A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JANUARY 16, 2024

NOTICE IS HEREBY GIVEN THAT the City Commission of the City of Weslaco, Texas will hold a Regular Meeting in the Legislative Chamber of City Hall, located at 255 South Kansas Avenue, on Tuesday, January 16, 2024 at 5:30 PM for the purpose of discussing the following items:

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

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

I. CALL TO ORDER

A. Certification of Public Notice.
B. Invocation.
C. Pledge of Allegiance.
D. Roll Call.
E. Mayoral Recognition.
   1) Proclamation - DHR Health Oncology Institute
   2) Proclamation - Robert Gonzalez, Mid-Valley Youth Soccer Association
   3) Proclamation - Law Enforcement Day

II. PUBLIC COMMENTS

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

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

III. REPORTS

A. Inframark.

B. Engineering Department - status on the North Wastewater Treatment Plant.

C. Animal Care Services.

IV. PUBLIC HEARING

A. To solicit input on behalf of Parma Ventures LLC. to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

B. To solicit input on behalf of Parma Ventures LLC. to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

C. To solicit input on behalf of Tres Pinos Investment Group, LLC. to rezone 311 S Indiana, also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

D. To solicit input on behalf of Javier Hinojosa P.E. to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

E. To solicit input on behalf of Cynthia Mae Gonzalez and Dominique Contreras to approve a Conditional Use Permit to operate an Event Center, at 205 E Business 83 Suite A, also being Lot 1 & 2, Block 27, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

F. To solicit input on behalf of Mariscos El Muelle LLC. to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, at 2219 N Texas Blvd., also being Lots 1 & 2 Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, and Texas.

G. To solicit input on behalf of City of Weslaco to approve the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development.

V. CONSENT AGENDA

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

A. Approval of the Minutes of the Regular Meeting on January 2, 2024 (Staffed by City Secretary Department.) Attachment.

B. Approval of the six-month extension for the Final Plat for Dominion Subdivision being a 20-acres out of Farm Tracts 164, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 700 ft. east of Midway Rd on Pike Blvd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.) Attachment.

C. Approval of the Assistant City Manager as an authorized signatory on FEMA and FMA grant related documents and authorize the Mayor to execute any related documents. (Staffed by Assistant City Manager.)

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2024-02 appointing one Civil Service Commission Member to fill a vacancy for an unexpired term ending July 19, 2025, as a result of a resignation and re-appointing one member for a term set to expire February 17, 2024, and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

VII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of Parma Ventures LLC. on Ordinance 2024-02 to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-02. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

B. Discussion and consideration after public hearing on behalf of Parma Ventures LLC. on Ordinance 2024-03 to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-03. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

C. Discussion and consideration after public hearing on behalf of Tres Pinos Investment Group, LLC. on Ordinance 2024-04 to rezone 311 S Indiana, also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-04. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

D. Discussion and consideration after public hearing on behalf of Javier Hinojosa, P.E. on Ordinance 2024-05 to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-05. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

E. Discussion and consideration after public hearing on behalf of Cynthia Mae Gonzalez and Dominique Contreras to approve a Conditional Use Permit to operate an Event Center, at 205 E Business 83 Suite A, also being Lot 1 & 2, Block 27, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

F. Discussion and consideration after public hearing on behalf of Mariscos El Muelle LLC. to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, at 2219 N Texas Blvd., also being Lots 1 & 2, Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

G. Discussion and consideration after public hearing on behalf of City of Weslaco to approve the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

H. Discussion and consideration to approve the Final Plat for El Farito Estates Subdivision being 17.15 acre out of Farm Tract 299, Block 158, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the south side of Mile 13 North Road, ½ mile east of Mile 6 West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

I. Discussion and consideration to approve the Final Plat for Milanos Estates Phase IV Subdivision being 20.00 acre out of Farm Tracts 716, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 500 feet south from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

J. Discussion and consideration to approve the Final Plat for Sierra Verde Estates Subdivision being 25.0 acre out of Lots 15, and 16, Block 147, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the northwest corner of Mile 4 West Road and Mile 12 North Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Attachment.

K. Discussion and consideration to approve the variance request to Section 26-34(a) 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 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

L. Discussion and consideration on Ordinance 2024-06 to amend Ordinance 2013-22, to create water rights, the City of Weslaco Subdivision Ordinance; codified as Appendix B of the Weslaco Code of Ordinances, adopting new regulations; and ordaining other matters with respect to the subject hereof and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-06. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

M. Discussion and consideration on the repair of Unit 564 Engine 3 with vendor French Ellison Truck Center, in the amount of $33,218.63 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.) Attachment.

N. Discussion and consideration on the request from the Texas International Produce Association for a letter of support for water delivery from Mexico under the 1944 Water Treaty and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.) Attachment.

O. Discussion and consideration to amend the City of Weslaco's Water Conversation Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by Asst. City Manager.) Attachment.

P. Discussion and consideration of purchasing a new model 2025 Freightliner XT Pro 56 Forestry Truck per sales quote QU17225 from vendor Custom Truck One Source under Southwell Contract 110421-TER, for an amount not to exceed $172,839 as budgeted and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.

Q. Discussion and consideration to purchase one new model 2024 GMC Sierra 2500HD 2 wheel drive double cab Truck with service body and Tommy gate lift from vendor Gunn Auto Group under TX Buy Board Contract 724-23 for an amount not to exceed $64,114 as budgeted by the Building Maintenance Department and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.) Attachment.

R. Discussion and consideration on presentation of the proposal from Boultinghouse Simpson Gates, and consideration of approval to move to the construction phase within the New Library/Library Renovation Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.) Attachment.

S. Discussion and consideration to award the Employee Assistance Program (EAP) to the best qualified and most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.) Attachment.

T. Discussion and consideration to approve a cost of living (COLA) increase for all non-civil service City employees and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.

U. Discussion and consideration adopting the proclamation "It's Time Texas Community Challenge" by proclaiming "Weslaco Community Challenge Day" and community leaders pledging support for a healthy community and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Relations Officer.) Attachment.

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:
§551.145. Closed Meeting Without Certified Agenda or Tape Recording; Offense; Penalty
(a) A member of a government body commits an offense if the member participates in a closed meeting of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.
(b) An offense under Subsection (a) is a Class C misdemeanor.
§551.146. Disclosure of Certified Agenda or Tape Recording of Closed Meeting; Offense; Penalty; Civil Liability
(a) An individual, corporation, or partnership that without lawful authority knowingly discloses to a member of the public the certified agenda or tape recording of a meeting that was lawfully closed to the public under this chapter:
(1) commits an offense; and
(2) is liable to a person injured or damaged by the disclosure for:
(A) actual damages, including damages for personal injury or damage, lost wages, defamation, or mental or other emotional distress;
(B) reasonable attorney fees and court costs; and
(C) at the discretion of the trier or fact, exemplary damages.
(b) An offense under Subsection (a)(1) is a Class B misdemeanor.
(c) It is a defense to prosecution under Subsection (a)(1) and an affirmative defense to a civil action under Subsection (a)(2) that:
(1) the defendant had good reason to believe the disclosure was lawful; or
(2) the disclosure was the result of a mistake of fact concerning the nature or content of the certified agenda or tape recording. (Added by Acts 1993, 73rd Leg., ch 268, § 1, eff. Sept. 1, 1993.)

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

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

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

C. Legal Consultation - Consultation with City Attorney relating to *suit styled C-0027-24-M, Weslaco Firefighters Association vs. The City of Weslaco, Texas and Martin*

Garza in his official capacity as Weslaco City Manager as authorized by Section §551.071 of the Texas Government Code.

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

E. Real Property - Consultation with City Attorney on the acquisition, sale, exchange, lease or value of real property being 25 acres out of 53.97 acres of land out of Farm Tracts 807 and 808, Block 139, West Tract Subdivision, Weslaco Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

F. Real Property - Consultation with City Attorney on the sale of real property located at Mid Valley Airport, 1909 Joe Stephens relating to Hanger B from Sky King Aviation Inc. as authorized by Section §551.072 of the Texas Government Code.

G. Economic Development - Consultation with the City Attorney regarding financial offer or other incentives for Project Free Fall as authorized by Section §551.087 of the Texas Local Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I hereby certify this **Notice of a Regular Meeting of the Weslaco City Commission** was posted in accordance with the Open Meetings Act on the outside bulletin board at City Hall of the City of Weslaco, located at the 255 South Kansas Avenue entrance, visible and accessible to the general public during and after regular working hours. This notice was posted on this 12th day of January 2024 on or before 5:00 pm and will remain so posted continuously for at least 72-hours preceding the scheduled time of this meeting in accordance with Chapter 551 of the Texas Government Code.

/s/ Norma A. Cantu, City Secretary

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

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

Removed from Bulletin Board	Date:	Initials:

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

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

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

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

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7239
From:	
Subject: Certification of Public Notice.	
Background: Call to Order, includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.	
Funding Source (budget code, if applicable)**:**	
Amount:	Term of Impact: / Identified in Current Budget:
Additional Action Prompted:	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
NORMA CANTU ADELAIDA VEGA Martin Garza	Created
City Manager Comments: Approve.	
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor David McCann, First Presbyterian Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.	
Attachments, if any: Pledge and Mission updated 11.15.23	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

The Pledge of Allegiance to the Flag

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

The Pledge of Allegiance to the State Flag

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

Preamble to the Constitution of the United States of America

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

STATEMENT OF VISION: AN INTERNATIONAL CENTER OF GROWTH

Friendly people with vision, courage, and integrity

STATEMENT OF MISSION: COMMITMENT TO EXCELLENCE IN PUBLIC SERVICE

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

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-6	
From:		
Subject: Inframark.		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA Martin Garza		Created
City Manager Comments: Report only.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-19	
From:		
Subject: Engineering Department - status on the North Wastewater Treatment Plant.		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA Martin Garza		Created
City Manager Comments: Report only.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-7	
From:		
Subject: Animal Care Services.		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA Martin Garza		Created
City Manager Comments: Report only.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7304

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Parma Ventures LLC. to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends approval based on 2045 zone map that requires a buffer zone between commercial & residential.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7305

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Parma Ventures LLC. to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Five (5) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends approval based on 2045 zone map identifies area for commercial use.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7306

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Tres Pinos Investment Group, LLC. to rezone 311 S Indiana, also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve to solicit public comments.

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

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7307

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Javier Hinojosa P.E. to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Thirty-six (36) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve to solicit public comments.

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

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7308

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Cynthia Mae Gonzalez and Dominique Contreras to approve a Conditional Use Permit to operate an Event Center, at 205 E Business 83 Suite A, also being Lot 1 & 2, Block 27, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their special meeting on January 4, 2024.

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7309

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Mariscos El Muelle LLC. to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, at 2219 N Texas Blvd., also being Lots 1 & 2 Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, and Texas.

Background:
The applicant is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve to solicit public comments.

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

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-16

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of City of Weslaco to approve the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development.

Background:
This temporary moratorium is necessary to maintain the status quo and suspend further multi-family residential development during a period that the City receives public input on whether a continuing moratorium should be imposed. If the City Commission enacts a continuing moratorium, the City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, subdivision and zoning ordinances as well as plan for updated needs of the public facilities, public services of the City of Weslaco. Such actions are necessary to preserve the health, safety, and general welfare of the community.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 30, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission discussed the public hearing as presented

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7244
From:	
Subject: Approval of the Minutes of the Regular Meeting on January 2, 2024 (Staffed by City Secretary Department.) Attachment.	
Background: Record of commission action at the regular commission meeting of January 2, 2024.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
NORMA CANTU ADELAIDA VEGA Martin Garza	Created
City Manager Comments: Approve as recommended by staff subject to comments from the governing body.	
Staff Recommendation: Approve.	
Attachments, if any: 240102 minutes	
Responsibilities upon Approval: Execute and retain.	

MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
JANUARY 2, 2024

On Tuesday, January 2, 2024, at 5:36 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Adrian Farias
	Commissioner	Josh Pedraza
	Commissioner	Letty Lopez
	Commissioner	Greg Kerr
	Commissioner	Israel Gonzalez Jr.
	Commissioner	JP Rodriguez
ABSENT:	None	
STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente, Director of Planning and Code Enforcement, Joe Pedraza, Asst. Director Planning and Code Enforcement, Mary Carmen Garcia, Asst. Library Director, Luz Galindo, HR Director, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, David Arce, Public Works Director, Rosa Badillo, Court Coordinator, and George Quilantan, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, December 29, 2023.

B. Invocation.

Pastor Timothy Aguiar, Open Door Baptist Church led the invocation.

C. Pledge of Allegiance.

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

D. Roll Call.

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

E. Mayoral Recognition.

1) Recognition for Janelle Medellín, Miss Galaxy 2024 International.

Mayor Gonzalez recognized Ms. Janelle Medellin on her title as Miss Galaxy 2024 and on her other titles and accomplishments achieved; thanked her for the dedication to her community, volunteerism and representing the City of Weslaco and the Rio Grande Valley.

2) Recognition of the 2023 Weslaco Royal Court.

Mayor Gonzalez recognized the 2023 Royal Court being Rachael Garcia, Miss Weslaco, Zeke Aldrete, Mr. Weslaco, Victoria Barerra, Junior Miss Weslaco, Charlotte B. Jimenez, Little Miss Weslaco and Vivian Tamez, Miss Texas Onion Fest thanking them for their commitment and service as Ambassadors for the City.

3) Recognition of Griselda Martinez, Civil Service Commission.

Mayor Gonzalez recognized Griselda Martinez on her years of service as a member of the Civil Service Commission and thanked her for serving her community.

II. PUBLIC COMMENTS

Gail Weigel Ortiz, resident, and member of the Recycling Committee voiced her concern on the recycling containers not found in their usual location, lack of information on the city's social media about recycling and voiced her displeasure on the ongoing hours of fireworks being done inside the city asking for the commission to do better in these areas of concern and hoped to see improvements.

Eileen Diaz, resident, commented on the recent events regarding her mother's dogs that may need to be rehomed as a result of some getting loose and of an ordinance that only allows a minimum of three; commented the size of her property would qualify for more than three; stated there are 11 dogs that are fenced in and well-kept and as a result of damages to the fence some became loose; disagreed with the notice given to her mom to rehome the dogs in five days and stated the dogs have never been deemed dangerous, are companions to her elderly mother and would be an emotional distress if removed; requested time to repair any damages to the fence to secure the dogs and not be forced to have them removed from her mom.

III. REPORTS

A. Weslaco Economic Development Corporation.

Jorge Lozano, Accountant EDC, reported the Mid-Valley International Industrial Park project is 94% complete, the new lift station project is 55%; Mile 9 widening project is 38% percent and a ribbon cutting is tentatively scheduled for January 26th at 10am; staff will be attending the International Conference of Shopping Centers in Dallas January 30 for business recruitment and will be an exhibitor to showcase the City of Weslaco; Alfresco Event in December was the biggest event yet held by expanding to 6th Street able to have 130 vendors and thanked the commission and staff for their support and stated the 2023 Annual Report was being finalized and will be brought to the commission at a later date.

B. Weslaco Chamber of Commerce & Visitor Center.

Barbara Jean Garza, President/CEO, presented the destination marketing report for December 2023 that included business center operations, membership & dues, general advertising, nature tourism and staff development; total visitors in the facility was 354 that included In and Out of State and event guests; 10 facility reservations; began a door traffic tracker that had 1,991 come through the front/main entrance with 1,247 to the Chamber office; went over the upcoming events that included ribbon cuttings, networking mob lunch, working in preparations for the Texas Onion Fest; highlights of festivities included the lights at city hall and the community competition, Christmas Parade and Santa Dash that had record attendance, distributed over 100 stockings to local entities; went over the numerous ribbon cuttings and special events held October through December.

IV. CONSENT AGENDA

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

A. Approval of the Minutes of the Regular Meeting on December 5 and December 19, 2023. (Staffed by City Secretary's Department.)

B. Approval for staff to solicit proposals for an Employee Assistance Program (EAP) and authorize the Mayor to execute any related documents. (Staffed by Human Resources Department.)

C. Approval to purchase (and issue to) Honorably Retired Peace Officer Captain Gerardo "Jerry" Oliva's service weapon, a Glock Model 22 Gen 4 engraved "WESLACO PD", a used handgun with serial number WXN018 for the amount of $255.00, as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

D. Approval to purchase (and issue to) Honorably Retired Peace Officer Sgt. Arnulfo Sandoval's service weapon, a Glock Model 22 Gen 4 engraved "WESLACO PD", a used handgun with serial number WXN019 for the amount of $255.00, as allowed under Texas Government Code Section 614.051 and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

E. Approval to withdraw the City of Weslaco Water Conservation and Drought Contingency Plan Stage 2 and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

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

V. APPOINTMENTS

A. Discussion and consideration on Resolution 2024-01 appointing a Civil Service Commission Member to fill a vacancy for an unexpired term ending July 19, 2025 as a result of a resignation and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

No action.

VI. NEW BUSINESS

A. Discussion and consideration to approve the application for the waiver of an existing encroachment within an alley at 401 S. Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning and Code Enforcement.)

Rebekah de la Fuente, Director of Planning and Code enforcement, stated a request for a waiver regarding the encroachment of an existing building into the city's alleyway was received; structure in question was constructed more than twenty years ago and the encroachment was recently discovered because of a survey done of the property. The owner requested consideration from the city to allow for the encroachment for as long as the building exists. Staff stated the encroachment does not obstruct access to the alleyway. Staff recommended approval based on the City Attorney review of the matter and opinion received.

Commissioner Kerr questioned if it would be considered gifting of city property. Staff stated if approved it was only to allow for the encroachment and should those improvements on the property ever be demolished, compliance of the codes would apply.

Juan E. Gonzalez, City Attorney, stated a review of the City Charter and the Texas Transportation Code found a municipality has the authority to control, regulate or remove an encroachment on a public street or alley. His legal opinion is the City has the authority, if it choose, and approve a wavier and consent to the encroachment.

Commissioner Kerr seconded by Commissioner Lopez moved to approve the application for the waiver of an existing encroachment within an alley at 401 S. Texas as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration to purchase two (2) John Deere Z960M 72" ZTrak deck mowers from vendor Deere & Company/Tellus Equipment Solutions under TX BuyBoard Grounds Maintenance Contract 706-23 in the amount not to exceed $31,940.68 as budgeted and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Mayor Pro Tem Farias abstained from discussion and vote.

Omar Rodriguez, Parks and Recreation Director, stated the purchase of the two mowers would supplement the existing fleet for mowing of the parks and monies were budgeted. Staff recommended approval.

Commissioner Kerr seconded by Commissioner Lopez moved to approve the purchase two (2) John Deere Z960M 72" ZTrak deck mowers from vendor Deere & Company/Tellus Equipment

Solutions under TX BuyBoard Grounds Maintenance Contract 706-23 in the amount not to exceed $31,940.68 as presented. The motion carried; Mayor Pro Tem Farias abstained; Mayor Gonzalez was present and voting.

C. Discussion and consideration to modify/amend the Purchasing Policy to reflect Standard Federal contract requirements for the procurement process and authorize the Mayor to execute any related documents. Possible action. (Staffed by Grant Writer.)

Maggie Perez, Grant Writer, recommended approval stating the amendment would address compliance of those grants on the federal level by providing policy guidance for the procurement process for those grants under federal award.

Commissioner Kerr seconded by Mayor Pro Tem Farias moved to approve and modify/amend the Purchasing Policy to reflect Standard Federal contract requirements for the procurement process as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration to approve a Grant Application Agreement with Halff Associates for the Harlon Block and surrounding area Regional Detention Facility project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Engineering Department.)

Andrew Munoz, Asst. City Manager, stated the agreement would allow for professional services from Halff Associates to submit for two grant applications through two grant programs under the Texas Water Development Board being the Flood Infrastructure Fund and the Flood Mitigation Assistance Grant Program; grant application tasks they will assist to develop hydrologic and hydraulic study, prepare the benefit cost analysis, perform environmental assessment as well as permitting requirements. Staff recommended approval of the proposal not to exceed $85,000 noting they have been selected for the design and construction administration of this project and will submit a proposal for these services once the scope of work and the understanding of the funding awards are better understood.

Commissioner Gonzalez Jr. seconded by Commissioner Lopez moved to approve a Grant Application Agreement with Halff Associates for the Harlon Block and surrounding area Regional Detention Facility as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. EXECUTIVE SESSION

At 7:25 p.m. Commissioner Rodriguez seconded by Commissioner Pedraza moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Suarez was present and voting.

At 7:51 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

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

Commissioner Pedraza seconded by Mayor Pro Tem Farias moved to authorize staff and City Attorney to proceed with arbitration as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

IX. ADJOURNMENT

Commissioner Kerr seconded by Commissioner Rodriguez moved to adjourn the regular meeting of January 2, 2024 at 6:41p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

_____

Adrian Gonzalez, **MAYOR**

ATTEST:

_____

Norma A. Cantu, **CITY SECRETARY**

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7320

From:
REBEKAH DE LA FUENTE

Subject:
Approval of the six-month extension for the Final Plat for Dominion Subdivision being a 20-acres out of Farm Tracts 164, Block 178, West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 700 ft. east of Midway Rd on Pike Blvd. and authorize the Mayor to execute any related documents. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed six-five (65) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on December 7, 2023. This is the 1st extension. Project is about 90% completed. Pending detention area, ripraps, flushing of the storm line and the sodding of the detention pond. Engineering has provided an email.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the six-month extension request at their special meeting of January 04, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of the six-month extension.

Attachments, if any:
Dominion Sub- Six-Month Ext- Memo, ExtensionLetter_dominion subd, Dominion Sub.-email, Dominion-Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Dominion - Six-Month Extension

DATE: December 12 , 2023

The proposed sixty-five (65) lot subdivision is located inside the City of Weslaco. Final Plat approval expired on December 7, 2023. This is the first 6-month extension for the subdivision. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The developer is 90% complete with the infrastructure and is pending the detention area, ripraps, flushing of the storm line and the sodding of the detention pond.

Thank you,

Rebekah de la Fuente, CFM

Randy C. Winston, P.E., President
Jose G. Reyes, P.E., Associate VP

SIGLER, WINSTON, GREENWOOD & ASSOC.
SWG ENGINEERING, LLC

Joe B. Winston, Jr., P.E., Exec. VP

611 Bill Summers Intl Blvd
Weslaco, TX 78596
O 956.968.2194 F 956.968.8300
Firm Registration No. F-592

December 18, 2023

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

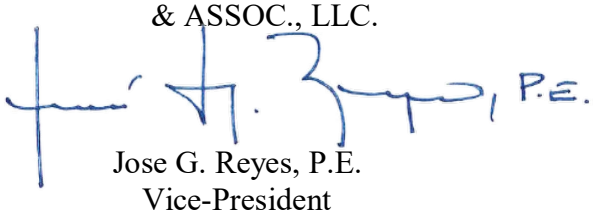
Dear Ms. De la Fuente:

I'm requesting a time extension of 6 months for approval of Dominion Subdivision.

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

Should you have any questions or need additional information, please feel free to call me at (956) 968-294.

Sincerely,
SIGLER, WINSTON, GREENWOOD
& ASSOC., LLC.



Jose G. Reyes, P.E.
Vice-President

From: Joe Mondragon
To: Rebekah M. De La Fuente
Cc: Alberto J. Aldana; Flor Acuna
Subject: Extension letter Dominion Sub.
Date: Wednesday, December 20, 2023 8:40:46 AM
Attachments: image001.png

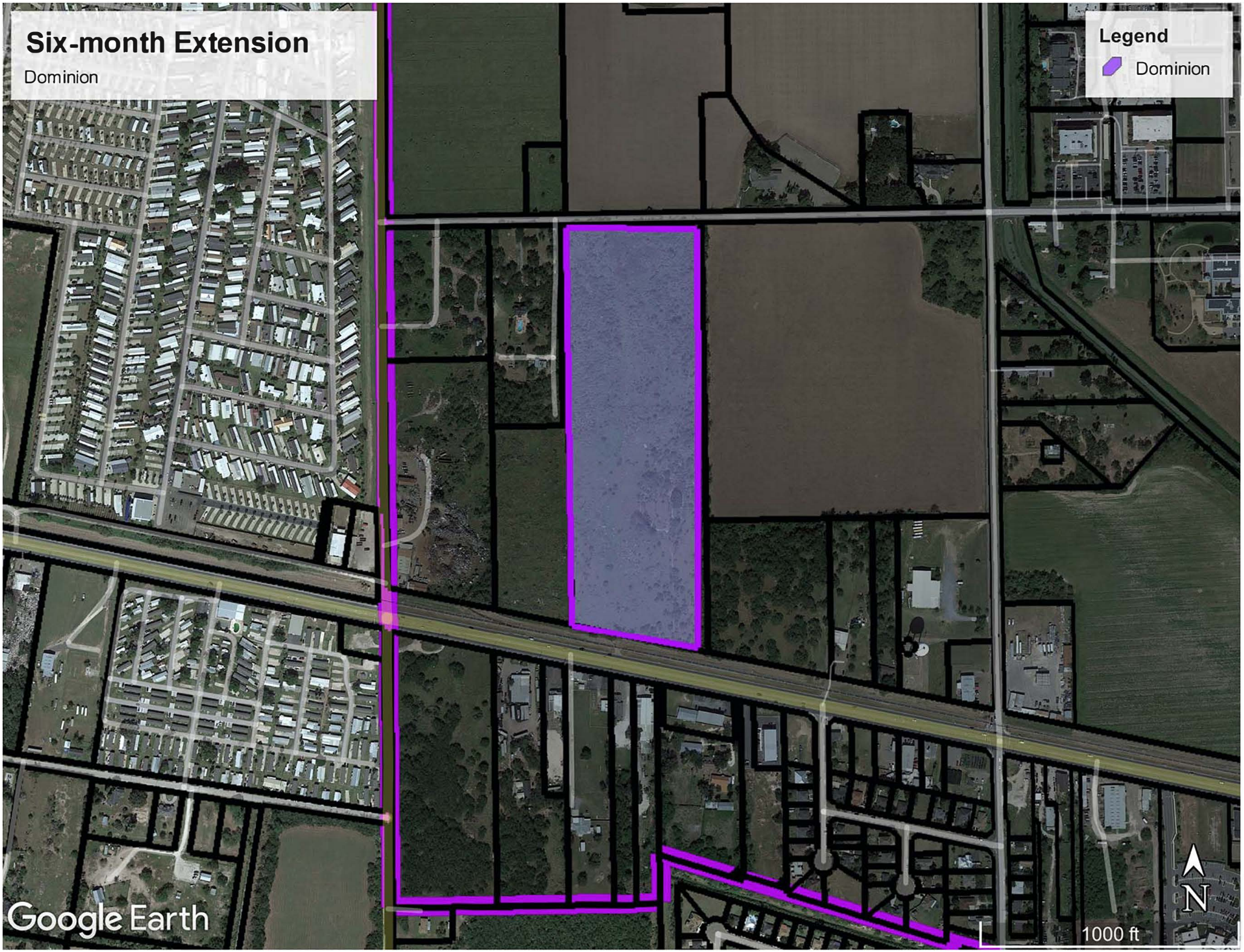
Good Morning,
This E-mail is regarding the extension letter for the Dominion Subdivision, The Sanitary Sewer and Storm lines are ours only Water belongs to North Alamo. This project is about 90% completed at this time the only things pending are the Detention area , the ripraps and flushing of the storm line. As well as the sodding of the detention pond. So I do believe that said project should be completed in that extension or even sooner. If you have any questions or concerns, please feel free to contact me.

Thank you,

Joe Mondragon
Construction Inspector
Engineering Department
"CITY ON THE GROW"

City of Weslaco

255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 973-4002 Ext. 6675
Cell: (956) 532-8798
Fax: (956) 973-3128
jmondragon@weslacotx.gov


Six-month Extension
Dominion
Legend
Dominion
Google Earth
1000 ft
N

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-25
From:	
Subject: Approval of the Assistant City Manager as an authorized signatory on FEMA and FMA grant related documents and authorize the Mayor to execute any related documents. (Staffed by Assistant City Manager.)	
Background: With the transitions between the Grant Writer vacancy and the change in Mayor, the Assistant Manager role is the primary agent listed on Grants.gov and FEMA Go. In order to execute these grants, the Assistant City Manager needs to execute these roles until the Mayor can be registered as the primary agent for the city.	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA ANDREW MUNOZ Martin Garza	Created/Initiated Approved New
City Manager Comments: Approve.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any:	
Responsibilities upon Approval:	

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-5

From:

Subject:
Discussion and consideration on Resolution 2024-02 appointing one Civil Service Commission Member to fill a vacancy for an unexpired term ending July 19, 2025, as a result of a resignation and re-appointing one member for a term set to expire February 17, 2024, and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)

Background:
Griselda Martinez, Civil Service Commission Member, submitted her letter of resignation effective immediately from the Civil Service Commission Board. An appointment is needed to fill the remainder term set to expire July 19, 2025. The term of Kevin H. Bloomquist is set to expire February 17, 2024. Mr. Bloomquist requests consideration for reappointment.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Resolution

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

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

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

ADELAIDA VEGA Created
Martin Garza

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

Staff Recommendation:

Attachments, if any:
Resignation Griselda Martinez Civil Service Commission Member, Board App - Kevin H. Bloomquist_Redacted, Board App - Alfonso R. Ochoa, R2024-01 appt. Civil Service Commission

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

From: CHRIS MARTINEZ <chris_z_martinez@yahoo.com>
Sent: Wednesday, December 27, 2023 10:52 AM
To: Martin Garza <mgarza@weslacotx.gov>
Cc: Christine Lucio <clucio@weslacotx.gov>; kevin@devoutbenefitsgroup.com; Mike De La Rosa <mikedlr1302@gmail.com>; Juan E. Gonzalez <juanegonzalez@jeglaw.net>
Subject: Resignation

Dear Mr. Garza:

It has been a great honor to serve on the City of Weslaco Civil Service Commission and an even greater honor to have served as Chairperson. However, after much thought and consideration, I am hereby tendering my resignation from the Commission effective immediately.

Sincerely,
Griselda Martinez

RECEIVED
DEC 27 2023
BY: CSD-AW

APPLICATION TO SERVE ON BOARDS & COMMITTEES

NAME: Kevin H. Bloomquist DATE: 12.28.2023

HOME ADDRESS: [redacted]

( ) Inside City Limits ( ) Outside City Limits

MAILING ADDRESS: [redacted]

TELEPHONE: (Residence) [redacted] (Cell) [redacted]

E-MAIL ADDRESS [redacted]

OCCUPATION: (If retired, indicate former occupation or profession.) employee benefits/ insurance sales agent

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES: Aurora House Board Member

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

PLEASE NUMBER IN ORDER OF PREFERENCE THE BOARD YOU ARE INTERESTED IN SERVING:

AMBULANCE ADVISORY BOARD		MAYOR JOE V. SANCHEZ PUBLIC LIBRARY	
ANIMAL SHELTER ADVISORY BOARD		PLANNING & ZONING COMMISSION	
BOARD OF ADJUSTMENTS- BUILDING		PUBLIC FACILITIES & TRANSPORTATION	
BOARD OF ADJUSTMENTS – ZONING		NAMING COMMITTEE	
CITIZENS DRAINAGE ADVISORY BOARD		TOWER OF HONOR	
CIVIL SERVICE BOARD	X	WESLACO AIRPORT COMMITTEE	
ECONOMIC DEVELOPMEN T CORPORATION			
HOTEL OCCUPANCY TAX ADVISORY COMMITTEE			
WESLACO RECYCLING TASK FORCE COMMITTEE			
PARKS & RECREATION ADVISORY BOARD			

RETURN FORM & DISCLOSURE FORM TO:

CITY OF WESLACO, CITY SECRETARY
255 S. KANSAS
WESLACO, TX 78596
nacantu@weslacotx.gov
Phone: 956-968-3181
Fax: 956-968-6717

FOR OFFICE USE ONLY

APPT. TO _____

DATE _____

PUBLIC ACCESS ___YES XX NO

Application for Service

City of Weslaco Boards and Committees

Name of Applicant: Alfonso R. Ochoa **Email Address**: AlfonsoROchoa@gmail.com

Phone Number: (956) 467-1552 **Alternate Phone Number**: _____

Home Address: 615 W 18th St **City**: Weslaco **Inside City limits**: ✓ Yes __ No

How many years have you lived at this residence? 2.5 years

Mailing Address, if different from home address: _____

What committee/board do you wish to serve on:

① Civil Service Board ② Ambulance Advisory Board

Why do you want to be appointed to this board(s)? I would like to volunteer my time in assisting city leadership in making Weslaco an attractive place to live and work.

What value do you believe you will be bringing to the board(s)? I would bring a private citizen perspective on civil service personnel matters.

What civic involvement and Business Experience applicable to the position(s) to which you are applying: I have over 20 years working in emergency services and can harness this experience in assisting city leadership in emergency service decisions

Have you been bonded or eligible to obtain one? ___ Yes ✓ No.

Are you currently suing or being sued by the City of Weslaco or any of its entities? __ Yes ✓ No

Are you related to any member of the Commission? ___ Yes ✓ No.

If so, to who and how _____

Timestamp of Receipt:

Have you previously served on a City Board? ___ Yes ✓ No

If so, which board and when _____

Have you ever been elected to public Office? ___ Yes ✓ No.

If so, which office and when? _____

Do you consent to release the info on this application to the public ✓ Yes ___ No.

Are you 25 years of age or older? ✓ Yes ___ No

The statements I have made on this Application for Service are truthful and I am not disqualified to serve due to nepotism, City of Weslaco Charter or Ordinances of State of Texas laws I understand that if I am appointed to a board I will be expected to participate actively and attend all meetings as necessary. If I am unable to service, I will notify my staff liaison.

Applicant's Signature: _____ **Date**: 1/12/2024

RETURN TO: Office of the City Secretary: tel 956.968.3181. fax 956.968.6717 email: nacantu@weslacotx.gov. Application will be kept on file until the end of the fiscal year. (Sept.30).

RESOLUTION NO. 2024-01

A RESOLUTION OF THE CITY OF WESLACO APPOINTING MEMBERS TO THE WESLACO CIVIL SERVICE COMMISSION.

WHEREAS, the City of Weslaco has established the Weslaco Civil Service Commission pursuant to Chapter 143 of The Texas Local Government Code; and

WHEREAS, the terms of the members of this board are a 3-year staggered term; and

WHEREAS, the appointment of one member is needed because of a resignation; and

WHEREAS, the appointment/reappointment for a term set to expire is needed; and

WHEREAS, the Civil Service Board members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS THAT following individuals are appointed to the Civil Service Commission.

Name	Term ending
_____	07/19/2025 unexpired term
_____	02/17/2028

PASSED AND APPROVED on this 16th day of January 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7310

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Parma Ventures LLC. on Ordinance 2024-02 to rezone 3640 N Texas Blvd., also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-02. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on 2045 zone map that requires a buffer zone between commercial & residential.

Attachments, if any:
Rezone-3640 N Texas Blvd- Memo, 3640 N Texas Blvd-Application, Notice and Radius Map, 3640 N Texas blvd - Aerial, O2024-02 rezone 3640 N Texas Blvd

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 3640 N Texas Blvd

DATE: January 10, 2024

The proposed use of the property will be for four plex lots and the developer has also requested commercial lots to preserve the N. Texas commercial corridor. The developer is proposing an overall subdivision will commercial and fourplexes. Staff has not received any petitions for or against the rezone request.

The Planning & Zoning Commission recommended approval based on the comprehensive plan.

Thank you,

Rebekah de la Fuente, CFM

RZNE-000548-2023

APPLICATION FOR REZONING

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

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

FILE NO._____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block 109 & 110

Subdivision Name West and Adams Tract Subdivision

Street Address 3640 N Texas Blvd

Existing Zoning R-1 / Single family residential Existing Land Use None

Proposed Zoning R-2 / Duplex and apartment district Proposed Land Use Multi-Family Residential

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

APPLICANT

Name Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St, Ste. B9 Fax: (956) 627-4278

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

OWNER

Name Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St, Ste. B9 Fax: (956) 627-4278

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

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 11.13.23
Owner

Signature _____ Date 11/10/23
Applicant

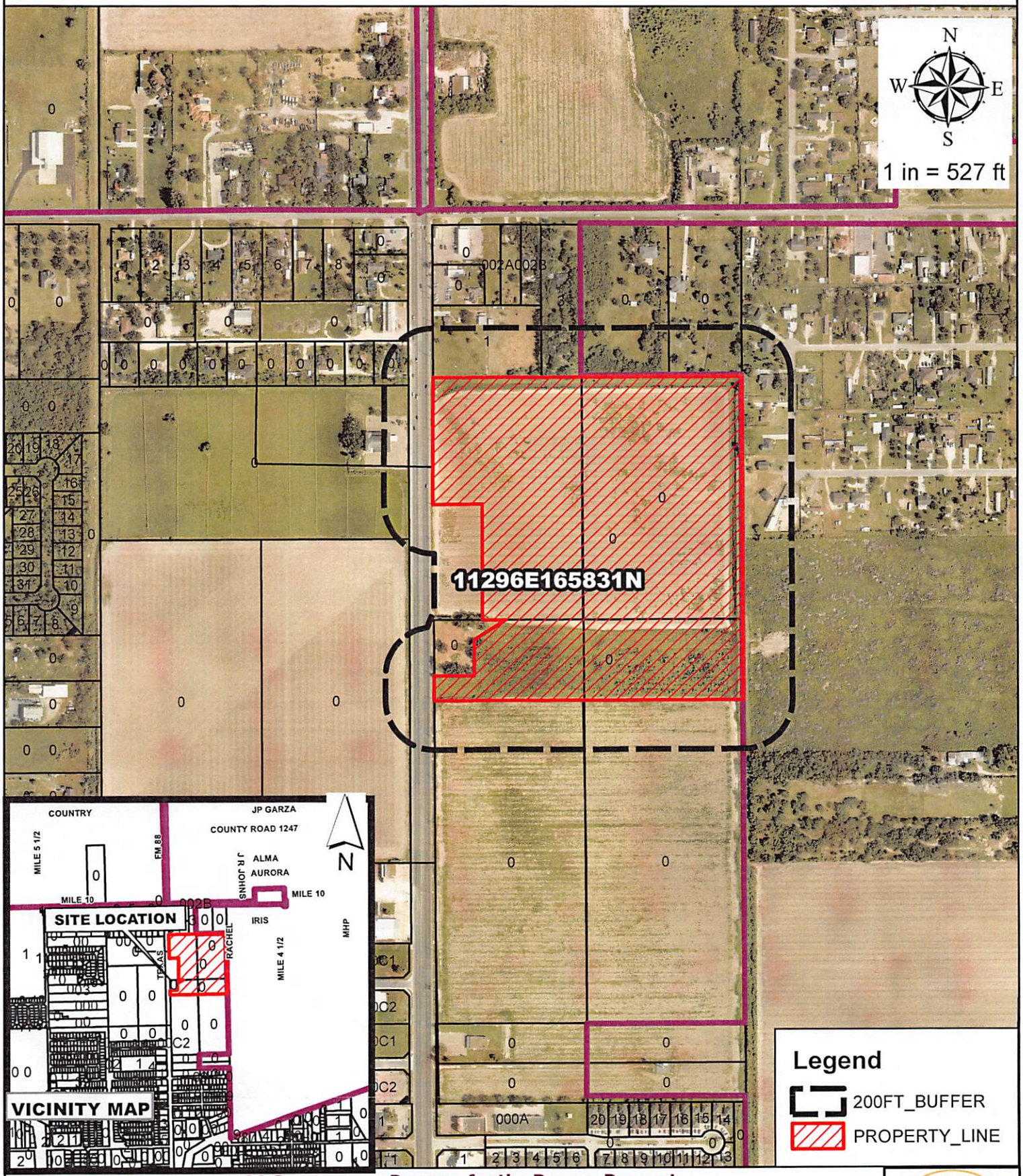
Signature _____ Date 11/10/23
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Parma Ventures LLC
3640 N Texas Blvd.
West and Adams

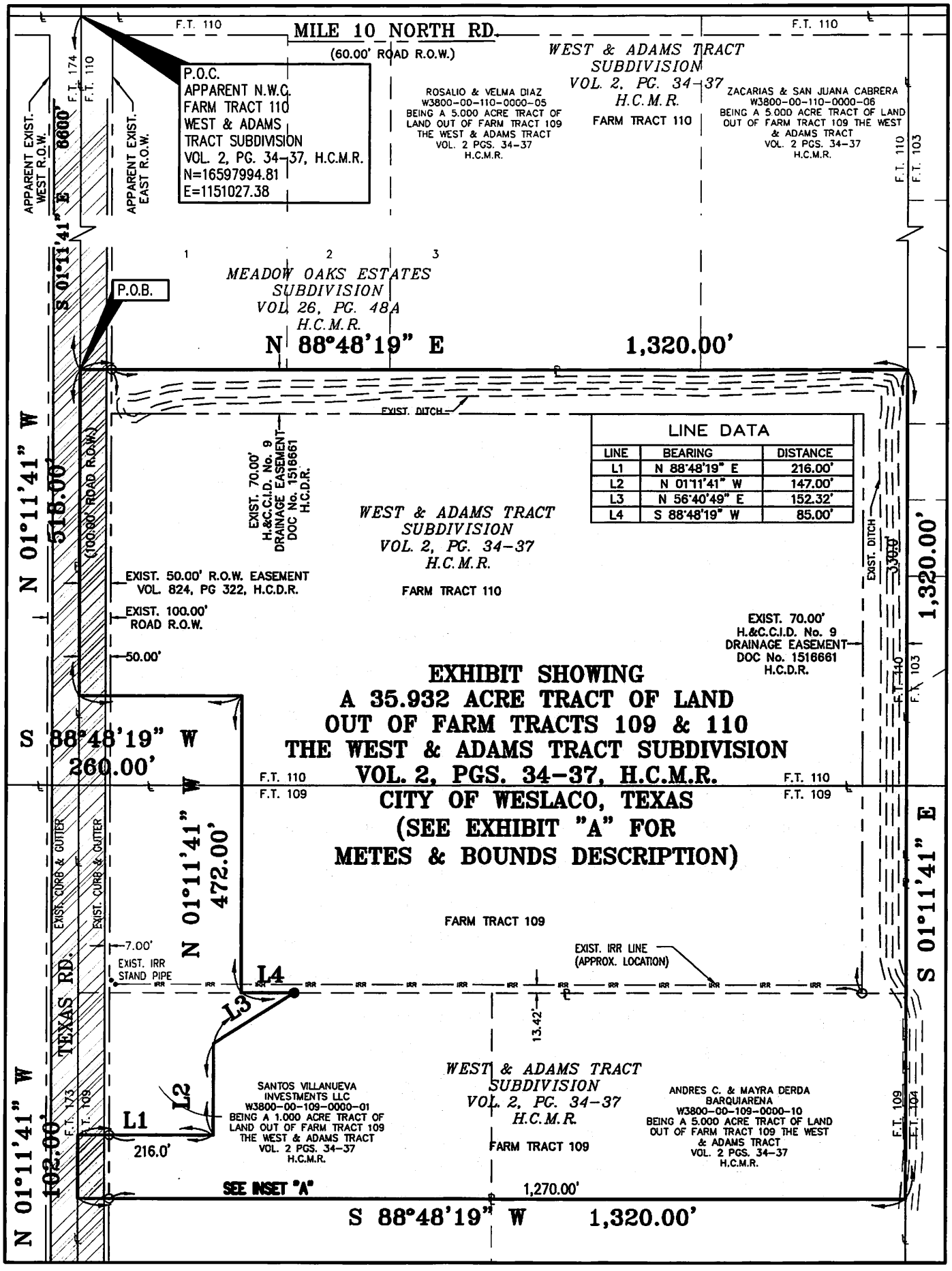
Purpose for the Rezone Request

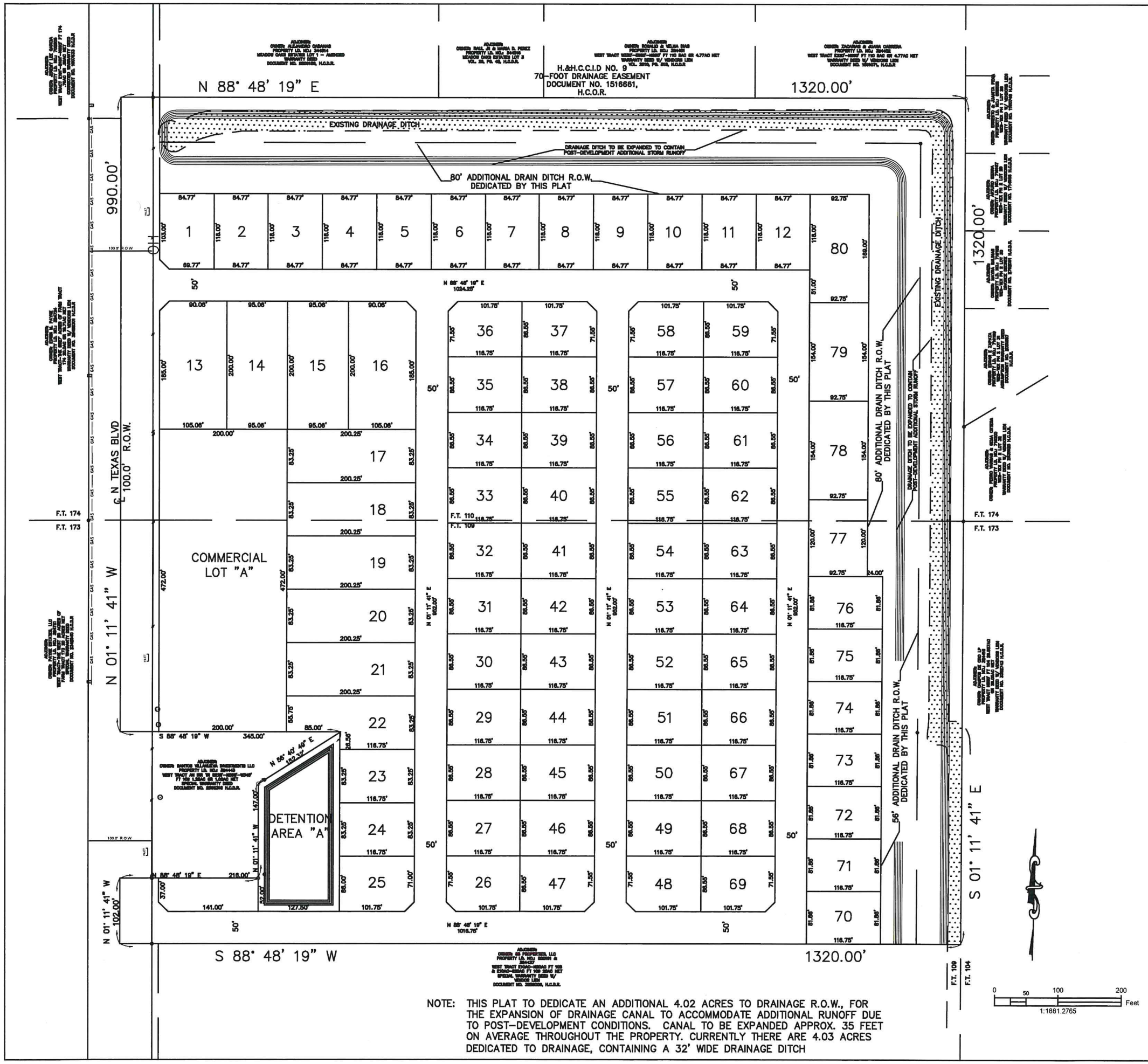
Existing zoning:	R-1
Existing land use:	Vacant Land
Prop Zone:	R-2

City of Weslaco Code Enforcement Dept.

DEC 19, 2023

CABANAS ALEJANDRO 1019 HONEY TREE WESLACO TX 78596	M3193-00-000-0001-00 MEADOW OAKS ESTATES LOT 1 -	L: 197051 B: 37115
PEREZ RAUL JR & MARIA D 210 E MILE 10 N WESLACO TX 78599	M3193-00-000-0003-00 MEADOW OAKS ESTATES LOT 3	L: 158565 B: 129806
88 PROPERTIES LLC N TEXAS BLVD WESLACO TX 78596	W3800-00-108-0000-00 WEST TRACT E10AC-N20AC FT 108 & 20AC NET	L: 580000 B: 0
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-00 WEST TRACT AN IRR TR AC NET	L: 0 B: 0
SANTOS VILLANUEVA INVESTMENTS 414 W MILE 10 RD WESLACO TX 78599	W3800-00-109-0000-01 WEST TRACT NW 1.25AC AN IRR TR T 109 1.25 AC GR 1.00 AC GR	L: 52280 B: 0
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-03 WEST TRACT E660'-N330' FT 109 & 15.00 AC GR 13.63 AC NET	L: 0 B: 0
PAYNE E M & PAYNE ESTATES LLC 2401 E BUSINESS 83 WESLACO TX 78596	W3800-00-173-0000-00 WEST TRACT-THE WEST 20 ACRES OF ACRES NET	L: 0 B: 0
PAYNE EDWIN M 1201 S TEXAS BLVD WESLACO TX 78596	W3800-00-174-0000-02 WEST TRACT-THE S627' ACRES OF FARM C GR 19.71AC NET	L: 37700 B: 202400
TOP VELOCITY LLC PO BOX 908 WESLACO TX 78599	W3800-00-174-0000-05 WEST 50AC NET 0	L: 104520 B: 54454
GARCIA JEREMY LEE 3815 N TEXAS BLVD WESLACO TX 78599	W3800-00-174-0000-25 WEST TRACT E191'-S181'-N693' FT 174 NET 3815 N TEXAS BLVD	L: 48509 B: 65961


MILE 10 NORTH RD.
(60.00' ROAD R.O.W.)
F.T. 110
F.T. 174
F.T. 110
F.T. 110
F.T. 110
F.T. 103
P.O.C.
APPARENT N.W.C.
FARM TRACT 110
WEST & ADAMS
TRACT SUBDIVISION
VOL. 2, PG. 34-37, H.C.M.R.
N=16597994.81
E=1151027.38
APPARENT EXIST. WEST R.O.W.
APPARENT EXIST. EAST R.O.W.
S 01°11'41" E 6600'
ROSALIO & VELMA DIAZ
W3800-00-110-0000-05
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT
VOL. 2 PGS. 34-37
H.C.M.R.
WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PG. 34-37
H.C.M.R.
FARM TRACT 110
ZACARIAS & SAN JUANA CABRERA
W3800-00-110-0000-06
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT
VOL. 2 PGS. 34-37
H.C.M.R.
1
2
3
MEADOW OAKS ESTATES
SUBDIVISION
VOL. 26, PG. 48A
H.C.M.R.
P.O.B.
N 88°48'19" E 1,320.00'
EXIST. DITCH
LINE DATA
LINE | BEARING | DISTANCE
L1 | N 88°48'19" E | 216.00'
L2 | N 01°11'41" W | 147.00'
L3 | N 56°40'49" E | 152.32'
L4 | S 88°48'19" W | 85.00'
N 01°11'41" W 518.00'
EXIST. 70.00' H.&C.C.I.D. No. 9 DRAINAGE EASEMENT DOC No. 1516661 H.C.D.R.
(100.00' ROAD R.O.W.)
WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PG. 34-37
H.C.M.R.
FARM TRACT 110
EXIST. 50.00' R.O.W. EASEMENT VOL. 824, PG 322, H.C.D.R.
EXIST. 100.00' ROAD R.O.W.
50.00'
EXIST. DITCH
3300'
EXIST. 70.00' H.&C.C.I.D. No. 9 DRAINAGE EASEMENT DOC No. 1516661 H.C.D.R.
1,320.00'
F.T. 140
F.T. 103
EXHIBIT SHOWING
A 35.932 ACRE TRACT OF LAND
OUT OF FARM TRACTS 109 & 110
THE WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.
CITY OF WESLACO, TEXAS
(SEE EXHIBIT "A" FOR
METES & BOUNDS DESCRIPTION)
S 88°48'19" W 260.00'
F.T. 110
F.T. 109
F.T. 110
F.T. 109
N 01°11'41" W 472.00'
EXIST. CURB & GUTTER
EXIST. CURB & GUTTER
FARM TRACT 109
7.00'
EXIST. IRR STAND PIPE
EXIST. IRR LINE (APPROX. LOCATION)
IRR
L4
L3
L2
L1
13.42'
TEXAS RD.
F.T. 173
F.T. 109
N 01°11'41" W 102.00'
SANTOS VILLANUEVA INVESTMENTS LLC
W3800-00-109-0000-01
BEING A 1.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT
VOL. 2 PGS. 34-37
H.C.M.R.
216.0'
WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PG. 34-37
H.C.M.R.
FARM TRACT 109
ANDRES C. & MAYRA DERDA BARQUIARENA
W3800-00-109-0000-10
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT
VOL. 2 PGS. 34-37
H.C.M.R.
F.T. 109
F.T. 104
S 01°11'41" E
SEE INSET "A"
1,270.00'
S 88°48'19" W 1,320.00'



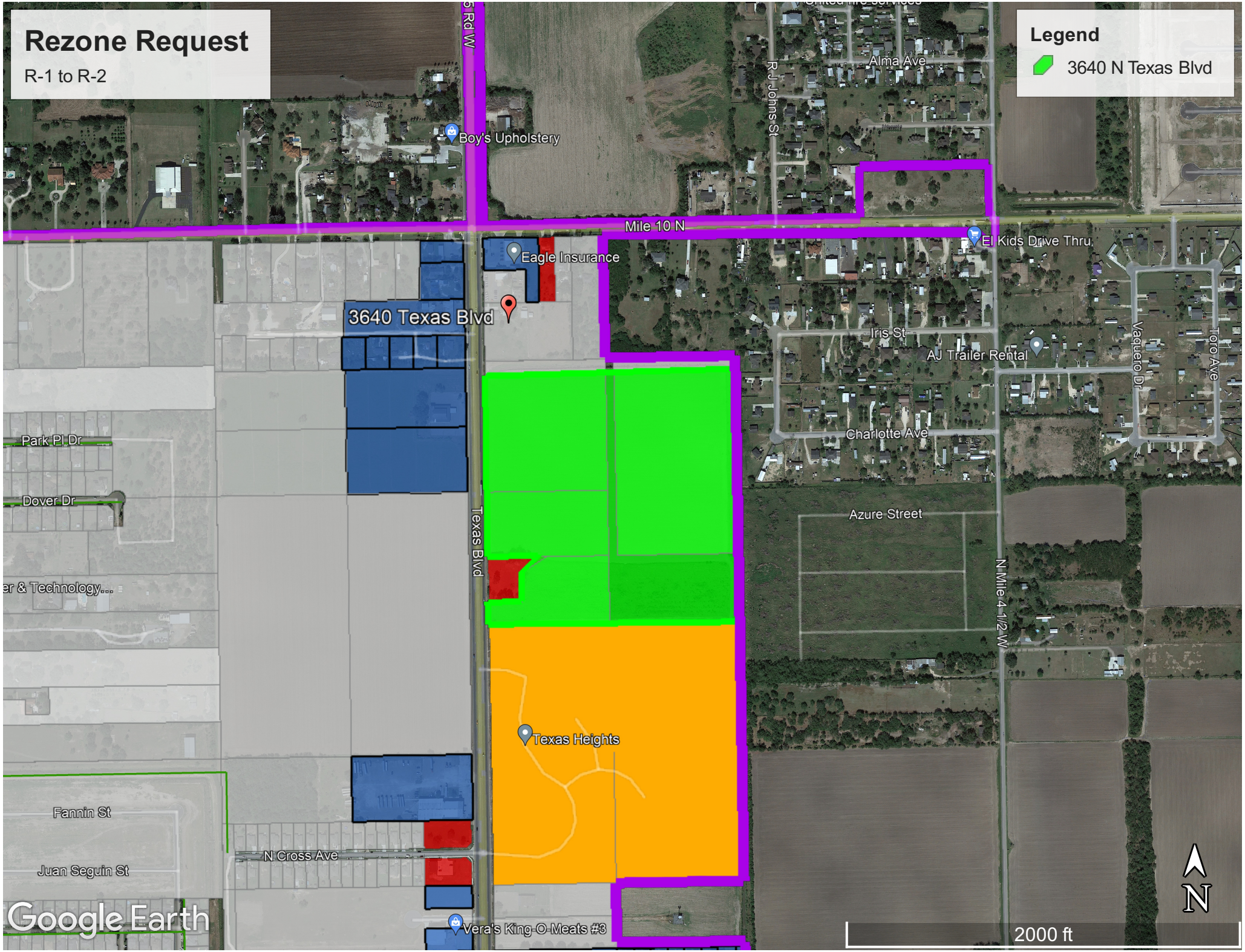
LOT TABLE		
RESIDENTIAL LOTS		
LOT #	SQUARE FEET	ACRES
1	9890.5	0.227
2 – 12	10002.9	0.229
13	20900.0	0.480
14 – 15	19000.0	0.436
16	20900.0	0.480
17 – 21	16670.8	0.383
22	14373.9	0.330
23 – 24	9719.4	0.223
25	9928.0	0.228
26	9991.7	0.229
27 – 35	10104.2	0.232
36 – 37	9991.7	0.229
38 – 46	10104.2	0.232
47 – 48	9991.7	0.229
49 – 57	10104.2	0.232
58 – 59	9991.7	0.229
60 – 68	10104.2	0.232
69	9991.7	0.229
70 – 76	9556.8	0.219
77	11130.0	0.256
78 – 79	14283.5	0.328
80	15674.8	0.359
R-2 TOTAL	892797.7	20.5
COMMERCIAL LOT		
LOT #	SQUARE FEET	ACRES
A	94400.0	2.167
B-2 TOTAL	94400.0	2.1670
DETENTION AREAS		
LOT #	SQUARE FEET	ACRES
A	30475.8	0.699

NOTE: THIS PLAT TO DEDICATE AN ADDITIONAL 4.02 ACRES TO DRAINAGE R.O.W., FOR THE EXPANSION OF DRAINAGE CANAL TO ACCOMMODATE ADDITIONAL RUNOFF DUE TO POST-DEVELOPMENT CONDITIONS. CANAL TO BE EXPANDED APPROX. 35 FEET ON AVERAGE THROUGHOUT THE PROPERTY. CURRENTLY THERE ARE 4.03 ACRES DEDICATED TO DRAINAGE, CONTAINING A 32' WIDE DRAINAGE DITCH

PARMA SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 38.8 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 109 AND FARM TRACT 110, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.


Rezone Request
R-1 to R-2
Legend
3640 N Texas Blvd
Boy's Upholstery
Alma Ave
R J Johns St
Mile 10 N
El Kids Drive Thru
Eagle Insurance
3640 Texas Blvd
Iris St
AJ Trailer Rental
Vaquero Dr
Toro Ave
Charlotte Ave
Park Pl Dr
Dover Dr
Azure Street
Texas Blvd
N Mile 4 1/2 W
Texas Heights
Fannin St
N Cross Ave
Juan Seguin St
Vera's King-O-Meats #3
Google Earth
2000 ft
N

ORDINANCE NO. 2024-02

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3640 N TEXAS BLVD. ALSO BEING 35.932-ACRE TRACT OUT OF FARM TRACT 109 AND 110, WEST & ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT ZONING DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to R-2 Duplex and Apartment District located at 3640 N Texas Blvd. Also being 35.932-acre tract out of Farm Tract 109 and 110, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of January, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7311

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Parma Ventures LLC. on Ordinance 2024-03 to rezone 3702 N Texas Blvd., also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-03. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Five (5) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of January 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on 2045 zone map identifies area for commercial use.

Attachments, if any:
Rezone-3702 N Texas Blvd- Memo, 3702 n texas blvd- Application, Notice and Radius Map, 3702 N Texas blvd - Aerial, O2024-03 rezone 3702 N Texas Blvd

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 3702 N Texas Blvd

DATE: January 10, 2024

The proposed use of the property will be for commercial use to preserve the N. Texas commercial corridor. The developer is proposing an overall subdivision will commercial and fourplexes. Staff has not received any petitions for or against the rezone request.

The Planning & Zoning Commission recommended approval based on the comprehensive plan.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000547-2023

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. _____

RECEIVED
NOV 13 2023
BY: .....

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot _____ Block 109 & 110

Subdivision Name West and Adams Tract Subdivision

Street Address 3702 N Texas Blvd

Existing Zoning R-1 / Single family residential Existing Land Use None

Proposed Zoning B-2 / Secondary highway business district 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 Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St, Ste. B9 Fax: (956) 627-4278

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

OWNER

Name Parma Ventures LLC Phone (956) 340-4633

Address 4900 N 10th St, Ste. B9 Fax: (956) 627-4278

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

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 11.13.23
Owner

Signature _____ Date 11/10/23
Applicant

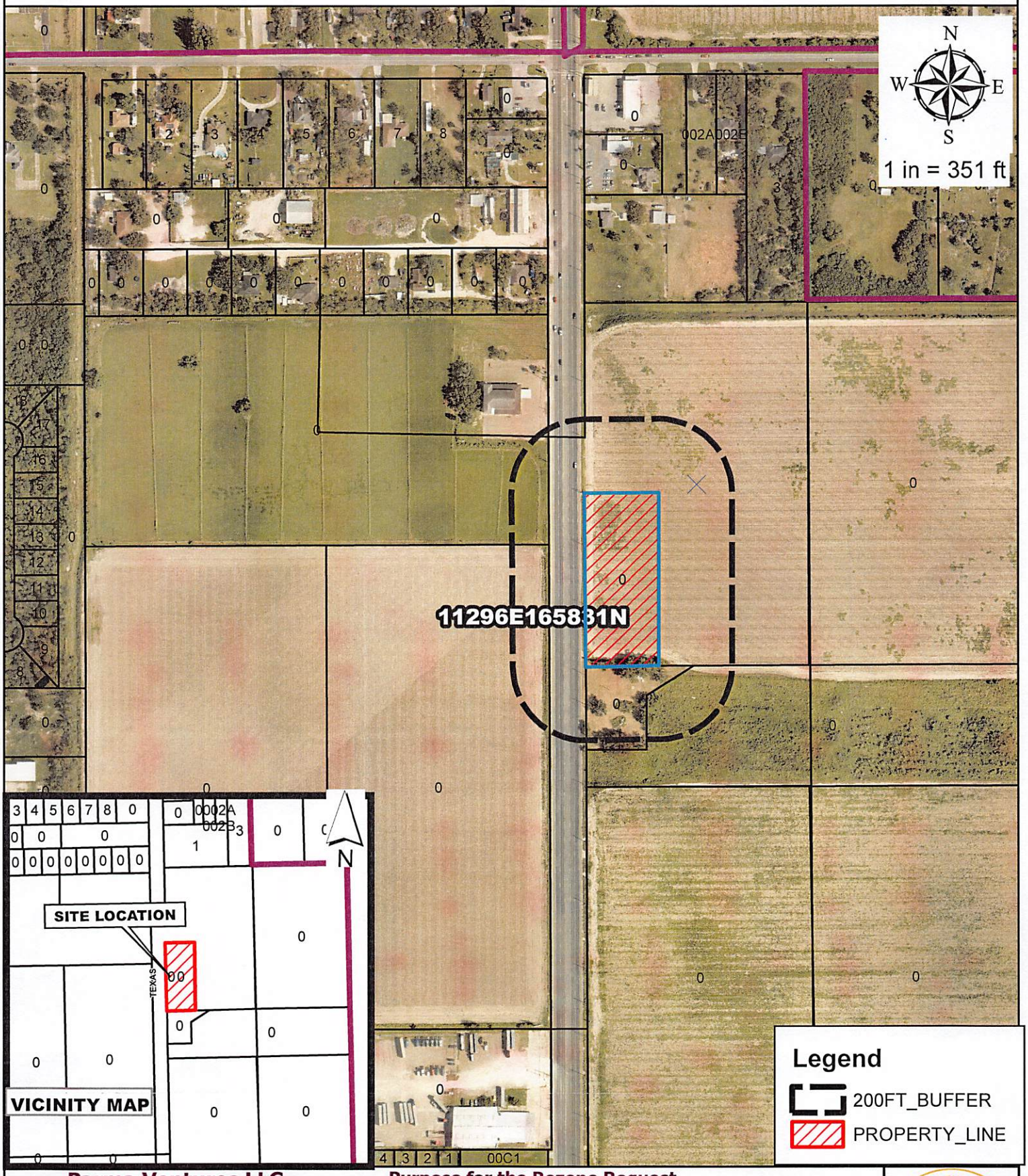
Signature _____ Date 11/10/23
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Parma Ventures LLC
3702 N Texas Blvd.
West and Adams

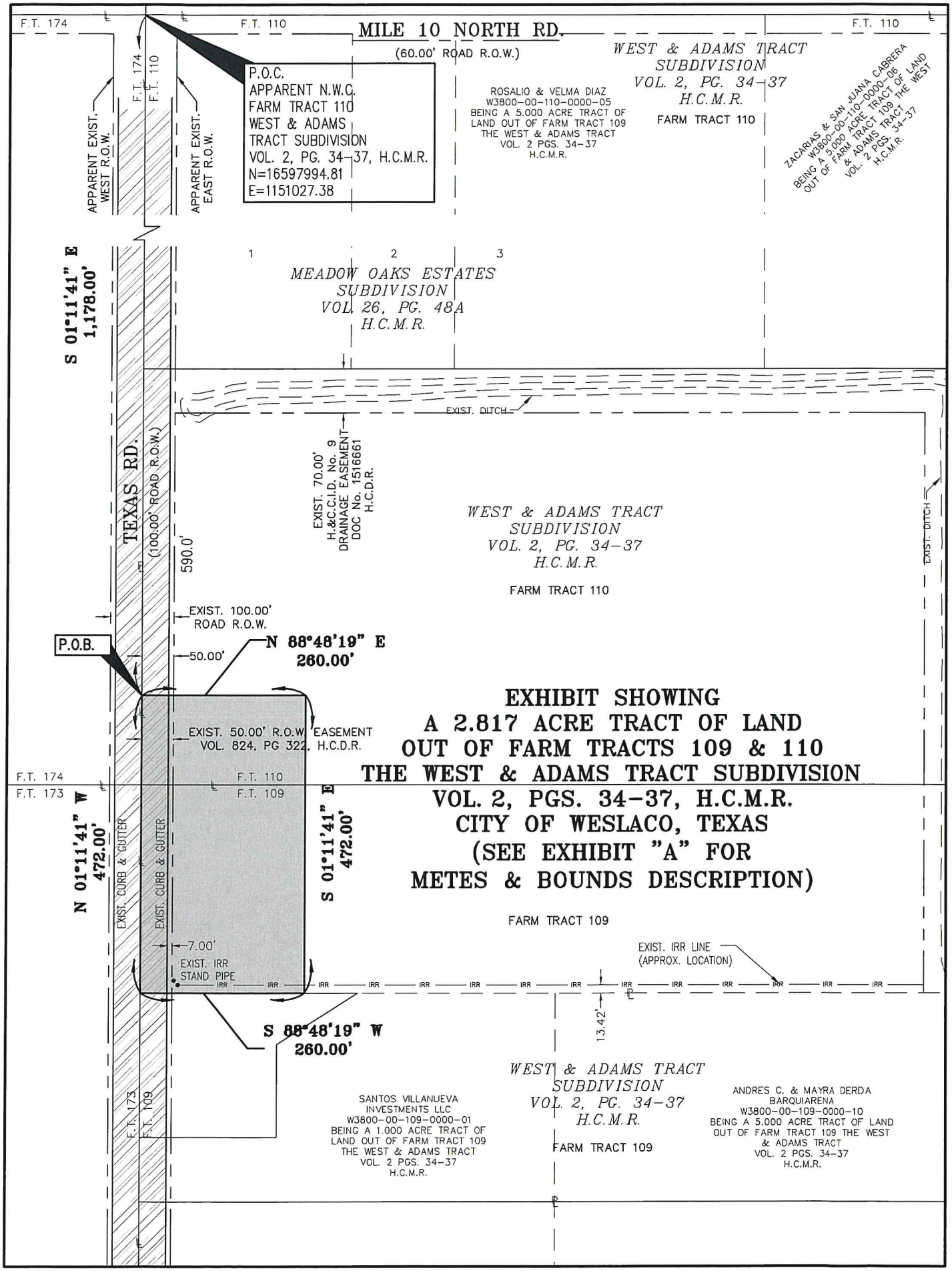
Purpose for the Rezone Request

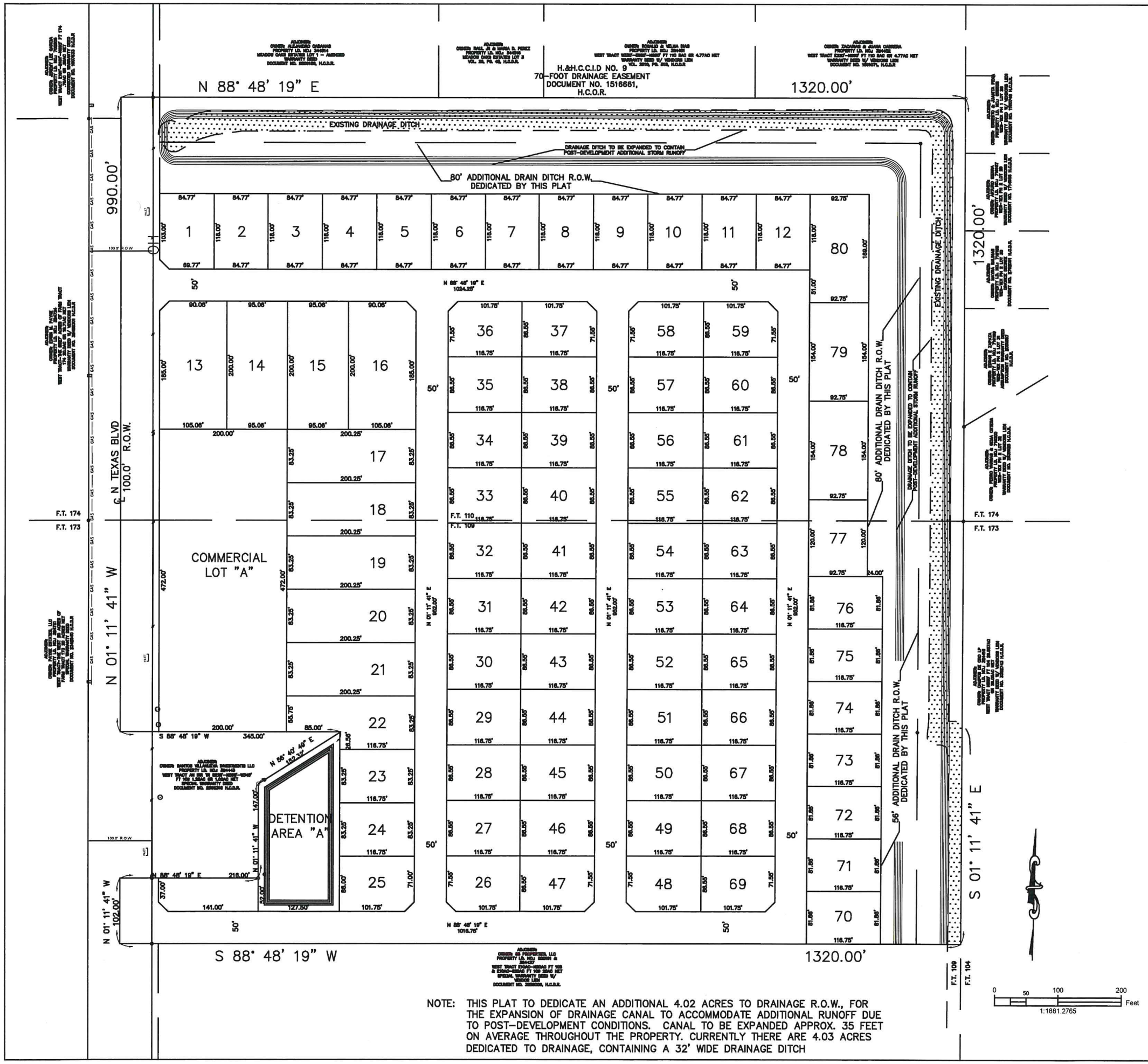
Existing zoning:	R-1
Existing land use:	Vacant Land
Prop Zone:	B-1

City of Weslaco Code Enforcement Dept.

DEC 13, 2023

PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-00 WEST TRACT AN IRR TR AC NET	L: 0 B: 0
SANTOS VILLANUEVA INVESTMENTS 414 W MILE 10 RD WESLACO TX 78599	W3800-00-109-0000-01 WEST TRACT NW 1.25AC AN IRR TR T 109 1.25 AC GR 1.00 AC GR	L: 52280 B: 0
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-03 WEST TRACT E660'-N330' FT 109 & 15.00 AC GR 13.63 AC NET	L: 0 B: 0
PAYNE E M & PAYNE ESTATES LLC 2401 E BUSINESS 83 WESLACO TX 78596	W3800-00-173-0000-00 WEST TRACT-THE WEST 20 ACRES OF ACRES NET	L: 0 B: 0
PAYNE EDWIN M 1201 S TEXAS BLVD WESLACO TX 78596	W3800-00-174-0000-02 WEST TRACT-THE S627' ACRES OF FARM C GR 19.71AC NET	L: 37700 B: 202400


F.T. 174
F.T. 110
MILE 10 NORTH RD.
(60.00' ROAD R.O.W.)
F.T. 110
P.O.C.
APPARENT N.W.C.
FARM TRACT 110
WEST & ADAMS
TRACT SUBDIVISION
VOL. 2, PG. 34-37, H.C.M.R.
N=16597994.81
E=1151027.38
APPARENT EXIST. WEST R.O.W.
APPARENT EXIST. EAST R.O.W.
F.T. 174
F.T. 110
ROSALIO & VELMA DIAZ
W3800-00-110-0000-05
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT VOL. 2 PGS. 34-37 H.C.M.R.
WEST & ADAMS TRACT SUBDIVISION VOL. 2, PG. 34-37 H.C.M.R.
FARM TRACT 110
ZACARIAS & SAN JUANA CABRERA
W3800-00-110-0000-06
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT VOL. 2 PGS. 34-37 H.C.M.R.
S 01°11'41" E
1,178.00'
1
2
3
MEADOW OAKS ESTATES SUBDIVISION VOL. 26, PG. 48A H.C.M.R.
EXIST. DITCH
EXIST. 70.00' H.&C.C.I.D. No. 9 DRAINAGE EASEMENT DOC No. 1516661 H.C.D.R.
TEXAS RD.
(100.00' ROAD R.O.W.)
590.0'
WEST & ADAMS TRACT SUBDIVISION VOL. 2, PG. 34-37 H.C.M.R.
FARM TRACT 110
EXIST. DITCH
EXIST. 100.00' ROAD R.O.W.
P.O.B.
50.00'
N 88°48'19" E
260.00'
EXHIBIT SHOWING
A 2.817 ACRE TRACT OF LAND
OUT OF FARM TRACTS 109 & 110
THE WEST & ADAMS TRACT SUBDIVISION
VOL. 2, PGS. 34-37, H.C.M.R.
CITY OF WESLACO, TEXAS
(SEE EXHIBIT "A" FOR
METES & BOUNDS DESCRIPTION)
EXIST. 50.00' R.O.W. EASEMENT VOL. 824, PG 322, H.C.D.R.
F.T. 174
F.T. 173
F.T. 110
F.T. 109
N 01°11'41" W
472.00'
EXIST. CURB & GUTTER
EXIST. CURB & GUTTER
S 01°11'41" E
472.00'
FARM TRACT 109
7.00'
EXIST. IRR STAND PIPE
EXIST. IRR LINE (APPROX. LOCATION)
IRR
13.42'
S 88°48'19" W
260.00'
F.T. 173
F.T. 109
WEST & ADAMS TRACT SUBDIVISION VOL. 2, PG. 34-37 H.C.M.R.
FARM TRACT 109
SANTOS VILLANUEVA INVESTMENTS LLC
W3800-00-109-0000-01
BEING A 1.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT VOL. 2 PGS. 34-37 H.C.M.R.
ANDRES C. & MAYRA DERDA BARQUIARENA
W3800-00-109-0000-10
BEING A 5.000 ACRE TRACT OF LAND OUT OF FARM TRACT 109 THE WEST & ADAMS TRACT VOL. 2 PGS. 34-37 H.C.M.R.



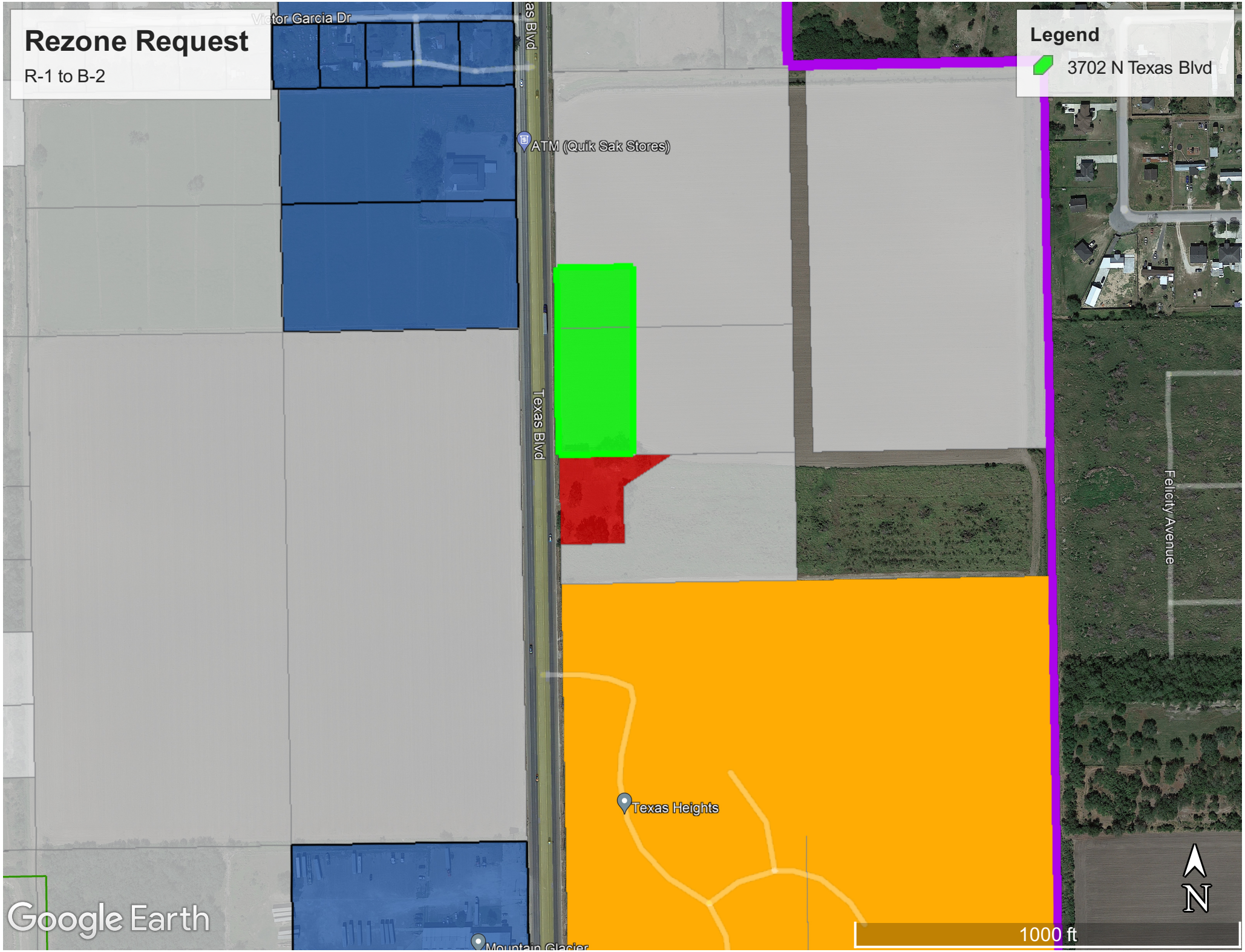
LOT TABLE		
RESIDENTIAL LOTS		
LOT #	SQUARE FEET	ACRES
1	9890.5	0.227
2 – 12	10002.9	0.229
13	20900.0	0.480
14 – 15	19000.0	0.436
16	20900.0	0.480
17 – 21	16670.8	0.383
22	14373.9	0.330
23 – 24	9719.4	0.223
25	9928.0	0.228
26	9991.7	0.229
27 – 35	10104.2	0.232
36 – 37	9991.7	0.229
38 – 46	10104.2	0.232
47 – 48	9991.7	0.229
49 – 57	10104.2	0.232
58 – 59	9991.7	0.229
60 – 68	10104.2	0.232
69	9991.7	0.229
70 – 76	9556.8	0.219
77	11130.0	0.256
78 – 79	14283.5	0.328
80	15674.8	0.359
R-2 TOTAL	892797.7	20.5
COMMERCIAL LOT		
LOT #	SQUARE FEET	ACRES
A	94400.0	2.167
B-2 TOTAL	94400.0	2.1670
DETENTION AREAS		
LOT #	SQUARE FEET	ACRES
A	30475.8	0.699

NOTE: THIS PLAT TO DEDICATE AN ADDITIONAL 4.02 ACRES TO DRAINAGE R.O.W., FOR THE EXPANSION OF DRAINAGE CANAL TO ACCOMMODATE ADDITIONAL RUNOFF DUE TO POST-DEVELOPMENT CONDITIONS. CANAL TO BE EXPANDED APPROX. 35 FEET ON AVERAGE THROUGHOUT THE PROPERTY. CURRENTLY THERE ARE 4.03 ACRES DEDICATED TO DRAINAGE, CONTAINING A 32' WIDE DRAINAGE DITCH

PARMA SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 38.8 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 109 AND FARM TRACT 110, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.


Rezone Request
R-1 to B-2
Legend
3702 N Texas Blvd
Victor Garcia Dr
as Blvd
ATM (Quik Sak Stores)
Texas Blvd
Felicity Avenue
Texas Heights
Mountain Glacier
Google Earth
1000 ft
N

ORDINANCE NO. 2024-03

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 3702 N TEXAS BLVD. ALSO BEING 2.817-ACRE TRACT OUT OF FARM TRACT 109, BLOCK 144, WEST & ADAMS TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS ZONING DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-2 Secondary Highway Business District located at 3702 N Texas Blvd. Also being 2.817-acre tract out of Farm Tract 109, Block 144, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of January, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____day of _____, 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7312

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Tres Pinos Investment Group, LLC. on Ordinance 2024-04 to rezone 311 S Indiana, also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-04. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Twenty-two (22) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
Rezone-311 S Indiana- Memo, 311 S Indiana- Application, Notice and Radius Map, 311 S Indiana- Aerial, O2024-04 rezone 311 S Indiana

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 311 S Indiana

DATE: January 10, 2024

The proposed use of the property will be for apartment type use. The site had a non-conforming clause for the existing apartments. At this time the owner is proposing to demolish and rebuild new apartments. The surrounding area is primarily residential and it does not abut commercial use. The zoning ordinance has the following provisions:

Sec. 150-13. - Nonconforming uses.

(a) Nonconforming use of land. The nonconforming use of land where no building is involved existing on the effective date of the ordinance from which this section is derived may be continued for a period of not more than two years therefrom, provided that no such nonconforming use of land shall in any way be expanded or extended either on the same or adjoining property, and that if such nonconforming use of land or any portion thereof is discontinued or changed, any future use of such land shall be in conformity with regulations of the district in which it lies.

(b) Nonconforming use of buildings. Except as otherwise provided in this chapter, the nonconforming use of a building existing on the effective date of the ordinance from which this section is derived may be continued, and the use of a nonconforming building may be changed to another use of the same or more restricted classification, but where such use is changed to a more restricted classification it shall not thereafter be changed back to a use of a less restricted classification.

The Planning & Zoning Commission recommended denial.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000564-2023

FILE NO._____

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

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 7 Block 23

Subdivision Name Original Townsite of Weslaco

Street Address 311 S. Indiana

Existing Zoning R1- Single Family Existing Land Use _____

Proposed Zoning R2- Multi Family Proposed Land Use Multifamily Duplex

_____$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 Tres Pinos Investment Group, LLC Phone (956) 514-5321

Address 326 S. Texas Ave, Suite 2 Fax: (956) 565-2994

City Mercedes State TX Zip Code 78570 E-Mail: ruben.lozano@archerservices.net
office@archerservices.net

OWNER

Name Ruben Lozano Phone (214) 448-0596

Address 404 W. 15th St. Fax: (956) 565-2994

City Mercedes State TX Zip Code 78570 E-Mail: ruben.lozano@archerservices.net

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 11/30/2023
Owner

Signature _____ Date 11/30/2023
Applicant

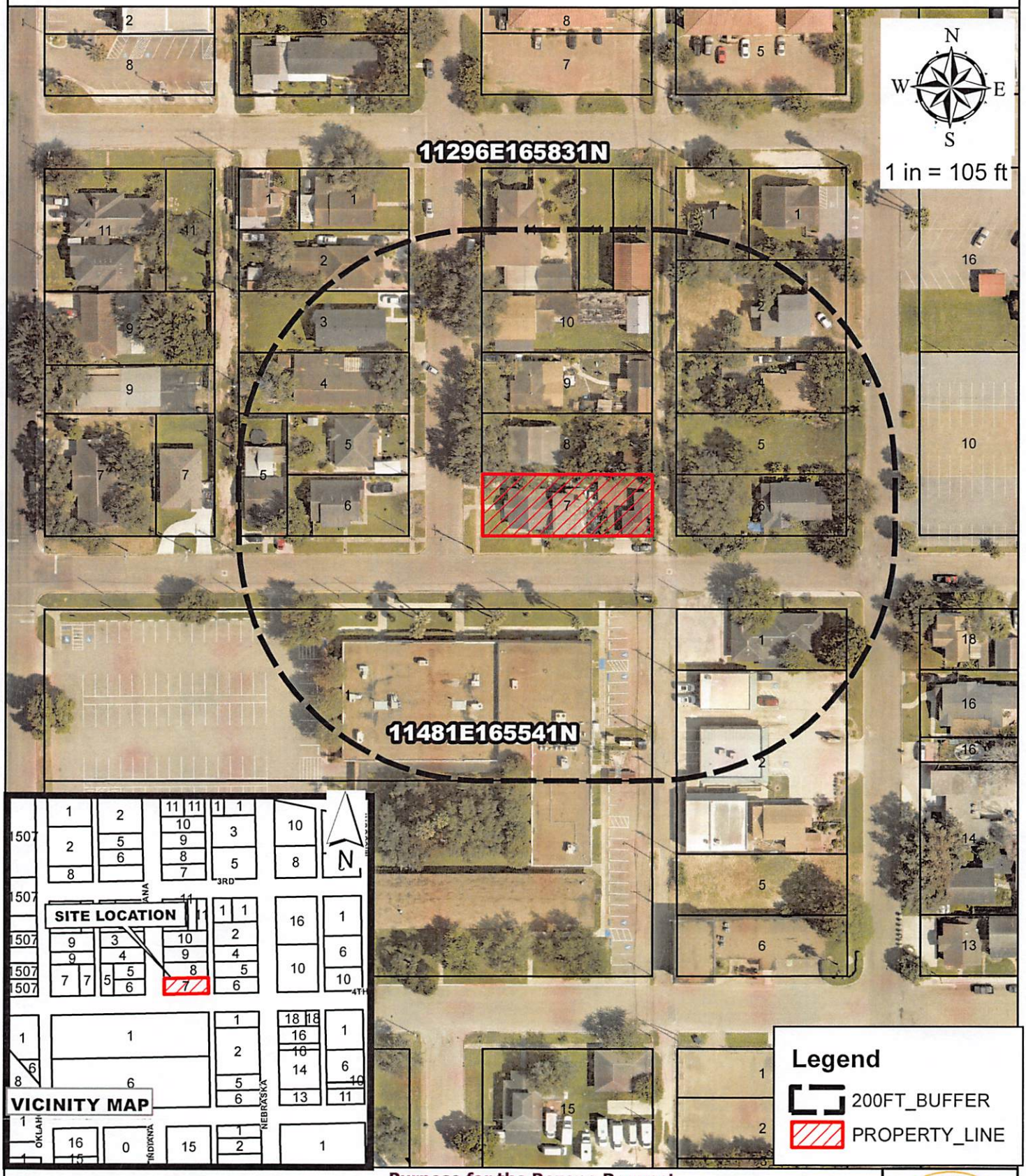
Signature _____ Date _____
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Tres Pinos Investment Group, LLC
311 S Indiana
Original Townsite of Weslaco

Purpose for the Rezone Request

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

City of Weslaco Code Enforcement Dept.

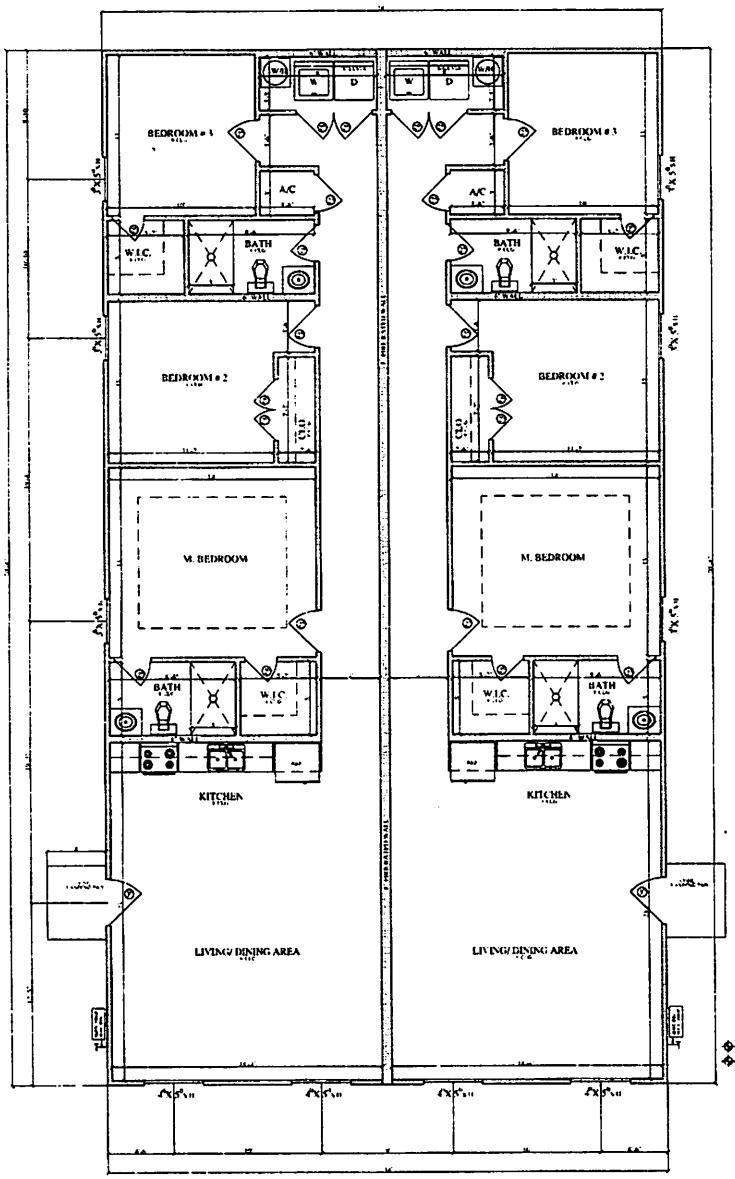
DEC 13, 2023

SALAS MARIA G & PATRICIA 302 S INDIANA AVE WESLACO TX 78596	W2300-00-022-0002-00 WESLACO ORIGINAL TOWNSITE LOT 2 302 INDIANA AVE	L: 24850 B: 66759
MUNIZ JAMIE AILEEN 304 S INDIANA WESLACO TX 78596	W2300-00-022-0003-00 WESLACO ORIGINAL TOWNSITE BLK 22 304 INDIANA AVE	L: 24850 B: 27682
MEDRANO ANGELITA 400 W 6TH ST WESLACO TX 78596	W2300-00-022-0004-00 WESLACO ORIGINAL TOWNSITE BLK 22 306 INDIANA AVE	L: 24850 B: 61853
RUIZ SARA 308 S INDIANA AVE WESLACO TX 78596	W2300-00-022-0005-00 WESLACO ORIGINAL TOWNSITE E 308 INDIANA AVE	L: 17750 B: 74449
LUNA ALEX & NOEMI L 406 W 4TH ST WESLACO TX 78596	W2300-00-022-0005-10 WESLACO ORIGINAL TOWNSITE BLK 22 406 W 4TH ST	L: 14200 B: 25359
ROCHA DIANA 402 W 4TH ST WESLACO TX 78596	W2300-00-022-0006-00 WESLACO ORIGINAL TOWNSITE BLK 22 402 E 4TH ST	L: 17750 B: 63728
AGD LP 345 S TEXAS BLVD WESLACO TX 78596	W2300-00-023-0001-00 WESLACO ORIGINAL TOWNSITE BLK 23 2 300 S NEBRASKA	L: 36000 B: 20627
DE LEON NARCEDALIA 303 W 3RD ST WESLACO TX 78596	W2300-00-023-0001-01 WESLACO ORIGINAL TOWNSITE W 60' - 1 OF LOT 2 BLK 23 303 W 3RD ST	L: 15975 B: 22452
DE LEON MELINDA 304 S NEBRASKA AVE WESLACO TX 78596	W2300-00-023-0002-00 WESLACO ORIGINAL TOWNSITE BLK 23 2 304 S NEBRASKA	L: 37275 B: 56448
CARDONA RUBEN & SAN JUANITA 306 S NEBRASKA AVE WESLACO TX 78596	W2300-00-023-0004-00 WESLACO ORIGINAL TOWNSITE BLK 23 306 NEBRASKA AVE	L: 24850 B: 35888
HARRIS MARY ANN 415 S WESTGATE DR APT 18 WESLACO TX 78596	W2300-00-023-0005-00 WESLACO ORIGINAL TOWNSITE LOT 5 308 S NEBRASKA	L: 24850 B: 0
ZIESER L E 415 S WESTGATE #18 WESLACO TX 78596	W2300-00-023-0006-00 WESLACO ORIGINAL TOWNSITE BLK 23 312 NEBRASKA AVE	L: 24850 B: 36045

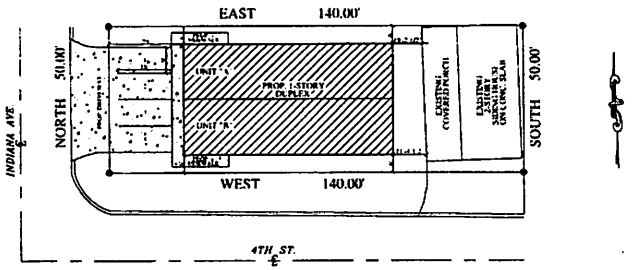
City of Weslaco Code Enforcement Dept.

DEC 13, 2023

LOZANO RUBEN 326 S TEXAS AVE STE 2 MERCEDES TX 78570	W2300-00-023-0007-00 WESLACO ORIGINAL TOWNSITE BLK 23 311 S INDIANA AVE	L: 29750 B: 40250
JIMENEZ ALYSSA TANGUMA & JOEL 14846 LULUS DR WESLACO TX 78599	W2300-00-023-0008-00 WESLACO ORIGINAL TOWNSITE BLK 23 309 S INDIANA AVE	L: 24850 B: 28437
REYNA OCTAVIANO JR & DOLORES T 307 S INDIANA AVE WESLACO TX 78596	W2300-00-023-0009-00 WESLACO ORIGINAL TOWNSITE BLK 23 307 S INDIANA AVE	L: 24850 B: 57448
GUERRERO MARY ALICE 305 S INDIANA WESLACO TX 78596	W2300-00-023-0010-00 WESLACO ORIGINAL TOWNSITE BLK 23 305 S INDIANA AVE	L: 24850 B: 40727
LEAL JACINTO & BEATRICE 311 W 3RD ST WESLACO TX 78596	W2300-00-023-0011-00 WESLACO ORIGINAL TOWNSITE 311 W 3RD ST	L: 28400 B: 106159
SHAWN MICHAEL D 1860 LION LAKE DR N WESLACO TX 78596	W2300-00-023-0011-01 WESLACO ORIGINAL TOWNSITE BLK 23 309 W 3RD ST	L: 19200 B: 7497
SHAWN MICHAEL D 1860 LION LAKE DR N WESLACO TX 78596	W2300-00-023-0011-02 WESLACO ORIGINAL TOWNSITE K 23 0 W 3RD ST	L: 9940 B: 0
GARCIA MANUEL B PENA JAIME A PARTNERSHIP 301 W 4TH ST WESLACO TX 78596	W2300-00-036-0001-00 WESLACO ORIGINAL TOWNSITE BLK 36 301 E 4TH ST	L: 42000 B: 43089
RAINWATER JACKSON III VICKIE P RAINWATER 406 S NEBRASKA AVE WESLACO TX 78596	W2300-00-036-0002-00 WESLACO ORIGINAL TOWNSITE BLK 36 406 S NEBRASKA	L: 101850 B: 144502
WESLACO ISD 312 W 5TH ST WESLACO TX 78596	W2300-00-037-0001-00 WESLACO ORIGINAL TOWNSITE LOT 1 312 W 5TH ST	L: 548100 B: 827375

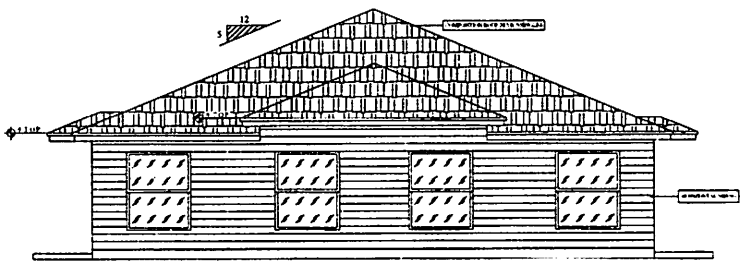


FLOOR PLAN
SCALE: 1/4" = 1'-0"

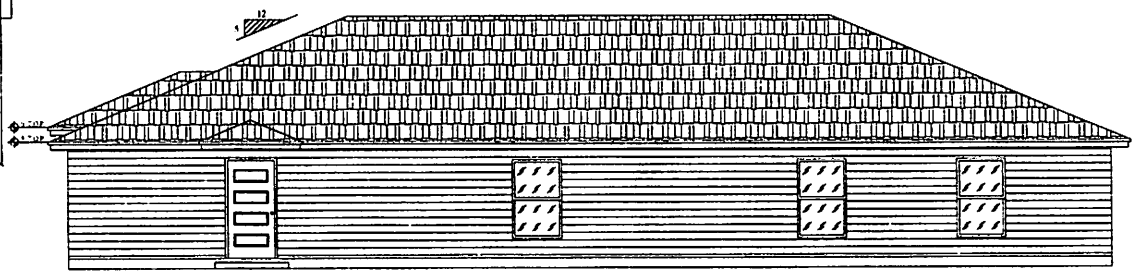


SITE PLAN
SCALE: 1" = 20'

LOT 7, BLOCK 23, ORIGINAL TOWNSITE OF WESLACO, IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR MUST CAREFULLY REVIEW ALL DRAWINGS AND REPORT ANY MISTAKES OR OMISSIONS TO THE DRAFTSMAN BEFORE COMMENCING WORK

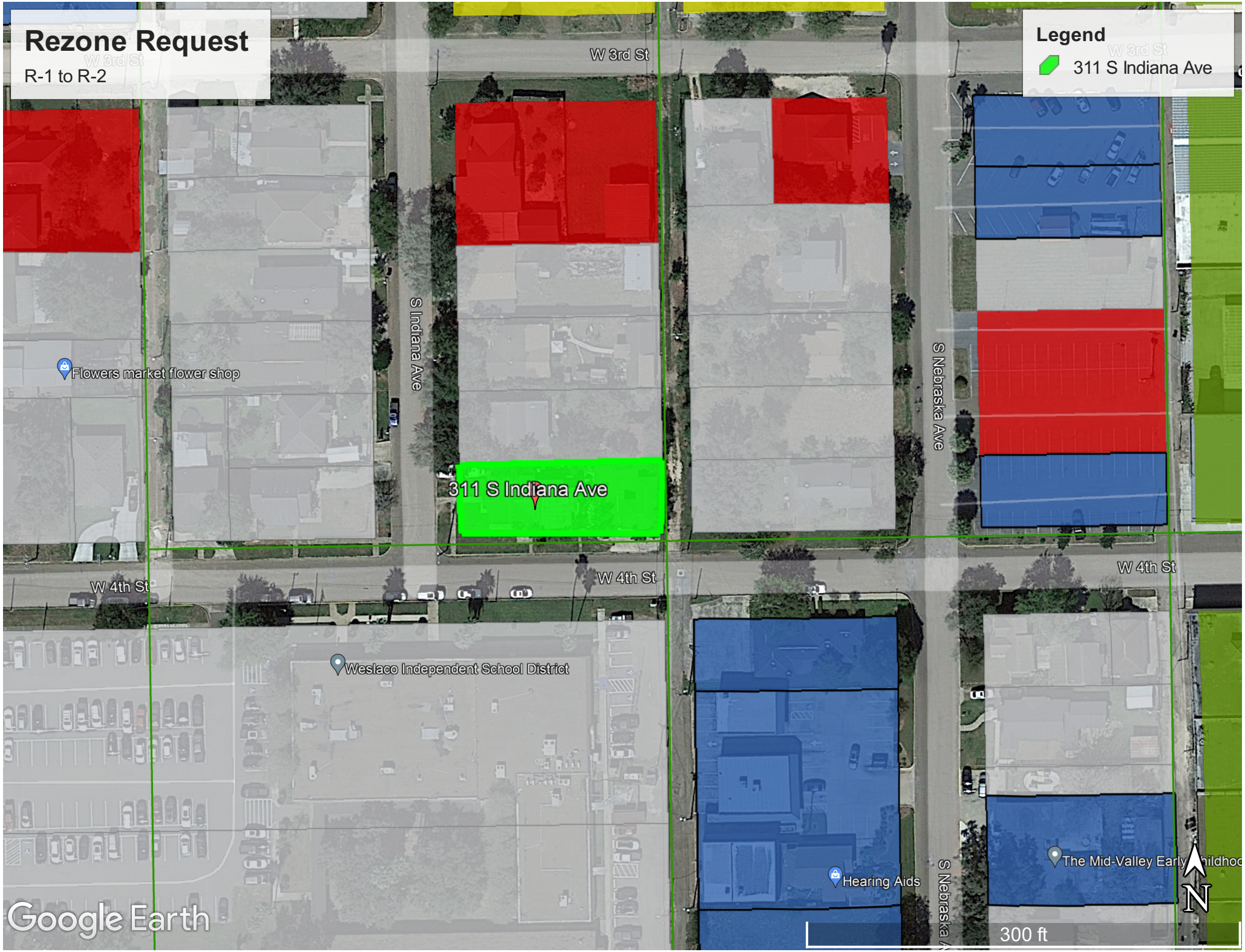
J.R. HOUSE PLANS
4675 BOCA CHICA BLVD.
BROWNSVILLE, TEXAS 78521
CEL.: (956) 909-1384

TOTAL AREA 2,665.33 S.F.

PROPOSED DUPLEX

DATE: NOV. 8, 2021
DRAWN BY: J.R.
JOB NO.
CAD NO. 4

SHEET NO.
1
OF 1


Rezone Request
R-1 to R-2
Legend
311 S Indiana Ave
W 3rd St
S Indiana Ave
S Nebraska Ave
Flowers market flower shop
311 S Indiana Ave
W 4th St
Weslaco Independent School District
Hearing Aids
The Mid-Valley Early
N
300 ft
Google Earth

ORDINANCE NO. 2024-04

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 311 S INDIANA. ALSO BEING LOT 7, BLOCK 23, WESLACO ORIGINAL TOWNSITE, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District R-2 Duplex and Apartment District located at 311 S Indiana. Also being Lot 7, Block 23, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of January, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____day of _____, 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7313

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Javier Hinojosa, P.E. on Ordinance 2024-05 to rezone 2827 Mile 6 ½ North Rd., also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-05. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District. Thirty-six (36) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
Rezone-2827 Mile 6.5 North- Memo, 2827 Mile 6.5 North-Application, Notice and Radius Map, 2827 Mile 6.5 N Rd-Aerial, O2024-05 rezone 2827 Mile 6.5 North

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 2827 Mile 6.5 North

DATE: January 10, 2024

The proposed use of the property will be for four plex apartment type use and will consist of sixty-four (64) lots. The proposed development will be Phase II of Rio Stone and the engineer on file has already submitted the packet for subdivision review. There is existing apartment development to the east of this property. Staff has not received any petitions for or against the rezone request.

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

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000565-2023

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._____

NOV 0 5 2023

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 14.19 Acres out of Farm Tracts 648 and 649 Block _____

Subdivision Name West and Adams Tract

Street Address 2827 Mile 6 1/2 North Rd

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

Proposed Zoning R-2 (Duplexes and Apartments) Proposed Land Use Duplexes

_____$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 Javier Hinojosa, P.E. Phone (956) 668-1588

Address 416 E. Dove Ave. Fax:_____

City McAllen State Tx. Zip Code 78504 E-Mail: javier@javierhinojosaeng.com

OWNER

Name Reyna Family Development, LTD (Ezequiel Reyna, Jr.) Phone (956) 497-3962

Address 702 W. Expressway 83, Ste. 100 Fax: _____

City Weslaco State Tx. Zip Code 78596 E-Mail: dominicareyna@gmail.com

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

Signature _____ Date _____
Owner

Signature _____ Date 11/28/23
Applicant

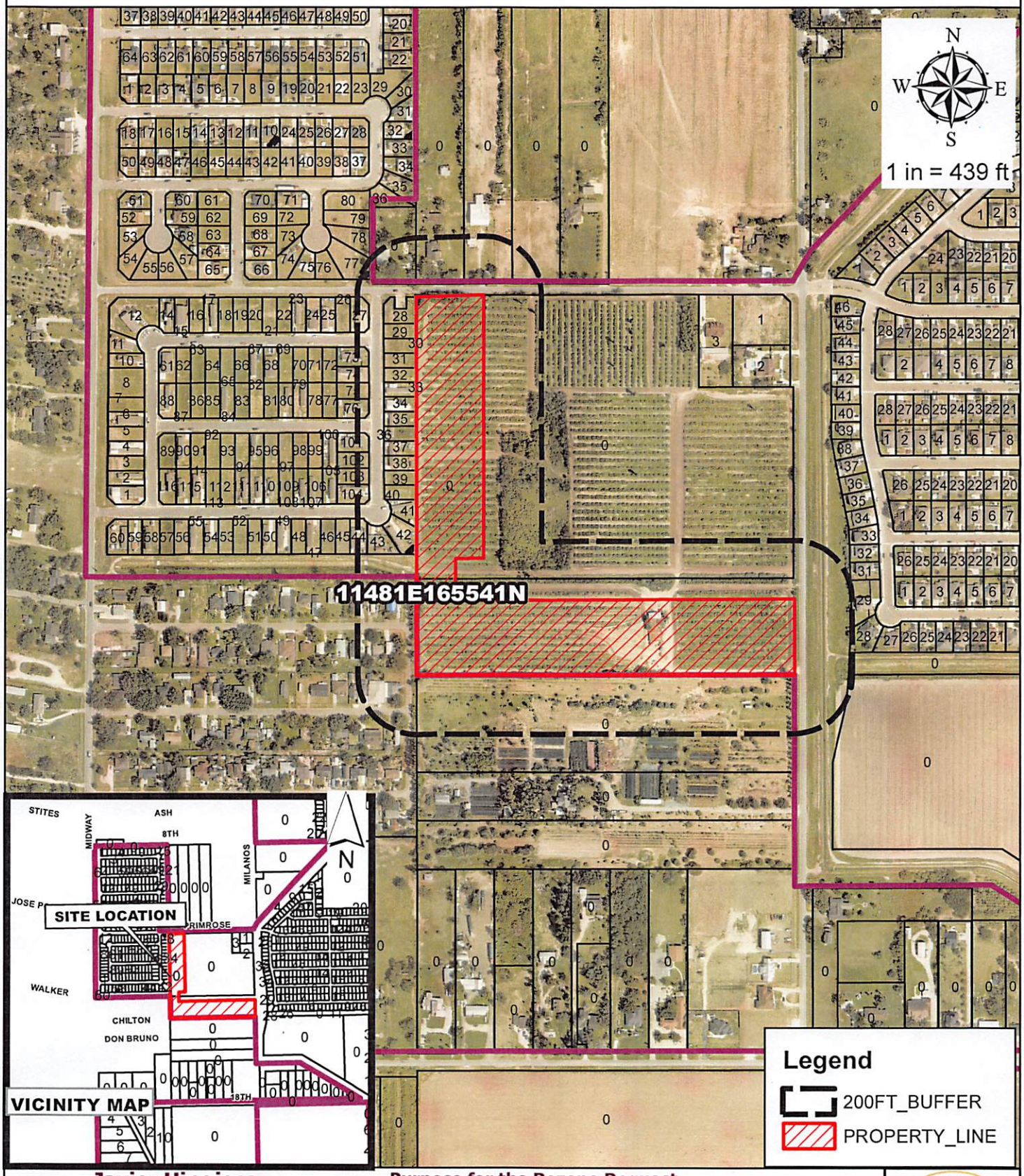
Signature _____ Date _____
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Javier Hinojosa
2827 Mile 6 1/2 North Rd.
West & Adams Tract

Purpose for the Rezone Request

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

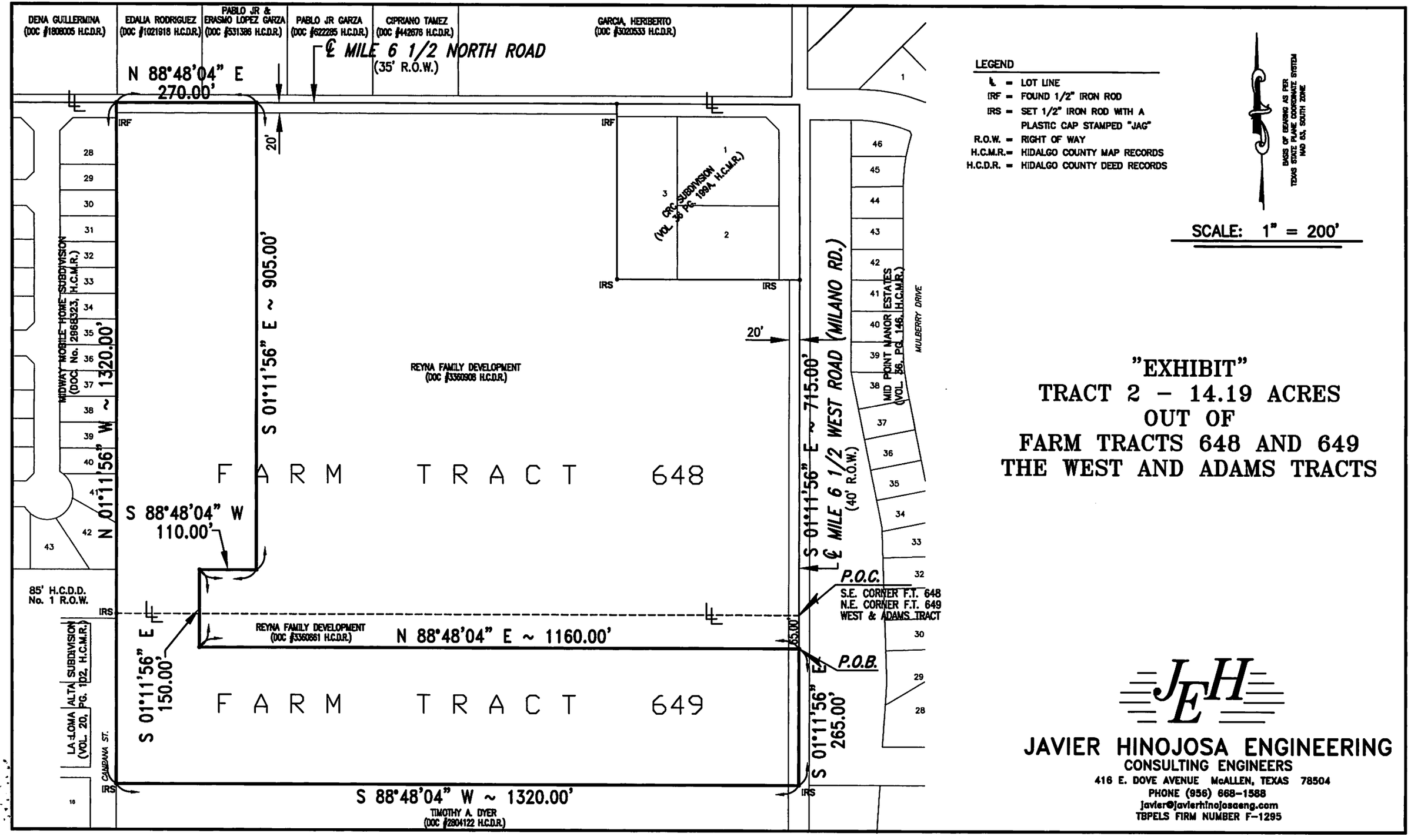
City of Weslaco Code Enforcement Dept.

DEC 14, 2023

HIDALGO CO DRAINAGE DIST #1 10124 GLASSCOCK RD MISSION TX 78573	M3920-00-000-0000-00 MID POINT MANOR ESTATES 5.82AC D/D	L: 43214 B: 0
GARZA JOANNA VIANEY & JAROD 1408 S MULBERRY DR WESLACO TX 78596	M3920-00-003-0029-00 MID POINT MANOR ESTATES LOTS 29 & 1408 S MULBERRY DR	L: 80294 B: 221657
PEREZ OSBALDO 1404 MULBERRY DR WESLACO TX 78596	M3920-00-003-0031-00 MID POINT MANOR ESTATES LOT 31 BLK 1404 S MULBERRY DR	L: 36600 B: 213373
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-00 WEST TRACT AN IRR TR AC NET	L: 0 B: 0
PARMA VENTURES LLC 4900 N 10TH ST STE B9 MCALLEN, TX 78504-2987	W3800-00-109-0000-03 WEST TRACT E660'-N330' FT 109 & 15.00 AC GR 13.63 AC NET	L: 0 B: 0
REYNA FAMILY DEVELOPMENT LTD 702 W EXPRESSWAY 83 STE 100 WESLACO, TX 78599	W3800-00-648-0000-00 WEST TRACT N340'-W968' & S650' F T 648 27.75AC GR 26.59AC NET 0	L: 40440 B: 0
REYNA FAMILY DEVELOPMENT LTD 702 W EXPRESSWAY 83 STE 100 WESLACO, TX 78599	W3800-00-649-0000-02 WEST TRACT 10AC-N10AC FT 649 10A C NET 0	L: 36000 B: 29447
VOIGT MANAGEMENT TRUST 135 LAKE PARK DR SPARTANBURG SC 29301	W3800-00-652-0000-00 WEST TRACT 19.42AC OF FT 652 17.68AC	L: 0 B: 0
SUSTAITA PIERRE & IRMA B GARCIA 1609 S MIDWAY RD WESLACO TX 78596	M4154-03-000-0077-00 MIDWAY COURT PH 3 LOT 77 1213 BEAR COURT	L: 67557 B: 0
CABRERA ELEAZAR JR 602 E ROOSEVELT ST WESLACO, TX 78599	M4154-03-000-0078-00 MIDWAY COURT PH 3 LOT 78 1209 BEAR COURT	L: 50810 B: 0
VELIZ AMAIRANI SILVIA 1120 N ALAMO RD ALAMO TX 78516	M4038-00-000-0027-00 MIDWAY MOBILE HOME LOT 27	L: 34294 B: 0
SOLIS MA H BELTRAN 1104 E 19TH ST MISSION TX 78574	M4038-00-000-0028-00 MIDWAY MOBILE HOME LOT 28	L: 37142 B: 0

CASTILLO NANCY JO 2816 W ASH ST WESLACO TX 78596	M4038-00-000-0029-00 MIDWAY MOBILE HOME LOT 29 0	L: 25575 B: 0
RCI DEVELOPMENT-WISCONSIN LTD 2614 W FREDDY GONZALEZ DR EDINBURG TX 78539	M4038-00-000-0030-00 MIDWAY MOBILE HOME LOT 30 0	L: 25575 B: 0
VALLADARES ROBERTO MARTIN DE 40 BRANDY CT HOLLISTER CA 95023	M4038-00-000-0031-00 MIDWAY MOBILE HOME LOT 31	L: 25575 B: 0
VIDALES JOSE EDUARDO LARA 1307 SPEAR ST WESLACO, TX 78596	M4038-00-000-0032-00 MIDWAY MOBILE HOME LOT 32 0	L: 25575 B: 0
MARTINEZ BRENDA A/K/A BRENDA R 100 LA HERENCIA APT #321 MERCEDES TX 78570	M4038-00-000-0033-00 MIDWAY MOBILE HOME LOT 33	L: 25575 B: 0
SILVA ESMERALDA J GUAJARDO 2601 S BORDER AVE APT 6207 WESLACO TX 78596	M4038-00-000-0034-00 MIDWAY MOBILE HOME LOT 34	L: 25575 B: 0
GARCIA-TAPIA GRACIELA 220 W PALM ST PROGRESO TX 78579	M4038-00-000-0035-00 MIDWAY MOBILE HOME LOT 35	L: 25575 B: 0
GARCIA-TAPIA GRACIELA 220 W PALM ST PROGRESO TX 78579	M4038-00-000-0036-00 MIDWAY MOBILE HOME LOT 36	L: 25575 B: 0
TEXAS WEALTH BUILDERS LLC 18062 FM 529 STE 235 CYPRESS, TX 77433-1168	M4038-00-000-0037-00 MIDWAY MOBILE HOME LOT 37 0	L: 25575 B: 0
TEXAS WEALTH BUILDERS LLC 18062 FM 529 STE 235 CYPRESS, TX 77433-1168	M4038-00-000-0038-00 MIDWAY MOBILE HOME LOT 38 0	L: 25575 B: 0
VILLA DESTINY DANIELLE 1102 SAPPHIRE DR WESLACO TX 78599	M4038-00-000-0039-00 MIDWAY MOBILE HOME LOT 39	L: 25575 B: 0
FLORES ANGEL 601 E SHANE ST WESLACO TX 78596	M4038-00-000-0040-00 MIDWAY MOBILE HOME LOT 40	L: 25509 B: 0

TEXAS WEALTH BUILDERS LLC 18062 FM 529 STE 235 CYPRESS, TX 77433-1168	M4038-00-000-0041-00 MIDWAY MOBILE HOME LOT 41 0	L: 29161 B: 0
HERNANDEZ NESTOR D & CINTHYA D 708 PALOS VERDES WESLACO TX 78599	M4038-00-000-0042-00 MIDWAY MOBILE HOME LOT 42	L: 46841 B: 0
ZAVALA FRANCISCO JR & MEIHDA J 5203 GARCIA LN SAN JUAN TX 78589	M4038-00-000-0043-00 MIDWAY MOBILE HOME LOT 43	L: 37848 B: 0
VILLARREAL ENDY E ANGULO & 806 SAN MARCOS SAN JUAN TX 78589	M4038-00-000-0044-00 MIDWAY MOBILE HOME LOT 44	L: 33371 B: 0
MITCHELL DIANA 1303 SPEAR ST WESLACO TX 78596	M4038-00-000-0073-00 MIDWAY MOBILE HOME LOT 73	L: 33236 B: 0
VIDALES JOSE EDUARDO LARA 3625 PINEHURST ST WESLACO TX 78596	M4038-00-000-0074-00 MIDWAY MOBILE HOME LOT 74	L: 28133 B: 0
GARRIDO ISIDRO 1240 E BUS HWY 83 TR 88 MISSION, TX 78572	M4038-00-000-0075-00 MIDWAY MOBILE HOME LOT 75 0	L: 28133 B: 0
GONZALEZ YADIRA R 5505 FRANCHESCA AVE EDINBURG TX 78542	M4038-00-000-0076-00 MIDWAY MOBILE HOME LOT 76	L: 33236 B: 0
SANCHEZ RAUL ALFARO & MARIANA 1903 SUMMERVIEW DR WESLACO TX 78599	M4038-00-000-0101-00 MIDWAY MOBILE HOME LOT 101	L: 33236 B: 0
DE ANDA RAUL & ALMA D 208 N MOCKINGBIRD AVE MISSION TX 78572	M4038-00-000-0102-00 MIDWAY MOBILE HOME LOT 102	L: 28133 B: 0
HERNANDEZ ARLETH CITLALY 610 E ELDORA RD UNIT 15 PHARR, TX 78577-7505	M4038-00-000-0103-00 MIDWAY MOBILE HOME LOT 103 0	L: 28133 B: 0
ZUNIGA KATANIA 401 CRIPPLE CREEK CIR ALAMO TX 78516	M4038-00-000-0104-00 MIDWAY MOBILE HOME LOT 104	L: 33236 B: 0



LEGEND

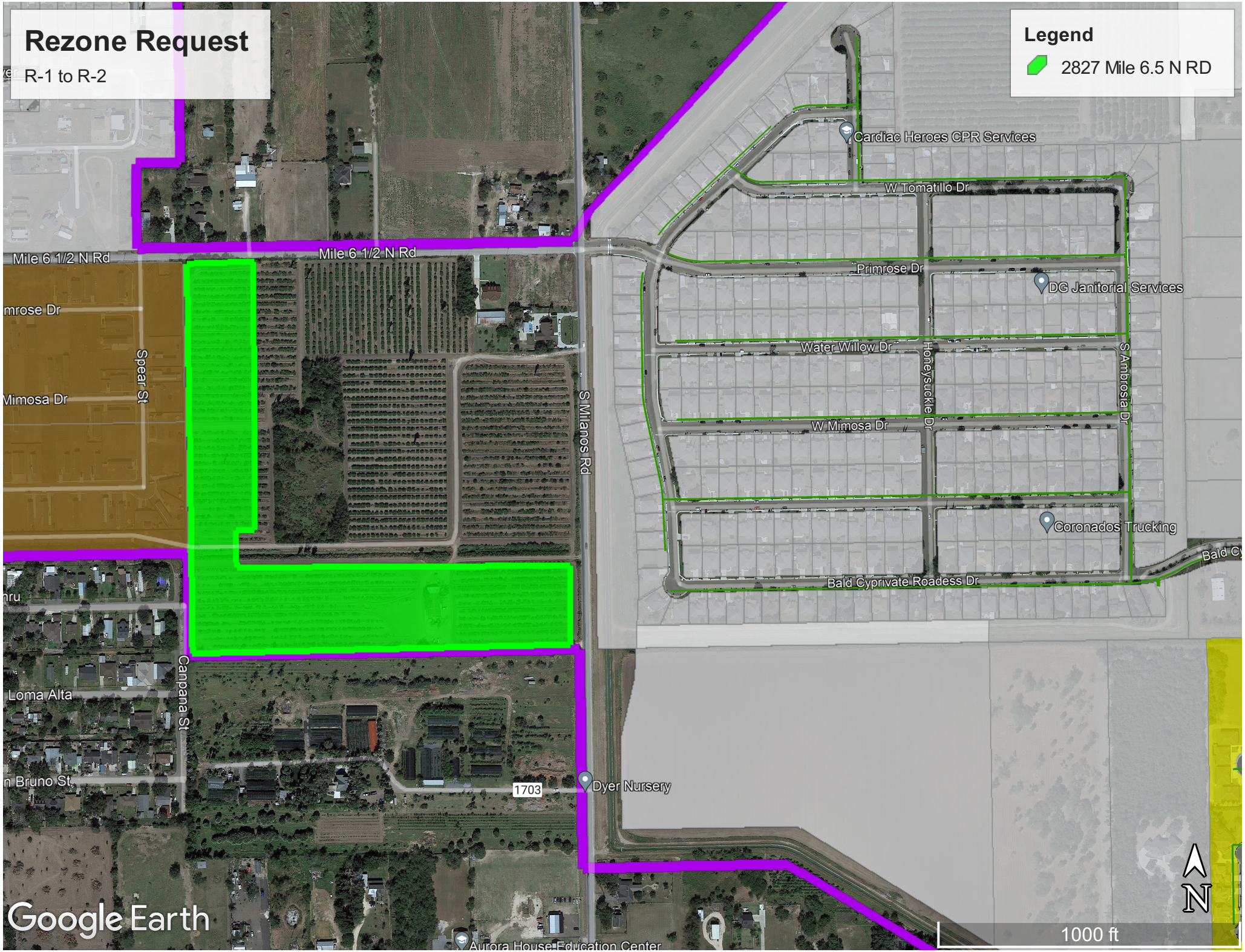
℄	= LOT LINE
IRF	= FOUND 1/2" IRON ROD
IRS	= SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JAG"
R.O.W.	= RIGHT OF WAY
H.C.M.R.	= HIDALGO COUNTY MAP RECORDS
H.C.D.R.	= HIDALGO COUNTY DEED RECORDS

BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE

SCALE: 1" = 200'

"EXHIBIT"
TRACT 2 - 14.19 ACRES
OUT OF
FARM TRACTS 648 AND 649
THE WEST AND ADAMS TRACTS

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295


Rezone Request
R-1 to R-2
Legend
2827 Mile 6.5 N RD
Cardiac Heroes CPR Services
W Tomatillo Dr
Mile 6 1/2 N Rd
Mile 6 1/2 N Rd
Primrose Dr
DG Janitorial Services
mrose Dr
Spear St
Water Willow Dr
Honeysuckle Dr
S Ambrosia Dr
Mimosa Dr
S Milanos Rd
W Mimosa Dr
Coronados Trucking
Bald Cyprivate Roadess Dr
Loma Alta
Campana St
n Bruno St
1703
Dyer Nursery
Google Earth
Aurora House Education Center
1000 ft
N

ORDINANCE NO. 2024-05

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2827 MILE 6 ½ NORTH RD. ALSO BEING 14.19 ACRES OUT OF FARM TRACT 648 AND 649, WEST TRACT SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO R-2 DUPLEX AND APARTMENT DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District R-2 Duplex and Apartment District located at 2827 Mile 6 ½ North Rd. Also being 14.19 acres out of Farm Tract 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of January, 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7314

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Cynthia Mae Gonzalez and Dominique Contreras to approve a Conditional Use Permit to operate an Event Center, at 205 E Business 83 Suite A, also being Lot 1 & 2, Block 27, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
CUP-205 E Bus 83 Ste A - Memo, 205 E Bus 83 Ste A- Application, Notice and Radius Map, 205 E Bus 83 ste a-Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 205 E Business 83 Ste A

DATE: January 10, 2024

The applicant is proposing to obtain a permit for a new event center. The owner has already gone through the permitting process and had addressed all staff's comments. The site will host small children's parties and will not allow on site cooking or alcohol. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

USE-000551-2023

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._____

NOV 17 2023

PROPOSED PROJECT

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

Lot 1 and 2 & abandoned 3rd st. Block 27

Subdivision Name Original Town-Site of Weslaco

Street Address 205A E Business 83 Weslaco TX 78596

Existing Zoning Commercial Existing Land Use Commercial

Purpose for the Conditional Use Permit Request Event Center primarily for the use Kids events

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

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

APPLICANT

Name Cynthia Mae Gonzalez / Dominique Contreras Phone (956) 975-7466

Address 9161 N Mile 4 W Fax:_____

City Mercedes State TX Zip Code 78570 E-Mail: cynthiamae90@gmail.com
miniglamspa@gmail

OWNER

Name TED P. SUNDERLAND Phone 956-463-3552

Address 203 E. Business 83, Suite 408 Fax:_____

City WESLACO State TX Zip Code 78596 E-Mail: alandapart@aol.com

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

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

Yes_____ No ✓

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

Signature _____ Date 11/17/23
Owner

Signature _____ Date 11/17/2023
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

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

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

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

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

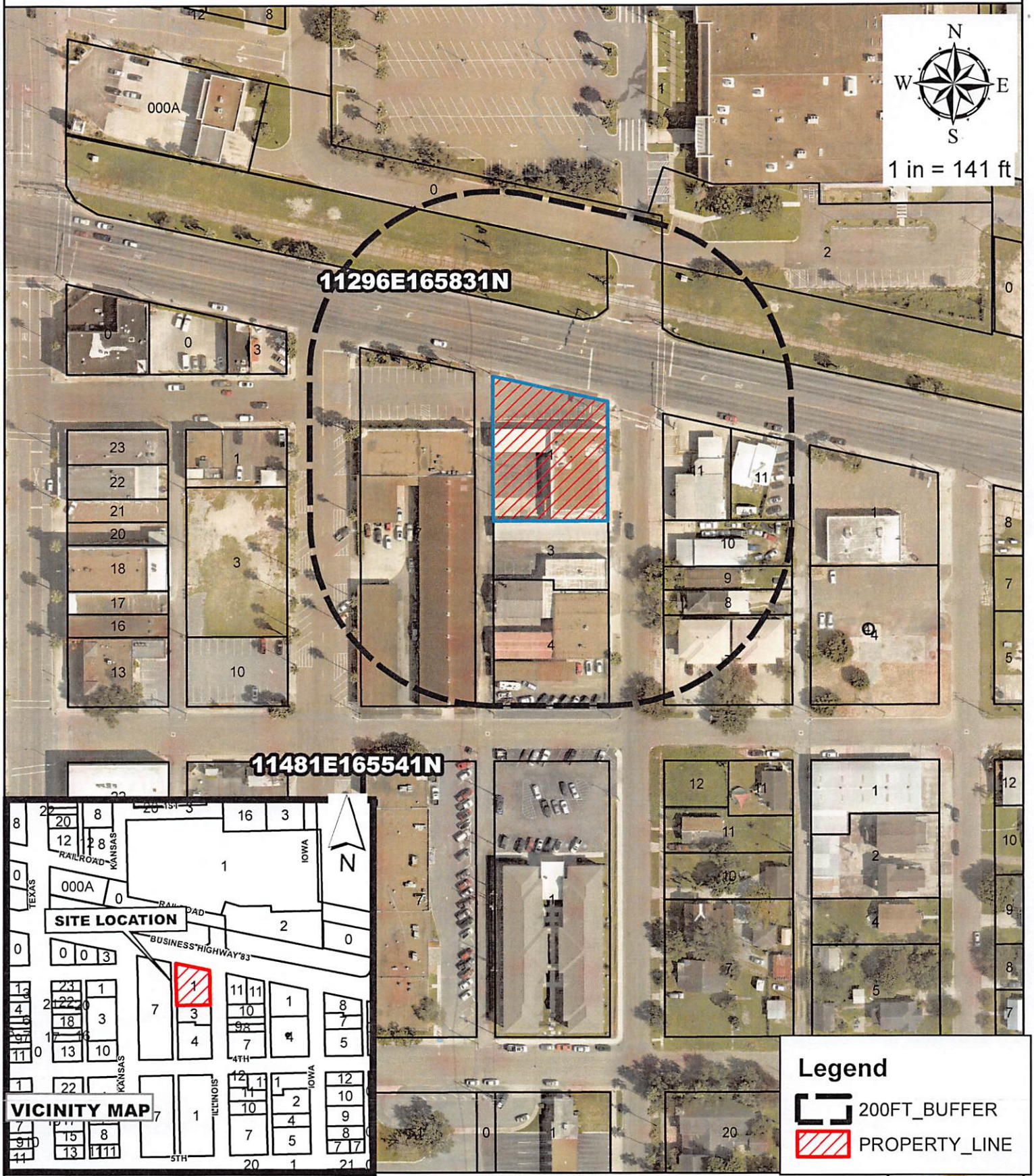
Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Cynthia Mae Gonzalez and Dominique Contreras.
205 E Business 83 Suite A
Weslaco Original Townsite

Purpose for the CUP Request

Existing zoning:	B-3
Existing land use:	Mixed use Commercial
CUP Request:	Event Center

City of Weslaco Code Enforcement Dept.

DEC 13, 2023

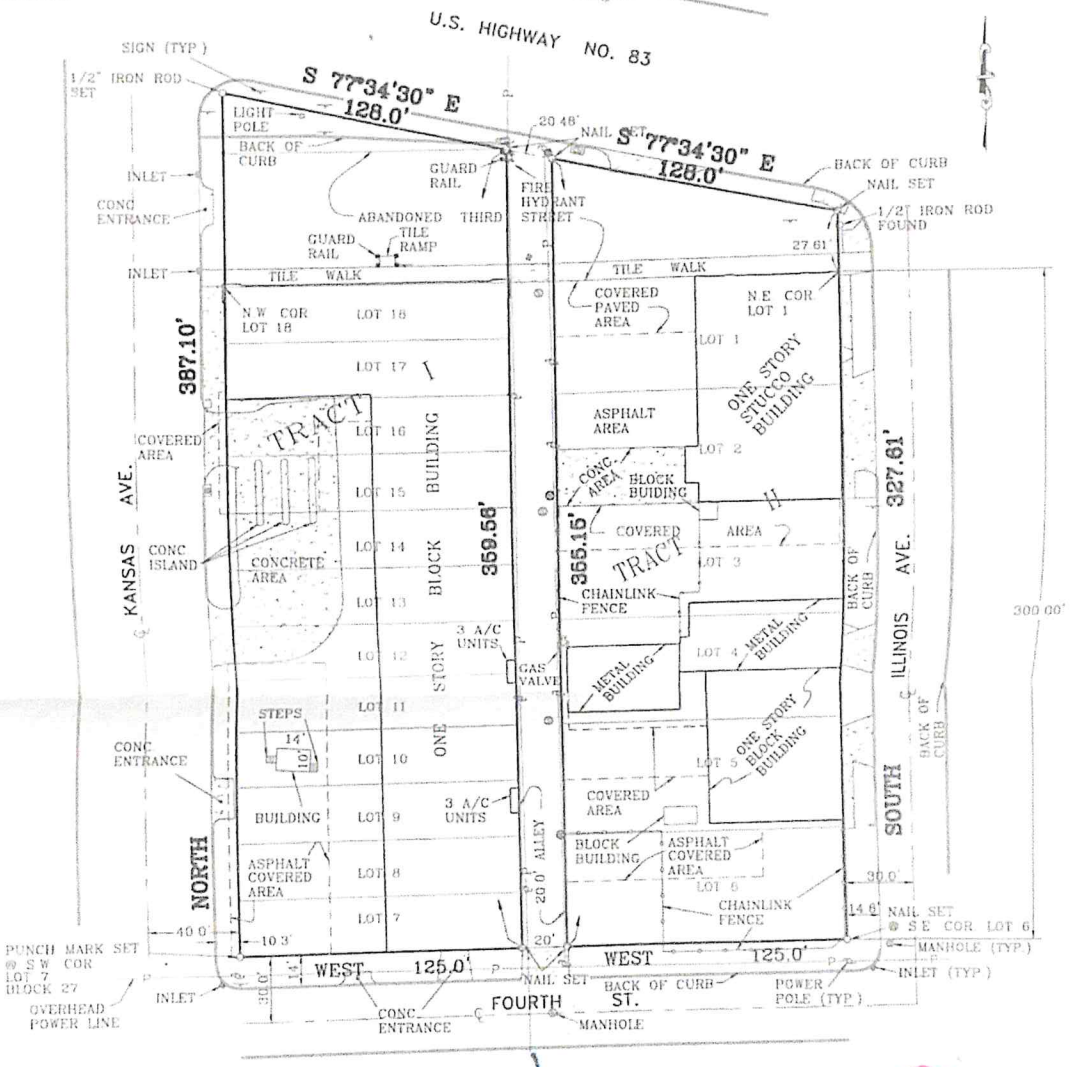
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2230-00-000-0002-00 WESLACO ALBERTSON'S COMMERCIAL 0 S ILLINIOS	L: 248982 B: 0
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-000-0000-21 WESLACO ORIGINAL TOWNSITE 61.43' X TO RR IN ILLINOIS ST 0.08AC 0 WESTGATE DR	L: 14981 B: 0
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0001-00 WESLACO ORIGINAL TOWNSITE LTS 1 & 2 .15X27.6' NORTH OF LOT 1 BLK 27 209 E BUS HWY 83	L: 100736 B: 45495
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
WESLACO GARDEN APARTMENTS 204 E CANO ST EDINBURG TX 78539	W2300-00-028-0007-00 WESLACO ORIGINAL TOWNSITE BLK 28 301 E 4TH ST	L: 57715 B: 414646
ORTIZ HERMILO 309 S ILLINOIS AVE WESLACO TX 78596	W2300-00-028-0008-00 WESLACO ORIGINAL TOWNSITE BLK 28 OF 8 309 S ILLINOIS AVE	L: 13916 B: 45999
VALADEZ TERESA 307 S ILLINOIS AVE WESLACO TX 78596	W2300-00-028-0009-00 WESLACO ORIGINAL TOWNSITE N 1/2 307 S ILLINOIS AVE	L: 12425 B: 31989
ELENDER SYLVIA MARTINEZ 606 W 14TH ST WESLACO TX 78596	W2300-00-028-0010-00 WESLACO ORIGINAL TOWNSITE BLK 28 305 S ILLINOIS AVE	L: 42000 B: 22670
MORALES JAVIER 12403 BAIL BOND DR EDINBURG TX 78542	W2300-00-028-0011-00 WESLACO ORIGINAL TOWNSITE E66' 303 E BUS HWY 83	L: 39600 B: 45535
HORTA HECTOR 300 E BUSINESS 83 WESLACO TX 78596	W2300-00-028-0011-01 WESLACO ORIGINAL TOWNSITE W74'LOT 301 E BUS HWY 83	L: 44400 B: 69691
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0003-00 WESLACO ORIGINAL TOWNSITE ALL LT 3 .70' LOT 4 BLK 27	L: 48574 B: 19649
SUNDERLAND TED PAUL 720 LION LAKE DR N WESLACO TX 78596	W2300-00-027-0004-00 WESLACO ORIGINAL TOWNSITE AN IRR ALL LOTS 5 & 6 BLK 27	L: 94059 B: 38257

SUBJECT TO RESTRICTION

1. ROADWAYS, EASEMENT AND RESTRICTIONS AS SHOWN ON THE MAP AND DEDICATION OF ORIGINAL TOWNSITE OF WESLACO, REC. IN VOLUME 2, PG. 30, M/R H.C.TX.

2. ALLEY AND UTILITY EASEMENT REC. IN VOL. 1088, PG. 101, D/R H.C.TX.

FLOOD INSURANCE RATE MAP OF COMMUNITY
PANEL NO.: 480349 0005 B
REVISED DATE: MARCH 4, 1980
ZONE: "C" AREAS OF MINIMAL FLOODING
ADDRESS: 203 & 209 E. U.S. BUSS. HWY "83"
WESLACO, TX. 78596



PLAT OF SURVEY

TRACT I: A TRACT OF LAND, BEING ALL OF LOTS 7 THROUGH 18, INCLUSIVE, BLOCK 27, TOGETHER WITH A PORTION OF ABANDONED THIRD STREET AND AN UNNUMBERED TRIANGULAR-SHAPED TRACT LYING BETWEEN THIRD STREET AND BUSINESS HIGHWAY 83, ALL OUT OF THE ORIGINAL TOWNSITE OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 2, PAGE 30, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

TRACT II: A TRACT OF LAND, BEING ALL OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 27, TOGETHER WITH A PORTION OF ABANDONED THIRD STREET, ALL OUT OF THE ORIGINAL TOWNSITE OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 2, PAGE 30, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

SURVEYED FOR: TED P. SUNDERLAND AND WIFE MARCO M. SUNDERLAND

SCALE: 1" = 50'

"THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 10/23/13; THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON."

THIS SURVEY IS DONE FOR THE EXCLUSIVE USE OF THE OWNER AND IS NOT VALID AFTER 6 MONTHS WITHOUT AN ORIGINAL SEAL AND SIGNATURE

JUAN GARCIA JR. R.P.L.S. #4203

STATE OF TEXAS REGISTERED JUAN GARCIA JR. 4203 PROFESSIONAL LAND SURVEYOR

J N H

SURVEYING CO., LLC.
(956) 423-1702

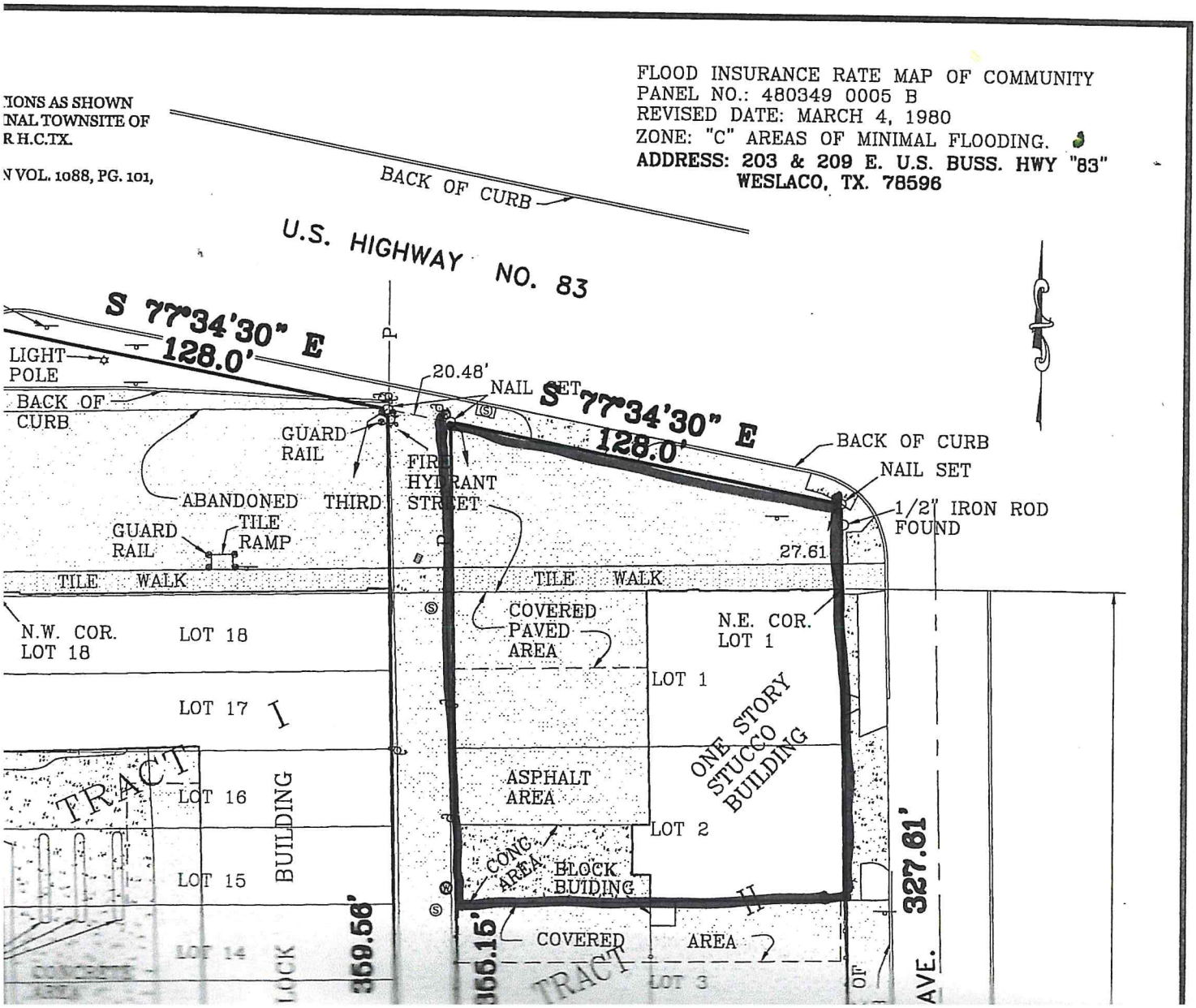
GF NO. 136509

JOB NO.: JN4725

IONS AS SHOWN
NAL TOWNSITE OF
R H.C.TX.

N VOL. 1088, PG. 101,

FLOOD INSURANCE RATE MAP OF COMMUNITY
PANEL NO.: 480349 0005 B
REVISED DATE: MARCH 4, 1980
ZONE: "C" AREAS OF MINIMAL FLOODING.
ADDRESS: 203 & 209 E. U.S. BUSS. HWY "83"
WESLACO, TX. 78596

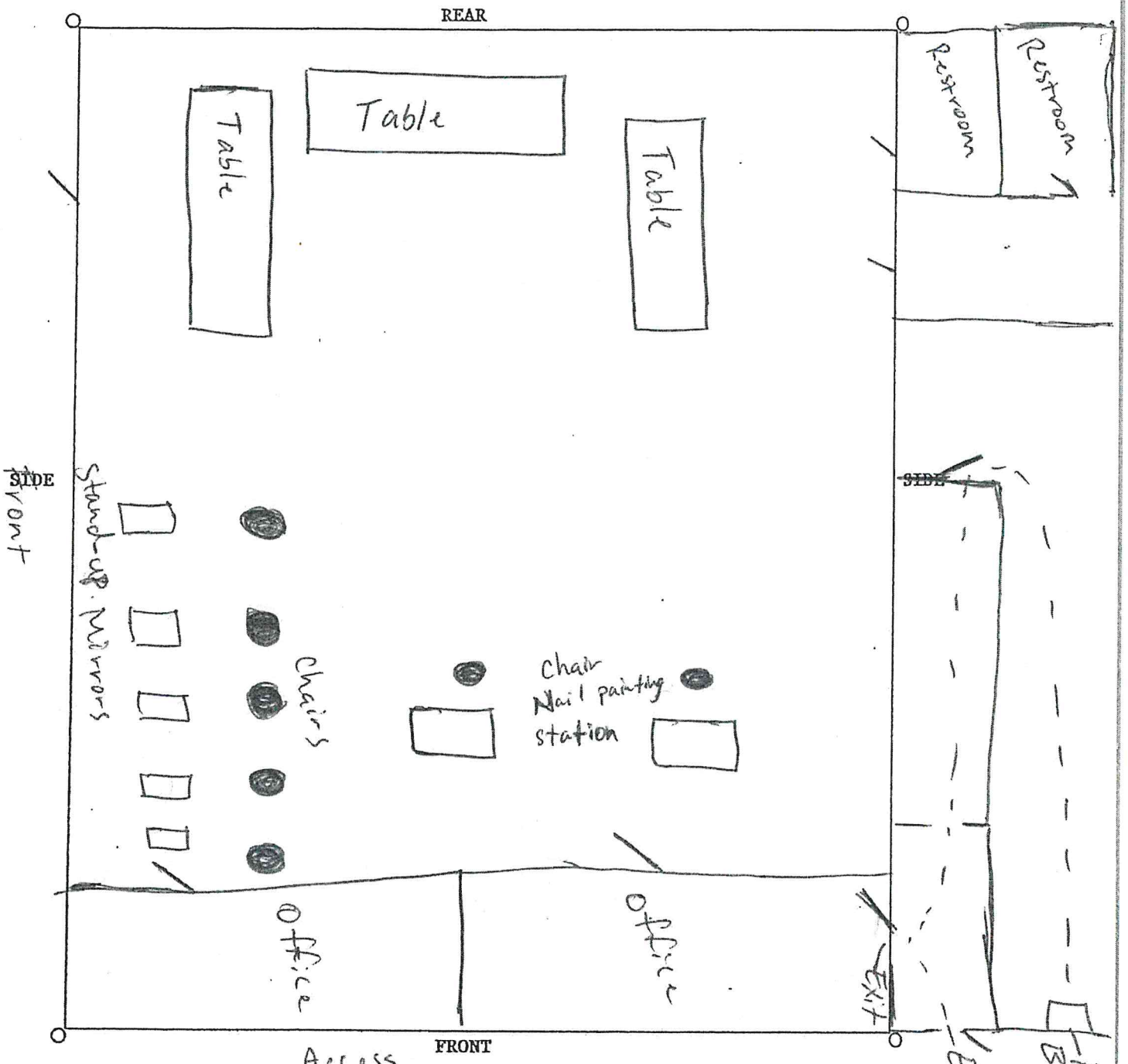


COMM-00 8236-2023
(Suite A)

11/14/2023

Attach to application

Date: 11/10/23



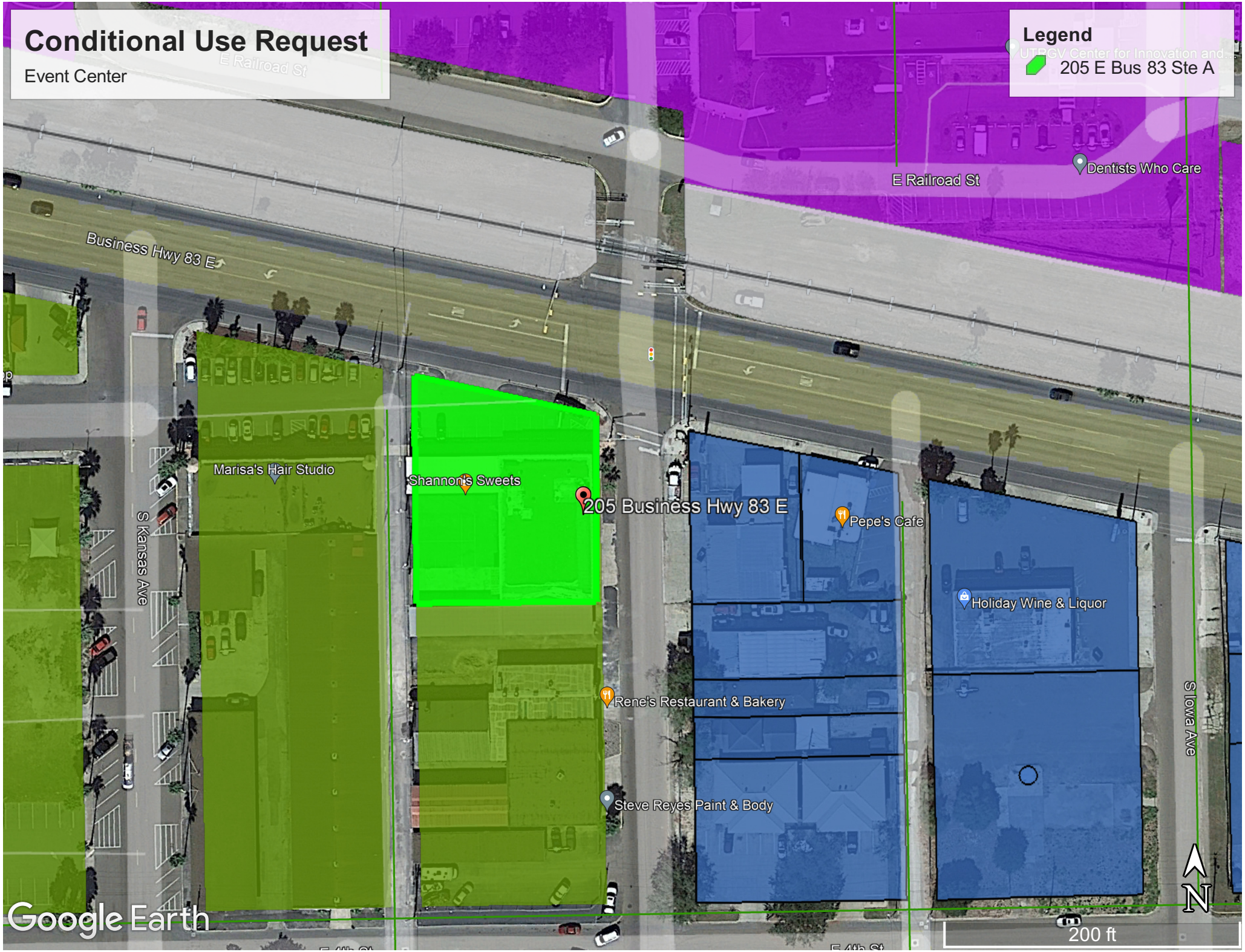
Description of improvement: to Electrical panel

Width of lot: _____

Depth of lot: _____

Also indicate the distance between structures on site plan.

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


Conditional Use Request
Event Center
Legend
205 E Bus 83 Ste A
E Railroad St
Dentists Who Care
Business Hwy 83 E
Marisa's Hair Studio
Shannon's Sweets
205 Business Hwy 83 E
Pepe's Cafe
S Kansas Ave
Holiday Wine & Liquor
Rene's Restaurant & Bakery
S Iowa Ave
Steve Reyes Paint & Body
N
Google Earth
200 ft

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7315

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Mariscos El Muelle LLC. to approve a Conditional Use Permit to obtain a Mixed Beverage Permit, at 2219 N Texas Blvd., also being Lots 1 & 2, Colonia San Francisco De Weslaco Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting a Conditional Use Permit to obtain a Mixed Beverage Permit. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on December 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on December 13, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their special meeting of Jaunary 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
CUP- 2219 N Texas Blvd- Memo, 2219 N Texas Blvd-Application, Notice and Radius Map, 2219 N Texas blvd - Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 2219 N Texas Blvd

DATE: January 10, 2024

The applicant is proposing to obtain a permit for the new Muelle 37 restaurant. The site has almost completed its building construction. The location will operate primarily as a restaurant and will have minimal alcohol sales. Staff has not received any petitions for against this item from the surrounding property owners.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. USE-000558-2023

PROPOSED PROJECT

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

Lot LOT 1 AND LOT 2 Block _____

Subdivision Name COLONIA DE SAN FRANCISCO DE WESLACO

Street Address 2219 N TEXAS

Existing Zoning COMMERCIAL Existing Land Use _____

Purpose for the Conditional Use Permit Request _____

TABC - PERMIT

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

_____

_____ $300.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name MARISCOS EL MUELLE LLC Phone 956-685-1068

Address 1300 E BUS HWY 83 Fax: _____

City PHARR State TX Zip Code 78577 E-Mail: pacoemuelle37.com

OWNER

Name Weslaco Bingo, LLC Phone 210-424-8013

Address 4629 Macro Drive Fax: _____

City San Antonio State TX Zip Code 78218 E-Mail: Flint@CBGcre.com

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

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

Yes_____ No 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.

Weslaco Bingo, LLC

Signature By Jeff Bangert, General Counsel Date November 28, 2023
Owner

Signature _____ Date 11/28/2023
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

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

TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

Document reference ID : 305992

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:	305992
Applicant Name:	Mariscos El Muelle LLC
License Type applied for:	Mixed Beverage Permit (MB)

Entity Information

Business Structure:	Corporation
FEIN/SSN Number:	471177696
Member Managed or Manager Managed:	Manager Managed
Historically Underutilized Business:	No
Veteran-owned business:	Yes
Fraternal Owned:	No

Initial Application Information

Authority Type:	I am a principal or authorized user with binding authority
Prefix:	Mr
Legal First Name:	Juan
Legal Middle Name:	Francisco
Legal Last Name:	Garza
Email Address:	paco@muelle37.com
Phone Number:	956-227-6644

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Mariscos El Muelle LLC	Juan Garza	Member, Manager and/or Officer	100

Basic Business information

Business/Trade Name:	Muelle 37
What is your primary business at this location?	Restaurant

Location's Phone Numbers

Business Phone Number	956-685-1068
Alternate Phone Number	956-227-6644

Location Address

Address:	2219 N Texas Blvd, Weslaco, TX, United States, Hidalgo 78599
Is your location within city limits?	Yes

Mailing Address Information

Address:	1300 E Bus Hwy 83 Suite 6, Pharr, TX, United States, Hidalgo 78577

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?	Yes

Sixty Day Sign Requirements

Posted the 60 day sign:	Yes
Date Posted:	11/9/2023

Projected Sales Information

Sales Year:	2024
Alcohol Sale:	$104,000.00
Food Sales:	$2,366,000.00
Other Sales:	$130,000.00
Total Sales:	$2,600,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?	No
Are you operating under?	Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement?	No
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way?	No

Shared premise information

Do you share the premises with another business entity? No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land	Owner	Weslaco Bingo LLC
Building	Owner	Weslaco Bingo LLC

Location Diagram

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

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

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

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

Section 11.37 & 61.37

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

I hereby certify on this 16 day of November , 2023 , that the location for which the license/permit is sought is in a **"wet"** and is not prohibited by any valid order of the Commissioner's Court.

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

OR

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

SIGN HERE

ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

County

SEAL

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 17 day of November, 2023, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number 32054432383

Outlet Number 00013

Print Name of Comptroller Employee Adrian Cantu

Print Title of Comptroller Employee Tax Compliance Officer

SIGN HERE

Comptroller Representative

Brownsville
City

,TEXAS

SEAL

TEXAS ALCOHOLIC
BEVERAGE COMMISSION

PUBLISHER'S AFFIDAVIT

Name of newspaper	The Monitor
City, County	McAllen, Hidalgo
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	11/22/2023 & 11/25/2023
Publisher or designee certifies attached notice was published in newspaper stated on dates shown	
Signature of publisher or designee	Maribel Portillo
Sworn to and subscribed before me on this date	11-27-2023
Signature of Notary Public	Norma I. Barras
SEAL	

ATTACH PRINTED COPY OF THE NOTICE

NORMA I. BARRAS
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES 9-25-2027
ID # 128747846

LEGAL NOTICE
APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE PERMIT (MB) BY MARISCOS EL MUELLE LLC DBA MUELLE 37 TO BE LOCATED AT 2219 N. TEXAS BLVD. WESLACO, HIDALGO COUNTY, TEXAS 78599. MEMBERS OF SAID LLC IS JUAN F. GARZA MANAGER/OFFICER

LEGAL NOTICE
APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A MIXED BEVERAGE PERMIT (MB) BY MARISCOS EL MUELLE LLC DBA MUELLE 37 TO BE LOCATED AT 2219 N. TEXAS BLVD. WESLACO, HIDALGO COUNTY, TEXAS 78599. MEMBERS OF SAID LLC IS JUAN F. GARZA MANAGER/OFFICER

Nov. 22 & 25

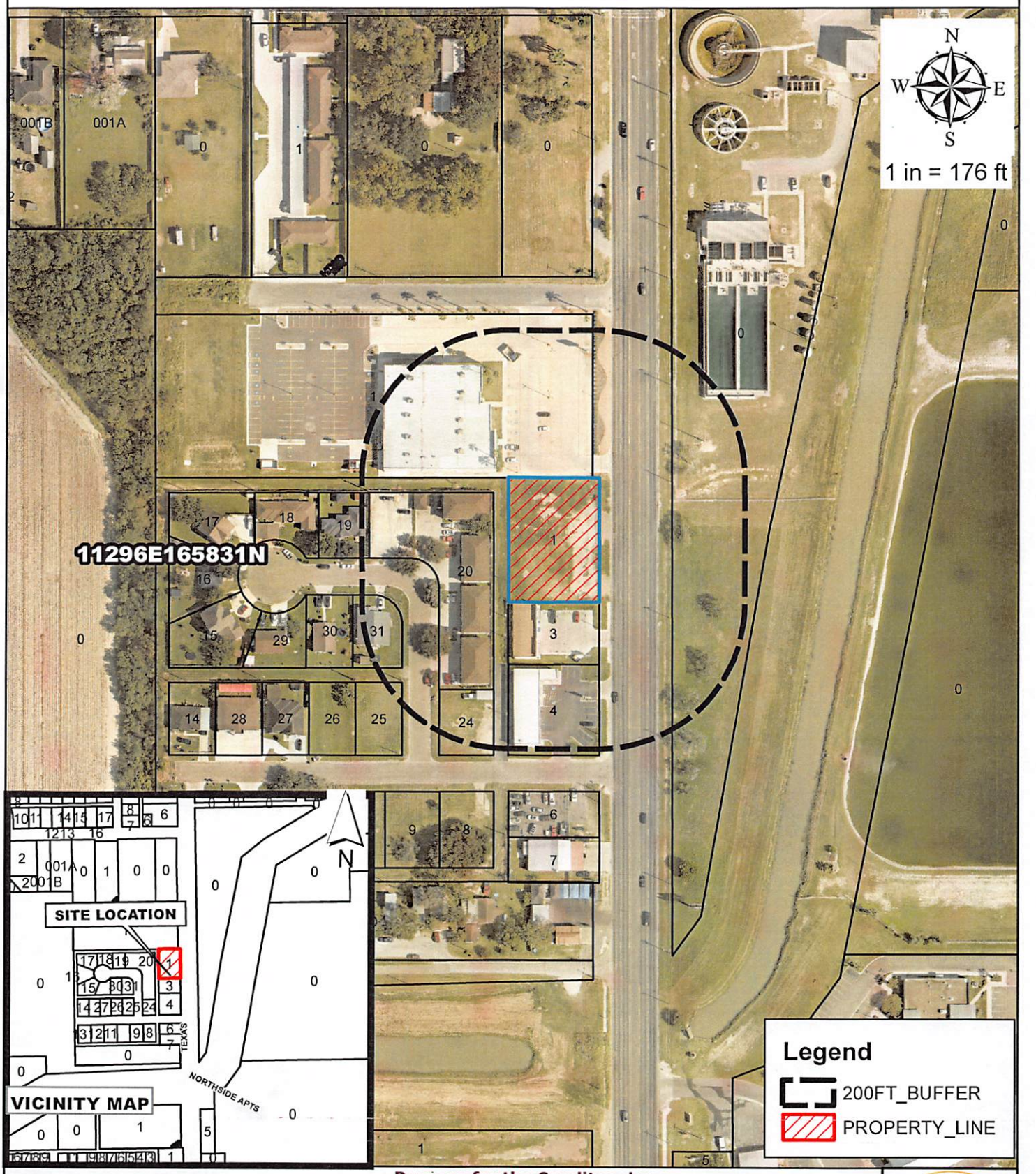
Norma

683-4169

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Marisco's El Muelle LLC
2219 N Texas Blvd.
COLONIA SAN FRANCISCO

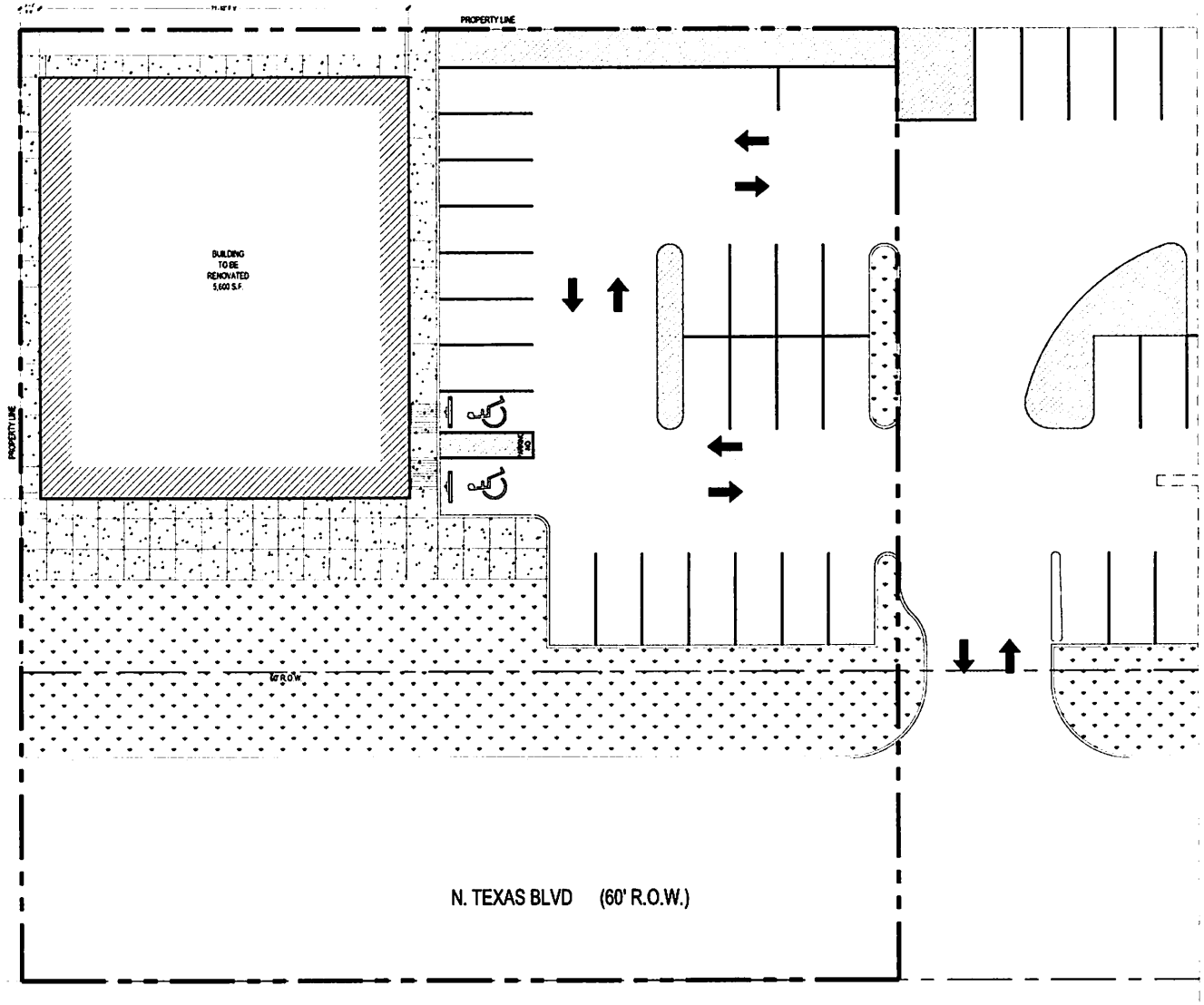
Purpose for the Conditonal use

Existing zoning:	B-2
Existing land use:	Business
CUP Request:	TABC

City of Weslaco Code Enforcement Dept.

DEC 13, 2023

WESLACO BINGO LLC 4629 MACRO DR SAN ANTONIO TX 78218	R1225-01-000-0001-00 RAQ=LIN PH 1 LOT 1 & 2 2411 N TEXAS BLVD	L: 643800 B: 757416
WESLACO BINGO LLC 4629 MACRO DR SAN ANTONIO TX 78218	S0650-00-000-0001-00 COLONIA SAN FRANCISCO DE WESLACO 2219 N TEXAS BLVD	L: 206000 B: 0
BAG INVESTMENTS INC 5924 N SHARY RD MISSION TX 78573	S0650-00-000-0003-00 COLONIA SAN FRANCISCO DE WESLACO 2209 N TEXAS BLVD	L: 106250 B: 149815
RANGEL ROBERTO & MELISSA G 2303 FRESNO ST SAN JUAN TX 78589	S0650-00-000-0004-00 COLONIA SAN FRANCISCO DE WESLACO 2113 N TEXAS BLVD	L: 154360 B: 186019
CAVAZOS DOMINGO JR & SANDRA 1911 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0019-00 COLONIA SAN FRANCISCO DE WESLACO 1911 MARIA ISABEL DR	L: 13230 B: 102109
MDQ INVESTMENTS LLC 54 3RD ST PRESQUE ISLE ME 4769	S0650-00-000-0020-00 COLONIA SAN FRANCISCO DE WESLACO 1909 MARIA ISABEL DR	L: 85142 B: 817187
RANGEL ROBERTO & MELISSA G 2303 FRESNO ST SAN JUAN TX 78589	S0650-00-000-0024-00 COLONIA SAN FRANCISCO DE WESLACO	L: 14018 B: 0
JTAAS CONSTRUCTIONS LLC 605 S EXCALIBUR ST EDINBURG, TX 78539	S0650-00-000-0025-00 COLONIA SAN FRANCISCO DE WESLACO 108 ADELITA ST	L: 13306 B: 0
SALAS MARIA DEL CARMEN & JESUS 1908 MARIA ISABEL DR WESLACO TX 78599	S0650-00-000-0031-00 COLONIA SAN FRANCISCO DE WESLACO 1908 MARIA ISABEL DR	L: 13929 B: 65688
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W3800-00-028-0000-01 WEST TRACT FT 28 23.36AC EXC EXC AN IRR TR S617.25'-W191.13' (A/K/A	L: 1788627 B: 336005



1 EXISTING SITE PLAN
Scale: 1" = 10'-0"

SITE GENERAL NOTES

1. ALL WORK SHOWN IS EXISTING UNLESS INDICATED AS NEW
2. REFER TO MEP DRAWINGS FOR UNDERGROUND ELECTRICAL AND OVERHEAD STRUCTURES
3. NO PARKING SLOPE TO EXCEED 2% AND CROSS SLOPE NOT EXCEED 2% UNLESS OTHERWISE NOTED

SITE LEGEND

BUILDING TO BE RENOVATED

NOMA
noma design studio
606 N. INDIANA SUITE 110 MCALLEN, TX 78501
OFFICE 956.225.7372
WWW.NOMADESIGNSTUDIO.COM

REVISIONS

No	DATE	PHASE
1	08.04.2022	SD
2	08.10.2022	DD
3	08.30.2022	CD
4	09.01.2022	CD

PROJECT NAME

MUELLE 37 WESLACO

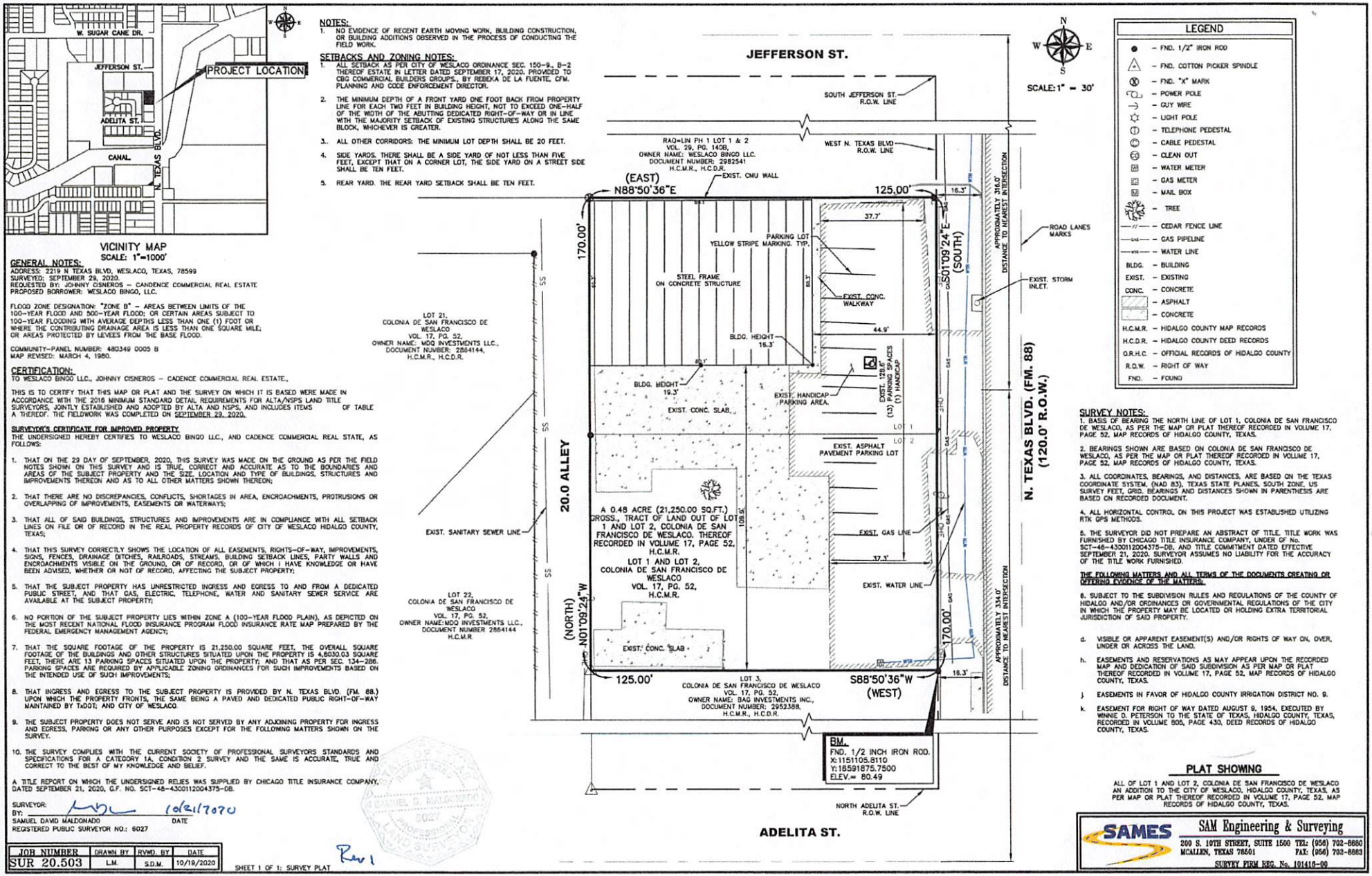
TEXAS BLVD., WESLACO, TEXAS 78599

PROJECT No	2231
PHASE	CD
ISSUE DATE	09.16.2022
DRAWN BY	VM
CHECKED BY	CC

SHEET

D1.0

COPYRIGHT PROTECTED
NOMA DESIGN STUDIO



NOTES:

1. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SETBACKS AND ZONING NOTES:

1. ALL SETBACK AS PER CITY OF WESLACO ORDINANCE SEC. 150-9., B-2 THEREOF ESTATE IN LETTER DATED SEPTEMBER 17, 2020. PROVIDED TO CBG COMMERCIAL BUILDERS GROUPS., BY REBEKA DE LA FUENTE, CFM. PLANNING AND CODE ENFORCEMENT DIRECTOR.
2. THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM PROPERTY LINE FOR EACH TWO FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
3. ALL OTHER CORRIDORS: THE MINIMUM LOT DEPTH SHALL BE 20 FEET.
4. SIDE YARDS. THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE FEET, EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN FEET.
5. REAR YARD. THE REAR YARD SETBACK SHALL BE TEN FEET.

LEGEND

●	FND. 1/2" IRON ROD
△	FND. COTTON PICKER SPINDLE
⊗	FND. "X" MARK
	POWER POLE
→	GUY WIRE
☼	LIGHT POLE
Ⓣ	TELEPHONE PEDESTAL
Ⓒ	CABLE PEDESTAL
CO	CLEAN OUT
WM	WATER METER
GM	GAS METER
MB	MAIL BOX
	TREE
---//---	CEDAR FENCE LINE
---GAS---	GAS PIPELINE
---WTR---	WATER LINE
BLDG.	BUILDING
EXIST.	EXISTING
CONC.	CONCRETE
	ASPHALT
	CONCRETE
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
O.R.H.C.	OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	RIGHT OF WAY
FND.	FOUND

GENERAL NOTES:
ADDRESS: 2219 N TEXAS BLVD, WESLACO, TEXAS, 78599
SURVEYED: SEPTEMBER 29, 2020.
REQUESTED BY: JOHNNY CISNEROS – CANDENCE COMMERCIAL REAL ESTATE
PROPOSED BORROWER: WESLACO BINGO, LLC.

FLOOD ZONE DESIGNATION: "ZONE B" – AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480349 0005 B
MAP REVISED: MARCH 4, 1980.

CERTIFICATION:
TO WESLACO BINGO LLC., JOHNNY CISNEROS – CADENCE COMMERCIAL REAL ESTATE.,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYORS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 29, 2020.

SURVEYOR'S CERTIFICATE FOR IMPROVED PROPERTY
THE UNDERSIGNED HEREBY CERTIFIES TO WESLACO BINGO LLC., AND CADENCE COMMERCIAL REAL STATE, AS FOLLOWS:

1. THAT ON THE 29 DAY OF SEPTEMBER, 2020, THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND IS TRUE, CORRECT AND ACCURATE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON AND AS TO ALL OTHER MATTERS SHOWN THEREON;
2. THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, PROTRUSIONS OR OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR WATERWAYS;
3. THAT ALL OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE IN COMPLIANCE WITH ALL SETBACK LINES ON FILE OR OF RECORD IN THE REAL PROPERTY RECORDS OF CITY OF WESLACO HIDALGO COUNTY, TEXAS;
4. THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL EASEMENTS, RIGHTS-OF-WAY, IMPROVEMENTS, SIGNS, FENCES, DRAINAGE DITCHES, RAILROADS, STREAMS, BUILDING SETBACK LINES, PARTY WALLS AND ENCROACHMENTS VISIBLE ON THE GROUND, OR OF RECORD, OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD, AFFECTING THE SUBJECT PROPERTY;
5. THAT THE SUBJECT PROPERTY HAS UNRESTRICTED INGRESS AND EGRESS TO AND FROM A DEDICATED PUBLIC STREET, AND THAT GAS, ELECTRIC, TELEPHONE, WATER AND SANITARY SEWER SERVICE ARE AVAILABLE AT THE SUBJECT PROPERTY;
6. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE A (100-YEAR FLOOD PLAIN), AS DEPICTED ON THE MOST RECENT NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY;
7. THAT THE SQUARE FOOTAGE OF THE PROPERTY IS 21,250.00 SQUARE FEET, THE OVERALL SQUARE FOOTAGE OF THE BUILDINGS AND OTHER STRUCTURES SITUATED UPON THE PROPERTY IS 4,8030.03 SQUARE FEET, THERE ARE 13 PARKING SPACES SITUATED UPON THE PROPERTY; AND THAT AS PER SEC. 134-286. PARKING SPACES ARE REQUIRED BY APPLICABLE ZONING ORDINANCES FOR SUCH IMPROVEMENTS BASED ON THE INTENDED USE OF SUCH IMPROVEMENTS;
8. THAT INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY N. TEXAS BLVD. (FM. 88.) UPON WHICH THE PROPERTY FRONTS, THE SAME BEING A PAVED AND DEDICATED PUBLIC RIGHT-OF-WAY MAINTAINED BY TxDOT; AND CITY OF WESLACO.
9. THE SUBJECT PROPERTY DOES NOT SERVE AND IS NOT SERVED BY ANY ADJOINING PROPERTY FOR INGRESS AND EGRESS, PARKING OR ANY OTHER PURPOSES EXCEPT FOR THE FOLLOWING MATTERS SHOWN ON THE SURVEY.
10. THE SURVEY COMPLIES WITH THE CURRENT SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 2 SURVEY AND THE SAME IS ACCURATE, TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A TITLE REPORT ON WHICH THE UNDERSIGNED RELIES WAS SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY, DATED SEPTEMBER 21, 2020, G.F. NO. SCT-48-4300112004375-DB.

SURVEYOR:
BY: _____ 10/21/2020
SAMUEL DAVID MALDONADO DATE
REGISTERED PUBLIC SURVEYOR NO.: 6027

SURVEY NOTES:
1. BASIS OF BEARING THE NORTH LINE OF LOT 1, COLONIA DE SAN FRANCISCO DE WESLACO, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON COLONIA DE SAN FRANCISCO DE WESLACO, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
5. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, UNDER GF No. SCT-48-4300112004375-DB, AND TITLE COMMITMENT DATED EFFECTIVE SEPTEMBER 21, 2020. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

6. SUBJECT TO THE SUBDIVISION RULES AND 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 OF SAID PROPERTY.

d. VISIBLE OR APPARENT EASEMENT(S) AND/OR RIGHTS OF WAY ON, OVER, UNDER OR ACROSS THE LAND.

h. EASEMENTS AND RESERVATIONS AS MAY APPEAR UPON THE RECORDED MAP AND DEDICATION OF SAID SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

j. EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 9.

k. EASEMENT FOR RIGHT OF WAY DATED AUGUST 9, 1954, EXECUTED BY WINNIE D. PETERSON TO THE STATE OF TEXAS, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 805, PAGE 430, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHOWING

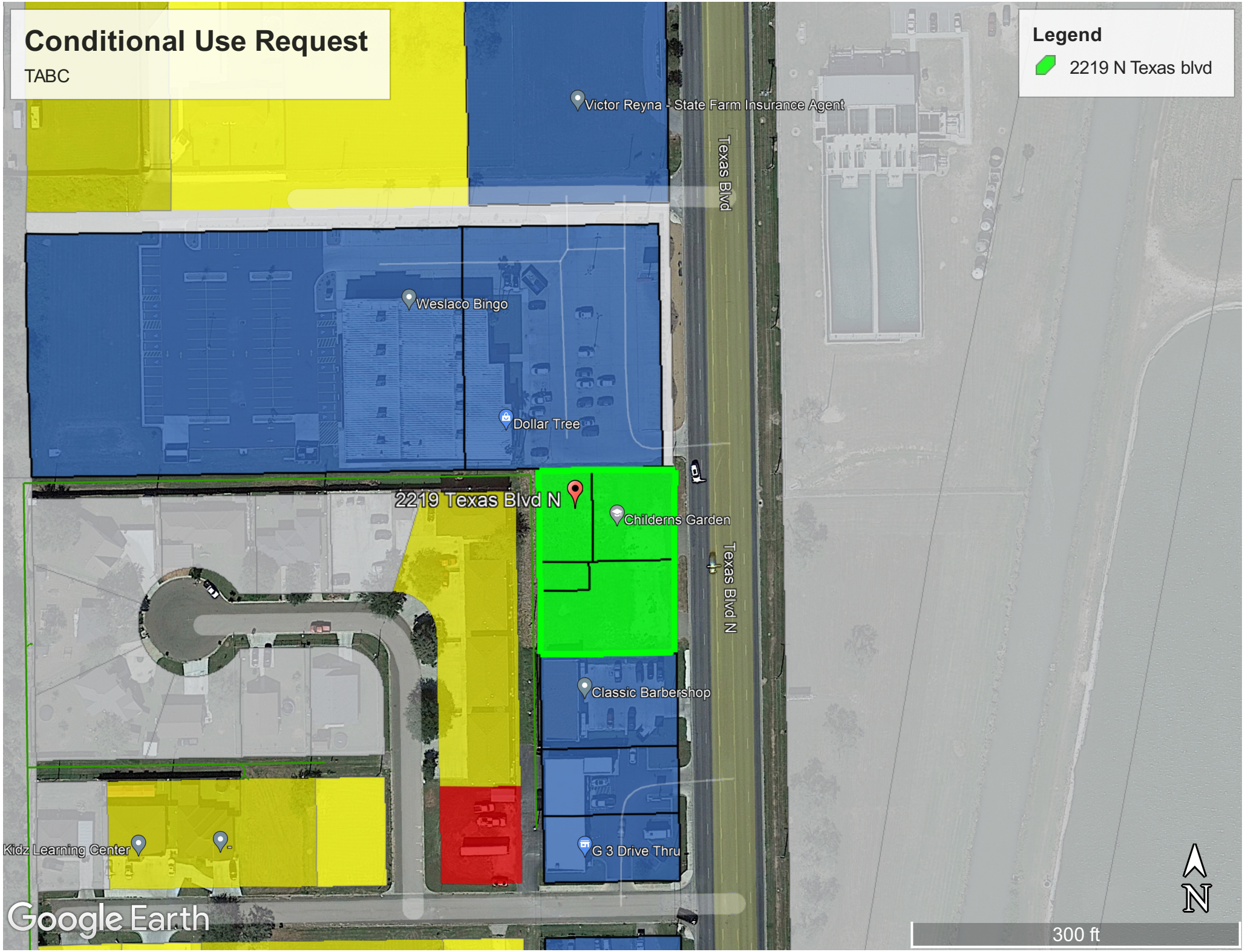
ALL OF LOT 1 AND LOT 2, COLONIA DE SAN FRANCISCO DE WESLACO AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 52, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUR 20.503	L.M.	S.D.M.	10/19/2020

SHEET 1 OF 1: SURVEY PLAT

Rev 1

SAMES
SAM Engineering & Surveying
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101418-00


Conditional Use Request
TABC
Legend
2219 N Texas blvd
Victor Reyna - State Farm Insurance Agent
Texas Blvd
Weslaco Bingo
Dollar Tree
2219 Texas Blvd N
Childerns Garden
Texas Blvd N
Classic Barbershop
Kidz Learning Center
G 3 Drive Thru
Google Earth
N
300 ft

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-17

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of City of Weslaco to approve the purpose of the temporary moratorium pertaining to recent applications for duplexes, triplexes, fourplexes and multifamily residential development and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
This temporary moratorium is necessary to maintain the status quo and suspend further multi-family residential development during a period that the City receives public input on whether a continuing moratorium should be imposed. If the City Commission enacts a continuing moratorium, the City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, subdivision and zoning ordinances as well as plan for updated needs of the public facilities, public services of the City of Weslaco. Such actions are necessary to preserve the health, safety, and general welfare of the community.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

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

City Manager Comments:
Recommendation to be made at meeting.

Staff Recommendation:

Attachments, if any:
Monitor Posting

Responsibilities upon Approval:

10003442 – City of Weslaco - 302428236

THE MONITOR

PUBLISHER'S AFFIDAVIT
State of Texas
County of Hidalgo

Maribel Portillo being duly sworn on her oath states that she is the Legal Account Representative of THE MONITOR, a daily news- paper in Hidalgo County, and that the attached notice did appear in the following issues:

December 30, 2023

Maribel Portillo

Subscribed and sworn to before me this the 2nd day of January A.D. 2024

Norma I. Barras

Notary Public, Hidalgo County

NORMA I. BARRAS NOTARY PUBLIC STATE OF TEXAS EXPIRES 9-25-2027 ID # 128747846

CITY OF WESLACO
NOTICE OF PUBLIC HEARING
MORATORIUM ON PROPERTY DEVELOPMENT

The City of Weslaco will hold a Public Hearing on Planning & Zoning Commission on Thursday, January 4, 2024, at 5:30 p.m. and for City Commission on Tuesday, January 16, 2024, at 5:30 p.m. for the purpose of receiving public comments on a temporary moratorium on the development of duplexes, triplexes, fourplexes, and apartment complexes and multi-family residential development. During the temporary moratorium no department of the City will accept applications or plans for plats, rezoning, for multi-family residential developments.

PURPOSE OF THE TEMPORARY MORATORIUM

Recent applications for duplexes, triplexes, fourplexes and multifamily residential development have demonstrated that current regulation may be inadequate to control the impact of such growth and development on the surrounding street network, water and wastewater facilities and other public facilities. This temporary moratorium is necessary to maintain the status quo and suspend further multi-family residential development during a period that the City receives public input on whether a continuing moratorium should be imposed. If the City Commission enacts a continuing moratorium, the City will have additional time to research and promulgate updates to its Comprehensive Master Plan, including its Land Use Plan, subdivision and zoning ordinances as well as plan for updated needs of the public facilities, public services of the City of Weslaco. Such actions are necessary to preserve the health, safety, and general welfare of the community.

EXCEPTIONS TO THE TEMPORARY MORATORIUM

This temporary moratorium does not affect rights acquired under Texas Local Government Code Chapter 245 or the common law, nor does it affect an application for a project in progress under Chapter 245. The temporary moratorium shall neither prohibit nor delay the processing of an application for zoning filed on or before Thursday, January 4, 2024.

DURATION OF THE TEMPORARY MORATORIUM

This temporary moratorium shall remain in force until the date the City Commission adopts an ordinance imposing a continuing moratorium in accordance with law, or January 28, 2024, whichever occurs first.

OPPORTUNITIES TO PROVIDE INPUT ON A CONTINUING MORATORIUM

Municipal residents and affected parties are encouraged to provide input on whether a temporary or continuing moratorium shall be imposed. Public hearings will be held on the following dates and times:

Public Hearing 1-Planning and Zoning Commission, January 4, 2024, 5;30 p.m.
Public Hearing 2-City Commission, January 16, 2024, 5:30 p.m.

All public hearings will be conducted in the City Commissioners Chamber located at 255 South Kansas Avenue, Weslaco, Texas.

AUTHORITY FOR INSTITUTING A MORATORIUM

The City of Weslaco may impose a temporary moratorium and continuing moratorium under authority pursuant to Chapter 212, Subchapter E, of the Texas Local Government Code.

CITY OF WESLACO
/s/ Norma Cantu, City Secretary

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7316

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for El Farito Estates Subdivision being 17.15 acre out of Farm Tract 299, Block 158, West Tract Subdivision, Weslaco, Hidalgo County, Texas located on the south side of Mile 13 North Road, ½ mile east of Mile 6 West and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed eleven (11) 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 OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site drainage and has provided letters of support.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat and the variance requests at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
El Farito Estates-Final Plat- Memo, El farito estates -Applications, Drainage Report and Legal Documents, EL FARITO ESTATES SUBDIVISION REVISED, El Farito - Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: El Farito Estates- Final Plat

DATE: January 10, 2024

The proposed use for the 11-lot subdivision is for single family ranch style lots use and is located outside the city limits of Weslaco. The developer has requested a variance to allow for Off-site drainage and has provided the two letters of support from the irrigation district and the drainage district and a variance to allow for OSSF. The nearest sanitary sewer line is three (3) miles south of the subdivision. The developer has complied with all staff comments. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM

PLAT-000537-2023

SUBDIVISION PLATTING APPLICATION

RECEIVED
OCT 13 2023
BY:

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

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

FILE NO.

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: EL FARITO ESTATES

Location: South of Mile 13 North Road approximate 1/2 mile east of Mile 6 West Road.

Legal Description: A 17.15 Acres tract of land, more or less, out of Farm Tract 299, Block 158 West Tract Subdivision, Volume 2, Pages 35 of the map records of Hidalgo County, Texas

Is subdivision inside city limits? ☐ YES ☑ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Agricultura Proposed Land Use: Residential lots

Number of Lots Proposed: 11 Gross Acreage: 17.15 Acres

Title Report Submitted: ☑ YES ☐ NO

OWNER INFORMATION

Owner's Name: EL FARITO LLC Telephone: 956-463-7474

Address: 526 S. Milanos Rd Fax: N/A

City: Weslaco State: Tx Zip: 78596 E-mail: evergreenvalleybuilders@yahoo.com

ENGINEER INFORMATION

Name: NAIN ENGINEERING LLC Telephone: 956-784-0218

Address: 526 N. STREET Fax: N/A

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: North Alamo Water Supply Corporation (N.A.W.S.C)

☐ YES ☑ NO Wastewater Provision: O S S F

☑ YES ☐ NO Electric Company: Magic Valley Electrial Coop (M.V.E.C)

☐ YES ☑ NO Phone Utility N/A	☐ YES ☑ NO Gas Utility	☐ YES ☑ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District HCDD#1	☑ YES ☐ NO Irrigation District HC&CID#9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

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

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

✓ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **rdelafuente@weslacotx.gov**
✓ **$355.00** (one time fee for preliminary and final plat)
✓ One 11" X 17" reduced copy of plat
✓ Plat Layout
- ✓ Existing & Proposed Easements
- ✓ Existing & Proposed ROW
- ✓ Existing & Proposed Drainage Easements
- ✓ Contours

- ✓ Flood Zones
- ✓ Adjoiners
- ✓ Existing & Proposed street names

✓ Utility Layout
- ✓ Existing & Proposed Utilities
- ✓ Proposed Fire Hydrants
- ✓ Adjoiners
- ✓ Street names

✓ Drainage plans and calculations with engineer's seal
- ✓ Elevations
- ✓ Flood directional arrows
- ✓ Detention areas
- ✓ Street names

✓ Proof of ownership of the property
✓ If septic tank system required, submit soil evaluation report
✓ Water Rights associated with the property
✓ Tax Receipt for all taxing entities showing that taxes are paid in full
✓ Number of fire hydrants proposed for subdivision
N/A 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: Heriberto Garcia, Managing Member for EL FARITO LLC

Owner Signature: _____ Date: 10/9/23

_____ is the authorized agent

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

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR VARIANCE

RECEIVED
OCT 1 3 2023
BY: .....

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

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

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: EL FARITO ESTATES

Location: SOUTH OF MILE 13 NORTH ROAD, APPROXIMATE 1/2 MILE EAST OF MILE 6 WEST ROAD.

Legal Description: A 17.15 Acres tract of land, more or less, out of Farm Tract 299, Block 158, West Tract Subdivision

Volume 2, Page 35 of the map records of Hidalgo County, Texas

VARIANCE TYPE:

□ Streetlights □ YES ■ NO

Describe in detail the reason for the variance request:

□ Sanitary Sewer ■ YES □ NO

Describe in detail the reason for the variance request:

Sanitary sewer will be treated by On-Site Sewage Facilities (OSSF)

□ Fire Hydrants □ YES ■ NO

Describe in detail the reason for the variance request:

□ Setbacks □ YES ■ NO

Describe in detail the reason for the variance request:

□ Drainage ■ YES □ NO

Describe in detail the reason for the variance request:

Drainage detention will be provided by re-grading Mile 13 North Road road side ditch

□ Minimum Lot Size □ YES ■ NO

Describe in detail the reason for the variance request:

□ Sidewalks □ YES ■ NO

Describe in detail the reason for the variance request:

□ Easement Requirements □ YES ■ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: EL FARITO LLC Telephone: 956-463-7474

Address: 526 S. Milanos Rd Fax:

City: Weslaco State: Texas Zip: 78596 E-mail: evergreenvalleybuilders@yahoo.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Heriberto Garcia

Owner Signature: Date: 8-25-23

Guillermo A. Arratia, P.E. is the authorized agent

Authorized Agent Signature: Date: 10/11/23

Authorized Agent Printed Name: Guillermo Arratia

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

November 28, 2023

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

RE: NAIN Engineering – El Farito Estates

This letter is in response to a request from the Engineer of record for El Farito Estates, Guillermo Arratia, 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

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: 11/29/2023

Guillermo A. Arratia, P.E.
Nain Engineering LLC
526 N. 5th Street
Donna, Texas 78537

RE: **El Farito Estates** Subd. Drainage and Detention

Good Morning Mr. Arratia:

I have received your revised cross section and calculations dated 10/03/23 for the **El Farito Estates** 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

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

DRAINAGE REPORT
For
EL FARITO ESTATES SUBDIVISION

I. PROJECT LOCATION
A 17.15 acre Tract of land out of Farm Tract 299, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located on the south side of Mile 13 North Road, ½ mile east of Mile 6 West, and is located in the County of Hidalgo and lies within the 2 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN
The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: Effective: May 30, 2002 (Refer to Exhibit C).

III. SOIL CONDITIONS
A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28) Raymondville (52) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group D and B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS
The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (7.22 cfs) from the site is by form of sheet flow runs towards the southeast side of this tract.

V. PROPOSED CONDITIONS
The proposed conditions for this subject tract is for 11 lots for residential use. The storm runoff after development will be increase 9.58 cfs for a total 16.8 cfs, I have calculated that 51,852 cf of storm runoff for a 50 year design frequency, and will be out falling via sheet flow into an existing Drain Ditch located on the south side of this subdivision and owned by H.CC.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 51,852 CF will be accomplished by excavating this volume on the existing Drain Ditch.





10/3/23

DRAINAGE CALCULATIONS EXHIBIT "A"

EL FARITO ESTATES SUBDIVISION

AREA= 17.15 Ac.

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

10 year storm

b= 87
e= 0.778
d= 9.2

Existing Conditions

Length= 1000 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 110 min.
Texist. = 110 min.
Iexist.= 2.10 in/hr
Qexist.= 7.22 cfs.

50 year storm

b= 99
e= 0.749
d= 9.2

Proposed Conditions

Length= 1000 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Co: 86 min.
Tfut.= 86 min.
Ifut.= 3.27 in/hr
Qfut.= 16.8 cfs.
Qin= 5.15 i

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	55.70	33418	7.22	20724	12,694
20	7.91	40.69	48824	7.22	22889	25,934
30	6.34	32.63	58738	7.22	25055	33,683
40	5.35	27.53	66062	7.22	27220	38,841
50	4.66	23.96	71891	7.22	29386	42,505
60	4.14	21.32	76751	7.22	31551	45,200
70	3.75	19.27	80933	7.22	33717	47,216
80	3.43	17.63	84613	7.22	35882	48,731
90	3.16	16.28	87908	7.22	38048	49,860
110	2.76	14.19	93634	7.22	42378	51,256
120	2.60	13.36	96165	7.22	44544	51,621
130	2.45	12.63	98521	7.22	46709	51,812
140	2.33	11.99	100727	7.22	48875	51,852
150	2.22	11.42	102803	7.22	51040	51,763
160	2.12	10.91	104756	7.22	53206	51,560
170	2.03	10.45	106628	7.22	55371	51,257
180	1.95	10.04	108400	7.22	57537	50,864
190	1.88	9.66	110092	7.22	59702	50,391
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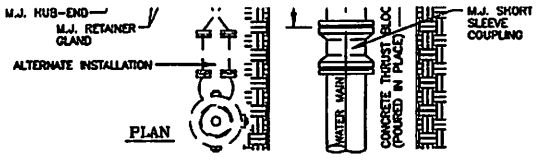
DRAINAGE CALCULATIONS EXHIBIT "A"

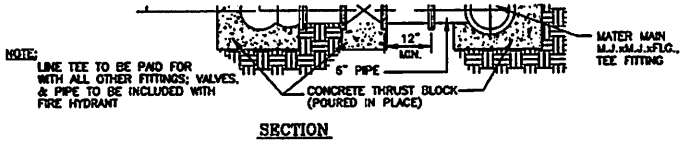
220	1.69	8.69	114761	7.22	66198	48,563
230	1.64	8.42	116200	7.22	68364	47,837
240	1.59	8.17	117590	7.22	70529	47,060
250	1.54	7.93	118932	7.22	72695	46,237
260	1.50	7.71	120232	7.22	74860	45,372
270	1.46	7.50	121491	7.22	77026	44,466

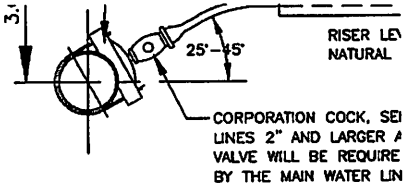
Storage Requires= **51,852** **cubic feet** = 1.19 ac-ft



5/22/23







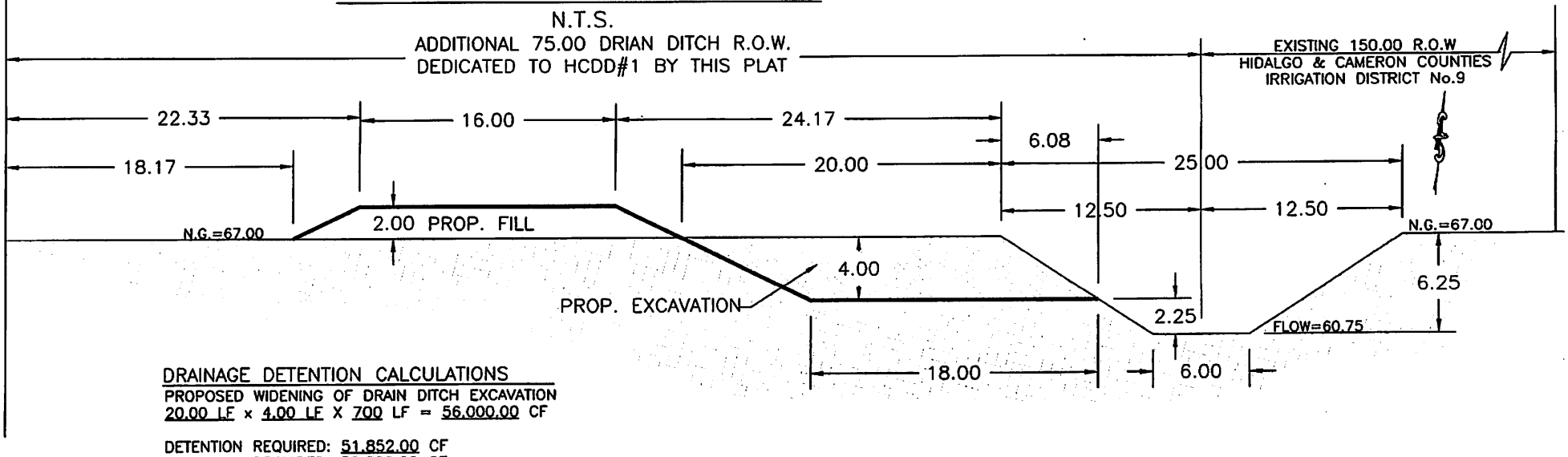
TYPICAL FIRE HYDRANT INSTALLATION

N.T.S.

TYPICAL WATER SE

DRAIN DITCH EXCAVATION DETAIL

N.T.S.



DRAINAGE DETENTION CALCULATIONS

PROPOSED WIDENING OF DRAIN DITCH EXCAVATION
20.00 LF x 4.00 LF X 700 LF = 56,000.00 CF

DETENTION REQUIRED: 51,852.00 CF
DETENTION PROVIDED: 56,000.00 CF

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

DRAINAGE REPORT
For
EL FARITO ESTATES SUBDIVISION

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



9/30/23

INDEX OF SHEETS

1. Cover Sheet
2. Index of Sheets
3. Drainage Report
4. Drainage Calculations – Exhibit "A"
5. Rainfall Intensity Table
6. Runoff Coeficient Table
7. Location Map – Exhibit "B"

8-9 FEMA Map Location "Exhibit "C"

10-11 Soil Map – Exhibit "D"

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

DRAINAGE REPORT
For
EL FARITO ESTATES SUBDIVISION

I. PROJECT LOCATION
A 17.15 acre Tract of land out of Farm Tract 299, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located on the south side of Mile 13 North Road, ½ mile east of Mile 6 West, and is located in the County of Hidalgo and lies within the 2 mile ETJ of the city of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN
The subject tract lies in Zone "X", Areas determined to be outside 500-year flood plain . F.E.M.A.-F.I.R.M. Map No. 480334 0450 C, Map Revised June 6, 2000. Map Revised to Reflect LOMR: Effective: May 30, 2002. (Refer to Exhibit C).

III. SOIL CONDITIONS
A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28) Raymondville (52) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group D and B. (Refer to Exhibit D)

IV. EXISTING CONDITIONS
The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (7.22 cfs) from the site is by form of sheet flow runs towards the southeast side of this tract.

V. PROPOSED CONDITIONS
The proposed conditions for this subject tract is for 11 lots for residential use. The storm runoff after development will be increase 9.58 cfs for a total 16.8 cfs, I have calculated that 51,852 cf of storm runoff for a 50 year design frequency, and will be out falling via sheet flow into an existing Drain Ditch located on the south side of this subdivision and owned by H.CC.I.D No.9. and will be dedicated to H.C.D.D. No. 1. Detention of 51,852 CF will be accomplished by excavating this volume on the existing Drain Ditch.

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☑ TO H.C. PLANNING DEPT
☑ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☑ DISTRICT FACILITY
☐ CITY FACILITY
☑ OTHER HCID9

10-03-23
DATE

H.C.D.D. NO. 1

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

8/30/23

DRAINAGE CALCULATIONS EXHIBIT "A"

EL FARITO ESTATES SUBDIVISION

AREA= 17.15 Ac.

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

Existing Conditions

Length= 1000 ft.
Slope= 0.1 %
Cexist.= 0.2
Time of Concentration= 110 min.
Texist. = 110 min.
Iexist.= 2.10 in/hr
Qexist.= 7.22 cfs.

10 year storm
b= 87
e= 0.778
d= 9.2

Proposed Conditions

Length= 1000 ft.
Slope= 0.15 %
Cfut.= 0.3
Time of Co 86 min.
Tfut.= 86 min.
Ifut.= 3.27 in/hr
Qfut.= 16.8 cfs.
Qin= 5.15 i

50 year storm
b= 99
e= 0.749
d= 9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	55.70	33418	7.22	20724	12,694
20	7.91	40.69	48824	7.22	22889	25,934
30	6.34	32.63	58738	7.22	25055	33,683
40	5.35	27.53	66062	7.22	27220	38,841
50	4.66	23.96	71891	7.22	29386	42,505
60	4.14	21.32	76751	7.22	31551	45,200
70	3.75	19.27	80933	7.22	33717	47,216
80	3.43	17.63	84613	7.22	35882	48,731
90	3.16	16.28	87908	7.22	38048	49,860
110	2.76	14.19	93634	7.22	42378	51,256
120	2.60	13.36	96165	7.22	44544	51,621
130	2.45	12.63	98521	7.22	46709	51,812
140	2.33	11.99	100727	7.22	48875	51,852
150	2.22	11.42	102803	7.22	51040	51,763
160	2.12	10.91	104766	7.22	53206	51,560
170	2.03	10.45	106628	7.22	55371	51,257
180	1.95	10.04	108400	7.22	57537	50,864
190	1.88	9.66	110092	7.22	59702	50,391
200	1.81	9.31	111712	7.22	61867	49,845
210	1.75	8.99	113267	7.22	64033	49,234

220	1.69	8.69	114761	7.22	66198	48,563
230	1.64	8.42	116200	7.22	68364	47,837
240	1.59	8.17	117590	7.22	70529	47,060
250	1.54	7.93	118932	7.22	72695	46,237
260	1.50	7.71	120232	7.22	74860	45,372
270	1.46	7.50	121491	7.22	77026	44,466

Storage Requires= 51,852 cubic feet = 1.19 ac-ft

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED
PROFESSIONAL ENGINEER

8/30/23

Table 4-10: Runoff Coefficients for Urban Watersheds

Type of drainage area	Runoff coefficient
Business:	
Downtown areas	0.70-0.95
Neighborhood areas	0.30-0.70
Residential:	
Single-family areas	0.30-0.50
Multi-units, detached	0.40-0.60
Multi-units, attached	0.60-0.75
Suburban	0.35-0.40
Apartment dwelling areas	0.30-0.70
Industrial:	
Light areas	0.30-0.80
Heavy areas	0.60-0.90
Parks, cemeteries	0.10-0.25
Playgrounds	0.30-0.40
Railroad yards	0.30-0.40
Unimproved areas:	
Sand or sandy loam soil, 0-3%	0.15-0.20
Sand or sandy loam soil, 3-5%	0.20-0.25
Black or loessial soil, 0-3%	0.18-0.25
Black or loessial soil, 3-5%	0.25-0.30
Black or loessial soil, > 5%	0.70-0.80
Deep sand area	0.05-0.15
Steep grassed slopes	0.70
Lawns:	
Sandy soil, flat 2%	0.05-0.10
Sandy soil, average 2-7%	0.10-0.15
Sandy soil, steep 7%	0.15-0.20
Heavy soil, flat 2%	0.13-0.17
Heavy soil, average 2-7%	0.18-0.22

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

COUNTY	2 year			5 year			10 year			25 year			50 year			100 year		
	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d	e	b	d
Hemphill	0.845	56	10.6	0.851	76	10.7	0.842	87	10.7	0.843	103	10.7	0.840	115	10.7	0.847	132	10.6
Henderson	0.800	60	8.7	0.796	77	9.0	0.770	79	9.0	0.773	93	9.0	0.752	93	9.0	0.749	102	8.7
Hidalgo	0.831	74	9.6	0.795	80	9.2	0.778	87	9.2	0.771	98	9.2	0.749	99	9.2	0.740	103	9.6
Hill	0.799	57	8.2	0.790	72	8.8	0.777	78	8.8	0.773	91	8.8	0.764	98	8.8	0.759	105	8.2
Hockley	0.832	46	9.9	0.832	60	10.0	0.807	64	10.0	0.812	78	10.0	0.810	87	10.0	0.817	101	9.9
Hood	0.782	48	7.7	0.773	63	8.3	0.773	75	8.3	0.782	90	8.3	0.773	98	8.3	0.766	105	7.7
Hopkins	0.788	54	8.3	0.783	70	9.1	0.775	77	9.1	0.767	88	9.1	0.754	93	9.1	0.750	100	8.3
Houston	0.797	63	8.2	0.780	73	8.3	0.757	78	8.3	0.748	86	8.3	0.740	93	8.3	0.727	94	8.2
Howard	0.805	42	9.2	0.800	56	10.1	0.802	66	10.0	0.796	76	10.1	0.791	86	10.1	0.788	95	9.2
Hudspeth	0.800	27	9.4	0.840	44	11.4	0.827	50	11.4	0.819	60	11.4	0.856	78	11.4	0.833	77	7.4
Hunt	0.793	55	8.4	0.785	69	9.2	0.783	80	9.2	0.776	93	9.2	0.764	99	9.2	0.758	104	8.4
Hutchinson	0.860	56	10.4	0.844	70	11.0	0.837	80	11.0	0.851	100	11.0	0.863	121	11.0	0.837	115	10.4
Irion	0.780	37	8.1	0.789	55	9.6	0.778	61	9.6	0.783	77	9.6	0.759	81	9.6	0.770	90	8.1
Jack	0.789	48	8.5	0.779	63	8.5	0.786	75	8.5	0.782	88	8.5	0.782	98	8.5	0.775	109	8.5
Jackson	0.809	68	8.8	0.769	73	8.5	0.757	80	8.5	0.745	89	8.5	0.737	95	8.5	0.720	97	8.8
Jasper	0.782	66	8.1	0.743	65	7.4	0.736	73	7.4	0.719	78	7.4	0.715	84	7.4	0.700	87	8.1
Jeff Davis	0.821	35	9.6	0.865	63	10.8	0.853	69	10.8	0.802	65	10.8	0.818	77	10.8	0.832	93	9.6
Jefferson	0.799	74	9.2	0.733	65	7.5	0.727	74	7.5	0.730	86	7.5	0.710	87	7.5	0.687	84	9.2
Jim Hogg	0.831	73	9.4	0.813	82	9.4	0.786	87	9.4	0.780	98	9.4	0.756	99	9.4	0.750	104	9.4
Jim Wells	0.825	71	9.4	0.797	79	8.9	0.765	80	8.9	0.768	94	8.9	0.748	98	8.9	0.740	102	9.4
Johnson	0.789	52	8.1	0.779	67	8.6	0.773	77	8.6	0.776	90	8.6	0.771	99	8.6	0.763	106	8.1
Jones	0.780	41	8.5	0.771	55	9.0	0.794	73	9.0	0.780	82	9.0	0.803	102	9.0	0.784	104	8.5
Karnes	0.800	60	8.8	0.791	75	8.9	0.766	77	8.9	0.767	91	8.9	0.751	95	8.9	0.749	106	8.8
Kaufman	0.797	57	8.6	0.790	72	9.0	0.776	80	9.0	0.777	93	9.0	0.763	98	9.0	0.757	104	8.6
Kendall	0.791	53	8.6	0.771	64	8.3	0.773	74	8.3	0.764	84	8.3	0.762	94	8.3	0.763	104	8.6
Kenedy	0.826	73	9.2	0.793	79	8.7	0.771	84	8.7	0.763	94	8.7	0.735	96	8.7	0.731	100	9.2
Kent	0.801	43	9.0	0.801	60	10.0	0.796	70	10.0	0.806	85	10.0	0.799	93	10.0	0.798	104	9.0
Kerr	0.789	49	8.4	0.765	58	8.0	0.764	69	8.0	0.763	80	8.0	0.768	91	8.0	0.768	104	8.4
Kimble	0.775	42	8.2	0.758	53	7.6	0.763	66	7.6	0.757	75	7.6	0.772	88	7.6	0.768	100	8.2
King	0.804	45	9.4	0.794	59	9.6	0.804	74	9.6	0.802	87	9.6	0.811	103	9.6	0.802	111	9.4
Kinney	0.812	53	8.8	0.780	62	8.0	0.773	70	8.0	0.777	82	8.0	0.790	97	8.0	0.781	108	8.8
Kleberg	0.826	72	9.4	0.794	79	8.7	0.764	81	8.7	0.761	93	8.7	0.739	96	8.7	0.731	99	9.4
Knox	0.800	46	9.4	0.788	58	9.3	0.801	76	9.3	0.798	88	9.3	0.809	104	9.3	0.798	111	9.4
Lamar	0.783	53	8.2	0.777	66	8.9	0.770	74	8.9	0.769	87	8.9	0.759	93	8.9	0.752	98	8.2
Lamb	0.837	47	10.1	0.828	60	9.6	0.800	63	9.6	0.821	80	9.6	0.818	88	9.6	0.820	103	10.1

EXHIBIT "B"

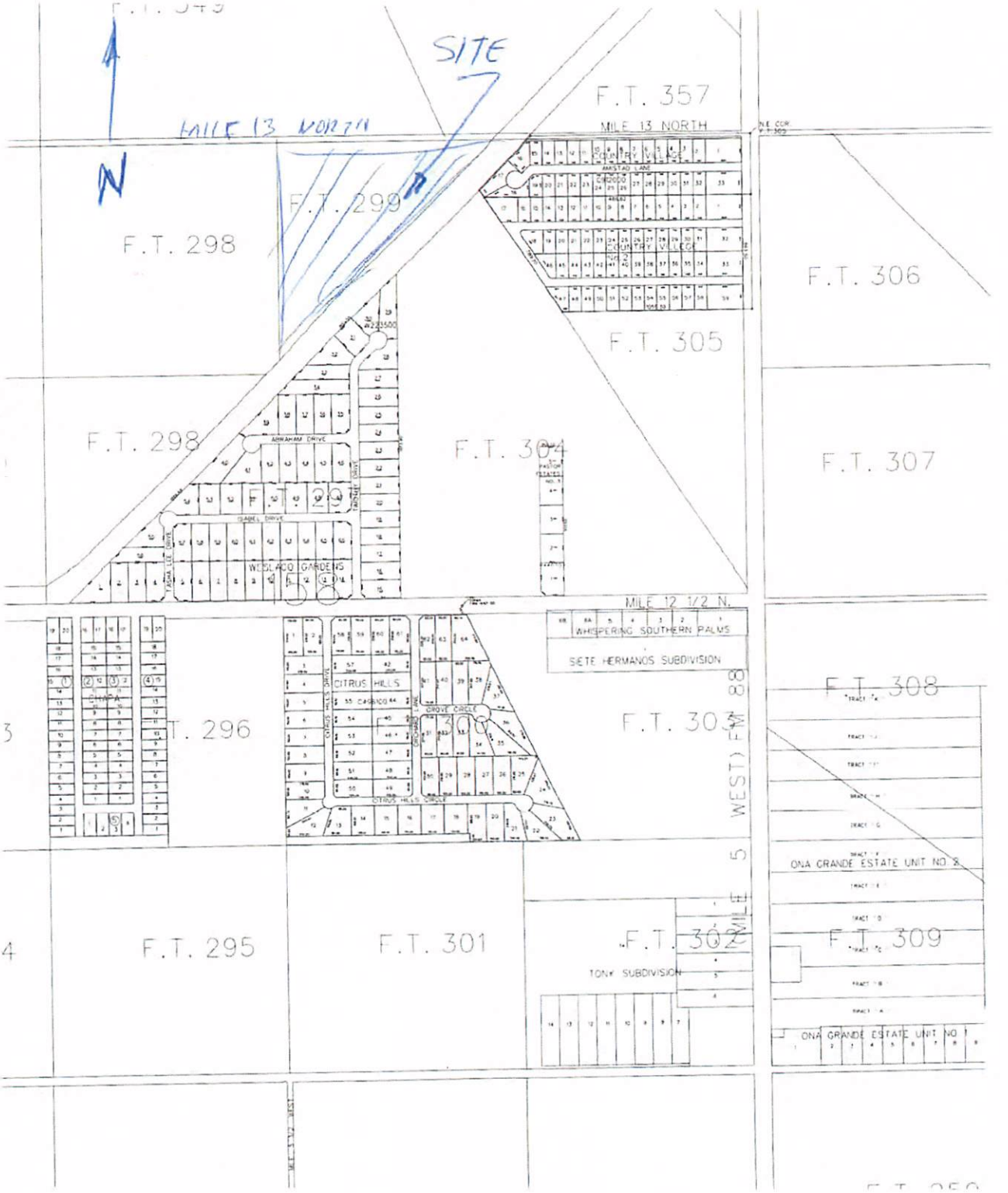
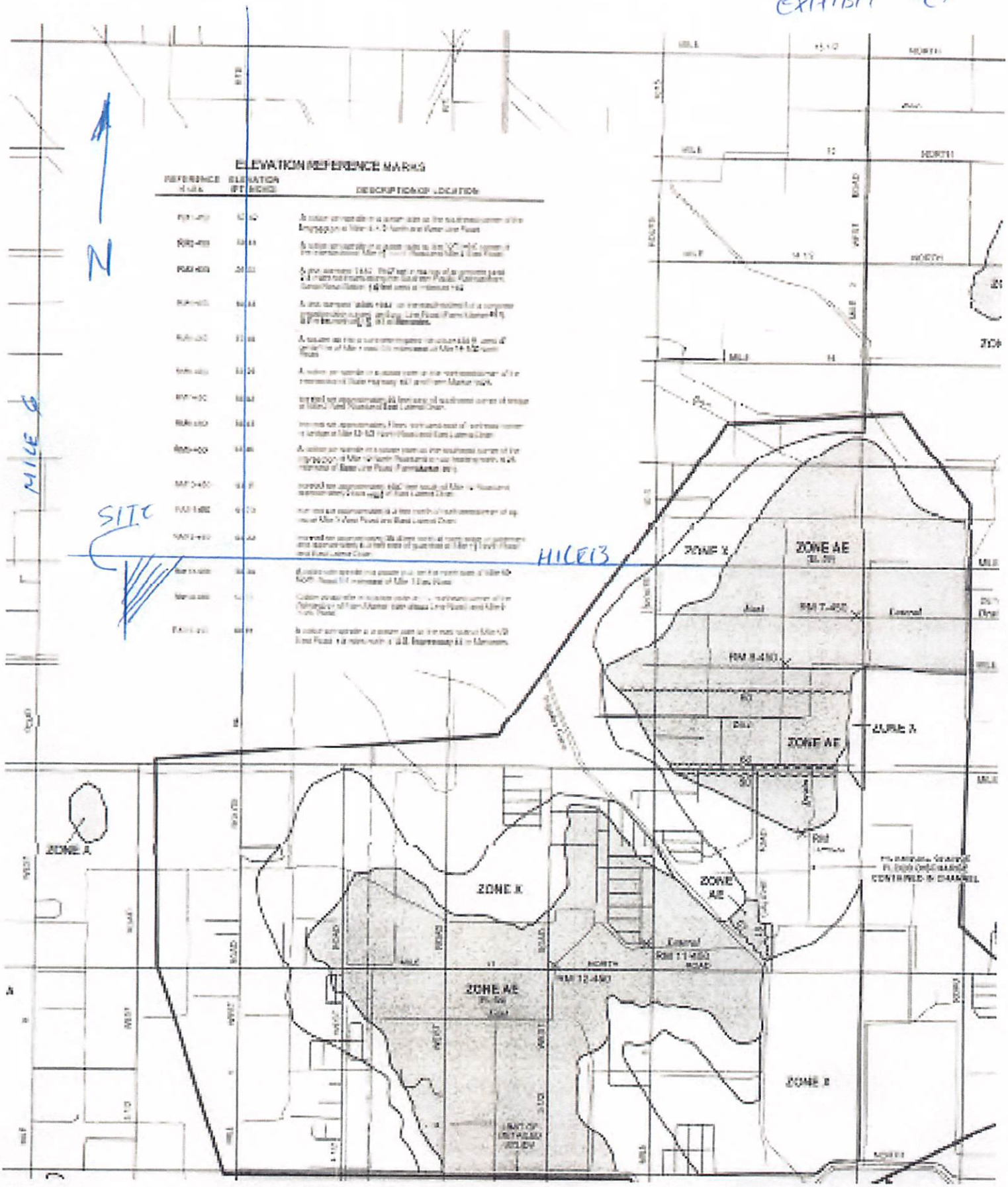

SITE
N
MILE 13 NORTH
F.T. 357
F.T. 299
F.T. 298
F.T. 306
F.T. 305
F.T. 298
F.T. 304
F.T. 307
F.T. 297
WESLACO GARDENS
MILE 12 1/2 N.
WHISPERING SOUTHERN PALMS
SIETE HERMANOS SUBDIVISION
F.T. 296
CITRUS HILLS
GROVE CIRCLE
F.T. 303
F.T. 308
ONA GRANDE ESTATE UNIT NO. 8
F.T. 295
F.T. 301
F.T. 302
TONY SUBDIVISION
F.T. 309
ONA GRANDE ESTATE UNIT NO. 1
MILE 5 (WEST)

EXHIBIT "C"


N
MILE 6
SITE
MILE 13
ELEVATION REFERENCE MARKS
REFERENCE MARK
ELEVATION (FT. NGVD)
DESCRIPTION OF LOCATION
ZONE X
ZONE AE
ZONE A
ZONE B
RM 8.450
RM 11.450
RM 12.450
CENTERLINE OF CHANNEL
LIMIT OF DETAILED STUDY

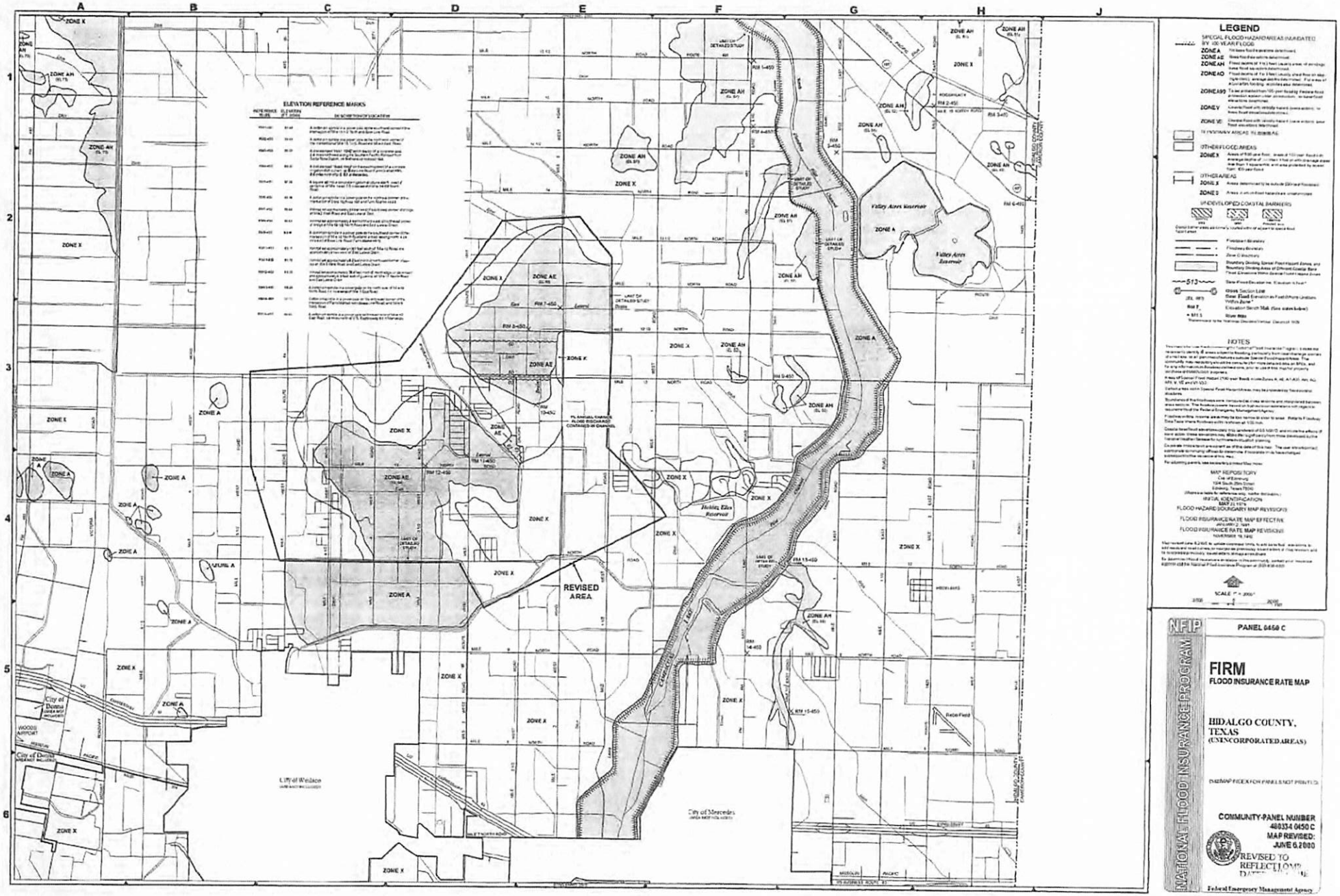

ELEVATION REFERENCE MARKS
REVISED AREA
LEGEND
NOTES
MAP REPOSITORY
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
FLOOD HAZARD BOUNDARY MAP REVISIONS
FLOOD INSURANCE RATE MAP EFFECTIVE
FLOOD INSURANCE RATE MAP REVISIONS
SCALE
PANEL 0450 C
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000
REVISED TO REFLECT LOMR
Federal Emergency Management Agency
NATIONAL FLOOD INSURANCE PROGRAM
NFIP

EXHIBIT "D" HIDALGO COUNTY, TEXAS -

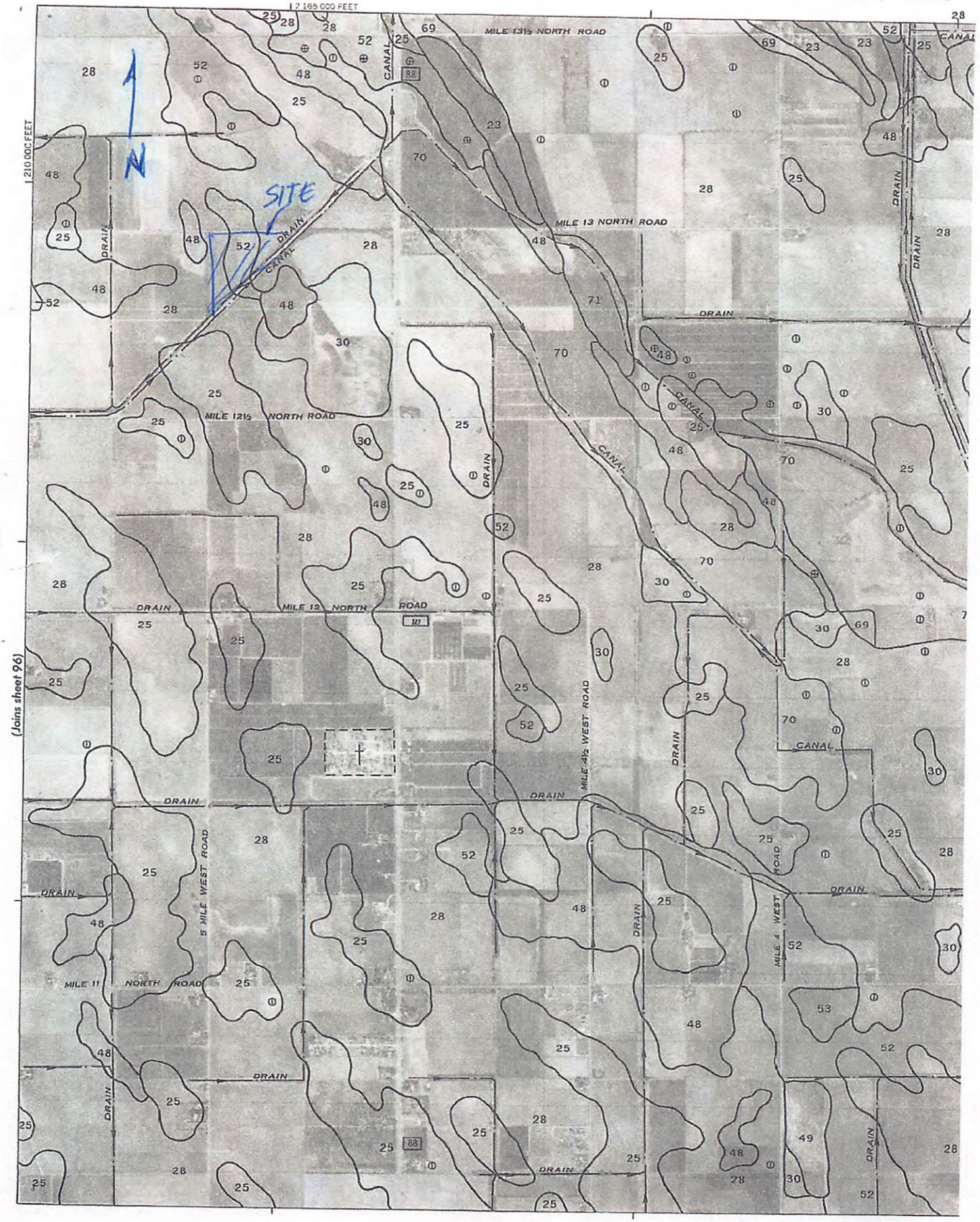


TABLE 18.--SOIL AND WATER FEATURES

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

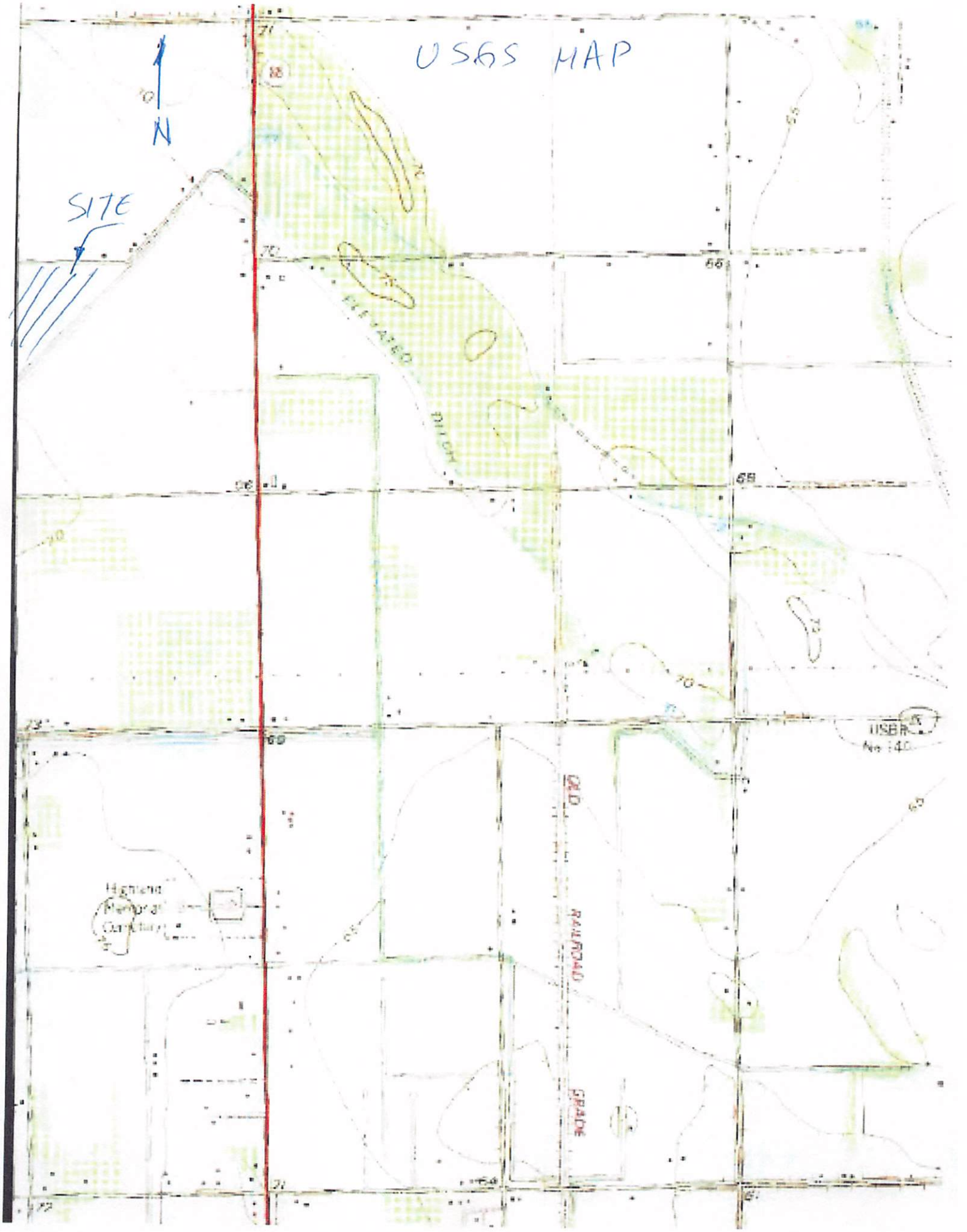
Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2---------- Benito	D	Occasional	Long------	Sep-May	4.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
3, 4---------- Brennan	B	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
5, 6---------- Camargo	B	Rare--------	Brief-----	Sep-May	>6.0	---	---	---	---	Moderate	Low.
7---------- Cameron	D	None--------	---	---	5.0-6.0	Apparent	Sep-May	---	---	High-----	Low.
8---------- Comitas	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
9, 10, 11--------- Delfina	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
12---------- Delmita	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
13:* Delmita----------	C	None--------	---	---	>6.0	---	---	20-40	Thin	Moderate	Low.
Randado----------	C	None--------	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
14---------- Falfurrias	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
15**---------- Grulla	D	Frequent----	Very long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
16, 17, 18-------- Hargill	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
19---------- Harlingen	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
20---------- Harlingen	D	None--------	---	---	5.0-6.0	---	---	---	---	High-----	Moderate.
21:* Harlingen--------	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
22, 23, 24-------- Hebbronville	B	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
25, 26, 27, 28, 29---------- Hidalgo	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
30---------- Hidalgo	B	None--------	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low.
31:* Hidalgo----------	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
Urban land.											
32:* Jimenez----------	C	None--------	---	---	>6.0	---	---	7-20	Thin	High-----	Low.

See footnotes at end of table.

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

Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corro	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc
					Ft			In			
32:* Quemado	C	None	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33---- Laredo	B	None	---	---	>6.0	---	---	---	---	High	Low.
34---- Matamoros	C	Occasional	Long	Sep-May	>6.0	---	---	---	---	High	Low.
35, 36, 37, 38---- McAllen	C	None	---	---	>6.0	---	---	---	---	High	Low.
39, 40, 41---- Mercedes	D	None	---	---	>6.0	---	---	---	---	High	Low.
42---- Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces	C	None	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita	A	None	---	---	>6.0	---	---	---	---	Low	Low.
44, 44---- Olmito	D	None	---	---	>6.0	---	---	---	---	High	Low.
45,* 46,* 47.* Pits											
48---- Racombes	B	Rare	---	---	>6.0	---	---	---	---	High	Low
49---- Racombes	B	Rare	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low
50---- Ramadero	B	Common	Brief	Sep-May	>6.0	---	---	---	---	High	Low
51:* Randado	C	None	---	---	>6.0	---	---	8-20	Thin	Moderate	Low
Cuevitas	D	None	---	---	>6.0	---	---	8-14	Thin	Moderate	Low
52---- Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low
53---- Raymondville	D	None	---	---	2.5-4.5	Apparent	Sep-May	---	---	High	Low
54:* Raymondville	D	None	---	---	>6.0	---	---	---	---	High	Low
Urban land.											
55---- Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low
56---- Reynosa	B	None	---	---	1.5-4.5	Apparent	Sep-May	---	---	High	Low
57:* Reynosa	B	None	---	---	>6.0	---	---	---	---	High	Low
Urban land.											
58**---- Rio	D	Frequent	Long	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High	Low
59**---- Rio	D	Frequent	Long	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High	Lo

See footnotes at end of table.


USGS MAP
N
SITE
Highland Memorial Cemetery
USBR

EL FARITO ESTATES SUBDIVISION

A 17.15 ACRES OUT FARM TRACT 299 THE WEST AND ADAMS TRACTS SUBDIVISION MAP, OR PAT THERE OF RECORDED IN VOLUME 2 PAGES 34 - 37 IN HIDALGO COUNTY TEXAS

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 68.50 ELEVATION OR 18" OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 13 NORTH ROAD WHICHEVER IS GREATER

2. THIS SUBDIVISION IS LOCATED IN ZONE "A" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN FEMA FIRM COMMUNITY PANEL No. 480338 0430 C EFFECTIVE DATE: MAP REVISED 06-06-2000 (LOMR DATE 05-30-2002)

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

3. SETBACKS:
FRONT SETBACK: 40.00 FEET
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

---NGVD NO. 1--ELEV. 99.88 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE 13 NORTH ROAD IN THE VICINITY APPROXIMATE 234.00 FEET FROM THE S.W. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: X=1148113.29 Y=1961788.90

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THE CITY OF WESLACO AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 51.632 CUBIC-FEET (1.18 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL REGULATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 13 NORTH ROAD SIDE DITCH. DETENTION WILL BE ACCOMPLISH BY HOLDING THE EXISTING DRAIN DITCH. (SEE SHEET No.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCDD#1.)

8. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET TO FIT HIDALGO COUNTY NEEDS, UNLESS OTHERWISE NOTED ON THIS PLAT. DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

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

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

13. EL FARITO LLC, THE SUBDIVIDER OF EL FARITO ESTATES SUBDIVISION, RETAINS A PLANET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVAL S. COUNTY CONSTRUCTION SPECIFICATIONS 3.11.4.

16. DRAINAGE IMPROVEMENTS ALONG MILE 13 NORTH ROAD ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1

17. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

18. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 10 FROM MILE 13 NORTH ROAD. A 24 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, AND 9&10 TO PROVIDE ENTRANCE AND EGRESS TO LOTS.

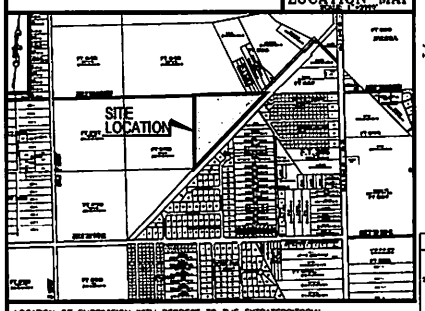
19. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE (NOTE #7) IF IT DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENT ARE GREATER THAN STATED ABOVE (NOTE #7) DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

20. LANDSCAPING IS REQUIRED PER CITY ORDINANCE

21. STREETLIGHT MUST BE LOCATED EVERY 300 FEET

22. A 5 FEET SIDE WALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF THE ISSUANCE OF A NOTICE TO PROCEED.

LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY.

EL FARITO ESTATES SUBDIVISION IS LOCATED SOUTH SIDE OF MILE 13 NORTH ROAD APPROXIMATE 3 MILE EAST OF MILE 6 WEST ROAD. THE ONLY HIGHER MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 43,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 5 MILE ETJ OF THE CITY OF WESLACO, TEXAS UNDER LOCAL GOVERNMENT CODE 42.021 PRECINCT. No. 1.

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

EL FARITO LLC
AS OWNER OF THE 17.15 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL FARITO ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

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

_____ _____
HUMBERTO GARCIA -MANAGING MEMBER DATE
P.O. BOX 738
WESLACO TEXAS, 78599

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUMBERTO GARCIA -MANAGING MEMBER OF EL FARITO LLC KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____DAY OF _____20_____

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL FARITO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON._____ _____

_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

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

ON: _____ AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY_____ DEPUTY

LEGEND

●	- 1/2" IRON ROD FOUND
■	- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
○	- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
⊡	- SET 60-D NAIL
ROW	- RIGHT OF WAY
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCING
SWC	- SOUTHWEST CORNER
V ⌐¬	- LATITUDES AND LONGITUDE COORDINATES
⊠	- SUBDIVISION CONCRETE MONUMENT WITH GPS COORDINATES

INDEX TO SHEETS OF EL FARITO ESTATES SUBDIVISION

SHEET 1	HEADING, NOTES, LOCATION MAP, AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOT, STREETS AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS) SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS STATED. H.C.E.D. NO. 1 CERTIFICATION, RECEIVER AND RETURN TO, AND REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP, TYPICAL WATER SERVICE CONNECTION, REVISION NOTES, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SURVEYOR'S DESCRIPTION, CERTIFICATION, AND ATTESTATION, TYPICAL WATER SERVICE CONNECTION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES & CONSTRUCTION DETAILS

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND ANY LAY THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 10' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF ITS EASEMENT HEREIN GRANTED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE, HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THE WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 12' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINES AS RELOCATED THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED PROPERTY AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING. THE EASEMENT CONVEYED HEREIN WAS OBTAINED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS____ DAY OF _____ 20____

_____
HUMBERTO GARCIA -MANAGING MEMBER
P.O. BOX 738
WESLACO TEXAS, 78599

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.032(c)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EL FARITO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20____

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 202_

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
No 94001 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

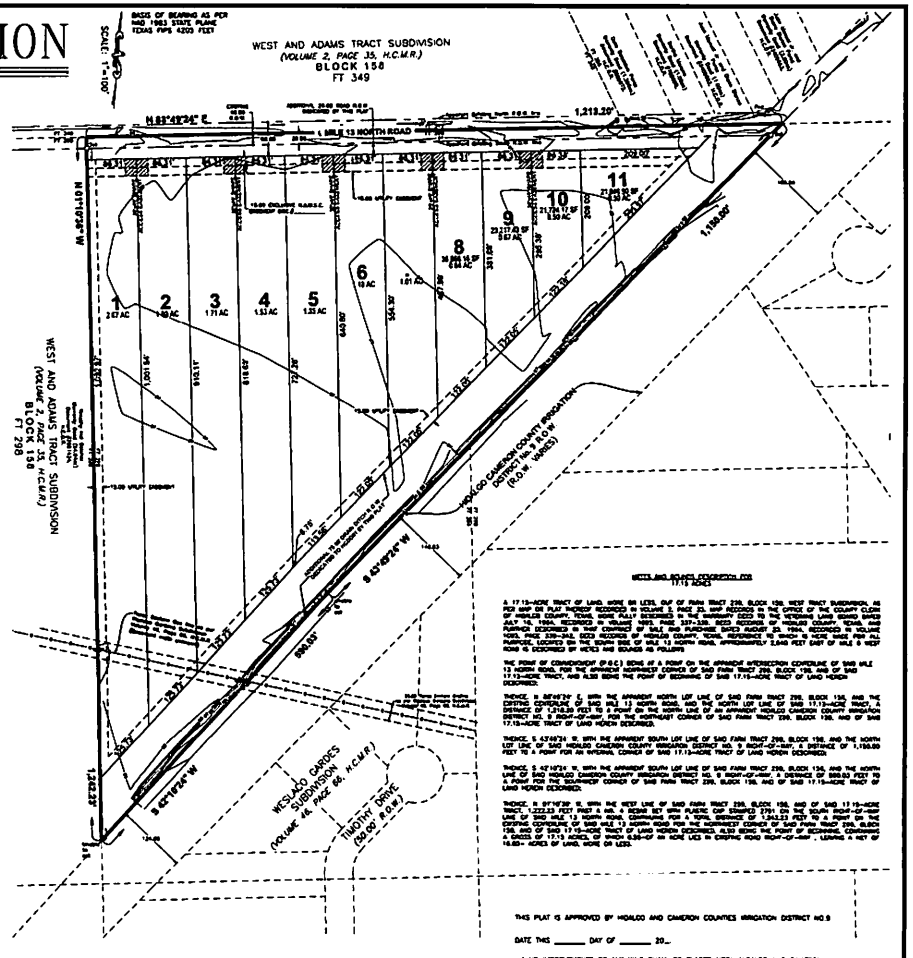
I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS DRAWN FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

DATED THIS THE _____ DAY OF _____ 20____

PRELIMINARY
REGISTERED PROFESSIONAL SURVEYOR
NO 2791 STATE OF TEXAS

PRINCIPAL CONTACTS

	Name	Address	City & Zip	Phone
OWNER:	EL FARITO LLC HUMBERTO GARCIA -MANAGING MEMBER	P.O. BOX 738	WESLACO, TEXAS 78599	(956) 314-8533
ENGINEER:	GUILLERMO A. ARRATIA P.E.	328 N. 10TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR:	HOMERO L. GUTIERREZ R.P.L.S.	2500 S.BALDERAS	WESLACO, TEXAS 78572	(956) 565-5478



METES AND BOUNDS DESCRIPTION FOR 17.15 ACRES

A 17.15-ACRE TRACT OF LAND, MORE OR LESS, OUT OF FARM TRACT 299, BLOCK 1 58, WEST AND ADAMS TRACT SUBDIVISION AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, WHICH WAS FULLY DESCRIBED IN A SURVEY DEED TO THE VETERANS LAND BOARD DATED JULY 16, 1964, RECORDED IN VOLUME 1095, PAGE 327-330, RECORDS OF HIDALGO COUNTY, TEXAS, SAID PARCEL HEREIN DESCRIBED IS NOW COMPRISED OF SALE AND PURCHASE DATED AUGUST 24, 1964, RECORDED IN VOLUME 1100, PAGE 330-334, DEED RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE SOUTH SIDE OF MILE 13 NORTH ROAD, APPROXIMATELY 2,640 FEET EAST OF MILE 6 WEST ROAD IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT INTERSECTION CENTERLINE OF 1,980 MILE 13 NORTH ROAD, FOR THE APPARENT NORTHWEST CORNER OF SAID FARM TRACT 299, BLOCK 1 58, AND OF SAID 17.15-ACRE TRACT, AND 1,320 BEING THE POINT OF BEGINNING OF THE 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 89°49'34" E, WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 299, BLOCK 1 58, AND THE CENTERLINE OF SAID MILE 13 NORTH ROAD, AND THE NORTH LOT LINE OF SAID 17.15-ACRE TRACT, A DISTANCE OF 1,319.20 FEET TO A POINT FOR AN INTERIOR CORNER OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF SAID FARM TRACT 299, BLOCK 1 58, AND OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 00°10'26" W, WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 299, BLOCK 1 58, AND THE NORTH LOT LINE OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED, PASSING AT A DISTANCE OF 1,155.00 FEET TO A POINT FOR AN INTERIOR CORNER OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 89°49'34" E, WITH THE APPARENT SOUTH LOT LINE OF SAID FARM TRACT 299, BLOCK 1 58, AND THE NORTH LOT LINE OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED, PASSING AT A DISTANCE OF 1,156.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID FARM TRACT 299, BLOCK 1 58, AND OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 00°10'26" W, WITH THE WEST LOT LINE OF SAID FARM TRACT 299, BLOCK 1 58, AND OF SAID 17.15-ACRE TRACT, 1,222.83 FEET PASS AT 30.00' A REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 13 NORTH ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,243.83 FEET TO A POINT IN THE APPARENT CENTERLINE OF SAID MILE 13 NORTH ROAD FOR THE NORTHWEST CORNER OF SAID FARM TRACT 298, BLOCK 1 58, AND OF SAID 17.15-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF ECHINUS, CONTAINING A GROSS OF 17.15 ACRES, OF WHICH 0.50+/- OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 16.65+/- ACRES OF LAND, MORE OR LESS.

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

DATE THIS _____ DAY OF _____ 20__

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDD #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. HCDD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL HCDD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

4. HCDD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

5. HCDD#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

CITY MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS EL FARITO ESTATES SUBDIVISION, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____ 20__

_____ _____
ATTESTED BY: CITY SECRETARY, WESLACO MAYOR OF CITY OF WESLACO

PLANNING & ZONING COMMISSION CERTIFICATION

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

THE _____ DAY OF _____ 20__

_____
CHAIRPERSON-PLANNING & ZONING COMMISSION

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. STREET FIRM No. F - 9050
DONNA, TEXAS 78537 PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

SHEET 1 OF 2

DRAWING DATE: JUNE 16, 2023
REVISED DATE: 08-25-2023

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATA

EL FARITO ESTATES SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL FARITO ESTATES SUBDIVISION AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO DEVELOPER TO ESTABLISH THAT IT HAS SUFFICIENT CAPACITY IN ITS EXISTING FACILITIES AND ITS AVAILABLE TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS ONE EXISTING 8" ALONG THE WEST SIDE OF MILE 13 NORTH ROAD ROAD FRONT.

WATER DISTRIBUTION FOR THE EL FARITO ESTATES SUBDIVISION CONSISTS OF THREE (3)-1" DIAMETER DUAL SERVICE LINES ONE (1)-3/4" DIAMETER SINGLE SERVICE LINE. THE DUAL SERVICE LINES, THE SINGLE SERVICE LINE, THE FIRE HYDRANT, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $_____ OR $_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $_____ WHICH COVERS THE $_____ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA

SEWAGE FROM T & O RANCH No.3 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENCE SANITARIAN HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. TOTAL OF 4 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A -HIDALGO FINE SANDY LOAM, (25); HYDROLOGIC GROUP B. -HIDALGO SANDY CLAY LOAM (28). HYDROLOGIC GROUP B. -WILLACY FINE SANDY LOAM (70). HYDROLOGIC GROUP B EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $10,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $_____ WHICH EQUALS TO $_____ PER LOT.

SEWAGE FACILITIES – SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $10,500.00, FOR THE ENTIRE SUBDIVISION.

PRELIMINARY

GUILLERMO A. ARRATIA, P.E. _____ DATE

P.E. # 94001

DRAINAGE REPORT FOR
EL FARITO ESTATES SUBDIVISION

EL FARITO ESTATES IS A PROPOSED 11-LOT (2.915) RESIDENTIAL SUBDIVISION LOCATED IN HIDALGO COUNTY, LOCATED ON THE EAST SIDE OF MILE 4 W RD AND APPROXIMATELY 2,300 FT NORTH OF MILE 11 N. BEING A 20.00-ACRE TRACT OF LAND OUT OF TRACT 268, BLOCK 1-31 OF THE WEST TRACT SUBDIVISION, LLANO GRANDE GRANT VOL. 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THE PROPOSED SUBDIVISION IS IN ZONE "X" (NO SHADING) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD- PLAIN, AND ZONE "X" (SHADING) DEFINED AS AREAS OF 500-LOOD; 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 FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C. REVISED TO REFLECT LOMR DATED MAY 30, 2002.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF: -HIDALGO FINE SANDY LOAM, (25); HYDROLOGIC GROUP B. -HIDALGO SANDY CLAY LOAM (28). HYDROLOGIC GROUP B. -WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B. SOIL SURVEY IS ATTACHED

THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN A EAST DIRECTION TOWARDS THE EXISTING DRAIN DITCH. THERE IS CURRENTLY NO APPARENT OFF-SITE FLOW INTO THE NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10-YEAR STORM EVENT GENERATES 7.58 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 20.52 CFS FOR A 50-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 12.96 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 35,871 CUBIC FEET (0.823 AC-FT) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT ON EL FARITO ESTATES SUBDIVISION. RUNOFF WILL BE DETAINED BY WIDENING THE EXISTING DITCH ON THE EAST SIDE OF THE SUBDIVISION. TOTAL DETENTION PROVIDED AFTER IMPROVEMENTS WOULD BE 35,863 CUBIC FEET (0.823 AC-FT). RUNOFF WILL NOT BE INCREASED DURING A 50- YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

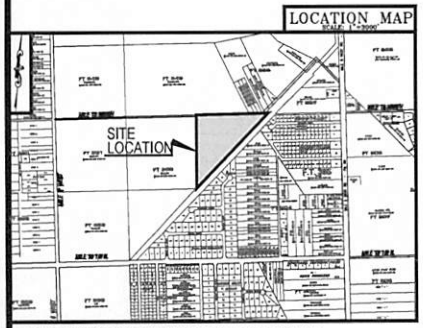
PRELIMINARY

GUILLERMO A. ARRATIA, P.E. _____ DATE

P.E. # 94001

LOCATION MAP

SCALE: 1" = 2000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:

EL FARITO ESTATES SUBDIVISION IS LOCATED SOUTH SIDE OF MILE 13 NORTH ROAD APPROXIMATE 3/4 MILE EAST OF MILE 6 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 45,000 – 2020 CENSUS) AND HIDALGO COUNTY - PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ETJ OF THE CITY OF WESLACO, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT No. 1.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

EL FARITO ESTATES SUBDIVISION HA SIDO PROVISTA DE AGUA POTABLE POR MILITARY HIGHWAY WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISIÓN. N.A.W.S.C. TIENE UNA LÍNEA DE AGUA DE 3 PULGADAS DE DIÁMETRO A LADO ESTE DE LA CALLE MILLA 4 WEST

LA DISTRIBUCIÓN DE AGUA PARA T & O RANCH No.3 SUBDIVISION CONSISTE EN DOS (2) LÍNEAS DE 1" DIÁMETRO DE SERVICIO DUAL CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LÍNEAS DE SERVICIO DUALES Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE $_____ O $_____ POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. $_____ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, $_____. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CASA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE LOS CAMPOS DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON 1,500.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACIÓN FINAL.

CON EL ARCHIVAMIENTO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISIÓN PROPORCIONARÁ UNA GARANTÍA FINANCIERAS ADECUADAS CON DESEMPEÑO EN FORMA DE UN (CHEQUE PERSONAL) REPRESENTANDO UN "DEPÓSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE ($6,000.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SÉPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISIÓN INCLUIRÁ EL COSTO DE UN SISTEMA DE FOSA SÉPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUÉS DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACIÓN DE UN SISTEMA SÉPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISIÓN. Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACIÓN PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SÉPTICA. LAS FOSAS SÉPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACIÓN DE LUZ Y AGUA.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SORA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE $_____ O $_____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ $1,500.00 POR SISTEMA A UN COSTO TOTAL DE $6,000.00 TODA LA SUBDIVISIÓN.

PRELIMINARY

GUILLERMO A. ARRATIA, P.E. _____ DATE

P.E. # 94001

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

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

_____ _____

HERIBERTO GARCIA –MANAGING MEMBER DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERIBERTO GARCIA –MANAGING MEMBER OF EL FARITO LLC KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONSTRUCTION COST ESTIMATE	
1–WATER:	$
2–OSSF:	$ 10,500.00
3–PAVING:	$
4–DRAINAGES:	$
TOTAL:	$

FIRE HYDRANT WITHIN 600', SHALL HAVE 4 ½" OUTLET FACING THE STREET WITH 18" TO 24" CLEARANCE FROM BOTTOM OF OUTLET TO GRADE LEVEL FOR HYDRANT WRENCH – HYDRANTS SHALL BE MARKED ON THE STREETS WITH REFLECTIVE BLUE MARKER TO SHOW LOCATION OF HYDRANTS. SHALL HAVE 3' CLEARANCE FROM ANY FENCES, POLES, BRUSH, ETC.

BASIS OF BEARING AS PER NAD 1983 STATE PLANE TEXAS FIPS 4205 FEET

SCALE: 1"=100'

WEST AND ADAMS TRACT SUBDIVISION
(VOLUME 2, PAGE 35, H.C.M.R.)
BLOCK 158
FT 349

1 MILE 13 NORTH ROAD

LEGEND

- ● – 1/2" IRON ROD FOUND
- ■ – 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 279
- ○ – 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 279
- ⚒ – SET 60-D NAIL
- R.O.W. – RIGHT OF WAY
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCING
- S.W.C. – SOUTHWEST CORNER
- X ||| – LATITUDE AND LONGITUDE COORDINATES
- ⊕ – SURVEYORS CONCRETE MONUMENT WITH GPS COORDINATES

WEST AND ADAMS TRACT SUBDIVISION (VOLUME 2, PAGE 35, H.C.M.R.) BLOCK 158 FT 299

HIDALGO CAMERON COUNTY IRRIGATION DISTRICT No 9 (R.O.W. VARIES)

WESLACO GARDES SUBDIVISION (VOLUME 46, PAGE 66, H.C.M.R.)

TIMOTHY DRIVE (50.00' R.O.W.)

TYPICAL WATER METER INSTALLATION

N.T.S.

SINGLE WATER SERVICE CONNECTION

N.T.S.

TYPICAL FIRE HYDRANT INSTALLATION

N.T.S.

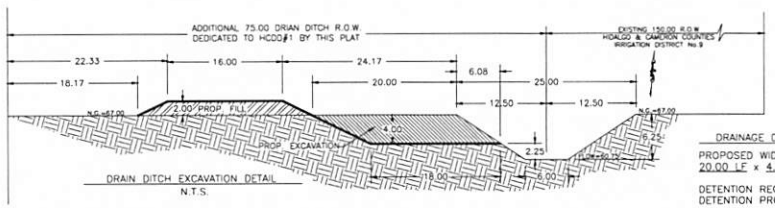
TYPICAL WATER SERVICE CONNECTION ELEVATION

N.T.S.

DUAL WATER SERVICE CONNECTION

N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER



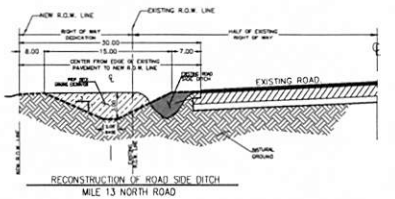
DRAIN DITCH EXCAVATION DETAIL

N.T.S.

DRAINAGE DETENTION CALCULATIONS

PROPOSED WIDENING OF DRAIN DITCH EXCAVATION
20.00 LF x 4.00 LF X 700 LF = 56,000.00 CF

DETENTION REQUIRED: 51,852.00 CF
DETENTION PROVIDED: 56,000.00 CF



RECONSTRUCTION OF ROAD SIDE DITCH
MILE 13 NORTH ROAD

DRAWING DATE: NOVEMBER 10, 2022

RELEASE DATE: JANUARY 13, 2023

DRAWING REVISED DATE: 08/22/2023

DRAWN BY: JST

CHECKED BY: GUILLERMO A. ARRATIA

SCALE: 1"= 100'

EL FARITO ESTATES SUBDIVISION

A 17.15 ACRES OUT FARM TRACT 299 THE WEST AND ADAMS TRACTS SUBDIVISION MAP, OR PAT THERE OF RECORDED IN VOLUME 2 PAGES 34 - 37 IN HIDALGO COUNTY TEXAS

PROPOSED WATER (N.A.W.S.C) AND DRAINAGE IMPROVEMENTS

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No.- F-9050
526 N. STREET
DONNA, TEXAS 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

SHEET 2 OF 2

EL FARITO ESTATES SUBDIVISION

A 17.15 ACRES OUT FARM TRACT 299 THE WEST AND ADAMS TRACTS SUBDIVISION MAP, OR PAT THERE OF RECORDED IN VOLUME 2 PAGES 34 - 37 IN HIDALGO COUNTY TEXAS

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 68.50 ELEVATION OR 18" OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 13 NORTH ROAD WHICHEVER IS GREATER

2. THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL No. 480334 0450 C EFFECTIVE DATE: MAP REVISED: 06-06-2000 (LOMR DATE 05-30-2002)

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

3. SETBACKS:
FRONT SETBACK: 40.00 FEET
REAR SETBACK: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->B.M. NO. 1-ELEV. 69.66 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE 13 NORTH ROAD IN THE VICINITY APPROXIMATE 254.00 FEET FROM THE S.W. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: X=1148113.26 Y=1661377.88.90

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THE CITY OF WESLACO AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 51,852 CUBIC-FEET (1.19 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL PECULATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 13 NORTH ROAD SIDE DITCH. DETENTION WILL BE ACCOMPLISH BY WIDENING THE EXISTING DRAIN DITCH. (SEE SHEET No.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCDD#1.)

8. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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

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

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

13. EL FARITO LLC THE SUBDIVIDER OF EL FARITO ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

16. DRAINAGE IMPROVEMENTS ALONG MILE 13 NORTH ROAD ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1

17. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

18. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THRUGH 10 FROM MILE 13 NORTH ROAD. A 24 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, AND 9&10 TO PROVIDE INGRESS AND EGRESS TO LOTS.

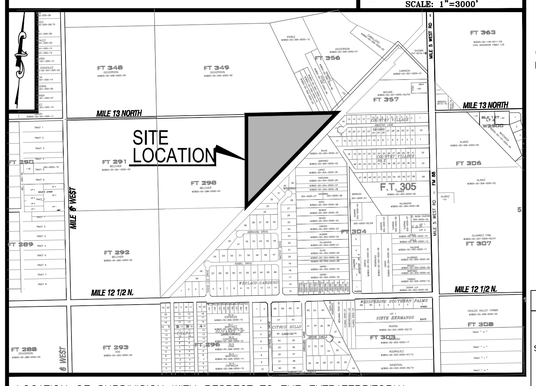
19. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE (NOTE #7) IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENT ARE GREATER THAN STATED ABOVE (NOTE #7) DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

20. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

21. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

22. A 5 FEET SIDE WALK IS REQUIRED ALONG EXTERIOR PERMITER UPON THE ISSUANCE OF THE ISSUANCE OF A NOTICE TO PROCEED.

LOCATION MAP
SCALE: 1"=3000'



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

EL FARITO ESTATES SUBDIVISION IS LOCATED SOUTH SIDE OF MILE 13 NORTH ROAD APPROXIMATE ½ MILE EAST OF MILE 6 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 45,000 – 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 5 MILE ETJ OF THE CITY OF WESLACO, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

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

EL FARITO LLC
AS OWNER OF THE 17.15 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL FARITO ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

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

_____ _____
HERIBERTO GARCIA –MANAGING MEMBER DATE
P.O. BOX 738
WESLACO TEXAS, 78599

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERIBERTO GARCIA –MANAGING MEMBER OF EL FARITO LLC KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL FARITO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON,_____, _____.

_____, _____.
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

THE COUNTY OF HIDALGO TEXAS

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

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

LEGEND

⊗	– 1/2" IRON ROD FOUND
●	– 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
○	– 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
⌖	– SET 60-D NAIL
R.O.W.	– RIGHT OF WAY
P.O.B.	– POINT OF BEGRIMING
P.O.C.	– POINT OF COMMENCING
S.W.C.	– SOUTHWEST CORNER
X: ___ Y: ___	– LATITUDE AND LONGITUDE COORDINATES
▣	– SURVEYORS CONCRETE MONUMENT WITH GPS COORDINATES

INDEX TO SHEETS OF EL FARITO ESTATES SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR' S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; H&CCID#9 AND HCHD. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR"WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND AND LAY THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS____ DAY OF _____ 20____.

HERIBERTO GARCIA –MANAGING MEMBER
P.O. BOX 738
WESLACO TEXAS, 78599

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EL FARITO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT
ON THE _____ DAY OF _____ 20___

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF_____, 202___.

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
No.94001 STATE OF TEXAS

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20____

PRELIMINARY
REGISTERED PROFESSIONAL SURVEYOR
NO.2791 STATE OF TEXAS

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
PROFESSIONAL LAND SURVEYOR

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone
OWNER:	EL FARITO LLC HERIBERTO GARCIA –MANAGING MEMBER	P.O BOX 738	WESLACO, TEXAS 78599	(956) 314-9553
ENGINEER:	GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR:	HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

BASIS OF BEARING AS PER NAD 1983 STATE PLANE TEXAS FIPS 4205 FEET

SCALE: 1" = 100'

WEST AND ADAMS TRACT SUBDIVISION
(VOLUME 2, PAGE 35, H.C.M.R.)
BLOCK 158
FT 349

P.O.C. / P.O.B
N.W. CORNER OF FT 299, BLOCK 158
X = 1148049.56
Y = 1661377.57

TOP OF PNAIL ON TOP OF POWER POLE ELEV. 69.66

EXISTING 40.00 R.O.W.

ADDITIONAL 20.00 ROAD R.O.W. DEDICATED BY THIS PLAT

Apparent Existing North R.O.W. line

1,218.20'

N 88°49'24" E

MILE 13 NORTH ROAD

Apparent Existing South R.O.W. line

Set

Found

Unable to set

CONCRETE MONUMENT X=1148128.31 Y=1661703.53

CONCRETE MONUMENT X=1148112.74 Y=1660569.2997

N 01°10'36" W

1,150.00'

209.00'

155.56

295.37'

1,092.97'

1,001.54'

910.11'

818.69'

727.26'

640.60'

554.30'

467.99'

381.69'

295.38'

209.00'

122.16'

122.05'

122.05'

122.05'

122.05'

122.05'

146.63

1,242.23'

S 42°10'24" W

590.03'

S 43°49'24" W

125.73'

125.73'

125.73'

125.73'

124.69

8.75'

114.66'

40.00

60.00

20.00

86.31'

86.38'

209.00'

15.00 EXCLUSIVE N.A.W.S.C. EASEMENT DOC.#_____

15.00 UTILITY EASEMENT

30'x40' SHARE ACCESS EASEMENT

1	2	3	4	5	6	7	8	9	10	11
2.07 AC	1.89 AC	1.71 AC	1.53 AC	1.35 AC	1.18 AC	1.01 AC	36,666.15 SF	29,217.43 SF	21,784.17 SF	21,840.50 SF
90,388.06 SF	82,493.19 SF	74,602.68 SF	66,712.17 SF	59,012.92 SF	51,563.20 SF	44,114.58 SF	0.84 AC	0.67 AC	0.50 AC	0.50 AC

HIDALGO CAMERON COUNTY IRRIGATION DISTRICT No. 9 R.O.W. (R.O.W. VARIES)

Texas Eastern Gas line 08 per Weslaco Gardens Subdivision Volume 46, Page 66, H.C.M.R. (Easement width unknown)

ADDITIONAL 5.00' BRANDTOS R.O.W. DEDICATED TO HCDD#1 BY THIS PLAT

30.00 Texas Eastern Gasline as per Weslaco Gardens Subdivision Volume 46, Page 66, H.C.M.R.

WESLACO GARDES SUBDIVISION (VOLUME 46, PAGE 66, H.C.M.R.)

TIMOTHY DRIVE (50.00' R.O.W.)

WEST AND ADAMS TRACT SUBDIVISION (VOLUME 2, PAGE 35, H.C.M.R.) BLOCK 158 FT 298

Timothy Hal Stecker Warranty Deed Document #2951424

Gale Anderson Lewis Warranty Deed Document #2951423

Sam Mundt Warranty Deed Document #2951422

Dorothy A Dennard (Undivided Interest)

Wesley Mundt Warranty Deed Document #2951421

Wesley Mundt Warranty Deed Document #2951420

METES AND BOUNDS DESCRIPTION FOR 17.15 ACRES

A 17.15–ACRE TRACT OF LAND, MORE OR LESS, OUT OF FARM TRACT 299, BLOCK 158, WEST TRACT SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, MORE FULLY DESCRIBED IN THE WARRANTY DEED TO THE VETERANS LAND BOARD DATED JULY 16, 1964, RECORDED IN VOLUME 1095, PAGE 337–339, DEED RECORDS OF HIDALGO COUNTY, TEXAS; AND FURTHER DESCRIBED IN THAT CONTRACT OF SALE AND PURCHASE DATED AUGUST 20, 1964, RECORDED IN VOLUME 1095, PAGE 339–342, DEED RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE SOUTH SIDE OF MILE 13 NORTH ROAD, APPROXIMATELY 2,640 FEET EAST OF MILE 6 WEST ROAD IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCMENT (P.O.C.) BEING AT A POINT ON THE APPARENT INTERSECTION CENTERLINE OF SAID MILE 13 NORTH ROAD, FOR THE APPARENT NORTHWEST CORNER OF SAID FARM TRACT 299, BLOCK 158, AND OF SAID 17.15–ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 17.15–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 88°49'24" E, WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 299, BLOCK 158, AND THE EXISTING CENTERLINE OF SAID MILE 13 NORTH ROAD, AND THE NORTH LOT LINE OF SAID 17.15–ACRE TRACT, A DISTANCE OF 1,218.20 FEET TO A POINT ON THE NORTH LINE OF AN APPARENT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT–OF–WAY, FOR THE NORTHEAST CORNER OF SAID FARM TRACT 299, BLOCK 158, AND OF SAID 17.15–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 43°49'24" W, WITH THE APPARENT SOUTH LOT LINE OF SAID FARM TRACT 299, BLOCK 158, AND THE NORTH LOT LINE OF SAID HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT–OF–WAY, A DISTANCE OF 1,150.00 FEET TO A POINT FOR AN INTERNAL CORNER OF SAID 17.15–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 42°10'24" W, WITH THE APPARENT SOUTH LOT LINE OF SAID FARM TRACT 299, BLOCK 158, AND THE NORTH LINE OF SAID HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT–OF–WAY, A DISTANCE OF 590.03 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID FARM TRACT 299, BLOCK 158, AND OF SAID 17.15–ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 01°10'36" W, WITH THE WEST LINE OF SAID FARM TRACT 299, BLOCK 158, AND OF SAID 17.15–ACRE TRACT, 1,222.23 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SOUTH RIGHT–OF–WAY LINE OF SAID MILE 13 NORTH ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,242.23 FEET TO A POINT ON THE EXISTING CENTERLINE OF SAID MILE 13 NORTH ROAD FOR THE NORTHWEST CORNER OF SAID FARM TRACT 299, BLOCK 158, AND OF SAID 17.15–ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 17.15 ACRES, OF WHICH 0.55–OF AN ACRE LIES IN EXISTING ROAD RIGHT–OF–WAY , LEAVING A NET OF 16.60– ACRES OF LAND, MORE OR LESS.

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

DATE THIS _____ DAY OF _____ 20_.

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

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

CITY MAYOR CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS EL FARITO ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____, 20___.

_____ _____
ATTESTED BY: CITY SECRETARY, WESLACO MAYOR OF CITY OF WESLACO

PLANNING & ZONING COMMISSION CERTIFICATION

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

THE _____ DAY OF _____, 20___.

_____
CHAIRPERSON–PLANNING & ZONING COMMISSION

SHEET 1 OF 2

DRAWING DATE: JUNE 16, 2023
REVISED DATE: 09–20–2023

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No. F - 9050
526 N. STREET PH. (956) 784-0218
DONNA, TEXAS 78537 E-MAIL: NAINENGINEERING@YAHOO.COM

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
EL FARITO ESTATES SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS ONE EXISTING 8" ALONG THE WEST SIDE OF MILE 13 NORTH ROAD ROAD FROM

WATER DISTRIBUTION FOR THE EL FARITO ESTATES SUBDIVISION CONSISTS OF THREE (3)–1" DIAMETER DUAL SERVICE LINES ONE (1)–3/4" DIAMETER SINGLE SERVICE LINE. THE DUAL SERVICE LINES, THE SINGLE SERVICES LINE, THE FIRE HYDRANT, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $_____ OR $_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $_____ WHICH COVERS THE $_____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES
SEWAGE FROM T & O RANCH No.4 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON–SITE SEWAGE FACILITIES ('OSSF') CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENCE SANITARIAN HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOUL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. TOTAL OF 4 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A HIDALGO FINE SANDY LOAM, (25); HYDROLOGIC GROUP B. –HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B. –WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $10,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF $_____ WHICH EQUALS TO $_____ PER LOT.

SEWAGE FACILITIES – SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $10,500.00 FOR THE ENTIRE SUBDIVISION.

PRELIMINARY
GUILLERMO A. ARRATIA, P.E. _____ DATE
P.E. # 94001

STATE OF TEXAS · GUILLERMO A. ARRATIA · 94001 · PROFESSIONAL ENGINEER

DRAINAGE REPORT FOR
EL FARITO ESTATES SUBDIVISION

EL FARITO ESTATES IS A PROPOSED 11–LOT (2.915) RESIDENTIAL SUBDIVISION LOCATED IN HIDALGO COUNTY, LOCATED ON THE EAST SIDE OF MILE 4 W RD AND APPROXIMATELY 2,300 FT NORTH OF MILE 11 N. BEING A 20.00–ACRE TRACT OF LAND OUT OF TRACT 268, BLOCK 131 OF THE WEST TRACT SUBDIVISION, LLANO GRANDE GRANT VOL. 2, PAGES 34–37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THE PROPOSED SUBDIVISION IS IN ZONE "X" (NO SHADING) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD– PLAIN. AND ZONE "X" (SHADING) 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 FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C, REVISED TO REFLECT LOMR DATED MAY 30, 2002.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF: –HIDALGO FINE SANDY LOAM, (25); HYDROLOGIC GROUP B. –HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B. –WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B. SOIL SURVEY IS ATTACHED.

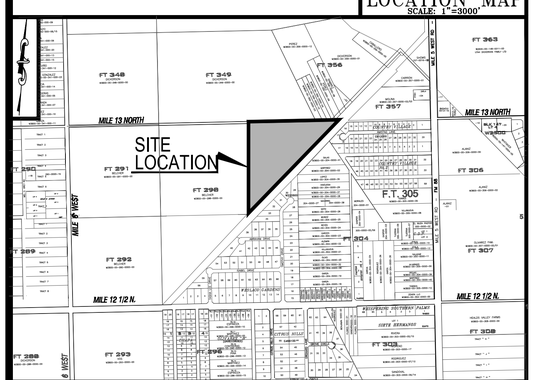
THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN A EAST DIRECTION TOWARDS THE EXISTING DRAIN DITCH. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10–YEAR STORM EVENT GENERATES 7.56 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 20.52 CFS FOR A 50–YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 12.96 CFS OF STORM RUNOFF FOR A 50–YEAR STORM EVENT.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 35,871 CUBIC FEET (0.823 AC–FT) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50–YEAR STORM EVENT ON EL FARITO ESTATES SUBDIVISION. RUNOFF WILL BE DETAINED BY WIDENING THE EXISTING DITCH ON THE EAST SIDE OF THE SUBDIVISION. TOTAL DETENTION PROVIDED AFTER IMPROVEMENTS WOULD BE 35,883 CUBIC FEET (0.823 AC–FT). RUNOFF WILL NOT BE INCREASED DURING A 50– YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

PRELIMINARY
GUILLERMO A. ARRATIA, P.E. _____ DATE
P.E. # 94001

STATE OF TEXAS · GUILLERMO A. ARRATIA · 94001 · PROFESSIONAL ENGINEER

LOCATION MAP
SCALE: 1"=3000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:

EL FARITO ESTATES SUBDIVISION IS LOCATED SOUTH SIDE OF MILE 13 NORTH ROAD APPROXIMATE ½ MILE EAST OF MILE 6 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 45,000 – 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ETJ OF THE CITY OF WESLACO, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT No. 1.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
EL FARITO ESTATES SUBDIVISION HA SIDO PROVEÍDA DE AGUA POTABLE POR MILITARY HIGHWAY WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUENO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISIÓN. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 3 PULGADAS DE DIAMETRO A LADO ESTE DE LA CALLE MILLA 4 WEST.

LA DISTRIBUCIÓN DE AGUA PARA T & O RANCH No.3 SUBDIVISIÓN CONSISTE EN DOS (2) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LÍNEAS DE SERVICIO DUALES Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE $_____ O $_____ POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. $_____ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, $_____ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN
SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORISADO POR EL ESTADO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA LAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE REVISADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON 1,500.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACIÓN FINAL.

CON EL ARCHIVAMIENTO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISIÓN PROPORCIONARA UNA GARANTÍA FINANCIERAS ADECUADAS CON DESEMPEÑO EN FORMA DE UN (CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE ($6,000.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SÉPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISIÓN INCLUIRÁ EL COSTO DE UN SISTEMA DE FOSA SÉPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUÉS DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACIÓN DE UN SISTEMA SÉPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISIÓN Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACIÓN PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SÉPTICA. LAS FOSAS SÉPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACIÓN DE LUZ Y AGUA

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $_____ O $_____ POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $1,500.00 POR SISTEMA A UN COSTO TOTAL DE $6,000.00 TODA LA SUBDIVISIÓN.

PRELIMINARY
GUILLERMO A. ARRATIA, P.E. _____ DATE
P.E. # 94001

STATE OF TEXAS · GUILLERMO A. ARRATIA · 94001 · PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

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

_____ _____
HERIBERTO GARCIA –MANAGING MEMBER DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERIBERTO GARCIA –MANAGING MEMBER OF EL FARITO LLC KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____20_____.

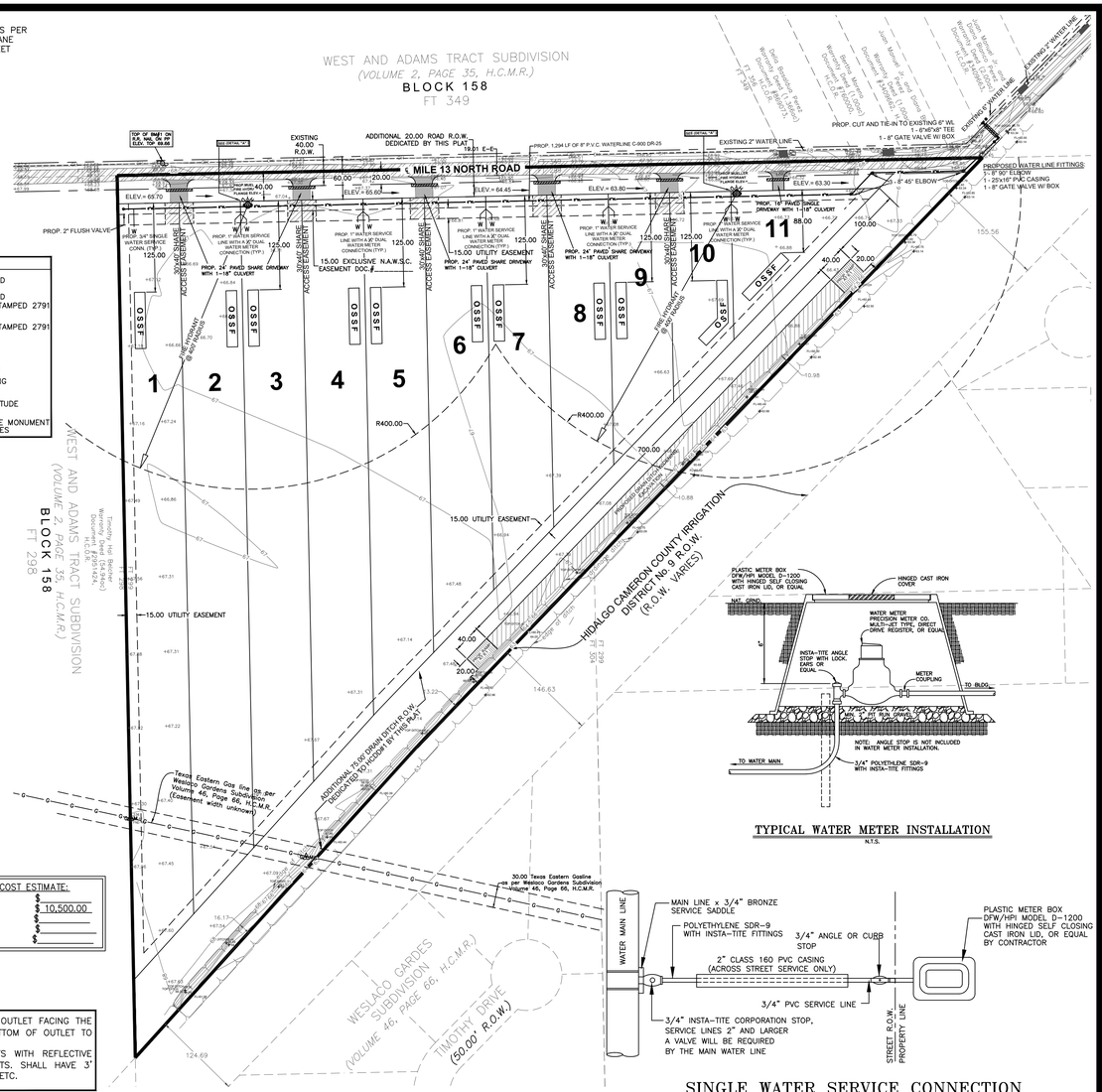
_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONSTRUCTION COST ESTIMATE:	
1–WATER:	$
2–OSSF:	$ 10,500.00
3–PAVING:	$
4–DRAINAGES:	$
TOTAL:	$

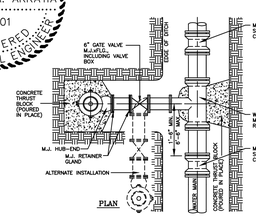
NOTES FOR CONTRACTOR: (DETAIL "A")
FIRE HYDRANT WITHIN 400'. SHALL HAVE 4 ½" OUTLET FACING THE STREET WITH 18" TO 24" CLEARANCE FROM BOTTOM OF OUTLET TO GRADE LEVEL FOR HYDRANT WRENCH – HYDRANTS SHALL BE MARKED ON THE STREETS WITH REFLECTIVE BLUE MARKER TO SHOW LOCATION OF HYDRANTS, SHALL HAVE 3' CLEARANCE FROM ANY FENCES, POLES, BRUSH, ETC.

BASIS OF BEARING AS PER NAD 1983 STATE PLANE TEXAS FIPS 4205 FEET

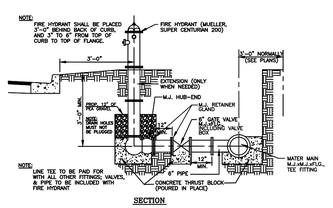
SCALE: 1" = 100'

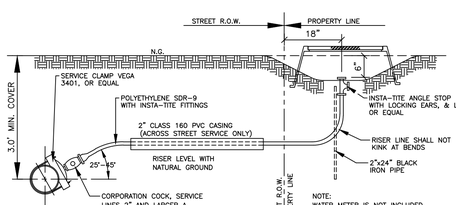


LEGEND
- ⊗ – 1/2" IRON ROD FOUND
- ● – 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
- ○ – 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- ◁ – SET 60–D NAIL
- R.O.W. – RIGHT OF WAY
- P.O.B. – POINT OF BEGRIMING
- P.O.C. – POINT OF COMMENCING
- S.W.C. – SOUTHWEST CORNER
- X, Y – LATITUDE AND LONGITUDE COORDINATES
- ▣ – SURVEYORS CONCRETE MONUMENT WITH GPS COORDINATES

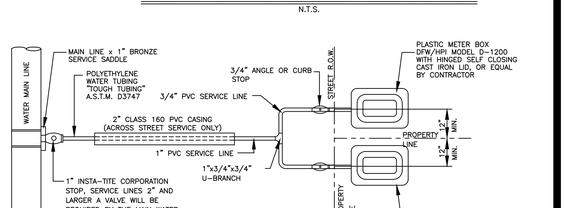


TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

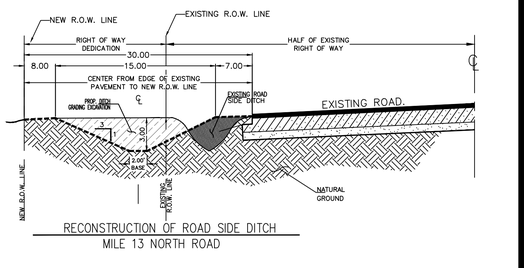




TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.

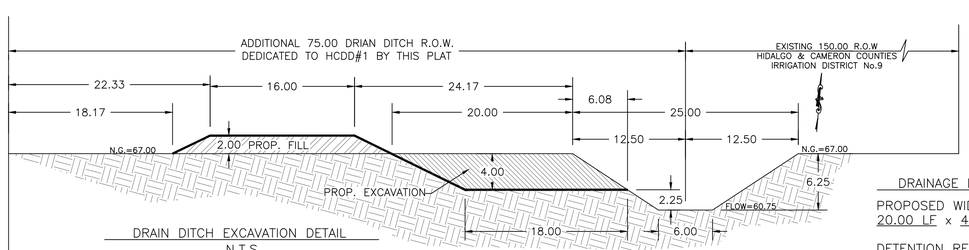


DUAL WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER METER INSTALLATION
N.T.S.

SINGLE WATER SERVICE CONNECTION
N.T.S.



DRAIN DITCH EXCAVATION DETAIL
N.T.S.

DRAINAGE DETENTION CALCULATIONS

PROPOSED WIDENING OF DRAIN DITCH EXCAVATION
20.00 LF x 4.00 LF X 700 LF = 56,000.00 CF

DETENTION REQUIRED: 51,852.00 CF
DETENTION PROVIDED: 56,000.00 CF

RECONSTRUCTION OF ROAD SIDE DITCH
MILE 13 NORTH ROAD

DRAWING DATE: NOVEMBER 10, 2022
RELEASE DATE: JANUARY, 13, 2023
DRAWING REVISED DATE: 09/20/2023
DRAWN BY: JRT
CHECKED BY: GUILLERMO A. ARRATIA
SCALE: 1"= 100'

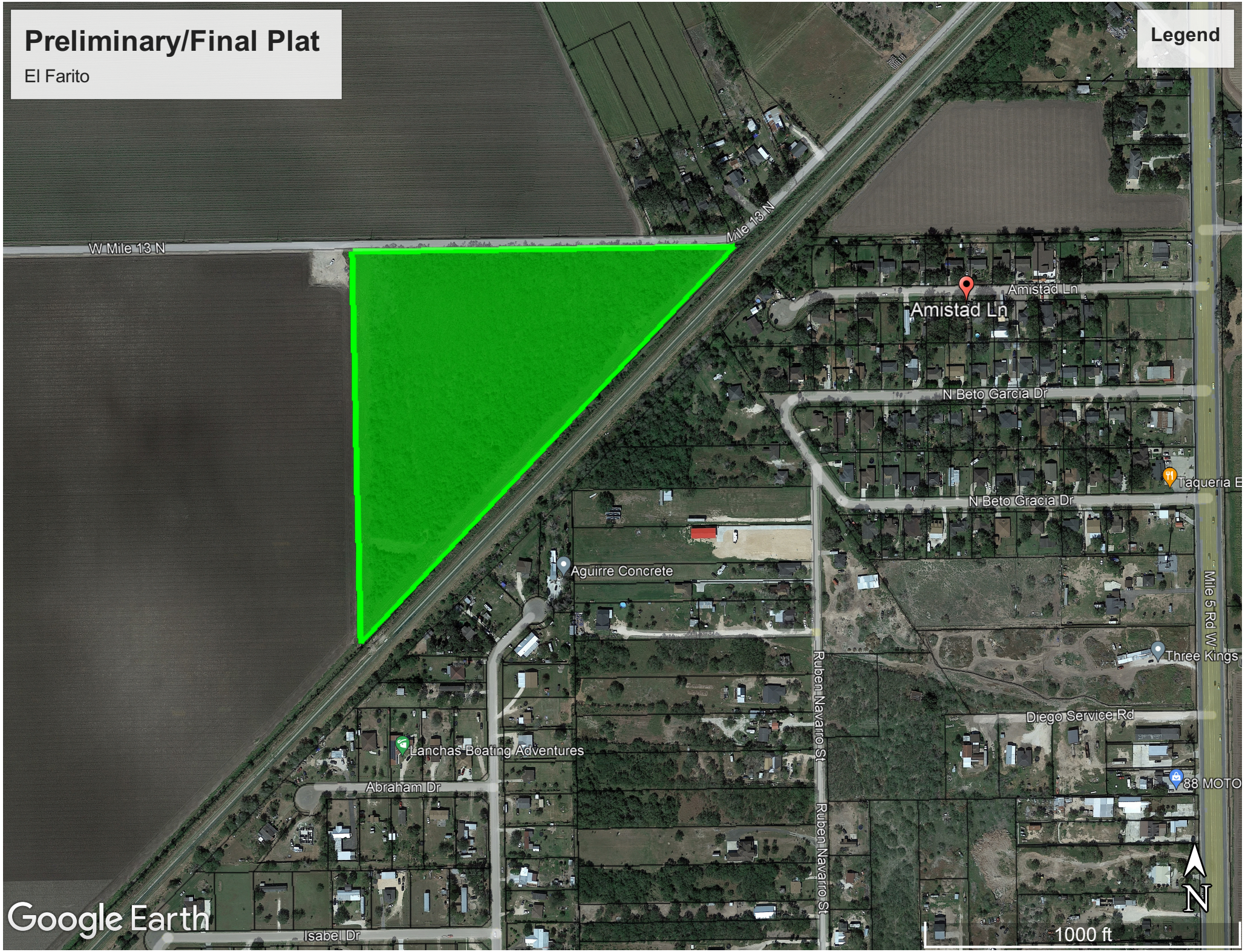
EL FARITO ESTATES SUBDIVISION

A 17.15 ACRES OUT FARM TRACT 299 THE WEST AND ADAMS TRACTS SUBDIVISION MAP, OR PAT THERE OF RECORDED IN VOLUME 2 PAGES 34 - 37 IN HIDALGO COUNTY TEXAS

PROPOSED WATER AND DRAINAGE IMPROVEMENTS (N.A.W.S.C) AND DRAINAGE IMPROVEMENTS

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No. F - 9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM
526 N. STREET
DONNA, TEXAS 78537

SHEET
2 OF 2


Preliminary/Final Plat
El Farito
Legend
W Mile 13 N
Mile 13 N
Amistad Ln
Amistad Ln
N Beto Garcia Dr
N Beto Gracia Dr
Taqueria E
Aguirre Concrete
Mile 5 Rd W
Three Kings
Ruben Navarro St
Ruben Navarro St
Diego Service Rd
Lanchas Boating Adventures
Abraham Dr
88 MOTO
Isabel Dr
Google Earth
N
1000 ft

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7318

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Milanos Estates Phase IV Subdivision being 20.00 acre out of Farm Tracts 716, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 500 feet south from the intersection of Mile 5 ½ West Road and Mile 6 ½ West Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed eight-six (86) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for setbacks and off-site drainage and has provided the letters of support.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat and the variance request at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
Milanos estates phase IV-Final Plat- Memo, Milanos estates phase IV subd- Applications, Drainage Report and Legal Documents 2, Milanos Estates PH IV- Aerial, MILANOS ESTATES PHASE IV SUBDIVISION

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Milanos Estates Phase IV- Final Plat

DATE: January 10, 2024

The proposed use for the 86-lot subdivision is for mobile home lots use and is located outside the city limits of Weslaco. The developer has requested a variance to allow for Off-site drainage and has provided the two letters of support from the irrigation district and the drainage district and a variance for setbacks to reduce the front setback to 20 feet and the rear to 10 feet. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has complied with all staff comments. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000573-2023

FILE NO._____

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

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

NOV 21 2023

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: MILANOS ESTATES PHASE IV SUBDIVISION

Location: SOUTHWEST CORNER OF THE INTERSECTION OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD

Legal Description: BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACT 716, WEST TRACT SUBDIVSIION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDED OF HIDALGO COUNTY, TEXAS.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: AGRICULTURE Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: _____ Gross Acreage: 20.00

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: GARVIC PROPERTIES, LP - VICTOR J. DANIEC Telephone: _____

Address: P.O. BOX 2604 Fax: _____

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

ENGINEER INFORMATION

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

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO

☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO

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

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

Proposed subdivision is in the following districts:

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

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____**$355.00** Planning Review fee

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal

- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property

_____If septic tank system required, submit soil evaluation report

_____Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

_____**$350.00** (one time fee for preliminary and final plat)

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: GARVIC Properties, L.P.

Owner Signature: J. Gary Grigsby - VP GARVIC Mgmt, INC its sole general partner Date: 7/25/23

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

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-000574-2023

FILE NO._____

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

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

NOV 2 1 2023

GENERAL INFORMATION

Name of Subdivision: MILANOS ESTATES PHASE IV SUBDIVISION

Location: SOUTHWEST CORNER OF THE INTERSECTION OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD

Legal Description: BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACT 716, WEST TRACT SUBDIVSIION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDED OF HIDALGO COUNTY, TEXAS.

VARIANCE TYPE:

☐ Streetlights ☐ YES ■ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ■ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ■ NO

Describe in detail the reason for the variance request:

☐ Setbacks ■ YES ☐ NO

Describe in detail the reason for the variance request:

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

☐ Drainage ■ YES ☐ NO

Describe in detail the reason for the variance request:

We are requesting to allow for off-site drainage detention of this subdivision into a proposed drain ditch widening along the south and east side of the subdivision, as per the approved drainage report by Hidalgo County Drainage District #1 .

□ Minimum Lot Size □ YES ■ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES ■ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES ■ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES ■ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: GARVIC PROPERTIES, LP Telephone: (956)821-7108

Address: P.O. BOX 2604 Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: GARY ERISBY

Owner Signature: _____ Date: 12/4/23

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RICHARD F. CORTEZ	EVERARDO "EVER" VILLARREAL	ELLIE TORRES
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

January 5, 2024

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

RE: Rio Delta Engineering – Milanos Estates Phase 4

This letter is in response to a request from the Engineer of record for Milanos Estates Phase 4, Rio Delta Engineering, 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

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

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 11/27/23

Francisco Garza
Rio Delta Engineering
921 S. 10th Avenue
Edinburg, Texas 78539

RE: **MILANOS PH 4** Subd. Drainage and Detention

Good Morning Mr. Garza:

I have received your revised cross section and calculations dated 11/14/2023 for the **Milanos PH 4** 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.
3. The outfall control structure (currently being a culvert at Milanos Road) will not be changed and added as Plat note so it can control and limit the flow from phases 1-3.

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

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

DRAINAGE REPORT
Milanos Estates Phase IV Subdivision
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase IV Subdivision is proposed 86 lot Residential Subdivision, same being a 20.00 acres tract of land out of Farm Tract 717, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

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

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 1.5% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 98.5% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

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

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

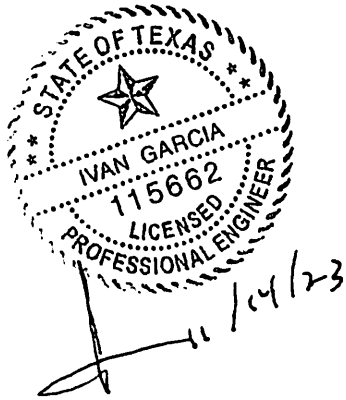
Finally, and in order to mitigate any potential risk of flooding for any future structures within the lots, the following general note will be added to the subdivision plat: minimum finished floor elevation shall be 6" above the center line of Mile 6 ½ West Road or 18" above top of curb in front of the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

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

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

All runoff and detention for this subdivision were already accounted for in the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report approved August 12, 2020 (attached). The required detention volume for Phase III is 86,249 CF or 1.98 AC-FT as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report.

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



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

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

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

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

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

These lots will be used for single-family homes.

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

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 16.2 % of Hidalgo fine sandy loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 17.9% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 64.4% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

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

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

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

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

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

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

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

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

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

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

Hector Garcia 4/15/21
H.C.D.D. NO. 1 DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER
7/15/2020

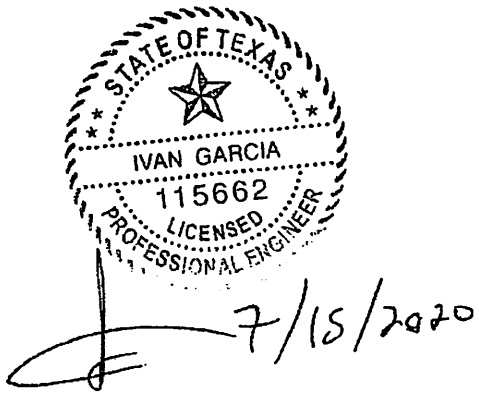
STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name:	MILANO ESTATES PHASES 4		
City:	WESLACO ETJ		
State:	TEXAS		
County:	HIDALGO		
Total Area:	20.00	GROSS Acres	
Total lots:	51		
Area already developed:	0.00	Acres	
Area unimproved:	16.25	NET Acres	
Existing Run off:	13.51	cfs	*10 year storm
Future Run off:	34.11	cfs	*25 year storm
Future Run off:	37.52	cfs	*50 year storm
Total on site detention required:	39,994	cft	*50 year storm
	0.918	Ac-ft	

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

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



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

Project Name: **MILANO ESTATES PHASES 4**

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

Average flow velocity, V= **0.39** ft/sec

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

K_u=3.28

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

Time of concentration, t_c= **55.91** min (calculated)
55.91 min (used)

$$t_c = L/60V$$

Intensity, i= **3.38** in/hr

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

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

e=	0.778
b=	87
d=	9.2

Area already developed= **0.00** SQFT *No area developed
0.00 ACRES

Existing Run off Coefficient: **0**

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

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

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

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

Peak flow,Q= **13.51** CFS

$$Q = CiA$$

II. FUTURE RUN OFF (25 YEAR STORM)

***Rational Method**

Project Name: **MILANO ESTATES PHASES 4**

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

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

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

K_u=3.28

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

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

$$t_c = L/60V$$

Intensity, I= **4.94** in/hr

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

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

e=	0.771
b=	98.00
d=	9.20

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

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

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

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

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

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

Peak flow,Q= **34.11** CFS

$$Q = CiA$$

III. STORAGE CALCULATIONS (50 YEAR STORM)

*Rational Method

Project Name: MILANO ESTATES PHASES 4

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

Average flow velocity, V= 0.55 ft/sec

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

K_u=3.28

k= 0.305 *From Table 3-2 - Intercept Coefficients

*For nearly bare and untilled (overland flow)

Time of concentration, t_c= 39.04 min (calculated)

39.04 min (used)

$$t_c = L/60V$$

Intensity, i= 5.43 min

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

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

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

*For a recurrence interval of 50 years

e=	0.749
b=	99.0
d=	9.2

Area to be developed=	127,500	SQFT	*2500 SF avg homes
	2.93	ACRES	
Future Run off Coefficient:	0.75	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	127,500	SQFT	* 2500 SF avg driveway and sidewalks area
	2.93	ACRES	
Future Run off Coefficient:	0.70	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	401,650	SQFT	*Remaining green areas
	9.22	ACRES	
Future Run off Coefficient:	0.20	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	51,200	SQFT	32' B-B STREET SECTION
	1.18	ACRES	
Future Run off Coefficient:	0.7	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

Weighted Run off Coefficient, Cw= 0.35

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

Peak flow,Q= 37.52 CFS

$$Q = CiA$$

IV. STORM WATER DETENTION CALCULATIONS

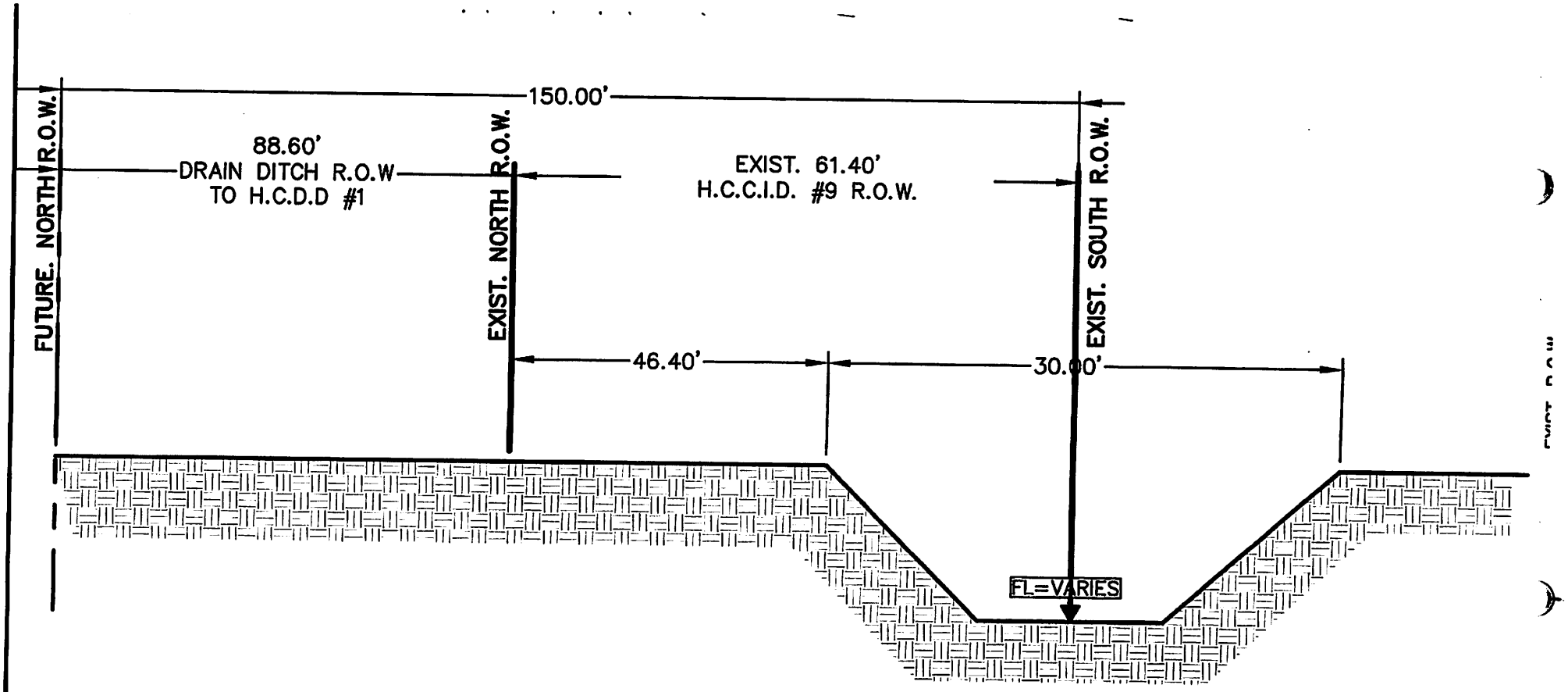
*Rational Method

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

Total on site detention required= **39,994** cft

0.918 acres-ft

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



EXISTING DITCH CROSS-SECTION "A-A"

NOT TO SCALE

City of Weslaco
Engineering Division
255 S. Kansas ◇ Weslaco, TX 78570 ◇ (956)

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: MILANOS ESTATES PHASE IV SUBDIVISION

Location: SOUTHWEST CORNER OF THE INTERSECTION OF MILE 5 1/2 ROAD AND HOPPER ROAD

Applicant: VICTOR J. DANIEC ■Owner ☐ Agent

Address: P.O. BOX 2605 Phone Number: _____

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	SINGLE-FAMILY DETACHED HOUSING	20.00	N/A	86	73	94	167

Comments: _____

Prepared by: IVAN GARCIA P.E., R.P.L.S. Date:

Address: 921 S. 10TH AVE EDINBURG TX. 78539 Phone Number: (956) 380-5152

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

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

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

Comments:

_____

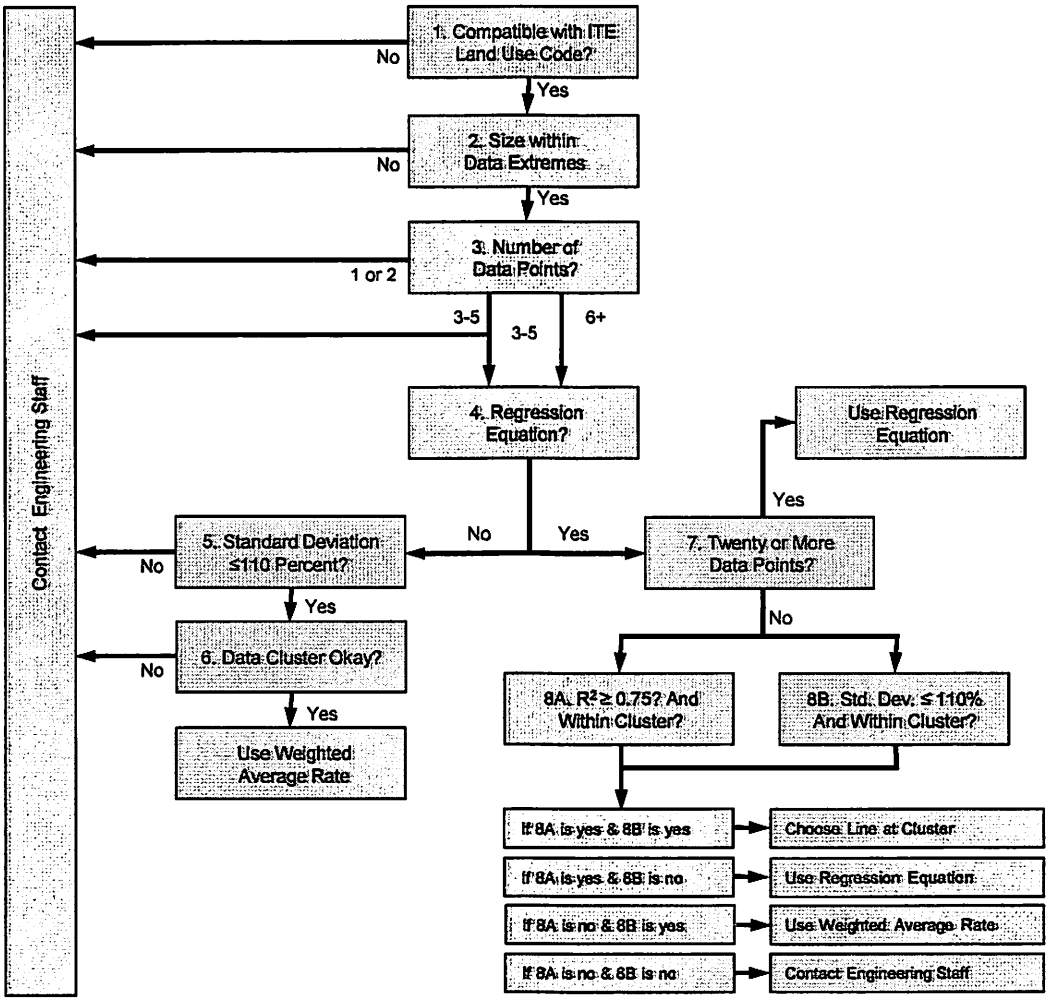
_____

Reviewed by: _____ Date: _____ STID#: _____

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

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

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

(956)

(956) 973-3128 (fax)

Single-Family Detached Housing
(210)

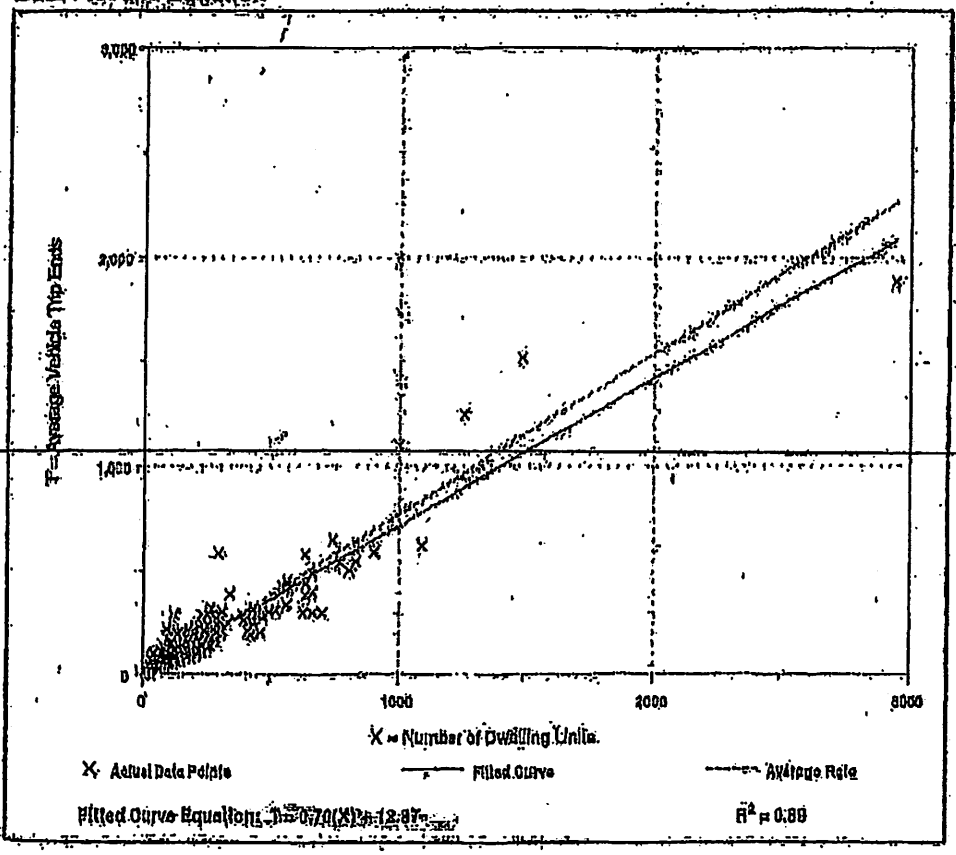
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 841
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.38 - 2.27	0.61

Data Plot and Equation



$T = 0.70(x) + 12.37$

$T = 0.70(86) + 1237$

$T = 72.57 \approx 73.00$

Single-Family Detached Housing
(21

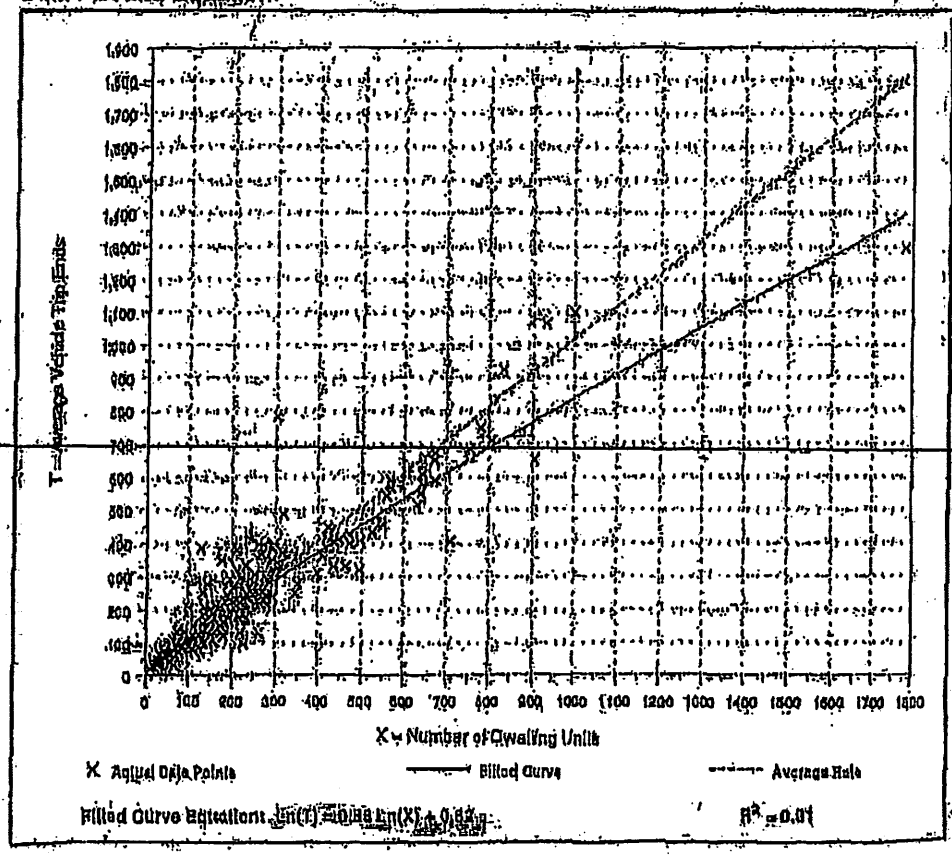
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

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

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.08

Data Plot and Equation



$Ln(T) = 0.88\,Ln(X) + 0.62$

$Ln(T) = 0.88\,Ln(86) + 0.62$

$Ln(T) = 4.5388$

$T = e^{4.5388}$ = 93.6720 ≃ 94.00

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

MILANOS ESTATES PHASE IV SUBDIVISION DRAINAGE REPORT

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

Date:
November 14, 2023



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

INDEX SHEET

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

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TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT
Milanos Estates Phase IV Subdivision
City of Weslaco ETJ
Hidalgo County, TEXAS

Milanos Estates Phase IV Subdivision is proposed 86 lot Residential Subdivision, same being a 20.00 acres tract of land out of Farm Tract 717, West Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. These lots will be used for single-family homes.

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

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 1.5% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 98.5% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

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

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

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

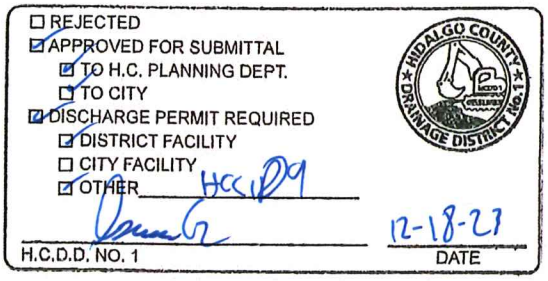
Existing runoff sheet flows overland in a southerly direction to follow the existing drainage patterns of the area in an southerly direction with outfall to the existing 39EXTA drain ditch (which belongs to Hidalgo and Cameron Counties Irrigation District 9, and maintained by Hidalgo County Drianage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

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

All runoff and detention for this subdivision were already accounted for in the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report approved August 12, 2020 (attached). The required detention volume for Phase III is 86,249 CF or 1.98 AC-FT as per the approved Milanos Estates Subdivision Phases I, II, III, and IV Master Plan drainage report.

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





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TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

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

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

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

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

These lots will be used for single-family homes.

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

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 16.2 % of Hidalgo fine sandy loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 17.9% of Mercedes Clay (39), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is high, permeability is very low to moderately low and the water capacity is moderate. This soil is classified as Group (D). Additionally, it consists of 64.4% of Raymondville clay loam (52), with 0 to 1% slopes, the soil is moderately well drained and surface runoff is medium, permeability is moderately low to moderately high and the water capacity is moderate. This soil is classified as Group (C). Please see the attached tables for the engineering, physical and chemical properties of these soils.

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

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

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

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

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

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

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

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

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Hector Garcia — H.C.D.D. NO. 1
4/15/21 — DATE

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER
7/15/2020

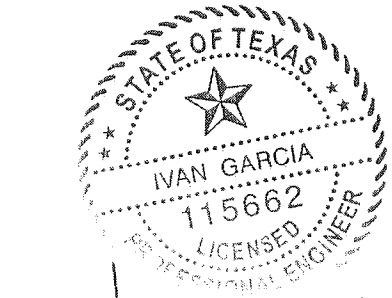
STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

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

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

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



7/15/2020

I. EXISTING RUN OFF (10 YEAR STORM)

***Rational Method**

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

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

Average flow velocity, V= **0.24** ft/sec

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

K_u=3.28

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

Time of concentration, t_c= **172.16** min (calculated)
172.16 min (used)

$$t_c = L/60V$$

Intensity, i= **1.52** in/hr

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

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

e=	0.778
b=	87
d=	9.2

Area already developed= **0.00** SQFT *No area developed
0.00 ACRES

Existing Run off Coefficient: **0**

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

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

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

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

Peak flow,Q= **23.42** CFS

$$Q = CiA$$

II. FUTURE RUN OFF (25 YEAR STORM)

***Rational Method**

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

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

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

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

K_u=3.28

k= 0.305 *From Table 3-2 - Intercept Coefficients

*For nearly bare and untilled (overland flow)

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

120.23 min (used)

$$t_c = L/60V$$

Intensity, i= **2.31** in/hr

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

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

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

*For a recurrence interval of 25 years

e=	0.771
b=	98.00
d=	9.20

Area to be developed=	**492,000**	SQFT	*1500 SF avg homes
	11.29	ACRES	
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	**246,000**	SQFT	* 750 SF avg driveway and sidewalks area
	5.65	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	**1,869,835**	SQFT	*Remaining green areas
	42.93	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	**390,400**	SQFT	32' B-B STREET SECTION
	8.96	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

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

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

Peak flow,Q= **62.91** CFS

$$Q = CiA$$

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

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

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

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

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

K_u=3.28

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

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

$$t_c = L/60V$$

Intensity, i= **2.59** min

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

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

e=	0.749
b=	99.0
d=	9.2

Area to be developed=	492,000	SQFT	*1500 SF avg homes
	11.29	ACRES	
Future Run off Coefficient:	0.75	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	246,000	SQFT	* 750 SF avg driveway and sidewalks area
	5.65	ACRES	
Future Run off Coefficient:	0.70	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	1,869,835	SQFT	*Remaining green areas
	42.93	ACRES	
Future Run off Coefficient:	0.20	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	390,400	SQFT	32' B-B STREET SECTION
	8.96	ACRES	
Future Run off Coefficient:	0.7	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

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

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

Peak flow,Q= **70.73** CFS

$$Q = CiA$$

IV. STORM WATER DETENTION CALCULATIONS

*Rational Method

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

Total on site detention required= **290,718** cft

6.674 acres-ft

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

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

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

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

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

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

Table 3-3. Runoff Coefficients for Rational Formula

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

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

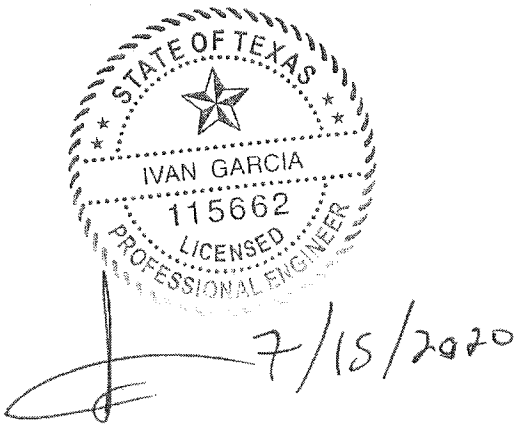
STORM WATER DETENTION CALCULATIONS

SUMMARY SHEET

Project Name:	**MILANO ESTATES PHASES 4**		
City:	**WESLACO ETJ**		
State:	**TEXAS**		
County:	**HIDALGO**		
Total Area:	**20.00**	GROSS Acres	
Total lots:	**51**		
Area already developed:	**0.00**	Acres	
Area unimproved:	**16.25**	NET Acres	
Existing Run off:	**13.51**	cfs	*10 year storm
Future Run off:	**34.11**	cfs	*25 year storm
Future Run off:	**37.52**	cfs	*50 year storm
Total on site detention required:	**39,994**	cft	*50 year storm
	0.918	Ac-ft	

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

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



I. EXISTING RUN OFF (10 YEAR STORM)

***Rational Method**

Project Name: **MILANO ESTATES PHASES 4**

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

Average flow velocity, V= **0.39** ft/sec

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

K_u=3.28

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

Time of concentration, t_c= **55.91** min (calculated)
55.91 min (used)

$$t_c = L/60V$$

Intensity, i= **3.38** in/hr

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

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

e=	0.778
b=	87
d=	9.2

Area already developed= **0.00** SQFT *No area developed
0.00 ACRES

Existing Run off Coefficient: **0**

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

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

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

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

Peak flow,Q= **13.51** CFS

$$Q = CiA$$

II. FUTURE RUN OFF (25 YEAR STORM)

***Rational Method**

Project Name: **MILANO ESTATES PHASES 4**

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

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

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

K_u=3.28

k= 0.305 *From Table 3-2 - Intercept Coefficients

*For nearly bare and untilled (overland flow)

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

39.04 min (used)

$$t_c = L/60V$$

Intensity, i= **4.94** in/hr

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

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

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

*For a recurrence interval of 25 years

e=	0.771
b=	98.00
d=	9.20

Area to be developed=	**127,500**	SQFT	*2500 SF avg homes
	2.93	ACRES	
Future Run off Coefficient:	**0.75**	*MIN FOR ROOFS	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	**127,500**	SQFT	* 2500 SF avg driveway and sidewalks area
	2.93	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	**401,650**	SQFT	*Remaining green areas
	9.22	ACRES	
Future Run off Coefficient:	**0.20**	*For Unimproved areas	
		*From Table 3-3 - Run off Coefficients	
Area to be developed=	**51,200**	SQFT	32' B-B STREET SECTION
	1.18	ACRES	
Future Run off Coefficient:	**0.70**	*MIN FOR ASPHALTIC/CONCRETE SURFACE	
		*From Table 3-3 - Run off Coefficients	

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

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

Peak flow,Q= **34.11** CFS

$$Q = CiA$$

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

Project Name: **MILANO ESTATES PHASES 4**

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

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

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

K_u=3.28

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

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

$$t_c = L/60V$$

Intensity, i= **5.43** min

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

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

e=	0.749
b=	99.0
d=	9.2

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

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

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

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

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

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

Peak flow,Q= **37.52** CFS

$$Q = CiA$$

IV. STORM WATER DETENTION CALCULATIONS

*Rational Method

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

Total on site detention required= **39,994** cft

0.918 acres-ft

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

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

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (in)	0.831	0.797	0.778	0.771	0.749	0.740
b	74	79	87	98	99	103
d (mins)	9.6	8.9	9.2	9.2	9.2	9.6

Reference: TxDOT Hydraulic Design Manual, (2009)

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

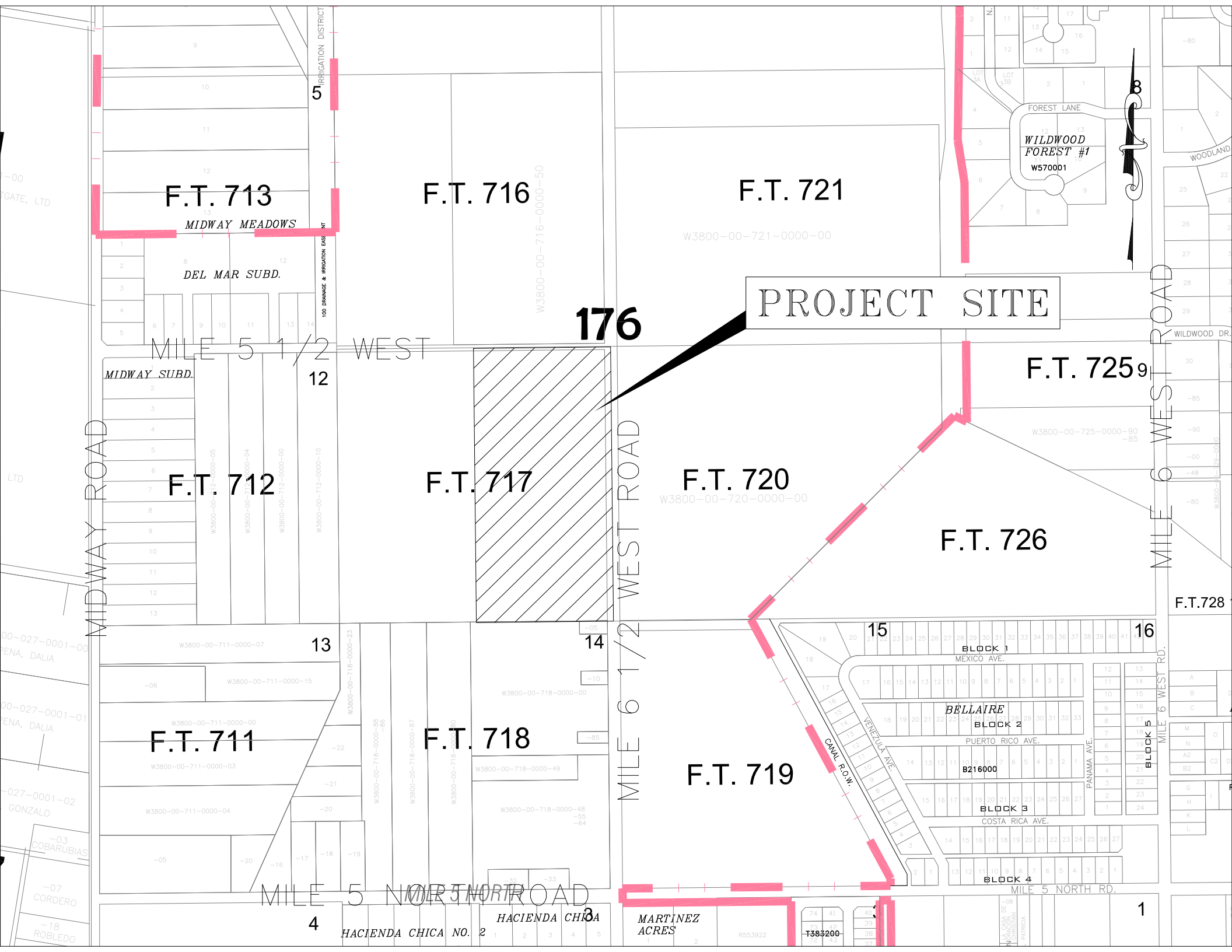
Land Cover/Flow Regime	k
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled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

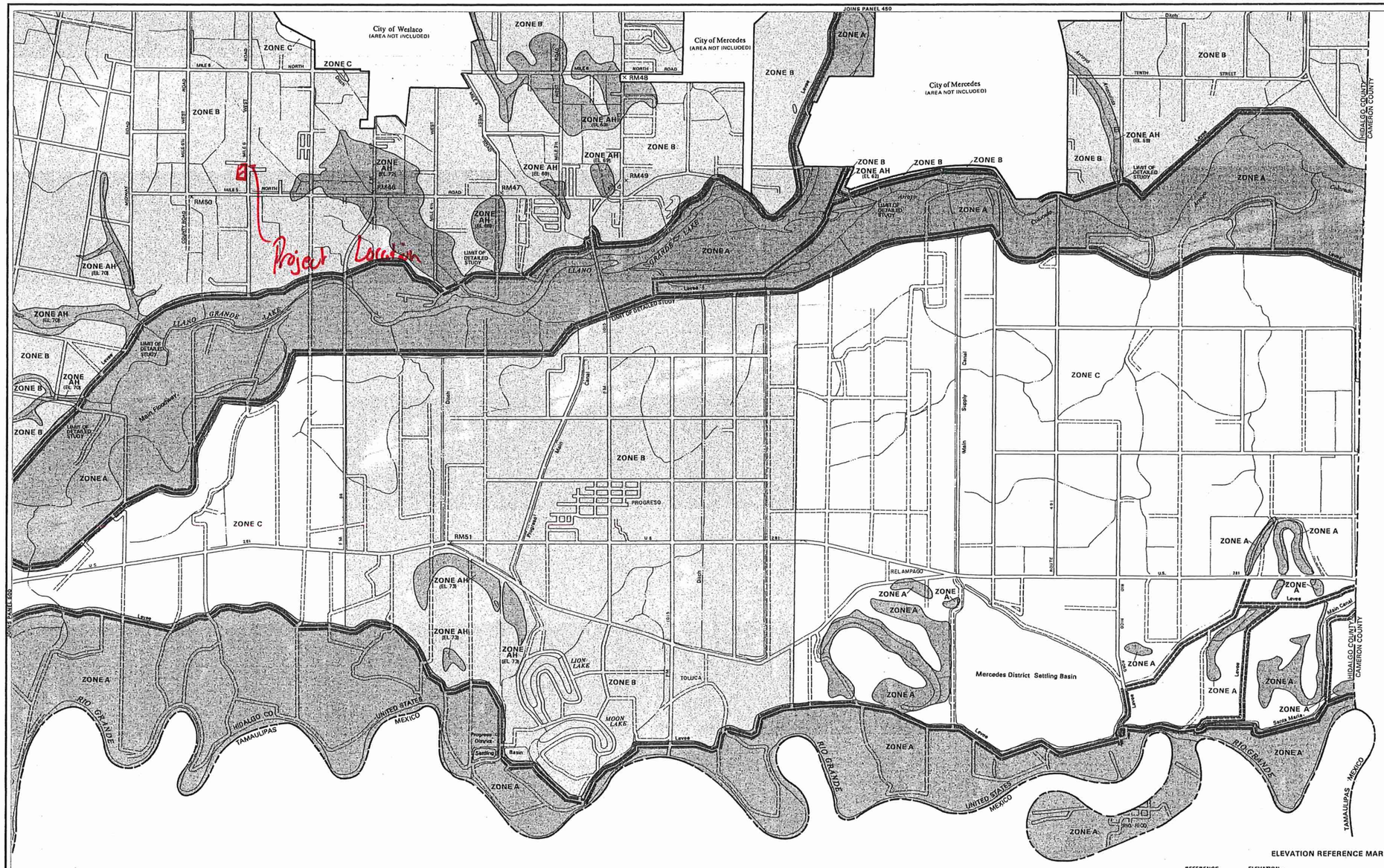
Reference: FHWA, Urban drainage Design Manual HEC-22, (2009)

Table 3-3. Runoff Coefficients for Rational Formula

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

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


PROJECT SITE
176
F.T. 713
MIDWAY MEADOWS
DEL MAR SUBD.
F.T. 716
F.T. 721
W3800-00-721-0000-00
F.T. 712
F.T. 717
F.T. 720
W3800-00-720-0000-00
F.T. 725
W3800-00-725-0000-90
F.T. 726
F.T. 728
F.T. 711
F.T. 718
F.T. 719
MILE 5 1/2 WEST
MIDWAY SUBD.
MIDWAY ROAD
MILE 6 1/2 WEST ROAD
MILE 6 WEST ROAD
MILE 5 NORTH ROAD
MILE 5 NORTH RD.
WILDWOOD DR.
FOREST LANE
WILDWOOD FOREST #1
W570001
WOODLAND
IRRIGATION DISTRICT
100 DRAINAGE & IRRIGATION EASEMENT
BLOCK 1
MEXICO AVE.
BELLAIRE
BLOCK 2
PUERTO RICO AVE.
B216000
BLOCK 3
COSTA RICA AVE.
BLOCK 4
BLOCK 5
VENEZUELA AVE.
CANAL R.O.W.
PANAMA AVE.
HACIENDA CHICA NO. 2
HACIENDA CHICA
MARTINEZ ACRES
T383200
R553922
5
8
12
9
13
14
15
16
4
3
1



ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM 46	68.52	A square cut into the northwest corner of the headwall at the intersection of Farm Market 88 and Mile 6 North Road.
RM 47	67.26	A cotton pin spindle in a "power pole on the northeast corner of the intersection of Mile 5 North Road and Mile 4 West Road.
RM 48*	67.40	A cotton pin spindle in a power pole on the southeast corner of the intersection of Farm Market 1015 and Mile 6 North Road.
RM 49	69.42	A cotton pin spindle in a power pole on the east side of the road at the fork where Farm Market 1015 and Mile 3 West splits.
RM 50	74.13	Railroad spike in a power pole on the southeast corner of the intersection of Mile 6 North and a County Road, 1.5 miles west of Farm Market 88.
RM 51	76.35	A cotton pin spindle in a power pole on the south side of U.S. 281, 1.35 miles west of Farm Market 1015.

*Located in Area Not Included

KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary — ZONE B
Zone Designations* With Date of Identification e.g., 12/2/74 — ZONE A2 DATE, ZONE A1 DATE
100-Year Flood Boundary — ZONE B
500-Year Flood Boundary

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

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

Elevation Reference Mark — RM7 ×

River Mile — • M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

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

NOTES TO USER

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

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

For adjoining map panels, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION:
MAY 23, 1978

FLOOD INSURANCE RATE MAP EFFECTIVE:
JANUARY 2, 1981

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

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

APPROXIMATE SCALE
2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

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

The National Map US Topo

DONNA QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



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

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, October 2016 - January 2017
Roads.....U.S. Census Bureau, 2019
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....multiple sources; see metadata file 2019 - 2021

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

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

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

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

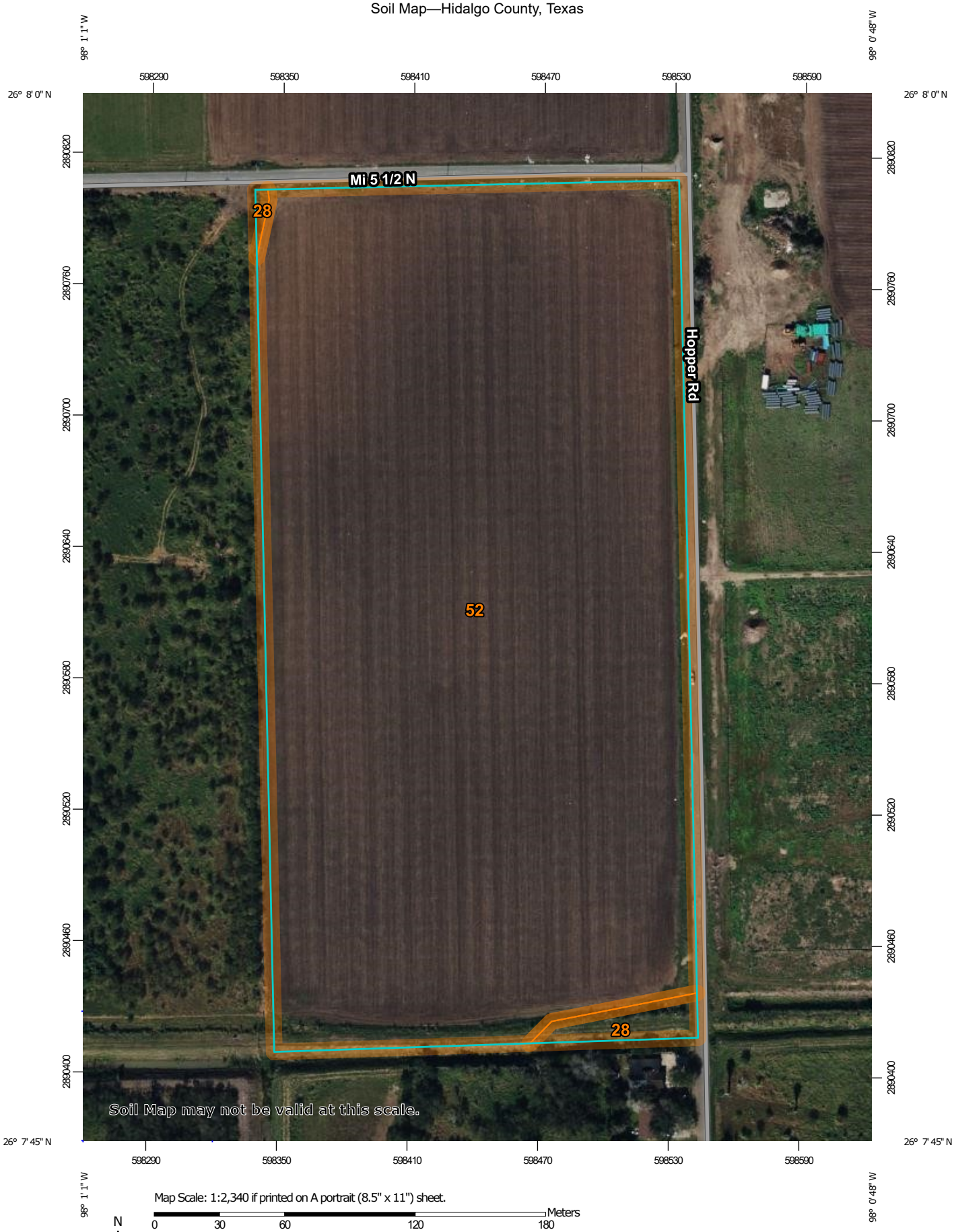
TEXAS
QUADRANGLE LOCATION

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

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

DONNA, TX
2022

NGA REF NO.USGS X24K12536



Map Scale: 1:2,340 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

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

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.3	1.5%
52	Raymondville clay loam, 0 to 1 percent slopes	18.7	98.5%
Totals for Area of Interest		**19.0**	**100.0%**

Component Legend

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

Report—Component Legend

Component Legend–Hidalgo County, Texas							
Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
28—Hidalgo sandy clay loam, 0 to 1 percent slopes	133,968						
		85	Hidalgo	Series	0.0	0.5	1.0
52—Raymondville clay loam, 0 to 1 percent slopes	37,287						
		85	Raymondville	Series	0.0	0.5	1.0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Map Unit Description

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

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

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

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

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

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

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

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

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

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Raymondville

Setting

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

Typical profile

H1 - 0 to 15 inches: clay loam
H2 - 15 to 43 inches: clay loam
H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Unnamed

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

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Chemical Soil Properties

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

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

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

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

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

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

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

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

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

Report—Chemical Soil Properties

Chemical Soil Properties–Hidalgo County, Texas								
Map symbol and soil name	**Depth**	**Cation-exchange capacity**	**Effective cation-exchange capacity**	**Soil reaction**	**Calcium carbonate**	**Gypsum**	**Salinity**	**Sodium adsorption ratio**
	In	*meq/100g*	*meq/100g*	*pH*	*Pct*	*Pct*	*mmhos/cm*	
28—Hidalgo sandy clay loam, 0 to 1 percent slopes								
Hidalgo	0-17	10-18	—	7.9-8.4	1-5	0	0.0-2.0	0-4
	17-28	10-20	—	7.9-8.4	2-15	0	0.0-3.0	2-5
	28-38	10-20	—	7.9-8.4	10-35	0	0.0-4.0	2-6
	38-80	10-20	—	7.9-8.4	10-35	0	0.0-4.0	4-10
52—Raymondville clay loam, 0 to 1 percent slopes								
Raymondville	0-15	25-40	—	7.9-8.4	1-5	0	0.0-4.0	0-2
	15-43	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-2
	43-65	25-40	—	7.9-8.4	5-10	0	0.0-4.0	0-8

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Engineering Properties

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

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

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

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

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

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

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

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

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

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

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

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

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

References:

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

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

Report—Engineering Properties

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

Engineering Properties–Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-7-6, A-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-7-6, A-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-7-6, A-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85	C	0-15	Clay loam	CL	A-7-6, A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	95-98-100	51-68-85	37-44-50	18-24-30
			15-43	Clay, clay loam	CH, CL	A-7-6, A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	95-98-100	75-85-95	38-47-55	19-27-35
			43-65	Clay, clay loam	CH, CL	A-7-6	0- 0- 0	0- 0- 0	100-100-100	85-93-100	80-90-100	75-85-95	40-47-53	20-25-30

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Report—Physical Soil Properties

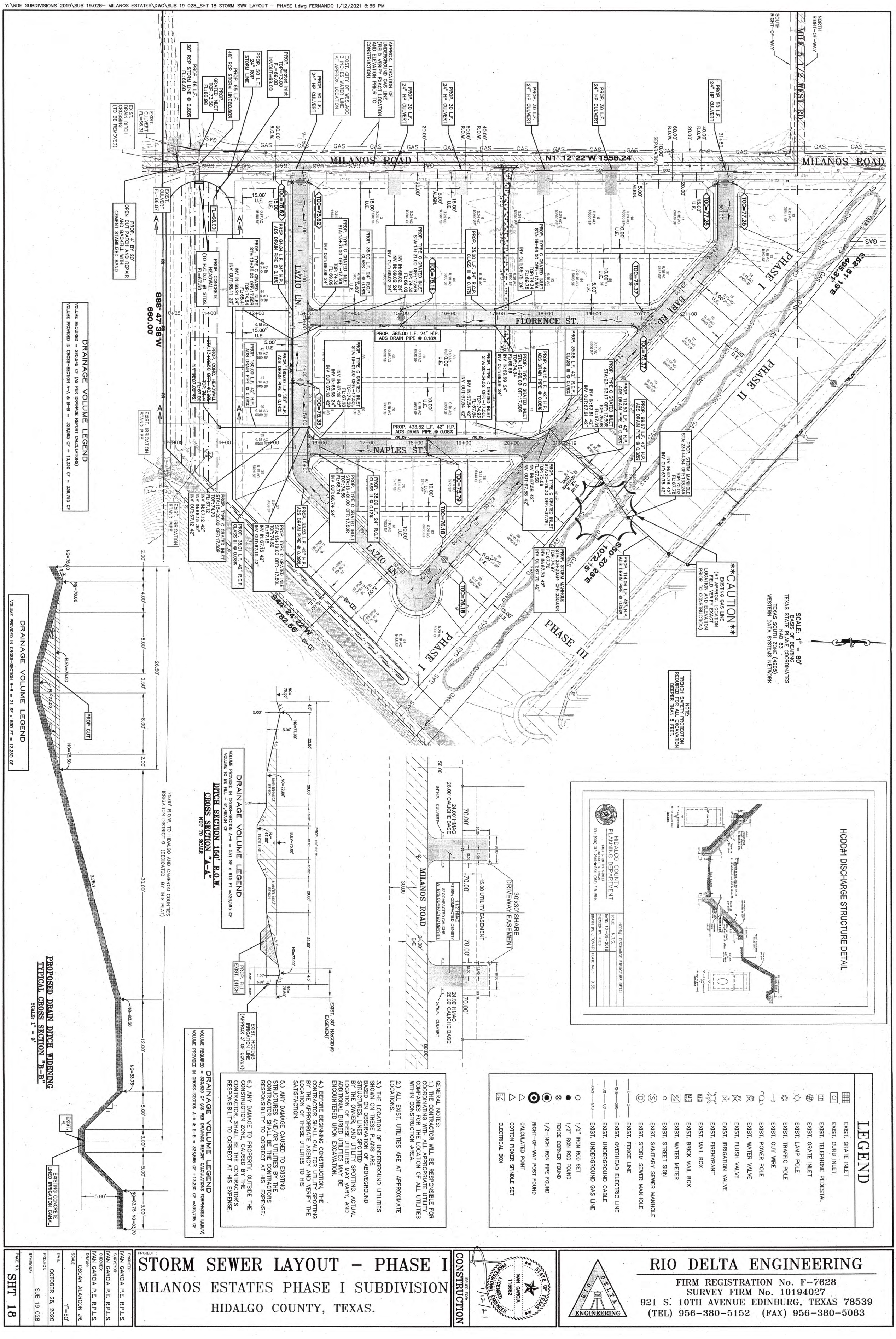
Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties–Hidalgo County, Texas														
Map symbol and soil name	**Depth**	**Sand**	**Silt**	**Clay**	**Moist bulk density**	**Saturated hydraulic conductivity**	**Available water capacity**	**Linear extensibility**	**Organic matter**	**Erosion factors**			**Wind erodibility group**	**Wind erodibility index**
										Kw	**Kf**	**T**		
	In	*Pct*	*Pct*	*Pct*	*g/cc*	*micro m/sec*	*In/In*	*Pct*	*Pct*					
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0. 18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0. 18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0. 18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0. 18	6.0- 7.5- 8.9	1.0- 2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.5- 0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0. 18	6.0- 7.5- 8.9	0.1- 0.3- 0.5	.28	.28			

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Y:\RDE SUBDIVISIONS 2019\SUB 19.028- MILANOS ESTATES\DWG\SUB 19 028_SHT 18 STORM SWR LAYOUT - PHASE I.dwg FERNANDO 1/12/2021 5:55 PM



DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 290,545 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION A-A & B-B = 326,565 CF + 13,230 CF = 339,795 CF

DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 330,620 CF (AS PER DRAINAGE REPORT CALCULATIONS FORPHASES I,II,III,IV)
VOLUME PROVIDED IN CROSS-SECTION A-A & B-B = 326,565 CF +13,230 CF =339,795 CF

75.00' R.O.W. TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT 9 (DEDICATED BY THIS PLAT)

DRAINAGE VOLUME LEGEND

VOLUME PROVIDED IN CROSS-SECTION A-A = 531 SF x 615 FT =326,565 CF
VOLUME TO BE FILL = 61,487.64 CF

DITCH SECTION 150' R.O.W.
CROSS SECTION "A-A"
NOT TO SCALE

GENERAL NOTES:

1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 330,620 CF (AS PER DRAINAGE REPORT CALCULATIONS FORPHASES I,II,III,IV)
VOLUME PROVIDED IN CROSS-SECTION A-A & B-B = 326,565 CF +13,230 CF =339,795 CF

PROPOSED DRAIN DITCH WIDENING
TYPICAL CROSS SECTION "B-B"
SCALE: 1" = 5'

HCDD#1 DISCHARGE STRUCTURE DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

HCDD#1 DISCHARGE STRUCTURE DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S
DRAWN BY: J.TOVAR
PLATE No.: 9.35

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

NOTE:
TRENCH SAFETY PROTECTION REQUIRED FOR ALL EXCAVATION DEEPER THAN 5 FEET.

PROJECT:
STORM SEWER LAYOUT - PHASE I
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ISSUED FOR: CONSTRUCTION

STATE OF TEXAS — IVAN GARCIA — 115662 — LICENSED PROFESSIONAL ENGINEER — 1/12/21

RIO DELTA ENGINEERING

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

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=80'
DATE: OCTOBER 26, 2020
PROJECT: SUB 19 028
REVISIONS:

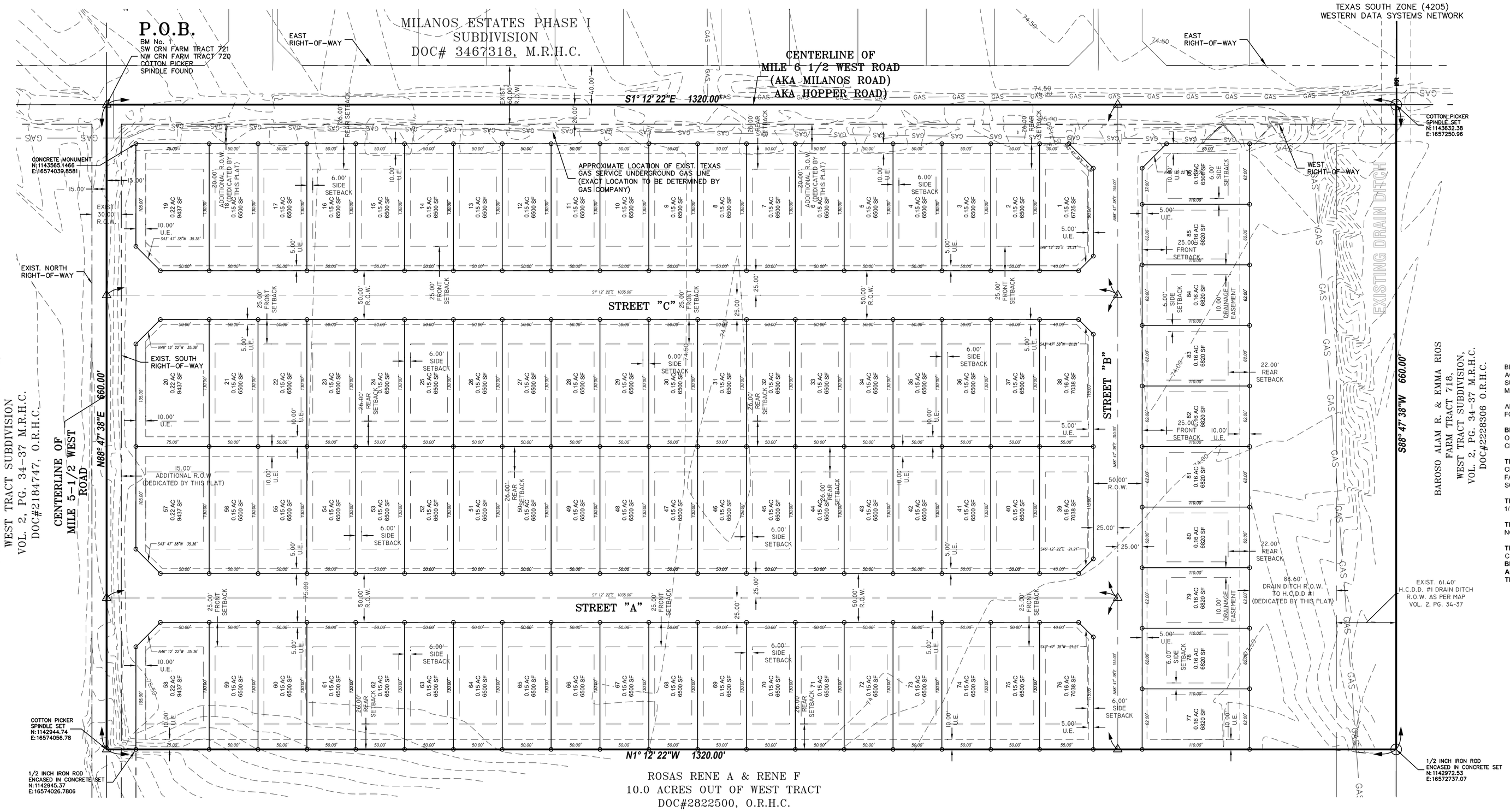
PAGE NO. SHT 18

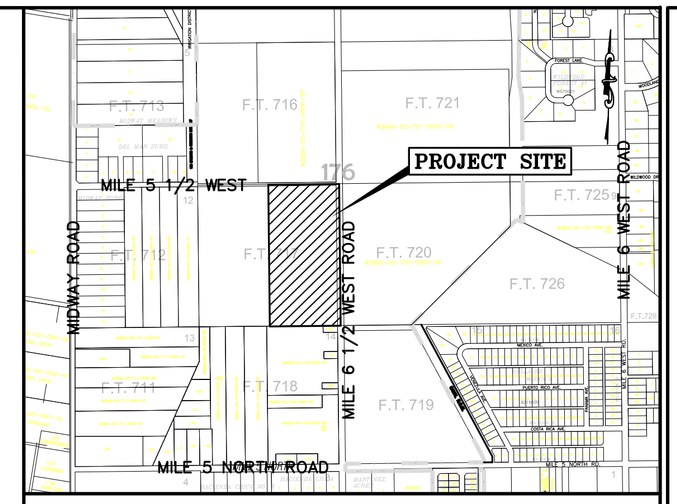
DATE OF PREPARATION: NOVEMBER 13, 2023

MILANOS ESTATES PHASE IV SUBDIVISION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK





LOCATION MAP SCALE: 1" = 1000'

LOCATION OF MILANOS ESTATES PHASE IV WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

MILANOS ESTATES PHASE IV IS LOCATED AT THE SOUTHWEST CORNER FROM THE INTERSECTION OF MILE 5 1/2 ROAD AND HOPPER ROAD, IN HIDALGO COUNTY PRECINCT 1. THIS SUBDIVISION LIES APPROXIMATELY ¼ MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF WESLACO TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THE ESTIMATED POPULATION OF THE CITY OF WESLACO IS 41,629 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS DESCRIPTION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS. SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACT 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

AND SAID 20.00 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHEAST CORNER OF FARM TRACT 717 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 5 1/2 WEST ROAD AND MILE 6 ½ WEST ROAD (A.K.A, HOPPER ROAD);

THENCE S 1°12'22" E ALONG THE EAST LINE OF THE SAID FARM TRACT 717, SAME BEING ALONG THE CENTERLINE OF MILE 6 ½ WEST ROAD (A.K.A, HOPPER ROAD), TO THE SOUTHEAST CORNER THE SAID FARM TRACT 717, A DISTANCE OF 1320.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'38" W, ALONG THE SOUTH LINE OF FARM TRACT 717, A DISTANCE OF 660.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 1°12'22" W, A DISTANCE OF 1320 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°47'38" E, ALONG THE NORTH LINE OF THE SAID FARM TRACT 717, SAME BEING ALONG THE CENTERLINE OF MILE 5 1/2 ROAD, A DISTANCE OF 660.00 FEET TO **THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 20.00 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.23 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 5 ½ WEST ROAD, AND 0.60 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 WEST ROAD.**

LEGEND

△	- SET C-P-S
▲	- FD. C-P-S
○	- SET 1/2" IRON ROD
●	- FD. 1/2" IRON ROD
■	- FD. 5/8" IRON ROD
◉	- FD. 60-D NAIL
◇	- SET PK NAIL
D	- STORM INLET
⌀	- POWER POLE
⌘	- FIRE HYDRANT
○	- IRR. STAND PIPE
—X—	- CHAIN LINK FENCE
ⓦ	- EXIST. WATER METER
ⓖ	- GAS SPOTTING
⊕	- TELEPHONE PEDESTAL
◇	- POWER POLE
▲	- TRAFFIC SIGN

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY. WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
℄	CENTER LINE
ℓ	LOT LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

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

NAME		ADDRESS			PHONE & FAX	
OWNER(S): GARVIC PROPERTIES LP		P.O. BOX 2604	EDINBURG, TX.	78536	(956) 821-7108	
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

THE COUNTY OF HIDALGO · TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

INDEX TO SHEETS OF MILANOS ESTATES PHASE II SUBDIVISION

SHEET 1:	COVER SHEET
SHEET 2:	**HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.**
SHEET 2A:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 4:	WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.
SHEET 5:	STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 6:	PAVING & DRAINAGE DETAIL SHEET
SHEET 7:	WATER & SANITARY SEWER DETAIL SHEET

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON NOVEMBER 10, 2023** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PROJECT: PLAT SHEET
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	1"=60'
DATE:	NOVEMBER 10, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 2

V:\RDE SUBDIVISIONS 2019\SUB 19 028 - SUB19 030 - MILANOS ESTATES\DWG\PHASE 4 DWG\SUB 19 028_SHT 2 PLAT SHEET 1 - PHASE IV.dwg RODELTA 11/3/2023 6:02 PM

MILANOS ESTATES PHASE IV SUBDIVISION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

I, **VICTOR J. DANIEC, ON BEHALF OF GARVIC PROPERTIES LP (OWNER)**, AS OWNER OF THE 28.27 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES PHASE IV SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 232.032 AND THAT:

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

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

_____ _____
VICTOR J. DANIEC, PRESIDENT DATE .
GARVIC MGMT, INC
IT'S SOLE GENERAL PARTNER
P.O. BOX 2604
EDINBURG, TX. 78536

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MILANOS ESTATES PHASE IV SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ___ DAY OF _____, 2023.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

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

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

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **MILANOS ESTATES PHASE IV SUBDIVISION** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____ _____ _____
CITY MAYOR DATE ATTEST: CITY SECRETARY DATE

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

_____ _____
PLANNING AND ZONING COMMISSION CHAIRMAN DATE

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT # 9,

DATED THIS _____ DAY OF _____ 20___,

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

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. FEMA FLOOD ZONE STATEMENT:

THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0525 B MAP REVISED: JANUARY 2, 1981.

2. SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 20% OF LOT DEPTH NOT TO EXCEED 25' OR EASEMENT WHICHEVER IS GREATER,
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTER LINE OF MILE 6 1/2 WEST ROAD, OR 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT, WHICHEVER IS GREATER AS PER THE TABLE BELOW. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1-, ELEV. **77.93**, N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST ROAD AND MILE 5 1/2 WEST ROAD. GPS POINT, GRID COORDINATES N **16574070.7400**, E **1143604.3180**.
-->B.M. NO. 2-, ELEV. **77.05**, N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST ROAD AT THE NORTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N **16575121.5494**, E **1143582.4647**.
-->B.M. NO. 3-, ELEV. **81.01**, N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF 18TH STREET AND MILE 6 1/2 WEST ROAD (AKA MILANOS ROAD). GPS POINT, GRID COORDINATES N **16576710.1100**, E **1143549.0630**.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **39,594** CUBIC FEET (**0.92** 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 THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GRATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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

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

10. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

11. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

12. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

13. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

14. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

15. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 6 1/2 WEST ROAD (AKA MILANOS ROAD) TO LOTS 83, 133 AND 140. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 134 THROUGH 139 TO PROVIDE INGRESS AND EGRESS FROM MILE 6 1/2 WEST ROAD (AKA MILANOS ROAD).

16. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

17. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT)

18. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

19. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

20. A 5FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

21. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

THE COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 4:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.
SHEET 5:	STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 6:	PAVING & DRAINAGE DETAIL SHEET
SHEET 7:	WATER & SANITARY SEWER DETAIL SHEET

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

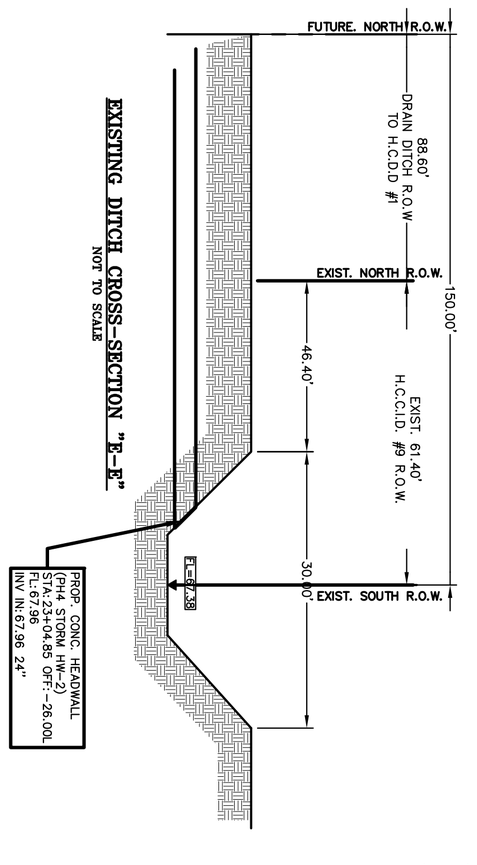
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON NOVEMBER 10, 2023** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

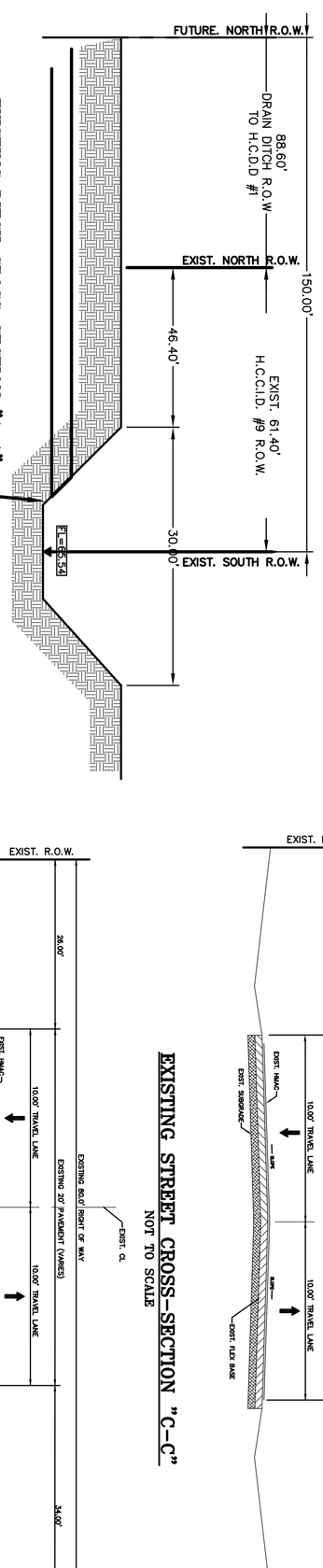
PROJECT:
PLAT SHEET NOTES
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	N.T.S.
DATE:	NOVEMBER 10, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 2A

Y:\RGE SUBDIVISIONS 2019\SUB 19 028 - SUB19 030 - MILANOS ESTATES\DWG\PHASE 4 DWG\SUB 19 028_SHT 2 PLAT SHEET I - PHASE IV.dwg RODELTA 11/13/2023 6:03 PM



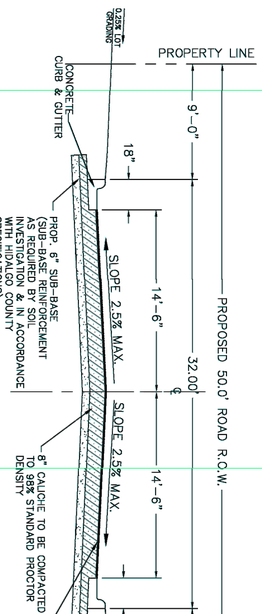
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NOT TO SCALE



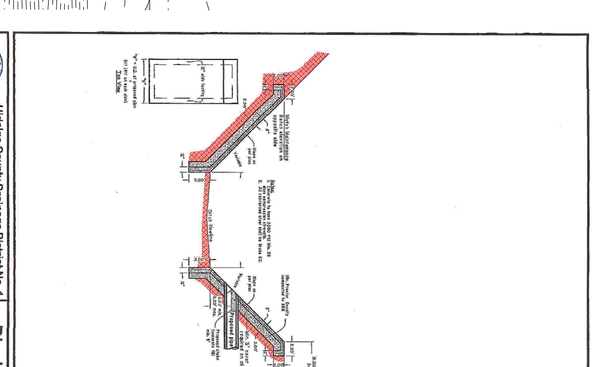
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NOT TO SCALE

EXISTING STREET CROSS-SECTION "C-C"
NOT TO SCALE

EXISTING STREET CROSS-SECTION "B-B"
NOT TO SCALE



PROPOSED STREET CROSS-SECTION "D-D"
NOT TO SCALE



Hidalgo & Cameron Counties Irrigation District #9 Note:
- *Letter of support will be provided stating no issues on off-site detention but with conditions from HCDD#1 and crossing will not be upgraded on size. And will need to be noted on Plat for future drainage.*

Hidalgo County Drainage District No. 1	Discharge Structure Detail
902 N. Doolittle, Edinburg, Texas 78542 Ph: (956)383-3060 Fax: (956)292-7089	Reviewed By: J.N.S. Date: January 2015

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- PROP. GRATE INLET
- PROP. CURB INLET
- PROP. TELEPHONE PEDESTAL
- PROP. GRATE INLET
- PROP. LAMP POLE
- PROP. TRAFFIC POLE
- PROP. GUY WIRE
- PROP. POWER POLE
- PROP. WATER VALVE
- PROP. FLUSH VALVE
- PROP. IRRIGATION VALVE
- PROP. FIREHYRANT
- PROP. MAIL BOX
- PROP. BRICK MAIL BOX
- PROP. WATER METER
- PROP. STREET SIGN
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- PROP. FENCE LINE
- PROP. OVERHEAD ELECTRIC LINE
- PROP. UNDERGROUND CABLE
- PROP. UNDERGROUND GAS LINE
- PROP. ELECTRICAL BOX

PROJECT:
PAVING AND DRAINAGE LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

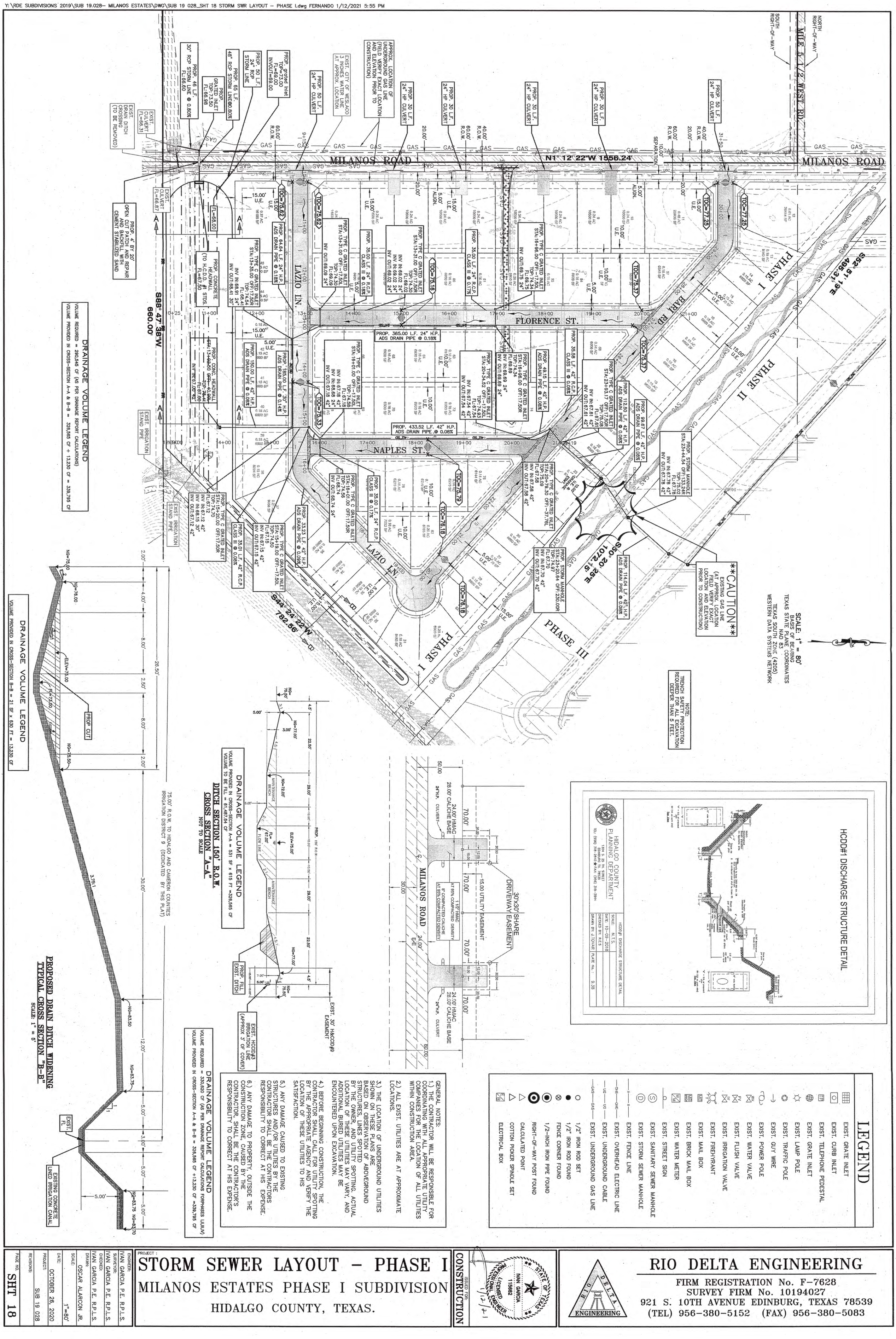
ISSUED FOR: CONSTRUCTION

IVAN GARCIA 115662 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

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

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: O.A./G.F.
SCALE: 1"=60'
DATE: NOVEMBER 17, 2023
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. SHT 10

Y:\RDE SUBDIVISIONS 2019\SUB 19.028- MILANOS ESTATES\DWG\SUB 19 028_SHT 18 STORM SWR LAYOUT - PHASE I.dwg FERNANDO 1/12/2021 5:55 PM



DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 290,545 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION A-A & B-B = 326,565 CF + 13,230 CF = 339,795 CF

DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 330,620 CF (AS PER DRAINAGE REPORT CALCULATIONS FORPHASES I,II,III,IV)
VOLUME PROVIDED IN CROSS-SECTION A-A & B-B = 326,565 CF +13,230 CF =339,795 CF

75.00' R.O.W. TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT 9 (DEDICATED BY THIS PLAT)

DRAINAGE VOLUME LEGEND

VOLUME PROVIDED IN CROSS-SECTION A-A = 531 SF x 615 FT =326,565 CF
VOLUME TO BE FILL = 61,487.64 CF

DITCH SECTION 150' R.O.W.
CROSS SECTION "A-A"
NOT TO SCALE

GENERAL NOTES:

1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 330,620 CF (AS PER DRAINAGE REPORT CALCULATIONS FORPHASES I,II,III,IV)
VOLUME PROVIDED IN CROSS-SECTION A-A & B-B = 326,565 CF +13,230 CF =339,795 CF

PROPOSED DRAIN DITCH WIDENING
TYPICAL CROSS SECTION "B-B"
SCALE: 1" = 5'

HCDD#1 DISCHARGE STRUCTURE DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

HCDD#1 DISCHARGE STRUCTURE DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S
DRAWN BY: J.TOVAR
PLATE No.: 9.35

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

NOTE:
TRENCH SAFETY PROTECTION REQUIRED FOR ALL EXCAVATION DEEPER THAN 5 FEET.

PROJECT:
STORM SEWER LAYOUT - PHASE I
MILANOS ESTATES PHASE I SUBDIVISION
HIDALGO COUNTY, TEXAS.

ISSUED FOR: CONSTRUCTION

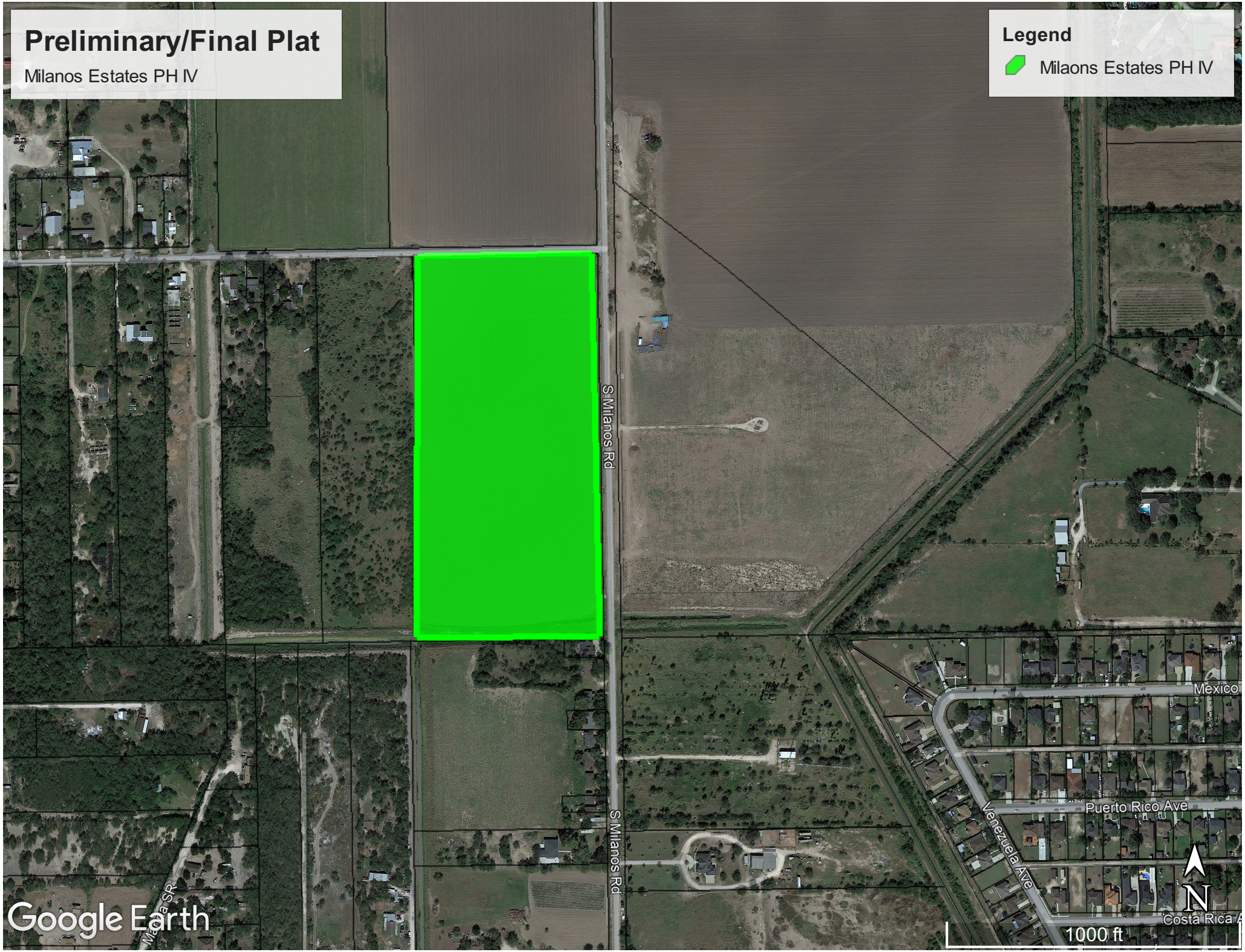
STATE OF TEXAS — IVAN GARCIA — 115662 — LICENSED PROFESSIONAL ENGINEER — 1/12/21

RIO DELTA ENGINEERING

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

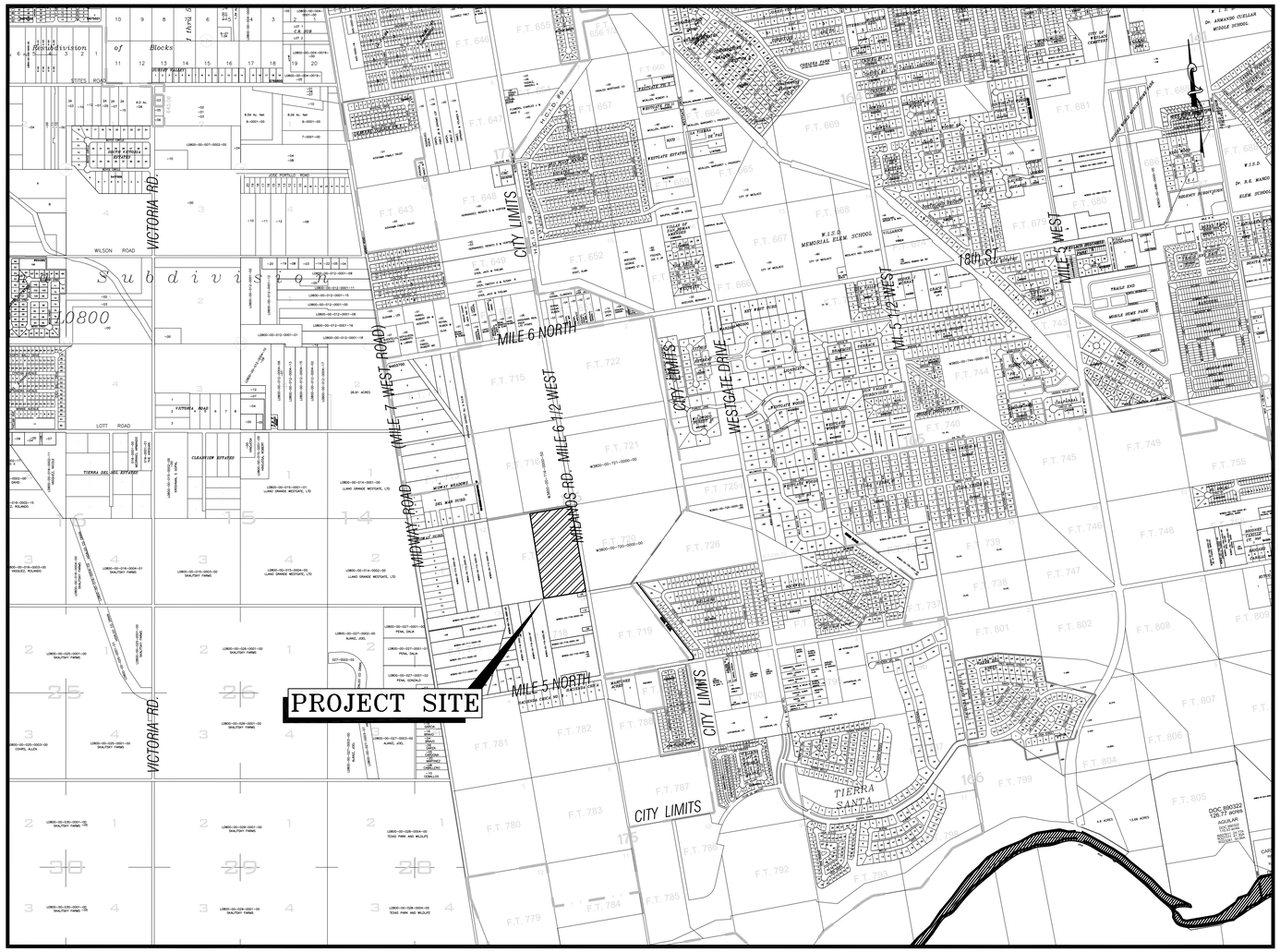
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=80'
DATE: OCTOBER 26, 2020
PROJECT: SUB 19 028
REVISIONS:

PAGE NO. SHT 18

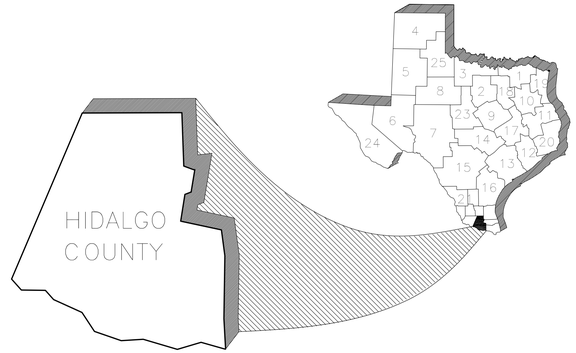

Preliminary/Final Plat
Milanos Estates PH IV
Legend
Milaons Estates PH IV
S Milanos Rd
S Milanos Rd
Mexico
Puerto Rico Ave
Venezuela Ave
Costa Rica A
Google Earth
1000 ft
N

MILANOS ESTATES PHASE IV SUBDIVISION

CITY OF WESLACO ETJ
HIDALGO COUNTY, TEXAS.



VICINITY MAP
NOT TO SCALE



INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 2A	PLAT SHEET NOTES
SHT 3	EXISTING TOPOGRAPHICAL LAYOUT
SHT 4	SANITARY SEWER LAYOUT
SHT 5	WATER LAYOUT
SHT 6	PAVING AND DRAINAGE LAYOUT
SHT 7	LIGHTING LAYOUT
SHT 8	SIGNAGE LAYOUT
SHT 9	RECOMMENDED EROSION CONTROL PLAN
SHT 10	RECOMMENDED EROSION CONTROL PLAN AND DETAILS FOR DRAIN DITCH
SHT 11	TYPICAL DETAILS
SHT 12	TYPICAL DETAILS

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON NOVEMBER 17, 2023** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **REVIEW**

PROJECT:
COVER SHEET
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

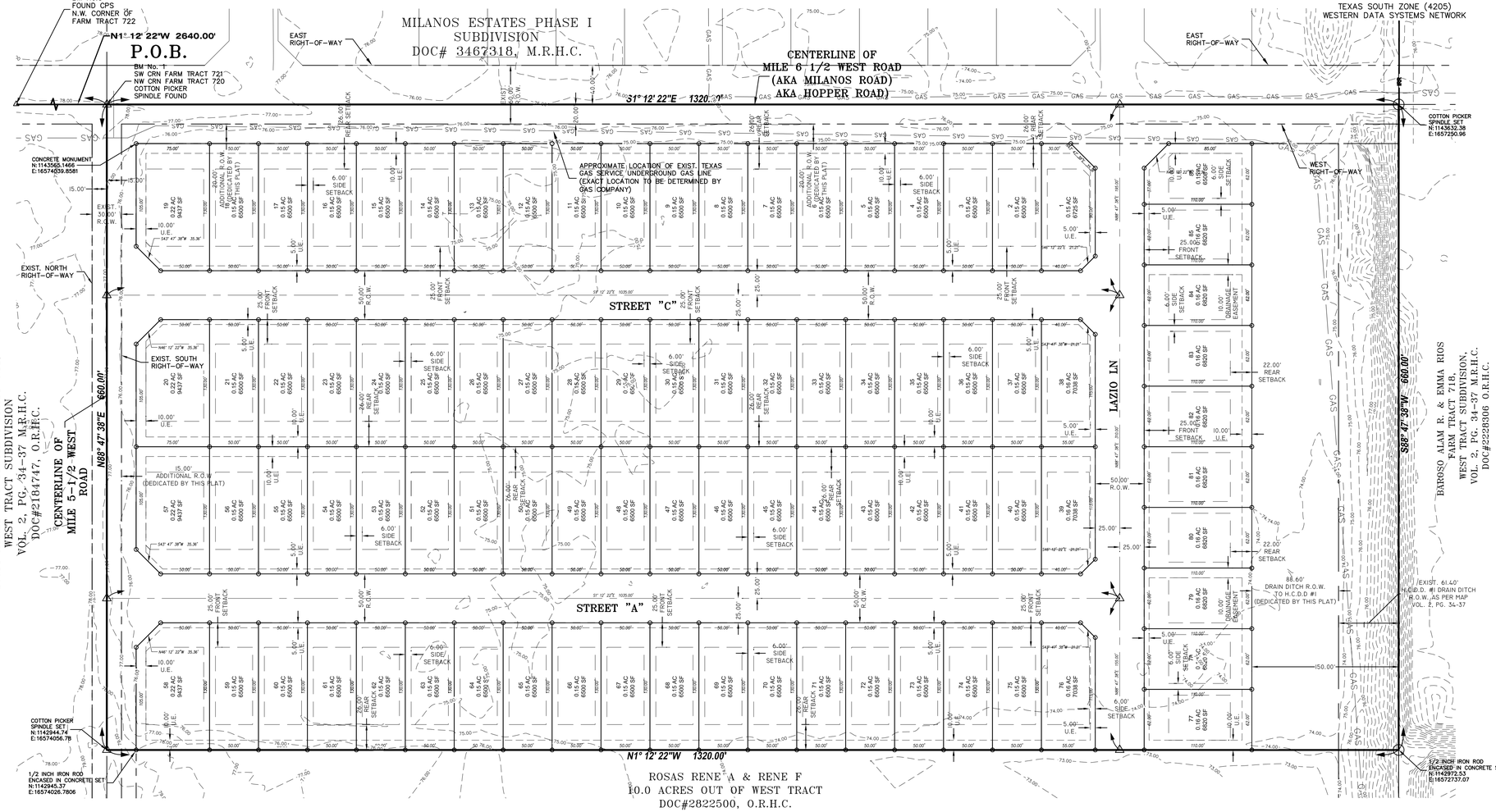
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	N.T.S.
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 1

X:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\PHASE 4 DWGS\SUB 19 028_SHT 1 COVER - PHASE IV.dwg RIODELTA 12/12/2023 4:13 PM

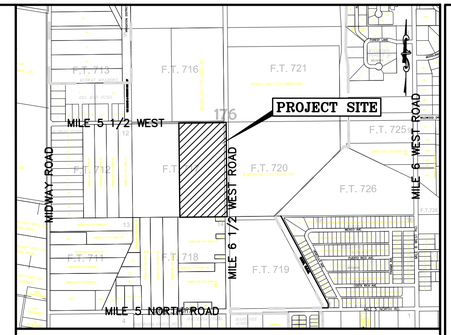
DATE OF PREPARATION: NOVEMBER 13, 2023

MILANOS ESTATES PHASE IV SUBDIVISION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF MILANOS ESTATES PHASE IV WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

MILANOS ESTATES PHASE IV IS LOCATED AT THE SOUTHWEST CORNER FROM THE INTERSECTION OF MILE 5 1/2 ROAD AND HOPPER ROAD, IN HIDALGO COUNTY PRECINCT 1. THIS SUBDIVISION LIES APPROXIMATELY ¼ MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF WESLACO TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THE ESTIMATED POPULATION OF THE CITY OF WESLACO IS 41,629 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS DESCRIPTION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS. SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACT 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

AND SAID 20.00 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHEAST CORNER OF FARM TRACT 717 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 5 1/2 WEST ROAD AND MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD);

THENCE S 1°12'22" E ALONG THE EAST LINE OF THE SAID FARM TRACT 717, SAME BEING ALONG THE CENTERLINE OF MILE 6 ½ WEST ROAD (A.K.A. HOPPER ROAD), TO THE SOUTHEAST CORNER THE SAID FARM TRACT 717, A DISTANCE OF 1320.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'38" W, ALONG THE SOUTH LINE OF FARM TRACT 717, A DISTANCE OF 660.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 1°12'22" W, A DISTANCE OF 1320 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°47'38" E, ALONG THE NORTH LINE OF THE SAID FARM TRACT 717, SAME BEING ALONG THE CENTERLINE OF MILE 5 1/2 ROAD, A DISTANCE OF 660.00 FEET TO **THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 20.00 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.23 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 5 ½ WEST ROAD, AND 0.60 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 WEST ROAD.**

LEGEND	
△	- SET C-P-S
▲	- FD. C-P-S
○	- SET 1/2" IRON ROD
●	- FD. 1/2" IRON ROD
●	- FD. 5/8" IRON ROD
⊙	- FD. 60-D NAIL
◇	- SET PK NAIL
▫	- STORM INLET
⌀	- POWER POLE
⋈	- FIRE HYDRANT
○	- IRR. STAND PIPE
—X—	- CHAIN LINK FENCE
●	- EXIST. WATER METER
●	- GAS SPOTTING
⊕	- TELEPHONE PEDESTAL
-○-	- POWER POLE
	- TRAFFIC SIGN

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
℄	CENTER LINE
L	LOT LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS REGISTERED IVAN GARCIA 6496 PROFESSIONAL LAND SURVEYOR

NAME		ADDRESS			PHONE & FAX	
OWNER(S): GARVIC PROPERTIES LP		P.O. BOX 2604	EDINBURG, TX.	78536	(956) 821-7108	
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380-5152	(956) 380-5083

THE COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

INDEX TO SHEETS OF MILANOS ESTATES PHASE II SUBDIVISION

SHEET 1:	COVER SHEET
SHEET 2:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2A:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	SANITARY SEWER LAYOUT; INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT; INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 4:	WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.
SHEET 5:	STORM SEWER; INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 6:	PAVING & DRAINAGE DETAIL SHEET
SHEET 7:	WATER & SANITARY SEWER DETAIL SHEET

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON NOVEMBER 17, 2023** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

PROJECT:
PLAT SHEET
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	1"=60'
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 2

X:\RDE SUBDIVISIONS 2019\SUB 19 028 - SUB19 030 - MILANOS ESTATES\DWG\PHASE 4 DWGS\SUB 19 028_SHT 2 PLAT SHEET (...PHASE IV.dwg, RODOLFA, 12/12/2023 1:45 PM

MILANOS ESTATES PHASE IV SUBDIVISION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

I, **VICTOR J. DANIEC, ON BEHALF OF GARVIC PROPERTIES LP (OWNER)**, AS OWNER OF THE 28.27 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES PHASE IV SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 232.032 AND THAT:

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

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

_____ _____
VICTOR J. DANIEC, PRESIDENT DATE .
GARVIC MGMT, INC
IT'S SOLE GENERAL PARTNER
P.O. BOX 2604
EDINBURG, TX. 78536

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MILANOS ESTATES PHASE IV SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ___ DAY OF _____, 2023.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS – COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

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

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

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS – CITY OF WESLACO
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **MILANOS ESTATES PHASE IV SUBDIVISION** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____ _____ _____
CITY MAYOR DATE ATTEST: CITY SECRETARY DATE

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

_____ _____
PLANNING AND ZONING COMMISSION CHAIRMAN DATE

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT # 9,

DATED THIS _____ DAY OF _____ 20___,

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

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

STATE OF TEXAS – COUNTY OF HIDALGO

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

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



STATE OF TEXAS – COUNTY OF HIDALGO

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

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



GENERAL NOTES:

1. FEMA FLOOD ZONE STATEMENT:

THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0525 B MAP REVISED: JANUARY 2, 1981.

2. SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 20% OF LOT DEPTH NOT TO EXCEED 25' OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTER LINE OF MILE 6 1/2 WEST ROAD, OR 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT, WHICHEVER IS GREATER AS PER THE TABLE BELOW. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWNG BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1-, ELEV. **77.93**, N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST ROAD AND MILE 5 1/2 WEST ROAD. GPS POINT, GRID COORDINATES N **16574070.7400**, E **1143604.3160**.
-->B.M. NO. 2-, ELEV. **77.05**, N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST ROAD AT THE NORTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N **16575121.5494**, E **1143582.4647**.
-->B.M. NO. 3-, ELEV. **81.01** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF 18TH STREET AND MILE 6 1/2 WEST ROAD (AKA MILANOS ROAD). GPS POINT, GRID COORDINATES N **16576710.1100**, E **1143549.0630**.

6.DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 39,994 CUBIC FEET (0.92 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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

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

10. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

11. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

12. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

13. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

14. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

15. NO ACCESS OFF OF MILANOS ROAD FOR LOTS 1-19, 86 AND OFF MILE 5 1/2 WEST ROAD FOR LOTS 19-20 AND 57-58.

16. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

17. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT)

18. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

19. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

20. A 5FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

21. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

22. NO ACCESS OFF OF MILANOS ROAD FOR LOTS 1-19, 86 AND OFF OF MILE 5 1/2 WEST RD FOR LOTS 19-20 AND 57-58.

23. DRAINAGE OUTPARCEL CANNOT BE-RESUBDIVIDED FOR FUTURE DEVELOPMENT.



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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

INDEX TO SHEETS OF MILANOS ESTATES PHASE I SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	WATER LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.
SHEET 4:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION.
SHEET 5:	STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 6:	PAVING & DRAINAGE DETAIL SHEET
SHEET 7:	WATER & SANITARY SEWER DETAIL SHEET

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

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ISSUED FOR:
PRELIMINARY

PROJECT:
PLAT SHEET NOTES
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	N.T.S.
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 2A

V:\RGE SUBDIVISIONS 2019\SUB 19 028 - SUB19 030 - MILANOS ESTATES\DWG\PHASE 4 DWG\SUB 19 028_SHT 2 PLAT SHEET I - PHASE IV.dwg RODELTA 12/12/2023 1:46 PM

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

O.E. INVESTMENTS, INC.
12.75 ACRES
FARM TRACT 719,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#1137827, H.C.M.R

ALISDAMAR LLC
37.24 ACRES OUT OF FARM
TRACT 721,
WEST TRACT SUBDIVISION
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2184744, O.R.H.C.

BAROSO ALAM R. & EMMA RIOS
FARM TRACT 718,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2228306 O.R.H.C.

ROSAS RENE A & RENE F
10.0 ACRES OUT OF WEST TRACT
DOC#2822500, O.R.H.C.

MILANOS ESTATES PHASE I
SUBDIVISION
DOC# 3467318, M.R.H.C.

MILANOS ROAD

CENTERLINE OF
MILE 6 1/2 WEST ROAD
(AKA MILANOS ROAD)
(AKA HOPPER ROAD)

EXIST. DRAIN DITCH

EXIST. CITY OF WESLACO 8" SDR26 SSWR LINE
EXIST. CALICHE ROAD (TO REMAIN)
APPROXIMATE LOCATION OF EXIST. TEXAS GAS SERVICE UNDERGROUND GAS LINE (EXACT LOCATION TO BE DETERMINED BY GAS COMPANY)
EXIST. SSWR MH TOP=77.06 FL=61.02
EXIST. CITY OF WESLACO 8" WATER LINE
EXIST. SSWR MH TOP=74.62 FL=60.68
EXIST. CITY OF WESLACO 12" SDR26 SSWR LINE
EXIST. SSWR MH TOP=75.56 FL=59.26
EXIST. 50 L.F. 24" RCP STORM LINE
EXIST. GRATED INLET TOP=73.00 FL=69.00 INVOUT=69.00
EXIST. SSWR MH TOP=74.24 FL=59.17
EXIST. CONCRETE HEADWALL (TO H.C.D.D. #1 STDS. FL=67.50
EXIST. CULVERT FL=69.80
EXIST. CULVERT FL=66.87
EXIST. DRAIN DITCH CROSSING
EXIST. SSWR MH TOP=75.76 FL=58.83
EXIST. CULVERT FL=72.74
EXIST. 65 L.F. 48" RCP STORM LINE @ 0.80%
EXIST. GRATED INLET TOP: 73.50 FL: 66.98
EXIST. CULVERT FL=71.22
EXIST. CULVERT FL=66.31
EXIST. FENCE
EXIST. CULVERT (TO BE REMOVED)
EXIST. CULVERT FL=69.09
EXIST. (3) POWER POLE
EXIST. POWER POLE
EXIST. 3" WATER LINE
EXIST. CITY OF WESLACO 3 INCHES WATER LINE AT APPROX. LOCATION
EAST RIGHT-OF-WAY
WEST RIGHT-OF-WAY
NORTH RIGHT-OF-WAY
SOUTH RIGHT-OF-WAY
FARM TRACT 716
FARM TRACT 717
EXIST. 30.00' R.O.W.
EXIST. IRRIGATION STAND PIPE (TO REMAIN)
EXIST. 61.40' H.C.D.D. #1 DRAIN DITCH R.O.W. AS PER MAP VOL. 2, PG. 34-37
20.40'
41.00'
30.00'
EXIST. 60.00' R.O.W.
40.00' R.O.W.
20.00'
15.00'
6" WTR
8" WTR
12" WTR
SS
SSMH
GAS
SVD
SVG
CSS
OHE
FENCE
EDGE OF DRAINAGE

GENERAL NOTES:
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

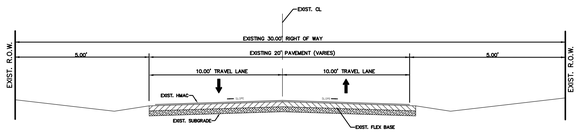
4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

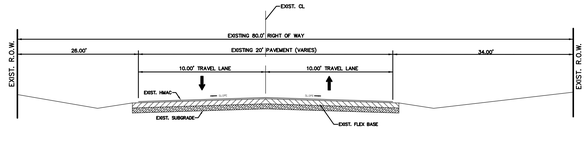
6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

LEGEND

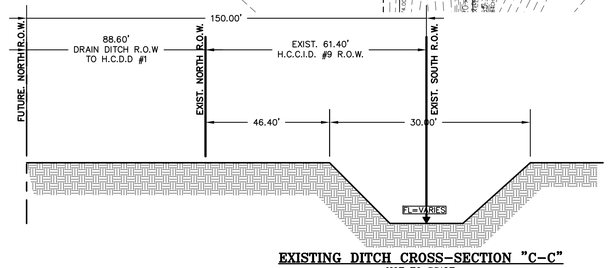
- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX



EXISTING STREET CROSS-SECTION "A-A"
NOT TO SCALE



EXISTING STREET CROSS-SECTION "B-B"
NOT TO SCALE



EXISTING DITCH CROSS-SECTION "C-C"
NOT TO SCALE

RIO DELTA ENGINEERING
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921 S. 10TH AVENUE EDINBURG, TEXAS 78539
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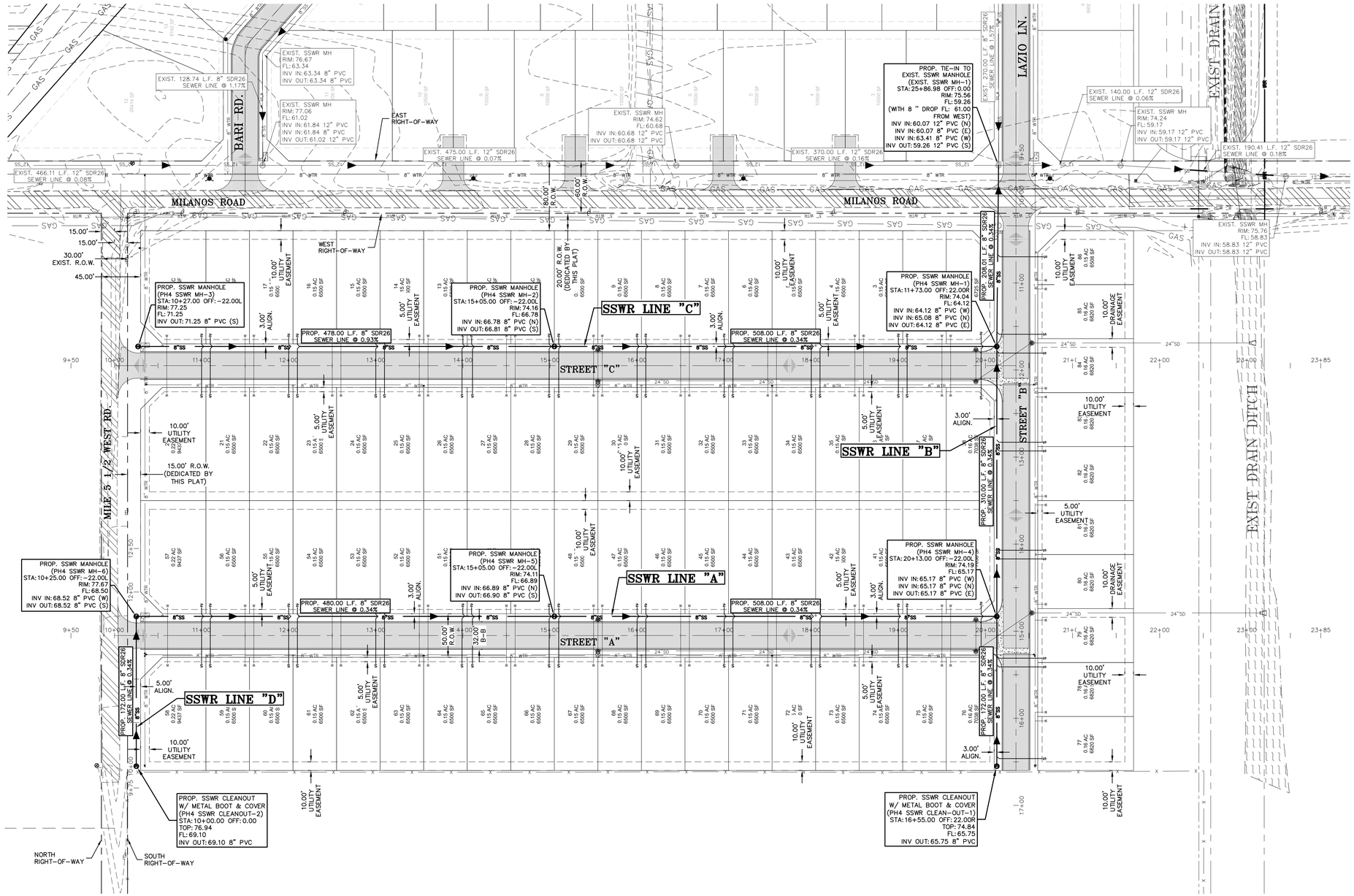
ISSUED FOR:
PRELIMINARY

PROJECT:
EXISTING TOPOGRAPHICAL LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	1"= 60'
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 3

Y:\RDE SUBDIVISIONS 2019\SUB 19 028 - SUB19-030 - MILANOS ESTATES\DWGS\PHASE 4 DWGS\SUB 19 028_SHT 3 EXIST TOPO - PHASE IV.dwg RIODELTA 12/12/2023 1:50 PM

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



LEGEND

- PROP. GRATE INLET
- PROP. CURB INLET
- PROP. TELEPHONE PEDESTAL
- PROP. GRATE INLET
- PROP. LAMP POLE
- PROP. TRAFFIC POLE
- PROP. GUY WIRE
- PROP. POWER POLE
- PROP. WATER VALVE
- PROP. FLUSH VALVE
- PROP. IRRIGATION VALVE
- PROP. FIREHYRANT
- PROP. MAIL BOX
- PROP. BRICK MAIL BOX
- PROP. WATER METER
- PROP. STREET SIGN
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- PROP. FENCE LINE
- PROP. OVERHEAD ELECTRIC LINE
- PROP. UNDERGROUND CABLE
- PROP. UNDERGROUND GAS LINE
- PROP. ELECTRICAL BOX

GENERAL NOTES:
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS

RIO DELTA ENGINEERING
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ISSUED FOR: PRELIMINARY

SANITARY SEWER LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	1"=60'
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 4

Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\PHASE 4 DWGS\SUB 19 028_SHT 4 SSWR LAYOUT - PHASE IV.dwg RIODELTA 12/12/2023 1:58 PM

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

MILANOS ESTATES
PHASE IV SUBDIVISION
DOC# 3467318, M.R.H.C.

PROP. TIE IN-TO EXIST. 8" WATER LINE (1) 8"x8" TEE TAPPING TEE W/ GATE VALVE ASSY. SEE DETAIL "A"

PROP. 40.00 L.F. 15" BORE & SDR-26 PVC ENCASEMENT

EXIST. FIRE HYDRANT

BARI RD.

EAST RIGHT-OF-WAY

CAUTION
EXISTING GAS LINE
(AT APPROX. LOCATION
FIELD VERIFY EXACT
LOCATION AND ELEVATION
PRIOR TO CONSTRUCTION)

LAZIO LN.

PROP. TIE IN-TO EXIST. 8" WATER LINE (1) 8"x8" TEE TAPPING TEE W/ GATE VALVE ASSY. SEE DETAIL "A"

EXIST. DRAIN DITCH

MILANOS ROAD

PROP. 80.00' R.O.W.

PROP. 85.00 L.F. 8" DR25 C-900 WATER LINE

PROP. 157.00 L.F. 8" DR25 C-900 WATER LINE

PROP. (1) FIRE HYDRANT FLANGE=_____ W/GATE VALVE ASSEMBLY

PROP. 36.00 L.F. 15" SDR-26 PVC ENCASEMENT

WEST RIGHT-OF-WAY

MILE 5 1/2 WEST RD.

PROP. WATER SERVICE (TYP.)

PROP. 2" PVC ENCASEMENT (TYP)

PROP. (1) FIRE HYDRANT FLANGE=75.06 W/GATE VALVE ASSEMBLY

PROP. 242.00 L.F. 8" DR25 C-900 WATER LINE

STREET "C"

50.00' R.O.W. 32.00' B-B

PROP. (1) 8"x8" TEE (1) 8" GATE VALVE

PROP. 320.00 L.F. 8" DR25 C-900 WATER LINE

PROP. (1) 8" GATE VALVE

PROP. 200.00 L.F. 8" DR25 C-900 WATER LINE

PROP. 303.00 L.F. 8" DR25 C-900 WATER LINE

PROP. 46.00 L.F. 15" SDR-26 PVC ENCASEMENT

PROP. (1) 8"x8" TEE (1) 8" GATE VALVE SEE DETAIL "C"

PROP. (1) FIRE HYDRANT FLANGE=75.24 W/GATE VALVE ASSEMBLY

PROP. 310.00 L.F. 8" DR25 C-900 WATER LINE

PROP. 45.00' R.O.W.

PROP. 36.00 L.F. 15" SDR-26 PVC ENCASEMENT

PROP. (1) FIRE HYDRANT FLANGE=74.70 W/GATE VALVE ASSEMBLY

STREET "B"

PROP. 310.00 L.F. 8" DR25 C-900 WATER LINE

PROP. (1) 8"x8" TEE (3) 8" GATE VALVES SEE DETAIL "B"

STREET "A"

PROP. (1) 8"x8" TEE (2) 8" GATE VALVE SEE DETAIL "C"

PROP. 129.00 L.F. 8" DR25 C-900 WATER LINE

PROP. (1) FIRE HYDRANT FLANGE=74.94 W/GATE VALVE ASSEMBLY

PROP. (1) 8" CAP (1) 2" FLUSH VALVE SEE DETAIL "D"

10.00' SEPARATION

10.00' UTILITY EASEMENT

5.00' UTILITY EASEMENT

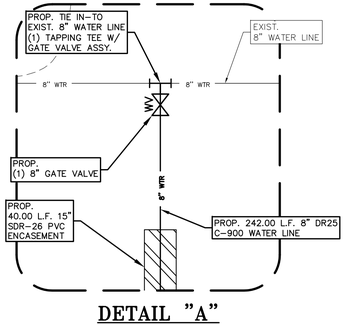
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15.00'

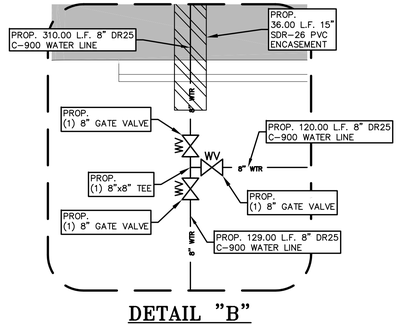
30.00'

LEGEND

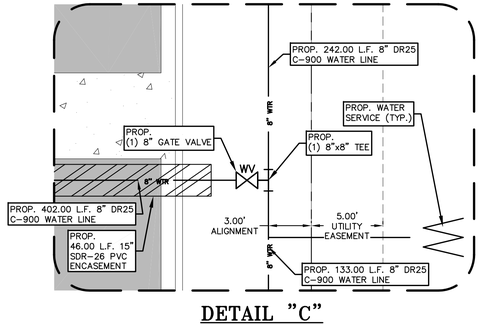
- PROP. GRATE INLET
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- PROP. WATER METER
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- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
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- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
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- ELECTRICAL BOX



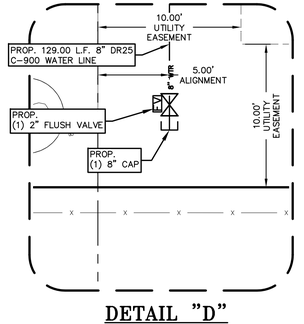
DETAIL "A"
SCALE 1" = 5'



DETAIL "B"
SCALE 1" = 5'



DETAIL "C"
SCALE 1" = 5'



DETAIL "D"
SCALE 1" = 5'

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6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

7.) CORP STOP AND ANGLE STOPS SHALL BE BRASS.

8.) WATER SERVICE TUBING SHALL BE POLYETHYLENE "TOUGH TUBING".

9.) WATER VALVE CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.

RIO DELTA ENGINEERING
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ISSUED FOR:
PRELIMINARY

WATER LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT:

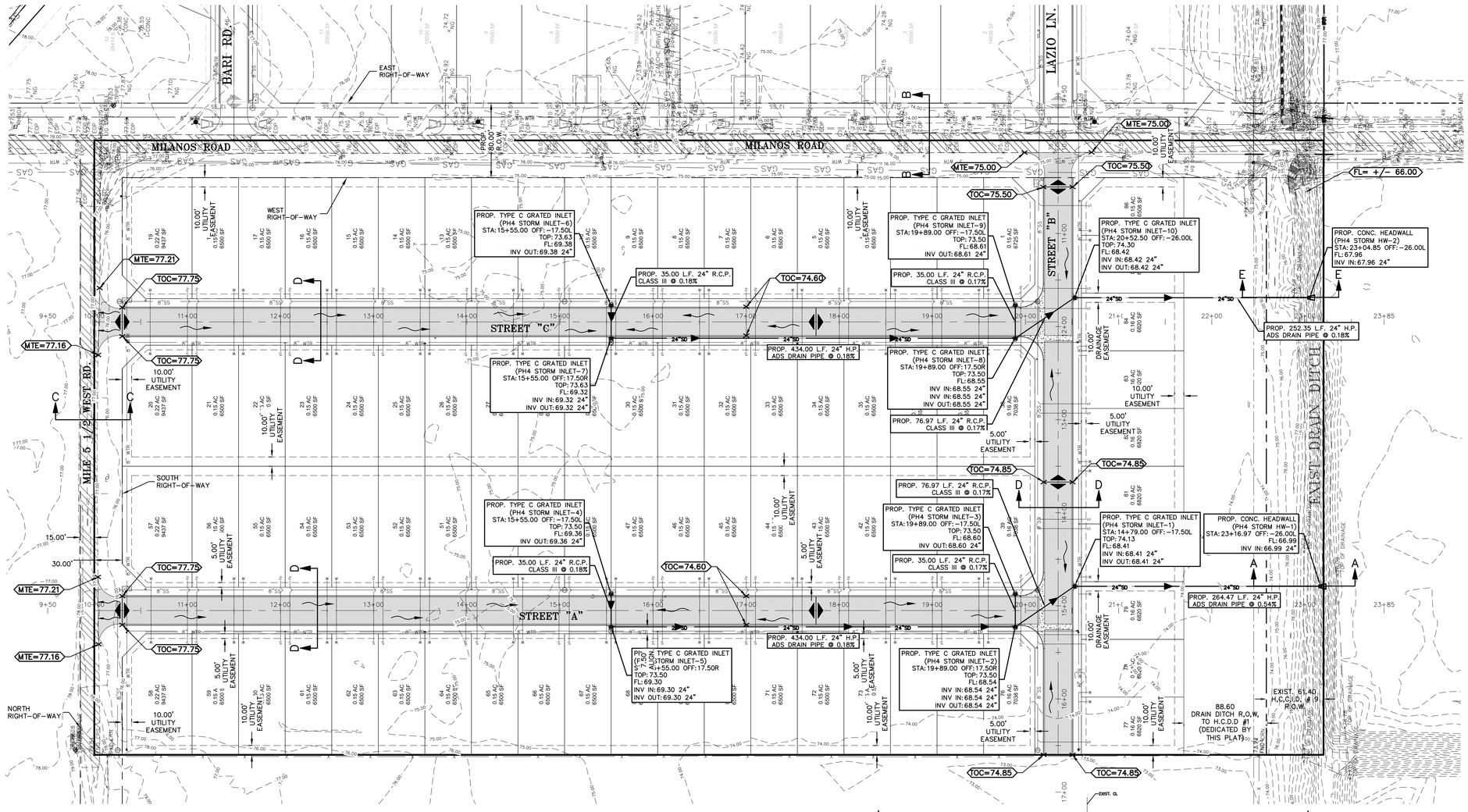
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
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DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 5

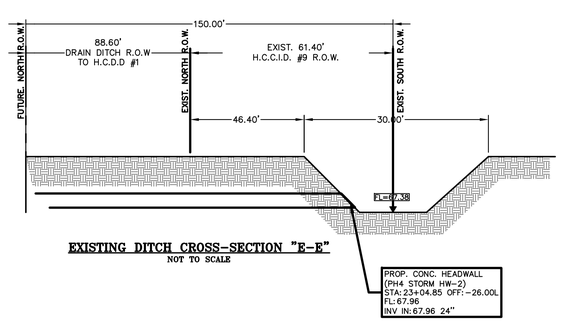
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SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

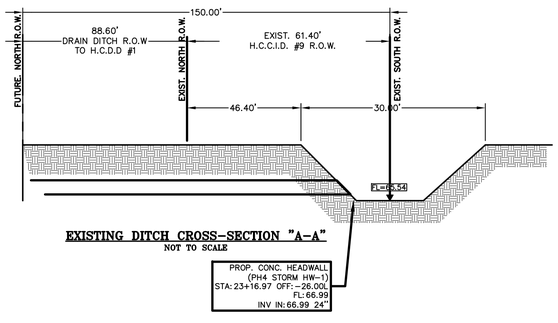
LEGEND

- PROP. GRATE INLET
- PROP. CURB INLET
- PROP. TELEPHONE PEDESTAL
- PROP. GRATE INLET
- PROP. LAMP POLE
- PROP. TRAFFIC POLE
- PROP. GUY WIRE
- PROP. POWER POLE
- PROP. WATER VALVE
- PROP. FLUSH VALVE
- PROP. IRRIGATION VALVE
- PROP. FIREHYRANT
- PROP. MAIL BOX
- PROP. BRICK MAIL BOX
- PROP. WATER METER
- PROP. STREET SIGN
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- PROP. FENCE LINE
- PROP. OVERHEAD ELECTRIC LINE
- PROP. UNDERGROUND CABLE
- PROP. UNDERGROUND GAS LINE
- PROP. ELECTRICAL BOX

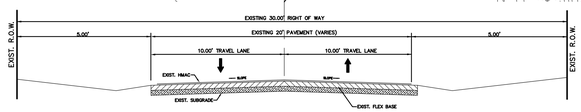




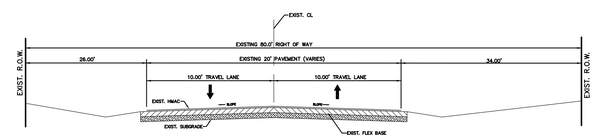
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NOT TO SCALE



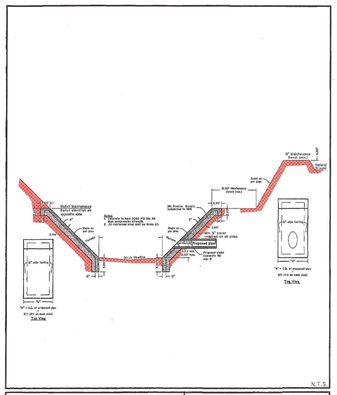
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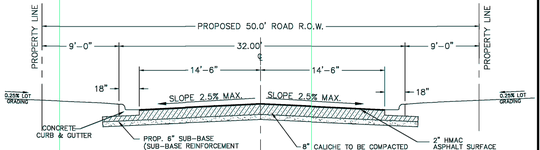


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NOT TO SCALE



EXISTING STREET CROSS-SECTION "B-B"
NOT TO SCALE





PROPOSED STREET CROSS-SECTION "D-D"
NOT TO SCALE

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

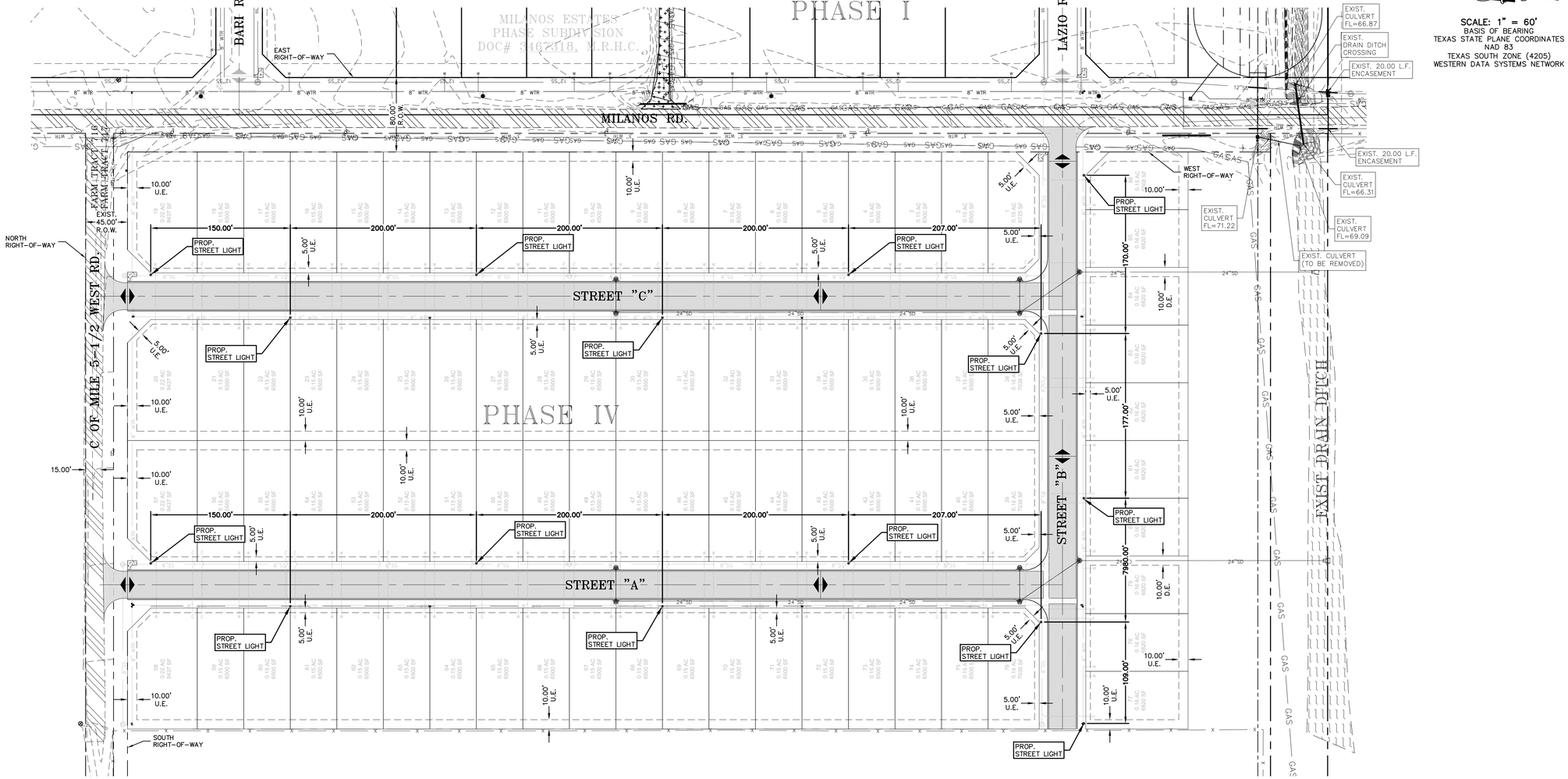
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ISSUED FOR: **PRELIMINARY**

PROJECT: **PAVING AND DRAINAGE LAYOUT**
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	1"=60'
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 6

Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\PHASE 4 DWGS\SUB 19 028_SHT 10 DRAINAGE LAYOUT - PHASE IV.dwg RIODELTA 12/12/2023 2:09 PM



SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

GENERAL NOTES:
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE

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

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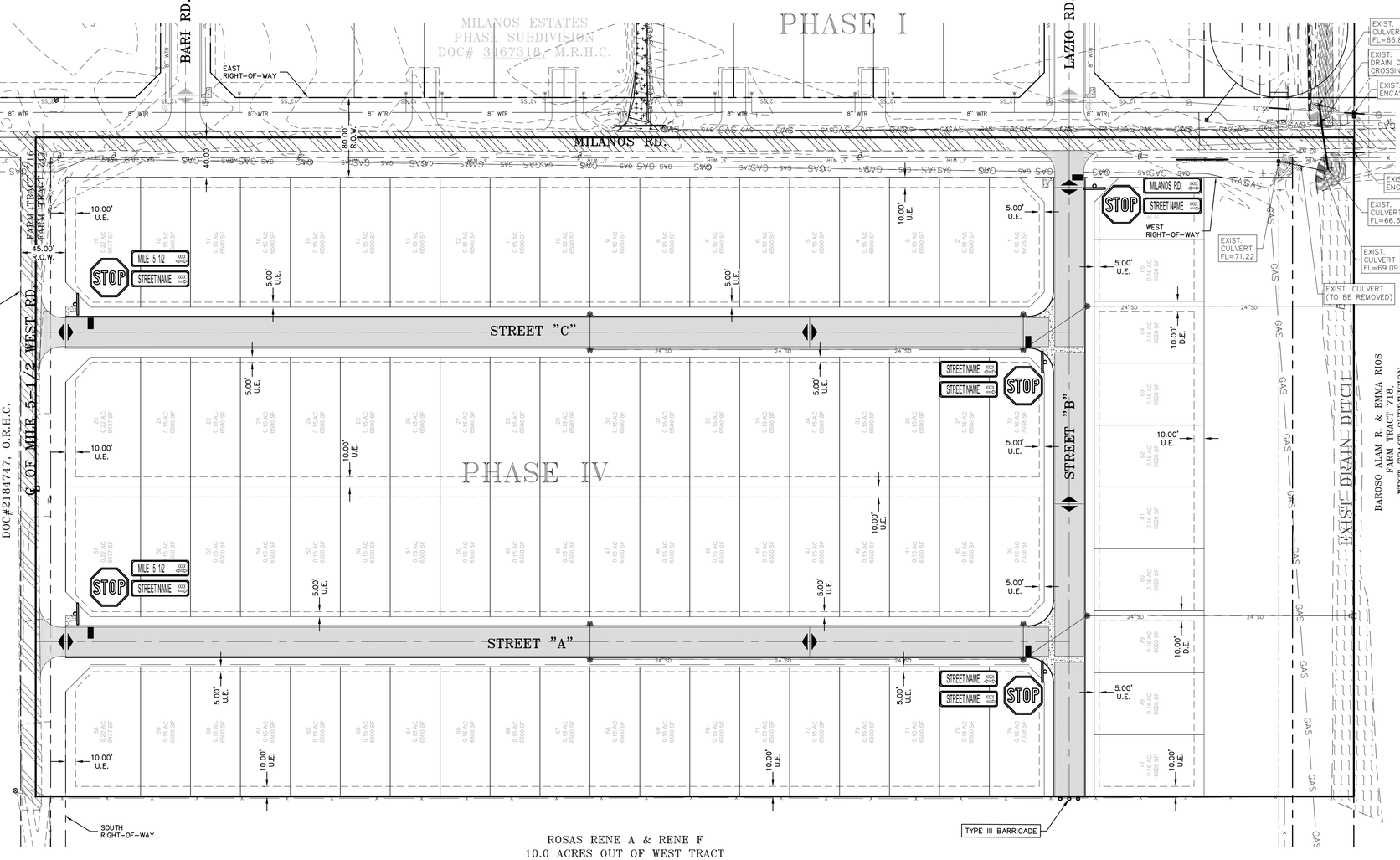
ISSUED FOR: PRELIMINARY

LIGHTING LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: O.A./G.F.
SCALE: 1"=60'
DATE: NOVEMBER 17, 2023
PROJECT: SUB 19 028
REVISIONS:
PAGE NO: SHT 7

Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\PHASE 4 DWGS\SUB 19 028_SHT 14 LIGHTING LAYOUT - PHASE IV.dwg RIODELTA 12/12/2023 2:14 PM



SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
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- EXIST. UNDERGROUND GAS LINE

GENERAL NOTES:

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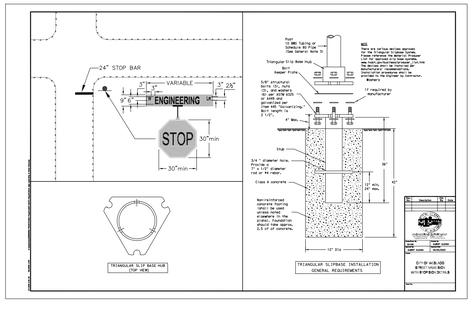
2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

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

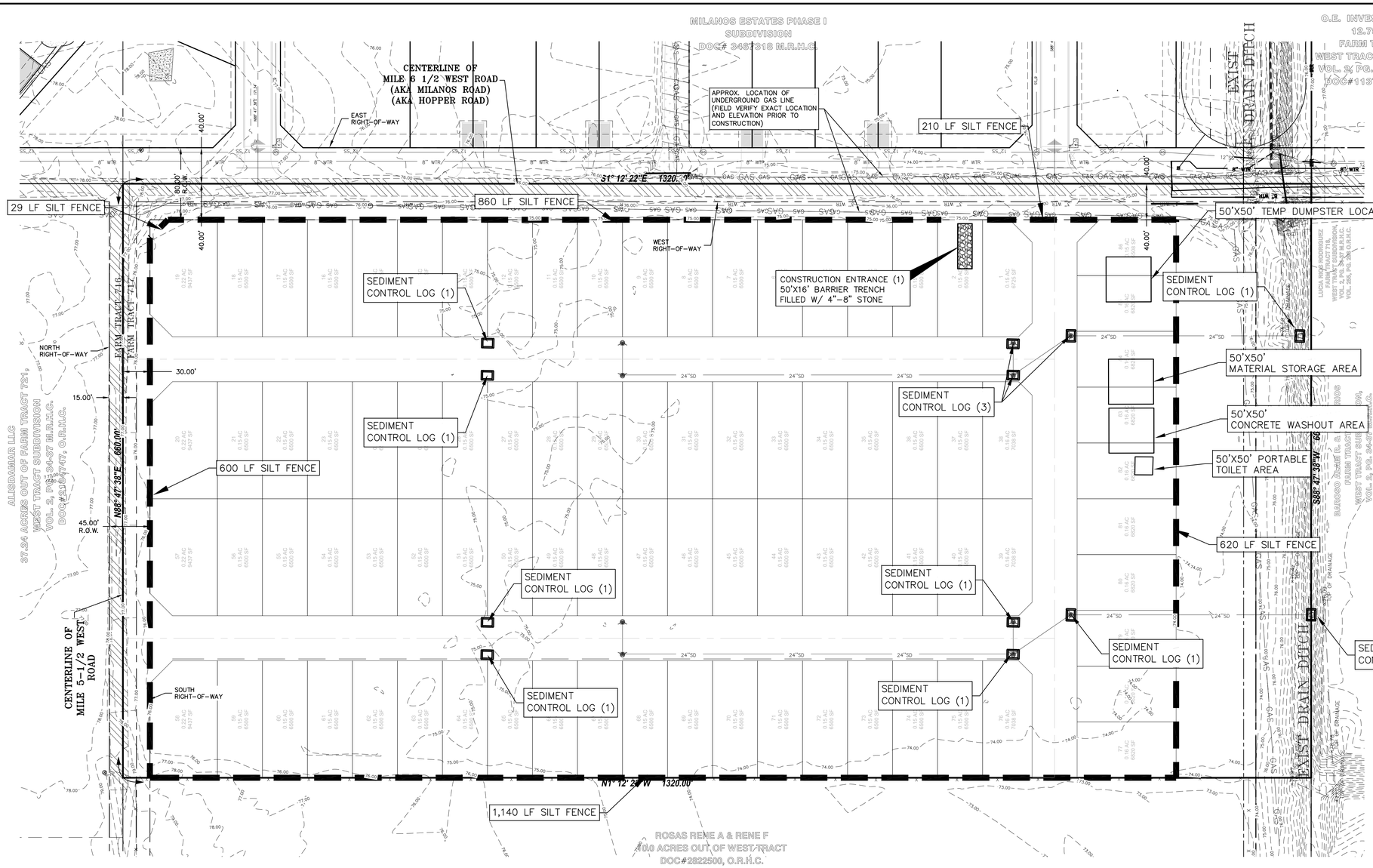
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ISSUED FOR: **PRELIMINARY**

PROJECT:
SIGNAGE LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	1"=60'
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 8

Y:\RGE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\PHASE 4 DWGS\SUB 19 028_SHT 15 SIGNAGE LAYOUT - PHASE IV.dwg RIODELTA 12/12/2023 2:15 PM



SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

GENERAL NOTES:

1. No hay bales are allowed.
2. Sock bales shall be bound by either wire or nylon or polypropylene string. The bales shall be composed entirely of vegetative matter.
3. Sock bales shall be embedded in the soil a minimum of 4" where possible 1/2 the height of the bale.
4. Sock bales shall be placed in a row with ends tightly abutting the adjacent bales. The bales shall be placed with bindings parallel to the ground.
5. Sock bales shall be securely anchored in place with 3/8" Dia. rebar or 2"x2" wood stakes, driven through the bales. The first stake shall be angled towards the previously laid bale to force the bales together.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.
7. The proposed construction entrance will be the only entrance to the site, except for emergency access, used throughout the duration of the construction, or until the proposed drives are paved.
8. The silt fence shall be maintained in place until the site is vegetated.
9. The construction entrance aggregate shall be replaced as needed.
10. All exposed entrance to storm drain pipes and to storm inlets, once installed, shall. be protected against sedimentary flows until the development and landscaping has been completed.

BALED SOCK USAGE GUIDELINES

A Baled Sock installation may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A two year storm frequency may be used to calculate the flow rate to be filtered. The installation should be sized to filter a maximum flow thru rate of 5 GPM/FT2 of cross sectional area. Baled sock may be used at the following locations:

1. Where the runoff approaching the baled sock flows over disturbed soil for less than 100'. If the slope of the disturbed soil exceeds 10%, the length of slope upstream the baled sock should be less than 50'.
2. Where the installation will be required for less than 3 months.
3. Where the contributing drainage area is less than 1/2 acre.

For Baled Sock installations in small ditches, the additional following considerations apply:

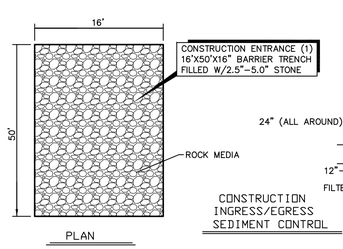
1. The ditch sideslopes should be graded as flat as possible to maximize the drainage flowrate thru the sock.
2. The ditch should be graded large enough to contain the overtopping drainage when sediment has filled to the top of the baled hay.

Bales should be replaced usually every 2 months or more often during wet weather when loss of structural integrity is accelerated.

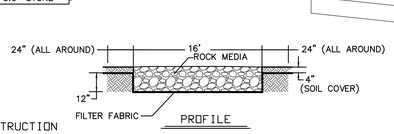
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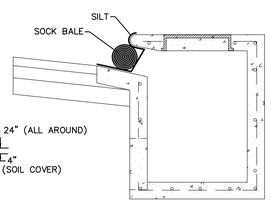
1. THE CONTRACTOR SHALL PROVIDE AND ADMINISTER STORM WATER POLLUTION PREVENTION PLAN (SW3P) PRIOR TO COMMENCEMENT AND DURING CONSTRUCTION AS REQUIRED BY HIDALGO COUNTY AND/OR TCEQ.

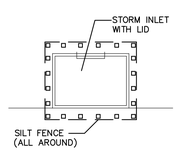
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10.0 ACRES OUT OF WEST
TRACT
DOC#2822500, O.R.H.C.

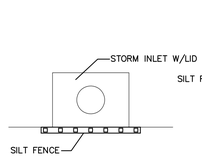


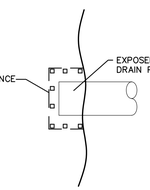
CONSTRUCTION
INGRESS/EGRESS
SEDIMENT CONTROL



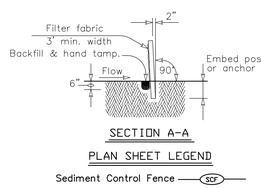


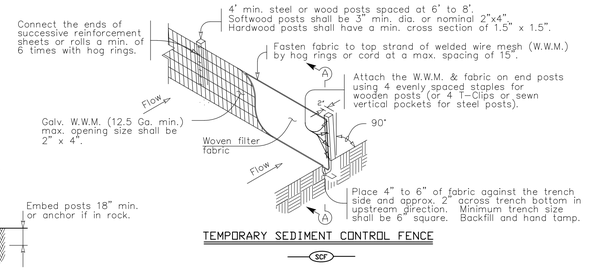






SEDIMENT CONTROL LOG





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

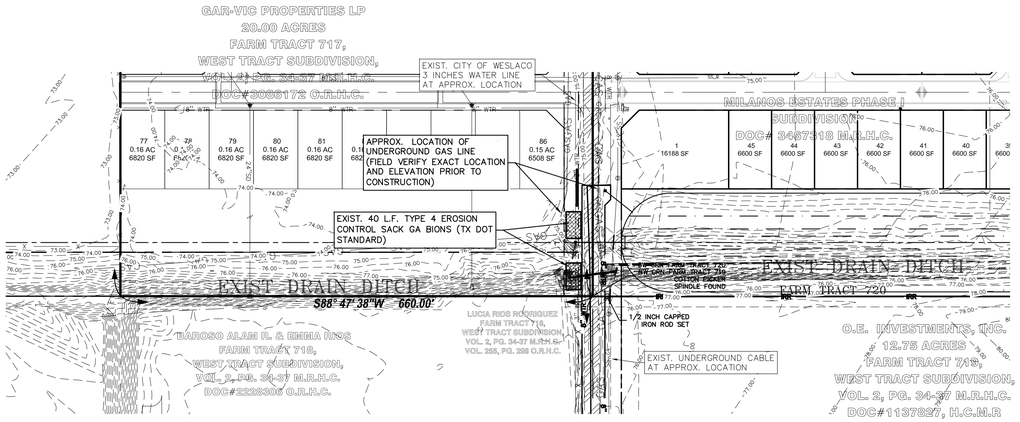
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ISSUED FOR:
PRELIMINARY

PROJECT:
RECOMMENDED EROSION CONTROL PLAN
MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	1" = 60'
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 9

Y:\RDE SUBDIVISIONS 2019\SUB 19 028 - SUB19_000 - MILANOS ESTATES\DWG\PHASE 4 DWGS\SUB 19 028_SHT 16-17 SW3P- PHASE IV.dwg, RODELTA, 12/12/2023 3:24: PM



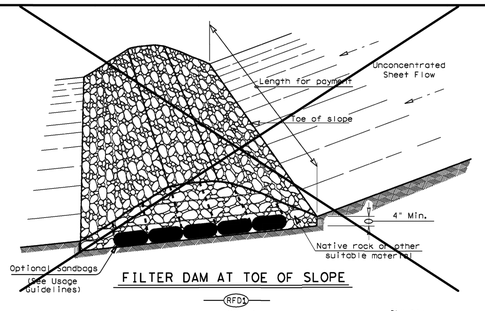
SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND ADMINISTER STORM WATER POLLUTION PREVENTION PLAN (SW3P) PRIOR TO COMMENCEMENT AND DURING CONSTRUCTION AS REQUIRED BY TCEQ.

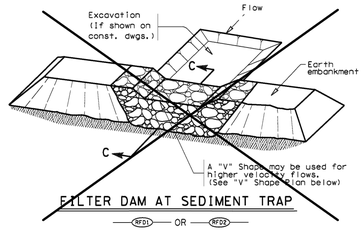
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DATE:
FILE:



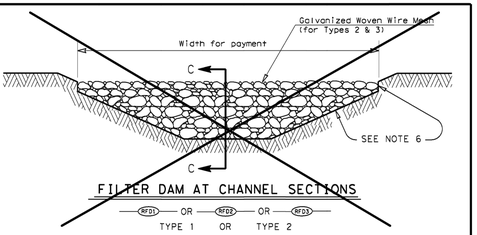
FILTER DAM AT TOE OF SLOPE

(RFD1)
TYPE 1



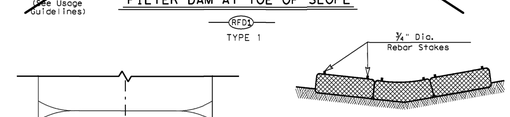
FILTER DAM AT SEDIMENT TRAP

(RFD1) OR (RFD2)
TYPE 1 OR TYPE 2

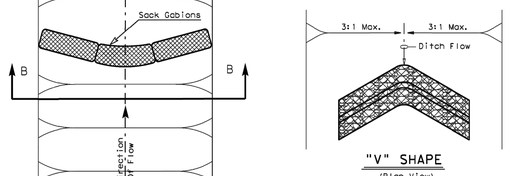


FILTER DAM AT CHANNEL SECTIONS

(RFD1) OR (RFD2) OR (RFD3)
TYPE 1 OR TYPE 2



SECTION B-B

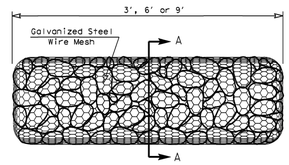


"V" SHAPE
(Plan View)

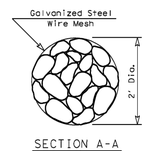
PLAN VIEW

PLANS SHEET LEGEND

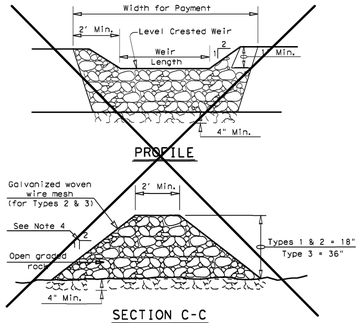
Type 1 Rock Filter Dam (RFD1)
Type 2 Rock Filter Dam (RFD2)
Type 3 Rock Filter Dam (RFD3)



TYPE 4 (SACK GABIONS)



SECTION A-A



PROFILE

SECTION C-C

ROCK FILTER DAM USAGE GUIDELINES

Rock Filter Dams should be constructed downstream from disturbed areas to intercept sediment from overland runoff and/or concentrated flow. The dams should be sized to filter a maximum flow through rate of 60 GPM/FT^2 of cross sectional area. A 2 year storm frequency may be used to calculate the flow rate.

Type 1 (18" high with no wire mesh): Type 1 may be used at the toe of slopes, around inlets, in small ditches, and at dike or swale outlets. This type of dam is recommended to control erosion from a drainage area of 5 acres or less. Type 1 may not be used in concentrated high velocity flows (approx. 8 Ft/Sec or more) in which aggregate wash out may occur. Sandbags may be used at the embedded foundation (4" deep min.) for better filtering efficiency of low flows if called for on the plans or directed by the Engineer.

Type 2 (18" high with wire mesh): Type 2 may be used in ditches and at dike or swale outlets.

Type 3 (36" high with wire mesh): Type 3 may be used in stream flow and should be secured to the stream bed.

Type 4 (Sack gabions): Type 4 May be used in ditches and smaller channels to form an erosion control dam.

GENERAL NOTES

1. If shown on the plans or directed by the Engineer, filter dams should be placed near the toe of slopes where erosion is anticipated, upstream and/or downstream at drainage structures, and in roadway ditches and channels to collect sediment.
2. Materials (aggregate, wire mesh, sandbags, etc.) shall be as indicated by the specification for "Rock Filter Dams for Erosion and Sedimentation Control".
3. The rock filter dam dimensions shall be as indicated on the SW3P plans.
4. Side slopes should be 2:1 or flatter. Dams within the safety zone shall have sideslopes of 6:1 or flatter.
5. Maintain a minimum of 1' between top of rock filter dam weir and top of embankment for filter dams at sediment traps.
6. Filter dams should be embedded a minimum of 4" into existing ground.
7. The sediment trap for ponding of sediment laden runoff shall be of the dimensions shown on the plans.
8. Rock filter dam types 2 & 3 shall be secured with 20 gauge galvanized woven wire mesh with 1" diameter hexagonal openings. The aggregate shall be placed on the mesh to the height & slopes specified. The mesh shall be folded at the upstream side over the aggregate and tightly secured to itself on the downstream side using wire ties or hog rings. In stream use the mesh should be secured or staked to the stream bed prior to aggregate placement.
9. Sack Gabions should be staked down with ¾" dia. rebar stakes.
10. Flow outlet should be onto a stabilized area (vegetation, rock, etc.).
11. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

Texas Department of Transportation — Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

ROCK FILTER DAMS

EC(2)-93

FILE: ec293.dgn	DN: TxDOT	CK: REJ	DW: BD	CK:
©TxDOT June 1993	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

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

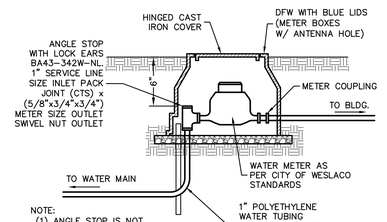
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ISSUED FOR: **PRELIMINARY**

PROJECT: RECOMMENDED EROSION CONTROL PLAN AND DETAILS FOR DRAIN DITCH MILANOS ESTATES PHASE IV SUBDIVISION HIDALGO COUNTY

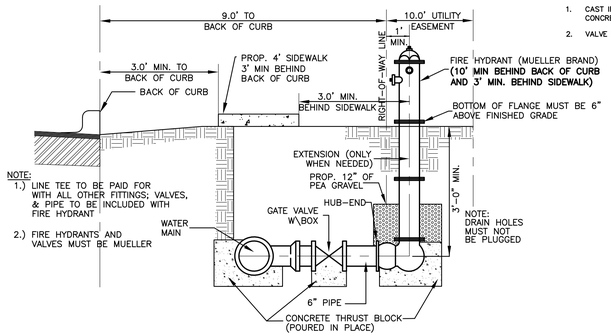
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	1" = 100'
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 10

Y:\RDE SUBDIVISIONS 2019\SUB 19-028 - SUB19 030 - MILANOS ESTATES\DWG\PHASE 4 DWGS\SUB 19 028_SHT (6-17 SW3P- PHASE IV.dwg RIODELTA 12/12/2023 2:45 PM



NOTE:
(1) ANGLE STOP IS NOT INCLUDED IN WATER METER INSTALLATION.
(2) CORP STOP AND ANGLE STOPS SHALL BE BRASS
(3) METER BOXES NEED TO HAVE BLUE LIDS WITH ANTENNA HOLE ON THEM

TYPICAL WATER METER INSTALLATION
NOT TO SCALE



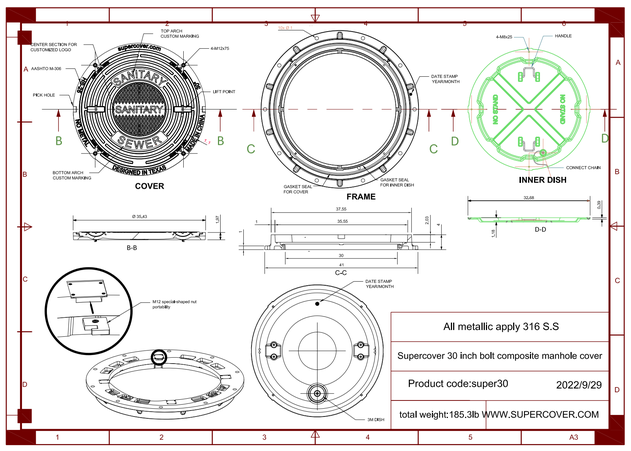
NOTE:
1.) LINE TEE TO BE PAID FOR WITH ALL OTHER FITTINGS; VALVES, & PIPE TO BE INCLUDED WITH FIRE HYDRANT
2.) FIRE HYDRANTS AND VALVES MUST BE MUELLER

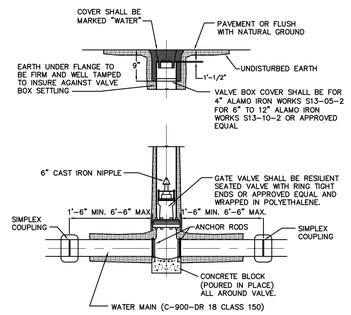
SIDEWALK PLACEMENT W/ RESPECT TO HYDRANT
NOT TO SCALE

NOTES:
1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

CITY OF WESLACO	956-968-3181
CENTRAL POWER & LIGHT CO.	800-274-2611
SOUTHERN UNION GAS CO.	800-743-2945
AT&T	800-288-2020
U.S. SPRINT CO.	956-948-3100
TIME WARNER CABLE	800-222-5355
TX. EXCAVATION SAFETY SYSTEM	800-344-8377

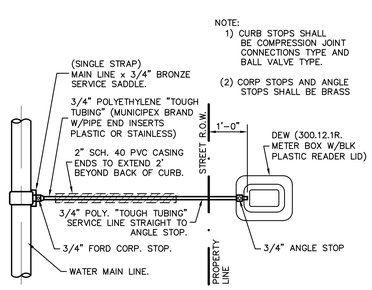
2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
3. ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF WESLACO.
7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.



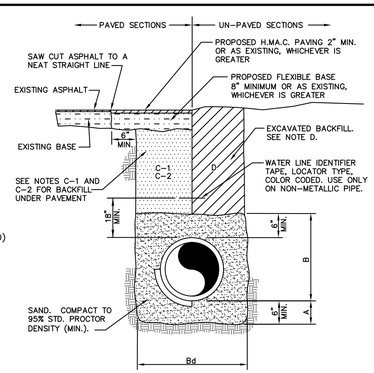


NOTES:
1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)
2. VALVE SHALL BE MUELLER BRAND.

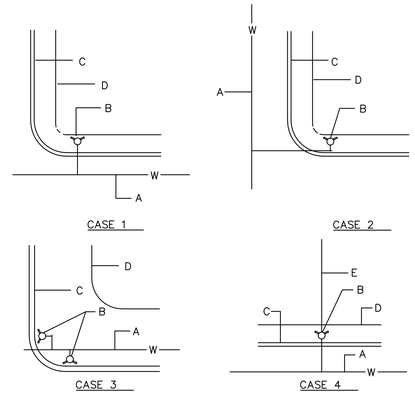
GATE VALVE & VALVE BOX



RESIDENTIAL SINGLE WATER SERVICE CONNECTION
NOT TO SCALE



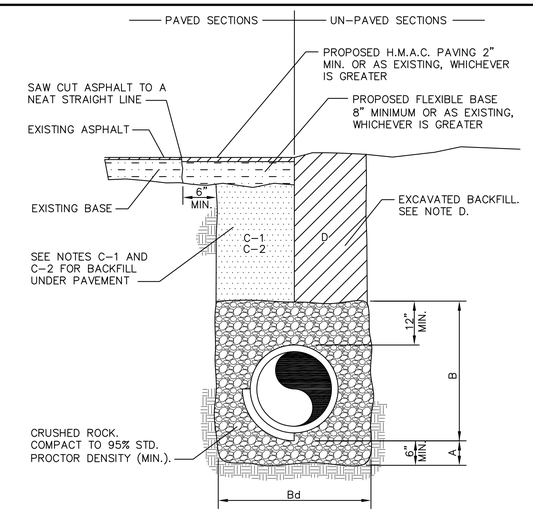
TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL



NOTES:
1. NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
2. PERMANENT OBSTRUCTIONS SUCH AS POLES, TRAFFIC SIGNALS ETC. MAY REQUIRED RELOCATION OF FIRE HYDRANT 5' DISTANCE FROM OBSTRUCTION, FIRE HYDRANT NOT TO BE LOCATED WITHIN AREA OF CURB RETURN.

CONSTRUCTION NOTES:
A. WATER MAIN.
B. FIRE HYDRANT.
C. CURB AND GUTTER.
D. RIGHT OF WAY.
E. PROPERTY LINE.

TYPICAL FIRE HYDRANT LOCATIONS



SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL

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

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

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

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

C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 98% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

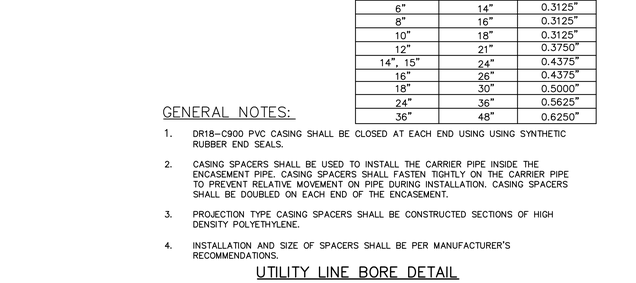
EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM ¾" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

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

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

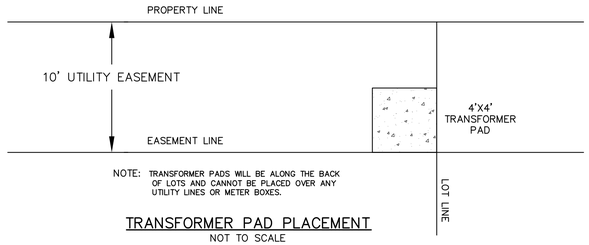
BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"

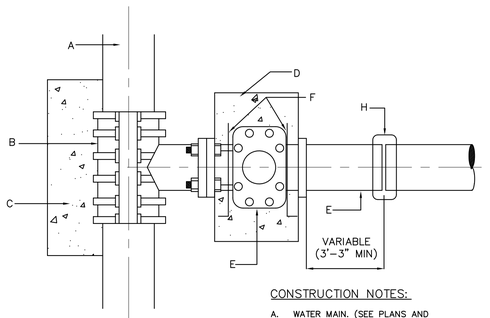
GENERAL NOTES:
1. DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
2. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
3. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
4. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

UTILITY LINE BORE DETAIL



NOTE: TRANSFORMER PADS WILL BE ALONG THE BACK OF LOTS AND CANNOT BE PLACED OVER ANY UTILITY LINES OR METER BOXES.

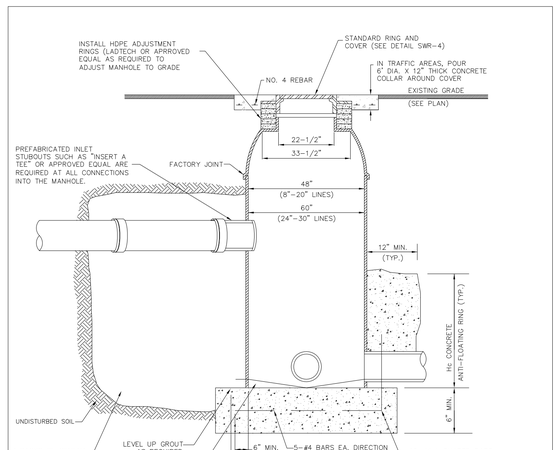
TRANSFORMER PAD PLACEMENT
NOT TO SCALE



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

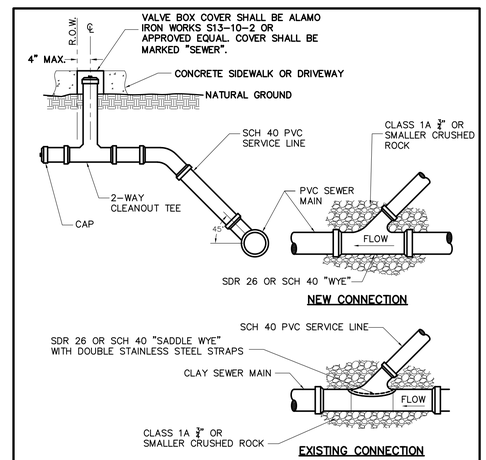
CONSTRUCTION NOTES:
A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS.
G. PVC PIPE.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

TAPPING SLEEVE & VALVE INSTALLATION



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

FIBERGLASS SANITARY SEWER MANHOLE
NOT TO SCALE



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

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

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ISSUED FOR: **PRELIMINARY**

TYPICAL DETAIL
MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY

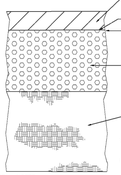
PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	AS SHOWN
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 11

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CLASS "D" PAVEMENT

REQUIRED MINIMUM FOR ALL MINOR STREETS (EXCEPT AS NOTED)



GENERAL NOTES:

1. IN LIEU OF THE ABOVE BASE DESIGN, AN ALTERNATE BASE MAY BE USED THAT USES 5" OF TYPE "A" GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR ≥ OPTIMUM MOISTURE AS PER ITEM 247 1993 TX DOT SPEC BOOK.

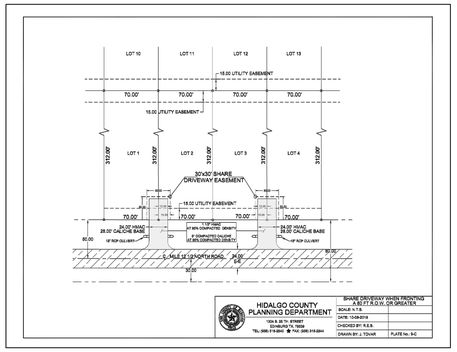
SUBGRADE IMPROVEMENT METHODS:

1. MECHANICAL STABILIZATION ----- AN APPROVED GEOGRID PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS
2. CHEMICAL STABILIZATION ----- MODIFY SUBBASE COURSE THICKNESS AS FOLLOWS:
   - 20 < P.I. ≤ 40 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR ≥ OPTIMUM MOISTURE
   - P.I. > 40 6% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR ≥ OPTIMUM MOISTURE
3. OVER EXCAVATION & REPLACEMENT ----- A MINIMUM OF 18" OF SELECT FILL WITH A P.I. < 20 COMPACTED TO 95% STANDARD PROCTOR ≥ OPTIMUM MOISTURE

DESIGN ENGINEER MAY SPECIFY A DIFFERENT PAVEMENT SECTION TO ADDRESS FIELD AND TRAFFIC CONDITIONS. THESE SPECIFICATIONS OUTLINE THE MINIMUM REQUIREMENTS FOR THE COUNTY OF HIDALGO. WHERE FURTHER GUIDANCE FOR CONSTRUCTION SPECIFICATIONS IS NEEDED, THE COUNTY PLANNING DEPARTMENT MAY REQUIRE CONSTRUCTION IN ACCORDANCE WITH THE 1993 TX DOT STANDARD SPECIFICATIONS BOOK (BLUE BOOK).

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

CLASS "D" PAVEMENT	
SCALE: N.T.S.	
DATE: 10-08-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.4

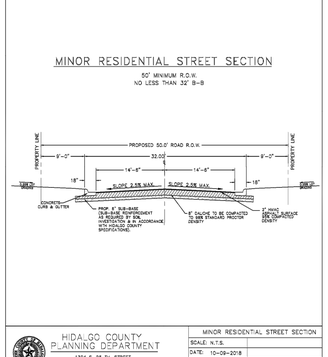


HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

SHARE DRIVEWAY WHEN FRONTING A 80 FT R.O.W. OR GREATER	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.5

MINOR RESIDENTIAL STREET SECTION

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



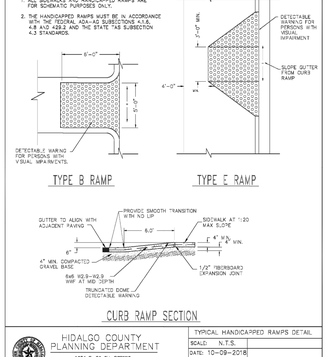
HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

MINOR RESIDENTIAL STREET SECTION	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.5

TYPICAL HANDICAPPED RAMPS DETAIL

NOTES:

1. ALL SIDEWALKS AND HANDICAPPED RAMPS ARE FOR SCHEMATIC PURPOSES ONLY.
2. THE HANDICAPPED RAMPS MUST BE IN ACCORDANCE WITH THE FEDERAL ADA-AG SUBSECTIONS 4.1.6, 4.8 AND 4.29.2 AND THE STATE TAS SUBSECTION 4.2 STANDARDS.

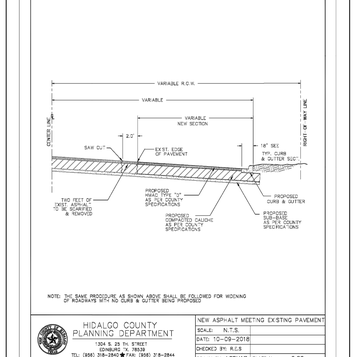


CURB RAMP SECTION

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

TYPICAL HANDICAPPED RAMPS DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.19

NEW ASPHALT MEETING EXISTING PAVEMENT

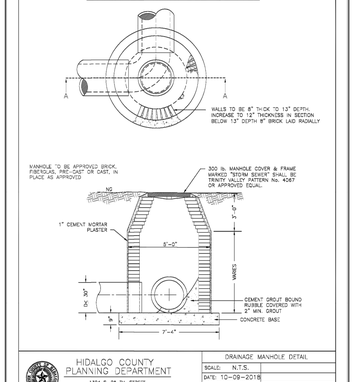


NOTE: THE SAME PROCEDURE AS SHOWN ABOVE SHALL BE FOLLOWED FOR WIDENING OF ROADWAYS WITH NO CURB & GUTTER BEING PROPOSED

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TEL: (956) 318-2645 FAX: (956) 318-2644

NEW ASPHALT MEETING EXISTING PAVEMENT	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.20

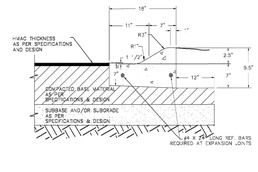
DRAINAGE MANHOLE DETAILS



HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

DRAINAGE MANHOLE DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.21

TYPICAL LOW PROFILE CURB & GUTTER SECTION

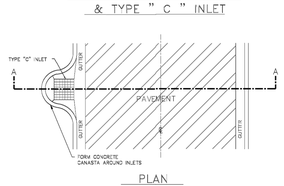


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

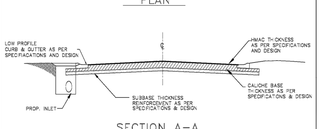
HIDALGO COUNTY PLANNING DEPARTMENT
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EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

TYPICAL LOW PROFILE CURB AND GUTTER	
SCALE: N.T.S.	SHEET 1 OF 3
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.15

TYPICAL ROAD SECTION W/ LOW PROFILE CURB & GUTTER & TYPE " C " INLET



PLAN

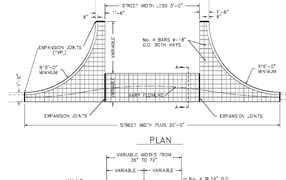


SECTION A-A

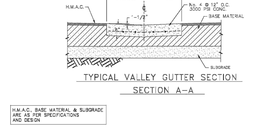
HIDALGO COUNTY PLANNING DEPARTMENT
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EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

ROAD SECTION W/ LOW PROFILE CURB & GUTTER AND TYPE "C" INLET	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.16

CONCRETE VALLEY GUTTER DETAIL



PLAN



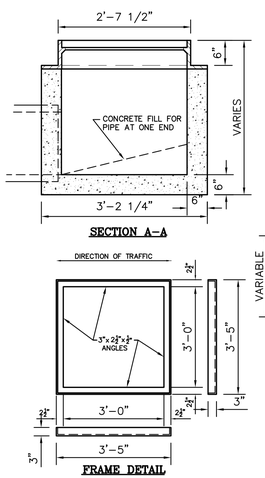
TYPICAL VALLEY GUTTER SECTION

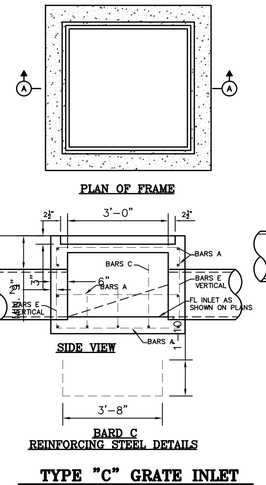
SECTION A-A

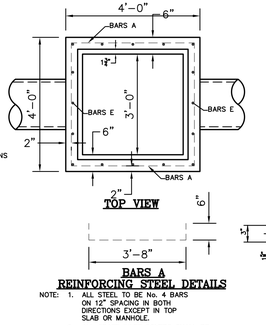
H.M.A.C. BASE MATERIAL & SUBGRADE ARE AS PER SPECIFICATIONS AND DESIGN

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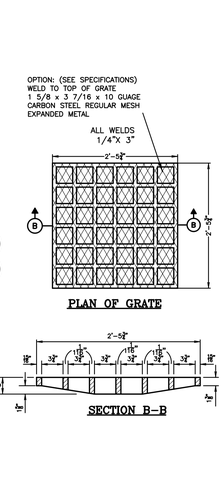
CONCRETE VALLEY GUTTER DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.32







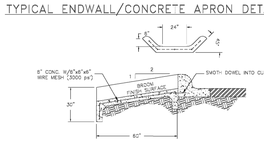
NOTE: 1. ALL STEEL TO BE No. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OR MANHOLE.
2. ALL GRATE INLET COVERS SHALL BE PEDESTRIAN SAFE COVERS. OPENINGS SHALL BE NO GREATER THAN 3/8" WIDE.



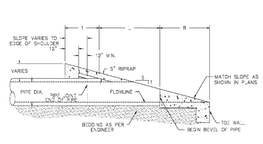
TYPE "C" GRATE INLET

NOT TO SCALE

TYPICAL ENDWALL/CONCRETE APRON DETAIL



CONCRETE APRON DETAIL



ELEVATION SAFETY END TREATMENT (TYPE "P OR C")

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TEL: (956) 318-2645 FAX: (956) 318-2644

TYPICAL ENDWALL/CONCRETE APRON DETAIL	
SCALE: N.T.S.	SHEET 1 OF 3
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.33

TYPICAL ENDWALL/CONCRETE APRON DETAIL

SAFETY END TREATMENT PIPE LENGTH-S

PIPE DIA. (IN.)	L			
	3 : 1	4 : 1	5 : 1	6 : 1
12"	2'-0"	2'-8"	2'-4"	4'-0"
15"	2'-6"	3'-4"	4'-1"	5'-8"
18"	3'-6"	4'-8"	5'-10"	7'-0"
24"	5'-1 1/2"	6'-10"	8'-5 1/2"	10'-3"
30"	6'-9"	9'-0"	11'-3"	13'-6"
36"	8'-6"	11'-4"	14'-2"	17'-0"
42"	10'-1 1/2"	13'-5"	16'-10 1/2"	20'-3"
48"	11'-9"	15'-8"	19'-7"	23'-6"

ESTIMATED RIPRAP CU. "A" VOLUME (CY)

PIPE DIA. (IN.)				
	3 : 1	4 : 1	5 : 1	6 : 1
12"	.88	1.11	1.34	1.57
15"	.98	1.23	1.49	1.75
18"	1.08	1.36	1.64	1.93
24"	1.29	1.63	1.97	2.32
30"	1.50	1.91	2.32	2.73
36"	1.73	2.21	2.69	3.17
42"	1.95	2.50	3.05	3.60
48"	2.18	2.80	3.42	4.05

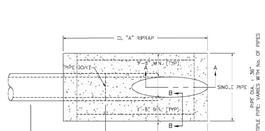
RIPRAP TOE LENGTHS

SLOPE	"H"	"T"
3 : 1	2'-9"	1'-9"
4 : 1	3'-8"	2'-4"
5 : 1	4'-7"	2'-11"
6 : 1	5'-6"	3'-6"

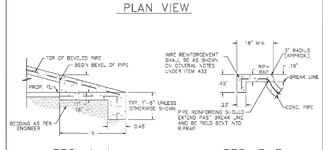
HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

TYPICAL ENDWALL/CONCRETE APRON DETAIL	SHEET 2 OF 3
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.34

TYPICAL ENDWALL/CONCRETE APRON DETAIL



PLAN VIEW

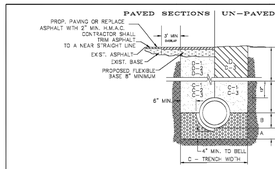


HIDALGO COUNTY PLANNING DEPARTMENT
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TYPICAL ENDWALL/CONCRETE APRON DETAIL	
SCALE: N.T.S.	SHEET 3 OF 3
DATE: 11-28-2018	
CHECKED BY: T.J.	
DRAWN BY: J.TOVAR	PLATE No. : 9.35

STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S



A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE = SAND (NATURE GRAVEL) ARE BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE DIA. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 8" MAX SIZE.

B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE = SHALL BE CLASS "B" CALICHE (3320) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. (12" LOOSE LIFTS MECHANICAL COMPACTION).

C. TRENCH WIDTH = MINIMUM WIDTH SHALL BE O.D. + 12" ON UNDERGROUND WITH SHALL EQUAL STRUCTURE WIDTH + 6 FT., THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MINIMUM P.I. OF 15 (AASHTO M145) COMPACTED TO 95% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH TYE PORTLAND CEMENT, COMPACTED TO 95% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE = SHALL BE CLASS I OR CLASS II WITH A MINIMUM P.I. OF 15 (ASTM D2321) COMPACTED TO 95% S.P.D. (12" LOOSE LIFTS MECHANICAL COMPACTION).

D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II OR IV, COMPACTED TO 95% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).

D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH TYE PORTLAND CEMENT, COMPACTED TO 95% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH TYE PORTLAND CEMENT, COMPACTED TO 95% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

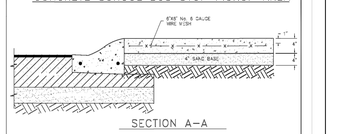
D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) = STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR BDL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MINIMUM P.I. OF 15 (AASHTO M145) COMPACTED TO 95% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION. STRUCTURES SHALL HAVE CLASS I, II OR IV (ASTM D2321) BEHIND WALL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED EQUAL) SHALL BE USED WHERE UNSUITABLE SOIL CONDITIONS EXIST. BACKFILL FOR STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, ACCORDING TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (LOSE RELATIVE COUNTY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

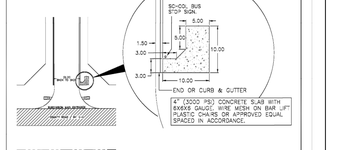
NOTES: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 98% S.P.D. WITHIN 10 IN. OF TOP OF PIPE.
3. FOR PIPED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. ALL BACKFILL REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

STORM TRENCH BEDDING AND BACKFILL DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.36

CONCRETE SCHOOL BUS STOP PICKUP AREA





HIDALGO COUNTY PLANNING DEPARTMENT
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EDINBURG TX. 78539
TEL: (956) 318-2645 FAX: (956) 318-2644

SCHOOL BUS STUDENTS PICKUP AREA	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.18

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON NOVEMBER 17, 2023** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

TYPICAL DETAIL
MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY

PROJECT:	
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	
DRAWN:	O.A./G.F.
SCALE:	N.T.S.
DATE:	NOVEMBER 17, 2023
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO:	SHT 12

Y:\RDE SUBDIVISIONS 2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\PHASE 4 DWGS\SUB 19 028_SHT 19 TYPICAL DETAILS.dwg RODELTA 12/12/2023 2:57 PM

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7317

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Sierra Verde Estates Subdivision being 25.0 acre out of Lots 15, and 16, Block 147, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the northwest corner of Mile 4 West Road and Mile 12 North Road and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed twenty-two (22) 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 OSSF. The property is within a Flood Zone "X". Applicant is requesting a variance for OSSF and off-site drainage and has provided letters of support.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat and the variance request at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

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

Attachments, if any:
Sierra verde estates-Final Plat- Memo, Sierra verde estates subd- Application, Drainage Report and Legal Documents, Sierra Verde-Aerial, SIERRA VERDE ESTATES- plat

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Sierra Verde Estates- Final Plat

DATE: January 10, 2024

The proposed use for the 22-lot subdivision is for single family home lots use and is located outside the city limits of Weslaco. The developer has requested a variance to allow for Off-site drainage and has provided the two letters of support from the irrigation district and the drainage district and sanitary sewer by OSSF the nearest sanitary sewer line is two (2) miles south of this development. The subdivision will be provided with water by NAWSC. The developer has complied with all staff comments. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-000568-2023

FILE NO._____

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

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

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Sierra Verde Estates Subdivision

Location: NW corner of Mile 12 North Road & Mile 4 West Road

Legal Description: A 25.0 Acre tract out of Lots 15 & 16, Block 147, West and Adams Tracts, Hidalgo County, Texas, as per map recorded in Volume 2, Pages 34-37, M.R.H.C., 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: x

Existing Land Use: Agriculture Proposed Land Use: Single Family Residential

Number of Lots Proposed: 22 Gross Acreage: 25.0

Title Report Submitted: ☐ YES ■ NO

OWNER INFORMATION

Owner's Name: Gracie L. Wiesehan Carlile Telephone: _____

Address: 366 Mystic Shores Blvd. Fax: _____

City: Spring Branch State: TX Zip: 78070 E-mail: pgcarlile@yahoo.com

ENGINEER INFORMATION

Name: R. Gutierrez Engineering Corporation Telephone: 956-782-2557

Address: 130 E. Park Avenue Fax: 956-782-2558

City: Pharr State: TX Zip: 78577 E-mail: rgutierrez@rgec.net / office@rgec.net

javier@rgec.net

UTILITY PROVISIONS

Will proposed subdivision connect to:

■ YES ☐ NO Water Provision: NAWSC

■ YES ☐ NO Wastewater Provision: OSSF

■ YES ☐ NO Electric Company: MVEC

■YES ☐ NO Phone Utility ATT	☐ YES ■ NO Gas Utility	■ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

■YES ☐ NO Drainage District HCDD1	■ YES ☐ NO Irrigation District HCCID9

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

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

Water rights to NAWSC once excluded from HCCID9 as subd process continues with County

(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**
_____PDF copy of all documents submitted (emailed or USB)
_____**$355.00** Planning Review fee, **$100.00** Fire 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**
_____PDF copy of all documents submitted (emailed or USB)
_____**$355.00** Planning Review fee, **$100.00** Fire Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW

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

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

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
_____Traffic Impact Analysis (If required)
_____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
_____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: Gracie L. Wiesehan Carlile

Owner Signature: / for Mrs. G. Carlile Date: 12/12/2023

R. Gutierrez Engineering Corporation is the authorized agent

Authorized Agent Signature: Date: 12/12/2023

Authorized Agent Printed Name: Ramiro Gutierrez

****

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-000569-2023

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: Sierra Verde Estates

Location: NW corner of Mile 12 North Road & Mile 4 West Road

Legal Description: A 25.0 Acre tract out of Lots 15 & 16, Block 147, West and Adams Tracts,

VARIANCE TYPE:

□ Streetlights □ YES ■ NO

Describe in detail the reason for the variance request:

□ Sanitary Sewer □ YES ■ NO

Describe in detail the reason for the variance request:

□ Fire Hydrants □ YES ■ NO

Describe in detail the reason for the variance request:

□ Setbacks □ YES ■ NO

Describe in detail the reason for the variance request:

□ Drainage ■ YES □ NO

Describe in detail the reason for the variance request:

Requesting variance for "off-site" drainage

Letters of Support have been provided.

□ 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: Gracie L. Wiesehan Carlile Telephone: _____

Address: 366 Mystic Shores Blvd Fax: _____

City: Spring Branch State: TX Zip: 78070 E-mail: pgcarlile@yahoo.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Gracie L. Wiesehan Carlile

Owner Signature: Ramiro Gutierrez Digitally signed by Ramiro Gutierrez for Mrs. G. Carlile Date: 2023.12.12 09:56:10 -06'00' Date: 12/12/2023

R. Gutierrez Engineering Corporation is the authorized agent

Authorized Agent Signature: Ramiro Gutierrez Digitally signed by Ramiro Gutierrez Date: 2023.12.12 09:29:44 -06'00' Date: 12/12/2023

Authorized Agent Printed Name: Ramiro Gutierrez

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RICHARD F. CORTEZ	EVERARDO "EVER" VILLARREAL	ELLIE TORRES
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

December 11, 2023

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

RE: R. Gutierrez Engineering – Sierra Verde Estates Subdivision

This letter is in response to a request from the Engineer of record for Sierra Verde Estates Subdivision, Ramiro Gutierrez, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the ETJ of Weslaco and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Sesin, PE, CFM – District General Manager, HCDD1
Omar Anzaldua, PE, CFM –Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles

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: 01/05/2024

Javier Gutierrez
R. Gutierrez Engineering Corporation
130 East Park Ave
Pharr, Texas 78577

RE: **Sierra Verde Estates (Sierra Estates)** Subd. Drainage and Detention

Good Afternoon Mr. Gutierrez:

I have received your revised cross section and calculations dated 11/29/2022 for the **Sierra Estates (Sierra Verde Estates)** 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.
3. Crossing permit for discharge line and details submitted for Irrigation line.

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.

p.p. Isaac Rodriguez (GIS TECH)

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

DRAINAGE REPORT

FOR

Sierra Estates Subdivision

I. PROJECT LOCATION

The proposed Sierra Estates Subdivision is located within the ETJ of the City of Weslaco, Texas. The subdivision is situated at the northwest corner of Mile 4 West Road and Mile 12 North Road. The proposed subdivision is proposed to be a twenty-two (22) lot subdivision. The lots will be utilized as a single family residential lots. The subdivision is more particularly described as 25.00 Acres out of Lots Fifteen (15) and Sixteen (16), Block One Hundred Forty Seven (147), West Tract Subdivision, as per Map or Plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

II. FEMA FLOOD PLAIN DESCRIPTION

The proposed Sierra Estates Subdivision is located within a flood hazard boundary area designated as Zone X as depicted in the FEMA Community Panel Number 480334 0450 C with Map Revised Date: June 6, 2000. Zone X is defined as areas of the 500-year flood; areas of 100-year flood with average depth of less than one foot, and areas protected by levees from the 100-year flood.

III. SOIL CONDITIONS

The proposed Sierra Estates Subdivision is located within Hidalgo County and the soil classifications for the majority of the property is Willacy Fine Sandy Loam (Map Symbol 70) with a two small portions on the north side being classified as Hidalgo Sandy Clay Loam (Map Symbol 28) and Racombes Sandy Clay Loam (Map Symbol 48). These soils are well drained and surface runoff for these soils is negligible. They are in the Hydrologic Soil Group B. A Soil Resource Report with a summary of the subsurface soils at the location of the proposed subdivision is included in the attachments.

IV. PREDEVELOPMENT CONDITIONS

This tract of land is currently undeveloped and is serving as farmland in row crop production. This tract of land is relatively flat and surface flow is in a southeast direction into a borrow ditch along Mile 12 North Road. The borrow ditch flows south along Mile 12 N Road and west along Mile 4 N Road into an Hidalgo & Cameron County Irrigation District No. 9 drain ditch. For analysis purposes, a runoff coefficient of **0.20** will be used for the existing conditions. The total contributing 10-year existing storm water runoff from this site is approximately **15.34 cfs**. Calculations are included in the attachments.

V. DEVELOPED CONDITIONS

The proposed subdivision is comprised of a twenty-five (25) acre, twenty-two (22) single family residential lot subdivision with one residential cul-de-sac street running in a east-west direction on the north third of the subdivision. The fact that the subdivision will consist of large lots, we will assume 2,500 SF homes with 20'x200' concrete driveways for each lot. The remainder of the lots will be considered as grass cover. With this assumption and with a 27-ft wide by 1,300-ft long street, the runoff coefficient, **C**, is calculated to be **0.31**, which is within the recommended 0.30 to 0.50 range.

The total developed 50-year runoff will be approximately **23.98 cfs** which is an increase of **8.64 cfs**. With an allowable discharge of **15.34 cfs**, the required storage volume is **73,680 cubic feet (1.691 ac-ft)**.

Storm water from the approximately 0.5 acres lots fronting Mile 12 N Road will drain off the residential lots onto an existing roadside ditch and flow in a westerly direction and finally into the existing Hidalgo County Drainage District No. 1 (HCDD#1) drain ditch. The storm water flowing off the approximately 1.0 acre lots will flow towards the cul-de-sac street and into a proposed roadside ditch on the north side of the street. The runoff will then flow in a roadside swale in a westerly direction into a proposed pipe culvert and ultimately into the HCDD#1 drain ditch on the west side of the subdivision.

Detention will be accomplished by constructing two new HCDD#1 drain ditches. One ditch section shall have dimensions of 245-feet in length by 80-feet in width. Ditch banks of 20-

feet will be provided resulting in the new drain ditch right-of-way being 285-feet in length and 120-feet in width. This new drain ditch will connect to an existing HCDD#1 drain ditch by use of 24-inch pipe that will flow southward across the existing HCCID#9 easement. The 24-inch pipe shall have a 12-inch reducer pipe at the entrance to the 24-inch pipe.

There is a Lower Colorado River Authority easement with electrical power lines running through the center of the subdivision. The LCRA will not permit a drain ditch to be excavated within their easement. All excavation for the proposed drain ditch improvements will be outside the LCRA easement. There is more than ample amount of detention available with the proposed improvements.

Using a depth of 9.3-feet and benched side slopes of 2:1, the volume for storage within the new drain ditch is **108,700 cubic-feet** which is more than the **73,680 c.f.** required for the proposed subdivision. In addition to this detention being provided, the downstream section of the HCDD#1 drain ditch will be made deeper and wider. This expanded section of drain ditch will provide an additional 200,467 c.f. of storage volume capacity.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1 — DATE 11-29-22

3 Discharge Permits Required
- into Prop. Ditch
- from Prop. Ditch to Exist. Ditch
- from RSD to Exist. Ditch

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED PROFESSIONAL ENGINEER

P.E.

11/14/22

Exhibit E
Detention Storage Requirements
for
Sierra Estates Subdivision

10-Yr Return Frequency

1. Predevelopment Condition and Runoff (Using Modified Rational Method).

Q= CiA
Q= (c.f.s.)
C= runoff coefficient = 0.15
i= intensity (In./Hr.) = b / (tc+d)^e
i= 3.07
A= area (Acres) = 25.00

Length= 1600 ft
T_c= 64.44 min
b= 87
e= 0.778
d= 9.2

Kerby Method for Determining T_c

Overland Flow

$T_{ov} = K(LxN)^{0.467}S^{-0.235}$
T_{ov}= 46.20 min

K= 0.828
L= 850 ft
N= 0.20
S= 0.0010

Channel Flow

$T_{ch} = K(L)^{0770}S^{-0.385}$
T_{ch}= 18.23 min

K= 0.0078
L= 750 ft
S= 0.0010

$Q_{10\ (Exisiting)}$ = **C** **i** **A**
$Q_{10\ (Exisiting)}$ = 0.20 3.07 25.00
$Q_{10\ (Exisiting)}$ = **15.34 c.f.s.**

50-Yr Return Frequency

2. Developed condition and runoff (Using Modified Rational Method).

Q= CiA
Q= (c.f.s.)
C= runoff coefficient = 0.31
i= intensity (In./Hr.) = b / (tc+d)^e
i= 5.55
A= area (Acres) = 25.00

Length= 1300 ft
T_c= 37.66 min
b= 99
e= 0.749
d= 9.2

Kerby Method for Determining T_c

Overland Flow

$T_{ov} = K(LxN)^{0.467}S^{-0.235}$
T_{ov}= 18.26 min

K= 0.828
L= 330 ft
N= 0.10
S= 0.0020

Channel Flow

$T_{ch} = K(L)^{0770}S^{-0.385}$
T_{ch}= 19.41 min

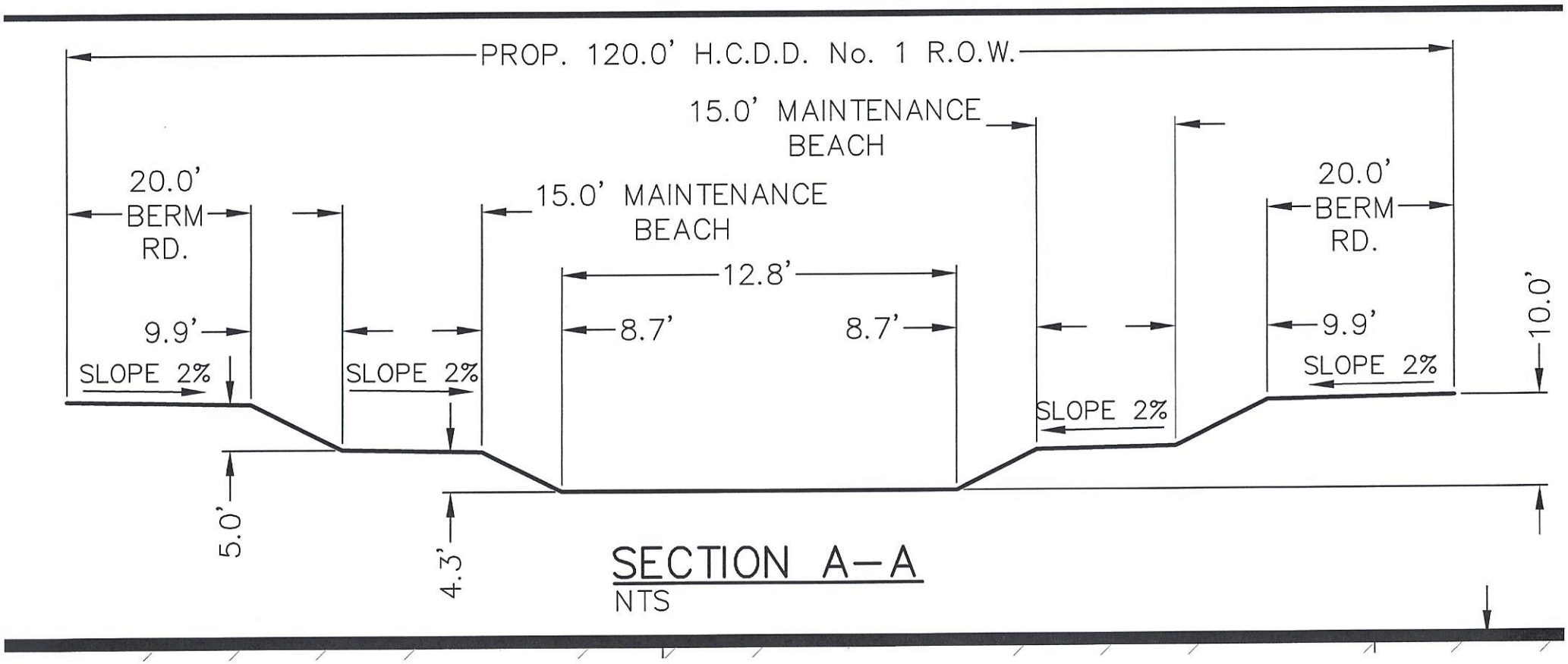
K= 0.0078
L= 1150 ft
S= 0.0020

$Q_{50\ (Develop)}$= **C** **i** **A**
$Q_{50\ (Develop)}$= 0.31 5.55 25.00
$Q_{50\ (Develop)}$= **43.00 c.f.s.**

3. Storage Requirement

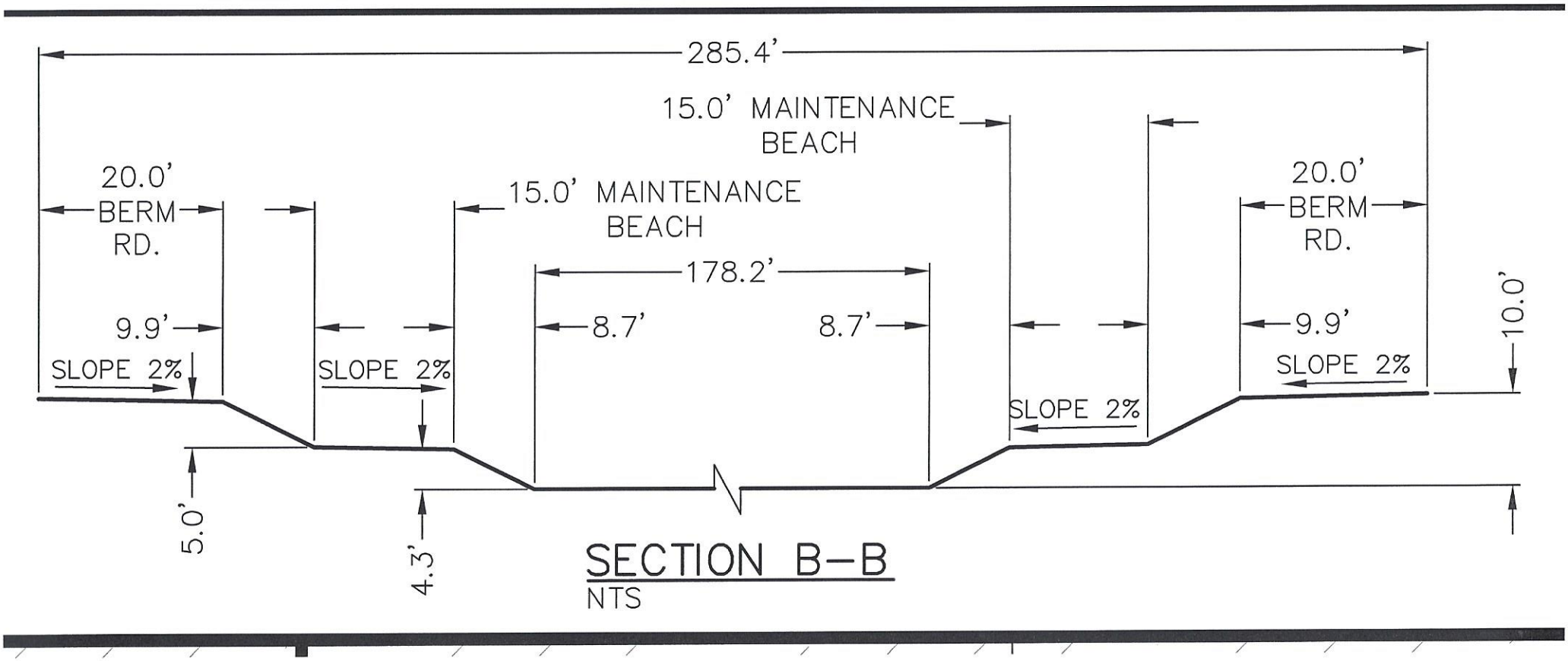
With allowed discharge of **15.34 c.f.s.**, the required storage volume as per Hidalgo County Drainage District Number 1 design standards is **73,680c.f. (1.691 acre-ft).** Refer to Storage Requirement Table for storage volume determination.





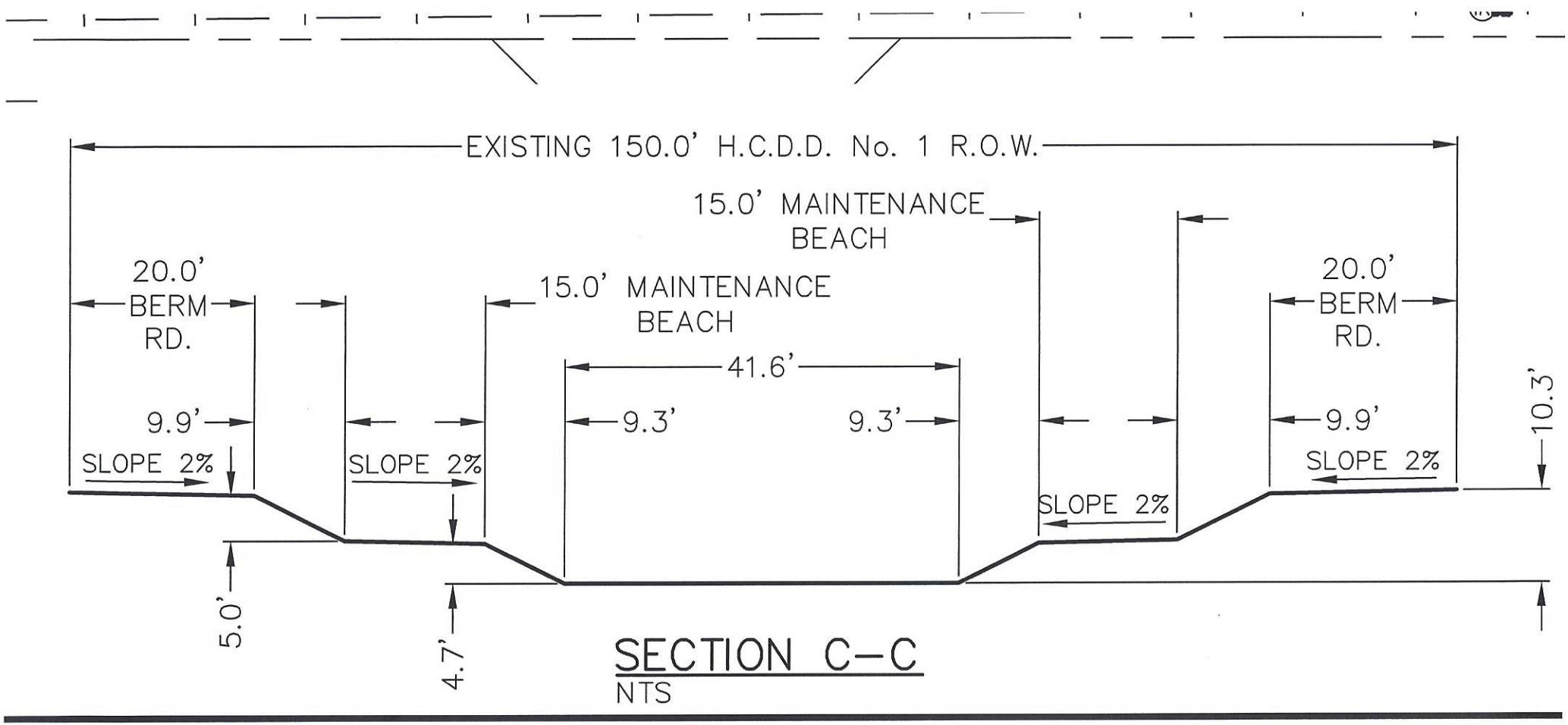
SECTION A–A

NTS



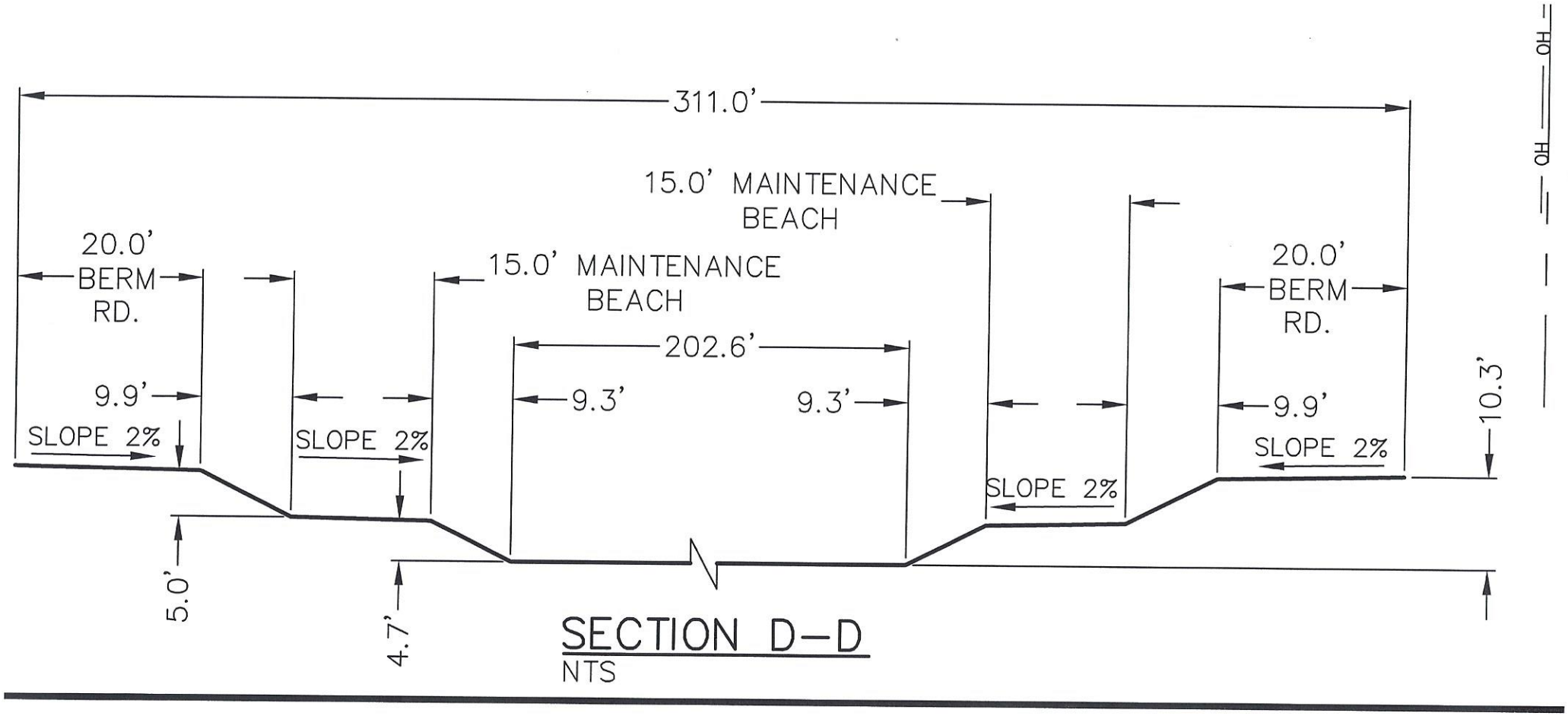
SECTION B–B

NTS



SECTION C–C

NTS



SECTION D–D

NTS

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: Sierra Verde Estates

Location: NW corner Mile 12 North Road & North Mile 4 West

Applicant: R. Gutierrez Engineering Corporation ☐Owner ■Agent

Address: 130 E Park Ave., Pharr, TX 78577 Phone Number: 956-782-2557

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			
	Single Family Residential	25		21	22	24	240

Comments: _____

Prepared by: R. Gutierrez Engineering Corporation 11/1/2023 Date:

Address: 130 E Park Ave., Pharr TX 78577 Phone Number: 956-782-2557

(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 <u>not required</u>. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

_____

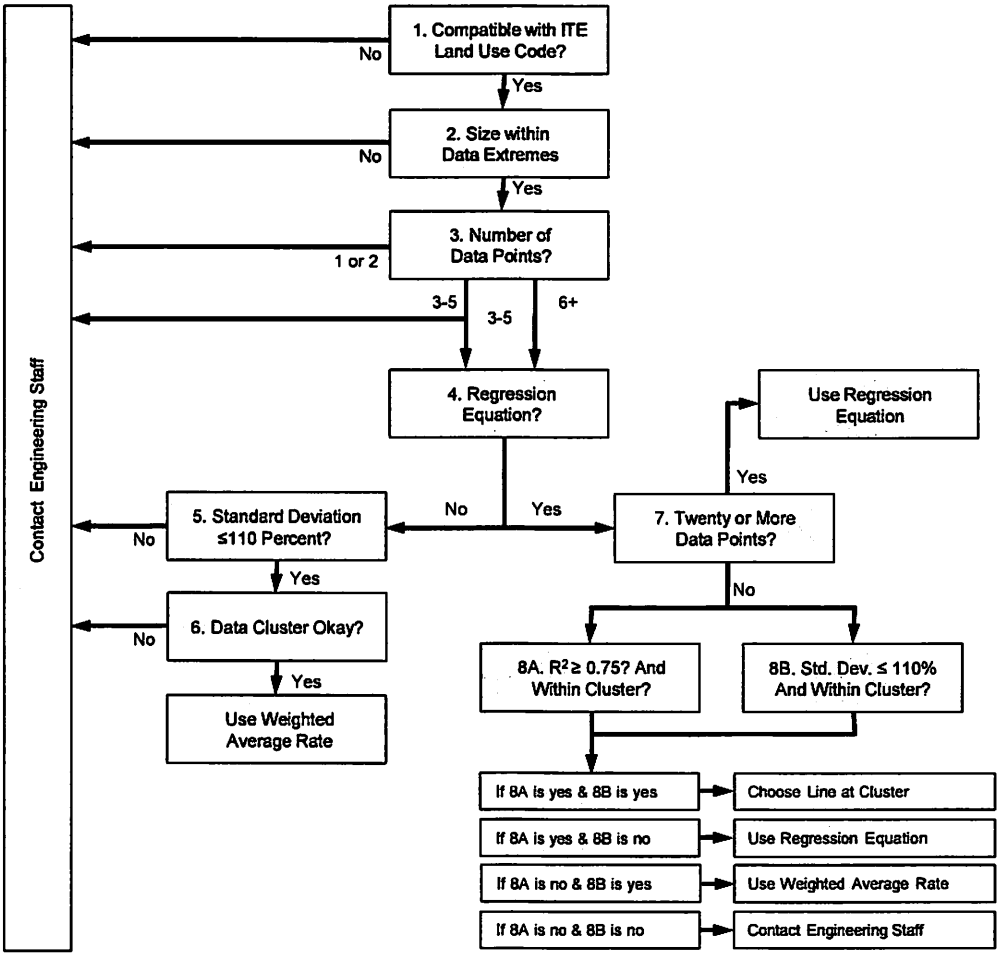
_____

Reviewed by: _____ Date: _____ STID#: _____

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

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

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

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

(956)

(956) 973-3128 (fax)

Single-Family Detached Housing
(210)

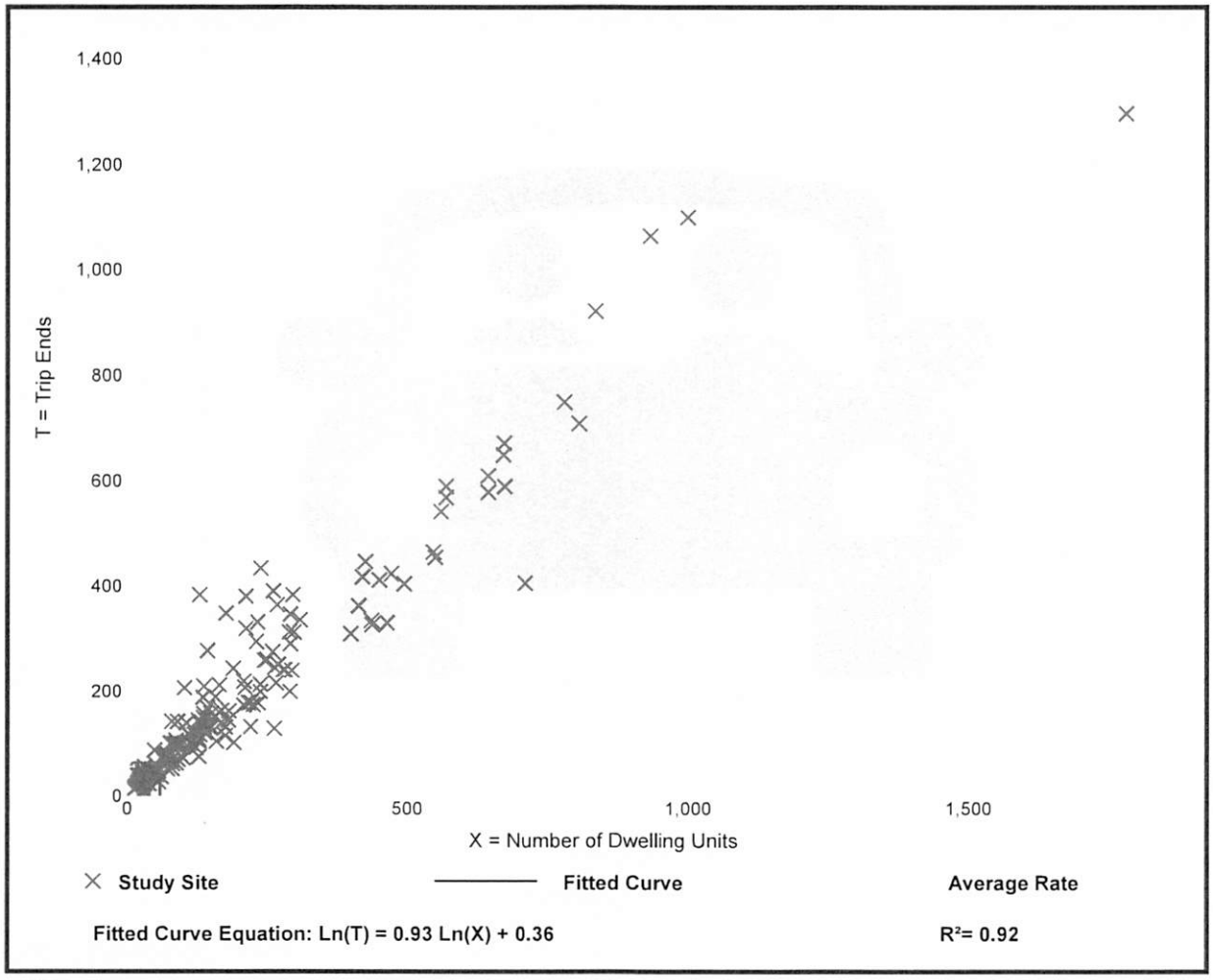
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 178
Avg. Num. of Dwelling Units: 203
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation



Single-Family Detached Housing
(210)

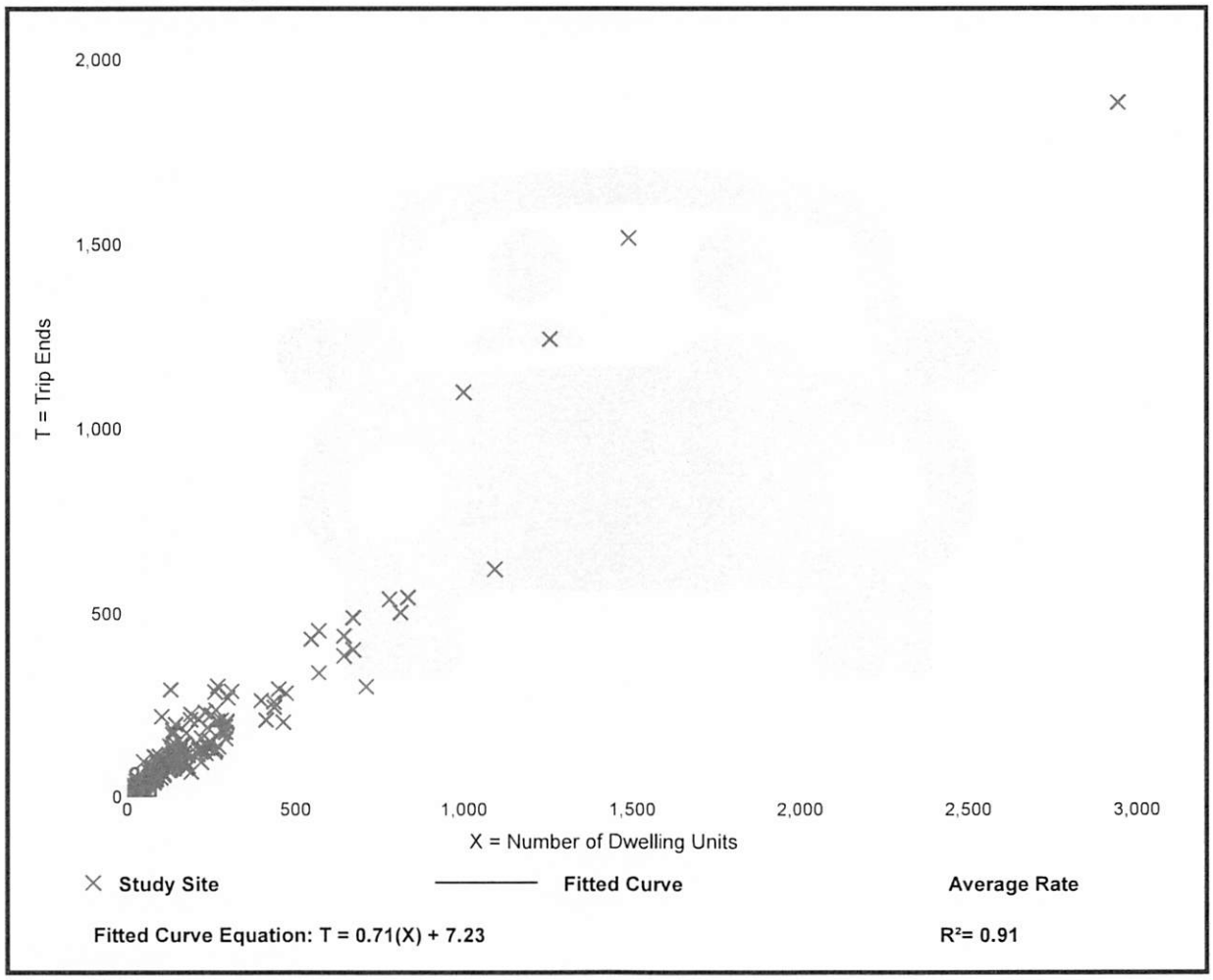
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 169
Avg. Num. of Dwelling Units: 217
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

Data Plot and Equation



Single-Family Detached Housing
(210)

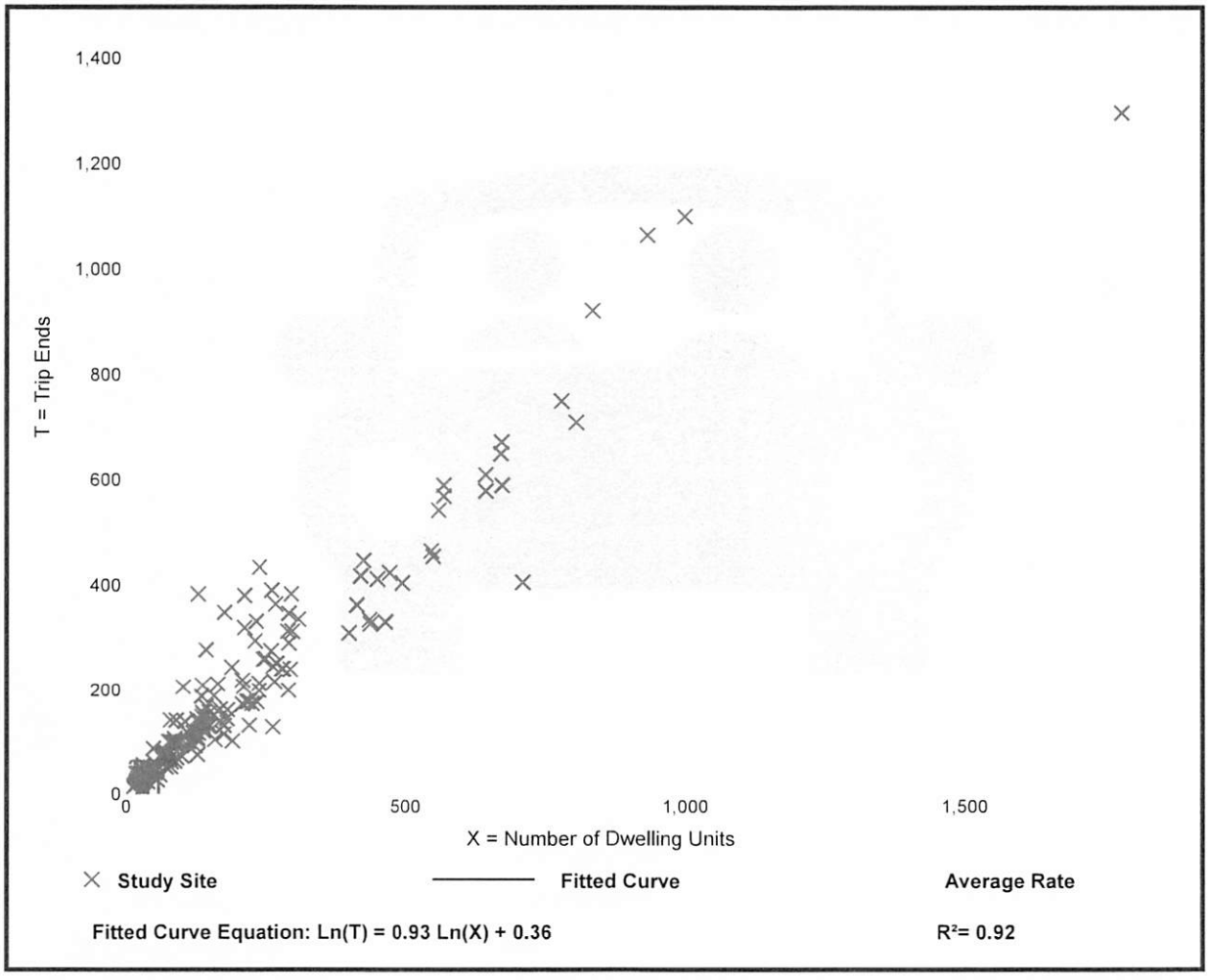
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
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Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation



Moore Land Surveying, LLC

14216 Palis Drive
La Feria, TX 78559

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

TBPLS Firm No. 10194186
TBPE Firm No. 19190

SIERRA ESTATES
ON-SITE SOILS EVALUATION

Ms. Gracie Carlile:

The following information provides the details of our on-site soils evaluation for the below described property. This information can be submitted with an application for an on-site sewage disposal system permit for Lots 1-20 on Sierra Estates.

If you have any questions, please feel free to contact us.

Site Evaluator Information:

Name: Dustin Moore, PE Phone: 956-245-4651 Email: d.moorelandsurveying@gmail.com

Company: Dustin Moore, PE

Address: 14216 Palis Dr.

City: La Feria State: Texas Zip Code: 78559

Applicant Information:

Name: Gracie Carlile Phone: 956-314-9553

Address: 366 Mystic Shores Blvd

City: Spring Branch State: Texas Zip Code: 78070

Property Information:

Lot: 1-20 Block: 1 Subdivision: Sierra Estates County: Hidalgo

Address: Mile 12 North and Mile 4 West

City: Weslaco State: Texas Zip Code: 78596

Site Evaluator License No.: 119107

Dustin Moore, PE

STATE OF TEXAS
DUSTIN E. MOORE
119107
LICENSED
PROFESSIONAL ENGINEER

2309 Lake Shore Dr.
Harlingen, TX 78552

Office: (956)-245-4651
d.moorelandsurveying@gmail.com

Date Soil Survey Performed: September 1, 2020
Owner: Gracie Carlile
Site Location: Lot 1-20 Sierra Estates **County:** Hidalgo
Proposed Excavation Depth: 5 feet
Site Evaluator: Dustin Moore, PE **Registration No.:** 119107
Field Inspector: Dustin Moore, PE

TEST HOLE NO. 1
SIERRA ESTATES – MILE 12 NORTH
WESLACO, TX

TYPE OF BORING: HAND AUGER

DEPTH (FT)	SOIL CLASS	SOIL TEXTURE	SOIL DESCRIPTION	RESTRICTIVE HORIZON	DESCRIPTION OF RESTRICTIVE HORIZON
	III	SANDY CLAY LOAM	BROWN LOAM WITH CLAY, DRY TO MOIST, MODERATELY PLASTIC.	NONE	N/A
2.5					
5					

DEPTH OF AUGER: 5 FT. DEPTH TO GROUNDWATER: NO GROUNDWATER PRESENT

Surface Drainage Analysis:

Topography – Relatively Flat Sloping North
Flood Hazard – Flood Zone "X" (Area outside 0.2% Annual Chance Floodplain)

1. Flood Insurance Rate Map (FIRM), Cameron County, Texas: Community-Panel No. 480334, Panel No. 0450 Suffix "C", effective June 6, 2000.

I certify that the findings in this report are based on actual field observations and are accurate to the best of my knowledge.

Dustin Moore, PE Date

Site Evaluator License No.: 119107

Moore Land Surveying, LLC
TBPE Firm# 19190

Office: (956)-245-4651
d.moorelandsurveying@gmail.com

Date Soil Survey Performed: September 1, 2020
Owner: Gracie Carlile
Site Location: Lot 1-20 Sierra Estates **County:** Hidalgo
Proposed Excavation Depth: 5 feet
Site Evaluator: Dustin Moore, PE **Registration No.:** 119107
Field Inspector: Dustin Moore, PE

TEST HOLE NO. 2
SIERRA ESTATES – MILE 12 NORTH
WESLACO, TX

TYPE OF BORING: HAND AUGER

DEPTH (FT)	SOIL CLASS	SOIL TEXTURE	SOIL DESCRIPTION	RESTRICTIVE HORIZON	DESCRIPTION OF RESTRICTIVE HORIZON
2.5	III	SANDY CLAY LOAM	BROWN LOAM WITH CLAY, DRY TO MOIST, MODERATELY PLASTIC.	NONE	N/A
5					

DEPTH OF AUGER: 5 FT. DEPTH TO GROUNDWATER: NO GROUNDWATER PRESENT

Surface Drainage Analysis:

Topography – Relatively Flat Sloping North
Flood Hazard – Flood Zone "X" (Area outside 0.2% Annual Chance Floodplain)

1. Flood Insurance Rate Map (FIRM), Cameron County, Texas: Community-Panel No. 480334, Panel No. 0450 Suffix "C", effective June 6, 2000.

I certify that the findings in this report are based on actual field observations and are accurate to the best of my knowledge.

Dustin Moore, PE Date

Site Evaluator License No.: 119107

Moore Land Surveying, LLC
TBPE Firm# 19190

Office: (956)-245-4651
d.moorelandsurveying@gmail.com

DRAINAGE STATEMENT
FOR
SIERRA ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

Prepared by:

R. Gutierrez Engineering Corporation

130 East Park
Pharr, Texas 78577
Tel: 956-782-2557
Fax: 956-782-2558

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED
PROFESSIONAL ENGINEER

P.E.

11/14/22

November 14, 2022

R. Gutierrez Engineering Corporation
T.B.P.E. FIRM: F486

I. PROJECT LOCATION 1

II. FLOOD PLAIN 1

III. SOIL CONDITIONS 1

IV. PREDEVELOPMENT CONDITIONS 2

V. DEVELOPED CONDITIONS 2

EXHIBITS

A. Subdivision Plat

B. Drainage Layout

C. FEMA Flood Insurance Map

D. Soil Survey of Hidalgo County

E. Storm Water Calculations

F. USGS Topographic Map

G. HCCID No. 9 Email

DRAINAGE REPORT

FOR

Sierra Estates Subdivision

I. PROJECT LOCATION

The proposed Sierra Estates Subdivision is located within the ETJ of the City of Weslaco, Texas. The subdivision is situated at the northwest corner of Mile 4 West Road and Mile 12 North Road. The proposed subdivision is proposed to be a twenty-two (22) lot subdivision. The lots will be utilized as a single family residential lots. The subdivision is more particularly described as 25.00 Acres out of Lots Fifteen (15) and Sixteen (16), Block One Hundred Forty Seven (147), West Tract Subdivision, as per Map or Plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

II. FEMA FLOOD PLAIN DESCRIPTION

The proposed Sierra Estates Subdivision is located within a flood hazard boundary area designated as Zone X as depicted in the FEMA Community Panel Number 480334 0450 C with Map Revised Date: June 6, 2000. Zone X is defined as areas of the 500-year flood; areas of 100-year flood with average depth of less than one foot, and areas protected by levees from the 100-year flood.

III. SOIL CONDITIONS

The proposed Sierra Estates Subdivision is located within Hidalgo County and the soil classifications for the majority of the property is Willacy Fine Sandy Loam (Map Symbol 70) with a two small portions on the north side being classified as Hidalgo Sandy Clay Loam (Map Symbol 28) and Racombes Sandy Clay Loam (Map Symbol 48). These soils are well drained and surface runoff for these soils is negligible. They are in the Hydrologic Soil Group B. A Soil Resource Report with a summary of the subsurface soils at the location of the proposed subdivision is included in the attachments.

IV. PREDEVELOPMENT CONDITIONS

This tract of land is currently undeveloped and is serving as farmland in row crop production. This tract of land is relatively flat and surface flow is in a southeast direction into a borrow ditch along Mile 12 North Road. The borrow ditch flows south along Mile 12 N Road and west along Mile 4 N Road into an Hidalgo & Cameron County Irrigation District No. 9 drain ditch. For analysis purposes, a runoff coefficient of **0.20** will be used for the existing conditions. The total contributing 10-year existing storm water runoff from this site is approximately **15.34 cfs**. Calculations are included in the attachments.

V. DEVELOPED CONDITIONS

The proposed subdivision is comprised of a twenty-five (25) acre, twenty-two (22) single family residential lot subdivision with one residential cul-de-sac street running in a east-west direction on the north third of the subdivision. The fact that the subdivision will consist of large lots, we will assume 2,500 SF homes with 20'x200' concrete driveways for each lot. The remainder of the lots will be considered as grass cover. With this assumption and with a 27-ft wide by 1,300-ft long street, the runoff coefficient, **C**, is calculated to be **0.31**, which is within the recommended 0.30 to 0.50 range.

The total developed 50-year runoff will be approximately **23.98 cfs** which is an increase of **8.64 cfs**. With an allowable discharge of **15.34 cfs**, the required storage volume is **73,680 cubic feet (1.691 ac-ft)**.

Storm water from the approximately 0.5 acres lots fronting Mile 12 N Road will drain off the residential lots onto an existing roadside ditch and flow in a westerly direction and finally into the existing Hidalgo County Drainage District No. 1 (HCDD#1) drain ditch. The storm water flowing off the approximately 1.0 acre lots will flow towards the cul-de-sac street and into a proposed roadside ditch on the north side of the street. The runoff will then flow in a roadside swale in a westerly direction into a proposed pipe culvert and ultimately into the HCDD#1 drain ditch on the west side of the subdivision.

Detention will be accomplished by constructing two new HCDD#1 drain ditches. One ditch section shall have dimensions of 245-feet in length by 80-feet in width. Ditch banks of 20-

feet will be provided resulting in the new drain ditch right-of-way being 285-feet in length and 120-feet in width. This new drain ditch will connect to an existing HCDD#1 drain ditch by use of 24-inch pipe that will flow southward across the existing HCCID#9 easement. The 24-inch pipe shall have a 12-inch reducer pipe at the entrance to the 24-inch pipe.

There is a Lower Colorado River Authority easement with electrical power lines running through the center of the subdivision. The LCRA will not permit a drain ditch to be excavated within their easement. All excavation for the proposed drain ditch improvements will be outside the LCRA easement. There is more than ample amount of detention available with the proposed improvements.

Using a depth of 9.3-feet and benched side slopes of 2:1, the volume for storage within the new drain ditch is **108,700 cubic-feet** which is more than the **73,680 c.f.** required for the proposed subdivision. In addition to this detention being provided, the downstream section of the HCDD#1 drain ditch will be made deeper and wider. This expanded section of drain ditch will provide an additional 200,467 c.f. of storage volume capacity.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1 — DATE 11-29-22

3 Discharge Permits Required
- into Prop. Ditch
- from Prop. Ditch to Exist. Ditch
- from RSD to Exist. Ditch

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED
PROFESSIONAL ENGINEER

P.E.

11/14/22

EXHIBIT A
Subdivision Plat

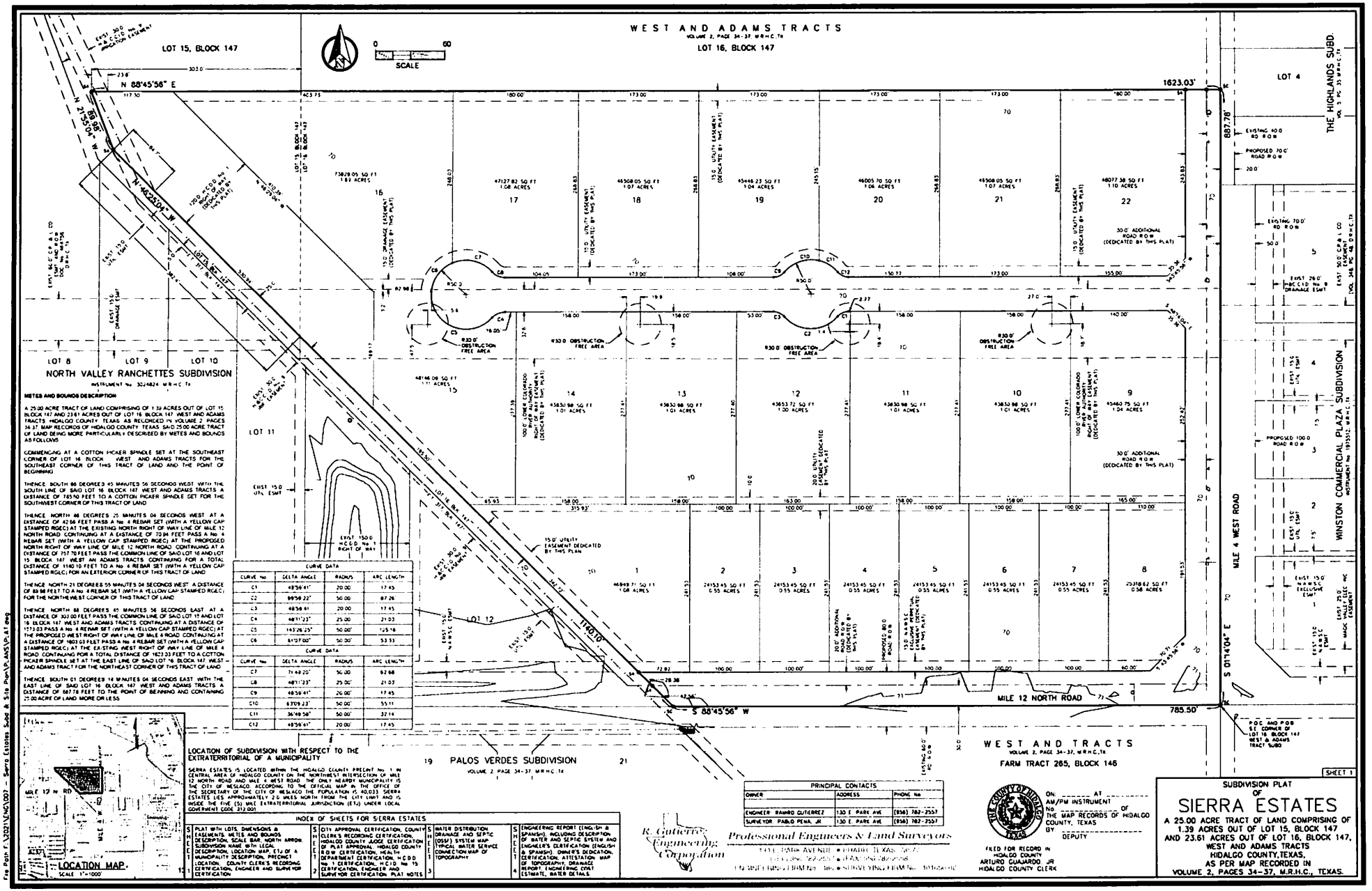
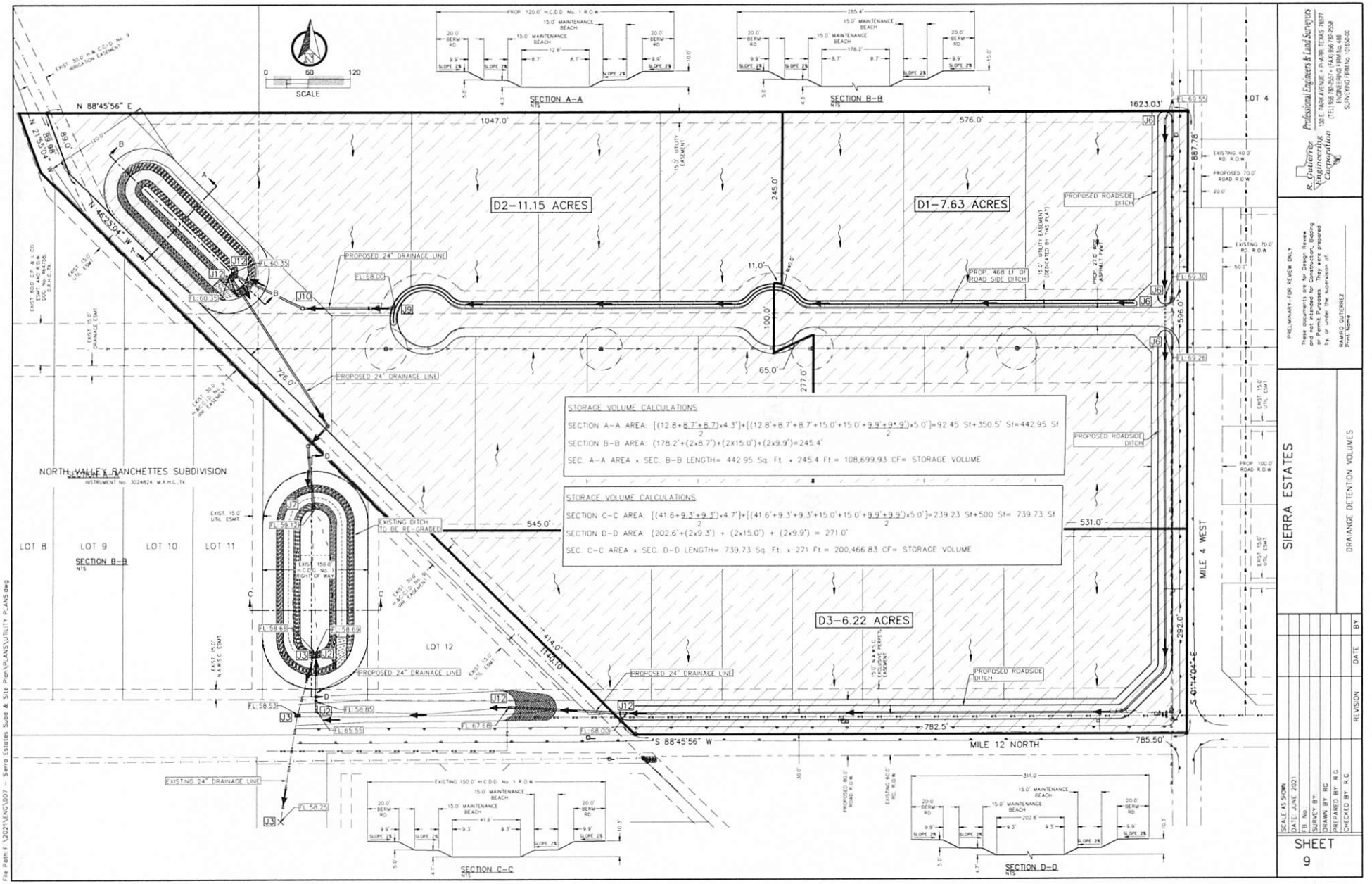

WEST AND ADAMS TRACTS
VOLUME 2, PAGE 34-37, M.R.H.C.,TX
LOT 16, BLOCK 147
LOT 15, BLOCK 147
SCALE
0
60
N 88°45'56" E
1623.03'
THE HIGHLANDS SUBD.
LOT 4
NORTH VALLEY RANCHETTES SUBDIVISION
INSTRUMENT No. 3224824 M.R.H.C.,TX
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
METES AND BOUNDS DESCRIPTION
A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16 BLOCK 147 WEST AND ADAMS TRACTS HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGES 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 25.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS
COMMENCING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF LOT 16, BLOCK WEST AND ADAMS TRACTS FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING
THENCE SOUTH 88 DEGREES 45 MINUTES 56 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 16 BLOCK 147 WEST AND ADAMS TRACTS A DISTANCE OF 785.50 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND
THENCE NORTH 46 DEGREES 25 MINUTES 04 SECONDS WEST AT A DISTANCE OF 42.66 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE EXISTING NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD CONTINUING AT A DISTANCE OF 70.94 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE PROPOSED NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD CONTINUING AT A DISTANCE OF 757.70 FEET PASS THE COMMON LINE OF SAID LOT 16 AND LOT 15 BLOCK 147 WEST AN ADAMS TRACTS CONTINUING FOR A TOTAL DISTANCE OF 1140.10 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND
THENCE NORTH 21 DEGREES 55 MINUTES 04 SECONDS WEST A DISTANCE OF 83.98 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND
THENCE NORTH 88 DEGREES 45 MINUTES 56 SECONDS EAST AT A DISTANCE OF 303.00 FEET PASS THE COMMON LINE OF SAID LOT 15 AND LOT 16 BLOCK 147 WEST AND ADAMS TRACTS CONTINUING AT A DISTANCE OF 1573.03 PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE PROPOSED WEST RIGHT OF WAY LINE OF MILE 4 ROAD CONTINUING AT A DISTANCE OF 1603.03 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE EXISTING WEST RIGHT OF WAY LINE OF MILE 4 ROAD CONTINUING FOR A TOTAL DISTANCE OF 1623.03 FEET TO A COTTON PICKER SPINDLE SET AT THE EAST LINE OF SAID LOT 16 BLOCK 147 WEST AND ADAMS TRACT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND
THENCE SOUTH 01 DEGREES 14 MINUTES 04 SECONDS EAST WITH THE EAST LINE OF SAID LOT 16 BLOCK 147 WEST AND ADAMS TRACTS A DISTANCE OF 887.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.00 ACRE OF LAND MORE OR LESS
CURVE DATA
CURVE No | DELTA ANGLE | RADIUS | ARC LENGTH
C1 | 48°59'41" | 20.00' | 17.45
C2 | 99°59'23" | 50.00' | 87.26
C3 | 48°59'41" | 20.00' | 17.45
C4 | 48°11'23" | 25.00' | 21.03
C5 | 193°26'25" | 50.00' | 168.78
C6 | 61°27'00" | 50.00' | 53.33
CURVE DATA
CURVE No | DELTA ANGLE | RADIUS | ARC LENGTH
C7 | 71°49'20" | 50.00' | 62.68
C8 | 48°11'23" | 25.00' | 21.03
C9 | 48°59'41" | 20.00' | 17.45
C10 | 63°09'23" | 50.00' | 55.11
C11 | 36°48'58" | 50.00' | 32.14
C12 | 48°59'41" | 20.00' | 17.45
LOCATION MAP
SCALE 1"=1000'
MILE 12 N RD
MILE 4 W RD
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY
SIERRA ESTATES IS LOCATED within THE HIDALGO COUNTY PRECINT No. 1 IN CENTRAL AREA OF HIDALGO COUNTY ON THE NORTHWEST INTERSECTION OF MILE 12 NORTH ROAD AND MILE 4 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MESLACO, THE POPULATION IS 40,033. SIERRA ESTATES LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY LIMIT AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001
INDEX OF SHEETS FOR SIERRA ESTATES
SHEET 1: PLAT WITH LOTS, DIMENSIONS & EASEMENTS, METES AND BOUNDS DESCRIPTION, SCALE BAR, NORTH ARROW, SUBDIVISION NAME WITH LEGAL DESCRIPTION, LOCATION MAP, ETJ OF A MUNICIPALITY DESCRIPTION, PRECINCT LOCATION, COUNTY CLERK'S RECORDING CERTIFICATION, ENGINEER AND SURVEYOR CERTIFICATION
SHEET 2: CITY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY JUDGE CERTIFICATION OF PLAT APPROVAL, HIDALGO COUNTY ROW CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, H.C.D.D. No. 1 CERTIFICATION, H.C.I.D. No. 15 CERTIFICATION, ENGINEER AND SURVEYOR CERTIFICATION, PLAT NOTES
SHEET 3: WATER DISTRIBUTION, DRAINAGE AND SEPTIC (OSSF) SYSTEM MAP, TYPICAL WATER SERVICE CONNECTION MAP OF TOPOGRAPHY
SHEET 4: ENGINEERING REPORT (ENGLISH & SPANISH), INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH & SPANISH), OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, MAP OF TOPOGRAPHY, DRAINAGE REPORT, ENGINEERING COST ESTIMATE, WATER DETAILS
PRINCIPAL CONTACTS
OWNER | ADDRESS | PHONE No.
ENGINEER: RAMIRO GUTIERREZ | 130 E. PARK AVE | (956) 782-7557
SURVEYOR: PABLO PENA, JR | 130 E. PARK AVE | (956) 782-7557
R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT No. _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY
SUBDIVISION PLAT OF
SIERRA ESTATES
A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 2, PAGES 34-37, M.R.H.C., TEXAS.
SHEET 1
WINSTON COMMERCIAL PLAZA SUBDIVISION
INSTRUMENT No. 1893352, M.R.H.C.,TX
MILE 4 WEST ROAD
MILE 12 NORTH ROAD
PALOS VERDES SUBDIVISION
VOLUME 2, PAGE 34-37, M.R.H.C.,TX
WEST AND TRACTS
VOLUME 2, PAGE 34-37, M.R.H.C.,TX
FARM TRACT 265, BLOCK 146
S 88°45'56" W
785.50'
S 01°14'04" E
POC AND POB SE CORNER OF LOT 16, BLOCK 147 WEST & ADAMS TRACT SUBD
1140.10'
1623.03'
887.78'
303.00'
N 88°45'56" E
N 46°25'04" W
N 21°55'04" W
83.98'
42.66'
70.94'
757.70'
1140.10'
15.0' UTILITY EASEMENT DEDICATED BY THIS PLAN
100' LOWER COLORADO RIVER AUTHORITY RIGHT OF WAY EASEMENT (DEDICATED BY THIS PLAT)
50.0' ADDITIONAL ROAD R.O.W. (DEDICATED BY THIS PLAT)
20.0' ADDITIONAL ROAD R.O.W. (DEDICATED BY THIS PLAT)
PROPOSED 80.0' ROAD R.O.W.
EXISTING 60.0' R.O.W.
PROPOSED 70.0' ROAD R.O.W.
EXISTING 70.0' R.O.W.
PROPOSED 100.0' ROAD R.O.W.
EXISTING 100.0' R.O.W.
EXIST 150.0' H.C.I.D. No. 1 RIGHT OF WAY
EXIST 150.0' H.C.I.D. No. 1 DRAINAGE EASEMENT
EXIST 150.0' UTIL. ESMT
EXIST 30.0' H.C.I.D. No. 1 DRAINAGE EASEMENT
EXIST 150.0' H.C.I.D. No. 1 DRAINAGE EASEMENT
EXIST 150.0' H.C.I.D. No. 1 EXCLUSIVE USE EASEMENT
EXIST 150.0' H.C.I.D. No. 1 ACCESS EASEMENT
EXIST 25.0' MAGIC VALLEY ELEC. COOP. INC. EASEMENT
EXIST 30.0' H.C.I.D. No. 1 ACCESS EASEMENT
EXIST 100.0' H.C.I.D. No. 1 DRAINAGE EASEMENT
EXIST 30.0' H.C.I.D. No. 1 DRAINAGE EASEMENT
EXIST 30.0' C.P.& L. CO. EASEMENT AND ROW DOC No. 441756 O.R.H.C.,TX
EXIST 30.0' C.P.& L. CO. EASEMENT (VOL. 348, PG. 48, D.R.H.C.,TX)
EXIST 150.0' UTIL. ESMT
EXIST 150.0' DRAINAGE ESMT
EXIST 150.0' UTIL. ESMT
EXIST 150.0' UTIL. ESMT
EXIST 150.0' UTIL.

EXHIBIT B
Drainage Layout



R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 787-2527 • (FAX) 956 782-2558
ENGINEERING FIRM No. 488
SURVEYING FIRM No. 10155-00

PRELIMINARY - FOR REVIEW ONLY

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:

RAMIRO GUTIERREZ
Print Name

SIERRA ESTATES

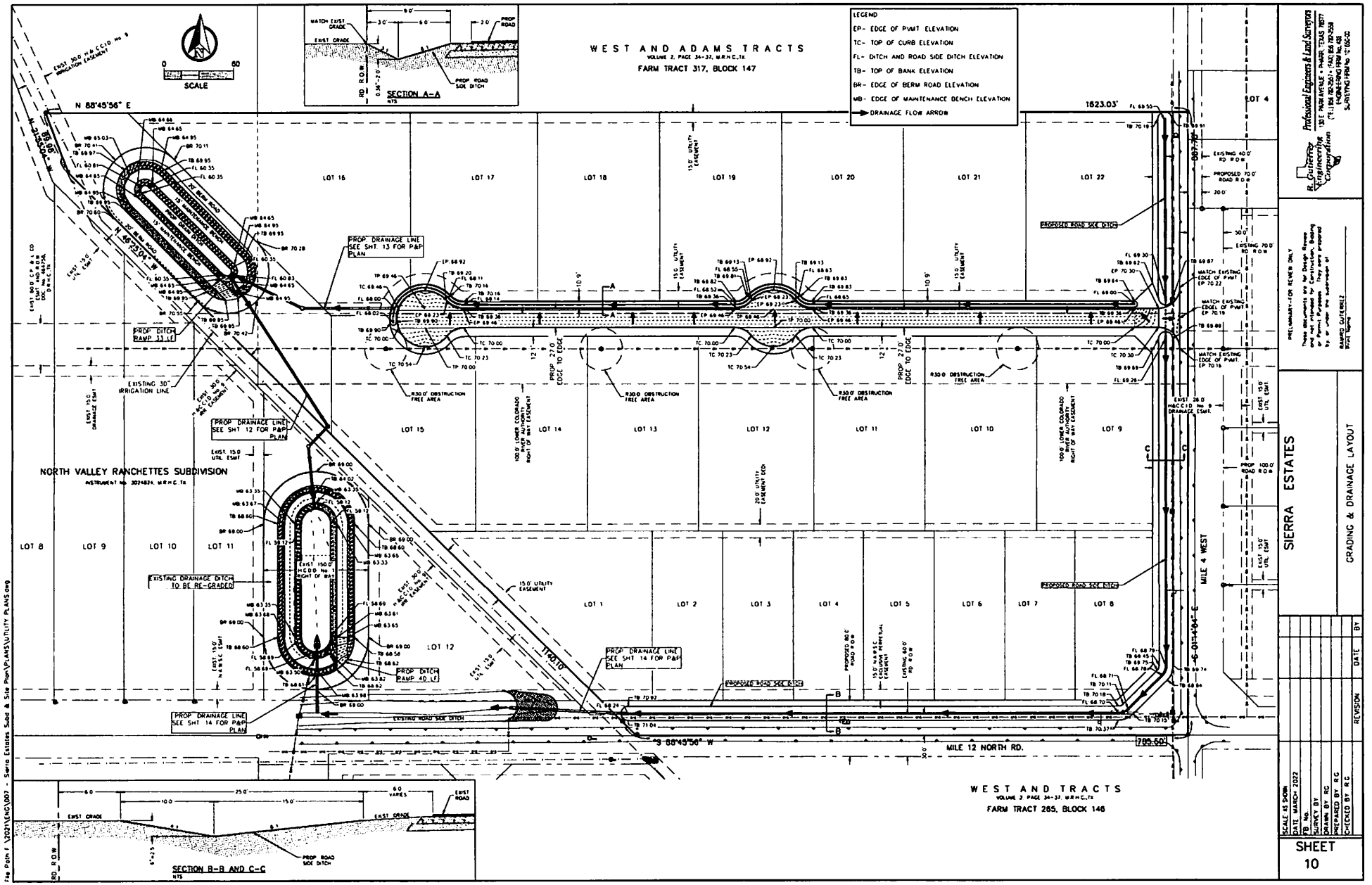
DRAINAGE DETENTION VOLUMES

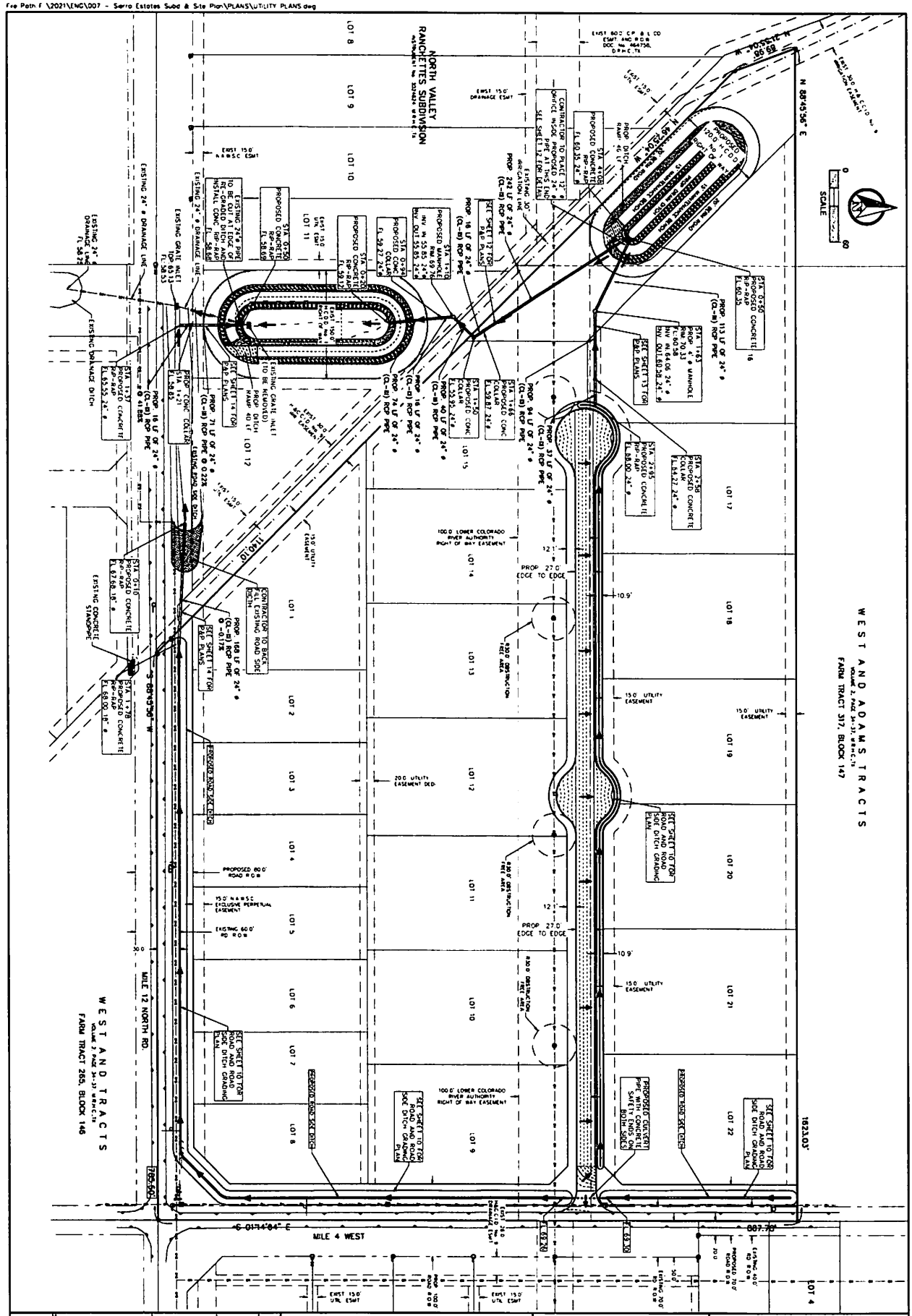
REVISION	DATE	BY

SCALE: AS SHOWN
DATE: JUNE 2021
F.B. No.:
SURVEY: BY:
DRAWN: BY: RC
PREPARED BY: R.G.
CHECKED BY: R.G.

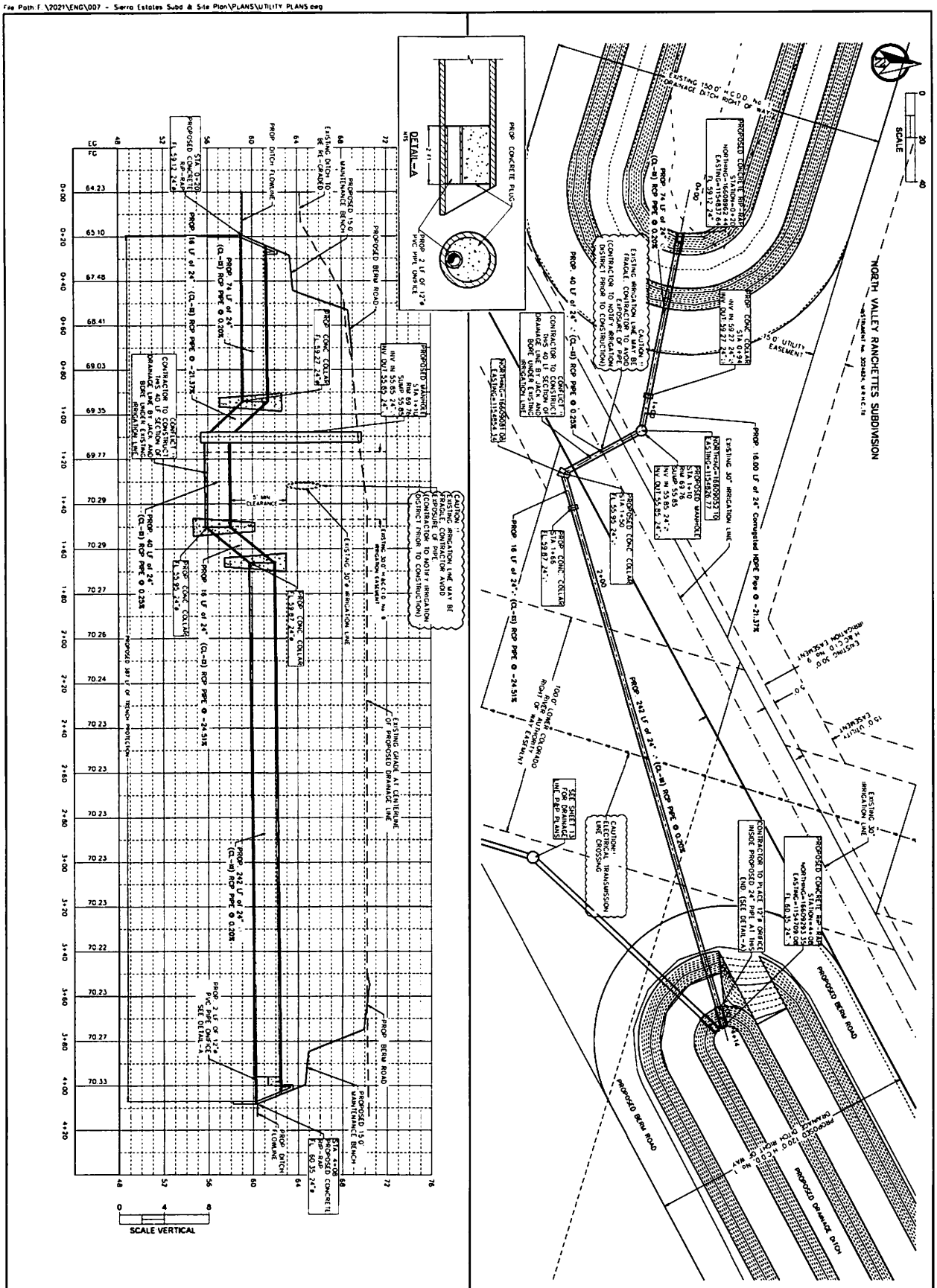
SHEET
9

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WEST AND ADAMS TRACTS
VOLUME 2, PAGE 34-37, M.R.H.C.,TX
FARM TRACT 317, BLOCK 147
LEGEND
EP- EDGE OF PVMT ELEVATION
TC- TOP OF CURB ELEVATION
FL- DITCH AND ROAD SIDE DITCH ELEVATION
TB- TOP OF BANK ELEVATION
BR- EDGE OF BERM ROAD ELEVATION
MB- EDGE OF MAINTENANCE BENCH ELEVATION
DRAINAGE FLOW ARROW
SECTION A-A
N 88°45'56" E
1623.03'
LOT 4
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
PROP DRAINAGE LINE SEE SHT. 13 FOR P&P PLAN
PROPOSED ROAD SIDE DITCH
PROP DITCH RAMP 33 LF
EXISTING 30" IRRIGATION LINE
PROP DRAINAGE LINE SEE SHT 12 FOR P&P PLAN
NORTH VALLEY RANCHETTES SUBDIVISION
INSTRUMENT No. 3024824, M.R.H.C. TX
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
EXISTING DRAINAGE DITCH TO BE RE-GRADED
PROP DITCH RAMP 40 LF
PROP DRAINAGE LINE SEE SHT 14 FOR P&P PLAN
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
MILE 4 WEST
1140.10'
S 88°45'56" W
709.60'
MILE 12 NORTH RD.
WEST AND TRACTS
VOLUME 2, PAGE 34-37, M.R.H.C.,TX
FARM TRACT 265, BLOCK 146
SECTION B-B AND C-C
SCALE
0
60
R. Gutierrez Engineering
Professional Engineers & Land Surveyors
SIERRA ESTATES
GRADING & DRAINAGE LAYOUT
PRELIMINARY - FOR REVIEW ONLY
SCALE AS SHOWN
DATE: MARCH 2022
JOB No.
SURVEY BY
DRAWN BY RG
PREPARED BY RG
CHECKED BY RG
REVISION
DATE
BY
SHEET
10


NORTH VALLEY RANCHETTES SUBDIVISION
WEST AND ADAMS TRACTS
FARM TRACT 317, BLOCK 147
WEST AND TRACTS
FARM TRACT 265, BLOCK 146
MILE 12 NORTH RD.
MILE 4 WEST
SCALE
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 4
PROPOSED 60.0' ROAD R.O.W.
EXISTING 60.0' RD R.O.W.
PROPOSED 70.0' ROAD R.O.W.
EXISTING 70.0' RD R.O.W.
PROP 27.0' EDGE TO EDGE
100.0' LOWER COLORADO RIVER AUTHORITY RIGHT OF WAY EASEMENT
15.0' UTILITY EASEMENT
20.0' UTILITY EASEMENT DED.
800.0' OBSTRUCTION FREE AREA
PROPOSED ROAD SIDE DITCH
CONTRACTOR TO BACK FILL EXISTING ROAD SIDE DITCH
CONTRACTOR TO PLACE 12" OFFICE INSIDE PROPOSED 24" ø
SEE SHEET 10 FOR ROAD AND ROAD SIDE DITCH GRADING PLAN
SEE SHEET 14 FOR P&P PLANS
SEE SHEET 13 FOR P&P PLANS
PROPOSED CONCRETE RIP-RAP
PROPOSED CONCRETE COLLAR
PROPOSED MANHOLE
PROPOSED CONCRETE PIPE WITH CONCRETE SAFETY ENDS ON BOTH SIDES
EXISTING 24" ø DRAINAGE LINE
EXISTING GRATE INLET
EXISTING DRAINAGE DITCH
EXISTING CONCRETE STANDPIPE
EXISTING 30" ø IRRIGATION LINE
EXIST 15.0' U.P., G.T. & T.V. ESMT AND R.O.W. DOC. # 964756, O.P.R.C.TX
EXIST 15.0' DRAINAGE ESMT
EXIST 15.0' U.P.L. ESMT
EXIST 30.0' R.C.C.D. IRRIGATION EASEMENT
PROP 10 FEL-ST IN
PROP 10 FEL-ST OUT
PROP 24" ø CMP
PROP 30" ø CMP
PROP 36" ø CMP
PROP 42" ø CMP
PROP 48" ø CMP
PROP 54" ø CMP
PROP 60" ø CMP
PROP 66" ø CMP
PROP 72" ø CMP
PROP 78" ø CMP
PROP 84" ø CMP
PROP 90" ø CMP
PROP 96" ø CMP
PROP 102" ø CMP
PROP 108" ø CMP
PROP 114" ø CMP
PROP 120" ø CMP
PROP 126" ø CMP
PROP 132" ø CMP
PROP 138" ø CMP
PROP 144" ø CMP
PROP 150" ø CMP
PROP 156" ø CMP
PROP 162" ø CMP
PROP 168" ø CMP
PROP 174" ø CMP
PROP 180" ø CMP
PROP 186" ø CMP
PROP 192" ø CMP
PROP 198" ø CMP
PROP 204" ø CMP
PROP 210" ø CMP
PROP 216" ø CMP
PROP 222" ø CMP
PROP 228" ø CMP
PROP 234" ø CMP
PROP 240" ø CMP
PROP 246" ø CMP
PROP 252" ø CMP
PROP 258" ø CMP
PROP 264" ø CMP
PROP 270" ø CMP
PROP 276" ø CMP
PROP 282" ø CMP
PROP 288" ø CMP
PROP 294" ø CMP
PROP 300" ø CMP
PROP 306" ø CMP
PROP 312" ø CMP
PROP 318" ø CMP
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SHEET 12

SIERRA ESTATES SUBDIVISION CONSTRUCTION PLANS

DRAINAGE PLAN AND PROFILES

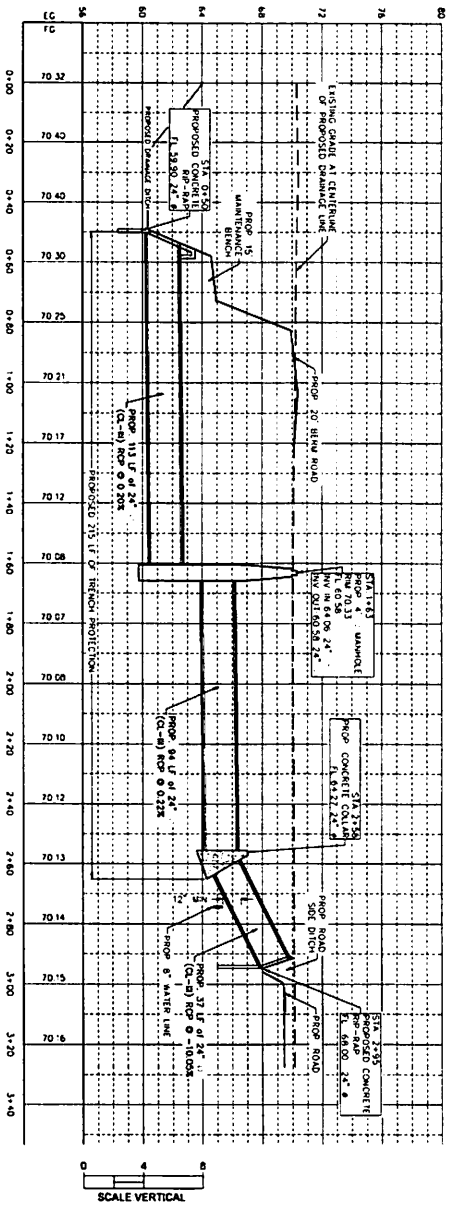
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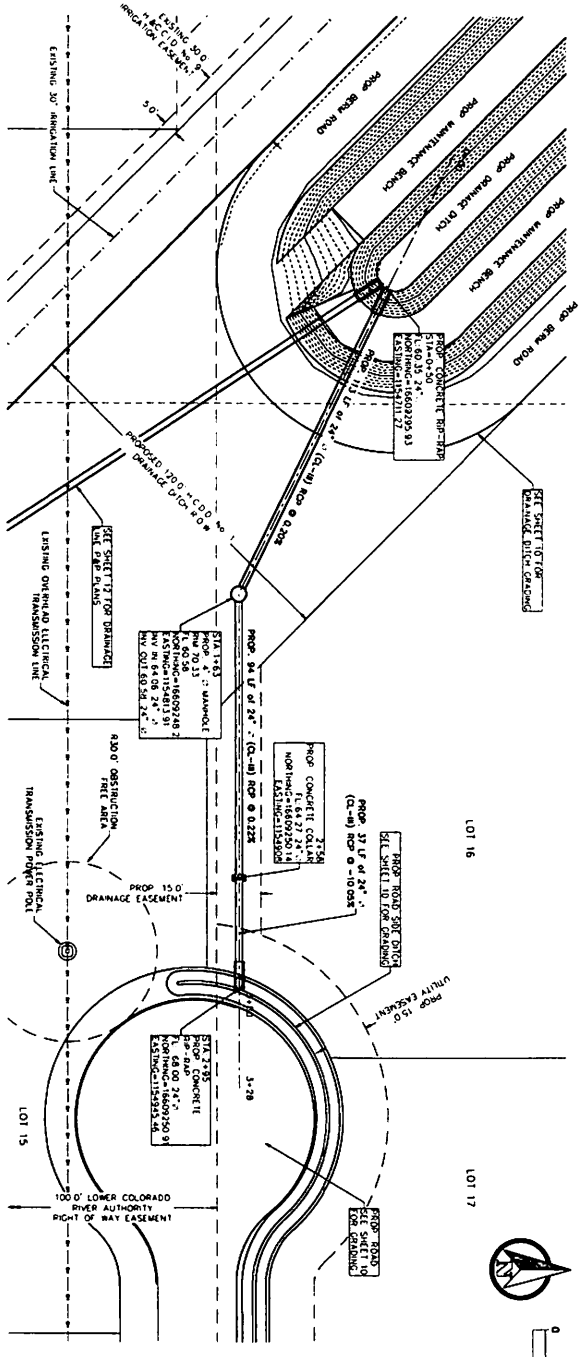
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:

RAMIRO GUTIERREZ
Print Name

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SURVEYING FIRM No. 10100500

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SHEET 13

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SIERRA ESTATES SUBDIVISION CONSTRUCTION PLANS

DRAINAGE PLAN AND PROFILES

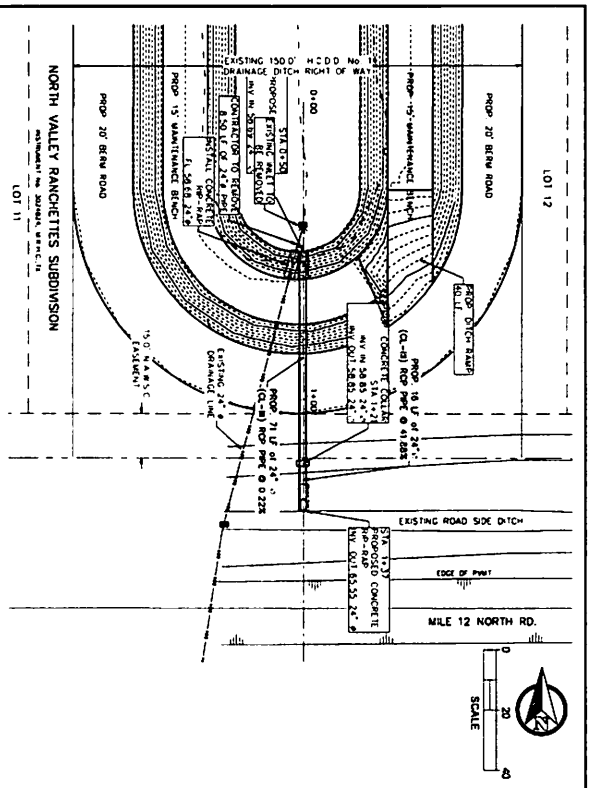
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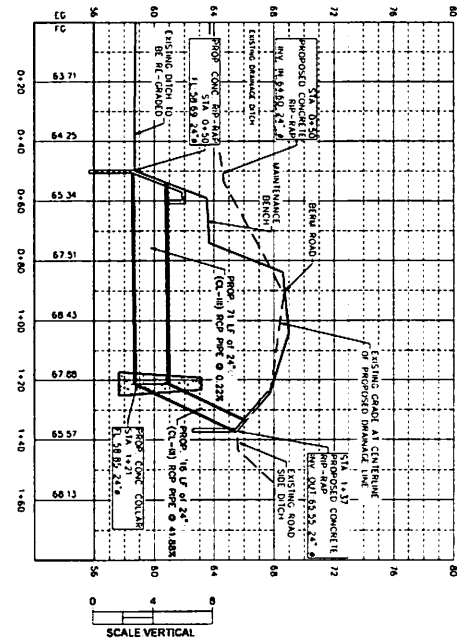
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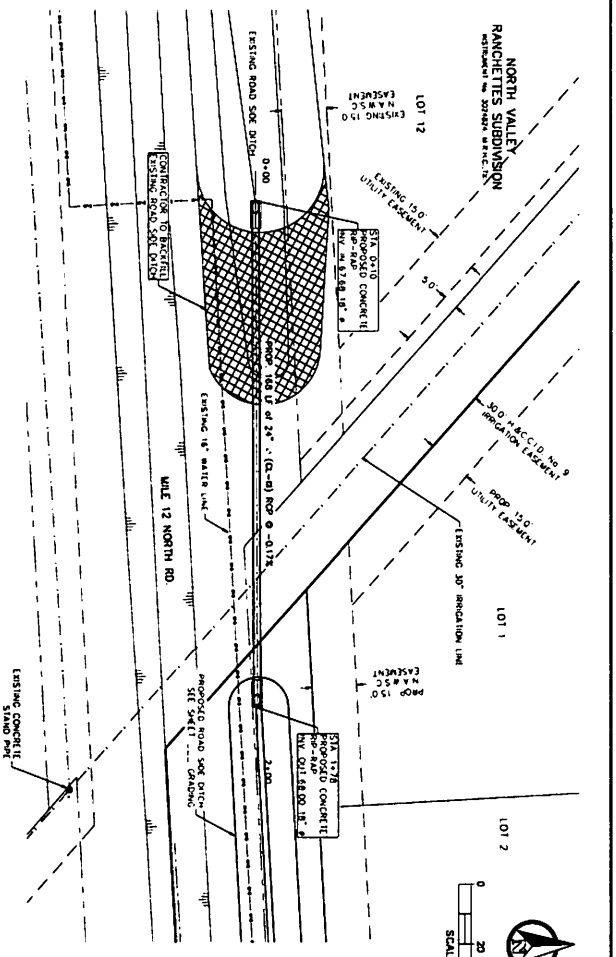
RAMIRO GUTIERREZ
Print Name

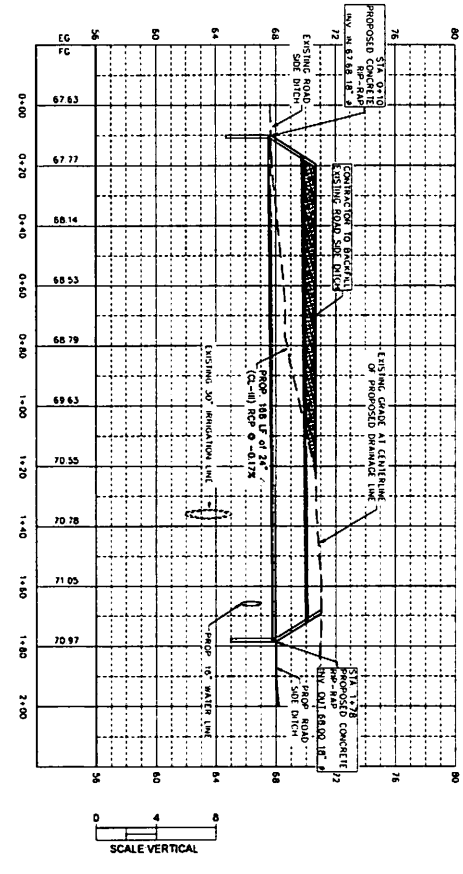
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SURVEYING FIRM No. 10100400

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SHEET 14

SIERRA ESTATES SUBDIVISION CONSTRUCTION PLANS

DRAINAGE PLAN AND PROFILES

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ENGINEERING FIRM No. 428
SURVEYING FIRM No. 101850-00

EXHIBIT C
FEMA Flood Insurance Map (FIRM)

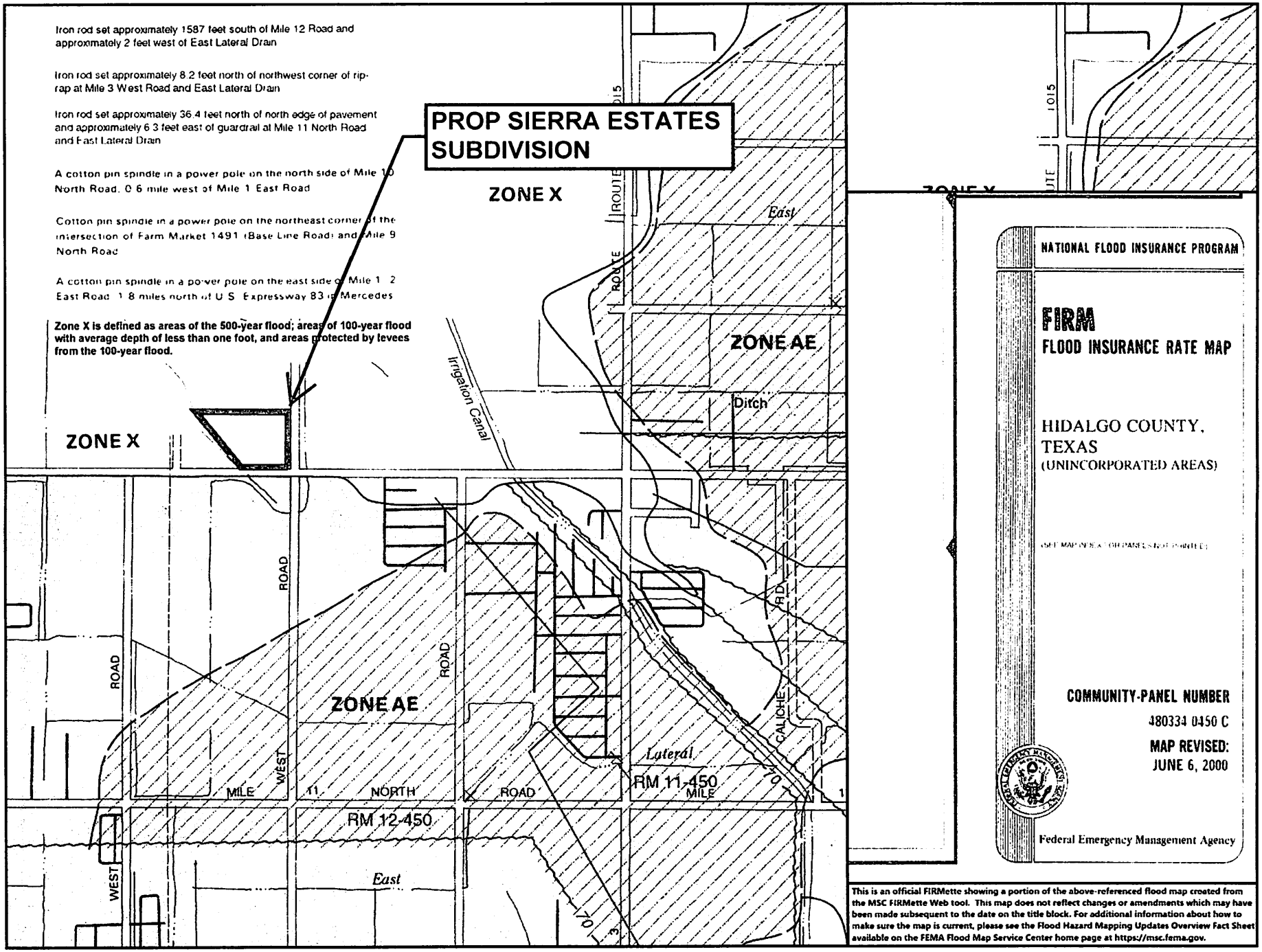

Iron rod set approximately 1587 feet south of Mile 12 Road and approximately 2 feet west of East Lateral Drain
Iron rod set approximately 8.2 feet north of northwest corner of rip-rap at Mile 3 West Road and East Lateral Drain
Iron rod set approximately 36.4 feet north of north edge of pavement and approximately 6.3 feet east of guardrail at Mile 11 North Road and East Lateral Drain
A cotton pin spindle in a power pole on the north side of Mile 10 North Road, 0.6 mile west of Mile 1 East Road
Cotton pin spindle in a power pole on the northeast corner of the intersection of Farm Market 1491 (Base Line Road) and Mile 9 North Road
A cotton pin spindle in a power pole on the east side of Mile 1 2 East Road 1.8 miles north of U.S. Expressway 83 in Mercedes
Zone X is defined as areas of the 500-year flood; areas of 100-year flood with average depth of less than one foot, and areas protected by levees from the 100-year flood.
PROP SIERRA ESTATES SUBDIVISION
ZONE X
ZONE AE
ZONE X
ZONE AE
Irrigation Canal
Ditch
East
ROUTE
1015
ROAD
MILE
WEST
11
NORTH
RM 12-450
RM 11-450
Lateral
CALICHE
RD
East
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000
Federal Emergency Management Agency
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

EXHIBIT D
Soil Survey of Hidalgo County

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Hidalgo County, Texas



October 5, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.1	0.5%
48	Racombes sandy clay loam, 0 to 1 percent slopes	0.0	0.1%
70	Willacy fine sandy loam, 0 to 1 percent slopes	21.8	99.4%
Totals for Area of Interest		**21.9**	**100.0%**

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

48—Racombes sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2yndc
Elevation: 30 to 330 feet
Mean annual precipitation: 23 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 280 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Racombes

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 13 inches: sandy clay loam
Bt - 13 to 25 inches: sandy clay loam
Btk - 25 to 49 inches: sandy clay loam
Bk - 49 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: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 6.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 6 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

Raymondville

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Hidalgo

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Rio

Percent of map unit: 1 percent
Landform: Closed depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R083DY007TX - Lakebed
Hydric soil rating: Yes

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

Map Unit Setting

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

Map Unit Composition

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

Description of Willacy

Setting

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

Typical profile

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

Properties and qualities

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

Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

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

Minor Components

Unnamed

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

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EXHIBIT E
Storm Water Calculations

Exhibit E
Detention Storage Requirements
for
Sierra Estates Subdivision

10-Yr Return Frequency

1. Predevelopment Condition and Runoff (Using Modified Rational Method).

Q= CiA
Q= (c.f.s.)
C= runoff coefficient = 0.15
i= intensity (In./Hr.) = b / (tc+d)^e
i= 3.07
A= area (Acres) = 25.00

Length= 1600 ft
T_c= 64.44 min
b= 87
e= 0.778
d= 9.2

Kerby Method for Determining T_c

Overland Flow

$T_{ov} = K(LxN)^{0.467}S^{-0.235}$
T_{ov}= 46.20 min

K= 0.828
L= 850 ft
N= 0.20
S= 0.0010

Channel Flow

$T_{ch} = K(L)^{0770}S^{-0.385}$
T_{ch}= 18.23 min

K= 0.0078
L= 750 ft
S= 0.0010

$Q_{10\ (Exisiting)}$ = **C** **i** **A**
$Q_{10\ (Exisiting)}$ = 0.20 3.07 25.00
$Q_{10\ (Exisiting)}$ = **15.34 c.f.s.**

50-Yr Return Frequency

2. Developed condition and runoff (Using Modified Rational Method).

Q= CiA
Q= (c.f.s.)
C= runoff coefficient = 0.31
i= intensity (In./Hr.) = b / (tc+d)^e
i= 5.55
A= area (Acres) = 25.00

Length= 1300 ft
T_c= 37.66 min
b= 99
e= 0.749
d= 9.2

Kerby Method for Determining T_c

Overland Flow

$T_{ov} = K(LxN)^{0.467}S^{-0.235}$
T_{ov}= 18.26 min

K= 0.828
L= 330 ft
N= 0.10
S= 0.0020

Channel Flow

$T_{ch} = K(L)^{0770}S^{-0.385}$
T_{ch}= 19.41 min

K= 0.0078
L= 1150 ft
S= 0.0020

$Q_{50\ (Develop)}$= **C** **i** **A**
$Q_{50\ (Develop)}$= 0.31 5.55 25.00
$Q_{50\ (Develop)}$= **43.00 c.f.s.**

3. Storage Requirement

With allowed discharge of **15.34 c.f.s.**, the required storage volume as per Hidalgo County Drainage District Number 1 design standards is **73,680c.f. (1.691 acre-ft).** Refer to Storage Requirement Table for storage volume determination.

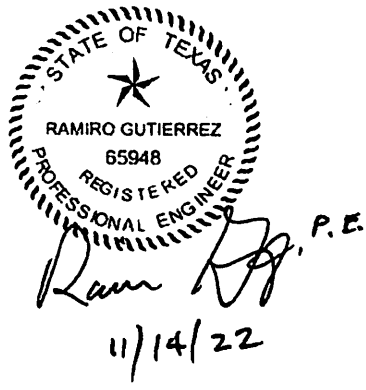


EXHIBIT F
USGS Topographic Map

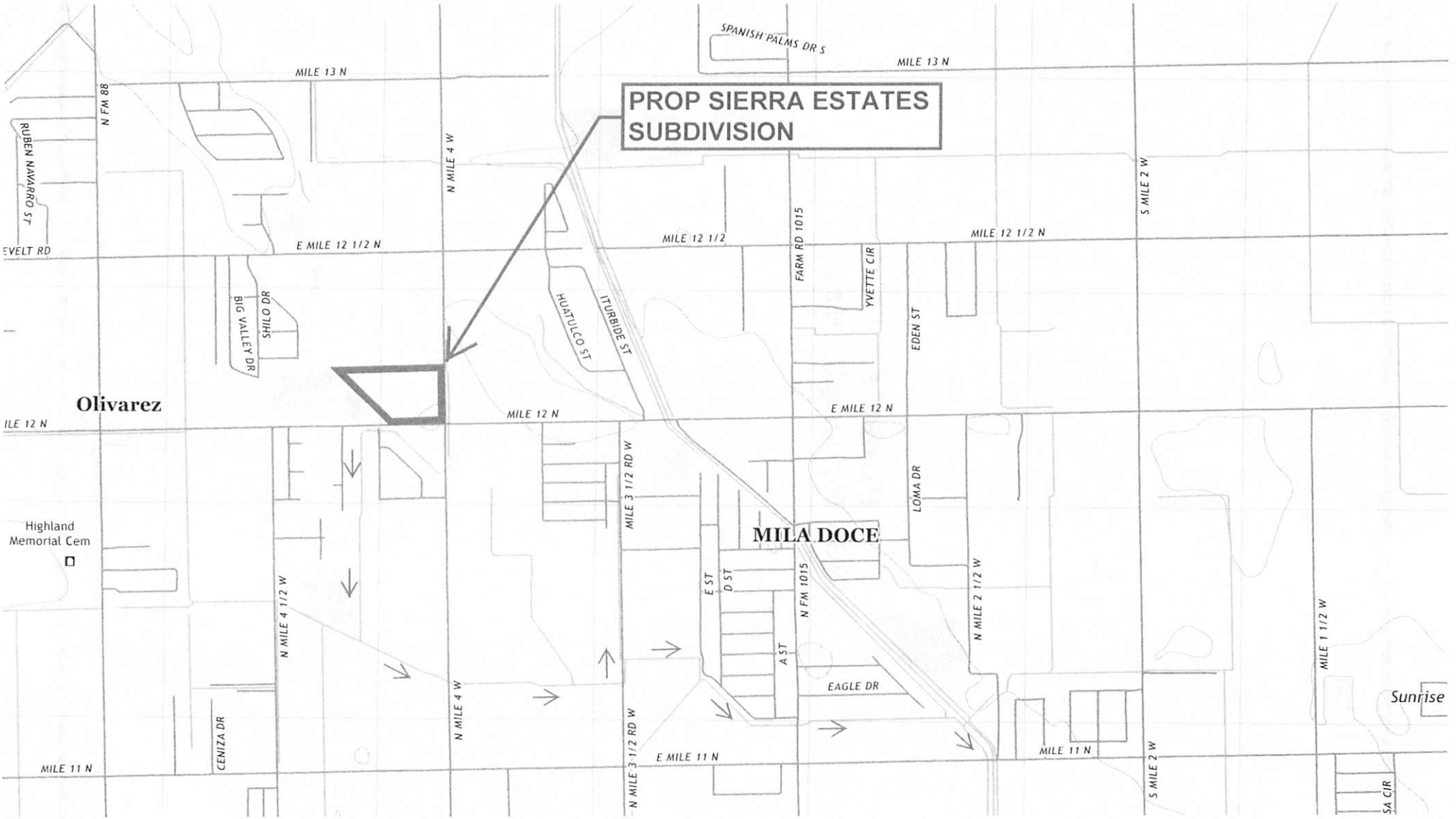

PROP SIERRA ESTATES SUBDIVISION
SPANISH PALMS DR S
MILE 13 N
N FM 88
RUBEN NAVARRO ST
N MILE 4 W
FARM RD 1015
S MILE 2 W
E MILE 12 1/2 N
MILE 12 1/2
YVETTE CIR
EDEN ST
BIG VALLEY DR
HUATULCO ST
ITURBIDE ST
Olivarez
MILE 12 N
E MILE 12 N
LOMA DR
MILE 3 1/2 RD W
MILA DOCE
Highland Memorial Cem
E ST
D ST
N FM 1015
N MILE 2 1/2 W
A ST
EAGLE DR
N MILE 4 1/2 W
CENIZA DR
MILE 11 N
E MILE 11 N
MILE 1 1/2 W
Sunrise
SA CIR

EXHIBIT G
HCCID No. 9 EMAIL

Good Morning Mr. Gutierrez,

After reviewing the revised detail sent to us and speaking with our supervisor we have no objection with the storm discharge for the proposed sub to be crossing our irrigation line easement underneath our irrigation line.

Thank you,

If there are any questions please feel free to contact.

Isaac Rodriguez

GIS Specialist

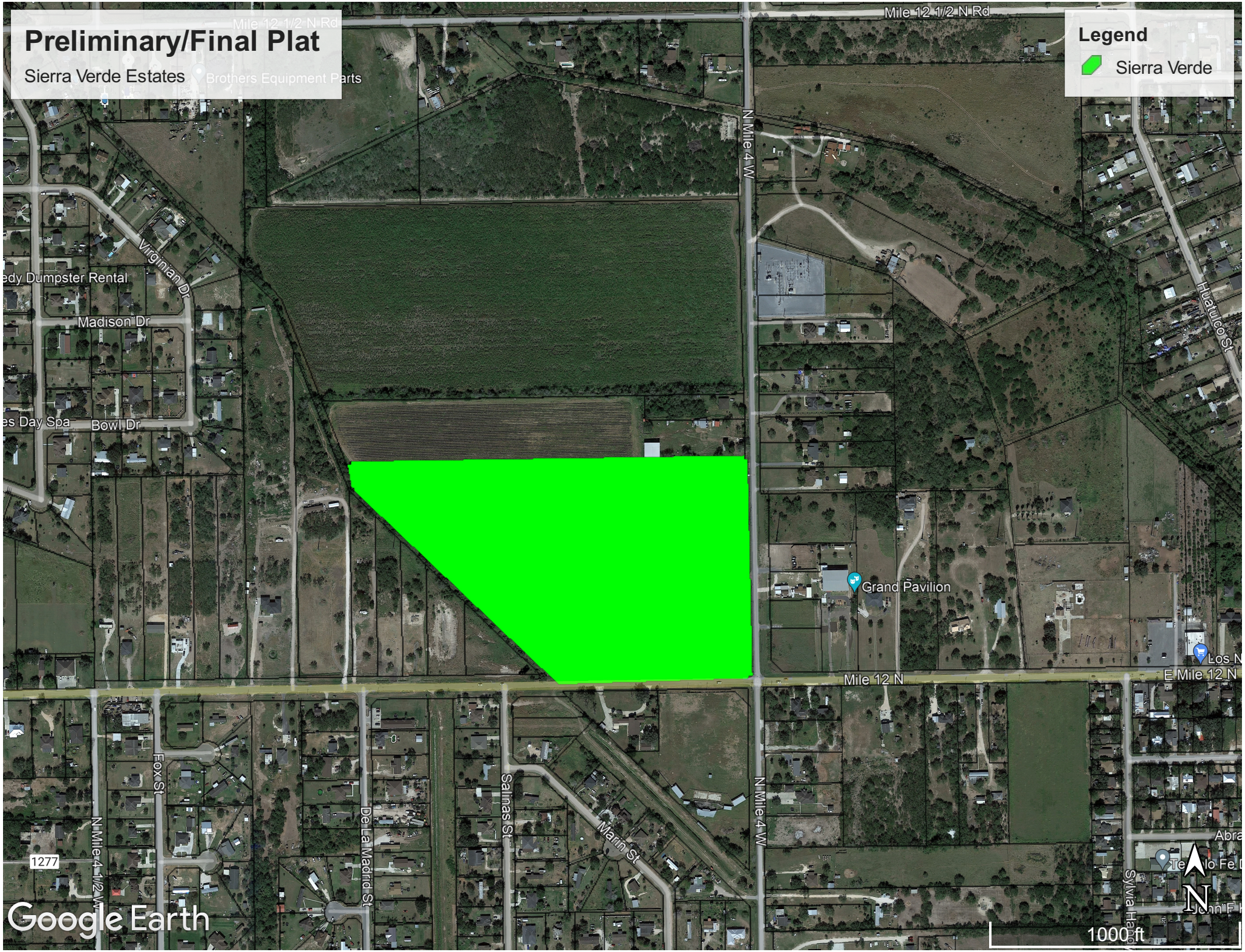
Hidalgo & Cameron Counties Irrigation District #9

PO Box 237

Mercedes, Texas 78570

Office: (956)-565-2411

Fax: (956)-565-0521


Preliminary/Final Plat
Sierra Verde Estates
Legend
Sierra Verde
Mile 12 1/2 N Rd
N Mile 4 W
Virginian Dr
Madison Dr
Bowl Dr
Huatulco St
Grand Pavilion
Mile 12 N
E Mile 12 N
Fox St
Salinas St
Marin St
De La Madrid St
N Mile 4 W
N Mile 4 1/2 W
1277
Google Earth
1000 ft
N

WEST AND ADAMS TRACTS

VOLUME 2, PAGE 34–37, M.R.H.C.,TX.

LOT 15, BLOCK 147

OWNER:
RAMIRO ALVAREZ CORTEZ
WARRANTY DEED
DOCUMENT No. 2013–2433573,
O.R.H.C., TEXAS

LOT 16, BLOCK 147

OWNER:
RAMIRO ALVAREZ CORTEZ
WARRANTY DEED
DOCUMENT No. 2013–2433573,
O.R.H.C., TEXAS

SCALE: 0 60 120

BASIS OF BEARING AS PER NAD83 TEXAS STATE PLANES, SOUTH ZONE

LEGEND

GENERAL NOTE: ALL LOT CORNERS TO BE SET WITH A No. 4 REBAR (WITH A YELLOW CAP STAMPED RGEC)

SC– SET COTTON PICKER SPINDLE

S4– SET No. 4 REBAR (WITH A YELLOW CAP STAMPED RGEC)

M.B.S.L.– MINIMUM BUILDING SETBACK LINE

NOTE:
15.0' NORTH ALAMO WATER SUPPLY EASEMENT EXCLUSIVE PERPETUAL EASEMENT (INSTRUMENT No. _____, O.R.H.C., TEXAS.)

N 88°45'18" E 1623.03'

N 21°55'42" W 89.98'

N 46°25'42" W 530.94'

N 46°25'04" W 410.39'

S 01°14'42" E 887.78'

S 01°14'42" E 1140.10'

S 27°57'30"E 270.40'

S 88°45'18" W 785.50'

S88°45'18"W 494.56'

S88°45'18"W 329.65'

SIERRA VERDE DRIVE

MILE 4 WEST ROAD

MILE 12 NORTH ROAD

THE HIGHLANDS SUBD. VOL. 5, PG. 35 M.R.H.C.,TX.

WINSTON COMMERCIAL PLAZA SUBDIVISION INSTRUMENT No. 1975512, M.R.H.C.,TX.

NORTH VALLEY RANCHETTES SUBDIVISION INSTRUMENT No. 3024824, M.R.H.C.,TX.

PALOS VERDES SUBDIVISION VOLUME 2, PAGE 34–37, M.R.H.C.,TX.

LOT 4 | LOT 5 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.32	525.00	3°11'58"	S86° 43' 45"E	29.31
C2	39.96	775.00	2°57'16"	N86° 36' 24"W	39.96
C3	42.76	775.00	3°09'40"	N89° 39' 52"W	42.75
C4	6.79	17.50	22°13'51"	S77° 38' 23"W	6.75
C5	10.31	17.50	33°46'04"	S49° 38' 25"W	10.17
C6	114.35	58.50	111°59'51"	N88° 45' 18"E	97.00
C7	17.10	17.50	55°59'56"	N63° 14' 44"W	16.43
C8	17.10	17.50	55°59'56"	S60° 45' 20"W	16.43
C9	138.75	58.50	135°53'32"	S79° 17' 52"E	108.44
C10	81.74	58.50	80°03'29"	S28° 40' 39"W	75.25
C11	77.65	58.50	76°02'50"	N73° 16' 11"W	72.07
C12	17.10	17.50	55°59'56"	S63° 14' 44"E	16.43
C13	17.10	17.50	55°59'56"	N60° 45' 20"E	16.43
C14	68.63	58.50	67°13'16"	S66° 22' 00"W	64.76
C15	45.72	58.50	44°46'35"	N57° 38' 04"W	44.56
C16	17.10	17.50	55°59'56"	S63° 14' 44"E	16.43
C17	60.32	825.00	4°11'20"	N87° 13' 26"W	60.30
C18	23.98	475.00	2°53'31"	S86° 34' 32"E	23.97

METES AND BOUNDS DESCRIPTION

A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 25.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF LOT 16, BLOCK , WEST AND ADAMS TRACTS FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 88 DEGREES 45 MINUTES 18 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 16, BLOCK 147, WEST AND ADAMS TRACTS, A DISTANCE OF 785.50 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 46 DEGREES 25 MINUTES 42 SECONDS WEST, AT A DISTANCE OF 42.56 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE EXISTING NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, CONTINUING AT A DISTANCE OF 70.94 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE PROPOSED NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, CONTINUING AT A DISTANCE OF 757.70 FEET PASS THE COMMON LINE OF SAID LOT 16 AND LOT 15, BLOCK 147, WEST AN ADAMS TRACTS, CONTINUING FOR A TOTAL DISTANCE OF 1140.10 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 21 DEGREES 55 MINUTES 42 SECONDS WEST, A DISTANCE OF 89.98 FEET TO A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 88 DEGREES 45 MINUTES 18 SECONDS EAST, AT A DISTANCE OF 303.00 FEET PASS THE COMMON LINE OF SAID LOT 15 AND LOT 16, BLOCK 147, WEST AND ADAMS TRACTS, CONTINUING AT A DISTANCE OF 1573.03 PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE PROPOSED WEST RIGHT OF WAY LINE OF MILE 4 ROAD, CONTINUING AT A DISTANCE OF 1603.03 FEET PASS A No. 4 REBAR SET (WITH A YELLOW CAP STAMPED RGEC) AT THE EXISTING WEST RIGHT OF WAY LINE OF MILE 4 ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1623.03 FEET TO A COTTON PICKER SPINDLE SET AT THE EAST LINE OF SAID LOT 16, BLOCK 147, WEST AND ADAMS TRACT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 01 DEGREES 14 MINUTES 42 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 16, BLOCK 147, WEST AND ADAMS TRACTS, A DISTANCE OF 887.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.00 ACRES OF LAND, MORE OR LESS.

LOCATION MAP
SCALE: 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY

SIERRA VERDE ESTATES IS LOCATED WITHIN THE HIDALGO COUNTY PRECINT No. 1 IN CENTRAL AREA OF HIDALGO COUNTY ON THE NORTHWEST INTERSECTION OF MILE 12 NORTH ROAD AND MILE 4 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO THE POPULATION IS 40,033. SIERRA VERDE ESTATES LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY LIMIT AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERMENT CODE 212.001.

INDEX OF SHEETS FOR SIERRA VERDE ESTATES

SHEET 1	PLAT WITH LOTS, DIMENSIONS & EASEMENTS, METES AND BOUNDS DESCRIPTION, SCALE BAR, NORTH ARROW, SUBDIVISION NAME WITH LEGAL DESCRIPTION, LOCATION MAP, ETJ OF A MUNICIPALITY DESCRIPTION, PRECINCT LOCATION, COUNTY CLERK'S RECORDING CERTIFICATION, ENGINEER AND SURVEYOR CERTIFICATION
SHEET 2	CITY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, HIDALGO COUNTY JUDGE CERTIFICATION OF PLAT APPROVAL, HIDALGO COUNTY R.O.W. CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, H.C.D.D. No. 1 CERTIFICATION., H.C.I.D. No. 15 CERTIFICATION, ENGINEER AND SURVEYOR CERTIFICATION, PLAT NOTES, ENGINEERING REPORT (ENGLISH & SPANISH), INCLUDING DESCRIPTION OF WATER AND SEPTIC SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH & SPANISH); OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, DRAINAGE REPORT AND ENGINEERING COST ESTIMATE
SHEET 3	WATER DISTRIBUTION AND SEPTIC (OSSF) SYSTEM MAP; TYPICAL WATER SERVICE CONNECTION DETAIL
SHEET 4	DRAINAGE LAYOUT AND TOPOGRAPHY MAP
SHEET 5	WATER AND SANITARY SEWER DETAILS
SHEET 6	PAVING AND DRAINAGE DETAILS

PRINCIPAL CONTACTS		
OWNER:	ADDRESS	PHONE No.
GRACIE L. WIESEHAN CARLILE	366, MYSTIC SHORES BLDV. SPRING BRANCH, TEXAS	(956) 627–0303
ENGINEER: RAMIRO GUTIERREZ	130 E. PARK AVE., PHARR, TEXAS 78577	(956) 782–2557
SURVEYOR: PABLO PENA, JR.	130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782–2557

R. Gutierrez Engineering Corporation

Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

THE COUNTY OF HIDALGO TEXAS

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY

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

SUBDIVISION PLAT
OF
SIERRA VERDE ESTATES
A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS
HIDALGO COUNTY,TEXAS,
AS PER MAP RECORDED IN
VOLUME 2, PAGES 34–37, M.R.H.C., TEXAS.

SHEET 1

File Path:F:\2021\ENG\007 – Sierra Estates Subd & Site Plan\PLANS\PLATS\PLAT.dwg

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN.
COMMUNITY–PANEL NUMBER 480334 0450 C, MAP REVISED: JUNE 6, 2000.
THE AREAS WITHIN THE PROPOSED STREET R450 C MAP REVISED: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.MAPS FOR HIDALGO COUNTY,TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100–YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100–YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUAUFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. SETBACKS:
FRONT: 30.00 FEET OR GREATER FOR EASEMENT LINE WITH EXISTING STRUCTURES. (LOTS 1–21)
REAR: 20 PERCENT OF THE DEPTH OF THE LOT, BUT SUCH DEPTH NEED NOT BE MORE THAN 25 FEET OR GREATER FOR EASEMENT
SIDE: 6.00 FEET OR GREATER FOR EASEMENT
SIDE CORNER LOTS: 15.00' ALONG STREET OR GREATER FOR EASEMENT (LOT 7, 8 & 21)
GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATION FOR CONSTRUCTION ARE REQUIRED PER CITY OF WESLACO ORDINANCE.
4. NO COMMERCIAL USE SHALL BE ALLOWED.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF MILE 12 NORTH ROAD FOR LOTS 1–8 AND SIERRA VERDE DRIVE FOR LOTS 9–22 OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY SITE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. BM No. 1: COTTON PICKER SPINDLE LOCATED AT THE NORTHEAST CORNER OF SUBDIVISION NORTH: 16609553.88, EAST: 11556063.97, ELEV: 70.41
BM No. 2: COTTON PICKER SPINDLE LOCATED AT THE SOUTHWEST CORNER OF SUBDIVISION NORTH: 16606469.31, EAST: 1153300.94, ELEV: 70.07
BENCH MARKS ARE BASED ON NAD83, TEXAS STATE PLANES SOUTH ZONE.
7. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT MAY BE REQUIRED TO DETAIN A TOTAL OF 73,680 CUBIC FEET (1.691 ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS TAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
10. THIS SUBDIVISION SHALL USE ON–SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A DESIGN SHALL BE SUBMITTED FOR RESIDENTIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY ALSO BE SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS REQUIRED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
12. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
A. ANCHORING OF SEPTIC TANK(S).
B. BACK FLOW VALVES.
C. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
13. A DRAINAGE PLAN APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR RESIDENTIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
14. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT MUST COMPLY WITH ALL SETBACK RESTRICTION RECORDED ON THIS PLAT.
15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND / OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S-COUNTY CONSTRUCTION SPECIFICATION S.1.4.
16. ALL NORTH ALAMO WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF NORTH ALAMO WATER SUPPLY CORPORATION.
17. 6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN COMMERCIAL, AND INDUSTRIAL ZONES/USES.
18. 8.00 FOOT WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL ZONES/USES.
19. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
20. A 5 FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF NOTICE TO PROCEED.
21. A 4 FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF THE BUILDING PERMIT. ON CORNER LOTS THE OWNER SHALL BE RESPONSIBLE OF THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
22. LANDSCAPING IS REQUIRED AS PER THE CITY OF WESLACO ORDINANCE.
23. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINCANCE.

THE STATE OF TEXAS–COUNTY OF HIDALGO
DRAINAGE DISTRICT No. 1 CERTIFICATION

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

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE — DATE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIERRA VERDE ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____,20____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION — DATE

RIGHT OF WAY EASEMENT TO NORTH ALAMO WATER SUPPLY CORPORATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS ON THIS PLAT, THEIR SUCCESSORS ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREIN AFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY GRANT, BARGAIN, SELL, TRANSFER,AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMAIN WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE–MENTIONDED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15 FEET IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPLINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 FEET IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY, STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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 CENTERLINE THERE BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURE REFERRED TO HEREIN.THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, THE GRANTOR CONVENIENCE THAT IT IS THE OWNER OF THE ABOVE–DESCRIBED LANDS AND THE SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20_____

THE STATE OF TEXAS–COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE S 232.028(a) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIERRA VERDE ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

HIDALGO COUNTY JUDGE — DATE

HIDALGO COUNTY CLERK — DATE

THE STATE OF TEXAS–COUNTY OF HIDALGO
CITY OF WESLACO APPROVAL CERTIFICATION

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

MAYOR: — ATTEST:
DATE: _____ — CITY CLERK:
DATE: _____

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 CERTIFICATION

THIS PLAN IS HEREBY APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 20_____

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

GENERAL MANAGER — DATE
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

I, GRACIE L. WIESEHAN CARLILE, AS OWNER(S) OF THE 25.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SIERRA VERDE ESTATES, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE STATE STANDERS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS, I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER: GRACIE L. WIESEHAN CARLILE — DATE:
ADDRESS: 366 MYSTIC SHORES BLVD.
SPRING BRANCH, TEXAS 78070

THE STATE OF TEXAS–COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO ME THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE,(SHE), (THEY), EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS — MY COMMISSION EXPIRES

ENGINEER CERTIFICATION

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

PRELIMINARY–SUBJECT TO REVISION
RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

SURVEYOR CERTIFICATION

I, PABLO SOTO, Jr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION ORDINANCE AND ALL STATE STATUES GOVERNING SURVEYS.

PRELIMINARY–SUBJECT TO REVISION
PABLO SOTO, JR., R.P.L.S. No. 4541
R. GUTIERREZ ENGINEERING CORPORATION
130 E. PARK AVENUE
PHARR, TEXAS 78577

FINAL ENGINEERING REPORT FOR SIERRA VERDE ESTATES

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE

SIERRA VERDE ESTATES WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)

THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 16 INCH DIAMETER WATER LINE RUNNING NORTH AND SOUTH ALONG AND WITHIN AN EXISTING 15 FOOT EXCLUSIVE N.A.W.S.C. EASEMENT LOCATED ON THE EAST SIDE OF MILE 4 WEST ROAD THEN RUNS WEST, ALONG AND WITHIN THE NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD TO A POINT WEST OF SIERRA VERDE ESTATES AND THEN TURNS SOUTH CROSSING THE EXISTING ROAD AND CONTINUES WEST ALONG AND WITHIN THE EXISTING SOUTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD. THE WATER DISTRIBUTION FOR SIERRA VERDE ESTATES WILL CONSISTS OF 2 AREAS, LOTS 1 – 8 WILL REQUIRED TO RELOCATE THE EXISTING 16 INCH WATER LINE INTO A PROPOSED 15 FOOT N.A.W.S.C. EXCLUSIVE EASEMENT AND LOTS I – 8 WILL TAP INTO THE PROPOSED WATER LINE WITH 3/4 INCH DOUBLE SERVICE CONNECTION WITH WATER METER AND A 3/4 INCH SINGLE WATER SERVICE CONNECTION WITH WATER METER. THE DISTRIBUTION FOR LOTS 9 — 22 WILL REQUIRE FOR A PROPOSED 8 INCH WATER LINE TO BE TIED INTO THE EXISTING 16 INCH N.A.W.S.C. WATER LINE AND CROSS MILE 4 WEST ROAD AND WILL RUN THREE FEET SOUTH OF THE PROPOSED NORTH RIGHT OF WAY LINE OF SIERRA VERDE DRIVE AND END WITH A FLUSH VALVE ON THE WEST SIDE OF THE PROPOSED CUL–DE–SAC. LOTS 9 — 22 WILL TAP INTO THE PROPOSED WATER LINE WITH 3/4 INCH DOUBLE SERVICE CONNECTION WITH WATER METER AND A 3/4 INCH SINGLE WATER SERVICE CONNECTION WITH WATER METER.

THE WATER METER HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF $_____ FOR LOTS 1 – 22, IN ADDITION THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $_____, WHICH COVERS THE $_____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER. N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE TO THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION AND COST

SEWAGE FOR SIERRA VERDE ESTATES, IS TREATED BY INDIVIDUAL ON–SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. THE ON–SITE EVALUATOR (LICENSE NUMBER _____) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF.

HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A _____ LOAM AND _____TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $_____ DOLLARS INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OR THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT THE TOTAL COST OF $_____ DOLLARS. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____ 20_____.

CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE TO INSTALL WATER AND SEWAGE FACILITIES DISCUSSED ABOVE, ARE AS FOLLOWS; WATER FACILITIES: WATER FACILITIES COST A TOTAL OF $_____, SEWAGE FACILITIES: SEPTIC SYSTEM COST A TOTAL OF $_____.

PRELIMINARY–SUBJECT TO REVISION
RAMIRO GUTIERREZ, P.E. # 65948 — DATE
TEXAS REGISTERED ENGINEERING FIRM # 486
PHARR, TEXAS 78577
PHONE (956) 782–2557

COST ESTIMATE

WATER SUPPLY SYSTEM: $_____

SEPTIC TANK SYSTEM: $_____

N.A.W.S.C. FEES: $_____

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT

I GRACIE L. WIESEHAN CARLILE, SUDIVIDER OF SIERRA VERDE ESTATES HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: — DATE:

THE STATE OF TEXAS–COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATE PERSONALLY APPEARED THE ABOVE NAMED OWNER(S) KNOWN TO ME TO ME THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE,(SHE), (THEY), EXCUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTAY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS — MY COMMISSION EXPIRES

THE STATE OF TEXAS–COUNTY OF HIDALGO
CITY OF WESLACO CERTIFICATION

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

CHAIRMAN, PLANNING COMMISSION

ON: _____ AT _____ AM/PM INSTRUMENT No. _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

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

GENERAL NOTES, CERTIFICATIONS, ENGINEERS REPORTS, WATER & SEPTIC SYSTEM DESCRIPTION AND DRAINAGE REPORT

INFORME FINAL DE INGENIERÍA PARA SIERRA VERDE ESTATES

DESCRIPCIÓN DEL SUMINISTRO DE AGUA, COSTO Y FECHA DE OPERATIVIDAD

SIERRA VERDE ESTATES RECIBIRÁ AGUA POTABLE DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)

EL SUBDIVIDER Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL QUE N.A.W.S.C. SE HA COMPROMETIDO A PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISIÓN.

N.A.W.S.C. TIENE UNA LÍNEA DE AGUA EXISTENTE DE 16 PULGADAS DE DIÁMETRO QUE CORRE DE NORTE A SUR A LO LARGO Y DENTRO DE UNA SERVIDUMBRE EXCLUSIVA DE 15 PIES EXISTENTE DE 15 PIES N.A.W.S.C. UBICADA EN EL LADO ESTE DE LA CARRETERA DE LA MILLA 4 OESTE, LUEGO CORRE HACIA EL OESTE, A LO LARGO Y DENTRO DE LA LÍNEA NORTE DEL DERECHO DE VÍA DE LA MILLA 12 NORTH ROAD HASTA UN PUNTO AL OESTE DE SIERRA VERDE ESTATES Y LUEGO GIRA HACIA EL SUR CRUZANDO LA CARRETERA EXISTENTE Y CONTINÚA HACIA EL OESTE A LO LARGO Y DENTRO DE LA LÍNEA SUR DERECHA EXISTENTE LÍNEA DE PASO DE LA MILLA 12 CARRETERA NORTE. LA DISTRIBUCIÓN DE AGUA PARA SIERRA VERDE ESTATES CONSTARÁ DE 2 ÁREAS, SE REQUERIRÁN LOTES 1 A 8 PARA REUBICAR LA LÍNEA DE AGUA EXISTENTE DE 16 PULGADAS EN UNA PROPUESTA DE 15 PIES N.A.W.S.C. SERVIDUMBRE EXCLUSIVA Y LOS LOTES I – 8 APROVECHARÁN LA LÍNEA DE AGUA PROPUESTA CON CONEXIÓN DE SERVICIO DOBLE DE 3/4 PULGADAS CON MEDIDOR DE AGUA Y UNA CONEXIÓN DE SERVICIO DE AGUA INDIVIDUAL DE 3/4 PULGADAS CON MEDIDOR DE AGUA. LA DISTRIBUCIÓN PARA LOS LOTES 9 – 22 REQUERIRÁ QUE UNA LÍNEA DE AGUA PROPUESTA DE 8 PULGADAS SE ATE A LA LÍNEA DE AGUA EXISTENTE DE 16 PULGADAS N.A.W.S. Y CRUCE LA MILLA 4 WEST ROAD Y CORRERÁ A LO LARGO DE UNA SERVIDUMBRE EXCLUSIVA DE 15 PIES QUE CORRE A LO LARGO Y ADYACENTE AL DERECHO DE VÍA PROPUESTO DE SIERRA DRIVE NORTH HASTA EL FINAL CON UNA VÁLVULA DE DESCARGA EN EL LADO OESTE DEL CALLEJÓN SIN SALIDA PROPUESTO. LOS LOTES 9 – 22 APROVECHARÁN LA LÍNEA DE AGUA PROPUESTA CON CONEXIÓN DE SERVICIO DOBLE DE 3/4 DE PULGADA CON MEDIDOR DE AGUA Y UNA CONEXIÓN DE SERVICIO DE AGUA INDIVIDUAL DE 5/8 PULGADAS CON MEDIDOR DE AGUA

EL MEDIDOR DE AGUA YA

WEST AND ADAMS TRACTS
VOLUME 2, PAGE 34–37, M.R.H.C.,TX.
FARM TRACT 317, BLOCK 147

0 60 120
SCALE

N 88°45'56" E
1623.03'
887.78'
S 01°14'04" E
785.50'
S 88°45'56" W
1140.10'
N 21°55'04" W 89.98'
N 46°25'04" W

SEPTIC TANK WITH DRAIN FIELD
15 16 17 18 19 20 21
14 13 12 11 10 9 8
1 2 3 4 5 6 7

INSTALL 1–DOUBLE WATER SERVICE CONNECTION
INSTALL 2–8" 90° BEND
PROP. 83 LF OF 8" C–900 PVC WATER LINE
INSTALL 87 LF OF 16" SDR–26 PVC CASING
PROP. 162 LF OF 8" C–900 PVC WATER LINE
INSTALL 1– FIRE HYDRANT WITH ASSEMBLY 1–8"x6" TEE 1–6" VALVE & BOX
INSTALL 34 LF OF 4" SDR–26 PVC CASING
INSTALL 1–DOUBLE WATER SERVICE CONNECTION
PROP. 300 LF OF 8" C–900 PVC WATER LINE
INSTALL 69 LF OF 16" SDR–26 PVC CASING
INSTALL 1–DOUBLE WATER SERVICE CONNECTION
PROP. 148 LF OF 8" C–900 PVC WATER LINE
INSTALL 1– FIRE HYDRANT WITH ASSEMBLY 1–8"x6" TEE 1–6" VALVE & BOX
INSTALL 1–SINGLE WATER SERVICE CONNECTION
INSTALL 32 LF OF 16" STEEL CASING (JACK & BORE)
PROP. 169 LF OF 8" C–900 PVC WATER LINE
PROP. 1–8"ø 11.25° BEND
PROP. 156 LF OF 8" C–900 PVC WATER LINE
CONTRACTOR TO CUT LINE AND TIE INTO EXISTING LINE
INSTALL 1–8" TEE
1–8" VALVE & BOX
INSTALL 2–8" 45° BEND
INSTALL 1–8" VALVE AND BOX
PROP. 152 LF OF 8" C–900 PVC WATER LINE
INSTALL 1–8" 11.25° BEND
INSTALL 34 LF OF 4" SDR–26 PVC CASING
INSTALL 1–DOUBLE WATER SERVICE CONNECTION
INSTALL 1–SINGLE WATER SERVICE CONNECTION
INSTALL 1– FIRE HYDRANT WITH ASSEMBLY 1–8"x6" TEE 1–6" VALVE & BOX
PROP. 55 LF OF 8" C–900 PVC WATER LINE
PROP. 188 LF OF 8" C–900 PVC WATER LINE
INSTALL 1–8" 45° BEND
INSTALL 34 LF OF 4" SDR–26 PVC CASING
PROP. 141 LF OF 8" C–900 PVC WATER LINE
PROP. 566 LF OF 8" C–900 PVC WATER LINE
PROP. 146 LF OF 16" C–900 PVC WATER LINE
PROP. 400 LF OF 16" C–900 PVC WATER LINE
INSTALL 2–16" 45° BEND
INSTALL 1–16"x8" REDUCER TEE 1–8" VALVE & BOX 1–8" 45° BEND CONTRACTOR TO TIE TO PROP. 16" WATER LINE
INSTALL 2–8" 45° BEND
PROP. 32 LF OF 16" C–900 PVC WATER LINE
CONTRACTOR TO CUT LINE AND TIE INTO EXISTING 16" WATERLINE INSTALL 1–16" 90° BEND WITH 1–16" VALVE & BOX
INSTALL 1– FIRE HYDRANT WITH ASSEMBLY 1–16"x6" TEE 1–6" VALVE & BOX
PROP. 183 LF OF 16" C–900 PVC WATER LINE
CONTRACTOR TO CUT LINE AND TIE INTO EXISTING LINE INSTALL 1–16" 90° BEND WITH 1–16" VALVE & BOX
EXISTING WATER LINE TO BE PLUGGED AND ABANDONED IN PLACE
EXISTING WATER LINE TO BE PLUGGED AND ABANDONED IN PLACE

SIERRA VERDE DRIVE
MILE 12 NORTH RD.
MILE 4 WEST

EXIST. 60.0' C.P. & L. CO. EASEMENT AND R.O.W. DOC. No. 464758, D.R.H.C.,TX.
EXIST. 15.0' UTIL. ESMT.
120.0' HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT OF WAY
EXIST. 30.0' H.&C.C.I.D. No. 9 IRR. EASEMENT
EXIST. 15.0' DRAINAGE ESMT.
20.0' DRAINAGE & UTILITY EASEMENT
100.0' LOWER COLORADO RIVER AUTHORITY RIGHT OF WAY EASEMENT
15.0' UTILITY EASEMENT
20.0' UTILITY EASEMENT
EXIST. 150.0' H.C.D.D. No. 1 RIGHT OF WAY
EXIST. DRAIN DITCH
EXIST. 15.0' N.A.W.S.C. ESMT.
20.0' ADDITIONAL ROAD R.O.W.
15.0' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT
PROPOSED 80.0' ROAD R.O.W.
EXISTING 60.0' RD. R.O.W.
30.0' - 20.0' P.W.T. E.E.
EXISTING 40.0' RD. R.O.W.
PROPOSED 70.0' ROAD R.O.W.
20.0'
EXISTING 70.0' RD. R.O.W.
50.0'
PROP. 100.0' ROAD R.O.W.
EXIST. 50.0' C.P.& L CO. EASEMENT (VOL. 348, PG. 45, D.R.H.C.,TX.
EXIST. 25.0' MAGIC VALLEY ELEC. INC. EASEMENT

LOT 4
THE HIGHLANDS SUBD. VOL. 5, PG. 35 M.R.H.C.,TX.
WINSTON COMMERCIAL PLAZA SUBDIVISION INSTRUMENT No. 1975512, M.R.H.C.,TX.

LOT 8 LOT 9 LOT 10 LOT 11 LOT 12

NORTH VALLEY RANCHETTES SUBDIVISION
INSTRUMENT No. 3024824, M.R.H.C.,TX.

PALOS VERDES SUBDIVISION
VOLUME 2, PAGE 34–37, M.R.H.C.,TX.

WEST AND TRACTS
VOLUME 2, PAGE 34–37, M.R.H.C.,TX.
FARM TRACT 265, BLOCK 146

WATER AND SANITARY SEWER LAYOUT

SHEET 3

THE COUNTY OF HIDALGO TEXAS

ON: _____ AT _____ AM/PM INSTRUMENT No. _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

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

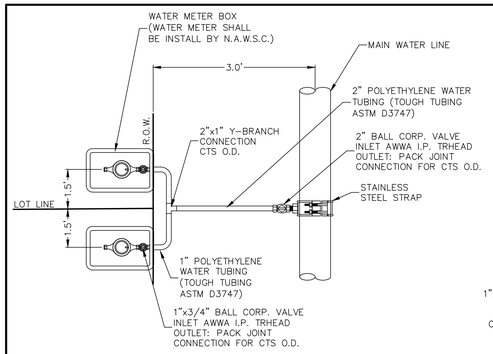
R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED PROFESSIONAL ENGINEER

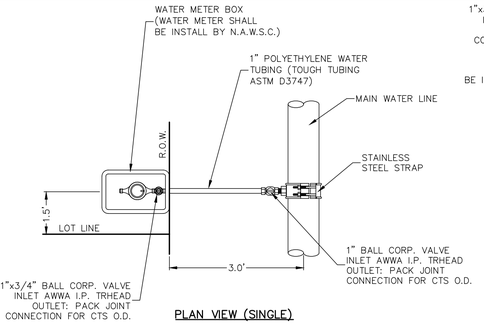
PRELIMINARY–SUBJECT TO REVISION
RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

SUBDIVISION PLAT
OF
SIERRA VERDE ESTATES
A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS
HIDALGO COUNTY,TEXAS,
AS PER MAP RECORDED IN
VOLUME 2, PAGES 34–37, M.R.H.C., TEXAS.

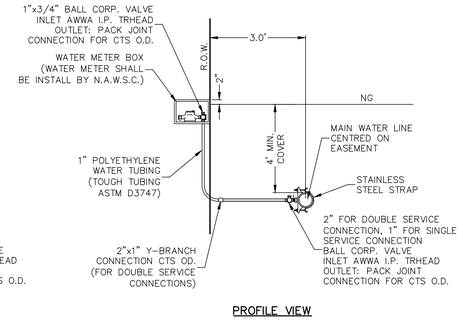
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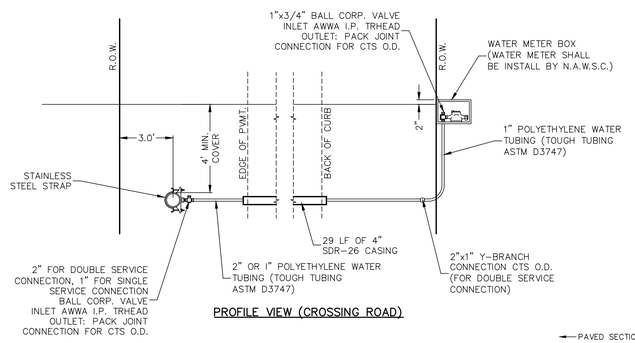
PLAN VIEW (DOUBLE)



PLAN VIEW (SINGLE)

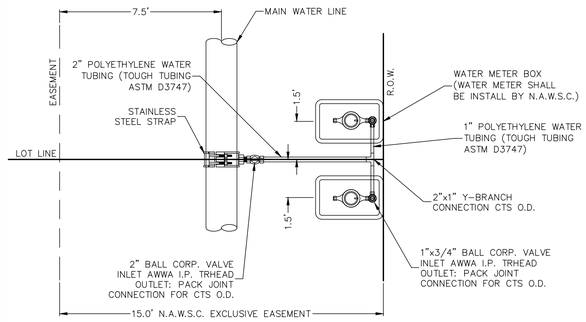


PROFILE VIEW

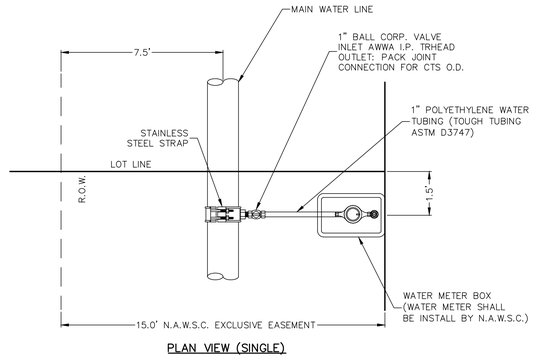


PROFILE VIEW (CROSSING ROAD)

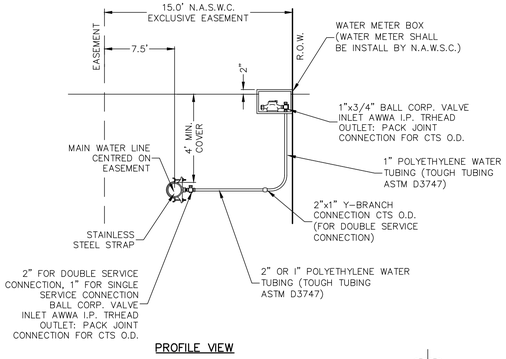
WATER SERVICE LINE CONNECTION FOR LOTS 9-22



PLAN VIEW (DOUBLE)

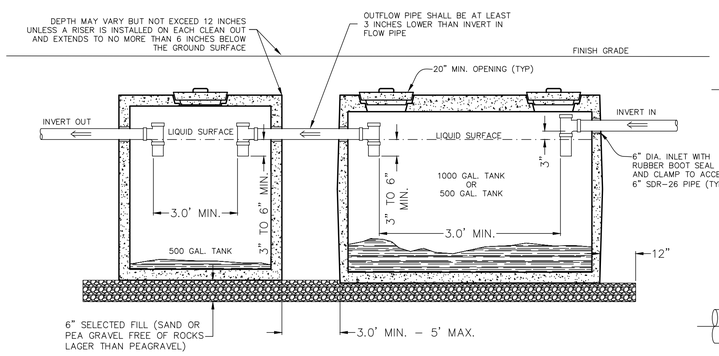


PLAN VIEW (SINGLE)

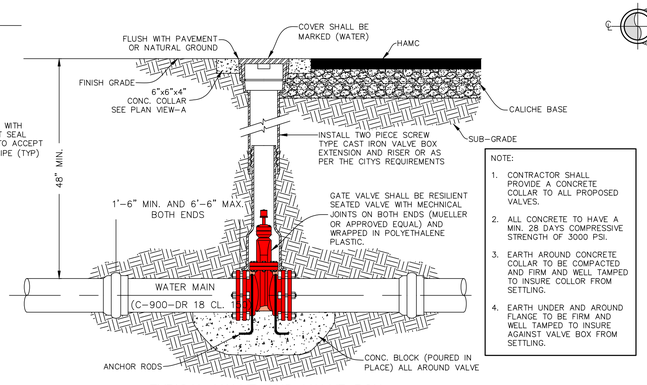


PROFILE VIEW

WATER SERVICE LINE CONNECTION FOR LOTS 1-8

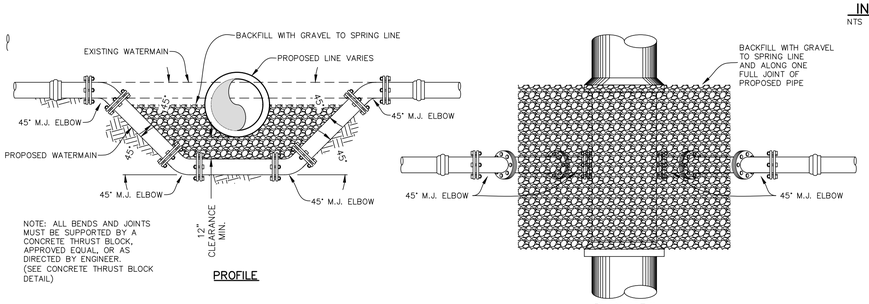


500-GAL. & 1000 GAL. SEPTIC TANK INSTALLATION DETAIL



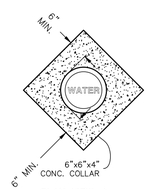
NOTE:
1. CONTRACTOR SHALL PROVIDE A CONCRETE COLLAR TO ALL PROPOSED VALVES.
2. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI.
3. EARTH AROUND CONCRETE COLLAR TO BE COMPACTED AND FIRM AND WELL TAMPED TO INSURE COLLOR FROM SETTLING.
4. EARTH UNDER AND AROUND FLANGE TO BE FIRM AND WELL TAMPED TO INSURE AGAINST VALVE BOX FROM SETTLING.

TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE
NTS



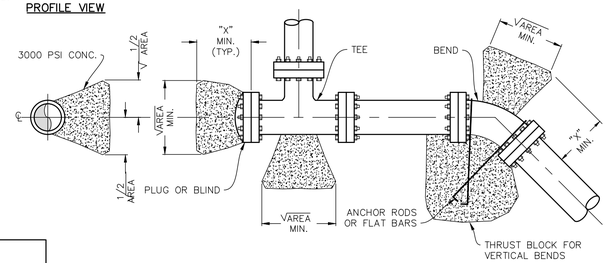
PROFILE

PLAN VIEW



PLAN VIEW-A
NTS

WATER MAIN-ADJUSTMENT DETAIL
NTS

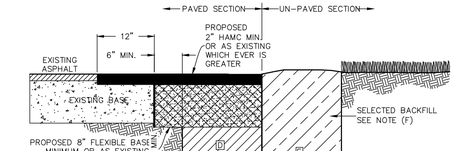


THRUST BLOCK REQUIREMENTS VS. FITTING TYPE

DIAMETER (IN.)	"X" (FT.)	END / TEE (S.F.)	90° BEND		45° BEND		22.5° BEND		11.25° BEND	
			(SF)	(LB.)	(SF)	(LB.)	(SF)	(LB.)	(SF)	(LB.)
4	1	1.4	1.9	3839	1.0	2077	0.5	1059	0.3	532
6	1	2.8	4.0	7932	2.1	4293	1.1	2188	0.5	1100
8	1.25	4.8	6.8	13646	3.7	7385	1.9	3765	0.9	1892
10	1.25	7.3	10.3	20528	5.6	11110	2.8	5664	1.4	2846
12	1.50	10.3	14.5	29030	7.9	15711	4.0	8009	2.0	4024
14	1.75	13.8	19.5	39001	10.6	21107	5.4	10760	2.7	5406
16	2	17.8	25.2	50442	13.6	27299	7.0	13917	3.5	6992

GENERAL NOTES:
1. THRUST BLOCKING TO BE PLACED AT ALL DEAD ENDS, TEES, BENDS, WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
2. MINIMUM AREAS SHOWN ARE IN SQUARE FEET, BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
3. THRUST BLOCK AREAS SHOWN ARE BASED ON A TEST PRESSURE OF 150 P.S.I., SOIL BEARING PRESSURE OF 2000 PSF, AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY, AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSI.
4. AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCK AS SHOWN WITH WEIGHT INDICATED IN THE TABLE. ANCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
5. BEARING MUST BE ON UNDISTURBED EARTH.
6. USE 3000 PSI CONCRETE.
7. RESTRAINING JOINTS MAY BE REQUIRED AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.
8. THRUST BLOCK SHALL BEAR ON FULL 180° OF CIRCUMFERENCE OF PIPE

CONCRETE THRUST BLOCK DETAILS
NTS



A. SAND BEDDING PLACED, HAND LEVEDED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICHKNESS = 6").

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

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

D. (PAVED AREAS) SAND / CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

E. SELECT EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS.

MINIMUM STANDARD PROCTOR DINSITY: 90% OUTSIDE RIGHT OF WAY
95% INSIDE RIGHT OF WAY

EMBEDMENT FOR PVC PIPE SHALL BE IN ACCORDANCE WITH ASTM D-2321 STANDARD PROCTOR DENSITIES SHALL BE IN ACCORDANCE WITH ASTM D-698.

OBTAIN WRITTEN APPROVAL BY ENGINEER FOR ANY EXCEPTIONS OR ALTERNATE METHODS PRIOR TO CONSTRUCTION.

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

FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO WITHIN 2% OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6" STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

TYPICAL WATER LINE TRENCH BEDDING AND BACKFILL DETAIL
NTS

STATE OF TEXAS — RAMIRO GUTIERREZ — 65948 — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY-SUBJECT TO REVISION
RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

WATER AND SEPTIC TANK DETAILS

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

THE COUNTY OF HIDALGO TEXAS

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

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____
DEPUTY

SHEET 4

SUBDIVISION PLAT
OF
SIERRA VERDE ESTATES
A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS
HIDALGO COUNTY,TEXAS,
AS PER MAP RECORDED IN
VOLUME 2, PAGES 34-37, M.R.H.C., TEXAS.

File Path:F:\2021\ENG\007 - Sierra Estates Subd & Site Plan\PLANS\PLATS\PLAT.dwg

WEST AND ADAMS TRACTS

VOLUME 2, PAGE 34-37, M.R.H.C.,TX.

FARM TRACT 317, BLOCK 147

NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB

0 60

SCALE

N 88°45'56" E 1623.03'

N 21°55'04" W 89.96'

N 46°25'04" W 1140.10'

S 01°14'04" E 887.78'

S 88°45'56" W 785.50'

MILE 4 WEST

MILE 12 NORTH RD.

SIERRA VERDE DR.

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21

EXIST. 30.0' C.P. & L CO. ESMT. AND R.O.W. DOC. No. 464458, D.R.H.C.,TX.

EXIST. 30.0' H.& C.C.I.D. No. 9 IRRIGATION EASEMENT

EXIST. 15.0' UTIL. ESMT.

EXIST. 15.0' DRAINAGE ESMT.

EXIST. 15.0' N.A.W.S.C. ESMT.

EXIST. 26.0' H&C.C.I.D. No. 9 DRAINAGE ESMT.

EXIST. 15.0' UTIL. ESMT.

EXIST. 15.0' UTILITY EASEMENT

EXIST. 30.0' H.&C.C.I.D. No. 9 IRR. EASEMENT

EXIST. 150.0' H.C.D.D. No. 1 RIGHT OF WAY

PROPOSED 120.0' H.C.D.D. No. 1 RIGHT OF WAY

100.0' LOWER COLORADO RIVER AUTHORITY RIGHT OF WAY EASEMENT

30.0' UTILITY EASEMENT DEED

15.0' UTILITY EASEMENT

15.0' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DOC. No. _____ O.R.H.C.,TX.)

EXISTING 60.0' ROAD R.O.W.

PROP. 50.0' ROAD R.O.W.

PROP. 32.0' BACK TO BACK

PROP. 32.0' BACK TO BACK

PROP. 50.0' ROAD R.O.W.

PROP. 50.0' ADD. ROAD R.O.W.

PROP. 50.0' ROAD R.O.W.

PROP. 100.0' ROAD R.O.W.

EXISTING 40.0' RD. R.O.W.

EXISTING 70.0' RD. R.O.W.

EXIST. 22.0' PVMT. E-E

EXIST. 20.0' PVMT. E-E

EXIST. 15.0' UTIL. ESMT.

EXIST. 15.0' UTIL. ESMT.

SCALE:
PROPOSED 70.0' ROAD R.O.W.
20.0'

PREPARED BY:

BR: 70.41
TB: 69.97
MB: 69.03
MB: 64.66
FL: 60.81

PROPOSED 20' BERM ROAD
15' MAINTENANCE BENCH
15' MAINTENANCE BENCH
20' BERM ROAD

STA. 0+50
PROPOSED CONCRETE RIP-RAP
FL: 60.35

PROP. 113 LF of 24"ø (CL-III) RCP PIPE 0.20%

STA: 1+63
PROP. 4' ø MANHOLE
RIM: 70.33
FL: 60.58
INV IN: 62.94 24" ø
INV OUT: 60.58 24" ø

PROP. 122 LF of 24"ø (CL-III) RCP PIPE 0.22%

STA: 4+04 -17.83 L
PROP. TY-A INLET
RIM: 69.35
FL: 63.48
INV IN: 63.48 24"ø
INV OUT: 63.48 24"ø

PROP. 495 LF of 24"ø (CL-III) RCP PIPE 0.22%

STA: 8+99 -17.83 L
PROP. TY-A INLET
RIM: 68.57
FL: 64.57
INV OUT: 64.57 24"ø

PROPOSED ROAD SIDE DITCH (TOP OF BANK TO MATCH EXISTING GRADE

PROPOSED 78 LF OF 18"ø (CL-III) RCP WITH SAFETY ENDS ON BOTH SIDES

E.O.P. 70.21 MATCH EXISTING PVMT.

E.O.P. 70.16 MATCH EXISTING PVMT.

SEE SHEET 8 FOR P&P PLANS

BEGIN FLAT CURB

PROP. DITCH RAMP 46 LF

STA. 4+08
PROPOSED CONCRETE RIP-RAP
FL: 60.35 24" ø

CONTRACTOR TO PLACE 12" ø ORIFICE INSIDE PROPOSED 24" ø PIPE AT THIS END

PROP. 120 LF of 24"ø (CL-III) RCP PIPE 0.22%

LOW POINT

HIGH POINT

LOW POINT

TP: 69.94

EXISTING 30" IRRIGATION LINE

PROP. 242 LF OF 24"ø (CL-III) RCP PIPE @ 0.20%

STA. 1+66
PROPOSED CONC. COLLAR
FL: 59.87 24"ø

SEE SHEET 7 FOR P&P PLANS

PROP. 16 LF OF 24" ø (CL-III) RCP PIPE @ 24.51%

STA. 1+50
PROPOSED MANHOLE
RIM: 70.30
INV. IN: 55.85 24"ø
INV. OUT: 55.85 24"ø

STA. 2+84
PROP. 4'ø MANHOLE
RIM: 70.72
FL: 63.21
INV IN: 63.21 24"ø
INV OUT: 63.21 24"ø

R30.0' OBSTRUCTION FREE AREA

R30.0' OBSTRUCTION FREE AREA

R30.0' OBSTRUCTION FREE AREA

PROP. 40 LF OF 24" ø (CL-III) RCP PIPE @ 0.25%

PROP. 16 LF OF 24" ø (CL-III) RCP PIPE @ 21.37%

STA. 1+10
PROPOSED MANHOLE
RIM: 69.76
INV. IN: 55.85 24"ø
INV. OUT: 55.85 24"ø

PROP. 74 LF OF 24" ø (CL-III) RCP PIPE @ 0.20%

STA. 0+94
PROPOSED CONC. COLLAR
FL: 59.27 24"ø

STA. 0+20
PROPOSED CONCRETE RIP-RAP
FL: 59.12

NORTH VALLEY RANCHETTES SUBDIVISION
INSTRUMENT No. 3024824, M.R.H.C.,TX.

PROP. 80 LF OF 24" ø (CL-III) RCP PIPE @ 0.20%

CONTRACTOR TO BACK FILL EXISTING ROAD SIDE DICTH

PROP. 33 LF OF 24" ø (CL-III) RCP PIPE @ 5.62%

PROPOSED ROAD SIDE DITCH (TOP OF BANK TO MATCH EXISTING GRADE

PROPOSED 33 LF OF 18"ø (CL-III) RCP WITH SAFETY ENDS ON BOTH SIDES (AT ALL DRIVEWAY ENTRANCES)

PROPOSED ROAD SIDE DITCH (TOP OF BANK TO MATCH EXISTING GRADE

EXISTING GRATE INLET (TO BE REMOVED)

PROP. DITCH RAMP 40 LF

EXISTING 24"ø PIPE TO BE CUT AT EDGE OF RE-GRADED DITCH AND INSTALL CONC. RIP-RAP
FL: 58.68

PROP. 71 LF OF 24" ø (CL-III) RCP PIPE @ 0.22%

EXISTING ROAD SIDE DITCH

EXISTING 24" ø DRAINAGE LINE

PROP. CONC. COLLAR
STA. 1+21
FL: 58.85

EXISTING GRATE INLET
TOP: 65.13
FL: 58.53

PROP. 16 LF OF 24" ø (CL-III) RCP PIPE @ 41.88%

EXISTING 24" ø DRAINAGE LINE

STA. 1+37
PROPOSED CONCRETE RIP-RAP
FL: 65.55 24" ø

STA. 0+90
PROPOSED CONC. COLLAR
FL: 64.88 24"ø

STA. 1+78
PROPOSED CONCRETE RIP-RAP
FL: 68.00 18" ø

PROP. 56 LF OF 24" ø (CL-III) RCP PIPE @ 2.35%

EXISTING 24" ø DRAINAGE LINE
FL: 58.25

EXISTING DRAINAGE DITCH

STA. 0+10
PROPOSED CONCRETE RIP-RAP
FL: 67.68 18" ø

STA. 1+20
PROPOSED CONC. COLLAR
FL: 66.68 24"ø

PROPOSED DRIVEWAY 1 1/2" HMAC AT 95% COMPACTED DENSITY WITH 8" COMPACTED CALICHE AT 95% COMPACTED DENSITY

FARM TRACT 265, BLOCK 146
WEST AND TRACTS
VOLUME 2, PAGE 34-37, M.R.H.C.,TX.

SEE SHEET 6 FOR SECTIONAL VIEW DETAILS

PAVING, DRAINAGE AND GRADING PLAN

SHEET 5

THE COUNTY OF HIDALGO TEXAS

ON: _____ AT _____
AM/PM INSTRUMENT
No. _____ OF
THE MAP RECORDS OF HIDALGO
COUNTY, TEXAS
BY: _____
DEPUTY

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

R. Gutierrez Engineering Corporation

Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED PROFESSIONAL ENGINEER

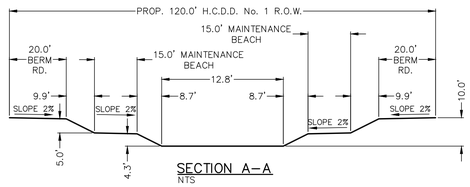
PRELIMINARY-SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

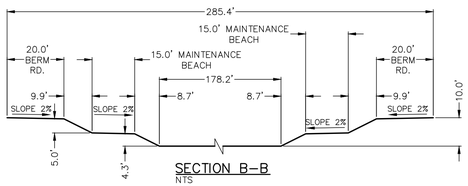
SUBDIVISION PLAT
OF
SIERRA VERDE ESTATES

A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS HIDALGO COUNTY,TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, M.R.H.C., TEXAS.

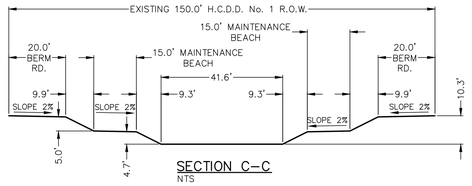
File Path:F:\2021\ENG\007 - Sierra Estates Subd & Site Plan\PLANS\UTILITY PLANS.dwg



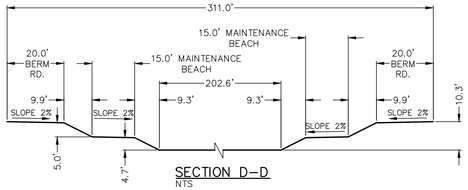
SECTION A–A
NTS



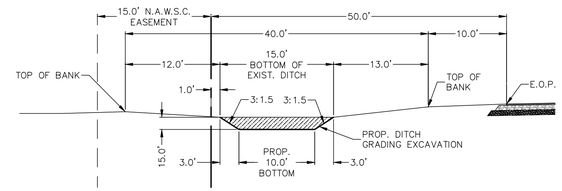
SECTION B–B
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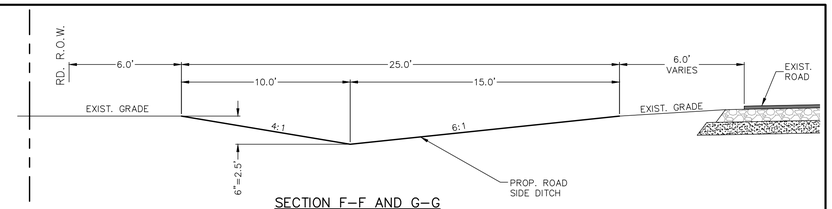
SECTION C–C
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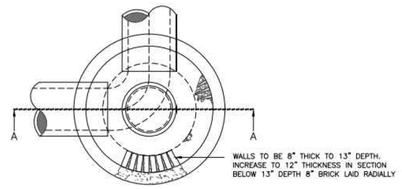
SECTION D–D
NTS



SECTION E–E
NTS



SECTION F–F AND G–G
NTS



A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") – PIT RUN GRAVEL, 3" MAX SIZE.

B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D., 6" LOOSE LIFTS, MECHANICAL COMPACTION.

C. TRENCH WIDTH – SHALL BE BELL O.D. + 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT, THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 18 (AASHTO M145) COMPACTED TO 95% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 95% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 10 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

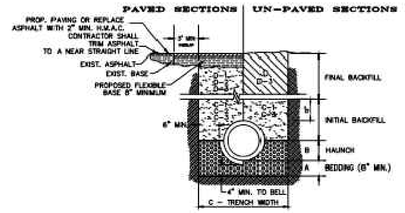
D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS – SHALL BE CLASS I, II, III OR IV, COMPACTED TO 95% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).

D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS– SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 18 (AASHTO M145) COMPACTED TO 95% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

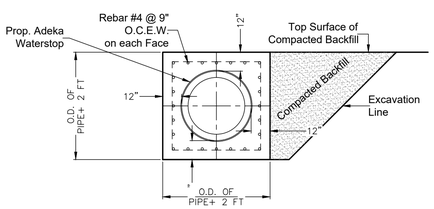
D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 95% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

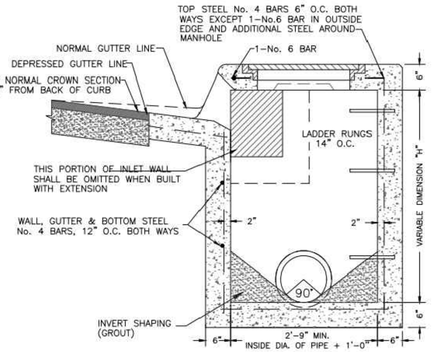
D-3 FINAL BACKFILL FOR STRUCTURES (VALVES, MANHOLES, ETC.) – STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR 90% TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 18 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTURES AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST FOR ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

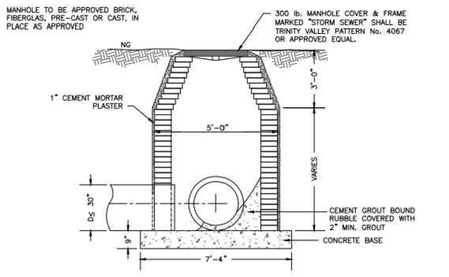


STORM PIPE TRENCH BEDDING DETAIL

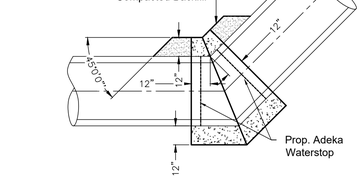




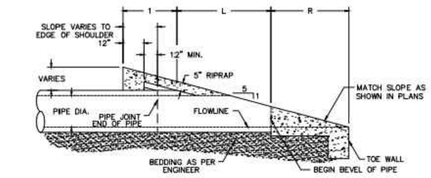
TY-A INLET DETAIL



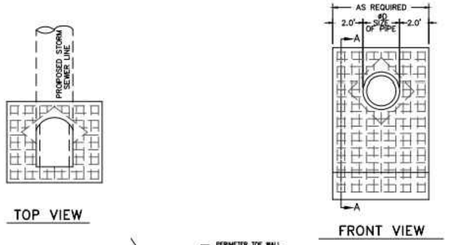
DRAINAGE MANHOLE DETAIL

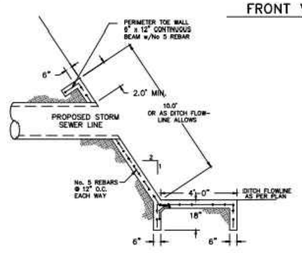


COLLAR / MITERED PIPE JOINT DETAIL



ELEVATION SAFETY END TREATMENT (TYPE "P OR C")





SECTION A–A

CONCRETE HEADWALL DETAIL

SAFETY END TREATMENT PIPE LENGTHS

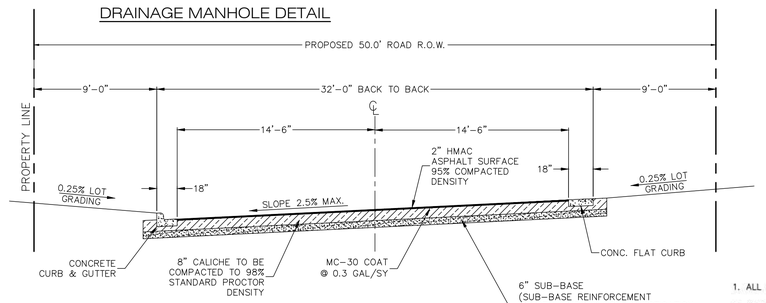
PIPE DIA. (IN.)	L			
	3 : 1	4 : 1	5 : 1	6 : 1
12"	2'–0"	2'–8"	3'–4"	4'–0"
15"	2'–9"	3'–6"	4'–7"	5'–6"
18"	3'–6"	4'–8"	5'–10"	7'–0"
24"	5'–1 1/2"	6'–10"	8'–6 1/2"	10'–3"
30"	6'–9"	9'–0"	11'–3"	13'–6"
36"	8'–6"	11'–4"	14'–2"	17'–0"
42"	10'–1 1/2"	13'–6"	16'–10 1/2"	20'–3"
48"	11'–9"	15'–8"	19'–7"	23'–6"

ESTIMATED RIPRAP CL "A" VOLUME (CY)

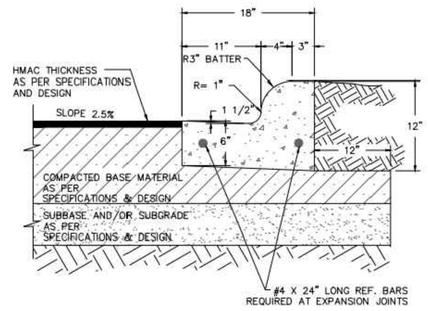
PIPE DIA. (IN.)				
	3 : 1	4 : 1	5 : 1	6 : 1
12"	.88	1.11	1.34	1.57
15"	.98	1.23	1.49	1.75
18"	1.08	1.36	1.64	1.93
24"	1.29	1.63	1.97	2.32
30"	1.50	1.91	2.32	2.73
36"	1.73	2.21	2.69	3.17
42"	1.95	2.50	3.05	3.60
48"	2.18	2.80	3.42	4.05

RIPRAP TOE LENGTHS

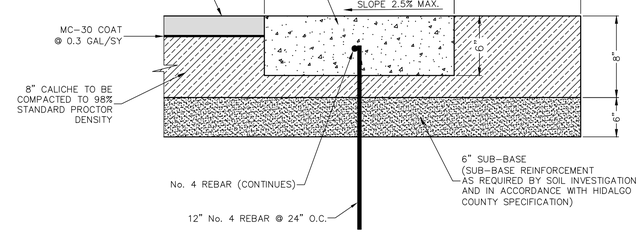
SLOPE	"R"	"T"
3 : 1	2'–9"	1'–9"
4 : 1	3'–8"	2'–4"
5 : 1	4'–7"	2'–11"
6 : 1	5'–6"	3'–6"



ROAD SECTION



TYPICAL CURB & GUTTER DETAIL



TYPICAL FLAT CURB DETAIL

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

DRAINAGE AND PAVING DETAILS

STATE OF TEXAS · RAMIRO GUTIERREZ · 65948 · REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY–SUBJECT TO REVISION

RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK
PHARR, TEXAS 78577

SHEET 6

SUBDIVISION PLAT OF

SIERRA VERDE ESTATES

A 25.00 ACRE TRACT OF LAND COMPRISING OF 1.39 ACRES OUT OF LOT 15, BLOCK 147 AND 23.61 ACRES OUT OF LOT 16, BLOCK 147, WEST AND ADAMS TRACTS HIDALGO COUNTY,TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34–37, M.R.H.C., TEXAS.

THE COUNTY OF HIDALGO · TEXAS

ON: _____ AT _____ AM/PM INSTRUMENT No. _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

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

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

File Path:F:\2021\ENG\007 – Sierra Estates Subd & Site Plan\PLANS\PLATS\PLAT.dwg

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7319

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the variance request to Section 26-34(a) 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 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
Monte Cielo was approved by City Commission on July 18th 2023. The city ordinance requires developers to dedicate a 75ft drainage easement from centerline of ditch; therefore, the developer is requesting a variance to Section 26-34(a).

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the variance request at their special meeting of January 4, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends compliance with ordinance on the variance request.

Attachments, if any:
Monte Cielo-Variance Request- Memo, Monte cielo subd phase 1, MONTE CIELO PH 1 PLAT EXHIBIT FOR VARIANCE, Monte Cielo- Aerial, Monte Cielo- plat

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Monte Cielo-Variance Request

DATE: January 10, 2024

The proposed use for the 157-lot subdivision is for single family home lots use and was approved by City Commission on July 18, 2023. The developer has requested a variance to the 75-foot right-of-way dedication from centerline of ditch, due to an exclusive MVEC easement located along the westside of the ditch that prevents further expansion. The developer has provided on site detention and is detaining to the city required fifty (50) year storm. The Planning & Zoning Commission recommended approval of the variance request.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000572-2023

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._____

NOV 18 2023

GENERAL INFORMATION

Name of Subdivision: Monte Cielo Subdivision Phase I

Location: 1/2 Mile north of Mile 9, along the east side of Mile 6 1/2 West Road

Legal Description: 33.97 Acres of land out of Farm Tract 214, The West Tract Subdivision, as recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

☒ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

Requesting a variable width drainage ditch dedication to the City of Weslaco in lieu of 75 feet. The developer is dedicating everything east of the existing Magic Valley Electric Coop easement. Detention is being provided to the south within Lot "A", with discharge to the HCDD#1 ditch immediately south.

□ 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: Jason E. Garza Telephone: (956) 451-6390

Address: 300 Jay Avenue Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jason E. Garza

Owner Signature: _____ Date: _____

Javier Hinojosa, P.E. is the authorized agent

Authorized Agent Signature: _____ Date: 12/13/23

Authorized Agent Printed Name: Javier Hinojosa

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 SUBDIVISON, OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF 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
- P.O.B. = POINT OF BEGINNING
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- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
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- H.C.O.R. = HIDALGO COUNTY ORIGINAL RECORDS
- H.C.C.I.D.#9 = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
- NAWSC = NORTH ALAMO WATER SUPPLY CORP.
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
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"E"	06°29'50"	225.00'	12.77'	25.51'	N 72°13'52" W	25.50'
"F"	22°13'08"	225.00'	44.18'	87.25'	N 80°05'31" W	86.71'

LOT LINE – CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
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"C6"	23°18'39"	50.00'	10.31'	20.34'	N 50°13'50" W	20.20'
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"C8"	57°17'45"	50.00'	27.32'	50.00'	N 19°11'44" E	47.94'
"C9"	57°17'45"	50.00'	27.32'	50.00'	N 76°29'29" E	47.94'
"C10"	43°39'34"	50.00'	20.03'	38.10'	S 53°01'52" E	37.18'
"C11"	10°57'33"	250.00'	23.98'	47.82'	S 85°43'18" E	47.75'
"C12"	11°15'35"	250.00'	24.64'	49.13'	S 74°36'44" E	49.05'
"C13"	01°26'39"	200.00'	2.52'	5.04'	S 69°42'16" E	5.04'
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IRREGULAR LOT AREAS

LOT #	SQ. FT.	ACRES
1	10,996.3	0.252
2	7,809.0	0.179
3	6,913.1	0.159
4	6,405.9	0.147
5	6,327.1	0.145
6	6,318.7	0.145
7	6,310.3	0.145
8	6,302.0	0.145
9	6,293.6	0.144
10	6,285.2	0.144
11	6,276.9	0.144
12	6,268.5	0.144
13	7,073.3	0.162
36	7,084.1	0.163
37	7,245.2	0.166
60	7,162.8	0.164
61	7,357.8	0.169
84	7,275.4	0.167
85	7,436.5	0.171
108	7,314.9	0.168
109	7,908.7	0.182
116	7,853.7	0.180
117	9,403.0	0.216
118	7,432.5	0.171
119	6,597.9	0.151
120	6,074.3	0.139
144	6,076.2	0.139
145	7,149.7	0.164
146	17,495.3	0.402
147	10,879.9	0.250
LOT "A"	119,652.8	2.747
LOT "B"	6,956.8	0.160

LINE DATA

LINE	CHORD BEARING	CHORD
"L1"	N 46°12'33" W	35.36'
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DATE OF PREPARATION: AUGUST, 2023

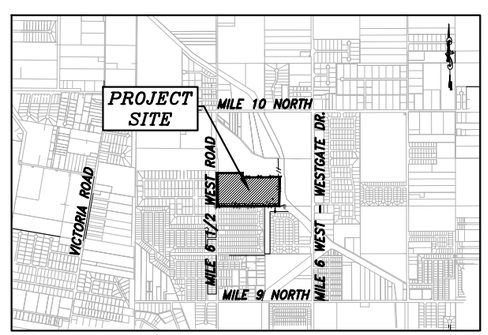
DRAWN BY: G.T. & A.G.

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668–1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F–1295

PRINCIPAL CONTACTS:			
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OWNER: JASON E. GARZA	300 JAY AVENUE	MCALLEN, TX 78504	(956) 451–6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668–1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618–1551

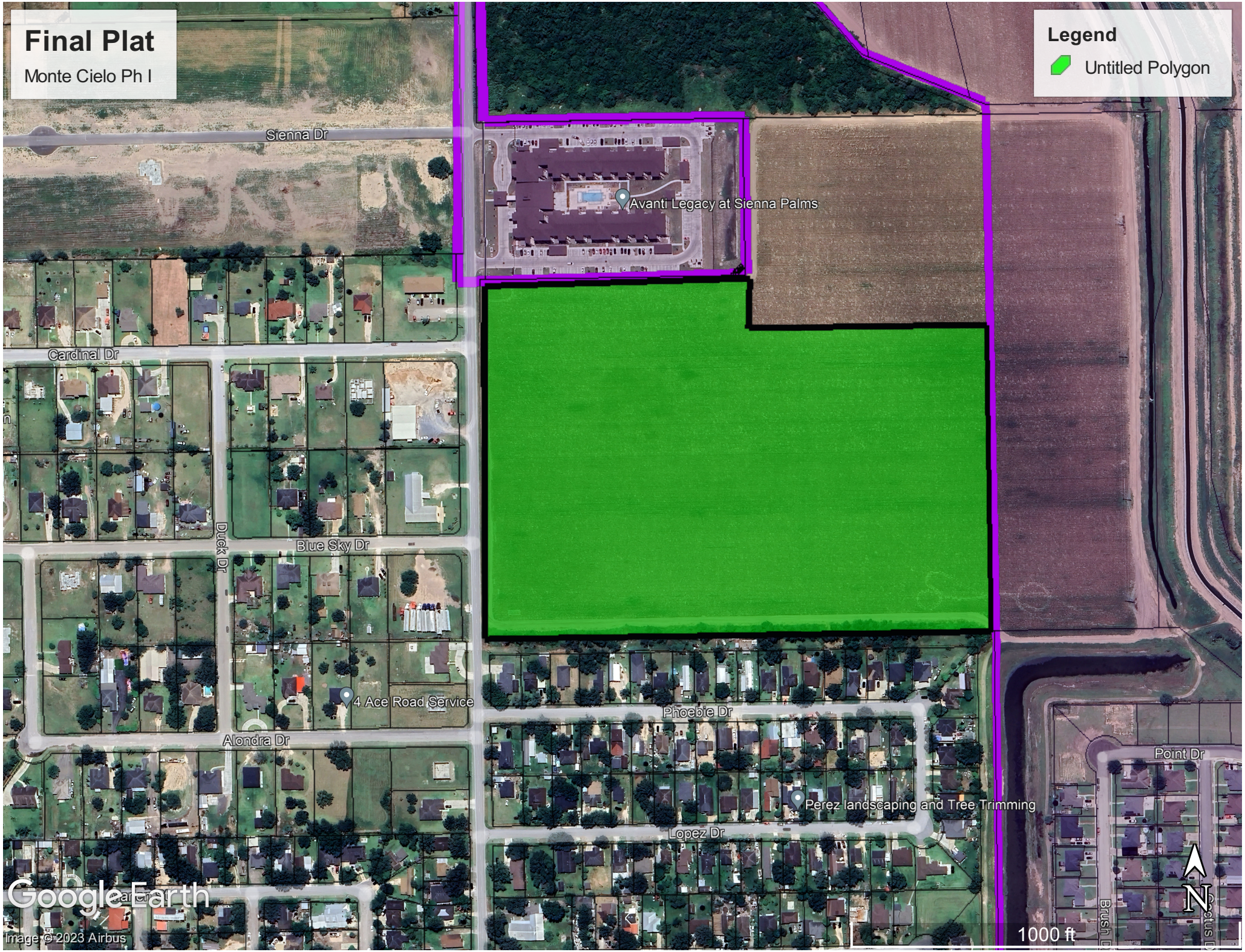
FILE FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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



LOCATION MAP
SCALE: 1" = 2000'

SHEET NO. 1 OF 2


Final Plat
Monte Cielo Ph I
Legend
Untitled Polygon
Sienna Dr
Avanti Legacy at Sienna Palms
Cardinal Dr
Duck Dr
Blue Sky Dr
4 Ace Road Service
Alondra Dr
Phoebie Dr
Perez landscaping and Tree Trimming
Lopez Dr
Point Dr
Brush D
Google Earth
Image © 2023 Airbus
1000 ft
N

SUBDIVISION PLAT OF

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DATE OF PREPARATION: MAY, 2023 DRAWN BY: G.T. & A.G.

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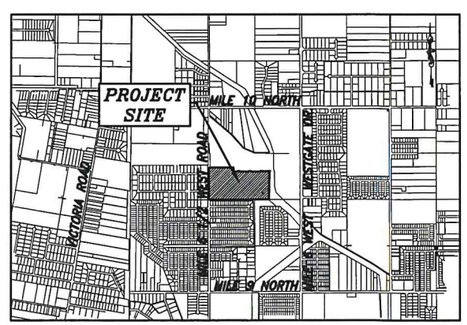
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THE COUNTY OF HIDALGO TEXAS

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

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



LOCATION MAP
SCALE: 1" = 2000'

SHEET NO. 1 OF 2

230301

GENERAL NOTES

1. THIS PROPERTY 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 LOWR. ZONE "A" IS DEFINED AS "NO BASE BLOOD ELEVATION DETERMINED", ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
2. FINISH 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 THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION. 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, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT: .....25 FEET
   REAR: .....20% OF LOT DEPTH (25.0' MAXIMUM)
   SIDE: ..... 5 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: "□" SQUARE CUT ON TOP OF 5' CONCRETE SIDEWALK LOCATED ALONG THE EAST SIDE OF MILE 6 ½ WEST, ADJACENT TO THE NORTH PROPERTY LINE. ELEVATION = 79.718 NORTHING: 16596111.159 EASTING: 1143181.371
9. SET ½" 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 OCCUPYING THE LOT.
12. A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SW3P.
13. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
15. NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 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 PLAT 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 OUTPARCEL) 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 IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES AND OTHER PLANTING AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATONS 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) 668-1588
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 REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING PART OR PORTION OF THAT TRACT OF LAND DEEDED TO JIMMY CLOSNER & SONS CONSTRUCTION CO., INC., RECORDED IN DOCUMENT NUMBER 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 SIENNA 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 6 ½ ROAD A DISTANCE OF 400.00 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 ½ ROAD, AT A DISTANCE OF 40.00 FEET, PASS A ½" 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 ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 88°47'55" E, A DISTANCE OF 105.01 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 43°47'45" E, A DISTANCE OF 21.21 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE N 88°47'35" E, A DISTANCE OF 50.00 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE S 46°11'41" E, A DISTANCE OF 21.22 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 88°47'55" E, A DISTANCE OF 248.00 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 43°47'45" E, A DISTANCE OF 21.21 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE N 88°47'35" E, A DISTANCE OF 50.00 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE S 46°11'41" E, A DISTANCE OF 21.22 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 88°47'55" E, A DISTANCE OF 251.66 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 43°27'23" E, A DISTANCE OF 21.09 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE N 88°06'51" E, A DISTANCE OF 50.00 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN OUTSIDE CORNER HEREOF;

THENCE S 01°53'09" E, A DISTANCE OF 9.87 FEET TO TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET FOR AN INSIDE CORNER HEREOF;

THENCE N 88°06'51" E, A DISTANCE OF 219.52 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE WEST RIGHT-OF-WAY LINE OF A TRACT OF LAND DEEDED TO HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT 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 ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE SOUTH LINE OF SAID FARM TRACT 214, THE NORTH LINE OF QUAIL HOLLOW NORTH SUBDIVISION, MAP REFERENCE: VOLUME 49 PAGES 99 THRU 101, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 88° 47' 55" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 214, THE NORTH LINE OF SAID QUAIL HOLLOW NORTH SUBDIVISION, AT A DISTANCE OF 560.00 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 ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, AT THE EAST RIGHT-OF-WAY LINE OF SAID MILE 6 ½ ROAD, CONTINUING A TOTAL 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 ½ 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" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (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 ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE 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 RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NSCESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS EASEMENT THE_____DAY OF_____, 2023.

_____
PRINTED NAME: EZEQUIEL 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 EZEQUIEL 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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: JASON E. GARZA	P.O. BOX 6105	McALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

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

ON:_____ AT _____ AM/PM

INSTRUMENT NUMBER_____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SUBDIVISION PLAT OF

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 SUBDIVISON, OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF 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 SUBDIVISION PHASE I TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
NAME: JASON E. GARZA DATE
OWNER: RD MONTE CIELO, LLC.
P.O. BOX 6105
McALLEN, TX. 78502

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 FORE 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. 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.

_____
CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
McALLEN, TEXAS 78502
TBPELS FIRM No.10119600
TEL. (956) 618-1551 DATE SURVEYED: JANUARY 23, 2023

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

SHEET NO. 2 OF 2

230301

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-18

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration on Ordinance 2024-06 to amend Ordinance 2013-22, to create water rights, the City of Weslaco Subdivision Ordinance; codified as Appendix B of the Weslaco Code of Ordinances, adopting new regulations; and ordaining other matters with respect to the subject hereof and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-06. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The existing subdivision does not have a provision that allows the city to charge incoming developers the cost to convert irrigation water into municipal water. The current rate for converting water rights is set by the Rio Grande Regional Water Authority and is currently $2,896.81 per acre foot. At the end of each year, the City is responsible for paying the cost for the conversion of water rights to HCCID#9. By adopting the amendment to the ordinance, the City will now be able to assess this fee on the developer of a new subdivision.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of the amendment to the subdivision ordinance

Attachments, if any:
IrrigationMunicipal_h20_sales_FY2018.xlsx - 2019_Municipal_Water_Rate_Current_Market_Value, O2024-06 Amend Subdivsion re Water Rights

Responsibilities upon Approval:
Staff will enforce the new ordinance

Irrigation Water Rights Sold for Municipal Use +100 AF

Sales FY -2018

Records	Seller	Water Account No.	Type	Class	Acre Feet Irrigation	Price/AF	Total	Acre Feet Municipal	Price/AF	Total	Buyer	Water Account No.	Date Approved by Commission
	Russell Plantation	0037-001	Irrigation	B	231.2500	$ 1,200.00	$ 277,500.00	92.5000	$ 3,000.00	$ 277,500.00	The City of Laredo	0037-001	11/28/2017
Water Right Sales Agreement	Russell Plantation	0153-000	Irrigation	B	375.0000	$ 1,200.00	$ 450,000.00	150.0000	$ 3,000.00	$ 450,000.00	The City of Laredo	0153-000	11/28/2017
& TCEQ Memo					606.2500	NA	$ 727,500.00	242.5000	$ 3,000.00	$ 727,500.00			
TCEQ Interoffice Memo	North American Butterfly Association	0832-005	Irrigation&Mining	B	185.0000	$ 1,200.00	$ 222,000.00	74.00	$ 3,000.00	$ 222,000.00	City of Eagle Pass Water Works System	0832-007	2/12/2018
Water Right Sales Agreement & TCEQ Memo	BLB Real Estate, LTD	0415-002	Irrigation&Mining	B	1200.0000	$ 1,200.00	$ 1,440,000.00	480.0000	$ 3,000.00	$ 1,440,000.00	City of Eagle Pass Water Works System	0415-003	6/29/2018
TCEQ Interoffice Memo	Agnes O. Browne Trust, The Mary B Winans Trust and the Frances V. Browne Trust	0252-000	Irrigation	A	269.5880	$ 1,324.00	$ 356,934.51	134.7940	$ 2,648.00	$ 356,934.51	Laguna Madre Water District	0252-000	9/24/2018
TCEQ Interoffice Memo	Sheerin Real Properties	B711-000	Irrigation&Mining	B	500.0000	$ 1,200.00	$ 600,000.00	200.0000	$ 3,000.00	$ 600,000.00	City of Eagle Pass Water Works System	B711-009	10/1/2018
TCEQ Interoffice Memo	HCWC& I.D. No.19	0806-000	Irrigation	A	250.0000	$ 1,500.00	$ 375,000.00	125.0000	$ 3,000.00	$ 375,000.00	City of Eagle Pass Water Works System	0806-010	10/2/2018

Implied values calculated from values identified in the Water Right Sales Agreements	Values identified in the Water Right Sales Agreements	NA: No information available in Rio Grande Watermaster Records

Contact from City of Eagle Pass Water Works System, Jorge Flores (830) 773-2351

Contact from Laguna Madre Water District, Charles Ortiz (956) 943-2626

Seller	Buyer	Municipal Acre Feet		Selling Price		Total
Agnes O. Browne Trust, The Mary B Winans Trust and the Frances V. Browne Trust	Laguna Madre Water District	134.794	x	$ 2,648	=	$ 356,934.51
Sheerin Real Properties	City of Eagle Pass Water Works System	200	x	$ 3,000	=	$ 600,000.00
HCWC& I.D. No.19	City of Eagle Pass Water Works System	125	x	$ 3,000	=	$ 375,000.00
		459.794				$ 1,331,934.51

2019 Municipal Water Right Current Market Value:

$1,331,934.51 Divided by 459.794 AF = ***$2,896.81 per acre foot***

$2,896.81 * *68%* = ***$1,969.83 per acre foot***

**Approved 02-11-19

ORDINANCE 2024-06

AN ORDINANCE AMENDING ORDINANCE NUMBER 2013-22, THE CITY OF WESLACO SUBDIVISION ORDINANCE; CODIFIED AS APPENDIX B, ARTICLE I, OF THE WESLACO CODE OF ORDINANCES, ADOPTING NEW REGULATIONS; AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO TEXAS THAT:

SECTION I.

Ordinance Number 2013-22 passed and approved on October 15, 2013 as "Subdivision Ordinance" and Codified as Appendix B, Article I, of the Weslaco Code of Ordinances is hereby amended.

SECTION II.

After second and final reading of this Ordinance the new Subdivision ordinance will be adopted and codified as Appendix B, Article I of the Weslaco Code of Ordinances and said Chapter shall read as follows:

APPENDIX B- SUBDIVISION ORDINANCE
ARTICLE I

SECTION 26-29 WATER INSTALLATION

(a) Water supply and distribution. All subdivisions shall be provided with potable water in a water distribution system approved by the city and connected to the city's water supply or to an entity that is certified to provide such potable water in accordance with the following rules:

(1) All subdivisions shall be provided with a water distribution system approved by the city engineer and connected to the city's water supply if within 1,300 feet of an existing city water line.

(2) Water service by a public water supply approved by the Texas Commission on Environmental Quality (other than the City) may be permitted if the subdivider provides an executed agreement with the retail public utility in substantially the form attached in Appendix A. The agreement must demonstrate that:

i. The retail public utility has or will have the ability to supply the total flow anticipated from the ultimate development and occupancy of the proposed subdivision for a minimum of 30 years.

ii. The subdivider has paid the cost of water meters and other necessary connection equipment, membership fees, water rights acquisition costs in accordance with Sec. 26-30 9 (a) (4), Assignment of Water Right to City and Cost Participation, or other fees associated with connection to the public water system so that service is available to each lot upon completion of construction of the water facilities described on the final plat.

(3) The developer is responsible for extending a looped waterline to and thru property so as to make it reasonably accessible and cost effective to all adjoining property owners, who shall also be required to meet this requirement. The city commission may grant exceptions to this

requirement after consultation with the city manager, city engineer, public utility director and planning director.

(4) The developer shall provide a water main to the farthest limits of the property so as to make it reasonably accessible and cost effective to adjoining property owners, who shall also be required to meet this requirement.

(5) The developer shall provide no less than a 1-inch service line.

(6) The developer shall indicate on the curb the locations of all water valves and water lines.

(7) The waterlines shall have marking tape indicating the type and size of line below

(8) The tapping sleeve must be of stainless steel and tapping sleeve saddle shall have stainless steel bolts and nuts.

(b) Water line specifications. Water line material and specifications shall be as follows:

(1) Within the city's water CCN, the water line size and the specifications shall meet the standards as specified in the city standards manual and be the greater of an 8-inch C-900 pvc line or such line size as determined by the latest adopted city water distribution master plan. If the subdivision is not within 1,300 feet of a city water line, the subdivision may be served with potable water by a public water supplier; however, the size and type of the water line shall be as per the current city standards manual, as adopted and modified from time to time.

(2) Outside of the City of Weslaco water CCN, the water line shall be a minimum of an 8-inch water line and shall meet the rural water supplier specifications.

(3) Tapping sleeves will not be accepted on same size lines; a "T" tie-in will be required in these instances.

(c) Fire hydrants. Any subdivision developed within 1,300 feet of an existing city water line shall provide fire hydrants as part of the water distribution system in accordance with specifications provided by the city engineer and the state board of insurance and shall be connected to the city's water distribution system. Subdivisions outside of the City of Weslaco water CCN, and farther than 1,300 feet from an 8-inch water line, shall provide fire hydrants as part of the available water distribution system in accordance with specifications provided by the city engineer and the state board of insurance, said hydrants shall be painted black to identify for the use as fill stations. A developer may apply for a variance to this requirement and if granted the developer shall place in escrow to the city funds for fire hydrants in accordance with city standards.

(1) The city engineer shall calculate present costs for such fire hydrants, including any incidental costs that may be associated with the installation of the fire hydrants, and 115 percent of such amount shall be escrowed with the city. Any funds so escrowed and not expended by the city as provided in this section within 15 years from the date of receipt, shall be returned to the then owners of the property, the subject of this plat, on the last day of such period, with the owners of each lot being entitled to an equal share of the refund. All of the owners of the property must request such refund within one year of entitlement, in writing, or such right shall be barred. In this connection, the city reserves the right to require evidence satisfactory to it that the persons seeking reimbursement are the owners of the property.

(2) Fire hydrants shall meet the specifications as detailed in the city standards manual. Fire hydrants shall be spaced based upon the use of the development and shall meet the minimum spacing requirements as set forth in the currently adopted International Fire Code.

(3) Fire hydrants shall be Muller brand.

SECTION 26-30 ASSIGNMENT OF WATER RIGHT TO CITY AND COST PARTICIPATION

(a) The owner of a subdivision located within the city, or its extraterritorial jurisdiction shall:

(1) If not in a water district, assign water rights to the city for each acre of land being subdivided for use other than agricultural or open space use;

(2) If in a water district with which the city does not have an agreement concerning its transfer of water rights, assign the water rights with such district for the land subdivided for use other than agricultural or open space to the city; and

(3) If in a water district with which the city does have an agreement concerning the transfer of water rights, is excluded from such water district that portion of its land to be subdivided for use other than agricultural or open space. The applicable action must have been taken prior to the plat being given final approval by the city commission.

(4) Property Within the Jurisdiction of Water or Irrigation Districts or Authorities.

a. This subsection applies to properties that are both:

i. Proposed to be served with potable water by the City; and

ii. Located in a district or authority created under Texas Const. Art. III, § 52(b)(1) and (2), or Texas Const.Art. XVI, § 59, which are now existing or hereafter created for the principal purpose of, or principally engaged in, furnishing water for the irrigation of agricultural lands and within the Extraterritorial Jurisdiction or the City limits.

b. Prior to plat approval, the owner of property described in Subsection 4.a., shall :

i. Execute proper documents with the corresponding district or authority to:

1. Exclude such property from the district or authority; and

2. Convert and transfer ownership of the water rights attributable to such property to the City in the amount of one acre-foot of Class A water right for every gross acre developed; and

ii. Pay to such district or authority:

1. All taxes, assessments, and other lawful charges of the district or authority that have accrued on the property, together with all lawful interest and penalties accrued on those taxes, assessments and charges; and

2. The proportionate part of the outstanding bonded indebtedness or indebtedness in connection with a loan from an authorized agency of the United States for which the property is liable, as determined by Tex. Rev. Civ. Stat. Art. 973c, as amended.

(b) All portions of property being subdivided for use other than agricultural or open use shall be required to furnish at least 1¼ acre feet of municipal water rights per acre so subdivided and classified by the state water rights commission as municipal water, regardless of whether or not such land has water rights appurtenant thereto. It shall be sufficient for purposes of this section if

the owner of such subdivided property shall furnish a permanent water supply contract or other permanent sources of water which contract or source shall be satisfactory to the city furnishing at least an equivalent amount of water.

(c) If the property is to be excluded from a water district, it shall be sufficient if the land owner executes a petition for exclusion, executes an irrevocable power of attorney to the city to exclude the land, deposit 125 percent of the estimated amount necessary to pay off any indebtedness with such district and assign such amount to the city, with any excess to be refunded to the owner.

(d) The city commission shall have the right to vary this requirement in case of injustice or to better accomplish the purpose of obtaining sufficient permanent water supply.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of January 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ___ day of _____, 2024.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-11
From:	
Subject: Discussion and consideration on the repair of Unit 564 Engine 3 with vendor French Ellison Truck Center, in the amount of $33,218.63 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Fire Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Leslie Lugo ANTONIO LOPEZ Martin Garza	Created/Initiated New
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends approval	
Attachments, if any: Memo 24 0116 Repair of Engine 3, Weslaco Fire Department Unit 564 - Estimate	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

DATE: January 16, 2024

TO: Adrian Gonzalez, Mayor
City Commission
Martin Garza, City Manager

FROM: Antonio Lopez, Fire Chief

SUBJECT: Repair of Engine 3/Unit 564

I am requesting authorization to repair and replace the following items on Engine 3 unit 564: Cylinder head, new head gasket, six injectors, 6 new liners and pistons with new rings, oil pump, new oil, coolant, and filters at a cost of $33,218.63 from French Ellison Truck Center as they are the only approved Cummins dealer in our area.

Thank you for your consideration, please feel free to contact me for any questions.

AL/ll

FRENCH ELLISON Truck Center
A CSM Company

Pharr | Corpus Christi | Laredo | San Antonio

Pharr

4300 N. Cage Blvd.
Pharr, TX 78577
(956)781-2401

**** Customer Review ****

Date / Time: 7/27/2023 4:11:34PM
Repair Order: 154460
Customer: 00100
Branch: PH
Invoice Total: $33,218.63

Cash

Bill To: CITY OF WESLACO
9010 IH 10 East
SAN ANTONIO, TX 78109

Ship To: CITY OF WESLACO
255 SOUTH KANSAS AVE
WESLACO, TX

Customer P/O: MPERALEZ

Completion Date:

Unit Number: 564

Model Year: 2017

Make/Model: FERRARA FIRE TRUCK

Type: TRUCK

VIN: 1F9455526HH140578

Task: 1 **045** **Cummins Power Plant - Service/Repair**

Department: SERVICE

Complaint: ESTIMATE FOR INFRAME DUE TO HIGH CRANKCASE PRESSURE CODES.

ESTIMATED

Supp.	Part	Description / Ref Number		U/M	Quantity	Price	Extended Price
	5633436CUM	KIT, MEDIUM DUTY OVERHAUL	Part	EA	1.00	5,669.43	5,669.43
	01-23415-100	MISC	Part	EA	1.00	750.00	750.00
	222290-990	CHV DELO 400 SDE 15W40CK-4 BULK	Part	QT	44.00	5.92	260.48
	EC3501	Coolant-Trp Elc 50/50 Jug	Part	JG	10.00	15.70	157.00
	CT05317	Tie-Cable 50Lb 15.5" Blk	Part	EA	100.00	1.06	106.00
	5529501RXCUM	Head, Cylinder	Part	EA	1.00	6,014.22	6,014.22
	5529501RXCUM-C	Head, Cylinder	Inherent		1.00	471.45	471.45
	5529501RXCUM-C	Head, Cylinder	Part	EA	(1.00)	471.45	(471.45)
	3960043CUM	SCREW,FRACTURE RESISTANT	Part	EA	26.00	11.26	292.76
	4520PAL	NON-CHLORINATED BRAKE CLEAN	Part	EA	4.00	6.59	26.36
	5449240CUM	Pump,Lubricating Oil	Part	EA	1.00	492.81	492.81
	2872288CUM	CONNECTOR,INJ FUEL SUPPLY	Part	EA	6.00	76.67	460.02
	5579409PXCUM	Kit, Injector	Part	EA	6.00	1,359.02	8,154.12
	5579409PXCUM-C	Kit, Injector	Inherent		6.00	326.25	1,957.50
	5579409PXCUM-C	Kit, Injector	Part	EA	(6.00)	326.25	(1,957.50)
	105FBC	Grease-Motor Assy 10 Oz L0034-094	Part	EA	1.00	11.07	11.07

FRENCH ELLISON Truck Center
A CSM Company

Pharr | Corpus Christi | Laredo | San Antonio

Pharr

4300 N. Cage Blvd.
Pharr, TX 78577
(956)781-2401

**** Customer Review ****

Date / Time: 7/27/2023 4:11:34PM
Repair Order: 154460
Customer: 00100
Branch: PH
Invoice Total: $33,218.63

Cash

Bill To: CITY OF WESLACO
9010 IH 10 East
SAN ANTONIO, TX 78109

Ship To: CITY OF WESLACO
255 SOUTH KANSAS AVE
WESLACO, TX

Customer P/O: MPERALEZ

Completion Date:

Totals

Total Parts:	**$22,394.27**
Total Core Chg:	**$2,428.95**
Total Core Ret:	**($2,428.95)**
Total EHC:	**$0.00**
Total Labor:	**$8,100.00**
Total Miscellaneous:	**$0.00**
Total Shop Supply Fees:	**$810.00**
Invoice Subtotal:	**$31,304.27**
Total Tax:	**$1,914.36**
Invoiced Total:	**$33,218.63**

Payment Method

Cash

DISCLAIMER OF WARRANTIES: Any warranties on the product sold hereby are those made by the manufacturer. The seller hereby expressly disclaims all warranties, either express or implied, including any implied warranties of merchantability or fitness for a particular purpose, and the seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of said products. Any limitation contained herein does not apply where prohibited by law.

I HEREBY AUTHORIZE the above repair work to be done along with the necessary materials. You and your employees may operate above vehicle for purposes of testing, inspection, or delivery at my risk. An express mechanic's lien is acknowledged on above vehicle to secure the amount of repairs thereto. You will not be held responsible for loss or damage to vehicle or articles left in vehicle in case of fire , theft, accident or any other cause beyond your control or for any delays caused by unavailability of parts or delays in parts shipments by the supplier or transporter. Buyer shall not be entitled to recover from the selling dealer any consequential damages, damages to property, damages for loss of use, loss of time, loss of profits, or income, or any other incidental damages.

NOTICES: You are entitled to inspect or receive any components, parts or accessories replaced or removed by the shop. There is a charge for Shop Supply Fees for technical service supplies and for the legal disposal of hazardous waste which is not itemized on your repair order. The charge will be 10% of the total labor to a maximum of $1,000.

Notice Pursuant to 70.001 Texas Property Code: I am the person or an agent acting on behalf of the person who is obligated to pay for the repair of the motor vehicle subject to the repair contract. I understand that this vehicle is subject to repossession in accordance with 9.609 Texas Business and Commerce Code if a written order for payment for repair on the vehicle is stopped, dishonored because of insufficient funds, no funds, or because of the drawer or maker of the order has no account or the account on which it is drawn has been closed.

SIGNATURE OF PERSON RESPONSIBLE OR AGENT FOR PERSON RESPONSIBLE_____

PLEASE PRINT NAME_____ DATE_____

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-39
From:	
Subject: Discussion and consideration on the request from the Texas International Produce Association for a letter of support for water delivery from Mexico under the 1944 Water Treaty and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager.)	
Background:	
Funding Source (budget code, if applicable)**:**	
Amount:	Term of Impact: / Identified in Current Budget:
Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA Martin Garza	Created
City Manager Comments: Approve.	
Staff Recommendation:	
Attachments, if any: TEXIPA Letter of Support	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

January 16, 2024

The Honorable Anthony Blinken
Secretary of State
United States Department of State
2201 C Street, NW
Washington, DC 20520

Dear Mr. Secretary,

On behalf of the City of Weslaco, Texas, we are writing to bring to your attention a critical situation occurring in the Lower Rio Grande Valley of Texas. The U.S. and Mexico share water on the Rio Grande under the 1944 Treaty for the "Utilization of waters of the Colorado and Tijuana Rivers and of the Rio Grande". Mexico has not reliably fulfilled its commitments under the Treaty to make annual water deliveries to the U.S. This lack of compliance is severely impacting the agriculture industry in South Texas and threatens the availability of water for non-agricultural uses as well.

Water deliveries are to be made in five-year cycles, with annual deliveries each year of the cycle. As of October 26, 2023, we are in year four of the current five-year cycle for water deliveries and Mexico is in arrears of 704,250-acre feet of water. Mexico is not in compliance with the 1944 Water Treaty.

The International Boundary Water Commission (IBWC) implements the treaty, unfortunately, without enforcement provisions, the IBWC has been unable to get water from Mexico. The Administration should make clear that Mexico must make annual water payments and use all its tools to reset Mexico's habitual noncompliance practice to resolve this crisis.

The "shared water" resources available to the 1 million people living in South Texas are at 21% of capacity. The region experienced no tropical weather this year, so the water supply will continue to decline, and no relief is forecast until Mexico is compelled to release water to the US.

The entire agriculture sector in South Texas is suffering due to the lack of water. Thousands of employees who work in the fields, packing sheds, shipping facilities, mills, and administrative positions as well as vendors and small businesses that depend on the production of fresh produce and sugarcane crops will go without work. The trucking companies and barges, along with all the suppliers of boxes, pallets, packing materials, and everything else that goes into transporting the fresh produce from the field to the store and the raw sugar from the mill to the refinery, will suffer.

Fresh Texas-grown fruits and vegetables fill a strategic U.S. supply niche during the winter and Texas is one of only three states that grows sugarcane.

Since early August more than 15 water districts and cities across the Rio Grande Valley have announced water restrictions. Three irrigation districts in the Lower Rio Grande Valley and one irrigation district in Maverick County have ceased delivering water to their farmers due to the supply shortage.

Additionally, many rural communities rely on water being delivered to agriculture to receive water into their distribution systems. Without the water for agriculture to move that water, those citizens will soon have no water either. And many of the rural communities that will be impacted have a higher-than-average percentage of residents living at or below the poverty line.

We ask you to immediately engage with Mexico to get all the water owed for this current cycle and to make this treaty a priority to ensure reliable annual water payments.

Respectfully,

Adrian Gonzalez
Mayor
City of Weslaco

Cc: Dr. Giner, Commissioner, IBWC
The Honorable John Cornyn
The Honorable Ted Cruz
The Honorable Michael McCaul
The Honorable Monica De La Cruz
The Honorable Henry Cuellar
The Honorable Vicente Gonzalez

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2023-7298

From:

Subject:
Discussion and consideration to amend the City of Weslaco's Water Conversation Plan and authorize the Mayor to execute any related documents. Possible action. (Staffed by Asst. City Manager.)

Background:
The staff is recommending amending the city's Water Conversation Plan to conform with TCEQ's recommendations regarding water rights, water conservation for wholesalers and water conservation stages. It is TCEQ's recommendation to enter into Stage 2, when using their formula, when both reservoirs combined reach below 25%. Additionally, TCEQ, recommends requiring Wholesalers to abide by the City's Water Conservation Plan.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ADELAIDA VEGA	Created/Initiated
ANDREW MUNOZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Conservation Plan 2024

Responsibilities upon Approval:
Submit revisions to TCEQ.

City of Weslaco

WATER CONSERVATION

AND

DROUGHT CONTINGENCY PLAN

Prepared for:

City of Weslaco, Texas
255 S. Kansas
Weslaco, Texas 78596-6285
May 23, 2019

Prepared by:

Robert Marquez
Water Plant Chief Operator

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I. INTRODUCTION

The City of Weslaco's water conservation and drought response plan meets the requirements of Title 30, Chapter 288 of the Texas Administrative Code (30 TAC § 288). The Texas Commission for Environmental Quality (TCEQ) requires water conservation plans to be updated every five years.

The plan is needed to comply with the TCEQ requirements that all municipal water right holders of 1,000 acre-feet of water per year or more, and cities applying for a new water right or an amendment to an existing water right, must submit a water conservation and drought response plan.

The plan will include a review of the City's current and future water demand, supply and production capacity, an analysis of water conservation opportunities and reduction goals with initial five- and ten-year water conservation targets, and preparation of the water conservation and drought contingency plans for adoption.

The study will establish a baseline to understand the current water demand, metered or unmetered, and develop steps to reduce it. The demand reduction should eventually result in a more durable water supply, i.e., satisfying the demand caused by the city's growth while limiting water right purchases.

As the City moves in the direction of water conservation and reuse, the water conservation plan will serve as a planning guide to create conservation activities and monitoring programs. The drought contingency and emergency response plan are designed to give the City clear guidelines and lines of authority during specific natural or man-made events that may disrupt the normal delivery of water service.

II. WATER CONSERVATION PLAN

The preceding sections have developed the concepts needed to derive tangible, quantified water conservation targets. The City of Weslaco understands that simply stating a level of savings does not translate into a successful program implementation, thus the need to discuss the possible opportunities for conservation with measurable results.

A. Water Conservation Goals

5 & 10-Year Targets

The City of Weslaco water use patterns suggest further conservation gains will require great efforts. This is manifested by the fact that both parameters of importance in water conservation:

Based on data found on the utility profile and on evaluation of Weslaco's water consumption practices, Weslaco has set the following goals to be achieved through the adoption of this Water Conservation Plan.

1. To reduce Daily Municipal Per Capita water use to 125 GPCD by the year 2024 and reduce the target water loss to 18 GPCD water loss percentage to 14%; and 120 GPCD by the year 2029 and reduce the target water loss 15 GPCD and 12% water loss.

2. To reduce Daily Residential Per Capita water use to 65 GPCD by the year 2024 and reduce the target water loss to 15 GPCD water loss percentage to 12%; and 60 GPCD by the year 2029 and reduce the target water loss 15 GPCD and 12% water loss.
3. To implement long term cost-effective recovery measures for major causes of unaccounted for water loss due to metering.
4. To increase both public and employee awareness regarding water conservation and water related issues. This will especially be encouraged during the summer months when water consumption increases significantly.
5. To promote the re-use of treated wastewater effluent for agriculture, industry, and public use.

B. Public Education

The city recognizes the fact that considerable gains in water conservation come from individual actions thus it will develop a permanent public education campaign to promote a culture of prudent water use at home. Specific plans will be developed in the next year so that a reasonable approach can be matched with an adequate budget.

C. Recycling and Reuse

The City of Weslaco is also exploring the possible use of the treated wastewater effluent for agriculture, industry, and private use.

D. Metering

New meters, 2 inches and smaller in size, are bought according to the latest revision of “AWWA C-700 Standard for Cold-Water Meters” to specify all materials, design, and testing of these meters. The manufacturer will guarantee that all new meters will test at an accuracy of 98.5% to 101.5% at the low flow rate designed by “AWWA Standards Manual M-6" on a meter size or size basis.

Older meters that may be over or under registering will be replaced as time permits in order to accurately account for water sales and lower unaccounted-for water losses.

Weslaco uses computers to maintain billing accounts, to keep accurate records of water consumption, and to identify high and low water user accounts. Weslaco will test all meters that appear to show unusually high or low water usage based on fluctuating meter reading data. Meter readers test meters based on an as needed basis, or when customers complain, or a problem arises. Meter testing is done at the shop. Customers may accompany the meter reader to the shop and verify the test. If the meter is over-registering the customer’s account will be credited, or if the meter is under-registering, the meter is then replaced with a new one.

E. Leak Detection and Repair

The city will develop a leak detection program to measures and locate leaks within the next five years. Customers and City staff currently call-in water breaks to the Utilities Department. Repairs are usually addressed within 30 minutes.

F. Plumbing Codes and Retrofit Programs

The City of Weslaco has adopted the Standard International Plumbing Code, 2012 Edition for the regulation and governing of design, construction, quality, installation, relocation, etc.; use or maintenance of plumbing systems; and providing for the issuance of permits and collection of fees.

The City of Weslaco encourages businesses and homeowners to replace older water fixtures like low-flow showerheads, faucet aerators, and toilet dams purchased before January 1, 1992, with the newer efficient replacements. Weslaco will also advocate the use of low demand water appliances instead of older, high use ones in homes and businesses.

G. Conservation Orientated Water Rate Structure

The City of Weslaco has established three schedules of rates to be charged for the consumption of water supplied through the city water system, as follows:

1. Standard water rate schedule within the city limits for Weslaco's customers under the city's Certificate of Convenience and Necessity.

2. Standard water rate schedule for areas previously covered by Military Highway WSC and North Alamo WSC Certificate of Convenience and Necessity relating to any buyout phases whereby the city has entered into agreements with MHWSC and NAWSC for buyout of their certified area.

3. Standard water rate schedule outside of Weslaco's City limits.

The following water rates show the standard rate to be charged for water furnished and consumed by single-family residence, multi-family residence, commercial, and industrial customers within the city. Water and sewer rates are periodically evaluated and updated as needed, so information in is subject to future change.

Schedule A. Residential Inside City Limits
(1) Minimum monthly bill, (not including water)…….. $14.75

Minimum monthly bill, (includes 2,000 gallons of water) if applied for by a Resident over 65 years of age, Disabled, or a Veteran ……$9.54

(2) Charge per each 1,000 gallons or portion thereof……$2.71

Schedule B. Commercial Inside City Limits
(1) Minimum monthly bill (not including water):

5/8 inch or ¾ inch meter…….. $18.07
1 inch meter…… $21.01
1 ½ inch meter…… $27.14
2-inch meter……$36.24
3-inch meter……$59.11
4-inch meter……$88.94
6-inch meter……$156.42
8-inch meter…….. $203.04
(2) Charges per each 1,000 gallons or portion thereof: 0 to 15,000 gallons... $3.03

15,000 to 15,001 gallons…… $9.91
15,001 to 30,000 gallons……..$3.38
30,000 to 35,000 gallons……..$3.40
35,000 to 35,001gallons……$9.26
Over 35,001 gallons…… $3.40

Schedule C. Multi Family Inside City Limits
(1) Minimum monthly bill (not including water):

5/8 inch or ¾ inch meter…… $18.07
1 inch meter…… $21.01
1 ½ inch meter……$27.14
2-inch meter……$36.24
3-inch meter……$59.11
4-inch meter……$88.94
6-inch meter……$156.42
8-inch meter……$203.04

Multi Family residents whose water rates increase because of Ordinance 2013-26 affixing the rate structure for "Multi Family Inside City Limits" may request a 2% reduction of their current minimum monthly bill as assigned by the Water Rates prescribed to be "Residential Inside City Limits" from the Weslaco City Manager.

(2) Charges per each 1,000 gallons or portion thereof:
0 to 15,000 gallons ……$3.03
15,000 to 15,001 gallons (An Addition to the base fee when this level is reached.)
……$9.91
15,001 to 30,000 gallons……$3.38
30,000 to 35,000 gallons……$ 3.40
35,000 to 35,001gallons (An addition to the base fee when this level is reached.)
……$9.26
Over 35,001 gallons……$3.40

Schedule D. Irrigation Meters Inside City Limits
(1) Minimum monthly bill (not including water):

5/8 inch or ¾ inch meter…… $10.47
1 inch meter…… $14.06
1 ½ inch meter……$22.35
2-inch meter……$31.46
3-inch meter……$54.33
4-inch meter……$84.16
6-inch meter……$151.64
8-inch meter……$198.26

(2) Charges per each 1,000 gallons or portion thereof: 0 to 10,000 gallons
……..$2.97

10,000 to 15,000 gallons……. $2.97
Over 15,000 gallons…….$3.07

(3) Irrigation meters with no associated wastewater service will not be assessed monthly charges for wastewater service.

Schedule E. Service Provided to Customers Residing Outside of the City Limits
(1) The monthly water charges for any customer (residential, commercial, multi-family, irrigation, or other) located outside the corporate limits of the City of Weslaco shall be at the rate of 150% of the rate charged customers inside the corporate limits of the City.

III. DROUGHT CONTINGENCY PLAN

In order to conserve the available water supply and protect the integrity of water supply facilities, with regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of drought, emergency conditions, or other water shortages, this water plan incorporates the following regulations and restrictions of the delivery and consumption of water, to be adopted and enforced via City of Weslaco (the City) ordinance.

Water uses regulated or prohibited under this Drought Contingency Plan (the Plan) are non-essential and continuation of such uses during times of water shortage are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in this section.

A. Public Involvement

Opportunity for the public to provide input into the preparation of the Drought Plan was provided by the City of Weslaco by scheduling and providing public notice of a public meeting to accept input on the Drought Plan.

B. Public Education

Weslaco Public Utility will periodically provide the public with information about drought Contingency Plan, including information about the conditions under which each stage of the Drought Plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of periodic publications in the local newspaper and utility bill inserts or mail-out.

C. Coordination with Regional Water Planning Groups

The consumer conveyance and necessity (CCN) of the Weslaco Public Utility is located within the lower Rio Grande Valley. The City of Weslaco has provided a copy of this Water Conservation and Drought Contingency Plan to the Lower Rio Grande Valley Development Council Region M.

D. Implementation and Enforcement

The City Manager, or his/her designee, is authorized and directed to implement the applicable provisions of this plan upon their determination that such implementation is necessary to protect public health, safety, and welfare. The City Manager, or his/her designee, is authorized to initiate or terminate response measures as described in this Plan. In case of an emergency (e.g., canal breakdown, pump failures, line ruptures, etc.) the City Manager, or his/her designee, is authorized to take immediate minimize or mitigate the risks and impacts of the water supply emergency. Steps in an emergency can include activation of any relevant portions of this plan, as determined appropriate by the City Manager, or his/her designee.

E. Triggering Criteria and Response Stages

The City Manager, or his/her designee, shall monitor water supply and demand conditions on a monthly basis, and shall determine when conditions warrant initiation or termination of each stage of then Plan, that is, when the specified "triggers" are reached.

The triggering criteria described below are based on water supply considerations and extraordinary circumstances faced by the water system. For the water supply, the source of information is the levels of U.S. water storage in Amistad and Falcon Reservoirs at which stages of the Plan will be implemented or terminated. For the non-supply related triggers, the stages will be terminated whenever the level of service is restored to normal.

In the case of the water supply triggers, the stage determination is intended to be progressive, but for extraordinary circumstances the City Manager or his/her designee may invoke any stage at any time, at his/her discretion.

Upon determining that a trigger condition has been reached and a stage of the Plan initiated, the City Manager, or shall implement the following notification procedures and practices.

Stage 1 Triggers – Mild Water Shortage Conditions

When the level of U.S. water stored in Amistad and Falcon reservoirs reaches 51% or 1,660,000 AF (or below), Stage 1 of the Plan shall be initiated. When the level is above this amount, this stage may be terminated.

When water demand projections for the year suggest that the City's available water rights may be used at 95 percent.

Target
Achieve a voluntary 2% reduction in total daily water use. This reduction will be measured based on the average water use for thirty (30) days prior to the initiation of the stage.

Best Management Practices for Demand Management
Inform the public through notification channels described above that a trigger condition has been reached, and that they should look for ways to voluntarily reduce water use. Specific steps which can be taken will be provided as part of the public notification. Directly notify major water users, as defined previously, of the situation and request voluntary water use restrictions.

Wholesale customers are also directly notified of the activation of the Plan and requested to voluntarily reduce consumption to the target levels. Where contracts include appropriate clauses, water supplied to these customers will be automatically reduced by the target amount to guarantee compliance with the Plan.

Stage 2 Triggers – Moderate Water Shortage Conditions

When the level of U.S. water stored in Amistad and Falcon reservoirs reaches a combined 25% as per the TCEQ Texas Water Master's formula, or 834,600 AF (or below), Stage 2 of the Plan shall be initiated. When the level is above this amount, this stage may be terminated.

When a condition, natural or manmade, causes system-wide problems and in the opinion of the City, the normal and customary level of water service may be diminished for a period.

When water demand projections for the year suggest that the City's available water rights may be used at 98 percent. Target Achieve a three percent reduction in total daily water use. This reduction will be measured based on the average water use for thirty (30) days prior to the initiation of the stage.

Best Management Practices for Demand Management

1. Under Stage 2 the City Manager, or his/her designee, may restrict the watering of grass and vegetation as follows:

a. The watering of trees, shrubbery, gardens, vegetables, and flowers may be permitted through the means of a hand-held hose equipped with a positive shutoff nozzle, a drip irrigation system, a hand-held bucket or watering can, or a sprinkler system which is either attended throughout its use or is equipped with an automatic shutoff.

b. The watering of residential lawns will be prohibited except on irrigation days. Irrigation days will be permitted once every seven (7) days from midnight to 7:00am and from 7:00pm to midnight. Odd numbered addresses will be allowed to water on Tuesdays, and even numbered addresses will be allowed to water on Thursday. Hand-held hose or drip irrigation is permitted any day.

c. Commercial nurseries and sod farms shall be exempted from the prohibitions of this subparagraph and shall be permitted to water nursery stock by means of a hand-held bucket or watering can, or a sprinkler system which is attended throughout its use, is equipped with an automatic shutoff, or recaptures and re-circulates irrigation water.

2. Adding water to swimming pools is permitted only on irrigation days.

3. Allowing water to run off yards or plants into gutters or streets shall be deemed a waste of water and is prohibited.

4. The washing of automobiles, trucks, trailers, boats, airplanes, and any other type of mobile equipment is prohibited except that individual may wash their private cars or boats if they use a bucket, pail, or normal sized receptacles, and further that filling stations shall wash their customers' cars with a bucket, pan, pail, or other receptacle not larger than of five-gallon capacity. An individual or filling station, after washing, shall be permitted to rinse the car or boat off with a hose, using only a

reasonable amount of water in doing so. Commercial or automatic car wash establishments shall use minimum practical water settings.

5. The washing of building exteriors and interiors, trailers, trailer houses, and railroad cars is prohibited, except where in the interests of public health the City Manager, or his/her designee, may permit limited use of water on a case-by-case basis.

6. The permitting or maintaining of defective plumbing in a home, business establishment, or any location where water is used on the premises is prohibited. This defective plumbing shall include, but not be limited to, the existence of out-of-repair water closets, underground leaks, defective faucets and taps. The permitting of water to flow constantly through a tap, hydrant, valve, or otherwise by a user of water connected to the city system, shall be considered as wasting of water and is prohibited.

7. The use of fire hydrants for any purpose other than firefighting is prohibited, except where the City Manager, or his/her designee, may permit the use of metered fire hydrant water by the city of by commercial operators using jet rodding equipment to clear sanitary and storm sewers.

8. The use of water in ornamental fountains or in artificial waterfalls where the water is not reused or re-circulated in any manner is prohibited.

9. The use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced area, building, or structure is prohibited.

10. The use of water for dust control is prohibited.

11. The use of potable water by a golf course to irrigate any portion of its grounds except those areas designated as tees and greens, and except between the hours of 6:00 am and 9:00 AM on designated watering days (see 1a above) is prohibited.

12. Any use of water for the purposes or in a manner prohibited in this section shall be deemed to be a waste of water, and any person violating any of the provisions of this article and any person in whose name a water meter connection is registered in the water department which water connection serves premises upon which a violation occurs, and proof that the particular premises has a water meter connection registered in the name of the defendant in the complaint, shall constitute in evidence a prima facie presumption that the person in whom such water connection was registered was the person who permitted or caused the act of waste charged to occur on the premises.

13. Wholesale customers are also directly notified of the activation of this Stage and requested to voluntarily reduce consumption to the target levels. Where contracts include appropriate clauses, water supplied to these customers will be automatically reduced by the target amount to guarantee compliance with the Plan. See section 3.12 below

Stage 3 Triggers – Severe Water Shortage Conditions

When the level of U.S. water stored in Amistad and Falcon reservoirs reaches 15% or 504,600 MAF (or below), Stage 3 of the Plan shall be initiated. When the level is above this amount, this stage may be terminated.

When a condition related to extraordinary circumstances, such as impact on the water system due to natural disasters or unanticipated restrictions on the raw water delivery system, severely and immediately diminishes the City's ability to deliver a normal and customary level of water.

When water demand projections for the year suggest that the City's available water rights may be used at 100 percent.
Target
Achieve a four percent reduction in total daily water use. This reduction will be measured based on the average water use for thirty (30) days prior to the initiation of the stage.)

Best Management Practices for Demand Management

1. New service connections to the City's water system are prohibited where some other source independent of the City's water supply is existing and in use at the time of adoption of this Plan.

2. The use of water to serve a customer in a restaurant unless requested by the customer is prohibited.

3. The use of water for the expansion of commercial nursery facilities is prohibited.

4. The use of water for scenic and recreational ponds and lakes is prohibited.

5. The use of water for private, single-family residential swimming, wading, and Jacuzzi-type pools, hot tubs and the like or similar uses is prohibited.

6. The use of water for municipally owned swimming pools is prohibited.

7. The use of water for privately owned neighborhood and subdivision swimming pools is prohibited.

8. The use of water to put new agricultural land into production is prohibited.

9. The use of water for new planting or landscaping is prohibited.

10. No application for new, additional, further expanded, or increased in size water service connection, meters, service lines, pipeline extensions, mains, or other water service facilities of any kind shall be allowed, approved, or installed except as approved by the City Manager, Allocation and Review Committee, and City Planning Department.

11. The City will require that industrial and commercial users implement an individual curtailment plan. The curtailment goal will aim to allow the user a reasonable level of operation; however, the City will reserve the right to require additional mandatory curtailments, if a state of emergency is declared.

12. The maximum monthly use for a residential customer will be 15,000 gallons. Revised rates and penalties will be implemented on all water used in excess of that amount. The rate will increase to 1-1/2 times the normal rate, and penalties will be administered as listed in section 3.10 below.

13. The City Council and City Manager shall take those actions deemed necessary to meet the conditions resulting from any emergency.

14. Wholesale customers are also directly notified of the activation of this Stage and requested to voluntarily reduce consumption to the target levels. Where contracts include appropriate clauses, water supplied to these customers will be automatically reduced by the target amount to guarantee compliance with the Plan. See section 3.12 below.

IV. PENALTY OF VIOLATIONS

An ordinance establishing the City's Drought Contingency Plan and providing penalties for non-compliance has been drafted and presented to the City Commission for adoption. The City Manager is authorized to implement the Drought Contingency Plan including decisions regarding the determination of water supply and water demand conditions, whether to upgrade and downgrade the conditions and whether to initiate specified actions or terminate such action when conditions warrant. The City Manager shall also have the authority to promulgate rules and regulations if necessary to protect the public health and safety in the event of water system failure. The City's Police Department and Public Utilities Department is empowered to enforce the conditions of the Drought Contingency Plan.
The following enforcement provisions shall be activated as part of the Plan to ensure compliance with its restrictions.

(a) No person shall knowingly or intentionally allow the use of water from the City of Weslaco for residential, commercial, industrial, agricultural, governmental, or any purpose in a manner contrary to the provisions of this plan, or in an amount in excess of that permitted by the stage in effect at the time pursuant to action taken by the City Manager, or his/her designee, in accordance with provisions of this plan.

(b) Any person who violates this Plan is guilty of a misdemeanor and, upon conviction, shall be punished by a fine of not less than $50.00 dollars and not more than $500.00 dollars.

(c) To implement the requirements of this plan, the following steps will be utilized to address those individuals who are not complying with the plan.
Any City of Weslaco Code Enforcement Officer may issue a citation to a person he/she reasonably believes to be in violation of this ordinance. The citation issues will be the standard NOTICE OF VIOLATION currently in use.

Step 1: Verbal communication instructing the party to discontinue non-compliance

Step 2: If non-compliance continues, a citation will be issued

Step 3: If non-compliance continues, assess fines according to the City Ordinance instituting this plan.

Step 4: If non-compliance continues, and the fines are not paid, the city will disconnect the water service and a reconnect fee will be required to re-institute the service.

A. Variances

The Water Conservation Management Committee may, in writing, grant temporary variances for existing water uses otherwise prohibited under this Plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire

protection for the public or the person requesting such variance, and if one or more of the following conditions are met:

(a) Compliance with this Plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which the Plan is in effect.

(b) Alternative methods can be implemented which will achieve the same level of reduction in water use.
Persons requesting an exemption from the provisions of this Ordinance shall file a petition for variance with the City of Weslaco within five (5) days after the Plan or a particular stage has been invoked. All petitions for variances shall be reviewed by the Water Conservation Management Committee and shall include the following:

(a) Name and address of the petitioner(s).
(b) Purpose of water use
(c) Specific provision(s) of the Plan from which the petitioner is requesting relief
(d) Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this Plan.
(e) Description of the relief requested.
(f) Period of time for which the variance is sought.
(g) Alternative water uses restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this Plan and the compliance date.
(h) Other pertinent information.

B. Wholesale Customers

The City of Weslaco will include a provision in every wholesale water contract entered or renewed after adoption of the plan, including contract extensions, that in case of a shortage of water resulting from drought, the water to be distributed shall be divided in accordance with Texas Water Code, §11.039 in the event this plan is activated, shall distribute water to all current and future wholesale providers in accordance with this plan. Existing customers shall be requested to reduce demand as described below and are subject to the same use prohibitions listed above. Further, every wholesale water contract entered into or renewed after adoption of the plan, including contract extensions, shall include a provision requiring such wholesale customers to develop and implement a water conservation plan or water conservation measures in accordance with the requirements of Title 30, Texas Administrative Code § 288.2(a)(2)(B).

Upon activation of any stage of this Plan, wholesale customers shall be directly notified within twenty-four (24) hours. Wholesalers are required to notify their customers within seven (7) days of the activation of any stage of this plan. All relevant portions of this plan are effective at the end of this seven (7) day period.

The notification to wholesale customers shall include the following language:

“The City reserves the right, under section 11.039(b)(2) of the Texas Water Code, to reduce the amount of water supplied to wholesale customers in accordance with the goals established under the Drought & Emergency Contingency Plan. Wholesale suppliers are encouraged to adopt this or a similar plan to

achieve the necessary demand reductions within their system that will accomplish the goals of the City of Weslaco Drought Contingency Plan. Any reduction in water supplied to wholesale customers shall be limited to those stated in the targets for each stage (e.g., Stage 1, 2% reduction from previous thirty-day water consumption), unless otherwise determined by the City Manager, or his/her designee, as described in the complete plan."

V. UTILITY PROFILE

A. Service Area

The City of Weslaco is in South Texas, east of McAllen and west of Harlingen in the Rio Grande Valley area. The city holds Certificate of Convenience and Necessity (CCN) no. 10568, serving an area of 12.9 square miles.

The city provides water to residential, commercial, and industrial concerns within its municipal boundaries and Extra-Territorial Jurisdiction (ETJ); the service is also including subdivisions and colonias in the ETJ. In addition, Weslaco provides water on a wholesale basis to Military Highway and North Alamo Water Supply Corporations.

Wastewater service is provided inside the city limits and to selected developments in the ETJ.

B. Water System Description

The City of Weslaco has a total of 4 water treatment plant three of them were originally constructed in 1940s and 1970s with a new addition Plant 5 that was added 2017. The plants treat Rio Grande River surface water with conventional surface water treatment and are rated at 18 MGD. With three ground storage tanks at the plant site have a capacity of 3.130 million gallons. Over the last three years the plant worked at an average daily flow of 4.8 MGD, with the new addition of Plant 5 high production summer no longer peak near its rated capacity.

The distribution system includes 126 miles of transmission lines and water mains, and it has four elevated storage tanks with a combined capacity of 2.3 million gallons.

C. Wastewater System Description

The wastewater system includes 47 lift stations, and two wastewater treatment plants, with a combination of VCP and PVC pipe, ranging in size from 6 to 21 inches. A 30-in interceptor is being constructed.

The North WWTP is 4.9 MGD in capacity and the South WWTP. 2.5 MGD. Both plants treat water to a secondary level and discharge into unnamed tributaries. The North plant is operating at 42 percent capacity; its effluent continues to the Arroyo Colorado and eventually reaches the Laguna Madre in the Gulf of Mexico. The South plant is operating at 60 % capacity; its effluent takes the Rio Grande valley floodway to the Laguna Madre. The treatment plants are owned and operated by the City of Weslaco.

Texas Commission on Environmental Quality

UTILITY PROFILE & WATER CONSERVATION PLAN REQUIREMENTS
FOR MUNICIPAL WATER USE BY PUBLIC WATER SUPPLIERS

This form is provided to assist entities in water conservation plan development for municipal water use by a retail public water supplier. Information from this form should be included within a water conservation plan for municipal use. If you need assistance in completing this form or in developing your plan, please contact the conservation staff of the Resource Protection Team in the Water Supply Division at (512) 239-4691.

Name of Entity:
City of Weslaco

255 S. Kansas, Weslaco, TX 78596-6285
Address & Zip:

Telephone Number: (956) 973-3146 Fax: (956) 968-2833
Marcelo Cosme

Form Completed By: Title:

Water / Wastewater Superintendent

Date:

Signature

Name and Phone Number of Person/Department responsible for implementing a water conservation program: Marcelo Cosme, Water/Wastewater Superintendent

UTILITY PROFILE

I. POPULATION AND CUSTOMER DATA

A. Population and Service Area Data

1. Attach a copy of your service-area map and, if applicable, a copy of your Certificate of Convenience and Necessity (CCN).
2. 2. Service area size (square miles): 12.9
3. Current population of service area: 40,358
4. Current population served:
    a. a. water 40,358
    b. b. wastewater 40,358
5. Population served by water utility
6. Projected population for the previous five years: service area in the following decades:
    i. Year Population

    ii. 2018 40,360 2020 35,485
    iii. 2017 40,358 2030 40,645
    iv. 2016 39,984 2040 46,229
    v. 2015 39,539 2050 52,328
    vi. 2014 39,901 2060 59,033
7. List source/method for the calculation of current and projected population: Used US Census Bureau data.

B. Active Connections

1. Current number of active connections. Check whether multi-family service is counted as Residential X or Commercial

2. List the net number of new connections per year for most recent three years:
    High Volume Customers

C. High Volume Customers

List annual water use for the five highest volume customers
(Indicate if treated or raw water delivery)

II. WATER USE DATA FOR SERVICE AREA A.

Water Accounting Data

1. Amount of water use for previous five years (in 1,000 gal.):
    Please indicate: Diverted Water Treated Water

Indicate how the above figures were determined (e.g., from a master meter located at the point of a diversion from the source or located at a point where raw water enters the treatment plant, or from water sales).

The water treatment plant has a meter for finished water going into the distribution system. The meter is read daily, and amount of treated water delivered is calculated.

2. Amount of water (in 1,000 gallons) delivered (sold) as recorded by the following account types for the past five years.

3. List previous five years records for water loss (the difference between water diverted (or treated) and water delivered (or sold)

B. Projected Water Demands

If applicable, attach projected water supply demands for the next ten years using information such as population trends, historical water use, and economic growth in the service area over the next ten years and any additional water supply requirement from such growth.

III. WATER SUPPLY SYSTEM DATA

A. Water Supply Sources

List all current water supply sources and the amounts authorized with each:

B. Treatment and Distribution System

1. Design daily capacity of system: 18 MGD
2. Storage Capacity: Elevated 2.3MG, Ground 3.130 MG
3. If surface water, do you recycle filter backwash to the head of the plant?
Yes X No. If yes, approximately 15.7 MGD

IV. WASTEWATER SYSTEM DATA

A. Wastewater System Data

1. Design capacity of wastewater treatment plant(s): 7.4 MGD
2. Is treated effluent used for irrigation on-site, off-site X, plant wash-down X,
    a. or chlorination/dichlorination?
    b. If yes, approximately 8,000,000 gallons per month.
3. Briefly describe the wastewater system(s) of the area serviced by the water utility. Describe how treated wastewater is disposed of. Where applicable, identify treatment plant(s) with the TCEQ name and number, the operator, owner, and, if wastewater is discharged, the receiving stream.
4. If possible, attach a sketch or map which locates the plant(s) and discharge points or disposal sites.

B. Wastewater Data for Service Area

1. Percent of water service area served by wastewater system: 98 %
2. Monthly volume treated for previous three years (in 1,000 gallons):

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-10

From:

Subject:
Discussion and consideration of purchasing a new model 2025 Freightliner XT Pro 56 Forestry Truck per sales quote QU17225 from vendor Custom Truck One Source under Southwell Contract 110421-TER, for an amount not to exceed $172,839 as budgeted and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Background:
This vehicle was requested and approved in this year's budget. The truck is equipped with a Terex Hi-Ranger XT Pro 56 Lift with a working height of 61', an 11' Chip Box with 14 Cubic Yard capacity. This will support parks crews in annual pruning efforts around our parks and city facilities. It will also be able to pull chipper and feed chippings directly to chip box increasing our efficiency and minimizing trips to the brush pit.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

OMAR RODRIGUEZ	Created/Initiated
OMAR RODRIGUEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
BMccormick(1203)56F Weslaco-SW, 56F_XTPRO 56 FORESTRY - Freightliner M2106 4x2 ISB 220 HP 2500 RDS Hyd Brakes 12K-21K 26000 GVWR 11' Chip Box (100_00569) Expires 12-31-23

Responsibilities upon Approval:

12660 East Lynchburg Salem Turnpike, Forest, VA 24551
Phone: 434-525-2929 – Fax: 434-525-0917

Sourcewell User:
City of Weslaco
Weslaco, Texas
Account # 147623

Date: 12-22-2023

Sales Quote: BMccormick(1203)56F Weslaco-SW
QR-048082
Q-35465
Quote Valid: 30 Days or Availability
Sales Rep: Brian McCormick
(bmccormick@customtruck.com)
979-229-7187

Sourcewell Contract: 110421-TER
Quote Number: QU17225
Terms: NET 20 Days
Delivery: 3-4 WEEKS

Company:	**City of Weslaco Texas**
Contact:	**OMAR RODRIGUEZ**
Address:	**255 South Kansas Avenue**
City, State:	**Weslaco, TX 78596**
Phone:	**(956)447 3407**
E-Mail:	**orodriguez@weslacotx.gov**

List Price:	**$177,721.00**
FCA, Weslaco, TX:	**Delivery Included**
Base Line Price:	**$168,005.00**
CARB 2022 COMPLIANCE:	**NOT INCLUDED**
Open Market Items:	**$4,834.00**
Grand Total:	**$172,839.00**

FREIGHTLINER XT PRO 56 FORESTRY UNDER CDL

2025 Freightliner M2 106 (Painted White)
Cummins ISB Diesel, HP
Block Heater
120" CA
Allison 2500 Series Automatic Transmission
Air Brakes with Heated Air Dryer
Driver Controlled Exhaust Brake
Driver Controlled Locking Rear Differential
12,000 lb. Front Axle, 21,000 lb. Rear Axle
Factory De-Rated to 26,000 lb. GVWR, Under CDL
Aluminum Cab & Fuel Tank (Reduced Weight)
LH and RH Grab Handles
Dust/Bug Screen Mounted Behind Grill
Cruise Control
Air Conditioning
High Back Non-Suspension Driver's Seat
2-Man Toolbox Mid-Back Non-Suspension Passenger Seat
Weather Band AM/FM/AUX/USB/Bluetooth Radio
Dash Mounted PTO Hour Meter
Pre-Trip Lamp Inspection Switch
Mud Flaps

Terex Hi-Ranger XT PRO 56 Lift (Painted White)
61' Working Height
24" x 24" x 42" Platform & Liner with Scuff Pad
"3D" One Hand Control
35 Gallon Hydraulic Reservoir with Shut-Off Valve (Painted White)
Upper Boom Rest Tie Down
Mechanical Platform Tilt
Full Pressure, Open Center Hydraulic System
Self-Locking Hydraulic Rotational Gear Box
Continuous Unrestricted Rotation
Dual Hydraulic Tool Outlets at Platform
(1) Set Hydraulic Outriggers (Painted White)
(1) Set Outrigger Pads with Holders (Painted Black)
(2) Sets Outrigger Controls/Electric over Hydraulic
Outrigger & Parking Brake Interlock
Full Hydraulic Pressure at 1100 RPM Engine Speed
10 Year Maintenance Free Leveling Chain
One Piece Molded Control Covers

11' Chip Box, Hoist Assembly & Holding Valve with Curb-Side Ladder/Storage Compartment (Painted White)
48" L, 4-Door thru Box Assembly, (2) Keyed Padlocks Included (Painted White)
Spring Loaded Cab Guard with Access Steps & Grab Handles (Painted Black)
(2) Wheel Chocks with Underbody Storage (Painted Black)
Trailer Brake Controller
6-Prong & 7-Prong Trailer Socket
HOT Shift PTO with Electric Dash Switch Installed in Cab
Rear Bumper (Painted Black) with PH30 Pintle Hook
Rear Hitch Security Plate, (1) Keyed Padlock Included
Heavy Duty Front Construction Bumper (Painted Black)

All Lights on Body Package to be LED
Lighting Kit to Meet FMVSS #108 Standards
4-Point Amber LED Strobe Package
2.5 lb. ABC Fire Extinguisher
Triangle Reflector Kit
Full Body Harness with Attached Lanyard
(1) Replacement Hydraulic Filter
DOT Inspection
Road Tested
Safety Inspected, and Dialectic Tested

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XT56 PRO FORESTRY
AERIAL DEVICE
ITEM# [100_00569]

CARB 2022 COMPLIANCE IS NOT INCLUDED IN PRICE
CALIFORNIA AND OTHER OPT-IN STATES ADD UP TO $4,500

CHASSIS SPECS

Freightliner Business Class M2 106, Painted White
Cummins (6.7L) ISB Diesel, 220 HP
SCR Technology with 5 Gallon DEF Tank
50 Gallon Aluminum Fuel Tank
121" Cab to Axle
Allison 2500 Automatic
Hydraulic Brakes
Driver Controlled Exhaust Brake
12,000 lb Set Back Front Axle
21,000 lb Rear Axle
Factory De-Rated to 26,000 lb GVWR (under CDL)
11R22.5G Tires Front (2) and Rear (4)
50-State Emissions Compliant, CA Clean Idle
Engine Block Heater
Air Conditioning
Dust/Bug Screen Mounted Behind Grill
Weather Band AM/FM/AUX/USB/BlueTooth Radio
Mud Flaps

STANDARD CONFIGURATION

11' Chip Box and Hoist Assembly with Holding Valve
48" (4) Door Thru Box
Spring Loaded Cab Guard w/ Steps and Grab Handles
Factory Dash Mounted PTO Switch
(2) Wheel Chocks with Underbody Storage
(2) Outrigger Pads with Underbody Storage
ICC Rear Bumper with PH30 Pintle Hook
Electronic Trailer Brake Controller
6 Prong Trailer Socket
33 Gallon Hydraulic Reservoir

11' CHIP BOX

12 to 14 Cubic Yards
Primed, Painted and Clear Coated
Interior of Chip Box & Undercarriage are Painted with PPG CRE
Sides, Roof and Front are 14-Guage Galvanneal
LED Lighting
Curb Side Ladder Box with Wider Compartment
Floor is 12-Guage Galvanneal
Tail Gate is Curb Side Hinged for Safety
Rear Tail Plate Tied into Sub Frame for Rigidity
Vented Sides for Air Evacuation While Chipping

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DISCLAIMER: Specifications are believed to be correct, but may contain errors and/or omissions. Pictures are representative and may not be identical.

EQUIPMENT SPECS

Working Height: 61'
Bottom Platform Height: 56'
Overcenter Side Reach: 45.6'
Non-Overcenter Side Reach: 41.5'
Lower Boom Articulation: 0° to 125°
Upper Boom Articulation: 0° to 250°
Side Mounted 24" x 24" x 40" One Person Platform
Platform Capacity of up to 400 lbs. (181 Kg)
Control-Plus "3-D" Single Stick at Platform
Continuous Unrestricted Worm Gear Rotation
Category "C" Rating Per ANSI A92.2
Fiberglass Booms
Rectangular, Bi-Axial Epoxy Resin, Filament Wound
Individual Lever Lower Controls
Mechanical Platform Leveling
Full Pressure, Open-Center Hydraulic System
33 Gallon Hydraulic Oil Reservoir
Padded Boom Rests with Upper Boom Tie Down
Boom / Outrigger Interlock
Moving Outrigger Alarm, Truck Level Indicators
10 Year Maintenance Free Leveling Chain
Dual Hydraulic Tool Outlet at Boom Tip
Manual Platform Tilt

INCLUDED OPTIONS

Price is Subject to Change Without Notice And is Not Guaranteed To Fluctuation In Material or Component Prices, Including Manufacturer's Surcharges

ALLISON 2500 AUTOMATIC TRANSMISSION: $160,027.00
Ex Works: Forest, VA
Sample 60 Month Lease Payment: $2,588 Subject To Approval
For More Details Call Custom Truck Capital (833) CTC-FIN1

QUOTE NUMBER ID:56F | **EXPIRATION DATE: 12-31-23**

CUSTOM TRUCK ONE SOURCE™

XT56 PRO FORESTRY

AERIAL DEVICE











Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-13

From:
OMAR RODRIGUEZ

Subject:
Discussion and consideration to purchase one new model 2024 GMC Sierra 2500HD 2 wheel drive double cab Truck with service body and Tommy gate lift from vendor Gunn Auto Group under TX Buy Board Contract 724-23 for an amount not to exceed $64,114 as budgeted by the Building Maintenance Department and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks & Recreation Department.)

Background:
This unit replaces unit #818 a 2003 Chevrolet Silverado truck with similar service body was surplussed previous fiscal year due to faulty transmission. The commission approved replacement of the unit for this fiscal year.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

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

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

OMAR RODRIGUEZ	Created/Initiated
OMAR RODRIGUEZ	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Gunn Auto Group GMC Sierra 2500HD 2WD double cab w service body tommy lift

Responsibilities upon Approval:

GUNN Acura
11911 IH 10 West
San Antonio, TX 78230
Phone: (210) 696-2232

GUNN BUICK GMC
16440 IH 35 North
Selma, TX 78154
Phone: (210) 599-5600

GUNN CHEVROLET
16550 IH 35 North
Selma, TX 78154
Phone: (210) 599-5000

GUNN Honda
14610 IH 10 West
San Antonio, TX 78249
Phone: (210) 680-3371

GUNN NISSAN
750 NE LOOP 410
San Antonio, TX 78209
Phone: (210) 496-0806

GUNN NISSAN of DENTON
5650 S Interstate 35 E
Corinth, TX 76210
Phone: (940) 270-9000

DEAL WORKSHEET

Deal # _____

BUYER INFORMATION

Date 12/26/2023
Buyer's Name City Of Weslaco
Co-Buyer's Name _____
Business Name City Of Weslaco
Address 255 S Kansas Ave
City & State Weslaco Zip 78596
Home Phone _____ Bus. Phone (956) 447-2240
Cell Phone _____ E-Mail hrhodes@weslacotx.gov
Est. Delivery Date _____ Customer # _____
SalesPerson 1 Danny Mireles SalesPerson 1 ID # 151
SalesPerson 2 _____ SalesPerson 2 ID # _____

TRADE-IN INFORMATION

Yr. ____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

TRADE-IN INFORMATION

Yr. ____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

Stock # _____ Vin # _____
Year 2024 Make GMC
Model Sierra 2500HD Model Trim Pro
Miles _____ Color _____
M.S.R.P. $51,130.00 Discount $5,312.00 O.S.P. $45,818.00

Dealer Installed Accessories *

1.	Buy Board Fee	$400.00
2.	Service Body,Master lock, Ladde	$17,450.00
3.	Tommy Gate Lift	$0.00
4.	Delivery Fee	$430.65
5.		
6.		
7.	Buy Board Contract#724-23	

Selling Price	$45,818.00
Plus Owed Accessories	$18,280.65
Selling Price w/ Accessories	$64,098.65
Sales Services Fee	
Trade-In Appraised Value	$0.00
Factory Rebate(s), if any	
Sub-Total	$64,098.65
State Motor Vehicle Sales Tax	$0.00
Dealer's Inventory Tax	$0.00
Lic., Title, Insp., R&B, Etag, Ins. Ver., Sys. Fees	$14.50
Balance Due on Trade-In	$0.00
Documentary Fee	$0.00
Total	$64,113.15
Deposit Receipt #	
Cash Down Receipt #	$0.00
Amount to Finance	$64,113.15

Payment estimates are based on a standard rate presented to all Gunn customers. Specific terms are subject to each individual customer's ability to meet the financial criteria established by third party lenders. Therefore, the terms shown above are not binding and are subject to change based upon individual customer qualifications.

Date 12/26/2023 ____ Buyer's / Co-Buyer's Signature: _____ Accepted _____

UTEC

5860 Pfeil Road
Schertz, TX 78154

Name / Address
GUNN CHEVROLET ATTN: ACCTS/PAYABLE 12602 IH 35 NORTH SAN ANTONIO, TEXAS 78233

Description	Qty
INSTALL KNAPHEIDE MODEL 696 STANDARD SERVICE BODY FOR 56" CA SINGLE REAR WHEEL TRUCK 40" COMPARTMENT HEIGHT AND 96" BODY LENGTH COMPLETE WITH LIGHTS , BUMPER AND PAINT SERVICE BODY ONE SOLID COLOR (PRICE INCLUDES 400.00 BED CREDIT) INSTALL KNAPHEIDE MODEL 20043733 MASTER LOCKING SYSTEM INSTALL KARGO MASTER MODEL 78010 / 70020 SERVICE BODY SERIES LADDER RACK INSTALL TOMMY GATE MODEL G2-54-1342 TP38 SERVICE BODY SERIES LIFT GATE CONTACT : DANNY MIRELES END USER : CITY OF A (SERVICE BODY , MASTER LOCK KIT , LADDER RACK , LIFT GATE IN STOCK WILL TAKE 1-2 WEEKS TO COMPLETE INSTALLATION)	

Thank you for your business.

Phone #
210-566-2704

Gunn Buick, GMC, Ltd
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

City of Weslaco

Prepared For: H Rhodes 2024 GMC 2500 Double Cab 2WD

956-447-2240

hrhoded@weslacotx.gov

[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro

Gunn Buick, GMC, Ltd
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro (✓ Complete)

Window Sticker

SUMMARY

[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro — MSRP:$47,500.00

Interior:Jet Black, Vinyl seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, 6.6L V8

Transmission, Allison 10-Speed automatic

OPTIONS

CODE	MODEL		MSRP
TC20953	[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro		$47,500.00
	OPTIONS		
1SA	Pro Preferred Equipment Group		$0.00
AKO	Glass, deep-tinted	Inc.	
AZ3	Seats, front 40/20/40 split-bench		$0.00
C49	Defogger, rear-window electric	Inc.	
C7A	Lowered GVWR, 10,000 lbs. (4536 kg), lowers GVWR and significantly decreases towing and/or payload ratings		$0.00
DBG	Mirrors, outside power-adjustable vertical trailering	Inc.	
E63	Pickup bed		$0.00
FE9	Emissions, Federal requirements		$0.00
GAZ	Summit White		$0.00
GT4	Rear axle, 3.73 ratio		$0.00
H2G	Jet Black, Vinyl seat trim		$0.00
IOR	Audio system, GMC Infotainment System with 7" diagonal color touch-screen		$0.00
JL1	Trailer brake controller, integrated		$275.00
K34	Cruise control, steering wheel-mounted	Inc.	
KC9	Power outlet, bed mounted, 120-volt		$0.00
KI4	Power outlet, instrument panel, 120-volt		$225.00

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Data Version: 21305. Data Updated: Dec 25, 2023 6:40:00 PM PST.

Gunn Buick, GMC, Ltd
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro (✓ Complete)

L8T	Engine, 6.6L V8		$0.00
MKM	Transmission, Allison 10-Speed automatic		$0.00
PCI	Convenience Package		$1,135.00
PYN	Wheels, 17" (43.2 cm) painted steel, Silver		$0.00
QHQ	Tires, LT245/75R17E all-season, blackwall		$0.00
QT5	Tailgate, gate function manual with EZ Lift	Inc.	
UF2	LED Cargo Area Lighting	Inc.	
VQ2	Fleet Processing Option		$0.00
ZHQ	Tire, spare LT245/75R17E all-season, blackwall	Inc.	
	SUBTOTAL		**$49,135.00**
	Adjustments Total		$0.00
	Destination Charge		$1,995.00
	TOTAL PRICE		**$51,130.00**

FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

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Gunn Buick, GMC, Ltd
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro (✓ Complete)

Standard Equipment

Package

Sierra HD Pro Safety includes (UEU) Forward Collision Alert, (UE4) Following Distance Indicator, (UKJ) Front Pedestrian Braking, (TQ5) IntelliBeam, (UFL) Lane Departure Warning, (T8Z) Buckle to Drive and (UHY) Automatic Emergency Braking

Trailering Package includes trailer hitch, 7-pin and 4-pin connectors and (CTT) Hitch Guidance (Deleted when (ZW9) pickup bed delete is ordered.)

Mechanical

Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline, (401 hp [299 kW] @ 5200 rpm, 464 lb -ft of torque [629 N-m] @ 4000 rpm) (STD)

Transmission, Allison 10-Speed automatic (STD)

Rear axle, 3.73 ratio (Requires (L8T) 6.6L V8 gas engine.)

Pickup bed includes bed assist step (Deleted when (ZW9) pickup bed delete is ordered.) (STD)

GVWR, 10,200 lbs. (4627 kg) (STD) (Included and only available with TC20953 model and (L8T) 6.6L V8 gas engine with 17" wheels.)

Push Button Start

Auto-locking rear differential

Rear wheel drive

Cooling, external engine oil cooler

Cooling, auxiliary external transmission oil cooler

Air filter, heavy-duty

Air filtration monitoring

Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.)

Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.)

Recovery hooks, front, frame-mounted, Black

Frame, fully-boxed, hydroformed front section and a fully-boxed stamped rear section

Suspension Package

Steering, Recirculating Ball with smart flow power steering system

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Brake lining wear indicator

Exterior

Wheels, 17" (43.2 cm) painted steel, Silver (STD)

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Gunn Buick, GMC, Ltd
Danny Mireles | 210-599-5000 ext 2059 | dmireles@gunnauto.com

[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro (✓ Complete)

Exterior

Tires, LT245/75R17E all-season, blackwall (STD)

Tire, spare LT245/75R17E all-season, blackwall (STD) (Included and only available with (QHQ) LT245/75R17E all-season, blackwall tires with (E63) pickup bed models. Available to order when (ZW9) pickup bed delete and (QHQ) LT245/75R17E all-season, blackwall tires are ordered.)

Capless Fuel Fill (Requires (L8T) 6.6L gas V8 engine. Not included with (ZW9) pickup bed delete.)

Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete.)

Bumper, front chrome lower

Bumper, rear chrome with bumper CornerSteps

Bed Step, Black integrated on forward portion of bed on driver and passenger side (Not available on (ZW9) pickup bed delete.)

CornerStep, rear bumper

Cargo tie downs (12), fixed, rated at 500 lbs per corner

Moldings, beltline, Black

Grille (Chrome with flat black grille insert bars.)

Headlamps, Animated LED projectors LED turn signals and Daytime Running Lamps

IntelliBeam, automatic high beam on/off (Included and only available with (PDI) Sierra HD Pro Safety.)

Lamps, cargo area cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel

Taillamps, LED Signature Tail, Incandescent Brake, Turn & Reverse Lamps

Mirrors, outside high-visibility vertical trailering lower convex mirrors, manual-folding/extending (extends 3.31" [84.25mm]), molded in Black (Not available on Regular Cab models.)

Glass, solar absorbing, tinted

Door handles, Black grained

Tailgate, standard (Deleted with (ZW9) pickup bed delete.)

Tailgate, locking, utilizes same key as ignition and door (Included and only available with (QK1) standard tailgate. Deleted with (ZW9) pickup bed delete.)

Tailgate, gate function manual, no lift assist (Deleted with (ZW9) pickup bed delete.)

Tailgate and bed rail protection caps, top (Deleted with (ZW9) pickup bed delete.)

Mirror, inside rearview, manual tilt

Entertainment

Audio system, GMC Infotainment System with 7" diagonal color touch-screen AM/FM stereo with seek-and-scan and digital clock, includes Bluetooth streaming audio for music and select phones; featuring wired Android Auto and Apple CarPlay capability for compatible phones (STD)

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[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro (✓ Complete)

Entertainment

Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)

Bluetooth for phone connectivity to vehicle infotainment system

Wireless phone projection for Apple CarPlay and Android Auto

Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)

Seat trim, Vinyl

Seat adjuster, driver 4-way manual

Seat adjuster, passenger 4-way manual

Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Not available with Regular Cab model.)

Floor covering, rubberized-vinyl (Not available with LPO floor liners.)

Steering wheel, urethane

Instrument cluster 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure

Driver Information Center, 3.5" diagonal monochromatic display

Rear Seat Reminder (Requires Crew Cab or Double Cab model.)

Exterior Temperature Display, located in radio display

Compass, located in instrument cluster

Windows, power front, drivers express up/down

Window, power front, passenger express down

Windows, power rear, express down

Door locks, power

Remote Keyless Entry

USB Ports, 2, Charge/Data ports located on instrument panel

Power outlet, front auxiliary, 12-volt

Air conditioning, single-zone

Air vents, rear (Not available with Regular Cab model.)

Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

GMC Connected Access capable (Subject to terms. See onstar.com or dealer for details.)

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Gunn Buick, GMC, Ltd

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[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro (✓ Complete)

Safety-Mechanical

Front Pedestrian Braking (Included and only available with (PDI) Sierra HD Pro Safety.)

Automatic Emergency Braking (Included and only available with (PDI) Sierra HD Pro Safety.)

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

Safety-Exterior

Daytime Running Lamps, LED signature lighting

LED Signature DRL's

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar and GMC Connected Services capable (Terms and limitations apply. See onstar.com or dealer for details.)

HD Rear Vision Camera (Not available with (ZW9) pickup bed delete. Removed with (UV2) HD Surround Vision or (ZW9) pickup bed delete. Not available with (Z6A) Gooseneck / 5th Wheel Prep Package.)

Hitch Guidance dynamic single line to aid in truck trailer alignment for hitching (Deleted with (ZW9) pickup bed delete.)

Forward Collision Alert (Included and only available with (PDI) Sierra HD Pro Safety.)

Following Distance Indicator (Included and only available with (PDI) Sierra HD Pro Safety.)

Lane Departure Warning (Included and only available with (PDI) Sierra HD Pro Safety.)

Rear Seat Belt Indicator (Requires Crew Cab or Double Cab model.)

Seat Belt Adjustable Guide Loops, front row only (Included and only available on Crew Cab and Double Cab models. Not available with (ZW9) pickup bed delete.)

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use (Included and only available with (PDI) Sierra HD Pro Safety.)

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitoring System, auto learn includes Tire Fill Alert (does not apply to spare tire)

Trailering Information Label provides max trailer ratings for tongue weight, conventional, gooseneck and 5th wheel trailering (Not available on (ZW9) pickup bed delete.)

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[Fleet] 2024 GMC Sierra 2500HD (TC20953) 2WD Double Cab 162" Pro (✓ Complete)

Safety-Interior

3 Years of OnStar Remote Access. The OnStar Remote Access Plan gives you simplified remote control of your properly equipped vehicle and unlocks a variety of great features in your myGMC mobile app. See dealer for details. (OnStar Remote Access Plan does not include emergency or security services. Fleet customers will get Fleet Remote Access through OnStar Vehicle Insights. See onstar.com for details and limitations. Available on select Apple and Android devices. Service availability, features and functionality vary by vehicle, device, and the plan you are enrolled in. Terms apply. Device data connection required.)

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: 3.0L & 6.0L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Maintenance Note: First Visit: 12 Months/12,000 Miles

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Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-24

From:
ARNOLDO BECHO

Subject:
Discussion and consideration on presentation of the proposal from Boultinghouse Simpson Gates, and consideration of approval to move to the construction phase within the New Library/Library Renovation Project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Library Department.)

Background:
This initiative concludes the design process for our New Library/Library Renovation project. After discussions and a workshop with Boultinghouse Simpson Gates (BSG), city administration and BSG were able to evaluate a budget forecast and design of the New Library/Library Renovation project that is sufficient to consider movement to the construction phase. At this time BSG has worked with the library board to narrow the desired look of the new library and complete the schematic elements of the design process.

The proposed design no longer includes renovation of the library theater, proposes the walkway to the theater as an alternate, proposes the outdoor area as an alternate, and proposes an expanded east-side colonnade as an alternate. By excluding the theater and proposing alternates, we are within $40K of the proposed budget. Please note that the theater space is still functional, and the library staff very much support our funds being used as proposed. If allowed, continued use of the library theater and some use of the old library building, our overall space will increase significantly.

BSG hopes that the Commission will approve or provide specific directions regarding modifications they may use to move into the construction phase.

Upgrade of our facility is crucial to the continued success of library services in Weslaco. Currently, we are struggling to use our space efficiently due to a difficult footprint, we have no bathroom connected to our primary facility, and we average building maintenance costs above $15,000 yearly. That said, the library is among the most popular in the region. The community of Weslaco clearly treasures its library, and the upgrade would be invaluable to our community.

Library management feels that we are ready to proceed to the construction phase. The progress made is significant enough to feel confident that we are ready to begin production of construction documents.

Contact library administration at abecho@weslacopl.us or 956.458.4983 for more information. We are happy to help.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Library Board has not had the opportunity to officially vote on this measure, but individual conversations with each member suggest unanimous approval.

ADELAIDA VEGA	Created/Initiated
ARNOLDO BECHO	Approved
ANDREW MUNOZ	New
Martin Garza	

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

Staff Recommendation:
Library management feels that we are ready to proceed to the construction phase. The progress made is significant enough to feel confident that we are ready to begin production of construction documents.

Attachments, if any:
Memo - Authorize movement to the construction phase, 2024-01-06_MJVSPL_CityCommissionMtg_Architect New Library Presenation

Responsibilities upon Approval:
Library and City Administration will work with BSG to implement the construction phase and continue the project through full implementation.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

January 9, 2024

To: Adrian Gonzalez, Mayor; Adrian Farias Mayor Pro-Tem; Greg Kerr, Commissioner; Israel Gonzalez, Jr., Commissioner; Josh Pedraza, Commissioner; Letty Lopez, Commissioner; Jose "JP' Rodriguez, Commissioner; Martin Garza, City Manager
CC: MariCarmen Garcia, Andrew Munoz, Omar Rodriguez, Rosalinda Cavazos, Kayla Pena
Fr: Arnoldo Becho, Library Director
Re: Request to authorize movement to the construction phase for the New Library/Library Renovation Project

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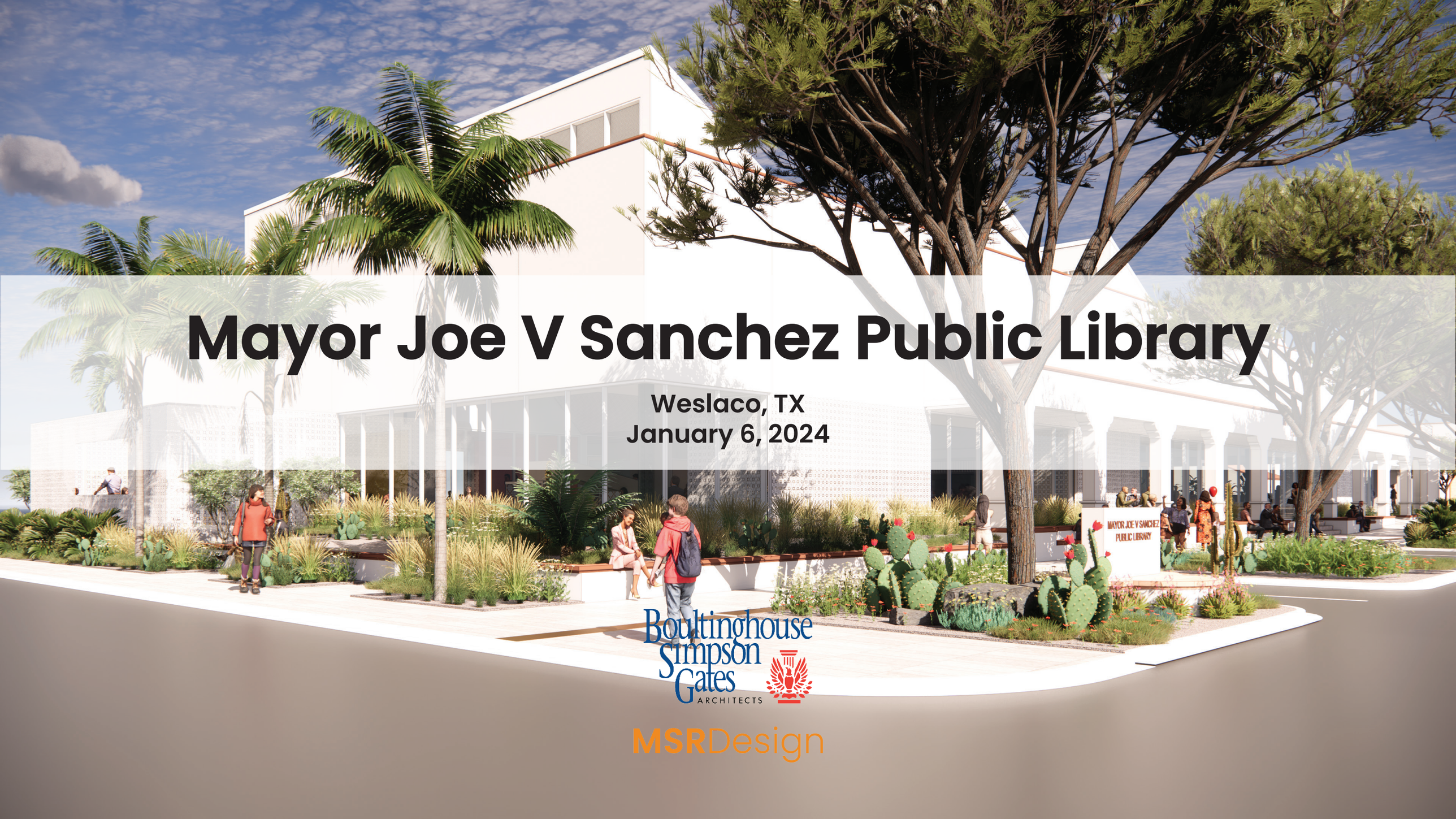
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Arnoldo Becho
Library Director, City of Weslaco
Phone: 956.973.3144
Email: abecho@weslacopl.us



Mayor Joe V Sanchez Public Library

Weslaco, TX
January 6, 2024

Boultinghouse Simpson Gates ARCHITECTS

MSRDesign

project progress







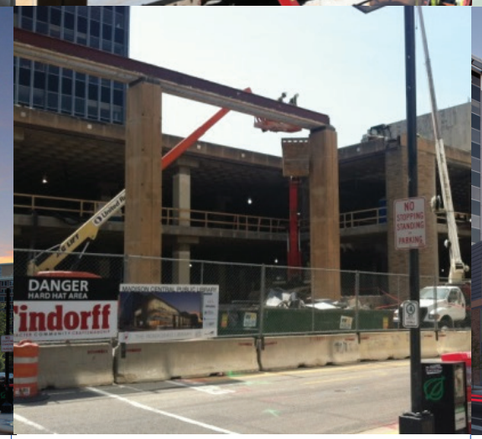














Project Scope and Programming

Schematic Design

Design Development & Construction Documents

Bidding and Construction

post-construction + move-in

agenda

- Design Development Drawings Presentation
- Project Cost Statement
- Schedule

  Construction Documents

  Bidding and Contract Award

  Construction Phase

building exterior

llbrary addition and existing - Kansas elevation



library addition - Kansas elevation



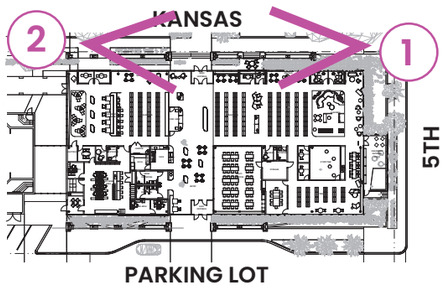
building entries - Kansas



Approach from 5th and Kansas (headed south)



Approach from Existing Library



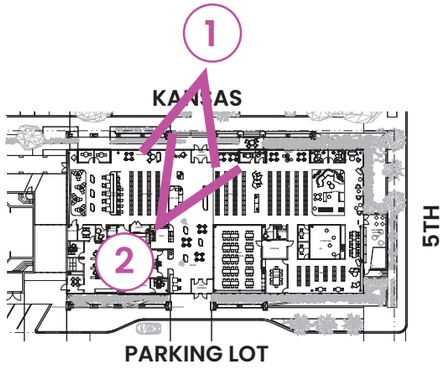
building entries - Kansas



West Entrance - Exterior



West Entrance - interior



library addition - east (parking lot) entry



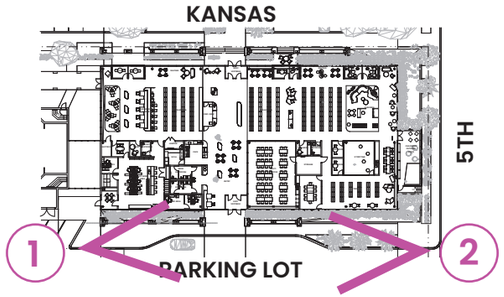
building entries - east



Sidewalk under drop off / pickup canopy.
Headed North



Drop-off / Pickup canopy, from drive aisle



building assemblies and materials



Skip-trowelled, “Monterrey” style stucco to match existing



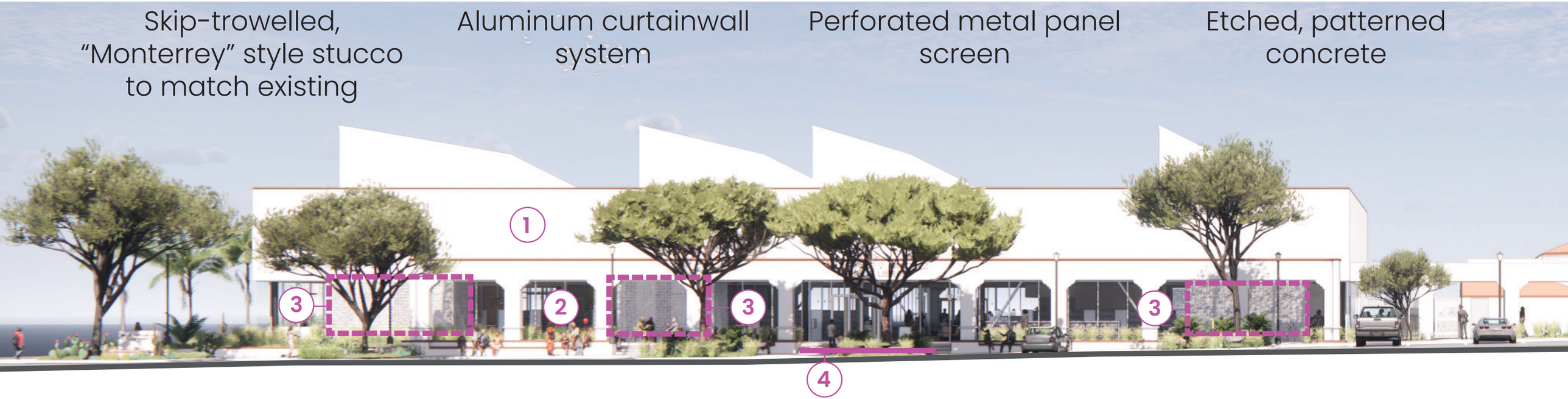
Aluminum curtainwall system



Perforated metal panel screen



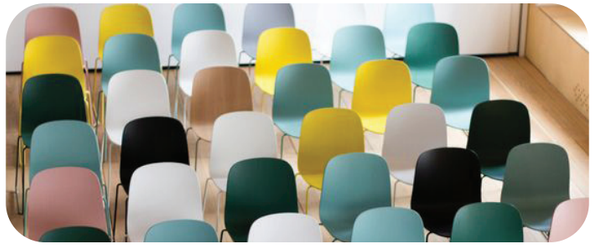
Etched, patterned concrete



building interior

building plan







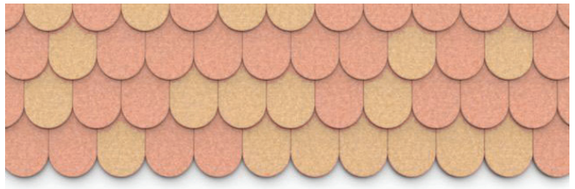

LUUM











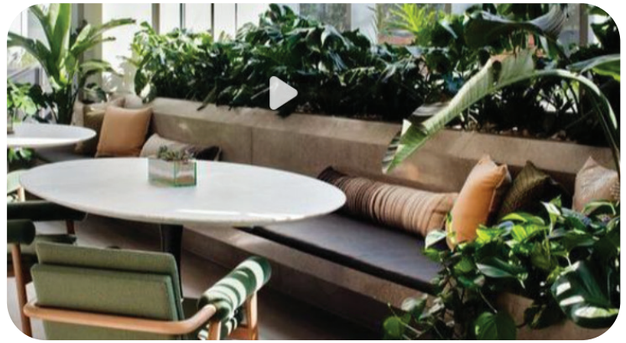


















THE QUIET PERCH

THE WATERING HOLE

THE ACTIVE FLOCK



project cost update

project cost summary

Budget

$10,700,000 total project budget

- $7,000,000 construction costs
- $500,000 FFE costs
- $3,200,000 soft costs

Construction Costs

$8,198,750 DD construction estimate (does not include FFE)

FFE Costs

$500,000 Budgeted. Used for Library Equipment, Furniture, shelving, etc.

project cost summary

Soft Costs

$2,330,593 to date.

- architects basic & additional services fees
- owners consultant fees
- geotechnical engineering
- code testing & allowances
- boundary & topographic surveys
- moving costs demolition & remediation
- new theater wall and demolition at Porter Doss building
- TDLR registration & inspection
- improvements beyond immediate building: new parking lot, Kansas Ave R.O.W improvements, site signage

project cost update - DD phase pricing summary

Construction Cost as of DD Estimate	$8,198,750
FFE Budget	$500,000
Soft Cost Total	$2,330,593
TOTAL PROJECT COST ESTIMATE	**$11,029,343**

Total Project Budget	$10,700,000
Project Costs in Excess of Budget	**$329,343**

Potential Alternates to Reduce Cost

▪ Alternate 1: Colonnade and Canopy	$133,000
▪ Alternate 2: Outdoor Program Area	$60,000
▪ Alternate 3: Covered Connection	$100,000
▪ TOTAL VALUE OF ALTERNATES	$293,000

bid alternate 1: full length colonnade and canopy

first priority for project

Construction Costs currently include the entire east colonnade, seat wall and canopy extents shown in the image

A bid alternate will be used to determine the costs of the areas shaded in magenta separately



bid alternate 2: north outdoor program area

second priority for project

Construction Costs currently include the cost of this outdoor patio and children's program space - retaining walls, stairs fencing and finishes.

A Bid Alternate will be used to provide the cost of this feature separately





bid alternate 3: covered connection

third priority for project

Construction Cost currently include a covered connection between the existing Theater and the New Library Addition.

A Bid Alternate will be used to provide the cost of the covered connection shown in the magenta dashed area separately.



Next Steps

Preliminary schedule for remainder of project design, construction and move-in.

- **Approval of Design Development Phase**: January, 2024
- **Construction Documents Phase**: 5 Months: January - June 2024
- **Bidding and Contracting**: 2 Months: July - August 2024
- **Construction Phase**: 12-Months: September 2024 - September 2025.
- **FFE Phase**: Concurrent with Construction and Occupancy Phases.
- **Substantial Completion:** Early October, 2025
- **Occupancy: 2 months**: October - November 2025
- **Grand Opening**: Early December 2025

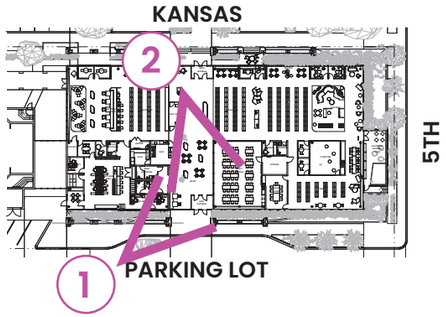
building entries - east



East Entrance - exterior



East Entrance - Interior



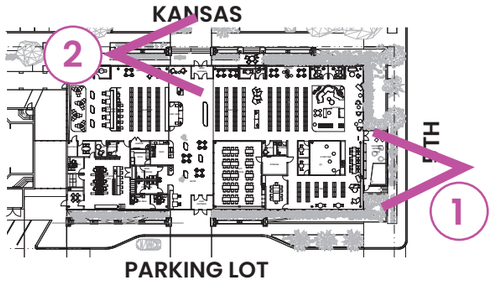
screens and fencing - views



Outdoor Play Area Fencing along 5th.
Opening in Fencing for views to and from Maker Space at interior of Library in Children / Teen area.



Sun Screen Panels under Colonnade



screens and fencing - views



screens and fencing - views



building materials and assemblies



Tradition painted
Talavera tile

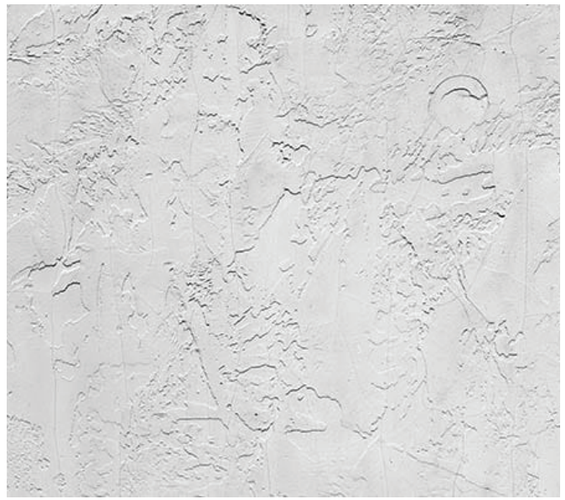


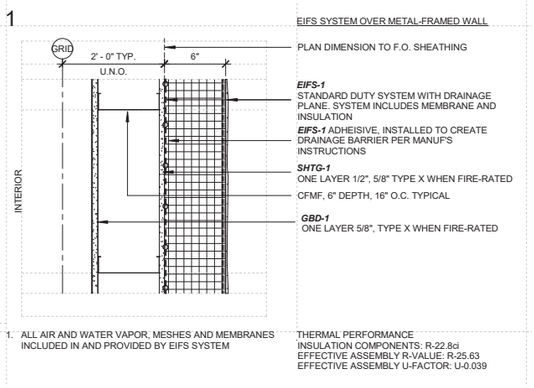
Perforated panel sun
screen



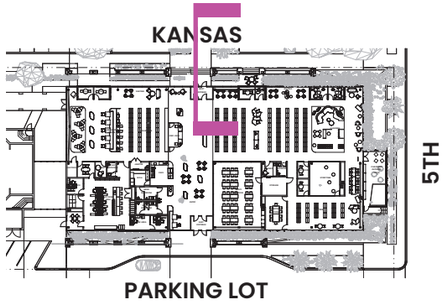
Perforated Panel with
Talavera style patterns

building materials and assemblies

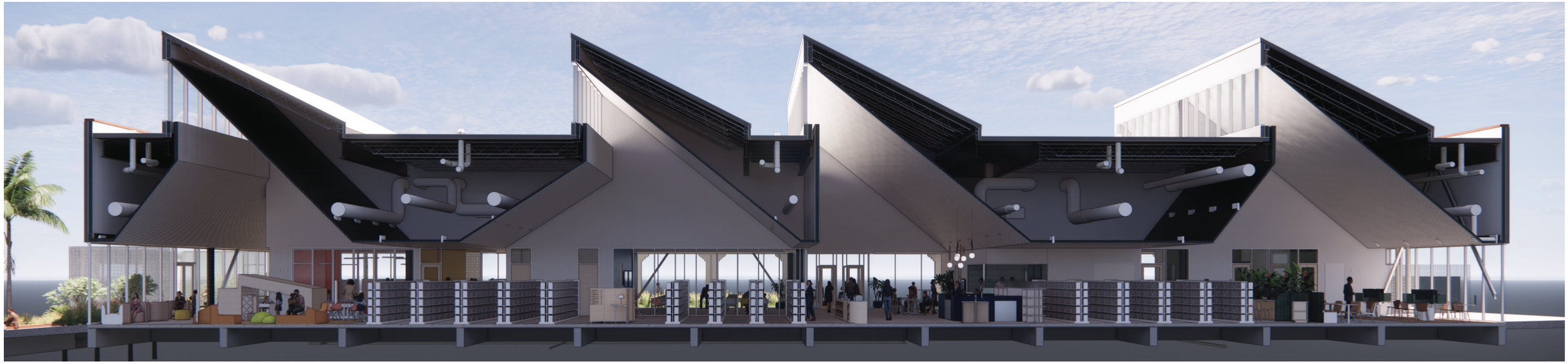


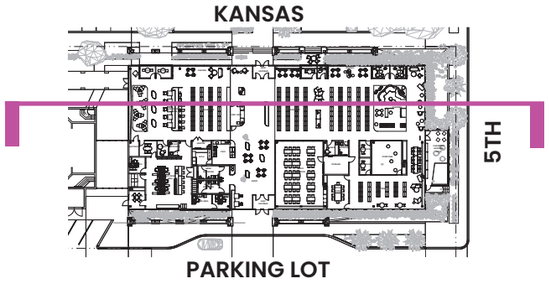




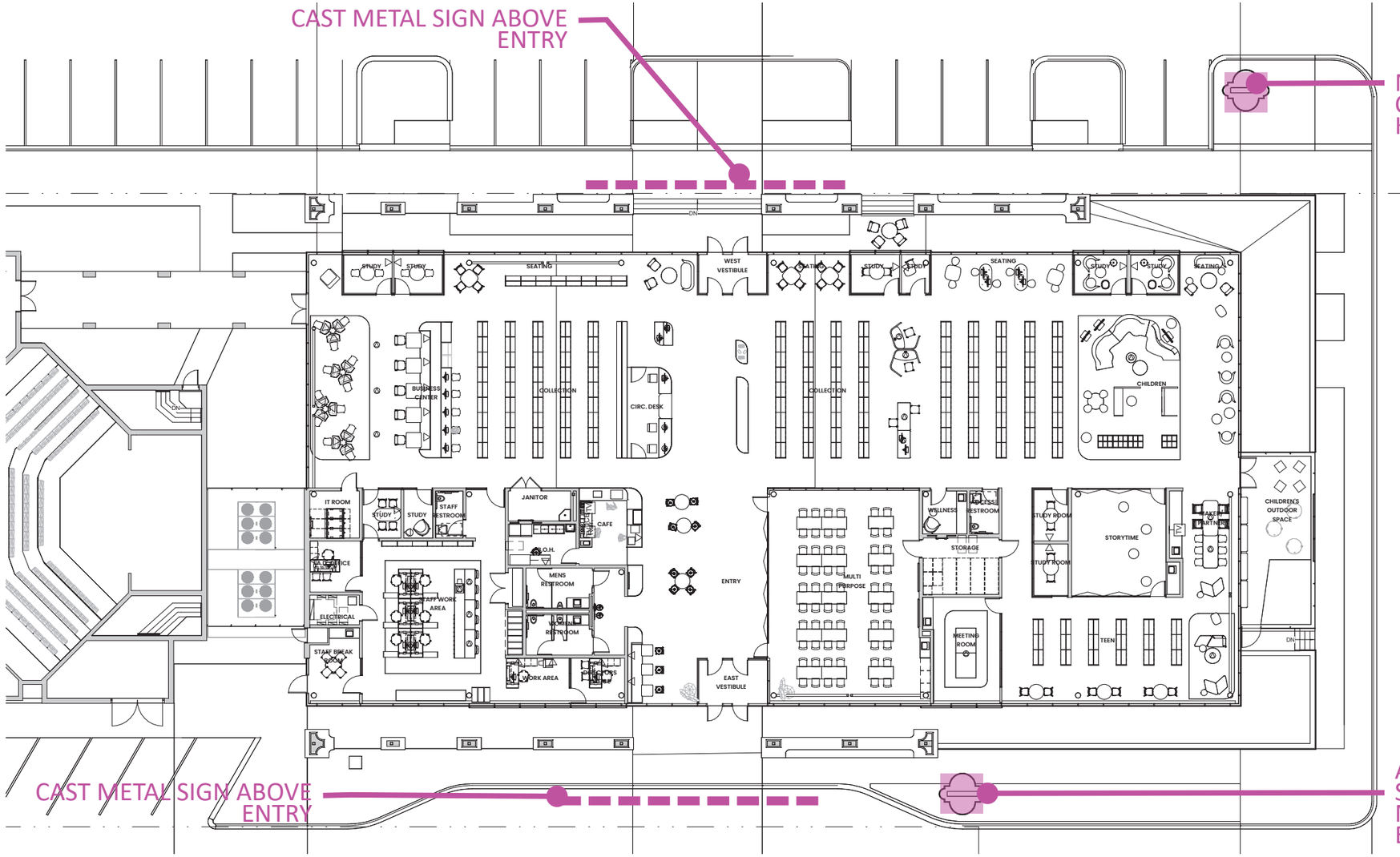


building materials and assemblies





signs - potential locations



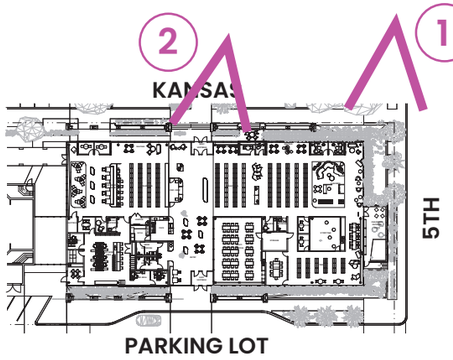
signs - facing Kansas



Monumental sign in landscape at 5th and Kansas



Cast signage above entry



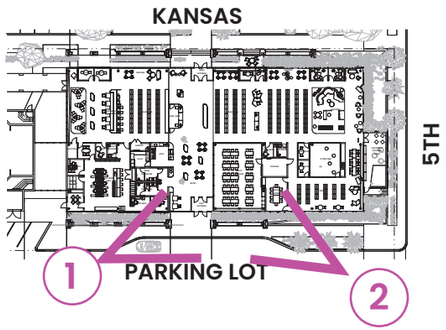
signs - facing parking



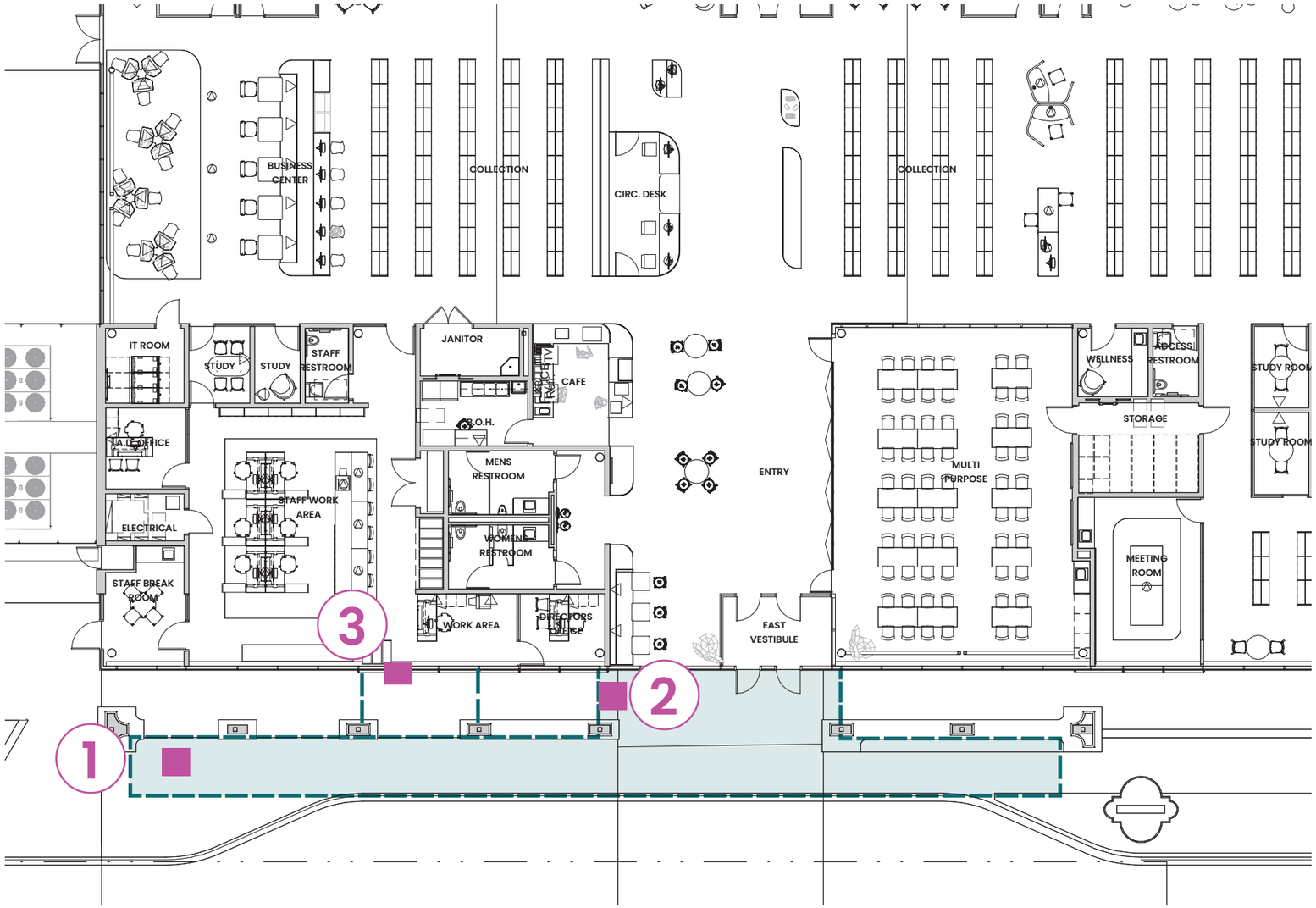
cast, illuminated sign above drop-off canopy



Alternate option to provide signage at an additional monumental sign.



book drops - potential locations



Location 1 :
End of Drive to prevent cars stacking up.

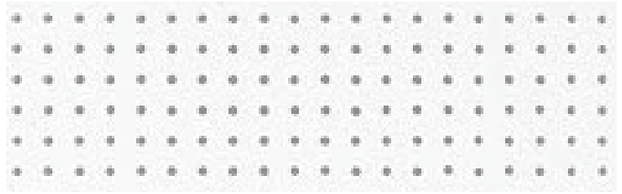
Location 2:
Adjacent to entry to allow for less canopy coverage

Location 3:
Through-Wall into staff work area

INTERIOR CONCEPT



backdrop / canvas



ceilings - perforated gypsum



terracotta

walls - gypsum



flooring - concrete

walls - glass



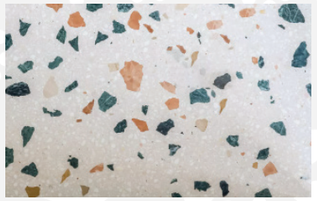
wood

feature areas



wallcoverings

+



countertops



specialty tile

furniture + finishes

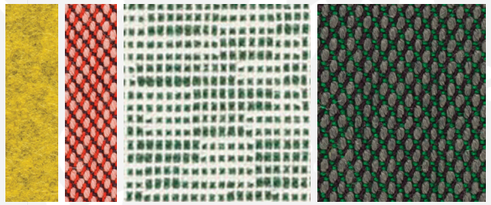


lounge pieces

+

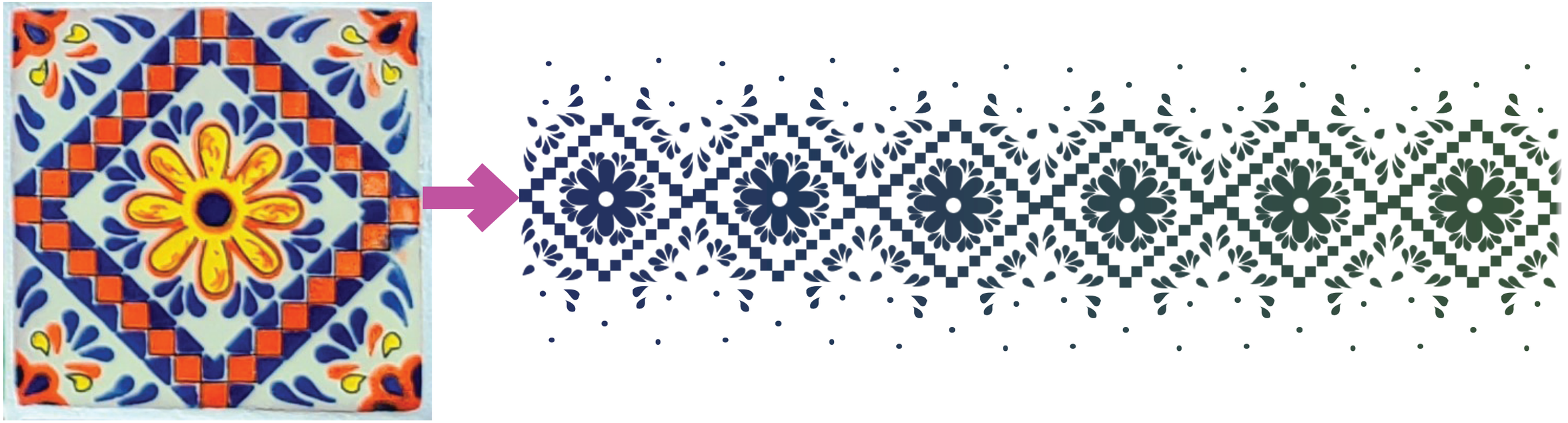


chairs



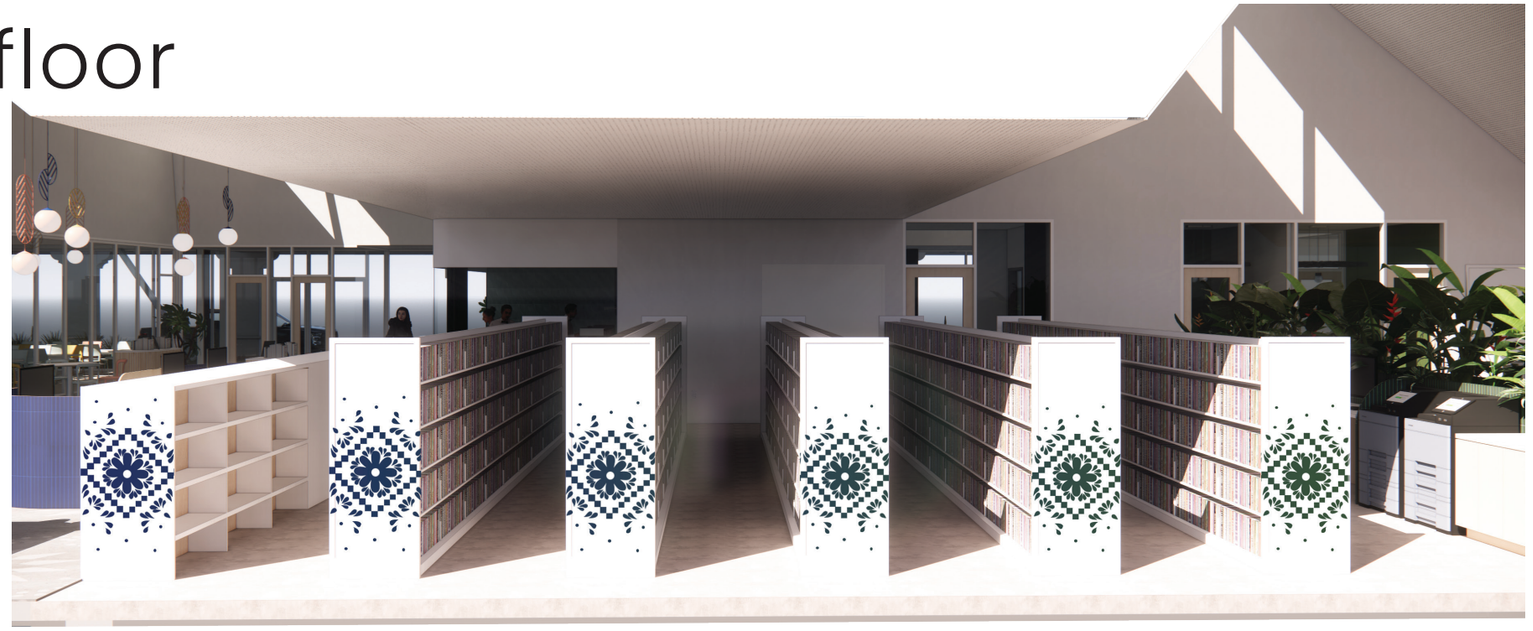
textiles

design endpanels/floor



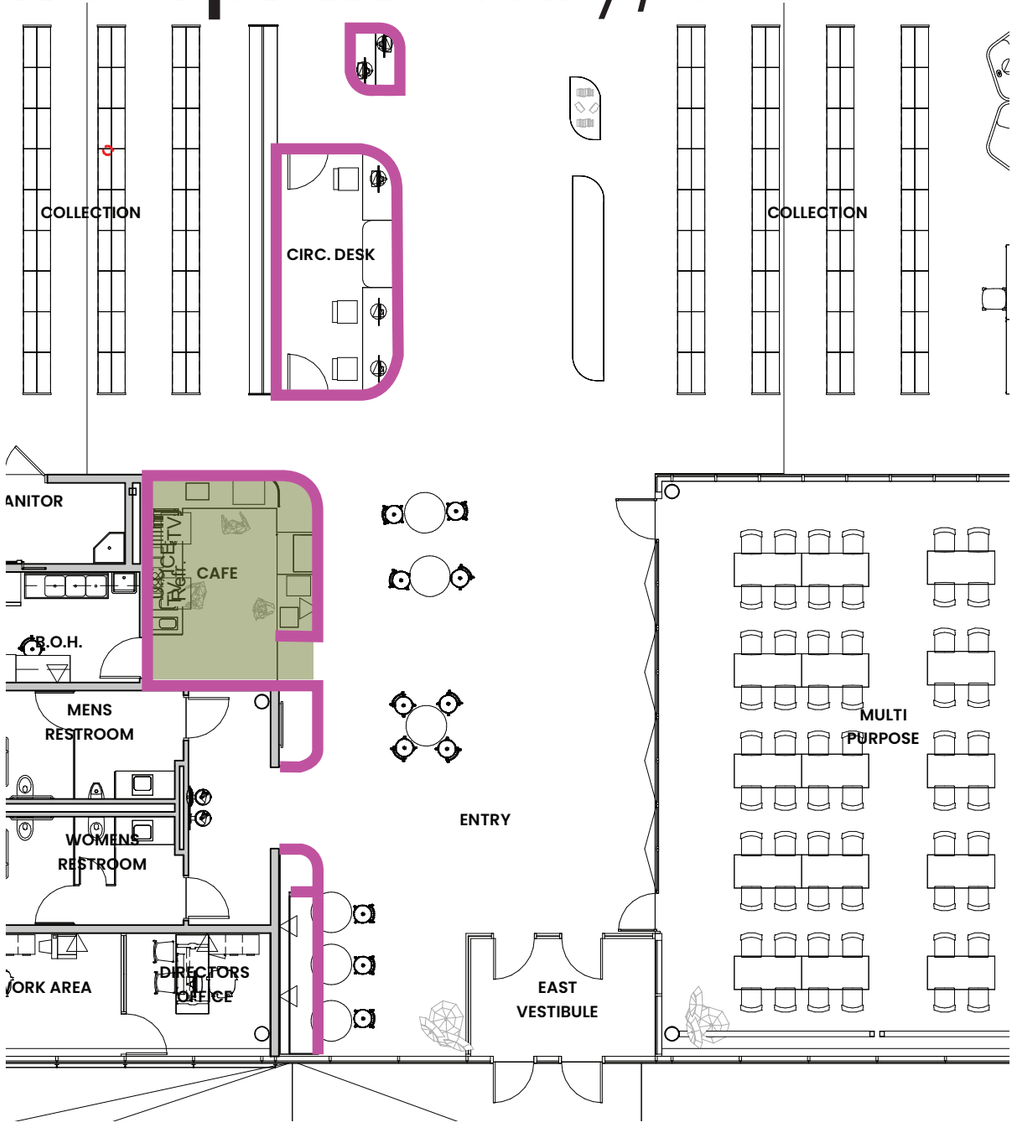
design endpanels/floor







floorplan entry/cafe



tile

acoustic













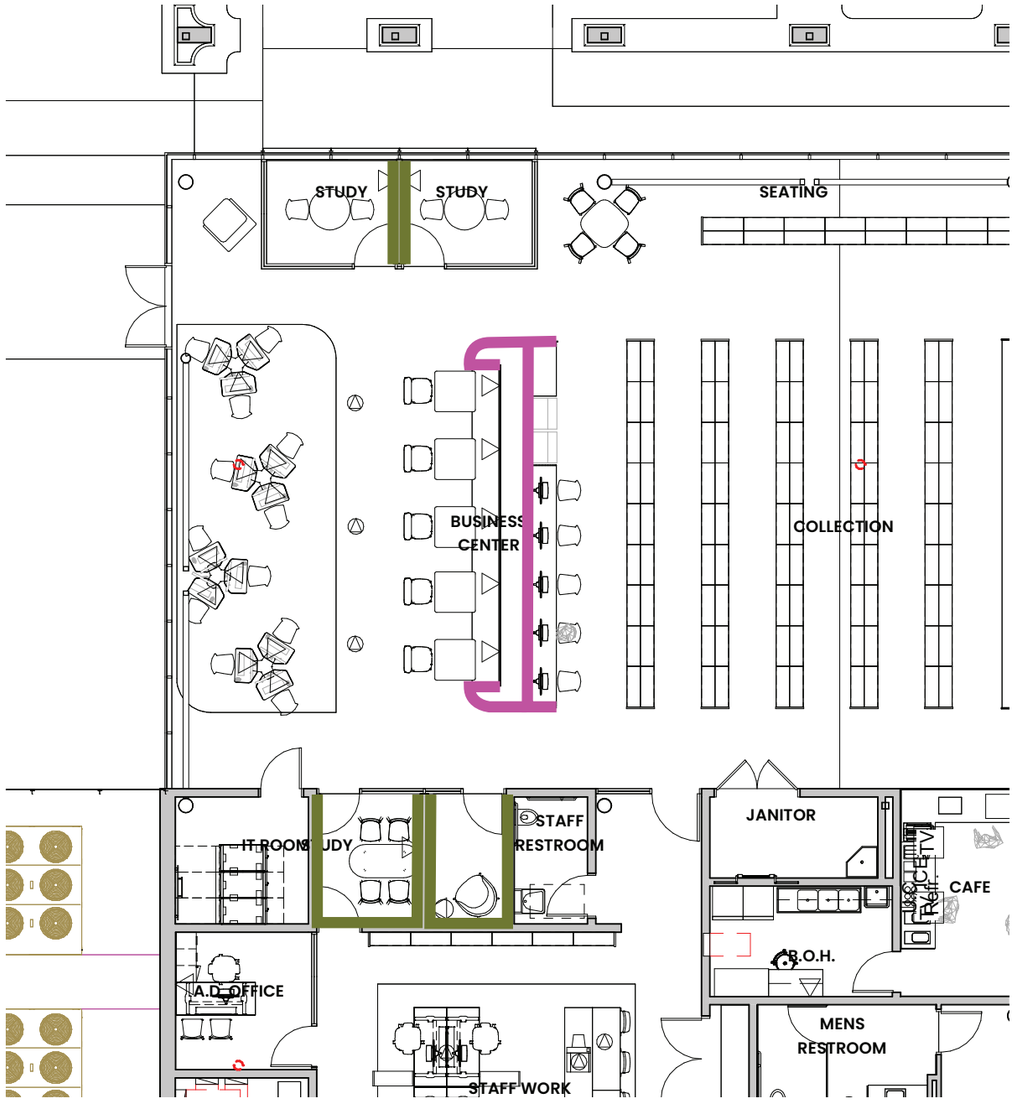
3D entry/cafe



3D entry/cafe



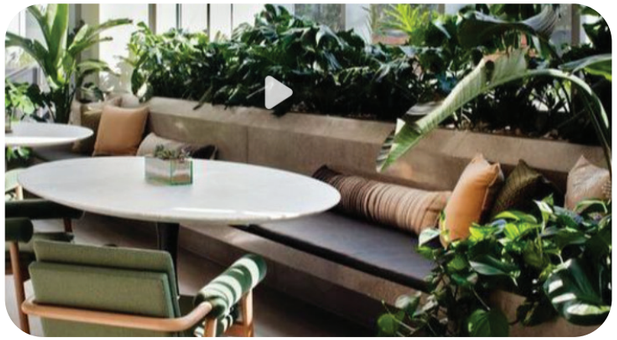
floorplan business



tile

acoustic











3D business center



floorplan multipurpose room



tile

acoustic

drapery













3D multipurpose room



floorplan storytime/maker space/teens

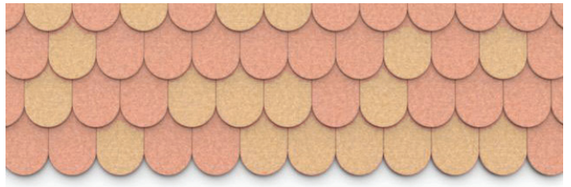


tile

acoustic

drapery











3D storytime



3D teens



floorplan children's



Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-34
From:	
Subject: Discussion and consideration to award the Employee Assistance Program (EAP) to the best qualified and most advantageous bidder and authorize the Mayor to execute any related documents. Possible action. (Staffed by Human Resources Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA Luz Galindo Martin Garza	Created/Initiated New
City Manager Comments: Approve to award best qualified and most advantageous bidder.	
Staff Recommendation:	
Attachments, if any: MEMO COMMISSION RFP EAP, EAP TABULATIONS 2024	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

INTERNAL MEMO
HUMAN RESOURCES DEPARTMENT

DATE: **January 12, 2024**

TO: **Mayor and City Commission**

CC: **Martin Garza, City Manager**

FROM: **Luz Galindo, HR Director**

SUBJECT: **RFP #2023-24-11 Employee Assistance Program**

Employee Assistance Program was awarded back on 03/01/2021 and will expire 02/29/2024.

RFP for Employee Assistance Program was posted on BidNet, we received a total of 3 responses from incumbent Optum, Deer Oaks EAP Services, and ComPsych Guidance Resources. Proposals were reviewed by committee of 3, (Rosalinda Cavazos – Finance Director, Homer Rhodes – Purchasing Agent, and Luz Galindo – HR Director)

Services:
EAP: Live & Virtual Consultations, Management Consultations, Referrals, 24-hour helpline, Website & Application Access,

Work-life Program: Financial, Legal, Identity Theft, Parenting, Childcare, Adult/eldercare Support, Chronic Conditions, Life Learning Education

On-site Critical Incident Response and other training services are available at an additional cost.

TABULATIONS

BIDDER	GUARANTEED RATES	COUNSELING VISITS	PEPM	ANNUAL PREMIUM	ON-SITE CRITICAL INCIDENT RESPONSE	TRAVEL TIME	TRAINING SEMINARS	TRAINING HRS INCLUDED
Deer Oaks	3	3	$1.25	$5,640	$600 (2hrs); $300 per additional hr	No Charge	$300/hour	10
Optum	3 yrs (3% increase year 2 and 3)	3	$1.32	$5,955.84	$250/hour	$100	$250/hour	0
ComPsych	5 years	3	$2.25	$10,152.00	$265/hour	Mutual Agreement based on actual travel cost	$215/hour	2

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-27

From:
Rosalinda Cavazos

Subject:
Discussion and consideration to approve a cost of living (COLA) increase for all non-civil service City employees and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Background:
During the January 6, 2024, workshop, a discussion was held regarding a cost of living adjustment (COLA) for all non-civil service employees. Staff recommended targeting certain positions and moving the starting rate to $12.00 per hour. All other employees would receive a 3% adjustment to their base pay. This would exclude the City Manager, Assistant City Manager and all Department Heads. General fund and enterprise funds would use salary savings from vacancies and overtime to help cover these expenses.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ADELAIDA VEGA Rosalinda Cavazos Martin Garza	Created/Initiated New

City Manager Comments:
Approve as recommended by staff for a starting rate of $12.00 per hour and COLA adjustment.

Staff Recommendation:
Staff recommends approval

Attachments, if any:
011624 Cost of Living Adjustment MEMO

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

Date: January 12, 2024

To: Mayor & City Commission

CC: Martin Garza, City Manager

From: Rosie Cavazos, Finance Director

Re: COLA Adjustment

During the workshop dated January 6, 2024, the topic of a proposed cost of living adjustment was discussed. The workshop began the brainstorming of an approach that is needed to help retain employees long-term. A targeted salary adjustment was assessed to our positions below $12 an hour. Those positions will be analyzed and given the greater of moving their current rate to $12 an hour or a 3% increase. A key importance of the proposed 3% COLA is that it now allows all non-civil service employees to receive a pay increase to help hedge the current inflation cost. The proposed 3% COLA adjustment would cost approximately $318,756 for the remainder of the year. The annual burden cost moving forward will be approximately $461,966. The funds used to implement this year's COLA will come from vacancy and salary savings within the General Fund and Enterprise funds.

Breakdown:
General Fund: $265,947
Water Fund: $24,311
Wastewater Fund: $3,547
Sanitation Fund: $20,961
Airport Fund: $3,991

In the interest of employee retention as it relates to compensation, staff recommends approval of the 3% COLA and targeted salary adjustments fort the pay-period beginning January 21, 2024. This would be reflected in the paycheck dated 02/09/2024.

Standardized Agenda Request Form

Date of Meeting: January 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-41
From:	
Subject: Discussion and consideration adopting the proclamation "It's Time Texas Community Challenge" by proclaiming "Weslaco Community Challenge Day" and community leaders pledging support for a healthy community and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Relations Officer.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA Martin Garza		Created
City Manager Comments: Approve.		
Staff Recommendation:		
Attachments, if any: Community-Challenge-Community-Leader-Pledge-Letter-Sized-1, Proclamation - ITT Community Challenge 2024		
Responsibilities upon Approval:		

IT'S TIME TEXAS COMMUNITY CHALLENGE

IT'S TIME TO RALLY **YOUR COMMUNITY**
TOGETHER, WE **WILL TRANSFORM TEXAS!**

COMMUNITY LEADER PLEDGE

As a trusted leader within your organization and broader community, we count on you to motivate and inspire others to prioritize their health. By submitting the pledge to be official Community Challenge partner, your organization is committing to:

- ☑ Actively promote Community Challenge registration and encourage participation within your sphere of influence.
- ☑ Recruit other like-minded local organizations and leaders to join our cause in building healthier communities.
- ☑ Organize health-related group activities to foster social support systems.
- ☑ Promote Community Challenge across your organization's social media accounts and other informal communication channels.

I recognize that a healthy community is more united, productive, and prosperous. I am dedicated to fostering the well-being of my community and vow to contribute to its lasting health for generations to come.

SIGNATURE

CITY/ORGANIZATION

This institution is an equal opportunity provider. This material was funded by USDA's Supplemental Nutrition Assistance Program-SNAP. The SNAP logo is a service mark of the U.S. Department of Agriculture. USDA does not endorse any goods, services, or enterprises.

WHEREAS, the City of **Weslaco** is committed to promoting the health and well-being of all its citizens; and

WHEREAS, the path towards a healthier Texas, begins one step at a time though every day Texans; and

WHEREAS, Healthier Texans build stronger communities, and stronger communities create a healthier Texas, a healthier Texas is a better Texas.; and

WHEREAS, the 12th Annual eight-week Community Challenge, hosted by It's Time Texas, is an opportunity to join and encourage more than 25,000 fellow Texans to take simple actions to improve their health; and

WHEREAS, various researchers have concluded that on average, it takes 2 months before a new behavior becomes solidified; and

WHEREAS, the Community Challenge encourages and rewards healthy habits leading to enhanced individual participation and community involvement; and

WHEREAS, increased community involvement will encourage more of our community to get involved and prioritize their health and well-being; and

WHEREAS, together we will build a healthier Texas, starting with the It's Time Texas Community Challenge 2024.

NOW, THEREFORE, I, **Adrian Gonzalez**, **Mayor of Weslaco** do hereby proclaim **January 16th, 2024**, as: **"Weslaco Community Challenge Day"** in the City of Weslaco, and urge the community to participate in the It's Time Texas, Community Challenge, which begins January 8, 2024 and continues until March 3, 2024. The Community Challenge is an opportunity to join as a community and build a healthier state, increase health equity, and create Health Champions that will inspire those around them to lead healthier, longer lives. It's Time Texas believes that every Texan, regardless of zip code, deserves access to health tools, because health starts here.

PROCLAIMED this 16th day of January 2024.