

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

**FEBRUARY 7, 2024, 5:30P.M.
LEGISLATIVE CHAMBERS
255 S. KANSAS AVENUE**

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, PZ Commissioner

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jose Treviño, PZ Commissioner

Jim Forward, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JANUARY 17, 2024**

On Wednesday, January 17, 2024, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

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

Also, present were Mike Swinnea, Assistant Fire Marshall, Salvador Ayar, Assistant Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mrs. De la Fuente called the roll call noting that, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. January 4, 2024, Regular Meeting

Commissioner Summers made a motion to approve the minutes of January 4, 2024, seconded by Commissioner Crockett. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 2420 E Business 83, also being West Tract N355.23' IRR TR LOT 1 FT 702 1.44AC GR 1.30AC NET, Weslaco, Hidalgo County, Texas.

Mrs. de la Fuente stated that notice appeared in the Monitor on December 20, 2023, there were fourteen (14) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Mrs. Teresa Ramos stated the event center would only be for small gatherings such as birthday parties, no alcohol would be allowed, and the hours of operation would be no later than 11pm. As for the capacity of the building Mrs. Ramos would comply to the fire marshal's recommendation.

Commissioner Summers made a motion to approve the rezone, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration to approve Conditional Use Permit to obtain a Wholesaler's Permit and Branch Distributor's License, at 3311 Development Drive, also being Lot 12, Mid-Valley International Industrial Park Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on December 20, 2023, there were seven (7) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval based on 2045 zone map identifies area for commercial use.

Commissioner Summers made a motion to close the Public Hearing, seconded by Commissioner Crockett. Motion carried.

Mr. Adrian Leal general manager representative stated that they will be redirecting the night traffic towards 1015 to avoid any complains with the surrounding neighborhood and the hours of operation would be from 4am to 8pm.

Mrs. de la Fuente advise the Commission that the Conditional Use Permit was for a Local Distributors License and would not require an annual renewal.

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

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary and/or Final Plat for Villas on Sugar Cane Subdivision being 2.349 acre out of Farm Tract 57, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 9 North Road, approximately 500ft west of Mile 4 ½ West Road.

Mrs. Arevalo stated the proposed development is a twenty-four (24) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco. Staff recommends approval of the Preliminary and Final Plat.

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

B. Discussion and consideration for the Preliminary and/or Final Plat for Angelita Estates Subdivision being 3.441 acre out of Farm Tracts 799, West Tract Subdivision, Weslaco,

Hidalgo County, Texas. Located approximately 535ft south of Tierra Santa Dr. on the East side of S. Border Ave.

Mrs. Arevalo stated the proposed three (3) 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 the City of Weslaco. The applicant is requesting a variance for off-site drainage and is pending letter form the irrigation. Staff recommends approval of Final plat and compliance with the ordinance on the variance.

Commissioner Summers made a motion to approve the Preliminary only, contingent on clarification of the sanitary sewer, seconded by Commissioner Crockett. Motion carried.

C. Discussion and consideration of the Final Plat for Rio Orchards Estates Subdivision being 19.45 acres out of Farm Tracts 757 and 758, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E Mile 5 N on the North Side.

Ms. Arevalo stated the proposed fifty-three (53) 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 the City of Weslaco through an 8" sewer line. The applicant is requesting a variance for off-site drainage and has provided the letters of support. Staff recommends approval of Final plat and compliance with the ordinance on the variance.

Commissioner Summers made a motion to approve the Final plat, with variance request for off-site drainage, seconded by Commissioner Torres. Motion carried.

D. Discussion and consideration for the Annexation of West and Adams Tract Subdivision– being a 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas. Located approximately 765ft south of E Mile 5 ½ N.

Mrs. Arevalo stated this the proposed development is currently 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. The proposed development is contiguous to city limit lines. Staff recommends approval.

Commissioner Summers made a motion to approve the annexation request, seconded by Commissioner Crockett. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:15p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Absent
Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Absent
Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 7, 2024	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Alan Dewaikat.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit at 636 E Interstate Highway 2, Suite 105, also being Lot 3, Shops at North Bridge Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On- Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 24, 2024. Eleven (11) property owners within 200 feet of the applicant's property were notified by letter on January 26, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval of the Conditional Use permit.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. USE-000576-2024

PROPOSED PROJECT

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

Lot 3 Block _____

Subdivision Name shops at N bridge

Street Address 1036 E interstate highway 2

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request on-permise / off permise sale of alcoholic beverage / Restaurant

What, if anything, is planned to minimize the impact on the surrounding land uses: serving alcoholic beverage will be limited within Restaurant/business property, and designated area

ad \$300.00 non-refundable filing fee.

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

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

ad City and school tax receipts attached.

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

APPLICANT

Name Alan Jawaii Kat Phone 956 9700475

Address 2505 SC st Fax: _____

City mcallen State TX Zip Code 78503 E-Mail: allen@stefanos pizza express.com

OWNER

Name SHOPS AT N BRIDGE Phone 210.667.6466

Address 245 LUTHER DRIVE Fax: _____

City SAN ANTONIO State TX Zip Code 78212 E-Mail: CRAIG Q. CORPORATE ASSET PARTNERS.COM

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

Yes _____ No ✓

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

Signature [Signature] Date 12.30.2023

Owner CITING CARRANSON / MANAGER

Signature [Signature] Date 12.30.2023

Applicant

Signature _____ Date _____

Authorized Agent

CITY OF WESLACO	
Accepted By _____	Date Paid _____
Notice of Public Hearing 200' of Proposed Site	Date _____
P & Z Notice of Public Hearing	Date _____
City Commission Notice in Newspaper	Date _____
Presented to P & Z Approved _____	Date _____
Presented to City Council Approved _____	Date _____

REC#: 03119905 1/02/2024 2:51 PM
OPER: LES TERM: 039
REF#: 1205
PAID BY:

TRAN: 800.0000	ENERGOV PAYMENT
INV-00016484	305.00CR
DEWAIKAT, ALAN	
CAINVOICEFEE	300.00CR
CAINVOICEFEE	5.00CR
TENDERED:	300.00 CHECK
	5.00 CASH
APPLIED:	305.00-
CHANGE:	0.00



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 314645

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:	314645
Applicant Name:	stefanos pizza express llc
License Type applied for:	Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	821521811
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No

Initial Application Information

Authority Type:	I am a principal or authorized user with binding authority
Legal First Name:	alan
Legal Middle Name:	ayoub
Legal Last Name:	dewaikat
Email Address:	allen@stefanospizzaexpress.com
Phone Number:	956-970-0475

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
stefanos pizza express llc	ALAN DEWAIKAT	Manager and/or Officer, Member	100

Basic Business information

Business/Trade Name: stefanos pizza express llc

What is your primary business at this location? Restaurant

Location's Phone Numbers

Business Phone Number 956-970-0475

Alternate Phone Number 956-884-7715

Location Address

Address: 636 East Interstate Highway 2, Weslaco, TX, USA, ste 105 , Weslaco, TX,
United States, Hidalgo 78596

Is your location within city limits? Yes

Mailing Address Information

Address: 4201 W Business 83, harlingen , TX, United States, Cameron 78552

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

Location Additional Information
--

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 8/14/2023

Projected Sales Information

Sales Year: 2024
Alcohol Sale: \$10,000.00
Food Sales: \$900,000.00
Total Sales: \$910,000.00

Property Ownership

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

Franchise Agreement

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

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type

Property Ownership Type

Entity Name

Building

Lessor

STEFANOS PIZZA EXPRESS LLC

Location Diagram

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

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

PLANNING DEPARTMENT

January 26, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, February 7, 2024, and the City Commission will hold a public hearing on February 20, 2024, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 7, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Alan Dewaikat is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retailer's On-Premise Permit at 636 E Interstate Highway 2, Suite 105, also being Lot 3, Shops at North Bridge Subdivision, Weslaco, Hidalgo County, Texas.

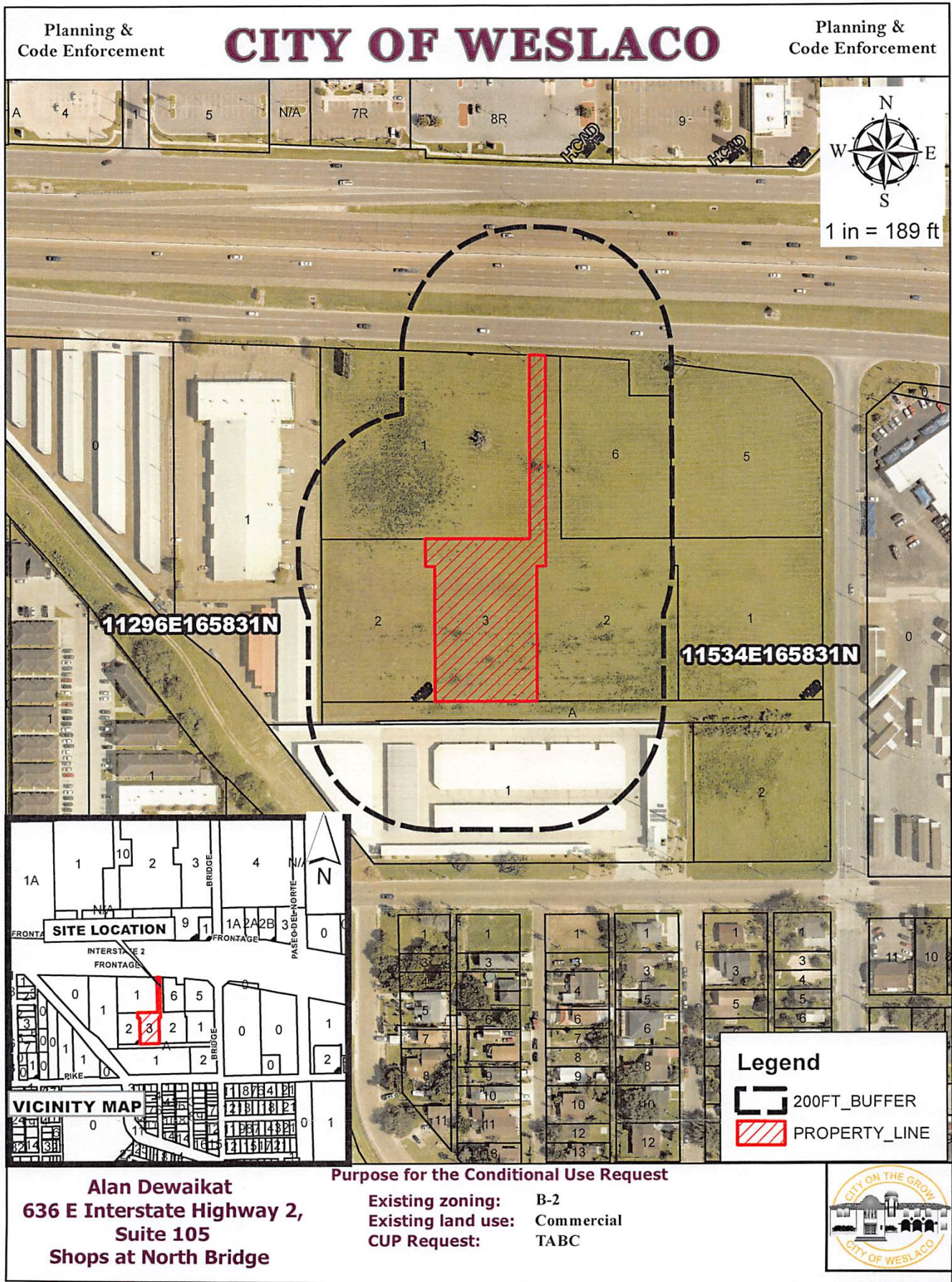
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

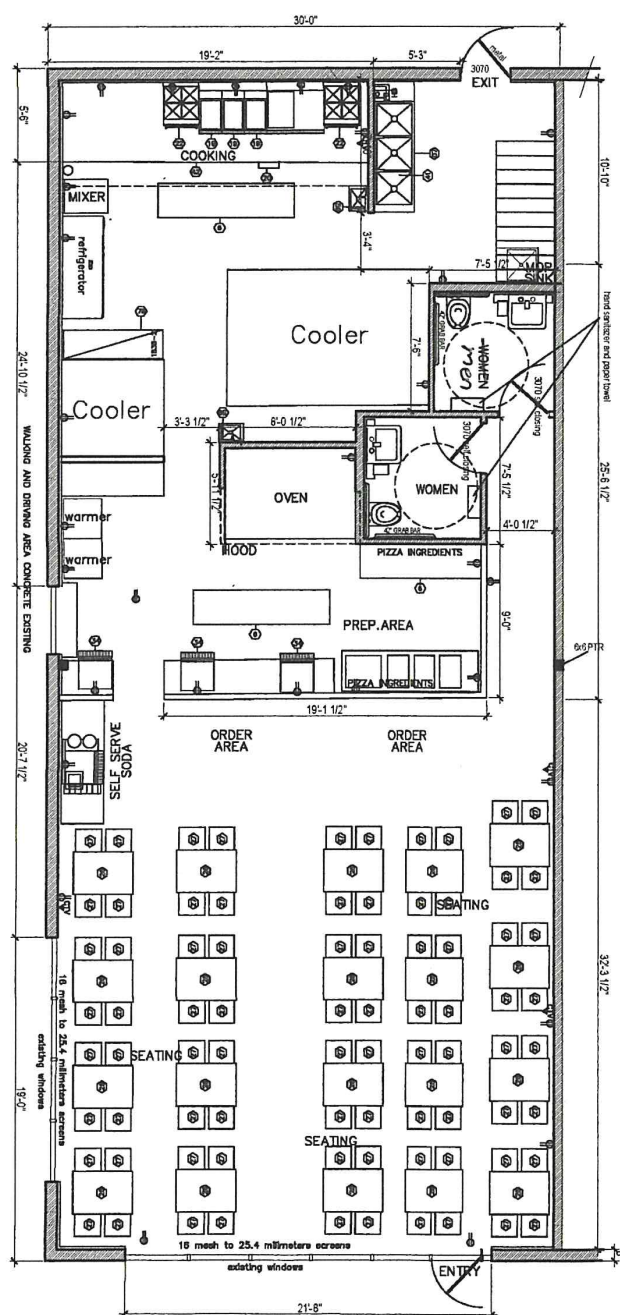
Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

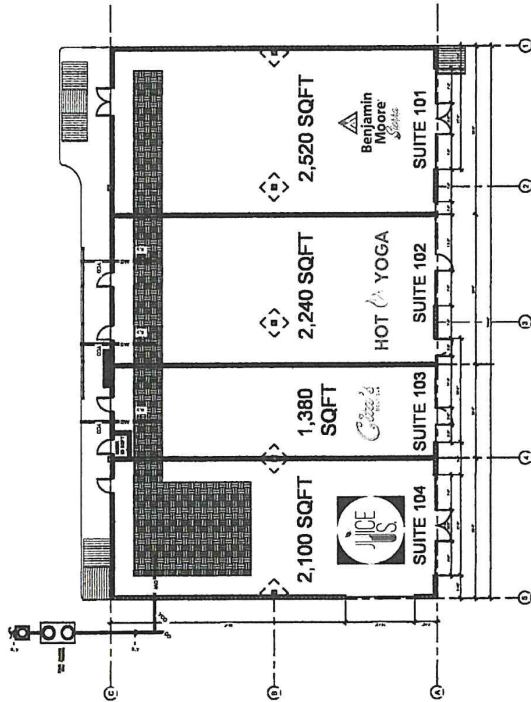
JAN 19, 2024

AATTIC IV LP 2805 S 77 SUNSHINE STRIP HARLINGEN TX 78550	A6320-04-000-0001-00 ATTIC 4 LOT 1 799 E PIKE BLVD	L: 377664 B: 1206290
HARLINGEN INVESTOR II 6646 IRON HORSE BLVD NORTH RICHLAND HILLS TX 76180	H1210-02-000-0001-00 HARLINGEN INVESTOR 2 LOT 1 502 E EXPRWY 83	L: 1222609 B: 610644
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0001-00 SHOPS AT N. BRIDGE LOT 1 736 E INTERSTATE 2	L: 929563 B: 556839
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0002-00 SHOPS AT N. BRIDGE LOT 2 702 E INTERSTATE 2	L: 1000797 B: 556839
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0003-00 SHOPS AT N. BRIDGE LOT 3 636 E INTERSTATE 2	L: 782638 B: 288597
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0004-00 SHOPS AT N. BRIDGE LOT 4	L: 848325 B: 365039
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0005-00 SHOPS AT N. BRIDGE LOT 5 726 E INTERSTATE 2	L: 957429 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0006-00 SHOPS AT N. BRIDGE LOT 6 716 E INTERSTATE 2	L: 719748 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-000A-00 SHOPS AT N. BRIDGE OUT PARCEL "A"	L: 5528 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0007-00 SHOPS AT N. BRIDGE LOT 7	L: 759406 B: 0
SHOPS AT N BRIDGE LLC 105 SEQUOIA DR SAN ANTONIO TX 78232	S3285-00-000-0008-00 SHOPS AT N. BRIDGE LOT 8	L: 644919 B: 0

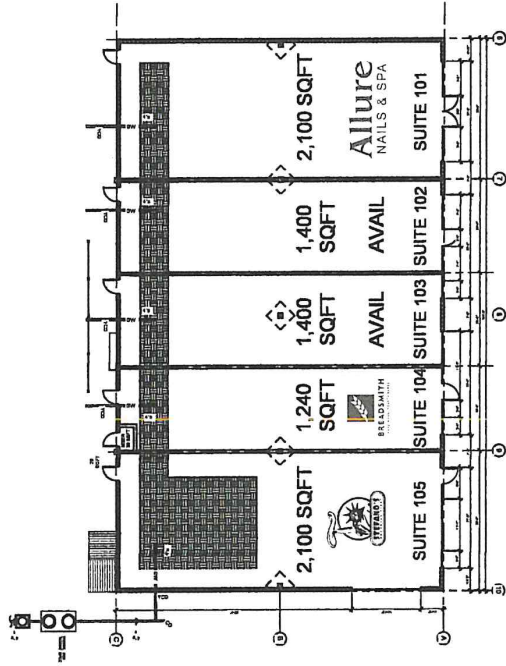
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EQUIPMENT & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

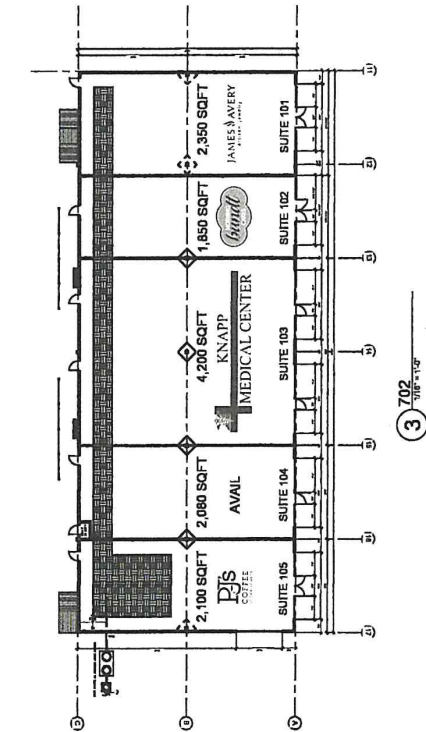
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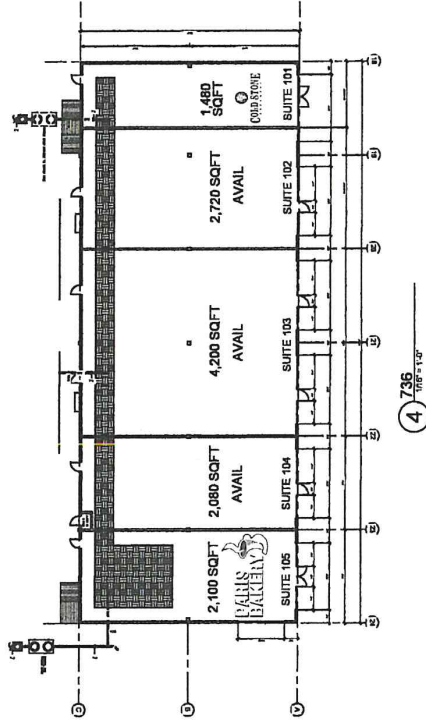
602 E Interstate Highway 2, Weslaco, TX 78596



636 E Interstate Highway 2, Weslaco, TX 78596



702 E Interstate Highway 2, Weslaco, TX 78596



736 E Interstate Highway 2, Weslaco, TX 78596

REVISION	DATE	BY
1	02/07/24	WESLACO

PROJECT: 22 01 07
ALL BUILDINGS
AS INDICATED
SHOPS AT N BRIDGE

B105
BLDG D - FLOOR PLAN



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 7, 2024	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Tomasita Hernandez.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 219 S Texas Blvd., also being Lot 26, Block 13, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on January 24, 2024. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on January 26, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT



The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm. 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-000578-2023

PROPOSED PROJECT

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

Lot 26 Block 13

Subdivision Name Townsite of Weslaco

Street Address 219 S. Texas Blvd, Weslaco, Texas 78596

Existing Zoning Boulevard Center Existing Land Use Empty

Purpose for the Conditional Use Permit Request RENATA'S EVENT CENTER

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 TOMASITA HERNANDEZ Phone 956 4630120

Address 403 R St. Fax: _____

City WESLACO State TEXAS Zip Code 78596 E-Mail: htomasita1084@gmail.com

OWNER

Name TOMASITA HERNANDEZ Phone 956 4630120

Address 403 R St. Fax: _____

City WESLACO State TX. Zip Code 78596 E-Mail: htomasita1084@gmail.com

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

Yes ✓ No _____

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

Signature _____ Date JAN, 04, 24

Owner

Signature _____ Date JAN, 04, 24

Applicant

Signature _____ Date JAN, 04, 24

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 _____

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

PLANNING DEPARTMENT

January 26, 2024

Legal Notice

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Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on February 7, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Tomasita Hernandez is requesting to a Conditional Use Permit to operate an Event Center, at 219 S Texas Blvd., also being Lot 26, Block 13, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

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

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

Sincerely,

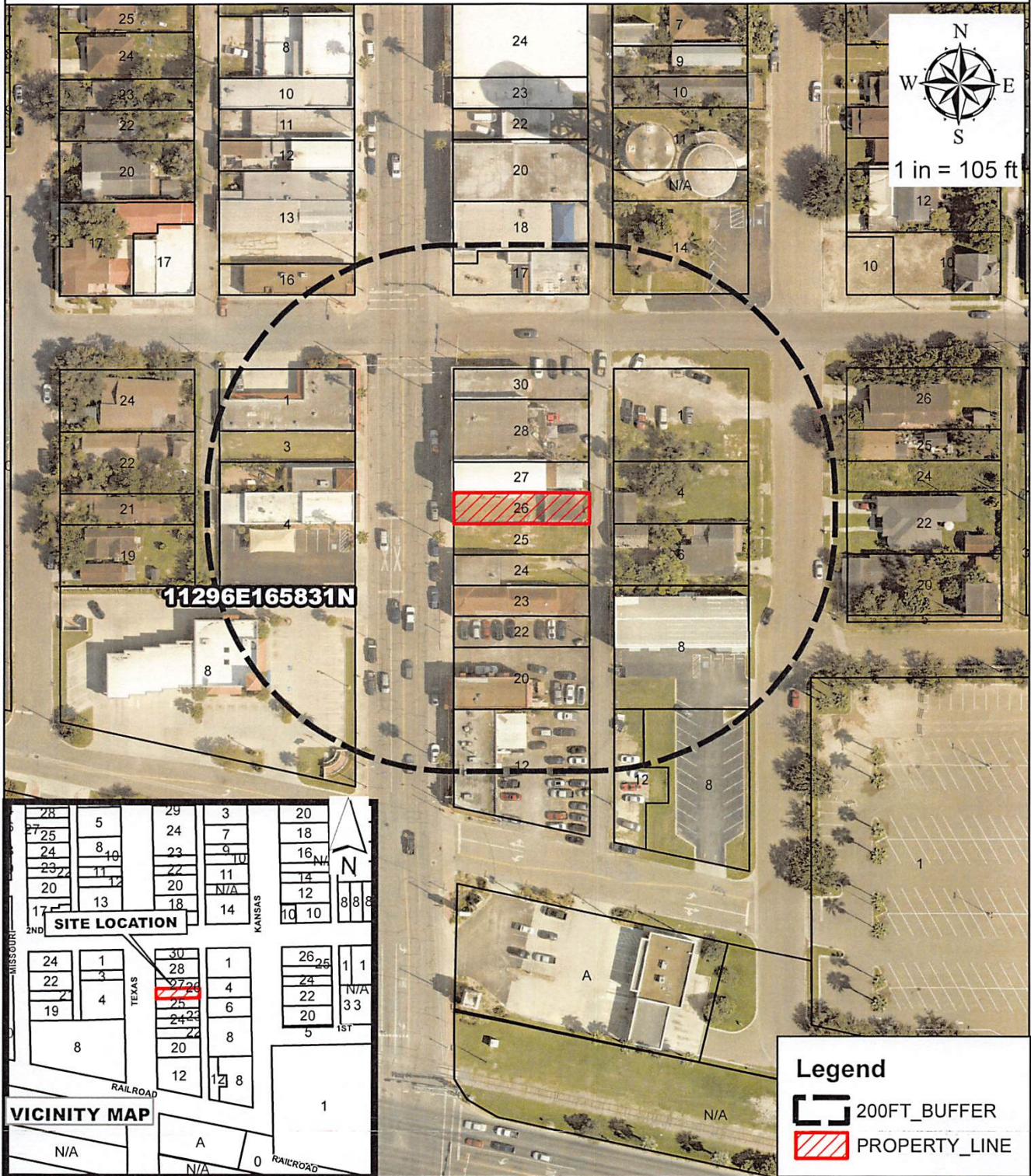
A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente".

Rebekah de la Fuente
Planning Director

Planning &
Code Enforcement

CITY OF WESLACO

Planning &
Code Enforcement



Tomasita Hernandez
219 S Texas Blvd.
Weslaco Original Townsite

Purpose for the Conditional Use Request

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



City of Weslaco Code Enforcement Dept.

JAN 19, 2024

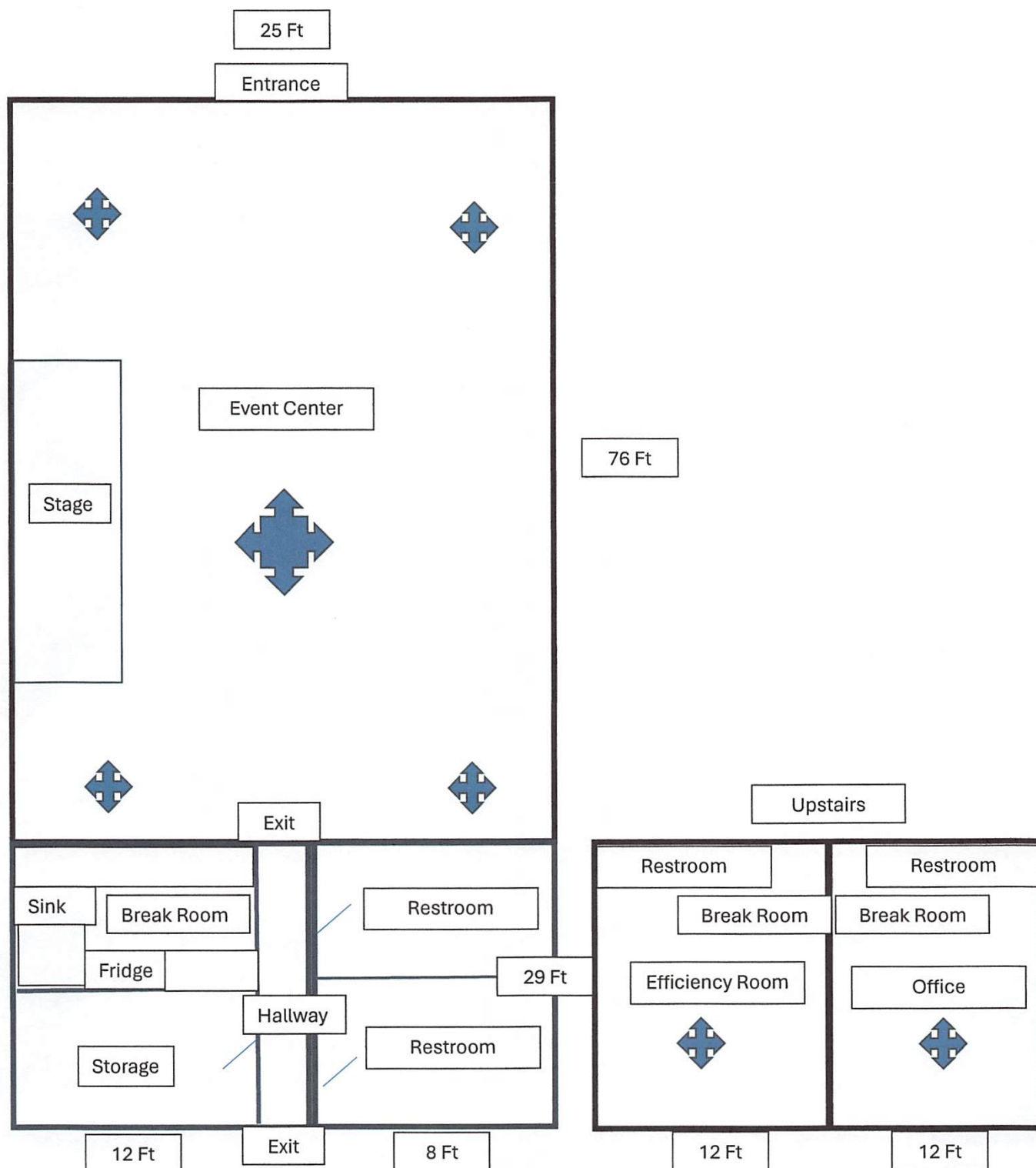
RAMOS MANUEL & SYLVIA 314 W MILE 10 N WESLACO TX 78599	W2300-00-001-0013-00 WESLACO ORIGINAL TOWNSITE BLK 1 LT 164 S TEXAS BLVD	L: 63525 B: 161535
OLIVAREZ FAMILY COMPANY LLC PO BOX 1667 WESLACO TX 78599	W2300-00-001-0016-00 WESLACO ORIGINAL TOWNSITE BLK 1 LT 168 S TEXAS BLVD	L: 35475 B: 80855
CITY OF WESLACO 255 S KANSAS AVE WESLACO TX 78596	W2300-00-00D-0014-00 WESLACO ORIGINAL TOWNSITE BLK D 0 S KANSAS AVE	L: 65175 B: 32501
TORRES JOSE JR 5206 N MILE 4 WEST WESLACO TX 78599	W2300-00-00D-0017-00 WESLACO ORIGINAL TOWNSITE LOT 17 & LOT 18 163 S TEXAS BLVD	L: 36865 B: 58650
GARZA CARLOS J 161 S TEXAS BLVD WESLACO TX 78596	W2300-00-00D-0018-00 WESLACO ORIGINAL TOWNSITE N15' LOT BLK D 161 S TEXAS BLVD	L: 44440 B: 98076
OLIVAREZ FAMILY COMPANY LLC PO BOX 1667 WESLACO TX 78599	W2300-00-012-0001-00 WESLACO ORIGINAL TOWNSITE BLK 12 200 S TEXAS BLVD	L: 50325 B: 54450
OLIVAREZ RENTALS & REAL ESTATE PO BOX 1667 WESLACO TX 78599	W2300-00-012-0003-00 WESLACO ORIGINAL TOWNSITE BLK 12 204 S TEXAS BLVD	L: 32313 B: 0
MONTALVO RAMON III TRUSTEE MONTALVO LIVING TRUST PO BOX 2 WESLACO TX 78599	W2300-00-012-0004-00 WESLACO ORIGINAL TOWNSITE BLK 12 212 S TEXAS BLVD	L: 84700 B: 129576
LONE STAR NATIONAL BANK PO BOX 1127 PHARR TX 78577	W2300-00-012-0008-00 WESLACO ORIGINAL TOWNSITE BLK 12 214 S TEXAS BLVD	L: 232925 B: 482733
MARINES MIGUEL ANGEL 1503 E CHERRY BLOSSOM WESLACO TX 78596	W2300-00-013-0001-00 WESLACO ORIGINAL TOWNSITE LOT 1-3 200 S KANSAS AVE	L: 78788 B: 0
RGV IDEAL HOMES CONSTRUCTION 301 LOS RANCHITOS ST WESLACO TX 78596	W2300-00-013-0004-00 WESLACO ORIGINAL TOWNSITE BLK 13 208 S KANSAS AVE	L: 52526 B: 3888
BUSTILLOS ADELA & ELENA 210 S KANSAS AVE WESLACO TX 78596	W2300-00-013-0006-00 WESLACO ORIGINAL TOWNSITE BLK 13 210 S KANSAS AVE	L: 35250 B: 29965

City of Weslaco Code Enforcement Dept.

JAN 19, 2024

JEL INVESTMENT PROPERTIES LLC 512 W 16TH ST WESLACO TX 78596	W2300-00-013-0008-00 WESLACO ORIGINAL TOWNSITE LOTS 8 LOT 12 THRU 16 BLK 13 1 1ST ST	L: 101461 B: 268074
SILVA MANUEL PEREZ 3105 BOYCE CIR N DONNA TX 78537	W2300-00-013-0012-00 WESLACO ORIGINAL TOWNSITEAN IRR U 16 & ALL OF LOTS 17 THRU 19 BLK 13 253 S TEXAS BLVD REAR	L: 94507 B: 104227
SILVA MANUEL PEREZ & MARGARITA 2207 LARGO ST WESLACO TX 78596	W2300-00-013-0020-00 WESLACO ORIGINAL TOWNSITE BLK 13 241 S TEXAS BLVD	L: 55550 B: 63384
AGUILAR SANDRA LUZ MATEOS 120 SOUTH LYON MERCEDES TX 78570	W2300-00-013-0022-00 WESLACO ORIGINAL TOWNSITE BLK 13 233 S TEXAS BLVD	L: 35475 B: 1328
AGUILAR SANDRA LUZ MATEOS 120 SOUTH LYON MERCEDES TX 78570	W2300-00-013-0023-00 WESLACO ORIGINAL TOWNSITE BLK 13 229 S TEXAS	L: 35475 B: 29434
WESLACO LOAN CO 225 S TEXAS BLVD WESLACO TX 78596	W2300-00-013-0024-00 WESLACO ORIGINAL TOWNSITE BLK 13 225 S TEXAS BLVD	L: 35475 B: 35316
RODRIQUEZ ISAAC D 225 S TEXAS BLVD WESLACO TX 78596	W2300-00-013-0025-00 WESLACO ORIGINAL TOWNSITE BLK 13 221 S TEXAS BLVD	L: 35475 B: 0
HERNANDEZ TOMASITA 403 R ST WESLACO, TX 78596	W2300-00-013-0026-00 WESLACO ORIGINAL TOWNSITE E31'-LOT 219 S TEXAS BLVD	L: 35476 B: 24494
HERNANDEZ TOMASITA DBA ULTIMATE-DO SPA & SALON 403 R ST WESLACO TX 78596	W2300-00-013-0027-00 WESLACO ORIGINAL TOWNSITE BLK 13 215 S TEXAS BLVD	L: 35475 B: 88223
MARINES MIGUEL ANGEL & ALMA 1503 E CHERRY BLOSSOM CIR WESLACO TX 78596	W2300-00-013-0028-00 WESLACO ORIGINAL TOWNSITE BLK 13 203 S TEXAS BLVD	L: 55550 B: 187651
MARINES MIGUEL A & ALMA R 1503 E CHERRY BLOSSOM CIR WESLACO TX 78596	W2300-00-013-0030-00 WESLACO ORIGINAL TOWNSITE BLK 13 201 S TEXAS BLVD	L: 35475 B: 77125

Weslaco, Texas 78596

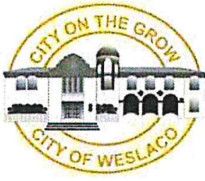




**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: February 7, 2024	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC- Omar Cano, P.E.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Bridge Heights Subdivision being 12.137 acres out of Farm Tracts 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 765ft South of E. Mile 5 ½ N. Possible Action.	
Discussion/Overview: The proposed twenty-nine (29) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

DocuSign Envelope ID: 0431D7A0-17E0-482C-80E0-E955C171EF21



SUBDIVISION PLATTING APPLICATION

PLAT-000593-2024



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. BY:

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: Bridge Heights

Location: Bridge Ave. just north of Mile 5 N. Rd.

Legal Description: A 12.137 acre tract of land, out of farm tract 757, and farm tract 758, the west and adams tracts recorded in volume 2, page 34-37, Hidalgo County, Texas.

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Agriculture Proposed Land Use: Multi-Family

Number of Lots Proposed: 29 Gross Acreage: 12.137

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: South Texas Providential Development, LLC Telephone: (956) 784-9874

Address: 1108 Houston Way Fax: _____

City: San Juan State: TX Zip: 78589 E-mail: marc@ursa-holdings.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC Telephone: (956) 403-1314

Address: 138 Paseo del Prado Ste. 7 Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: omar.cano@supremeengineering.com

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

DocuSign Envelope ID: 0431D7A0-17E0-482C-80E0-E955C171EF21

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: City of Weslaco

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 1</u>	☒ YES ☐ NO Irrigation District <u>No. 9</u>
--	--

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
- _____ 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

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

DocuSign Envelope ID: 0431D7A0-17E0-482C-80E0-E955C171EF21

- _____ 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 1/2 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.**

DocuSign Envelope ID: 0431D7A0-17E0-482C-80E0-E955C171EF21

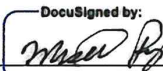
AUTHORIZATION AND ACKNOWLEDGEMENTS

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.

Misael Perez

Owner Printed Name: _____

Owner Signature:  Date: 1/31/2024

South Texas Providential Development, LLC

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: _____



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: Bridge Heights
Location: S. Bridge Ave. Rd between E. Mile 5 N Rd. and E. Mile 5 1/2 N. Rd
Applicant: Supreme Engineering ☐ Owner ☒ Agent
Address: 135 Paseo del Prado Ste 7 Edinburg TX 78539 Phone Number: (956) 403-1314

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multi-Family Detached	11.327		116	59	70	819

Comments: _____
Prepared by: Omar Cano Date: _____
Address: 135 Paseo del Prado Ste 7 Edinburg, TX 78539 Phone Number: (956) 403-1314

(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#: _____

Trip Generation Report

Bridge Heights Subdivision

Weslaco, Texas

Prepared by:

SUPREME
ENGINEERING

Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo del Prado Ste. 7
Edinburg, TX 78539
(956) 272-2246

January 22, 2024



, P.E.

Estimated Trip Generation

The 11th Edition of the ITE Trip Generation manual was used to estimate the projected trip generation. These estimations were calculated for the AM and PM peak hours for the generator using land uses Multi-Family Detached Housing (ITE Code: 220). The total trip and projections are shown in Table 1.

Average Vehicle Trip Ends vs. Number of Dwelling Units

Morning Analysis

- On a weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **7 and 9 AM**.
- Directional Distribution: **24% entering, 76% exiting**

$$T = 0.31 (X) + 22.85 \text{ - ITE Trip Generation 11}^{\text{th}} \text{ Edition Volume 3}$$

Where:

T = Average Vehicle Trip Ends

X = Number of Dwellings – **116 Apartment Units**

$$T = 0.31 (116) + 22.85 \approx 59$$

- Directional Distribution
 - $T_{\text{enter}} = 59 (0.24) \approx \mathbf{14 \text{ trip/hour}}$
 - $T_{\text{exit}} = 59 (0.76) \approx \mathbf{45 \text{ trip/hour}}$

Afternoon Analysis

- On a weekday, Peak Hour of Adjacent Street Traffic, One Hour Between **4 and 6 PM**.
- Directional Distribution: **63% entering, 37% exiting**

$$T = 0.43 (X) + 20.55 \text{ - ITE Trip Generation 11}^{\text{th}} \text{ Edition Volume 3}$$

Where:

T = Average Vehicle Trip Ends

X = Number of Dwellings – **116 Apartment Units**

$$T = 0.43(116) + 20.55 \approx 70$$

- Directional Distribution
 - $T_{\text{enter}} = 70 (0.63) \approx \mathbf{44 \text{ trip/hour}}$
 - $T_{\text{exit}} = 70 (0.37) \approx \mathbf{26 \text{ trip/hour}}$

Table 1. Total Projected Trips

ITE Code	Trips		%Entering / %Exiting	
	A.M.	P.M.	A.M.	P.M.
220 – MULTIFA-Family Detached Housing	59	70	14/44	45/26

Study Results

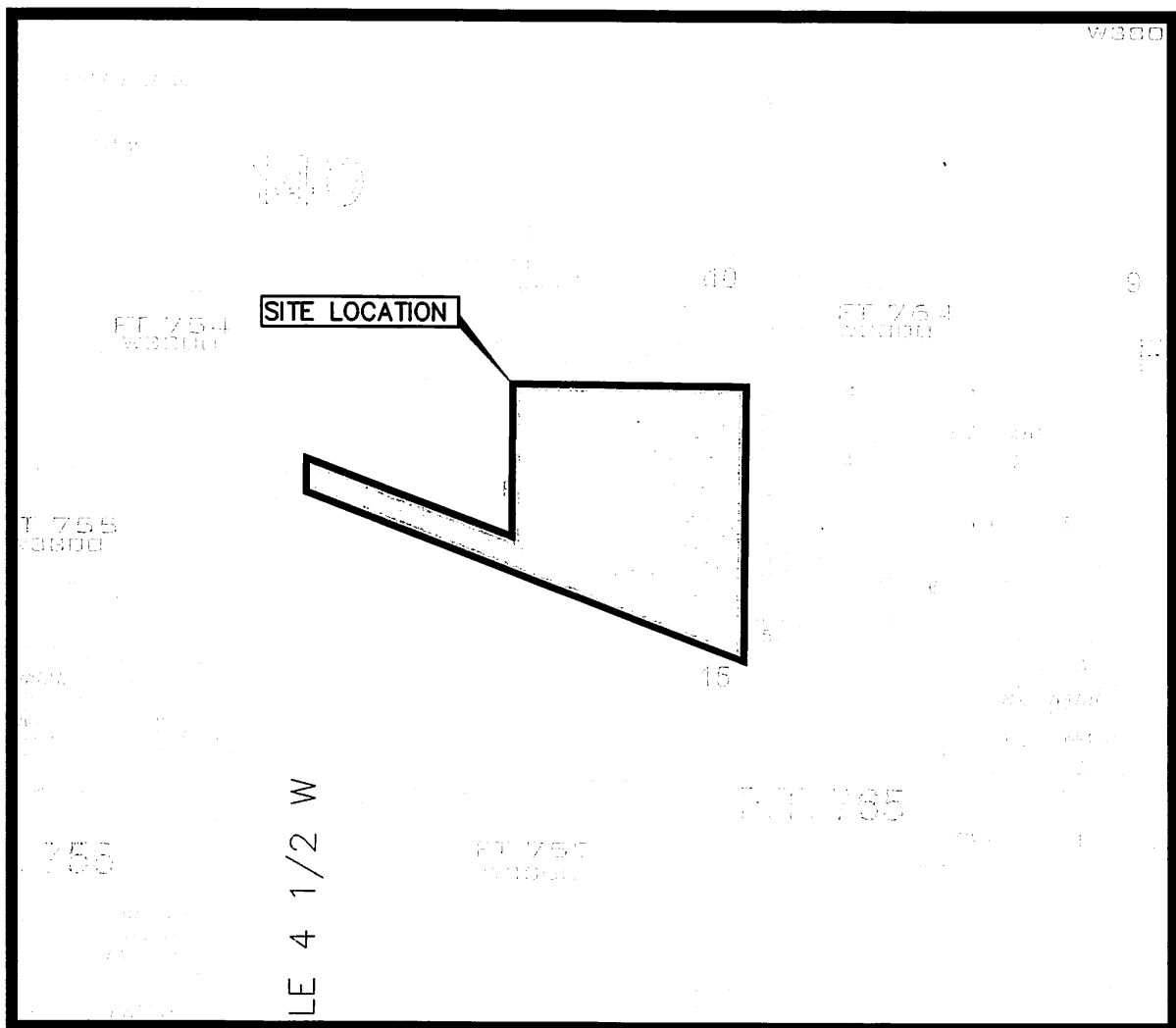
This traffic study identified one generator; the proposed multi-family detached dwelling. The total peak hour trips for morning (AM) and afternoon (PM), respectively, is less than 100; therefore, a Traffic Impact Analysis is **NOT REQUIRED** as per ITE Trip Generation manual.

Table 1. Total Projected Trips

ITE Code	Trips		%Entering / %Exiting	
	A.M.	P.M.	A.M.	P.M.
220 – MULTIFA-Family Detached Housing	58.81	70.43	14.11/44.70	44.37/26.06

Study Results

This traffic study identified one generator; the proposed multi-family detached dwelling. The total peak hour trips for morning (AM) and afternoon (PM), respectively, is less than 100; therefore, a Traffic Impact Analysis is **NOT REQUIRED** as per ITE Trip Generation manual.



LOCATION MAP

BRIDGE HEIGHTS SUBDIVISION

12.137 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758,
THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP
RECORDS HIDALGO COUNTY, TEXAS,

DATE: NOVEMBER 2023

1/22/24, 10:49 AM

itetripge.org/query

Graph2?code=220&ivlabel=UNITS220&timeperiod=T

E&x=116&edition=685&locationCode=Gener...

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

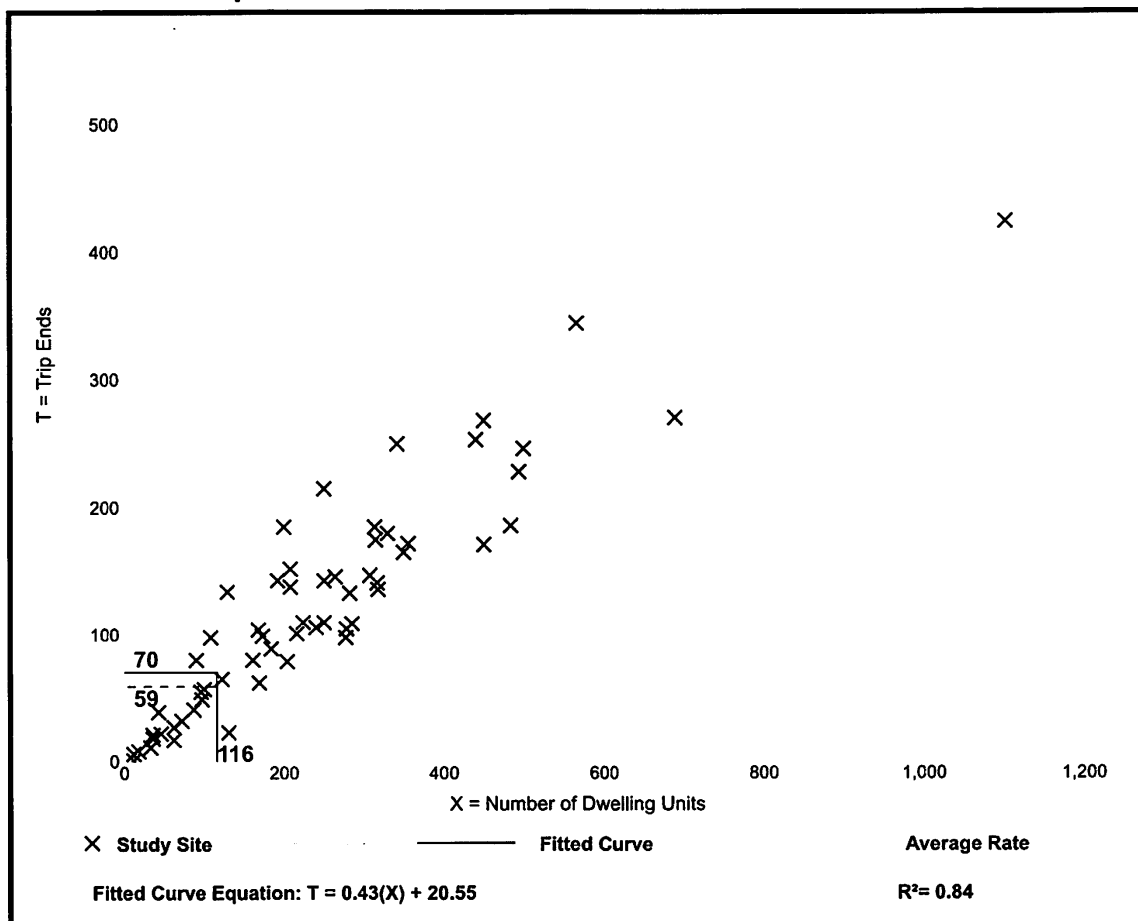
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

1/22/24, 10:50 AM

itetripngen.org/query: Graph2?code=220&ivlabel=UNITS220&timeperiod=A /TE&x=116&edition=685&locationCode=Gene...

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

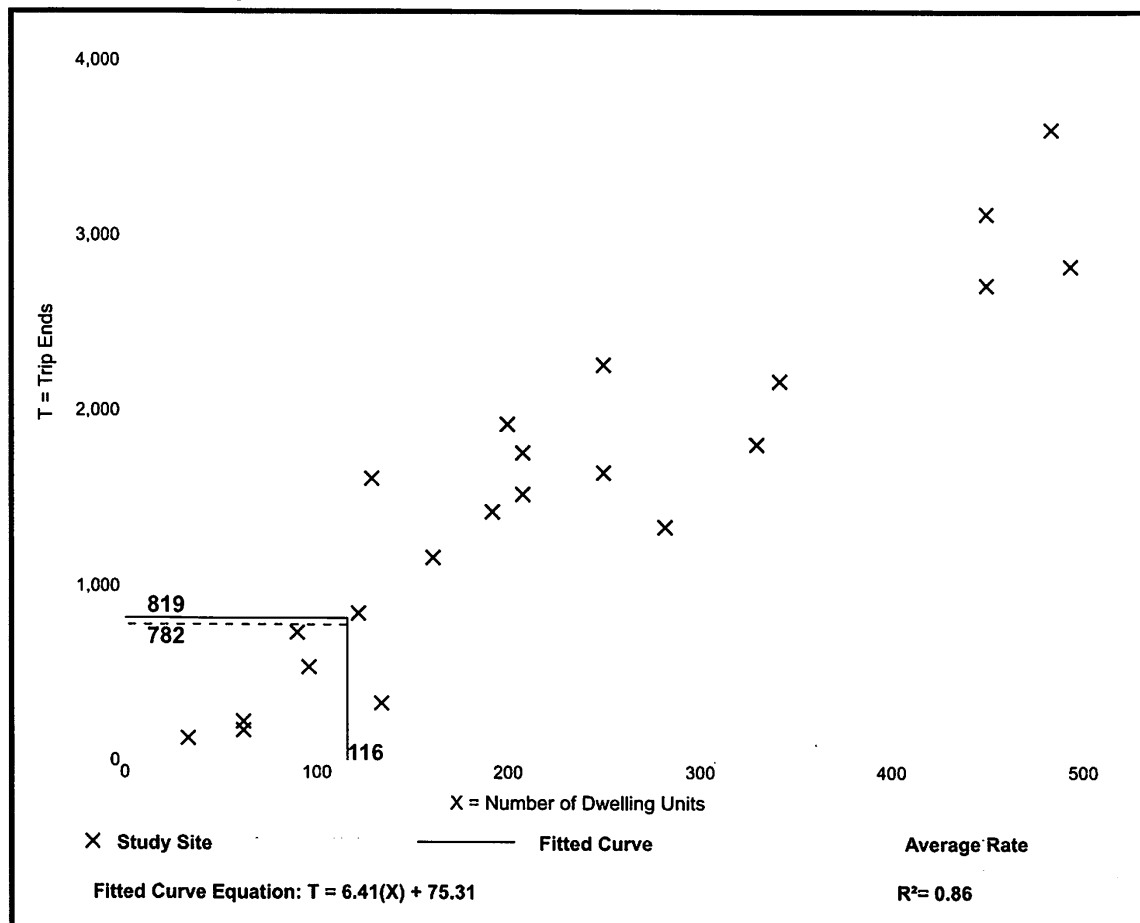
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

1/22/24, 10:49 AM

itripngen.org/query...Graph2?code=220&ivlabel=UNITS220&timeperiod=Tr...E&x=116&edition=685&locationCode=Genera...

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.40

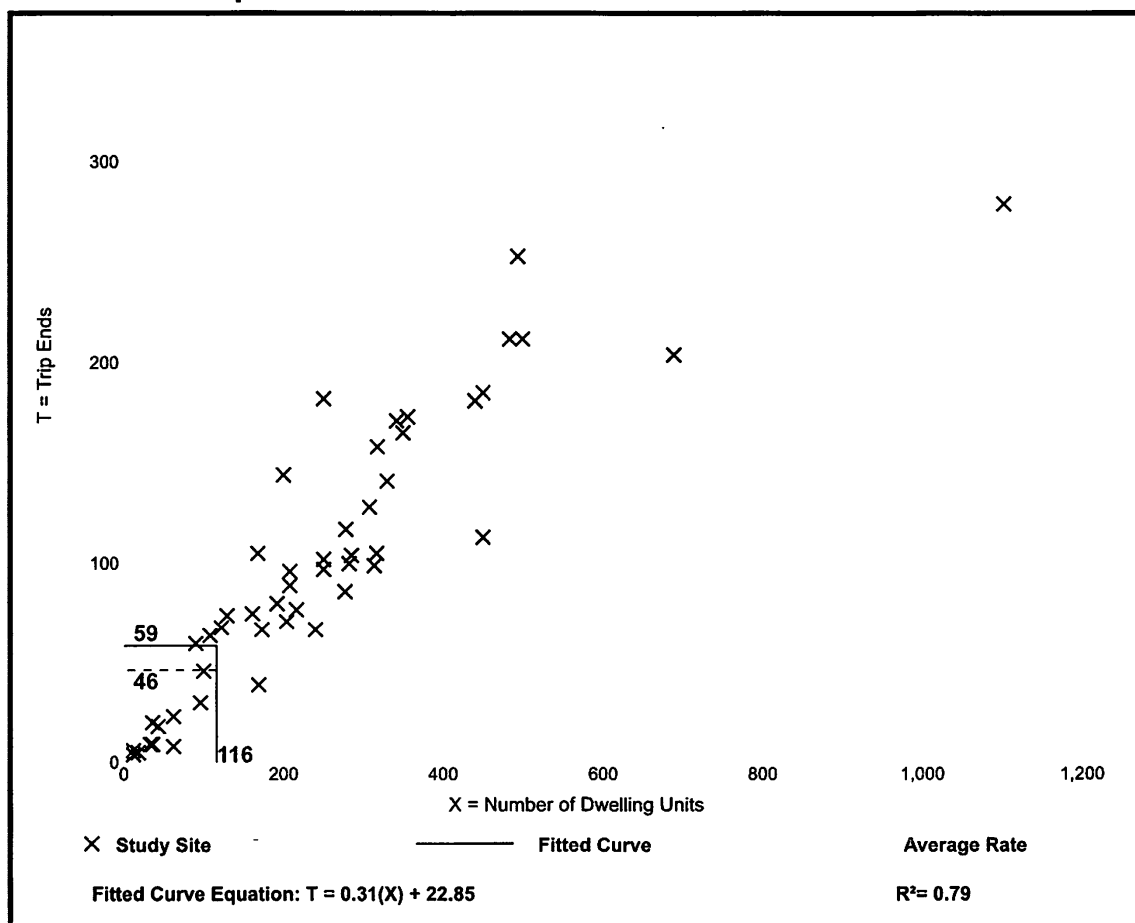
Range of Rates

0.13 - 0.73

Standard Deviation

0.12

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Albert Aldana, P.E.
City Engineer
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Trip Generation Analysis
Bridge Heights Subdivision
Weslaco, Texas

Dear Mr. Aldana,

Supreme Engineering has prepared this Trip Generation Analysis as per the request of the City of Weslaco Engineering Department for the above-mentioned proposed development.

Project Description

The proposed development is a 11.327 acres of land out of farm tract 758, the West and Adams tracts, recorded in volume 2, pages 34-37, map records Hidalgo County, Texas. The development is located along Bridge Ave. between E. Mile 5 N Rd. and E Mile 5 ½ N Rd. The proposed development will be a 29-lot multi-family residential subdivision.

Site and Surrounding Land Uses

The study area for the proposed development includes the site boundaries of the 11.327 acres proposed Bridge Heights Subdivision as follows: the property directly to the west there is United Migrant Opportunity Services UMOS. The area to the north is a Angela subdivision a single-family development. The area to the south there is vacant. The area to the east is R.C. Babb Subdivision, single-family development.

Roadways

The western boundary of the proposed development is S. Bridge Ave. Bridge Ave. is a 2 lane collector.

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• Site and Surrounding Land Uses	
• Roadways	
• Trip Generation Methodoly- - - - -	4
• Estimated Trip Generation	
• ITE Trip Rates	
• Trip Generation Results- - - - -	5
• Trip Generation Summary Table 1	
• Study Results	
• Proposed Site Location- - - - -	6
• Proposed Preliminary Plat- - - - -	7
• Land Use Data Plot - AM- - - - -	8
• Land Use Data Plot - PM- - - - -	9

Drainage Statement

Bridge Heights Subdivision

Weslaco, Texas

Prepared by:



Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo del Prado Ste 7
Edinburg, TX 78539
(956) 403-1314



December 8, 2023

 , P.E.

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- Index Sheet
- Drainage Statement
- Drainage Calculations
- Table 3-2 Intercept Coefficients “k” value
- Table 3-3 Runoff Coefficients Table "C" value
- Weighted "C" Calculation “if applicable”
- Time of Concentration Determination Table “if applicable”
- Location Map
- USDA Contours
- USDA Soils Map
- Soils Legend & Description
- USDA Soil Engineering Properties
- FEMA FIRM with site location
- Subdivision Plat
- Preliminary Site/Drainage Plan Layout



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Bridge Heights Subdivision Drainage Statement

Bridge Heights Subdivision being 12.137 acres of land out of farm tract 757 and farm tract 758, West Adams tracts, recorded in volume 2, pages 34-37, map records Hidalgo County, Texas. The property is located along S. Bridge Avenue, north 0.35 miles of the intersection with Mile 5 N. Rd. within the **City of Weslaco** limits, County of Hidalgo, Texas. Property is on the process of annexing the City of Weslaco. The tract is **currently vacant**. Proposing **29-lot multi-family** development.

The property is located mostly in **Zone “B”** on FEMA’s Flood Insurance Rate Map, Community Panel No. 480334 0525B Map dated January 2, 1981. Zone B is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

The predominate soils in this area are Hidalgo sandy clay loam and Hidalgo fine sandy loam (**Soils 25 & 28**), these soils belong to hydrologic group “B” which have a moderate infiltration rate when thoroughly wet. Group B soils 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. (See “USDA, NRCS Web Soil Survey” Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 7.41 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 42.20 cfs based on a 50-year storm frequency, which is an increase of 34.79 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco’s** drainage policy, the 12.137 acre property storm drainage system for the proposed **29 lot multi-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 18”, 24”, and 36” as shown on the attached storm sewer plan.



SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Pertinent permitting as necessary shall be coordinated with the City of Weslaco, HCCID9 and County of Hidalgo during public improvements.

In accordance with HCDD1 and City of Weslaco's drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **100,968 cubic feet (2.32 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be accommodated in a proposed on-site detention. The proposed pond excavation will accommodate **126,495 cubic feet (2.90 acre-ft)** of detention runoff, which exceeds the 100-yr storm detention required volume of **122,993 cubic feet (2.82 acre-ft)**. The pond will discharge with a 24" RCP with a choked of a 12" bleeder line into a south HCDD1 ditch, that transitions into Ditch 36 with an ultimate outfall at IBWC floodway.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
 H.C.D.D. NO. 1	
12-11-23 DATE	



By  P.E.

Engineer Signature

12/8/2023

Date

Project Name: Bridge Heights
Project Location: City of Weslaco
Number of Lots: 29
Calculation Analysis: Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area:	10.31 Acres	
	449,103.6 Sq Ft	
Time of Concentration, t_c :	42 Minutes	
Velocity, V :	0.51 ft/s	
Runoff Coefficient, C :	0.20	Table 3-3
Intensity, I :	3.59 in/hr	
Peak Flow, Q :	7.41 cfs	Choke with a 12" HPP @ 0.74% to help entire system (3.10 cfs)

Surface Conditions	
Flow Length, L :	1300 Feet
Surface Constant, K_u :	3.28
Intercept Coefficient, k :	0.491
Slope, S_p :	0.10 %
e:	0.8123
b:	92.2303
d:	12.3289

Rainfall Coefficients	
b:	92.2303
d:	12.3289

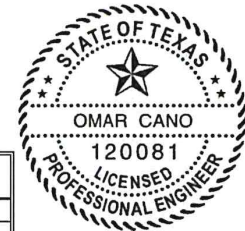
Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area:	10.31 Acres	
	449,103.6 Sq Ft	
Time of Concentration, t_c :	21 Minutes	
Velocity, V :	1.02 ft/s	
Runoff Coefficient, C :	0.55	
Intensity, I :	7.44 in/hr	
Peak Flow, Q :	42.20 cfs	

Surface Conditions	
Flow Length, L :	1300 Feet
Surface Constant, K_u :	3.28
Intercept Coefficient, k :	0.619
Slope, S_p :	0.25 %
e:	0.7952
b:	123.4681
d:	12.8577

Rainfall Coefficients	
b:	123.4681
d:	12.8577

12/8/2023



[Signature], P.E.

Modified Rational Method
Detention Calculations (50-yr Storm Frequency)

Duration		Intensity 50-year	Q_{in}	Vol_{in}	Q_{out}^*	Vol_{out}	Storage Required	
(min)	(hr)	(in/hr)	(cfs)	(ft^3)	(cfs)	(ft^3)	(ft^3)	(acre-ft)
300	5.00	1.28	7.26	130,661.85	3.10	29,884.91	100,776.94	2.31
310	5.17	1.25	7.08	131,681.09	3.10	30,814.91	100,866.18	2.32
320	5.33	1.22	6.91	132,671.40	3.10	31,744.91	100,926.49	2.32
330	5.50	1.19	6.75	133,634.54	3.10	32,674.91	100,959.63	2.32
340	5.67	1.16	6.60	134,572.12	3.10	33,604.91	100,967.21	2.32
350	5.83	1.14	6.45	135,485.58	3.10	34,534.91	100,950.67	2.32
360	6.00	1.11	6.31	136,376.26	3.10	35,464.91	100,911.35	2.32
370	6.17	1.09	6.18	137,245.39	3.10	36,394.91	100,850.48	2.32
380	6.33	1.07	6.06	138,094.09	3.10	37,324.91	100,769.18	2.31
390	6.50	1.05	5.94	138,923.39	3.10	38,254.91	100,668.48	2.31
400	6.67	1.03	5.82	139,734.26	3.10	39,184.91	100,549.35	2.31
410	6.83	1.01	5.71	140,527.58	3.10	40,114.91	100,412.67	2.31
420	7.00	0.99	5.61	141,304.18	3.10	41,044.91	100,259.27	2.30

Proposed Total Detention:	100,967.21 cu. ft.	2.32 acre-ft
Detention/Acre Developed	9,793.13 cu. ft.	0.22 acre-ft

Post Development (Future) Conditions 100 - Year Storm Frequency

Property Area: 10.31 Acres
449,103.6 Sq Ft

Time of Concentration, t_c : 21 Minutes

Velocity, V : 1.02 ft/s

Runoff Coefficient, C : 0.55

Intensity, I : 8.42 in/hr

Peak Flow, Q : 47.73 cfs

Surface Conditions

Flow Length, L : 1300 Feet

Surface Constant, K_s : 3.28

Intercept Coefficient, k : 0.619 Table 3-2

Slope, S_p : 0.25 %

e : 0.7888

b : 137.9853

d : 13.3182

Rainfall Coefficients

Modified Rational Method Detention Calculations (100-yr Storm Frequency)

Duration		Intensity 100-year	Q_{in}	Vol_{in}	Q_{out}^*	Vol_{out}	Storage Required	
(min)	(hr)	(in/hr)	(cfs)	(ft ³)	(cfs)	(ft ³)	(ft ³)	(acre-ft)
350	5.83	1.32	7.48	157,079.30	3.10	34,534.91	122,544.39	2.81
360	6.00	1.29	7.32	158,143.70	3.10	35,464.91	122,678.79	2.82
370	6.17	1.26	7.17	159,182.55	3.10	36,394.91	122,787.64	2.82
380	6.33	1.24	7.03	160,197.20	3.10	37,324.91	122,872.29	2.82
390	6.50	1.21	6.89	161,188.86	3.10	38,254.91	122,933.95	2.82
400	6.67	1.19	6.76	162,158.67	3.10	39,184.91	122,973.76	2.82
410	6.83	1.17	6.63	163,107.68	3.10	40,114.91	122,992.77	2.82
420	7.00	1.15	6.51	164,036.85	3.10	41,044.91	122,991.94	2.82
430	7.17	1.13	6.39	164,947.09	3.10	41,974.91	122,972.18	2.82
440	7.33	1.11	6.28	165,839.24	3.10	42,904.91	122,934.33	2.82
450	7.50	1.09	6.17	166,714.09	3.10	43,834.91	122,879.18	2.82
460	7.67	1.07	6.07	167,572.37	3.10	44,764.91	122,807.46	2.82
470	7.83	1.05	5.97	168,414.77	3.10	45,694.91	122,719.86	2.82

Proposed Total Detention:	122,992.77 cu. ft.	2.82 acre-ft
Detention/Acre Developed	11,929.46 cu. ft.	0.27 acre-ft

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

Table 3-2: Intercept Coefficients

12/8/2023

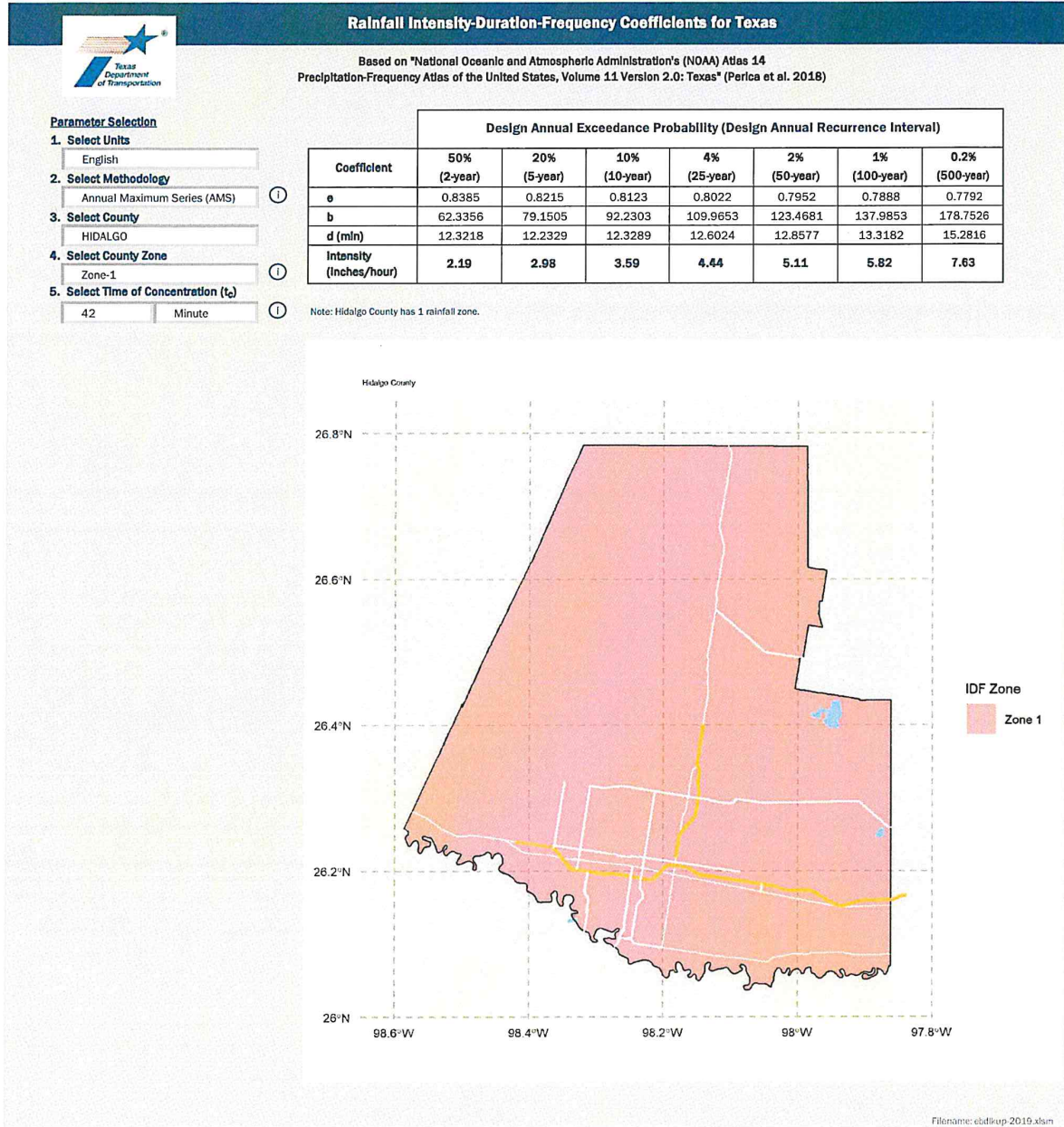


BRIDGE HEIGHTS SUBDIVISION
HYDRAULIC CALCULATIONS

12/8/2023

STATE OF TEXAS
OMAR CANO
120081
LICENSED PROFESSIONAL ENGINEER

PE.



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75

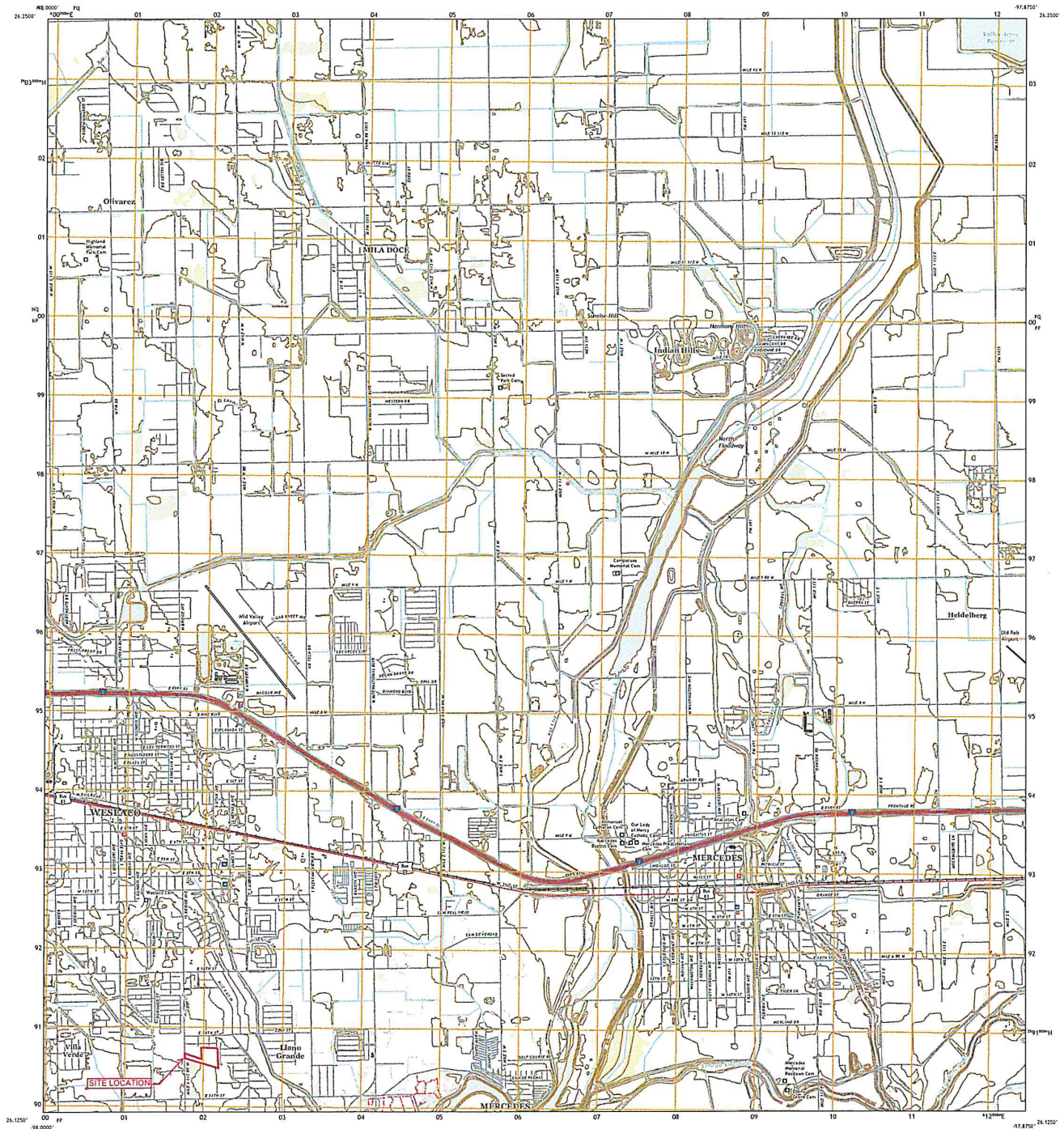
BRIDGE HEIGHTS SUBDIVISION



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

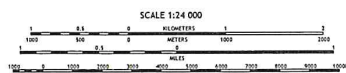
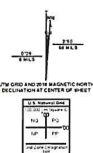


MERCEDAS QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic Datum of 1984 (WGS84) Projection and
1:250,000 scale of the National Topographic Map Series
This map is not a legal document. Boundaries may be
generalized for this map. Please check with the appropriate
authorities for the most current information. Do not rely on this
map for legal purposes.

Source: U.S. Geological Survey, 2014
Data: U.S. Geological Survey, 2014
Map: U.S. Geological Survey, 2014
Projection: UTM
Datum: NAD83
Scale: 1:24,000
Series: 7.5-Minute Series
Edition: 2014



CONTOUR INTERVAL: 5 FEET
NORTH ARROW: NORTH ARROW OF 1910
This map was produced in accordance with the
National Geographic Society's Topographic Series Standard.

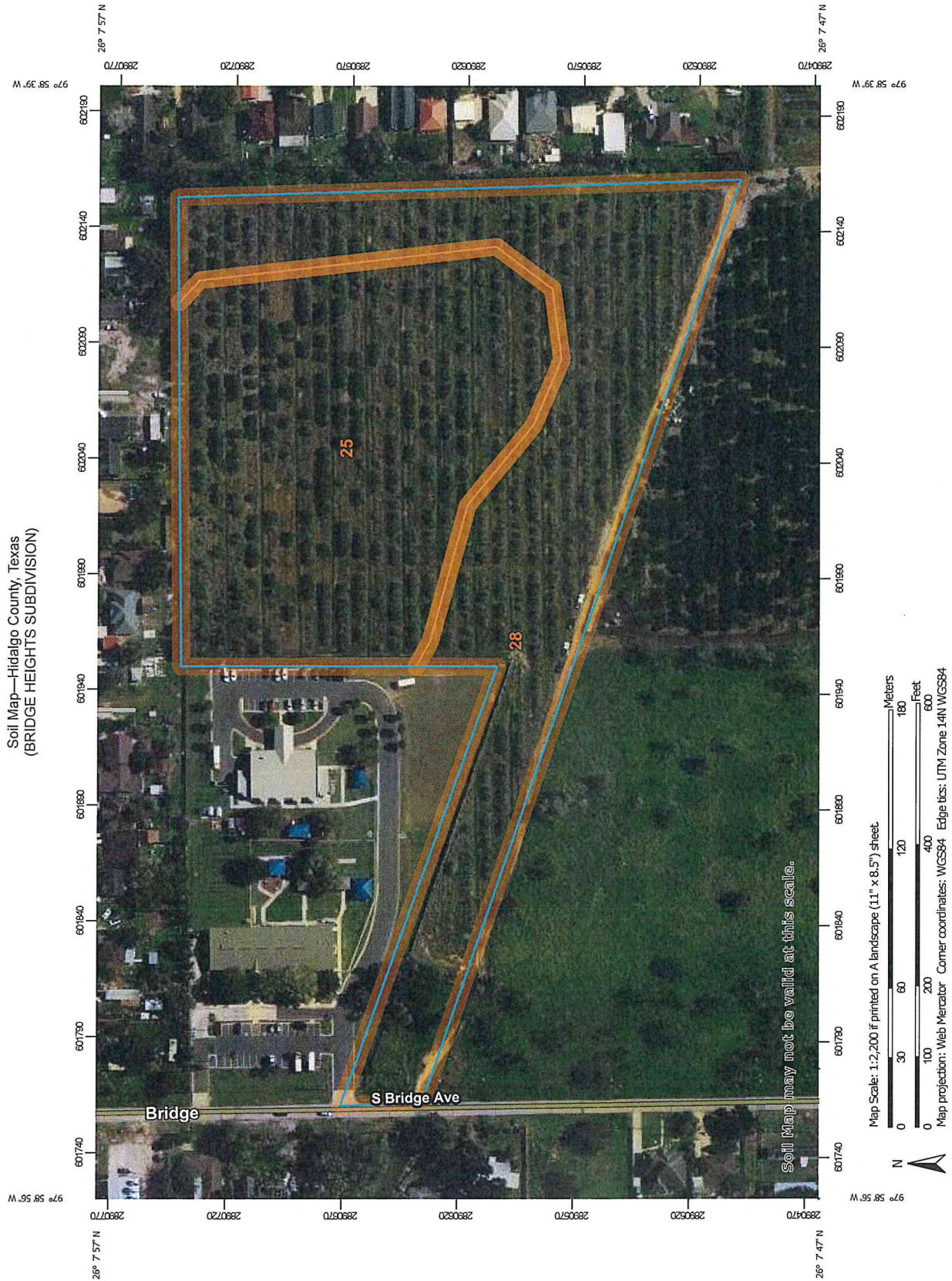


1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12

ROAD CLASSIFICATION
Expressway
Secondary Road
Ramp
Interstate Route
US Route
State Route

MERCEDAS, TX
2022





Soil Map—Hidalgo County, Texas
(BRIDGE HEIGHTS SUBDIVISION)

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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.

Soil Map—Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	5.9	48.8%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.2	51.2%
Totals for Area of Interest		12.1	100.0%

Map Unit Description

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

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

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

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

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

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvn

Elevation: 20 to 500 feet

Map Unit Description---Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Willacy

Percent of map unit: 10 percent

Map Unit Description---Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

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

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible

Map Unit Description---Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

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

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 oven-dry 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.

Engineering Properties---Hidalgo County, Texas

BRIDGE HEIGHTS SUBDIVISION

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

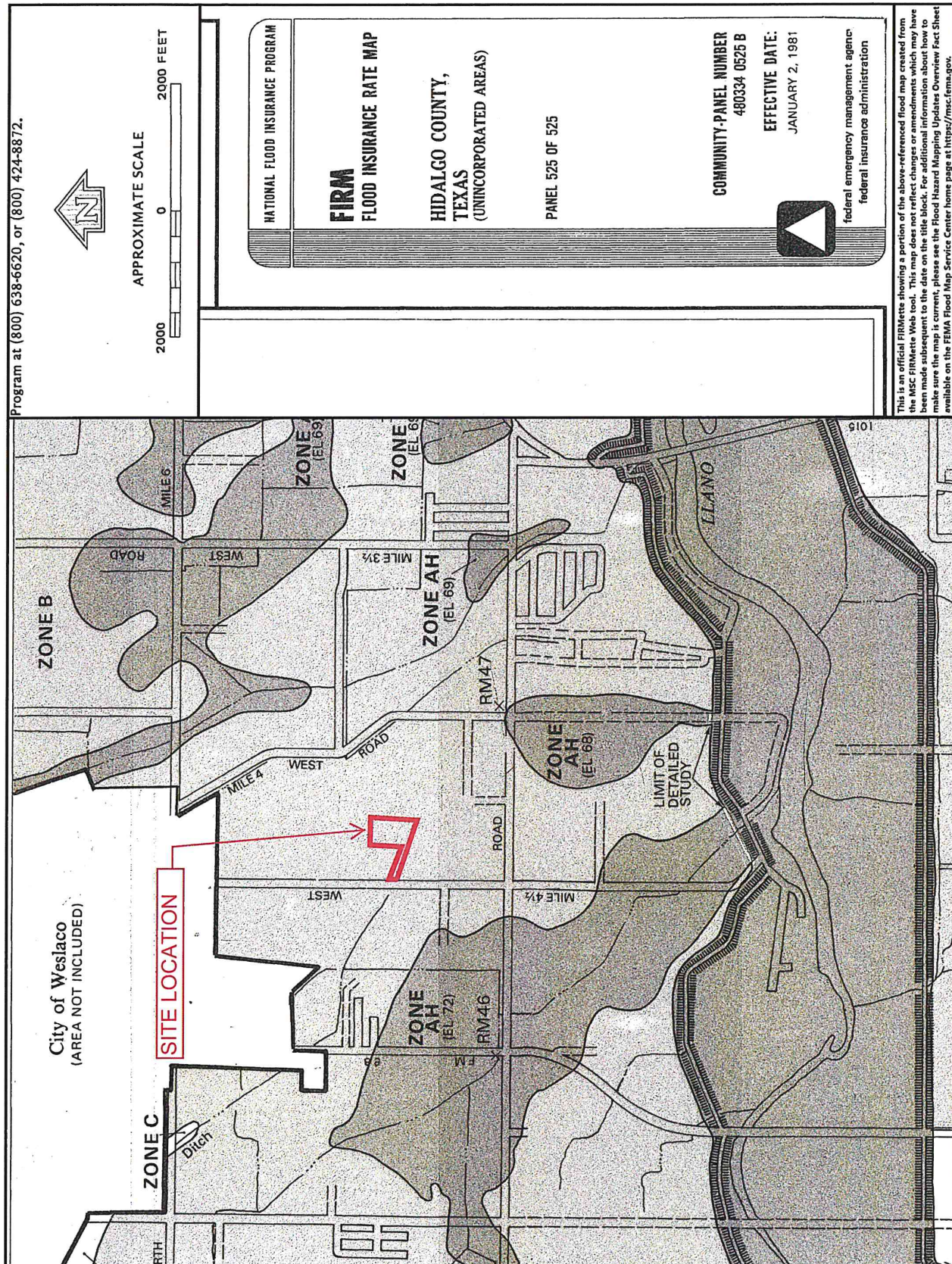
Report—Engineering Properties

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		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	85 B		0-17	Fine sandy loam	CL, SC-SM, SC, SM	A-2-4, A-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	
			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	
			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	
			38-80	Clay loam, sandy 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	
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	
			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	
			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	
			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	

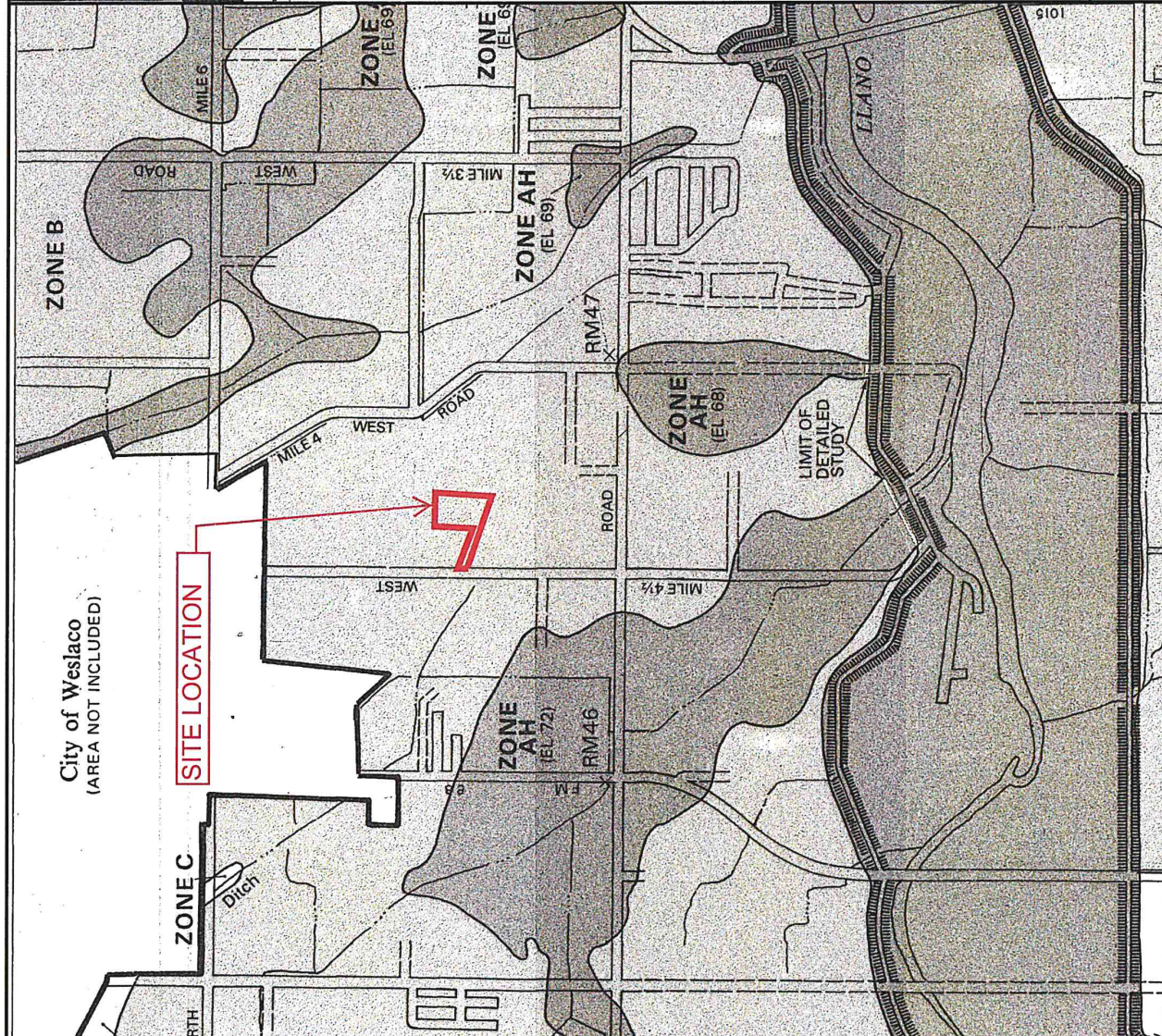
Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023



COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981



KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A
Zone Designations* With Date of Identification e.g., 12/2/74	ZONE A DATE
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	ZONE B
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 X
River Mile	• M1.5

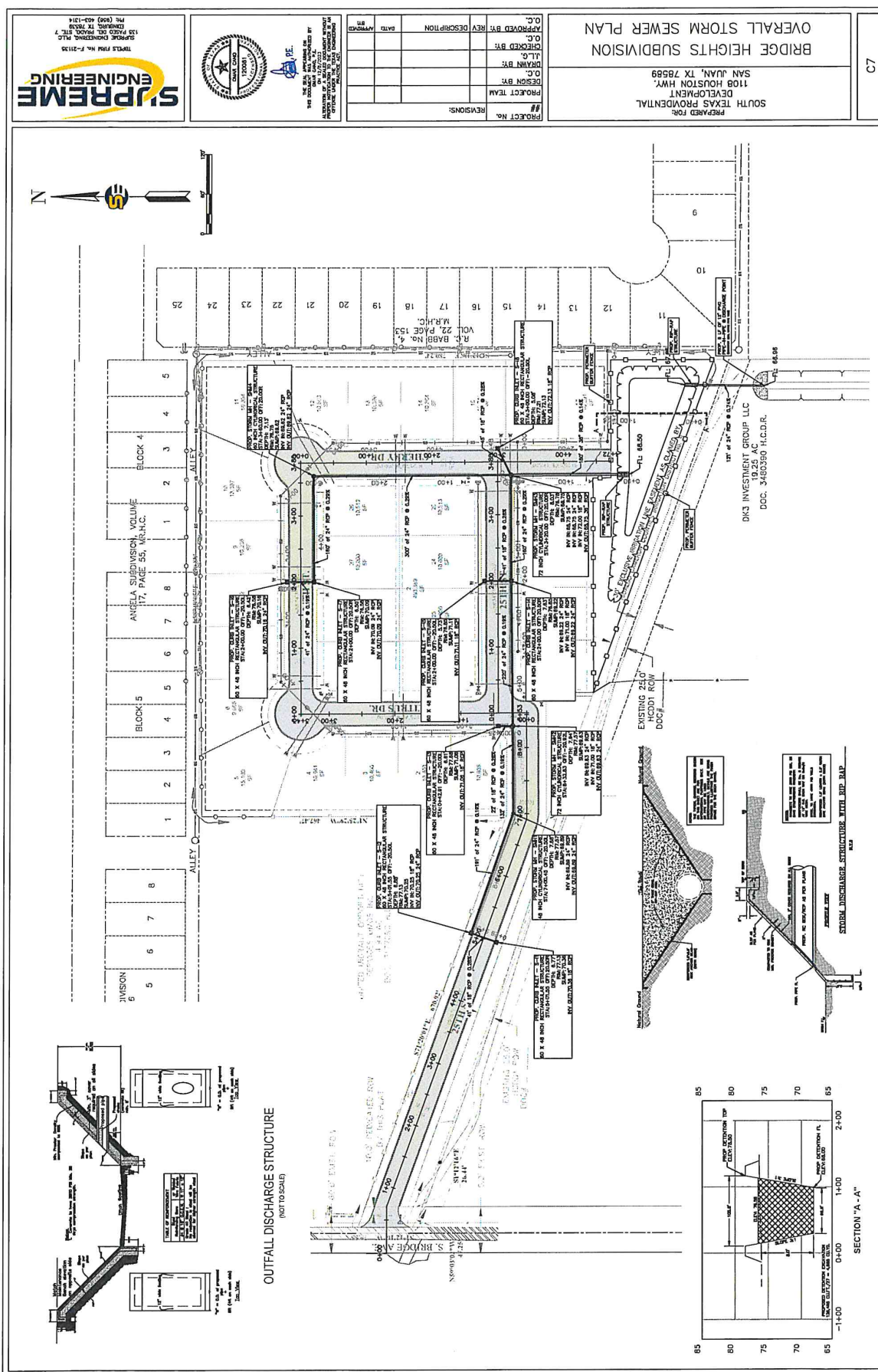
**Referenced to the National Geodetic Vertical Datum of 1929

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Area of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Area 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	Area 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.
A1-A30	Area of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Area of 100-year flood to be protected by flood protection system and other construction; base flood elevations and flood hazard factors determined.
B	Area between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile (Medium shading)
C	Area of minimal flooding. (No shading)
D	Area of undetermined, but possible, flood hazards.
V	Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

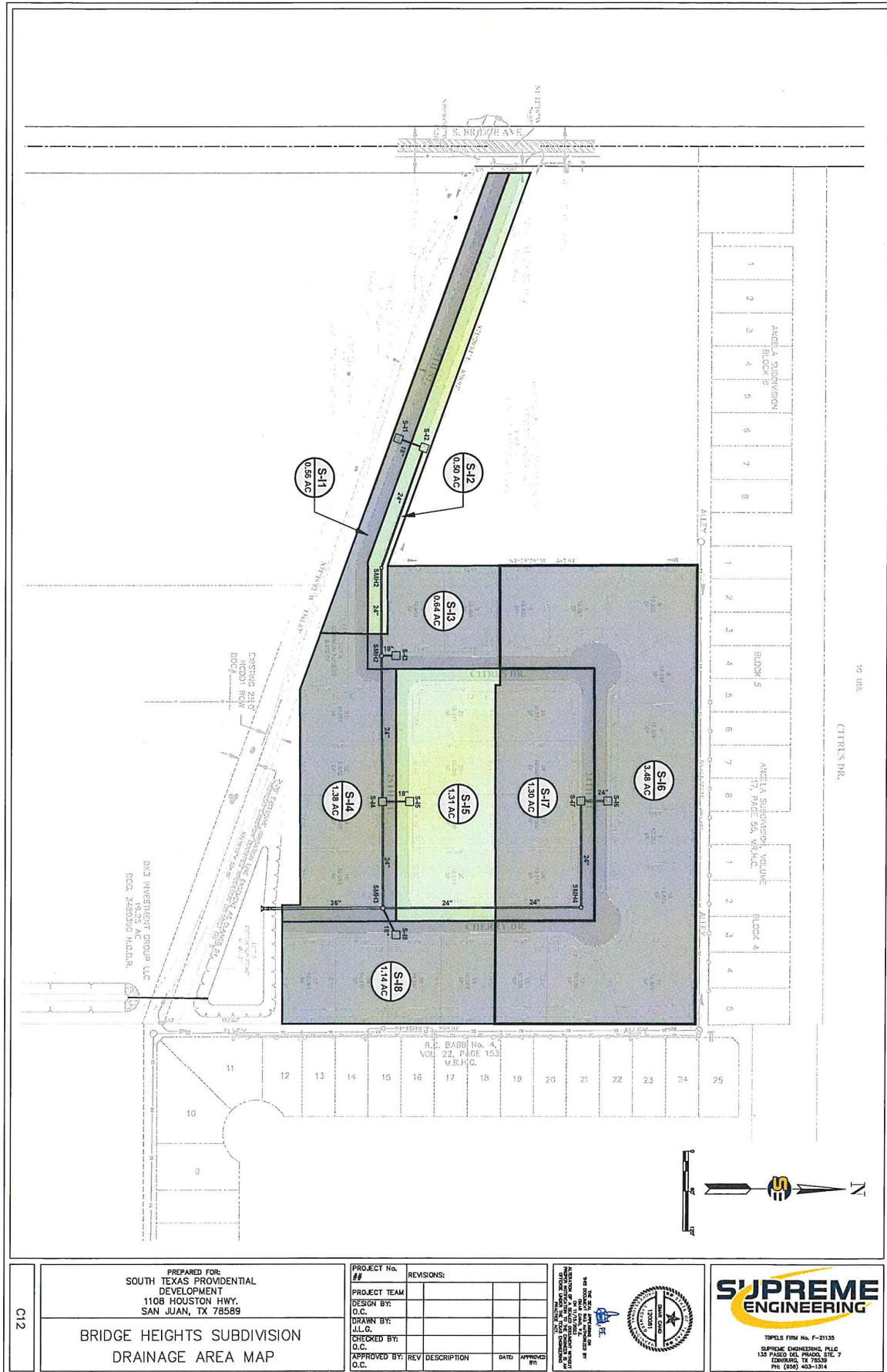
NOTES TO USER

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 to the original Flood Insurance Rate Map (FIRM) on the Flood Hazard Mapping Update Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



C12-DRAINAGE AREA MAP.DWG

###





Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 7, 2024	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Rio Stone Subdivision Phase II being 14.19 acres out of Farm Tracts 648 and 649, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1055 feet south of Mile 6 ½ North along the west side of South Milanos Road. Possible Action.	
Discussion/Overview: The proposed sixty-four (64) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for off-site drainage and is still pending letter of support from irrigation district.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION



PLAT-000591-2024

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Rio Stone Subdivision Phase II

Location: 1055 feet south of Mile 6 1/2 North along the west side of S. Milanos Road

Legal Description: 14.19 acres of land out of Farm Tracts 648 and 649, West Tract Subdivision as recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-2 Duplexes and Apartments

Existing Land Use: Agriculture Proposed Land Use: Duplexes

Number of Lots Proposed: 64 Gross Acreage: 14.19 acres

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Reyna Family Development, LTD Telephone: (956) 497-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

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

Address: 416 E. Dove Avenue Fax: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Electric 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 H.C.D.D.#1

☒ YES ☐ NO Irrigation District H.C.C.I.D.#9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____ **\$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: Ezequiel Reyna, Jr.

Owner Signature: _____

Date: 1/31/24

_____ is the authorized agent

Authorized Agent Signature: _____

Date: 1/31/24

Authorized Agent Printed Name: Javier Hinojosa

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-000592-2024

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

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

FILE NO. _____



GENERAL INFORMATION

Name of Subdivision: Rio Stone Subdivision Ph. II

Location: 1055 feet south of Mile 6 1/2 North along the west side of S. Milanos Road

Legal Description: 14.19 acres of land out of Farm Tracts 648 and 649, 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:

Detention to be placed with a 150' Drainage Ditch R.O.W. dedicated to the City of Weslaco, staddling the lot line of Farm Tracts 648 and 649. Outfall to flow east and south through HCCID#9 existing canal system.

☐ 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: Reyna Family Development, LTD. Telephone: (956) 477-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Ezequiel Reyna, Jr.

Owner Signature: _____ Date: 1/31/24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 1/31/24

Authorized Agent Printed Name: Javier Hinojosa



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sese, 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

January 16, 2024

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

RE: Javier Hinojosa Engineering – Rio Stone Subdivision Phase II

This letter is in response to a request from the Engineer of record for Rio Stone Subdivision Phase II, Javier Hinojosa, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the city limits of the City of Weslaco and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

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

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Sese, 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

Proposed
Rio Stone Subdivision Phase II
Weslaco, Texas

DRAINAGE REPORT

Prepared For:

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

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

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

December 1, 2023



J. H.
12/1/23

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**Drainage Statement
RIO STONE SUBDIVISION PHASE II
Weslaco, Texas**

Introduction

Rio Stone Subdivision Phase II is a 14.19-acre tract of land out of Farm Tracts 648 and 649, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. This subdivision is located 1,055 feet south of Mile 6 ½ North along the west side of S. Milano Road (Mile 6 ½ West) and is located within the city limits of Weslaco, Texas.

Flood Plain

The vast majority of the subject tract of land is located within Zone "B" on a Flood Insurance Rate Map, Community Panel No. 480334 0525B, effective date January 2, 1981. Zone "B" is defined as "areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading)". The most northern fringe of the subdivision is located in Zone "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised June 6, 2000. Zone "X" is defined as "areas of 500-year flood; areas of 100-year flood with average depths less than one foot or with drainage areas less than one square mile; and areas protected by levees from the 100-year flood." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 78.0, whichever is higher.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25 and 26), Hidalgo Sandy Clay Loam (28), and Raymondville Clay Loam (52). Soils group 25, 26, and 28 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index. Soils group 52 is in hydrologic group "D" and is not very pervious with a relatively high plasticity index. Soils group "B" make up 90.7% of this subdivision.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff generally in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 6.43 cubic feet per second is being generated by this subdivision.

Proposed Conditions

Rio Stone Subdivision Phase II is a proposed multifamily subdivision with 68 multi-family lots (duplexes). Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff created by this subdivision. Pipe sizes shall range from a 24" to 30" throughout this development and shall discharge into a Hidalgo and Cameron County Irrigation District No. 9 drain ditch (maintained by Hidalgo County Drainage District No. 1) that

was dedicated to the City of Weslaco by Rio Stone Subdivision Phase I. Detention has been accomplished by widening this drainage ditch. An existing 18" pipe crosses the street to a grated inlet between the HCCID No. 9 elevated canal and Mid Point Manor Estates, thence flows south via a 30" pipe into a HCCID No. 9 drainage ditch that flows east adjacent to the south side of Mid Point Manor Estates. The overall discharge continues through HCCID No. 9 drainage ditches to the east and south to the Main Floodway.

Rio Stone Subdivision Phase I was recalculated on its own since Rio Stone Subdivision Phase II is being calculated separately in this report. Rio Stone Phase I pre-developed flow based on the existing 10-year storm is 10.44 cubic feet per second. Rio Stone Phase I increased runoff to a maximum of 94.42 cubic feet per second based on the 50-year storm frequency for an increase Q of 83.98 cubic feet per second. Required detention for Phase II of this development is 184,336 cubic feet (4.232 Ac.Ft.).

Rio Stone Phase II will increase runoff to a maximum of 79.51 cubic feet per second based on the 50-year storm frequency for an increase Q of 73.08 cubic feet per second. Required detention for Phase II of this development is 141,414 cubic feet (3.246 Ac.Ft.).

Adding the detention requirements for Rio Stone Subdivision Phase I and II totals 325,750 cubic (7.478 Ac.Ft.) feet of detention. The existing drain ditch expansion completed with the construction of Rio Stone Phase I increased detention to 507,362 cubic feet (11.647Ac.Ft.) at an average water depth of 6.55 feet.


Javier Hinojosa, P.E.



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	DATE 12-12-23

DRAINAGE ANALYSIS

PROJECT NAME: **Rio Stone Subdivision Phase I**
DATE: **December 1, 2023**

I. Existing Condition-10 year

Ex. Area:	1,003,733 sf	Int. Coeff. "k	0.213 Table 3-2
	23.043 ac	K _u	3.28
		Length	1320
Imp. Area:	- sf	Velocity	0.220929 ft/sec
% Imp. :	0.00		
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			10.44 cfs

II. Future Condition-50 year

Future area:	1,003,733.00 sf		
	23.04 ac		
Estimated Imp. Area:	900,590 sf		
% Imp. :	89.72 %		
Slope :	0.25%		
tc :	18.94 min		
Rainfall Intensity (50yr)			8.130 in/hr
c factor			0.504
Q future cond. = Aci = i *	=	94.42 *	0.50
		11.6134397 i	

time min.	time hour	iso in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.747	20.29	255,668	10.44	71,695	183,973
220	3.67	1.690	19.62	259,041	10.44	74,827	184,215
230	3.83	1.637	19.01	262,291	10.44	77,958	184,332
240	4.00	1.587	18.43	265,426	10.44	81,090	184,336
250	4.17	1.541	17.90	268,457	10.44	84,222	184,235
260	4.33	1.498	17.40	271,390	10.44	87,353	184,037
270	4.50	1.458	16.93	274,233	10.44	90,485	183,749
280	4.67	1.420	16.49	276,992	10.44	93,616	183,376
290	4.83	1.384	16.07	279,673	10.44	96,748	182,925
300	5.00	1.350	15.68	282,279	10.44	99,880	182,400

MAX.

Storage Required: 184,336 cf
Storage Required: 4.232 Ac.-Ft.
w/ release rate of: 10.44 cfs



[Handwritten signature]
12/1/23

TABLE I
TIME OF CONCENTRATION DETERMINATION
Rio Stone Subdivision Phase I

TABLE I											
TIME OF CONCENTRATION DETERMINATION											
Rio Stone Subdivision Phase I											
COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		99.58						99.58
D.A.#11	Overland & Gutter	0.504	198		8.25			225	1.0	3.75	12.00
D.A.#11-D.A.#12	Pipe Flow	0.504						32	3.0	0.18	12.18
D.A.#12	Overland & Gutter	0.504	150		6.25			80	1.0	1.33	7.58
D.A.#12-D.A.#14	Pipe Flow	0.504						300	3.0	1.67	9.25
D.A.#13	Overland & Gutter	0.504	150		6.25			240	1.0	4.00	10.25
D.A.#13-D.A.#14	Pipe Flow	0.504						50	3.0	0.28	12.46
D.A.#14	Overland & Gutter	0.504	150		6.25			240	1.0	4.00	10.25
D.A.#14-D.A.#15	Pipe Flow	0.504						80	3.0	0.44	12.90
D.A.#15	Overland & Gutter	0.504	200		8.33			40	1.0	0.67	9.00
D.A.#15-OUTFALL D	Pipe Flow	0.504						175	3.0	0.97	13.87
D.A.#16	Overland & Gutter	0.504	175		7.29			155	1.0	2.58	9.88
D.A.#16-M.H.#17	Pipe Flow	0.504						37	3.0	0.21	10.08
D.A.#17	Overland & Gutter	0.504	200		8.33			375	1.0	6.25	14.58
D.A.#17-M.H.#17	Pipe Flow	0.504						30	3.0	0.17	14.75
M.H.#17-D.A.#18	Pipe Flow	0.504						45	3.0	0.25	15.00
D.A.#18	Overland & Gutter	0.504	90		3.75			155	1.0	2.58	6.33
D.A.#18-D.A.#20	Pipe Flow	0.504						450	3.0	2.50	17.50

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

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

TABLE 1A
FLOWRATE DETERMINATION
Rio Stone Subdivision Phase I

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	37.233	0.200	99.58	10	2.265	16.87		
D.A.#11	1.292	0.504	12.00	10	8.084	5.26		
D.A.#11-D.A.#12	1.292	0.504	12.18	10	8.032	5.23	24	0.054%
D.A.#12	0.698	0.504	7.58	10	9.695	3.41		
D.A.#12-D.A.#14	1.990	0.504	9.25	10	9.007	9.03	24	0.160%
D.A.#13	0.944	0.504	10.25	10	8.644	7.16		
D.A.#13-D.A.#14	0.944	0.504	12.46	10	7.951	3.78	24	0.028%
D.A.#14	1.099	0.504	10.25	10	8.644	7.16		
D.A.#14-D.A.#15	4.033	0.504	12.90	10	7.827	15.91	30	0.151%
D.A.#15	1.465	0.504	9.00	10	9.103	7.16		
D.A.#15-OUTFALL D	5.498	0.504	13.87	10	7.569	20.97	30	0.262%
D.A.#16	1.218	0.504	9.88	10	8.776	5.39		
D.A.#16-M.H.#17	1.218	0.504	10.08	10	8.704	5.34	24	0.056%
D.A.#17	1.639	0.504	14.58	10	7.392	6.11		
D.A.#17-M.H.#17	1.639	0.504	14.75	10	7.352	6.07	24	0.072%
M.H.#17-D.A.#18	2.857	0.504	15.00	10	7.293	10.50	24	0.216%
D.A.#18	0.683	0.504	6.33	10	10.297	3.54		
D.A.#18-D.A.#20	3.540	0.504	17.50	10	6.756	12.05	30	0.086%

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

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

TABLE I

[illegible]

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

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

[illegible]

FORMULA FOR INTENSITY
USING THE RATIONAL METHOD, AS PER

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

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	297072	6.820	1.705
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	184500	4.236	1.059
Streets				
Asphalt	0.7	124920	2.868	2.007
Concrete	0.75	0	0.000	0.000
Driveways	0.75	32000	0.735	0.551
Parking	0.75	115200	2.645	1.983
Sidewalks	0.75	34041	0.781	0.586
Buildings	0.75	216000	4.959	3.719
Total:		1,003,733	23.043	11.611
Weighted "c":			0.504	

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

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

TABLE 3-2: Intercept Coefficients	
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

DRAINAGE ANALYSIS

PROJECT NAME: Rio Stone Subdivision II
DATE: December 1, 2023

I. Existing Condition-10 year

Ex. Area:	618,150 sf	Int. Coeff. "k	0.213 Table 3-2
	14.191 ac	K _u	3.28
Imp. Area:	- sf	Length	1320
% Imp. :	0.00	Velocity	0.220929 ft/sec
Slope :	0.1 %		
tc :	99.58 min		
Rainfall Intensity (10yr)			2.265 in/hr
c factor			0.200
Q peak existing condition:			6.43 cfs

II. Future Condition-50 year

Future area:	618,150.00 sf		
	14.19 ac		
Estimated Imp. Area:	912,229 sf		
% Imp. :	147.57 %		
Slope :	0.25%		
tc :	13.41 min		
Rainfall Intensity (50yr)			9.578 in/hr
c factor			0.585
Q future cond. = Aci = i *	=	79.51 *	0.59
		8.30160124 i	

time min.	time hour	i50 in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf
210	3.50	1.747	14.50	182,759	6.43	43,087	139,672
220	3.67	1.690	14.03	185,170	6.43	45,016	140,154
230	3.83	1.637	13.59	187,493	6.43	46,944	140,548
240	4.00	1.587	13.18	189,734	6.43	48,873	140,861
250	4.17	1.541	12.79	191,900	6.43	50,801	141,099
260	4.33	1.498	12.44	193,997	6.43	52,730	141,267
270	4.50	1.458	12.10	196,030	6.43	54,659	141,371
280	4.67	1.420	11.79	198,002	6.43	56,587	141,414
290	4.83	1.384	11.49	199,918	6.43	58,516	141,402
300	5.00	1.350	11.21	201,781	6.43	60,444	141,337

MAX.

Storage Required: 141,414 cf
Storage Required: 3.246 Ac.-Ft.
w/ release rate of: 6.43 cfs



TABLE I
TIME OF CONCENTRATION DETERMINATION
Rio Stone Subdivision II

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH/ID. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1320		99.58						99.58
D.A. #1	Overland & Gutter	0.585	110		4.58			220	1.0	3.67	8.25
D.A. #1-D.A.#2	Pipe Flow	0.585						37	3.0	0.21	8.46
D.A. #2	Overland & Gutter	0.585	110		4.58			220	1.0	3.67	8.25
D.A.#2-D.A.#4	Pipe Flow	0.585						390	3.0	2.17	10.62
D.A.#3	Overland & Gutter	0.585	117		4.88			325	1.0	5.42	10.29
D.A.#3-D.A.#4	Pipe Flow	0.585						37	3.0	0.21	10.50
D.A.#4	Overland & Gutter	0.585	117		4.88			325	1.0	5.42	10.29
D.A.#4-D.A.#6	Pipe Flow	0.585						323	3.0	1.79	12.42
D.A.#5	Overland & Gutter	0.585	149		6.21			250	1.0	4.17	10.38
D.A.#5-D.A.#6	Pipe Flow	0.585						37	3.0	0.21	12.62
D.A.#6	Overland & Gutter	0.585	117		4.88			260	1.0	4.33	9.21
D.A.#6-OUTFALL A	Pipe Flow	0.585						49	3.0	0.27	12.89
D.A.#7	Overland & Gutter	0.585	114		4.75			454	1.0	7.57	12.32
D.A.#7-D.A.#8	Pipe Flow	0.585						38	3.0	0.21	12.53
D.A.#8	Overland & Gutter	0.585	114		4.75			440	1.0	7.33	12.08
D.A.#8-OUTFALL B	Pipe Flow	0.585						158	3.0	0.88	13.41
D.A.#9	Overland & Gutter	0.585	114		4.75			252	1.0	4.20	8.95
D.A.#9-D.A.#10	Pipe Flow	0.585						37	3.0	0.21	9.16

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

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

TABLE 1A

FLOWRATE DETERMINATION
Rio Stone Subdivision II

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	37.233	0.200	99.58	10	2.265	16.87		
D.A. #1	0.910	0.585	8.25	10	9.406	5.01		
D.A. #1-D.A.#2	0.910	0.585	8.46	10	9.321	4.96	24	0.048%
D.A. #2	0.910	0.585	8.25	10	9.406	5.01		
D.A.#2-D.A.#4	1.820	0.585	10.62	10	8.518	9.07	24	0.161%
D.A.#3	1.199	0.585	10.29	10	8.630	6.05		
D.A.#3-D.A.#4	1.199	0.585	10.50	10	8.560	6.00	24	0.071%
D.A.#4	1.199	0.585	10.29	10	8.630	7.16		
D.A.#4-D.A.#6	4.218	0.585	12.42	10	7.963	19.65	24	0.756%
D.A.#5	1.304	0.585	10.38	10	8.602	7.16		
D.A.#5-D.A.#6	1.304	0.585	12.62	10	7.904	6.03	24	0.071%
D.A.#6	0.817	0.585	9.21	10	9.023	7.16		
D.A.#6-OUTFALL A	6.339	0.585	12.89	10	7.828	29.03	30	0.501%
D.A.#7	2.234	0.585	12.32	10	7.991	7.16		
D.A.#7-D.A.#8	2.234	0.585	12.53	10	7.931	10.36	24	0.210%
D.A.#8	1.903	0.585	12.08	10	8.059	7.16		
D.A.#8-OUTFALL B	4.137	0.585	13.41	10	7.690	18.61	24	0.678%
D.A.#9	1.454	0.585	8.95	10	9.122	7.16		
D.A.#9-D.A.#10	1.454	0.585	9.16	10	9.043	7.69	24	0.116%

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

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

TABLE I

[illegible]

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

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

TABLE IA

[illegible]

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

$$I = \frac{b}{(Tc + d)^{.6e}}$$

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	194452	4.464	1.116
Cultivated	0.2	0	0.000	0.000
Woodlands	0.15	0	0.000	0.000
Detention/Ditch	0.25	0	0.000	0.000
Streets				
Asphalt	0.7	97124	2.230	1.561
Concrete	0.75	0	0.000	0.000
Driveways	0.75	27000	0.620	0.465
Parking	0.75	145800	3.347	2.510
Sidewalks	0.75	25774	0.592	0.444
Buildings	0.75	128000	2.938	2.204
Total:		618,150	14.191	8.300
Weighted "c":			0.585	

$$C_w = (C_1 A_1 + C_2 A_2 + C_3 A_3 + \dots C_n A_n) / A_{\text{total}}$$

C_w = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

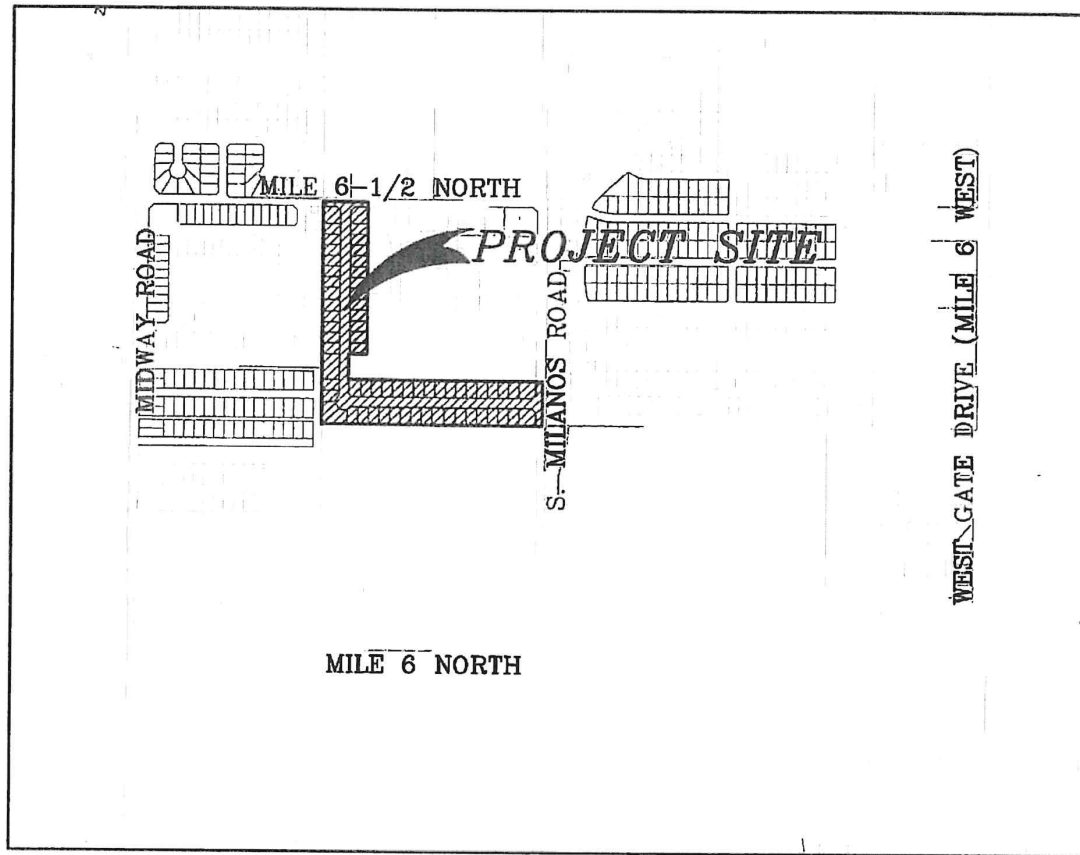
$$\text{formula } I = b/(t_c + d)^e$$

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	10.404	12.626	14.283	16.353	17.386	17.952
2	9.653	11.721	13.281	15.215	16.210	16.793
3	9.012	10.950	12.426	14.244	15.204	15.797
4	8.458	10.286	11.687	13.405	14.333	14.929
5	7.974	9.706	11.042	12.671	13.570	14.165
6	7.546	9.194	10.472	12.023	12.895	13.487
7	7.167	8.740	9.966	11.447	12.294	12.881
8	6.827	8.334	9.512	10.930	11.755	12.336
9	6.520	7.968	9.103	10.464	11.268	11.841
10	6.243	7.636	8.732	10.042	10.825	11.391
11	5.990	7.334	8.394	9.656	10.421	10.979
12	5.758	7.058	8.084	9.303	10.051	10.601
13	5.546	6.804	7.799	8.978	9.710	10.252
14	5.350	6.569	7.536	8.678	9.395	9.928
15	5.169	6.353	7.293	8.400	9.102	9.628
16	5.000	6.151	7.067	8.142	8.831	9.348
17	4.843	5.964	6.856	7.902	8.577	9.087
18	4.697	5.789	6.659	7.677	8.340	8.842
19	4.560	5.625	6.475	7.466	8.117	8.612
20	4.432	5.472	6.302	7.268	7.908	8.396
21	4.311	5.327	6.139	7.082	7.711	8.192
22	4.198	5.191	5.985	6.906	7.525	8.000
23	4.090	5.062	5.840	6.740	7.349	7.817
24	3.989	4.941	5.703	6.583	7.183	7.644
25	3.893	4.825	5.572	6.434	7.025	7.480
26	3.802	4.716	5.449	6.293	6.875	7.324
27	3.715	4.612	5.331	6.158	6.732	7.176
28	3.633	4.513	5.220	6.030	6.596	7.034
29	3.554	4.419	5.113	5.908	6.467	6.899
30	3.480	4.329	5.011	5.792	6.343	6.769
31	3.408	4.244	4.914	5.680	6.224	6.646
32	3.340	4.161	4.821	5.574	6.111	6.527
33	3.275	4.083	4.732	5.472	6.002	6.413
34	3.212	4.008	4.646	5.374	5.897	6.304
35	3.152	3.935	4.564	5.280	5.797	6.199

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071	4.714	5.193	5.565
43	2.748	3.448	4.010	4.644	5.118	5.487
44	2.706	3.396	3.951	4.577	5.046	5.411
45	2.665	3.346	3.895	4.511	4.976	5.337
46	2.625	3.298	3.840	4.448	4.908	5.266
47	2.586	3.251	3.786	4.387	4.843	5.197
48	2.549	3.206	3.735	4.328	4.779	5.130
49	2.513	3.162	3.685	4.270	4.717	5.065
50	2.477	3.120	3.636	4.215	4.658	5.002
51	2.443	3.078	3.589	4.161	4.600	4.941
52	2.410	3.038	3.543	4.108	4.543	4.881
53	2.378	2.999	3.499	4.057	4.488	4.824
54	2.347	2.962	3.456	4.007	4.435	4.767
55	2.317	2.925	3.414	3.959	4.383	4.713
56	2.288	2.889	3.373	3.912	4.333	4.659
57	2.259	2.854	3.333	3.867	4.284	4.608
58	2.231	2.821	3.295	3.822	4.236	4.557
59	2.204	2.788	3.257	3.779	4.189	4.508
60	2.178	2.756	3.220	3.737	4.144	4.460
65	2.056	2.607	3.050	3.541	3.933	4.237
70	1.948	2.475	2.899	3.368	3.745	4.038
75	1.852	2.358	2.765	3.212	3.577	3.860
80	1.765	2.252	2.643	3.073	3.426	3.699
85	1.688	2.156	2.533	2.946	3.289	3.554
90	1.617	2.069	2.434	2.831	3.164	3.421
95	1.552	1.990	2.342	2.726	3.050	3.299
100	1.493	1.917	2.258	2.629	2.944	3.187
105	1.439	1.850	2.181	2.540	2.847	3.083
110	1.389	1.788	2.109	2.457	2.757	2.988

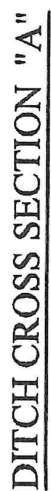
where:	2yr	5yr	10yr
e=	0.831	0.795	0.778
b=	74	80	87
d=	9.6	9.2	9.2

25yr	50yr	100yr
0.771	0.749	0.740
98	99	103
9.2	9.2	9.6

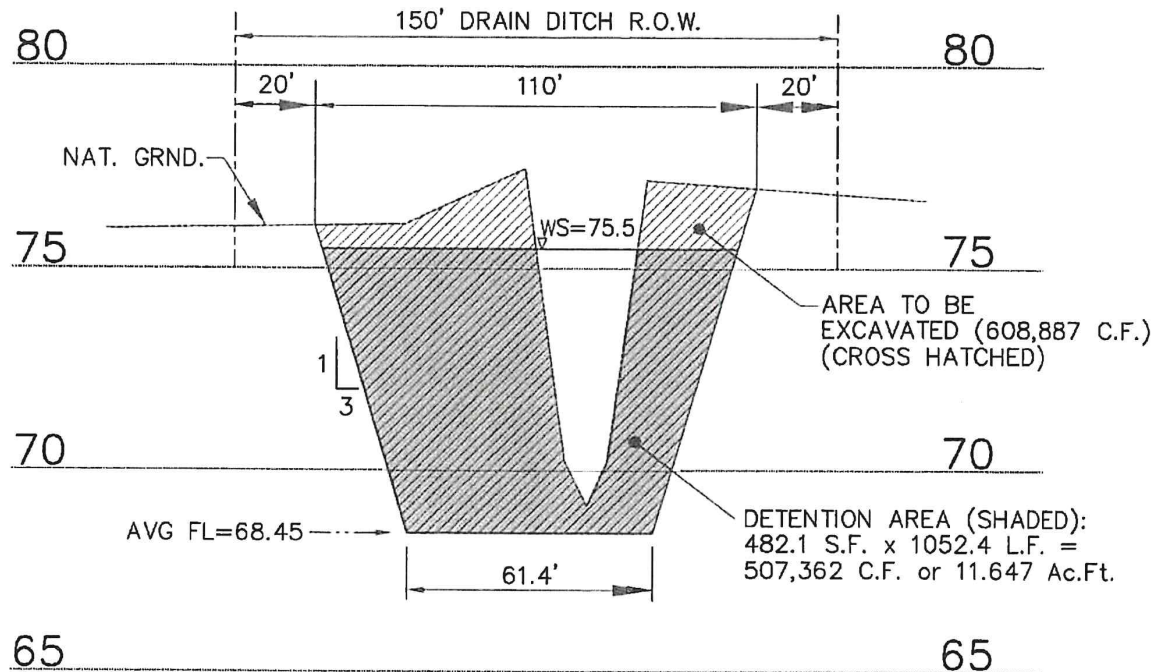


LOCATION MAP

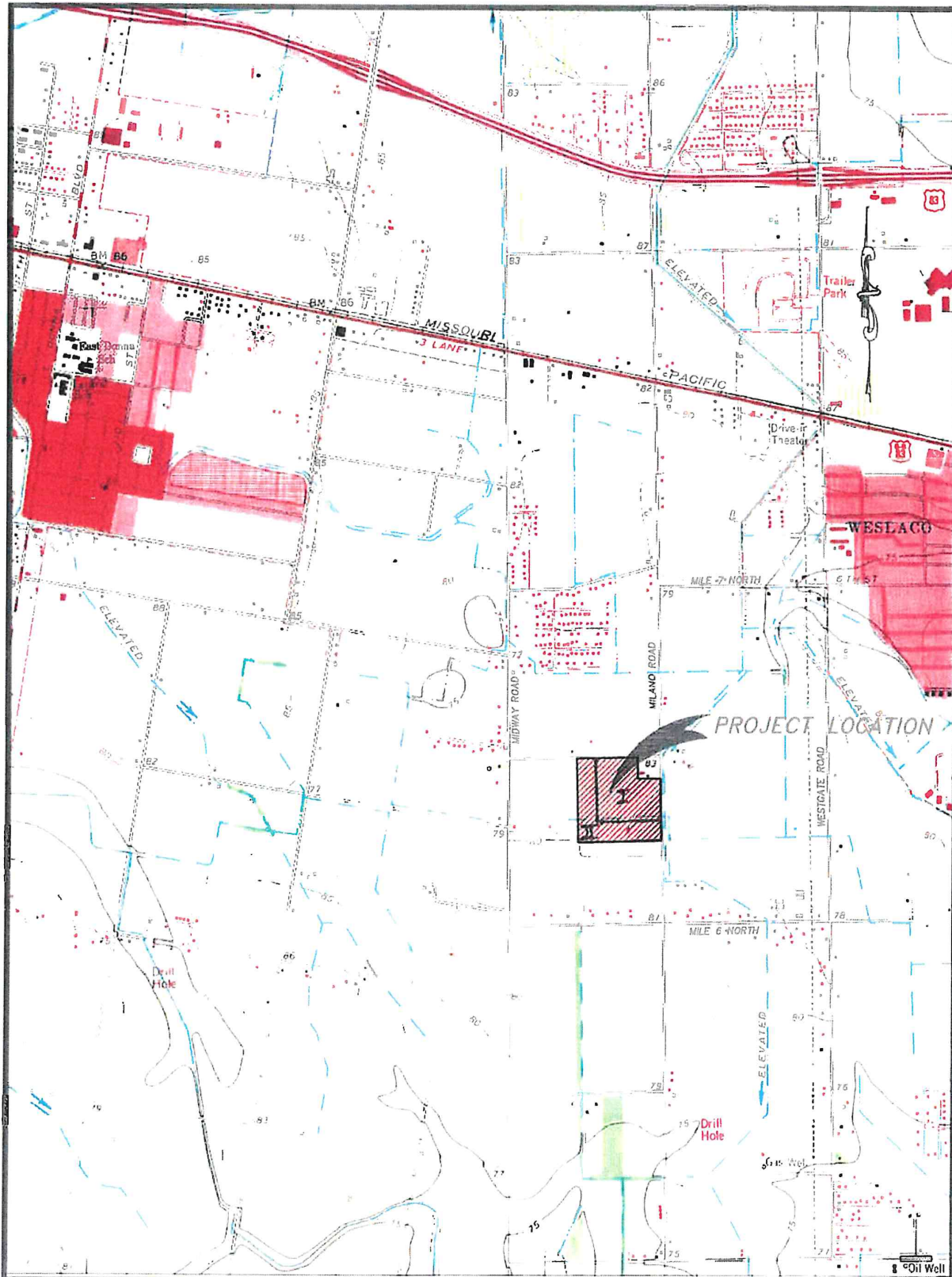
SCALE: 1" = 1,000'

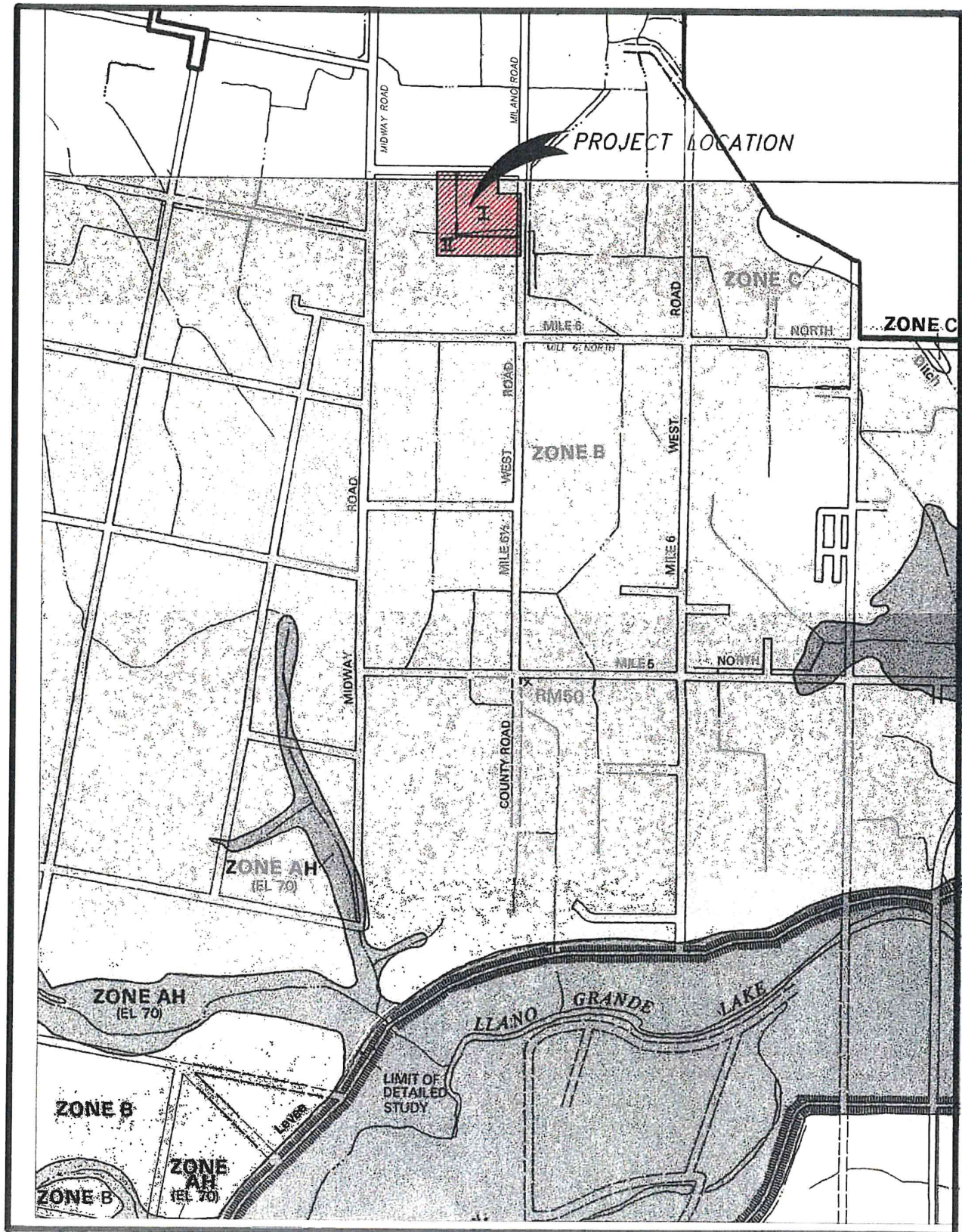






DITCH CROSS SECTION "A"





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**

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)**

(SEE MAP INDEX FOR PANELS NOT PRINTED)

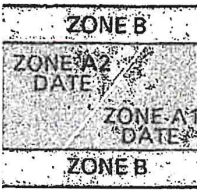
COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000



Federal Emergency Management Agency

KEY TO MAP

500-Year Flood Boundary	—————
100-Year Flood Boundary	—————
Zone Designations* With Date of Identification e.g., 12/2/74	
100-Year Flood Boundary	—————
500-Year Flood Boundary	—————
Base Flood Elevation Line With Elevation In Feet**	~~~~~ 513 ~~~~~
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 _x
River Mile	• M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

LEGEND



SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

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



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

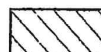
ZONE X	Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
--------	---



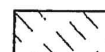
OTHER AREAS

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

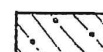
UNDEVELOPED COASTAL BARRIERS†



Identified
1983

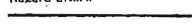


Identified
1990



Otherwise
Protected Areas

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



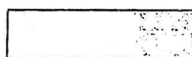
Floodplain Boundary



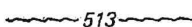
Floodway Boundary



Zone D Boundary



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



Base Flood Elevation Line; Elevation in Feet*



Cross Section Line

(EL 987)

Base Flood Elevation in Feet Where Uniform Within Zone*

RM 7_x

Elevation Reference Mark

• M1.5

River Mile

*Referenced to the National Geodetic Vertical Datum of 1929



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

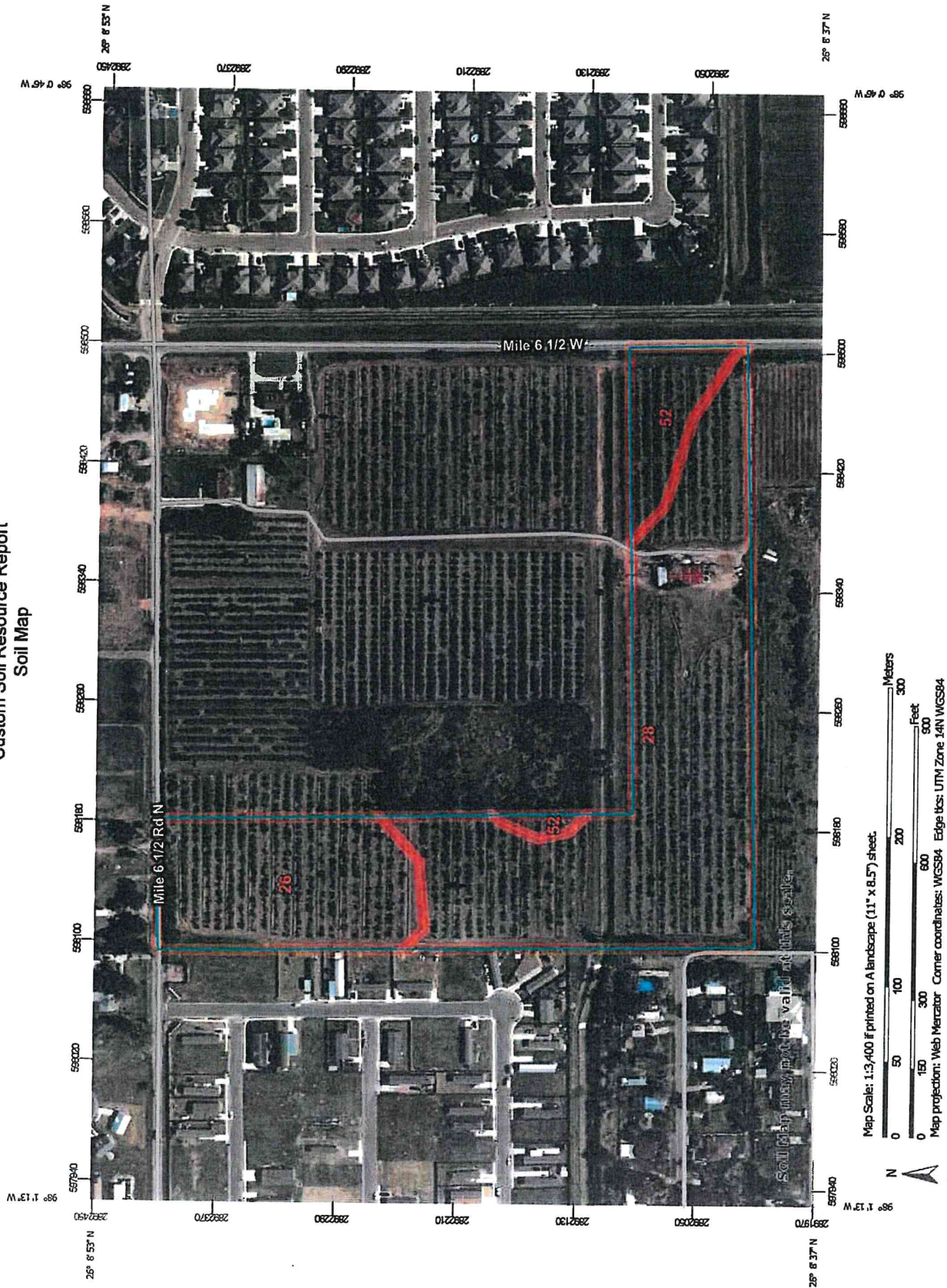
Custom Soil Resource Report for Hidalgo County, Texas

Rio Stone Subdivision Ph. II

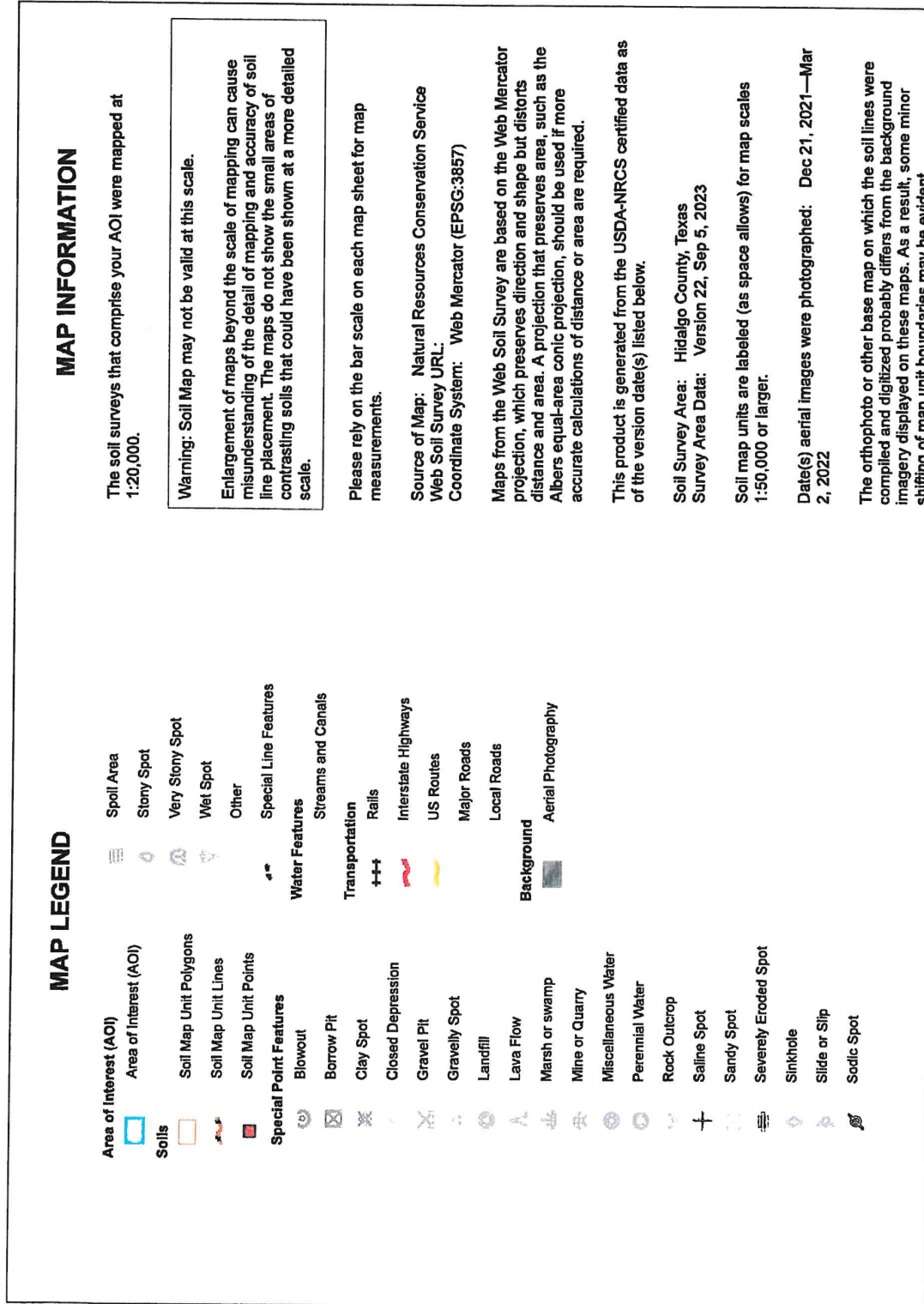


November 30, 2023

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	3.7	25.0%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	9.8	65.7%
52	Raymondville clay loam, 0 to 1 percent slopes	1.4	9.3%
Totals for Area of Interest		15.0	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

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TABLE 16. - ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number				Liquid limit	Plast. index
			Unified	AASHTO	4	10	40	200		
45,* 46,* 47.- Pits	In								Pct	
48, 49----- Ramadero	0-13 13-49 49-72	Sandy clay loam Sandy clay loam, clay loam. Sandy clay loam, clay loam.	CL, SC CL, SC CL, SC	A-4, A-6 A-6, A-7 A-6	100 100 90-100	100 95-100 80-100	95-100 90-100 80-95	45-65 45-65 40-65	27-35 34-43 30-40	8-15 15-22 22-20
50----- Ramadero	0-21 21-65	Sandy clay loam Sandy clay loam, clay loam.	CL, SC CL, SC	A-6, A-4 A-6, A-7	100 100	100 95-100	95-100 90-100	45-65 46-65	27-39 32-42	9-18 13-21
51*----- Ramadero	0-9 9-16 16-60	Fine sandy loam Fine sandy loam, sandy caly loam. Cemented-----	SM, SM-SC SC, SM-SC, GC ---	A-2-4 A-2-4, A-2-6, A-4, A-6 ---	75-100 65-100 ---	70-100 60-100 ---	70-100 60-100 ---	20-35 25-50 ---	<25 25-34 ---	NP-7 7-14 ---
Cuevitas-----	0-8 8-60	Fine sandy loam Cemented-----	SM, SM-SC, SC- ---	A-2-4 ---	80-100 ---	80-100 ---	80-100 ---	20-35 ---	<28 ---	NP-9 ---
52, 53----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
54:*----- Raymondville	0-15 15-43 43-65	Clay loam----- Clay, clay loam Clay, clay loam	CL CL, CH CL, CH	A-6, A-7-6 A-6, A-7-6 A-7-6	100 100 100	100 95-100 85-100	95-100 95-100 80-100	51-85 75-95 75-95	37-50 38-55 40-53	18-30 19-35 20-30
55,56----- Reynosa	0-15 15-48 48-65	Silty clay loam Sandy clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
57:*----- Reynosa	0-15 15-48 48-65	Silty clay loam Silty clay loam, silt loam. Stratified silty clay loam to silt loam.	CL, CL-ML CL CL, CL-ML	A-6, A-4, A-7-6 A-6, A-4, A-7-6 A-6, A-4, A-7-6	100 100 100	100 100 100	95-100 95-100 90-100	80-100 80-100 70-100	25-45 28-44 20-49	7-25 9-23 4-29
Urban land.										
58, 59----- Rio	0-12 12-38 38-63	Fine sandy loam Clay loam, clay Clay loam, snady clay sandy clay loam.	SC, SM-SC CL, CH CL	A-2-4, A-4 A-7-6 A-7-6	95-100 95-100 95-100	95-100 95-100 95-100	95-100 95-100 85-95	30-48 75-95 55-80	<30 43-57 41-50	5-10 21-32 20-27

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

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

HYDROLOGIC LEGEND

TABLE 18. – SOIL AND WATER FEATURES
("Flooding" and "water table" and terms such as "rare," "brief," "apparent," and "perched" are explained in the text.
The symbol > means more than. Absence of an entry indicates that the feature is not a concern)

Map symbol and soil name	Hydrologic group	Frequency	Flooding		High water table			Cemented pan		Risk of corrol	
			Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Conc.
					ft			in			
Urban land.											
32:* Jimenez	C	None	--	--	>6.0	--	--	7-20	--	High	Low
32:* Quemado	C	None	--	--	>6.0	--	--	10-20	Thin	Moderate	Low.
33 Benito	B	None	--	--	>6.0	--	--	--	--	High	Low.
34 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 Racombes	B	Common	Brief	Sep-May	>6.0	--	--	--	--	High	Low.
51:* Randado	C	None	--	--	>6.0	--	--	8-20	Thin	Moderate	Low.
Cuevitas	D	None	--	--	>6.0	--	--	8-14	Thin	Moderate	Low.
52 Raymondville	D	None	--	--	>6.0	--	--	--	--	High	Low.
53 Raymondville	D	None	--	--	2.5-4.5	Apparent	Sep-May	--	--	High	Low.
54:* Raymondville	D	None	--	--	>6.0	--	--	--	--	High	Low.
55 Reynosa	B	None	--	--	>6.0	--	--	--	--	High	Low.

HYDROLOGIC LEGEND



**City of Weslaco
Engineering Division**
255 S. Kansas ♦ Weslaco, TX 78570 ♦ (956)

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: Rio Stone Subdivision Phase II
Location: 1055 L.F. south of Mile 6 1/2 North along the west side of S. Milanos Road
Applicant: Javier Hinojosa ☐ Owner ☒ Agent
Address: 416 E. Dove Ave., McAllen, Tx. 78504 Phone Number: (956) 668-1588

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
220	Multifamily Housing Low-Rise	14.19		128	72	86	927

Comments: this is the second of the two phases

Prepared by: Javier Hinojosa Engineering Date: 11/28/2023

Address: 416 E. Dove Ave., McAllen, Tx 78504 Phone Number: (956) 668-1588

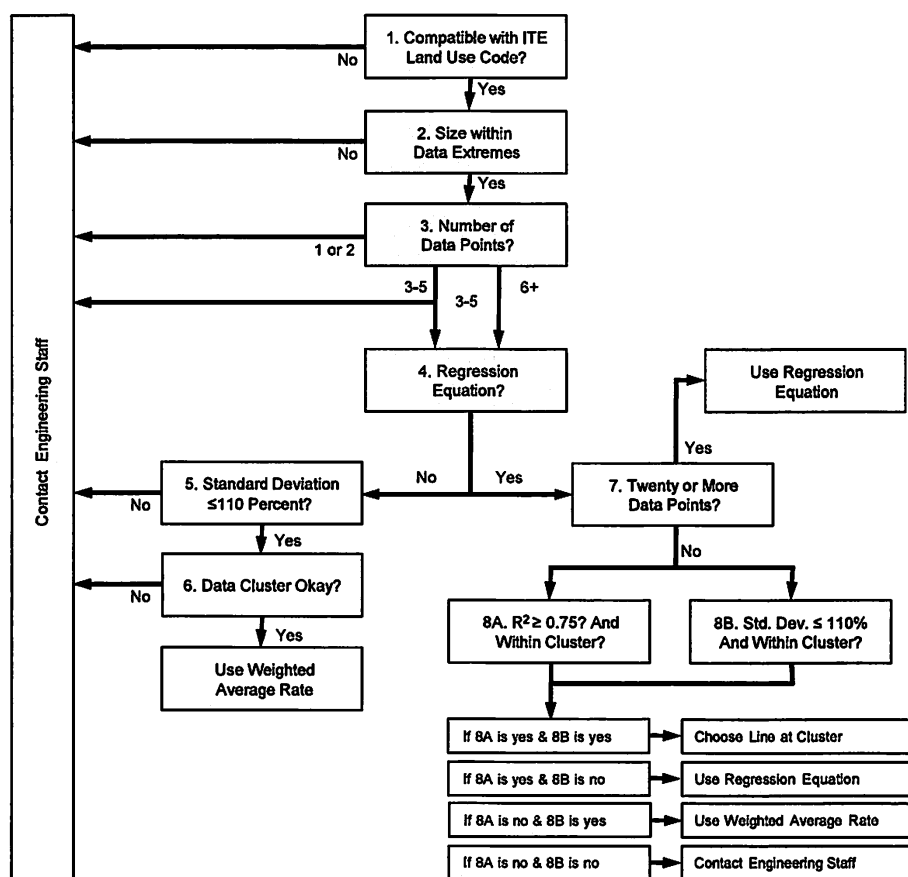
(For Official Use Only, Do Not Write In This Box)

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

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)

Subdivision Name: Rio Stone Subdivision Ph. II

Location: 1055 feet South of Mile 6 ½ North along the west side of S. Milano Rd.

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

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

Number of Lots: 64 Number of Dwellings: 128

ITE Code: 220 Multifamily Housing (Low-Rise)

TRIP GENERATION CALCULATIONS:

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

Avg. Rate: 0.46

$$0.46 \times 128 \text{ Dwellings} = 58.9 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.95 \ln(x) - 0.51$

$$= 0.95 \ln(128) - 0.51$$

$$\ln(T) = 4.0994$$

$$T = e^{4.0994}$$

$$= 60.3 \text{ trips}$$

use 60 trips

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

Avg. Rate: 0.56

$$0.56 \times 128 \text{ Lots} = 71.7 \text{ trips}$$

Fitted Curve: $\ln(T) = 0.89 \ln(x) - 0.02$

$$= 0.89 \ln(128) - 0.02$$

$$\ln(T) = 4.2983$$

$$T = e^{4.2983}$$

$$= 73.6 \text{ trips}$$

use 74 trips



Weekday, AM Peak Hour of Generator

Avg. Rate: 0.56

$$0.56 \times 128 \text{ Lots} = 71.7 \text{ trips}$$

$$\begin{aligned}\text{Fitted Curve: } \ln(T) &= 0.94 \ln(x) - 0.29 \\ &= 0.94 \ln(128) - 0.29 \\ \ln(T) &= 4.2709 \\ T &= e^{4.2709} \\ &= 71.6 \text{ trips}\end{aligned}$$

use 72 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 0.67

$$0.67 \times 128 \text{ Lots} = 85.8 \text{ trips}$$

$$\begin{aligned}\text{Fitted Curve: } T &= 0.66(x) + 1.41 \\ &= 0.66(128) + 1.41 \\ &= 85.9 \text{ trips}\end{aligned}$$

use 86 trips

Weekday Trips

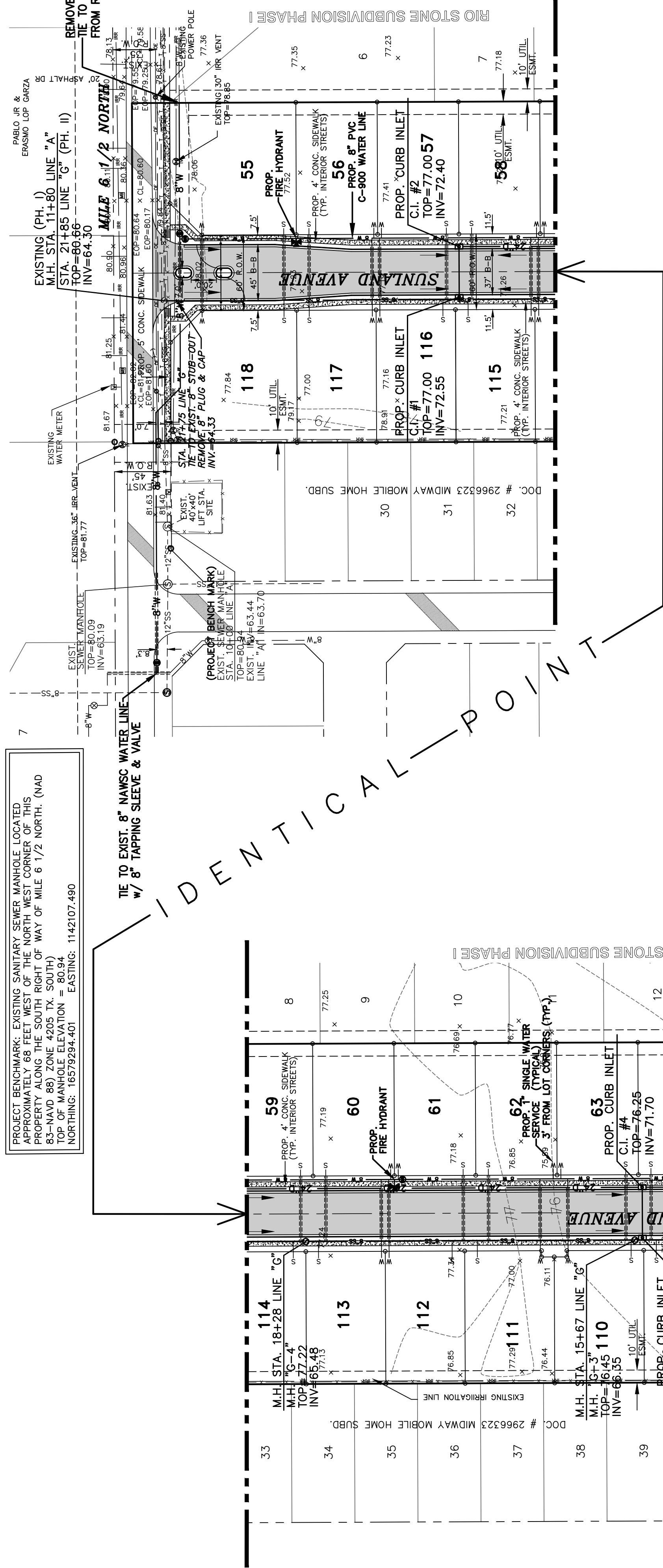
Avg. Rate: 7.32

$$7.32 \times 128 \text{ Lots} = 937.0 \text{ trips}$$

$$\begin{aligned}\text{Fitted Curve: } T &= 7.56(x) - 40.86 \\ &= 7.56(128) - 40.86 \\ &= 926.8 \text{ trips}\end{aligned}$$

use 937 trips

PROJECT BENCHMARK: EXISTING SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF THE PROPOSED SUBDIVISION PHASE I PROPERTY ALONG THE SOUTH RIGHT OF WAY OF MILE 6 1/2 NORTH (NAD 83-NAD 88) ZONE 4205 TX. SOUTH TOP OF MANHOLE ELEVATION = 80.94
NORTHING: 18579294.401 EASTING: 1142107.490



1. ALL WATER LINES SHALL BE DR18 C-900 PVC
2. ALL SANITARY SEWER LINES SHALL BE SDR26 PVC
3. ALL WATER AND SEWER LINES (INCLUDING SERVICES) CROSSING UNDER STREET SHALL BE ENCASED.
4. THE CONTRACTOR SHALL STAMP FACE OF CURB WITH "W" FOR WATER AND "S" FOR SEWER INDICATING SERVICE LOCATION. BY ALLELUE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY ALL-16" PVC CASINGS FOR WATER LINE CROSSINGS SHALL BE CONCRETE GROUT SEALED ON BOTH ENDS.

1. REMOVE EXIST. FLUSH VALVE AND TIE TO EXIST. 8" WATER LINE
2. REMOVE EXIST. 8" WATER LINE
3. REMOVE EXIST. 8" WATER LINE
4. REMOVE EXIST. 8" WATER LINE
5. REMOVE EXIST. 8" WATER LINE
6. REMOVE EXIST. 8" WATER LINE

1. REMOVE EXIST. FLUSH VALVE AND TIE TO EXIST. 8" WATER LINE
2. REMOVE EXIST. 8" WATER LINE
3. REMOVE EXIST. 8" WATER LINE
4. REMOVE EXIST. 8" WATER LINE
5. REMOVE EXIST. 8" WATER LINE
6. REMOVE EXIST. 8" WATER LINE

1. REMOVE EXIST. FLUSH VALVE AND TIE TO EXIST. 8" WATER LINE
2. REMOVE EXIST. 8" WATER LINE
3. REMOVE EXIST. 8" WATER LINE
4. REMOVE EXIST. 8" WATER LINE
5. REMOVE EXIST. 8" WATER LINE
6. REMOVE EXIST. 8" WATER LINE

LEGEND

- EXIST. TOP OF CURB ELEVATION
- EXIST. TOP OF DITCH ELEVATION
- EXIST. BOTTOM OF DITCH ELEVATION
- EXIST. CENTER LINE ELEVATION
- EXIST. FLOW LINE ELEVATION
- EXIST. NATURAL GROUND ELEVATION
- EXIST. DRAIN MANHOLE
- EXIST. SEWER MANHOLE
- EXIST. POWER POLE
- EXIST. GUY WIRE
- EXIST. ROAD SIGN
- EXIST. GAS METER
- EXIST. WATER METER
- EXIST. TELEPHONE PEDESTAL
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. IRRIGATION VALVE
- EXIST. TREE
- WATER SERVICE
- SPRINKLER VALVE
- CEDAR FENCE
- CHAIN LINK FENCE
- BLOCK FENCE
- IRRIGATION STAND PIPE
- BACK FLOW PREVENTOR
- ELECTRIC TRANSFORMER
- ELECTRIC GROUND BOX
- EXIST. 8" SANITARY SEWER LINE
- EXIST. 12" SANITARY SEWER LINE
- EXIST. 18" STORM DRAINAGE LINE
- EXIST. 24" STORM DRAINAGE LINE
- EXIST. 30" STORM DRAINAGE LINE
- EXIST. 8" WATER LINE
- EXIST. IRRIGATION LINE
- EXIST. PAVEMENT

SCALE: 1" = 60'

NAWSC DUPLEX WATER SERVICE

NOTE: 1 WATER SERVICES PER LOT (2 METERS)



SECTION "B"

ROADWAY CROSS - SECTION @ DITCH

NOTE: 1 WATER SERVICES PER LOT (2 METERS)



DITCH CROSS SECTION "A"

NOTE: DRAIN DITCH EXPANSION WAS EXCAVATED AS PART OF RIO STONE PHASE I



PROPOSED UTILITY AND TOPOGRAPHIC LAYOUT

RIO STONE SUBDIVISION PH. II

WESLACO, TEXAS

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

DATE: 220401A
PROJECT NO: JAN. 2024
DATE: G.T.
DRAWN BY: J.H.
CHK. BY:

REVISIONS

SHEET 4

OF 13 SHEETS

PAGE 124
FEBRUARY 7, 2024



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: February 7, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Altex Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Two Points Subdivision being 2.32 acres out of Lot 9, Block 174, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the Mile 4 W Rd and Mile 12 ½ Rd. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through a 2" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting variance for OSSF.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

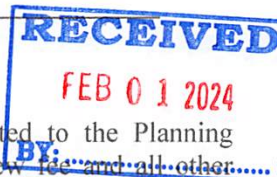


PLAT-000594-2024

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: TWO POINTS SUBDIVISION

Location: Located at southwest corner of intersection of Mile 4 W Rd and Mile 12 1/2 Rd

Legal Description: 2.32 Acre tract out of lot 9 block 174 west and Adams tract Subdivision

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: CNTY

Existing Land Use: R-1 Proposed Land Use: R-1

Number of Lots Proposed: 2 Gross Acreage: 2.32 AC

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Oliverio Davila Telephone: _____

Address: 1604 E. Mile 12 1/2 N Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: _____

ENGINEER INFORMATION

Name: Altex Engineering Telephone: 956-294-1241

Address: 325 W. 2nd St. Fax: _____

City: Mercedes State: Texas Zip: 78570 E-mail: jalonzo@altexeng.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

- ☒ YES ☐ NO Water Provision: NAWSC
- ☐ YES ☒ NO Wastewater Provision: OSF
- ☐ YES ☐ NO Electric Company: _____

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

Proposed subdivision is in the following districts:

☐ YES ☐ NO Drainage District <u>HCDD1</u>	☐ YES ☐ NO Irrigation District <u>HCCID 9</u>
---	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ **Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
- _____ **\$350.00** Planning Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

- _____ 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 1/2 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

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: Oliverio Davila

Owner Signature: Oliverio Davila Date: 8/23/23

_____ is the authorized agent

Authorized Agent Signature: [Signature] Date: 11/10/23

Authorized Agent Printed Name: Juan Alvaro J-

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid: _____

Preliminary Subdivision Review Date: _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO. _____



GENERAL INFORMATION

Name of Subdivision: Two Points Subdivision

Location: Located at the SW Corner of Mile 12 1/2 N and Mile 4 W.

Legal Description: 2.32 Acre Tract out Lot 9 Blk 174 West and Adams Tract Subdivision

VARIANCE TYPE:

☐ Streetlights ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☒ Sanitary Sewer ☒ YES ☐ NO

Describe in detail the reason for the variance request:

Variance to install OSSF in property. One Lot currently has a septic system. Property is located in City of Weslaco ETJ City Limits and there is no available Sanitary Sewer nearby.

☐ Fire Hydrants ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☐ NO

Describe in detail the reason for the variance request:

☐ Other _____ ☐ YES ☐ NO

Describe in detail the reason for the variance request:

OWNER INFORMATION

Owner's Name: Oliverio Davila Telephone: _____

Address: 1604 E. Mile 12 1/2 N Fax: _____

City: Weslaco State: Texas Zip: 78599 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: Oliverio Davila

Owner Signature: _____ Date: _____

Juan Alonzo, Altex Engineering is the authorized agent

Authorized Agent Signature:  _____ Date: 2-1-24

Authorized Agent Printed Name: Juan Alonzo Jr. P.E.

DRAINAGE REPORT

FOR

TWO POINTS SUBDIVISION

**2.32 ACRE TRACT OUT OF LOT 9 BLOCK 174
WEST AND ADAMS TRACT SUBDIVISION
AS RECORDED IN VOL.2 PAGE 34-37, MAP
RECORDS, HIDALGO COUNTY, TEXAS**

Prepared for:

OLIVERIO DAVILA

Prepared by:



ALTEX ENGINEERING

DESIGN ◊ PLANNING ◊ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
325 W.2ND STREET
MERCEDES, TEXAS 78570
PH: (956)294-1241
JALONZO@ALTEXENG.COM

Project No. 22.169

September 2023



[Handwritten Signature] 9/11/23

TABLE OF CONTENTS

A. PROJECT LOCATION.....	1
B. FLOOD PLAIN.....	1
C. SOIL CONDITIONS.....	1
D. EXISTING CONDITIONS	2
E. PROPOSED CONDITIONS.....	2

EXHIBITS

EXHIBIT "A" - LOCATION MAP

EXHIBIT "B" - FIRM ZONE DESIGNATION MAP

EXHIBIT "C" - SOILS SURVEY MAP

EXHIBIT "D" - RUNOFF COEFFICIENTS

EXHIBIT "E" - DRAINAGE CALCULATIONS

EXHIBIT "F" - CROSS-SECTION OF DETENTION POND

EXHIBIT "G" - AERIAL OF USGS MAP

EXHIBIT "H" -SUBDIVISION PLAT w/DRAINAGE LAYOUT & PROFILE OF EXISTING ROADSIDE
DITCH

DRAINAGE REPORT FOR TWO POINTS SUBDIVISION

A. PROJECT LOCATION

Two Points Subdivision is located on a 2.32 Acre tract of land out Lot 9 Block 74, of the West and Adams Tract Subdivision. The tract is located at southwest corner of the intersection of Mile 4 W Rd and Mile 12 ½ Rd within the City of Weslaco Extra Territorial Jurisdiction (E.T.J.). The tract is undeveloped with natural grasses and a small single-family residence.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone X-Unshaded", areas to be outside of the 500 year flood plain, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480334 0450 C, Map Revised: June 6,2000 (Refer to Exhibit B).

C. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County (Refer to exhibit C) indicates the subject tract lies in an area of soil consisting of Brennan Fine Sandy Loam (3,D,SM-SC,) and Hidalgo Fine Sandy Loam (25,B,SM-SC) (that have moderately well drained properties.

(28) Hidalgo Sandy Clay Loam, 0 to 1 percent slopes (28,B,CL):

The Hidalgo Sandy Clay Loam, consists of a dark grayish brown surface layer, calcerous. The soil is well drained, surface runoff is slow. Permeability is moderate.

(70)Willacy Fine Sandy Loam, 0 to 1 percent slopes (70, B, SC,SM-SC):

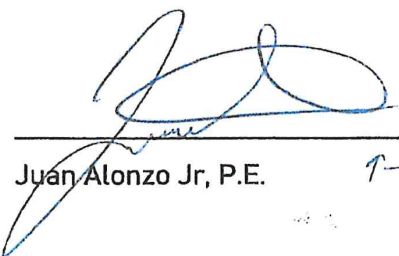
The Willacy Fine Sandy loam, consists of a dark grayish brown fine sandy loam about 14 inches thick. The soil is well drained, surface runoff is medium, and permeability is moderate.

D. EXISTING CONDITIONS

The subject tract is predominantly undeveloped with only a single story residence and natural grasses present. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the northeastern portion of the property. For the existing 10 year storm, the water runoff of this site is 3.46 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for this subdivision will be for development in (Two) 2 residential lots. The lots will be an average size of about 0.85 Acre each. The total contributing 50 year developed storm water discharge of the site will be 6.10 cfs(Refer to Exhibit E) ,an increase of 2.64 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 2,631 cf(0.0604Ac-ft) (See Exhibit E). Each lot will have a drainage swale that combined both swales will detain a capacity of 2,770 cf(0.0635 Ac-ft). A drainage easement will be constructed that would detain the runoff created by the developed lots. The drainage swale will discharge runoff waters into the existing drainage swale located on the north side of the property via an 8" bleeder pipe. Water from the drainage swale will flow in a northerly direction flowing via the borrow ditch located along west ROW of Mile 4 for a length of approximately 1,600 feet ultimately discharging into Ditch segment 10C (0555), maintained by HCDD1. Additionally, lot owners must maintain their portion of drainage swale. The drainage swale easement must be kept clear of any buildings, fences, large trees that could impede the flow of storm water.


Juan Alonzo Jr, P.E.

7-11-23

2



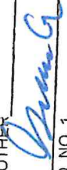
		DATE
☐ REJECTED ☒ APPROVED FOR SUBMITTAL ☒ TO H.C. PLANNING DEPT. ☒ TO CITY ☐ DISCHARGE PERMIT REQUIRED ☐ DISTRICT FACILITY ☐ CITY FACILITY ☐ OTHER		9-26-23  H.C.D.D. NO. 1

EXHIBIT A

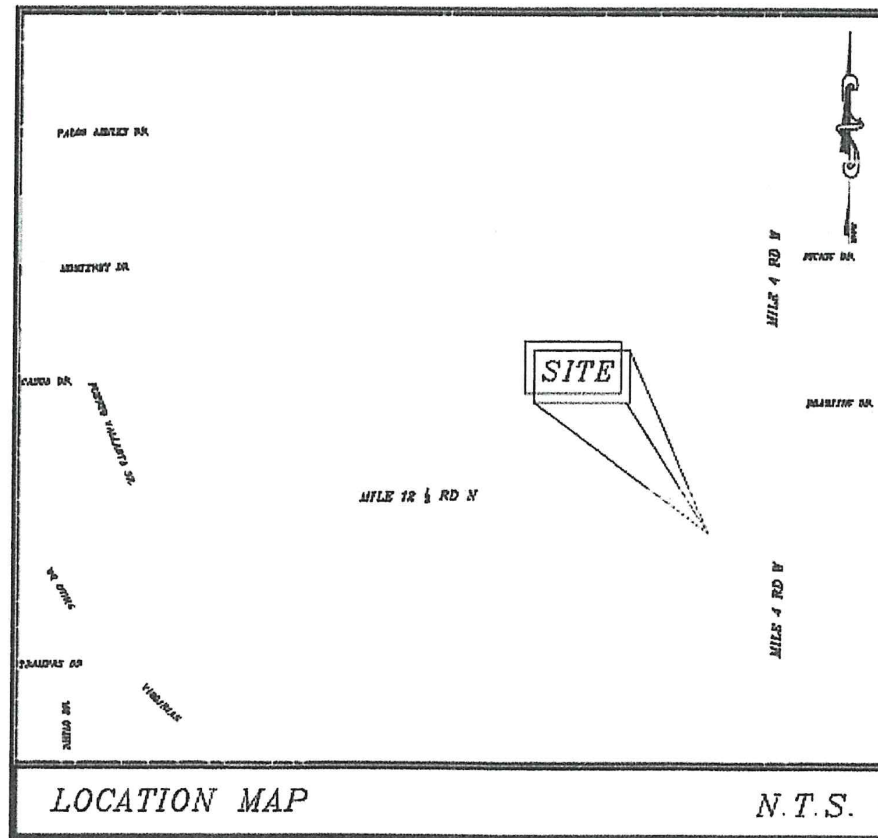
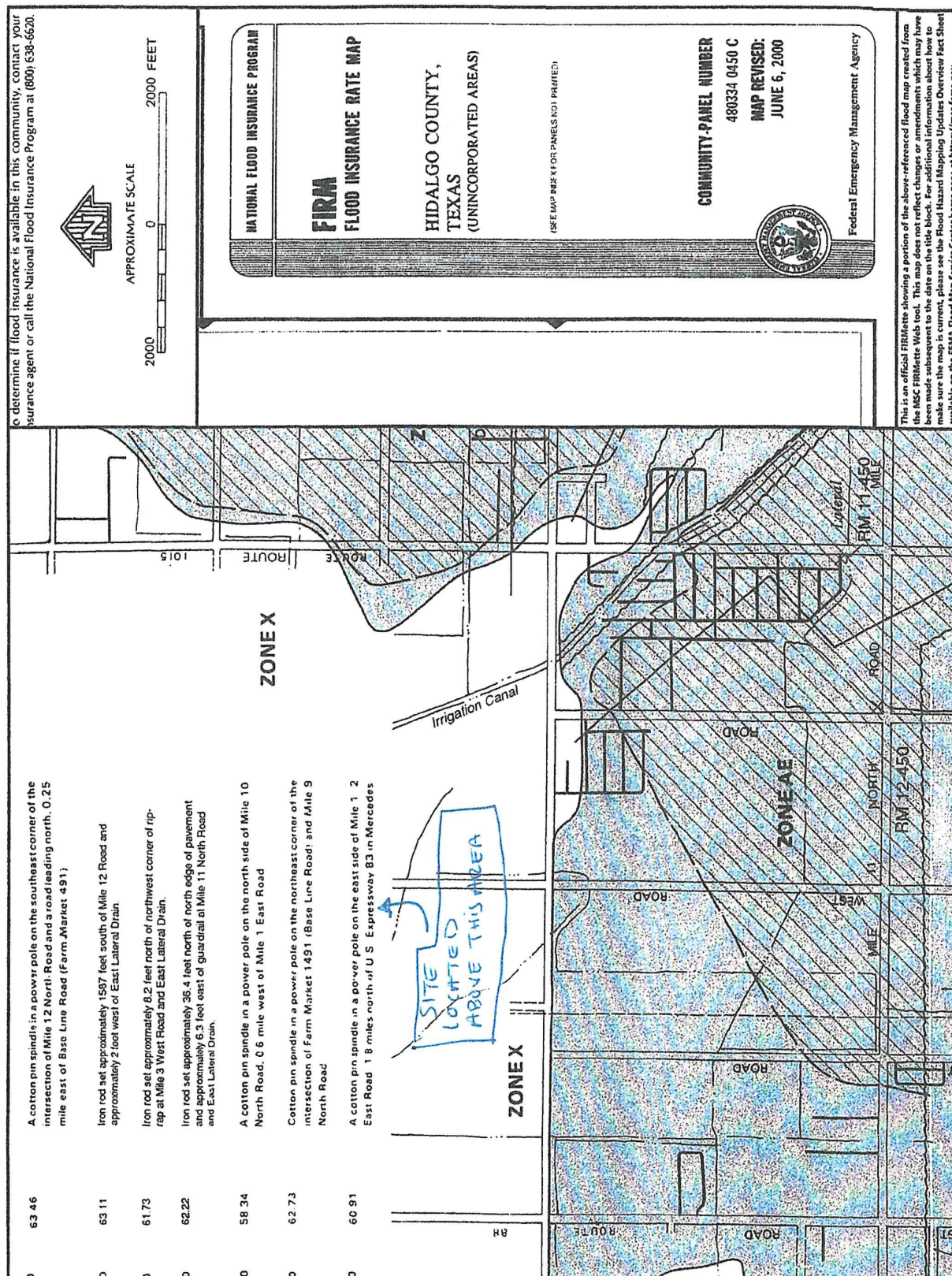


EXHIBIT B

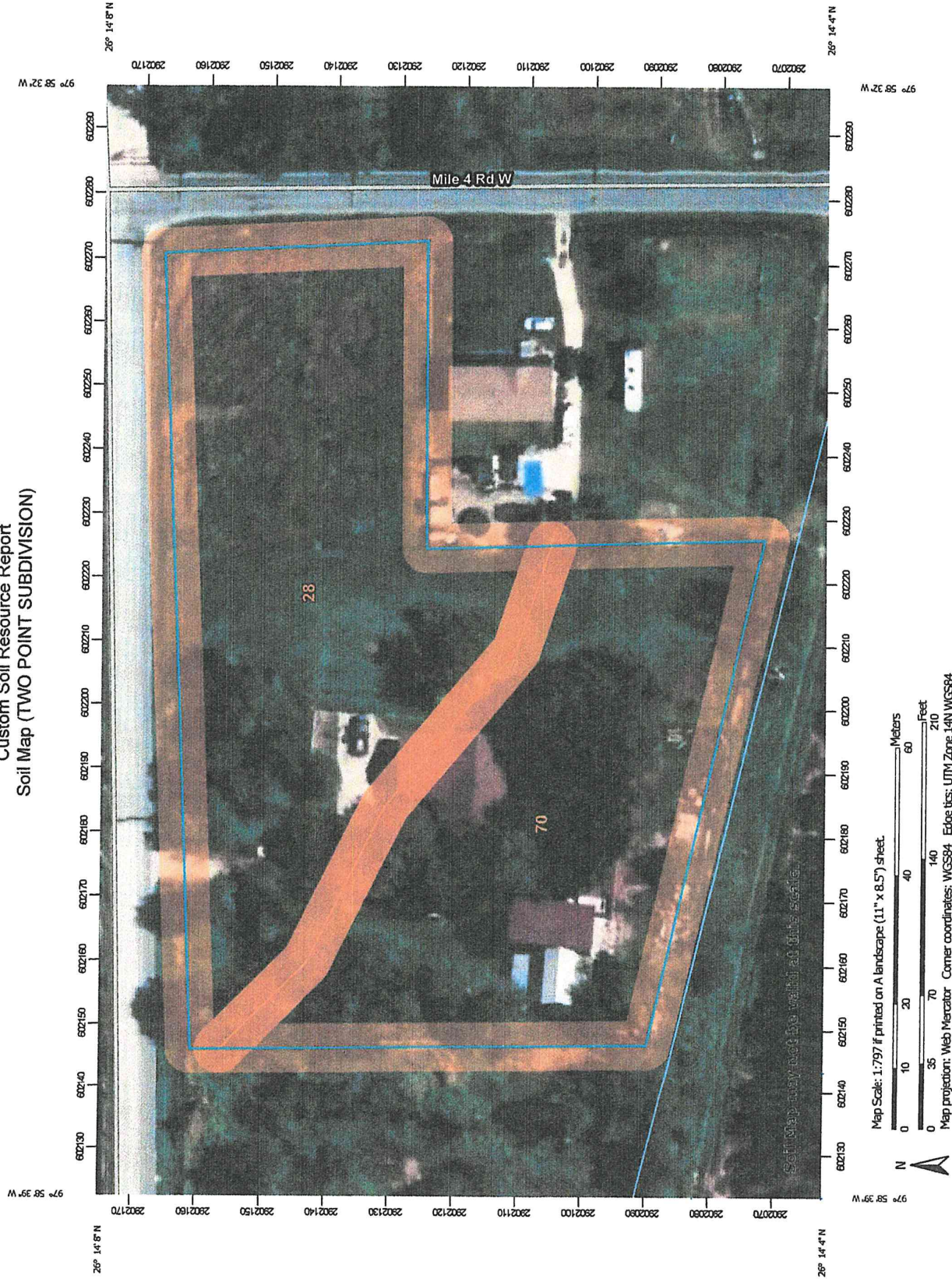
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EXHIBIT C

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Custom Soil Resource Report
Soil Map (TWO POINT SUBDIVISION)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

Map Unit Legend (TWO POINT SUBDIVISION)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	1.1	55.3%
70	Willacy fine sandy loam, 0 to 1 percent slopes	0.9	44.7%
Totals for Area of Interest		2.1	100.0%

Map Unit Descriptions (TWO POINT SUBDIVISION)

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

Custom Soil Resource Report

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.

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

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

Map Unit Setting

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

Map Unit Composition

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

Description of Willacy

Setting

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

Custom Soil Resource Report

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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.40
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.6
Residential (1/8 acre lots)	0.65
Multi-Family (Low density MF-1)	0.65
Multi-Family (Medium and Medium-High Density MF-2 and MF-3)	0.85
Commercial, Industrial, and Business	0.85
Asphalt	0.9

EXHIBIT E

Drainage Calculations

10 Year Pre Developed Conditions;
Total Area: 2.32 Acres- 0.62 Acres (R.O.W. Dedication)=1.70

Item	Coefficient	Area (acres)
Grass	0.23	1.508
Building/Roofs & Concrete	0.95	0.192
Caliche	0.50	0.00
Total		1.70

$$\text{Weighted Coefficient Runoff} = ((1.508 * 0.23) + (0.192 * 0.95)) / 1.70 = 0.311$$

$$\text{Weighted "C"} = 0.311$$

Existing Tc

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}S_{sh}^{0.4}}$$

Nol=0.015 (grass)

Lsh=100ft

P2=3.3 (2yr-24hr rainfall)

Ssh= 0.012ft/ft

tsh=0.1973hrs

$$t_{sc} = \frac{L_{sc}}{3600KS_{sc}^{0.5}}$$

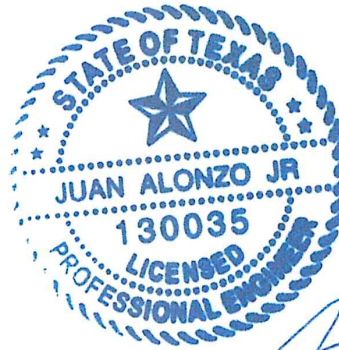
Lsc=188ft

K=16.13 (unpaved)

Ssc=0.0096ft/ft

tsc=0.03304 hrs

Tc=tsh + tsc = 0.230 hrs (13.82 minutes) * use Tc=14 minutes



[Signature]
9-11-23

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

14 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.20	5.64	6.55	7.76	8.94	10.14

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

(Spreadsheet Release Date: August 31, 2015; data table reshuffled by August 14, 2016)

Coefficient "c"	Intensity "I"-10 yr	Area "A" Ac	TOTAL CFS "Q"
0.311	6.55	1.70	3.46 CFS

50 Year Post Developed Conditions:

LOT 1

Item	Coefficient	Area (acres)
Grass	0.23	0.868
Building/Roofs & Concrete	0.95	0.192
Caliche	0.50	0.00
Total		1.06

$$\text{Weighted Coefficient Runoff} = (0.868 * 0.23) + (0.192 * 0.95) + / 1.06 = 0.360$$

$$\text{Weighted "C"} = 0.360$$

LOT 2

SINGLE FAMILY RESIDENTIAL STRUCTURE (2700 SQFT & 2000 SF CONCRETE DRIVEWAY)

Item	Coefficient	Area (acres)
Grass	0.23	0.522
Building/Roofs & Concrete	0.95	0.108
Caliche	0.50	0.00
Total		0.63

$$\text{Weighted Coefficient Runoff} = (0.522 * 0.23) + (0.108 * 0.95) + / 0.63 = 0.353$$

$$\text{Weighted "C"} = 0.353$$

WEIGHTED "C": 0.356

Proposed Tc

use Tc=10 minutes, (Developed Conditions)

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004-5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.

Select Units

10 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.83	6.44	7.47	8.80	10.08	11.38

(Spreadsheet Release Date: August 31, 2015; data table reshuffle by Asquith July 14, 2016)

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

Coefficient "c"	Intensity "I"-50 yr	Area "A" Ac	TOTAL CFS "Q"
0.356	10.08	1.70	6.11 CFS

Detention Calculations						
Duration (minutes)	I50year (in./hr.)	Q in (c.f.s.)	Vol. in (c.f.)	Qout (c.f.s.)	Vol. out (c.f.)	Storage (c.f.)
5	12.05	7.29	2,187	3.46	1,557	630
10	10.08	6.10	3,659	3.46	2,076	1,583
15	8.69	5.26	4,735	3.46	2,595	2,140
20	7.66	4.64	5,565	3.46	3,114	2,451
25	6.86	4.15	6,232	3.46	3,633	2,599
30	6.23	3.77	6,783	3.46	4,152	2,631
35	5.70	3.45	7,250	3.46	4,671	2,579
40	5.27	3.19	7,653	3.46	5,190	2,463
45	4.90	2.96	8,005	3.46	5,709	2,296
50	4.58	2.77	8,317	3.46	6,228	2,089
55	4.30	2.61	8,597	3.46	6,747	1,850
60	4.06	2.46	8,849	3.46	7,266	1,583
65	3.85	2.33	9,079	3.46	7,785	1,294
70	3.65	2.21	9,290	3.46	8,304	986
75	3.48	2.11	9,484	3.46	8,823	661
80	3.33	2.01	9,665	3.46	9,342	323
85	3.19	1.93	9,832	3.46	9,861	(29)
90	3.06	1.85	9,989	3.46	10,380	(391)
95	2.94	1.78	10,136	3.46	10,899	(763)
100	2.83	1.71	10,275	3.46	11,418	(1,143)
105	2.73	1.65	10,406	3.46	11,937	(1,531)
110	2.64	1.60	10,530	3.46	12,456	(1,926)

LOT 1 & 2 DETENTION REQUIREMENTS:

Detention Pond Dimensions							
Flow Line	Cross Sect.		Volume	Slope	Top		
Width	Depth		Width	Length	(outer)	Volume	
W1	H	S	W2	L2	V2	V	
(ft)	(ft)		(ft)	(ft)	(cf)	(cf)	
6.0	1.0	1.0	8.0	250.0	1750.0	1750.0	DETENTION LOT 1
5.0	1.0	1.0	7.0	170.0	1020.0	1020.0	DETENTION LOT 2
					TOTAL	2770.0	

NOTE: REFER TO EXHIBIT F FOR CROSS SECTION OF DETENTION POND

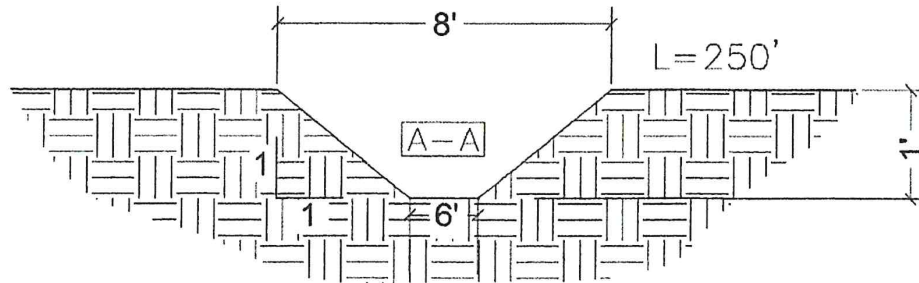
Orifice Equation: $Q = C_d \cdot A \cdot ((2 \cdot g \cdot h)^{1/2})$

Cd (coefficient discharge) =	0.6	
A (area of 8" pipe) =	0.35	ft ²
g (gravity) =	32.2	ft/s ²
h (height of pond) =	1	ft
Q (flow) =	1.69	cfs

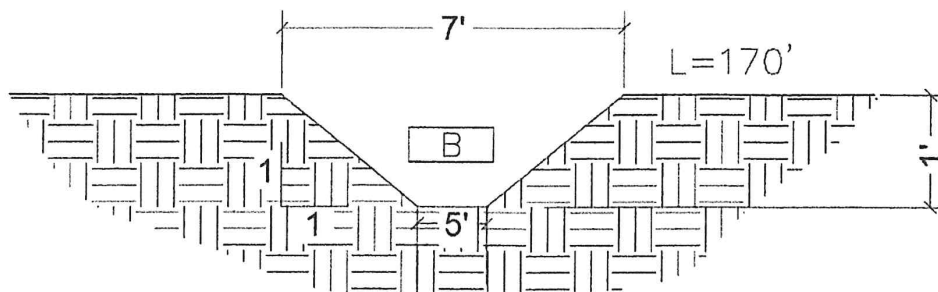
EXHIBIT F

CROSS SECTION OF DETENTION POND

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(A-1) CROSS-SECTION OF DETENTION POND
SCALE: N.T.S.



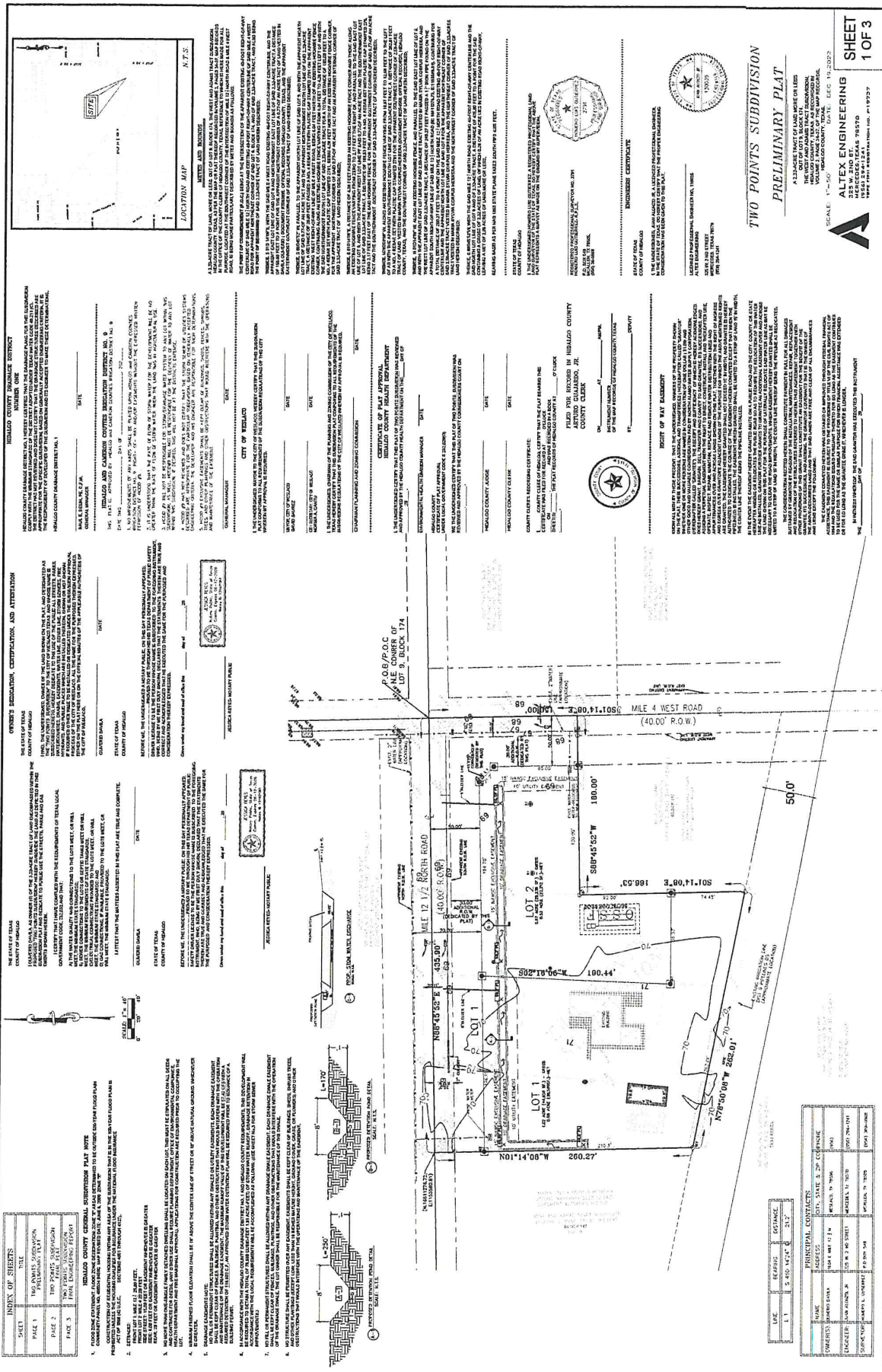
(B-1) PROPOSED DETENTION POND DETAIL
SCALE: N.T.S.

EXHIBIT G

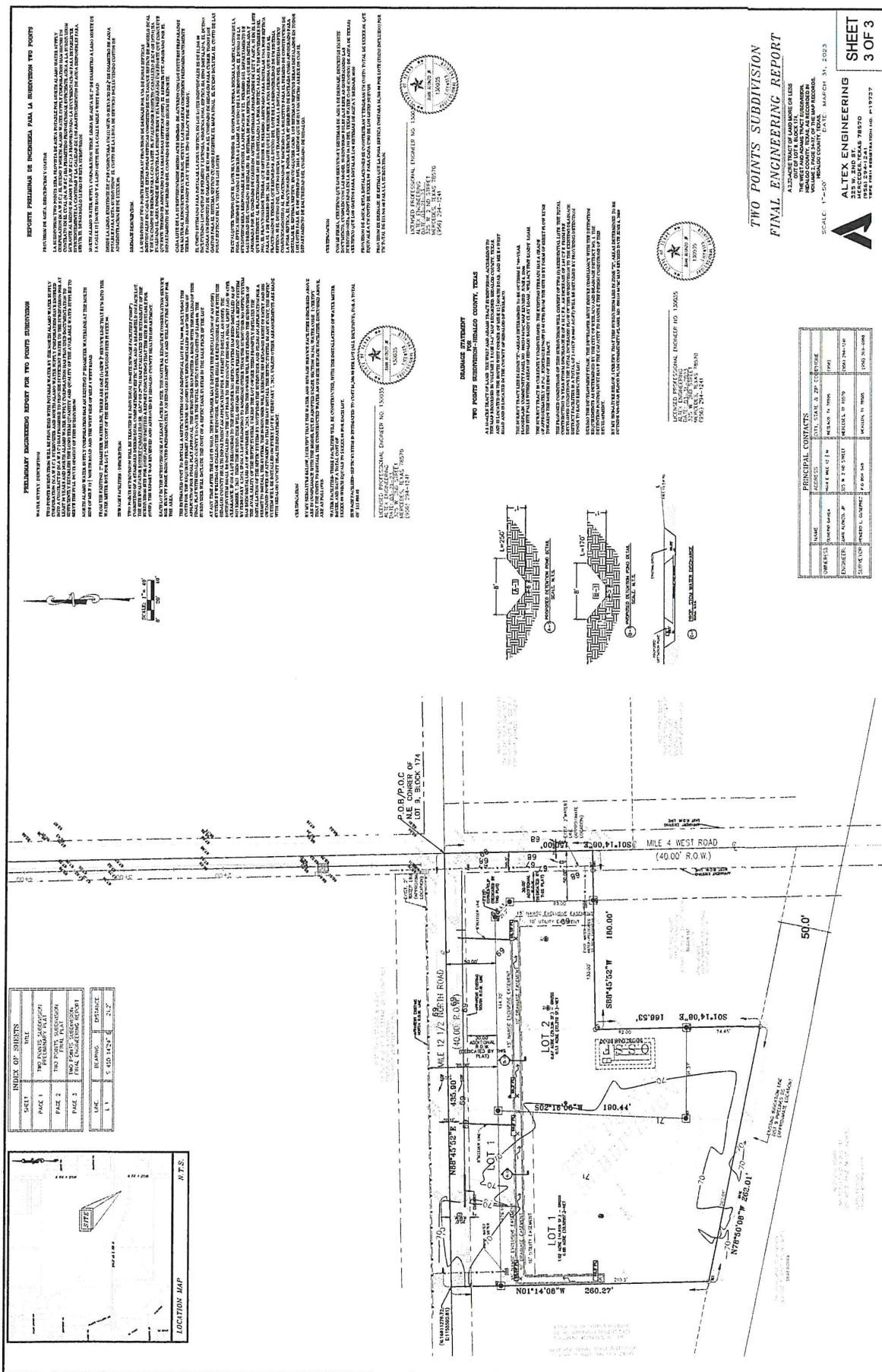


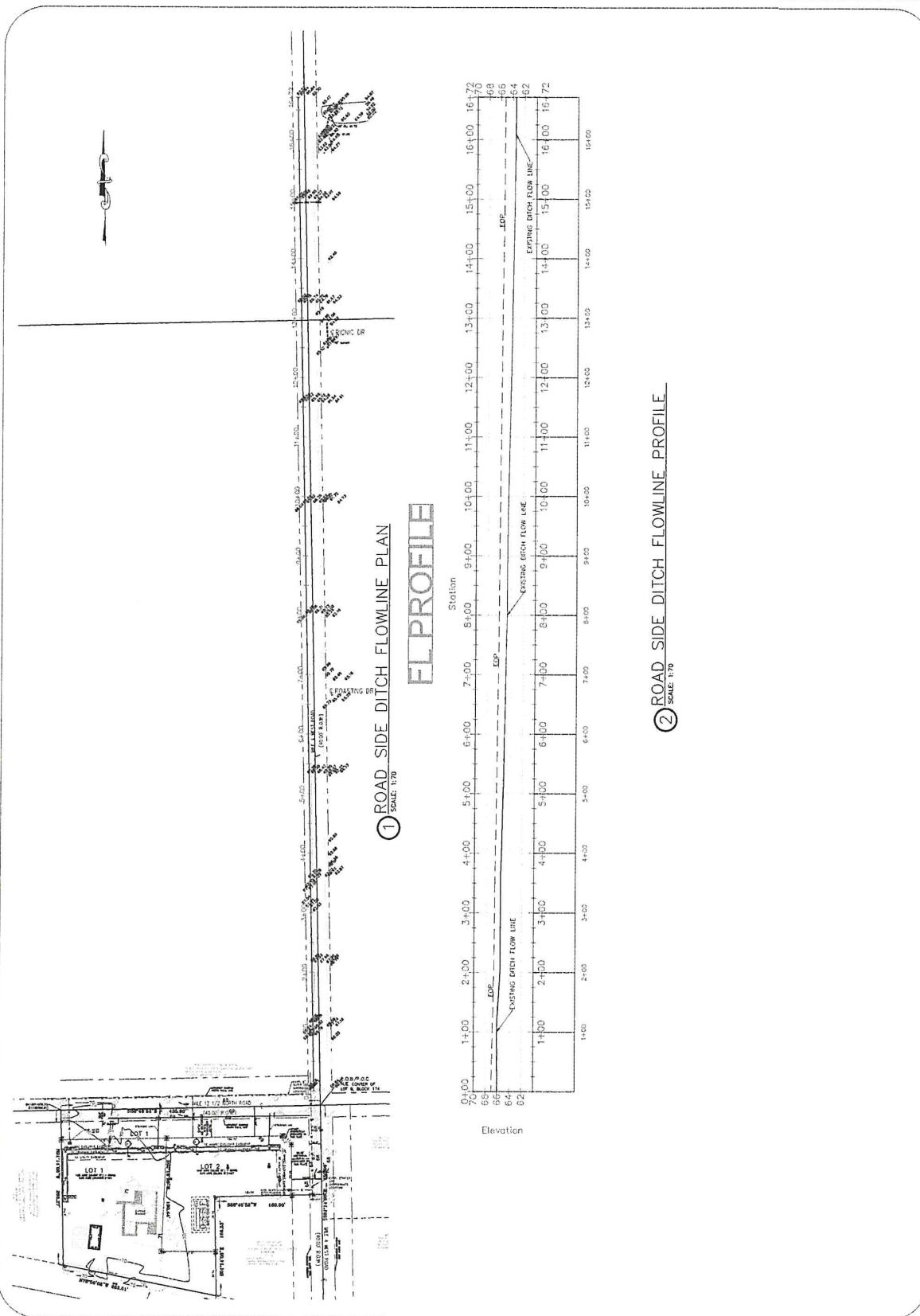
EXHIBIT H

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TRIP GENERATION WORKSHEET

FOR

TWO POINTS SUBDIVISION

**2.32 ACRE TRACT OUT OF LOT 9 BLOCK 174
WEST AND ADAMS TRACT SUBDIVISION
AS RECORDED IN VOL.2 PAGE 34-37, MAP
RECORDS, HIDALGO COUNTY, TEXAS**

Prepared for:

OLIVERIO DAVILA

Prepared by:



ALTEX ENGINEERING

DESIGN ♦ PLANNING ♦ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737
325 W. 2ND STREET
MERCEDES, TEXAS 78570
PH: (956)792-9305
JALONZO@ALTEXENG.COM

Project No. 22.169

DECEMBER 2022



12-15-22

TRIP GENERATION REPORT
FOR
TWO POINTS SUBDIVISION
(WESLACO, TEXAS)

Two Points Subdivision is located on a 2.32 Ac tract of land out of lot 9, Block 74, of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The tract is located at the southwest corner of the intersection of Mile 4 W. Rd. and Mile 12 ½ Rd within the City of Weslaco Extra Territorial Jurisdiction (E.T.J.). The Tract is undeveloped with natural grasses and small single-family residence. The development will consist in a total of 2 residential lots.

The report is based on the Trip Generation, 8th Edition Book (Institute of Traffic Engineers).

Single Family Detached Dwelling (210)

1. - Average Vehicle Trip Ends : 1.02

(Trip Generation, Eighth Edition)

On a weekday, P.M. Peak hour Generator

Directional Distribution: 64% Entering, 36% Exiting

Equation: $\ln(T) = 0.88\ln(x) + 0.62$ where T = peak hour count X = Number of Dwelling Units

X = 64 Dwelling Units (Residential Lots)

$$\ln(T) = 0.88\ln(2) + 0.62 \quad T = 4$$

$$T_{enter} = 4(0.64) = 3 \text{ trips/hour}$$

$$T_{exit} = 4(0.36) = 2 \text{ trips/hour}$$

Threshold requirements for a Traffic Impact Analysis Report:

AM/PM PHT* < 100 TPH, TIA not Required

AM/PM PHT* > 100 TPH, TIA Required

PHT* = Peak Hour Trips

Single-Family Detached Housing (210)

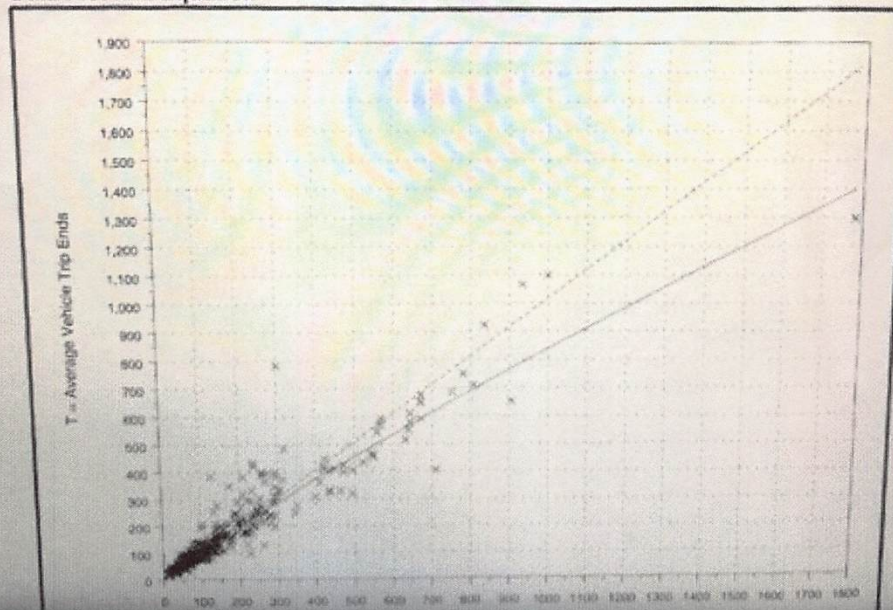
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

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

Trip Generation per Dwelling Unit

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

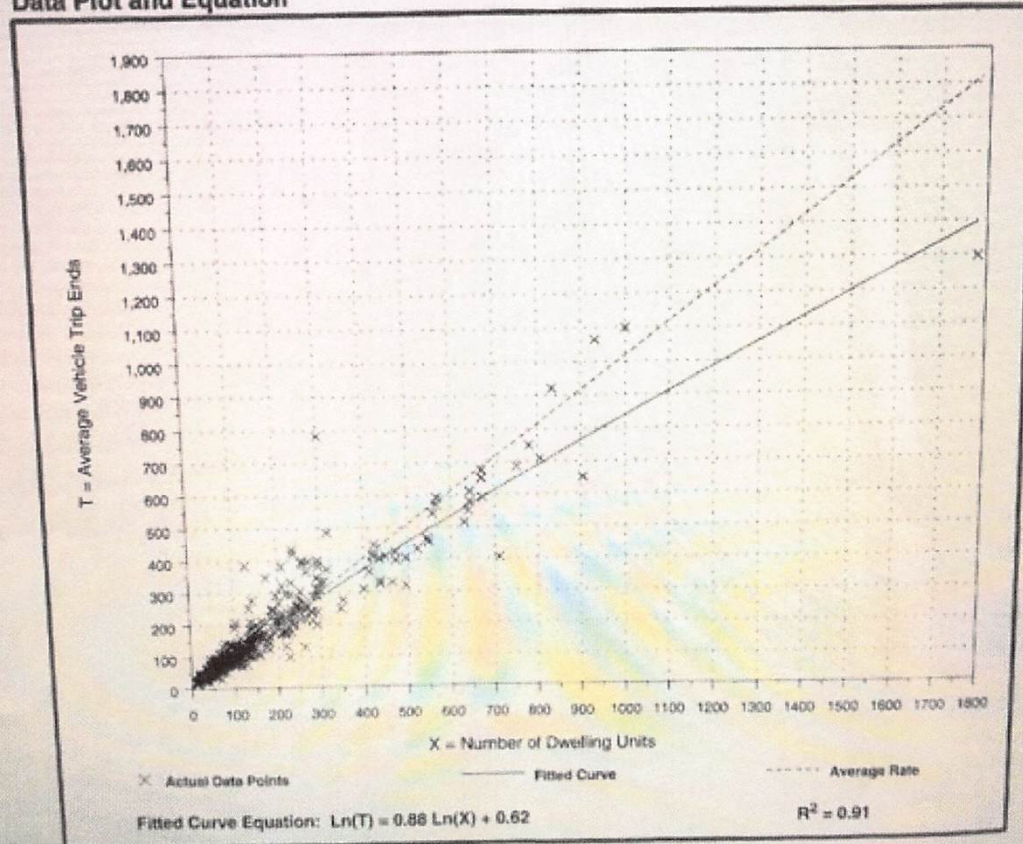
Data Plot and Equation



Trip Generation per Dwelling Unit

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

Data Plot and Equation



PEAK HOUR TRIP RATES FOR COMMON LAND USES

Land Use	Critical Peak Hour	Peak Hour Trip Rate	%Entering %Exiting	ITE Code
Apartments, High Rise	PM	0.35 Per Unit	61/39	222
Apartments, Low Rise	PM	0.58 Per Unit	65/35	221
Automobile Care Center	PM	3.38 Per 1,000 Sq. Ft.	50/50	942
Automobile Parts Sales and Service Center	PM	4.46 Per 1,000 Sq. Ft.	42/58	943
Automobile Sales (New)	PM	2.59 Per 1,000 Sq. Ft.	39/61	841
Bank with ATMs and Drive-Through	PM	27.41 Per Lane	51/49	912
Business Park	AM	1.43 Per 1,000 Sq. Ft.	84/16	770
Car Wash, Self Service	SAT	20.60 Per Wash Stall	50/50	947
Church	SUN	11.76 Per 1,000 Sq. Ft.	50/50	560
Convenience Store	AM	67.03 Per 1,000 Sq. Ft.	50/50	851
Convenience Store with Gas Pumps	PM	59.69 Per 1,000 Sq. Ft.	50/50	853
Day Care Center	PM	12.46 Per 1,000 Sq. Ft.	47/53	565
Discount Store	PM	5.00 Per 1,000 Sq. Ft.	50/50	815
Drinking Place	PM	15.49 Per 1,000 Sq. Ft.	66/34	925
Golf Course	PM	0.30 Per Acre	34/66	430
Hospital	PM	1.14 Per 1,000 Sq. Ft.	42/58	610
Hotel	PM	0.59 Per Room	53/47	310
Industrial Park	PM	0.86 Per 1,000 Sq. Ft.	21/79	130
Industrial, Heavy	AM	0.51 Per 1,000 Sq. Ft.	N/A	120
Industrial, Light	PM	0.97 Per 1,000 Sq. Ft.	12/88	110
Manufacturing	PM	0.73 Per 1,000 Sq. Ft.	36/64	140
Mobile Home Park	PM	0.59 Per Unit	62/38	240
Motel	AM	0.64 Per Room	36/64	320
Movie Theater with Matinee	PM	102.87 Per Screen	58/42	444
Office Building, General	AM	1.55 Per 1,000 Sq. Ft.	88/12	710
Office Building, Medical-Dental	PM	3.46 Per 1,000 Sq. Ft.	27/73	720
Office Building, Single Tenant	AM	1.80 Per 1,000 Sq. Ft.	89/11	715
Office Park	AM	1.71 Per 1,000 Sq. Ft.	89/11	750
Pharmacy, without Drive-through	PM	8.42 Per 1,000 Sq. Ft.	50/50	880
Pharmacy, with Drive-through	PM	10.35 Per 1,000 Sq. Ft.	50/50	881
Quick Lubrication Vehicle Shop	PM	5.19 Per Bay	55/45	941
Recreational Community Center	PM	1.45 Per 1,000 Sq. Ft.	29/71	495
Residential, Multi-Use, Retail Mixed Development (PUD)	PM	0.62 Per Unit	65/35	270
Residential, Single Family	PM	1.01 Per Unit	63/37	210
Restaurant, Fast-Food (with Drive-Through)	AM	49.36 Per 1,000 Sq. Ft.	51/49	934
Restaurant, High Turnover	PM	18.49 Per 1,000 Sq. Ft.	63/37	932
School, Elementary	AM	0.45 Per Student	55/45	520
School, High	AM	0.42 Per Student	69/31	530
School, Middle/Junior High	AM	0.54 Per Student	55/45	522
Service Station, with Convenience Market (with Car Wash)	PM	13.94 Per Fueling Position	50/50	946
Service Station, with Convenience Market (without Car Wash)	PM	13.38 Per 1,000 Sq. Ft.	50/50	945
Shopping Center	SAT	4.89 Per 1,000 Sq. Ft.	48/52	820
Specialty Retail Center	PM	2.71 Per 1,000 Sq. Ft.	44/56	814
Supermarket	PM	11.85 Per 1,000 Sq. Ft.	51/49	850
Video Rental	PM	13.60 Per 1,000 Sq. Ft.	46/54	896
Warehousing, General	PM	0.32 Per 1,000 Sq. Ft.	25/75	150
Warehousing, Mini	PM	0.26 Per 1,000 Sq. Ft.	51/49	151

These are some of the values from the 8th Edition ITE Manual – Refer to ITE for additional trip rates

PAGE 1 of 2

**NON-TECH CONSTRUCTION
SITE EVALUATION FORM**

COUNTY-CAMERON

APPLICANT INFORMATION

NAME DAVILA, OLIVERIO
Mailing Address: 1604 E. MILE 12 1/2 N. RD
City: WESLACO, TX. Zip: _____
Phone: 956/358/3939

SITE EVALUATOR INFORMATION

Name: ROBERT CABALLERO
Phone: 956/358/3939

PROPERTY INFORMATION

Lot: 9 Block: 147 Section/Phase: _____
Subdivision: WEST & ADAMS NE. 3.08 AC. NE5.58 AC LOT 9-BLK. 147
NOT LEGAL DESCRIPTION (DIRECTIONS): SAMEST CORNER OF E. MILE 12 1/2 N. & N. MILE 1 1/2 W. 10'

INSTALLER =

Name: ROBERT CABALLERO
Phone: 956/358/3939

Schematic of Lot or Tract

Show:

- compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and other structures where known
- location of existing or proposed water wells on property or within 100' of proposed absorption or irrigation area.
- indicate slope or provide contour lines from the structure to the farthest location of proposed absorption or irrigation area.
- location of soil boring/dug pits (show location with respect to known reference points).
- location of natural, constructed, or proposed drainage ways, bodies of water (streams, ponds, lakes, rivers, high tide area, etc.), water impoundments, cut or fill bank, sharp slopes and breaks

Lot Size: 3.08 Acres

Site Drawing

scale: 1" = NDTS (not drawn to scale)

SEE ATTACHED
SHEET

☒ Based on this site evaluation, the following disposal types may be utilized:
☒ Conventional ☒ Leaching Chamber
☒ GRAVEL/ TRENCH
☒ Gravelless

SLOPE 0 to 1%

FEATURES OF SITE AREA

I hereby certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Presence of 100-year flood zone
Presence of adjacent ponds, streams, or water
impoundments Existing or proposed water well within 100'
Organized coverage available to lot or tract

Yes
Yes
Yes
Yes

No
No
No
No

☒
☒
☒
☒

Site Evaluator Signature: [Signature]

License #: OS29754

Date: 8/10/2023

PAGE 2 of 2

CON-TECH CONSTRUCTION
SITE & SOIL EVALUATION

AMERON COUNTY

Owner: DAYLA OLIVERIO

Property Location: 1604 E. MILE 12 1/2 N. RD.

DATE 8/10/2023

Site Evaluator: Robert Caballero

Proposed Excavation Depth: 2'

Requirements:

- At least two soil excavations must be performed on the site, at upper and lower elevations and spanning the area of the proposed disposal area.
- Location of the soil boring or dug pits must be performed to a depth of at least two feet below the proposed excavation depth, or to restrictive horizon. For surface disposal, the surface horizon must be evaluated.
- Describe each soil horizon and identify any restrictive features on the form. Indicate the depths of the features.

Soil Boring Number: <u>1</u> SOIL CLASS = <u>III</u> SANDY CLAY LOAM					
Depth (inches)	Texture & Classification	Drainage (Mottles/Water Table)	Restrictive Horizon	Gravel Analysis	Observations/Notes
0" <u>Silty</u>	CLASS III SANDY LOAM	NONE	NONE	N/A	NONE
12" <u>Silty</u>					
24" <u>Silty</u>					
36" <u>Silty</u>					
48" <u>Silty</u>	CLASS III SANDY CLAY LOAM				
60" <u>Silty</u>					
72" <u>Silty</u>					
Soil Boring Number: <u>2</u> SOIL CLASS = <u>III</u> SANDY CLAY LOAM					
Depth (inches)	Texture & Classification	Drainage (Mottles/Water Table)	Restrictive Horizon	Gravel Analysis	Observations/Notes
0" <u>Silty</u>	CLASS II SANDY CLAY LOAM	NONE	NONE	N/A	NONE
12" <u>Silty</u>					
24" <u>Silty</u>					
36" <u>Silty</u>					
48" <u>Silty</u>					
60" <u>Silty</u>	CLASS II SANDY CLAY LOAM				
72" <u>Silty</u>					

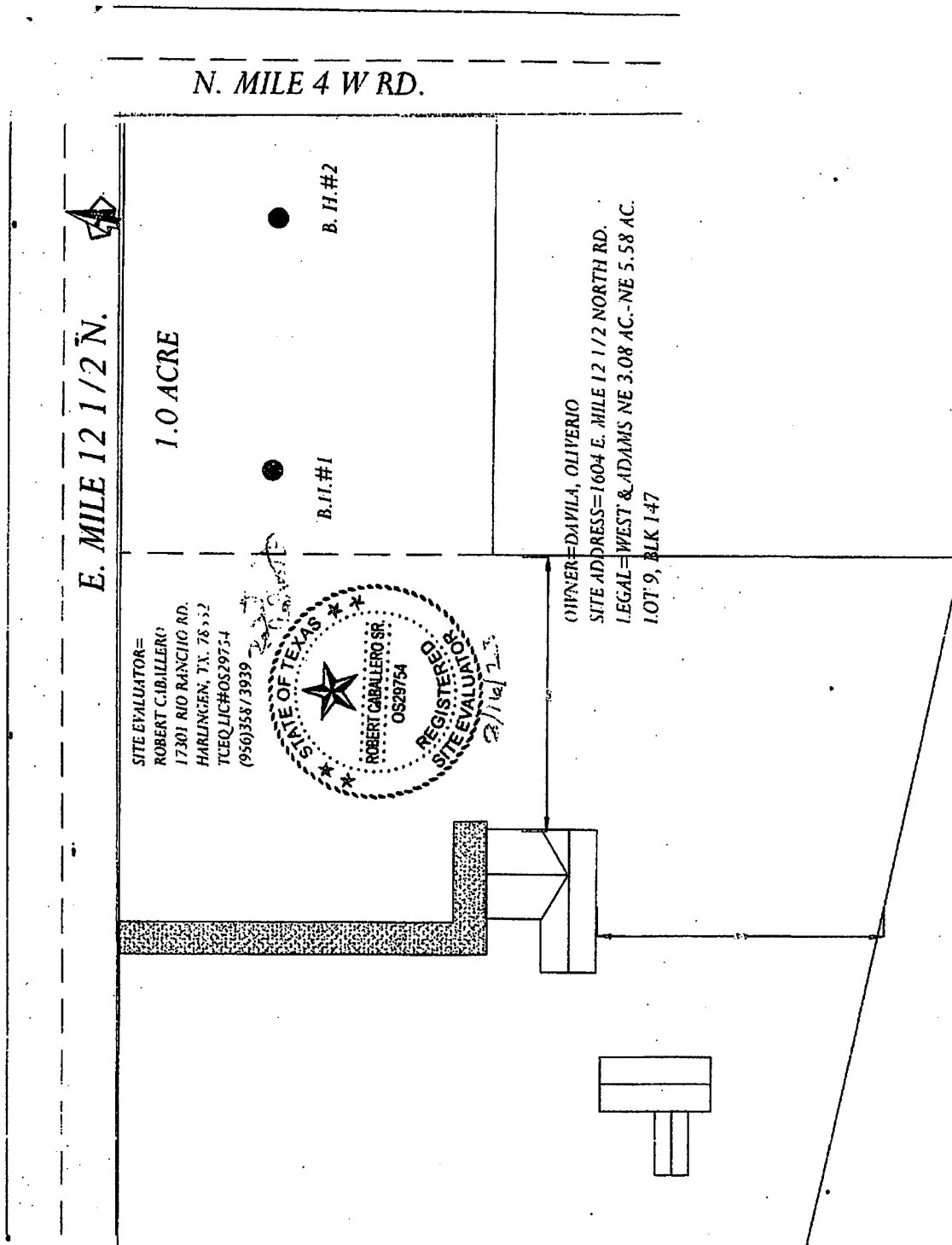
I hereby certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

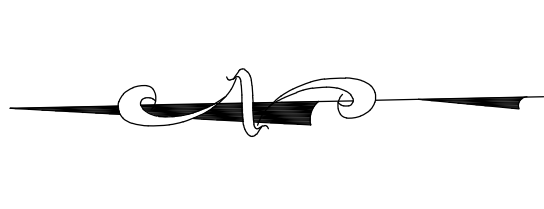
Site Evaluator Name: ROBERT CABALLERO SR.
(printed)

Signature: Robert Caballero

Site Evaluator License #: OS29754

Date: 8/16/2023





INDEX OF SHEETS	
SHEET	TITLE
PAGE 1	TWO POINTS SUBDIVISION PRELIMINARY PLAT
PAGE 2	TWO POINTS SUBDIVISION
PAGE 3	TWO POINTS SUBDIVISION FINAL ENGINEERING REPORT

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAIN COMMUNITY PANEL NO. 480324 0450C MAP REVISED DATE: JUNE 6, 2000 ZONE "X"
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING COMPLIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 5011 THROUGH 5017).

2. SETBACKS: A. FRONT SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. B. REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. C. SIDE SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. D. REAR 20% LOT DEPTH NOT TO EXCEED 30 FEET OR EASEMENT, WHICHEVER IS GREATER.
3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE EXPLAINED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
5. DRAINAGE EASEMENTS NOTE: ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SHALLOWS OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT OPEN AND MAINTAINED FOR THE PURPOSES OF DRAINAGE. PLANTING AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
6. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE SUBDIVIDED INTO 100-YEAR FLOOD PLAIN AREAS. THE DEVELOPMENT SHALL BE SUBDIVIDED INTO 100-YEAR FLOOD PLAIN AREAS AND ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETERMINE AND ACCOMMODATE MORE THAN THE DETAILED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DEVELOPMENT WILL REQUIRE MORE THAN THE DETAILED VOLUME SHOWN ABOVE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE SYSTEM.

8. BEARING BASIS AS PER (AND) 1983 STATE PLANE TEXAS SOUTH FPS 4205 (FEET)
9. BENCHMARK NOTE: WEST STREET: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. FRONT LOT 2: MILE 4 WEST ROAD. FRONT LOT 2: MILE 4 WEST ROAD. FRONT LOT 2: MILE 4 WEST ROAD.
10. STREETLIGHTS MUST BE LOCATED EVERY 300 FEET.
11. A 75-FOOT EASEMENT MUST BE DEDICATED FROM THE CENTERLINE OF ANY DRAINAGE CANAL OR DITCH.
12. A 5-FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
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14. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
15. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
16. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHER POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

17. ON-SITE SEWAGE FACILITIES (OSSE) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITY IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
18. EACH LOT ON THE PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET WITH POTABLE WATER SUPPLY.
19. OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY PLANNING DEPARTMENT.
20. 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.
21. E. APPLICABLE OSSE PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR OCCUPANCY A LOT.

THE STATE OF TEXAS
COUNTY OF HIDALGO

OLIVERIO DAVILA, AS OWNER (S) OF THE 33.2-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE TWO POINTS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS PARKS AND GAS EVENTS 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) THE MINIMUM REQUIREMENTS OF STATE STANDARDS.

C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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.

OLIVERIO DAVILA

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, PROVED TO ME THROUGH HIS HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE THAT HE IS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, THAT HE KNOWS THE CONTENTS OF THE INSTRUMENT, AND THAT HE HAS NOT BEEN CONVICTED OF A CRIME THAT WOULD PREVENT HIM FROM EXERCISING THE RIGHT TO CONTRACT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____ day of _____, 20__.

JESSICA REYES - NOTARY PUBLIC



JESSICA REYES - NOTARY PUBLIC

THE STATE OF TEXAS
COUNTY OF HIDALGO

OLIVERIO DAVILA, AS OWNER (S) OF THE 33.2-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE TWO POINTS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS PARKS AND GAS EVENTS SHOWN HEREIN.

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Given under my hand and seal of office this _____ day of _____, 20__.

JESSICA REYES - NOTARY PUBLIC



JESSICA REYES - NOTARY PUBLIC

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

HIDALGO COUNTY DRAINAGE DISTRICT
NUMBER ONE

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 4821 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE THE MOST APPROPRIATE FOR THE SUBDIVISION. THE DISTRICT HAS REVIEWED THE PLANS AND THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

DATE THIS _____ DAY OF _____, 202__.

1. NO IMPROVEMENTS OF ANY KINDS SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, RIGHT-OF-WAY AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD #9.

2. IT IS UNDERSTOOD THAT THE DATE 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. HCCD #9 WILL NOT BE RESPONSIBLE FOR STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCD #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. HCCD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ON THESE PLANS AND THE SUBDIVISION WERE BASED ON THEIR DETERMINATIONS. ENGINEERING, DESIGN, AND CONSTRUCTION OF THE STORM SEWER OR UTILITIES SYSTEMS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER.

5. HCCD #9 EXCLUSIVE EASEMENTS SHALL BE VERY CLEAR OF BUILDINGS, SUEDE, FENCES, SURFACES, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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88. HCCD #9

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION TWO POINTS SERA PROVEISTA POR NORTH ALAMO WATER SUPPLY Y CORPORATION (N.A.W.S.C.) EL DUEÑO Y NORTH ALAMO WATER SUPPLY CORPORATION HAN HECHO UN CONTRATO EN EL CUAL (N.A.W.S.C.) HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y (N.A.W.S.C.) A PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION TIENE LINEA DE AGUA DE 2" DE DIAMETRO A LADO NORTE DE LA CALLE 12 1/2 NORTH ROAD Y A LADO OESTE DE LA CALLE MILE 4 WEST ROAD.

DESDE LA LINEA EXISTENTE DE 2" SE CONECTARA UN (1) NUEVO SERVICIO DE $\frac{3}{4}$ " DE DIAMETRO DE AGUA POTABLE PARA ESTA SUBDIVISION, EL COSTO DE LA LINEA DE SERVICIO INCLUYENDO COSTOS DE ADMINISTRACION ES DE \$XXXX.00.

DRENAJE DESCRIPCION:

LA SUBDIVISION TWO POINTS RECIBIRA SU PROVISION DE DRENAJE POR VIA DE FOSAS SEPTICAS INDIVIDUALES EN CADA LOTE. ESTAS FOSAS SEPTICAS CONSISTEN EN UN TANQUE SEPTICO DE MODELO DUAL DIVIDIDO EN UN CAMPO DE DRENAJE PARA CADA LOTE. EL EVALUADOR ROBERTO CABALLERO (LIC # 89754) HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA CADA FOSA SEPTICA (OSSP). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SAUBRIDAD DEL CONADO DE HIDALGO SUGERIR EL REPORTE.

CADA LOTE DE LA SUBDIVISION MIDE MEDIO ACRE MINIMO. DE ACUERDO CON LOS ESTUDIOS PREPARADOS POR NATURAL RESOURCES SERVICES SOIL SURVEY LAS DOS AREAS CONTIENEN PREDOMINANTEMENTE TIERRA TIPO HIDALGO SANDY CLAY Y TIERRA TIPO WILLACY FINE SANDY.

EL COSTO ESTIMADO PARA INSTALAR LA FOSA SEPTICA EN LOS LOTES INDIVIDUALES ES DE \$1,500.00 INCLUYENDO LOS COSTOS DE PERMISO Y LICENCIA. NINGUNA FOSA SEPTICA HA SIDO INSTALADA. EL DUEÑO DEBE PAGAR UN DEPÓSITO DE GARANTÍA DE \$3,000.00 A EL CONDAO DE HIDALGO PARA CUBRIR TODOS LOS GASTOS PARA EL SISTEMA SEPTICO CUANDO REGISTRE EL MAPA FINAL. EL DUEÑO INCLUIRA EL COSTO DE LAS FOSAS SEPTICAS EN LA VENTA DE LOS LOTES.

[illegible]

CERTIFICACION:

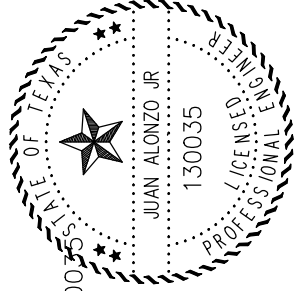
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.34 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

PROVISION DE AGUA: ESTA INSTALACIONES SE CONSTRUIRAN Y TENDRAN UN COSTO TOTAL DE \$XXXX.00. QUI EQUIVALE A UN COSTO DE \$XXXX.00 PARA CADA UNO DE LOS LOTES NUEVOS.

PROVISION DE DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$6,500.00 POR LOTE (TODO INCLUIDO) POR UN TOTAL DE \$13,000.00 PARA LA SUBDIVISION.

1

LICENSED PROFESSIONAL ENGINEER NO. 13002
ALTEX ENGINEERING

DRAINAGE STATEMENT
FOR

TWO POINTS SUBDIVISION-HIDALGO COUNTY, TEXAS

A 2.32-ACRE TRACT OF LAND THE WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34-37 MAP RECORDED, HIDALGO COUNTY, TEXAS, AND IS LOCATED ON THE SOUTH WEST CORNER OF MILE 12 1/2 NORTH ROAD, AND MILE 4 WEST ROAD AND IS LOCATED IN THE COUNTY OF HIDALGO OF WESLACO.

THE SUBJECT TRACT LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, COMMUNITY PANEL NO. 480334 0450C MAP REVISED, JUNE 6, 2000.

THIS SITE FALLS WITHIN AREAS OF HIDALGO SANDY CLAY LOAM, WILLACY FILL

THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.1%) . EXISTING RUNOFF (3.46 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE NORTH SIDE OF THIS TRACT.

THE PROPOSED CONDITIONS OF THIS SUBDIVISION WILL CONSIST OF TWO (2) RESIDENTIAL LOTS, THE TOTAL LOT AREA BEING 2.64 C.F.S. AN INCREASE OF 2.64 C.F.S. FROM PRE-EXISTING CONDITIONS. THE PROPOSED 50 YEAR STORM DISCHARGE IS OF 6.10 C.F.S. THE EXISTING DRAINAGE DEVELOPED CONDITIONS, THE TOTAL INCREASED FLOW OF THIS SUBDIVISION TO THE EXISTING DRAINAGE DISTRICT FACILITIES IS A TOTAL OF 2.63(CF 0.0604 AC-FT) WILL BE OBTAINED BY PROVIDING DETENTION PONDS TO EACH RESPECTIVE LOT.

DURING THE DEVELOPMENT STAGE, THE DEVELOPER MUST ENSURE COMPLIANCE WITH THE DETENTION REQUIREMENTS AS DETERMINED BY THE CITY OF WESLACO AND DRAINAGE DISTRICT NO. 1. THE DETENTION POND(S) MUST HAVE THE CAPACITY TO HANDLE THE DESIGN CONDITIONS OF THIS DEVELOPMENT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PLAN NO. 480334 0450C MAP REVISED DATE JUNE 6, 2000



LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-2007

325 W. 2ND STREET
MERCEDDES, TEXAS 78570
(956) 294-1241

MERCED, TEXAS 78570

(956) 294-1241

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER(S):	OLIVERIO DAVILA	1604 E MILE 12 1/2 N	MESQUITE, TX 78596	(956)
ENGINEER:	JUAN ALONZO, JR	325 W. 2 ND STREET	MERCEDDES, TX 78570	(956) 294-1241
SURVEYOR:	HOMERO L. GUTIERREZ	P O BOX 548	MCCALLEN, TX 78505	(956) 369-0988

A 2.32-ACRE TRACT OF LAND MORE OR LESS

OUT OF LOT 9, BLOCK 174,

THE WEST AND ADAMS TRACT SUBDIVISION,

HIDALGO COUNTY, TEXAS, AS RECORDED IN

SCALE: 1"=40'

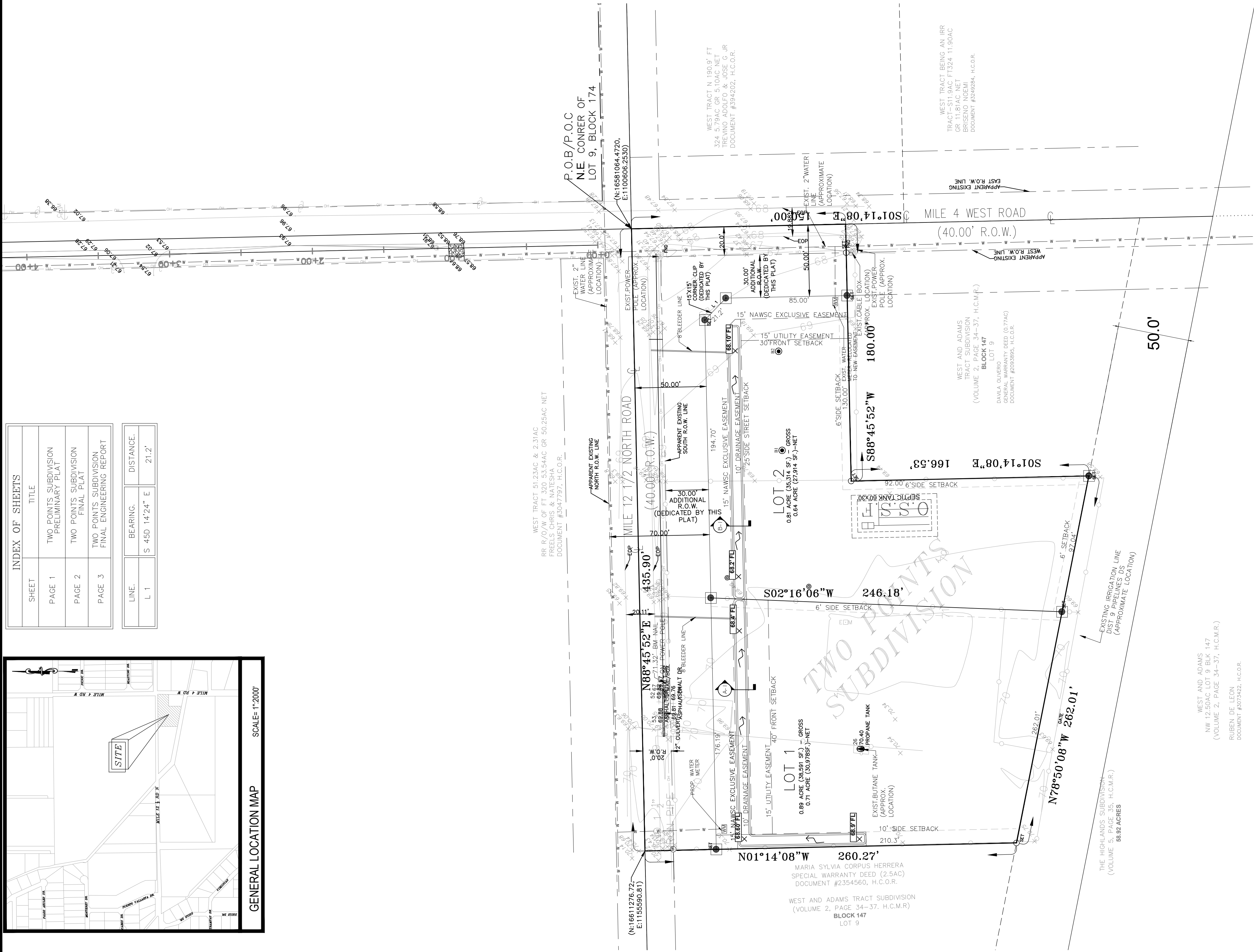
AI TEXT ENGINEERING

THE FUTURE OF THE FUTURE

325 W. 2ND ST.
MIDDLETOWN TEXAS 76060

MERCEDES, TEXAS 78370
(956) 294-1241

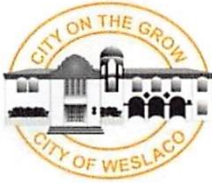
TYPE FIRM REGISTRATION NO. F-19737





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

Date of Meeting: February 7, 2024	Agenda Item No. (to be assigned by PCE): V.D.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC- Omar Cano, P.E.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Angelita Estates Subdivision being 3.441 acres out of Farm Tract 799, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 535ft south of Tierra Santa Dr. on the East side of S. Border Ave.	
Discussion/Overview: The proposed three (3) 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 12" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for off-site drainage and is still pending letter of support from irrigation district.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

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

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

FILE NO. _____

PLAT - 000580-2024

JAN 09 2024

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: Angelita Estates

Location: East side of Mile 5 1/2 West (Border Ave.), 500 ft south of Tierra Santa Blvd.

Legal Description: A 3.441 ACRE OUT OF THE WEST 22 ACRES OF FARM TRACT 799, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: _____

Existing Land Use: Agriculture Proposed Land Use: Single-Family

Number of Lots Proposed: 3 Gross Acreage: 3.625

Title Report Submitted: ☐ YES ☒ NO

OWNER INFORMATION

Owner's Name: Ezequiel Reyna Jr. Telephone: (956) 447-3962

Address: 702 W. Expressway 83 Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC -Omar Cano, P.E. Telephone: (956) 272-2246

Address: 135 Paseo Del Prado Suite 7 Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: omar.cano@supremeengineering.com

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: AEP

☐ YES ☒ NO Phone Utility _____	☐ YES ☒ NO Gas Utility _____	☒ YES ☐ NO Cable Utility <u>Spectrum</u>
---	---	--

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>No. 1</u>	☒ YES ☐ NO Irrigation District <u>No. 9</u>
--	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____ **Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov

_____ **\$355.00** Planning Review fee

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

_____ Flood Zones

_____ Adjoiners

_____ Existing street names

_____ Drainage plans and calculations with engineer's seal

_____ Elevations

_____ Flood directional arrows

_____ Detention areas

_____ Street names

_____ Proof of ownership of the property

_____ If septic tank system required, submit soil evaluation report

_____ Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov

_____ **\$355.00** (one time fee for preliminary and final plat)

_____ One 11" X 17" reduced copy of plat

_____ Plat Layout

_____ Existing & Proposed Easements

_____ Existing & Proposed ROW

_____ Existing & Proposed Drainage Easements

_____ Contours

- _____ Flood Zones
- _____ Adjoiners
- _____ Existing & Proposed street names
- _____ Utility Layout
- _____ Existing & Proposed Utilities
- _____ Proposed Fire Hydrants
- _____ Adjoiners
- _____ Street names
- _____ Drainage plans and calculations with engineer's seal
- _____ Elevations
- _____ Flood directional arrows
- _____ Detention areas
- _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

- _____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
- _____ Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
- _____ Notice of Intent
- _____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

- _____ Electronic file of final plat and as-builds
- _____ Reproducible plat to be recorded with all required signatures
- _____ 3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
- _____ 2% inspection fee
- _____ Park Fees
- _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____ Tax certificates
- _____ Memo from engineering inspector releasing subdivision
- _____ Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
- _____ 30 Year Water and 30 Year Sewer Service Agreements
- _____ Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Eugene Reyna Jr

Owner Signature: [Signature] Date: 1/8/24

_____ 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-000581-2024

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. _____

JAN 09 2024

GENERAL INFORMATION

Name of Subdivision: Angelita Estates

Location: Approx. 535 feet South of the Tierra Santa Dr & S Border Ave intersection. Parcel ID: 568182

Legal Description: A 3.441 acres out of the West 22 Acres of farm tract 799, West Tract Subdivision, recorded in volume 2, page 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:

Detention volume required will be place off-site in the roadside ditches along the proposed Reyna Drive (Private Road) that will be owned and maintained by property owners.

☐ 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: Ezequiel Reyna Jr. Telephone: (956) 447-3962

Address: 401 S. Kansas Ave Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: dominicareyna@gmail.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Ezequiel Reyna Jr.

Owner Signature: _____ Date: 1/8/24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sesin, PE, CFM

District General Manager

Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES
Board Member

EDUARDO "EDDIE" CANTU
Board Member

RICHARD F. CORTEZ
Chairman of the Board

EVERARDO "EVER" VILLARREAL
Board Member

ELLIE TORRES
Board Member

November 21, 2023

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

RE: Supreme Engineering – Angelitas Estates

This letter is in response to a request from the Engineer of record for Angelitas Estates, Omar Cano, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the ETJ of the City of Weslaco and has no objections to the Engineer's plan to discharge water as identified in the approved drainage report.

If you should have any questions or require additional information, please feel free to give me a call at (956) 292-7080.

Sincerely,
Hidalgo County Drainage District No. 1

A handwritten signature in blue ink, appearing to read "Yvette Barrera".

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

Drainage Statement

Angelita Estates Subdivision

Weslaco, Texas

Prepared by:



Supreme Engineering, PLLC
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October 16, 2023

A handwritten signature in blue ink, appearing to read "Omar Cano", followed by the text "P.E." in a blue, sans-serif font.

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Angelita Estates Subdivision Drainage Statement

Angelita Estates Subdivision being a 3.625 acre out of the West 22 acres of farm tract 799, West Tract Subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas. The property is located along Border Avenue, a private road within the **City of Weslaco** ETJ, County of Hidalgo, Texas. The tracts are **currently vacant**. Proposing **3-lot single family** development.

The property is located mostly in **Zone “B”** on FEMA’s Flood Insurance Rate Map, Community Panel No. 480334 0525 B Map dated January 2, 1981. Zone B is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Cameron silty clay (**Soils 7**) and Runn silty clay (**Soils 64**), these soils belong to hydrologic group “C” which have a slow infiltration rate when thoroughly wet. Group C soils consist chiefly of 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. (See “USDA, NRCS Web Soil Survey” Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 3.44 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 8.82 cfs based on a 50-year storm frequency, which is an increase of 5.38 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco**’s drainage policy, the 3.625-acre property storm drainage system for the proposed **3 lot single family subdivision** will consist of sheet flow through proposed roadside ditch as shown on the attached storm and paving plan. Pertinent permitting as necessary shall be coordinated with the City of **Weslaco** during public improvements.



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In accordance with HCDD1 and City of Weslaco's drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **5,724.80 cubic feet (0.13 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by excavating a proposed roadside ditch along Reyna Dr. to accommodate the required detention. A roadside ditch will be excavated along the East side of Border Ave to ensure positive flow away from the proposed subdivision. The roadside ditch will discharge via a 24" RCP into an existing drain ditch North of the property that will serve as the ultimate outfall. The proposed excavation along Reyna Dr. will accommodate **25,354 cubic feet (0.58 acre-ft)** of detention runoff.

By  P.E.
Engineer Signature

10/16/2023
Date



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Tierra Santa Hwy</u> <u>11-8-23</u> DATE	
H.C.D.D. NO. 1	

**master plan has not been approved*

Project Name: **Angelita Estates Subdivision**
Project Location: **City of Weslaco**
Number of Lots: **3**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Freque

Property Area: 3.441 Acres
149,890.0 Sq Ft

Time of Concentration, t_c 24 Minutes

Velocity, V 0.40 ft/s

Runoff Coefficient, C : 0.20 Table 3-3

Intensity, I : 4.98 in/hr

Peak Flow, Q : 3.43 cfs

Surfa
Interce|

Rainfall Co
(10-yr :

Post Development (Future) Conditions 50 - Year Storm Freque

Property Area: 3.441 Acres
149,890.0 Sq Ft

Time of Concentration, t_c 9 Minutes Minimum 10
Min.

Surfa
Interce|

**Modified Rational Method
Detention Calculations (50-yr Storm Frequency)**

Duration		Intensity 50-year	Q _{in}	Vol _{in}	Q _{out} *	Vol _c
(min)	(hr)	(in/hr)	(cfs)	(ft ³)	(cfs)	(ft ³)
10	0.17	10.25	8.82	5,292.10	3.43	2,057
20	0.33	7.68	6.61	7,931.05	3.43	3,086
30	0.50	6.22	5.35	9,630.81	3.43	4,115
40	0.67	5.26	4.53	10,868.63	3.43	5,143
50	0.83	4.59	3.95	11,837.12	3.43	6,172
60	1.00	4.08	3.51	12,631.11	3.43	7,201
70	1.17	3.68	3.17	13,303.64	3.43	8,230
80	1.33	3.36	2.89	13,887.11	3.43	9,258
90	1.50	3.10	2.67	14,402.65	3.43	10,287
100	1.67	2.88	2.48	14,864.76	3.43	11,316
110	1.83	2.69	2.32	15,283.77	3.43	12,345
120	2.00	2.53	2.18	15,667.32	3.43	13,374
130	2.17	2.39	2.05	16,021.19	3.43	14,403
140	2.33	2.26	1.95	16,349.84	3.43	15,432
150	2.50	2.15	1.85	16,656.82	3.43	16,461
160	2.67	2.05	1.77	16,944.96	3.43	17,489
170	2.83	1.96	1.69	17,216.59	3.43	18,518
180	3.00	1.88	1.62	17,473.61	3.43	19,547
190	3.17	1.81	1.55	17,717.63	3.43	20,576
200	3.33	1.74	1.50	17,949.98	3.43	21,605
210	3.50	1.68	1.44	18,171.82	3.43	22,634
220	3.67	1.62	1.39	18,384.12	3.43	23,663

Proposed Total Detention:	5,724.80 cu. ft.	
Detention/Acre Developed	1,663.70 cu. ft.	



Texas
Department
of Transportation

Rainfall Intensity-Duration-Frequency Coefficients

Based on "National Oceanic and Atmospheric Administration's (NOAA) Precipitation-Frequency Atlas of the United States, Volume 1.1 Version 2.0: Texas"

Parameter Selection

1. **Select Units**

English
2. **Select Methodology**

Annual Maximum Series (AMS) ⓘ
3. **Select County**

HIDALGO
4. **Select County Zone**

Zone-1 ⓘ
5. **Select Time of Concentration (t_c)**

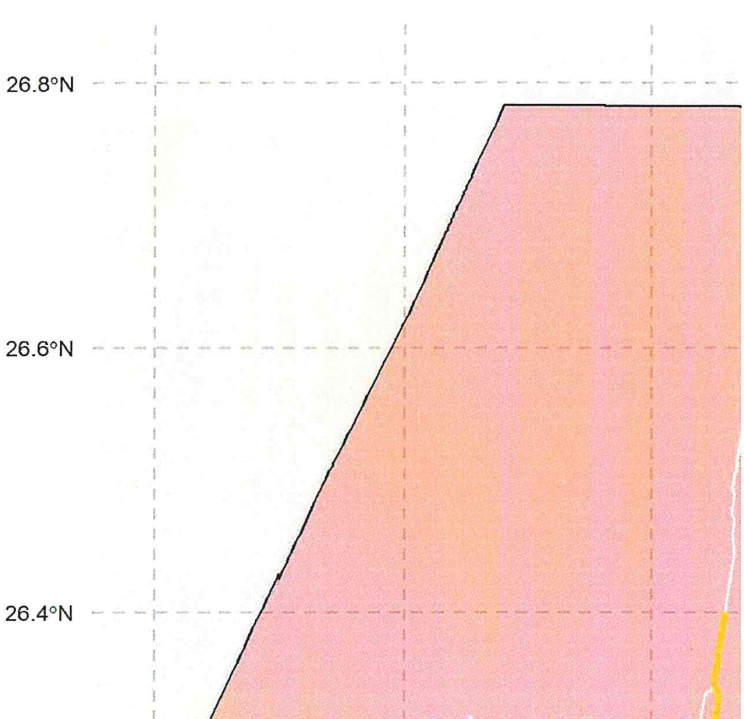
24

Minute ⓘ

	Design Annual Exceedance Probability			
Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)
e	0.8385	0.8215	0.8123	0.8031
b	62.3356	79.1505	92.2303	109.5
d (min)	12.3218	12.2329	12.3289	12.6
Intensity (inches/hour)	3.07	4.15	4.98	6.1

Note: Hidalgo County has 1 rainfall zone.

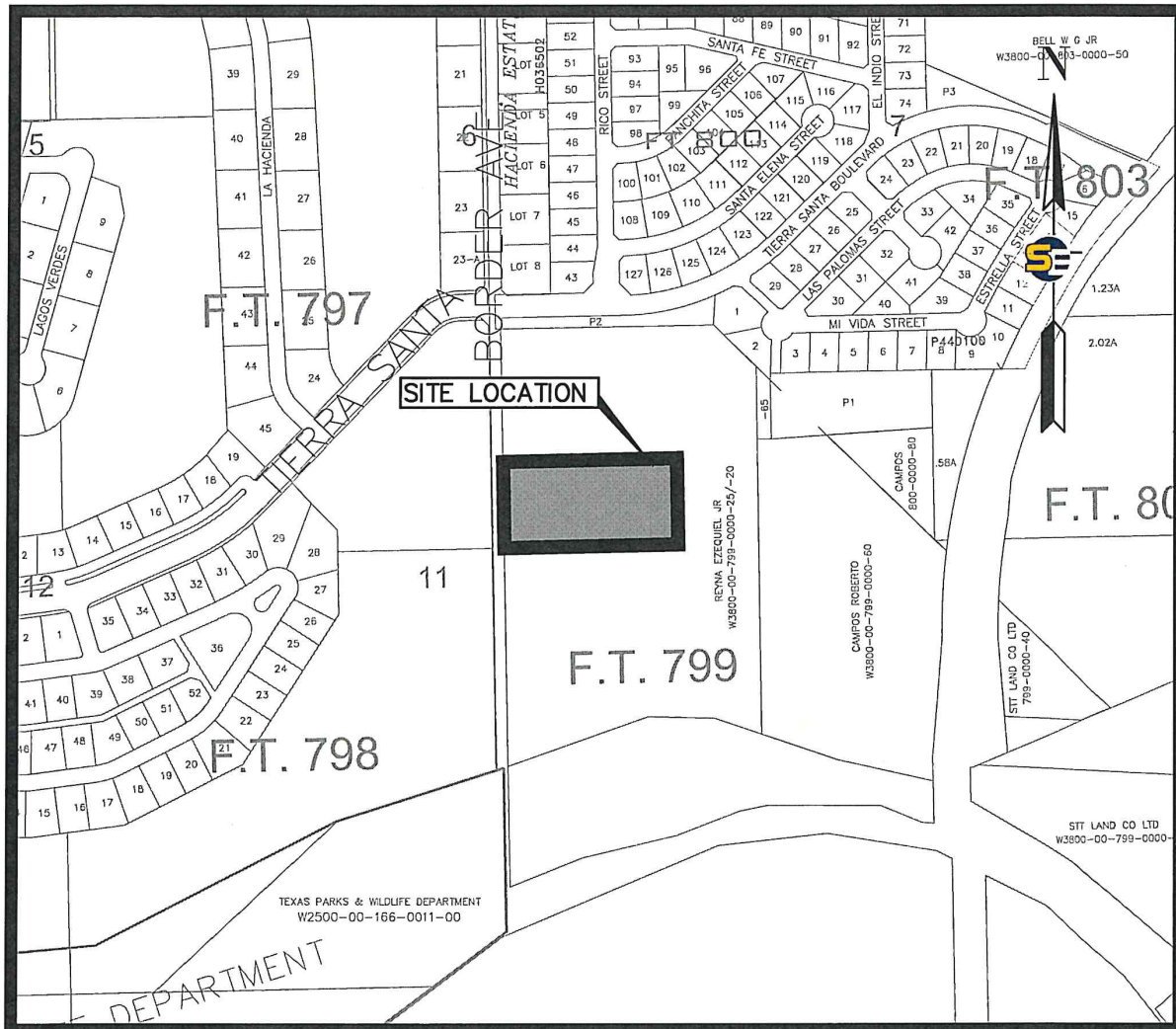
Hidalgo County



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

Type of Drainage Area	Runoff Coefficient
Residential Districts:	
Single Family (Lots less than 1/4 acre)	0.35
Single Family (Lots 1/4 to 1/2 acre)	0.30
Single Family (Lots greater than 1/2 acre)	0.25
Multi - Family (Less than 20 DU / AC)	0.45
Multi - Family (Greater than 20 DU / AC)	0.55
Business District:	0.70
Industrial Districts:	
Light Areas	0.50
Heavy Areas	0.60
Railroad Yard Areas:	0.20
Parks:	0.10
Unimproved Areas:	
Bare Surface	0.30
Grassland	0.25
Cultivated	0.20
Woodlands	0.15
Streets:	
Asphalt	0.70
Concrete	0.75
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75



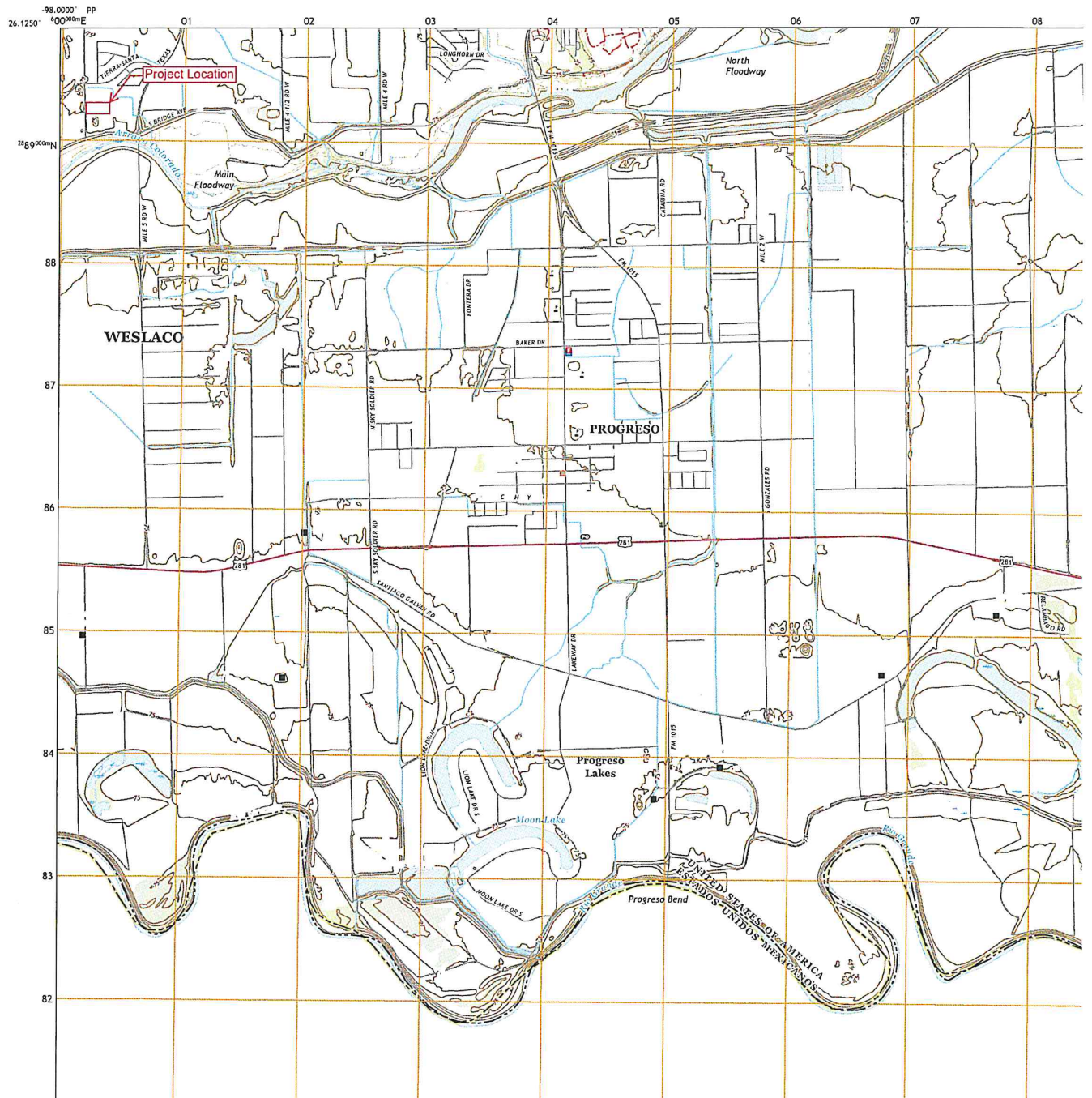
LOCATION MAP

ANGELITA ESTATES SUBDIVISION

A 3.625 ACRE OUT OF THE WEST 22 ACRES OF FARM TRACT 799, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



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





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

Angelita Estates Subdivision



September 12, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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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

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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.

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Soil Map



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MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

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

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 21, Aug 24, 2022

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

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Cameron silty clay	1.8	46.7%
64	Runn silty clay	2.0	53.3%
Totals for Area of Interest		3.8	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

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.

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Hidalgo County, Texas

7—Cameron silty clay

Map Unit Setting

National map unit symbol: dbmn
Elevation: 30 to 50 feet
Mean annual precipitation: 20 to 28 inches
Mean annual air temperature: 73 to 75 degrees F
Frost-free period: 330 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Cameron and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cameron

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 30 inches: silty clay
H2 - 30 to 65 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 60 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 10 percent
Hydric soil rating: No

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64—Runn silty clay

Map Unit Setting

National map unit symbol: dbmg
Elevation: 100 to 200 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 75 degrees F
Frost-free period: 260 to 320 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Runn

Setting

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

Typical profile

H1 - 0 to 55 inches: silty clay
H2 - 55 to 65 inches: silty 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: 5 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

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Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Soil Physical Properties

This folder contains a collection of tabular reports that present soil physical properties. The reports (tables) include all selected map units and components for each map unit. Soil physical properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

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

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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

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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 oven-dry 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.

Custom Soil Resource Report

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		
7—Cameron silty clay			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
Cameron	90	C	0-30	Silty clay	CH, CL	A-7-6	0-0-0	0-0-0	100-100 -100	100-100 -100	100-100 -100	90-95-1 00	48-58 -68	25-33-4 1
			30-65	Silt loam, loam	CL-ML, CL	A-4, A-6	0-0-0	0-0-0	100-100 -100	95-98-1 00	90-95-1 00	70-83- 95	25-30 -35	8-12-15
64—Runn silty clay														
Runn	85	C	0-55	Silty clay	CH, CL	A-7-6	0-0-0	0-0-0	100-100 -100	100-100 -100	95-98-1 00	85-92- 98	43-53 -62	21-29-3 6
			55-65	Silty clay, silty clay loam, silt loam	CL-ML, CH, CL	A-4, A-6, A-7-6	0-0-0	0-0-0	100-100 -100	95-98-1 00	90-95-1 00	70-84- 98	21-42 -62	4-20-36

References

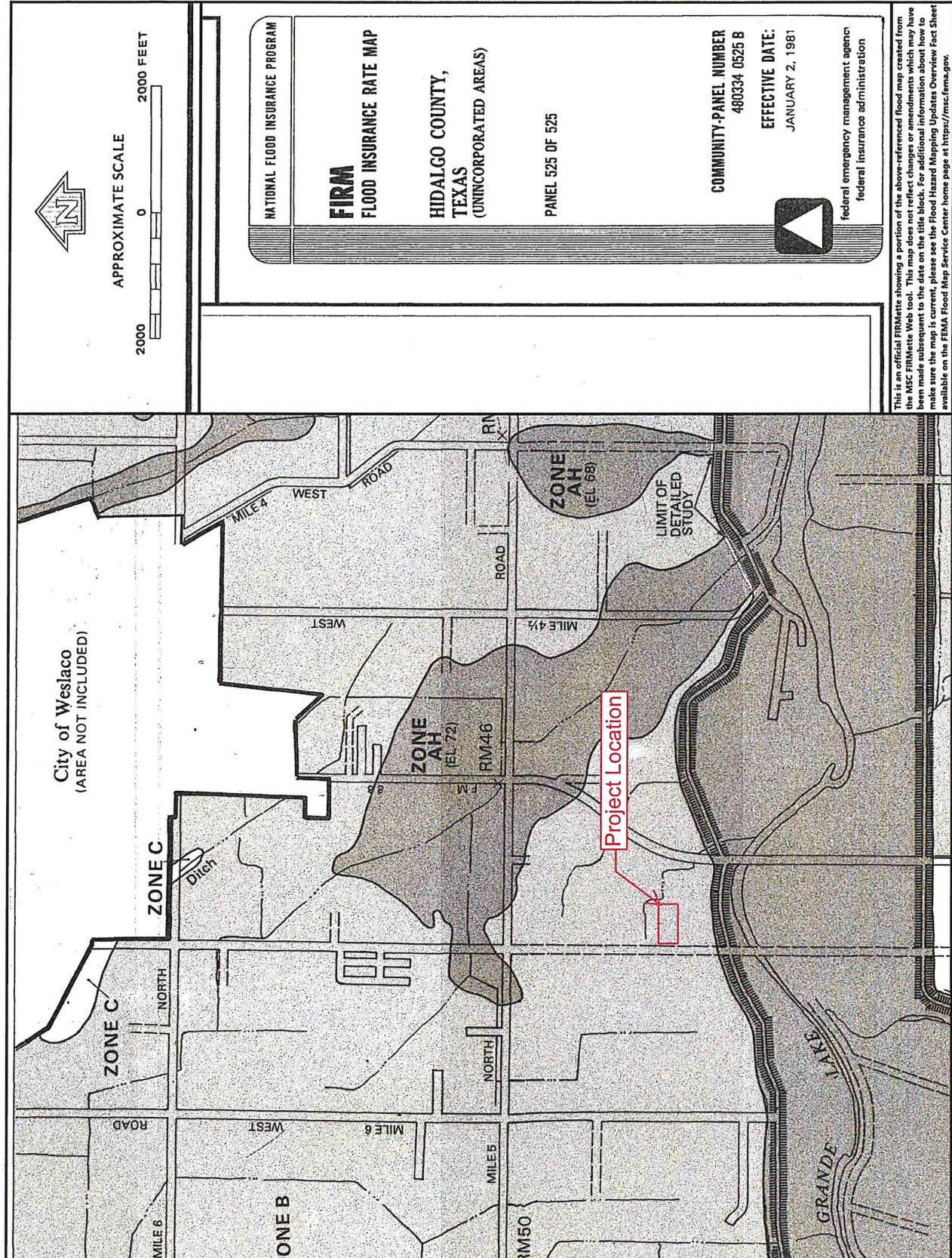
- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
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- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>

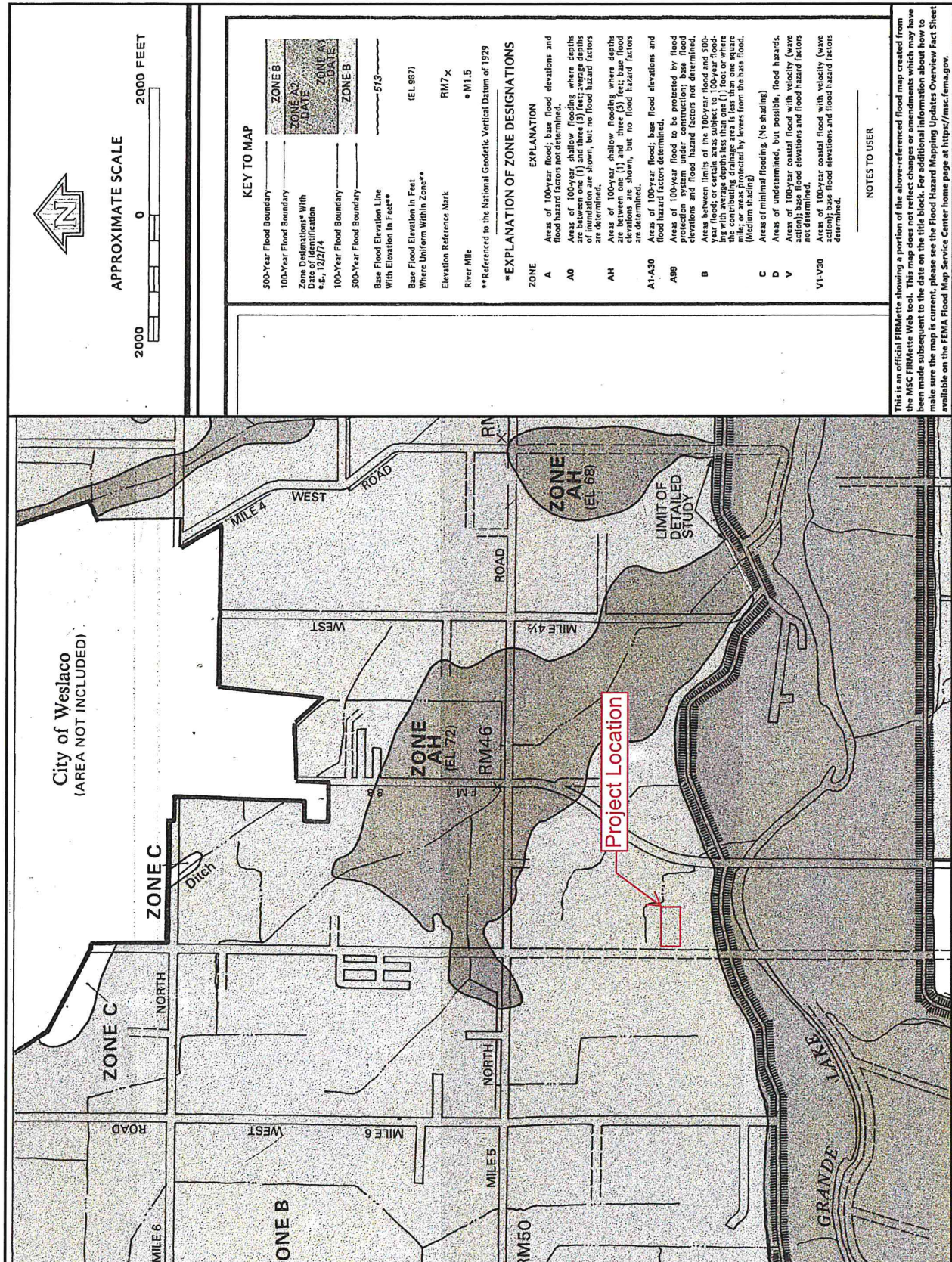
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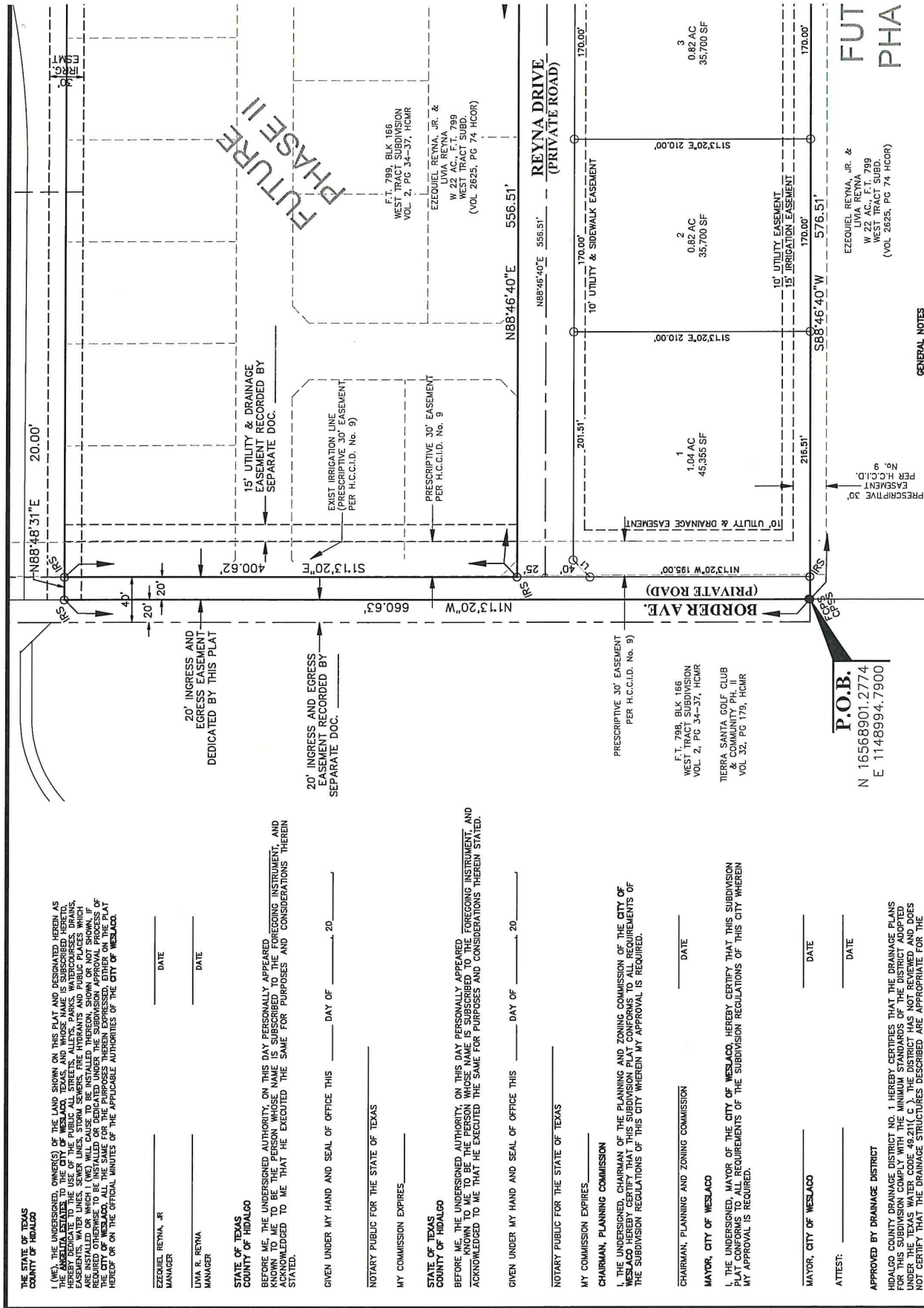
United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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

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







GENERAL NOTES

1. MINIMUM SETBACK LINES:
FRONT 20.00' OR GREATER FOR EASEMENTS.
REAR 15.00' OR GREATER FOR EASEMENTS.
SIDE 5.00' OR GREATER FOR EASEMENTS.

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: 70NF "R" (UPPERM SHADEN)

STATE OF TEXAS
COUNTY OF HIDALGO

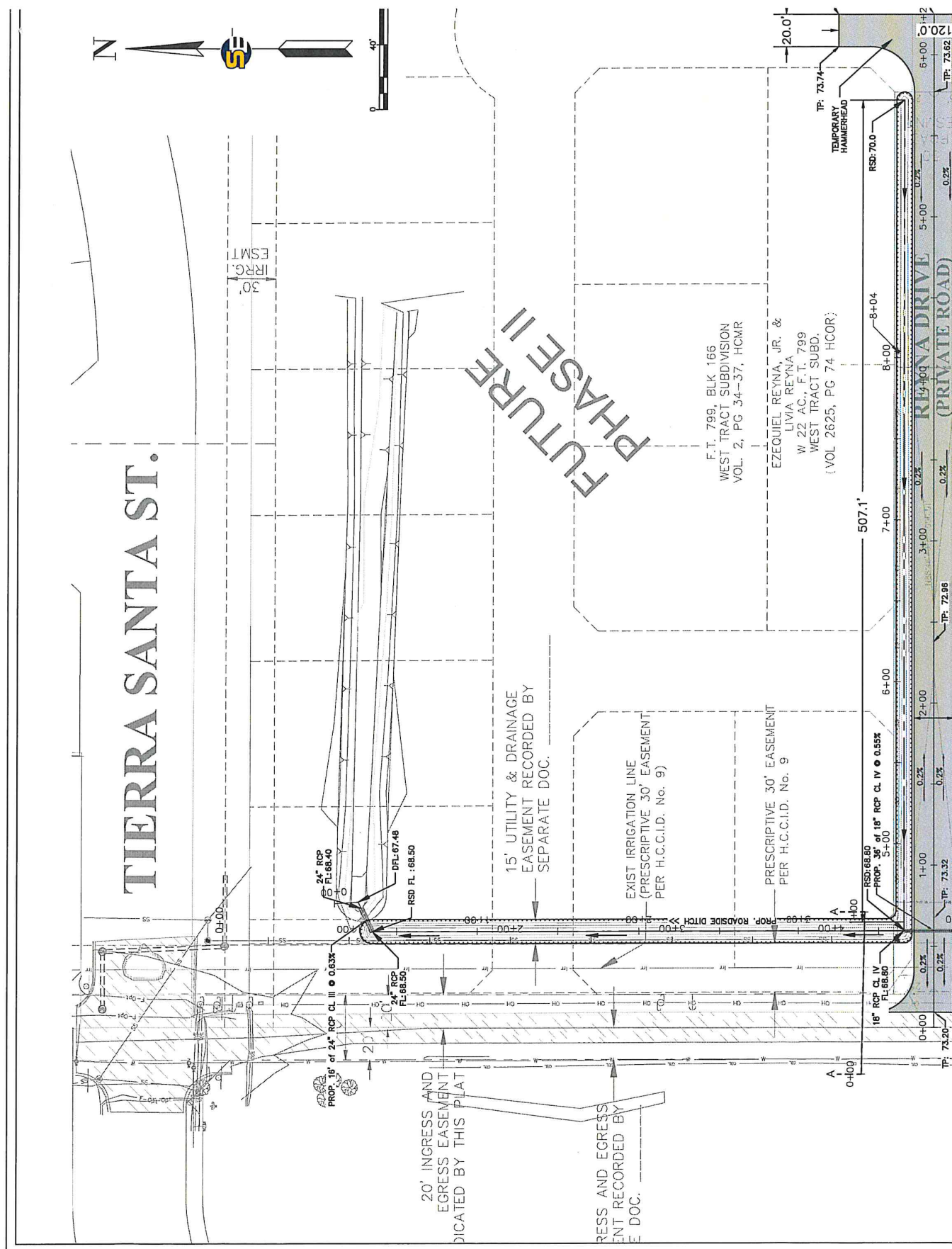
UNDER LOCAL GOVERNMENT CODE	232.028(a)
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WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ANGELITA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

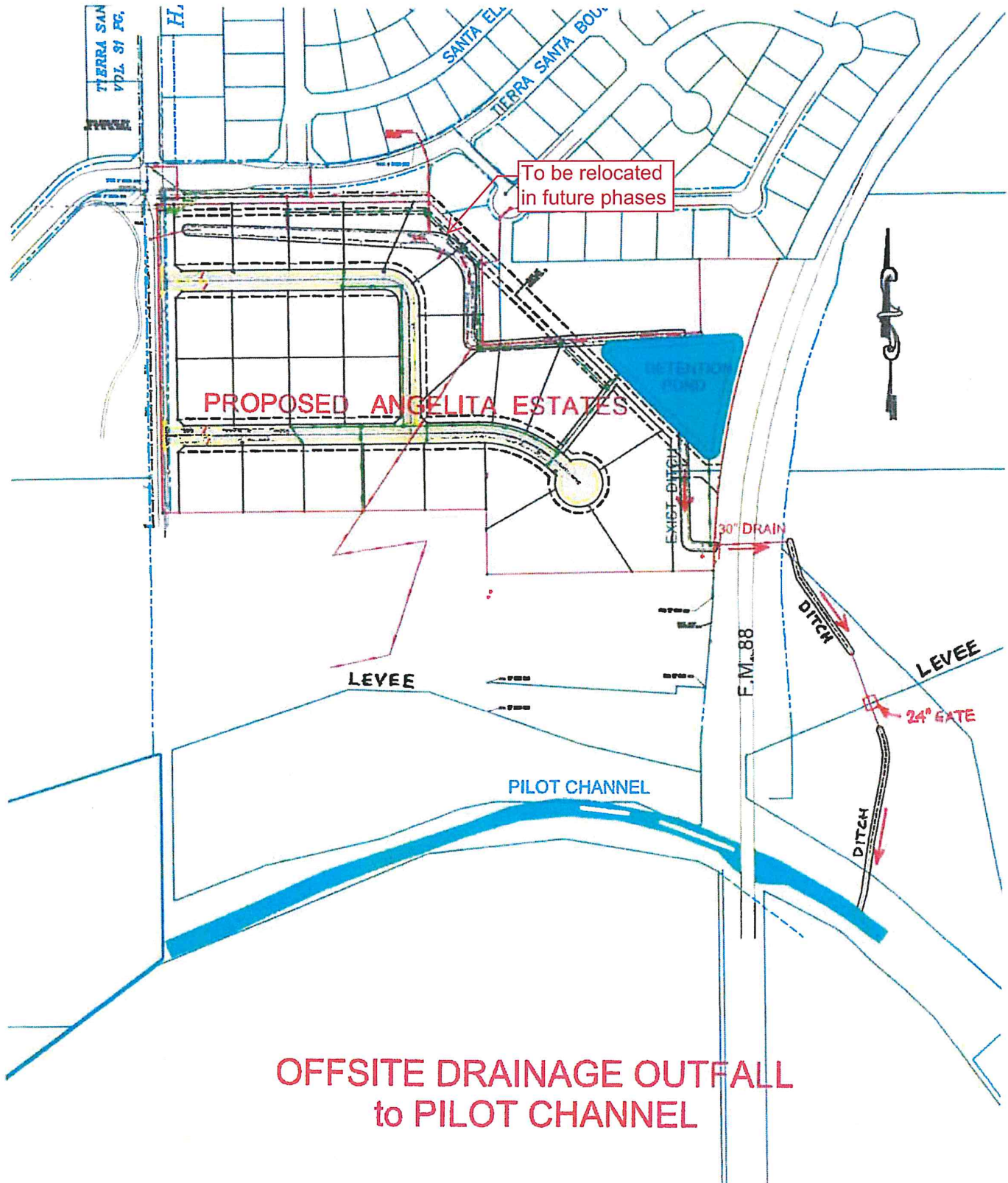
APPROVED BY DRAINAGE DISTRICT

6N



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DVG



November 28, 2022

Ezequiel Reyna, Jr.
Reyna Family Development, LTD.
702 W. Expressway 83
Weslaco, Texas 78596

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

Re: Angelita Estates Subdivision

Dear Ms. De la Fuente:

In light of the eastern portion of Angelita Estates Subdivision currently being within the city limits of Weslaco while the western portion being outside, I am formally requesting that the remaining portion bound by the limits of the subdivision be de-annexed from the City of Weslaco.

Our engineer has prepared a drawing labeled Exhibit "A", with Exhibit "B" being the associated metes and bounds description.

Thank you for your cooperation,

Ezequiel Reyna, Jr.
Reyna Family Development, LTD.

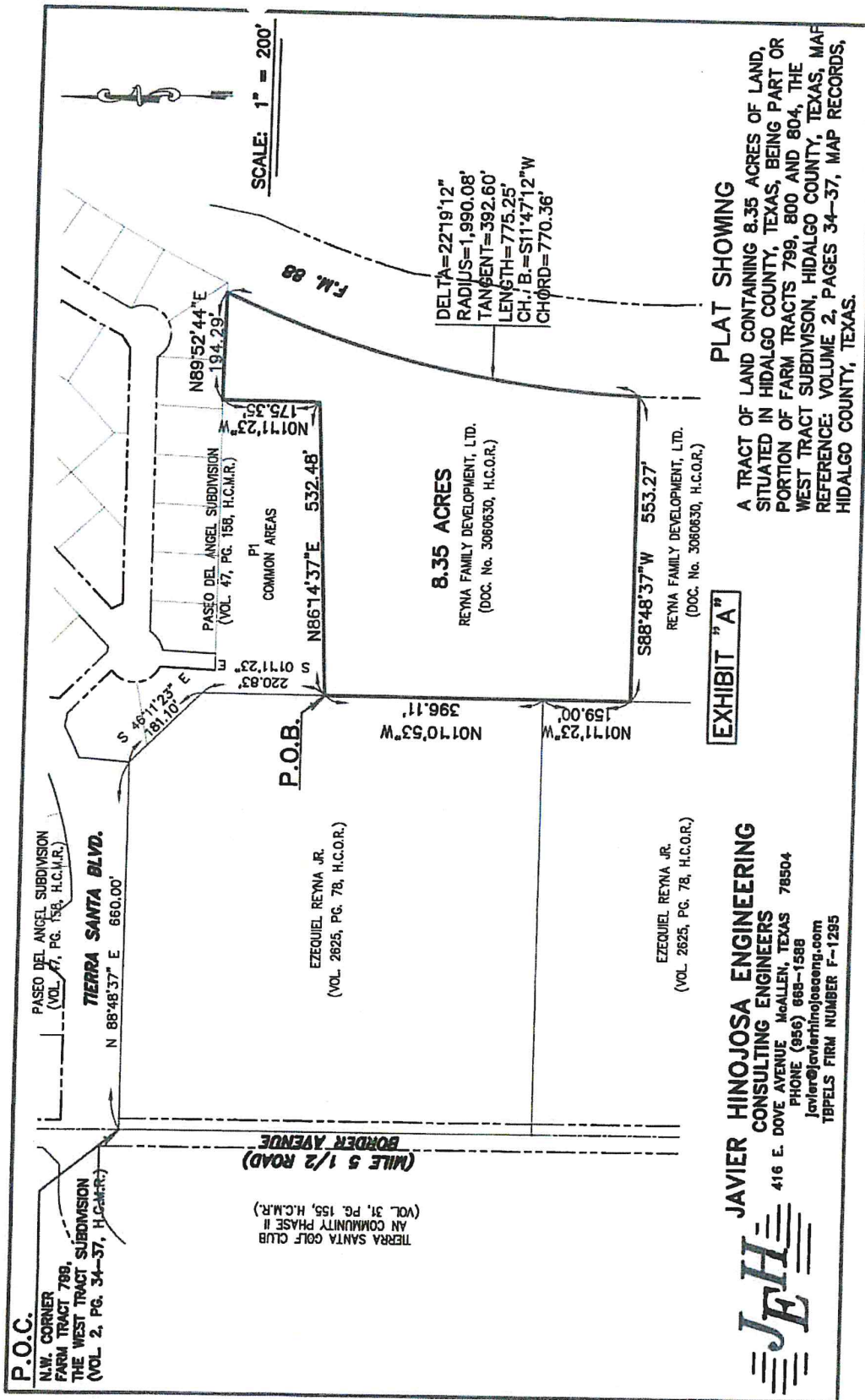


EXHIBIT "B"
METES AND BOUNDS DESCRIPTION

A tract of land containing 8.35 acres of land situated in Hidalgo County, Texas, being a part or portion of Farm Tracts 799, 800 and 804, The West Tract Subdivision, Map Reference: Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found cotton picker spindle for the northwest corner of Farm Tract 799 and also being the centerline of Border Avenue (Mile 5 ½ West Road), for the POINT OF COMMENCEMENT;

THENCE, N 88°48'37" E, with and along the south line of Paseo Del Angel Subdivision as recorded in Volume 47, Page 158, Map Records of Hidalgo County Texas, a distance of 660.00;

THENCE, S 46°11'23" E, with and along the south line of said Paseo Del Angel Subdivision, a distance of 181.10 feet;

THENCE, S 01°11'23" E, with and along the east line of said Paseo Del Angel Subdivision, a distance of 220.83 feet for the POINT OF BEGINNING and the northwest corner of this tract;

THENCE, N 86°14'37" E, with and along the south line of said Paseo del angel Subdivision, a distance of 532.48 feet for a corner;

THENCE, N 01°11'23" W, with and along the east line of said Paseo Del Angel Subdivision, a distance of 175.35 feet for a corner;

THENCE, N 89°52'44" E, with and along the south line of said Paseo Del Angel Subdivision, a distance of 194.29 feet for the northeast corner of this tract and also being a point on the existing west right-of-way of F.M. 88;

THENCE, with and along the existing west right-of-way line of F.M. 88, and a curve in a south westerly direction having a radius of 1990.08 feet, a central angle of 22°19'12", a chord bearing of S 11°47'12" W, and a chord distance of 770.36 feet for the southeast corner of this tract;

THENCE, S 88°48'37" W, a distance of 553.27 feet for the southwest corner of this tract;

THENCE, N 01°11'23" W, parallel to the west line of Farm Tract 799, a distance of 159.00 feet for a corner;

THENCE, N 01°10'53" W, a distance of 396.11 feet to the POINT OF BEGINNING; said tract containing 8.35 acres, more or less.

City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

February 8, 2023

Reyna Family Development, LTD.
702 W. Expressway 83
Weslaco, TX 78596

Re: De-annexation of Angelita Estates Subdivision- being a 8.35 acres being part or portion of Farm Tracts 799, 800 and 804 West Tract Subdivision, Weslaco, Hidalgo County, Texas located approximately 805ft. South of Tierra Santa St along FM 88.

Dear Applicant:

I pleased to inform you that the Weslaco City Commission approved your De-annexation request, at their regular meeting on February 7, 2023.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3403.

Attentively,

Rebekah de la Fuente
Planning Director

Cc:

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



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

Date of Meeting: February 7, 2024	Agenda Item No. (to be assigned by PCE): V.E.
From: Rebekah de la Fuente, Planning Director, on behalf of Alfredo Treviño.	
Subject/Agenda Item: Discussion and consideration for the De-annexation of 1802 S International Blvd. being a 1.166 AC out of North 210.10 FT of the East 242.00 FT. of Farm Tract 1009, Adams Tract Subdivision, Weslaco, Hidalgo County, Texas located on the Southwest corner of intersection FM 1015 and Mile 6 North. Possible Action.	
Discussion/Overview: The one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the City of Weslaco through a 12" waterline and sewer by OSSF. The location is the existing Nana's Taqueria.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the de-annexation.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



Weslaco Planning & Code Enforcement
255 S Kansas Ave.
Weslaco Tx, 78596

January 11, 2024

To whom it may concern:

This letter is to formally request to be deannex from the corporate limits of the City of Weslaco, Hidalgo County, such land being 1.166 acres of land. The reason to deannex the property, is due to the city failing to provide sewer to my property. When I was approached to annex by previous city administration, I was advised that with the help of EDC sewer would be provided to us. It has now almost been two years and have not received any support from the City or EDC on this matter, therefore here is my request.

METES & BOUNDS DESCRIPTION

Being the North 210 feet of the East 242 feet of Farm Tract 1009, Adams Tract Subdivision, Hidalgo County, Texas, according to a map or plat thereof now of record in the office of the County Clerk of Hidalgo County, Texas. (Exhibit A)

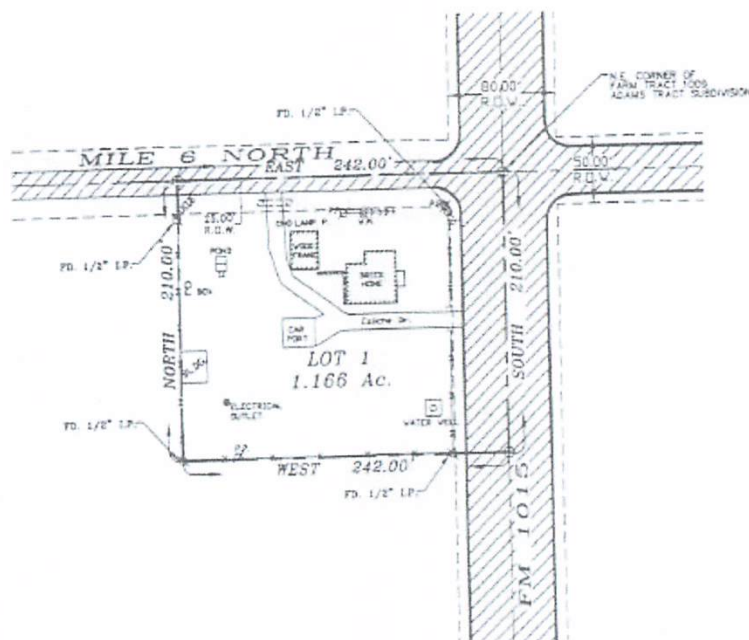
Sincerely,

Alfredo Trevino
Owner



Exhibit A

SCALE 1"=100'



LEGEND

Property Line
Pd. Iron Pin
Wire Fence

PLAT OF A 1.166 ACRE TRACT,
OUT OF THE NORTH 210.10
FT. OF THE EAST 242.00 FT.
OF FARM TRACT 1009,
ADAMS TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS

This survey is being provided solely for the use of the
current parties and that no license has been created,
express or implied, to copy the survey except as is
necessary in conjunction with the original transaction,
which shall take place within a six (6) months time
period.

This is to certify that the foregoing plat is, to
the best of my knowledge, a true and complete
representation of properties as surveyed under
my direction.

Signed William R. Shea
Date 07/26/24



S-4795

7-26-24

SINCE 1945
CORRECTION 1945