

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

JULY 5, 2023, 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, PZ Commissioner

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jose Treviño, PZ Commissioner

Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 7, 2023**

On Wednesday, June 7, 2023, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Adrian Torres	Commissioner
Jose Treviño	Commissioner
Jim Forward	Commissioner
Carolina Crockett	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present were Mike Swinnea, Assistant Fire Marshall, Marcelo Cosme, Water & Sewer Superintendent, and Alberto Aldana Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mrs. Arevalo called the roll call noting that, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. March 1, 2023, Regular Meeting

Commissioner Summers made a motion to approve the minutes of May 3, 2023, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration 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.

Mrs. Arevalo stated that notice appeared in the Monitor on May 24, 2023, there were twenty (20) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on surrounding land use.

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

Commissioner Torres made motion to approve the rezone, seconded by Commissioner Treviño. Motion carried.

B. Discussion and consideration to rezone 820 N International also being 6.764 acres out of Farm Tract 1029, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from I Industrial District to R-2 Duplex and Apartment District.

Commissioner Summers made motion to table the item, seconded by Commissioner Berry. Motion carried.

C. Discussion and consideration 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' x 90' Tract, Block 18, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on May 24, 2023, there were twenty-two (22) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Berry made a motion to approve the conditional use request, seconded by Commissioner Forward. Motion carried.

D. Discussion and consideration 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.

Mrs. Arevalo stated that notice appeared in the Monitor on May 24, 2023, there were six (6) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Mr. Luis Peña stated his proposed use for the location would be more family oriented. This would be his second location and the hours of operation would be 11:00am to 12:00am. Food to alcohol ratio is 85% to 15%.

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or 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.

Mrs. Arevalo stated the proposed development is a two (2) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer

by OSSF. Applicant is requesting a variance for OSSF. Staff recommended approval of the Preliminary and Final Plat and compliance with the ordinance on the variance.

Chairman Hernandez recused himself from the item.

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

B. Discussion and consideration of the Preliminary and/or 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.

Mrs. Arevalo stated the proposed development is an eight (8) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8" waterline and sewer by OSSF. Applicant is requesting a variance for OSSF. Staff recommended approval of the Preliminary and Final Plat and compliance with the ordinance on the variance.

Commissioner Berry made the motion to approve the Final plat, with the stipulation that a note be add stating that Lot 1 will not be permitted to drain to the west of the property, seconded by Commissioner Treviño. Motion carried.

C. Discussion and consideration of the Preliminary and/or Final Plat for Tejas Seis Phase I Subdivision being 29.42-acre out of Farm Tract 209, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000ft. North of the Intersection of W Sugarcane Dr. and Mile 5 ½ West.

Mrs. Arevalo stated the proposed development is a ninety-five (95) lot subdivision and 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 an 8" sewer line. Applicant is requesting a variance for off-site drainage and is pending letters of support. Staff recommends approval of Preliminary and Final Plat and compliance with the ordinance of the variance.

Commissioner Summers made the motion to approve the Final plat, with the stipulation that the drainage easement dedicated to the City of Weslaco should be noted on the plat and that the item does not proceed to City Commission until the letters of support are received, seconded by Commissioner Berry. Motion carried.

D. Discussion and consideration of the Final Plat for Oak Park Subdivision being 10.48-acre out of farm tract 661, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 375' south of 6th St. on the west side of Westgate Dr.

Mrs. Arevalo stated the proposed development is a twelve (12) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced by City of Weslaco through an 8" water line and sewer by the City of Weslaco through an 8" sewer line. Applicant is requesting variance for off-site drainage and is pending letter of support from Drainage district. The engineer has addressed the previous comments from the commission by relining the roadway and adding plat note regarding driveway access onto Westgate Drive. Staff recommends approval of Final Plat compliance with the ordinance on the variance.

Commissioner Summers made the motion to approve Final plat and stipulated that the item does not proceed to City Commission until the letters of support are received, seconded by Commissioner Treviño. Motion carried.

E. Discussion and consideration of 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.

Mrs. Arevalo stated that this item is a proposed eighty (80) lot subdivision and 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 the City of Weslaco through a 10" sewer line. Applicant is requesting variance for the rear setback of ten (10) feet. The variance was approved at the last Planning and Zoning meeting. Staff recommends approval of the Final Plat.

Commissioner Treviño made the motion to approve Final plat, seconded by Commissioner Crockett. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:10p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 5, 2023	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Peruvian Alliance, LLC.	
Subject/Agenda Item: Discussion and consideration to rezone 820 N International also being 6.764 acres out of Farm Tract 1029, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from I Industrial District to R-2 Duplex and Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from I Industrial District to R-2 Duplex and Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 21, 2023. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on June 23, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000450-2023

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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 6.764 out of Farm Tract 1029 Block _____

Subdivision Name Proposed Bilbao Subdivision

Street Address 820 N International

Existing Zoning I Existing Land Use Industrial

Proposed Zoning R2-Multifamily Proposed Land Use Apartments

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Peruvian Alliance, LLC Phone (956) 217-5375

Address 4900 N 10th Street Suite C4 Fax: _____

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

OWNER

Name same as applicant Phone _____

Address _____ Fax: _____

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

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

Signature _____ Date 05/10/2023

Owner

Signature _____ Date _____

Applicant

Signature _____ Date _____

Authorized Agent

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

PLANNING DEPARTMENT

June 23, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 5, 2023, and the City Commission will hold a public hearing on July 18, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on July 5, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Peruvian Alliance, LLC is requesting to rezone 820 N International also being 6.764 acres out of Farm Tract 1029, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from I Industrial District to R-2 Duplex and Apartment District.

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

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

Sincerely,

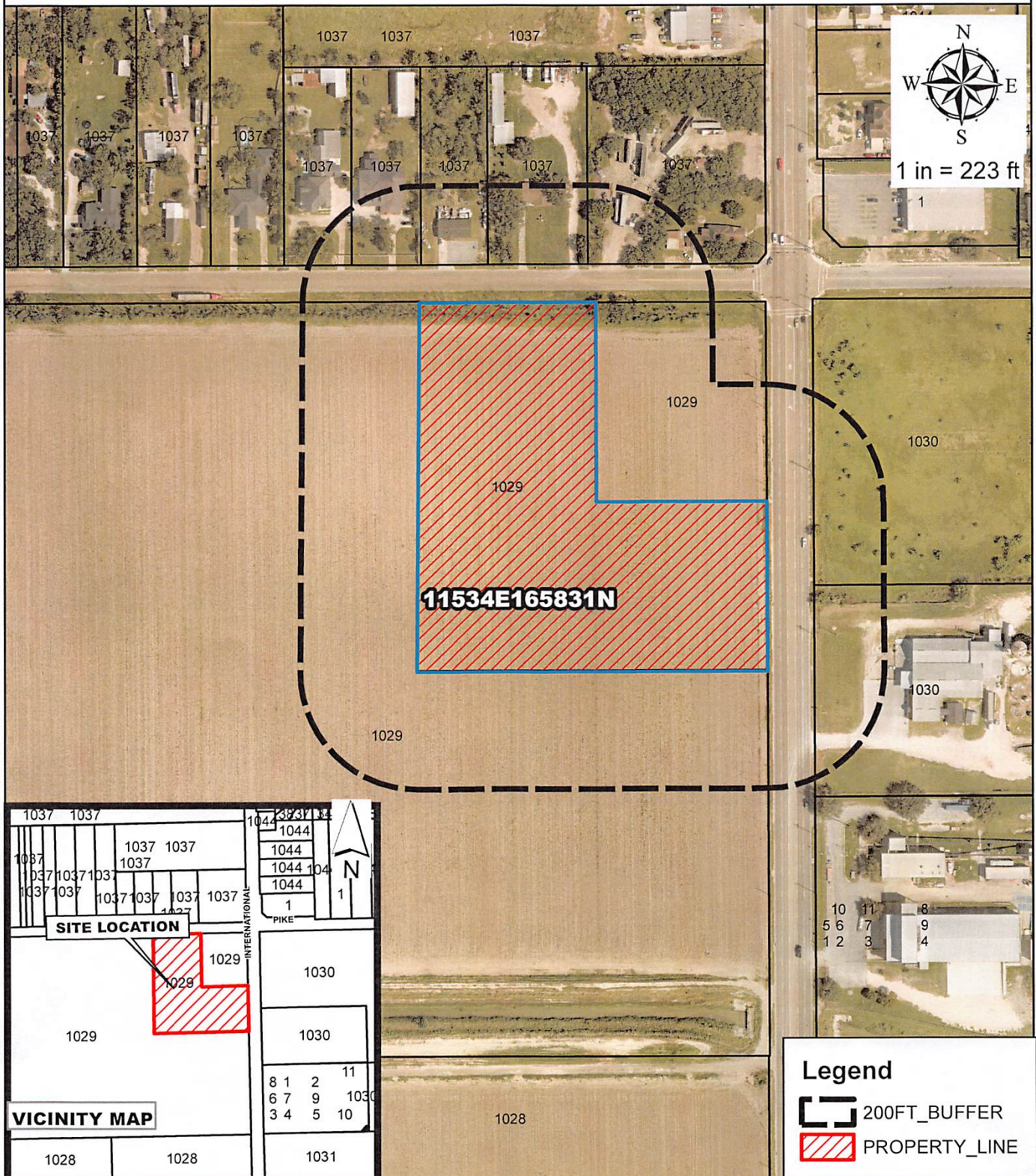
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

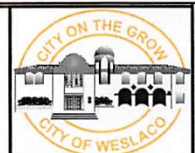
Planning &
Code Enforcement



Peruvian Alliance, LLC
820 N. International
West and Adams Tract

Purpose for the Rezone Request

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



820 International

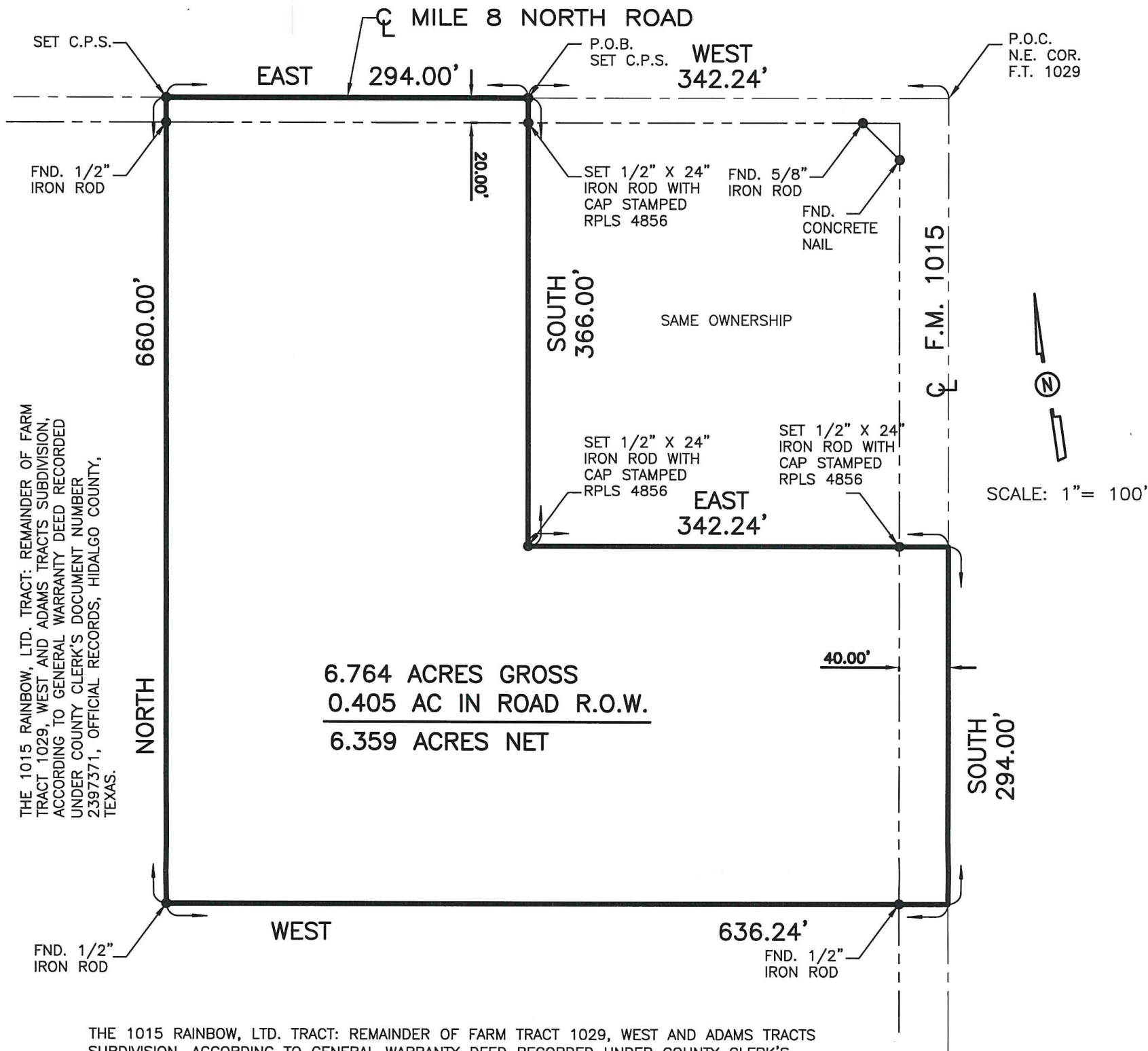
City of Weslaco Code Enforcement Dept.

JUN 2, 2023

PERUVIAN ALLIANCE LLC 2003 ROCHESTER AVE EDINBURG, TX 78539-1821	A0800-00-000-1029-00 ADAMS TRACT FT 1029 E636.24'-N660' C NET 0 N FM 1015	L: 0 B: 0
1015 RAINBOW LTD 2006 SAHARA DR WESLACO TX 78596	A0800-00-000-1029-05 ADAMS TRACT FT 1029 EXC 38.93AC NET 0 N FM 1015	L: 0 B: 0
TRIPLE J LEASING LLC 201 NE 21ST ST FORT WORTH TX 76164	A0800-00-000-1030-00 ADAMS TRACT W710'-S361'-N879' FT 1030 55AC NET	L: 179820 B: 218776
RANCHO BRITO LLC 3511 LOS INDIOS PARKWAY MISSION TX 78572	A0800-00-000-1030-05 ADAMS TRACT N518' & 6AC GR 19.39AC NET 820 N INTERNATIONAL BLVD	L: 40500 B: 0
PEREZ ROBERTO JR & ELIBORIO & ROBERTO PEREZ 3121 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-03 ADAMS TRACT W171.2'- E516.70'- S367.6'- .44AC GR 1.40AC NET 3121 E PIKE BLVD	L: 54825 B: 56907
ZAVALA CINDY GUADALUPE JR & DIANA ZAVALA 3005 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-08 ADAMS TRACT 5AC NET 403 E ESPLANADA	L: 41676 B: 184153
MITCHELL NOREEN YVETTE 3117 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-09 ADAMS TRACT W115'-E631'-S367.6' FT 0.92AC NET 3117 E PIKE	L: 53271 B: 24912
SAENZ ERNESTO R & ELENA Z 3223 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-11 ADAMS TRACT E345.5'-S367.6' FT 1037 AC NET 3223 E PIKE BLVD	L: 87646 B: 39137
ZAVALA JORGE & ELIZABETH 3101 E PIKE BLVD WESLACO TX 78599	A0800-00-000-1037-16 ADAMS TRACT 5AC NET 3101 E PIKE BLVD	L: 41676 B: 111016

NOTE:

THIS SURVEY WAS DONE WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.



THE 1015 RAINBOW, LTD. TRACT: REMAINDER OF FARM TRACT 1029, WEST AND ADAMS TRACTS
SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S
DOCUMENT NUMBER 2397371, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PLAT SHOWING

A 6.764 ACRE TRACT OF LAND OUT OF FARM TRACT 1029, WEST AND ADAMS TRACTS
SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT 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 3370465, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEARINGS SHOWN ARE IN ACCORDANCE WITH COLD TRANSLOADING
CONDOMINIUM REGIME CONDOMINIUM, RECORDED IN INSTRUMENT
NUMBER 3316816, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR
FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR
WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;
AND AREAS PROTECTED BY LEVEES FROM 100-YEAR
FLOOD.

COMMUNITY-PANEL NUMBER 480334 0450 C
REVISED DATE: MAY 30, 2002 LOMR

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE 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
EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL
LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING
PLAT TO BE A TRUE AND CORRECT REPRESENTATION
OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL
SURVEY DONE ON THE GROUND UNDER MY DIRECTION.
THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR
SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE
ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF
IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



[Signature]
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 2 PAGES 34-37
SURVEYED MARCH 6, 2023
ADDRESS _____
OWNER _____
JOB No. _____
BOOK No. _____ PAGE _____



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

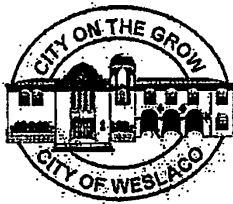
Z:\DATA\SUBD\WESLACO\BILBAO\WEST TRACT FT1029





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

Date of Meeting: July 5, 2023	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Ronnie Cruz.	
Subject/Agenda Item: Discussion and consideration to rezone 635 S Airport Dr. also being 0.50 acre being West Tract E 117'- W470'-N187'-S907" out of Farm Tract 701, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to B-1 Neighborhood Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-2 Duplex and Apartment District to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 21, 2023. Five (5) property owners within 200 feet of the applicant's property were notified by letter on June 23, 2023.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval based on surrounding land use.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☒ Ordinance – First Reading ☒ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000463-2023

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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1 Block _____

Subdivision Name PENCO RGV ADDITION

Street Address 625 S. Airport Weslaco, TX 78596

Existing Zoning Industrial/R2 Existing Land Use Industrial

Proposed Zoning Industrial Proposed Land Use Commercial

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

APPLICANT

Name Ronnie Cruz, P.E., CFM Phone (956) 682-5022

Address 605 E. Violet Ave., Suite 1 Fax: _____

City McAllen State TX Zip Code 78504 E-Mail: ronnie@cruzhogan.net

OWNER

Name Gene P. Peña Phone (956) 968-8525

Address 625 S. Airport Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: genepena@plumbingandelectric.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 Gene P. Peña Date 5-31-23
Owner

Signature _____ Date _____
Applicant

Signature [Signature] Date 5/31/23
Authorized Agent

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

PLANNING DEPARTMENT

June 23, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 5, 2023, and the City Commission will hold a public hearing on July 18, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on July 5, 2023. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

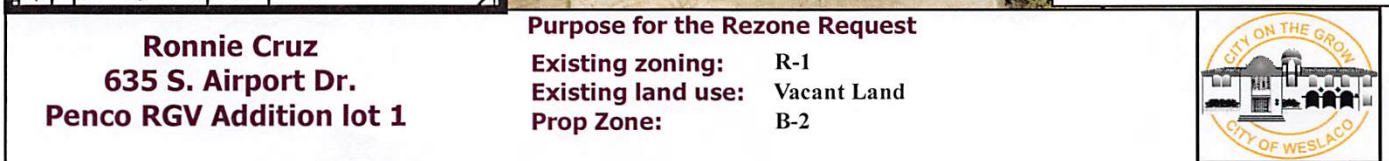
Ronnie Cruz, P.E., CFM is requesting to rezone 635 S Airport Dr. also being 0.50 acre being West Tract E 117'- W470'-N187'-S907" out of Farm Tract 701, Weslaco, Hidalgo County, Texas from I Industrial District to B-1 Neighborhood Business District.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



City of Weslaco Code Enforcement Dept.

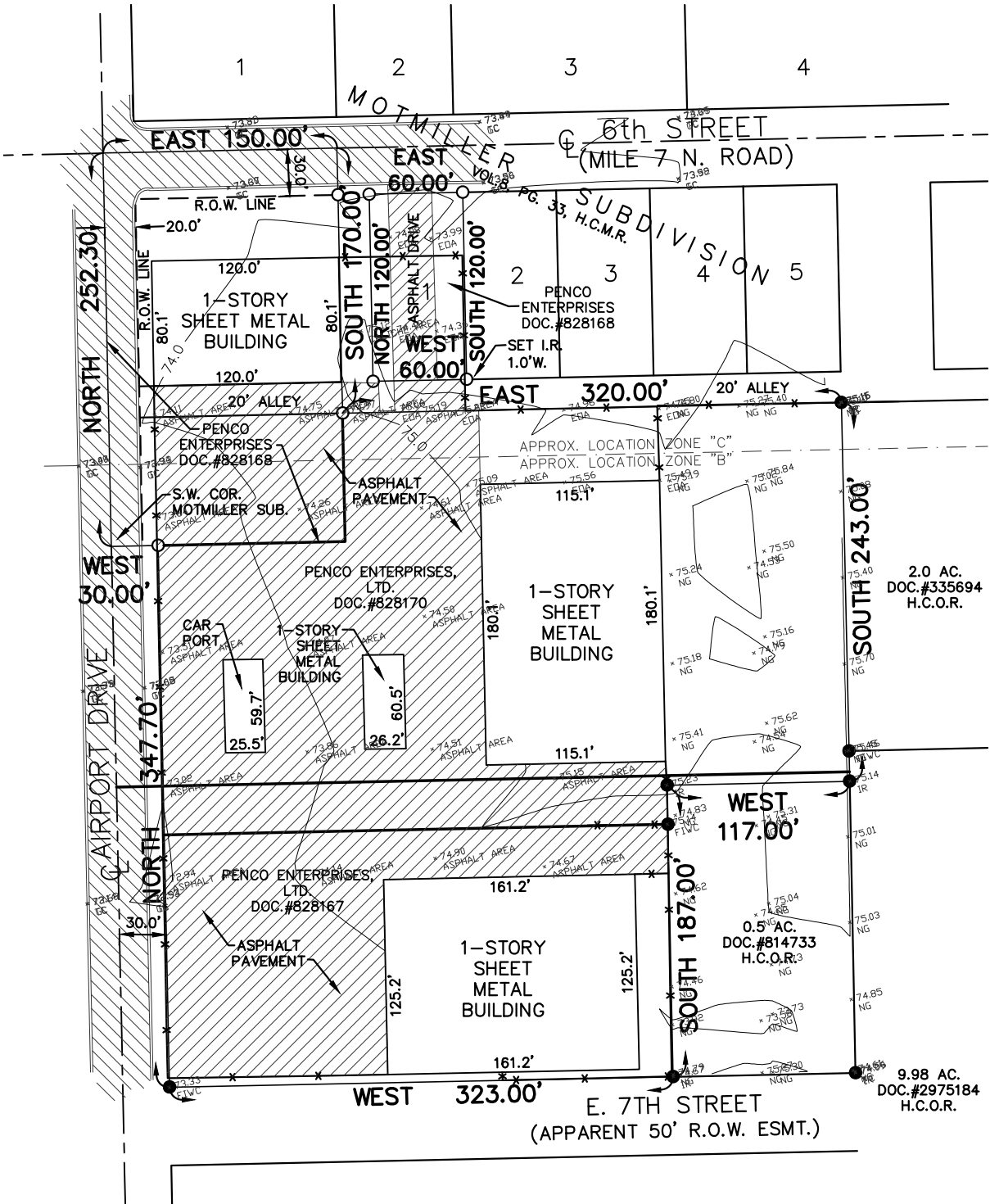
JUN 5, 2023

SMV WESLACO L.P. C/O CAMMEBY'S INTERNATIONAL LTD 45 BROADWAY FL 25 NEW YORK NY 10006	W3800-00-701-0000-16 WEST TRACT S300'-N1247.70'-W330' FT 2.06AC NET 721 S AIRPORT DR	L: 117669 B: 550680
WESLACO INDEPENDENT SCHOOL 319 WEST FOURTH STREET WESLACO TX 78596	W3800-00-701-0000-17 WEST TRACT AN IRR TR N430.95'-S882.98' 701 9.96 AC GR 9.93 AC NET 7 S AIRPORT BLVD	L: 173775 B: 0
BLWT-WESLACO 2 LTD 6646 IRON HORSE BLVD NORTH RICHLAND HILLS TX 76180	W3800-00-701-0000-20 WEST TRACT N223.56'-S1150'-E389.69'- 701 2AC NET 6 S AIRPORT BLVD	L: 65363 B: 0
PENCO RGV ENTERPRISES LLC 625 S AIRPORT WESLACO TX 78596	W3800-00-701-0000-48 WEST TRACT E320'-W470'-S82.30'-N550' & 04.59'-W470' FT 701 2.27AC GR 2.16AC 625 S AIRPORT DR	L: 123381 B: 99263
PENCO RGV ENTERPRISES LLC 625 S AIRPORT WESLACO TX 78596	W3800-00-701-0000-64 WEST TRACT S161.26'-N568.15'-W470' FT R 1.63AC NET 645 S AIRPORT DR	L: 93107 B: 162074

LEGEND

- Found 1/2" iron rod
- Set 1/2" iron rod with a plastic cap stamped "R&A"
- * Chain link fence line

20126



BASIS OF BEARINGS: 1/2"
I.R. FND FOR THE S.E. COR.
OF 0.5 AC. TRACT & S.W. COR.
OF THIS SURVEY

SURVEY PLAT OF
LOT 1, BLOCK 2, AND 0.8688 AC. OUT OF MOTTMILLER
SUBDIVISION,
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 8, PAGE 33, H.C.M.R.
AND A TRACT OF LAND OUT OF FARM TRACT 701,
WEST TRACT SUBDIVISION,
HIDALGO COUNTY, TEXAS
AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, H.C.M.R.

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 "B" (AREAS BETWEEN LIMITS OF THE 100-YR
FLOOD AND 500-YR FLOOD; OR CERTAIN AREAS SUBJECT TO
100-YR 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 ZONE "C" (AREAS OF MINIMAL FLOODING.)
OF FIRM COMMUNITY PANEL NO.480349 0005 B, EFFECTIVE DATE
OF MARCH 4, 1980.

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

PREPARED FOR: GENE PEÑA



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: 3-29-19

DRAWN BY: JR/4-08-19

SCALE: 1"=100'

JOB No. 20126

TITLE
COMMITMENT No.

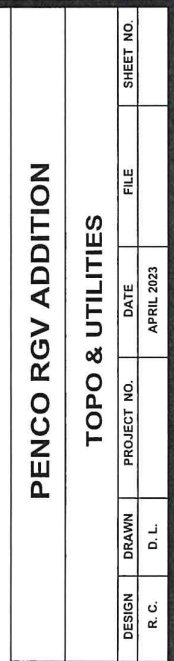
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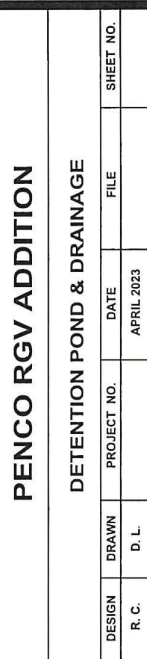
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CRUZ - HOGAN
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McAllen | Harlingen | Weslaco
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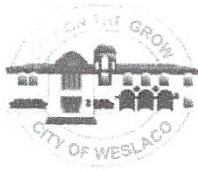


CRUZ - HOGAN
Engineers | Planners
McAllen | Harlingen | Weslaco
TYPE FIRM REGISTRATION NO: E-4560



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 5, 2023	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Roadhouse Enterprises, Inc.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate at 626 E IH 2, also being Lot 1, Replat of Lots 4, 7 and 8 Shops at N. Bridge Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a On-premise mixed beverage, Food and Beverage and Late Hours Certificate. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 21, 2023. Six (6) property owners within 200 feet of the applicant's property were notified by letter on June 23, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



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 1 Block A

Subdivision Name Shops at North Bridge

Street Address 626 E IH 2 Weslaco, TX 78596

Existing Zoning B-1 Neighborhood Business Existing Land Use Vacant

Purpose for the Conditional Use Permit Request Full Service Restaurant / Alcohol Sales

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

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

APPLICANT Caitlin Kincaid for

Name Roadhouse Enterprises, Inc. Phone 469-750-0885

Address 6040 Dutchmans Lane Fax: _____

City Louisville State KY Zip Code 40205 E-Mail: JReid@GreenbergFarrow.com

OWNER

Name Shops at N Bridge, LLC / Craig Garansuay Phone 210-667-6466

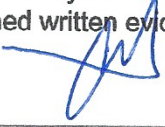
Address 105 Sequoia Drive Fax: _____

City San Antonio State TX Zip Code 78232 E-Mail: Craig@CorporateAssetPartners.com

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

Yes _____ No X _____

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

Signature  Date 5.26.2023
Owner

Signature  Date 5-25-23
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

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

PLANNING DEPARTMENT

June 23, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 5, 2023, and the City Commission will hold a public hearing on July 18, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on July 5, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

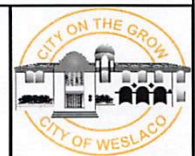
Roadhouse Enterprises, Inc. is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 626 E IH 2, also being Lot 7, and Lot 8, Shops at N. Bridge Subdivision, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

Rebekah de la Fuente, CFM
Planning Director



Purpose for the Rezone Request	
Existing zoning:	B-1 & B-2
Existing land use:	Vacant Land
CUP Request:	TABC

City of Weslaco Code Enforcement Dept.

JUN 8, 2023

HARLINGEN INVESTOR II 6646 IRON HORSE BLVD NORTH RICHLAND HILLS TX 76180	H1210-02-000-0001-00 HARLINGEN INVESTOR 2 LOT 1 502 E EXPRWY 83	L: 692396 B: 1064267
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO, TX 78232-2216	S3285-00-000-0002-00 SHOPS AT N. BRIDGE LOT 2 702 E INTERSTATE 2	L: 0 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO, TX 78232-2216	S3285-00-000-0003-00 SHOPS AT N. BRIDGE LOT 3 636 E INTERSTATE 2	L: 0 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO, TX 78232-2216	S3285-00-000-0006-00 SHOPS AT N BRIDGE LOT 6 716 E INTERSTATE 2	L: 0 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO, TX 78232-2216	REPLAT SHOPS AT N BRIDGE LOT 1 626 E INTERSTATE 2	L: 0 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO, TX 78232-2216	REPLAT SHOPS AT N BRIDGE LOT 2 602 E INTERSTATE 2	L: 0 B: 0



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

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

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

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) Texas Roadhouse			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Roadhouse Enterprises, Inc.			
3. Type of Owner ☒ Corporation ☐ Limited Liability Company ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____			
4. Location Address 626 E IH 2			
City Weslaco		County Hidalgo	State TX Zip Code 78596
5. Mailing Address 6040 Duchmans Lane ATTN: Licensing, Texas Roadhouse Support Center			
City Louisville		County Jefferson	State KY Zip Code 40205
6. Business Telephone Number pending		Alternate Telephone Number 502-855-5512	E-mail Address katie.mccullum@texasroadhouse.com
7. Application for:			
☒ Original	☐ Reinstatement	License/Permit Number _____	☐ Reinstatement and Change of Trade Name
	☐ Change of Location	License/Permit Number _____	☐ Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
☐ BF Retail Dealer's Off-Premise License	☐ E Local Cartage Permit	☐ P Package Store Permit	
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET Third-Party Local Cartage Permit	☐ Q Wine Only Package Store	
☐ LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
☐ BE Retail Dealer's On-Premise License	☐ E Local Cartage Permit	☒ MB Mixed Beverage	
☐ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	☒ FB Food and Beverage Certificate	☐ WP Waterpark Permit	
☐ BP Brewpub License	☒ LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
☐ BB General Distributor's License	☐ D Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit	
☐ BC Branch Distributor's License	☐ DS Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License	
☐ BN Nonresident Brewer's License	☐ G Winery - allows on-premise consumption	☐ W Wholesaler's Permit	
☐ BW Brewer's License	☐ J Bonded Warehouse	☐ X General Class B Wholesaler Permit	
☐ JD Bonded Warehouse (Dry Area)			
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location			
☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF as defined in Sec. 108.73)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	☒ Restaurant	

Trade Name: _____ Texas Roadhouse _____

Location Address: 626 E IH 2 City: Weslaco County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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

OR

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

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

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

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

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

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

☐	The governing body of this city or county has by ordinance or order authorized the sale of mixed beverages between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

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

SEAL

Trade Name: Texas Roadhouse

Location Address: 626 E IH 2 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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

S E A L

Certificate of City Secretary for Winery (G) Applicants

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

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

OR

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

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

S E A L

Certificate of City Secretary for: BW & D

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

☐ does ☐ does not allow for on-premise consumption and
☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

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

S E A L

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

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained ***in any area where the sale of any alcoholic beverage is legal.***"

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

OR

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

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

S E A L

Trade Name: _____ Texas Roadhouse _____

Location Address: 626 E IH 2 _____ City: Weslaco _____ County: Hidalgo _____

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

OR

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

SIGN
HERE _____, _____ County
County Clerk

SEAL

On-Premise Certifications

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

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

SIGN
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County Clerk

SEAL

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OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of malt beverage between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24 th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN
HERE _____, _____ County
County Clerk

SEAL

Trade Name: Texas Roadhouse

Location Address: 626 E IH 2 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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Certificate of County Clerk for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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SIGN
HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

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

OR

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

SIGN
HERE _____, _____ County
County Clerk

SEAL

Certificate of County Clerk for: BW & D

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

☐ does ☐ does not allow for on-premise consumption and

☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN
HERE _____, _____ County
County Clerk

SEAL

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

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained *in any area where the sale of any alcoholic beverage is legal.*"

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

OR

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

SIGN
HERE _____, _____ County
County Clerk

SEAL

Trade Name: _____ Texas Roadhouse _____

Location Address: 626 E IH 2 _____ City: Weslaco _____ County: Hidalgo _____

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

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

**Comptroller of Public Accounts Certificate for All Applicants
TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)**

This is to certify on this _____ day of _____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____ **S E A L**

GF

www.greenbergmaw.com

8600 West Bryn Mawr Avenue
Suite 800N
Chicago, IL 60631
T 312.738.5200

PROPOSED LEGEND:

PROPERTY LINE

PROPOSED SANITARY SEWER GREASE INTERCEPTOR

PROPOSED SANITARY SEWER CLEANOUT

PROPOSED FIRE DEPARTMENT CONNECTION (FDC)

PROPOSED TRANSFORMER

COPYRIGHT NOTICE
The property of the above project is the property of the City of Chicago. The City of Chicago is not responsible for the design or construction of the project. The City of Chicago is not responsible for the design or construction of the project. The City of Chicago is not responsible for the design or construction of the project.

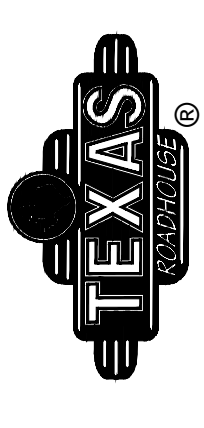
PROJECT TEAM	
OWNER	GREENBERGMAW
ARCHITECT	GREENBERGMAW
ENGINEER	GREENBERGMAW
PLUMBER	GREENBERGMAW
ELECTRICIAN	GREENBERGMAW
MECHANICAL	GREENBERGMAW
LANDSCAPE ARCHITECT	GREENBERGMAW
INTERIOR DESIGNER	GREENBERGMAW
EXTERIOR DESIGNER	GREENBERGMAW
VIDEO & AUDIO	GREENBERGMAW
UNITED MEDIA	GREENBERGMAW
UNITED MEDIA	GREENBERGMAW
DESIGN TEAM	GREENBERGMAW

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
09/20/23	COORDINATION SET

PROFESSIONAL SEAL

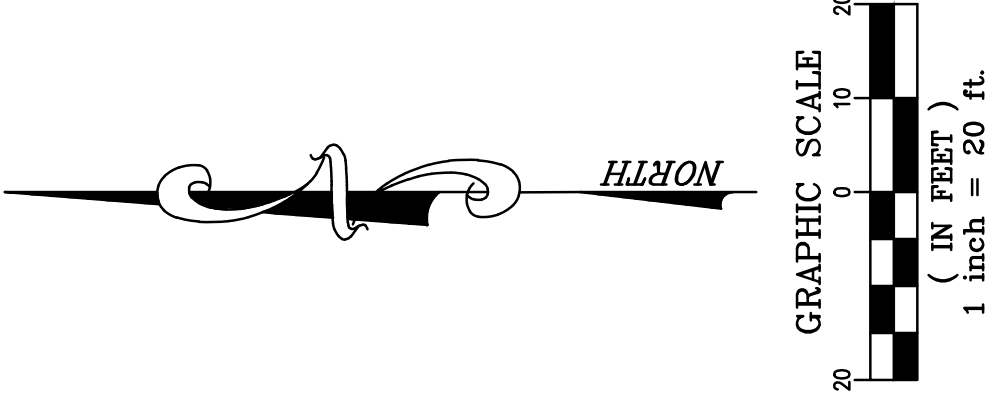
PROFESSIONAL IN CHARGE	
NAME	SCOTT
PROJECT MANAGER	
NAME	SCOTT
QUALITY CONTROL	
NAME	SCOTT
DRAWN BY	
NAME	SCOTT
PROJECT NAME	

TEXAS
ROADHOUSE
WESLACO
TEXAS
626 E INTERSTATE
HIGHWAY 2



PROJECT NUMBER	
20230739.0	
SHEET TITLE	

SITE
PLAN
SHEET NUMBER
SP-01



PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED TRANSFORMER

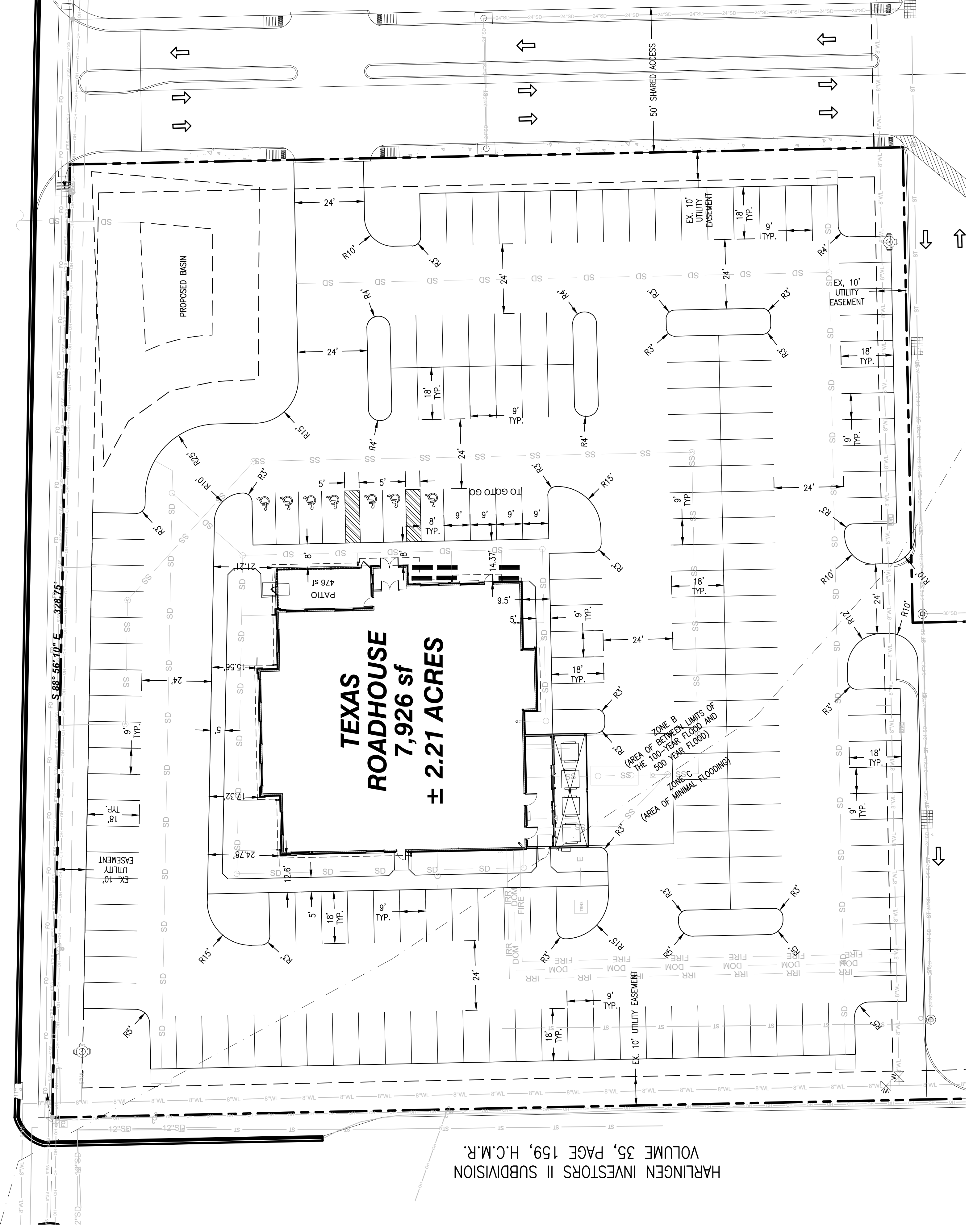
SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
ZONING:	B-1 NEIGHBORHOOD BUSINESS DISTRICT
LOT AREA:	2,214 AC (86,400,000 SQ. FT.)
TOTAL BUILDING AREA:	7,926 SQ. FT.
BUILDING HEIGHT:	1 STORY
LOT COVERAGE:	27 FEET 6 INCHES
	0.22%
PARKING RATIO:	1 PARKING SPACE PER 100 SQUARE FEET OF FLOOR AREA PLUS 1 SPACE PER EMPLOYEE
REQUIRED PARKING:	7,926 SQ. FT. TOTAL FLOOR AREA 42% SERVICE AREA 4,085 SQ. FT. PLUS 476 SQ. FT. PATIO = 4,561 SQ. FT. + 46 SPACES
	46 SPACES
PROVIDED PARKING:	170 SPACES
ACCESSIBLE PARKING REQUIRED:	6 SPACES
ACCESSIBLE PARKING PROVIDED:	7 SPACES
SETBACK/YARD	
FRONT YARD:	MIN. 20 FEET DEPTH
SIDE YARD:	MIN. 5 FEET
REAR YARD:	MIN. 10 FEET
HEIGHT:	45 FEET MAXIMUM

FLOOD

FEDERAL EMERGENCY MANAGEMENT AGENCY FEMA FIRMETTE, REFERENCE FLOOD INSURANCE RATE MAP, MAP NUMBER 480248 0005 B EFFECTIVE DATE MARCH 4, 1980, INDICATES THIS SURVEY AREA IS LOCATED WITHIN FLOOD ZONE B (AREAS OF MINOR FLOODING). FLOOD ZONE B IS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1' OR WHERE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. FLOOD ZONE B IS A MINOR FLOODING ZONE. FLOOD ZONE B IS A MINOR FLOODING ZONE. FLOOD ZONE B IS A MINOR FLOODING ZONE. FLOOD ZONE B IS A MINOR FLOODING ZONE.

U.S. EXPRESSWAY 83



VOLUME 35, PAGE 159, H.C.M.R.
HARTINGEN INVESTORS II SUBDIVISION

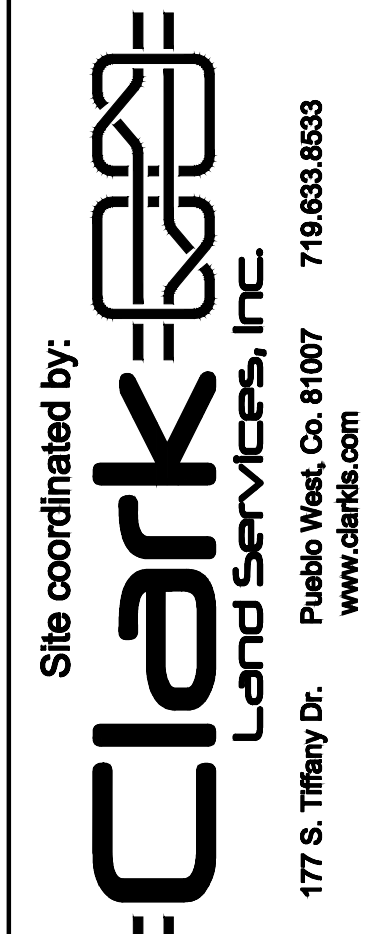
1. Any underground utilities shown have been depicted from field survey information, as-built drawings and/or utility markings as provided by the client. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are designated as accurately as possible from the information available. Public location request was made under Ticket No. 235343058 dated February 3, 2023. This site was designated by standard RF and GPR methods.

2. Basis of bearings is the west line of the tract of Land as depicted in the Map of Shops at North Bridge Subdivision, recorded on June 23, 2022, in Instrument No. 2022-3355025, being monumented at the north corner by a 1/2" Iron Rod Found capped and stamped "RGA", and at the south corner by a 1/2" Iron Rod Found capped and stamped "RGA", as shown hereon, and measured to bear S81°11'09"E, a distance of 589.19 feet.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA, FEMAette, referencing Flood Insurance Rate Map, Map Number 4803-B-0005 B, effective 4/1/1980, indicates that the CWA (100-year flood) Zone B (average depths less than 1' or less than 1' to 1'6") limits of the 100-year flood and 500 year flood or certain areas or subjects to 100-year flooding with average depths less than 1' or where contributing drainage area is less than one square mile, or areas protected by levees from the base flood).
4. Note: Flood zone division line/lines shown hereon are approximate only. A Flood Zone Determination is recommended for designs near division lines or within regulated flood zones.
5. This survey does not constitute a title search by Clark, Lutz Surveying, Inc., to determine ownership or easements of record. For all information regarding title, the client is referred to Clark, Lutz Surveying, Inc. Surveyor's Office. This Survey is prepared with an effective date of February 27, 2023.

5. The linear units used in this drawing are U.S. Survey Feet.
6. Elevations are based on NAVD 88 datum.
7. BENCHMARK: Nail with yellow plastic tag on utility pole, as shown. Elevation: 74.04' (NAD 88).
8. The improvements shown herein are as of the date of field work, February 10, 2023.
9. Zoning report was not provided at the time of survey.

10. This property contains a total calculated area of 88,105 square feet (2.023 acres) more or less.
11. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
12. Access is obtained indirectly from U.S. Highway 83 through two shared access easements one 28' in width and one 50' in width as shown on Shops at Northridge Subdivision Map Document Number 2022-3355025. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
13. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
14. This ALTA/NPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
15. Not Posted Address: 502 East Expressway 83, Westlico, Texas.

1. Electric – AEP Texas
2. Phone – AT&T
3. Fiber – Fiber Light LLC
4. Phone/Fiber – Frontier Communications Inc.
5. Phone/Fiber/Other – Weslaco Lsd.
6. Cable – Spectrum



Any and all easements, building lines and conditions, covenants and restrictions as set forth in plot recorded as Document No. 2022-3355025, Map Records, Hidalgo County, Texas.

—IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

28. A 10' utility easement reserved along the North and South property lines, as shown on the plat of record as Document No. 2022-3355025, Map Records, Hidalgo County, Texas. (Lots 7 and 8)
 -IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.

29. A 10' utility easement reserved along the West property line, as shown on the plat of record as Document No. 2022-3355025, Map Records, Hidalgo County, Texas. (Lot 8)
 -IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.

30. A 10' utility easement reserved along the East property line, as shown on the plat of record as Document No. 2022-3355025, Map Records, Hidalgo County, Texas. (Lot 7)
 -IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.

31. A 5' utility easement reserved along the West property line, as shown on the plat of record as Document No. 2022-3355025, Map Records, Hidalgo County, Texas. (Lot 7)
 -IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.

32. A 5' utility easement reserved along the East property line, as shown on the plat of record as Document No. 2022-3355025, Map Records, Hidalgo County, Texas. (Lot 8)
 -IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.

33. A 28.0' shared access easement reserved along the West property line, as shown on the plat of record as Document No. 2022-3355025, Map Records, Hidalgo County, Texas. (Lot 8)
 -IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.

34. All terms, conditions and provisions of that certain Controlled Access Highway Facility Deed recorded in Volume 1055, Page 41, Deed Records, Hidalgo County, Texas.
 -IS NOT LOCATED ON THE SUBJECT PARCEL.

35. Right of way for highway easement granted to State of Texas, acting by and through the State Highway Commission, as described in Volume 1055, Page 45, Deed Records, Hidalgo County, Texas.
 -IS NOT LOCATED ON THE SUBJECT PARCEL.

36. Highway Right of Way easement granted to the County of Hidalgo, Texas, as described in Volume 1141, Page 780, Deed Records, Hidalgo County, Texas.
 -IS NOT LOCATED ON THE SUBJECT PARCEL.

37. An oil, gas, and mineral lease dated February 9, 1972 executed by Lloyd A. La Ford and Mary Ruth La Ford as lessor, to and with Charles A. Brandt as lessee, above referenced instrument and the Company makes no representation as to the ownership or holder of such interest subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).
 -IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

38. An oil, gas, and mineral lease dated February 9, 1972 executed by Lloyd A. La Ford and Mary Ruth La Ford as lessor, to and with Charles A. Brandt as lessee, above referenced instrument and the Company makes no representation as to the ownership or holder of such interest subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).
 -IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

39. All of the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with the same, all of which are expressly excepted herefrom and not insured hereunder as described in Volume 207, Page 84, Deed Records, Hidalgo County, Texas.
 -IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

To: First American Title Insurance Company; Texas Roadhouse, Inc.; and Shops at N Bridge, LLC;

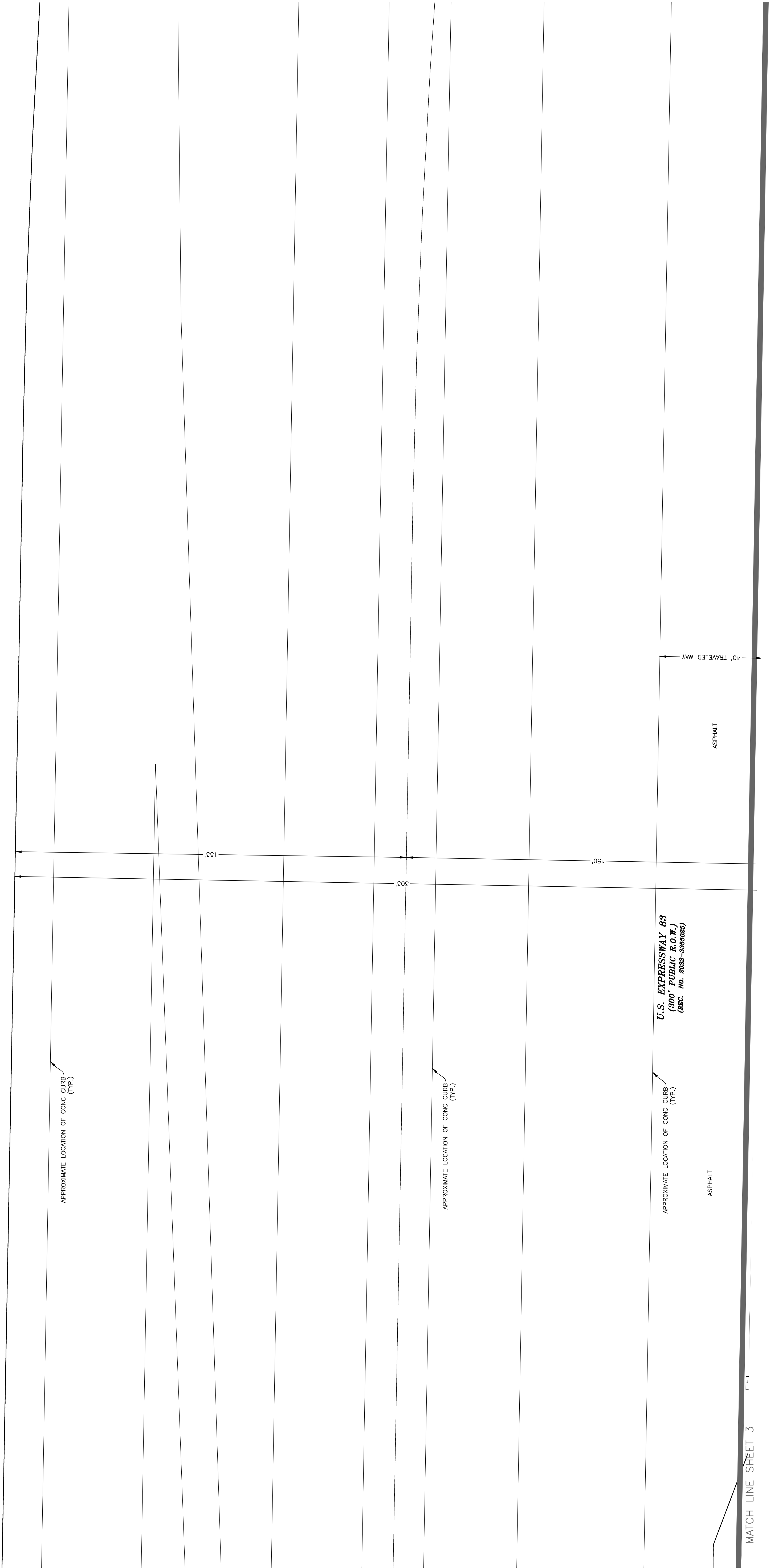
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Details Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7b2, 7c, 8, 9, 11b, 14, 16, 17, 19 & 20 of Table A thereof.

The field work was completed on February 10, 2023.
Date of Plat or Map: March 24, 2023.



R.L. McCrary
Texas Registered Professional Land Surveyor No. 5384
For and on behalf of Clark Land Surveying, Inc.
Email: ALTA@clarkls.com
Address: 13621 Hwy 110 South, Tyler Texas, 75707
Phone: (903) 939-8860

Revisions			
No.	Description	By	Date



Site coordinated by:

Clark
Land Services, Inc.

177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkls.com

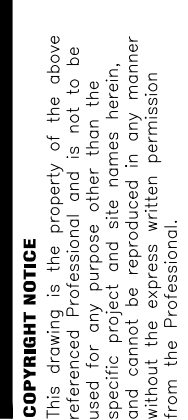
Project No. 223261		Drawn By: RDM		Checked By: RLM		Sheet 3 of 3	
		Date: 03/24/2023					
		A PORTION OF THE J.J. YNOJOA DE BALDI SURVEY, ABSTRACT NUMBER 54, CITY OF WESTLACO, HIDALGO COUNTY, TEXAS.					
ALTA/NSPS LAND TITLE SURVEY							
SITE NAME: 20220759.0 TXRH Westlaco, TX							
Revisions		No.	Description		By	Date	



LEGEND

- | | |
|---|--|
| ● | SITE BENCHMARK |
| ○ | FOUND MONUMENT (AS NOTED) |
| ○ | SET MONUMENT (1/2" I.R.F. W/PLASTIC CAP "3.384") |
| ⊙ | STORM MANHOLE |
| ⊕ | STORM INLET (ROUND) |
| ⊕ | STORM INLET (RECTANGLE) |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| ⊕ | ELECTRIC METER |
| ⊕ | GYWIRE |
| ⊕ | UTILITY POLE |
| ⊕ | UTILITY POLE W/ TRANSFORMER |
| ⊕ | FIBEROPTIC PEDESTAL |
| ⊕ | UNKNOWN VAULT |
| ⊕ | LANDSCAPED AREA |
| ⊕ | SIGN |
| ⊕ | STORM LINE (UNDERGROUND) |
| ⊕ | ELECTRIC LINE (OVERHEAD) |
| ⊕ | FIBEROPTIC LINE (UNDERGROUND) |
| ⊕ | CONCRETE AREA |

177 S. Tiffany Dr.
Pueblo West, Co. 81007
www.clarkds.com 719.633.8533



PROPOSED LEGEND:

PROJECT TEAM	
CALL	GREENBERG ARROW
STRUCTURAL	GREENBERG ARROW
MECHANICAL	GREENBERG ARROW
PLUMBING	GREENBERG ARROW
ELECTRICAL	GREENBERG ARROW
HAZARDOUS	HAZARDOUS
MICHIGAN EQUIPMENT & FLOURE	TEXAS ROADHOUSE
AUDIO & VIDEO	ONITE MEDIA
INTERCOM	INTERCOM
DESIGN TEAM	DESIGN TEAM

ISSUE/REVISION RECORD	
DATE	DESCRIPTION
04/29/23	COORDINATION SET
05/11/23	PERMIT SET

PROPERTY LINE	
PROPOSED CONCRETE CURB AND GUTTER	
PROPOSED REVERSE PITCH CURB AND GUTTER	
PROPOSED DEPRESSION CANT AND GUTTER	
PROPOSED PARKING STALL COUNT	
PROPOSED CONCRETE WHEEL STOP	
PROPOSED SIGN	
PROPOSED PYLON SIGN	
PROPOSED LIGHT POLE	
PROPOSED FIRE HDRANT	
PROPOSED FIRE DEPARTMENT CONNECTION (FDC)	
PROPOSED TAPPING SLEEVE AND VALVE	
PROPOSED WATER METER AND VALVE	
PROPOSED GATE VALVE AND VALVE BOX	
PROPOSED TRANSFORMER PAD	
PROPOSED GAS METER	
PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT	
PROPOSED STORM SEWER STRUCTURE	
PROPOSED SANITARY SEWER GREASE INTERCEPTOR	
PROPOSED SANITARY SEWER STRUCTURE	

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

SITE PLAN KEY NOTES

S2	PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)	
S3	PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C6.0	
S4	PROPOSED INTEGRAL BLACK COLORED CONCRETE SIDEWALK	
S5	PROPOSED CONCRETE LANDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)	
S6	PROPOSED INTEGRAL BLACK COLORED CONCRETE LANDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)	
S7	PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE PAVEMENT (SEE ARCHITECTURAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)	
S8	PROPOSED HEAVY DUTY INTEGRAL BLACK COLORED CONCRETE SLAB (SEE ARCHITECTURAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)	
S9	PROPOSED LIGHT FLEXIBLE PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)	
S10	PROPOSED LIGHT/MEDIUM FLEXIBLE PAVEMENT (SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND DETAILS)	
S11	PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)	
S12	PROPOSED DETACHABLE WARNING PLATE, SEE DETAIL SHEET C6.0	
S13	EXCLUSIVE ZONE OF WORK LIMITS MAY VARY BASED UPON VARIOUS OUTSIDE GENERAL LIMITS OR OTHER ITEMS WITHIN, SEE KEYNOTES ON PLAN FOR ADDITIONAL INFORMATION	
S14	PROPOSED ACCESSIBLE PATH OF TRAVEL, SEE GRADING PLAN SHEET C3.0	
S15	PROPOSED NO-SMOKING SIGN (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)	
S16	PROPOSED ACCESSIBLE PARKING SIGN (6" TOTAL), SEE DETAIL SHEET C6.0	
S17	PROPOSED HANDICAP ACCESSIBLE PARKING STALL, STRIPING, AND SYMBOL PER LOCAL CODE	
S18	PROPOSED "TOW-AWAY" SIGN, SEE DETAIL SHEET C6.0	
S19	PROPOSED 4"X8" CONCRETE PAD FOR GRASS RECYCLING SYSTEM (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)	
S20	PROPOSED 0" CONCRETE CURB	
S21	PROPOSED 6" CONCRETE CURB, SEE DETAIL SHEET C6.0	
S22	PROPOSED 6" CONCRETE CURB AND GUTTER (GUTTER WIDTH AS SHOWN ON PLAN), SEE DETAIL ON SHEET C6.0	
S23	PROPOSED CURB TRANSITION FROM 0" TO 6", DISTANCE DIMENSION SHOWN ON PLAN	
S24	PROPOSED 3" WIDE VALEY GUTTER WITH 5/8" RIP-RAP	
S25	PROPOSED 3" WIDE CURB OPENING WITH 5/8" RIP-RAP	

PROJECT MANAGER

PROJECT MANAGER

QUALITY CONTROL

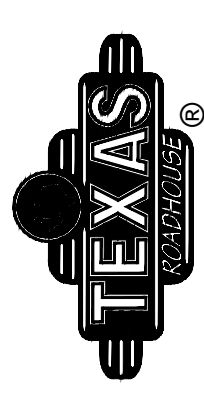
DRAWN BY

DRAWN BY
SK

ROADHOUSE

TEXAS
626 E INTERSTATE

HIGHWAY 2

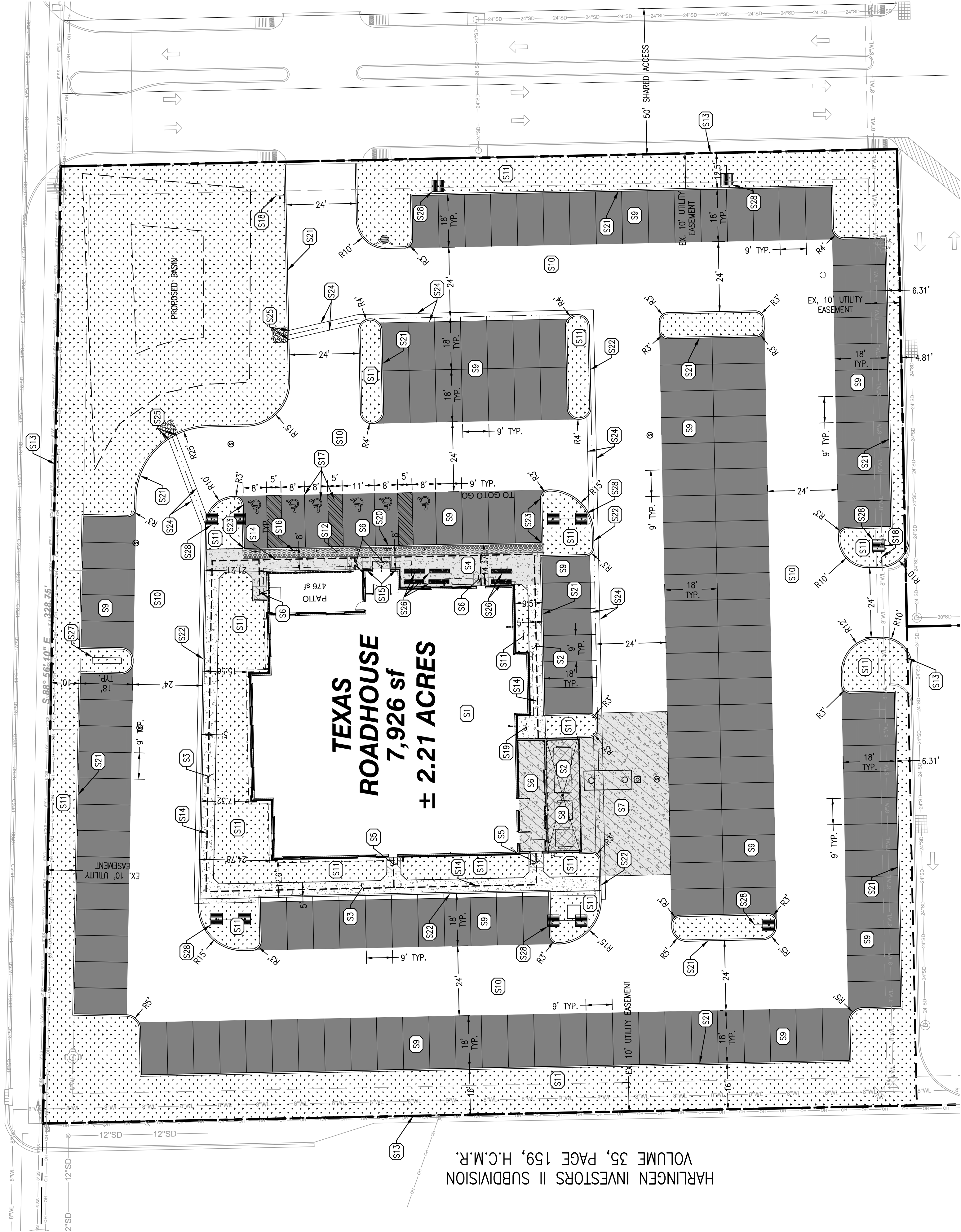


PROJECT NUMBER

SHEET TITLE
2022.01.09.0

(IN FEET)
1 inch = 20 ft.

G2.1



HARLINGEN INVESTORS II SUBDIVISION
VOLUME 35, PAGE 159, H.C.M.R.

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND FEDERAL SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL HANDICAP STATE AND LOCAL CODES AND REQUIREMENTS.
6. CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS OR CONSTRUCTION OF CONCRETE CURBS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY SUCH DISCREPANCY.
7. DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
8. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL SUCH IMPROVEMENTS.
9. PLANS SHALL BE USED FOR BUILDING STAGING.
10. CONSTRUCTION SHALL COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, INCLUDING NEW PLANTINGS AND TURF AREAS RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
11. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. TO EDGE OF EXISTING PAVEMENT SHALL BE THE RESPONSIBILITY OF CURB TO FACE OF CURB OR EDGE OF EXISTING PAVEMENT UNLESS OTHERWISE NOTED.
13. ALL CURB PAVES ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
15. CONTRACTOR SHALL RESUME ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
16. CONTRACTOR SHALL REPAIR AT HIS EXPENSE DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO MATCH WITHIN THE CITY AND STATE ENGINEERING SPECIFICATIONS.
17. ALL EXISTING CURBS SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR WORKING PLATES SHALL BE REFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.

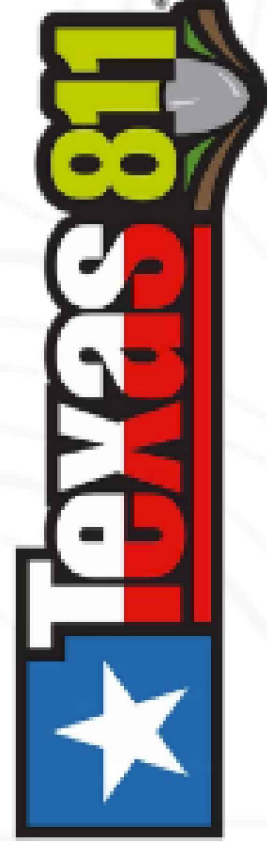
1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, AND DATED FEBRUARY 22, 2023 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (TERRACON PROJECT NO. 88235014).

PROPOSED CONCRETE SIDEWALK

	PROPOSED CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE
	PROPOSED INTERIOR BLACK COLORED CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE
	PROPOSED CONCRETE PAVING 6" PORTLAND CEMENT CONCRETE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
	PROPOSED INTERIOR BLACK COLORED CONCRETE PAVING 6" PORTLAND CEMENT CONCRETE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
	PROPOSED HEAVY DUTY INTERIOR BLACK COLORED RIGID PAVEMENT 7" TREATED SUBGRADE 6" TREATED SUBGRADE 4" AGGREGATE BASE (SEE GEOTECHNICAL REPORT)
	PROPOSED HEAVY DUTY INTERIOR BLACK COLORED CONCRETE SLUG 7" PORTLAND CEMENT CONCRETE (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR REINFORCEMENT, AGGREGATE, AND SUBGRADE REQUIREMENTS)
	PROPOSED LIGHT FLEXIBLE PAVEMENT 2" HMAc FINE SURFACE, TYPE C D 7" GRANULAR BASE MATERIAL 6" TREATED SUBGRADE (SEE GEOTECHNICAL REPORT)
	PROPOSED LIGHT ACTION FLEXIBLE PAVEMENT 2" HMAc FINE SURFACE, TYPE C D 6" GRANULAR BASE MATERIAL 6" TREATED SUBGRADE (SEE GEOTECHNICAL REPORT)
	PROPOSED LANDSCAPE AREA

SITE AREA: ±2.21 ACRES

SITE AREA: +2.21 ACRES
 ZONED: B-1 NEIGHBORHOOD BUSINESS RESTAURANT
 PROPOSED BUILDING AREA: 7,450 SQ. FT.
 PROPOSED USE: 27'-6"
 BUILDING HEIGHT: 86 STALLS
 PARKING REQUIRED: 186 STALLS
 PARKING PROVIDED: (INCLUDING 6 ADA STALLS)





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 5, 2023	Agenda Item No. (to be assigned by PCE): IV.D.
From: Rebekah de la Fuente, Interim Planning Director, on behalf of Mario Mendiola.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 400 S Kansas Ave. also being Lot 1-6, Block 33, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 21, 2023. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on June 23, 2023.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



USE: 000465-2023

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 1, 2, 3, 4, 5, 6 Block 33

Subdivision Name WESLACO Original Townsite &

Street Address 400 S. Kansas Ave.

Existing Zoning CD Existing Land Use Eatery

Purpose for the Conditional Use Permit Request Alcohol sales,
Beer and wine, food and beverages

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

Property fenced in.

_____ \$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 Mario Omar Mendiola Phone (956) 246-8812

Address 100 E. 10th Street Fax: N/A

City Weslaco State TX Zip Code 78596 E-Mail: mario.mendiola.23@gmail.com

OWNER

Name MARIO OMAR MENDIOLA Phone (956) 246-8812

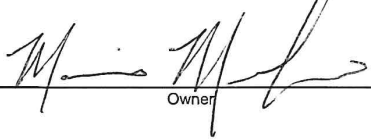
Address _____ Fax: N/A

City WESLACO State TX Zip Code 78596 E-Mail: thetoverbardt40@gmail.com

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 6/1/23
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

Notice of Public Hearing _____ Date _____
200' of Proposed Site

P & Z Notice of Public Hearing _____ Date _____
CITY OF WESLACO
956-968-3181
***** REPRINT RECEIPT*****

City Commission Notice in Newspaper _____ Date _____
REC#: 03040661 6/07/2023 4:28 PM
OPER: NV TERM: 041
REF#: 1093
PAID BY:

Presented to P & Z Commission Approved _____ Disapproved _____ Date _____
TRAN: 800.0000 ENERGY PAYMENT

Presented to City Commission Approved _____ Disapproved _____ Date _____
TENDERED: 305.00 CHECK
APPLIED: 305.00-
CHANGE: 0.00

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

PLANNING DEPARTMENT

June 23, 2023

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 5, 2023, and the City Commission will hold a public hearing on July 18, 2023, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on July 5, 2023. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Mario Mendiola, is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit at 400 S Kansas Ave. also being Lot 1-6, Block 33, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

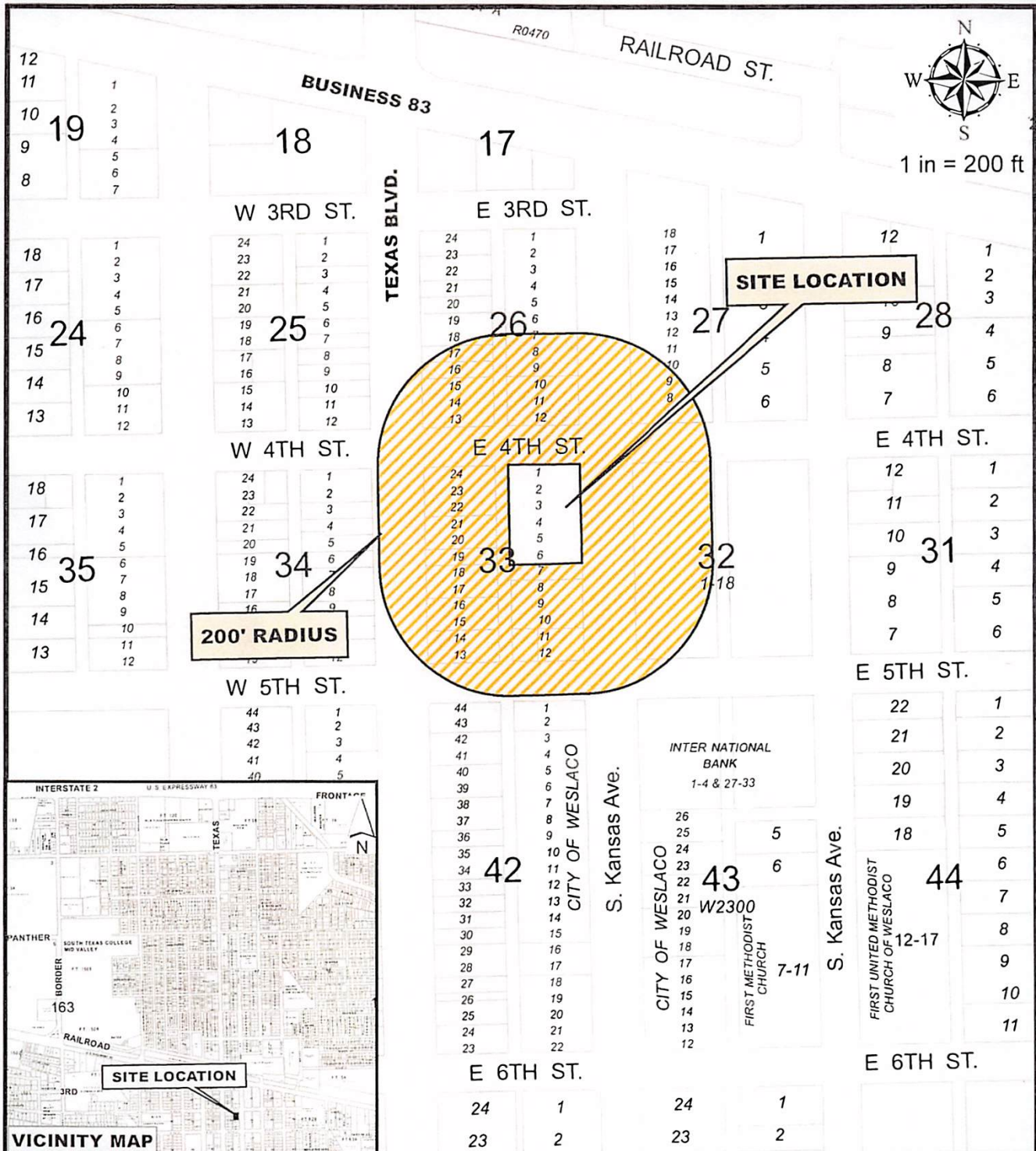
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente, CFM
Planning Director

Engineering

CITY OF WESLACO

Engineering



Mario Mendiola - The Tower Bar
400 South Kansas Ave.
Weslaco, TX. 78596

Purpose for the Conditional Use Permit request

Existing zoning: Commercial
Existing land use: Parking Lot-Commercial
CUP request: TABC



City of Weslaco Code Enforcement Dept.

JUN 9, 2023

AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0010-10 WESLACO ORIGINAL TOWNSITE LOTS 0 E 4TH ST	L: 40013 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-026-0013-00 WESLACO ORIGINAL TOWNSITE BLK 26 345 S TEXAS BLVD	L: 54450 B: 300623
PHOENIX DBD LLC 337 S TEXAS BLVD WESLACO TX 78596	W2300-00-026-0016-00 WESLACO ORIGINAL TOWNSITE BLK 26 337 S TEXAS BLVD	L: 19800 B: 86916
331 SOUTH TEXAS SERIES 415 S AIRPORT DR STE H WESLACO TX 78596	W2300-00-026-0017-00 WESLACO ORIGINAL TOWNSITE BLK 26 331 S TEXAS BLVD	L: 19800 B: 101516
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
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0007-00 WESLACO ORIGINAL TOWNSITE BLK 27 RTH BETWEEN 3RD & BUS 83 203 E BUS HWY 83	L: 265341 B: 464316
DK3 INVESTMENT GROUP LLC 702 W EXPY 83 STE 100 WESLACO TX 78599	W2300-00-032-0007-00 WESLACO ORIGINAL TOWNSITE LOTS 7 401 S KANSAS AVE	L: 163125 B: 493106
MENDIOLA MARIO & CYNTHIA 1506 VIDA DULCE WESLACO TX 78596	W2300-00-033-0001-00 WESLACO ORIGINAL TOWNSITE LOTS 1-6 111 E 5TH ST	L: 80025 B: 32229
LEAL ANDREW STEVEN & LORENA 3818 B SHEA WESLACO TX 78596	W2300-00-033-0007-00 WESLACO ORIGINAL TOWNSITE BLK 33 0 S KANSAS AVE	L: 16500 B: 3300
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-033-0008-00 WESLACO ORIGINAL TOWNSITE BLK 33 410 S KANSAS AVE	L: 40013 B: 61519
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-033-0011-00 WESLACO ORIGINAL TOWNSITE BLK 33 12 500 S KANSAS AVE	L: 21300 B: 113883
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-033-0011-01 WESLACO ORIGINAL TOWNSITE BLK 33 111 E 5TH ST	L: 11700 B: 67005

City of Weslaco Code Enforcement Dept.

JUN 9, 2023

AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-033-0013-00 WESLACO ORIGINAL TOWNSITE BLK 33 447 S TEXAS BLVD	L: 36300 B: 0
AGD LP PO BOX 8097 WESLACO TX 78599	W2300-00-033-0015-00 WESLACO ORIGINAL TOWNSITE BLK 33 431 S TEXAS BLVD	L: 36300 B: 190651
VILLARREAL JUAN J & MIRTHALA 3818 B SHEA WESLACO TX 78596	W2300-00-033-0017-00 WESLACO ORIGINAL TOWNSITE LOTS 17 0 S TEXAS BLVD	L: 36300 B: 146120
PORTALES OSCAR E & NANCY 2307 PRIMROSE WESLACO TX 78596	W2300-00-033-0019-00 WESLACO ORIGINAL TOWNSITE BLK 33 419 S TEXAS BLVD	L: 19800 B: 111438
VILLARREAL JUAN JAVIER & 3818 B SHEA WESLACO TX 78596	W2300-00-033-0020-00 WESLACO ORIGINAL TOWNSITE LOTS 20 415 S TEXAS BLVD	L: 36300 B: 152529
AMIGO STORES INC 14614 MANSFIELD DAM CT UNIT 11 AUSTIN TX 78734	W2300-00-033-0022-00 WESLACO ORIGINAL TOWNSITE LOT 401 S TEXAS BLVD	L: 54450 B: 261217
CGLUX INVESTMENTS LLC 330 S KANSAS AVE WESLACO TX 78599	W2300-00-026-0003-05 WESLACO ORIGINAL TOWNSITE S12.50' 4-9 BLK 26	L: 86694 B: 0

5/31/23, 10:45 PM

Document



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 242510

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:	242510
Applicant Name:	The Tower Bar
License Type applied for:	Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure:	General Partnership
FEIN/SSN Number:	931481705
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No

Primary Business Entity Contact Information

Legal First Name:	Eli
Legal Middle Name:	Gonzalez
Email Address:	towerbardtw@gmail.com
Phone Number:	956-261-6612

5/31/23, 10:45 PM

Document

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority

Prefix: Mr

Legal First Name: Eli

Legal Last Name: Gonzalez

Email Address: towerbardtw@gmail.com

Phone Number: 956-261-6612

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
The Tower Bar	Eli Gonzalez	General Partner	50
The Tower Bar	Mario Mendiola	General Partner	50

5/31/23, 10:45 PM

Document

Basic Business information

Business/Trade Name: The Tower Bar

What is your primary business at this location? Bar

Location's Phone Numbers

Business Phone Number 956-261-6612

Alternate Phone Number 956-246-8812

Location Address

Address: 400 S Kansas Ave, Weslaco, TX, United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 400 S Kansas Ave, 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

5/31/23, 10:45 PM

Document

Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to
14%

5/31/23, 10:45 PM

Document

Sixty Day Sign Requirements

Posted the 60 day sign: No

Refuting reason: There has been a license for on premise sales within the last two years.

Projected Sales Information

Sales Year: 2023

Alcohol Sale: \$15,000.00

Food Sales: \$2,000.00

Total Sales: \$17,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? Yes

Are you operating under? None

Location Diagram

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

5/31/23, 10:45 PM

Document



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

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

Section 11.37 & 61.37

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

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

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

OR

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

SIGN HERE

City Secretary/Clerk

City

_____, TEXAS

5/31/23, 10:45 PM

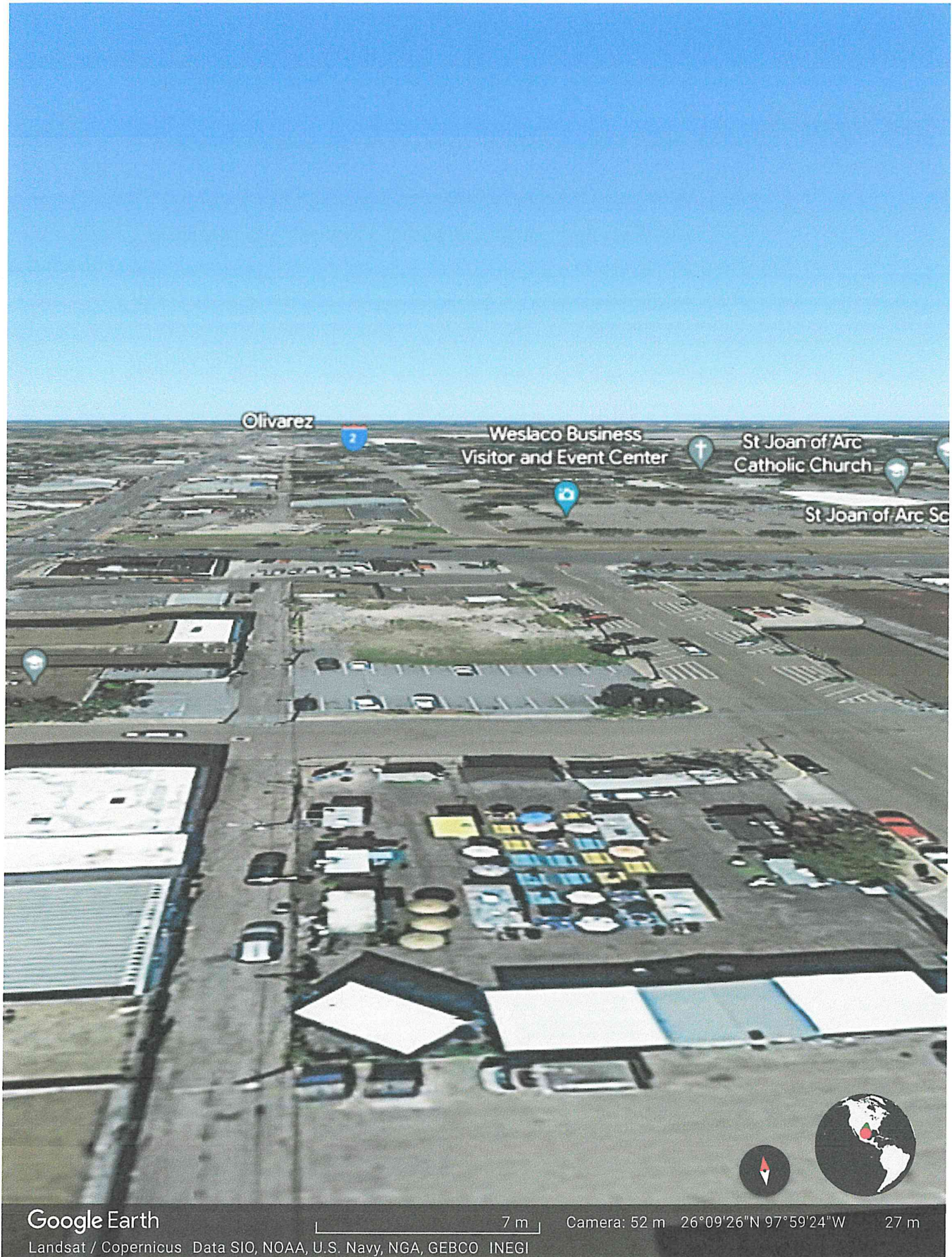
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**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas Helping Businesses & Protecting Communities

PUBLISHER'S AFFIDAVIT

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	



Google Earth

7 m

Camera: 52 m 26°09'26"N 97°59'24"W 27 m

Landsat / Copernicus Data SIO, NOAA, U.S. Navy, NGA, GEBCO INEGI



400 S Kansas Ave

The Eatery - Downtown Weslaco

Weslaco, Texas

Google Street View

Nov 2017

[See more dates](#)

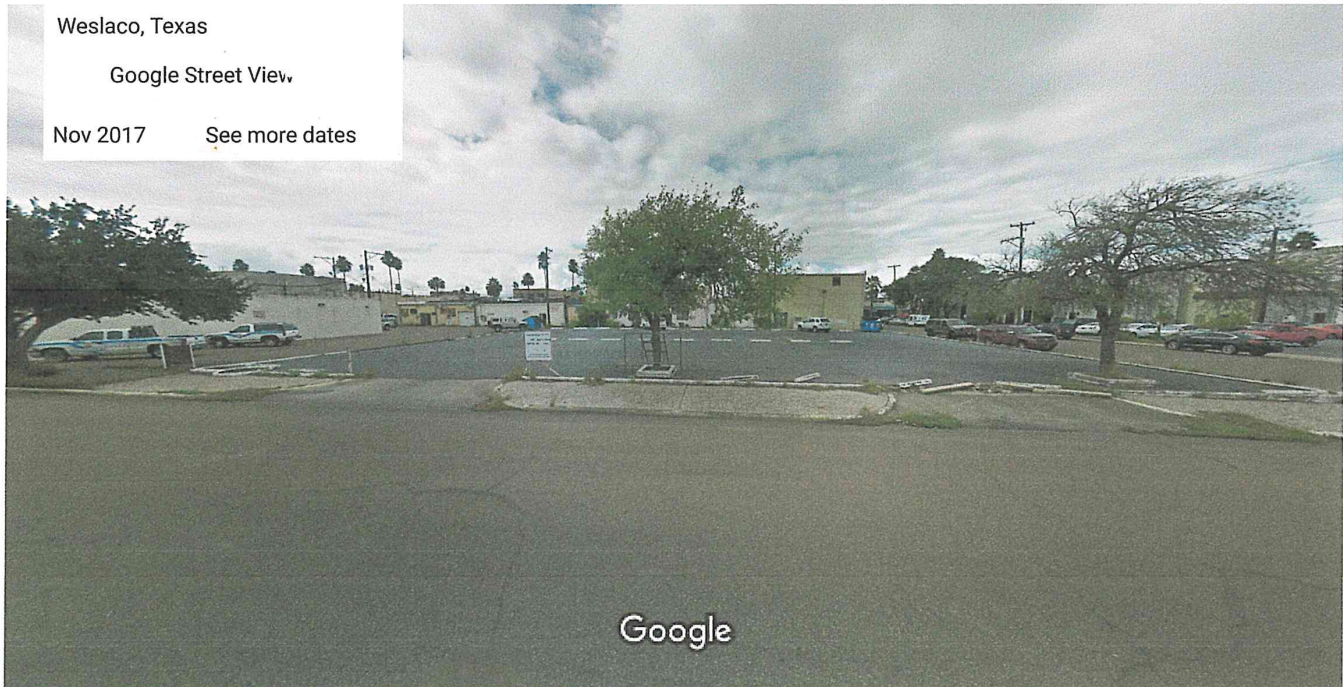


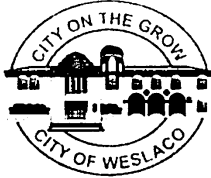
Image capture: Nov 2017 © 2023 Google





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

Date of Meeting: July 5, 2023	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Monte Cielo Subdivision Phase I being 33.97-acres out of Farm Tract 214, West Tract Subdivision out of Llano Grande Grant, Weslaco, Hidalgo County, Texas. Located approximately 2,500 ft. south of Mile 10 North on the east side of Mile 6 ½ West. Possible Action.	
Discussion/Overview: The proposed one-hundred and fifty-seven (157) lot subdivision is located outside 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 8" sewer line. The property is within a Flood Zone "A" and "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

PLAT-000471-2023

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: Monte Cielo Subdivision Phase I

Location: East Side of mile 6 1/2 West Road, 1/2 mile south of Mile 10 North

Legal Description: 33.97 acres, being a part or portion of Farm Tract 214, The West Tract Subdivision, out of Llano Grande Grant, as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, Hidalgo County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: n.a.

Existing Land Use: Agriculture Proposed Land Use: R-1 One Family Dwelling District

Number of Lots Proposed: 157 Gross Acreage: 33.97 Ac.

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION (developer)

Owner's Name: RD Monte Cielo, LLC. - Jason E. Garza Telephone: (956) 451-6390

Address: P.O. Box 6105 Fax: _____

City: McAllen State: TX Zip: 78502 E-mail: _____

ENGINEER INFORMATION

Name: Javier Hinojosa Engineering Telephone: (956) 668-1588

Address: 416 E. Dove Ave. Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: javier@javierhinojosaeng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply Corp.

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Electric Co-op

☒ 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 H.C.C.I.D. No. 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdela Fuente@weslacotx.gov

\$355.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

Twelve (12) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdela Fuente@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

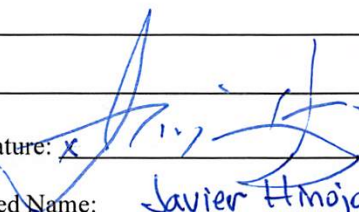
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 6/19/23

Authorized Agent Printed Name: Javier H. Mojosa

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: _____

Proposed
Monte Cielo Subdivision
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

TBPELS FIRM NO. F-1295
416 E. Dove Avenue
McAllen, Texas 78504
(956) 668-1588
e-mail: javier@javierhinojosaeng.com

Revised May 10, 2023



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DETENTION POND CROSS SECTION AND CALCULATIONS	20
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DISCHARGE STRUCTURE	21
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**Drainage Statement
Monte Cielo Subdivision
Weslaco, Texas**

Introduction

Monte Cielo Subdivision is a 46.41-acre tract of land out of Farm Tract 214, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. Monte Cielo Subdivision will be developed in multiple phases. This drainage statement addresses the entire subdivision. This subdivision is located along the east side of Mile 6 ½ West approximately 2,640 feet south of Mile 10 North and is within the E.T.J. of Weslaco, Texas. The developer will be applying for annexation into the City of Weslaco.

Flood Plain

Monte Cielo Subdivision is located in Zone "A" and "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised May 30, 2002 to reflect LOMR. Zone "A" is defined as "no base flood elevations determined. Zone "X" is defined as "areas determined to be outside the 500-year floodplain." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 80.50, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25), Hidalgo Sandy Clay Loam (28) and Ustorthents, loamy (69). Soils group 25, 28 and 69 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index.

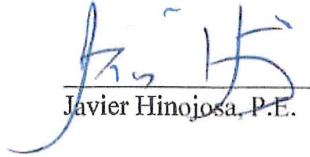
Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff in a southwesterly direction. Based on an existing 10-year storm, a total storm runoff of 25.20 cubic feet per second is being generated by this subdivision.

Proposed Conditions

Monte Cielo Subdivision is a proposed 211 single-family subdivision. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 42" throughout the subdivision and discharge into a proposed detention pond located along the south end of the subdivision. This development will increase runoff to a maximum of 186.33 cubic feet per second based on the 50-year storm frequency for an increase Q of 161.13 cubic feet per second. Required detention for this subdivision is 318,970 cubic feet (7.323 Ac.Ft.). The detention pond shall have a capacity of 328,234 cubic feet (7.535Ac.Ft.) at an average water depth of 7.65 feet. The detention pond shall be fully excavated as part of Phase I construction and was designed to adequately hold the necessary detention for all phases of the development. Maintenance of the detention pond shall be provided for by the Monte Cielo Home Owners Association. The detention pond shall discharge into the existing HCDD No. 1 Weslaco North Drain with a 30" pipe at a slope of 0.374% which equates to a release of 25.09 cubic feet per second. A

HCDD No. 1 discharge structure shall be installed as required by the drainage districts permit. The current area that is located in Flood Zone "A" is in the process of being removed through FEMA and Hidalgo County.


Javier Hinojosa, P.E.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
H.C.D.D. NO. 1 <u>Boon G</u> <u>5-17-23</u>	
DATE	

DRAINAGE ANALYSIS

PROJECT NAME: **MONTE CIELO SUBDIVISION**
DATE: May 9, 2023

I. Existing Condition-10 year

Exist. Area	2,074,321 sf	Int. Coeff. "k	0.213 Table 3-2
	47.620 ac	K _u	3.28
Imp. Area:	- sf	Length	1360
% Imp. :	0.00	Velocity	0.283789 ft/sec
Slope :	0.165 %		
tc :	79.87 min		
Rainfall Intensity (10yr)			2.646 in/hr
c factor			0.200
Q peak existing condition:			25.20 cfs

II. Future Condition-50 year

Future area: 2,074,321.00 sf
47.62 ac

Estimated Imp. Area: 23,000 sf

% Imp. : 0.01

Slope : 0.15%

tc : 17.83 min

Rainfall Intensity (50yr) 8.379 in/hr

c factor 0.467

Q future cond. = $Aci = i * = 186.33 * 0.47 = 22.2384735 i$

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
120	2.00	2.596	57.73	415,659	25.20	104,209	311,450
130	2.17	2.455	54.60	425,842	25.20	111,770	314,073
140	2.33	2.331	51.83	435,378	25.20	119,330	316,048
150	2.50	2.220	49.37	444,352	25.20	126,891	317,461
160	2.67	2.121	47.17	452,835	25.20	134,452	318,383
170	2.83	2.032	45.18	460,882	25.20	142,012	318,870
180	3.00	1.951	43.38	468,544	25.20	149,573	318,970
190	3.17	1.877	41.74	475,858	25.20	157,134	318,724
200	3.33	1.809	40.24	482,859	25.20	164,695	318,165
210	3.50	1.747	38.86	489,577	25.20	172,255	317,322

MAX

Storage Required: 318,970 cf
Storage Required: 7.323 Ac.-Ft.
w/ release rate of: 25.20 cfs



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5/15/23

TABLE I
TIME OF CONCENTRATION DETERMINATION
MONTE CIELO SUBDIVISION

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		77.52						77.52
D.A. #1	Overland & Gutter	0.467	126		5.25			270	1.0	4.50	9.75
D.A. #1-D.A.#3	Pipe Flow	0.467						78	3.0	0.43	10.18
D.A. #2	Overland & Gutter	0.467	140		5.83			139	1.0	2.32	8.15
D.A.#2-D.A.#3	Pipe Flow	0.467						35	3.0	0.19	8.34
D.A.#3	Overland & Gutter	0.467	127		5.29			320	1.0	5.33	10.63
D.A.#3-D.A.#5	Pipe Flow	0.467						273	3.0	1.52	12.14
D.A.#4	Overland & Gutter	0.467	140		5.83			135	1.0	2.25	8.08
D.A.#4-D.A.#5	Pipe Flow	0.467						35	3.0	0.19	8.28
D.A.#5	Overland & Gutter	0.467	126		5.25			350	1.0	5.83	11.08
D.A.#5-D.A.#7	Pipe Flow	0.467						165	3.0	0.92	13.06
D.A.#6	Overland & Gutter	0.467	140		5.83			110	1.0	1.83	7.67
D.A.#6-D.A.#7	Pipe Flow	0.467						35	3.0	0.19	7.86
D.A.#7	Overland & Gutter	0.467	126		5.25			318	1.0	5.30	10.55
D.A.#7-D.A.#8	Pipe Flow	0.467						75	3.0	0.42	13.48
D.A.#8	Overland & Gutter	0.467	158		6.58			173	1.0	2.88	9.47
D.A.#8-OUTFALL#1	Pipe Flow	0.467						162	3.0	0.90	14.38
D.A.#9	Overland & Gutter	0.467	149		6.21			274	1.0	4.57	10.78
D.A.#9-D.A.#11	Pipe Flow	0.467						68	3.0	0.38	11.15

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

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

TABLE 1A
FLOWRATE DETERMINATION
MONTE CIELO SUBDIVISION

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	46.405	0.200	77.52	10	2.702	25.08		
D.A. #1	1.587	0.467	9.75	10	8.821	6.54		
D.A. #1-D.A.#3	1.587	0.467	10.18	10	8.668	6.42	18	0.374%
D.A. #2	0.617	0.467	8.15	10	9.448	2.72		
D.A.#2-D.A.#3	0.617	0.467	8.34	10	9.367	2.70	18	0.066%
D.A.#3	1.066	0.467	10.63	10	8.517	4.24		
D.A.#3-D.A.#5	3.270	0.467	12.14	10	8.042	12.28	24	0.295%
D.A.#4	0.671	0.467	8.08	10	9.476	7.16		
D.A.#4-D.A.#5	0.671	0.467	8.28	10	9.394	2.94	18	0.079%
D.A.#5	1.801	0.467	11.08	10	8.367	7.16		
D.A.#5-D.A.#7	5.742	0.467	13.06	10	7.783	20.87	30	0.259%
D.A.#6	0.519	0.467	7.67	10	9.658	7.16		
D.A.#6-D.A.#7	0.519	0.467	7.86	10	9.572	2.32	18	0.049%
D.A.#7	1.000	0.467	10.55	10	8.542	7.16		
D.A.#7-D.A.#8	7.261	0.467	13.48	10	7.672	26.01	30	0.403%
D.A.#8	1.565	0.467	9.47	10	8.925	7.16		
D.A.#8-OUTFALL#1	8.826	0.467	14.38	10	7.443	30.68	36	0.212%
D.A.#9	1.518	0.467	10.78	10	8.467	7.16		
D.A.#9-D.A.#11	1.518	0.467	11.15	10	8.345	5.92	18	0.317%

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

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

TABLE I
TIME OF CONCENTRATION DETERMINATION
MONTE CIELO SUBDIVISION

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.#10	Overland & Gutter	0.467	180		7.50			85	1.0	1.42	8.92
D.A.#10-D.A.#11	Pipe Flow	0.467						37	3.0	0.21	9.12
D.A.#11	Overland & Gutter	0.467	148		6.17			150	1.0	2.50	8.67
D.A.#11-M.H.#12	Pipe Flow	0.467						318	3.0	1.77	12.92
D.A.#12	Overland & Gutter	0.467	148		6.17			180	1.0	3.00	9.17
D.A.#12-M.H.#12	Pipe Flow	0.467						22	3.0	0.12	9.29
M.H.#12-D.A.#13	Pipe Flow	0.467						120	3.0	0.67	13.59
D.A.#13	Overland & Gutter	0.467	125		5.21			259	1.0	4.32	9.53
D.A.#13-D.A.#14	Pipe Flow	0.467						35	3.0	0.19	13.78
D.A.#14	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#14-D.A.#15	Pipe Flow	0.467						247	3.0	1.37	15.15
D.A.#15	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#15-D.A.#16	Pipe Flow	0.467						35	3.0	0.19	15.35
D.A.#16	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#16-D.A.#17	Pipe Flow	0.467						247	3.0	1.37	16.72
D.A.#17	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#17-D.A.#18	Pipe Flow	0.467						43	3.0	0.24	16.96
D.A.#18	Overland & Gutter	0.467	125		5.21			285	1.0	4.75	9.96
D.A.#18-OUTFALL#2	Pipe Flow	0.467						157	3.0	0.87	17.83

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

$$T_c = \frac{L}{V \times 60}$$

TABLE 1A
FLOWRATE DETERMINATION
MONTE CIELO SUBDIVISION

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#10	0.910	0.467	8.92	10	9.136	3.88		
D.A.#10-D.A.#11	0.910	0.467	9.12	10	9.056	3.85	18	0.134%
D.A.#11	0.837	0.467	8.67	10	9.235	3.61		
D.A.#11-M.H.#12	3.265	0.467	12.92	10	7.821	11.93	30	0.085%
D.A.#12	0.697	0.467	9.17	10	9.039	2.94		
D.A.#12-M.H.#12	0.697	0.467	9.29	10	8.992	2.93	18	0.078%
M.H.#12-D.A.#13	3.962	0.467	13.59	10	7.643	14.14	30	0.119%
D.A.#13	1.317	0.467	9.53	10	8.904	7.16		
D.A.#13-D.A.#14	5.279	0.467	13.78	10	7.592	18.72	30	0.208%
D.A.#14	1.632	0.467	9.63	10	8.867	6.76		
D.A.#14-D.A.#15	6.911	0.467	15.15	10	7.257	23.42	30	0.326%
D.A.#15	1.700	0.467	9.63	10	8.867	7.04		
D.A.#15-D.A.#16	8.611	0.467	15.35	10	7.213	29.00	30	0.500%
D.A.#16	1.699	0.467	9.63	10	8.867	7.04		
D.A.#16-D.A.#17	10.310	0.467	16.72	10	6.914	33.29	36	0.250%
D.A.#17	1.700	0.467	9.63	10	8.867	7.04		
D.A.#17-D.A.#18	12.010	0.467	16.96	10	6.865	38.50	36	0.334%
D.A.#18	1.698	0.467	9.96	10	8.747	6.94		
D.A.#18-OUTFALL#2	13.708	0.467	17.83	10	6.692	42.84	36	0.414%

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

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

TABLE I TIME OF CONCENTRATION DETERMINATION MONTE CIELO SUBDIVISION												
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.#19	Overland & Gutter	0.467	210		8.75			90	1.0	1.50	10.25	
D.A.#19-D.A.#21	Pipe Flow	0.467						72	3.0	0.40	10.65	
D.A.#20	Overland & Gutter	0.467	210		8.75			70	1.0	1.17	9.92	
D.A.#20-D.A.#21	Pipe Flow	0.467						35	3.0	0.19	10.11	
D.A.#21	Overland & Gutter	0.467	150		6.25			149	1.0	2.48	8.73	
D.A.#21-M.H.#23	Pipe Flow	0.467						312	3.0	1.73	12.38	
D.A.#22	Overland & Gutter	0.467	179		7.46			250	1.0	4.17	11.63	
D.A.#22-D.A.#23	Pipe Flow	0.467						35	3.0	0.19	11.82	
D.A.#23	Overland & Gutter	0.467	125		5.21			198	1.0	3.30	8.51	
D.A.#23-M.H.#23	Pipe Flow	0.467						87	3.0	0.48	12.30	
M.H.#23-D.A.#24	Pipe Flow	0.467						225	3.0	1.25	13.63	
D.A.#24	Overland & Gutter	0.467	148		6.17			425	1.0	7.08	13.25	
D.A.#24-D.A.#25	Pipe Flow	0.467						35	3.0	0.19	13.44	
D.A.#25	Overland & Gutter	0.467	125		5.21			263	1.0	4.38	9.59	
D.A.#25-D.A.#26	Pipe Flow	0.467						255	3.0	1.42	15.05	
D.A.#26	Overland & Gutter	0.467	125		5.21			263	1.0	4.38	9.59	
D.A.#26-D.A.#27	Pipe Flow	0.467						35	3.0	0.19	15.24	
D.A.#27	Overland & Gutter	0.467	125		5.21			263	1.0	4.38	9.59	
D.A.#27-D.A.#30	Pipe Flow	0.467						247	3.0	1.37	16.62	

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

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

TABLE 1A
FLOWRATE DETERMINATION
MONTE CIELO SUBDIVISION

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#19	1.606	0.467	10.25	10	8.644	6.48		
D.A.#19-D.A.#21	1.606	0.467	10.65	10	8.509	6.38	18	0.369%
D.A.#20	1.228	0.467	9.92	10	8.762	5.02		
D.A.#20-D.A.#21	1.228	0.467	10.11	10	8.693	4.99	18	0.225%
D.A.#21	0.852	0.467	8.73	10	9.208	3.66		
D.A.#21-M.H.#23	3.686	0.467	12.38	10	7.972	13.72	30	0.112%
D.A.#22	2.069	0.467	11.63	10	8.197	7.16		
D.A.#22-D.A.#23	2.069	0.467	11.82	10	8.138	7.86	18	0.561%
D.A.#23	0.655	0.467	8.51	10	9.299	2.84		
D.A.#23-M.H.#23	2.724	0.467	12.30	10	7.996	10.17	24	0.203%
M.H.#23-D.A.#24	6.410	0.467	13.63	10	7.630	22.84	30	0.310%
D.A.#24	2.580	0.467	13.25	10	7.732	9.32		
D.A.#24-D.A.#25	8.990	0.467	13.44	10	7.680	32.24	36	0.234%
D.A.#25	1.092	0.467	9.59	10	8.879	4.53		
D.A.#25-D.A.#26	10.082	0.467	15.05	10	7.281	34.28	36	0.265%
D.A.#26	1.507	0.467	9.59	10	8.879	6.25		
D.A.#26-D.A.#27	11.589	0.467	15.24	10	7.236	39.16	42	0.152%
D.A.#27	1.508	0.467	9.59	10	8.879	6.25		
D.A.#27-D.A.#30	13.097	0.467	16.62	10	6.935	42.42	42	0.178%

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

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

TABLE I

[illegible]

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

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

TABLE IA

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

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

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	1030182	23.650	5.912
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	119640	2.747	0.687
Streets				
Asphalt	0.7	236166	5.422	3.795
Concrete/Driveways	0.75	143480	3.294	2.470
Parking/Driveways	0.75	0	0.000	0.000
Sidewalks	0.75	38453	0.883	0.662
Buildings	0.75	506400	11.625	8.719
Total:		2,074,321	47.620	22.246
Weighted "c":			0.467	

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

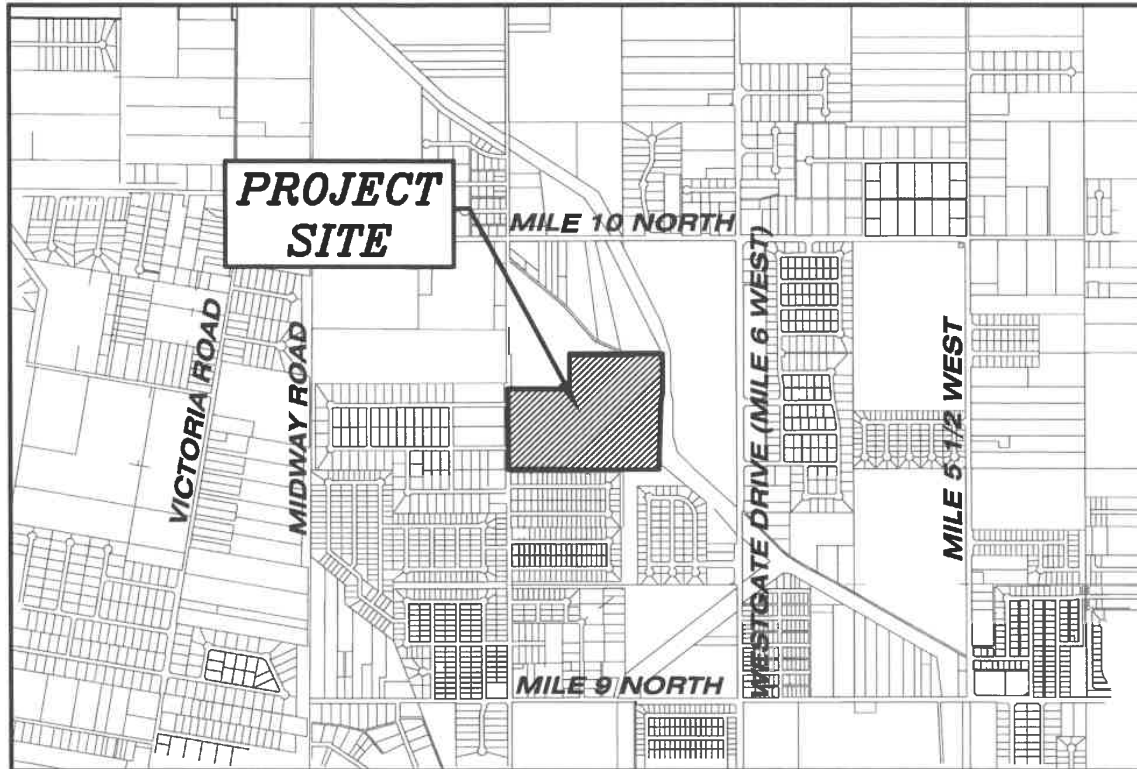
$$\text{formula } I = b/(t_e + d)^e$$

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:	<u>2yr</u>	<u>5yr</u>	<u>10yr</u>
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

<u>25yr</u>	<u>50yr</u>	<u>100yr</u>
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6



LOCATION MAP
SCALE: 1" = 2000'

SUBDIVISION PLAT OF
MONTE CIELO SUBDIVISION

A TRACT OF LAND CONTAINING 46.41 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, THE WEST TRACT SUBDIVISION, OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS

LEGEND:
• BOUNDARY
○ BOUNDARY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT OF WAY
R.O.W. = RIGHT OF WAY
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
15' HANS. EASE. = 15' NORTH HANS. WATER SUPPLY CORP.
15' HANS. EASE. = 15' NORTH HANS. WATER SUPPLY CORP.
U.E. = UTILITY EASEMENT
U.E. = UTILITY EASEMENT

SCALE: 1" = 100'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83
SOUTH ZONE (GRID)

FARM TRACT 207
WEST TRACT SUBDIVISION
(VOL. 2, PGS. 34-37, H.C.M.R.)

HIDALGO AND CAMERON COUNTIES WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 9
(VOL. 314, PG. 62, H.C.D.R.)

HIDALGO AND CAMERON COUNTIES
WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 9
(VOL. 314, PG. 62, H.C.D.R.)

FARM TRACT 215
WEST TRACT SUBDIVISION
(VOL. 2, PGS. 34-37, H.C.M.R.)

FARM TRACT 216
WEST TRACT SUBDIVISION
(VOL. 2, PGS. 34-37, H.C.M.R.)

LOT 1, BLOCK 1
AVANTI AT SIENNA PALMS LEGACY
(DOCUMENT NO. 3028974, H.C.M.R.)

15.0' N.A.W.S.C. EASEMENT
(Vol. 1637, Pg. 837, H.C.D.R.)
15.0' UTILITY
EASEMENT

EAGLES NEST ESTATES
SUBDIVISION UNIT III
(VOL. 55, PG. 120, H.C.M.R.)

EAGLES NEST ESTATES
SUBDIVISION UNIT II
(VOL. 109, H.C.M.R.)

EAGLES NEST ESTATES
SUBDIVISION UNIT I
(VOL. 31, PG. 136, H.C.M.R.)

UT. 1 2

DATE OF PREPARATION: MAY, 2023

DRAWN BY: G.T. & A.G.



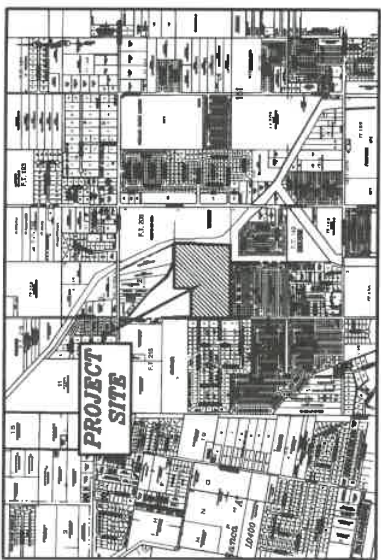
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
410 E. DOW AVENUE, SUITE 100, DALLAS, TEXAS 75204
PHONE (214) 688-1888
javier@javierhinojosa.com
TWITTER: JAVIER HINOJOSA

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE #
OWNER: JASON E. GARZA P.O. BOX 5105 MCALLEN, TX 78502 (956) 451-6350
ENGINEER: JAVIER HINOJOSA 410 E. DOW AVENUE MCALLEN, TX 78504 (956) 688-1888
SURVEYOR: CARLOS VASQUEZ 517 BEAUMONT AVE. MCALLEN, TX 78501 (956) 618-1551



FILE FOR RECORD IN
OFFICE OF THE CLERK OF THE
HIDALGO COUNTY CLERK

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



LOCATION MAP
SCALE: 1" = 2000'

SHEET NO. 1 OF 2

STATE OF TEXAS
COUNTY OF HIDALGO

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
COUNTY OF HIDALGO

DATE	MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ
11/11/2019	11/11/2019

THIS PLAT OF MONTE CIELO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DAVIDA HINGOOS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

TEL (956) 618-1551 DATE SURVEYED: JANUARY 23, 2023

SEDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE _____

SHEET NO. 2 OF 2

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS EASEMENT THE ____ DAY OF ____, 20__.

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COMMISSION EXPIRES



INSTRUMENT NUMBER

RAY: _____
DEBILITY: _____

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: JASON E. CARZA	P.O. BOX 6105	MCALLEN, TX 78502	(956) 431-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOWE AVENUE	MCALLEN, TX 78504	(956) 868-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551

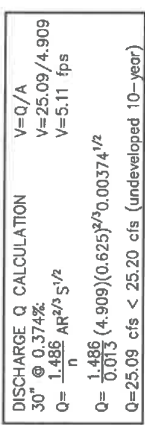
DRAWN BY: G.T. & A.G.

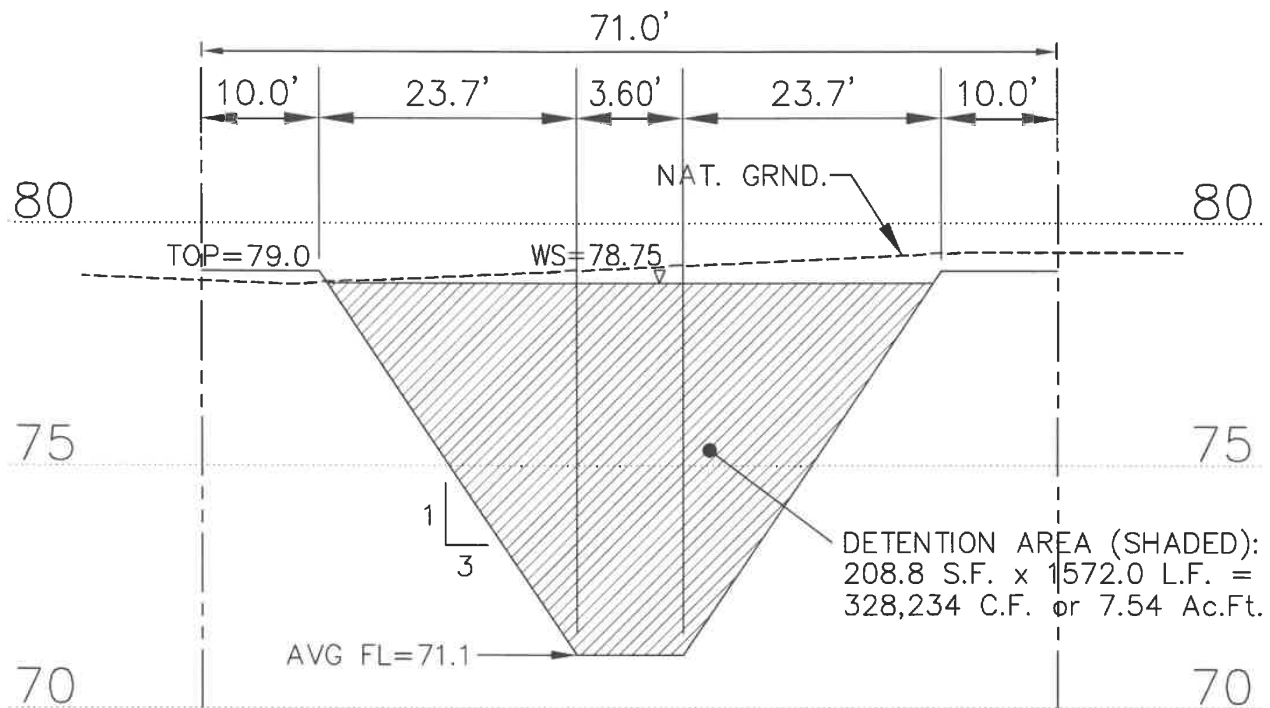
CONSULTING ENGINEERS

416 E. DOW AVENUE
MARTIN, TEXAS 75004

PHONE (800) 885-1234
info@infocenter.com

STUFFED FROM NUMBER F-1288





POND CROSS SECTION "AA"

DISCHARGE Q CALCULATION

30" @ 0.374%:

$$Q = \frac{1.486}{n} AR^{2/3} S^{1/2}$$

$$Q = \frac{1.486}{0.013} (4.909)(0.625)^{2/3} 0.00374^{1/2}$$

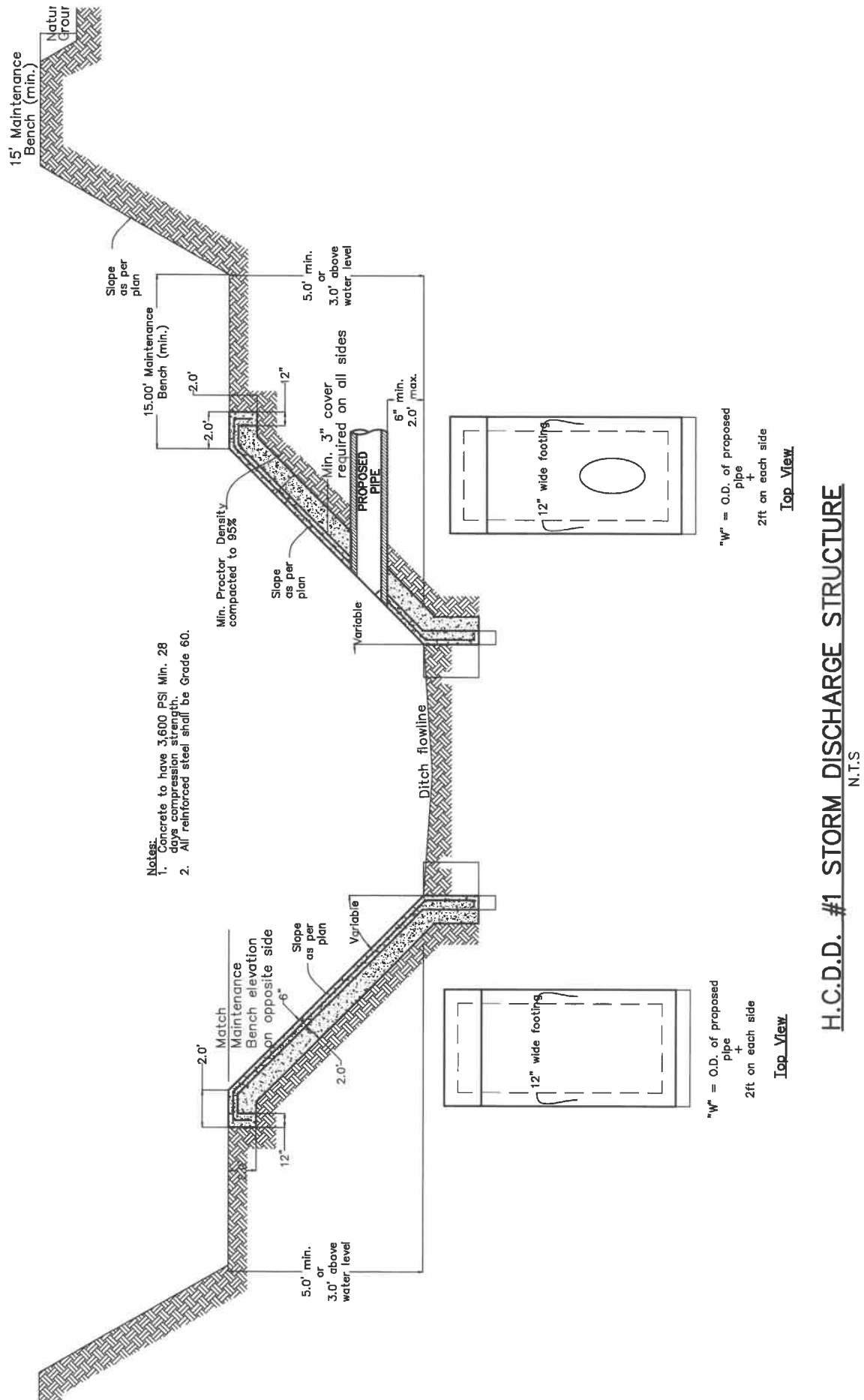
$$Q = 25.09 \text{ cfs} < 25.20 \text{ cfs (undeveloped 10-year)}$$

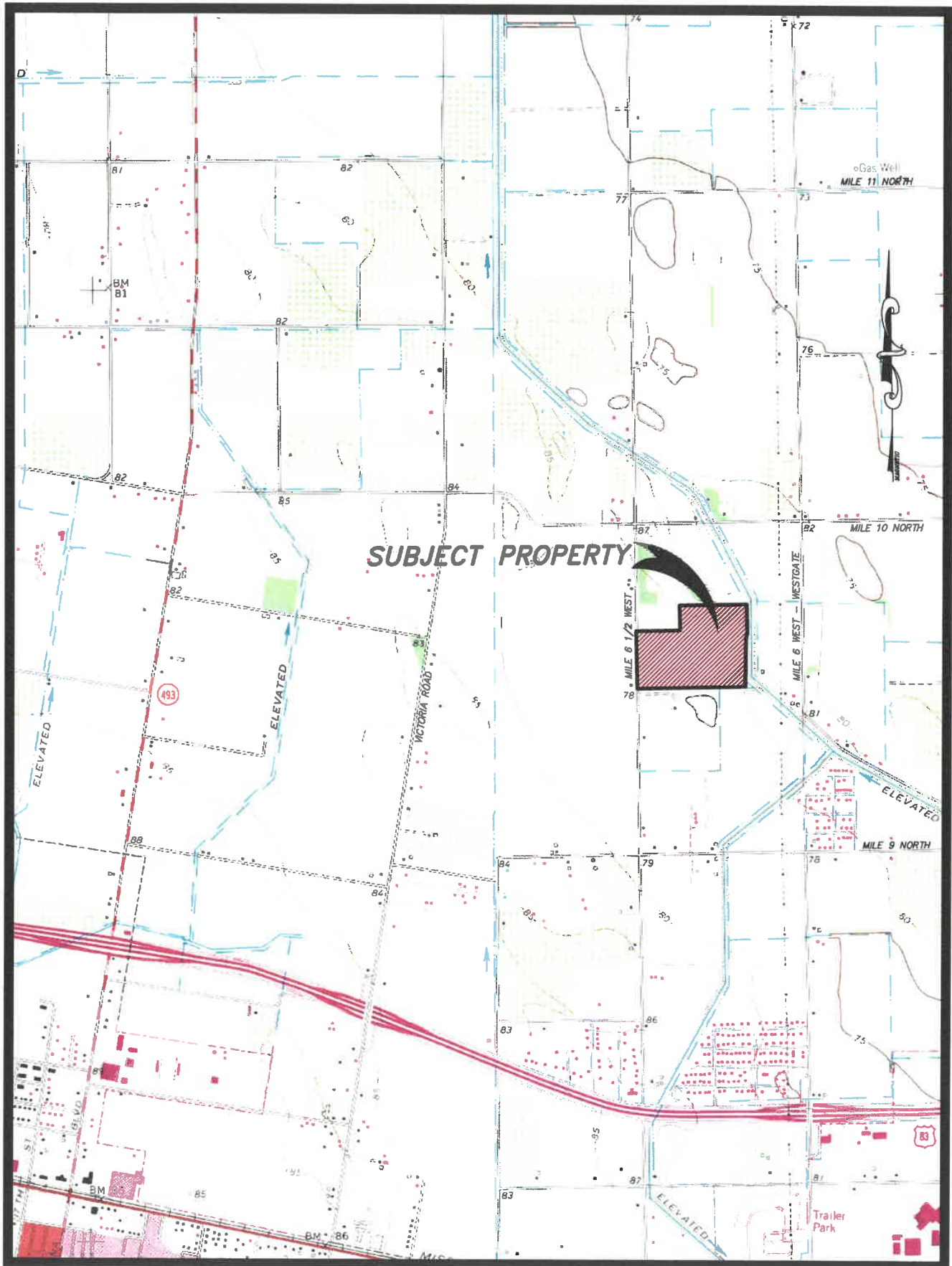
$$V = Q/A$$

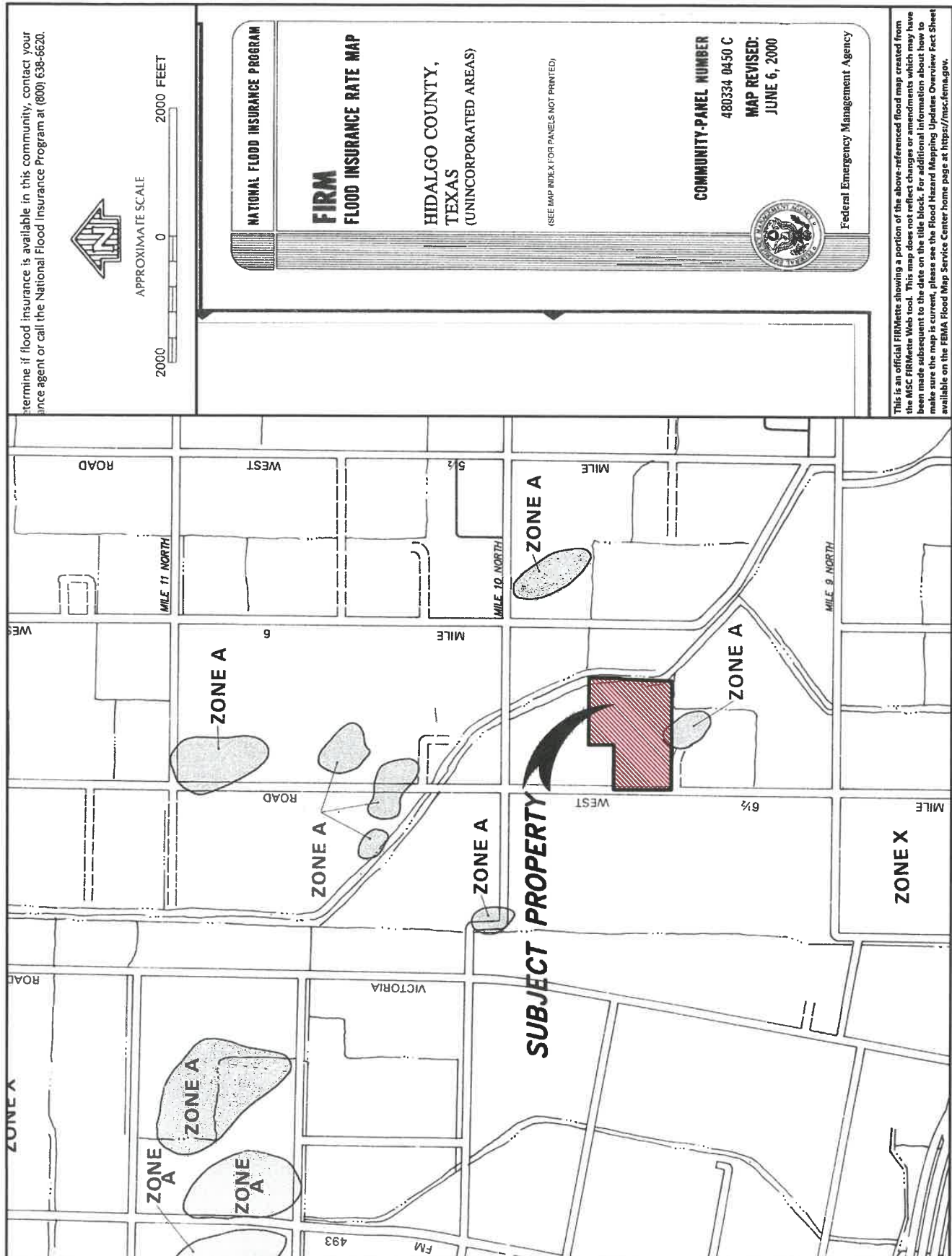
$$V = 25.09/4.909$$

$$V = 5.11 \text{ fps}$$

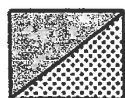








LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

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



OTHER AREAS

- ZONE X** Areas determined to be outside 500-year floodplain.
- ZONE D** Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS†



Identified
1983



Identified
1990



Otherwise
Protected Areas

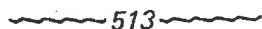
†Coastal barrier areas are normally located within or adjacent to special flood hazard areas.



- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary



Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.



513

Base Flood Elevation Line; Elevation in Feet*



Cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform Within Zone*

RM 7_x

Elevation Reference Mark

•M1.5

River Mile

*Referenced to the National Geodetic Vertical Datum of 1929



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

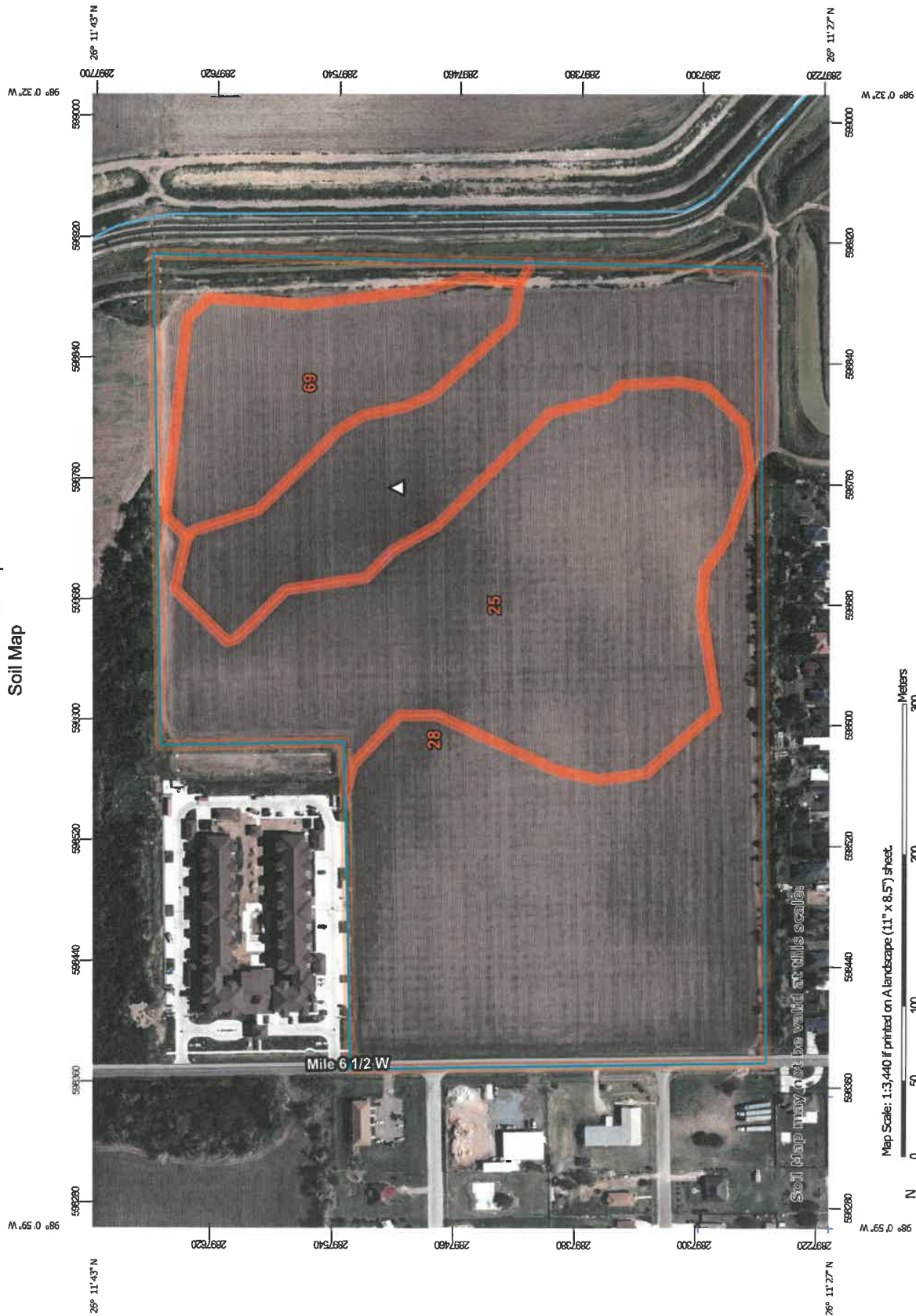
Custom Soil Resource Report for Hidalgo County, Texas

Monte Cielo Subdivision



March 2, 2023

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,440 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 150 300 600 900 Feet

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

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP 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: websoilsurvey.sc.egov.usda.gov
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.

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	17.0	36.7%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	24.1	52.0%
69	Ustorthents, loamy	5.3	11.3%
Totals for Area of Interest		46.3	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

Custom Soil Resource Report

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.

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxn
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Brennan

Percent of map unit: 5 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083EY023TX - Sandy Loam
Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Custom Soil Resource Report

Properties and qualities

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

Custom Soil Resource Report

69—Ustorthents, loamy

Map Unit Setting

National map unit symbol: dbmm
Elevation: 10 to 700 feet
Mean annual precipitation: 26 to 48 inches
Mean annual air temperature: 64 to 73 degrees F
Frost-free period: 230 to 330 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Ustorthents

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Unnamed

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



JAVIER HINOJOSA ENGINEERING

Monte Cielo Subdivision – Traffic Impact Analysis

5/26/2023

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Conсор

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05/26/2023

NOT FOR CONSTRUCTION,
BIDDING OR PERMITTING

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1.0 Introduction

Javier Hinojosa Engineering engaged Consor Engineers, LLC (Consor) to provide traffic engineering consulting services for the proposed Monte Cielo Subdivision in the City of Weslaco. Under the current work authorization, Consor was tasked with the development and completion of a traffic engineering study, or traffic impact analysis (TIA).

1.1 Purposes and Objectives

The purpose of this Traffic Impact Analysis is to assess current and future traffic impacts on the surrounding road networks resulting from the development of Monte Cielo Subdivision, which consists of single-family residential lots.

The proposed subdivision, Monte Cielo, will be located on the east side of Mile 6 ½ West between Mile 10 N and West Sugarcane Dr in Weslaco, Texas, as shown below in **Figure 1**. The impacts of the subdivision on the traffic area are requested to satisfy the subdivision requirements of the City of Weslaco.

The objective of this traffic analysis is to gauge the effect that Monte Cielo Subdivision will have on the surrounding road network and provide mitigation measure and/or recommendations if needed.

Figure 1 shows the location and limits of Monte Cielo Subdivision.

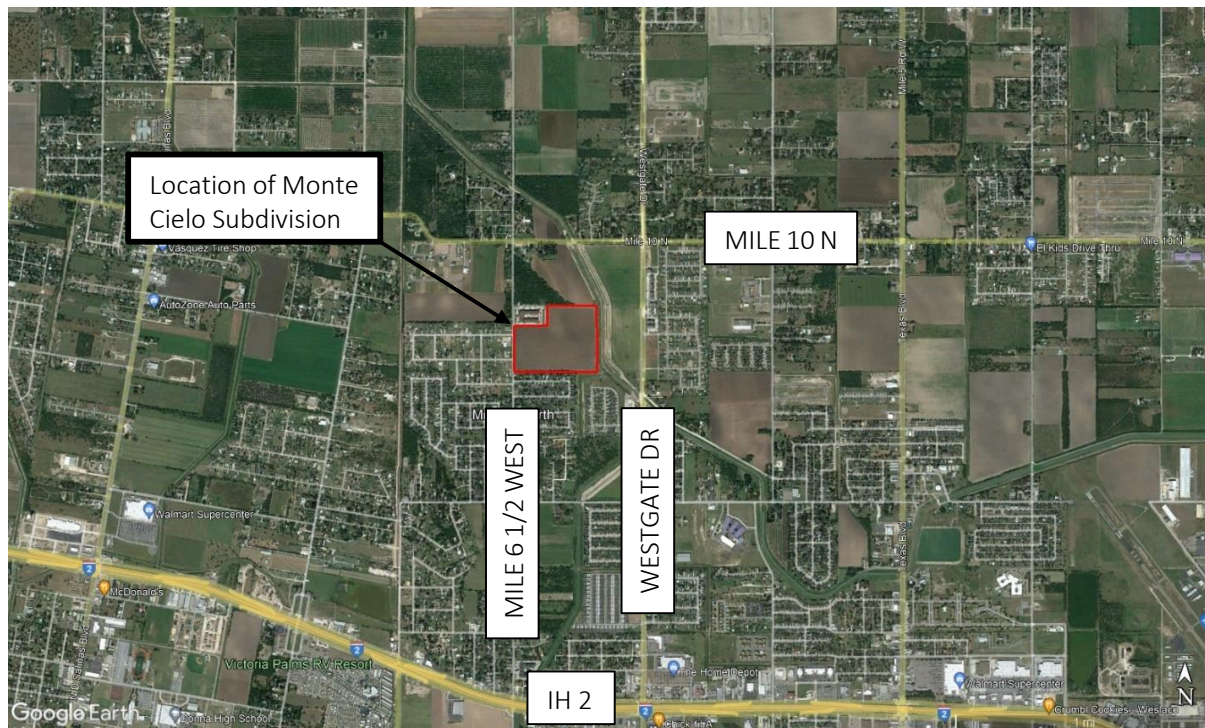


Figure 1. General Location of the Site
(Aerial image source: Google Earth)

1.2 Limitations

This report is exclusively prepared for Javier Hinojosa Engineering and is not intended for other parties or users. The data for this study is obtained from the following sources:

- TxDOT TPP Statewide Annual Average Daily Traffic (AADT)
- TIA Requirements from varies cities in the Rio Grande Valley
- City of Weslaco – Existing Zoning Map
- RGV MPO – United.Metropolitan.Area.Planning GIS (U.M.A.P.)

2.0 Area Conditions

Javier Hinojosa Engineering is currently subdividing a 46.41-acre tract of land in the City of Weslaco into 211 single family lots. The City is requesting a traffic impact analysis due to the quantity of lots being developed within the City of Weslaco to determine its impact on the current traffic patterns within the ¼-mile study radius.

2.1 Study Area

The proposed site consists of a 46.41-acre tract of land located in the northwest corner of the City of Weslaco city limits and approximately 1/3 of mile south of Mile 10 N. The proposed site's study area is bordered by Mile 10 N to the north, Everglade Drive to the east, W Sugarcane Drive to the south and Geronimo Street to the west.

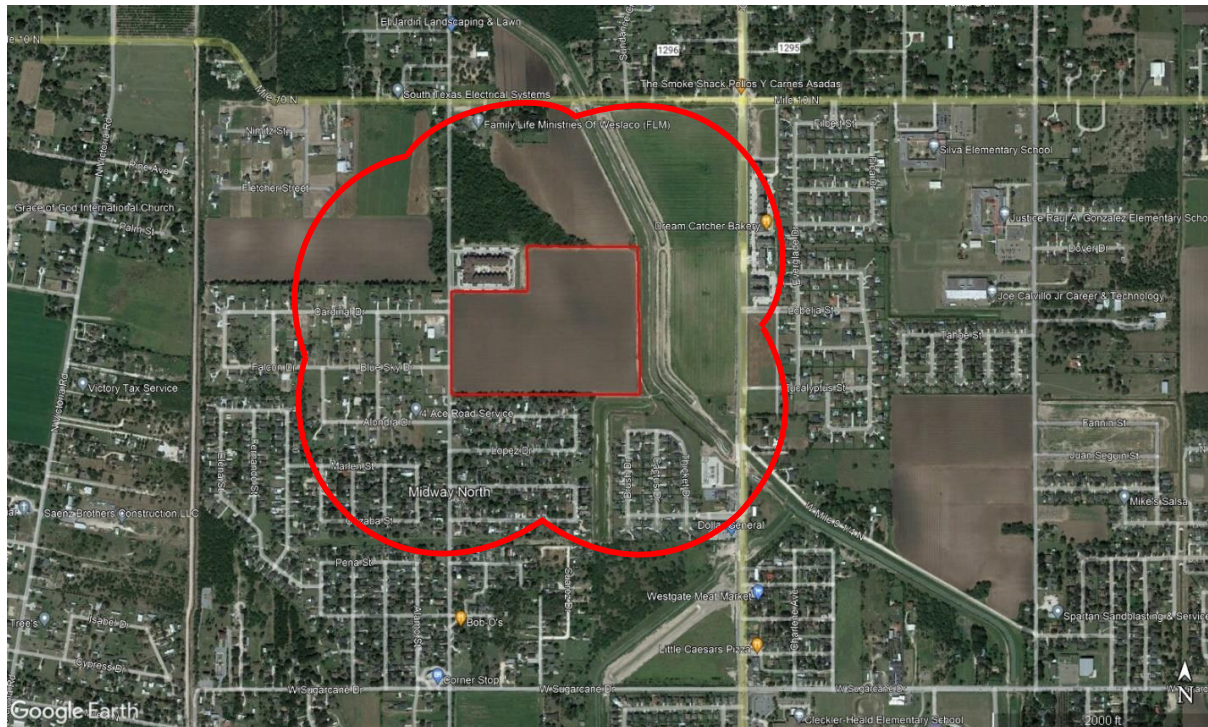


Figure 2. Study Area

Note: Arcs shown are ¼ Mile radius from property limits

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Everglade Drive and Geronimo Street are both classified as local residential roads at 32 ft and 17 ft pavement width, respectively. W Sugarcane Drive is a 2-lane roadway with no curb and gutter on the west side of Westgate Drive and a 2-lane roadway with a two-way-left-turn lane and curb and gutter on the east side of Westgate Drive. W Sugarcane Drive is classified as a major collector road with a speed limit of 30 miles per hour (mph) and a school zone speed limit of 20 mph where W Sugarcane Drive intersects with Westgate Drive. Mile 10 N is a 2-lane road with no curb and gutter and currently classified as a major collector road with an assumed speed limit of 30 mph since no signs are posted.

2.2 Existing Land Uses

The existing land uses within the study area consist of primarily R-1 One Family Dwelling District and a few properties east of Westgate Drive zoned under B-1 Neighborhood Business District.

Figure 3 illustrates the existing land uses surrounding the proposed development site.

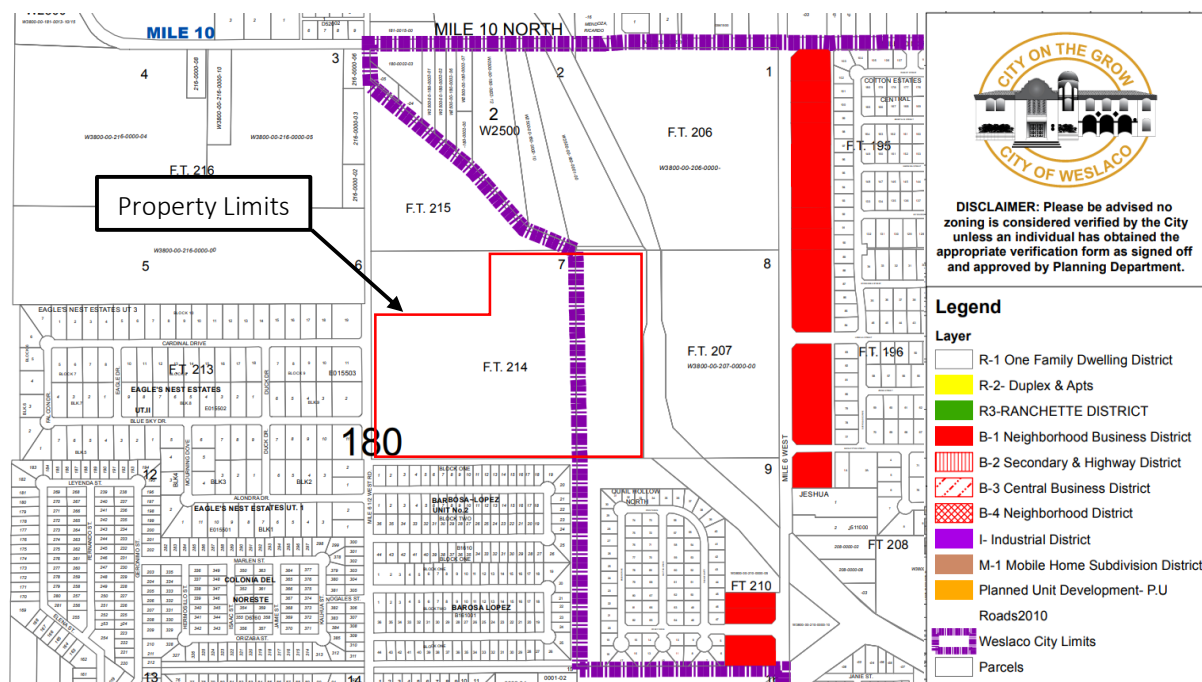


Figure 3. Existing Land Use
(Source: City of Weslaco, Existing Zoning Map)

2.3 Proposed Conditions

Javier Hinojosa Engineering and his client plan to develop a single-family subdivision on a 46.41-acre tract with 211 lots approximately 1/3 of mile south of Mile 10 N. This development will be proposed to be built in 2 phases, as shown in **Appendix B**, with an estimated completion by July 2025 for all phases. Phase 1 will be 157 lots out of 211 lots with an estimated completion by July 2024. Phase 2 will be the remainder of the lots, 54, and will have an estimated completion by July 2025. The proposed development will have two streets for entry and exit into the subdivision, that align with Cardinal Drive and Blue Sky Drive on the west side of the street.

3.0 Analysis Methodology

The following describes CONSOR's methodology for the completion of this TIA, including traffic projections, trip generation and trip distribution.

3.1 Traffic Projections

The TxDOT Statewide Traffic Counts Web Map (located at [Traffic count maps \(txdot.gov\)](https://trafficcountmaps.txdot.gov/)) was used as a reference to develop the Linear Annual Growth Rate (LAGR) to project the available traffic counts into today's existing traffic and future year traffic count including the single-family development. Based on the AADT's from Texas Blvd, an estimated growth rate was derived. The calculated growth rate of 2.3%, as shown in **Exhibit 2** in **Appendix B**, will be applied to the Mile 6 ½ W 2019 AADT value provided by the traffic counts web map to project the current year traffic and future year traffic.

3.2 Trip Generation

Based on the *Institute of Transportation Engineers (ITE)* Trip Generation Manual, 11th Edition, the Land Use Code of 210 – Single-Family Detached Housing was used to estimate the number of trips that will be generated by the new single-family subdivision, Monte Cielo. The number of lots/dwelling units was the independent variable used to estimate the number of trips for the new development.

The estimated total number of trips generated in the AM peak hour is 158 trips and 209 trips in the PM peak hour. **Table 1** shows the number of peak hour trips generated by single-family land use.

Table 1. Peak Hour Trips Generated by Land Use

Land Use Code	Land Use	AM Peak Hour			PM Peak Hour		
		Total Trips	Trips In	Trips Out	Total Trips	Trips In	Trips Out
210	Single-Family Detached Housing	158	41	117	209	134	75

Since the AM and PM peak hours generated more than 100 trips, a Traffic Impact Analysis (TIA) was performed for the AM and PM peak hours.

A detailed exhibit of the trip generation process (**Exhibit 3**) and trip generation worksheet (**Exhibit 4**) is provided in **Appendix B**.

3.3 Trip Distribution

Trips generated by Monte Cielo Subdivision were distributed based on the streets provided (Cardinal Drive & Blue Sky Drive) for entry/exit into the subdivision and the proximity to Expressway 83. These estimated new trips will be added to the existing projected traffic on Mile 6 ½ W and will also be added to the projected traffic after the subdivision is built out.

Exhibits 5-8 will display details of the trip distribution process in the AM and PM peak hours will be provided in **Appendix B**.

4.0 Traffic Analysis

This section presents the results of all the analyses performed as per the TIA.

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4.1 Analysis of Proposed Driveways (Cardinal Drive and Blue Sky Drive)

The TxDOT Access Management Policy was used as a reference to analyze the proposed driveway spacing for the entry and exit for Monte Cielo Subdivision based on the speed limit on Mile 6 ½ W. The current posted speed limit along this corridor is set at 30 MPH, which requires a 200 ft spacing between each access point based on the Access Management policy.

Cardinal Drive is proposed to be spaced about 182 ft from the southernmost driveway at Avanti Legacy Sienna Palms apartments, roughly 18 ft short of the requirement. The next measurement would be from Cardinal Drive and Blue Sky Drive, which has a spacing of about 465 ft. Lastly, from Blue Sky Drive to the first residential driveway south of this entrance at Phoebe Drive is a spacing of about 300 ft.

Despite the first driveway spacing to the north being just short of the 200 ft requirement, the proposed street, Cardinal Drive, is proposed in its best position since both proposed streets are aligned with the west side streets. This alignment will allow the safest option for left turners coming out of either side of Mile 6 ½ W whereas if the driveway was spaced at 200 ft, the offset between both sides of Cardinal Drive would cause conflicting turns/thru movement. The rest of the spacings met the minimum requirement for a 30 MPH corridor and are adequate as shown in **Exhibit 9** provided in **Appendix B**.

4.2 Analysis of Adjacent Street (Mile 6 ½ W)

The current AADT provided in TxDOT's Traffic Web Viewer has an AADT of 1739 in 2019 for Mile 6 ½ W just north of Mile 10 N. Based on the calculated growth rate of 2.3%, an AADT of 1905 resulted in 2023, 1949 for year 2024, and 1994 for year 2025, the projected year of Phase 2 completion. The subdivision trips can now be added to the AADT for year 2025 resulting in 2203.

The Highway Capacity Manual, 6th Edition was used as a reference to analyze the capacity of Mile 6 ½ W using the project AADT. The projected capacity of Mile 6 ½ W is determined to be approximately 1600 pc/h/ln for 30 MPH while the capacity at year 2025 build out is at 220 pc/h/ln. The capacity when Monte Cielo Subdivision is built out is still well under what the projected capacity of Mile 6 ½ W and should have no detrimental impacts on adjacent streets.

Exhibit 10 displays the calculation and methodology process for the AADT and capacity results.

5.0 Conclusions/Recommendations

5.1 Analysis Recommendations

The 158 AM peak hour trips and 209 PM peak hour trips for this site development will have a minimal impact on traffic in the surrounding road network. The projected volume of 220 pc/h/ln is still well under the road capacity of Mile 6 ½ W at approximately 1600 pc/h/ln and should suffice for the new traffic coming from Monte Cielo Subdivision. The two (2) proposed streets (Cardinal Drive and Blue Sky Drive) are recommended to align (center to center) with the existing streets on the west side of Mile 6 ½ W as currently shown on the proposed subdivision plat. It is recommended that the subdivision be approved as is since no mitigations will be required.

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(Photographs pending)

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SUBDIVISION PLAT OF
MONTE CIELO SUBDIVISION

A TRACT OF LAND CONTAINING 46.41 ACRES OF LAND,
SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART
OF FARM TRACT 214, THE WEST TRACT
SUBDIVISION, OUT OF THE LLANO GRANDE GRANT, HIDALGO
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS,
HIDALGO COUNTY, TEXAS

LEGEND:

- IRON ROD FOUND
- POINT OF BEGINNING
- RIGHT OF WAY
- RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- 15' N.M.S.C. EMT. = EXISTING N.E.M.S.C. EASEMENT CORP.
- U.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT

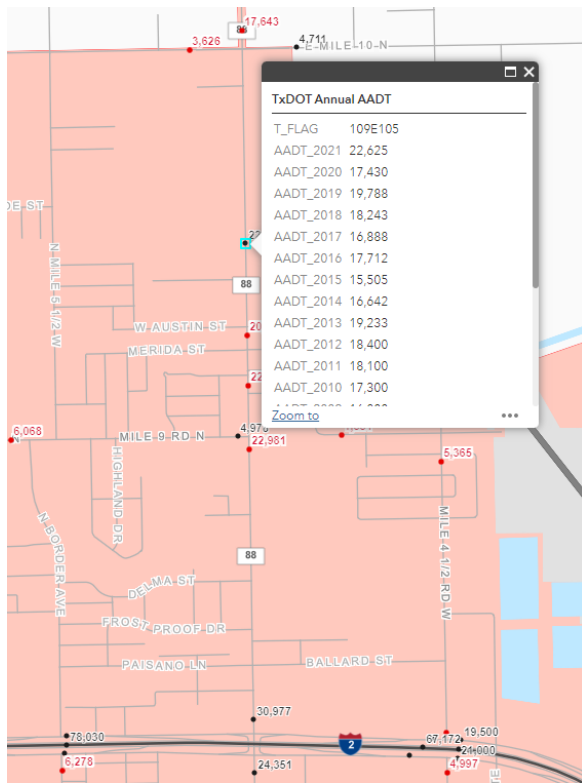
SCALE: 1" = 100'

BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83
SOUTH ZONE (GRID)

CENTERLINE CURVE DATA					CHORD BEARING	
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	
"A"	20°50'27"	275.00'	50.57'	100.03'	N 78°22'42" E 99.48'	
"B"	04°36'09"	275.00'	11.05'	22.09'	N 70°15'53" E 22.09'	
"C"	16°14'20"	275.00'	39.23'	77.94'	N 80°40'45" E 77.68'	
"D"	15°43'18"	225.00'	31.06'	61.74'	N 83°20'26" W 61.55'	
"E"	14°17'55"	225.00'	28.17'	55.47'	N 83°20'26" W 55.47'	
"F"	22°13'08"	225.00'	44.18'	67.25'	N 80°03'31" W 66.71'	

LOT LINE - CURVE DATA					CHORD BEARING	
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	
"G1"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G2"	12°12'41"	250.00'	26.74'	53.28'	N 74°03'48" E 53.18'	
"G3"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G4"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G5"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G6"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G7"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G8"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G9"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G10"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G11"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G12"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G13"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G14"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G15"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G16"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G17"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G18"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G19"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G20"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G21"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G22"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G23"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G24"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G25"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G26"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G27"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G28"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G29"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G30"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G31"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G32"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G33"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G34"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G35"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G36"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G37"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G38"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G39"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G40"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G41"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G42"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G43"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G44"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G45"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G46"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G47"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G48"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G49"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G50"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G51"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G52"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G53"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G54"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G55"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G56"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G57"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G58"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G59"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G60"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G61"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G62"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G63"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G64"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G65"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G66"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G67"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G68"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G69"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G70"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G71"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G72"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G73"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G74"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G75"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G76"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G77"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G78"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G79"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G80"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G81"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G82"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G83"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G84"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G85"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G86"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G87"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G88"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G89"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G90"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G91"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G92"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G93"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G94"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G95"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G96"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G97"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G98"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G99"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G100"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G101"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G102"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G103"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G104"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G105"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G106"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G107"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G108"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G109"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G110"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G111"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G112"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G113"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G114"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G115"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G116"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G117"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G118"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G119"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G120"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G121"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G122"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G123"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G124"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G125"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G126"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G127"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G128"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G129"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G130"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G131"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G132"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G133"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G134"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G135"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G136"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G137"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G138"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G139"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G140"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G141"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G142"	08°32'47"	250.00'	18.86'	37.65'	N 42°50'02" E 37.62'	
"G143"	03°01'26"	300.00'	1.37'	2.74'	N 88°13'11" E 2.74'	
"G144"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'58" E 55.90'	
"G145"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E 50.34'	
"G146"	23°19'39"	300.00'	20.34'	40.34'	N 50°13'50" W 20.20'	
"G147"	5°17'45"	300.00'	32.30'	49.00'	N 89°11'44" E 47.94'	
"G148"	43°39'34"	50.00'	27.32'	50.00'	N 76°29'39" E 47.94'	
"G149"	57°17'45"	50.00'	27.32'	50.00'	S 53°01'52" E 47.94'	
"G150"	105°7'33"	250.00'	23.98'	48.13'	S 85°43'18" E 47.75'	
"G151"	11°12'35"	250.00'	24.64'	49.13'	S 74°36'44" E 49.05'	
"G152"</						

Exhibit 2: Growth Rate Calculations:



AADT Data from TxDOT TPP District Traffic Web Viewer – Texas Blvd

$$\text{Linear Average Growth Rate (LAGR) over 10 Years} = \frac{\text{Most Current Year AADT} - \text{Base Year AADT}}{\text{Base Year AADT} * \# \text{ of Years}} * 100$$

$$\text{LAGR over 10 Years} = \frac{22,625 - 17,400}{17,400 * 10} * 100$$

$$\text{LAGR over 10 Years} = 2.3\%$$

Exhibit 3: Trip Generation Calculations:

Proposed Dwelling Units = 211

		AM Peak Hour (Between 7-9AM)					
Land Use Code	Land Use	Average Rate/Fitted Curve Equation	Total Trips	% In	Trips In	% Out	Trips Out
210	Single-Family Detached Housing	0.75	158	26%	41	74%	117

		PM Peak Hour (Between 4-6PM)					
Land Use Code	Land Use	Average Rate/Fitted Curve Equation	Total Trips	% In	Trips In	% Out	Trips Out
210	Single-Family Detached Housing	0.99	209	64%	134	36%	75

Note: Calculations are based on the ITE Trip Generation Manual, 11th Edition



**City of Weslaco
Engineering Division**

255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

Complete parts A and B as an aid to determine if your project requires a Traffic Impact Analysis (TIA).

A. Subdivision Information

Subdivision Name: Monte Cielo Subdivision
 Location: East Side of Mile 6 1/2 West, 2640 Feet South of Mile 10 North
 Applicant: Javier Hinojosa, P.E. ☐ Owner ☒ Agent
 Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single-Family Detached Housing	46.41	N.A.	216 Units	165	220	

Comments: This development will be completed in multiple phases
 Prepared by: Javier Hinojosa Engineering March 10, 2023 Date:
 Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

(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#: _____

Subdivision Name: Monte Cielo Subdivision

Location: East Side of Mile 6 ½ West, 2640 Feet South of Mile 10 North

Applicant: Javier Hinojosa, P.E. (Agent)

Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 216 Number of Dwellings: 216

ITE Code: 210 Single-Family Detached Housing

TRIP GENERATION CALCULATIONS:

Weekday, Peak Hour of Adjacent Street Traffic between 7 and 9 am

Avg. Rate: 0.74

$$0.74 \times 216 \text{ Dwellings} = 159.8 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } T &= 0.71(x) + 4.80 \\ &= 0.71(216) + 4.8 \end{aligned}$$

$$= 158.2 \text{ trips}$$

use 160 trips

Weekday, Peak Hour of Adjacent Street Traffic between 4 and 6 pm

Avg. Rate: 0.99

$$0.99 \times 216 \text{ Dwellings} = 213.8 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.96 \ln(x) + 0.20 \\ &= 0.96 \ln(216) + 0.20 \end{aligned}$$

$$\ln(T) = 5.3603$$

$$T = e^{5.3603}$$

$$= 212.8 \text{ trips}$$

use 214 trips

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

$$0.76 \times 216 \text{ Dwellings} = 164.2 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.91 \ln(x) + 0.20 \\ &= 0.91 \ln(216) + 0.20 \end{aligned}$$

$$\begin{aligned} \ln(T) &= 5.0915 \\ T &= e^{5.0915} \\ &= 162.6 \text{ trips} \end{aligned}$$

use 165 trips

Weekday, PM Peak Hour of Generator

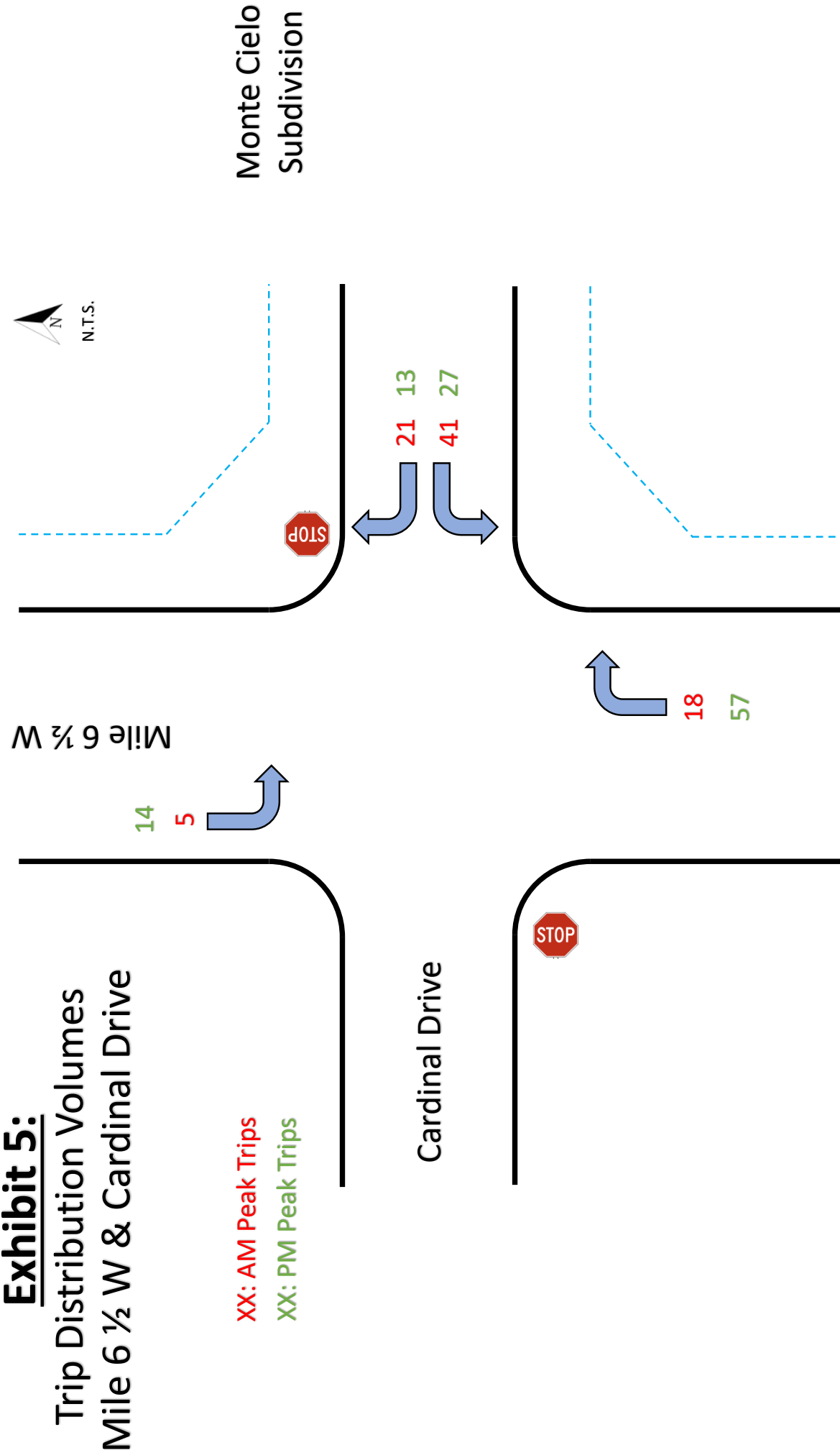
Avg. Rate: 1.00

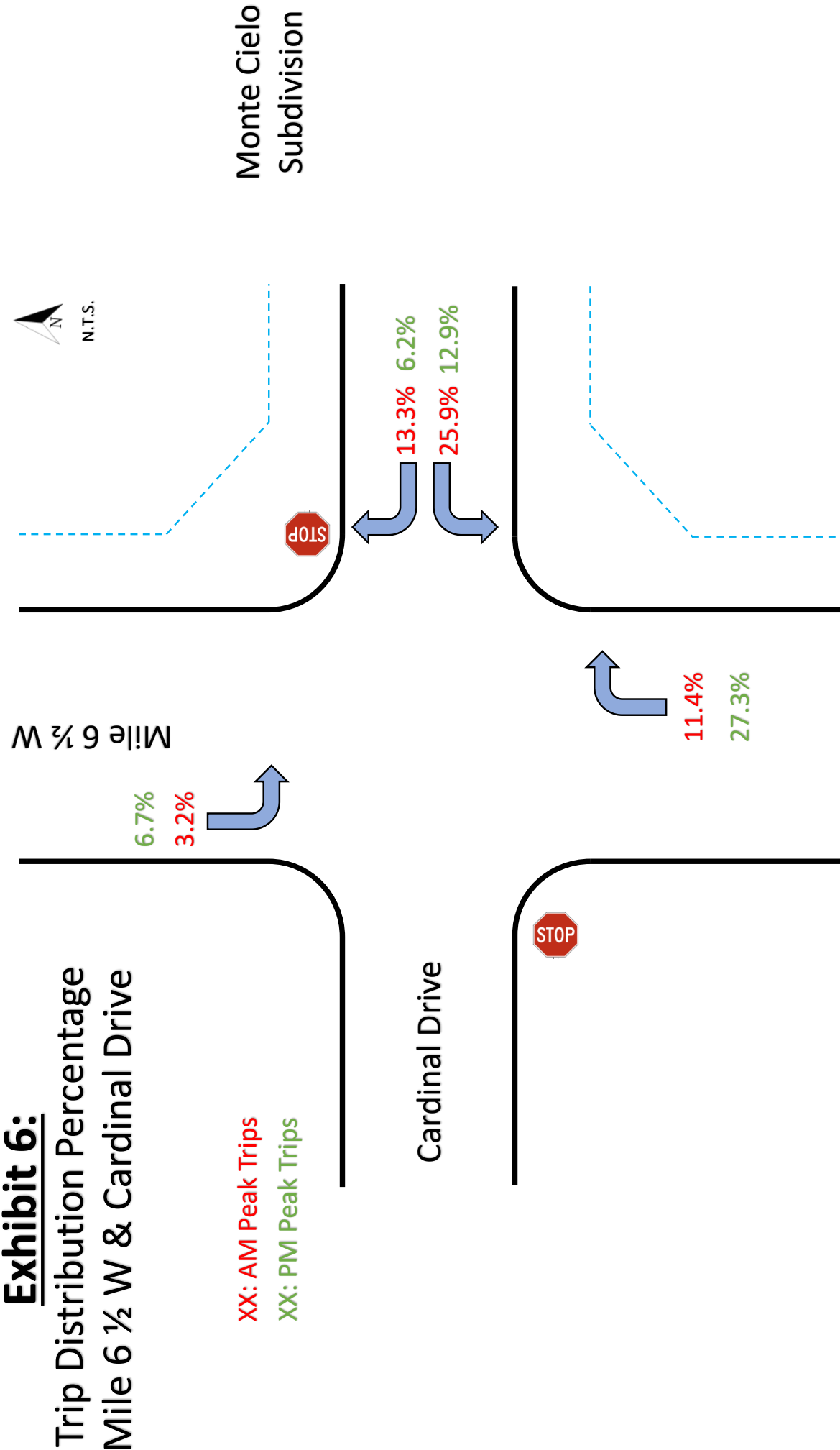
$$1.00 \times 216 \text{ Dwellings} = 216.0 \text{ trips}$$

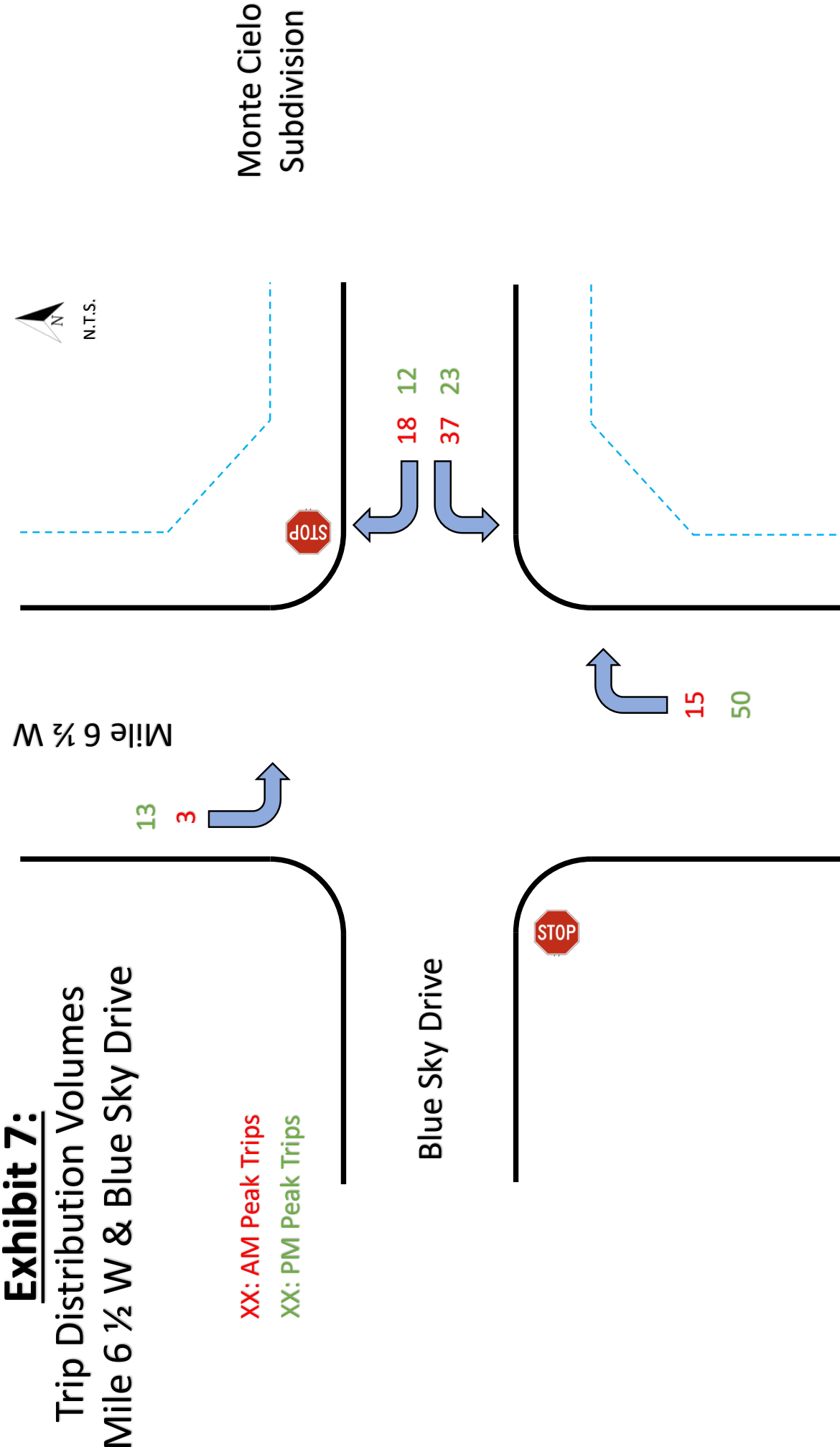
$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.94 \ln(x) + 0.34 \\ &= 0.94 \ln(216) + 0.34 \end{aligned}$$

$$\begin{aligned} \ln(T) &= 5.3928 \\ T &= e^{5.3928} \\ &= 219.8 \text{ trips} \end{aligned}$$

use 220 trips







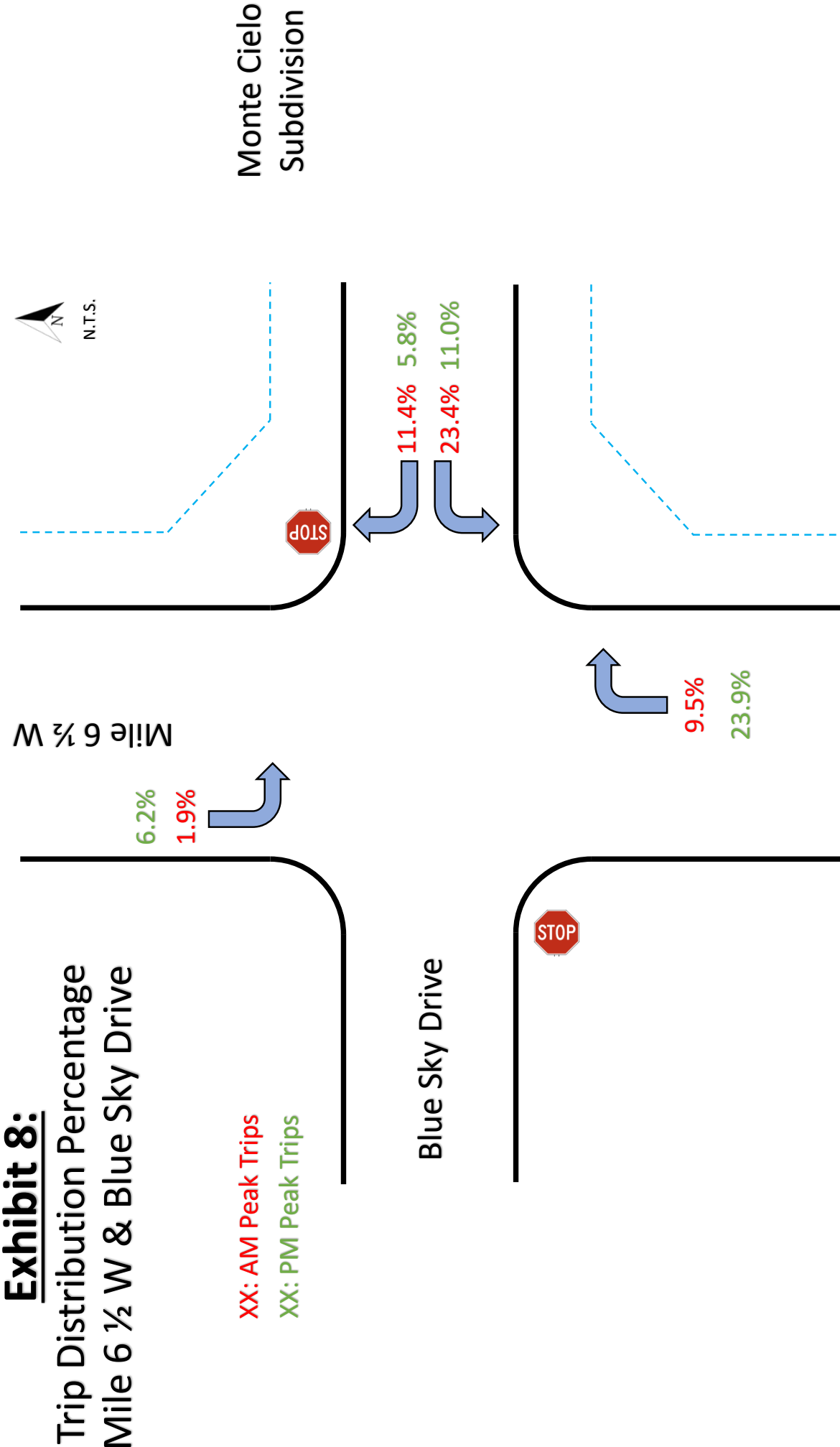
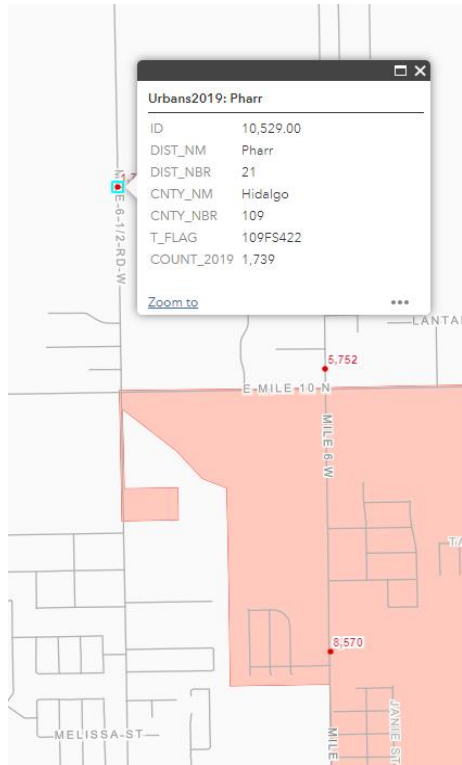


Exhibit 10: Road AADT & Capacity Calculations:

AADT:



AADT Data from TxDOT TPP District Traffic Web Viewer – Mile 6 ½ W

Year	Growth	AADT	AADT with Trips
2019	2.30%	1739	N/A
2020	2.30%	1779	
2021	2.30%	1820	
2022	2.30%	1862	
2023	2.30%	1905	
2024*	2.30%	1949	
2025**	2.30%	1994	2203

*Projected completion of Phase 1

**Projected completion of Phase 2

Capacity:

Exhibit 12-4
Basic Freeway and Multilane
Highway Segment Capacity
Under Base Conditions

FFS (mi/h)	Capacity of Basic Freeway Segments (pc/h/ln)	Capacity of Multilane Highway Segments (pc/h/ln)
75	2,400	NA
70	2,400	2,300 ^a
65	2,350	2,300 ^a
60	2,300	2,200
55	2,250	2,100
50	NA	2,000
45	NA	1,900

Notes: NA = not available.

^a Capacities for multilane highways with 65- and 70-mi/h FFS are extrapolated and not based on field data.

Exhibit 12-4 from Highway Capacity Manual, 6th Edition Chapter 12: Basic Freeway and Multilane Highway Segments

Mile 6 ½ W will be considered under highway conditions, 2-lanes, one lane each way.

The capacity drops 100 pc/h/ln every 5 MPH based on the table's values, if we continue this pattern, the projected capacity for 30 MPH is 1600 pc/h/ln.

10% will be applied to 2025 build out AADT to obtain the highest hourly volume of a day.

- Projected peak hour traffic = (2025 build out AADT * 10%) / 1 lane
- Projected peak hour traffic = (2203 * 0.10) / 1 lane
- Projected peak hour traffic = 220 pc/h/ln
- 220 pc/h/ln < 1600 pc/h/ln



Rio Grande Valley Emergency Communication District

Sheriff J. E. "Eddie" Guerra, Hidalgo County Sheriff..... President
Mayor Gilbert Gonzales, Raymondville Vice President
Mayor David Suarez, Weslaco..... Secretary
Mayor Pro-Tem Joaquin "J.J." Zamora, McAllen..... Treasurer

RGV9-1-1 BOARD OF MANAGERS

Arturo Galvan Jr.
Mayor Pro Tem, Alton

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Mayor, Edinburg

Alonzo "AL" Perez Jr
Mayor, Elsa

Yvette Cabrera
Mayor, Granjeno

Oscar D. Montoya
Mayor, Mercedes

Ramiro Loya
Mayor, Penitas

Alma D. Salinas
Mayor, Sullivan City

Judge Aurelio "Keeter" Guerra
Willacy County

March 27, 2023

Javier Hinojosa, P.E.
Javier Hinojosa Engineering
416 E. Dove Ave
McAllen, TX 78504

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

**HYDANGEA ST
ZINNIA ST
KERPS ST
GRANADA DR
CLIFFORD DR
MONTE CLIEO DR
CARDINAL DR
BLUE SKY DR**

to be part of **MONTE CIELO SUBDIVISION** in the Weslaco community.

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

STAFF:

EXECUTIVE DIRECTOR
Manuel "Manny" Cruz

ACKNOWLEDGED ON: March 27, 2023
RESEARCHED BY: Rosemary Contreras
TITLE: Customer Service Rep



MONTE CIELO SUBDIVISION PHASE I
A TRACT OF LAND CONTAINING 33.97 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, THE WEST TRACT SUBDIVISION, OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34--37, MAP RECORDS, HIDALGO COUNTY, TEXAS

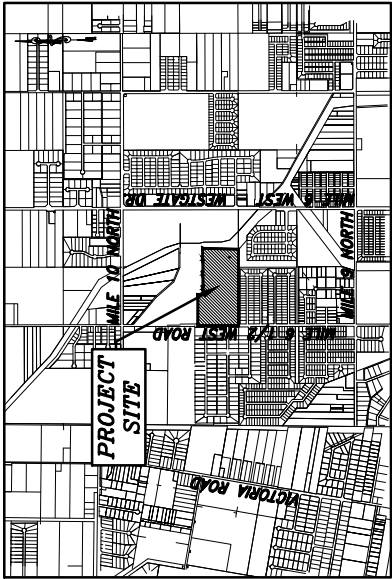
SCALE: 1" = 100'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83
SOUTH ZONE (GRID)

LEGEND:
● IRON ROD FOUND
○ IRON ROD SET
+ = POINT OF BEGINNING
+ = POINT OF COMMENCEMENT
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
H.C.D.P. = HIDALGO COUNTY DRAINAGE DISTRICT No. 9
12" MANS. EMT. = 12" MANHOLE EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

CENTERLINE CURVE DATA					IRREGULAR LOT AREAS		
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD	ACRES
"A"	20°50'27"	275.00'	50.37'	100.03'	N 78°22'42" E	99.48'	1.0986.3
"B"	04°36'09"	275.00'	11.05'	22.09'	N 70°15'33" E	22.09'	0.179
"C"	16°14'20"	275.00'	39.33'	77.94'	N 80°40'45" E	77.68'	0.415
"D"	09°36'50"	225.00'	31.95'	61.14'	N 83°20'55" W	61.55'	0.142
"E"	06°33'50"	225.00'	25.51'	51.51'	N 72°53'55" W	51.55'	0.145
"F"	22°13'08"	225.00'	44.18'	87.25'	N 80°03'31" W	86.71'	0.145

LOT LINE - CURVE DATA					CHORD BEARING		
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD	ACRES
"G1"	08°32'47"	250.00'	18.86'	37.65'	N 84°29'02" E	37.62'	0.144
"G2"	12°12'41"	250.00'	26.74'	53.28'	N 74°03'48" E	53.18'	0.144
"G3"	00°31'26"	300.00'	1.37'	2.74'	N 68°31'11" E	2.74'	0.163
"G4"	19°54'57"	300.00'	28.07'	55.88'	N 73°49'38" E	55.90'	0.168
"G5"	14°54'59"	300.00'	20.51'	40.94'	N 70°03'45" E	40.94'	0.168
"G6"	23°43'58"	300.00'	40.31'	80.34'	N 50°13'50" W	80.34'	0.169
"G7"	28°02'21"	50.00'	12.89'	25.41'	N 24°00'49" W	25.14'	0.167
"G8"	5°17'45"	50.00'	27.32'	50.00'	N 19°11'44" E	47.94'	0.171
"G9"	4°39'34"	50.00'	20.03'	38.10'	S 53°01'52" E	37.18'	0.180
"G10"	10°51'33"	250.00'	23.89'	47.82'	S 85°43'18" E	47.75'	0.175
"G11"	01°26'39"	200.00'	2.92'	5.94'	S 69°42'16" E	5.04'	0.151
"G12"	15°15'17"	200.00'	26.78'	53.25'	S 78°03'14" E	53.09'	0.159
"G13"	05°31'13"	200.00'	9.64'	19.27'	S 88°26'29" E	19.26'	0.139
"G14"	16°14'28"	250.00'	35.67'	70.87'	N 83°04'51" W	70.63'	0.139
"G15"	15°21'06"	300.00'	40.43'	80.38'	N 81°07'22" E	80.14'	0.142
"G16"	08°03'49"	200.00'	10.59'	21.17'	N 88°10'10" W	21.16'	0.150

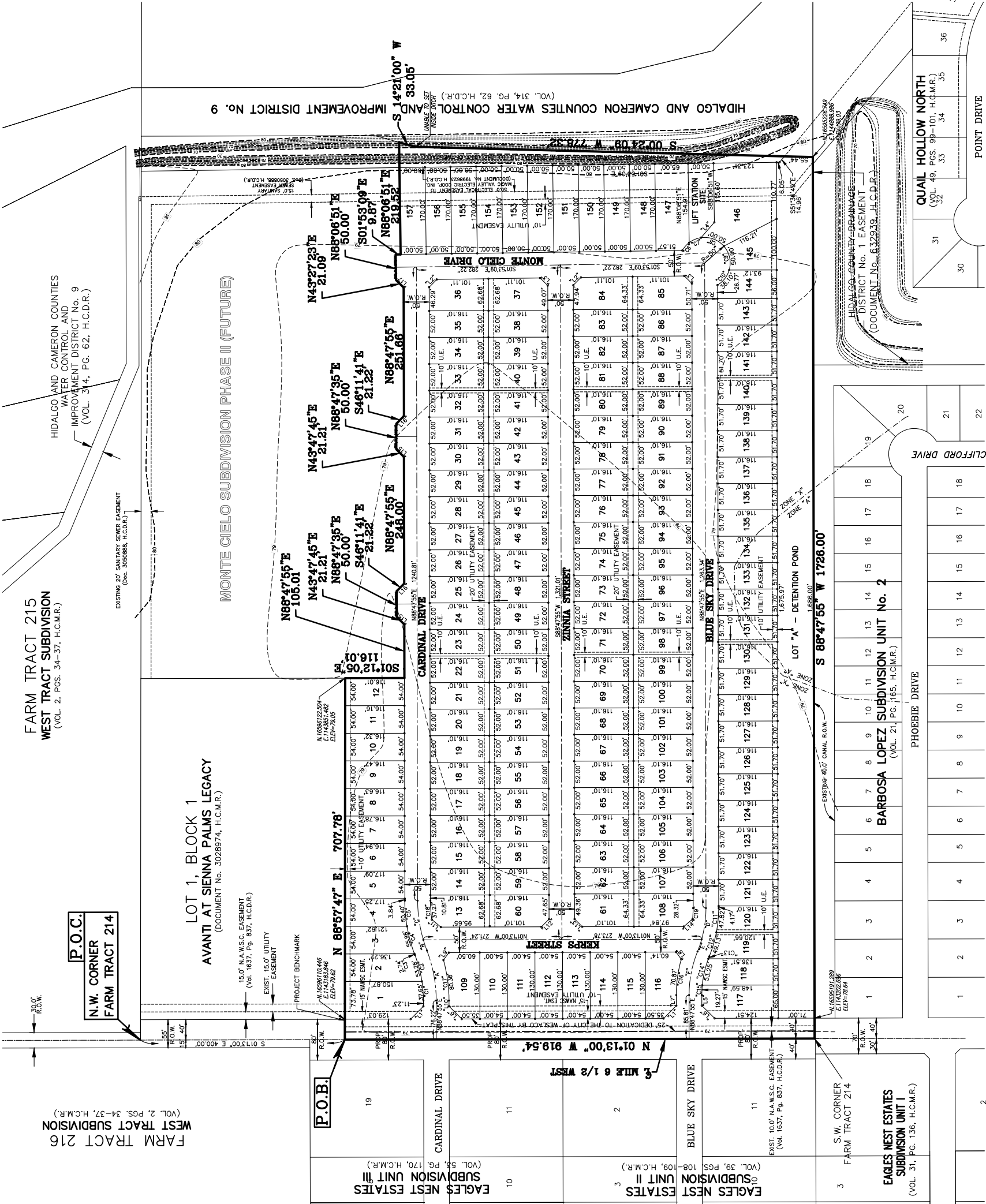
LINE DATA	
LINE	CHORD BEARING
"L1"	N 46°12'33" W 35.36'
"L2"	S 46°32'37" E 21.34'
"L3"	S 43°47'45" W 21.09'
"L4"	N 50°03'06" W 40.05'
"L5"	N 88°47'55" E 20.80'
"L6"	S 88°47'55" W 20.81'
"L7"	S 52°46'16" W 17.64'
"L8"	S 54°36'04" E 17.89'
"L9"	N 88°47'55" E 11.21'
"L10"	N 38°39'36" E 23.02'
"L11"	N 43°47'27" W 21.21'
"L12"	N 42°06'10" W 22.68'
"L13"	S 43°47'45" W 21.21'
"L14"	S 43°47'45" W 21.21'
"L15"	S 43°47'45" W 21.21'
"L16"	S 43°47'45" W 21.21'
"L17"	S 43°47'45" W 21.09'



LOCATION MAP
SCALE: 1" = 2000'

SHEET NO. 1 OF 2

230301



FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

PRINCIPAL CONTACTS:
NAME _____ CITY & ZIP _____ PHONE # _____
ADDRESS _____
OWNER: JASON E. GARZA MCALEN, TX 78502 (956) 451-6390
ENGINEER: JAVIER HINOJOSA MCALEN, TX 78504 (956) 688-1588
SURVEYOR: CARLOS VASQUEZ MCALEN, TX 78501 (956) 618-1551

DRAWN BY: G.T. & A.G.

DATE OF PREPARATION: MAY, 2023

JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS

416 E. DOVE AVENUE MCALEN, TEXAS 78504

PHONE (956) 688-1588

javier@javierhinojosaeng.com

TBPEL FIRM NUMBER F-1295



GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "A," AND "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334, OASIS, MAP REVISED MAY 30, 2002, TO REFLECT LOUVR ZONE "A," IS DEFINED AS "NO BASE FLOOD ELEVATION DETERMINED," ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
2. GREATER FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 80.50 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND CITY OF WESLACO REQUIREMENTS, MONTE CIELO PHASE I, AND II WILL BE REQUIRED TO DETAIN A TOTAL OF 318,970 CUBIC FEET (7,323 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 100% OF THE DRAINAGE DETENTION VOLUME FOR THE ENTIRE SUBDIVISION. THE DETENTION VOLUME SHALL BE ACCOMPLISHED BY DETAINING MORE THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION. TOTAL DRAINAGE DETENTION REQUIRED FOR PHASE I AND II WILL BE CONSTRUCTED AS PART OF MONTE CIELO PHASE I.
4. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GRASS COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT:20% OF LOT DEPTH (25.0' MAXIMUM)
REAR:10 FEET
SIDE:10 FEET
SIDE CORNER:10 FEET
6. A 5-FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
7. A 4-FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
8. PROJECT BENCHMARK: "CD" SQUARE CUT ON TOP OF 5' CONCRETE SIDEWALK LOCATED ALONG THE EAST SIDE OF MILE 6 1/2 WEST, ADJACENT TO THE NORTH PROPERTY LINE. ELEVATION = 79.718 NORTHING; 1659811.159 EASTING; 1143181.371
9. SET "X" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
11. NO MORE THAN ONE--SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
12. A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TDES & FOLLOW SWP. ISSUANCE OF BUILDING PERMIT.
13. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO CONSTRUCTION.
14. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
15. NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 109 THROUGH 117 (INCLUSIVE) TO MILE 6 1/2 WEST ROAD.
16. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
17. 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 PLAY ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
18. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
19. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOME OWNERS ASSOCIATION.
20. LOT "A" (DRAINAGE OUTPARCELS) CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.
21. LIFT STATION SITE IS HEREBY DEDICATED TO THE CITY OF WESLACO BY THIS SUBDIVISION PLAT.

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

DATED THIS _____ DAY OF _____, 2023.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCD #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. HCD #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS SHOWN ON THIS PLAT COMPLY WITH ALL APPLICABLE REGULATIONS AND ALL ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCD#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATE OF PREPARATION: MAY, 2023

DRAWN BY: G.T. & A.G.



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE McALLEN, TEXAS 78504

PHONE (956) 688-1588

javier@javierhinojosaeng.com

TBPELS FIRM NUMBER F-1295

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 33.97 ACRES OF LAND, MORE OR LESS SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, WEST TRACT SUBDIVISION, OUT OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, MAP RECORDED IN VOLUME 1139242, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 33.97 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE AT THE NORTHWEST CORNER OF SAID FARM TRACT 214, WITHIN MILE 6 1/2 WEST ROAD, AND THE NORTHWEST CORNER OF AVANTI AT SENNA PALMS LEGACY SUBDIVISION, MAP REFERENCE: DOCUMENT NUMBER 3028974, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE S 01° 13' 00" E, ALONG THE WEST LINE OF SAID FARM TRACT 214, WITHIN SAID MILE ROAD, A DISTANCE OF 160.00 FEET, TO A NAIL SET, ON THE SOUTHWEST CORNER OF SAID AVANTI SUBDIVISION, FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 57' 47" E, ALONG THE SOUTH LINE OF SAID AVANTI SUBDIVISION, AT A DISTANCE OF 15.00 FEET, PASS THE EAST RIGHT-OF-WAY LINE OF SAID MILE 6 1/2 ROAD, AT A DISTANCE OF 40.00 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "M & H" FOUND, ON THE SOUTHWEST CORNER OF LOT 1, OF SAID AVANTI SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 707.78 FEET, TO A CONCRETE MONUMENT WITH AN ALUMINUM CAP FOUND, ON THE SOUTHEAST CORNER OF SAID AVANTI SUBDIVISION, FOR A CORNER HEREOF;

THENCE S 01°12'05" E, A DISTANCE OF 116.01 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 88°47'55" E, A DISTANCE OF 105.01 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 43°47'45" E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE S 46°11'41" E, A DISTANCE OF 21.22 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 88°47'55" E, A DISTANCE OF 248.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 43°47'45" E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE N 88°47'55" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE S 46°11'41" E, A DISTANCE OF 21.22 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 88°47'55" E, A DISTANCE OF 251.66 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 43°27'23" E, A DISTANCE OF 21.09 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE N 88°47'55" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE S 01°53'09" E, A DISTANCE OF 9.87 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 88°06'51" E, A DISTANCE OF 219.52 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET, ON THE WEST RIGHT-OF-WAY LINE OF A TRACT OF LAND DEEDED TO HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IRRIGATION DISTRICT NO. 9, RECORDED IN VOLUME 314 PAGE 62, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 14° 21' 00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WATER DISTRICT NO. 9 TRACT, A DISTANCE OF 33.05 FEET, FOR A CORNER HEREOF;

THENCE S 00° 24' 09" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WATER DISTRICT NO. 9 TRACT, A DISTANCE OF 778.32 FEET TO A NAIL SET, ON THE SOUTHWEST CORNER OF SAID FARM TRACT 214, THE NORTH LINE OF SAID FARM TRACT 214, THE NORTH LINE OF SAID QUAIL HOLLOW NORTH SUBDIVISION, MAP REFERENCE: VOLUME 49 PAGES 98 THRU 101, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 88° 47' 45" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 214, THE NORTH LINE OF SAID QUAIL HOLLOW NORTH SUBDIVISION, AT A DISTANCE OF 580.00 FEET PASS THE COMMON CORNER OF SAID QUAIL HOLLOW SUBDIVISION, AND BARBOSA-LOPEZ SUBDIVISION, MAP REFERENCE: VOLUME 21 PAGE 165, MAP RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 1711.00 FEET, PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVOQ LS" SET, AT THE EAST RIGHT-OF-WAY LINE OF SAID MILE 6 1/2 ROAD, CONTINUING A DISTANCE OF 1726.00 FEET, TO A NAIL SET, ON THE WEST LINE OF SAID FARM TRACT 214, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 01° 13' 00" W, ALONG THE WEST LINE OF SAID FARM TRACT 214, WITHIN SAID MILE 6 1/2 ROAD, A DISTANCE OF 919.54 FEET, TO THE POINT OF BEGINNING, CONTAINING 33.97 ACRES OF LAND, MORE OR LESS.

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR") WHATEVER 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, (HEREIN CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT, WITH THE RIGHT TO ENTER, OWN, USE, OCCUPY, POSSESS, ENJOY, AND EXERCISE ALL RIGHTS AND INTERESTS IN AND TO THE WATER RIGHTS AND WATER RIGHT-OF-WAYS AND/OR EASEMENTS SHOWN ON THIS PLAT, FOR THE PURPOSE OF CONVEYING WATER TO A STRIP OF LAND 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PRELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE 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 WATERLINE AS INSTALLED, GRANTEE HEREBY GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATEROALLY 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE WATER RIGHTS AND WATER RIGHT-OF-WAYS AND/OR EASEMENTS SHOWN ON THIS PLAT, AND GRANTEE HEREBY RELEASES, WAIVES, AGREES TO HOLD GRANTEE, ITS SUCCESSORS AND ASSIGNS, THE GRANTEE 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 FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 14 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 GRANTEE HAS EXECUTED THIS EASEMENT THE _____ DAY OF _____, 2023.

PRINTED NAME: EZEQUEL REYNA, JR., DEVELOPER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED EZEQUEL REYNA, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES



ON: _____ AT _____ AM / PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

MONTE CIELO SUBDIVISION PHASE I

SUBDIVISION PLAT OF

A TRACT OF LAND CONTAINING 33.97 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, THE WEST TRACT SUBDIVISION, OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34--37, MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MONTE CIELO PHASE I, HAVE CAUSED THIS PLAT TO BE PREPARED AND FORWARDED TO ME BY THE PERSON(S) WHOSE NAME IS SUBSCRIBED HEREON, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

NAME: JASON E. GARZA
OWNER: RD MONTE CIELO, LLC.
C/O BOX 5000
MCALLEN, TX 78502

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED JASON E. GARZA, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MONTE CIELO SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ

DATE

SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU

DATE

THIS PLAT OF MONTE CIELO SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2023.

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74608

CARLOS VASQUEZ, P.E.LS.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608

C.V.Q. LAND SURVEYORS L.L.C.

1000 WEST 10TH STREET

MCALLEN, TEXAS 78502

TBPELS FIRM NO.10119600

TEL (956) 618-1551

DATE SURVEYED: JANUARY 23, 2023

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

SHEET NO. 2 OF 2

SUBDIVISION PLAT OF
MONTE CIELO SUBDIVISION PHASE I

A TRACT OF LAND CONTAINING 33.97 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, THE WEST TRACT SUBDIVISION, OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34--37, MAP RECORDS, HIDALGO COUNTY, TEXAS

SCALE: 1" = 100'

BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE (GRID)

LEGEND:

- IRON ROD FOUND
- IRON ROD FOUND
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- 15' NAKED EASEL = 15' NORTH ALAMO WATER SUPPLY CORP.
- 15' NAKED EASEL = 15' NORTH ALAMO WATER SUPPLY CORP.
- EXCLUSIVE PERPETUAL EASEMENT
- U.E. = UTILITY EASEMENT

CENTERLINE CURVE DATA					IRREGULAR LOT AREAS	
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"A"	20°50'27"	275.00	50.57	100.03	N 78°22'42" E	99.48'
"B"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"C"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"D"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"E"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"F"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"G"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"H"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"I"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"J"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"K"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"L"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"M"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"N"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"O"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"P"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"Q"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"R"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"S"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"T"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"U"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"V"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"W"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"X"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"Y"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"Z"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"AA"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"AB"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"AC"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"AD"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"AE"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"AF"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"AG"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"AH"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"AI"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"AJ"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"AK"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"AL"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"AM"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"AN"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"AO"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"AP"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"AQ"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"AR"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"AS"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"AT"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"AU"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"AV"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"AW"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"AX"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"AY"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"AZ"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"BA"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"BB"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"BC"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"BD"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"BE"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"BF"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"BG"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"BH"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"BI"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"BJ"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"BK"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"BL"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"BM"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"BN"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"BO"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"BP"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"BQ"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"BR"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"BS"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"BT"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"BU"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"BV"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"BW"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"BX"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"BY"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"BZ"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"CA"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"CB"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"CC"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"CD"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"CE"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"CF"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"CG"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"CH"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"CI"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"CJ"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"CK"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"CL"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"CM"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"CN"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"CO"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"CP"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"CQ"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"CR"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"CS"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"CT"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"CU"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"CV"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"CW"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"CX"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"CY"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"CZ"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"DA"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"DB"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"DC"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"DD"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"DE"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"DF"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"DG"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"DH"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"DI"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"DJ"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"DK"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"DL"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"DM"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"DN"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"DO"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"DP"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"DQ"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"DR"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"DS"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"DT"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"DU"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"DV"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"DW"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"DX"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"DY"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"DZ"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"EA"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"EB"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"EC"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"ED"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"EE"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"EF"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"EG"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"EH"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"EI"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"EJ"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"EK"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"EL"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"EM"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"EN"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"EO"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"EP"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"EQ"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"ER"	08°29'50"	225.00	12.37	25.51	N 72°15'52" W	25.50'
"ES"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"ET"	22°13'08"	225.00	44.18	87.25	N 80°02'51" W	86.71'
"EU"	08°32'47"	250.00	50.57	100.03	N 78°22'42" E	99.48'
"EV"	04°38'09"	275.00	11.05	22.09	N 70°15'33" E	22.09'
"EW"	18°14'20"	275.00	39.23	77.94	N 80°40'45" E	77.68'
"EX"	08°29'50"					



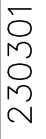
- NOTE:
1. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY MUELLER.
 2. ALL WATER AND SEWER LINES (INCLUDING SERVICES) CROSSING THE ROAD SHALL BE ENCASED.
 3. ALL METER BOXES SHALL BE DFW 1300 SERIES w/ BLUE LID AND ANTENNA READABLE.
 4. THE CONTRACTOR SHALL STAMP FACE OF CURB WITH "W" FOR WATER AND "S" FOR SEWER INDICATING SERVICE LOCATION.

xTDC=113.48 xTOD=113.48 xTCE=113.48 xCL=113.31 xFL=115.10 xT15.10	EXIST. TOP OF CURB ELEVATION EXIST. TOP OF DITCH ELEVATION EXIST. BOTTOM OF DITCH ELEVATION EXIST. CENTER LINE ELEVATION EXIST. FLOW LINE ELEVATION EXIST. NATURAL GROUND ELEVATION EXIST. DRAIN MANHOLE EXIST. SEWER MANHOLE EXIST. POWER POLE	(D) (S) 	WATER SERVICE IRRIGATION STAND PIPE ELECTRIC TRANSFORMER ELECTRIC GROUND BOX EXIST. 18" SANITARY SEWER LINE EXIST. 12" SANITARY SEWER LINE EXIST. 18" STORM DRAINAGE LINE EXIST. 24" STORM DRAINAGE LINE EXIST. 30" STORM DRAINAGE LINE EXIST. 8" WATER LINE EXIST. IRRIGATION LINE EXIST. PAVEMENT	W/S O ---8"SS--- ---12"SS--- ---18"D--- ---24"D--- ---30"D--- ---8"W--- ---IRR--- 	EXIST. TELEPHONE PEDESTAL EXIST. FIRE HYDRANT EXIST. WATER VALVE EXIST. IRRIGATION VALVE EXIST. TREE
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**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

[illegible]





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 5, 2023	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of S2Engineering PLLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final Plat for Rio Meadows Subdivision being 20.3 acre out of Farm Tract 625, and 626, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,400 ft south of E Business 83 on the east side of Midway St. Possible Action.	
Discussion/Overview: The proposed fifty-six (56) lot subdivision is located outside 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 8" sewer line. The property is within a Flood Zone "X" Applicant is requesting a variance for off-site drainage and has provided drainage letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PIAT-000476-2023

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. _____

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: Rio Meadows Subdivision

Location: East of Midway Street and Approximately 1,400 ft south of E Business 83

Legal Description: 20.3 Acre tract of land comprised of 5.0 acres out of farm tract 625, and 15.3 acres out of farm tract 626, block 178, West Tract Subdivision, as recorded in Volume 2, Pages 24 through 27, Hidalgo County Map Records, Hidalgo, County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: ETJ

Existing Land Use: Open land

Proposed Land Use: Multi Family subdivision

Number of Lots Proposed: 56

Gross Acreage: 20.30

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: DK3 Investment Group LLC

Telephone: 956-497-3962

Address: 702 WEST EXPRESSWAY 83

Fax: _____

City: WESLACO

State: TX

Zip: 78596

E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: S2Engineering PLLC

Telephone: 956-403-9787

Address: 2424 Mimosa St.

Fax: _____

City: Mission

State: TX

Zip: 78574

E-mail: s2engineering.ns@gmail.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD1</u>	☒ YES ☐ NO Irrigation District <u>HCCID9</u>
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Has the property been assessed as flat rate irrigable property: ☐ YES ☒ NO

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ **Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to 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

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

- ☒ 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: Dominic A. Reyna

Owner Signature: [Signature] Date: 6/27/23

Jose Noel Saldivar P.F. is the authorized agent

Authorized Agent Signature: [Signature] Date: 6/26/23

Authorized Agent Printed Name: Jose Noel Saldivar, P.F.

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-000477-2023

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: Rio Meadows Subdivision

Location: East side of Midway St and approximately 1,320 ft south of E Business 83.

Legal Description: 20.3 Acre tract of land comprised of 5.0 acres out of farm tract 625, and 15.3 acres out of farm tract 626, block 178, west tract subdivision, as recorded in volume 2, pages 24 through 27, Hidalgo County Map Records, Hidalgo, County, Texas

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Drainage ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Water will be detained by excavating existing drainage ditch on the east side of the subdivision.

☐ 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: DK3 Investment Group LLC Telephone: 956-975-6383

Address: 702 West Expressway 83 Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: _____

Application fees

\$55 \$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.

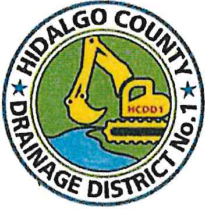
Owner Printed Name: Dominic A. Rayna

Owner Signature: [Signature] Date: 6/27/23

Jose N. Saldivar, P.E., C.F.M. is the authorized agent

Authorized Agent Signature: [Signature] Date: 06-26-23

Authorized Agent Printed Name: Jose N. Saldivar, P.E.



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 17, 2023

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

RE: S2 Engineering – Jose N. Saldivar, P.E.

This letter is in response to a request from the Engineer of record for Rio Meadows Subdivision, Jose N. Saldivar, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ 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

A handwritten signature in blue ink, appearing to read "Yvette Barrera", is written over a horizontal line.

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

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com



P O Box 237 Mercedes, Texas 78570

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

Date: 05/22/202.

Luis R. Martinez
S2 Engineering
2424 Mimosa
Mission, Texas 78574

RE: **Rio Meadows** Subd. Drainage and Detention

Good Morning Mr. Martinez:

I have received your revised cross section and calculations dated 04/06/2023 for the **Rio Meadows** Subdivision modified to include the 50-year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

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

The maintenance of this section is outside of the City Limits of Weslaco and will be done by HCDD #1. Please verify final designs with Raul Sesin PE, CFM Hidalgo County Drainage District No. 1 District Manager.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

Rio Meadows Subdivision Drainage Report

Prepared By:

Jose Noe Saldivar, PE, CFM

S2 Engineering, PLLC

Firm Registration No.: 22858

2424 Mimosa Street

Mission, Texas 78574

Phone No.: (956) 403-9787

Email: s2engineering.ns@gmail.com

Date: April 5, 2023



A handwritten signature in blue ink that reads "Jose N. Saldivar, P.E.".



INDEX

1. Drainage Statement
2. Subdivision Location Map
3. Drainage Calculations
6. FEMA FIRMette
7. USDA NRCS Soil Survey Map and Report
8. USGS Topo Map
9. USGS National Hydrography Dataset
10. Preliminary Plat & Drainage Layout

DRAINAGE STATEMENT

Rio Meadows Subdivision

Hidalgo County, Texas



Rio Meadows Subdivision is a proposed 56-lot multifamily subdivision in Hidalgo County, located on the east side of Midway St and approximately 1,400 ft south of E Business 83. It would correspond to City of Weslaco Extraterritorial Jurisdiction (ETJ). Being a 20.3-acre tract of land comprised of 5.0 acres out of farm tract 625, and 15.3 acres out of farm tract 626, block 178, west tract subdivision, as recorded in volume 2, pages 24 through 27, Hidalgo County Map Records, Hidalgo County, Texas.

The proposed subdivision is in Zone "X" (Shading) according to the FEMA FIRM Community Panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002. Defined as areas of 500-yearflood; 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.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo sandy clay loam (28); hydrologic group B.

The existing runoff sheet flows overland towards Midway and the existing drain ditch on the east side of the property. There is currently no apparent drainage system other than natural overland flow. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 7.86 cfs of runoff. The proposed runoff after development is 44.01 cfs for a 50-year storm event. The proposed project will have an approximate increase of 36.15 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, 94,779 cubic feet (3,510 cubic yard) of runoff detention will need to be detained for a 50-year storm event. Runoff will be detained by widening of existing drain ditch 37D1, Owned by HCCID9 and maintained by HCDD1, east of the subdivision. The system will begin with a 24" pipe and run through type A inlets to finally end up with a 30" to finally outfall on the previously mentioned drain ditch. Runoff will not be increased during a 50-year storm event due to the proposed subdivision.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER: <u>HCCID9</u>	
<u>4-6-23</u>	
H.C.D. NO. 1	DATE



Jose N. Saldivar, P.E.



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787
TBPE F-22850 TBL5 10194796

LOCATION MAP
RIO MEADOWS SUBDIVISION

PROJECT NO.	E-22-21
SCALE:	NTS
DRAWN BY:	L.M.
CHECKED BY:	N.S.
TOPD BY:	M.P.
SHEET:	SHEET 1 OF 1

Drainage Calculations

Rio Meadows Subdivision

MARCH 2023

Area (A)	17.68	acres	
Length (L)	1269	ft	
Slope (Sp)	0.12	%	(Exist.)
	0.12	%	(Prop.)
Runoff Coeff. (C)	0.20	Undeveloped	(Exist.)
	0.40	Multi-Family	(Prop.)

Average velocity (V): $V = KkSp^{0.5}$

k (Table 2): 0.213 (Exist.)

k (Table 2): 0.619 (Prop.)

Ku constant: 3.28

Time of concentration (tc): $tc = L/60V$

(tc = 10 min. minimum)

Peak flow (Q): $Q = CiA$

V	0.24	ft/s	(Exist.)
	0.70	ft/s	(Prop.)
tc	87.39	min	(Exist.)
	30.07	min	(Prop.)
Q	7.86	cfs	(Exist. - 10-yr)
	44.01	cfs	(Prop. - 50-yr)

Intensity (i): $i = b/(tc+d)^e$

Rainfall IDF Coefficients - Hidalgo County (Table 1)

Annual Recurrence Interval (Years)	Rainfall IDF Coefficients (NOAA Atlas 14)			
	e	b	d	i (in/hr)
2	0.83	66.64	12.36	1.45
5	0.82	81.00	12.24	1.86
10	0.81	93.18	12.34	2.22
25	0.80	110.35	12.61	2.75
50	0.80	123.67	12.86	3.17
100	0.79	137.99	13.32	3.63

Release Rate: 7.86 cfs
Prop. 50-yr i: 6.22 in/hr

Time (min)	i (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)
10	10.27	72.64	43,582	7.86	9,448	34,134
20	7.70	54.43	65,320	7.86	11,806	53,514
30	6.23	44.07	79,323	7.86	14,163	65,159
40	5.27	37.30	89,521	7.86	16,521	73,000
50	4.60	32.50	97,501	7.86	18,879	78,622
60	4.09	28.90	104,044	7.86	21,237	82,807
70	3.69	26.09	109,585	7.86	23,595	85,991
80	3.37	23.83	114,394	7.86	25,952	88,441
90	3.11	21.97	118,642	7.86	28,310	90,332
100	2.89	20.41	122,450	7.86	30,668	91,782
110	2.70	19.08	125,903	7.86	33,026	92,878
120	2.53	17.93	129,064	7.86	35,383	93,681
130	2.39	16.92	131,980	7.86	37,741	94,239
140	2.27	16.03	134,689	7.86	40,099	94,590
150	2.16	15.25	137,219	7.86	42,457	94,762
160	2.06	14.54	139,594	7.86	44,814	94,779
170	1.97	13.91	141,832	7.86	47,172	94,660
180	1.88	13.33	143,950	7.86	49,530	94,421
200	1.74	12.32	147,877	7.86	54,246	93,631
220	1.62	11.47	151,455	7.86	58,961	92,494
240	1.52	10.75	154,746	7.86	63,677	91,069
280	1.35	9.56	160,640	7.86	73,108	87,533

94,779 cf (Detention Required)

2.18 Ac-ft

3,510 cy



4-5-23

Jose N. Saldivar, P.E.

Table 2 - Intercept Coefficients

Land Cover/Flow System	k
Forest with heavy ground litter, hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountainous 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

**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

Table 3 - Runoff Coefficients

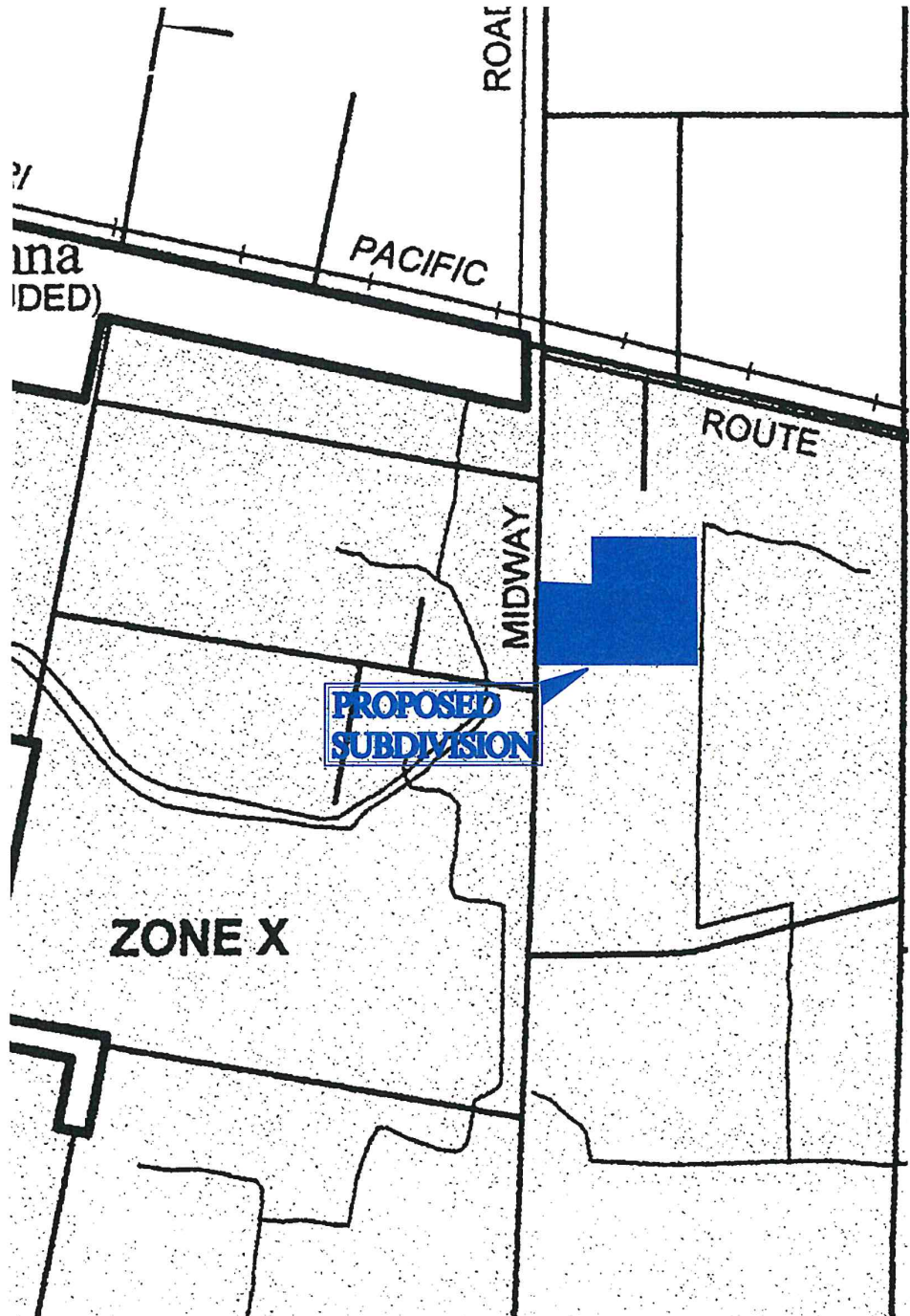
Description	Runoff Coeff. (C)
Business:	
Downtown Areas	0.70 - 0.95
Neighborhood Areas	0.50 - 0.70
Residential:	
Single-Family Areas	0.30 - 0.50
Multi-Units (detached)	0.40 - 0.60
Multi-Units (attached)	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment Dwelling Areas	0.50 - 0.70
Industrial:	
Light Areas	0.50 - 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

**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

APPENDIX A

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 1 to 3 feet, flood 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**
- 1983
 - 1990
 - Protected Area
- Coastal barrier areas are normally located within or adjacent to special flood hazard areas.
- Floodplain Boundary
 - Floodway Boundary
 - Zone D Boundary
 - Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- Base Flood Elevation line, Elevation in Feet
- cross Section Line
- Base Flood Elevation in Feet Where Unlabeled Within Zone
- Elevation Bench Mark (See notes below)
- RM 7.5
- * M1.5 River Mile
- *Referenced to the National Geodetic Vertical Datum of 1929



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450 C

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

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

REVISED TO
REFLECT LOMR
DATED 10/1/02

Federal Emergency Management Agency

FEMA FIRM MAP

SCALE=NTS

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLs 10194796

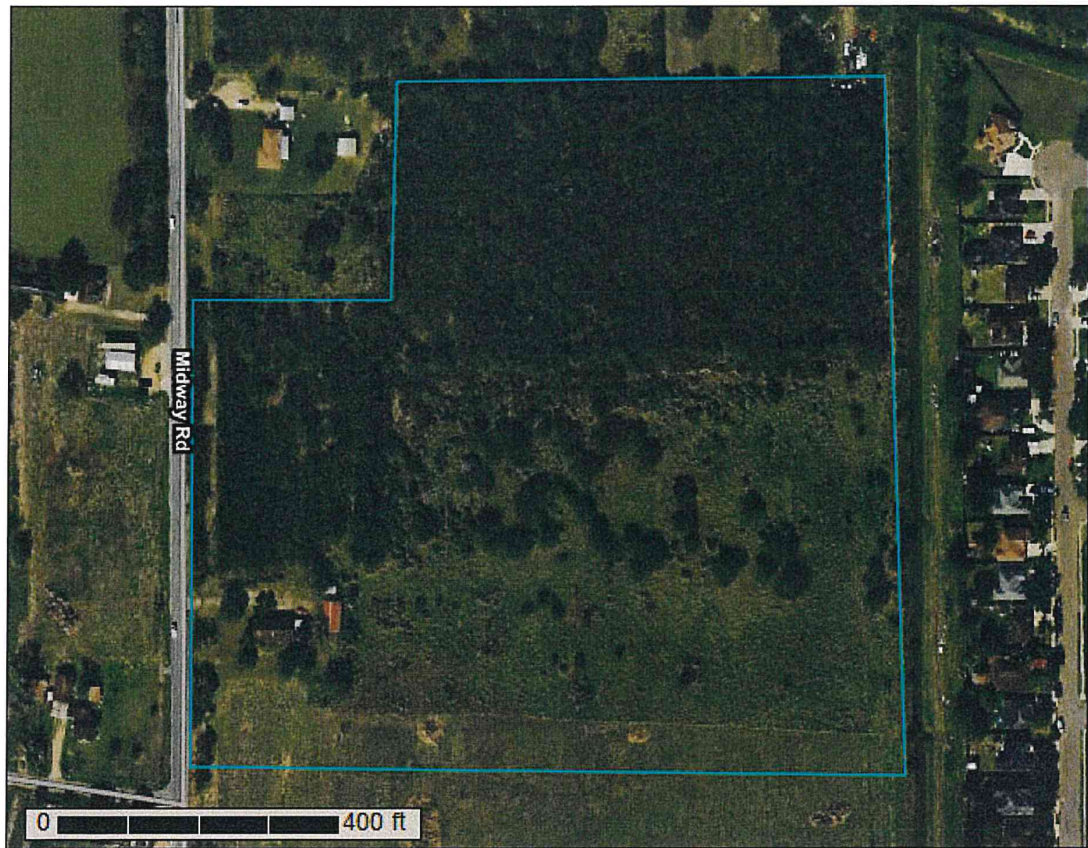
2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787

LOCATION:	HIDALGO COUNTY, TEXAS	DESCRIPTION:	RIO MEADOWS SUBDIVISION
DATE:	3-28-2023		



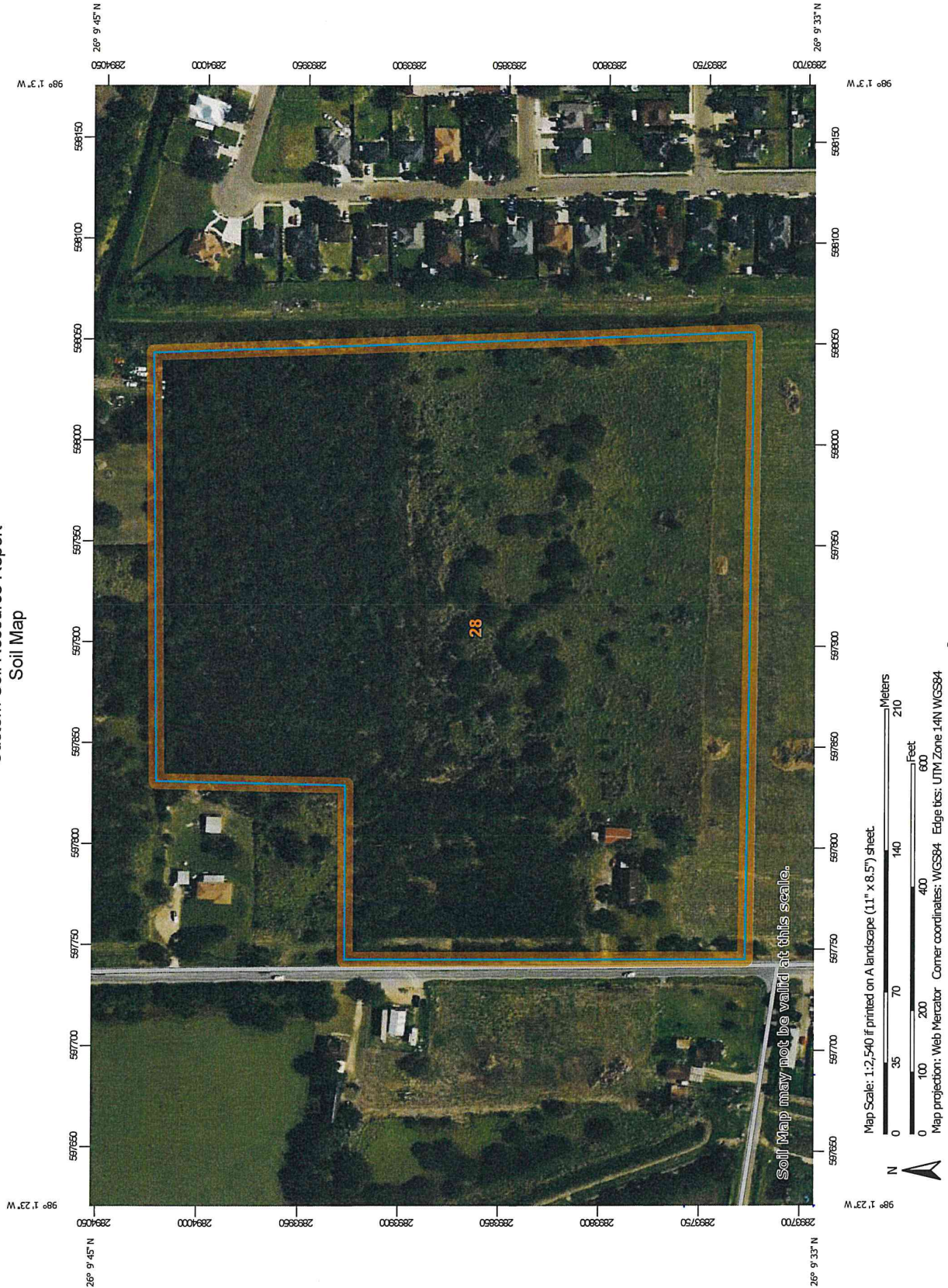
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas



March 28, 2023

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP 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.

Custom Soil Resource Report

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	20.4	100.0%
Totals for Area of Interest		20.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxxv
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Custom Soil Resource Report

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

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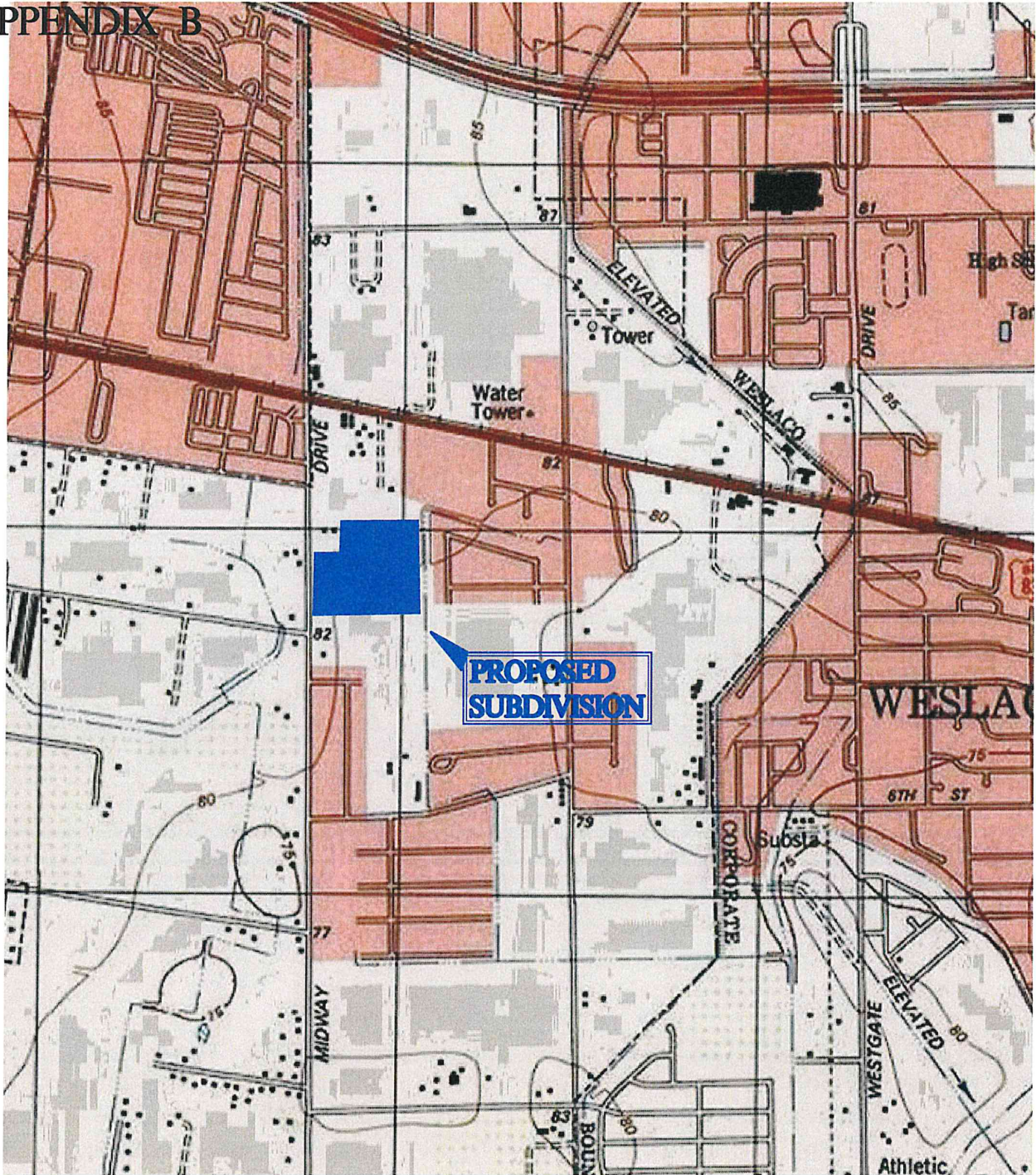
Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

APPENDIX B



USGS TOPOGRAPHIC MAP

SCALE=NTS



2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22658 TBLs 10194706

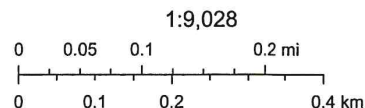
LOCATION:	HIDALGO COUNTY, TEXAS	DESCRIPTION:	RIO MEADOWS SUBDIVISION
DATE:	3-28-2023		

APPENDIX C



3/28/2023, 2:30:01 PM

Waterbody - Large Scale	Area - Large Scale	
Estuary	Area of Complex Channels	Flume
Ice Mass	Area to be Submerged	Foreshore
Lake Pond	Bay/Inlet	Hazard Zone
Playa	Bridge	Inundation Area
Reservoir	Canal/Ditch	Lock Chamber
Swamp Marsh	Dam/Weir	Rapids
		Sea/Ocean



USGS HYDROGRAPHIC MAP

SCALE=NTS



2424 MIMOSA ST
MISSION TEXAS, 78574
PHONE (956) 403-9787

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLIS 10194796

LOCATION: HIDALGO COUNTY, TEXAS

DATE: 3-28-2023

DESCRIPTION: RIO MEADOWS SUBDIVISION

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 3/29/2023 7:30:59 PM

PROJECT NAME : Untitled
JOB NUMBER :
PROJECT DESCRIPTION : RIO MEADOWS
DESIGN FREQUENCY : 10 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 10 Years

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Runoff Computation for Design Frequency.

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ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.4	2.99	39.09	39.09	4.26	0.000	5.096
	0.4	2.99	Multi family				
A-2	0.4	1.78	40.19	40.19	4.19	0.000	2.981
	0.4	1.78	Multi family				
A-3	0.4	1.85	41.88	41.88	4.08	0.000	3.018
	0.4	1.85	Multi family				
A-4	0.4	1.99	39.09	39.09	4.26	0.000	3.391
	0.4	1.99	Multi family				
A-5	0.4	0.96	33.63	33.63	4.68	0.000	1.796
	0.4	0.96	Multi family				

Sag Inlets Configuration Data.

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Inlet ID	Inlet Type	Inlet Length/ Perim. (ft)	Grate Area (sf)	Left-Slope (%)	Right-Slope (%)	Gutter n	Depth DeprW (ft)	Critic Allowed (ft)	Elev.
A-1	Curb	6.00	n/a	0.50	2.00	0.014	1.50	0.50	79.80
A-2	Curb	6.00	n/a	0.50	2.00	0.014	1.50	0.50	79.80
A-3	Curb	6.00	n/a	0.50	2.00	0.014	1.50	0.50	79.80
A-4	Curb	6.00	n/a	0.50	2.00	0.014	1.50	0.50	79.80

A-5 Curb 6.00 n/a 0.50 2.00 0.50 2.00 0.014 1.50 0.50 79.80

Sag Inlets Computation Data.

=====									
=====									
Inlet ID	Inlet Type	Length (ft)	Grate Perim (sf)	Area (cfs)	Total Q (cfs)	Inlet Capacity (ft)	Total Head (ft)	Ponded Left	Width Right
A-1	Curb	6.00	n/a	n/a	5.096	7.075	0.402	11.10	11.10
A-2	Curb	6.00	n/a	n/a	2.981	7.075	0.281	9.05	9.05
A-3	Curb	6.00	n/a	n/a	3.018	7.075	0.283	9.10	9.10
A-4	Curb	6.00	n/a	n/a	3.391	7.075	0.306	9.50	9.50
A-5	Curb	6.00	n/a	n/a	1.796	7.075	0.200	7.50	7.50

Cumulative Junction Discharge Computations

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Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Cumulat. Intens. (in/hr)	Supply Q (cfs)	User Q in Node (cfs)	Additional Total Disch.
A-1	Curb	0.400	2.99	39.09	4.26	0.000	0.00	5.096
A-2	Curb	0.400	1.78	40.19	4.19	0.000	0.00	2.981
A-3	Curb	0.400	9.57	41.88	4.08	0.000	0.00	15.612
A-4	Curb	0.400	4.98	39.27	4.25	0.000	0.00	8.463
A-5	Curb	0.400	7.72	41.50	4.10	0.000	0.00	12.668
OUT	Outlt	0.400	9.57	41.88	4.08	0.000	0.00	15.612

Conveyance Configuration Data

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Run#	Node I.D.		Flowline Elev.		Shape #	Span	Rise	Length	Slope	n_value
	US	DS	US	DS	(ft)	(ft)	(ft)	(ft)	(%)	
10	A-1	A-4	73.39	73.31	Circ 1	0.00	2.00	36.00	0.22	0.013
20	A-4	A-5	73.31	72.78	Circ 1	0.00	2.50	412.00	0.13	0.013
30	A-2	A-5	72.85	72.78	Circ 1	0.00	2.00	36.00	0.19	0.013

40	A-5	A-3	72.78	72.70	Circ 1	0.00	2.50	64.00	0.13	0.013
50	A-3	OUT	70.20	69.50	Circ 1	0.00	2.50	216.00	0.32	0.013

Conveyance Hydraulic Computations. Tailwater = 70.000 (ft)

=====											
=====											
Run#	US Elev	DS Elev	Fr.Slope	Unif.	Actual	Unif.	Actual	Q	Cap	Loss	
(ft)	(ft)	(%)	(ft)	(ft)	(f/s)	(f/s)	(cfs)	(cfs)	(ft)		

10	74.85	74.84	0.051	0.97	1.53	3.38	1.98	5.10	10.67	0.000	
20	74.84	74.58	0.043	1.37	1.80	3.08	2.24	8.46	14.71	0.000	
30	74.58	74.58	0.017	0.75	1.80	2.77	1.00	2.98	9.98	0.000	
40	74.58	73.90	0.095	1.80	1.80	3.35	3.35	12.67	14.50	0.000	
50	71.68	70.98	0.145	1.48	1.48	5.14	5.14	15.61	23.35	0.000	
=====END=====											
=====											

NORMAL TERMINATION OF WINSTORM.

Warning Messages for current project:

Runoff Frequency of: 10 Years
Tailwater set to uniform depth elevation = 70.98(ft)
Drop flowline elevation. Downstream HGL set to critical depth elevation at Run# 40

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 3/29/2023 7:33:57 PM

PROJECT NAME : Untitled
JOB NUMBER :
PROJECT DESCRIPTION : RIO MEADOWS
DESIGN FREQUENCY : 10 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 10 Years

=====

Runoff Computation for Design Frequency.

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ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-6	0.4	2.22	39.32	39.32	4.24	0.000	3.770
	0.4	2.22	Multi family				
A-7	0.4	1.07	34.64	34.64	4.59	0.000	1.966
	0.4	1.07	Multi family				
A-8	0.4	2.55	40.76	40.76	4.15	0.000	4.232
	0.4	2.55	Multi family				
A-9	0.4	2.27	39.91	39.91	4.21	0.000	3.818
	0.4	2.27	Multi family				

Sag Inlets Configuration Data.

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Inlet ID	Inlet Type	Inlet Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long Trans (%)	Right-Slope Long Trans (%)	Gutter n	Depth DeprW (ft)	Critic Allowed (ft)	Elev.		
A-6	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	79.80
A-9	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	79.80
A-7	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	79.80
A-8	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	79.80

Sag Inlets Computation Data.

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=====									
Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Area (sf)	Total Q (cfs)	Inlet Capacity (ft)	Total Head (ft)	Ponded Left (ft)	Width Right (ft)
A-6	Curb	5.00	n/a	n/a	3.770	6.261	0.356	9.90	9.90
A-9	Curb	5.00	n/a	n/a	3.818	6.261	0.360	9.95	9.95
A-7	Curb	5.00	n/a	n/a	1.966	6.261	0.231	7.75	7.75
A-8	Curb	5.00	n/a	n/a	4.232	6.261	0.385	10.35	10.35

Cumulative Junction Discharge Computations

=====								
=====								
Node I.D.	Node Type	Weighted C-Value (acres)	Cumulat. Dr.Area (min)	Cumulat. Tc (in/hr)	Intens. Supply Q (cfs)	User Q in Node (cfs)	Additional Disch.	Total
A-6	Curb	0.400	4.49	40.11	4.19	0.000	0.00	7.528
A-9	Curb	0.400	2.27	39.91	4.21	0.000	0.00	3.818
A-7	Curb	0.400	5.56	42.35	4.05	0.000	0.00	9.006
A-8	Curb	0.400	8.11	42.88	4.02	0.000	0.00	13.033
OUT	Outlet	0.400	8.11	42.88	4.02	0.000	0.00	13.033

Conveyance Configuration Data

=====										
=====										
Run#	Node I.D.		Flowline Elev.							
	US	DS	US	DS	Shape #	Span	Rise	Length	Slope	n_value
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)			
10	A-9	A-6	73.38	73.31	Circ 1	0.00	2.00	36.00	0.19	0.013
20	A-6	A-7	73.31	72.78	Circ 1	0.00	2.50	412.00	0.13	0.013
30	A-7	A-8	71.28	71.19	Circ 1	0.00	2.50	88.00	0.10	0.013
40	A-8	OUT	71.19	70.50	Circ 1	0.00	2.50	192.00	0.36	0.013

Conveyance Hydraulic Computations. Tailwater = 70.000 (ft)

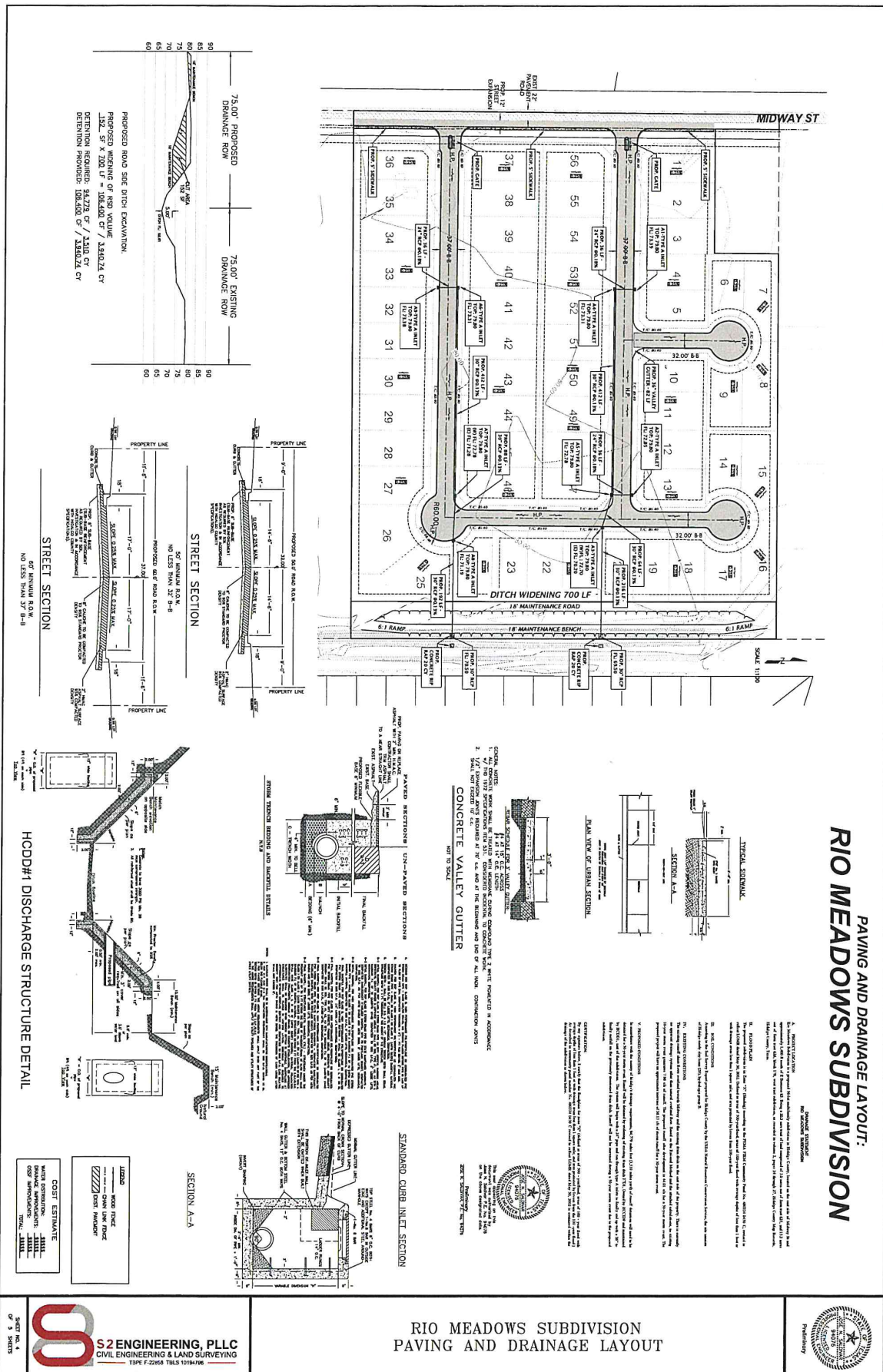
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Hydraulic Gradeline			Depth		Velocity			Junc		
Run#	US Elev	DS Elev	Fr.Slope	Unif.	Actual	Unif.	Actual	Q	Cap	Loss
(ft)	(ft)	(%)	(ft)	(ft)	(f/s)	(f/s)	(cfs)	(cfs)	(ft)	

10	74.58	74.56	0.028	0.86	1.25	2.96	1.85	3.82	9.98	0.000
20	74.56	73.69	0.034	1.25	1.25	3.07	3.07	7.53	14.71	0.000
30	72.84	72.48	0.048	1.56	1.56	2.79	2.79	9.01	13.12	0.000
40	72.48	71.79	0.101	1.29	1.29	5.11	5.11	13.03	24.59	0.000
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=====										

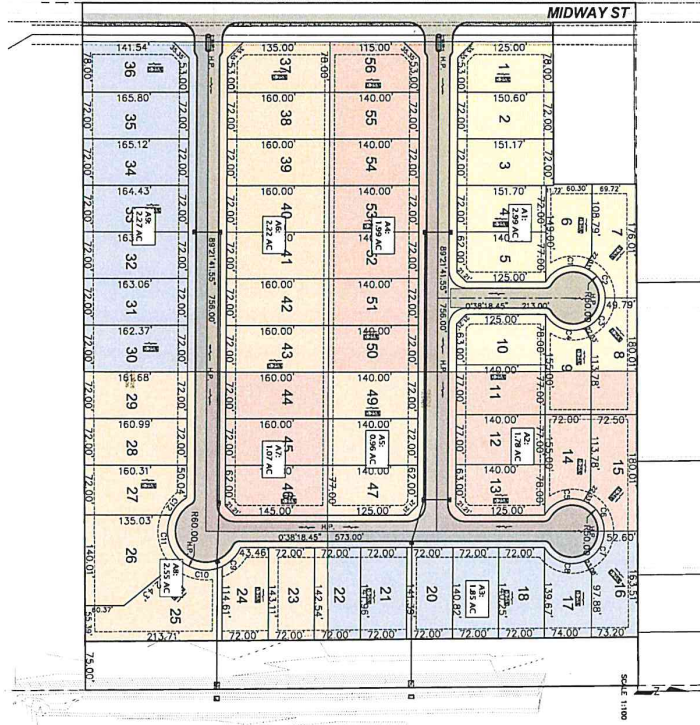
NORMAL TERMINATION OF WINSTORM.

Warning Messages for current project:

Runoff Frequency of: 10 Years
Tailwater set to uniform depth elevation = 71.79(ft)



DRAINAGE AREA MAP: RIO MEADOWS

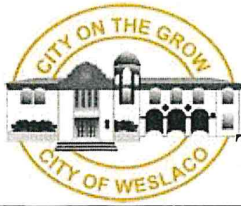


HYDRAULIC CALCULATIONS

Hydraulic Calculations for Rio Meadows Drainage Area Map Project: Rio Meadows Drainage Area Map Location: Rio Meadows, [Address] Prepared by: [Name] Date: [Date] Scale: [Scale] Notes: [Notes]	Hydraulic Calculations for Rio Meadows Drainage Area Map Project: Rio Meadows Drainage Area Map Location: Rio Meadows, [Address] Prepared by: [Name] Date: [Date] Scale: [Scale] Notes: [Notes]
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Hydraulic Calculations for Rio Meadows Drainage Area Map Project: Rio Meadows Drainage Area Map Location: Rio Meadows, [Address] Prepared by: [Name] Date: [Date] Scale: [Scale] Notes: [Notes]	Hydraulic Calculations for Rio Meadows Drainage Area Map Project: Rio Meadows Drainage Area Map Location: Rio Meadows, [Address] Prepared by: [Name] Date: [Date] Scale: [Scale] Notes: [Notes]
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RIO MEADOWS DRAINAGE AREA MAP



**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: Rio Meadows Subdivision
Location: East of Midway Rd. Approximately 1,400 ft south of E Business 83.
Applicant: S2 Engineering PLLC ☐ Owner ☒ Agent
Address: 2424 Mimosa St, Mission, Texas 78574 Phone Number: 956-403-9787

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	Multi Family	20.3	17.68	152	84.13	101.73	1108.26

Comments: _____
Prepared by: S2 Engineering PLLC 3-30-23 Date: _____
Address: 2424 Mimosa St, Mission, Texas 78574 Phone Number: 956-403-9787

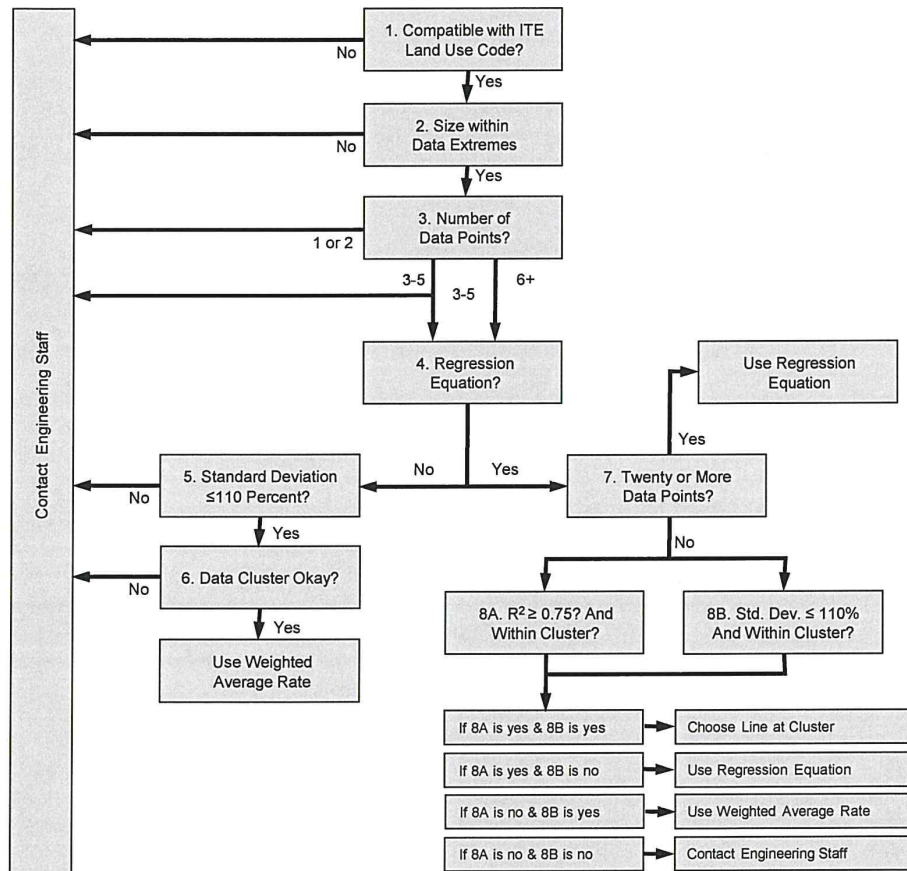
(For Official Use Only, Do Not Write In This Box)

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

RIO MEADOWS SUBDIVISION



Preliminary

ASTOS.

Contents

FROM THE MAIN WATERLINE, FIFTY-SIX (56) SINGLE SERVICES OF 1" OF DIAMETER ARE COMING OUT OF THIS
THE SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 6" DIAMETER LINE THE WATER

THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE FUTURE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DEEDING SYSTEM IS

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADDED UNDER SECTION 16.143, WATER CODE. I CERTIFY THAT THE COSTS TO

WATER FACILITIES—THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.



SALDIVAR, F.E. No. 94076

ER CERTIFICATION

WITH MINIMUM STATE STANDARDS AND THAT (c) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (d) SEWER CONNECTIONS TO THE

SUBDMR STATEMENT:

FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO FULFILL EACH PERSON'S REQUIREMENT FOR ADEQUATE WATER TO COMPLY WITH THE

A. REYNA, MEMBER

DK3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 63

GENERAL CONSTRUCTION NOTES:

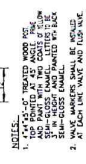
1. ALL EXISTING WATER LINES TO BE C-800 DR-25.
 2. CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 10 FEET FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
 3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
 4. SEE WATER RETAIL SHEET FOR MORE INFORMATION.
 5. ALL LOTS SHALL BE PROVIDED WITH SERVICE SUBURDENTS AND SUD SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "X" NOT LESS THAN 1" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

5. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.

RIO MEADOWS SUBDIVISION UTILITIES LAYOUT



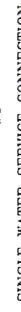
SHEET NO. 2
OF 5 SHEETS



TYPICAL WATER METER INSTALLATION



**TYPICAL VALVE and
VALVE BOX INSTALLATION**



CINCINNATI WATER SERVICE CONNECTION



TYPICAL FIRE HYDRANT INSTALLATION

VALVE MARKER



Preliminary

SUBMITTER CERTIFICATION

THE SUBMITTER HEREBY CERTIFIES THAT THE INFORMATION CONTAINED IN THIS SUBMISSION IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE IS NOT PROVIDING ANY INFORMATION THAT IS FALSE, MISLEADING, OR INCOMPLETE. THE SUBMITTER ALSO CERTIFIES THAT HE IS NOT PROVIDING ANY INFORMATION THAT IS UNLAWFUL, UNETHICAL, OR IN VIOLATION OF ANY APPLICABLE LAWS OR REGULATIONS.

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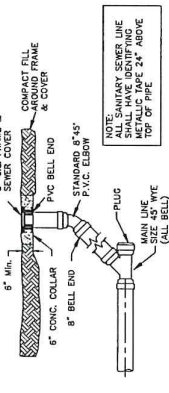
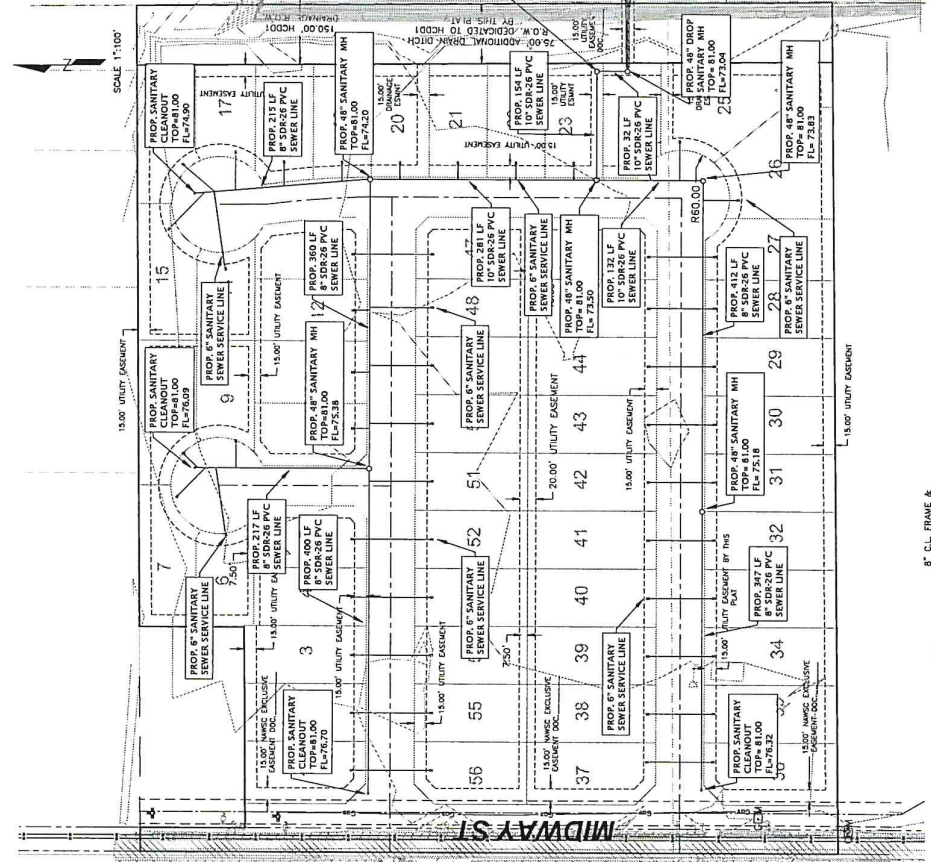
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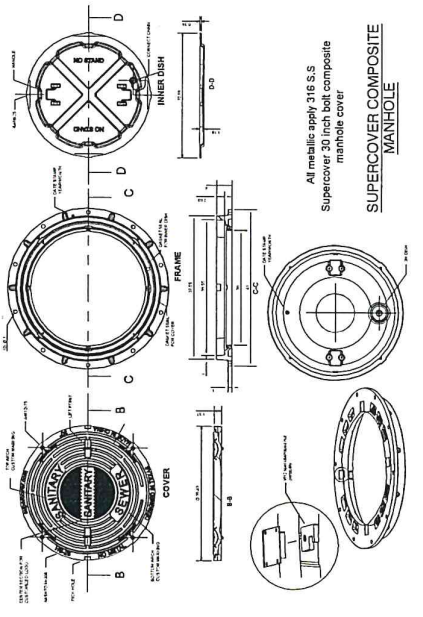
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SANITARY SEWER DISTRIBUTION OF: RIO MEADOWS SUBDIVISION



SANITARY SEWER
CLEANOUT



SANITARY SEWER SERVICE
AND MANHOLE

SUPERCOVER COMPOSITE
MANHOLE

MANHOLE

MANHOLE

DESIGNER: _____

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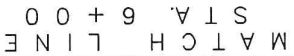
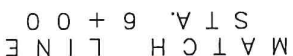
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PLAN AND PROFILE

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TYPE F - 22858

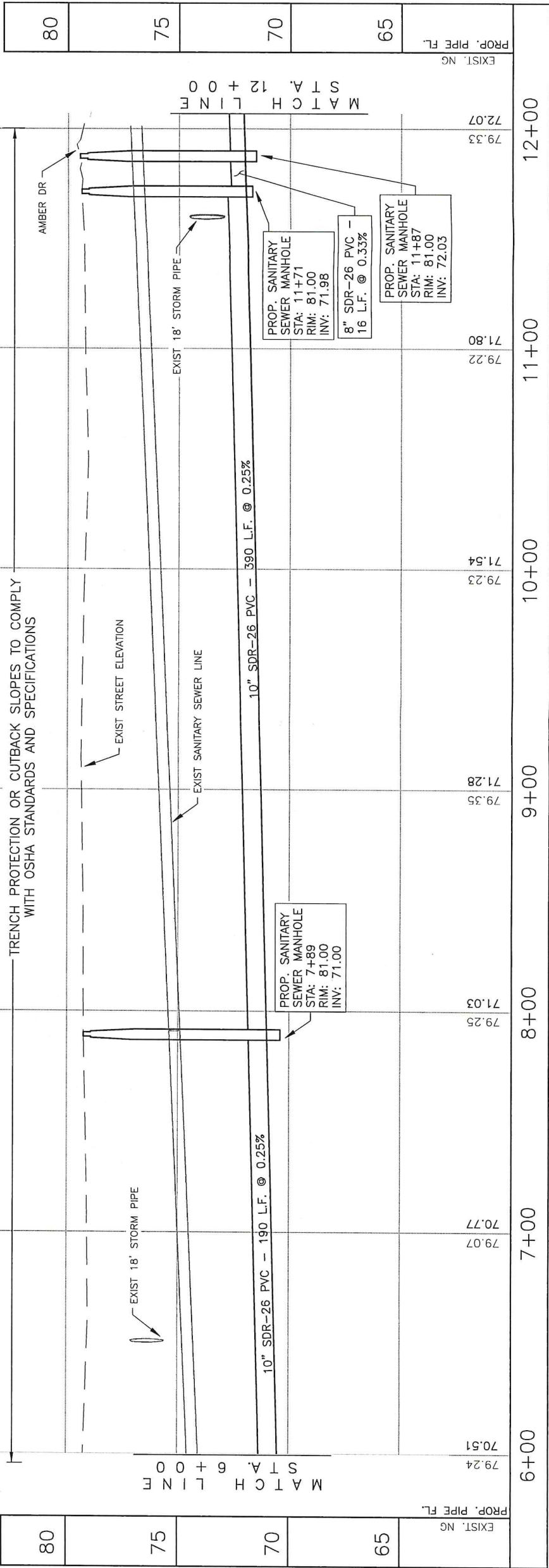
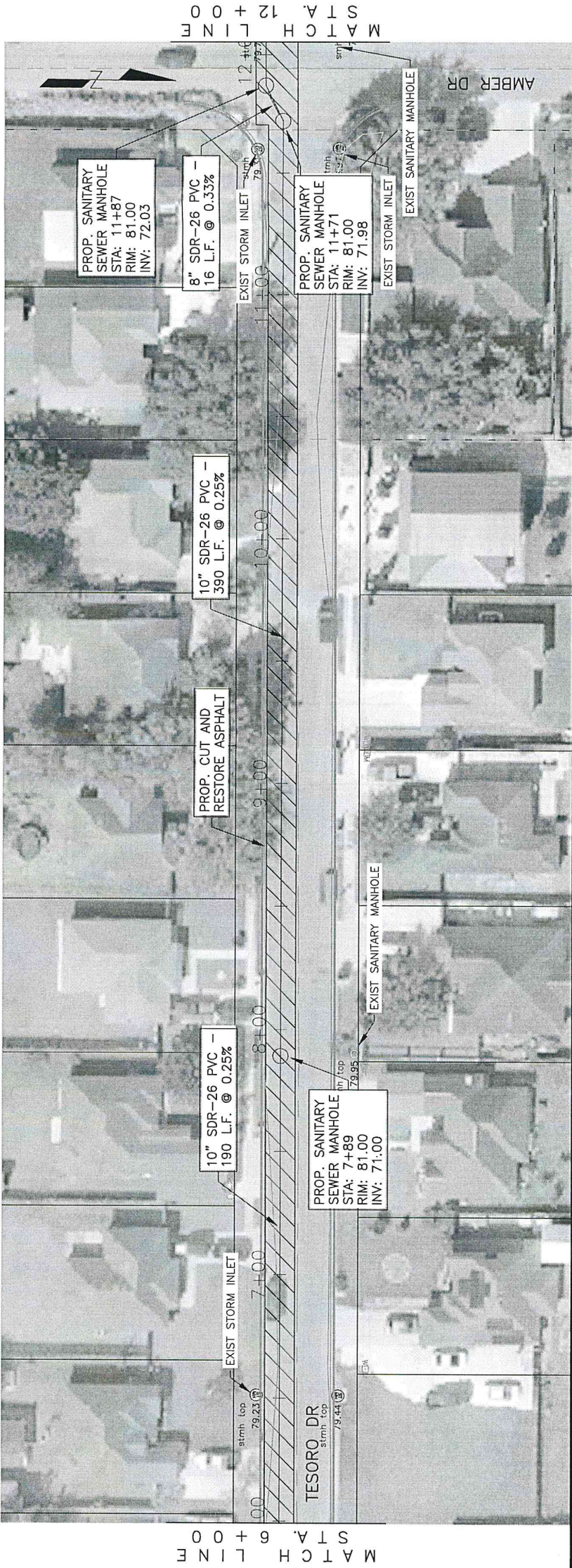
SHEET: C01-01





Jose N. Saldivar, P.E.

RIO MEADOWS SUBDIVISION
SANITARY SEWER LINE
PLAN AND PROFILE
STA. 6+00 - STA. 12+00



S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TRAFFIC
F-22858
TEL. (956) 403-9787
2424 MIMOSA ST
MISSION TX, 78574

SCALE: 1"=50'

DRAWN BY: L.M.

CHECKED BY: N.S.

TOPO BY: M.P.

SHEET: C01-02



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
T8PE F-22858 T8LS 10194796

SHEET NO. 4
OF 5 SHEETS

PAVING AND DRAINAGE LAYOUT: RIO MEADOWS SUBDIVISION

DRAINAGE STATEMENT
RIO MEADOWS SUBDIVISION

A. PROJECT LOCATION
Rio Mendoza Subdivision is a proposed 56-acre multi-family subdivision in Hidalgo County, located on the east side of Highway 58 and approximately 1,400 ft south of E Business 83. Being a 20+ acre tract of land comprised of 5.0 acres out of farm tract 625, and 15.3 acres out of farm tract 625, block 17K, west tract subdivision, as recorded in volume 2, pages 24 through 27, Hidalgo County Map Records, Hidalgo County, Texas.

II. FLOOD PLAIN

III. SOIL CONDITIONS
According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hargis sandy clay loam (20), hydrologic group B

IV. EXISTING CONDITIONS. The existing drain sheet flows overland towards Midway and the existing drain ditch on the east side of the property. There is currently no septic drainage system other than natural overland flow. Based on the Rational Method and the attached calculation, an existing 10-year storm event generates 7.86 cfs of runoff. The proposed rainfall after development is 44.01 cfs for a 50-year storm event. The proposed project will have an approximate increase of 36.15 cfs of storm runoff for a 50-year storm event.

V. PROPOSED CONSIDERATIONS

In accordance with the concept of bidders' damage requirements, 94.779 cubic feet (2.510 cubic yards) of runoff detention will need to be provided for a 50-year storm event. Runoff will be detained by existing, future, and existing detention ponds (ICEDD) and maintained by ICEDD, one of the following. The system will begin with a 2" pipe and run through 90° elbows to finally end up with a 36" to finally outlet on the pre-recently-maintained drain ditch. Runoff will not be increased during a 50-year storm event due to the proposed

CERTIFICATION: By my signature below, I certify that the floodproofing for zone "N" (defined as areas of 500 + year flood, areas of 100 + year flood with an average depth of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from the 100-year flood) as described in community panel number No. 400334-0150-C (revised to reflect LCMR dated May 30, 2002) is contained within the drainage of the subdivision as shown below.

GENERAL NOTES: SEE AT 14 C.C. LENGTH

1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THE 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10'

CONCRETE VALLEY GUTTER

PAVED SECTIONS	UN-PAVED SECTIONS
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
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11	11
12	12
13	13
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98	98
99	99
100	100

STORM TRENCH BEDDING AND BACKFILL DETAILS

MIDWAY EXPANSION CROSS-SECTION

STREET SECTION

60' MINIMUM R.O.W.
NO LESS THAN 37' B-B

STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B

COST ESTIMATE

DISTRIBUTION: \$1

AGE IMPROVEMENTS: \$1

TOTAL: 55TOTAL: 55



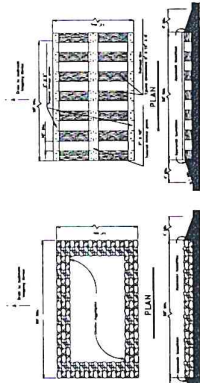
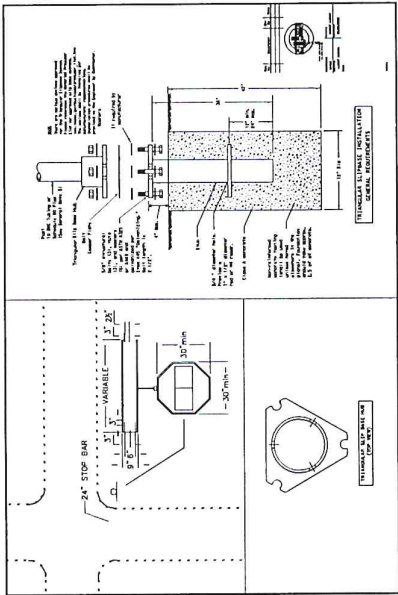
Preliminary

RIO MEADOWS SUBDIVISION STREETLIGHT LAYOUT,
EROSION CONTROL, SIGNS PLAN AND STRIPING

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1818 F-22858 181.5 10194730



SHEET NO. 5
OF 5 SHEETS



GENERAL NOTES:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS SIGNAGE MANUAL.
2. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS SIGNAGE MANUAL.
3. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS SIGNAGE MANUAL.
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10. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS SIGNAGE MANUAL.



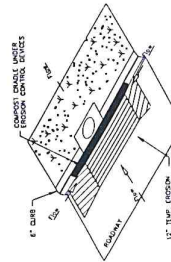
TEMPORARY EROSION CONTROL
CONSTRUCTION ACCESS / EXIT

SEDIMENT BASIN & TRAP USAGE GUIDELINES

A sediment trap may be used to precipitate sediment out of runoff flowing from an undeveloped area. The trap must be constructed in accordance with the following guidelines:
1. The trap must be constructed in a location that is accessible to the street.
2. The trap must be constructed in a location that is accessible to the street.
3. The trap must be constructed in a location that is accessible to the street.
4. The trap must be constructed in a location that is accessible to the street.
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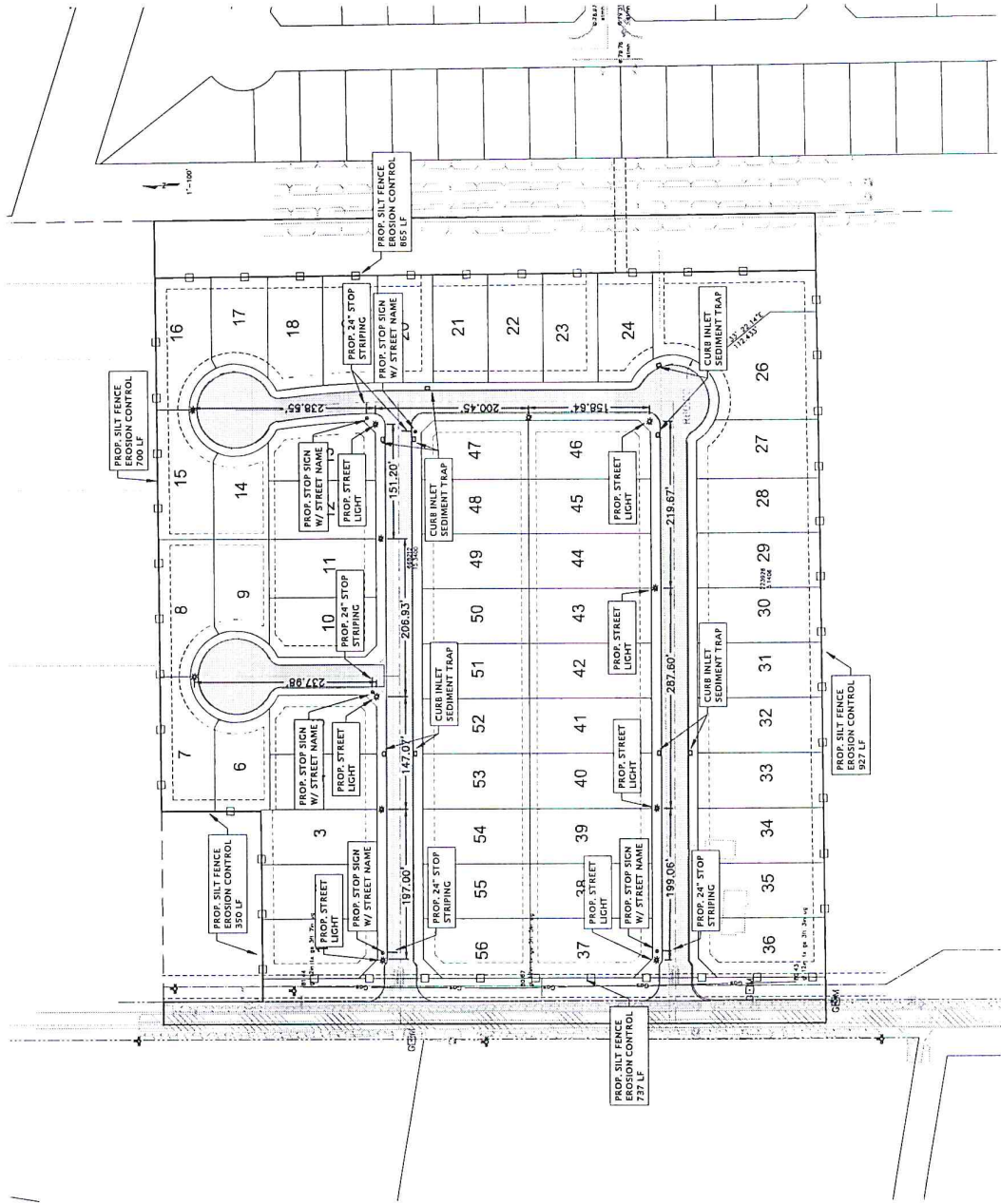
GENERAL NOTES

1. LENGTH OF EROSION CONTROL FENCE SHALL BE 10 FEET MINIMUM.
2. EROSION CONTROL FENCE SHALL BE 10 FEET MINIMUM.
3. EROSION CONTROL FENCE SHALL BE 10 FEET MINIMUM.
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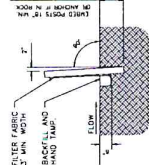
CURB INLET SEDIMENT TRAP

TEMPORARY EROSION
CONTROL LOGS - 2

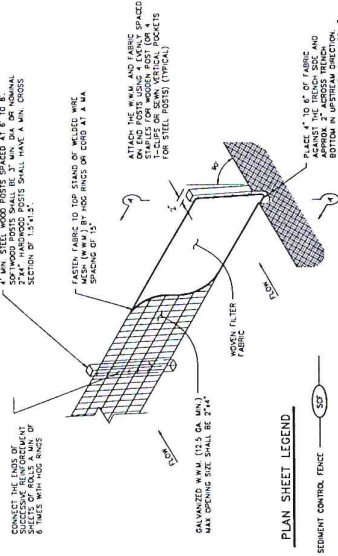


GENERAL NOTES:
1. THE SIGNAGE SHOWN ARE SUGGESTIONS
2. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS SIGNAGE MANUAL.
3. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS SIGNAGE MANUAL.
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9. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS SIGNAGE MANUAL.
10. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS SIGNAGE MANUAL.

SEDIMENT CONTROL FENCE USAGE GUIDELINES
A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED TO PREVENT THE EROSION OF A DISTURBED AREA, SUCH AS A CONTOUR TO INTERCEPT SEDIMENT. THE FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
1. THE FENCE SHALL BE CONSTRUCTED IN A LOCATION THAT IS ACCESSIBLE TO THE STREET.
2. THE FENCE SHALL BE CONSTRUCTED IN A LOCATION THAT IS ACCESSIBLE TO THE STREET.
3. THE FENCE SHALL BE CONSTRUCTED IN A LOCATION THAT IS ACCESSIBLE TO THE STREET.
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10. THE FENCE SHALL BE CONSTRUCTED IN A LOCATION THAT IS ACCESSIBLE TO THE STREET.



SECTION A-A



PLAN SHEET LEGEND

SEDIMENT CONTROL FENCE

TEMPORARY SEDIMENT
CONTROL FENCE - DETAILS

STW-2