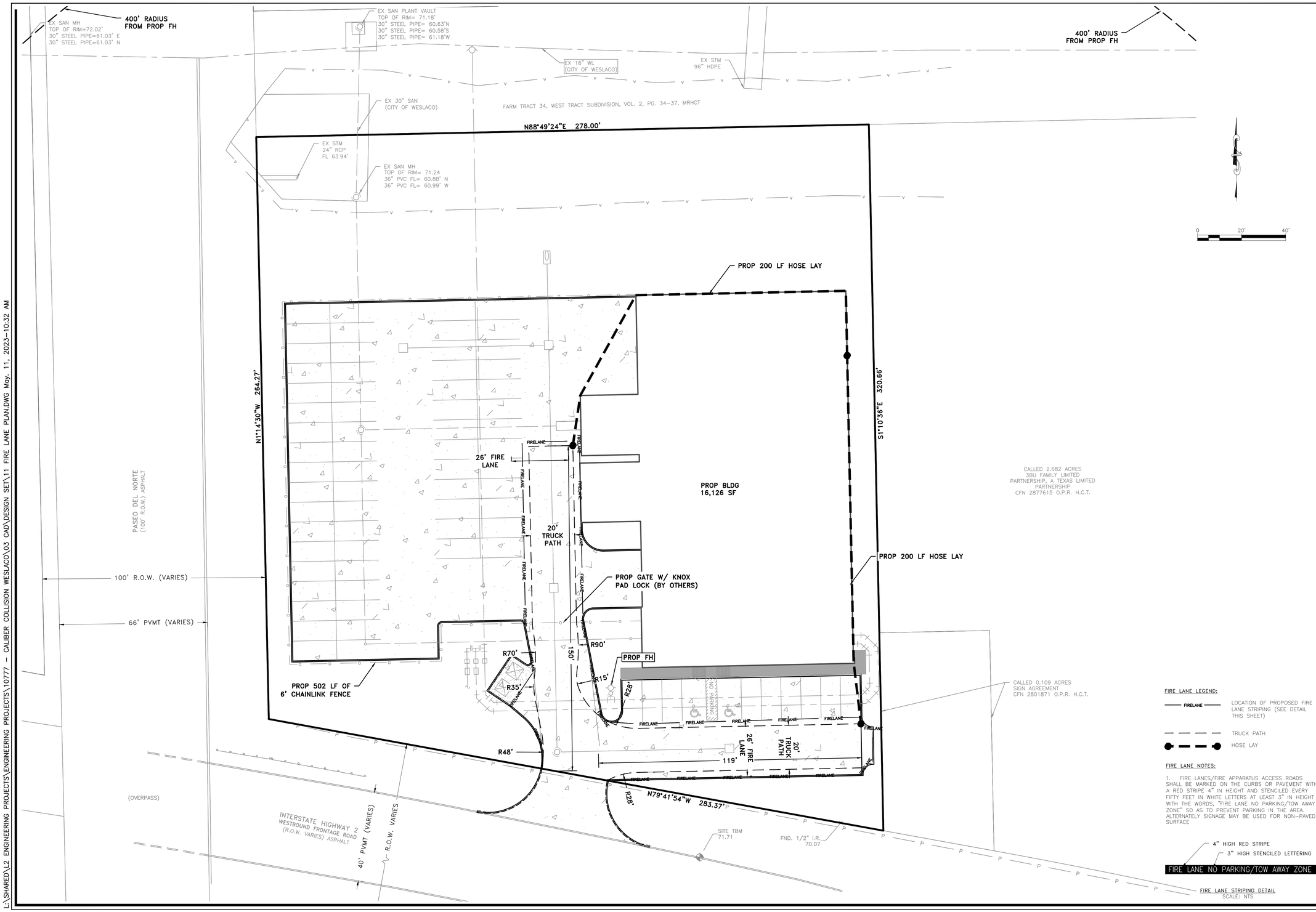

FIRE LANE LEGEND:

FIRELANE	LOCATION OF PROPOSED FIRE LANE STRIPING (SEE DETAIL THIS SHEET)
	TRUCK PATH
	HOSE LAY

FIRE LANE NOTES:

1. FIRE LANES/FIRE APPARATUS ACCESS ROADS SHALL BE MARKED ON THE CURBS OR PAVEMENT WITH A RED STRIPE 4" IN HEIGHT AND STENCILED EVERY FIFTY FEET IN WHITE LETTERS AT LEAST 3" IN HEIGHT WITH THE WORDS, "FIRE LANE NO PARKING/TOW AWAY ZONE" SO AS TO PREVENT PARKING IN THE AREA. ALTERNATELY SIGNAGE MAY BE USED FOR NON-PAVED SURFACE

4" HIGH RED STRIPE
3" HIGH STENCILED LETTERING

FIRE LANE NO PARKING/TOW AWAY ZONE

FIRE LANE STRIPING DETAIL
SCALE: NTS

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FIRE LANE PLAN

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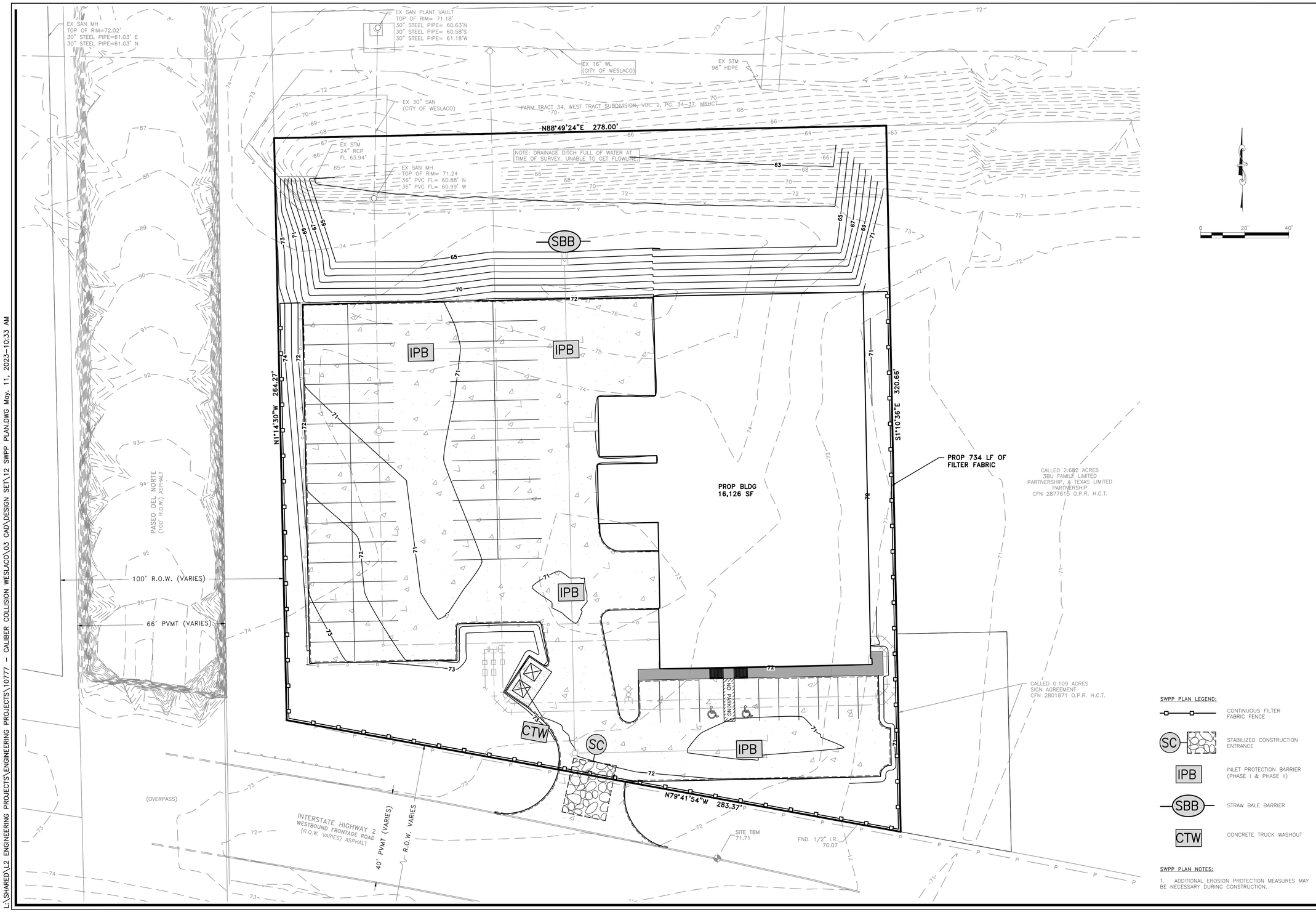
L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\11 FIRE LANE PLAN.DWG May. 11, 2023-10:32 AM



L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\12 SWPP PLAN.DWG May. 11, 2023-10:33 AM

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SWPP PLAN

SWPP PLAN LEGEND:

- CONTINUOUS FILTER FABRIC FENCE
- SC — STABILIZED CONSTRUCTION ENTRANCE
- IPB — INLET PROTECTION BARRIER (PHASE I & PHASE II)
- SBB — STRAW BALE BARRIER
- CTW — CONCRETE TRUCK WASHOUT

SWPP PLAN NOTES:

1. ADDITIONAL EROSION PROTECTION MEASURES MAY BE NECESSARY DURING CONSTRUCTION.

DRAWING ISSUE

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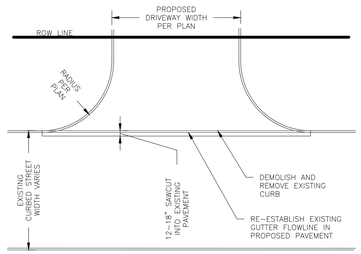
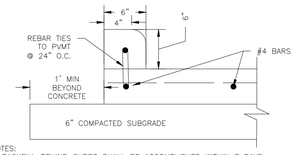


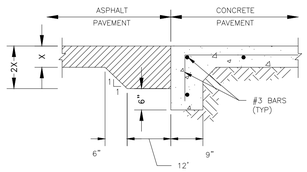
NOTES:
1. EXTEND EXISTING EXPANSION JOINT FROM STREET INTO PROPOSED DRIVEWAY ONLY WHEN THERE IS AN EXISTING EXPANSION JOINT IN THE STREET AT THE PROPOSED DRIVEWAY INTERSECTION.

TYPICAL DRIVEWAY DETAIL
NTS

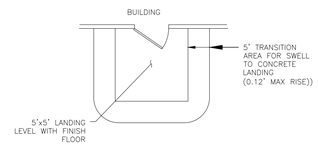


NOTES:
1. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 7 DAYS.
2. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
3. REINFORCING STEEL AS SHOWN.
4. ALL JOINTS ARE TO BE PROPERLY SEALED.

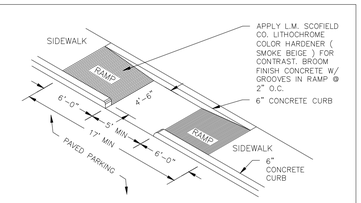
TYPICAL CURB DETAIL
NTS



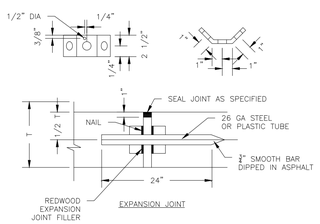
ASPHALT TO CONCRETE HEADER
NTS



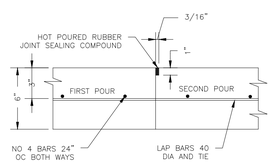
LANDING PAD DETAIL
NTS



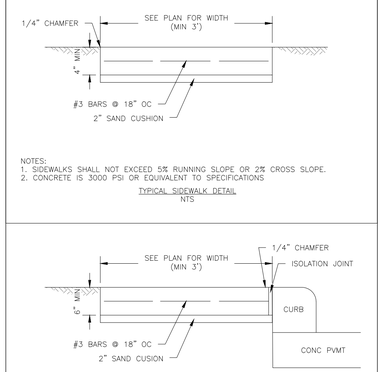
ACCESSIBLE RAMP DETAIL
NTS



EXPANSION JOINT



TRANSVERSE CONSTRUCTION JOINT

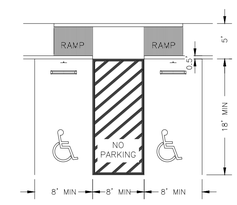


NOTES:
1. SIDEWALKS SHALL NOT EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE.
2. CONCRETE IS 3000 PSI OR EQUIVALENT TO SPECIFICATIONS

TYPICAL SIDEWALK DETAIL
NTS

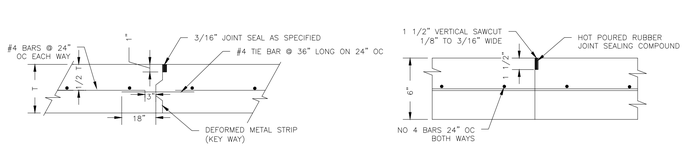
NOTES:
1. SIDEWALKS SHALL NOT EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE.
2. CONCRETE IS 3000 PSI OR EQUIVALENT TO SPECIFICATIONS

TYPICAL SIDEWALK ON CURB DETAIL
NTS



NOTES:
1. PAINT 4" WIDE STRIPING WITH YELLOW TRAFFIC PAINT AT ACCESSIBLE PARKING, TYPICAL
2. PAINT HANDICAP LOGO WITH YELLOW TRAFFIC PAINT AT ACCESSIBLE PARKING, TYPICAL
3. ADA SECTION 4.6
4. "NO PARKING" TO BE CENTERED WITHIN ADJACENT ACCESS AISLE AND PAINTED IN ALL CAPITAL LETTERS WITH A LETTER HEIGHT OF AT LEAST 12" AND A STROKE WIDTH OF AT LEAST 2".

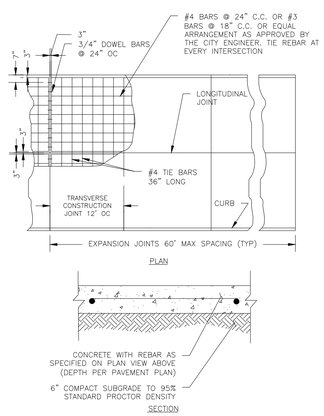
ACCESSIBLE PARKING SPACE DETAIL
NTS



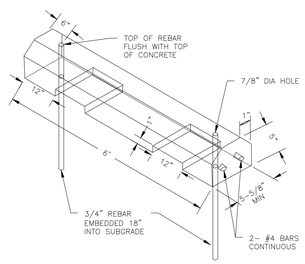
LONGITUDINAL JOINT

TRANSVERSE OR LONGITUDINAL SAWED DUMMY JOINT (CONTRACTION JOINT)

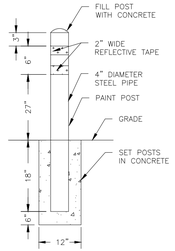
CONCRETE CONSTRUCTION JOINT DETAILS
NTS



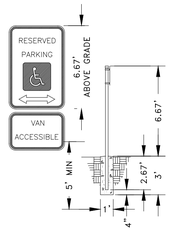
TYPICAL CONCRETE PAVEMENT DETAIL
NTS



TYPICAL PARKING BUMPER DETAIL
NTS



TYPICAL BOLLARD DETAIL
NTS



NOTES:
1. SIGN SUPPORT TO BE 2 1/2"ø x SCHEDULE 40 GALVANIZED
2. PIPE, CONCRETE SHALL BE 2500 P.S.I. @ 28 DAYS.
3. ROUND POST BRACKET SHALL BE # 222491-501 AS MFG. BY VULCAN SIGN & STAMPING, INC. OR EQUAL.
4. POST CAP SHALL BE SLIP ON GALVANIZED TYPE FITTING.
5. COLOR: GREEN FOR LEGEND AND BORDER; WHITE FOR SYMBOL ON BLUE BACKGROUND; WHITE FOR REMAINING BACKGROUND

ACCESSIBLE PARKING SIGN
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HIDALGO CAD PROPERTY
ID#324196

CALIBER COLLISION - WESLACO

PAVING DETAILS

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

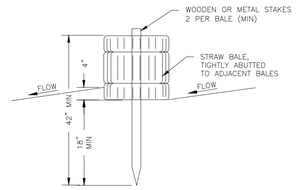
PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	AS NOTED	SHEET	13

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

5/11/2023

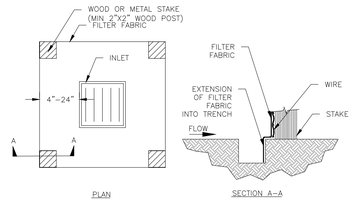
*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\13 PAVING DETAILS.DWG May, 11, 2023-10:33 AM



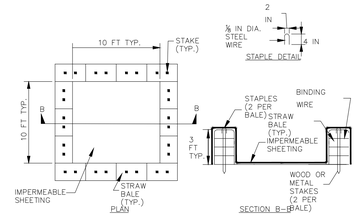
NOTES:
1. STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTRURBING ACTIVITIES.
2. BALES SHALL CONSIST OF APPROXIMATELY 5 CF OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
3. BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
4. EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
5. STAKES ARE TO BE A MINIMUM OF 42" LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2".
6. BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
7. GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL AS THE BALE.
8. END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.
9. CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL. AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL.
10. DAMANGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED. UNTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
11. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY ½ THE HEIGHT OF THE BARRIER.
12. STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATED VEGETATIVE COVER IS ATTAINED.

STRAW BALE BARRIER DETAIL
NTS



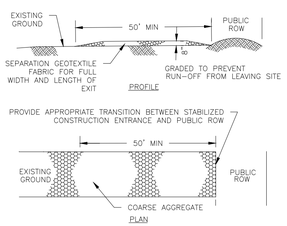
NOTES:
1. SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH STAPLES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24" AT TOP & MIDSECTION.
4. MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6" AT THE POSTS, & FOLDED.
6. SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.

SILT FENCE INLET PROTECTION BARRIER
NTS



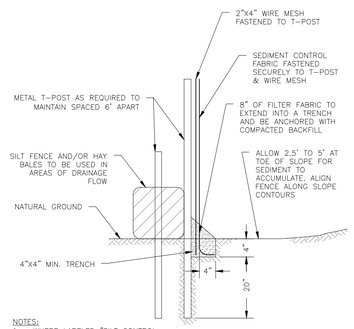
NOTES:
1. CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3' MINIMUM DEPTH
2. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
3. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
4. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
5. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
6. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

CONCRETE TRUCK WASHOUT DETAIL
NTS



NOTES:
1. LENGTH SHALL BE AS SHOWN ON THE CONSTR. DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTR. EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED/ LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA.
6. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
7. SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.
8. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

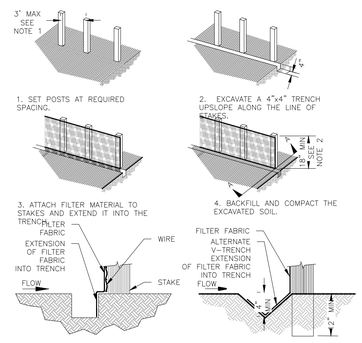
STABILIZED CONSTRUCTION EXIT DETAIL
NTS



NOTES:
1. WHERE LABELED "SILT CONTROL FENCE," HAY BALE MAY BE OMITTED.

2. WHERE LABELED "HAY BALLE BARRIER," THE ENTRIE SILT FENCE ASSEMBLY SHALL BE BUILT

SILT FENCE ASSEMBLY
NTS



NOTES:
1. 2" THICK BY 2" WOODEN STAKES TO BE SET AT 3' MAX SPACING & EMBEDDED MIN 8".
2. IF PREASSEMBLED FENCE W/SUPPORT NETTING USED, SPACING OF POSTS MAY BE INCREASED TO 8' MAX.
3. ATTACH FILTER FABRIC TO WOODEN STAKES.
4. FILTER FABRIC FENCE SHALL HAVE MIN HEIGHT OF 18" & MAX HEIGHT OF 36" ABOVE NAT. GRND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6" AT THE POSTS, AND FOLDED.
6. SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

FILTER FABRIC FENCE DETAIL
NTS

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12235
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

21123 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
CROSS DEVELOPMENT
4336 MARSH RIDGE ROAD
CARROLTON, TX 75010

PROJECT ADDRESS
HIDALGO CAD PROPERTY
ID#324196

CALIBER COLLISION - WESLACO

SWPP DETAILS

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

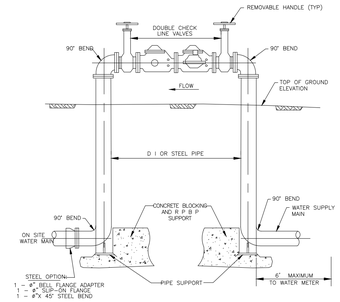
PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	AS NOTED	SHEET	14

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

Lesley Reel
5/11/2023

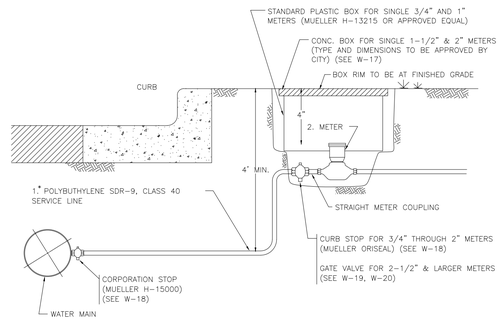
*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\14 SWPP DETAILS.DWG May. 11, 2023-10:33 AM



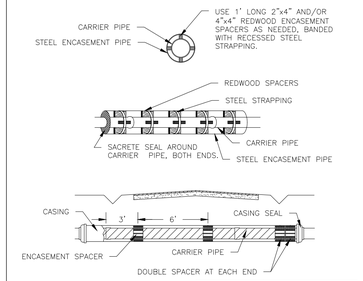
NOTES:
1. INSULATE REDUCED PRESSURE BACKFLOW PREVENTER TO AVOID FREEZING.
2. REDUCED PRESSURE BACKFLOW PREVENTER'S DISCHARGE OPENING IS TO BE A MINIMUM OF 12 INCHES ABOVE GROUND ELEVATION OR 100 YEAR FLOOD ELEVATION WHICHEVER IS GREATER.

DOUBLE CHECK BACKFLOW PREVENTOR
NTS



1. SDR-9 SERVICE LEAD BY CONTRACTOR, WITH STANDARD PLASTIC METER BOX. 2.
2. METER INSTALLED BY CITY OF CONROE.
* 3/4 POLY TUBING FOR 3/4" X 5/8" METER INSTALLATION FOR SINGLE SERVICE TAP.
* 1" POLY TUBING FOR 1" METER INSTALLATION FOR DOUBLE SERVICE TAP.

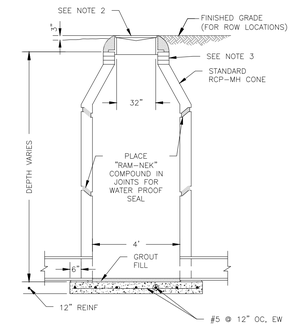
TYPICAL WATER SERVICE CONNECTION DETAIL
NTS



NOTES:
1. LOCATE REDWOOD SPACERS ON EITHER SIDE OF CARRIER PIPE BELLS, THEN ONE SET CENTERED ON EACH JOINT.
2. STEEL CASING SHALL HAVE TOTALLY WELDED JOINTS.
3. STEEL CASING SHALL BE USED IN ALL BORES.
4. CONTRACTOR TO OBTAIN PERMITS PRIOR TO ANY CONSTRUCTION AT THESE CROSSINGS.

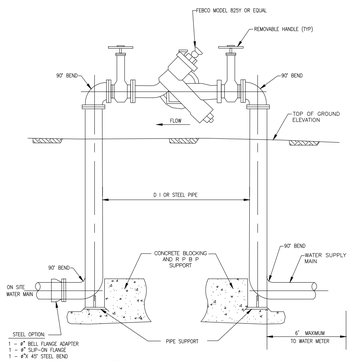
CARRIER SIZE	STEEL PIPE SIZE (ENCASEMENT)
4" C 900	10" - .25 WALL
6" C 900	12" - .25 WALL
8" C 900	16" - .25 WALL
10" C 900	18" - .25 WALL
12" C 900	20" - .25 WALL
14" C 905	24" - .25 WALL
16" C 905	26" - .25 WALL
18" C 905	30" - .25 WALL
20" C 905	36" - .375 WALL
24" C 905	42" - .375 WALL

STANDARD BORED CROSSING WITH STEEL CASING NTS



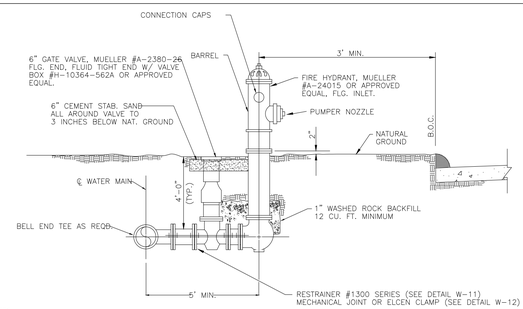
NOTES:
1. ALL RCP MANHOLES SHALL BE IN ACCORDANCE ASTM C-478
2. EAST JORDAN 32" FRAME AND COVER (OR EQUAL)
3. FOR ADJUSTMENT OF MANHOLE LID USE STANDARD CONCRETE RINGS. NO BRICK ADJUSTMENT ALLOWED
4. PRECAST BOTTOM SECTION OF MANHOLE TO BE SECURELY ATTACHED TO REINFORCED CONCRETE SLAB WITH WATERPROOF SEALER
5. MANHOLE SECTIONS, CONES AND INVERT TOPS SHALL BE COATED WITH A SUITABLE, PROTECTIVE, 20 MILS THICK, COLD TAR EPOXY COATING

STANDARD SANITARY PRE-CAST MANHOLE
NTS



GENERAL NOTES:
1. INSULATE REDUCED PRESSURE BACKFLOW PREVENTER TO AVOID FREEZING.
2. REDUCED PRESSURE BACKFLOW PREVENTER'S DISCHARGE OPENING IS TO BE A MINIMUM OF 12 INCHES ABOVE GROUND ELEVATION OR 100 YEAR FLOOD ELEVATION WHICHEVER IS GREATER.

REDUCED PRESSURE BACKFLOW PREVENTER
NTS



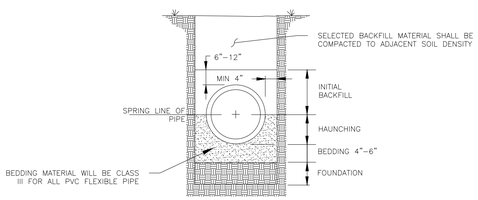
NOTES:

(1) Hydrants shall be shop coated with a suitable primer and finish painted to City of Conroe specifications. Bonnet, pumper nozzle and connection caps are to be painted red on 6" mains, orange on 8" mains and green on 10" and larger mains, barrel to be silver. Below ground line to and including the inlet shoe, the outside of the barrel and shoe shall be coated with a coal-tar enamel or asphalt base bituminous coating material not less than one (1) mil thickness.

(2) Fire hydrants in open ditch roadways shall be 3-ft. off R.O.W..

(3) Mechanical joints and/or elcen clamps are to be rodded together using 5/8" all thread (See W-12).

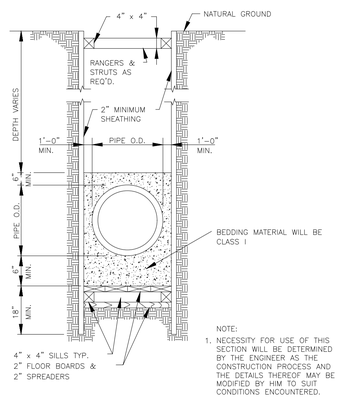
FIRE HYDRANT INSTALLATION



NOTES:
1. A FOUNDATION IS REQUIRED WHEN THE TRENCH BOTTOM IS UNSTABLE. ANY FOUNDATION THAT WILL SUPPORT A RIGID PIPE WITHOUT CAUSING LOSS OF GRADE OR FLEXURAL BREAKING WILL BE MORE THAN ADEQUATE FOR PVC PIPES.
2. THE BEDDING DIRECTLY UNDERNEATH THE PIPE IS REQUIRED ONLY TO BRING THE TRENCH BOTTOM UP TO GRADE. IT SHOULD NOT BE SO THICK OR SOFT THAT THE PIPE WILL SETTLE AND LOSE GRADE. THE PURPOSE OF THE BEDDING IS TO PROVIDE A FIRM, STABLE AND UNIFORM SUPPORT OF THE PIPE. A LAYER OF MATERIAL SUFFICIENT TO ESTABLISH LINE, GRADE, AND SUPPORT SHOULD BE PLACED. BELL HOLES SHOULD BE EXCAVATED TO INSURE UNIFORM BEARING.
3. THE HAUNCHING AREA IS THE MOST IMPORTANT IN TERMS OF LIMITING THE DEFLECTION OF A FLEXIBLE PIPE. THIS IS THE AREA THAT SHOULD BE COMPACTED TO THE REQUIRED OR SPECIFIED DENSITY.

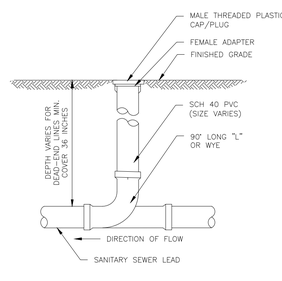
ASTM D-2321 DESCRIPTION OF EMBEDMENT MATERIALS:
CLASS I: ANGULAR, 1/4" TO 1-1/2" GRADED STONE, INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE, SUCH AS CORAL, SLAG, CINDERS, CRUSHED STONE AND CRUSHED SHELLS.
CLASS II: COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 1-1/2", INCLUDING VARIOUSLY GRADED SANDS, AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NONCOHESIVE, EITHER WET OR DRY. SOIL TYPES GW, GP, SW, AND SP ARE INCLUDED IN THIS CLASS.
CLASS III: FINE SAND AND CLAYEY GRAVELS, INCLUDING FINE SANDS AND SAND-CLAY MIXTURES, AND GRAVEL CLAY MIXTURES. SOIL TYPES GM, GC, SM AND SC ARE INCLUDED IN THIS CLASS.
CLASS IV: SILT, SILTY CLAYS, AND CLAYS, INCLUDING INORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY AND LIQUID LIMITS. SOIL TYPES MH, ML, CH, AND CL ARE INCLUDED IN THIS CLASS.
CLASS V: THIS CLASS INCLUDES THE ORGANIC SOILS OL, OH, AND PT AS WELL AS SOILS CONTAINING FROZEN EARTH, DEBRIS, ROCKS LARGER THAN 1-1/2" IN DIAMETER, AND OTHER FOREIGN MATERIALS. THESE MATERIALS ARE NOT RECOMMENDED FOR BEDDING, HAUNCHING, OR INITIAL BACKFILL.

TYPICAL SANITARY BEDDING & TRENCH DETAIL
NTS

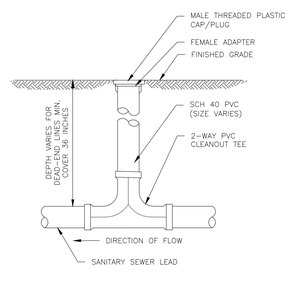


NOTE:
1. NECESSITY FOR USE OF THIS SECTION WILL BE DETERMINED BY THE ENGINEER AS THE CONSTRUCTION PROCESS AND THE DETAILS THEREOF MAY BE MODIFIED BY HIM TO SUIT CONDITIONS ENCOUNTERED.

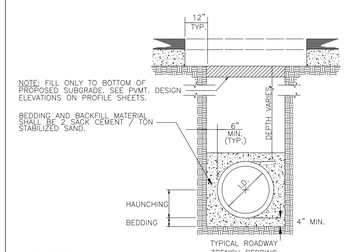
WET SAND CONSTRUCTION DETAIL
NTS



TYPICAL SANITARY SEWER CLEAN OUT DETAIL
NTS



TYPICAL SANITARY SEWER 2-WAY CLEAN OUT DETAIL
NTS



TYPICAL ROADWAY TRENCH BEDDING

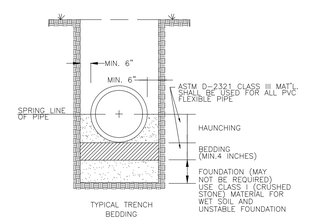
FOUNDATION
A FOUNDATION IS REQUIRED WHEN THE TRENCH BOTTOM IS UNSTABLE. ANY FOUNDATION THAT WILL SUPPORT A RIGID PIPE WITHOUT CAUSING LOSS OF GRADE OR FLEXURAL BREAKING WILL BE MORE THAN ADEQUATE FOR PVC PIPE.

BEDDING
THE BEDDING DIRECTLY UNDERNEATH THE PIPE IS REQUIRED ONLY TO BRING THE TRENCH BOTTOM UP TO GRADE. IT SHOULD NOT BE SO THICK OR SOFT THAT THE PIPE WILL SETTLE AND LOSE GRADE. THE PURPOSE OF THE BEDDING IS TO PROVIDE A FIRM, STABLE AND UNIFORM SUPPORT OF THE PIPE. A LAYER OF MATERIAL SUFFICIENT TO ESTABLISH LINE, GRADE, AND SUPPORT SHOULD BE PLACED. BELL HOLES SHOULD BE EXCAVATED TO INSURE UNIFORM BEARING.

HAUNCHING
THE HAUNCHING AREA IS THE MOST IMPORTANT IN TERMS OF LIMITING THE DEFLECTION OF A FLEXIBLE PIPE. THIS IS THE AREA THAT SHOULD BE COMPACTED TO THE REQUIRED OR SPECIFIC DENSITY.

ASTM D 2321
DESCRIPTION OF EMBEDMENT MATERIALS

CLASS I
ANGULAR, 1/4" TO 1 1/2" GRADED STONE, INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE, SUCH AS CORAL, STAG, CINDERS, CRUSHED STONE AND CRUSHED SHELLS.



TYPICAL TRENCH BEDDING

CLASS II
COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 1 1/2", INCLUDING VARIOUSLY GRADED SANDS AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NONCOHESIVE, EITHER WET OR DRY. SOIL TYPES GW, GP, SW, AND SP ARE INCLUDED IN THIS CLASS.

CLASS III
FINE SAND AND CLAYEY GRAVELS INCLUDING FINE SANDS, SAND-CLAY MIXTURES, AND GRAVEL-CLAY MIXTURES. SOIL TYPES GM, GC, SM, AND SC SRE INCLUDED IN THIS CLASS.

CLASS IV
SILT, SILTY CLAYS, AND CLAYS, INCLUDING INORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY AND LIQUID LIMITS. SOIL TYPES MH, ML, CH AND CL ARE INCLUDED IN THIS CLASS.

CLASS V
THIS CLASS INCLUDES THE ORGANIC SOILS OL, OH, AND PT AS WELL AS SOILS CONTAINING FROZEN EARTH, DEBRIS, ROCKS LARGER THAN 1 1/2" IN DIAMETER, AND OTHER FOREIGN MATERIALS. THESE MATERIALS ARE NOT RECOMMENDED FOR BEDDING, HAUNCHING, OR INITIAL BACKFILL.

NOTE: BACKFILL ABOVE THE BEDDING SHALL CONFORM TO "TYPICAL WATERLINE BACKFILL AND TRENCH REPAIR" STANDARD DRAWING W-5.

TYPICAL WATERLINE BEDDING AND TRENCH DETAIL
N.T.S

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12235
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420
21123 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
CROSS DEVELOPMENT
4336 MARSH RIDGE ROAD
CARROLTON, TX 75010

PROJECT ADDRESS
HIDALGO CAD PROPERTY
ID#324196

CALIBER COLLISION - WESLACO

WATER & SANITARY DETAILS 1 OF 2

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

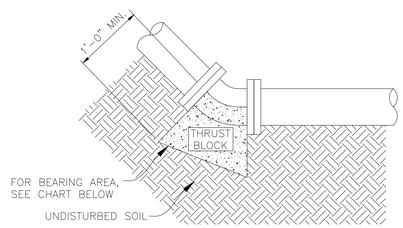
PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE: AS NOTED		SHEET: 15	

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

Lesley Reel
5/11/2023

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

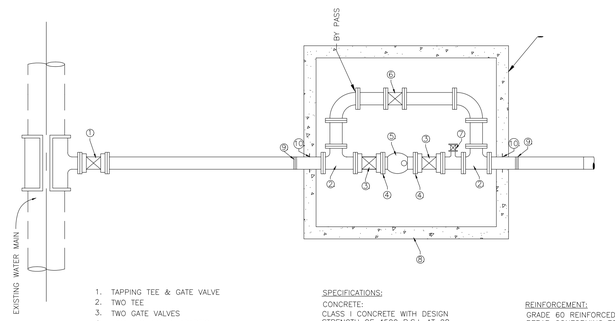
L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\15 WATER & SANITARY SEWER DETAILS.DWG May, 11, 2023-10:33 AM



NOTES:
1. ALL THRUST BLOCKS SHALL BE CLASS "B" CONCRETE.
2. ALL CONCRETE TO BE POURED AGAINST FIRM UNDISTURBED SOIL.
3. ALL BENDS (ANY ANGLE) UNDERGROUND REQUIRE THRUST BLOCKS AS DETAILED.

MINIMUM BEARING AREA IN SQUARE FEET							
MAIN SIZE	TEE D E	90° BEND	45° BEND	22-1/2° BEND	END CAP	CROSS EACH WAY	VERT. BEND
4"	4	6	3	2	4	2	4
6"	8	9	5	3	7	3	8
8"	12	17	9	5	12	5	12
10"	17	24	13	7	17	7	17
12"	25	35	19	10	25	10	24

THRUST BLOCK
N.T.S.



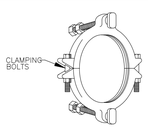
1. TAPPING TEE & GATE VALVE
2. TWO TEE
3. TWO GATE VALVES
4. TWO FLG. COUP. ADAPT'S.
5. 2" TO 10" TURBINE COMPOUND
6. METER ONE 2" GATE VALVE
7. 2" TEST TEE (CORP. STOP)
8. REINFORCED CONC. VAULT WITH 4" WALLS AND 4" TOP SLAB WITH 24"X24" VAULT FRAME & COVER OR APPROVED
9. EQUAL FLEX COUPLING AS REQUIRED
10. WATER TIGHT SEAL AROUND WATERLINE ENTERING AND EXITING VAULT

SPECIFICATIONS:
CONCRETE:
CLASS I CONCRETE WITH DESIGN STRENGTH OF 4500 P.S.I. AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 12,000 POUNDS.

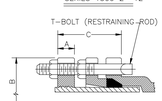
REINFORCEMENT:
GRADE 60 REINFORCED, STEEL REBAR CONFORMING TO ASTM A515 ON REQUIRED CENTERS OR EQUAL.

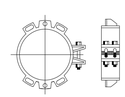
TYPICAL WATER METER SERVICE. 2" OR LARGER METER INSTALLATION WILL REQUIRE CONCRETE V AULT AND A BY-PASS ASSEMBLY.

2" & LARGER WATER SERVICE CONNECTION
NTS



SERIES 1300 2"-12"

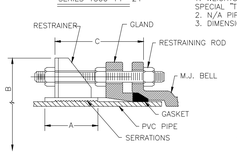




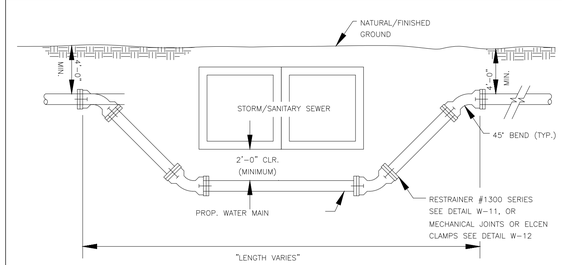
SERIES 1300 14"-24"

VERTICAL & HORIZONTAL RESTRAINER CHART											
NOM. PIPE SIZE	PVC PIPE W/STEEL PIPE O.D. No.1300-S	PVC PIPE W/D.I. PIPE O.D. No.1300-C	A	B APPROX.	C MAX.	RESTRAINING RODS		CLAMPING BOLTS		APPROX. WGT. (LBS.)
						NO.	SIZE	NO.	SIZE	
2	2.375	N/A	1-1/8	6-1/4	4.0	2	5/8 x5	2	5/8 x4	4
3	3.500	N/A	1-1/8	7-11/16	4.0	2	5/8 x5	2	5/8 x4	5
4	4.500	4.80	1-1/8	9-1/8	6.0	2	3/4 x7	2	5/8 x4	6.5
6	6.625	6.90	1-1/8	11-1/8	6.0	2	3/4 x7	2	5/8 x4	8.5
8	8.625	8.05	1-1/4	13-7/8	6.0	2	3/4 x7	2	3/4 x5	13
10	10.750	11.10	1-3/8	16-5/8	6.0	4	3/4 x7	2	7/8 x6	23
12	12.750	13.20	1-3/8	19-1/4	6.0	4	3/4 x7	2	7/8 x6	25
14	N/A	15.30	4.0	22.0	15.0	6	3/4 x17	2	7/8 x7	50
16	N/A	17.40	4.0	24.2	15.0	6	3/4 x17	2	7/8 x7	65
18	N/A	19.50	5.0	26.5	15.0	8	3/4 x17	2	1 x 7	65
20	N/A	21.60	7.0	28.6	22.0	8	3/4 x24	3	1 1/8 x9	125
24	N/A	25.80	7.0	32.8	22.0	12	3/4 x24	3	1 1/8 x9	143

NOTES:
1. WEIGHTS INCLUDE RESTRAINING RODS, CLAMPING BOLT AND NUTS AND SPECIAL "T" BOLTS AND NUTS
2. N/A PIPE NOT MANUFACTURED IN THIS SIZE
3. DIMENSIONS IN INCHES



WATERLINE RESTRAINER
NTS



STORM/SANITARY SEWER CROSSING DETAIL
NTS

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12235
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420
21123 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
CROSS DEVELOPMENT
4336 MARSH RIDGE ROAD
CARROLTON, TX 75010

PROJECT ADDRESS
HIDALGO CAD PROPERTY
ID#324196

CALIBER COLLISION - WESLACO

WATER & SANITARY DETAILS 2 OF 2

DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

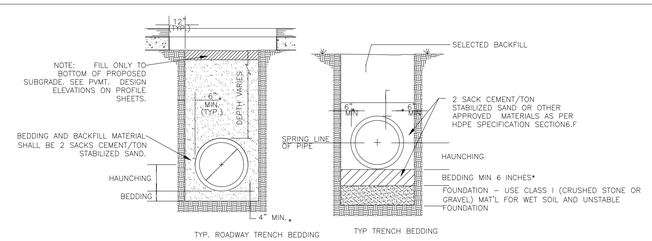
DRAWING INFORMATION			
PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	AS NOTED	SHEET	16

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

5/11/2023

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 - CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\15 WATER & SANITARY SEWER DETAILS.DWG May, 11, 2023-10:33 AM



FOUNDATION:
A FOUNDATION IS REQUIRED WHEN THE TRENCH BOTTOM IS UNSTABLE. ANY FOUNDATION THAT WILL SUPPORT A RIGID PIPE WITHOUT CAUSING LOSS OF GRADE OR FLEXURAL BREAKING WILL BE MORE THAN ADEQUATE FOR PVC PIPES.
BEDDING:
THE BEDDING DIRECTLY UNDERNEATH THE PIPE IS REQUIRED ONLY TO BRING THE TRENCH BOTTOM UP TO GRADE. IT SHOULD NOT BE SO THICK OR SOFT THAT THE PIPE WILL SETTLE AND LOSE GRADE. THE PURPOSE OF THE BEDDING IS TO PROVIDE A FIRM, STABLE AND UNIFORM SUPPORT OF THE PIPE. A LAYER OF MATERIAL SUFFICIENT TO ESTABLISH LINE, GRADE, AND SUPPORT SHOULD BE PLACED. BELL HOLES SHOULD BE EXCAVATED TO INSURE UNIFORM BEARING.
HAUNCHING:
HAUNCHING AND INITIAL BACKFILL ARE THE MOST IMPORTANT IN TERMS OF LIMITING THE DEFLECTION OF AREAS HORIZONTAL A FLEXIBLE PIPE. THESE AREAS SHOULD BE COMPACTED TO REQUIRED OR SPECIFIED DENSITY.

NOTE 1: WHEN USING HDPE PIPE, THE BACKFILL MATERIAL SHALL BE CEMENT STABILIZED SAND (2 SACK CEMENT/TON) OR OTHER APPORVED BACKFILL MATERIAL AS SPECIFIED BY THE ENGINEER, AND IN ACCORDANCE TO CITY OF CONROE HDPE SPECIFICATION, SECTION 6.f FURTHER, THE BACKFILL MATERIAL SHALL BE USED FOR THE WHOLE DEPTH AND WIDTH OF ALL DITCHES, TRENCHES, ETC. UNDER ANY ROADWAY OR PAVED SURFACES. WHEN PIPES ARE NOT UNDER PAVED SURFACES, THE BACKFILL MATERIAL SHALL BE USED TO A MINIMUM OF 6" UNDER AND AROUND THE PIPE, BUT SHALL COVER THE FULL WIDTH OF THE TRENCH TO THE UNDISTURBED WALLS. THE MINIMUM DIMENSION OF THE TRENCH FOR THE HDPE PIPE SHALL BE AS SPECIFIED IN THE HDPE SPECIFICATION, TABLE 6.1.

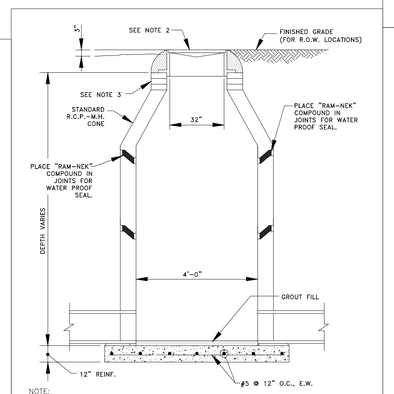
NOTE 2: ONLY RCP (REINFORCED CONC PIPE) SHALL BE USED UNDER THE PAVED SURFACE OF ROADWAYS. PIPE MAY ONLY BE PLACED UNDER A ROADWAY WHEN IT RUNS PERPENDICULAR TO A ROADWAY. PIPE MAY RUN LONGITUDINALLY BESIDE THE ROADWAY IN THE R.O.W.

NOTE 3: BACKFILL ABOVE THE BEDDING SHALL CONFORM TO "TYPICAL STORM SEW. BACKFILL AND TRENCH REPAIR" STANDARD DRAWING D-5.

ASTM D-2321
DESCRIPTION OF EMBEDMENT MATERIALS
CLASS I

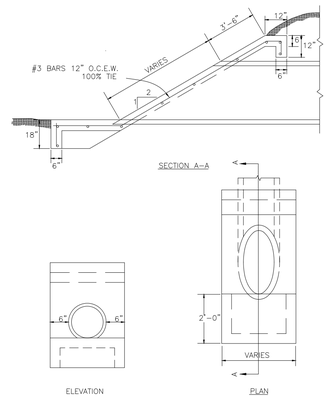
ANGULAR, 1/4" TO 1-1/2" GRADED STONE, INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE, SUCH AS CORAL, SLAG, CINDERS, CRUSHED STONE AND CRUSHED SHELLS. CLASS II COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 1-1/2", INCLUDING VARIOUSLY GRADED SANDS, AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NONCOHESIVE, EITHER WET OR DRY. SOIL TYPES GW, GP, SW, AND SP ARE INCLUDED IN THIS CLASS. CLASS III FINE SAND AND CLAYEY GRAVELS, INCLUDING FINE SANDS AND SAND-CLAY MIXTURES, AND GRAVEL CLAY MIXTURES. SOIL TYPES GM, GC, SM AND SC ARE INCLUDED IN THIS CLASS.

STORM SEWER BEDDING AND TRENCH DETAIL
NTS

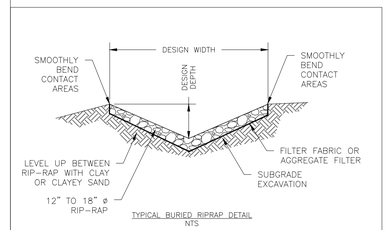


NOTE:
1. ALL R.C.P. MANHOLES SHALL BE IN ACCORDANCE A.S.T.M. C-478.
2. EAST JORDAN 32" FRAME AND COVER (OR EQUAL) WITH THE CITY OF CONROE LOGO EMBEDDED IN LID.
3. FOR ADJUSTMENT OF MANHOLE LID USE STANDARD CONCRETE RINGS. NO BRICK ADJUSTMENT ALLOWED.
4. PRECAST BOTTOM SECTION OF MANHOLE TO BE SECURELY ATTACHED TO REINFORCED CONCRETE SLAB WITH WATERPROOF SEALER.
5. MANHOLE SECTIONS, CONES AND INVERT TOPS SHALL BE COATED WITH A SUITABLE, PROTECTIVE, 20 MLS THICK, COLD TAR EPOXY COATING.

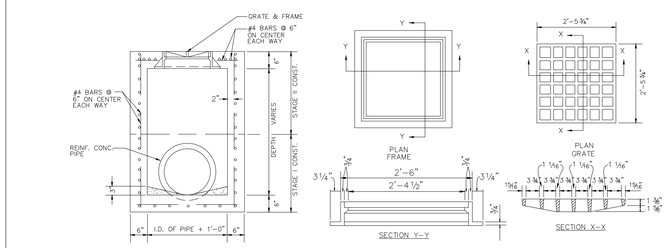
STANDARD PRECAST MANHOLE
NTS



SLOPED HEADWALL DETAIL
NTS



TYPICAL BURIED RIPRAP DETAIL
NTS



TYPE "A" BOX INLET WITH GRATE
NTS

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 12235
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

21123 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
CROSS DEVELOPMENT
4336 MARSH RIDGE ROAD
CARROLTON, TX 75010

PROJECT ADDRESS
HIDALGO CAD PROPERTY
ID#324196

CALIBER COLLISION - WESLACO

STORM DETAILS

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	5/11/23	LR	FOR PERMIT

DRAWING INFORMATION

PROJECT	10777	TDLR	**
DRAWN	SAB	EIT	ET
SCALE	AS NOTED	SHEET	17

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

5/11/2023

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10777 – CALIBER COLLISION WESLACO\03 CAD\DESIGN SET\17 DRAINAGE & STORM SEWER DETAILS.DWG May, 11, 2023-10:33 AM

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: 06/16/2023

Lesley Reel P.E.
3307 W. Davis St #100
Conroe, TX 77304
936-647-0420

RE: **CROSS DEVELOPMENT** Subd. Drainage and Detention

Good Morning Mrs. Reel:

I have received your revised cross section and calculations dated 05/11/2023 for the **Cross development** Subdivision modified to include the 100 year detention volume in the proposed drain ditch as shown on your provided cross sections.

HCCID #9 does not object to storing the mandated 100 year detention with the proposed ditch as shown on the cross sections. This Subdivision will require the following:

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.
3. Letter from city regarding continual maintenance after drain improvement.

The maintenance of this section is within 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

Design Summary

Subject Tract:

The subject tract consists of approximately 1.86 acres out of Farm Tract 40 in the West Tract Subdivision, Hidalgo County, Texas, see preliminary plat in **Appendix A**. The property is near the northeast corner of the intersection of E Interstate Highway 2 and N Paseo Del Norte in the City of Weslaco, TX. The property is in Zone "B" according to FEMA Map Number 4803490005B dated March 4, 1980, see **Appendix B**. The Web Soil Survey shows this tract has a Type B soil, see **Appendix C**. The subject tract is currently a vacant tract of land. The subject tract is proposed to be developed into a commercial automotive repair facility.

Pre-Developed Condition:

In the pre-developed condition, the subject tract is adjacent to an existing drainage ditch. A portion of the property sheets flows to the existing drainage ditch while a portion sheet flows to the Interstate Highway 2 frontage road.

To satisfy City of Weslaco requirements, the pre-developed flows were calculated using the Malcom Method and Rational Method. The 24-hour precipitation depths used for each event are 11.1 inches for the 100-year event and 6.22 inches for the 10-year event, based on NOAA Atlas 14 rainfall data, see **Appendix D**. The time of concentration for the pre-developed condition was calculated using TR-55 methods, which can be found in **Appendix E**. The pre-developed flow from the subject tract was calculated using the time of concentration in Appendix E and the corresponding rainfall intensity according to the Texas Department of Transportation (TxDOT). The TxDOT intensity calculation can be found in **Appendix F**. See a summary of the pre-developed condition calculation for the 10-year event from Appendix E below.

<u>10-Year:</u>

Q = 4.1 CFS

Post-Developed Condition:

The proposed development will consist of a fully developed site for a commercial automotive repair facility. In the post-developed condition, the storm water runoff from the subject tract will be conveyed to the existing drainage ditch at the north property line. The existing drainage ditch will be widened to provide the required volume to mitigate the post-developed flow, see the support letter from the City of Weslaco on the detention being provided in the existing drainage ditch in **Appendix G**.

The post-developed flows were calculated using the Malcom Method and Rational Method, see **Appendix H**. The 24-hour precipitation depths used for each event are 11.1 inches for the 100-year event and 6.22 inches for the 10-year event, based on NOAA Atlas 14 rainfall data. The intensity used in the post-developed calculations assumed a time of concentration of 10 minutes, see **Appendix I**. See a summary of the post-developed condition calculation for the 100-year event from Appendix H below.

100-Year:
Q = 18.2 CFS

Detention Design

The existing drainage ditch will be widened to mitigate the post-developed flow to be at or below pre-developed rates to comply with the City of Weslaco requirements. The storm sewer from the site will discharge directly into the widened drainage ditch. This volume was based on the Triangular Hydrograph Method, see **Appendix J**. A summary of the required volume can be found below:

100-year:
Volume Required: 0.65 ac-ft
Volume Provided: 2.63 ac-ft

With the proposed design, adequate volume is provided for the 100-year event. The resulting storage volume was determined to be 2.63 Ac-Ft, or 1.4 ac-ft/acre of developed area.

Conclusion:

Utilizing the detention facility as proposed will provide adequate volume for the 100-year event. The effect of storm water storage and its delayed release contribute to the effectiveness of this design. This will prevent any negative impact to the adjoining or downstream properties as a result of the proposed development.

This report has been prepared by Lesley, PE. Please contact the same with any questions or comments at 936-647-0420.

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

Lesley Reel

☐ 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 — 5-11-23 DATE

Caliber Collision - Weslaco
Pre-Developed Calculations
Job No. 10777
L Squared Engineering
Prepared By: Lesley Reel, PE

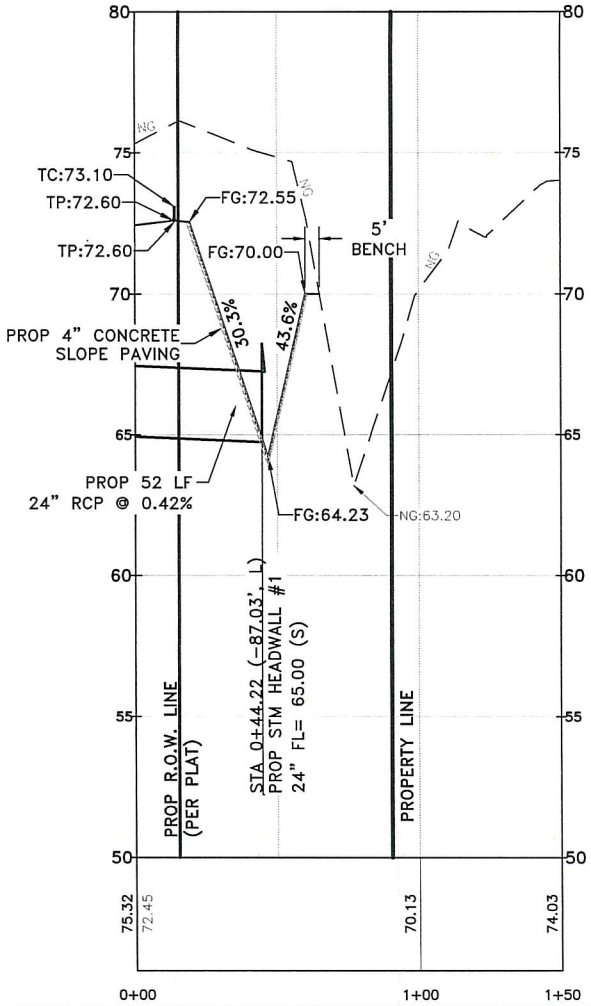
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

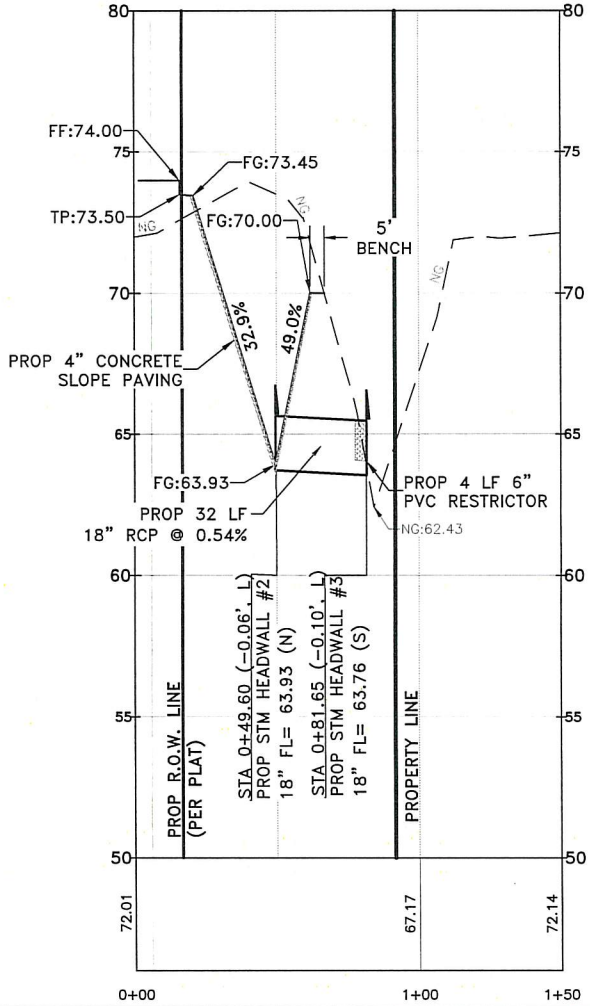
Pre Development
Drainage Area: Pre-DA

Segment:	Flow Type	n	length	slope	V, if req'd.	>>>>	Time (hr)	Time (min)
1	sheet	0.24	100	0.0270	N/A		0.25	14.77
2	shallow		50	0.2000	7.21556776		0.00	0.12
			150					**14.88**

Drainage Calculations (10-Yr)					
Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.86	14.88	0.35	6.3	4.10

Drainage Calculations (100-Yr)					
Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.86	14.88	0.35	9.91	6.45





CALIBER COL
INFRAS

DRAWING ISSUE

#	DATE	BY	* COMI
1	6/15/23	LR	FOR PE

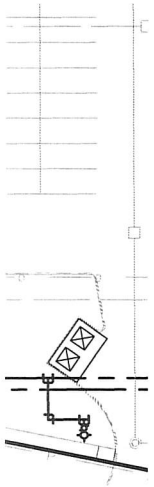
DRAWING INFORMATION

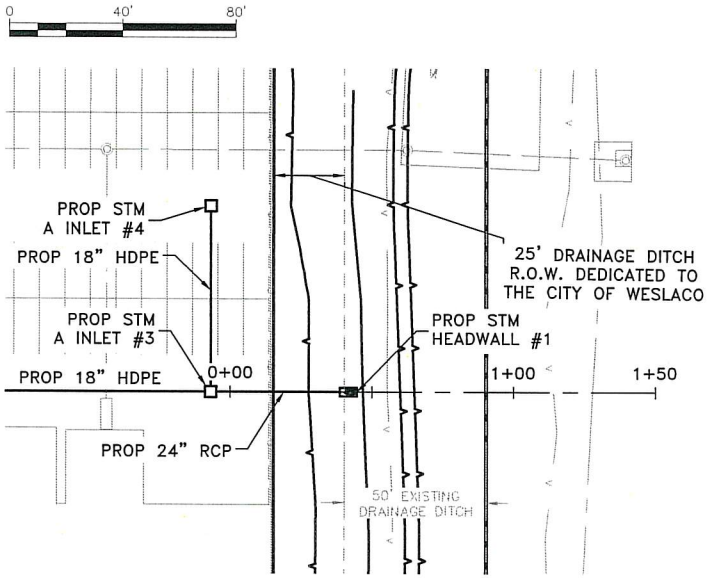
PROJECT	10777	TDLR
DRAWN	SAB	EIT
SCALE		SHEET
1" = 20' (24x36) 1" = 40' (11x17)		C

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER

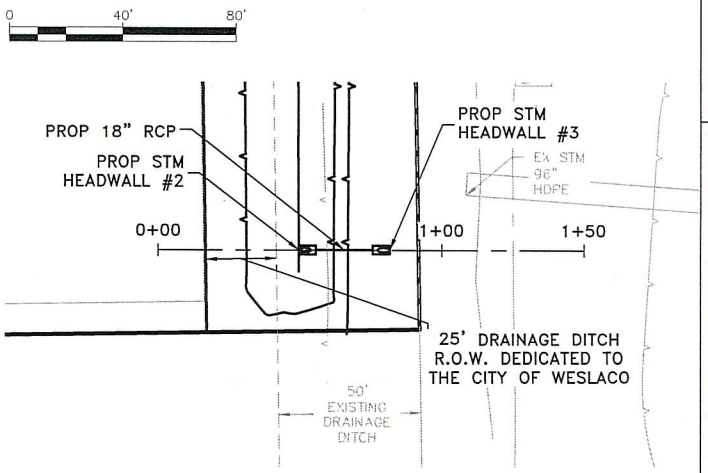
Leby Reel

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS IN





STM OUTFALL #1 PROFILE
SCALE:
1"=4' VERT.



STM OUTFALL #2 PROFILE
SCALE:
1"=4' VERT.

L SQUARED ENGINE
MUNICIPAL COMMERCIAL
WWW.L2ENGINEERING.C
FIRM REGISTRATION NUMBER 112
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420
21123 EVA STREET #200
MONTGOMERY, TEXAS 77356

CLIENT INFORMATION
CROSS DEVELOPMENT
4336 MARSH RIDGE ROA
CARROLTON, TX 75010

PROJECT ADDRESS
HIDALGO CAD PROPERTY
ID#324196

.ISION - WESLACO
RUCTURE SET

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

June 12, 2023

Ms. Lesley Reel, P.E.
L2 Engineering
3307 West Davis St, Ste 100
Conroe, TX 77304

RE: Cross Development
Drainage Detention & ROW Dedication Variance

Dear Ms. Reel:

This is to advise you that the City of Weslaco agrees with the proposed linear detention within the newly dedicated 75-feet of drainage Right-of-Way adjacent to the existing ditch at the proposed subject development. Additionally, the City of Weslaco is committed to maintaining the ditch after it is constructed.

Let me know if you questions or need anything else.

Sincerely,

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6633

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Lemon Blossom Estates being 1.303-acre out of Farm Tract 815, Block 139, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,300ft south of the intersection of S Bridge and Mile 5 1/2 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "B" & "AH". Applicant is requesting a variance for OSSF.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of June 7, 2023.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
Lemon Blossom Estates- Memo, Lemon Blossom Estates- Applciation , Drainage Report, Legal Doc, Lemon Blossom- Aerial, Lemon Blossom- Plat

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Lemon Blossom Estates- Final Plat

DATE: June 14, 2023

The proposed use for the 2-lot is a small family partition and will used for single family residential and is located outside the city limits of Weslaco. The developer has one variance at this time. The subdivision will be provided with water by NAWSC and sanitary sewer by OSSF. The developer has requested a variance to allow for OSSF instead of sanitary sewer. The nearest sanitary sewer line is located 1300ft North at the intersection of 18th and Mile 4 ½ west. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM

RECEIVED
MAY 0 5 2023
BY: .....

SUBDIVISION PLATTING APPLICATION

Plat-000446-2023

FILE NO._____

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

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

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐Single Lot Variance ☐Minor Plat ☐Planned Unit Development ☐Standard Subdivision

GENERAL INFORMATION

Name of Subdivision: Lemon Blossom Estates

Location: 3742 S. Bridge

Legal Description: 1.303 Acres of Land Out of Farm Tract 815, Block 139, West and Adams 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: _____

Existing Land Use: Farm Land Proposed Land Use: 2 Residential Lots

Number of Lots Proposed: 2 Gross Acreage: 1.303

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: Renato D. & Noelia B. Hernandez Telephone: 956-343-2868

Address: 1606 Southland Street Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Ronnie Cruz, P.E., CFM Telephone: 956-682-5022

Address: 605 E. Violet Ave., Suite 1 Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: ronnie@cruzhogan.net

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☑ NO Wastewater Provision: Septic tanks will be used

☑ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District HCDD #1	☑ YES ☐ NO Irrigation District Hidalgo & Cameron Counties 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 **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 **rdelafuente@weslacotx.gov**
✓ **$355.00** (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: RENATO D. HERNANDEZ

Owner Signature: _____ Date: 4-13-23

RONNIE CRUZ, P.E., CFM is the authorized agent

Authorized Agent Signature: _____ Date: 4/13/23

Authorized Agent Printed Name: RONNIE CRUZ

****

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: _____

_____

FILE NO._____

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000462-2023

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

Fees: $55 First Variance, $20 each additional

GENERAL INFORMATION

Name of Subdivision: Lemon Blossom Estates

Location: 3742 S. Bridge

Legal Description: 1.303 Acres of Land out of Farm Tract 815, Block 139, West and Adams Tract Subdivision, Hidalgo County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☑ YES ☐ NO

Describe in detail the reason for the variance request:
There are no Sanitary Sewer Lines in the area. All lines are over 1,000' away. We propose the use of septic tanks.

☐ Fire Hydrants ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☑ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Renato D. & Noelia B. Hernandez Telephone: (956) 343-2868

Address: 1606 Southland Street Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: davidpop@aol.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: Renato D. Hernandez

Owner Signature: _____ Date: 5-31-23

Ronnie Cruz, P.E., CFM is the authorized agent

Authorized Agent Signature: _____ Date: 5/31/23

Authorized Agent Printed Name: Ronnie Cruz, P.E., CFM

CRUZ - HOGAN

ENGINEERS I PLANNERS

DRAINAGE REPORT

FOR

LEMON BLOSSOM ESTATES SUBDIVISION

WESLACO, TEXAS

STATE OF TEXAS
ROLANDO CRUZ
55459
REGISTERED
PROFESSIONAL ENGINEER

4/3/23

PREPARED BY:

CRUZ-HOGAN CONSULTANTS, INC.
605 E. VIOLET, SUITE 1
MCALLEN, TEXAS 78504
TBPE FIRM REGISTRATION No. F-4880

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DRAINAGE STATEMENT
FOR
LEMON BLOSSOM ESTATES SUBDIVISION

PROJECT LOCATION

The proposed Lemon Blossom Estates Subdivision is a 1.303 acre of land being out of Farm Tract 815, Block 139, West and Adams Tract Subdivision, Hidalgo County, Texas as per Map Recorded in Volume 2, Pages 34-37, of the Hidalgo County Map Records. This Subdivision is located on Mile 4 ½ West Road (Bridge Avenue) approximately 800 feet south of Mile 5 Road (34th Street) Weslaco, Texas. The proposed Subdivision will consist of 2 residential lots each .63 acres in size.

FLOOD PLAIN

This tract of land is in Zone "B" and Zone "AH" according to FIRM Flood Insurance Rate Map Community Panel 480334 0525 B, dated January 2, 1981. Zone "B" are areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (Medium Shading). Zone "AH" are areas of 100-year shallow flooding where depths are between one (1) and (3) feet; base flood elevations are shown, but no flood hazard factors are determined. Base flood elevation is 72 feet.

SOIL CONDITIONS

According to the Soil Survey report for Hidalgo County by the U.S.D.A. Soil Conservation Service, the soils for this subdivision are (28) Hidalgo Sandy clay loam and (52) Raymondville clay loam. Hidalgo clay loam has a plasticity index between 11 and 23. This soil is well drained, surface runoff is slow, and permeability is moderate, within Hydrological Group B with natural slopes of 0 to 1 percent. The available water capacity is high. Raymondville clay loam has a plasticity index between 18 and 35. This soil is moderately well drained, surface runoff is slow, permeability is slow within Hydrological Group C with natural slopes are mainly 0.5 percent but range from 0 to 1 percent.

EXISTING CONDITIONS

Existing on the site is a small frame house with small concrete slabs and a dirt porch. The area is mostly farmland with a 16' paved street with bar ditches. Existing runoff is south along the bar ditches for about 800' into an existing 12" concrete pipe and into an existing drainage ditch owned by HHID #9 but maintained by HCDD #1. The ditch is designated as ditch number 37. This ditch flows into the Main Floodway. The existing runoff for a 10-year storm is Q=1.33 cfs.

PROPOSED CONDITIONS (2-Residential Lots)

Proposed is to clear the area of the 2 lots and construct a pad of 5,000 sf for each lot which is a total 10,000 sf. The fill will be approximately 1.5' which will be 555 cu.yds. Each lot will be required raise the pad to the required BFE elevation of 72'. The developer owns 57 acres south and east of the proposed subdivision. The fill will be obtained from a 150' x 150' x .75' area within the "AH" zone. The calculated excavation is 625 cu.yds. After development, the runoff will increase to Q= 4.23 cfs. This is an increase of 2.90 cfs. The detention required will be 2,962 ft^3 or .086 Ac-Ft. Proposed is to use the excavated area for this detention which will hold approximately 16,875 ft^3 or .387 Ac-Ft. which is above the required detention. A CLOMR-F has been submitted to FEMA. Attached you will find a survey with the proposed excavation site.

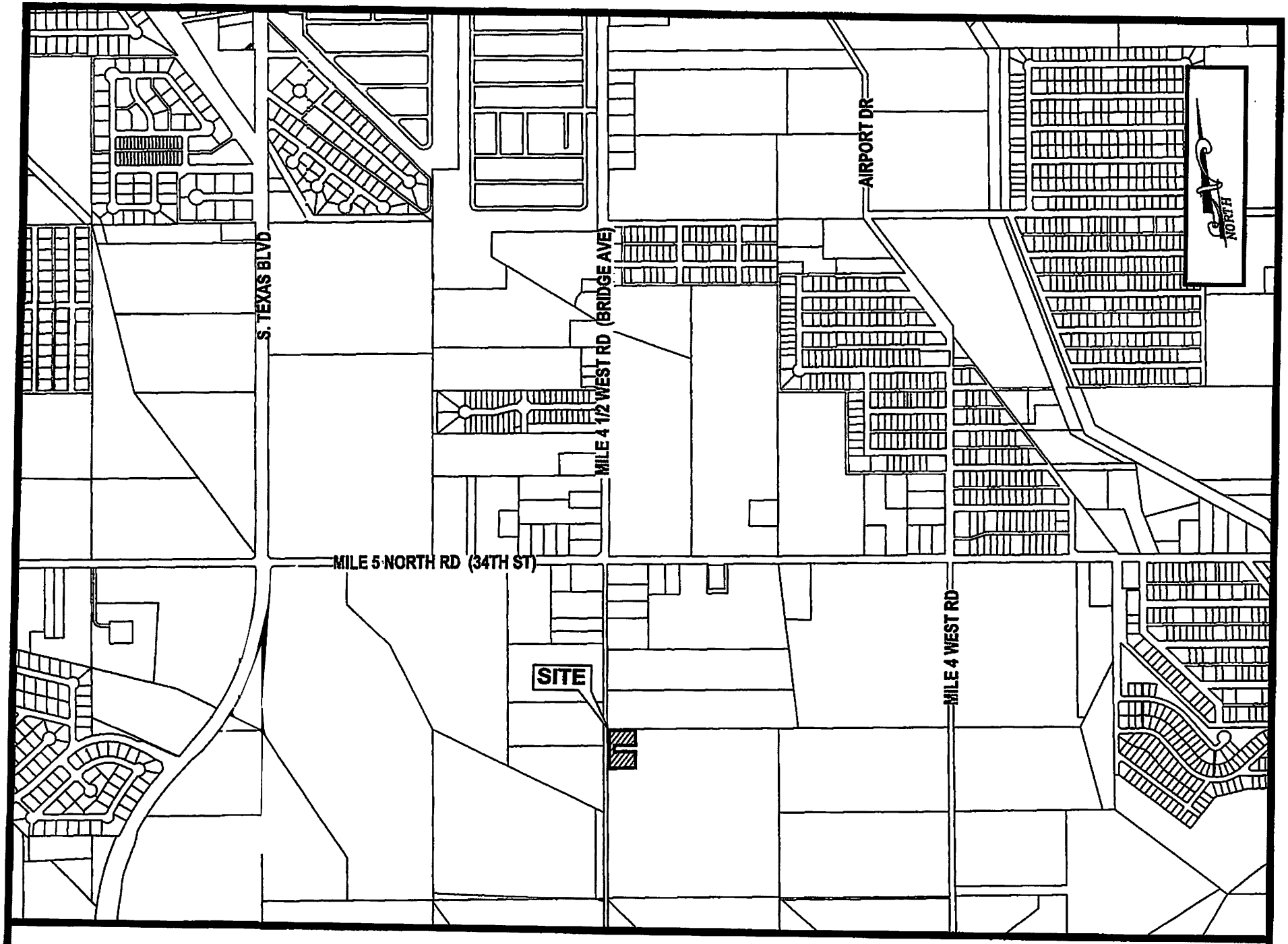
☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☑ TO H.C. PLANNING DEPT.
☑ TO CITY
☐ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER_____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1 — 5-4-23 DATE

STATE OF TEXAS
ROLANDO CRUZ
55459
LICENSED
PROFESSIONAL ENGINEER

4/3/23



VICINITY MAP

Lemon Blossom Estates Subdivision
Weslaco, Texas

Date: 3-Apr-23

EXISTING DATA

Total Area	1.303	ac
Intercept Coefficient - "k"	0.213	Table 3-2 *
"K_u"	3.28	
Overland Flow Length - "L"	350.00	ft
Overland Slope - "S_p"	0.1500	ft/ft
Velocity - "V"	0.20	ft/s
Existing Time of Concentration - "T"	29	min.
Existing Runoff Coefficient - "C"	0.20	
Intensity of Rainfall - "I"	5.10	in/hr (10 year event)
Existing - "Q_{10yr}"	*1.33*	*ft^3/s*

PROPOSED IMPROVEMENTS

Proposed Runoff Coefficient - "C"	0.30	Table 3-3 *
Velocity - "V"	0.30	ft/s
Proposed Time of Concentration - "T"	10	min.
Proposed Intensity - "I"	10.83	in/hr (50 year event)
Proposed - "Q_{50yr}"	*4.23*	*ft^3/s*

IDF Coefficients For 50yr Storm

e=0.749
b=99.0
d=9.2

t= D/V(3600)
t= 10 min

Time		I_{50yr}	Q_{50yr} in	V in	Q_{10yr} out	V out	Req'd V	Req'd V
min	hr	in/hr	ft^3/s	ft^3	ft^3/s	ft^3	ft^3	ac-ft
10.00	0.17	10.83	4.23	2539	1.33	797	1742	0.04
30.00	0.50	6.34	2.48	4463	1.33	1594	2869	0.07
50.00	0.83	4.66	1.82	5462	1.33	2390	3072	0.07
70.00	1.17	3.75	1.46	6149	1.33	3187	2962	0.07
90.00	1.50	3.16	1.24	6679	1.33	3984	2695	0.06
110.00	1.83	2.76	1.08	7114	1.33	4781	2333	0.05
130.00	2.17	2.45	0.96	7485	1.33	5577	1908	0.04
150.00	2.50	2.22	0.87	7811	1.33	6374	1437	0.03
170.00	2.83	2.03	0.79	8101	1.33	7171	930	0.02
190.00	3.17	1.88	0.73	8364	1.33	7968	397	0.01
210.00	3.50	1.75	0.68	8606	1.33	8764	-159	0.00

PEAK

STATE OF TEXAS
ROLANDO CRUZ
55459
LICENSED
PROFESSIONAL ENGINEER

4/3/23

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

Table 3-3: Runoff Coefficients

Land Cover / Flow Regime	k
Forrest w/ 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

Table 3-2: Intercept Coefficients

HIDALGO COUNTY RAINFALL INTENSITY TABLES

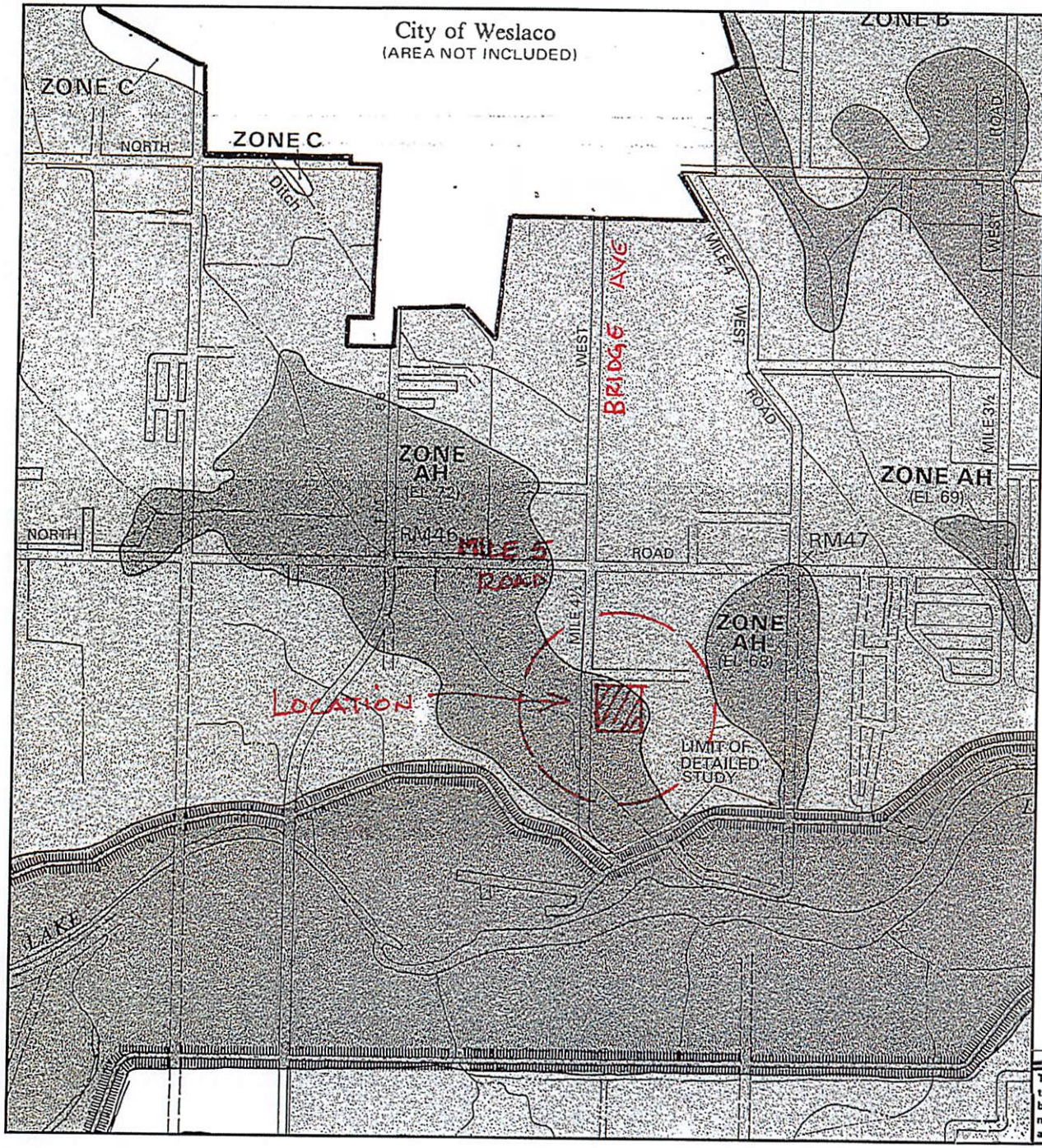
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

formula $I = b/(t_c+d)^e$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6



ntact your insurance agent, or call the National Flood Insurance
ogram at (800) 638-6620, or (800) 424-8872.

APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

This is an official 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.

KEY TO MAP

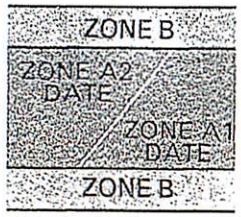
500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations* With Date of Identification e.g., 12/2/74

100-Year Flood Boundary

500-Year Flood Boundary



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

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

Elevation Reference Mark — RM7 ×

River Mile — • M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

contact your insurance agent, or call the N
Program at (800) 638-6620, or (800) 424-

APPROXIMATE SCA
2000 0

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

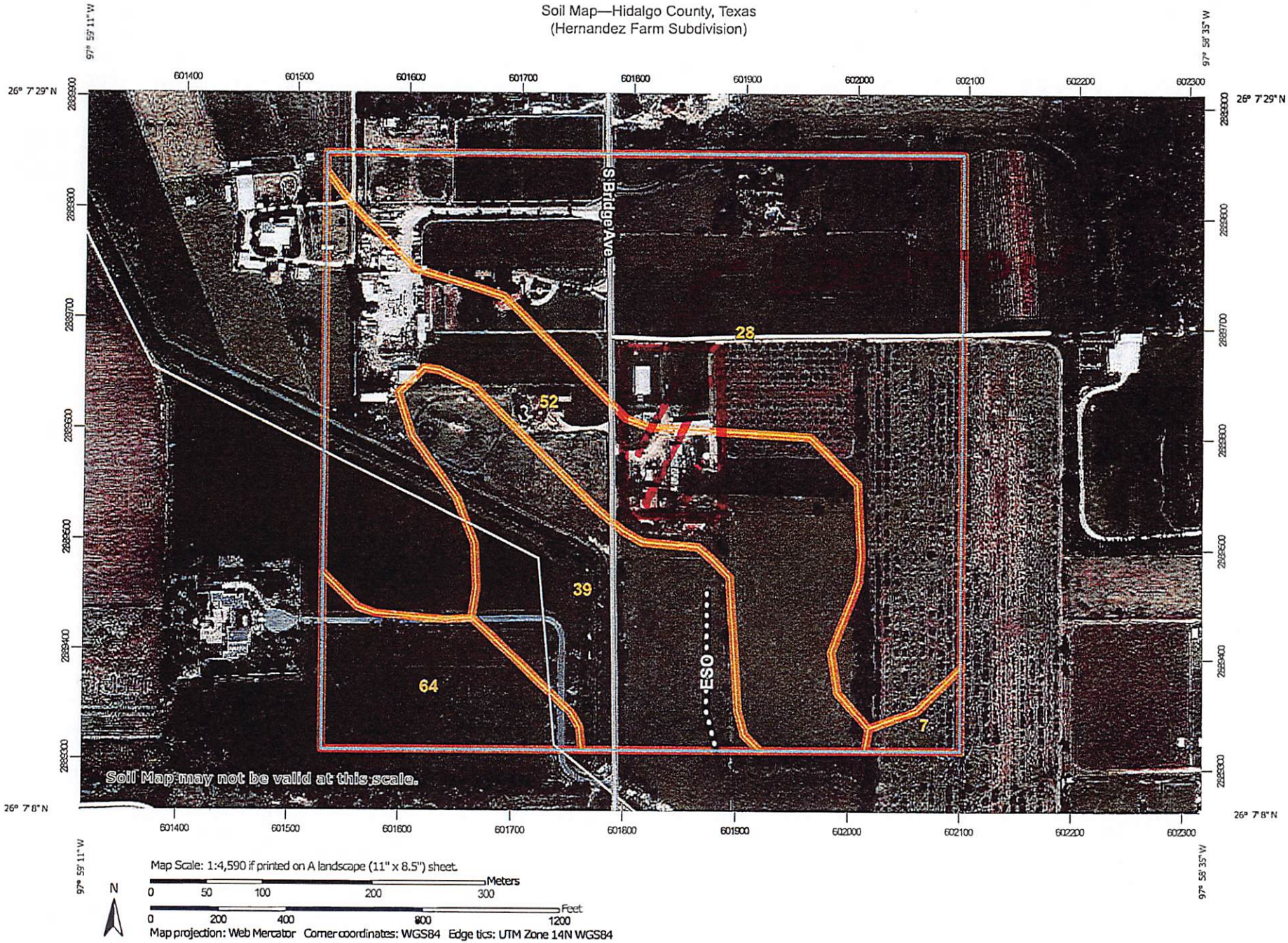
COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agenc
federal insurance administration

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

Soil Map—Hidalgo County, Texas
(Hernandez Farm Subdivision)



Map Scale: 1:4,590 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

N

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 21, Aug 24, 2022

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	24.6	51.8%
39	Mercedes clay, 0 to 1 percent slopes	8.9	18.7%
52	Raymondville clay loam, 0 to 1 percent slopes	13.6	28.7%
64	Runn silty clay	0.4	0.9%
Totals for Area of Interest		**47.6**	**100.0%**

Engineering Properties

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

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

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

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

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

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

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

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

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

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

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

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

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

References:

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

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

Report—Engineering Properties

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

Engineering Properties–Hidalgo County, Texas

Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H	L-R-H
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	85	D	0-19	Clay	CH	A-7-6	0- 0- 0	0- 1- 2	85-93-100	80-90-100	80-90-100	75-85-95	55-66-76	32-41-49
			19-57	Clay	CH	A-7-6	0- 0- 0	0- 1- 2	85-93-100	80-90-100	80-90-100	75-85-95	50-63-76	32-41-49
			57-65	Clay	CH, CL	A-7-6	0- 0- 0	0- 1- 2	85-93-100	80-90-100	80-90-100	75-85-95	48-62-76	32-41-49

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
64—Runn silty clay														
Runn	85	C	0-55	Silty clay	CH, CL	A-7-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	85-92-98	43-53-62	21-29-36
			55-65	Silty clay, silty clay loam, silt loam	CL-ML, CH, CL	A-4, A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	90-95-100	70-84-98	21-42-62	4-20-36

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 21, Aug 24, 2022

Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Report—Physical Soil Properties

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

Physical Soil Properties–Hidalgo County, Texas

Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	*Pct*	*Pct*	*Pct*	*g/cc*	*micro m/sec*	*In/In*	*Pct*	*Pct*					
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0. 18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0. 18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
39—Mercedes clay, 0 to 1 percent slopes														
Mercedes	0-19	-22-	-28-	40-50- 60	1.35-1.45 -1.55	0.01-0.21-0.42	0.12-0.15-0. 18	9.0-17.0-25.0	1.0- 2.0- 3.0	.17	.17	5	4	86
	19-57	-18-	-29-	45-53- 60	1.35-1.48 -1.60	0.01-0.21-0.42	0.09-0.12-0. 15	9.0-17.0-25.0	0.1- 0.6- 1.0	.24	.24			
	57-65	-22-	-28-	40-50- 60	1.40-1.55 -1.70	0.01-0.21-0.42	0.06-0.13-0. 20	9.0-17.0-25.0	0.1- 0.6- 1.0	.24	.24			

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			
64—Runn silty clay														
Runn	0-55	- 6-	-49-	36-46- 55	1.20-1.30 -1.40	0.42-1.00-1.40	0.13-0.17-0. 20	6.0- 7.5- 8.9	0.5- 0.8- 1.0	.28	.28	5	4	86
	55-65	- 8-	-51-	24-41- 55	1.25-1.35 -1.45	1.40-2.70-4.00	0.09-0.15-0. 20	3.0- 4.5- 5.9	0.1- 0.6- 1.0	.32	.32			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 21, Aug 24, 2022

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
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

39—Mercedes clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dblk
Elevation: 10 to 150 feet
Mean annual precipitation: 24 to 34 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Mercedes

Setting

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

Typical profile

H1 - 0 to 19 inches: clay
H2 - 19 to 57 inches: clay
H3 - 57 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Gypsum, maximum content: 10 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 12.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R083DY015TX - Saline Clay
Hydric soil rating: No

Minor Components

Unnamed

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear

Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

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

64—Runn silty clay

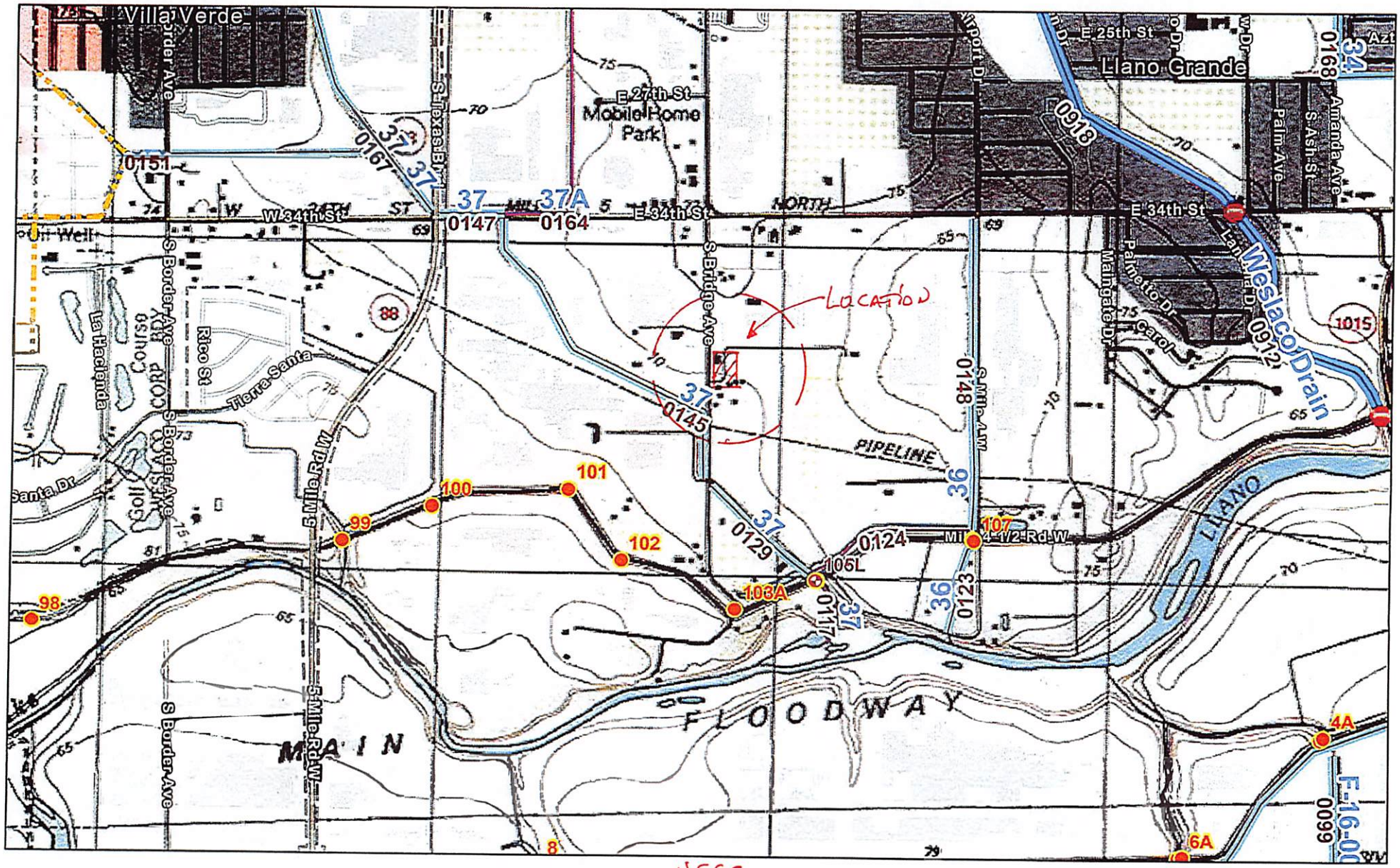
Map Unit Setting

National map unit symbol: dbmg
Elevation: 100 to 200 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 75 degrees F
Frost-free period: 260 to 320 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

ArcGIS Web Map



USGS

3/22/2023, 5:29:08 PM

City_Limits_2020
HCDD1_Boundary
Bridges
Gates_Pumps
Gate
Gate/Pump
Survey Point
HCDD1_System
Own
Maintain
NOT Maintained
Edinburg_Ditches

1:18,056

0 0.13 0.25 0.5 mi

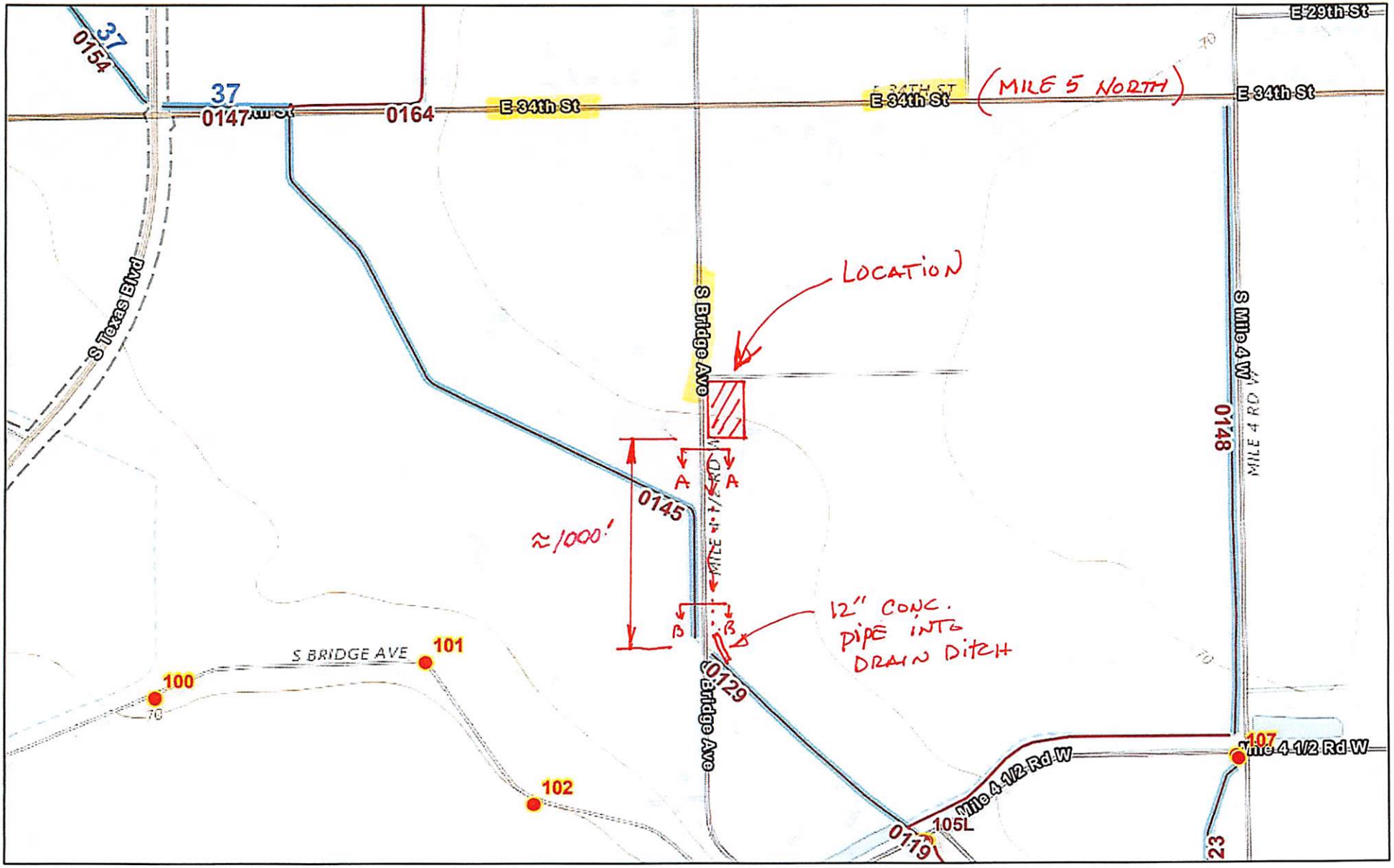
0 0.2 0.4 0.8 km

Esri Community Maps Contributors, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA,

ArcGIS Web AppBuilder

NOAA/NOS/OCS nowCOAST, NOAA/NWS and NOAA/OAR/NSSL | Edgar Valdez, Raul Sesin P.E., Hidalgo County Drainage District No. 1 | Raul Sesin P.E.; Edgar O. Valdez; Hidalgo County Drainage District No.1 | Edgar Valdez | Hidalgo County Drainage District

ArcGIS Web Map



ULTIMATE OUTFALL

3/22/2023, 5:31:44 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

City_Limits_2020

HCDD1_Boundary

Gates_Pumps

Gate

Survey Point

HCDD1_System

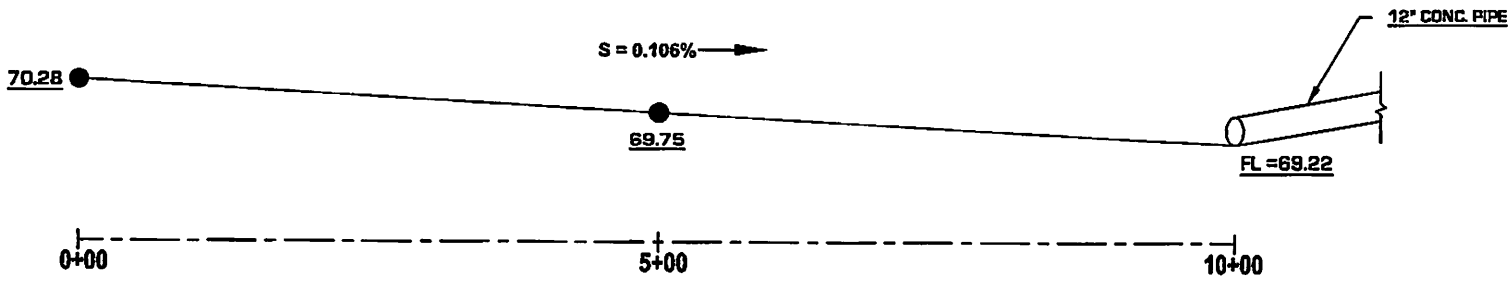
Maintain

NOT Maintained

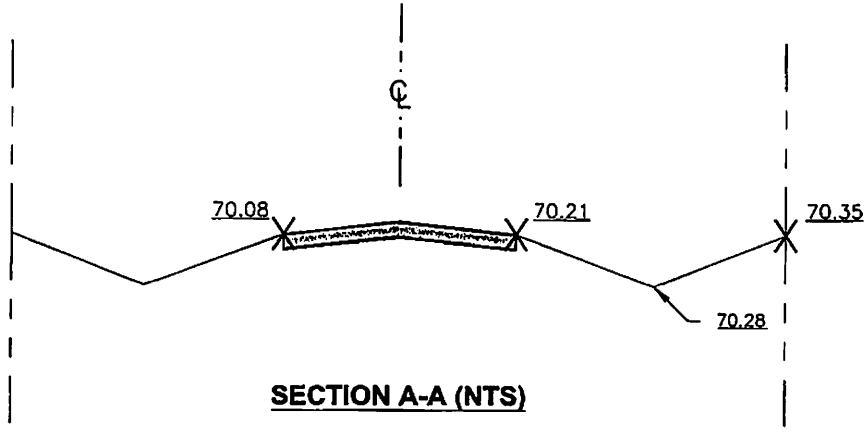
Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare,

ArcGIS Web AppBuilder

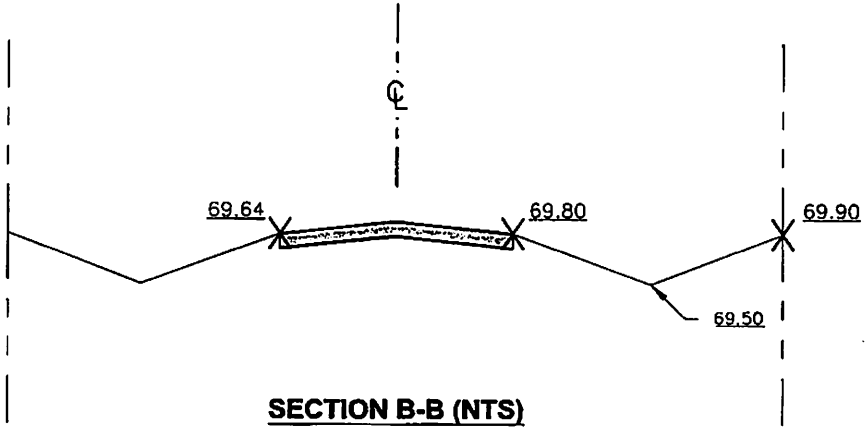
NOAA/NOS/OCS nowCOAST, NOAA/NWS and NOAA/OAR/NSSL | Edgar Valdez, Raul Sesin P.E., Hidalgo County Drainage District No. 1 | Raul Sesin P.E.; Edgar O. Valdez; Hidalgo County Drainage District No.1 | Edgar Valdez | Hidalgo County Drainage District



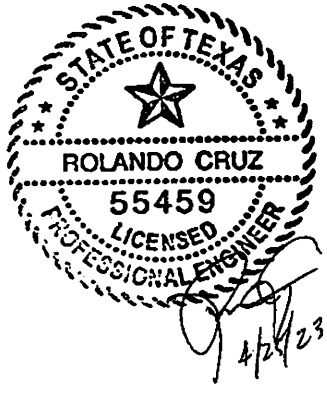
PROFILE OF EAST ROADSIDE DITCH



SECTION A-A (NTS)



SECTION B-B (NTS)



LEMON BLOSSOM ESTATES SUBDIVISION
WESLACO , TX.

LOMC Application

Application ID: 4588945696628

Amendment

Amendment Review

Property Information Form

Letter of Map Amendment Type: CLOMR-F

Fill Section

Has fill been placed on your property to raise ground that was previously below the BFE? No

When was fill placed?

Will fill be placed on your property to raise ground that is below the BFE? Yes

When will fill be placed? 06/2023

Street Address of Property

Address	Legal Description	
3742 S. Bridge Weslaco, TX 78596	**Lot:**	FT 815
	Block/Section:	139
	Subdivision:	West and Adams Tract
	Property Description:	1.303 Acres of Land Situated in Hidalgo County

Legal Description of Property

Requesting that a flood zone determination be completed for: A portion of land within the bounds of the property

Date of Construction:

Lot Type: Multiple lots

Number of structures:

Number of lots: 2

Applicant Information

Applicant Title: Mr.

First Name: Ronnie

Last Name:	Cruz
Address 1:	605 E. Violet Ave. Ste. 1
Address 2:	
City:	McAllen
State, District or Territory:	TX
ZIP Code:	78504
Email Address:	ronnie@cruzhogan.net
Company:	Cruz-Hogan Consultants, Inc.
Phone:	956-655-5317
Fax:	

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY

ELEVATION FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), ***including an attached deck or garage***. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed ***in its entirety***. **Incomplete submissions will result in processing delays.**

1. NFIP Community Number: 480334 0525 B Property Name or Address: 3742 S. Bridge Weslaco, TX
2. Are the elevations listed below based on ☒ ***existing*** or ☐ ***proposed*** conditions? (Check one)
3. For the existing or proposed structures listed below, what are the types of construction? (check all that apply)
   ☐ crawl space ☒ slab on grade ☐ basement/enclosure ☐ other (explain)
4. Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ☒ No
   If yes, what is the date of the current re-leveling? / (month/year)
5. What is the elevation datum? ☐ NGVD 29 ☒ NAVD 88 ☐ Other (explain)
   If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?
   Local Elevation +/- ft. = FIRM Datum
6. Please provide the Latitude and Longitude of the most upstream edge of the ***structure*** (in decimal degrees to the nearest fifth decimal place):
   Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. . Long. .
   Please provide the Latitude and Longitude of the most upstream edge of the ***property*** (in decimal degrees to the nearest fifth decimal place):
   Indicate Datum: ☐ WGS84 ☒ NAD83 ☐ NAD27 Lat. 26.12283 Long. -097.98191

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
3742 S. Bridge Weslaco, TX 78596			70.28	n/a	72.00	Flood Insurance Rate Map

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: Ronnie Cruz, P.E., CFM	License No.: 55459	Expiration Date: 03/31/2024
Company Name: Cruz Hogan Consultant, Inc.	Telephone No.: 956-682-5022	
Email: Ronnie@cruzhogan.net	Fax No. 956-682-5089	
Signature:	Date: 04/10/2023	

STATE OF TEXAS
ROLANDO CRUZ
55459
LICENSED
PROFESSIONAL ENGINEER

* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.

DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY

COMMUNITY ACKNOWLEDGMENT FORM

O.M.B. NO. 1660-0015
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.38 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding **the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security,** Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) *OR* to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B).

This form must be completed and signed by the official responsible for floodplain management in the community. The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays. Please refer to the MT-1 instructions **for additional information about this form.**

Community Number: 480334 Property Name or Address: 3742 S. Bridge

A. REQUESTS INVOLVING THE PLACEMENT OF FILL

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved **independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm** an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with **Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed** from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all **analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-**FEMA for a possible map revision.

Community Comments:

Community Official's Name and Title: (*Please Print or Type*)		Telephone No.:
Raul E. Sesin, PE, Hidalgo County Drainage District No. 1, Hidalgo County Floodplain Administrator		(956)292-7080
Community Name:	Community Official's Signature: (required)	Date:
Hidalgo County Drainage District No. 1	PE, CFM	04-11-23

B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

Community Comments:

Community Official's Name and Title: (*Please Print or Type*)		Telephone No.:
Community Name:	Community Official's Signature (required):	Date:

CRUZ - HOGAN
ENGINEERS I PLANNERS
TBPE Firm Reg No. F-4860

Offices
McAllen
Weslaco
Harlingen

April 11, 2023

Raul E. Sesin, P.E., CFM
General Manager
Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, Texas 78542

Re: Endangered Species Act (ESA) Compliance Documentation
For Non Federal Projects
Lemon Blossom Estates Subdivision
Weslaco, Texas

To whom it may concern,

I acknowledge that compliance with Sections 9 and Section 10 of the ESA has been achieved. There is no potential from taking or for harming in any way an endangered species.

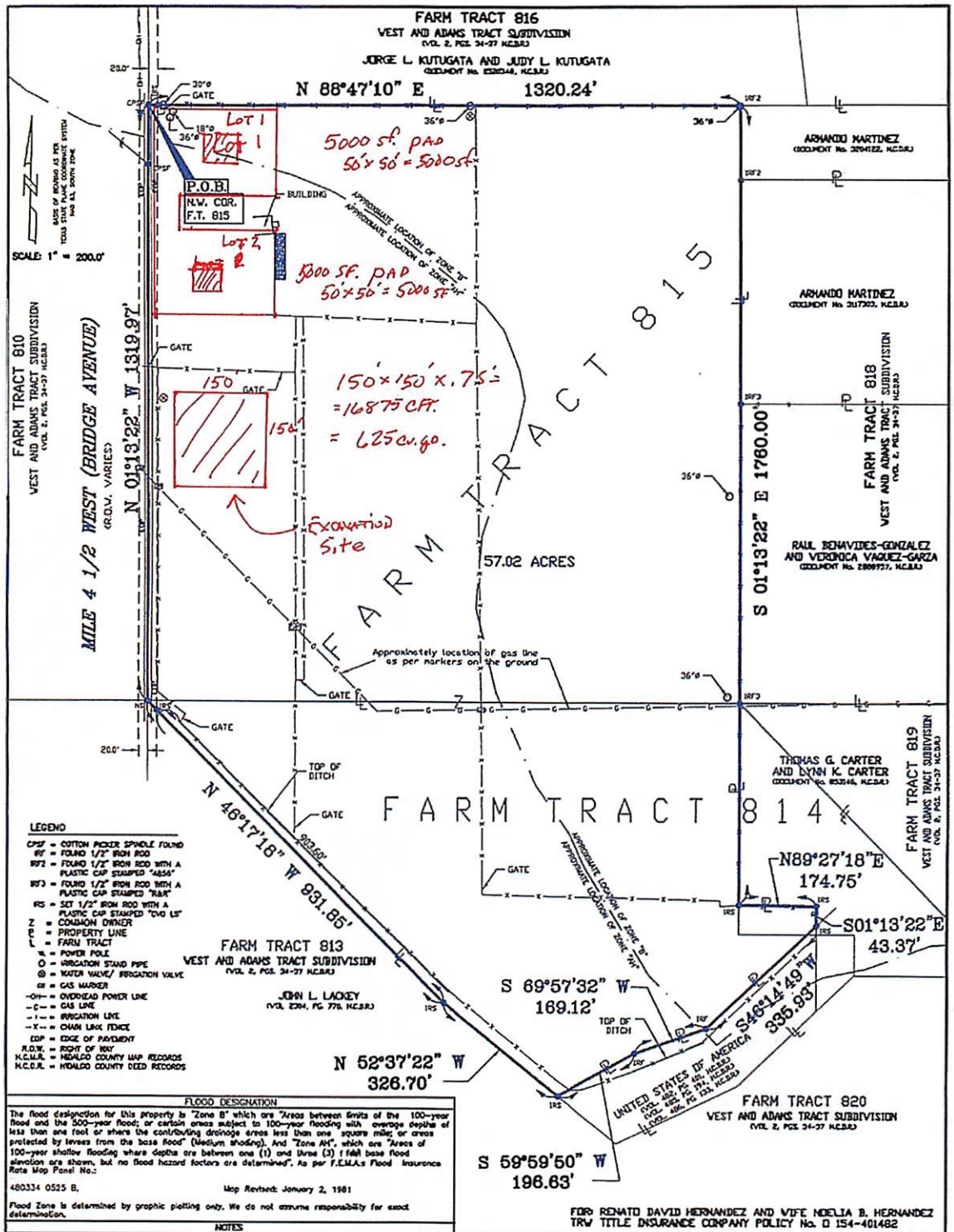
Should you have any questions, please feel free to contact our office.

Sincerely,

Ronnie Cruz, P.E., CFM
Vice-President

RC/cr

EXCAVATION SITE



FLOOD DESIGNATION

The flood designation for this property is "Zone B" which are "Areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one foot or where the contributing drainage areas less than one square mile; or areas protected by levees from the base flood" (Medium shading), And "Zone AH", which are "Areas of 100-year shallow flooding where depths are between one (1) and three (3) ! feet base flood elevation are shown, but no flood hazard factors are determined". As per F.E.M.A.s Flood Insurance Rate Map Panel No.:

480334 0525 B, Map Revised: January 2, 1981

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

NOTES

1. This survey plat is prepared in connection with TRW TITLE INSURANCE COMPANY POLICY No. D 154-401482, and does not guaranty title, this survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
2. If this survey does not bear an Original Seal and Signature, it is invalid as per section 663.19 of the "The Professional Land Surveying Practices Act" enacted under article 5282C, Vernon's Texas Civil Statutes.
3. This certification is made to the herein named client, it is not transferable nor, certified to any owner or future owner or future lending institutions. this certification herein is not transferable may not be utilized for any specific future transaction of this herein named real estate.
4. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9 and easements and restriction as shown on the recorded and dedication map of the above described subdivision.
5. Levee easement in favor of Hidalgo County as shown by instrument dated August 23, 1940, recorded in Volume 482, Page 488, Deed Records of Hidalgo County, Texas. (East 10 acres of Farm Tract 814)
6. Levee easement in favor of USA as shown by instrument dated August 3, 1941, recorded in Volume 482, Page 401, Deed Records of Hidalgo County, Texas. (East 10 acres of Farm Tract 814)
7. Levee easement in favor of Hidalgo County as shown by instrument dated August 30, 1940, recorded in Volume 456, Page 133, Deed Records of Hidalgo County, Texas. (West 13.15 acres of Farm Tract 814)
8. Levee easement in favor of USA as shown by instrument dated September 22, 1941, recorded in Volume 483, Page 194, Deed Records of Hidalgo County, Texas. (West 13.15 acres of Farm Tract 814)
9. Levee easement in favor of Hidalgo County as shown by instrument dated October 8, 1941, recorded in Volume 466, Page 366, Deed Records of Hidalgo County, Texas. (East 10 acres of Farm Tract 814)
10. Levee easement in favor of USA as shown by instrument dated October 21, 1941, recorded in Volume 458, Page 240, Deed Records of Hidalgo County, Texas. (East 10 acres of Farm Tract 814)
11. Pipeline easement in favor of Carthage Hydrocol Inc. as shown by instrument dated March 22, 1948, recorded in Volume 658, Page 390, Deed Records of Hidalgo County, Texas said easement has been assigned to Seadrift Pipeline Corp. (West 13.15 acres of Farm Tract 814)
12. Pipeline easement in favor of Carthage Hydrocol Inc. as shown by instrument dated April 13, 1949, recorded in Volume 681, Page 608, Deed Records of Hidalgo County, Texas said easement has been assigned to Seadrift Pipeline Corp. (East 10 acres of Farm Tract 814)
13. Subject to the Subdivision Regulations of the County of Hidalgo and/or ordinances or governmental regulations of the City in which the property may be located or holding extraterritorial jurisdiction of said property.

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: 3901 MILE 4 1/2 WEST (S. BRIDGE AVENUE), Weslaco, Hidalgo County, Texas, described as follows: 57.02 ACRES OUT OF FARM TRACT 815 AND FARM TRACT 814, BLOCK 139, WEST AND ADAMS TRACT SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

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FOR: RENATO DAVID HERNANDEZ AND WIFE NOELIA B. HERNANDEZ
TRW TITLE INSURANCE COMPANY POLICY No. D 154-401482

PROJECT INFORMATION

SURVEYED DATE:	05/16/2022
JOB No.:	220208
DRAWN BY:	GTG
CHECKED BY:	C.V.
REVISIONS:	

CVG LAND SURVEYORS LLC
317 BENJAMIN AVE.
McALLEN, TEXAS 78501
Ph. (956) 618-1301
FAX (956) 618-1347
www.cvglandsurvey.com
TBPELS Firm No. 10119500

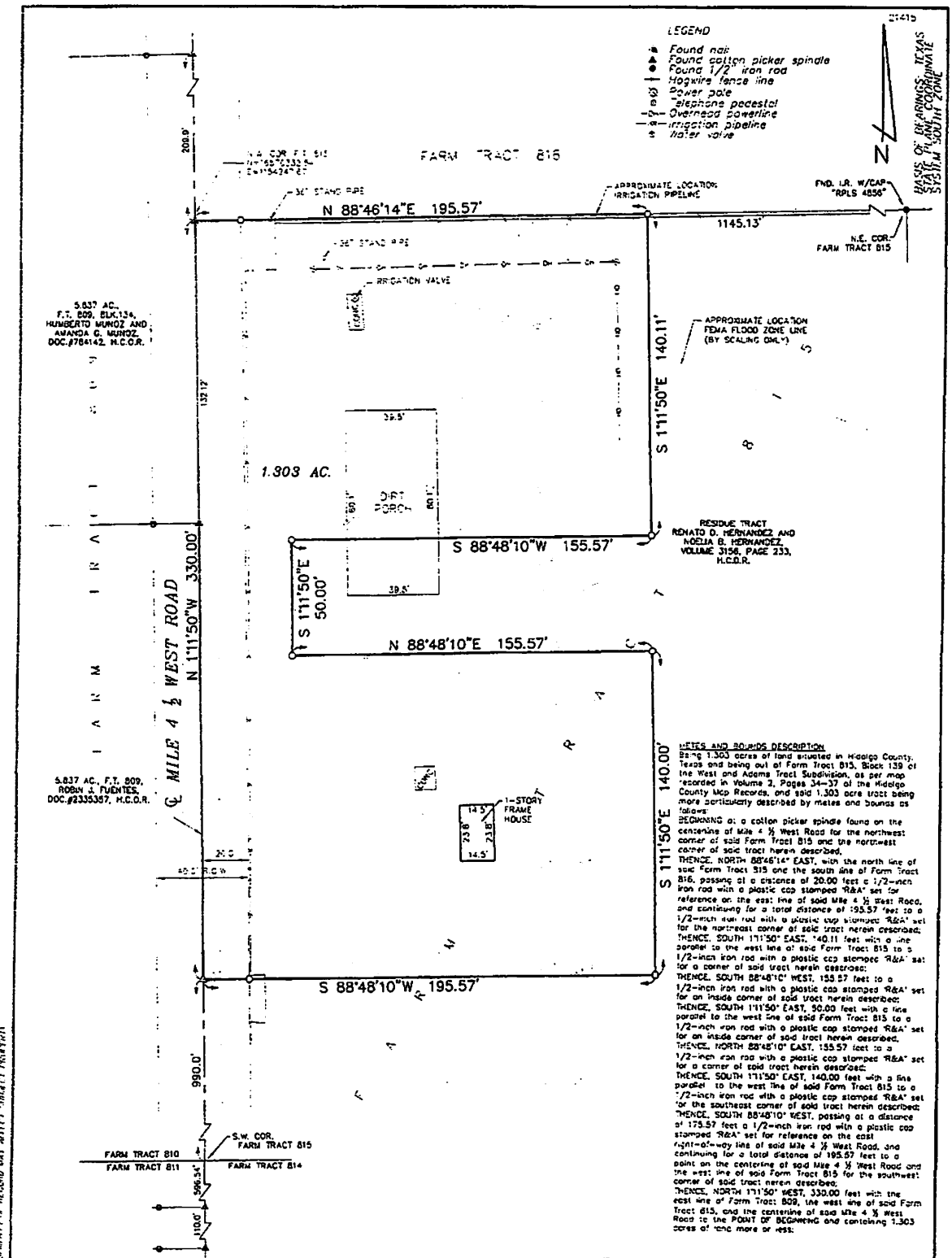
SURVEYOR'S CERTIFICATION

I, Carlos Vasquez, a Registered Professional Land Surveyor, do hereby certify the above forgoing plat is a true and correct representation of the land as surveyed on May 16, 2022, on the ground under my direction.

Carlos Vasquez
R.P.L.S. No. 4608
STATE OF TEXAS

STATE OF TEXAS REGISTERED CARLOS VASQUEZ 4608 PROFESSIONAL LAND SURVEYOR

SHEET: 3 OF 3



METES AND BOUNDS DESCRIPTION

Being 1.303 acres of land situated in Hidalgo County, Texas and being out of Farm Tract 815, Block 139 of the West and Adams Tract Subdivision, as per map recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records, and said 1.303 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton picker spindle found on the centerline of Mile 4 ½ West Road for the northwest corner of said Farm Tract 815 and the northwest corner of said tract herein described;

THENCE, NORTH 88°46'14" EAST, with the north line of said Farm Tract 815 and the south line of Farm Tract 816, passing at a distance of 20.00 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the east line of said Mile 4 ½ West Road, and continuing for a total distance of 195.57 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the northeast corner of said tract herein described;

THENCE, SOUTH 1°11'50" EAST, 140.11 feet with a line parallel to the west line of said Farm Tract 815 to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for a corner of said tract herein described;

THENCE, SOUTH 88°48'10" WEST, 155.57 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for an inside corner of said tract herein described;

THENCE, SOUTH 1°11'50" EAST, 50.00 feet with a line parallel to the west line of said Farm Tract 815 to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for an inside corner of said tract herein described;

THENCE, NORTH 88°48'10" EAST, 155.57 feet to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for a corner of said tract herein described;

THENCE, SOUTH 1°11'50" EAST, 140.00 feet with a line parallel to the west line of said Farm Tract 815 to a 1/2-inch iron rod with a plastic cap stamped "R&A" set for the southeast corner of said tract herein described;

THENCE, SOUTH 88°48'10" WEST, passing at a distance of 175.57 feet a 1/2-inch iron rod with a plastic cap stamped "R&A" set for reference on the east right-of-way line of said Mile 4 ½ West Road, and continuing for a total distance of 195.57 feet to a point on the centerline of said Mile 4 ½ West Road and the west line of Farm Tract 815 for the southwest corner of said tract herein described;

THENCE, NORTH 1°11'50" WEST, 330.00 feet with the east line of Farm Tract 809, the west line of said Farm Tract 815, and the centerline of said Mile 4 ½ West Road to the POINT OF BEGINNING and containing 1.303 acres of land more or less.

I, REYNALDO ROBLES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE ENCROACHMENTS, NOR VISIBLE AND APPARENT EASEMENTS AT THE TIME OF SURVEY EXCEPT AS SHOWN AND BY GRAPHIC PLOTTING ONLY THIS PROPERTY IN FLOOD ZONE "B" (AREAS BETWEEN LIMITS OF THE 100 YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD), AND "AH" (72) (AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN 1 AND 3 FEET; BASE FLOOD ELEVATIONS ARE SHOWN BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.) OF FIRM COMMUNITY PANEL NO. 480334 0525 B DATED JANUARY 2, 1981.

Reynaldo Robles

REYNALDO ROBLES, R.P.L.S. #4032

SURVEY PLAT OF
1.303 ACRES OF LAND OUT OF
FARM TRACT 815, BLOCK 139,
WEST AND ADAMS TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN
VOLUME 2, PAGES 34-37, H.C.M.R.

PREPARED FOR:

ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS

P.O. BOX 476
107 W. HUNSACKER ST.
WESLACO, TEXAS 78596

PHONE (956) 550-2422
FAX (956) 968-4011
FIRM No. 10096700

SURVEYED: 2-27-23	DRAWN BY: JR/3-01-23
SCALE: 1"=40'	JOB No. 21415
TITLE COMMITMENT No.	REVISED:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR OF RECORD.

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ROBLES & ASSOCIATES, PLLC DOES NOT REPRESENT OR INSURANCE A TITLE SEARCH OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY. EASEMENTS, IN RECORD MAY AFFECT SUBJECT TRACT.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LEMON BLOSSOM ESTATES", OF THE CITY OF WESLACO, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

RENATO D. HERNANDEZ. DATE
1606 SOUTHLAND ST.
WESLACO, TEXAS 78596
HIDALGO COUNTY

NOELIA B. HERNANDEZ. DATE
1606 SOUTHLAND ST.
WESLACO, TEXAS 78596
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RENATO D. HERNANDEZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED 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 _____, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NOELIA B. HERNANDEZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED 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 _____, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CITY OF WESLACO
CERTIFICATION APPROVAL

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

DAVID SUAREZ DATE
MAYOR, CITY OF WESLACO

CITY SECRETARY DATE

PLANNING AND ZONING:

I, THE UNDERSIGNED, 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 SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:

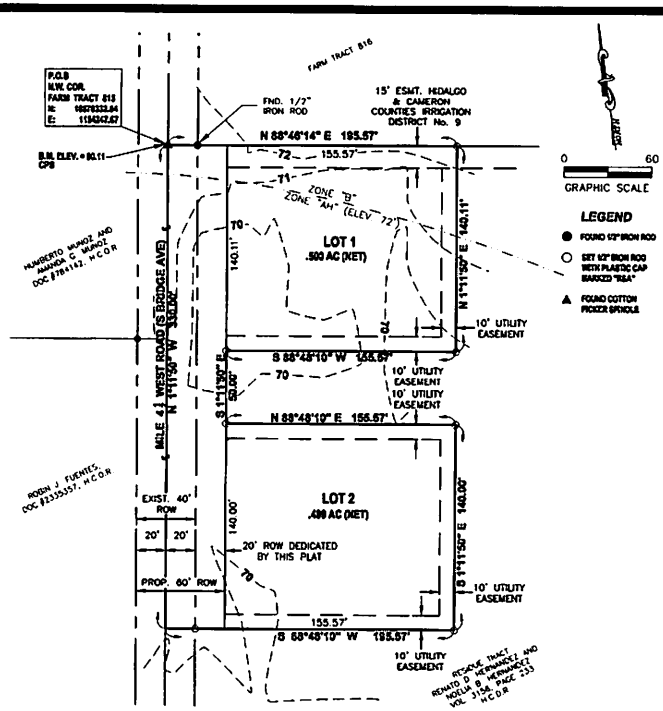
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATE THIS _____ DAY OF _____, 2023

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RENATO D. HERNANDEZ & NOELIA B. HERNANDEZ	1606 SOUTHLAND ST	WESLACO, TX. 78596	(956) 343-2666	
ENGINEER:	ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682-5022	(956) 682-5089
SURVEYOR:	REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968-2422	(956) 969-2011



LEMON BLOSSOM ESTATES

1.303 ACRES OF LAND
OUT OF FARM TRACT 815, BLOCK 139,
WEST AND ADAMS TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" & ZONE "AH".

   ZONE "B" (AREAS OF MINIMAL FLOOD) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEARS 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 FLOOD. (MEDIUM SHADING)

   ZONE "AH" AREAS OF 100-YAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

   COMMUNITY-PANEL NUMBER: 480334 0525 B
   EFFECTIVE DATE: JANUARY 2, 1981

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ELEVATION 72' OR 18" ABOVE CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

3. SETBACKS: FRONT.....20.00 FEET
   REAR.....10.00 FEET
   SIDE.....5.00 FEET

   OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

4. BENCH MARK: CPS FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 815;ELEV. = 80.11 (NAVD 88)

5. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 2,952 CUBIC FEET (.068 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

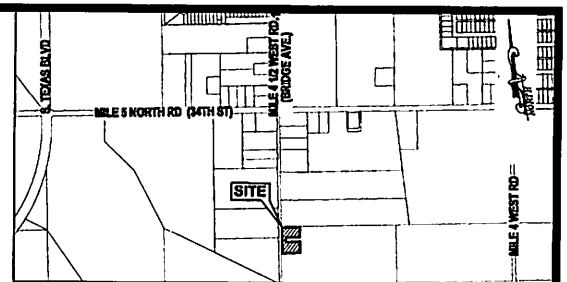
6. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.

8. A REQUEST FOR A LETTER OF MAP REVISION (LOMR-F) HAS BEEN SUBMITTED TO FEMA FOR LOTS 1 AND 2 TO CONVERT FROM "AH" DESIGNATION TO ZONE "B" DESIGNATION.

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

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



VICINITY MAP
SCALE: 1" =1000

METES & BOUNDS

BEING 1.303 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 815, BLOCK 139 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 1.303 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE CENTERLINE OF MILE 4 ½ WEST ROAD FOR THE NORTHWEST CORNER OF SAID FARM TRACT 815 AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°48'14"EAST, WITH THE NORTH LINE OF SAID FARM TRACT 815 AND THE SOUTH LINE OF FARM TRACT 816, PASSING AT A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR REFERENCE ON THE EAST LINE OF SAID MILE 4 ½ WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 195.57 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 1°11'50"EAST, 140.11 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°48'10"WEST, 155.57 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 1°11'50"EAST, 50.00 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°48'10"EAST, 155.57 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 1°11'50"EAST, 140.00 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°48'10"WEST, PASSING AT A DISTANCE OF 175.57 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR REFERENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID MILE 4 ½ WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 195.57 FEET TO A POINT ON THE CENTERLINE OF SAID MILE 4 ½ WEST ROAD AND THE WEST LINE OF SAID FARM TRACT 815 FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 1°11'50"WEST, 330.00 FEET WITH THE EAST LINE OF FARM TRACT 809, THE WEST LINE OF SAID FARM TRACT 815, AND THE CENTERLINE OF SAID MILE 4 ½ WEST ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.303 ACRES OF LAND MORE OR LESS.

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 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 AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REYNALDO ROBLES DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 4032
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROLANDO CRUZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO. 55450
McALLEN, TEXAS 78504

DATE OF PREPARATION: MARCH 15, 2023

CRUZ - HOGAN
Engineers | Planners
McAllen | Harlingen | Weslaco
TBPE FIRM REGISTRATION No: F-4800

LEVEL ONE

TRAFFIC IMPACT ANALYSIS (TIA)

REPORT

LEMON BLOSSOM ESTATES SUBDIVISION

3742 South Bridge

Weslaco, Texas

Prepared for:

City of Weslaco Engineering Division

255 S. Kansas

Weslaco, Texas 78570

Prepared by:

Ronnie Cruz, P.E., CFM

CRUZ - HOGAN

ENGINEERS I PLANNERS

605 E. Violet Avenue, Suite 1

McAllen, Texas 78504

STATE OF TEXAS

ROLANDO CRUZ

55459

REGISTERED PROFESSIONAL ENGINEER

4/13/23

April 13, 2023

CONCLUSION

The highest peak hour movements will be during the A.M. peak. The peak would be 14 trips. Peak hour trips are less than 100, therefore no TIA is required.

Attachments

1. Trip Generation Worksheet
2. Exhibit 1: Vicinity Map
3. Exhibit 2: Surrounding Land Uses

This report has been prepared to address the City of Weslaco Level One TIA requirements. If you have any questions or comments, please call me.

Ronnie Cruz, P.E.,CFM

CRUZ-HOGAN CONSULTANTS, INC.

STATE OF TEXAS
ROLANDO CRUZ
55459
REGISTERED
PROFESSIONAL ENGINEER

4/13/23

City of Weslaco
Engineering Division
255 S. Kansas ◇ Weslaco, TX 78570 ◇ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Lemon Blossom Estates Subdivision

Location: 3742 S. Bridge

Applicant: Renato D. Hernandez ■ Owner ☐ Agent

Address: 1606 Southland Weslaco,Tx 78596 Phone Number: 956-343-2868

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Residential	1.303		2	14	3	17

Comments: Peak Hours Trips < 100. TIA not required

Prepared by: Ronnie Cruz P.E.,CFM Date: April 13,2023

Address: 605 E. Violet Ave. Ste.1 McAllen, Tx Phone Number: 956-682-5022

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

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

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

Comments:

_____

_____

Reviewed by: _____ Date: _____ STID#: _____

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

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

PROJECT DESCRIPTION

The proposed Development is located at 3742 S. Bridge Weslaco. Physically it is located approximately 1200 feet south of Mile 5 South Road on Bridge. The proposed Development is a 1.303 Acre Tract of Land which will be divided into two residential ½ acre lots.

SITE AND SURROUNDING LAND USES

The study area for the proposed Development includes the area within a one-fourth mile radius from the site boundaries. The area directly to the east, west, south and north is basically undeveloped farm land. There are scattered residential homes in the area.

EXISTING ROADWAYS

Fronting the two lots is Bride Street. It is a 20' wide county road. The roadway has a width of 20' from edge of pavement to edge of pavement with a proposed ROW of 60'.

ESTIMATED TRIP GENERATION

The seventh Edition of the ITE Trip Generation manual was used to estimate thew projected trip generation. These estimations were calculated for the AM and PM peaks hours for the generators using land uses Sigle Family Detached Housing (ITE Code: 210). The trip rates and projections are shown below in Tables 1 and 2.

210 - Residential x= 2 Lots

(AM) $T=0.70\,(x) + 12.05$

$T=0.70\,(2) + 12.05$

$T = 14$ Trips

(PM) $\ln(T)=0.89\ln(x) + 0.61$

$\ln(T)=0.89\ln(2) + 0.61$

$\ln T = .878$

$T= e^{.878}$

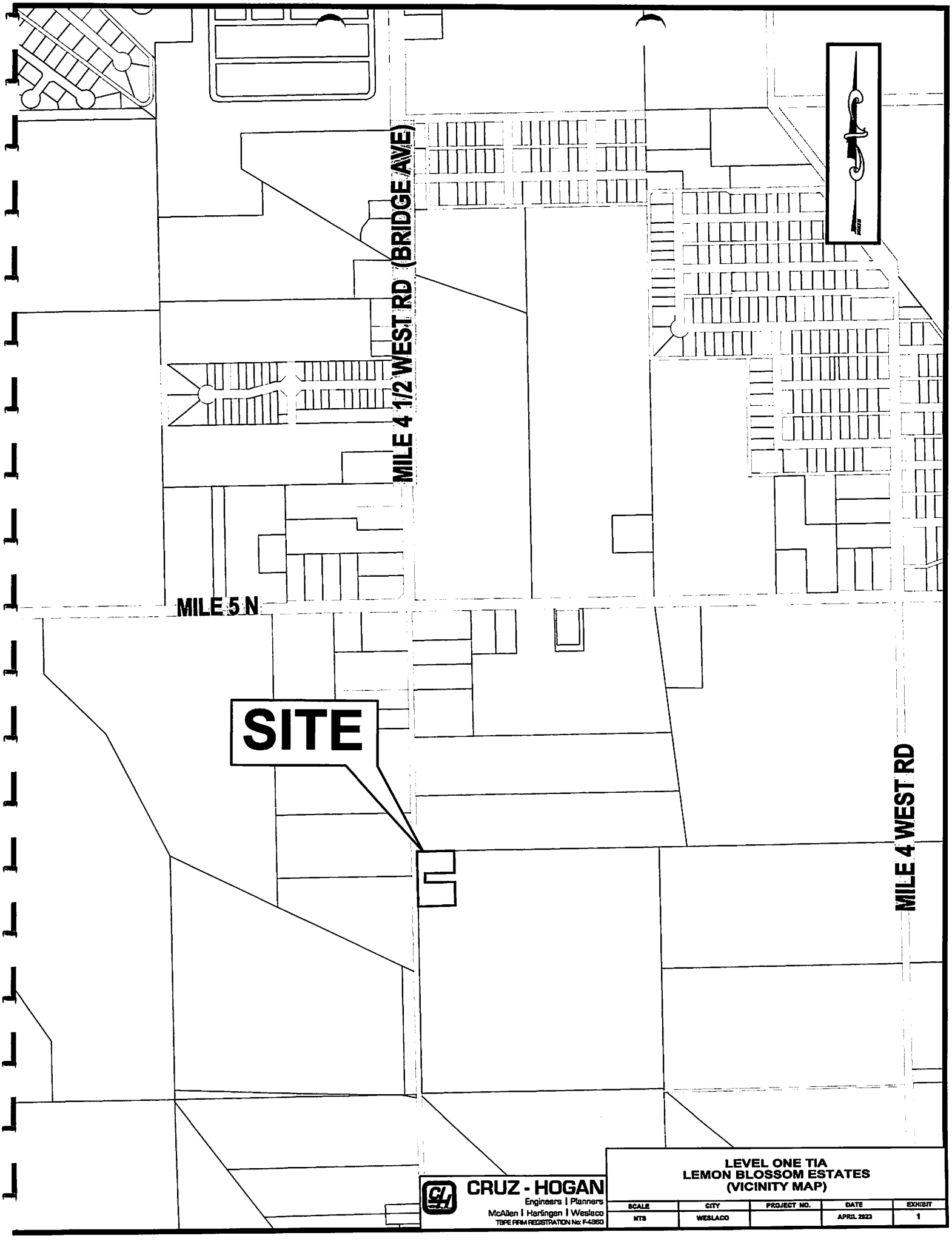
$T=3$ Trips

Table 1. ITE Trip Rates

ITE Code	Trips		% Entering/% Exiting	
	A.M.	P.M.	A.M.	P.M.
210- Single Family Detached	14	3	25/75	63/37

Table 2. Total Projected Trips

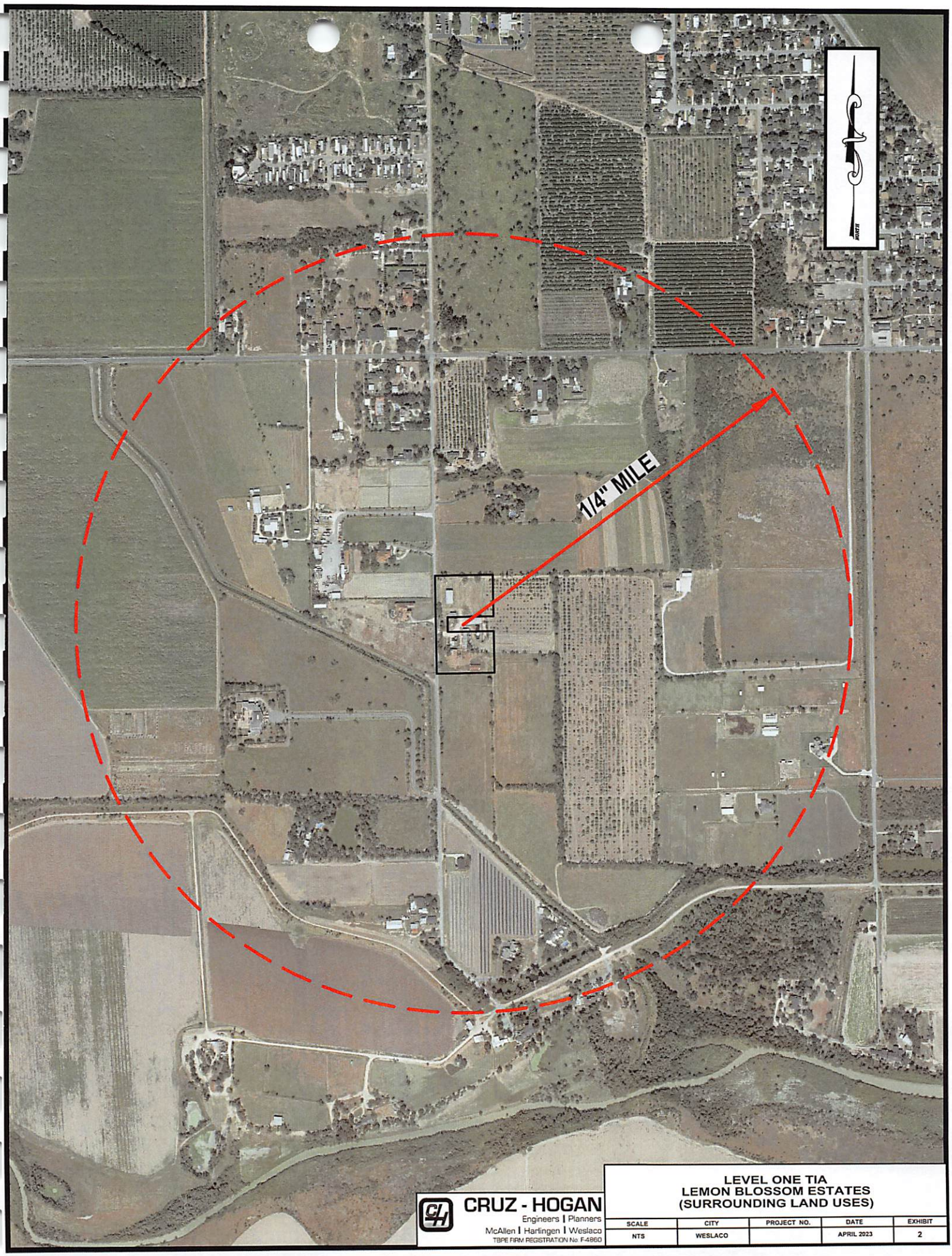
ITE Code	Trips		Entering/Exiting	
	A.M.	P.M.	A.M.	P.M.
Single Family Detached	14	3	4/11	2/2



CRUZ - HOGAN
Engineers | Planners
McAllen | Harlingen | Weslaco
TBPE FIRM REGISTRATION No: F-4360

LEVEL ONE TIA
LEMON BLOSSOM ESTATES
(VICINITY MAP)

SCALE	CITY	PROJECT NO.	DATE	EXHIBIT
NTS	WESLACO		APRIL 2023	1



CRUZ - HOGAN
Engineers | Planners
McAllen | Harlingen | Weslaco
TBPE FIRM REGISTRATION No. F-4860

LEVEL ONE TIA
LEMON BLOSSOM ESTATES
(SURROUNDING LAND USES)

SCALE	CITY	PROJECT NO.	DATE	EXHIBIT
NTS	WESLACO		APRIL 2023	2

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, O[illegible] OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LEMON [illegible]SOM ESTATES", OF THE CITY OF WESLACO, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

RENATO D. HERNANDEZ, DATE
1606 SOUTHLAND ST.
WESLACO, TEXAS 78596
HIDALGO COUNTY

NOELIA B. HERNANDEZ, DATE
1606 SOUTHLAND ST.
WESLACO, TEXAS 78596
HIDALGO COUNTY

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RENATO D. HERNANDEZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED 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_____, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NOELIA B. HERNANDEZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED 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_____, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CITY OF WESLACO
CERTIFICATION APPROVAL

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

DAVID SUAREZ, DATE
MAYOR, CITY OF WESLACO

CITY SECRETARY, DATE

PLANNING AND ZONING:

I, THE UNDERSIGNED, 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 SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION, DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:

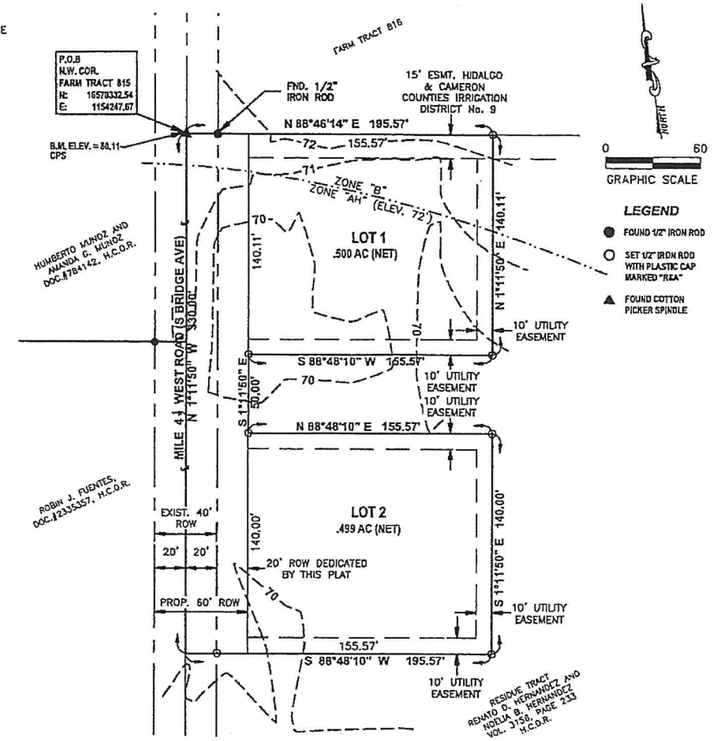
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATE THIS _____ DAY OF _____, 2023

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RENATO D. HERNANDEZ & NOELIA B HERNANDEZ	1606 SOUTHLAND ST	WESLACO, TX. 78596	(956) 343-2868	
ENGINEER:	ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682-5022	(956) 682-5089
SURVEYOR:	REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968-2422	(956) 969-2011



LEMON BLOSSOM ESTATES

1.303 ACRES OF LAND
OUT OF FARM TRACT 815, BLOCK 139,
WEST AND ADAMS TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" & ZONE "AH".

   ZONE "B" (AREAS OF MINIMAL FLOOD) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEARS 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 FLOOD. (MEDIUM SHADING)

   ZONE "AH" AREAS OF 100-YAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

   COMMUNITY-PANEL NUMBER: 480334 0525 B
   EFFECTIVE DATE: JANUARY 2, 1981

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ELEVATION 72' OR 18" ABOVE CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

3. SETBACKS: FRONT.....20.00 FEET
   REAR.....10.00 FEET
   SIDE.....5.00 FEET

   OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

4. BENCH MARK: CPS FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 815; ELEV. = 80.11 (NAVD 88)

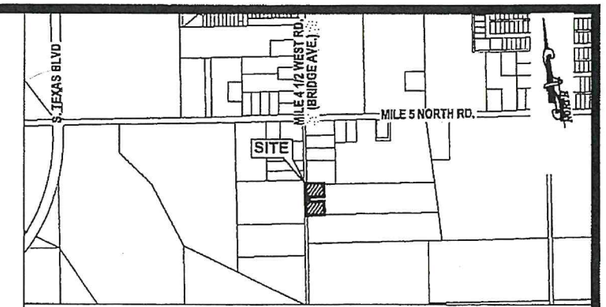
5. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN _____ CUBIC FEET (____ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIEREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

6. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.

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

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



VICINITY MAP
SCALE: 1" =1000

METES & BOUNDS

BEING 1.303 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 815, BLOCK 139 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 1.303 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE CENTERLINE OF MILE 4 ½ WEST ROAD FOR THE NORTHWEST CORNER OF SAID FARM TRACT 815 AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°46'14"EAST, WITH THE NORTH LINE OF SAID FARM TRACT 815 AND THE SOUTH LINE OF FARM TRACT 816, PASSING AT A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR REFERENCE ON THE EAST LINE OF SAID MILE 4 ½ WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 195.57 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 1°11'50"EAST, 140.11 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°48'10"WEST, 155.57 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 1°11'50"EAST, 50.00 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°48'10"EAST, 155.57 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 1°11'50"EAST, 140.00 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°48'10"WEST, PASSING AT A DISTANCE OF 175.57 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR REFERENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID MILE 4 ½ WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 195.57 FEET TO A POINT ON THE CENTERLINE OF SAID MILE 4 ½ WEST ROAD AND THE WEST LINE OF SAID FARM TRACT 815 FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 1°11'50"WEST, 330.00 FEET WITH THE EAST LINE OF FARM TRACT 809, THE WEST LINE OF SAID FARM TRACT 815, AND THE CENTERLINE OF SAID MILE 4 ½ WEST ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.303 ACRES OF LAND MORE OR LESS;

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 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 AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REYNALDO ROBLES, DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 4032
WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROLANDO CRUZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

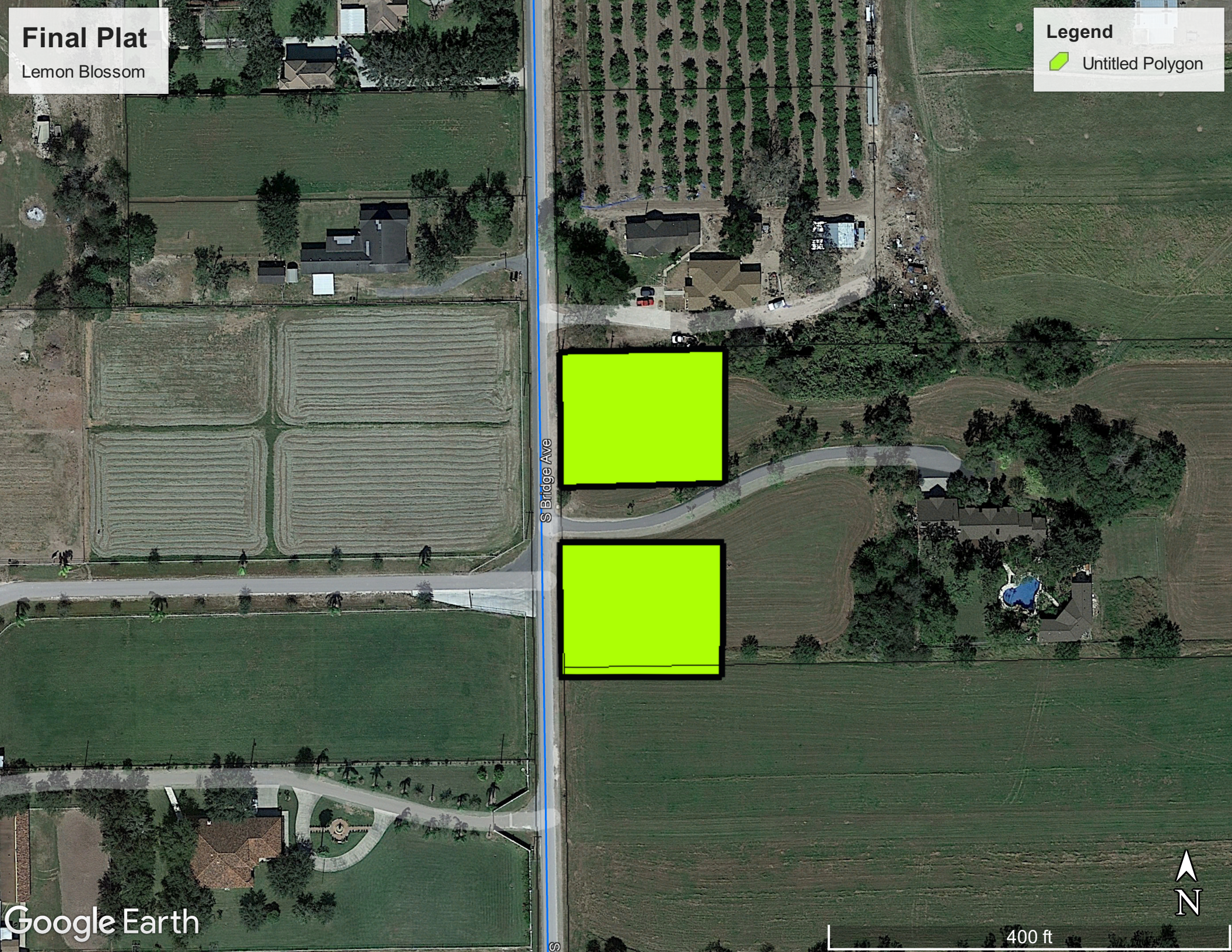
ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO. 55459
McALLEN, TEXAS 78504

DATE OF PREPARATION: MARCH 15, 2023

CRUZ - HOGAN
Engineers | Planners
McAllen | Harlingen | Weslaco
TBPE FIRM REGISTRATION No: F-4860

Final Plat

Lemon Blossom



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LEMON BLOSSOM ESTATES", OF THE CITY OF WESLACO, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF WESLACO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF WESLACO.

RENATO D. HERNANDEZ, 1606 SOUTHLAND ST. WESLACO, TEXAS 78596 HIDALGO COUNTY — DATE

NOELIA B. HERNANDEZ, 1606 SOUTHLAND ST. WESLACO, TEXAS 78596 HIDALGO COUNTY — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RENATO D. HERNANDEZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED 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 _____, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NOELIA B. HERNANDEZ, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED 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 _____, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CITY OF WESLACO
CERTIFICATION APPROVAL

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

DAVID SUAREZ
MAYOR, CITY OF WESLACO — DATE

CITY SECRETARY — DATE

PLANNING AND ZONING:

I, THE UNDERSIGNED, 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 SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING & ZONING COMMISSION — DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:

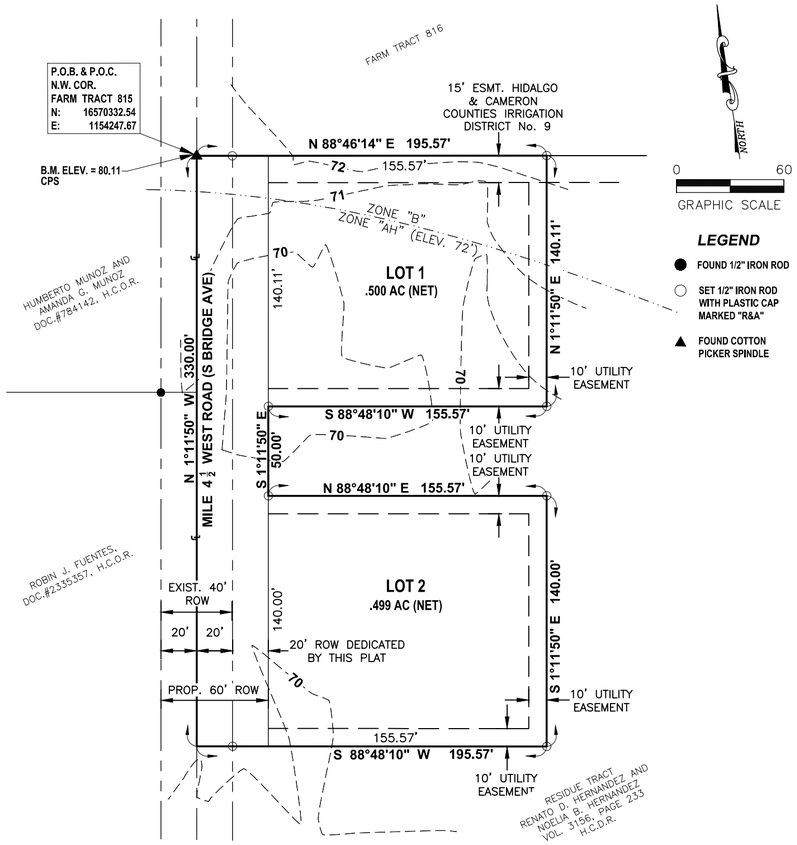
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATE THIS _____ DAY OF _____, 2023

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT–OF–WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RENATO D. HERNANDEZ & NOELIA B HERNANDEZ	1606 SOUTHLAND ST	WESLACO, TX. 78596	(956) 343–2868	
ENGINEER:	ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682–5022	(956) 682–5089
SURVEYOR:	REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968–2422	(956) 969–2011



LEMON BLOSSOM ESTATES

1.303 ACRES OF LAND
OUT OF FARM TRACT 815, BLOCK 139,
WEST AND ADAMS TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" & ZONE "AH".

   ZONE "B" (AREAS OF MINIMAL FLOOD) AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEARS 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 FLOOD. (MEDIUM SHADING)

   ZONE "AH" AREAS OF 100–YAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

   COMMUNITY–PANEL NUMBER: 480334 0525 B
   EFFECTIVE DATE: JANUARY 2, 1981

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ELEVATION 72' OR 18" ABOVE CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

3. SETBACKS: FRONT.....25.00 FEET
   REAR..20% LOT DEPTH NEED NOT EXCEED 25 FT.
   SIDE.....5.00 FEET

   OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

4. BENCH MARK: CPS FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 815; ELEV. = 80.11 (NAVD 88)

5. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 2.962 CUBIC FEET (.086 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIEREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

6. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMITS.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.

8. STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER CITY ORDINANCE. STREETLIGHT MUST BE LOCATED EVERY 300 FET.

9. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

10. 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 STREET ADJOINING THE LOT.

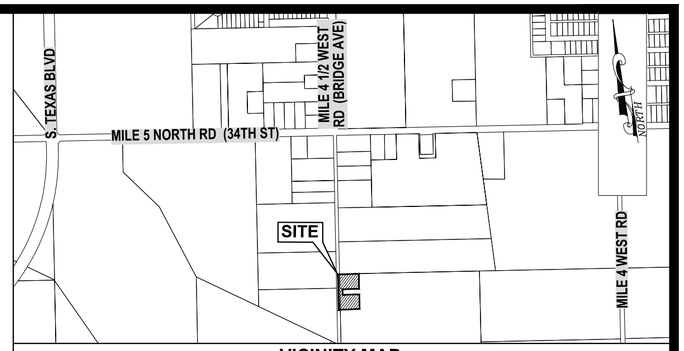
11. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

12. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

13. A REQUEST FOR A LETTER OF MAP REVISION (LOMR–F) HAS BEEN SUBMITTED TO FEMA FOR LOTS 1 AND 2 TO CONVERT FROM "AH" DESIGNATION TO ZONE "B" DESIGNATION.

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

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



VICINITY MAP
SCALE: 1" =1000'

METES & BOUNDS

BEING 1.303 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 815, BLOCK 139 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34–37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 1.303 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE CENTERLINE OF MILE 4 ½ WEST ROAD FOR THE NORTHWEST CORNER OF SAID FARM TRACT 815 AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°46'14"EAST, WITH THE NORTH LINE OF SAID FARM TRACT 815 AND THE SOUTH LINE OF FARM TRACT 816, PASSING AT A DISTANCE OF 20.00 FEET A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR REFERENCE ON THE EAST LINE OF SAID MILE 4 ½ WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 195.57 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 1°11'50"EAST, 140.11 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°48'10"WEST, 155.57 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 1°11'50"EAST, 50.00 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°48'10"EAST, 155.57 FEET TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 1°11'50"EAST, 140.00 FEET WITH A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 815 TO A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°48'10"WEST, PASSING AT A DISTANCE OF 175.57 FEET A 1/2–INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A"SET FOR REFERENCE ON THE EAST RIGHT–OF–WAY LINE OF SAID MILE 4 ½ WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 195.57 FEET TO A POINT ON THE CENTERLINE OF SAID MILE 4 ½ WEST ROAD AND THE WEST LINE OF SAID FARM TRACT 815 FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 1°11'50"WEST, 330.00 FEET WITH THE EAST LINE OF FARM TRACT 809, THE WEST LINE OF SAID FARM TRACT 815, AND THE CENTERLINE OF SAID MILE 4 ½ WEST ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.303 ACRES OF LAND MORE OR LESS;

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 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 AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REYNALDO ROBLES
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 4032
WESLACO, TEXAS 78599 — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROLANDO CRUZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO. 55459
McALLEN, TEXAS 78504

LEMON BLOSSOM ESTATES
DATE OF PREPARATION: MARCH 15, 2023

CRUZ - HOGAN
Engineers | Planners
McAllen | Harlingen | Weslaco
TBPE FIRM REGISTRATION No: F-4860

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6634

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Ranchettes on 18th St. being 12.16-acres out of Farm Tract 706, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 500 ft West from the intersection of 18th St. and Pleasantview and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed eight (8) 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 OSSF. The property is within a Flood Zone “B”. Applicant is requesting a variance for OSSF.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of June 7, 2023.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
Ranchettes on 18th st- Memo, Ranchettes on 18th st - Applciation , Drainage Report, Legal Doc, Ranchettes on 18th - Aerial, Ranchettes on 18st Sub- Plat

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Ranchettes on 18th st- Final Plat

DATE: June 14, 2023

The proposed use for the 8-lots subdivision and will used for single family residential and is located inside the city limits of Weslaco. The developer has one variance at this time. The subdivision will be provided with water by NAWSC and sanitary sewer by OSSF. The developer has requested a variance to allow for OSSF instead of sanitary sewer. The nearest sanitary sewer line is located 200ft to the west but has been confirmed by the Public Works Department to be too shallow to service this area. The developer has complied with all staff and Planning & Zoning Commission comments.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000455-2023

FILE NO._____

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

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

This form shall be completed by the Property Owner or Applicant and submitted to the Planning Department along with the required number of copies of the respective plat, review fee and all other required information listed below and in the Subdivision Ordinance. The submittal of an application does not constitute acceptance for processing until the staff reviews and determines the application is complete.

STAFF USE ONLY

☐**Single Lot Variance** ☐**Minor Plat** ☐**Planned Unit Development** ☐**Standard Subdivision**

GENERAL INFORMATION

Name of Subdivision: Ranchettes on 18Th St.

Location: 18Th and Pleasantview Dr.

Legal Description: 12.16 Acres of Land out of a call gross 14.82 Acres Tract of land out of Farm Tract 706, West Tract Subdivision, as recorded in Vol 2, Page 34 map records of Hidalgo County, Texas

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1

Existing Land Use: Vacant Proposed Land Use: R-1

Number of Lots Proposed: 8 Gross Acreage: 12.16

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Cynthia O'Brien Telephone: (917) 838-7222

Address: 23 Park Ave. 2C Fax: _____

City: New York State: NY Zip: 10016 E-mail: cobrien@spgswis.com

ENGINEER INFORMATION

Name: SWG Engineering LLC Telephone: (956) 968-2194

Address: 611 Bill Summers Intl. Blvd Fax: (956) 968-8300

City: Wesalco State: TX Zip: 78956 E-mail: jreyes@siglerwinstongreenwood.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☒ NO Wastewater Provision: OSSF System

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**

X **$355.00** Planning Review fee

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal

- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property

_____If septic tank system required, submit soil evaluation report

_____Water Rights associated with the property

_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

X **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**

_____**$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
X 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: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: SWG Engineering LLC Date: May 22, 2023

Authorized Agent Printed Name: _____, P.E.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000456-2023

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: Ranchettes on 18 Th St.

Location: 18Th and Pleasantview Dr.

Legal Description: 12.16 Acres of Land out of a call gross 14.82 Acres Tract of land out of Farm Tract 706, West Tract Subdivision, as recorded in Vol 2, Page 34 map records of Hidalgo County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☐ YES ☒ NO

Describe in detail the reason for the variance request:
Owner would kindly like to request a variance for City Sanitary Sewer and would like to have OSSF for each proposed lot.

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: Cynthia O'Obrien Telephone: (917) 838-7222

Address: 23 Park Ave. 2C Fax: _____

City: New York State: NY Zip: 10016 E-mail: cobrien@spgswis.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: _____

Owner Signature: _____ Date: _____

SWG Engineering LLC is the authorized agent

Authorized Agent Signature: P.E. Date: 5/25/2023

Authorized Agent Printed Name: Jose G. Reyes, P.E.

From:	Rebekah M. De La Fuente
To:	Flor Acuna; Kayla A. Arevalo
Subject:	FW: Detention Pond at Ranchettes at 18th
Date:	Thursday, June 1, 2023 7:37:43 AM
Attachments:	image001.png image003.png

Please include in agenda packet

Rebekah de la Fuente, CFM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Salvador Ayar <sayar@weslacotx.gov>
Sent: Wednesday, May 31, 2023 3:32 PM
To: Kayla A. Arevalo <karevalo@weslacotx.gov>; Flor Acuna <facuna@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Alberto J. Aldana <aaldana@weslacotx.gov>
Subject: Detention Pond at Ranchettes at 18th

As agreed by the City Engineer Albert Aldana, it is permitted to indicate in the plat sheet of a submittal set a note of the Detention Pond requirements and specifications without a drawing of it. As long as requirements are stated in the general notes, a detention pond layout is not required in the plat sheet.

Therefore; it is not required for Ranchettes at 18th to include a graphical layout of the proposed pond in the plat sheet.

Thank you all for asking

Salvador F. Ayar

Engineering Department
City of Weslaco
Office: (956) 973-4002
sayar@weslacotx.gov

SWG Engineering, LLC

Hidalgo County Drainage District No. 1

Drainage Report

Weslaco – Ranchettes on 18th Street Subdivision

Hidalgo County, Texas

Prepared By:

SWG Engineering, LLC

611 Bill Summers Intl. Blvd.

Weslaco, Texas 78596

Tel: 956-968-2194

Fax: 956-968-8300

5/22/2023

STATE OF TEXAS
JOSE G. REYES, JR.
93827
LICENSED
PROFESSIONAL ENGINEER

, P.E.

MAY. 22. 2023

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DRAINAGE REPORT

For

Ranchettes on 18th Street Subdivision

I. Project Location

This project involves the development of a 14.82-acre tract of land for residential use. The Site is located in the city of Weslaco, Hidalgo County, and lies approximately 360 ft west of Pleasantview Dr. and 18th street intersection. The proposed subdivision is comprised of 8 lots for a total of 12.16 acres.

II. Flood Plain

The area flood plain for the area is determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0525 B Effective Date: January 2, 1981. The project area is under Zone "AH", which is described as "Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined. Additionally, the project area is also under Zone "B", which is described as "Areas between limits of 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) floor or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading).

The subject tract of land will be filled to elevate the land above the base flood elevation of 69. A LOMR-F has been submitted and is under review by FEMA, case number: 22-06-0689A.

III. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the area is composed of three types of soils: Benito clay (ponded), Hidalgo sandy clay loam (0 to 1 percent slopes), Raymondville clay loam, (0 to 1 percent slopes). The predominant soil type being Hidalgo sandy clay loam, is listed in Hydrological Group B. See attached Soil Survey of Hidalgo County, Texas.

IV. Existing Conditions

Existing runoff is by surface flow in a southward direction and has a runoff of **9.34 cfs** during the **10-yr storm frequency** as per attached calculations. The total impermeable area is approximately 0 square feet and the total permeable area is 552851.35 square feet. Due to no existing development, an existing weighted runoff coefficient of **C=0.2** was calculated.

V. Proposed Conditions

The subject tract of land will be developed into 8 lots that will serve as a residential subdivision. The roadside ditch shall be regraded to capture sheet flow. Proposed runoff after development is **16.78 cfs**, during the **50-year storm frequency**, which is an increase of **7.44 cfs**. The proposed drainage consists of surface runoff from future development in a northward direction, into the proposed detention pond. The total impermeable area is approximately **21780 ft^2** and the permeable area is **531432 ft^2**. A weighted coefficient of **C=0.22** was calculated. For a 50-year storm frequency, a peak detention volume is approximately **15071 ft^3 or 0.35 ac-ft.** Please refer to the attached drainage calculations. The fill placed up to the BFE was **240,000 ft^3 or 5.51 ac-ft**, making the total required detention volume to be **255,071 ft^3 or 5.86 ac-ft**. At the time of improvements, the storm water runoff from the improved area shall sheet flow into proposed detention area, where it will then discharge into the irrigation canal (34B) to the northeast of the property, owned by HCCID9 and maintained by the City of Weslaco. The roadside ditch will discharge via a 24" reinforced concrete pipe at a slope of 0.17% with a calculated rate of 9.33 cfs. The detention pond is designed in order to detain a volume of **267269.3 ft^3 or 6.14 ac-ft**, which will be able to hold a 50-year plus the fill placed up to the BFE.

The drainage calculation are attached.

Jose G. Reyes, P.E.
May 22, 2023

STATE OF TEXAS
JOSE G. REYES, JR.
93827
LICENSED
PROFESSIONAL ENGINEER

Weslaco – Ranchettes on 18th Street Subdivision

Hidalgo County Drainage District No. 1
"C" Values for Rational Method

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than ¼ acre)	0.30 – 0.50
Multi - Family (Less than 20 DU/AC)	0.40 – 0.60
Multi - Family (Greater than 20 DU/AC)	0.60 – 0.75
Business District:	
Downtown areas	0.70 – 0.95
Neighborhood areas	0.30 – 0.70
Industrial Districts:	
Light Areas	0.30 – 0.80
Heavy Areas	0.60 – 0.90
Railroad Yard Areas:	0.30 – 0.40
Park:	0.10 – 0.25
Unimproved Areas:	
Sand or sandy loam soil, 0-3%	0.15 – 0.20
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
Street:	
Asphalt	0.85 – 0.95
Concrete	0.90 – 0.95
Drives & Walks:	
Concrete	0.75 – 0.95

Attachments

Last Updated: 3/3/2023

Detention Calculator

10-yr release

e=	0.8599
b=	116.24
d=	14.33

50 yr Storm

Title: *SWG# 21-119*
12.73 Ac Mitigation Area
City of Weslaco, TX

Required Volume:

Req'd Volume	0.35	ac.ft
Ditch Volume	0.46	ac.ft

EXISTING DATA

Total Area	12.73 *acre*		
Overland Flow Length - "L"	895.00 *LF*		
			%
Existing Time of Concentration - "Tov" (grass)	41.13	*% composition?*	100%
Existing Time of Concentration - "Tov" (pavmt)	0.00	*% composition?*	0%
Total Existing Time of Concentration - "Tov"	**41.13** *minutes*		
Existing Runoff Coefficient - "C"	**0.20**		
Intensity of Rainfall - "I"	3.68 *in/hr*		24" RCP @0.17%
Existing - "Q"	*9.34 cfs*	Q Release	9.33 cfs

e=	0.8613
b=	170.66
d=	16.71

PROPOSED IMPROVEMENTS

Total Area	12.73 *acre*		
Overland Flow Length - "L"	500.00 *LF*		
			%
Proposed Time of Concentration - "Tov" (grass)	31.03	*% composition?*	99%
Proposed Time of Concentration - "Tov" (pavmt)	0.08	*% composition?*	1%
Total Proposed Time of Concentration - "Tov"	**31.10** *minutes*		
Proposed Runoff Coefficient - "C"	**0.22**		
Intensity of Rainfall- "I"	6.10 *in/hr*		
Proposed - "Q"	*16.78 cfs*		

Time		I	Q in	V in	Q out	V out	Req'd V	Req'd V	
min	hr	in/hr	ft^3/s	ft^3	ft^3/s	ft^3	ft^3	ac-ft	
31.10	0.52	6.10	16.78	31317	9.33	17411	13905	0.32	
41.10	0.69	5.18	14.25	35140	9.33	20210	14930	0.34	
51.10	0.85	4.52	12.42	38080	9.33	23009	15071	0.35	High Point
61.10	1.02	4.01	11.03	40445	9.33	25808	14637	0.34	
71.10	1.19	3.62	9.94	42410	9.33	28607	13802	0.32	
81.10	1.35	3.29	9.06	44083	9.33	31406	12677	0.29	
91.10	1.52	3.03	8.33	45536	9.33	34205	11331	0.26	
101.10	1.69	2.81	7.72	46818	9.33	37004	9813	0.23	
111.10	1.85	2.62	7.19	47962	9.33	39803	8159	0.19	
121.10	2.02	2.45	6.74	48995	9.33	42602	6392	0.15	

STATE OF TEXAS
JOSE G. REYES, JR.
93827
LICENSED
PROFESSIONAL ENGINEER

, P.E.

MAY. 22. 2023

Convert acre to sf below:	
acre:	sf:
0.5	21780
0.000275	12

Existing Runoff Coef. Calculation:			Weighted C
Total Area =		12.7 acres	**0.20**
Impermeable Area =	0%	0.0 acres	0.9
Pavement Area =	0%	0.0 acres	0.95
Permeable Area =	100%	12.7 acres	0.2

Future Runoff Coef. Calculation:			Weighted C
Total Area =		12.7 acres	**0.22**
Impermeable Area =	1%	0.1 acres	0.9
Permeable Area =	96%	12.2 acres	0.2
Residential Area =	3%	0.4 acres	0.5

Elevations:

High =	78	ft
Low =	72	ft

Average Slope (Adjusted) = 0.00720

K= 0.828 *std coefficient*

N grass= 0.4 *unitless*

N pavement= 0.02 *unitless*

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.
Select Units

31.1 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	2.75	3.73	4.37	5.23	6.10	7.01

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

Roadside Ditch Discharge Rate - 24" RCP

SIGLER WINSTON GREENWOOD INC.

Manning's Equation

Flow And Velocities for Pipes Flowing Full

Mannings "n" = 0.013

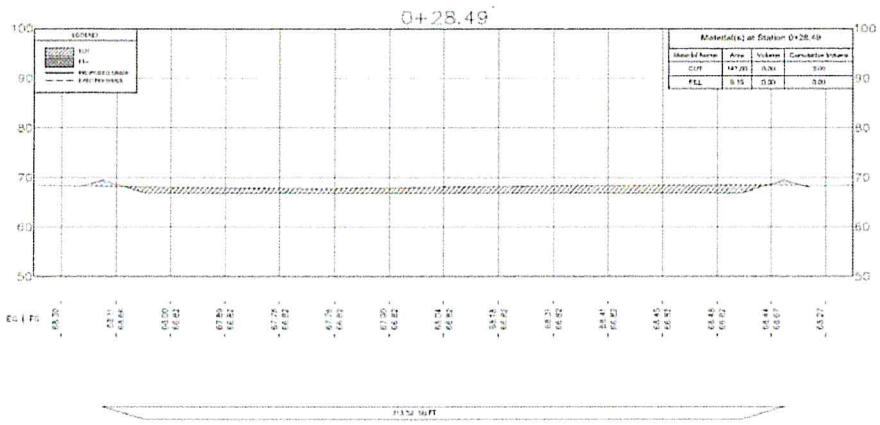
Size	24		
Slope Ft/Ft	Flow CFS	Flow GPM	Vel. FPS
0.0017	*9.33*	*4186.16*	*2.98*

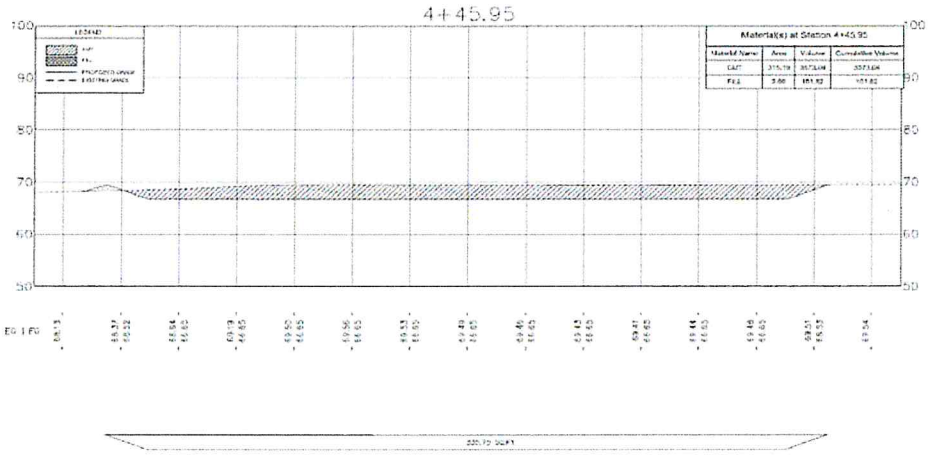
Roadside ditch Volume Calculation - Prismoidal Method

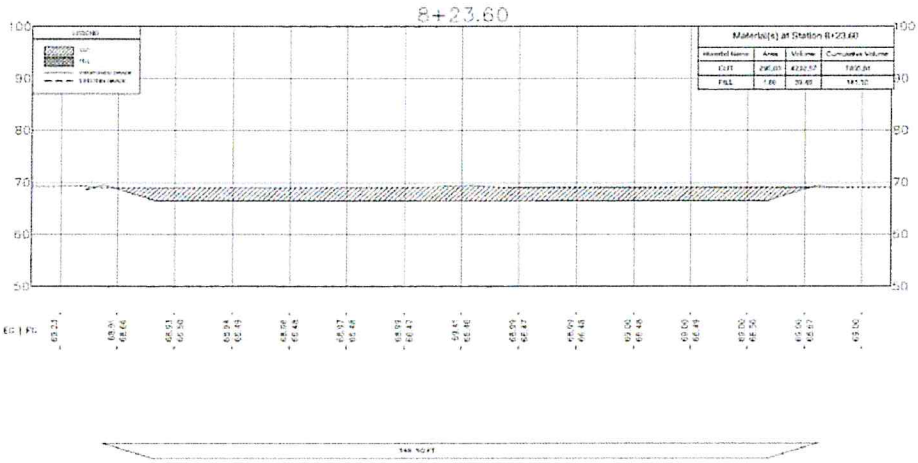
Prismoidal Formula

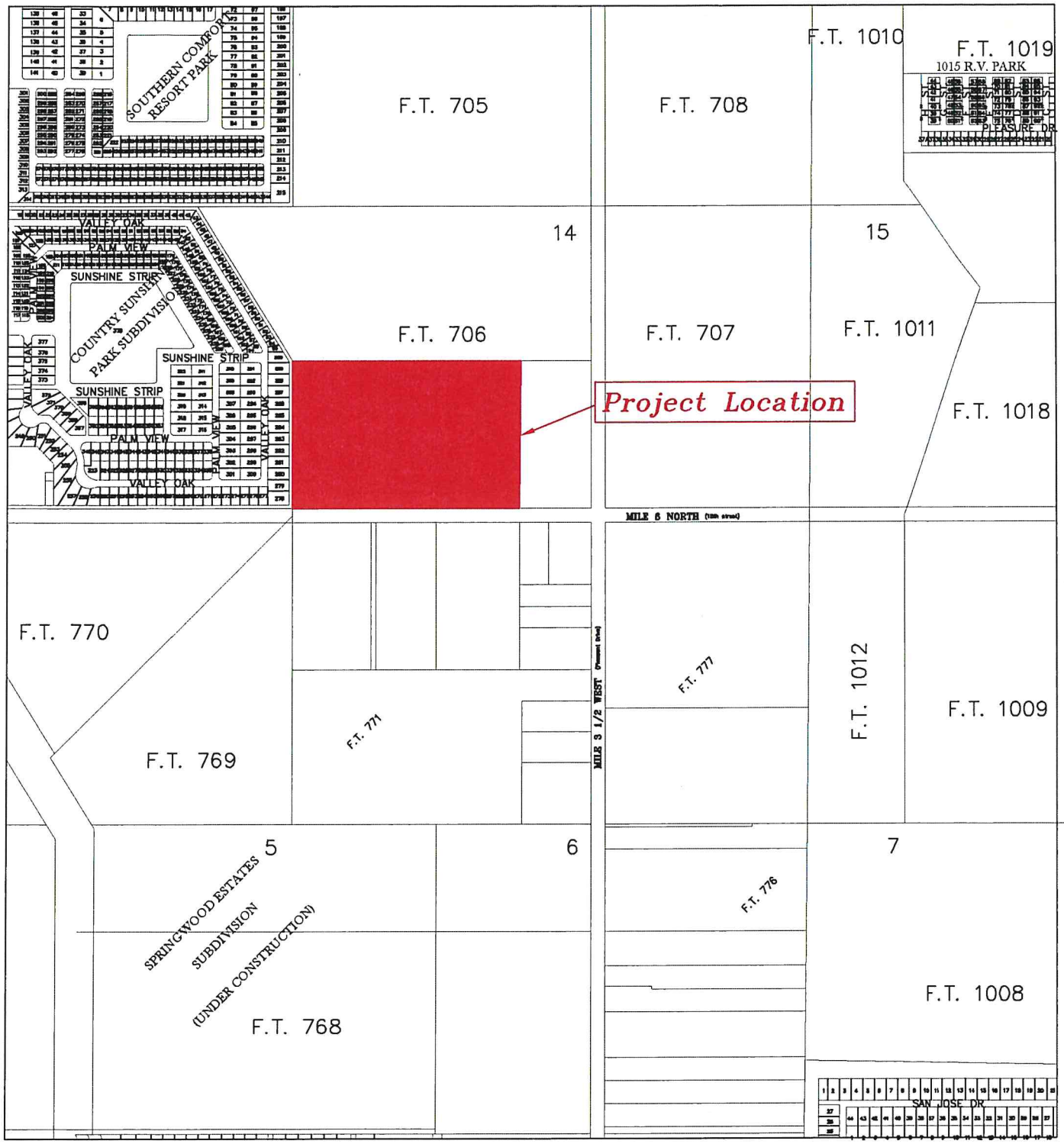
V=L(A1+4Am+A2)/6

	Length	800 ft
	A1	313.52 ft^2
Area	Am	335.75 ft^2
	A2	348 ft^2
	VOLUME	267269.3 ft^3
	VOLUME	6.14 ac-ft









LOCATION MAP

N.T.S.

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES

SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS
SINCE 1945

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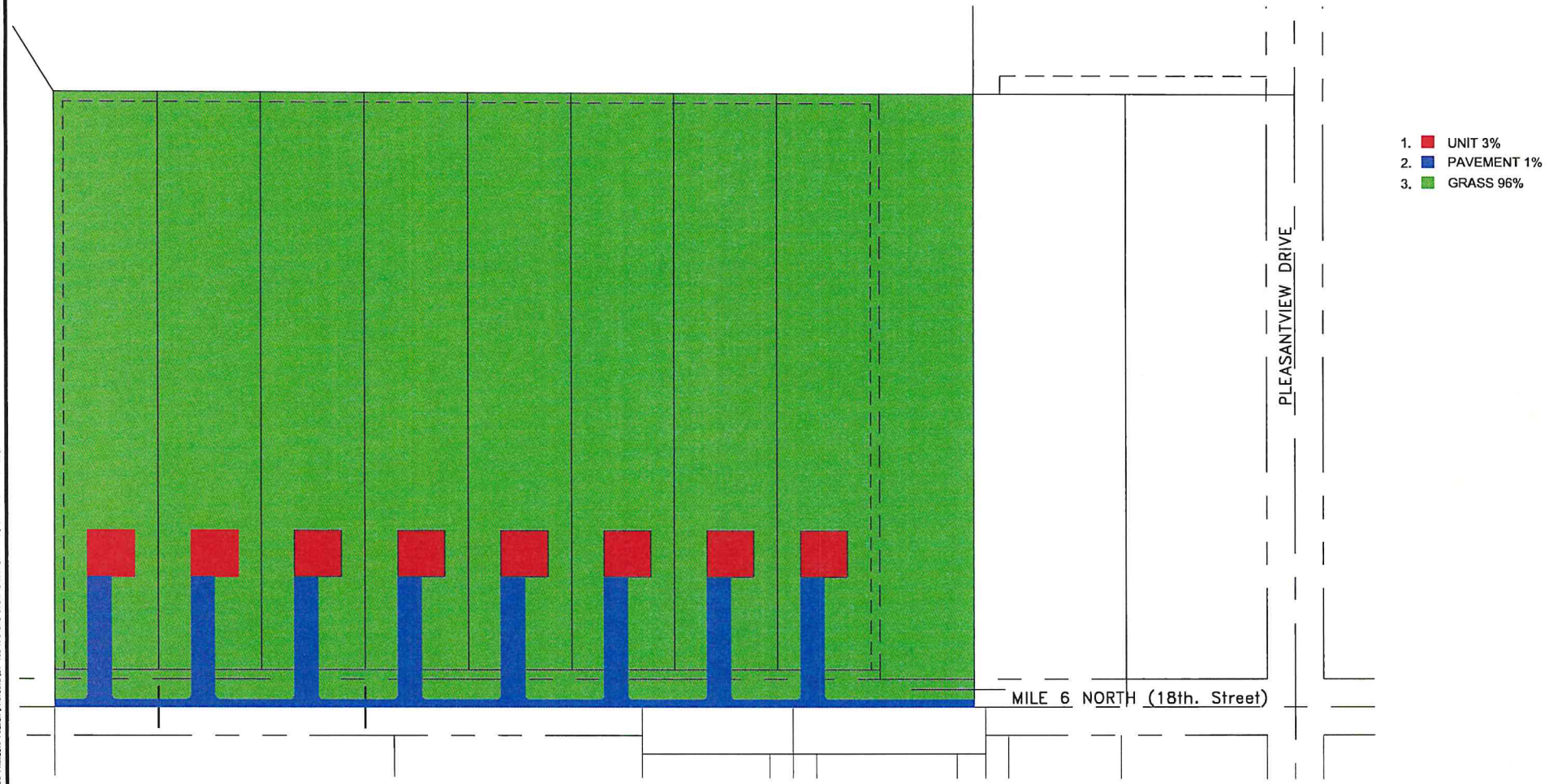


LAND USE MAP

Weslaco – Ranchette on 18th Subdivision

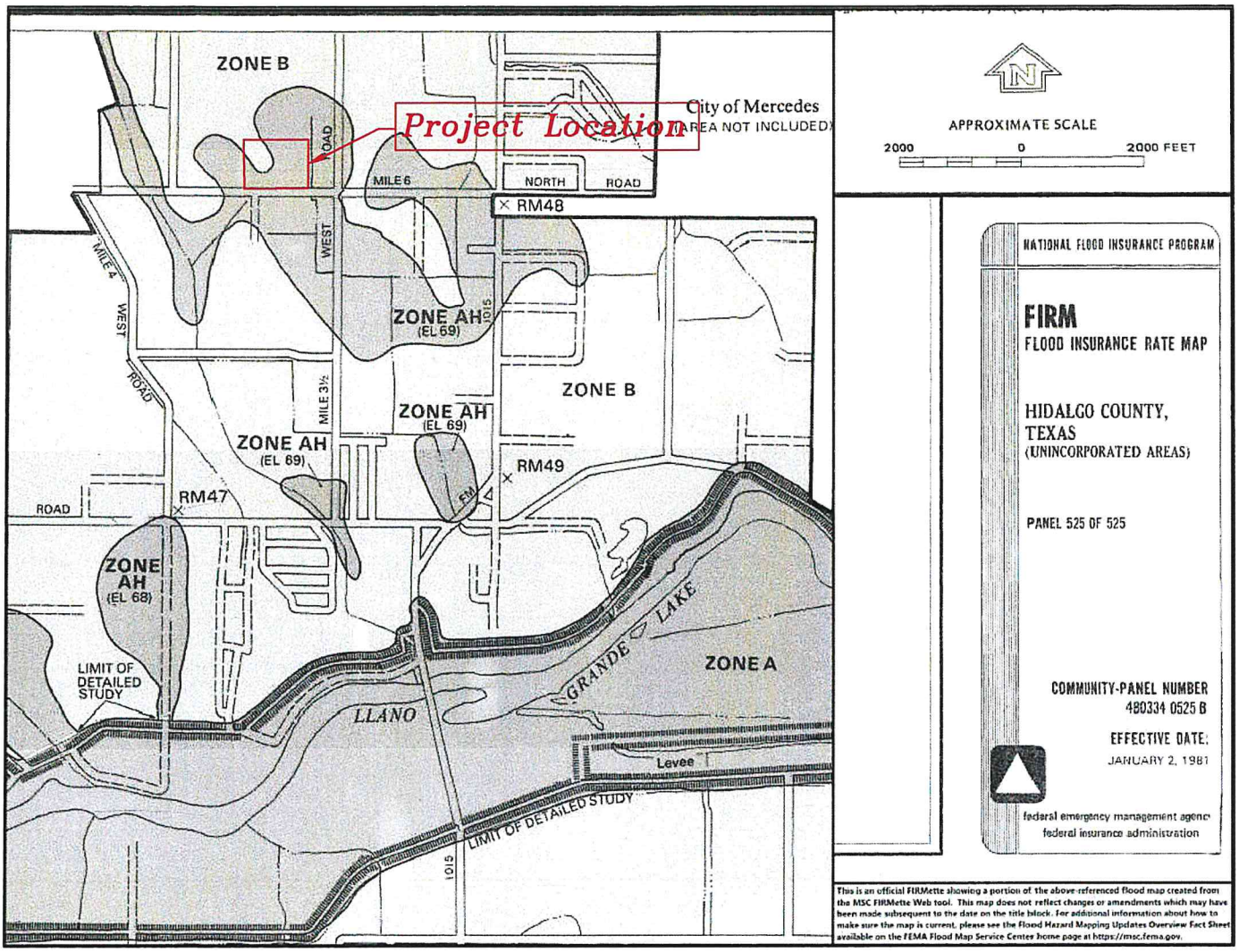
Sigler, Winston, Greenwood, & Associates, Inc.

SWG

SWG ENGINEERING, LLC
WESLACO, TEXAS
TEXAS FIRM REGISTRATION NO. F-592
(956) 968-2194
SINCE 1945

19-104

C:\USERS\ANDY\DROPBOX (SWG ENGINEERING, LLC)\SWG PROJECTS FOLDER\PROJECTS\21-105 AFC SITE UTILITY LAYOUT\DRAFTING\WORKING DRAWING FILE\LAND-USE-MAP.DWG



FEMA FLOOD MAP
(FIRM PANEL)

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES
SWG
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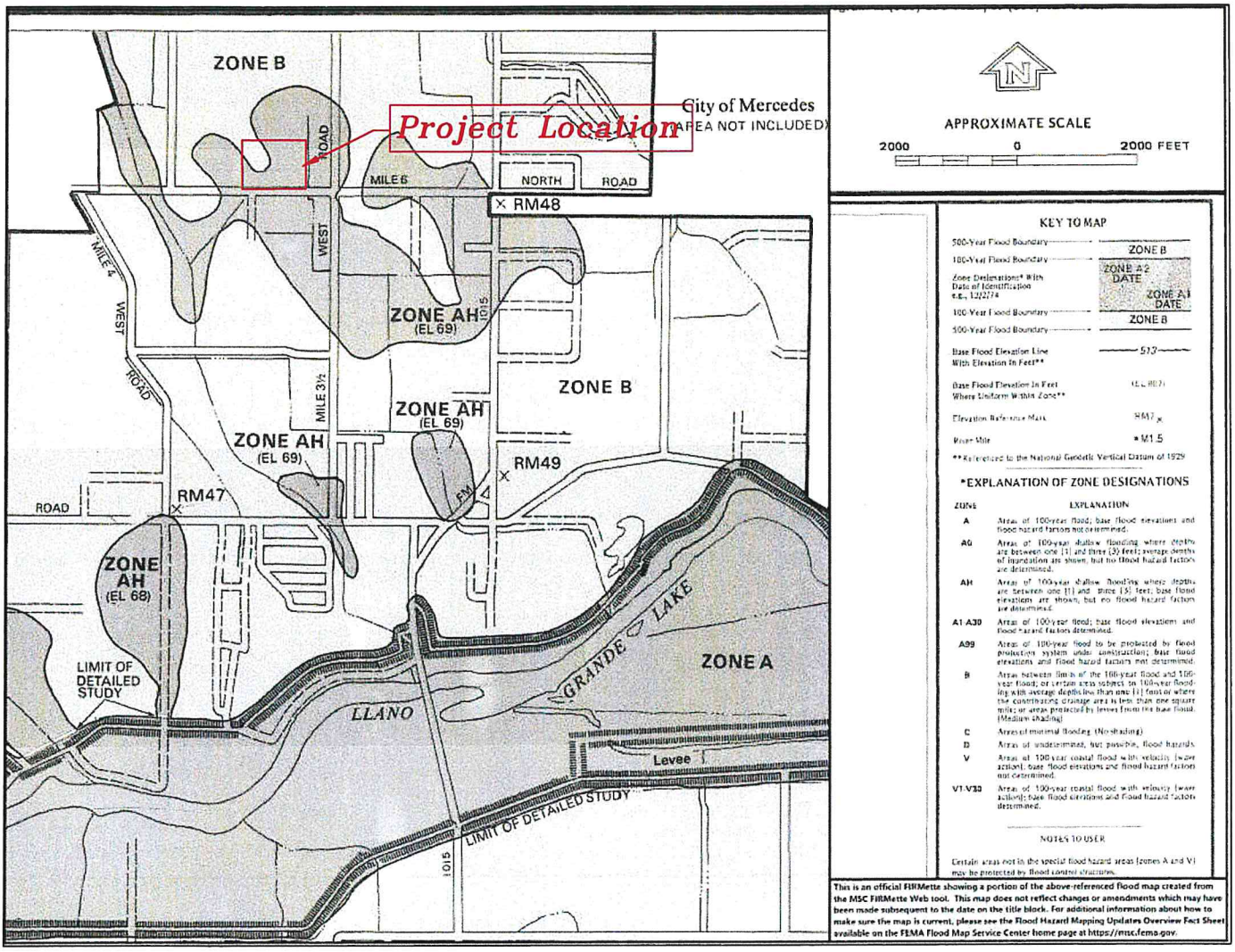

FEMA FLOOD MAP
(LEGEND)

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT

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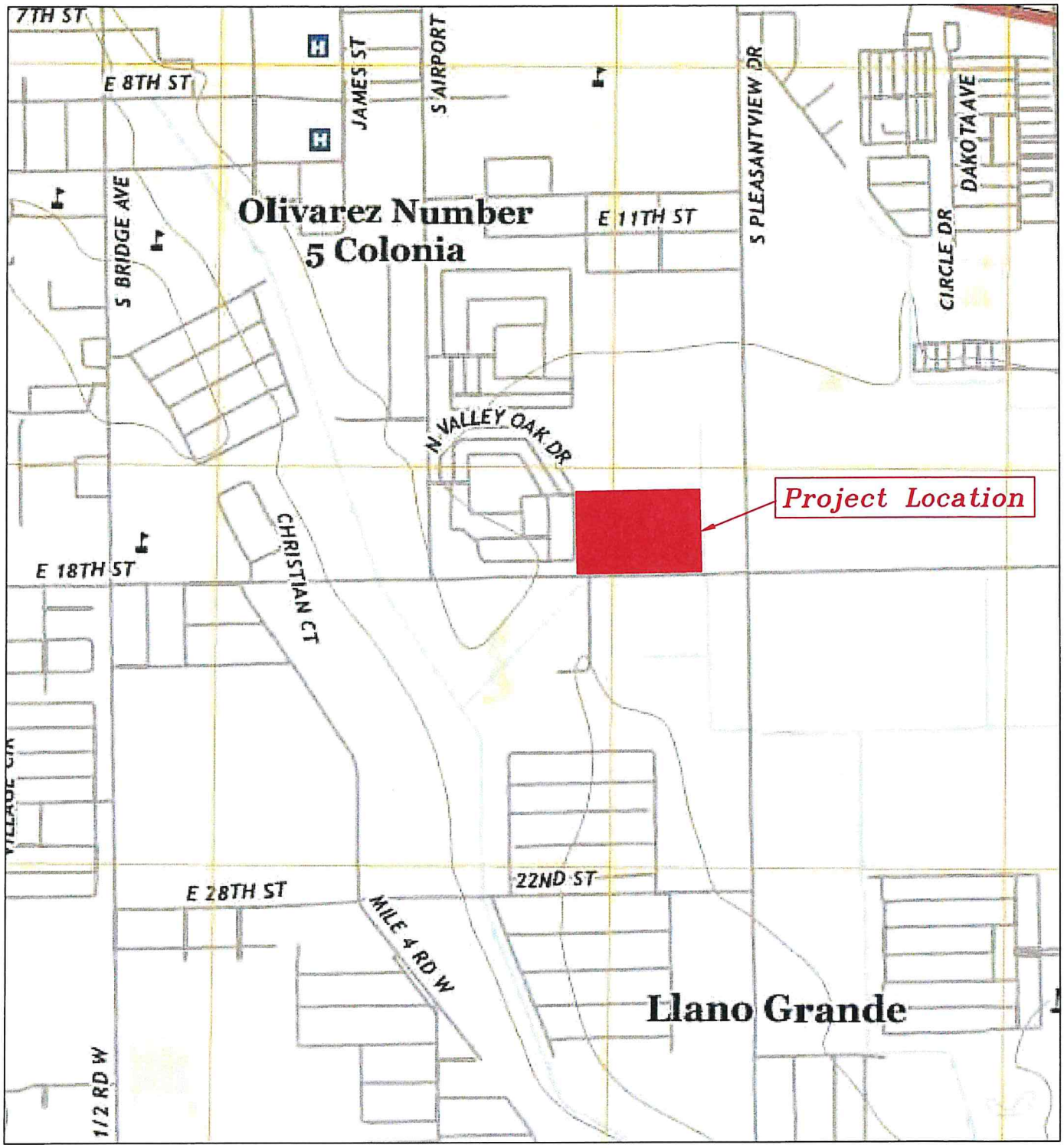

USGS TOPO MAP

Weslaco, Texas
RANCHETTE ON 18TH SUBDIVISION
DRAINAGE REPORT

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES

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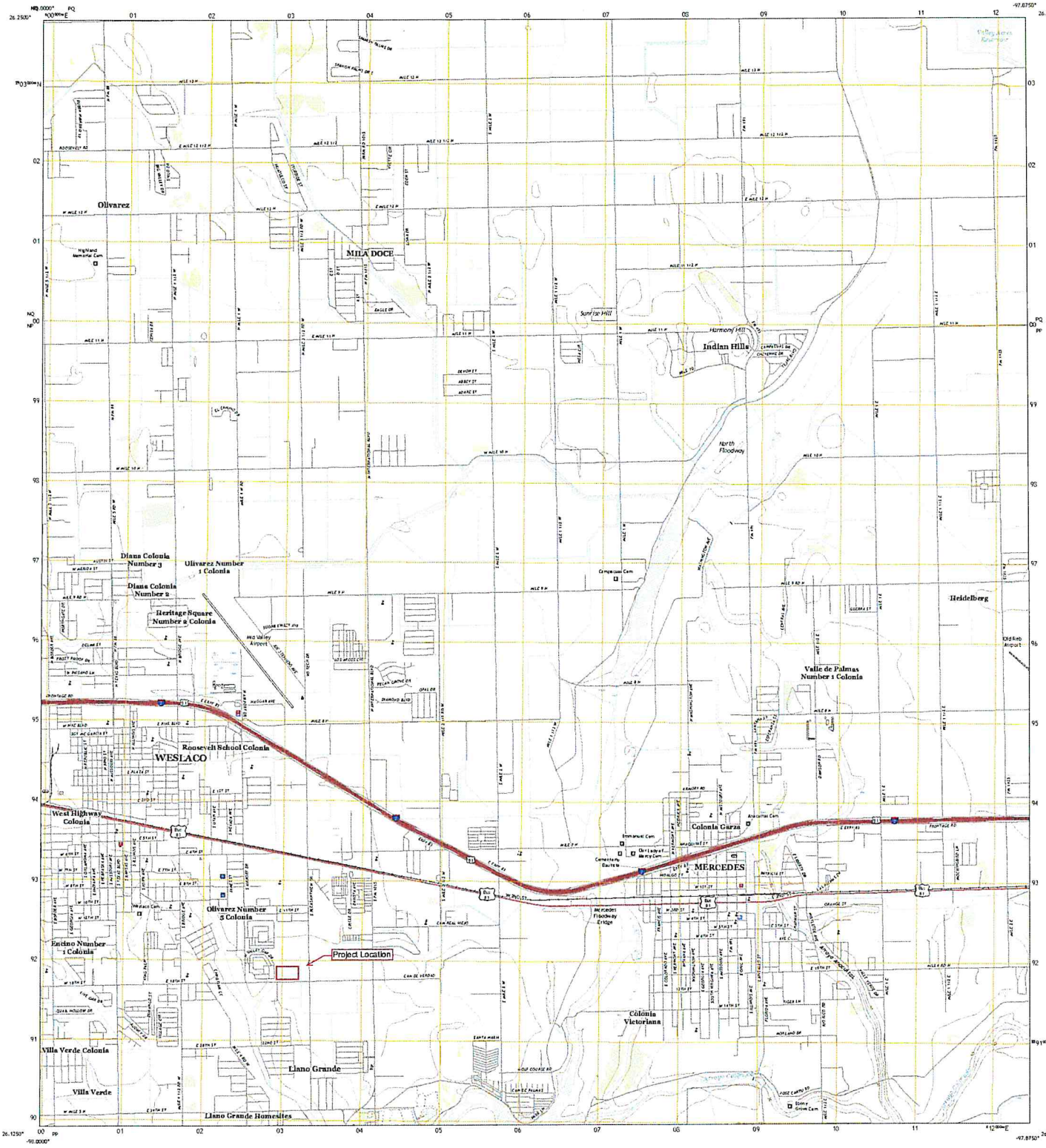
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



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

Imagery	NAIP, November 2016 - January 2017		
Roads	U.S. Census Bureau		2015
Names	GNIS		1979 - 2018
Hydrography	National Hydrography Dataset		2002 - 2014
Contours	National Elevation Dataset		2003 - 2009
Boundaries	Multiple sources; see metadata file		2016 - 2017
Wetlands	FWS National Wetlands Inventory		1994

UTM GRID AND 2015 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

ADJOINING QUADRANGLES
1 La Blanca
2 El Sauth
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
2019

MAP ID/GCMD/USGS KICAREF NO. USGS KT24428806

TABLE 16.--ENGINEERING INDEX PROPERTIES

[Absence of an entry indicates that data were not estimated]

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	In								Pct	
1.* Arents										
2---------- Benito	0-7	Clay----------	CH	A-7-6	100	100	100	95-100	75-94	48-64
	7-65	Clay----------	CH	A-7-6	100	100	100	95-100	75-94	48-64
3, 4---------- Brennan	0-13	Fine sandy loam	SM, SM-SC, SC	A-2-4, A-4	100	98-100	70-100	20-45	<30	NP-9
	13-65	Sandy clay loam, loam.	SC, CL	A-2-4, A-2-6, A-4, A-6	95-100	90-100	60-100	30-59	22-39	8-22
5---------- Camargo	0-8	Silt loam--------	CL, CL-ML	A-6, A-4	100	100	95-100	70-100	20-35	4-16
	8-65	Stratified silty clay loam to very fine sandy loam.	CL	A-6, A-7-6	100	100	95-100	70-100	30-45	11-25
6---------- Camargo	0-8	Silty clay loam	CL	A-6, A-7-6	100	100	95-100	70-100	30-45	11-25
	8-65	Stratified silty clay loam to very fine sandy loam.	CL	A-6, A-7-6	100	100	95-100	70-100	30-45	11-25
7---------- Cameron	0-30	Silty clay-------	CH, CL	A-7-6	100	100	100	90-100	48-68	25-41
	30-65	Silt loam, loam	CL	A-4, A-6	100	95-100	90-100	70-95	25-35	8-15
8---------- Comitas	0-28	Loamy fine sand	SM, SM-SC	A-2-4	95-100	95-100	85-100	15-25	<25	NP-4
	28-80	Fine sandy loam, sandy clay loam.	SM, SC, SM-SC	A-2-4, A-2-6, A-4, A-6	95-100	90-100	80-100	23-50	<34	NP-14
9---------- Delfina	0-13	Loamy fine sand	SM, SM-SC	A-2-4, A-4	100	100	85-100	20-45	<25	NP-7
	13-34	Sandy clay loam, clay loam.	SC, CL	A-6, A-7-6	100	95-100	90-100	40-55	31-48	18-35
	34-72	Sandy clay loam, fine sandy loam.	SC	A-6, A-7-6	90-100	75-98	70-97	36-50	30-46	16-31
10, 11---------- Delfina	0-13	Fine sandy loam	SM-SC, SC, SM	A-2-4, A-4	100	100	90-100	25-50	19-30	3-10
	13-34	Sandy clay loam, clay loam.	SC, CL	A-6, A-7-6	100	95-100	90-100	40-55	31-48	18-35
	34-72	Sandy clay loam, fine sandy loam.	SC	A-6, A-7-6	90-100	75-98	70-97	36-50	30-46	16-31
12---------- Delmita	0-13	Loamy fine sand	SM, SM-SC, SP-SM	A-2-4	100	95-100	85-100	11-25	<25	NP-7
	13-34	Sandy clay loam, fine sandy loam.	SC	A-2-4, A-2-6, A-4, A-6	100	100	90-100	30-50	27-39	8-18
	34-60	Indurated--------	---	---	---	---	---	---	---	---
13:* Delmita---------	0-13	Fine sandy loam	SM, SM-SC	A-2-4	100	100	90-100	20-35	<27	NP-7
	13-34	Sandy clay loam, fine sandy loam.	SC	A-2-4, A-2-6, A-4, A-6	100	100	90-100	30-50	27-39	8-18
	34-60	Indurated--------	---	---	---	---	---	---	---	---

See footnote at end of table.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Hidalgo County, Texas

May 17, 2021

Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Benito clay, ponded	1.3	9.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	8.0	57.6%
52	Raymondville clay loam, 0 to 1 percent slopes	4.5	32.8%
60	Rio clay loam, ponded	0.0	0.0%
Totals for Area of Interest		**13.8**	**100.0%**

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Hidalgo County, Texas

2—Benito clay, ponded

Map Unit Setting

National map unit symbol: dbkw
Elevation: 30 to 70 feet
Mean annual precipitation: 22 to 31 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 320 to 350 days
Farmland classification: Not prime farmland

Map Unit Composition

Benito and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Benito

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 7 inches: clay
H2 - 7 to 56 inches: clay
H3 - 56 to 65 inches: clay
H4 - 65 to 69 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 30.0
Available water capacity: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R083DY015TX - Saline Clay
Hydric soil rating: Yes

Minor Components

Unnamed

Percent of map unit: 10 percent
Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water capacity: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

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 capacity: 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

60—Rio clay loam, ponded

Map Unit Setting

National map unit symbol: dbmb
Elevation: 10 to 500 feet
Mean annual precipitation: 18 to 34 inches
Mean annual air temperature: 72 to 75 degrees F
Frost-free period: 310 to 350 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Rio and similar soils: 87 percent
Minor components: 13 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rio

Setting

Landform: Closed depressions
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Clayey alluvium

Typical profile

H1 - 0 to 12 inches: clay loam
H2 - 12 to 38 inches: clay
H3 - 38 to 63 inches: clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Negligible
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: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Available water capacity: High (about 9.4 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: R083DY007TX - Lakebed
Hydric soil rating: Yes

Minor Components

Tiocano

Percent of map unit: 8 percent
Landform: Depressions
Hydric soil rating: Yes

Unnamed

Percent of map unit: 5 percent
Hydric soil rating: No

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TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	In								Pct	
13:*										
Randado---------	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented---------	---	---	---	---	---	---	---	---
14---------- Falfurrias	0-80	Fine sand--------	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
15---------- Grulla	0-7	Clay----------	CL, CH	A-7-6	100	100	100	90-100	41-55	20-30
	7-65	Silty clay, clay	CH	A-7-6	100	100	100	90-100	52-66	28-39
16, 17, 18------- Hargill	0-18	Fine sandy loam	SC, SM-SC, SM	A-2-4	100	95-100	95-100	17-35	<30	NP-8
	18-63	Sandy clay loam	SC, CL	A-6	100	95-100	95-100	40-55	30-40	11-20
	63-80	Sandy clay loam	SC	A-2-4, A-2-6, A-4, A-6	85-100	80-100	75-100	34-50	28-39	9-18
19, 20---------- Harlingen	0-8	Clay----------	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay----------	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay----------	CH	A-7-6	100	100	100	95-100	65-85	50-65
21:*										
Harlingen-------	0-8	Clay----------	CH	A-7-6	100	100	100	90-100	51-85	32-60
	8-35	Clay----------	CH	A-7-6	100	100	100	95-100	65-85	50-65
	35-72	Clay----------	CH	A-7-6	100	100	100	95-100	65-85	50-65
Urban land.										
22, 23, 24------- Hebbronville	0-17	Sandy loam-------	SM	A-2-4	100	100	75-100	13-24	<25	NP-4
	17-58	Fine sandy loam, loam.	SM, SM-SC	A-2-4	100	100	90-100	20-30	<30	NP-7
	58-65	Fine sandy loam, loam.	SM-SC, SC	A-2-4, A-4, A-2-6, A-6	95-100	90-100	90-100	20-40	20-30	4-13
25, 26, 27------- Hidalgo	0-17	Fine sandy loam	SC, SM-SC	A-4, A-6	100	95-100	90-100	36-50	20-30	4-11
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
28, 29, 30------- Hidalgo	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-55	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
31:*										
Hidalgo---------	0-17	Sandy clay loam	SC, CL	A-6	100	95-100	90-100	36-50	29-40	11-20
	17-28	Sandy clay loam, clay loam.	SC, CL	A-6	100	95-100	90-100	36-80	30-40	11-20
	28-80	Clay loam, sandy clay loam.	CL, SC	A-6, A-7-6	90-100	80-100	75-99	44-80	30-44	11-23
Urban land.										

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	In								Pct	
32:*										
Jimenez---------	0-8	Very gravelly loam.	GC, GM-GC	A-1, A-2-4, A-2-6	30-58	15-40	15-35	15-30	22-35	5-15
	8-10	Cemented---------	---	---	---	---	---	---	---	---
	10-60	Variable---------	---	---	---	---	---	---	---	---
Quemado---------	0-6	Very gravelly sandy loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	<25	NP-10
	6-12	Very gravelly sandy loam, very gravelly loam, very gravelly sandy clay loam.	GM, GC, GM-GC	A-1, A-2	30-50	20-50	15-35	15-30	18-28	2-10
	12-18	Cemented---------	---	---	---	---	---	---	---	---
	18-60	Variable---------	---	---	---	---	---	---	---	---
33---------- Laredo	0-14	Silty clay loam	CL	A-6, A-7-6, A-4	100	100	90-100	85-100	28-44	9-22
	14-65	Silty clay loam, silt loam, very fine sandy loam.	CL	A-6, A-7-6, A-4	100	95-100	90-100	70-95	28-43	9-21
34---------- Matamoros	0-65	Silty clay, stratified silt loam to clay.	CH	A-7-6	100	100	100	95-100	51-65	30-41
35, 36, 37------- McAllen	0-14	Fine sandy loam	CL, SC, CL-ML, SM-SC	A-4, A-6	100	100	95-100	36-55	21-30	4-11
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
38---------- McAllen	0-14	Sandy clay loam	CL, SC,	A-6	100	100	95-100	36-55	29-40	11-20
	14-72	Sandy clay loam, clay loam, fine sandy loam.	CL, SC	A-6	95-100	90-100	85-100	45-70	28-40	11-20
39, 40, 41------- Mercedes	0-19	Clay----------	CH	A-7-6	85-100	80-100	80-100	75-95	55-76	32-49
	19-57	Clay----------	CH, CL-CH	A-7-6	85-100	80-100	80-100	75-95	50-76	32-49
	57-65	Clay----------	CH, CL	A-7-6	85-100	80-100	80-100	75-95	48-76	32-49
42---------- Nueces	0-29	Fine sand--------	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
43:*										
Nueces----------	0-29	Fine sand--------	SP-SM, SM, SM-SC	A-2-4, A-3	100	95-100	90-100	8-35	<25	NP-6
	29-72	Sandy clay loam, sandy loam.	SC	A-2-6, A-6	90-100	90-100	80-100	20-50	25-40	11-20
Sarita----------	0-48	Fine sand--------	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
44---------- Olmito	0-47	Silty clay-------	CH	A-7-6	100	100	100	90-100	51-70	28-44
	47-65	Silty clay, silty clay loam.	CH	A-7-6	95-100	90-100	85-100	85-100	51-70	28-44

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	In								Pct	
45,* 46,* 47.* Pits										
48, 49---------- Racombes	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50---------- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51:*										
Randado---------	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented---------	---	---	---	---	---	---	---	---
Cuevitas--------	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented---------	---	---	---	---	---	---	---	---
52, 53---------- Raymondville	0-15	Clay loam--------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54:*										
Raymondville----	0-15	Clay loam--------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56---------- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57:*										
Reynosa---------	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59---------- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification: Unified	Classification: AASHTO	Percentage passing sieve number--: 4	10	40	200	Liquid limit	Plasticity index
	In								Pct	
60, 61---------- Rio	0-12	Clay loam--------	CL	A-6, A-7	95-100	95-100	95-100	70-80	35-45	15-22
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27
62---------- Rio Grande	0-8	Silt loam--------	CL, CL-ML	A-4, A-6	100	100	95-100	70-95	20-30	4-12
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
63---------- Rio Grande	0-8	Silty clay loam	CL	A-6, A-7	100	100	95-100	80-100	30-43	11-18
	8-65	Stratified silt loam to loamy very fine sand.	CL, CL-ML	A-4, A-6	100	100	95-100	70-100	20-33	4-12
64, 65---------- Runn	0-55	Silty clay-------	CH, CL	A-7-6	100	100	95-100	85-98	43-62	21-36
	55-65	Silty clay, silty clay loam, silt loam.	CH, CL, CL-ML	A-6, A-7-6, A-4	100	95-100	90-100	70-98	21-62	4-36
66---------- Sarita	0-48	Fine sand--------	SM-SC, SP-SM, SM	A-2-4, A-3	100	100	65-100	9-35	<25	NP-7
	48-80	Sandy clay loam, fine sandy loam.	SC	A-2-6, A-6	100	100	80-100	30-50	28-40	11-22
67---------- Tiocano	0-65	Clay----------	CH	A-7-6	100	100	95-100	85-100	56-76	33-49
68.* Urban land										
69.* Ustorthents										
70, 71---------- Willacy	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
72:*										
Willacy---------	0-14	Fine sandy loam	SC, SM-SC	A-2-4, A-4	100	100	95-100	30-45	20-30	5-10
	14-80	Sandy clay loam, fine sandy loam.	SC, CL	A-4, A-6	95-100	90-100	90-100	36-65	28-40	9-20
Urban land.										
73---------- Zalla	0-9	Loamy fine sand	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7
74---------- Zalla	0-9	Silt loam--------	CL, CL-ML, ML	A-4, A-6	100	100	90-100	70-80	<30	NP-11
	9-65	Loamy fine sand, fine sand, sand.	SP-SM, SM, SM-SC	A-2-4	95-100	95-100	70-85	10-25	<25	NP-7

* See description of the map unit for composition and behavior characteristics of the map unit.

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.

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

Map symbol and soi name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					Ft			In			
60**---------- Rio	D	Frequent----	Long------	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
61**---------- Rio	D	Frequent----	Long------	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.
62, 63---------- Rio Grande	B	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
64---------- Runn	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
65---------- Runn	D	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
66---------- Sarita	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
67**---------- Tiocano	D	Frequent----	Long------	Sep-May	+3-6.0	Perched	Sep-May	---	---	High-----	Low.
68.* Urban land											
69.* Ustorthents											
70, 71---------- Willacy	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
72:* Willacy----------	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
Urban land.											
73---------- Zalla	A	Occasional	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
74---------- Zalla	A	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.

* See description of the map unit for composition and behavior characteristics of the map unit.

** In the "High water table--Depth" column, a plus sign preceding the range in depth indicates that the water table is above the surface of the soil. The first numeral in the range indicates how high the water rises above the surface. The second numeral indicates the depth below the surface.

TABLE 15.--WATER MANAGEMENT

[Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," and "severe." Absence of an entry indicates that the soil was not evaluated]

Map symbol and soil name	Limitations for-- Pond reservoir areas	Embankments, dikes, and levees	Features affecting-- Drainage	Irrigation	Terraces and diversions	Grassed waterways
1.* Arents						
2 Benito	Moderate: seepage.	Moderate: hard to pack, excess salt.	Percs slowly, excess salt.	Slow intake, percs slowly, excess salt.	Percs slowly	Excess salt, percs slowly.
3, 4 Brennan	Moderate: seepage.	Moderate: piping.	Favorable	Favorable	Favorable	Favorable.
5, 6 Camargo	Moderate: seepage.	Moderate: piping.	Floods	Erodes easily	Erodes easily	Erodes easily.
7 Cameron	Severe: seepage.	Moderate: piping.	Favorable	Slow intake	Favorable	Favorable.
8 Comitas	Severe: seepage.	Moderate: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
9 Delfina	Moderate: seepage.	Moderate: wetness.	Favorable	Wetness, droughty, fast intake.	Soil blowing	Favorable.
10, 11 Delfina	Moderate: seepage.	Moderate: wetness.	Favorable	Wetness	Favorable	Favorable.
12 Delmita	Severe: seepage.	Moderate: thin layer.	Cemented pan	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
13:*						
Delmita	Severe: seepage.	Moderate: thin layer.	Cemented pan	Soil blowing, cemented pan.	Cemented pan, soil blowing.	Cemented pan.
Randado	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan	Cemented pan	Cemented pan	Cemented pan.
14 Falfurrias	Severe: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy	Droughty.
15 Grulla	Slight	Severe: hard to pack, ponding.	Ponding, percs slowly, floods.	Ponding, slow intake, percs slowly.	Ponding, percs slowly.	Wetness, percs slowly.
16, 17 Hargill	Moderate: seepage.	Moderate: piping.	Favorable	Favorable	Favorable	Favorable.
18 Hargill	Moderate: seepage, slope.	Moderate: piping.	Slope	Slope	Favorable	Favorable.
19 Harlingen	Slight	Severe: hard to pack.	Percs slowly	Slow intake, percs slowly.	Percs slowly	Excess salt, percs slowly.
20 Harlingen	Slight	Moderate: hard to pack, excess salt.	Percs slowly, excess salt.	Droughty, slow intake, percs slowly.	Percs slowly	Excess salt, droughty, percs slowly.
21:*						
Harlingen	Slight	Severe: hard to pack.	Percs slowly	Slow intake, percs slowly.	Percs slowly	Excess salt, percs slowly.
Urban land.						

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for-- Pond reservoir areas	Embankments, dikes, and levees	Features affecting-- Drainage	Irrigation	Terraces and diversions	Grassed waterways
22, 23, 24 Hebbronville	Severe: seepage.	Moderate: piping.	Favorable	Favorable	Soil blowing	Favorable.
25, 26 Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable	Favorable	Favorable	Favorable.
27 Hidalgo	Moderate: seepage, slope.	Moderate: piping.	Slope	Slope	Favorable	Favorable.
28, 29 Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable	Favorable	Favorable	Favorable.
30 Hidalgo	Moderate: seepage.	Moderate: piping, wetness, excess salt.	Excess salt	Wetness, excess salt.	Wetness	Excess salt, droughty.
31:*						
Hidalgo	Moderate: seepage.	Moderate: piping.	Favorable	Favorable	Favorable	Favorable.
Urban land.						
32:*						
Jimenez	Severe: cemented pan.	Severe: thin layer.	Cemented pan	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty.
Quemado	Severe: cemented pan.	Severe: seepage.	Cemented pan	Droughty, cemented pan, slope.	Large stones, cemented pan.	Large stones, droughty, cemented pan.
33 Laredo	Severe: seepage.	Moderate: piping.	Favorable	Erodes easily	Erodes easily	Erodes easily.
34 Matamoros	Slight	Moderate: hard to pack.	Percs slowly, floods.	Slow intake, percs slowly, floods.	Percs slowly	Percs slowly.
35, 36, 37, 38 McAllen	Moderate: seepage.	Moderate: piping.	Favorable	Favorable	Favorable	Favorable.
39 Mercedes	Slight	Severe: hard to pack.	Percs slowly	Slow intake, percs slowly.	Percs slowly	Percs slowly.
40 Mercedes	Slight	Severe: hard to pack.	Percs slowly	Slow intake, percs slowly, excess salt.	Percs slowly	Excess salt, droughty, percs slowly.
41 Mercedes	Slight	Severe: hard to pack.	Percs slowly	Slow intake, percs slowly.	Percs slowly	Percs slowly.
42 Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
43:*						
Nueces	Moderate: seepage.	Severe: seepage, piping.	Cutbanks cave	Droughty, fast intake.	Too sandy, soil blowing.	Droughty.
Sarita	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy	Droughty.
44 Olmito	Slight	Moderate: hard to pack.	Percs slowly	Slow intake, percs slowly.	Percs slowly	Percs slowly.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

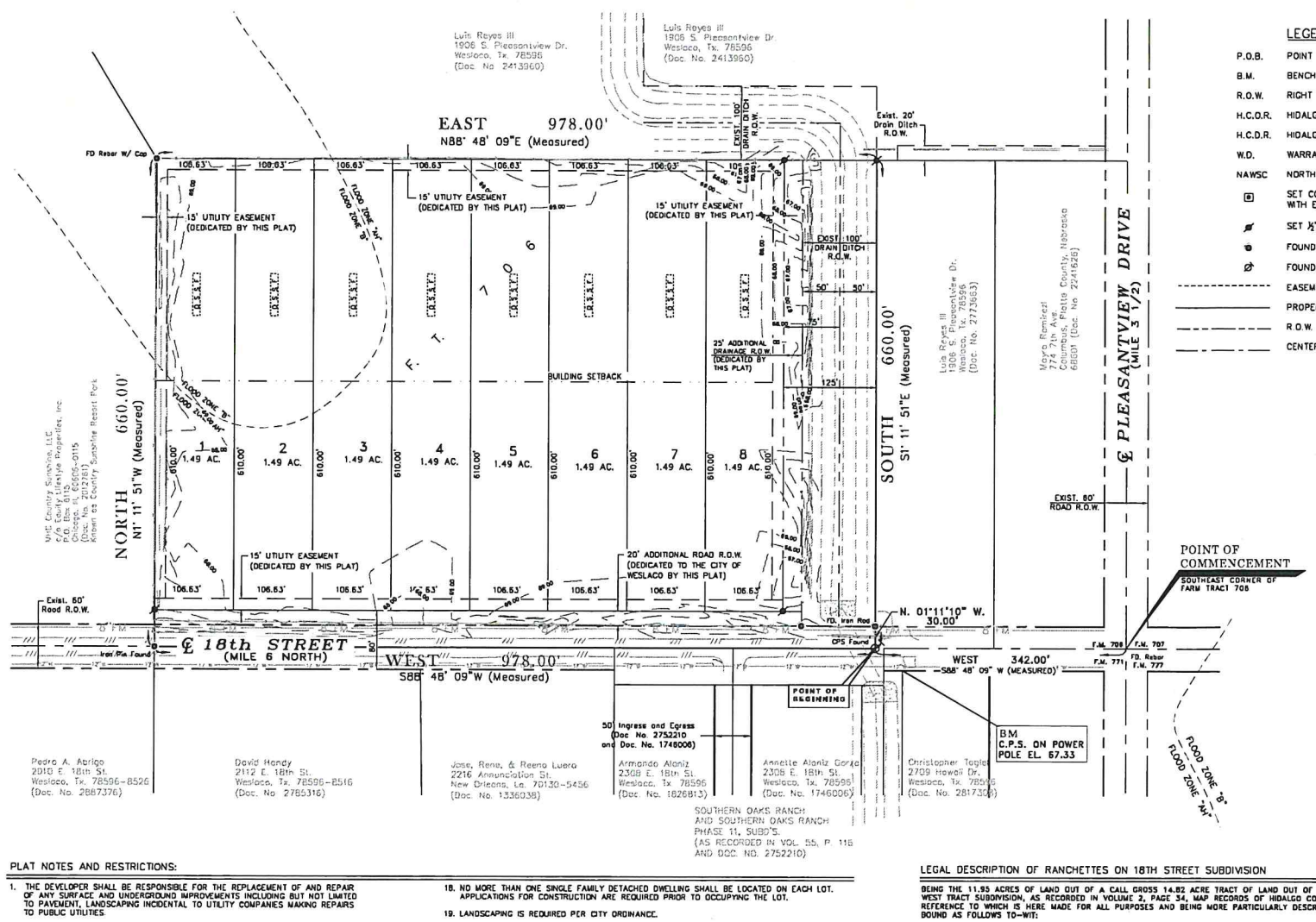
Map symbol and soil name	Limitations for-- Pond reservoir areas	Embankments, dikes, and levees	Features affecting-- Drainage	Irrigation	Terraces and diversions	Grassed waterways
45,* 46,* 47.* Pits						
48 Racombes	Moderate: seepage.	Slight	Favorable	Favorable	Favorable	Favorable.
49 Racombes	Moderate: seepage.	Severe: wetness, excess salt.	Excess salt	Wetness, droughty, excess salt.	Wetness	Excess salt, droughty.
50 Ramadero	Moderate: seepage.	Moderate: piping.	Floods	Floods	Favorable	Favorable.
51:*						
Randado	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan	Cemented pan	Cemented pan	Cemented pan.
Cuevitas	Severe: cemented pan, seepage.	Severe: thin layer.	Cemented pan	Cemented pan	Cemented pan	Cemented pan.
52 Raymondville	Slight	Moderate: hard to pack.	Percs slowly	Slow intake, percs slowly.	Percs slowly	Percs slowly.
53 Raymondville	Slight	Severe: excess salt.	Percs slowly, excess salt.	Wetness, droughty, excess salt.	Wetness, percs slowly.	Excess salt, droughty, percs slowly.
54:*						
Raymondville	Slight	Moderate: hard to pack.	Percs slowly	Slow intake, percs slowly.	Percs slowly	Percs slowly.
Urban land.						
55 Reynosa	Severe: seepage.	Moderate: thin layer, piping.	Favorable	Erodes easily	Erodes easily	Erodes easily.
56 Reynosa	Severe: seepage.	Moderate: piping, wetness, excess salt.	Excess salt	Wetness, excess salt, erodes easily.	Erodes easily, wetness.	Excess salt, erodes easily, droughty.
57:*						
Reynosa	Severe: seepage.	Moderate: thin layer, piping.	Favorable	Erodes easily	Erodes easily	Erodes easily.
Urban land.						
58 Rio	Slight	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
59 Rio	Slight	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
60 Rio	Slight	Severe: ponding.	Ponding, percs slowly, floods.	Ponding, percs slowly, floods.	Ponding, percs slowly.	Wetness, percs slowly.
61 Rio	Slight	Severe: ponding, excess salt.	Ponding, percs slowly, floods.	Ponding, droughty, percs slowly.	Ponding, percs slowly.	Wetness, excess salt, droughty.
62, 63 Rio Grande	Severe: seepage.	Severe: piping.	Floods	Erodes easily, floods.	Erodes easily	Erodes easily.

See footnote at end of table.

TABLE 15.--WATER MANAGEMENT--Continued

Map symbol and soil name	Limitations for-- Pond reservoir areas	Embankments, dikes, and levees	Features affecting-- Drainage	Irrigation	Terraces and diversions	Grassed waterways
64---------- Runn	Moderate: seepage.	Moderate: hard to pack.	Percs slowly---	Slow intake, percs slowly, excess salt.	Percs slowly---	Percs slowly.
65---------- Runn	Moderate: seepage.	Moderate: hard to pack, wetness, excess salt.	Percs slowly, excess salt.	Slow intake, percs slowly, excess salt.	Wetness, percs slowly.	Excess salt, erodes easily, percs slowly.
66---------- Sarita	Severe: seepage.	Severe: seepage, seepage.	Cutbanks cave	Droughty, fast intake.	Too sandy------	Droughty.
67---------- Tiocano	Slight---------	Severe: hard to pack, ponding.	Ponding, percs slowly, floods.	Ponding, slow intake, percs slowly.	Ponding, percs slowly.	Wetness, percs slowly.
68.* Urban land						
69.* Ustorthents						
70, 71---------- Willacy	Moderate: seepage.	Slight---------	Favorable------	Favorable------	Favorable------	Favorable.
72:* Willacy----------	Moderate: seepage.	Slight---------	Favorable------	Favorable------	Favorable------	Favorable.
Urban land.						
73, 74---------- Zalla	Severe: seepage.	Severe: seepage, piping.	Floods---------	Droughty, fast intake.	Too sandy------	Droughty.

* See description of the map unit for composition and behavior characteristics of the map unit.

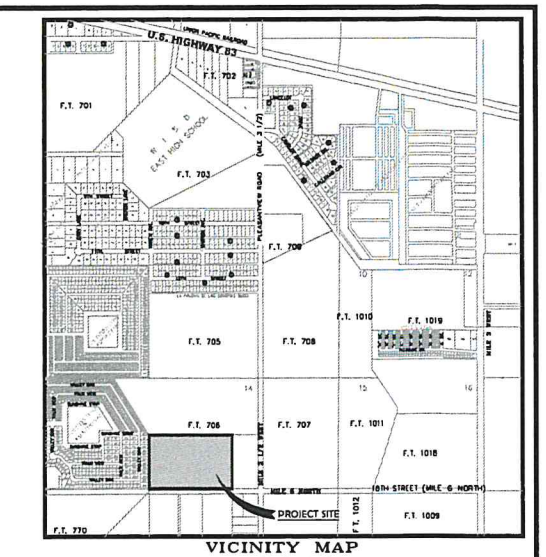


LEGEND

P.O.B.	POINT OF BEGINNING
B.M.	BENCH MARK
R.O.W.	RIGHT OF WAY
H.C.O.R.	HIDALGO COUNTY ORIGINAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
W.D.	WARRANTY DEED
NAWSC	NORTH ALAMO WATER SUPPLY CORP.
⊡	SET CONCRETE MONUMENT WITH ELEVATION(CM-0)
	SET ½" REBAR
	FOUND ½" IRON PIN
	FOUND CPS (COTTON PICKER SPINDLE)
	EASEMENT LINE
	PROPERTY LINE
	R.O.W. LINE
	CENTERLINE

0 25 50 100 150 200

SCALE: 1"= 100'
NAD 83 (NORTH AMERICAN DATUM 83)
TEXAS STATE PLANES, SOUTH ZONE, US FOOT



VICINITY MAP
SCALE: 1"= 1000'

PLAT NOTES AND RESTRICTIONS:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF AND REPAIR OF ANY SURFACE AND UNDERGROUND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PAVEMENT, LANDSCAPING INCIDENTAL TO UTILITY COMPANIES MAKING REPAIRS TO PUBLIC UTILITIES.
2. MINIMUM SETBACK SHALL BE AS FOLLOWS:
   FRONT: 20'
   REAR: 10'
   SIDE: 5'
   SIDE CORNER: 10'
   CUL-DA-SAC: 20'

   BENCH MARK: LOCATED APPROXIMATELY 34' EAST OF SAID SOUTHEAST PROPERTY CORNER, ALSO BEING THE CENTER LINE OF 18TH STREET AND APPROXIMATELY 20' SOUTH ON POWER POLE WITH COTTON PICKER SPINDLE.
   ELEVATION: 67.33
3. NO BUILDING OR FENCES SHALL BE BUILT OVER ANY EASEMENTS, EXCEPT AS SHOWN.
4. LOT CORNERS HAVE BEEN SET WITH 1/2" REBARS.
5. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.
6. NO VISIBLE WATER WELLS ARE LOCATED WITHIN 150 FEET OF ANY SEWER SYSTEM.
7. LOT OWNER(S) WILL CONNECT TO CITY SERVICES WHEN THEY BECOME AVAILABLE.
8. NO FILL / PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H. & C.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE THE EXPRESSED WRITTEN PERMISSION OF THE H. & C.C.I.D. NO. 9.
10. TRAFFIC CONTROL & STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.
11. FLOOD ZONE STATEMENT:
    FLOOD ZONE DESIGNATION: ZONE "B" AND "AH"(SHADED)

    ZONE "B" AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ON SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY-PANEL NO. 480334 0525B, EFFECTIVE DATE: JANUARY 2, 1981

    ZONE "AH" SHADED 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. COMMUNITY-PANEL NO. 480334 0525B, EFFECTIVE, DATE: JANUARY 2, 1981
12. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. AND THE CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 267,269 CUBIC FEET (6.14 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GRATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR CALCULATION OF THIS SUBDIVISION.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
14. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 68.00 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
15. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
17. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF BUILDING PERMIT. ON CORNER LOTS, OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
18. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
19. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
20. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
21. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS. SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
22. AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRS) TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHERE AFTER IS SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
23. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.
24. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFY IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
25. DETENTION AREA SHALL BE MAINTAINED BY THE OWNER. DETENTION AREA SHALL NOT BE SUBDIVIDED FOR FUTURE DEVELOPMENT.
26. BUFFER FENCING IN DEVELOPMENTS WITHIN THE CITY LIMITS AND ETJ, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH, CAUCHE PIT, AND HOLDING POND WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOTS OCCUPANTS TO BE PROTECTED FROM. IN THE ETJ, A PLAT NOTE REQUIRING SUCH BUFFERING OF 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 ADJACENT 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 MAJOR THOROUGHFARES BUT NOT GOLF COURSE LAKES, AND /OR SIMILAR LANDSCAPING.
27. NO LOTS ACCESS SHALL BE ALLOWED TO MILANOS ROAD AND PIKE BOULEVARD. LOTS 18 & 19 SHALL ONLY HAVE ACCESS TO WOODPECKER ROAD AND LOTS 4 & 5 ONLY SHALL HAVE ACCESS TO ORIOLE ROAD.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	CYNTHIA O'BRIEN	23 PARK AVE. 2C	NEW YORK, NY. 10016	(917) 838-7222
ENGINEER:	JOSE C REYES	611 S. INTERNATIONAL BLVD.	WESLACO, TX 78596	(956) 968-2194
SURVEYOR:	JOE WINSTON	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78596	(956) 968-2194

LEGAL DESCRIPTION OF RANCHETTES ON 18TH STREET SUBDIVISION

BEING THE 11.65 ACRES OF LAND OUT OF A CALL GROSS 14.82 ACRE TRACT OF LAND OUT OF FARM TRACT 706, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS TO-WIT:

SAVE AND EXCEPT THAT CERTAIN 1.45 ACRE TRACT CONVEYED TO THE CITY OF WESLACO, A TEXAS HOME RULED MUNICIPAL CORPORATION BY WARRANTY DEED DATED OCTOBER 15, 2020, FILED DECEMBER 23, 2020 UNDER DOCUMENT NO. 3178338, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING AT A FOUND CPS (COTTON PICKER SPINDLE) FOR THE SOUTHEAST CORNER OF FARM TRACT 706, SAID CORNER BEING AT THE INTERSECTION OF THE CENTERLINE OF PLEASANTVIEW DRIVE AND 18TH STREET, THENCE ALONG SAID CENTERLINE OF 18TH STREET, WEST (SOUTH 88°48'09" WEST MEASURED) WEST 342.00 FT TO A FOUND CPS (COTTON PICKER SPINDLE), FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WEST (SOUTH 88°48'09" WEST MEASURED) ALONG SAID CENTERLINE OF 18TH STREET AT A DISTANCE OF 978.00 FT. TO A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH (NORTH 01°11'51" WEST MEASURED) ALONG THE WEST BOUNDARY LINE OF THIS TRACT AT A DISTANCE OF 30.00 FT. PASS A SET 1/2"-INCH REBAR ON THE PROPOSED 20 FT. ADDITIONAL NORTH RIGHT OF WAY LINE OF MILE 6 NORTH (18TH STREET) AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FT. TO A SET 1/2"-INCH REBAR FOR THE NORTH WEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST (NORTH 88°48'09" EAST MEASURED) AT A DISTANCE OF 853.04 FT. PASS A SET 1/2" INCH REBAR AND CONTINUE FOR A TOTAL DISTANCE OF 878.00 FT. FOR THE NORTH EAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH (SOUTH 01°11'51" EAST MEASURED) ALONG THE EAST BOUNDARY OF THIS TRACT AT A DISTANCE OF 830.00 FT. PASS A FOUND 1/2" IRON ROD AND CONTINUE FOR A TOTAL DISTANCE OF 860.00 TO THE POINT OF BEGINNING AND CONTAINING 14.82 ACRES, OF WHICH 1.45 ACRES LIES WITHIN THE EXISTING DRAINAGE EASEMENT, AND OF WHICH 0.87 ACRES LIES WITHIN THE EXISTING RIGHT OF WAY OF MILE 6 NORTH (18TH STREET), LEAVING AN NET OF 11.65 ACRES OF LAND, MORE OR LESS.

FILE 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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO & CAMERON COUNTY 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 HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES 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. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, 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:

HIDALGO COUNTY DRAINAGE DISTRICT No.1

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

_____
RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, JOSE C. REYES JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEAR BY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

_____
JOSE C. REYES JR.
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NUMBER: 93827

STATE OF TEXAS
JOSE C. REYES, JR.
93827
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS:
COUNTY OF HIDALGO:

Joe B. Winston Jr., a registered professional land surveyor in Texas, hereby certify that the above plat and description of the the PIKE TERRACE SUBDIVISION, was prepared from a survey of the property made on the ground by me or under my supervision and that the proper engineering consideration has been given to this plat and is a true and accurate representation of the subdivision.

_____
Joe B. Winston Jr. P.E. # 31109 R.P.L.S. # 3780

_____
Date

STATE OF TEXAS
REGISTERED
JOE B. WINSTON JR.
3780
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICAITON AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS RANCHETTES ON 18TH STREET SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

_____ _____
CYNTHIA O'BRIEN DATE
23 PARK AVE. 2C
NEW YOUK, NY 10016

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SHAVI MAHIANI LISTED UNDER OWNER'S DEDICATION, AND ATTESTATION PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
MY COMMISSION EXPIRES:

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RANCHETTES ON 18TH STREET SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO .

_____ _____
MAYOR OF THE CITY OF WESLACO DATE

_____ _____
SECRETARY OF THE CITY OF WESLACO DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

PLANNING AND ZONING COMMISSION CHAIR

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

_____ _____
CHAIRMAN PLANNING AND ZONING COMMISSION DATE

PRELIMINARY PLAT
OF
RANCHETTES ON 18TH STREET SUBDIVISION

BEING THE 11.65 ACRES OF LAND OUT OF A CALL GROSS 14.82 ACRE TRACT OF LAND OUT OF FARM TRACT 706, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES, LLC.
SWG
CONSULTING ENGINEERS
WESLACO, TEXAS

611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78596
(956)-968-2194 OFFICE (956)-968-8300 FAX
TEXAS FIRM REGISTRATION NO. F-592

21-119

DATE PREPARATION: MAY, 2023

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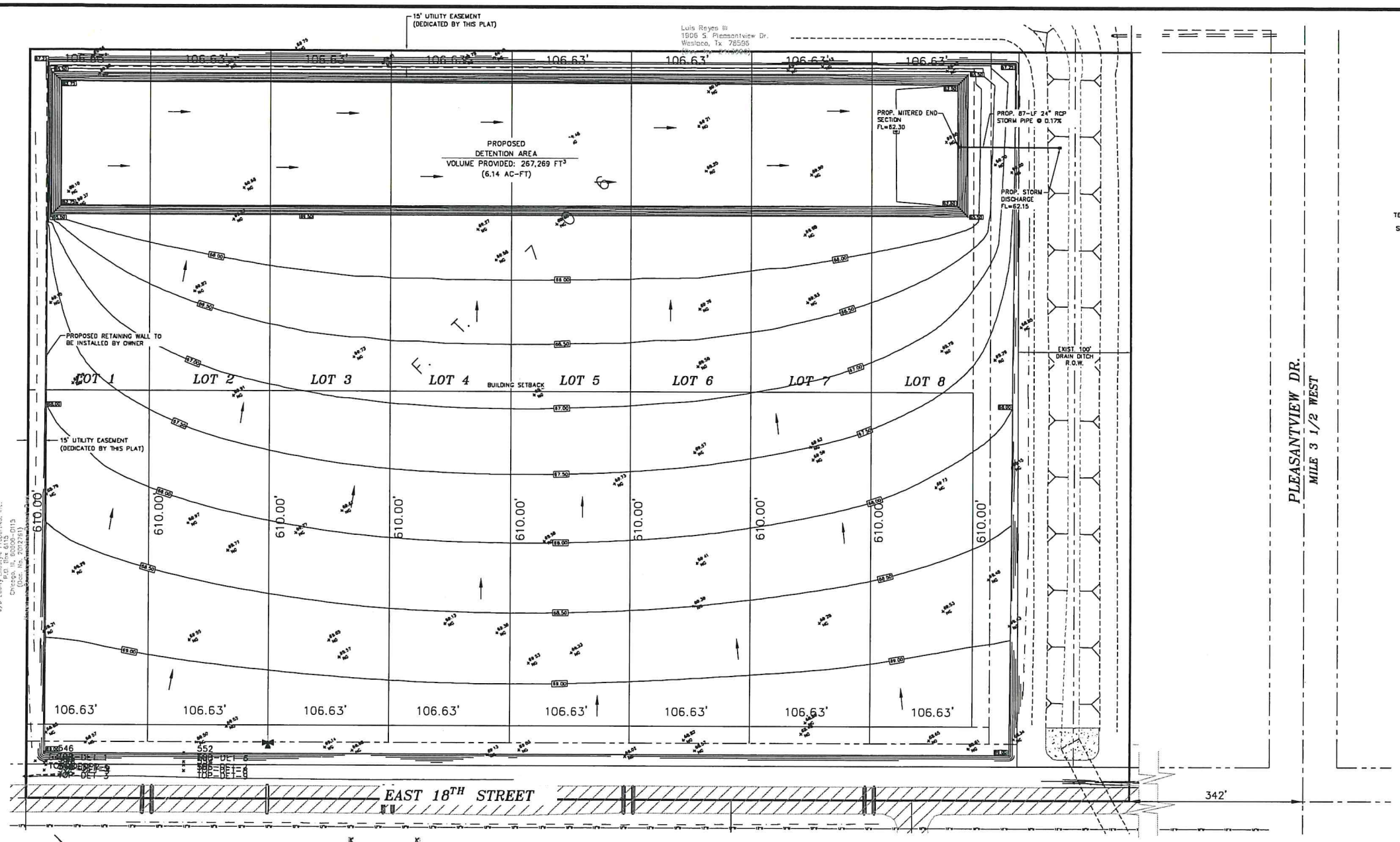
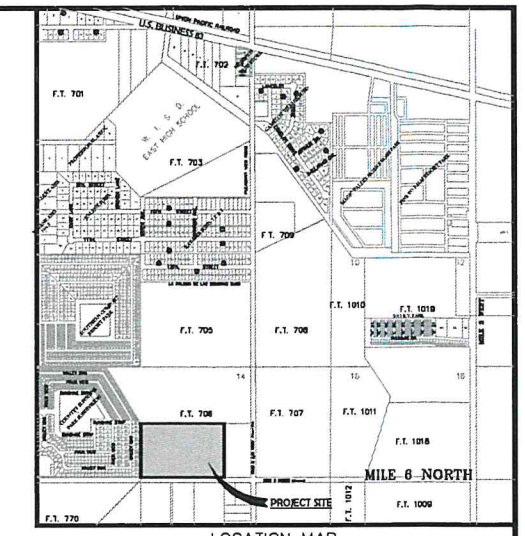
RG

FILE PATH: C:\USERS\DOUG\DESKTOP\DROPBOX (SWG ENGINEERING, LLC)\SWG PROJECTS FOLDER\PROJECTS\21-119 LUIS REYES SUBDIVISION\CITY OF WESLACO\PLAT OF RANCHETTES-8 LOTS\DRAFTING\WORKING DRAWING FILE\8 LOTS SUBDIVISION



BASIS OF BEARING AS PER THE TEXAS COORDINATE SYSTEM NAD 83 TEXAS STATE PLANE SOUTH ZONE U.S. ZONE 14, SOUTH TEXAS.



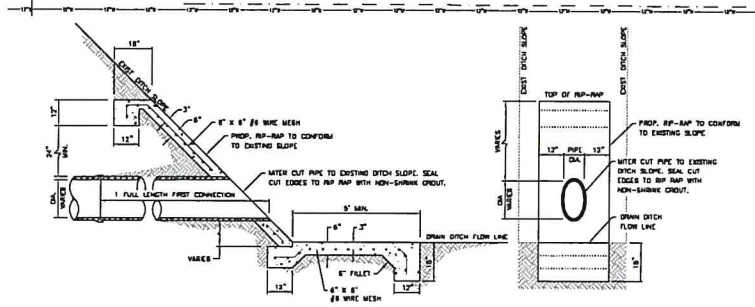
LOCATION MAP
SCALE 1"=1000'

LEGEND

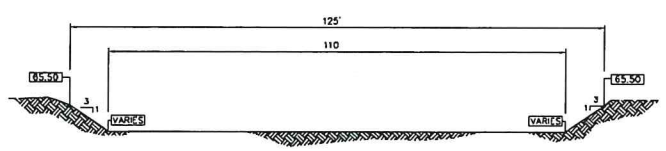
O.S.S.F.	ON-SITE SEWAGE FACILITY
P.O.B.	POINT OF BEGINNING
B.M.	BENCH MARK
R.O.W.	RIGHT OF WAY
H.C.O.R.	HIDALGO COUNTY ORIGINAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
W.D.	WARRANTY DEED
NAWSC	NORTH ALAMO WATER SUPPLY CORP.
▣	SET CONCRETE MONUMENT WITH ELEVATION(CM-0)
⊘	SET ½" REBAR
Ø/IP	½" REBAR FOUND
⊘	SET CPS (COTTON PICKER SPINDLE)
- - - - - -	EASEMENT LINE
———	PROPERTY LINE
—— - - ——	R.O.W. LINE
—— - - ——	CENTERLINE
—12"W—	EXISTING 12" WATER LINE
—8"FM—	EXISTING 8" FORCE MAIN

UTILITY NOTES:

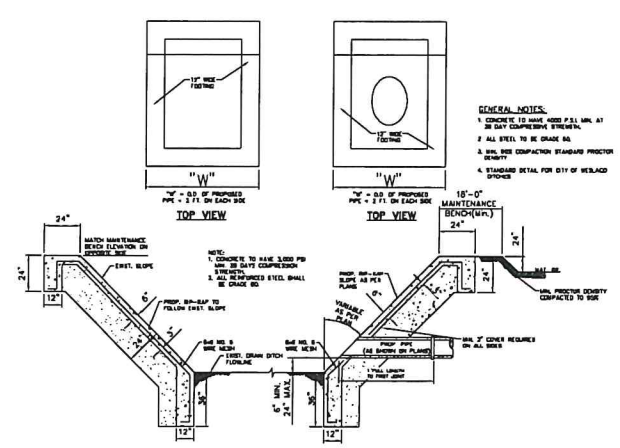
EXISTING ABOVE GROUND UTILITIES AND TOPOGRAPHY HAVE BEEN PLOTTED BY DIRECT FIELD INFORMATION. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM VARIOUS SOURCES AND LOCATORS. CONTRACTOR WILL BE REQUIRED TO ESTABLISH THEIR EXACT LOCATION, DEPTH, AND SIZE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL CUT OR BROKEN WATER LINES, IRRIGATION LINES, FORCE MAINS, SPRINKLER SYSTEMS, GAS LINE, ELECTRICAL LINES, CABLES, ETC.



MITERED END SECTION DETAIL
NTS



PROPOSED DETENTION POND CROSS SECTION



GENERAL NOTES:
1. CONCRETE TO HAVE 4000 P.S.I. MIN. AT 28 DAY COMPRESSIVE STRENGTH.
2. ALL STEEL TO BE GRADE 60.
3. SOIL MUST COMPACTION STANDARD PROCTOR DENSITY
4. STANDARD DETAIL FOR CITY OF WESLACO OTHERS

DISCHARGE STRUCTURE DETAIL WITH ONE MAINTENANCE ROAD
NTS

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
prop drainage - Existing surface	1.00	1.00	532396.94 Sq. Ft.	45293.57 Cu. Yd.	1452.05 Cu. Yd.	43841.52 Cu. Yd.<Cut>
Totals			532396.94 Sq. Ft.	45293.57 Cu. Yd.	1452.05 Cu. Yd.	43841.52 Cu. Yd.<Cut>

DRAINAGE PLAN

RANCHETTE ON 18th SUBDIVISION
EXISTING CONDITIONS

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES, LLC.
SWG
CONSULTING ENGINEERS
WESLACO, TEXAS

611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78596
(956)-968-2194 OFFICE (956)-968-8300 FAX
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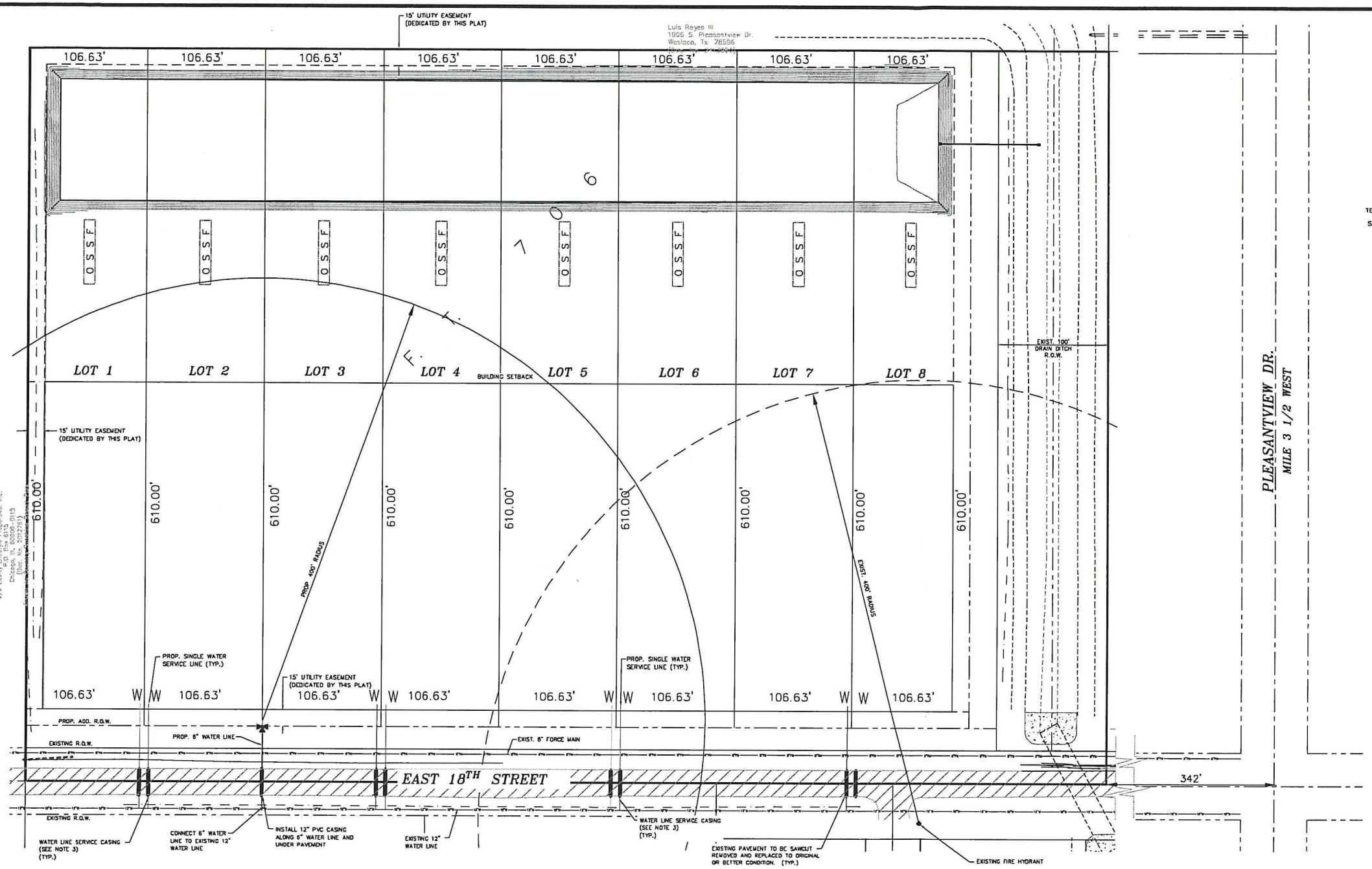
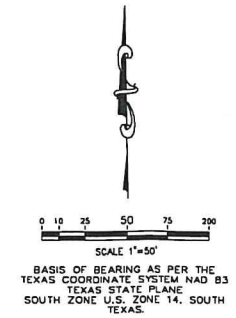
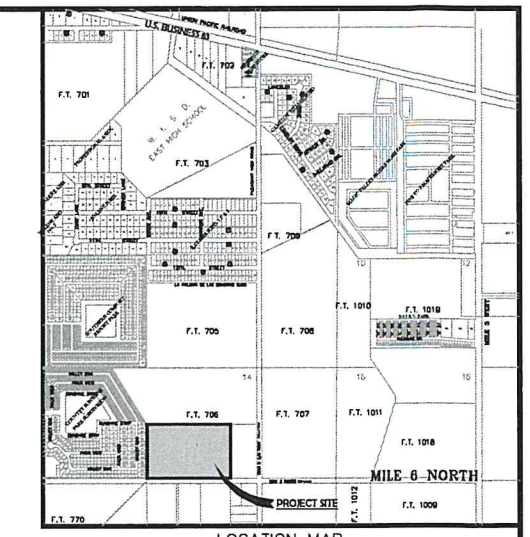
FILE PATH: C:\USERS\DOUG\DESKTOP\DROPBOX (SWG ENGINEERING, LLC)\SWG PROJECTS FOLDER\PROJECTS\21-119 LUIS REYES SUBDIVISION\DRAFTING\WORKING DRAWING FILE\8 LOTS SUBDIVISION\CITY OF WESLACO\DRIANAGE PLANT.DWG PLOT







LOCATION MAP
SCALE 1"=1000'

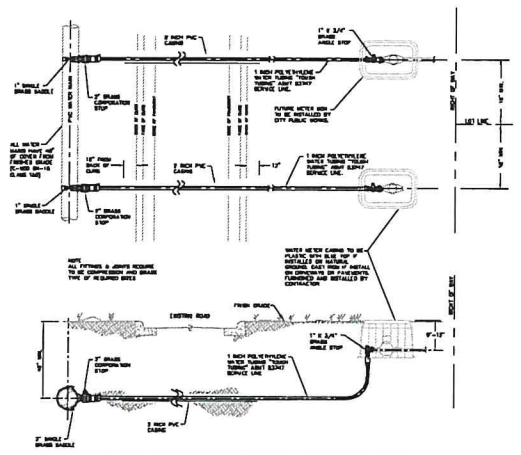
LEGEND

O.S.S.F.	ON-SITE SEWAGE FACILITY
P.O.B.	POINT OF BEGINNING
B.M.	BENCH MARK
R.O.W.	RIGHT OF WAY
H.C.O.R.	HIDALGO COUNTY ORIGINAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
W.D.	WARRANTY DEED
NAWSC	NORTH ALAMO WATER SUPPLY CORP.
▣	SET CONCRETE MONUMENT WITH ELEVATION(CM-D)
⊘	SET ½" REBAR
Ø/IP	½" REBAR FOUND
⊘	SET CPS (COTTON PICKER SPINDLE)
- - - - -	EASEMENT LINE
———	PROPERTY LINE
— - — -	R.O.W. LINE
— - — -	CENTERLINE
—12"W—	EXISTING 12" WATER LINE
—8"FM—	EXISTING 8" FORCE MAIN
▨	EXISTING ROAD

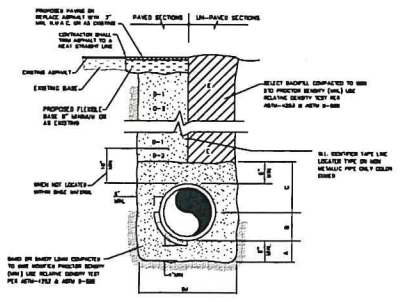
STATE OF TEXAS
JOSE G. REYES, JR.
93827
LICENSED
PROFESSIONAL ENGINEER
5/8/2023

UTILITY NOTES:

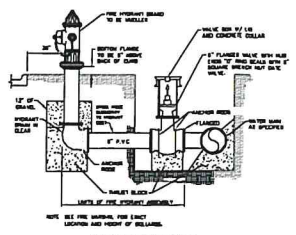
EXISTING ABOVE GROUND UTILITIES AND TOPOGRAPHY HAVE BEEN PLOTTED BY DIRECT FIELD INFORMATION. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM VARIOUS SOURCES AND LOCATORS. CONTRACTOR WILL BE REQUIRED TO ESTABLISH THEIR EXACT LOCATION, DEPTH, AND SIZE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ALL CUT OR BROKEN WATER LINES, IRRIGATION LINES, FORCE MAINS, SPRINKLER SYSTEMS, GAS LINE, ELECTRICAL LINES, CABLES, ETC.



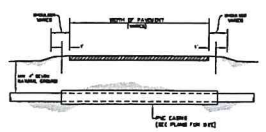
1" WATER METER SERVICE ROAD CROSSING
NTS



WATER LINE BEDDING
NTS



FIRE HYDRANT ASSEMBLY AND BOX DETAIL
NTS



SLEEVE CASING CROSSING ON WATER LINE
NTS

WATER DISTRIBUTION NOTES:

1. LOTS TO HAVE SINGLE 1" SERVICE LINES WITH 1"X3/4" BRASS ANGLE STOP.
2. SERVICE SADDLE TO BE SINGLE STRAP TAP-IN FOR ALL PVC EXISTING WATERLINES.
3. ALL SINGLE WATER SERVICE LINES TO BE INCASED WITH 2" PVC C160 UNLESS OTHERWISE NOTED.

UTILITY PLAN

RANCHETTES ON 18th SUBDIVISION

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES, LLC.
CONSULTING ENGINEERS
WESLACO, TEXAS

611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78596
(956)-968-2194 OFFICE (956)-968-8300 FAX
TEXAS FIRM REGISTRATION NO. F-592

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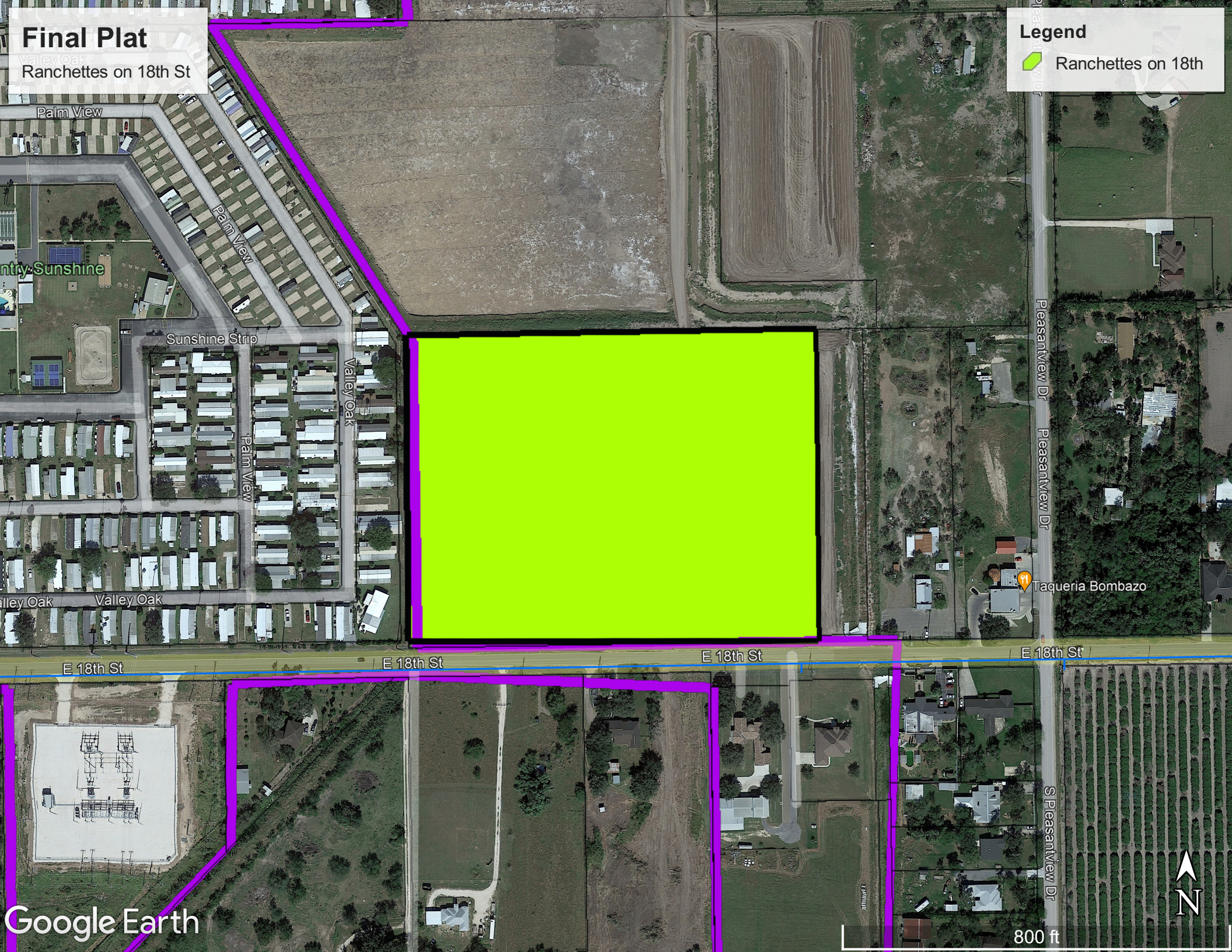
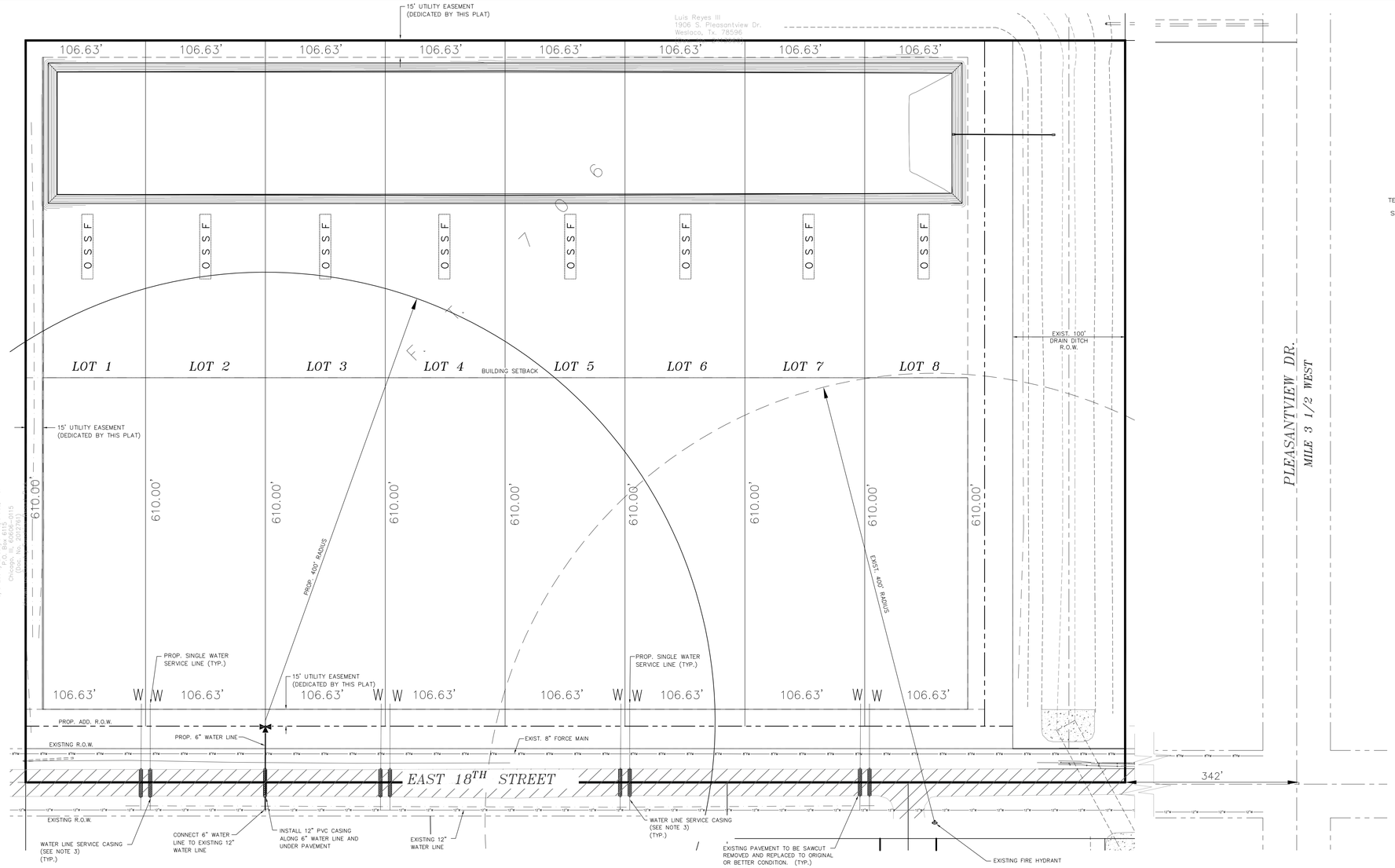
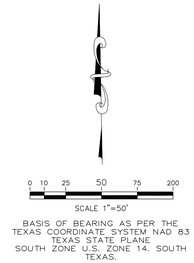
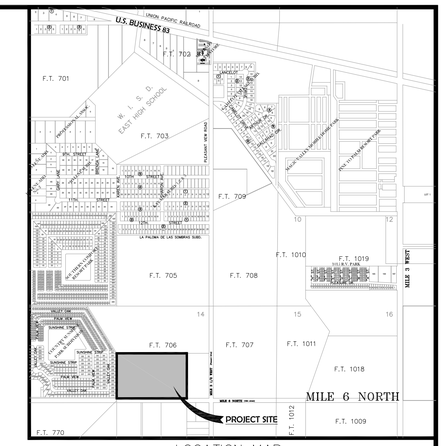
Final Plat

Ranchettes on 18th St









LOCATION MAP
SCALE 1"=1000'

LEGEND

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P.O.B.	POINT OF BEGINNING
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◉	SET CONCRETE MONUMENT WITH ELEVATION(CM-O)
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STATE OF TEXAS
JOSE G. REYES, JR.
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5/8/2023

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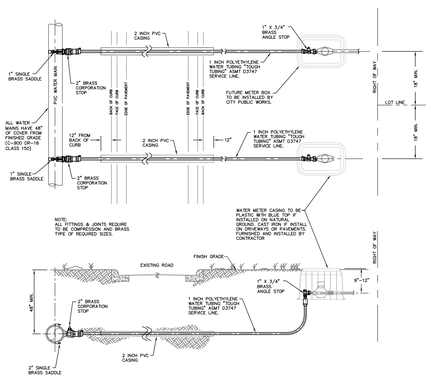
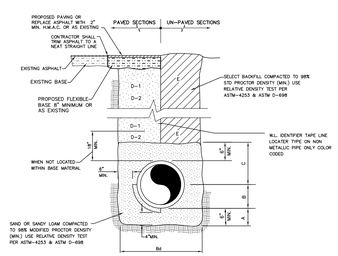


1" WATER METER SERVICE ROAD CROSSING
NTS



A. SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS= 4")

B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) IN TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.

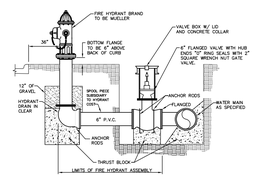
C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 98% SPD. (8" LIFTS, MECHANICAL COMPACTION)

D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.

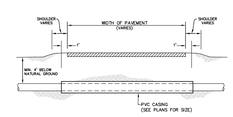
E. SELECT EARTH BACKFILL COMPACTED TO 98% SPD. (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR OTHER METHODS) SHALL BE PROVIDED WHERE UNSTABLE SOIL CONDITIONS EXIST. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 98% STD. PROCTOR DENSITY (MIN.) USE RELATIVE DENSITY TEST PER ASTM-4253 & ASTM D-698. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

WATER LINE BEDDING
NTS



NOTE: SEE FIRE MARSHAL FOR EXACT LOCATION AND HEIGHT OF BOLLARDS.

FIRE HYDRANT ASSEMBLY AND BOX DETAIL
NTS



SLEEVE CASING CROSSING ON WATER LINE
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UTILITY PLAN

RANCHETTES ON 18th SUBDIVISION

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES, LLC.
SWG
CONSULTING ENGINEERS
WESLACO, TEXAS

611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78596
(956)-968-2194 OFFICE (956)-968-8300 FAX
TEXAS FIRM REGISTRATION NO. F-592

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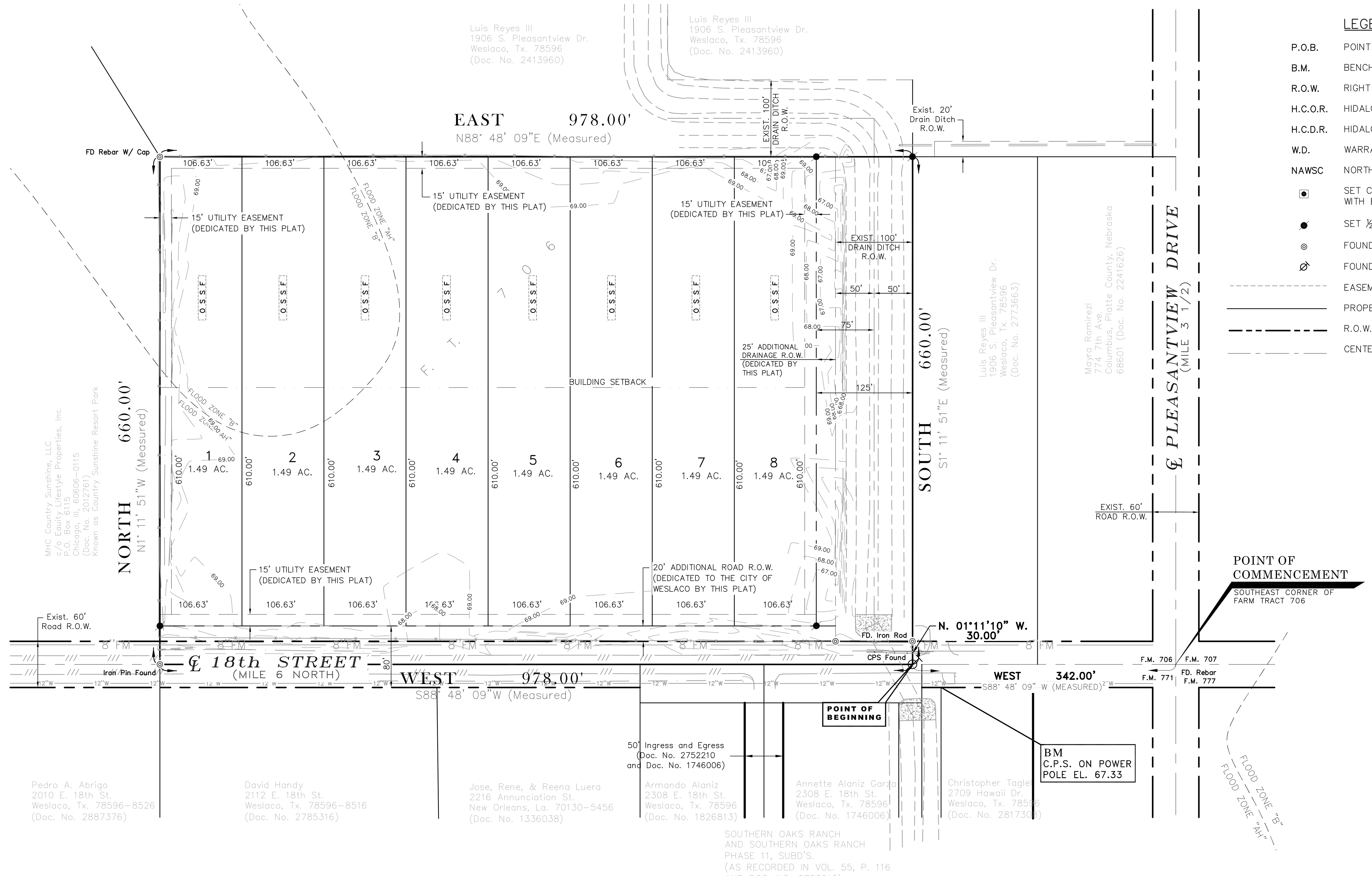
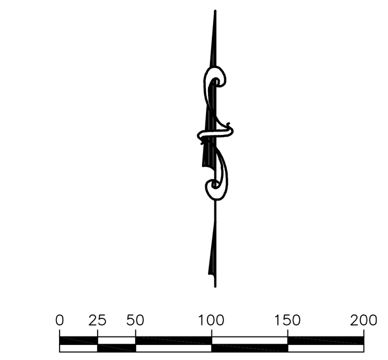
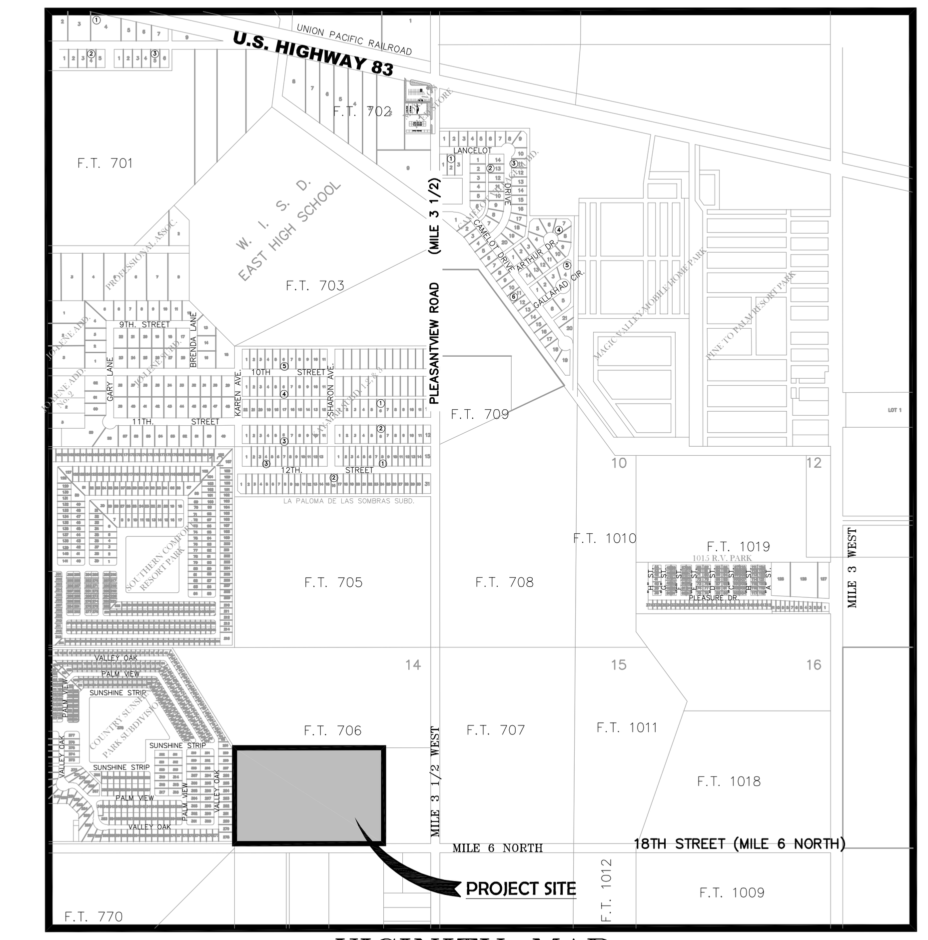


LEGEND

P.O.B.	POINT OF BEGINNING
B.M.	BENCH MARK
R.O.W.	RIGHT OF WAY
H.C.O.R.	HIDALGO COUNTY ORIGINAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
W.D.	WARRANTY DEED
NAWSC	NORTH ALAMO WATER SUPPLY CORP.
⊡	SET CONCRETE MONUMENT WITH ELEVATION(CM-0)
●	SET ½" REBAR
◎	FOUND ½" IRON PIN
⌀	FOUND CPS (COTTON PICKER SPINDLE)
- - - -	EASEMENT LINE
———	PROPERTY LINE
— - —	R.O.W. LINE
— - —	CENTERLINE



SCALE: 1"= 100'
NAD 83 (NORTH AMERICAN DATUM 83)
TEXAS STATE PLANES, SOUTH ZONE, US FOOT



VICINITY MAP
SCALE: 1"= 1000'

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO & CAMERON COUNTY 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 HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES 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. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, 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:

HIDALGO COUNTY DRAINAGE DISTRICT No.1

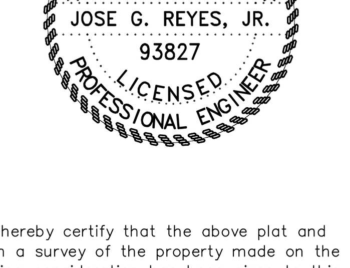
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE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

____
RAUL E. SESIN, P.E., CFM
GENERAL MANAGER

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, JOSE G. REYES JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEAR BY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

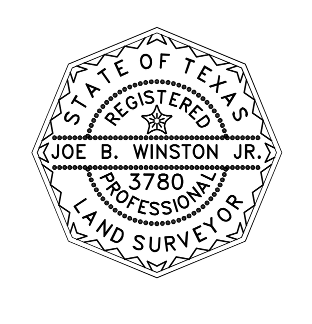
____
JOSE G. REYES JR.
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NUMBER: 93827



STATE OF TEXAS:
COUNTY OF HIDALGO:

Joe B. Winston Jr., a registered professional land surveyor in Texas, hereby certify that the above plat and description of the the PIKE TERRACE SUBDIVISION, was prepared from a survey of the property made on the ground by me or under my supervision and that the proper engineering consideration has been given to this plat and is a true and accurate representation of the subdivision.

____
Joe B. Winston Jr. P.E. # 31109 R.P.L.S. # 3780



____
Date

STATE OF TEXAS:
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICAITON AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS **RANCHETTES ON 18TH STREET SUBDIVSION**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

______________________________ ______________
CYNTHIA O'BRIEN DATE
23 PARK AVE. 2C
NEW YOUK, NY 10016

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI LISTED UNDER OWNER'S DEDICATION, AND ATTESTATION PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___________ DAY OF _________, 20__.

____
NOTARY PUBLIC, STATE OF TEXAS

____
MY COMMISSION EXPIRES:

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **RANCHETTES ON 18TH STREET SUBDIVSION** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO .

______________________ ____________
MAYOR OF THE CITY OF WESLACO DATE

______________________ ____________
SECRETARY OF THE CITY OF WESLACO DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

PLANNING AND ZONING COMMISSION CHAIR

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

______________________________ ____________
CHAIRMAN PLANNING AND ZONING COMMISSION DATE

PLAT NOTES AND RESTRICTIONS:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF AND REPAIR OF ANY SURFACE AND UNDERGROUND IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PAVEMENT, LANDSCAPING INCIDENTAL TO UTILITY COMPANIES MAKING REPAIRS TO PUBLIC UTILITIES.
2. MINIMUM SETBACK SHALL BE AS FOLLOWS:
   FRONT: 20'
   REAR: 10'
   SIDE: 5'
   SIDE CORNER: 10'
   CUL-DA-SAC: 20'

BENCH MARK: LOCATED APPROXIMATELY 34' EAST OF SAID SOUTHEAST PROPERTY CORNER, ALSO BEING THE CENTER LINE OF 18TH STREET AND APPROXIMATELY 20' SOUTH ON POWER POLE WITH COTTON PICKER SPINDLE.
ELEVATION: 67.33

3. NO BUILDING OR FENCES SHALL BE BUILT OVER ANY EASEMENTS, EXCEPT AS SHOWN.
4. LOT CORNERS HAVE BEEN SET WITH 1/2" REBARS.
5. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.
6. NO VISIBLE WATER WELLS ARE LOCATED WITHIN 150 FEET OF ANY SEWER SYSTEM.
7. LOT OWNER(S) WILL CONNECT TO CITY SERVICES WHEN THEY BECOME AVAILABLE.
8. NO FILL / PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H. & C.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE THE EXPRESSED WRITTEN PERMISSION OF THE H. & C.C.I.D. NO. 9.
10. TRAFFIC CONTROL & STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.
11. FLOOD ZONE STATEMENT:
    FLOOD ZONE DESIGNATION: ZONE "B" AND "AH"(SHADED)

    ZONE "B" AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ON SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY-PANEL NO. 480334 0525B, EFFECTIVE DATE: JANUARY 2, 1981

    ZONE "AH" SHADED 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. COMMUNITY-PANEL NO. 480334 0525B, EFFECTIVE, DATE: JANUARY 2, 1981
12. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. AND THE CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 267,269 CUBIC FEET (6.14 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
    THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GRATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR CALCULATION OF THIS SUBDIVISION.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
14. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 69.00 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
15. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
17. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF BUILDING PERMIT. ON CORNER LOTS, OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
18. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
19. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
20. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
21. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ASLO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
22. AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRS) TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHERE AFTER IS SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
23. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.
24. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFY IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
25. DETENTION AREA SHALL BE MAINTAINED BY THE OWNER. DETENTION AREA SHALL NOT BE SUBDIVIDED FOR FUTURE DEVELOPMENT.
26. BUFFER FENCING IN DEVELOPMENTS WITHIN THE CITY LIMITS AND ETJ, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING POND WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOTS OCCUPANTS TO BE PROTECTED FROM. IN THE ETJ, A PLAT NOTE REQUIRING SUCH BUFFERING OF THE AFFECTED LOT OWNER AT THE TIMNE OF THE LOT'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJACENT 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 MAJOR THOROUGHFARES BUT NOT GOLF COURSE LAKES, AND /OR SIMILAR LANDSCAPING.
27. NO LOTS ACCESS SHALL BE ALLOWED TO MILANOS ROAD AND PIKE BOULEVARD. LOTS 18 & 19 SHALL ONLY HAVE ACCESS TO WOODPECKER ROAD AND LOTS 4 & 5 ONLY SHALL HAVE ACCESS TO ORIOLE ROAD.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	CYNTHIA O'BRIEN	23 PARK AVE. 2C	NEW YORK, NY. 10016	(917) 838-7222
ENGINEER:	JOSE G. REYES	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78596	(956) 968-2194
SURVEYOR:	JOE WINSTON	611 S. INTERNATIONAL BLVD.	WESLACO, TX. 78596	(956) 968-2194

FILE 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

LEGAL DESCRIPTION OF RANCHETTES ON 18TH STREET SUBDIVISION

BEING THE 11.95 ACRES OF LAND OUT OF A CALL GROSS 14.82 ACRE TRACT OF LAND OUT OF FARM TRACT 706, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS TO-WIT:

SAVE AND EXCEPT THAT CERTAIN 1.45 ACRE TRACT CONVEYED TO THE CITY OF WESLACO, A TEXAS HOME RULED MUNICIPAL CORPORATION BY WARRANTY DEED DATED OCTOBER 15, 2020, FILED DECEMBER 23, 2020 UNDER DOCUMENT NO. 3178336, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING AT A FOUND CPS (COTTON PICKER SPINDLE) FOR THE SOUTHEAST CORNER OF FARM TRACT 706, SAID CORNER BEING AT THE INTERSECTION OF THE CENTERLINE OF PLEASANTVIEW DRIVE AND 18TH STREET, THENCE ALONG SAID CENTERLINE OF 18TH STREET, WEST (SOUTH 88°48'09" WEST MEASURED) WEST 342.00 FT TO A FOUND CPS (COTTON PICKER SPINDLE), FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WEST (SOUTH 88°48'09" WEST MEASURED) ALONG SAID CENTERLINE OF 18TH STREET AT A DISTANCE OF 978.00 FT. TO A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH (NORTH 01°11'51" WEST MEASURED) ALONG THE WEST BOUNDARY LINE OF THIS TRACT AT A DISTANCE OF 80.00 FT. PASS A SET 1/2"-INCH REBAR ON THE PROPOSED 20 FT. ADDITIONAL NORTH RIGHT OF WAY LINE OF MILE 6 NORTH (18TH STREET) AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FT. TO A SET 1/2"-INCH REBAR FOR THE NORTH WEST CORNER OF THIS TRACT OF LAND;

THENCE, EAST (NORTH 88°48'09" EAST MEASURED) AT A DISTANCE OF 853.04 FT. PASS A SET 1/2" INCH REBAR AND CONTINUE FOR A TOTAL DISTANCE OF 978.00 FT. FOR THE NORTH EAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH (SOUTH 01°11'51" EAST MEASURED) ALONG THE EAST BOUNDARY OF THIS TRACT AT A DISTANCE OF 630.00 FT. PASS A FOUND 1/2" IRON ROD AND CONTINUE FOR A TOTAL DISTANCE OF 660.00 TO THE POINT OF BEGINNING AND CONTAINING 14.82 ACRES, OF WHICH 1.45 ACRES LIES WITHIN THE EXISTING DRAINAGE EASEMENT, AND OF WHICH 0.67 ACRES LIES WITHIN THE EXISTING RIGHT OF WAY OF MILE 6 NORTH (18TH STREET), LEAVING AN NET OF 11.95 ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLAT OF RANCHETTES ON 18TH STREET SUBDIVISION

BEING THE 11.65 ACRES OF LAND OUT OF A CALL GROSS 14.82 ACRE TRACT OF LAND OUT OF FARM TRACT 706, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY

SIGLER, WINSTON, GREENWOOD, & ASSOCIATES, LLC.
SWG
CONSULTING ENGINEERS
WESLACO, TEXAS

611 BILL SUMMERS INTL. BLVD.
WESLACO, TEXAS 78596
(956)-968-2194 OFFICE (956)-968-8300 FAX
TEXAS FIRM REGISTRATION NO. F-592

21-119

DATE PREPARATION: MAY, 2023

COPYRIGHT 2023 SWG ENGINEERING, LLC

RG

FILE PATH: C:\USERS\DOUG\DESKTOP\DROPBOX (SWG ENGINEERING, LLC)\SWG PROJECTS FOLDER\PROJECTS\21-119 LUIS REYES SUBDIVISION\DRAFTING\WORKING DRAWING FILE\8 LOTS SUBDIVISION\CITY OF WESLACO\PLAT OF RANCHETTES-8 LOTS SUBD.DWG PLOT DATE:5/7/2023

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6636

From:

Subject:
Discussion and consideration to re-schedule or cancel the regular meeting of July 4, 2023 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Background:
The first regular meeting of the City Commissioners for the month of July is Tuesday, July 4, 2023. The City's Holiday Schedule observes Independence Day (4th of July) and city offices are closed for non-civil service personnel.

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 Created
Martin Garza

City Manager Comments:
Staff will go with the wishes of the commission.

Staff Recommendation:

Attachments, if any:
Holiday_Schedule

Responsibilities upon Approval:

Holiday Schedule

NEW YEARS DAY
GOOD FRIDAY
MEMORIAL DAY
INDEPENDENCE DAY
LABOR DAY
THANKSGIVING DAY
DAY AFTER
CHRISTMAS EVE
CHRISTMAS DAY

HOLIDAYS FALLING ON SATURDAY OR SUNDAY

Whenever an authorized paid holiday listed above falls on a Saturday, the Friday before will be the paid holiday. If the holiday falls on a Sunday, the following Monday will be the paid holiday. Employees who are regularly scheduled to work on Saturdays or Sundays, however, will treat the Saturday or Sunday, as applicable, as the holiday.

If two holidays fall consecutively on a Friday and Saturday, the Thursday before will be observed as a holiday along with the Friday. If two holidays fall consecutively on a Sunday and Monday, the following Tuesday will be observed as a holiday along with Monday.

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6599

From:
David Arce

Subject:
Discussion and consideration to purchase liftstation pumps and control panels from Zone Industries, Buyboard Vendor No. 672-22, in the amount not to exceed $460,000 for the following liftstations, #2, #20, #21, #23 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

David Arce	Created/Initiated
David Arce	Approved
Rosalinda Cavazos	New
Martin Garza	

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
Memo 2023 Lift Station Pump and Panels, Zone Industries Quote

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

Date: June 20, 2023

To: City Commission

From: David Arce, Public Works Director

Subject: LIFT STATION PUMPS AND PANELS

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

With the ARPA funding staff is recommending to purchase lift station pumps and control panels from Buyboard vendor 672-22, Zone Industries in the amount of $460,000 to update pumps at LS 2, 20, 21, and 23.

LS 2 – Agostadero and Missouri
LS 20- Hidden Valley
LS 21- PNC Bank on 1015
LS 23- De Los Santos and Iowa

Pumps will take about 10-12 months to receive them.

Staff Recommends Approval.

3908 E Richardson RD, Edinburg TX 78542
Phone: 956-378-9270

Attn: Marcello Cosme Date: 6-15-23
Project: City of Weslaco LS # 2, 20,21, & 23 Upgrade
Engineer: N/A

Quote Number: PD23119

2ea Gorman-Rupp T4C71S-B Super-T series wastewater pumps. With Hard Iron and Eradicator Solids management system. 2ea Gorman-Rupp Air release valve assemblies with isolation ball valves. Suction & Discharge gauges 0-140 TDH. Pumps rated for 350 GPM @ 35 TDH with 10-hp, 1800 RPM, TEFC Premium efficient electric motors mounted on Single adjustable steel v-belt bases with pulleys, belts & guards. Horizontal Right-Hand Configuration.

1ea Duplex Control Panel NEMA 4X S.S. Rated for 10-hp (?) Voltage.
NEMA Breakers & Starters, Phase Monitor, TVSS, High Temperature Shut Down Protection & 3KVA step down control transformer, Alternator, H-O-A selector, light &horn with silence button. Shipped loose with floor stands.

NET PRICE: $ 90,000.00

WESLACO LS # 20

1ea Gorman-Rupp Engineered Systems LE Duplex factory pump package. Includes:
2ea Gorman-Rupp T3C71S-B Super-T series wastewater pumps. With Hard Iron and Eradicator Solids management system. Mounted and tested on a with 3” discharge check and plug valves. 2ea Gorman-Rupp Air release valve assemblies with isolation ball valves. Suction & Discharge gauges 0-140 TDH. Pumps rated for 250 GPM @ 35 TDH with 7.5-hp, 1800 RPM, TEFE Premium efficient electric motors mounted on adjustable steel v-belt bases with pulleys, belts & guards.

1ea Duplex Control Panel NEMA 4X S.S. Rated for 7.5-hp (?) Voltage.
NEMA Breakers & Starters, Phase Monitor, TVSS, High Temperature Shut Down Protection & 3KVA step down control transformer, Alternator, H-O-A selector, light &horn with silence button. Shipped loose with floor stands.

NET PRICE: $ 120,000.00

Terms are described below and upon approved credit. No taxes are included. Prices firm for 30 days only. Note: Retainers are not considered as part of the terms of the quotation. PPS will furnish Insurance Certificate upon request. The above quotation is subject to Zone Industries standard conditions of sale and any parties acceptance to purchase items & cost noted hereby signify that they have read and understand those conditions and agree to them. These said terms & conditions shall have absolute overriding authority of any agreement between Zone Industries & other parties, unless specifically noted otherwise by Zone Industries in writing. No verbal or handwritten changes to this proposal shall be acceptable, unless revised written proposal provided. This quote is not a Bill of Sale.

3303 Cypresswood Dr. Spring, TX 77388 Tel: 713-783-8530 Fax: 713-783-1221

WESLACO LS # 21

1ea Gorman-Rupp Engineered Systems LE Duplex factory pump package. Includes:
2ea Gorman-Rupp T4C71S-B Super-T series wastewater pumps. With Hard Iron and Eradicator Solids management system. Mounted and tested on a with 4" discharge check and plug valves. 2ea Gorman-Rupp Air release valve assemblies with isolation ball valves. Suction & Discharge gauges 0-140 TDH. Pumps rated for 350 GPM @ 35 TDH with 10-hp, 1800 RPM, TEFE Premium efficient electric motors mounted on adjustable steel v-belt bases with pulleys, belts & guards.

1ea Duplex Control Panel NEMA 4X S.S. Rated for 10-hp (?) Voltage.
NEMA Breakers & Starters, Phase Monitor, TVSS, High Temperature Shut Down Protection & 3KVA step down control transformer, Alternator, H-O-A selector, light &horn with silence button. Shipped loose with floor stands.

NET PRICE: $ 125,000.00

WESLACO LS # 23

1ea Gorman-Rupp Engineered Systems LE Duplex factory pump package. Includes:
2ea Gorman-Rupp T4C71S-B Super-T series wastewater pumps. With Hard Iron and Eradicator Solids management system. Mounted and tested on a with 4" discharge check and plug valves. 2ea Gorman-Rupp Air release valve assemblies with isolation ball valves. Suction & Discharge gauges 0-140 TDH. Pumps rated for 350 GPM @ 35 TDH with 10-hp, 1800 RPM, TEFE Premium efficient electric motors mounted on adjustable steel v-belt bases with pulleys, belts & guards.

1ea Duplex Control Panel NEMA 4X S.S. Rated for 10-hp (?) Voltage.
NEMA Breakers & Starters, Phase Monitor, TVSS, High Temperature Shut Down Protection & 3KVA step down control transformer, Alternator, H-O-A selector, light &horn with silence button. Shipped loose with floor stands.

NET PRICE: $ 125,000.00

TOTAL NET PRICE: $ 460,000.00

Notes/Exceptions:

1) No labor, installation or other materials are included.
2) The air release valves will need drain lines installed by contractor and piped back to the wet well.
3) Need City to confirm site voltage and phase before release of order.

Unless specifically mentioned in this proposal for inclusion with proposed items, Zone Industries has not included any other items or services. Items quoted are standard construction and paint unless otherwise noted. Motors sent in for rebuild that are "Listed Motors" i.e. UL, FM, etc. will not be re-certified unless specifically stated at time of repair. Any sale of goods is based on our "Standard Terms & Conditions of Sales", request copy if needed. Proposal is limited to the items and quantities listed. Neither verbal nor handwritten changes are acceptable. Any revision to proposal will be provided in a re-typed "revised" proposal.

The equipment is quoted with freight allowed to the jobsite. Current estimated delivery of items is running approximately __12__weeks after receipt of approved submittal drawings. **Please note the lead time is estimated at the time of quote and may differ at** time of order. Submittals can be furnished approximately __6-8__weeks after receiving acceptable purchase order.
The quote is valid for 60 days from the original date.

We look forward to working with you on this and any future projects. If you have any questions or thoughts, please do not hesitate to call.

Sincerely,

PRISCILLA DOMINGUEZ
Outside Sales

Zone Industries
M: 956-578-1053
pdominguez@zoneindustries.com

APPROVED BY: _____

DATE: _____

Terms are described below and upon approved credit. No taxes are included. Prices firm for 30 days only. Note: Retainers are not considered as part of the terms of the quotation Zone Industries will furnish Insurance Certificate upon request. The above quotation is subject to Zone Industries conditions of sale and the parties hereby signify that they have read and understand those conditions and agree to them.

Terms are described below and upon approved credit. No taxes are included. Prices firm for 30 days only. Note: Retainers are not considered as part of the terms of the quotation Zone Industries will furnish Insurance Certificate upon request. The above quotation is subject to Zone Industries conditions of sale and the parties hereby signify that they have read and understand those conditions and agree to them.

3303 Cypresswood Dr. Spring, TX 77388, Tel: (713) 783-8530, Fax: (713) 783-1221

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6600

From:
David Arce

Subject:
Discussion and consideration to award wetwell cover rehabilitation at the North Wastewater Treatment Plant, and water/sewer pipe bursting and pumps, to Southern Trenchless Solutions, LLC., Buyboard vendor contract #635-21, the combined cost not to exceed $594,891, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Background:
With the ARPA funding, staff is recommending purchase a new wet well cover. The wet well that is located at the North Wastewater Plant had some work done last July. This is to protect the wet well. The old fiberglass roof will be removed and replaced with a new roof. The pipe bursting at 3 locations:

First and Texas Blvd.
Los Torritos and Texas Blvd.
Pleasantview Dr. and Expressway

Pipe Bursting will replace old pipe under TXDOT right of way. We recommend pipe bursting vs the open cut replacement process.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

David Arce	Created/Initiated
David Arce	Approved
Rosalinda Cavazos	New
Martin Garza	

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
Memo 2023 Wet well cover and Pipe Bursting, SOUTHERN TRENCHLESS QUOTE 6.20.23

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

Date: June 20, 2023

To: City Commission

From: David Arce, Public Works Director

Subject: WET WELL COVER AND PIPE BURSTING

Cc: Martin Garza, City Manager
Rosie Cavazos, Finance Director

With the ARPA funding staff is recommending purchase a new wet well cover. The wet well that is located at the North Wastewater Plant had some work done last July, this is to protect the wet well. The old fiberglass roof will be removed and replaced with a new roof. The pipe bursting at 3 locations:

First and Texas Blvd.
Los Torritos and Texas Blvd.
Pleasantview Dr. and Expressway

Pipe Bursting will replace old pipe under TXDOT right of way, we recommend pipe bursting vs the open cut replacement process.

All work will be done by Southern Trenchless under buyboard contract 635-21. Wet well cover is just shy of $345k and pipe bursting is $250k for a total of $594,891.

Staff Recommends Approval.

SOUTHERN TRENCHLESS SOLUTIONS

P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Quote Issued 6/13/2023

Quote # 23115

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

BuyBoard # 635-21

Project: City of Weslaco - WWTP Fiberglass Top

Line	Item	Description	Qty	Unit	Unit Price	Total
1	231	Mobilization / Demobilization	2	EA	10,125.00	20,250.00
2	113	Set Up 12" Pump (Per Pump)	2	EA	3,630.00	7,260.00
3	117	Set Up 12" Piping	200	LF	36.30	7,260.00
4	123	Operate 12" pumping System	21	Day	3,651.00	76,671.00
5	212	Utility Crew	120	HR	400.00	48,000.00
6	526	Remove & Replace Wet Well Accessories	2,000	LB	92.75	185,500.00
		*****Removal of Old Fiberglass Top & Installation of New Fiberglass Top				

Total **$344,941.00**

Exclusions:
1. Does Not Include ByPass or Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions
**Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____ Print Name: _____

Title: _____

***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
PO Box 8084
Weslaco, TX 78599

BuyBoard® Cooperative Purchasing

We Appreciate Your Business!!!

SOUTHERN TRENCHLESS SOLUTIONS

P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Quote Issued 6/14/2023

Quote # 23-012-211

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

BuyBoard # 635-21

Project: City of Weslaco -
Pipeburst Pleasant St. Texas St

Line	Item	Description	Qty	Unit	Unit Price	Total
1	231	Mobilization / Demobilization	1	EA	4,250.00	4,250.00
2	510	Traffic control	15	Day	500.00	7,500.00
3	202	Trench safety	900	LF	20.00	18,000.00
4	133	8" Clean and TV sanitary sewer	300	LF	5.50	1,650.00
5	135	12" Clean and TV sanitary sewer	600	LF	6.00	3,600.00
6	164	6" - 18" Post TV Inspection After Rehabilitation	900	LF	2.50	2,250.00
7	195	Access Pit (8'-12' deep)	6	EA	6,000.00	36,000.00
8	52	Burst existing 6" or 8" to 8" IPS SDR 19 (8'- 12' deep)	300	LF	75.00	22,500.00
9	56	Burst existing 10" or 12" to 12" IPS SDR 19 (8'- 12' deep)	600	LF	125.00	75,000.00
10	219	Flowable Fill	200	CY	150.00	30,000.00
11	494	Repair/Rehab 4" to 12" Flex base	60	SY	45.00	2,700.00
12	490	Repair/Rehab 2" Asphalt pavement	60	SY	85.00	5,100.00

Total

Exclusions:
1. Does Not Include ByPass or Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions
**Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____ Print Name: _____

Title: _____

***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
PO Box 8084
Weslaco, TX 78599

BuyBoard® Cooperative Purchasing

We Appreciate Your Business!!!

P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Quote Issued 6/14/2023

Quote # 23-012-211

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

BuyBoard # 635-21

Project: City of Weslaco -
Pipeburst Pleasant St. Texas St

Line	Item	Description	Qty	Unit	Unit Price	Total
13	528	Vac-Truck Lift Station/Manhole Sludge Removal	36	HR	400.00	14,400.00
14	212	Utility Crew	120	HR	225.00	27,000.00

Total **$249,950.00**

Exclusions:
1. Does Not Include ByPass or Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions
**Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____ Print Name: _____

Title: _____

***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
PO Box 8084
Weslaco, TX 78599

We Appreciate Your Business!!!

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6665

From:

Subject:
Discussion and consideration to select consultants for Construction Materials Testing Rotation List and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Background:
See attached memo

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 Albert Aldana Martin Garza	Created/Initiated New

City Manager Comments:

Staff Recommendation:
Staff recommends approval

Attachments, if any:
Memo

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

June 20, 2023

TO: Mayor David Suarez, City Commissioners
& City Manager, M. Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **CMT ON-ROTATION CONSULTANT SELECTION**
RFQ #2022-23-18

This item seeks your approval of the selection of three consultants to be awarded a rotation basis contract for a term of two years with an option for an additional year.

Six statements of qualifications were received by the RFB deadline of June 12, 2023, at 10:00 AM. The respondents included B2Z Engineering, Intertek PSI, L&G Engineering, MEG Engineers, Raba-Kistner, and Terracon.

The consultant SOQs were scored and ranked by staff. See the attached scoring summary sheet.

Staff recommends selection of the top three ranked firms.

Sincerely,
Albert J. Aldana, P.E.

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6666

From:
Albert Aldana

Subject:
Discussion and consideration on the selection of a consultant for the design of the proposed improvements to Lift Station 12 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering.)

Background:
See attached memo

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
Albert Aldana	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval

Attachments, if any:
06-20-23CC_LS12_ConsultantSelection, LS12_Scoring Summary

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

June 20, 2023

TO: Mayor David Suarez, City Commissioners
& City Manager, M. Garza

FROM: Albert J. Aldana, P.E.
City Engineer

RE: **CONSULTANT SELECTION FOR LS#12 IMPROVEMENTS**
RFQ #2022-23-05

This item seeks your approval of the selection of a consultant to be awarded a contract for the design of the proposed improvements to Lift Station #12 located at the southwest corner of Joe Stevens and Votech.

Six statements of qualifications were received by the RFB deadline of June 12, 2023, at 10:00 AM. The respondents included Cruz-Hogan, Guzman-Muñoz, Halff Associates, Perez Consulting Engineers, SAMES Engineering, and SWG Engineers.

The consultant SOQs were scored and ranked by Andrew Muñoz, David Arce, Commissioner Farias, and me. See the attached scoring summary sheet.

Staff recommends that highest ranked firm be awarded a contract for this project.

Sincerely,
Albert J. Aldana, P.E.

RFQ #2022-23-05
LIFT STATION #12 IMPROVEMENTS
RESPONDENT EVALUATIONS

SCORING & RANKING SUMMARY

	EVALUATOR SCORES					
RESPONDENT	**#1**	**#2**	**#3**	**#4**	**AVG**	**RANK**
Cruz Hogan Engineers, McAllen, Texas	87	96	91	86	90.0	**1**
Guzman & Muñoz, Engiineering & Surveying, Mercedes, Texas	84	78	70	81	78.3	**6**
Halff Associates, McAllen, Texas	91	84	74	84	83.3	**4**
Perez Consulting Engineers, McAllen, Texas	87	83	83	77	82.5	**5**
SAMES, McAllen, Texas	89	93	82	84	87.0	**3**
SWG Engineering, Weslaco, Texas	92	95	85	87	89.8	**2**

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6660

From:
ROBERT LOPEZ

Subject:
Discussion and consideration to purchase Livescan hardware/software from HID Global for the amount of $36,761.97 (GSA Contract GS-35F-0199R), of which $34,000 will be reimbursed by DJ-Edward Byrne Memorial Justice Assistance Grant Program #4507801 with NO MATCH required and authorize the Mayor to execute any related documents. Possible action. (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 DJ-Edward Byrne Memorial Justice Assistance Grant Program

Amount: $36,761.97	Term of Impact: 12 months	Identified in Current Budget: No

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)**:**

ROBERT LOPEZ	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend Approval

Attachments, if any:
HID Global Purchasing Quotations Livescan JAG Grant #4507801

Responsibilities upon Approval:

CITY OF WESLACO - PURCHASING QUOTATIONS

Dept. Weslaco Police Department Date: June 7, 2023

Person Submitting: Chief Joel Rivera Ph.D.

Product Description Brand/Model: Livescan Fingerprint System

1. Company: IDEMIA **HUB** --- Date: June 1, 2023
   Phone No. (951) 833-2311 Person called: Jayne Goodall
   Address or email 11951 Freedom Dr. STE 1800, Reston, VA 20190
   Price: $ 44,323.22 Discount (if any) Total: $ 44,323.22
   Availability &Terms: Incl. shipping, training/installation

2. Company: Dataworks Plus **HUB** --- Date: May 26, 2023
   Phone No. (925) 240-9010 Person called: Todd Pastorini
   Address or Email: tpastorini@dataworksplus.com
   Price: $ 38,743.85 Discount (if any) Total: $ 38,743.85
   Availability &Terms: Incl. shipping, training/installation

3. Company: HID Global **HUB** --- Date: June 3, 2023
   Phone No. (561) 523-6350 Person called: Debby Gelfand
   Address or Email: debby.gelfand@hidglobal.com
   Price: $ 36,761.97 Discount (if any) Total: $ 36,791.97
   Availability &Terms: Incl. shipping, training/installation

Person Obtaining Quote: Lt. Rodolfo Rodriguez Jr.

Company Selected (Click Button) 1○ 2○ 3◉

Remarks: See attached Memo

**** INSURANCE REQUIREMENTS ****

Companies or Contractors performing work on City of Weslaco Property must provide proof of Insurance to conform to the following provisions and amounts:

> Worker's Compensation	Statutory Limit
> Comprehensive General / Liability Occurrence	$1,000,000
> Bodily Injury & Property / Damage aggregate	$1,000,000
> Comprehensive auto	$1,000,000

**** CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPLE PLACE OF BUSINESS ****

> A business in the City of Weslaco is considered a "Local Vendor" and if a bid or quote is within 5% of other non local vendors, the City may make the purchase with the Local Vendor (271.9051).

**** COMPETITIVE BIDDING IN RELATION TO - HUB - Historically Underutilized Businesses ****

> Purchases of more than $3,000.00 but less than $50,000.00 the City of Weslaco has to contact at least two HUB's within the county of Hidalgo based on State Comptrollers Office (252.0215).

http://www.window.state.tx.us/procurement/cmbl/cmblhub.html

Please contact Purchasing Division for any assistance at 956-447-2240

WESLACO POLICE

WESLACO POLICE DEPARTMENT
901 N. AIRPORT DRIVE | WESLACO TX 78596
PH.: (956)968-8591 | Fax: (956)969-0762

Date: June 7th, 2023

To: Asst. Chief Robert Lopez

From: Lt. Rodolfo Rodriguez Jr.

Subject: Livescan

Upon inspecting the new jail/booking area, myself and Jail Supervisor Garcia have determined that the best application for a Livescan set-up is to have it on a mobile platform rather than a stationary one. The mobile platform will allow the jailer to move the device out of the way when not in use, so as to prevent potential damage by unruly inmates, and also to move it to the public area for walk-in's requesting background checks. I've checked with IT and they've informed me that no additional device configuration should be needed if we're going to be plugging/unplugging the internet line from the computer. Ideally, I'd like the Livescan computer to be Wifi capable but I believe the IT requirements for most vendors require the device to be hard-wired. You mentioned to me that there were specific requirements needed: 10-print, palm print capable, capable of printing 10-cards, 1-year warranty included, buyboard, COOP, to name a few. I have confirmed that the below listed quote have what are requested. Quotes include a 1-year warranty from the vendors.

IDEMIA (Hardware is on GSA, software is not)
$44,323.22
See attached. Highlighted items are what is included for potential purchase, total price.

DataWorks Plus (No buyboard, co-op or GSA)
$38,743.85
See attached. Highlighted items are what is included for potential purchase, total price.

HIDGlobal (GSA)

$$36,761.97
See attached for what is included with quoted price.

The total for each company is with all comparable options included.

Rodolfo Rodriguez Jr., Lieutenant rrodriguez@weslacotx.gov P: (956)968-8591 C: (956)405-8152

After reviewing all quotes and having read on the Tyler Technologies website regarding these companies, I have found HIDGlobal to offer the better package for both a system to process inmates/applicants for background purposes as well as for civlians requesting 10-print cards for employment purposes. While Idemia offer comparable products, there are issues where they are not a buyboard, COOP or GSA company or only select products they offer are GSA. Furthermore, HIDGlobal offers their camera and software as part of the package whereas the other two companies offer it as an add-on option. HIDGlobal is able to offer every single one of their products at GSA pricing. HID also has freight shipping, 1 year warranty and 2 days of on-site training/installation included in the quote. From what I've read on Tyler's support blog regarding Livescan companies, HID has offered the best results with regards to integration and customer support. For these reasons, I am suggesting we go with HIDGlobal.

The CJ Grant covers $34,000. The remaining overage, $2,761.97, would come from regular budget.

Respectfully,

Rodolfo Rodriguez Jr.
Lieutenant of Support Services

Rodolfo Rodriguez Jr., Lieutenant rrodriguez@weslacotx.gov P: (956)968-8591 C: (956)405-8152

hidglobal.com

Owned By:	Deborah Gelfand	Quote Number:	SQ-2023-QTO-199129
Cell:		Revision No.:	2
Phone:		Approval Date:	06/07/2023
Email:	debby.gelfand@hidglobal.com	Expiration Date:	09/04/2023
Customer Contact:	Rodolfo Rodriguez	Currency:	USD
Customer:	Weslaco Police Department	Terms:	NET 30
Customer Address:	302 SOUTH BRIDGE AVENUE WESLACO TEXAS 78596 United States	Integrator:	
		Distributor:	
		Quote Description:	

Item	Description	Qty	Standard Customer Price	Special Discount	Sale Price Each	Extended Sale Price
920189-01	SHIPPING ASSEMBLY, L SCAN 500, LSE RUNTIME LICENSE, SILICONE MEMBRANE - EAT GSA Contract GS-35F-0199R PRICE LIST	1	$9,640.43	0.00	$9,640.43	$9,640.43
930174	CMT ADVANTAGE MAINT, YR 1, HW - L SCAN 1000, L SCAN 500, DEVICE ONLY DOMESTIC - 12 months - EAT GSA Contract GS-35F-0199R PRICE LIST	1	$1,261.61	0.00	$1,261.61	$1,261.61
920191-01	SHIPPING ASSEMBLY, GUARDIAN 200, LSE RUNTIME LICENSE, SPOOF DETECTION LICENSE, SILICONE MEMBRANE - EAT GSA Contract GS-35F-0199R PRICE LIST	1	$3,360.38	0.00	$3,360.38	$3,360.38

MMP-07870	CAMERA, EOS REBEL T8I - BLACK, CANON - EAT GSA Contract GS-35F-0199R PRICE LIST	1	$1,101.76	0.00	$1,101.76	$1,101.76
930158	CMT ADVANTAGE MAINT,YR 1, HW, ALL SYSTEM PERIPHERALS INTEGRATED AND PROVIDED BY CMT, DOMESTIC - 12 months - EAT GSA Contract GS-35F-0199R PRICE LIST	2	$299.24	0.00	$299.24	$598.48
850181-022	SOFTWARE, SUBMISSION, TEXAS - IAM MSRP Price List	1	$630.00	0.00	$630.00	$630.00
850391-022	SOFTWARE, LSMS CONFIGURATION, TEXAS DPS - IAM MSRP Price List	1	$0.00	0.00	$0.00	$0.00
850391-026	SOFTWARE, LSMS CONFIGURATION, FEDERAL - IAM MSRP Price List	1	$0.00	0.00	$0.00	$0.00
950083	CMT ADVANTAGE MAINT,YR 1, STANDARD CMT SW, LSMS - 12 months - EAT GSA Contract GS-35F-0199R PRICE LIST	2	$302.87	0.00	$302.87	$605.74
950084	CMT ADVANTAGE MAINT,YR 1,STANDARD CMT SW, LSMS SUBMISSION SOFTWARE - 12 months - EAT GSA Contract GS-35F-0199R PRICE LIST	1	$101.56	0.00	$101.56	$101.56
930100-01	IMPLEMENTATION, FIRST DAY ON-SITE - EAT GSA Contract GS-35F-0199R PRICE LIST	1	$2,493.70	0.00	$2,493.70	$2,493.70
930000-5	IMPLEMENTATION AND TRAINING,SUBSEQUENT DAY ON-SITE - EAT GSA Contract GS-35F-0199R PRICE LIST	1	$1,586.90	0.00	$1,586.90	$1,586.90

PURCHASER ACKNOWLEDGEMENT:

Weslaco Police Department
Rodolfo Rodriguez Jr.
302 South Bridge Avenue
Weslaco, Texas 78596

Quote Number: SQ-2023-QTO-199129

CUSTOMER HEREBY ACCEPTS THE ABOVE-REFERENCED QUOTE. PURCHASE OF THE PRODUCTS AND/OR SERVICES LISTED HEREIN IS GOVERNED BY THE APPLICABLE TERMS AND CONDITIONS LOCATED AT: HTTP://WWW.HIDGLOBAL.COM/SALES-POLICY ("HID TERMS AND CONDITIONS"). ALL OTHER TERMS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO ANY TERMS AND CONDITIONS CONTAINED IN A PURCHASE ORDER OR OTHER DOCUMENT ISSUED BY PURCHASER) AND ANY PURPORTED MODIFICATIONS OR VARIATIONS TO THE HID TERMS AND CONDITIONS ARE EXPRESSLY EXCLUDED AND REJECTED BY HID AND ARE OF NO FORCE OR EFFECT, UNLESS OTHERWISE EXPRESSLY AGREED IN SIGNED WRITING BY THE PARTIES. HID'S ACCEPTANCE OF PURCHASER'S OFFER TO PURCHASE THE PRODUCTS AND/OR SERVICES LISTED ABOVE IS CONDITIONED UPON PURCHASER'S ACCEPTANCE OF THE HID TERMS AND CONDITIONS.

Authorized Signatory:

Signature: _____
Printed Name: _____
Title: _____
Date: _____

11951 Freedom Drive, Suite 1800
Reston, Virginia 20190

May 26, 2023

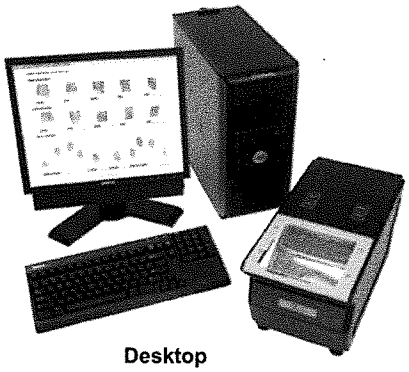
Lt. Rodolfo Rodriguez Jr. (1746)
Weslaco Police Department
Support Services
901 North Airport Drive
Weslaco, TX 78596
Phone: 956.968.8591 Ext. 2210
Cell: 956.405.8152
Email: rrodriguez@weslacotx.gov

Reference No. IDTX-L052623-02

IDEMIA is pleased to provide Weslaco Police Department with the following price quote for the IDEMIA LiveScan System equipped with the accepted standard State of Texas Department of Public Safety (TX-DPS) software and workflows.

IDEMIA's fully integrated LiveScan solution provides Weslaco Police Department the following features and benefits:

- Single-source vendor for all components of the LiveScan solution, including the AFIS interface for records submission to the State.
- Certification to the FBI's Electronic Fingerprint Transmission Specifications
- "Hit/No Hit" Response from the State AFIS Search
- Automatic fingerprint sequencing and duplicate print checking before scanning is completed, ensuring data integrity
- Quick check, review, and edit can be performed on each print
- All LiveScan Systems include on-site installation, training, and 1 year on-site warranty



Desktop

Solution Description and Pricing

IDEMIA proposes the equipment and services described in Tables 1-2.

Tenprint/Palm Capture – Cabinet – Adjustable Height (AH)

Table 1. Pricing

	Description	Unit Price
LS-H-53ED-22T *LS-CSTX-TX* *LS-COMX* *LS-UPS* *LS-IAT-CUSTOM* *LS-FREIGHT-CAB*	**IDEMIA LiveScan System Cabinet AH Tenprint/Palm Capture**, including: • IDEMIA LiveScan System Software • FBI Appendix F Certified Tenprint/Palm 500PPI Scanner with Moisture Discriminating Optics Scanner™ (MDO) Block Technology • Computer, Touch screen Monitor, keyboard • Ruggedized Cabinet – Adjustable Height • Standard TX-DPS defined Workflows and profiles • UPS • Installation / On-site Training • **Warranty**: 1 Year **On-site *Advantage*** Solution warranty, 9X5, Next day on-site response and parts replacement • Freight	**$21,536**
LS-H-53ED-MAINT-95	*Optional* **Annual Maintenance:** *(to start after 1st Year Warranty)* 1 Year On-site ***Advantage*** Solution, 9X5, Next day on-site response and parts replacement	**$3,068**

Tenprint/Palm Capture - Desktop

Table 2. Pricing

	Description	Unit Price
LS-H-53ED-22T *LS-CSTX-TX* *LS-COMX* *LS-UPS* *LS-IAT-CUSTOM* *LS-FREIGHT-DP*	**IDEMIA LiveScan System Desktop Tenprint/Palm Capture**, including: • IDEMIA LiveScan System Software • FBI Appendix F Certified Tenprint/Palm 500PPI Scanner with Moisture Discriminating Optics Scanner™ (MDO) Block Technology • Computer, Touch screen Monitor, keyboard • UPS • Standard TX-DPS defined Workflows and profiles • Installation / On-site Training • **Warranty**: 1 Year **On-site *Advantage*** Solution warranty, 9X5, Next day on-site response and parts replacement • Freight	**$16,397**
LS-D-53ED-MAINT-95	*Optional* **Annual Maintenance:** *(to start after 1st Year Warranty)* 1 Year On-site ***Advantage*** Solution, 9X5, Next day on-site response and parts replacement	**$2,278**

Current shipping is 60+ days after receipt by IDEMIA of Weslaco Police Department completed pre-install documentation, or as otherwise scheduled.

Optional Annual Maintenance Support will start immediately following the 1st Year Warranty. Annual Maintenance prices shown above are for Year 2 only. Annual maintenance pricing is subject to increase beginning in Year 3. Please contact the IDEMIA Maintenance Agreement team for pricing details: sec.alx.servicecontracts@idemia.com.

Note: if Weslaco Police Department requires, uses or captures Photos (mugshots, applicant photos), Options Table X "Digital Photo Capture" should be included with purchase.

Options and Pricing

IDEMIA equipment options and pricing described in Table 3. **Options Pricing**

	Description	Unit Price	Annual Maintenance
LS-F-MUG | LS-A-MUG	Cabinet Digital Photo Capture to include: Digital Camera, Digital Photo Capture Software, Cabinet mounting hardware	**$1,701**	**$212**
LS-DP-MUG	Desktop Digital Photo Capture to include: Digital Camera, Digital Photo Capture Software, Tripod	**$1,409**	**$212**
LS-PRNT-M-2	Printer Black & White Tenprint Card, Duplexer	**$1,409**	**$212**

Customer Responsibilities

Weslaco Police Department is responsible for the following:

- Providing necessary facility resources required for equipment installation and operation including access, space, environmental control, electrical power and networking.
- Providing a technical point of contact for IDEMIA who will be the primary person responsible for providing and/or coordinating obtainment of site installation pre-requisite information such as network information, IP addresses, power information, etc.
- To obtain and maintain the required transmission lines and hardware for remote communications to and from the necessary agencies.
- Installation, testing and troubleshooting any network communication connections, lines and/ or Weslaco Police Department network devices.
- Providing the necessary local area and wide area networking (LAN and WAN) including service and backend connectivity as well as any required VPN authorizations
- Compliance with TX-DPS requirements using TX-DPS approved method for electronic transfer
- Obtaining all required authorizations for connectivity to TX-DPS.
- Completion and return of IDEMIA pre-install documentation to IDEMIA Program Team.
- Printer supplies such as ink and toner cartridges (consumables) are Weslaco Police Department responsibility. IDEMIA does not offer or resell these items.

NOTE: Weslaco Police Department is encouraged to contact Chrystal Davila, Biometric Coordinator, Texas DPS, Tel: 512-424-7026 Email Chrystal.Davila@dps.texas.gov for establishing connectivity to the TX DPS AFIS prior to purchasing an IDEMIA LiveScan System.

Assumptions

In developing this price quote, IDEMIA has made the following assumptions:

- The proposed IDEMIA LiveScan System shall conform to the existing IDEMIA LiveScan configuration. Any additional functional requirements may be treated as change orders.
- An inter-agency agreement between Weslaco Police Department and applicable receiving agencies will be in place.
- Weslaco Police Department will provide all necessary communication for connectivity. This includes, but is not limited to hubs, routers, modems, etc.
- LiveScan System shipment and on-site Installation Services will be scheduled *after network connectivity* has been established and verified *and* IDEMIA's Program team has received the completed pre-install documentation from Weslaco Police Department.

The following items are not included in the scope of IDEMIA's pricing and will be quoted based on current service rates in effect at the time of request: (a) requests for IDEMIA assistance / completion of any agency or governing body required security documentation, surveys or questionnaires; (b) requests for IDEMIA support and potential resolution of issues resulting from agency vulnerability assessments, penetration testing and/or security audits.

Additional engineering efforts by IDEMIA beyond the scope of the standard product will be quoted based on current service rates in effect at the time of the change, plus any related travel or administrative expenses. Assistance with training and questions for the Weslaco Police Department's database or any programming, scripting, or review of programs beyond work quoted above are excluded from this offer.

Prices are exclusive of any and all state, or local taxes, or other fees or levies. Customer payments are due to IDEMIA within 30 days after the date of the invoice.

Product purchase will be governed by the IDEMIA Agreement, a copy of which is attached. No subsequent purchase order can override such terms. Nothing additional shall be binding upon IDEMIA unless a subsequent agreement is signed by both parties.

Firm delivery schedules will be provided upon receipt of a purchase order *and* IDEMIA receipt of completed pre-install documentation.

IDEMIA reserves the right to substitute hardware of equal value with equal or better capability, based upon market availability. If, however, such equipment is unavailable, IDEMIA will make its best effort to provide a suitable replacement.

Pricing valid through: June 30, 2023

Purchase orders should be sent to IDEMIA by electronic mail or U.S. postal mail to:

IDEMIA
14 Crosby Dr., 2nd Floor
Bedford, MA 01730
Email: noemi.islas@us.idemia.com | anamtkorders@us.idemia.com

Please direct all questions and order correspondence to:

Noemi Islas
IDEMIA Inside Sales
Email: noemi.islas@us.idemia.com | Tel: (657) 652-4447

We look forward to working with you.

Sincerely,

Casey Mayfield
Vice President Justice and Public Safety - IDEMIA Identity & Security USA LLC

Advantage Solution Support

The following table provides a summary of the maintenance services and support available during warranty and following warranty expiration. Initial warranty period is 1 year from the date of installation.

Support Features	Warranty	Post Warranty
Software Support 9X5*	**Included in Warranty**	**Available for purchase**
Unlimited Telephone Technical Support	√	√
2 Hour Telephone Response Time	√	√
Remote Dial-in Analysis	√	√
Software Standard Releases	√	√
Software Supplemental Releases	√	√
Automatic Call Escalation	√	√
Software Customer Alert Bulletins	√	√
Hardware Support – On-site 9X5*	**Included in Warranty**	**Available for purchase**
On-Site Response	24-hours	√
On-Site Corrective Maintenance	√	√
On-Site Parts Replacement	√	√
Preventive Maintenance	√	√
Escalation Support	√	√
Hardware Service Reporting	√	√
Hardware Customer Alert Bulletins	√	√
Parts Support	**Included in Warranty**	**Available for purchase**
Advanced Exchange Parts Replacement	√	√
Telephone Technical Support for Parts Replacement	√	√
Parts Customer Alert Bulletins	√	√
Software Uplifts		
Hours of Coverage Available up to 24 Hours Per Day, 7 Days/Week	Optional	Optional
Hardware Uplifts		
Hours of Coverage Available up to 24 Hours Per Day, 7 Days/Week	Optional	Optional

**Customer local time*

By signing this signature block below, Weslaco Police Department agrees to the terms and pricing stated in this price quote for the product and services as referenced above. My signature below constitutes the acceptance of this offer and authorizes IDEMIA to ship and provide these product and services:

Signature Authorization for Order:

Signature _____

Name _____

Date _____

Total Purchase Price (including any Options): $_____

PLEASE ENTER TOTAL ORDER AMOUNT ON ABOVE LINE

PLEASE PROVIDE A COPY OF CURRENT TAX EXEMPTION CERTIFICATE (if applicable).

Please provide Billing Address:

_____

_____

_____

Billing Contact name

Telephone number ( )

Email

Check if Billing Address is same as Shipping Address: ☐

Please provide Shipping Address (if different from Billing Address):

_____

_____

_____

Technical Contact name

Telephone number ( )

Email

Idemia Identity & Security USA LLC Short Form Sales Agreement

1. Scope. Idemia Identity & Security USA LLC, ("IDEMIA" or "Seller") having a place of business at 11951 Freedom Drive, Suite 1800, Reston, Virginia 20190 and _____ _____, ("Customer"), having a place of business at _ _____ _____, enter into this Sales Agreement ("Agreement"), pursuant to which IDEMIA will sell to Customer and Customer will purchase from Seller the equipment, parts, software, or services related to the equipment (e.g., installation) described in Seller's Proposal or Letter Quote dated _____. These terms and conditions, together with the Proposal or Quote, comprise the "Agreement." Customer may indicate its acceptance of this Agreement by signing below or by issuing a purchase order that refers to either the Proposal/Quote or to a Customer solicitation to which the Proposal/Quote responds. Only these terms and conditions apply to the transaction, notwithstanding any inconsistent or additional terms and conditions contained in the purchase order or Customer solicitation.

2. Price, Payment and Sales Terms. The Contract Price is U.S. $_____, excluding applicable sales, use, or similar taxes. Seller will submit invoices to Customer for products when they are shipped and, if applicable, for services when they are performed. Customer will make payments to Seller within twenty (20) days after the invoice date. Unless otherwise stipulated with the Seller when an Order is accepted, the Equipment will be delivered by Seller "FCA" (Free Carrier), with named place being the Seller's premises where the Goods are being dispatched, (Incoterms 2010). Title to the Equipment will pass to Customer upon payment in full of the Contract Price as outlined above, except that title to Software will not pass to Customer at any time. Risk of loss will pass to Customer upon delivery of the Equipment to the Customer at the agreed named place of delivery in accordance with the Incoterm in the contract. Seller will pack and ship all Equipment in accordance with good commercial practices.

3. Software. If this transaction involves software, any software owned by Seller ("IDEMIA Software") is licensed to Customer solely in accordance with Seller's Software License Agreement ("SLA"), which is attached as Exhibit A and incorporated herein by this reference. Any software owned by a third party ("Non-IDEMIA Software") is licensed to Customer in accordance with the standard license, terms, and restrictions of the copyright owner unless the owner has granted to Seller the right to sublicense its software pursuant to the SLA, in which case the SLA applies and the owner will have all rights and protections under the SLA as the Licensor. Seller makes no representations or warranties of any kind regarding Non-IDEMIA Software.

4. Express Limited Warranty and Warranty Disclaimer. IDEMIA Software is warranted in accordance with the SLA.

5. Delays and Disputes. Neither party will be liable for its non-performance or delayed performance if caused by an event, circumstance, or act of a third party that is beyond a party's reasonable control (a "Force Majeure"). Each party will notify the other if it becomes aware of a Force Majeure that will significantly delay performance. The parties will try to settle any dispute arising from this Agreement (except for a claim relating to intellectual property or breach of confidentiality) through good faith negotiations. If necessary, the parties will escalate the dispute to their appropriate higher-level managers. If negotiations fail, the parties will jointly select a mediator to mediate the dispute and will share equally the mediation costs. Neither party will assert a breach of this Agreement without first giving the other party written notice and a thirty (30) day period to cure the alleged breach.

6. **LIMITATION OF LIABILITY. Except for personal injury or death, Seller's total liability, whether for breach of contract, warranty, negligence, strict liability in tort, or otherwise, will be limited to the direct damages recoverable under law, but not to exceed the purchase price of the products or services for which losses or damages are claimed. SELLER WILL NOT BE LIABLE FOR ANY COMMERCIAL LOSS; INCONVENIENCE; LOSS OF USE, TIME, DATA, GOOD WILL, REVENUES, PROFITS OR SAVINGS; OR OTHER SPECIAL, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL DAMAGES IN ANY WAY RELATED TO OR ARISING FROM THIS AGREEMENT, THE SALE OR USE OF THE PRODUCTS, OR THE PERFORMANCE OF SERVICES BY SELLER PURSUANT TO THIS AGREEMENT. No action for contract breach or otherwise relating to the transactions contemplated by this Agreement may be brought more than one year after the accrual of the cause of action. This limitation of liability survives the expiration or termination of this Agreement.**

7. Confidential Information and Preservation of Proprietary Rights. The SLA governs software confidentiality. As to any other information marked "Confidential" and provided by one party to the other, the receiving party will maintain the confidentiality of the information and not disclose it to any third party; take necessary and appropriate precautions to protect the information; and use the information only to further the performance of this Agreement. Confidential information is and will remain the property of the disclosing party, and no grant of proprietary rights in the confidential information is given or intended. Seller, any copyright owner of Non-IDEMIA Software, and any third party manufacturer own and retain all of their proprietary rights in the equipment, parts and software, and nothing herein is intended to restrict their proprietary rights. Except as explicitly provided in the SLA, this Agreement does not grant any right, title or interest in Seller's proprietary rights, or a license under any Seller patent or patent application.

8. Miscellaneous: Each party will comply with all applicable laws, regulations and rules concerning the performance of this Agreement or use of the products to the extent they do not conflict with the laws of the United States. This Agreement and the rights and duties of the parties will be governed by and interpreted in accordance with the laws of the State in which the products are installed to the extent they do not conflict with the laws of the United States. This Agreement constitutes the entire agreement of the parties regarding this transaction, supersedes all previous agreements and proposals relating to this subject matter, and may be amended only by a written instrument executed by both parties. Seller is not making, and Customer is not relying upon, any representation or warranty except those expressed herein. There are no certifications or commitments binding Seller applicable to this transaction unless they are in writing and signed by an authorized signatory of Seller.

Idemia Identity & Security USA LLC ("SELLER"):

Signed_____

Name_____

Title_____

Date_____

NAME ("CUSTOMER")

Signed_____

Name_____

Title_____

Date_____

EXHIBIT A – SOFTWARE LICENSE AGREEMENT
In this Exhibit A, the term "Licensor" means Idemia Identity & Security USA LLC, ("IDEMIA"); "Licensee," means the Customer; "Primary Agreement" means the agreement to which this exhibit is attached (IDEMIA Short Form Sales Agreement); and "Agreement" means this Exhibit and the applicable terms and conditions contained in the Primary Agreement. The parties agree as follows:

For good and valuable consideration, the parties agree as follows:

SECTION 1. DEFINITIONS
1.1 "Designated Products" means products provided by IDEMIA to Licensee with which or for which the Software and Documentation is licensed for use.

1.2 "Documentation" means product and software documentation that specifies technical and performance features and capabilities, and the user, operation and training manuals for the Software (including all physical or electronic media upon which such information is provided).

1.3 "Open Source Software" means software with either freely obtainable source code, license for modification, or permission for free distribution.

1.4 "Open Source Software License" means the terms or conditions under which the Open Source Software is licensed.

1.5 "Primary Agreement" means the agreement to which this exhibit is attached (IDEMIA Short Form Sales Agreement).

1.6 "Security Vulnerability" means a flaw or weakness in system security procedures, design, implementation, or internal controls that could be exercised (accidentally triggered or intentionally exploited) and result in a security breach such that data is compromised, manipulated or stolen or the system damaged.

1.7 "Software" (i) means proprietary software in object code format, and adaptations, translations, de-compilations, disassemblies, emulations, or derivative works of such software; (ii) means any modifications, enhancements, new versions and new releases of the software provided by IDEMIA; and (iii) may contain one or more items of software owned by a third party supplier. The term "Software" does not include any third party software provided under separate license or third party software not licensable under the terms of this Agreement.

SECTION 2. SCOPE
IDEMIA and Licensee enter into this Agreement in connection with IDEMIA's delivery of certain proprietary Software or products containing embedded or pre-loaded proprietary Software, or both. This Agreement contains the terms and conditions of the license IDEMIA is providing to Licensee, and Licensee's use of the Software and Documentation.

SECTION 3. GRANT OF LICENSE
3.1. Subject to the provisions of this Agreement and the payment of applicable license fees, IDEMIA grants to Licensee a personal, limited, non-transferable (except as permitted in Section 7) and non-exclusive license under IDEMIA's copyrights and Confidential Information (as defined in the Primary Agreement) embodied in the Software to use the Software, in object code form, and the Documentation solely in connection with Licensee's use of the Designated Products. This Agreement does not grant any rights to source code.

3.2. If the Software licensed under this Agreement contains or is derived from Open Source Software, the terms and conditions governing the use of such Open Source Software are in the Open Source Software Licenses of the copyright owner and not this Agreement. If there is a conflict between the terms and conditions of this Agreement and the terms and conditions of the Open Source Software Licenses governing Licensee's use of the Open Source Software, the terms and conditions of the license grant of the applicable Open Source Software Licenses will take precedence over the license grants in this Agreement. If requested by Licensee, IDEMIA will use commercially reasonable efforts to: (i) determine whether any Open Source Software is provided under this Agreement; (ii) identify the Open Source Software and provide Licensee a copy of the applicable Open Source Software License (or specify where that license may be found); and, (iii) provide Licensee a copy of the Open Source Software source code, without charge, if it is publicly available (although distribution fees may be applicable).

SECTION 4. LIMITATIONS ON USE

4.1. Licensee may use the Software only for Licensee's internal business purposes and only in accordance with the Documentation. Any other use of the Software is strictly prohibited. Without limiting the general nature of these restrictions, Licensee will not make the Software available for use by third parties on a "time sharing," "application service provider," or "service bureau" basis or for any other similar commercial rental or sharing arrangement.

4.2. Licensee will not, and will not allow or enable any third party to: (i) reverse engineer, disassemble, peel components, decompile, reprogram or otherwise reduce the Software or any portion to a human perceptible form or otherwise attempt to recreate the source code; (ii) modify, adapt, create derivative works of, or merge the Software; (iii) copy, reproduce, distribute, lend, or lease the Software or Documentation to any third party, grant any sublicense or other rights in the Software or Documentation to any third party, or take any action that would cause the Software or Documentation to be placed in the public domain; (iv) remove, or in any way alter or obscure, any copyright notice or other notice of IDEMIA's proprietary rights; (v) provide, copy, transmit, disclose, divulge or make the Software or Documentation available to, or permit the use of the Software by any third party or on any machine except as expressly authorized by this Agreement; or (vi) use, or permit the use of, the Software in a manner that would result in the production of a copy of the Software solely by activating a machine containing the Software. Licensee may make one copy of Software to be used solely for archival, back-up, or disaster recovery purposes; *provided* that Licensee may not operate that copy of the Software at the same time as the original Software is being operated. Licensee may make as many copies of the Documentation as it may reasonably require for the internal use of the Software.

4.3. Unless otherwise authorized by IDEMIA in writing, Licensee will not, and will not enable or allow any third party to: (i) install a licensed copy of the Software on more than one unit of a Designated Product; or (ii) copy onto or transfer Software installed in one unit of a Designated Product onto another device. Licensee may temporarily transfer Software installed on a Designated Product to another device if the Designated Product is inoperable or malfunctioning, if Licensee provides written notice to IDEMIA of the temporary transfer and identifies the device on which the Software is transferred. Temporary transfer of the Software to another device must be discontinued when the original Designated Product is returned to operation and the Software must be removed from the other device. Licensee must provide prompt written notice to IDEMIA at the time temporary transfer is discontinued.

SECTION 5. OWNERSHIP AND TITLE
IDEMIA, its licensors, and its suppliers retain all of their proprietary rights in any form in and to the Software and Documentation, including, but not limited to, all rights in patents, patent applications, inventions, copyrights, trademarks, trade secrets, trade names, and other proprietary rights in or relating to the Software and Documentation (including any corrections, bug fixes, enhancements, updates, modifications, adaptations, translations, de-compilations, disassemblies, emulations to or derivative works from the Software or Documentation, whether made by IDEMIA or another party, or any improvements that result from IDEMIA's processes or, provision of information services). No rights are granted to Licensee under this Agreement by implication, estoppel or otherwise, except for those rights which are expressly granted to Licensee in this Agreement. All intellectual property developed, originated, or prepared by IDEMIA in connection with providing the Software, Designated Products, Documentation or related services, remains vested exclusively in IDEMIA, and Licensee will not have any shared development or other intellectual property rights.

SECTION 6. LIMITED WARRANTY; DISCLAIMER OF WARRANTY
6.1. If Licensee is not in breach of any of its obligations under this Agreement, IDEMIA warrants that the unmodified Software, when used properly and in accordance with the Documentation and this Agreement, will be free from a reproducible defect that eliminates the functionality or successful operation of a feature critical to the primary functionality or successful operation of the Software. Whether a defect occurs will be determined by IDEMIA solely with reference to the Documentation. IDEMIA does not warrant that Licensee's use of the Software or the Designated Products will be uninterrupted, error-free, completely free of Security Vulnerabilities, or that the Software or the Designated Products will meet Licensee's particular requirements. IDEMIA makes no representations or warranties with respect to any third party software included in the Software.

6.2 IDEMIA's sole obligation to Licensee and Licensee's exclusive remedy under this warranty is to use reasonable efforts to

remedy any material Software defect covered by this warranty. These efforts will involve either replacing the media or attempting to correct significant, demonstrable program or documentation errors or Security Vulnerabilities. If IDEMIA cannot correct the defect within a reasonable time, then at IDEMIA's option, IDEMIA will replace the defective Software with functionally-equivalent Software, license to Licensee substitute Software which will accomplish the same objective, or terminate the license and refund the Licensee's paid license fee.

6.3. Warranty claims are described in the Primary Agreement.

6.4. **The express warranties set forth in this Section 6 are in lieu of, and IDEMIA disclaims, any and all other warranties (express or implied, oral or written) with respect to the Software or Documentation, including, without limitation, any and all implied warranties of condition, title, non-infringement, merchantability, or fitness for a particular purpose or use by Licensee (whether or not IDEMIA knows, has reason to know, has been advised, or is otherwise aware of any such purpose or use), whether arising by law, by reason of custom or usage of trade, or by course of dealing. In addition, IDEMIA disclaims any warranty to any person other than Licensee with respect to the Software or Documentation.**

SECTION 7. TRANSFERS
Licensee will not transfer the Software or Documentation to any third party without IDEMIA's prior written consent. IDEMIA's consent may be withheld at its discretion and may be conditioned upon transferee paying all applicable license fees and agreeing to be bound by this Agreement.

SECTION 8. TERM AND TERMINATION
8.1 Licensee's right to use the Software and Documentation will begin when the Primary Agreement is signed by both parties and will continue for the life of the Designated Products with which or for which the Software and Documentation have been provided by IDEMIA, unless Licensee breaches this Agreement, in which case this Agreement and Licensee's right to use the Software and Documentation may be terminated immediately upon notice by IDEMIA.

8.2 Within thirty (30) days after termination of this Agreement, Licensee must certify in writing to IDEMIA that all copies of the Software have been removed or deleted from the Designated Products and that all copies of the Software and Documentation have been returned to IDEMIA or destroyed by Licensee and are no longer in use by Licensee.

8.3 Licensee acknowledges that IDEMIA made a considerable investment of resources in the development, marketing, and distribution of the Software and Documentation and that Licensee's breach of this Agreement will result in irreparable harm to IDEMIA for which monetary damages would be inadequate. If Licensee breaches this Agreement, IDEMIA may terminate this Agreement and be entitled to all available remedies at law or in equity (including immediate injunctive relief and repossession of all non-embedded Software and associated Documentation unless Licensee is a Federal agency of the United States Government).

SECTION 9.UNITED STATES GOVERNMENT LICENSING PROVISIONS & RESTRICTED RIGHTS LEGEND
This Section applies if Licensee is the United States Government or a United States Government agency. Licensee's use, duplication or disclosure of the Software and Documentation under IDEMIA's copyrights or trade secret rights is subject to the restrictions set forth in subparagraphs (c)(1) and (2) of the Commercial Computer Software-Restricted Rights clause at FAR 52.227-19 (JUNE 1987), if applicable, unless they are being provided to the Department of Defense. If the Software and Documentation are being provided to the Department of Defense, Licensee's use, duplication, or disclosure of the Software and Documentation is subject to the restricted rights set forth in subparagraph (c)(1)(ii) of the Rights in Technical Data and Computer Software clause at DFARS 252.227-7013 (OCT 1988), if applicable. The Software and Documentation may or may not include a Restricted Rights notice, or other notice referring to this Agreement. The provisions of this Agreement will continue to apply, but only to the extent that they are consistent with the rights provided to the Licensee under the provisions of the FAR or DFARS mentioned above, as applicable to the particular procuring agency and procurement transaction.

SECTION 10. CONFIDENTIALITY
Licensee acknowledges that the Software and Documentation contain IDEMIA's valuable proprietary and Confidential Information and are IDEMIA's trade secrets, and that the provisions in the Primary Agreement concerning Confidential Information apply.

SECTION 11. GENERAL
11.1. COPYRIGHT NOTICES. The existence of a copyright notice on the Software will not be construed as an admission or presumption of publication of the Software or public disclosure of any trade secrets associated with the Software.

11.2. COMPLIANCE WITH LAWS. Licensee acknowledges that the Software is subject to the laws and regulations of the United States and Licensee will comply with all applicable laws and regulations, including export laws and regulations of the United States. Licensee will not, without the prior authorization of IDEMIA and the appropriate governmental authority of the United States, in any form export or re-export, sell or resell, ship or reship, or divert, through direct or indirect means, any item or technical data or direct or indirect products sold or otherwise furnished to any person within any territory for which the United States Government or any of its agencies at the time of the action, requires an export license or other governmental approval. Violation of this provision is a material breach of this Agreement.

11.3. GOVERNING LAW. This Agreement is governed by the laws of the United States to the extent that they apply and otherwise by the internal substantive laws of the State to which the Software is shipped if Licensee is a sovereign government entity, to the extent they do not conflict with the laws of the United States, or the internal substantive laws of the State of Delaware if Licensee is not a sovereign government entity. The terms of the U.N. Convention on Contracts for the International Sale of Goods do not apply. In the event that the Uniform Computer Information Transaction Act, any version of this Act, or a substantially similar law (collectively "UCITA") becomes applicable to a party's performance under this Agreement, UCITA does not govern any aspect of this Agreement or any license granted under this Agreement, or any of the parties' rights or obligations under this Agreement. The governing law will be that in effect prior to the applicability of UCITA.

11.4. THIRD PARTY BENEFICIARIES. This Agreement is entered into solely for the benefit of IDEMIA and Licensee. No third party has the right to make any claim or assert any right under this Agreement, and no third party is deemed a beneficiary of this Agreement. Notwithstanding the foregoing, any licensor or supplier of third party software included in the Software will be a direct and intended third party beneficiary of this Agreement.

11.5. PREVAILING PARTY. In the event of any dispute arising out of the subject matter of this Agreement, the prevailing party shall recover, in addition to any other damages assessed, its reasonable attorneys' fees and court costs incurred in arbitrating, litigating, or otherwise settling or resolving such dispute.

11.6 SURVIVAL. Sections 4, 5, 6.3, 7, 8, 9, 10, and 11 survive the termination of this Agreement.

DataWorks Plus

A Leader In Law Enforcement Technology

May 26, 2023

Rodolfo Rodriguez, Jr.
Weslaco Police Department

RE: Themis Ultra LiveScan for with Texas submission

Dear Rodolfo,

I would like to thank you for your interest in the DataWorks Plus family of imaging products for law enforcement and correctional agencies. We are pleased to provide your agency with the following quotation for our Criminal Palm Print LiveScan Plus™ systems.

If you have any questions regarding this quote, please do not hesitate to call.

Sincerely,

Todd Pastorini
Executive Vice-President & General Manager
925-240-9010
tpastorini@dataworksplus.com

DataWorks Plus

A Leader In Law Enforcement Technology

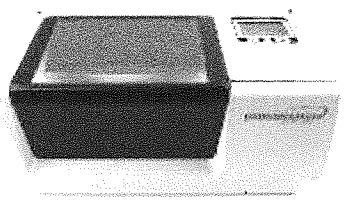
Themis Ultra™ LiveScan Criminal 500 DPI

Themis Ultra™ Ten print/Palm Print

Themis Ultra™ using CrossMatch 500p Palm Scanner:

- **Dell**
- Intel® Core™ i5 Processor
- 16 GB RAM
- UHD Graphics 630 & Integrated Network Card
- 1TB Samsung 860 EVO SSD
- 2 TB 3.5" Serial-ATA (7,200 RPM) Hard Drive
- ViewSonic 24 Monitor
- Microsoft® Windows 11 Pro 64 Bit
- Dell Mouse and Keyboard
- No Optical Drive
- Microsoft SQL Server Express
- **Themis Ultra™ Client Edition**
- **Themis Ultra™ 500 DPI Fingerprint Scanner With Palm Print Capture**
- **30 Minute UPS**
- **Criminal & Applicant TOT's**
- **Installation & Training & One Year Warranty**
- **Interface with Tyler/New World**

Hardware Price per unit	**$12,593.85**
Software Price per unit	**$2,000.00**
Interface	**$2,250.00**
Installation & Training	**$2,000.00**
System Total	**$16,843.85**



728 North Pleasantburg Drive, Greenville, SC 29607 / Tel (864) 672-2780 / Fax (864) 672-2787

Other Pricing (maintenance will be additional)	
Description	**Cost**
Mugshot Camera Sub System DataWorks Plus 24.0 Megapixel Digital Camera with Lens & autofocus (Manual Zoom) A/C Kit for Camera Pan & Tilt Canon Controller Software Kit, Face Find Controller, and Quality Assurance LED Lights Camera & Light Mounting Pole (if used with cabinet) DataWorks Plus Digital PhotoManager™ Software	**$3,000.00**
Lexmark MS821dn printer (FBI Certified Duplex Networked Card Printer with one paper tray and another paper input) + Accuprint	**$1,300.00**
Upgrade to 24 Inch Touch Screen Monitor	**$650.00**
B.TXT, XML, or NIST interface for RMS/JMS (only required once for each unique interface)	**$2,250.00**
Retrofit Existing Cabinets	**$0.00**
DataWorks Plus Ruggedized Cabinet	**$3,200.00**
DataWorks Plus Ruggedized Electric Height Adjust Cabinet **(For all scanners PC will change to a Dell micro chassis)**	**$5,200.00**
Topaz Signature Capture Device	**$500.00**
Magtek Magstripe Reader & Driver's License Import Interface	**$850.00**
iCAMOU7S Iris Camera with iCAM7PWR Power Supply and slide mounts	**$3,500.00**
iCAM TD 100A-C Portable IRIS Capture Device	**$3,000.00**
Foot Pedal for Fingerprint Capture	**$500.00**

Quoted pricing includes the following services:

- Shipping, Integration, and Noted Installation.
- Delivery approximately 30-90 days after receipt of order.
- Twelve-month Premium Plus warranty, commencing at delivery
- Administrative, Trainer, & User Training.

Additional engineering effort by DataWorks Plus beyond the scope of the standard product will be charged at our standard rate of $220 per hour, plus any related travel or administrative expenses. If a customer is providing their own PC (laptop, tower or desktop) for the use with a livescan, they will be required to send one example of each machine to Greenville for hardware testing and validation.

Upon expiration of warranty for the above equipment, Standard Maintenance for the first year will be available at 12% of the system list price, and is renewable annually thereafter at then current pricing. Standard maintenance support includes 8 x 5 Monday through Friday with next day onsite support and includes repair or replacement of failed parts and software maintenance. Premium Plus Maintenance will be offered for 14% of the system list price for upgraded 24 x 7 coverage.

DataWorks Plus believes in ensuring that your data is secure. As such, all DataWorks Plus employees must pass an FBI background check as part of our hiring process. DataWorks Plus understands that agencies have their own background processes and will comply with standard vendor background checks for employees either participating in the install or on-going maintenance. Standard vendor background checks include fingerprints, employment history, local, state and/or FBI checks. Extensive background processes beyond what is considered a standard check will be at the sole financial responsibility of the agency and should be coordinated with DataWorks Plus for scheduling and billing.

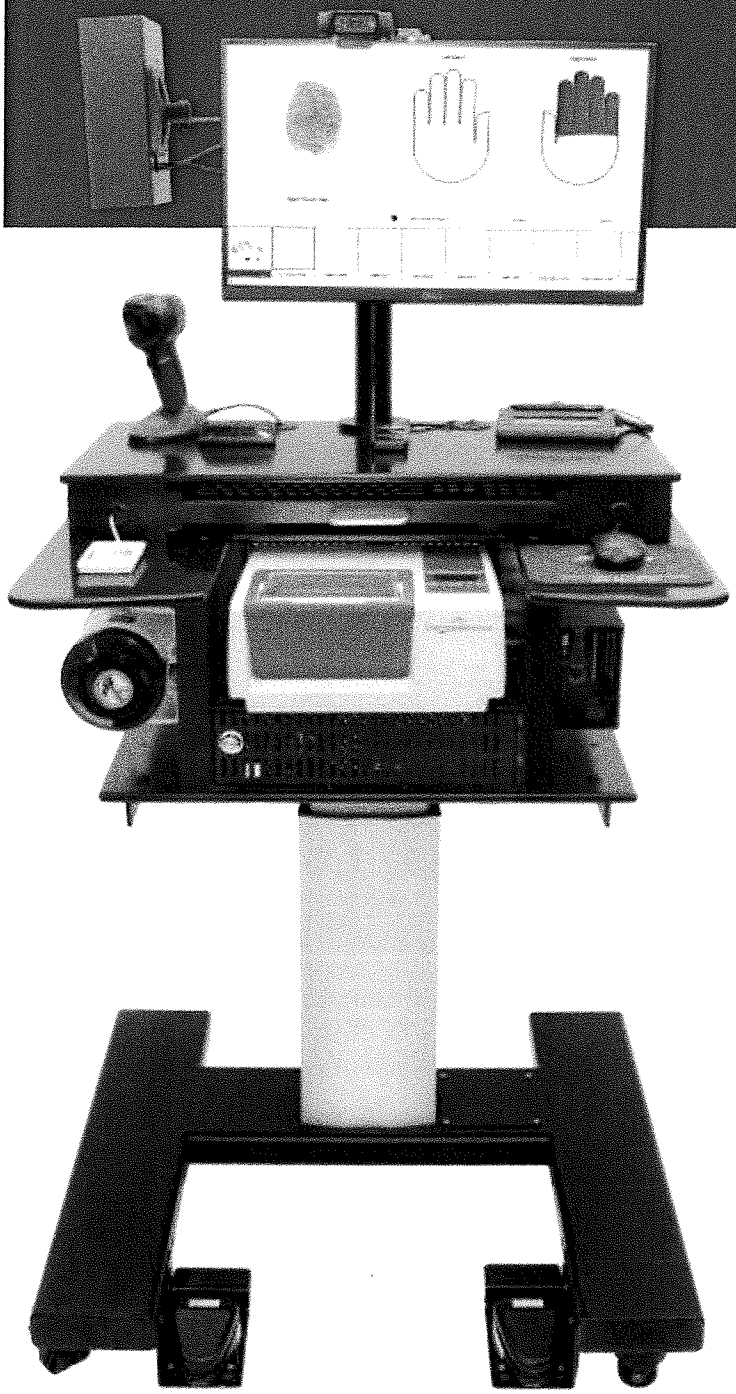
DataWorks Plus appreciates the opportunity to present this proposal, which will be valid for 90 days, after which availability and prices are subject to change. To confirm your requisition, please submit your purchase order within this time frame. Prices are exclusive of any and all state, or local taxes, or other fees or levies. This quote is subject to the following conditions:

1. 50% payment due with Purchase Order
2. 50% payment due at installation.
3. Payment net thirty (30) days from receipt of invoice.
4. Warranty begins at delivery.

LiveScan Plus

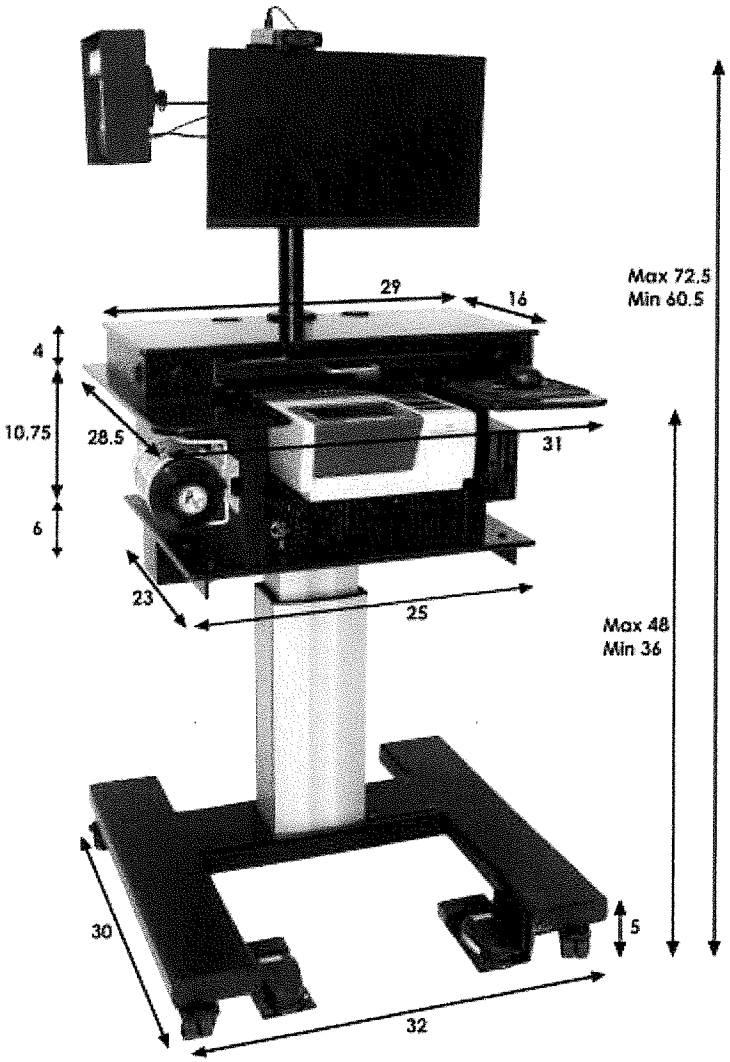
Electric Height-Adjustable Cabinet

Adjustable scanner mount surface



Options

- Monitor mount extension to accommodate an optional camera and lighting
- 48" Low Profile LED light strip mounted in an aluminum extrusion at 7 feet from the ground



Works with HID/Crossmatch, IDEMIA, Gemalto, or Green Bit scanners

Live Scan • Mugshot & Criminal Booking • Fingerprint Archive
Mobile Fingerprint Identification • Crime Scene Digital Asset Management
Multimodal Biometrics (Fingerprint, Iris, Facial) • Applicant Live Scan
Tattoo Matching • Facial Recognition Case Management • Inmate Tracking
Live Surveillance Facial Recognition

DataWorks Plus

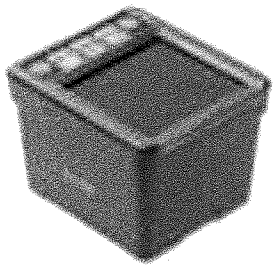
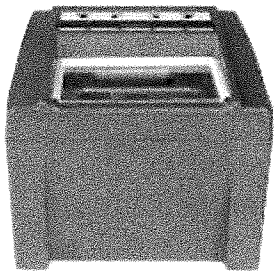
To learn more, visit our website, email , or call our Sales Team at 1-866-532-2780

LiveScan Plus™

LiveScan Plus™ Ten Print Based System

LiveScan Plus™:

- **Dell Precision™ Workstation 3080:**
- Intel® Core™ i5 Processor
- 8GB RAM
- UHD Graphics 630 & Integrated Network Card
- 1 TB SSD
- 2 TB Serial-ATA Hard Drive
- 24" Monitor
- Microsoft® Windows 10 Pro 64 Bit
- Dell Mouse and Keyboard
- No Optical Drive
- **LiveScan Plus™ Client Edition (includes applicant TOT)**
- **LiveScan Plus™ 500 DPI Fingerprint Scanner With TenPrint Capture**
- **Microsoft SQL Server Express**
- **Remote Installation & Video Training**

	
Integrated Biometrics Kojak **$5,100.00** **Complete System with PC and Scanner**	**CrossMatch Patrol** **$5,550.00** **Complete System with PC and Scanner**

Customer may substitute workstation for laptop and hard carrying case for $500.00

Options

Lexmark MS821dn printer (FBI Certified Duplex Networked Card Printer with one paper tray and another paper input) + Accuprint	**$1,300.00**
Onsite Training	**$1,100.00**
Magtek Magstripe Reader & Driver's License Import Interface	**$850.00**

Quoted pricing includes the following services:

- Shipping, Integration with Peer Provider, and Remote Installation.
- Delivery approximately 30 days after receipt of order.
- Twelve-month Premium Plus warranty, commencing at delivery
- Video Training

Additional engineering effort by DataWorks Plus beyond the scope of the standard product will be charged at our standard rate of $220 per hour, plus any related travel or administrative expenses.
I

Upon expiration of warranty for the above equipment, Standard Maintenance for the first year will be available at 12% of the system list price, and is renewable annually thereafter at then current pricing. Standard maintenance support includes 8 x 5 Monday through Friday with next day onsite support and includes repair or replacement of failed parts and software maintenance. Premium Plus Maintenance will be offered for 14% of the system list price for upgraded 24 x 7 coverage.

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DataWorks Plus appreciates the opportunity to present this proposal, which will be valid for 90 days, after which availability and prices are subject to change. To confirm your requisition, please submit your purchase order within this time frame. Prices are exclusive of any and all state, or local taxes, or other fees or levies. This quote is subject to the following conditions:

1. 50% payment due with Purchase Order
2. 50% payment due at installation.
3. Payment net thirty (30) days from receipt of invoice.
4. Warranty begins at delivery.

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6661

From:
ROBERT LOPEZ

Subject:
Discussion and consideration to purchase a white 2023 Chevy Tahoe SUV from Caldwell Country Chevrolet BuyBoard Contract #601-19 for the amount of $45,415, which will be fully reimbursed through FY22 Operation Stonegarden Program #3173408 with NO MATCH required and NO RECURRING fees and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Background:
The purpose of the Homeland Security Grant Program (HSGP) is to support state and local efforts to prevent terrorism and other catastrophic events and to prepare the Nation for the threats and hazards that pose the greatest risk to the security of the United States. HSGP provides funding to implement investments that build, sustain, and deliver the 32 core capabilities essential to achieving the National Preparedness Goal (the Goal) of a secure and resilient Nation.

Funding Source (budget code, if applicable)**:**
97.067 HS-Homeland Security Grant Program (HSGP)

Amount: $45,415	Term of Impact: 12	Identified in Current Budget: No

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 staff.

Staff Recommendation:
Recoomend Approval

Attachments, if any:
CPS-BUYBOARD1.doc WESLACO -2023 CHEVROLET TAHOE PPV CC10706-2X-APRIL4 (STOCK) Chevy Tahoe OPSG

Responsibilities upon Approval:

QUOTE# 00AA

CONTRACT PRICING WORKSHEET

End User: CITY OF WESLACO	Contractor: CALDWELL COUNTRY
Contact Name: CHIEF ROBERT E. LOPEZ	CALDWELL COUNTRY
Email: RLOPEZ@WESLACOTX.GOV	Prepared By: Averyt Knapp
Phone #: 956-968-8591 (X-2010) 956-451-8037 -C	Email: aknapp@caldwellcountry.com
Fax #: 956-969-0762	Phone #: 979-567-6116
Location City & State: WESLACO, TX	Fax #: 979-567-0853
Date Prepared: APRIL 4, 2023	Address: P. O. Box 27, Caldwell, TX 77836
Contract Number: BUY BOARD #601-19	Tax ID # 87-3266036

Product Description: 2023 CHEVROLET TAHOE PPV CC10706

A Base Price & Options:	$44,750

B Fleet Quote Option:

Code	Description	Cost	Code	Description	Cost
	LH LED SPOTLIGHT, PPV, 5.3L-V8, 10-SPD AUTOMATIC, LOCKING REAR AXLE DIFFERENTIAL, DUAL BATTERIES, CLOTH FRONT SEAT/VINYL REAR BENCH, FULL RUBBER FLOOR, AIR CONDITION FRONT AND REAR, AMFM-STEREO W/BLUETOOTH, TILT, CRUISE, POWER WINDOWS, POWER LOCKS, POWER MIRRORS, KEYLESS ENTRY, DEEP TINT GLASS, RUNNING BOARDS, TRAILER TOW HITCH, REAR VISION CAMERA, FLASHER SYSTEM HEADLAMP AND TAILLAMP DRL COMPATIBLE W/CONTROL WIRE, CALIBRATION SURVEILLANCE MODE INTERIOR LIGHTING, CALIBRATION TAILLAMP FLASHER RED/WHITE, CALIBRATION TAILLAMP FLASHER RED/RED, DELIVERED TO WESLACO, TX	INCL			
	GM WARRANTY 5YR/100,000 MILES POWERTRAIN @ N/C	INCL		CALDWELL COUNTRY PO BOX 27 CALDWELL, TEXAS 77836	

Subtotal B	INCL

C Unpublished Options					
Code	Description	Cost	Code	Description	Cost
Subtotal C					
D Other Price Adjustments (Installation, Delivery, Etc…)					
Subtotal D					$750
E Unit Cost Before Fee & Non-Equipment Charges(A+B+C+D)					$45,500
Quantity Ordered					2
Subtotal E					$90,100
F Non-Equipment Charges (Trade-In, Warranty, Etc…)					
BUY BOARD FEE					$400
G. Color of Vehicle: WHITE					
H. Total Purchase Price (E+F)					$90,500
			Estimated Delivery Date:	LATE SPRING STOCK	

Standardized Agenda Request Form

Date of Meeting: June 20, 2023	**Agenda Item No.** (to be assigned by CSO)**:** 2023-6659

From:
ROBERT LOPEZ

Subject:
Discussion and consideration on the Interlocal Agreement between the City of Weslaco and the City of Mercedes to provide the terms and conditions for the use, maintenance, and operation of Tyler Technologies New World Records Management System (RMS) and New World Mobile and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ROBERT LOPEZ	Created/Initiated
ROBERT LOPEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
INTERLOCAL AGREEMENT City of Weslaco and City of Mercedes New World Tyler Technologies 06-06-2023

Responsibilities upon Approval:

STATE OF TEXAS
COUNTY OF HIDALGO

Interlocal Agreement

City of Weslaco and City of Mercedes

This Agreement is made on the 20th day of June 2023, by and between the City of Weslaco, Texas, a home rule municipal corporation, hereinafter referred to as "Weslaco" and City of Mercedes, hereinafter referred to as "Mercedes". The Parties are authorized by the Interlocal Cooperation Act, Texas Government Code Chapter 791 to enter into cooperative agreements with other local government entities of the State of Texas for the purpose of fulfilling and implementing their respective public and governmental purposes, needs, objectives, and programs.

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

I. Terms of Use

Beginning June 20th 2023, the Parties agree as follows:

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

1.2 Mercedes agrees to pay Weslaco a share of the Maintenance cost for the "New World" software, an amount not to exceed Twenty-two thousand and No/100th Dollars ($22,000) annually for the first five (5) years of this agreement with an annual increase of five percent (5%) or New World then-current rate (whichever is greater) thereafter,

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

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

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

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

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

II. General Provisions

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

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

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

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

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

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

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

AGREED:

_____ _____
Oscar Montoya (Date)
Mayor of the City of Mercedes, Texas

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

Attest:

_____ _____
Norma Cantu, Weslaco City Secretary Joselynn Castillo, Mercedes City Secretary

Approved as to Form:

_____
Juan E. Gonzalez, Weslaco City Attorney

_____
Martie Garcia-Vela, Mercedes City Attorney