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

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

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

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

I. CALL TO ORDER

A. Certification of Public Notice.

B. Invocation.

C. Pledge of Allegiance.

D. Roll Call.

E. Mayoral Recognition.

1) Proclamation - Sarcoma Cancer Awareness Month

II. PUBLIC COMMENTS

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

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

III. REPORTS

A. Inframark

B. Animal Care Services.

C. Iwo Jima Blue Ribbon Committee on the Corporal Harlon Block Memorial and celebration of the 80th Anniversary of the Battle of Iwo Jima.

IV. PUBLIC HEARING

A. To solicit input on behalf of James Robles to rezone 412 E 18th St., also being Lot 1, Uptown Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

B. To solicit input on behalf of Chris Fann to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I- Industrial District.

C. To solicit input on behalf of Arturo Ramos to approve a Conditional Use Permit to operate an event center at 709 Angelita St., also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas.

D. To solicit input on behalf of The 956 Teriyaki House LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, Texas.

E. To solicit input on behalf of Sr. Cruda Ceviche and Micheladas LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, Texas.

F. To solicit input on behalf of Tacos El Plebe LLC. to approve a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit at 2307 W Interstate 2 Suite A, also being Lot 4, Town Center Subdivision Lot 2-9, Weslaco, Hidalgo County, Texas.

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine, and the Governing Body has been furnished with background and support material and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

A. Approval of the Minutes of the Regular Meeting on June 18, 2024.
(Staffed by City Secretary's Department.) Attachment.

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

1) Ordinance 2024-20 for the installation of stop signs at the existing Hike and Bike Trail Crossing along Westgate Drive between 6th Street and 18th Street and

authorize the Mayor to execute any related documents. (First reading held June 18, 2024; Staffed by Engineering Department.) Attachment.

C. Approval of a Memorandum of Understanding with South Texas ISD for the use of City Hall parking facilities for the purpose of transportation of students for the school year 2024-2025 and authorize the Mayor to execute any related documents. (Staffed by City Manager.) Attachment.

D. Approval to solicit Request for Bids (RFB's) for mowing services to address nuisance abatement on weedy lots as defined by Chapter 70, Health and Sanitation Code Section 70-20 and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement.)

E. Approval to solicit Statements of Qualifications for Civil Engineering Services on an as needed and rotation basis for various projects throughout the city and authorize the Mayor to execute any related documents. (Staffed by the Engineering Department.)

F. Approval to solicit Statements of Qualifications for surveying services on an as-needed basis and authorize the Mayor to execute any related documents. (Staffed by Engineering.)

G. Approval to proceed with declaring miscellaneous items, office furniture and computer equipment located at Porter Doss Building surplus and auctioning such items through Govdeals an online auction portal and authorize the Mayor to execute any related documents. (Staffed by Library Department/Finance Department.)

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2024-60 appointing a member to the Parks and Recreation Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary/Parks and Recreation Department.) Attachment.

VII. OLD BUSINESS

A. Discussion and consideration on Ordinance 2024-19 amending Electioneering Ordinance 2022-22 regarding the drawing of assigned spaces for electioneering purposes for non-local races and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2024-19. Possible action. (There was no action on July 2, 2024; staffed by City Secretary Department.) Attachment.

B. Discussion and consideration to approve the Interlocal Agreement between the City of Weslaco and the City of Donna for Sanitary Sewer Utility Services of Midway Estates Subdivision and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 2, 2024; staffed by Planning & Code Enforcement Department.) Attachment.

VIII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of James Robles on

Ordinance 2024-21 to rezone 412 E 18th St., also being Lot 1, Uptown Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-21. Possible action. Item will require a 3/4 vote. (Staffed by Planning & Code Enforcement Department.) Attachment.

B. Discussion and consideration after public hearing on behalf of Chris Fann on Ordinance 2024-22 to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I- Industrial District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-22. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

C. Discussion and consideration after public hearing on behalf of Arturo Ramos to approve a Conditional Use Permit to operate an event center at 709 Angelita St., also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

D. Discussion and consideration after public hearing on behalf of The 956 Teriyaki House LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

E. Discussion and consideration after public hearing on behalf of Sr. Cruda and Micheladas LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

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

G. Discussion and consideration to approve the Final Plat for Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

H. Discussion and consideration to approve the Final Plat for White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.) Attachment.

I. Discussion and possible action after interviews with the firms that submitted for consideration of the City of Weslaco Internal Controls Audit (RFQ No. 2023-24-29) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.

J. Discussion and consideration of renewal agreements with Muniservices for the local hotel occupancy tax program and sales tax audit and administration services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.) Attachment.

K. Discussion and consideration to purchase a new surveillance trailer from Safeware Inc (Sourcewell contract number 080922-SAF) for the amount of $43,427.00 with a reimbursement in the amount of $43,427.00 from OPSG (Stonegarden Grant) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.

L. Discussion and consideration to approve the purchase of one new police unit (2024 Chevrolet Terrain SLE) from Gunn Auto Goup (Buy Board Contract #724-23) in the amount of $30,718.75 for the purchase will be made using $13,050 from a vehicle reimbursement claim and $17,668.75 from asset forfeiture, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.) Attachment.

M. Discussion and consideration to approve the purchase of one new police unit (2024 Ford Expedition) from D& M Leasing Buy Board Contract #652-21) in the amount not to exceed $56.728.75 the purchase will be made using $9,325.00 from a vehicle reimbursement claim and $46,403.75 from asset forfeiture, and authorize the Mayor to execute any related documents. (Staffed by Police Department.) Attachment.

N. Discussion and consideration to authorize the Iwo Jima Blue Ribbon Committee to solicit monetary, in-kind services, and any other materials/supplies needed towards the construction of the Corporal Harlon Block Memorial project and the celebration of the 80th Anniversary of the Battle of Iwo Jima and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

O. Discussion and consideration to accept the donation of professional services from the Heffner Design Team towards the Corporal Harlon Block Memorial project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

P. Discussion and consideration to authorize staff to solicit services to provide a Drone show and/or Fireworks display for July 4, 2025, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Q. Discussion and consideration to authorize staff to solicit bids for the purchase and installation of a UV Disinfectant System for the South Wastewater Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.) Attachment.

IX. EXECUTIVE SESSION

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

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

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

B. Personnel - Discussion of the applicants/finalists for the Airport Director for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.

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

D. Real Property - Consultation with City Attorney on the sale, purchase, exchange, lease or value of real property legally described as north 1.3093 acre out of Lot 1, Block 1,

Freedom Park Subdivision Unit 2, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

E. Real Property – Consultation with City Attorney on the purchase, exchange, lease or value of real property legally described as 0.726AC out of Farm Tract 15, northeast of US 83 Expressway, West and Adams Tract subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

XI. ADJOURNMENT

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

/s/ Norma A. Cantu, City Secretary

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

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

Removed from Bulletin Board	Date:	Initials:

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

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

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

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

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-287

From:

Subject:
Certification of Public Notice.

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

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

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

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

NORMA CANTU
ADELAIDA VEGA
Martin Garza

Created

City Manager Comments:
Approve.

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

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-684	
From:		
Subject: Inframark		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA Martin Garza	Created	
City Manager Comments: Report only.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-685	
From:		
Subject: Animal Care Services.		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA Martin Garza	Created	
City Manager Comments: Report only.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-697

From:

Subject:
Iwo Jima Blue Ribbon Committee on the Corporal Harlon Block Memorial and celebration of the 80th Anniversary of the Battle of Iwo Jima.

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

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

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

ADELAIDA VEGA
OMAR RODRIGUEZ
Martin Garza

Created

City Manager Comments:
Report only.

Staff Recommendation:

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-608

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of James Robles to rezone 412 E 18th St., also being Lot 1, Uptown Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District.

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approval to solicit public comments.

Staff Recommendation:
Staff recommends approval based on surrounding area.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-609

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Chris Fann to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I- Industrial District.

Background:
The applicant is requesting to rezone property from R-2 Duplex and Apartment District to I- Industrial District. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approval to solicit public comments.

Staff Recommendation:
Staff recommends approval based on surrounding area.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-612

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Arturo Ramos to approve a Conditional Use Permit to operate an event center at 709 Angelita St., also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approval to solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-614

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of The 956 Teriyaki House LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approval to solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-615

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Sr. Cruda Ceviche and Micheladas LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of July 3,2024.

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

City Manager Comments:
Approval to solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-616

From:
REBEKAH DE LA FUENTE

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

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit. Five (5) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approval to solicit public comments.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:
Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-292

From:

Subject:
Approval of the Minutes of the Regular Meeting on June 18, 2024. (Staffed by City Secretary's Department.) Attachment.

Background:
Record of commission action for the regular meetings held June 18 and July 2, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

NORMA CANTU
ADELAIDA VEGA
Martin Garza

Created

City Manager Comments:
Approve subject to any comments from the governing body.

Staff Recommendation:
Approve as submitted.

Attachments, if any:
240618 MINUTES

Responsibilities upon Approval:
Execute and retain.

MINUTES OF A REGULAR MEETING
WESLACO CITY COMMISSION
June 18, 2024

On Tuesday, June 18, 2024, at 5:30 p.m. the City Commission of the City of Weslaco, Texas convened in a Regular Meeting at City Hall in the Legislative Chamber, located at 255 South Kansas Avenue with the following member's present:

PRESENT:	Mayor	Adrian Gonzalez
	Commissioner	JP Rodriguez
	Commissioner	Letty Lopez
	Commissioner	Israel Gonzalez Jr.
ABSENT:	Mayor Pro Tem	Adrian Farias
	Commissioner	Josh Pedraza
	Commissioner	Greg Kerr
STAFF PRESENT:	Martin Garza	City Manager
	Norma A. Cantu	City Secretary
	Juan E. Gonzalez	City Attorney

Also present: Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah de la Fuente. Director of Planning and Code Enforcement, MariCarmen Garcia, Asst. Library Director, Luz Galindo, HR Director, Albert Aldana, City Engineer, Antonio Lopez, Fire Chief, Joel Rivera, Police Chief, David Arce, Public Works Director, Rick Mendoza, IT Director, Rosa Badillo, Court Coordinator, George Quilantan, Inframark, Lily Alvarez, Airport and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, June 14, 2024.

B. Invocation.

Pastor Christopher Cowan, from First Baptist Church, led the invocation.

C. Pledge of Allegiance.

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

D. Roll Call.

Norma A. Cantu, City Secretary, called the roll and noted at the time of roll call the absence of Mayor Pro Tem Farias, Commissioners Pedraza and Kerr and a quorum present.

E. Mayoral Recognition

1) Proclamation - Amelia Saenz

Mayor Gonzalez and City Commission proclaimed June 21, 2024 as "Amelia Hinojosa Saenz Day" celebrating the remarkable milestone of her 101st birthday.

II. PUBLIC COMMENTS

Connie McDaniel, Women of Weslaco, voiced disappointment on the lack of a full commission in attendance; commented she represented a group of women known as "Women of Weslaco" and they wanted to voice their dissatisfaction on the discussion from the June 4 commission meeting regarding Prisylla Jasso, Consultant, being hired.

III. REPORTS

A. Inframark.

George Quilantan, Inframark, stated Falcon and Amistad Reservoir levels at 18%; attended with Chief Lopez, a Drought Contingency conference in Laredo that focused on current conditions and course of action as a region to take; gave a brief update on storm activity and monitoring it in the event there could be disruption of delivery of chemical supplies; the annual pump exercise and training for Public Works was done; North WWTP stated the AB Blower functioning, tripped twice related to power glitches and not the blower itself; South WWTP headwork equipment installed and working well; a TCEQ inspection done in May for the SWWTP resulted with two violations that have been corrected (headworks screen and vacuum breaker); went over lift stations control panel repairs; presented the call out log for May that included assistance to Public Works; went over the capital repairs for the plants; for the month of May the Water Treatment Plant flow was 6.15mgd, operating at 47% capacity; North Wastewater Treatment Plant flow was 2.4mgd, operating capacity at 49%, South Wastewater Treatment Plant flow was 1.8mgd, operating capacity was at 73%.

B. Status of the North Wastewater Treatment Plant.

Albert Aldana, City Engineer, reported the new blower has been operational and functioning well; will begin with working with old blower for necessary service and will be recommending to upgrade the service plan from a Class I to a Class II that will include coverage for parts, a proposal received was $37,149 and will be forthcoming to the commission for action; working with the diffuser replacement and advised shipment of equipment has been delayed staff will continue to prepare for bidding documents with a timeline of June 26 for advertisement with a deadline of July 31st and work to begin in early to mid-August subject to arrival of the diffusers with a completion of 45 days.

C. Status of the library expansion project.

Omar Rodriguez, Parks and Recreation Director, stated Bob Simpson, Boultinghouse, Simpson Gates Architects was in attendance for the status update.

Bob Simpson stated the design team was 50% complete with construction documents; final documents should be ready end of August and will coordinate with staff to bid out; hoped to commence late October early November; construction would be about 12-months with a possible occupancy being late 2025; updated cost estimates showed project will be close to budget and stated bid alternatives will be requested.

IV. PUBLIC HEARING

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to open the public hearing as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

A. To solicit input on behalf of South Texas Providential Development, LLC to rezone 2823 S Bridge Ave. Also being 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District.

No comments.

B. To solicit input on behalf of Brandon Brown to rezone 3208 N Westgate Dr., also being Lot 1, Jeshua Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-1 Neighborhood Business District.

No comments.

C. To solicit input on behalf of Raymundo Chirinos to approve a Conditional Use Permit to operate an event center at 405 S Missouri, also being Lot E35' of 23 & 24, Block 34, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas.

No comments.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to close the public hearing as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine, and the Governing Body has been furnished with background and support material and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be

removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

A. Approval of the Minutes of the Special Meeting on April 18, 2024. (Staffed by City Secretary Department.)

B. Approval for staff to solicit proposals for municipal audit services and authorize the Mayor to execute any related documents. (Staffed by Finance Department.)

C. Approval of an Interlocal Cooperation Agreement with the County of Hidalgo for participation within the Hidalgo County Library System and authorize the Mayor to execute any related documents. (Staffed by the Library Department.)

D. Approval of Resolution 2024-58 suspending an application filed by Texas Gas Service Company, a Division of ONE Gas, Inc. for an Interim Rate Adjustment and authorize the Mayor to execute any related documents. (Staffed by City Manager.)

Commissioner Gonzalez Jr. seconded by Commissioner Lopez moved to approve consent agenda items as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2024-57 appointing a member to the Mayor Joe V. Sanchez Public Library Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary/Library Department.)

Norma A. Cantu, City Secretary, stated this was a reappointment; Renee Dyer has expressed interest in continuing to serve. Commissioner Gonzalez Jr. nominee was reappointment of Renee Dyer.

Commissioner Lopez seconded by Commissioner Rodriguez moved to approve Resolution 2024-57 appointing Renee Dyer to the Mayor Joe V. Sanchez Public Library Advisory Board as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. OLD BUSINESS

A. Discussion and consideration regarding procurement and continuation of the contract for consultant with Jonas Gonzalez and status of deliverables related to the same. Possible action. (This item was tabled on June 4, 2024; requested by Commissioner Kerr and Lopez.)

Commissioner Lopez seconded by Commissioner Rodriguez moved to remove the item from the table. The motion carried unanimously; Mayor Gonzalez was present and voting.

Martin Garza, City Manager, stated a resignation was submitted and addressed to the Mayor, City Commission and City Manager on June 7 from Jonas Gonzalez.

Commissioner Lopez seconded by Commissioner Rodriguez moved to accept the resignation of Jonas Gonzalez. The motion carried unanimously; Mayor Gonzalez was present and voting.

VIII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of South Texas Providential Development, LLC. on Ordinance 2024-17 to rezone 2823 S Bridge Ave., also being 11.327-acre tract of land out of Farm Tract 758, West and Adams Tract Subdivision Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to R-2 Duplex and Apartment District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-17. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente, Planning & Code Enforcement Director, stated two property owners were notified and no objection received; proposed use is apartment and the developer had submitted the subdivision prior to the moratorium, final plat was approved as Bridge Heights Subdivision and annexed in May of 2024. The Planning & Zoning Commission and staff recommended approval based on surrounding land use.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve Ordinance 2024-17 to rezone 2823 South Bridge Avenue as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration after public hearing on behalf of Brandon Brown on Ordinance 2024-18 to rezone 3208 N Westgate Dr., also being Lot 1, Jeshua Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-1 Neighborhood Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-18. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated thirteen property owners were notified and no objection received; stated applicant purchased the property that is an existing home to be converted to commercial office use. The Planning & Zoning Commission and staff recommended approval based on surrounding land use.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve Ordinance 2024-18 to rezone 3208 N Westgate Drive as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration after public hearing on behalf of Raymundo Chirinos to approve a Conditional Use Permit to operate an event center at 405 S Missouri, also being Lot E35' of 23 & 24, Block 34, Weslaco Original Townsite, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated thirty-two property owners were notified and no objection received; applicant proposed to have a small event center to host small events. The Planning & Zoning Commission and staff recommended approval.

Commissioner Lopez seconded by Commissioner Rodriguez moved to approve a Conditional Use Permit for Raymundo Chirinos to operate an event center at 405 S Missouri as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and re-consideration to approve the Final Plat for The Groves Subdivision being a 13.90acres out of Acre Tract out of lot 236, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas Located approximately 1300ft. North of the intersection of Mile 11 N Road and Westgate Drive and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Rebekah de la Fuente stated this was a proposed sixteen lot subdivision; located outside city limits serviced with water by North Alamo Water Supply and sewer by On-site sewage facilities (OSSF); developer requested a variance to allow OSSF as the nearest sanitary line is 1.25-miles south and a variance for off-site drainage and provided letters of support from the irrigation and drainage districts. The Planning and Zoning Commission recommended approval with variances. Staff recommended approval and compliance with the ordinance on the variance.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve the Final Plat for The Groves Subdivision with variances as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

Mayor Gonzalez changed the order of the day and introduced item J. There was no objection.

J. Discussion and consideration of accepting donations for the Ladies Softball State Championship Celebration at Bert Ogden Arena and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Relations Officer.)

Jasmine Rico Joens, Public Relations Officer, stated a donation policy in place has any donations over $5,000 received need commission approval; an event is being planned for the State Champions "Lady Softball Panthers" at the Bert Ogden Arena with date to be determined. Staff recommended approval to allow donations to be accepted. Martin Garza stated they were working on a monument as well with different organizations and some of the donations would be used towards that endeavor.

Rosie Cavazos, Finance Director, stated a special events budget line item will be done to allocate all funding and expenditures like the process of the State of the City event.

Commissioner Rodriguez seconded by Commissioner Lopez moved to approve donations for the Ladies Softball State Championship Celebration at Bert Ogden Arena as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration on Ordinance 2024-19 amending Electioneering Ordinance 2022-22 regarding the drawing of assigned spaces for electioneering purposes for non-local races and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-19. Possible action. (Staffed by City Secretary Department.)

Mayor Gonzalez requested no action to allow a full attendance of the commission.

F. Discussion and consideration authorizing City Manager as the authorized signatory for the Weslaco Airport Reimbursable Service program with Customs and Border Protection and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager/Airport Staff.)

Lily Alvarez, Airport staff, stated the proposed agreement is a reimbursable/fee program; allows Customs to have extended hours to come on premise to service international flights; currently operations for Customs is Monday – Friday; agreement would allow weekends and after hours operations; staff would schedule the weekend international flights and advise Customs their services are needed; currently there are 4-5 tenants that use international flights that go elsewhere (McCreery Aviation). Staff stated once the agreement is approved a Memorandum of Agreement (MOU) would be forthcoming to outline the terms of operation (hours), a link provided so international flights can be requested (in place), terms for billing defined (actual flights serviced) and begin to advertise international flights now available. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to authorize the City Manager as the authorized signatory for the Weslaco Airport Reimbursable Service program with Customs and Border Protection as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion, and consideration to extend the validation period for responses to RFQ No.: 2023-24-20 Appraisal Services Regarding Airport Facilities and Associated Airport Owned Properties at the Weslaco Mid Valley Airport from 60 days to 120 days and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance / Airport.)

Homer Rhodes Purchasing Agent stated previous commission action approved the solicitation of professional services for appraisal services for airport facilities; three firms responded and were evaluated and ranked. Staff recommended extending the validation period from 60 days to 120 days to allow the city to fill the vacancy of an Airport Director. The three firms have been notified and posed no objection to extend the validation period.

Martin Garza stated the appraisals are necessary for staff to continue moving forward with the new lease agreements for standardization in rates and the Airport Director input is important to this process and this would only extend the validation period does not extend the solicitation period.

Commissioner Rodriguez seconded by Commissioner Lopez moved to extend the validation period from 60 days to 120 days as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

H. Discussion and consideration of a letter of commitment between the City of Weslaco and The Lower Rio Grande Valley Development Council for their planning grant application to Knapp Community Care Foundation and providing local matching funds in the amount of $5,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager/LRGVDC.)

Javier Dominguez, Lower Rio Grande Valley Development Council, stated a letter of commitment was needed from partnering agencies as part of their application for a planning grant from the Knapp Community Care Foundation; wished to enhance amenities at the main campus located in downtown Weslaco such as the lighting for the walking trail (1/2 mile), emergency poles, landscaping improvements and pedestrian safety crossings, would also be applying for funds for an implantation and construction phase to help upgrade the Marquee sign on Texas Blvd; received a letter of commitment from Hidalgo County as well because the grant required two partners. Extended an invitation to the commission and public for two events; July 1 a representative from the Department of Energy for Clean Cities and Communities Coalition would here because they were one of two stakeholders receiving an apprenticeship status will help getting more grant funds and a contract with said agency to be housed in Weslaco; on Aug 5, Travis County Judge Andy Brown will be hosting a statewide passengers all advisory committee meeting to be held downtown Weslaco.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve a letter of commitment between the City of Weslaco and The Lower Rio Grande Valley Development Council for the Knapp Community Care Foundation by providing matching funds in the amount of $5,000.00 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

I. Discussion and consideration on the proposed Sixth Amendment letter impacting the FY 2023-2024 budget for the Inframark Water and Wastewater System Operation and Maintenance Agreement and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Manager/Finance Department.)

Mayor Gonzalez requested no action to allow attendance of a full commission. There was no objection.

No action.

K. Discussion and consideration to purchase two (2) XFP 150G Pumps from Precision Pump Systems on BuyBoard contract #672-22 for lift station #3 for an amount not to exceed $38,059 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

Commissioner Rodriguez abstained from discussion and vote.

David Arce, Public Works Director, stated the rehab project for Lift Station #3 is nearing completion but needs two pumps as required by the design plan; there is decrease in horsepower from 40 to the new pumps of 28 horsepower that are suitable due to enhanced efficiency by the manufacturer; stated currently 1 of the 3 proposed pumps are installed; discussions with Inframark determined with all three pumps being new, would effectively serve Lift Station #3. Staff recommended approval for the purchase not to exceed $38,059.

In response to Mayor Gonzalez there are two pumps now but will have a total of three new 28 horsepower pumps. George Quintanilla stated the bigger horsepower pumps (40 and 57) currently are old and the pumping capacity for them is not adequate and issues with the collection line was occurring; discussed and agreed with staff going with a less horsepower pump would not deter from the performance level needed. Marcelo Cosme, Water/Wastewater Superintendent, stated the change in gallons per minute was not significant (100 gallons per minute).

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to purchase two (2) XFP 150G Pumps from Precision Pump Systems on BuyBoard contract #672-22 as presented. The motion carried; Commissioner Rodriguez abstained; Mayor Gonzalez was present and voting.

L. Discussion and consideration to award RFB No. 2023-24-26 Waterworks Collection and Distribution Materials to the primary vendor, Aguaworks Pipe & Supply, LLC. and Ferguson as the secondary vendor, for a period of one year, for material to be purchased on an as-needed basis not to exceed $500,000 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Public Works Department.)

David Arce stated three bids were received and Aguaworks Pipe & Supply was the only completed bid; recommended to approve them as the primary supplier and recommended as a secondary supplier Ferguson to alleviate any potential delays when Aguaworks encounters any difficulties in fulfilling orders promptly to have operations to continue. Staff recommended approval and stated this is an annual award and material is ordered as needed.

In response to Commissioner Rodriguez, the City Attorney stated awarding a secondary is permissible to allow city services to continue without disruption.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve and award Aguaworks Pipe & Supply, LLC. and Ferguson as the secondary vendor, for a period of one year and to exceed $500,000 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

M. Discussion and consideration to enter into a contract with Boultinghouse Simpson Gates Architects for the Valley Nature Center roof project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Omar Rodriguez, Parks and Recreation Director, stated previously staff had requested to solicit Statements of Qualification for Architectural and Engineering Design Services for a re-roof project for the Valley Nature Center; discussions occurred if Boultinghouse Simpson Gates Architecture could be used because they had original plans as they were the architect of design when the building was constructed and stated as-builts would be needed to confirm what construction was done to prepare construction documents. Staff recommended approval.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to approve the contract with Boultinghouse Simpson Gates Architects for the Valley Nature Center roof project as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

N. Discussion and consideration to award bid for RFB. #2023-24-06 New Theater Wall Construction and Demolition of Porter Doss Building to the lowest, responsive, responsible bidder CRC Development & Construction of McAllen, Texas for an amount not to exceed $365,320 and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Mayor Gonzalez requested no action to allow attendance of a full commission. There was no objection.

No action.

O. Discussion and consideration on Ordinance 2024-20 for the installation of stop signs at the existing Hike and Bike Trail Crossing along Westgate Drive between 6th Street and 18th Street and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-20. Possible action. (Staffed by Engineering Department.)

Martin Garza stated at a meeting with Hidalgo County Precinct 1, staff was advised they (Precinct 1) had ordered a traffic design equipment that would be placed at the existing Hike and Bike Trail Crossing along Westgate Drive as a result of concerns received regarding pedestrian safety; the equipment was going to take at least 6 weeks for delivery and to address concerns received requested for the City Engineer to see about introducing an ordinance to place stop signs on an temporary basis while discussions continue with Precinct regarding a design that will address the safety of pedestrians and motorist noted that street lamps were being ordered for lighting of the pedestrian/crosswalk area.

Commissioner Rodriguez stated an important aspect of the design is to have a raised island because vehicles try using the center lane for passing.

Albert Aldana, City Engineer, presented the existing crossing site; County has ordered flashing beacons to alert motorists; went over the proposed layout of stop signs placement; other measures being looked at would be raised speed tables (like speed humps). Staff recommended approval on Ordinance 2024-20.

Commissioner Rodriguez seconded by Commissioner Gonzalez Jr. moved to approve Ordinance 2024-20 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

IX. EXECUTIVE SESSION

At 6:45 p.m. Commissioner Rodriguez seconded by Commissioner Gonzalez Jr. moved to convene the regular meeting in Executive Session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 7:15 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

No action.

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

No action.

C. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

Commissioner Rodriguez seconded by Commissioner Lopez moved to authorize the City Manager and City Attorney proceed with the suspension of the permit with Liquid Environmental as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property legally described as the West Tract N 132'-S264' FT 130 4.0AC GR 3.94AC Net, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to authorize staff to order appraisals for purchasing purposes of real property as discussed in executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Real Property - Consultation with City Attorney on the purchase, sale, exchange, lease or value of real property legally described as the West Tract N 132'-S396' FT 130 4AC Net, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

No action.

IX. ADJOURNMENT

Commissioner Lopez seconded by Commissioner Gonzalez Jr. moved to adjourn the regular meeting of June 18, 2024 at 7:16 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

_____

Adrian Gonzalez, **MAYOR**

ATTEST:

_____

Norma A. Cantu, **CITY SECRETARY**

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-680

From:

Subject:
Ordinance 2024-20 for the installation of stop signs at the existing Hike and Bike Trail Crossing along Westgate Drive between 6th Street and 18th Street and authorize the Mayor to execute any related documents. (First reading held June 18, 2024; Staffed by Engineering Department.)

Background:
Information will be distributed at meeting.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

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

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

ADELAIDA VEGA
Albert Aldana
Martin Garza

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
O2024-20-Two Way Stop Hike and Bike trail 6th St and 18th St.

Responsibilities upon Approval:

ORDINANCE NO. 2024-20

AN ORDINANCE AMENDING ARTICLE III, SECTION 27-57 UNIFORMITY; OFFICIAL DEVICES OF THE TRAFFIC ORDINANCE OF CITY OF WESLACO TO INSTALL TWO-WAY STOP SIGNS AT THE HIKE AND BIKE CROSSING LOCATED ON WESTGATE DR BETWEEN 6h ST AND 18th ST.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: Section 27-57 Uniformity Official Devices of the traffic Ordinance of the City of Weslaco, all signs and signals required under this chapter for a part1icular purpose shall, so far as practicable, be uniform as to type and location throughout the city. All traffic-control devices so erected and not inconsistent with the provisions of state law or this chapter shall be official traffic control devices:

To install two-way stop signs at the Hike and Bike Crossing located on Westgate Dr between 6th St and 18th St.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of June 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 16th day of July 2024.

CITY OF WESLACO

_____

Adrian Gonzalez, **MAYOR**

ATTEST:

_____

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Juan E. Gonzalez**, CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-696

From:

Subject:
Approval of a Memorandum of Understanding with South Texas ISD for the use of City Hall parking facilities for the purpose of transportation of students for the school year 2024-2025 and authorize the Mayor to execute any related documents. (Staffed by City Manager.) Attachment.

Background:
This is an annual request from South Texas ISD for use of the city hall parking lot as a drop off and pick up of students. This would be the third school year the agreement has been in place.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ADELAIDA VEGA Martin Garza	Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:
MOU South Tx ISD use of parking lot

Responsibilities upon Approval:

Always Innovating
South Texas ISD
RIO GRANDE VALLEY | GRADES 6-12

7001 E. EXPRESSWAY 83, MERCEDES, TX 78570
P: 956.565.2454
STISD.NET

Memorandum of Understanding (MOU)

This memorandum of understanding (herein referred to as "MOU") made on this the 1st day of September 2024 will serve as an agreement between City of Weslaco, Weslaco City Hall and the South Texas Independent School District, herein referred to as "South Texas ISD" regarding South Texas ISD's use of the parking lot facilities located at
City of Weslaco City Hall 255 S Kansas Ave Weslaco TX 78599

1. Background

This MOU establishes the terms and conditions under which South Texas ISD may use the parking lot facilities located on 255 S Kansas Ave Weslaco TX 78599
Attachment A shall describe the dates and times the facility is to be utilized by South Texas ISD

2. Purpose

City of Weslaco, Weslaco City Hall Agrees to allow use of said facility to South Texas ISD for the purpose of providing transportation for South Texas ISD students and using the parking lot facilities as a stop.

3. Scope

This scope of this agreement refers to facility use as described in Section 1: Background. If applicable, the scope of agreements for other cooperative arrangements, such as those regarding fares, is beyond this agreement.

This agreement shall be in effect from September 01, 2024 to August 31, 2025. Both parties, if so desired, may review and execute an additional annual MOU describing the terms and conditions. If both parties are unable to execute an agreement, then South Texas ISD must cease using facilities until an agreement can be executed.

4. Duties

(a) South Texas ISD may use said facility as a boarding and de-boarding location for its transit system. Vehicles may park in the designed areas, as described in Attachment B in order to board and alight passengers. South Texas vehicles will not remain at said location overnight.

(b) South Texas ISD agrees that it will assume all responsibility of their vehicles and shall not hold City of Weslaco, Weslaco City Hall, its employee, officials or its affiliates liable for any and all damages.

(c) Any act related to the operation and maintenance of South Texas ISD equipment and supplies, such as movement of vehicles, must be performed by South Texas ISD personnel.

(d) South Texas ISD, its employees, agents staff and any person acting on behalf of South Texas ISD shall not engage in any reckless, negligent, unsafe, or otherwise illegal or unethical behavior while on City of Weslaco, Weslaco City Hall property.

(e) South Texas ISD, its employees, agents, staff and any person acting on its behalf shall not modify City of Weslaco, Weslaco City Hall Facilities in any way. Facilities will be left in exactly the same condition in which they are encountered.

(f) South Texas ISD's use of the parking lot facilities must not in any way interfere with the normal operations of City of Weslaco, Weslaco City Hall .

5. Contact Person

For the purposes of this agreement, South Texas ISD will coordinate with:
Name: Norma A. Cantu, City Secretary nacantu@weslacotx.gov
Name:
Phone: 956-968-3181

6. Notice

South Texas ISD shall provide notice of its schedules and times of pick-up/drop-off of students, names and photos of drivers and other individuals who will have access to the facility. Any change, bussing schedule, or any other important changes must be given at least two (2) weeks in advance. South Texas ISD drivers and other personnel subject to this agreement must possess and maintain appropriate licensure from the State of Texas.

7. Lability

City of Weslaco, Weslaco City Hall Assumes no liability for any lost, damaged, or stolen property. South Texas ISD assumes all risk in using the parking lot facilities and agrees to be responsible for any damages caused by the negligence of its personnel or negligent use of its equipment to the extent allowed by law. Nothing in this agreement shall be interpreted or construed to waive so sovereign or governmental immunity afforded to South Texas ISD pursuant Texas law.

8. Termination

This agreement may be terminated at any time in writing by mutual agreement of the parties or terminated by either party with Ninety (90) days notice, in writing, to the other party.

9. Breach of Obligation

Failure to abide by any provision of this agreement shall constitute a breach. Any party claiming a breach will have the right to terminate the agreement immediately in writing.

10. Authority

We the undersigned hereby attest we have authority of behalf of: City of Weslaco, Weslaco City Hall and the South Texas Independent School District, respectively, to execute and abide by this agreement.

EXECUTED, in duplicate, on this _____ day of _____, in _____ County, Texas.

Location:
City of Weslaco, Weslaco City Hall
255 South Kansas Ave
Weslaco TX 78599

_____
Name, Title

_____ _____
Signature Date

South Texas Independent School District

By:_____
Marco Antonio Lara, Jr., Ed.D.
Superintendent of Schools

ATTACHMENT A:
2024-2025 Schedule

Location: City of Weslaco, Weslaco City Hall Parking Lot

Campus	Departure Time
Edinburg	7:10 AM
Mercedes	7:40 AM
Olmito	6:50 AM
San Benito	6:50 AM

Campus	Arrival Time
Edinburg	5:00 PM
Mercedes	4:30 PM
Olmito	5:20 PM
San Benito	5:20 PM

City of Weslaco
Weslaco City Hall Parking Lot

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-702

From:

Subject:
Approval to solicit Request for Bids (RFB's) for mowing services to address nuisance abatement on weedy lots as defined by Chapter 70, Health and Sanitation Code Section 70-20 and authorize the Mayor to execute any related documents. (Staffed by Planning and Code Enforcement.)

Background:
To solicit a rotation list of mowers for weedy lots throughout the City that are in violation of City Ordinance

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

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

City Manager Comments:
Approved as recommended by staff.

Staff Recommendation:
Staff recommends approval

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-703

From:
Albert Aldana

Subject:
Approval to solicit Statements of Qualifications for Civil Engineering Services on an as needed and rotation basis for various projects throughout the city and authorize the Mayor to execute any related documents. (Staffed by the Engineering Department.)

Background:
See attached memo.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

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

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

ADELAIDA VEGA	Created/Initiated
Albert Aldana	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
07-16-2024CC_Civil Eng Services RFQ

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

DATE: July 10, 2024

TO: Mayor Adrian Gonzalez, City Commissioners,
& Mr. Garza, City Manager

FROM: Albert J. Aldana, P.E.
City Engineer

RE: APPROVAL TO SOLICIT SOQ's
CIVIL ENGINEERING SERVICES

This item seeks your approval to solicit Statements of Qualifications (SOQ) for proposed civil engineering services.

We propose to select about three Civil Engineering Consultants on a rotation and an as needed basis to assist with various projects.

One project is the repairing of storm drainage discharge pipes at ditch channels so that we can install flapgates on them. Other possible projects include lift station rehabilitations and repairs, storm sewer line repairs, sanitary sewer line extensions and the like.

Staff recommends approval of this item.

Sincerely,

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-704

From:
Albert Aldana

Subject:
Approval to solicit Statements of Qualifications for surveying services on an as-needed basis and authorize the Mayor to execute any related documents. (Staffed by Engineering.)

Background:
See attached Memo.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

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

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

ADELAIDA VEGA	Created/Initiated
Albert Aldana	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
07-16-2024CC_Survey Services RFQ

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

DATE: July 10, 2024

TO: Mayor Adrian Gonzalez, City Commissioners,
& Mr. Garza, City Manager

FROM: Albert J. Aldana, P.E.
City Engineer

RE: APPROVAL TO SOLICIT RFQ's
CIVIL ENGINEERING SERVICES

This item seeks your approval to solicit Statements of Qualifications (SOQ) for proposed Surveying services.

We are requesting to engage with one or two surveying companies to provide surveying services on an as needed and rotation basis.

Surveying Services are needed as follows:

a. Boundary Surveys to determine property lines.
b. Topographic Surveys for municipal projects and/or consultants.
c. Development of Exhibits A & B for Easements or Right of Way (Metes & Bounds, and Survey Plats)

Staff recommends approval of this item.

Sincerely,

ATTACHMENTS: Summary of Problem Discharge Pipes

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-706

From:
ARNOLDO BECHO

Subject:
Approval to proceed with declaring miscellaneous items, office furniture and computer equipment located at Porter Doss Building surplus and auctioning such items through Govdeals an online auction portal and authorize the Mayor to execute any related documents. (Staffed by Library Department/Finance Department.)

Background:
The Library will be demolishing the Porter Doss building to make way for construction of a new library. Within the Porter Doss building we have identified items that have fulfilled their useful life, and would like to auction these items through online auction via GovDeals or allow them to be disposed within the demolition project. We have provided a listing of surplus miscellaneous items, furniture, and computer equipment. The items will be declared surplus and will be sold through auction or disposed of if deemed unsafe for sale.

Department Heads have reviewed and inspected the listed items and have deemed that such items have surpassed their useful life and not transferrable to other departments for usage.

The surplus declaration and selling of such items will help the city maintain a clean work environment and by removing inoperative equipment, furniture, and supplies.

I respectfully ask for your approval of the surplus list as presented.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ADELAIDA VEGA ARNOLDO BECHO Martin Garza	Created/Initiated New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation: Staff recomends approval.
Attachments, if any: Memo - Approval auctioning services for Porter Doss surplus items, Porter Doss Auction Items Surplus List, Porter Doss Auction Items Surplus List 2, Porter Doss Auction - Pictures of items
Responsibilities upon Approval: The Library will work with the Purchasing Department to execute any necessary auction of goods.

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

July 9, 2024

To: Adrian Gonzalez, Mayor; Adrian Farias Mayor Pro-Tem; Greg Kerr, Commissioner; Israel Gonzalez, Jr., Commissioner; Josh Pedraza, Commissioner; Letty Lopez, Commissioner; Jose "JP' Rodriguez, Commissioner; Martin Garza, City Manager
CC: Homer Rhodes, Maricarmen Garcia, Rosie Cavasos
Fr: Arnoldo Becho, Library Director
Re: Approval to proceed with auctioning services for Porter Doss surplus items

The Library will be demolishing the Porter Doss building to make way for construction of a new library. Within the Porter Doss building we have identified items that have fulfilled their useful life, and would like to auction these items through online auction via GovDeals or allow them to be disposed within the demolition project. We have provided a listing of surplus miscellaneous items, furniture, and computer equipment. The items will be declared surplus and will be sold through auction or disposed of, if deemed unsafe for sale.

Department Heads have reviewed and inspected the listed items and have deemed that such items have surpassed their useful life and not transferrable to other departments for usage.

The surplus declaration and selling of such items will help the city maintain a clean work environment by removing inoperative equipment, furniture, and supplies. Funds generated will be transferred to the general fund.

I respectfully ask for your approval of the surplus list as presented. Please feel free to contact me with any questions, I will be happy to provide additional information. Thank you for the time.

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

CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS

DEPT:	LIBRARY (Porter Doss Building)			
DESCRIPTION	QTY.	SERIAL NO.	MODEL #	CITY - FAMP #
Computer Table	1			7848
Computer Table	1			7838
Computer Table	1			8511
Computer Table	1			7833
Computer Table	1			7845
Computer Table	1			7854
Computer Table	1			8536
Computer Table	1			8535
Computer Table	1			7849
Computer Table	1			7836
Computer Table	1			7851
Computer Table	1			7844
Computer Table	1			7835
Computer Table	1			7831
Computer Table	1			7837
Computer Table	1			7841
Computer Table	1			8539
Computer Table	1			7846
Computer Table	1			7842
Computer Table	1			1495
Computer Table	1			8538
Computer Table	1			1492
Computer Table	1			8537
Computer Table	1			8511
Computer Table	1			No Number tag Found
Computer Table	1			No Number tag Found
Computer Table	1			No Number tag Found
Computer Table	1			No Number tag Found
Computer Table	1			No Number tag Found
Study cubicles	8			No Number tag Found
Height Table with 2 chairs	1			No Number tag Found
Vertical Metal Filing Cabinet (4 drawer)	1			2841
Vertical Metal Filing Cabinet (4 drawer)	1			9122
Lateral Metal Filing Cabinet (4 drawer)	1			2604
Wood shelf case	1			No Number tag Found
Wood Glass Display Case	1			2497
Wood Coffee Table	1			No Number tag Found
Wood office Table	1			771, 6774
Office Printer HP Laser Jet 4300 dtn	1			1331
Office cabinet	1			No Number tag Found
Metal Book Shelves	1			8516
Outside Bike Rack	1			No Number tag Found
Wooden Coffee End Tables	2			No Number tag Found
Wooden Shelves	1			No Number tag Found
Wood L-shaped Office Desks	2			No Number tag Found
Rectangular Lobby Table	1			No Number tag Found

PC		1		MJ015ADA		Lenovo		2790
PC		1		MJ903YR		Lenovo		1479
PC		1		MJ904GG		Lenovo		6938
PC		1		MJ904GA		Lenovo		6930
PC		1		MXL7253LGM		HP		3383
PC		1		MXL72618D2		HP		3403
PC		1		MXL7253J7M		HP		3401
PC		1		GWBRCP1		Dell Precision		1155
PC		1		GWBSCP1		Dell Precision		1158
PC		1		GWBPCP1		Dell Precision		1132
PC		1		MJ904PC		Lenovo		6906
PC		1		MJ905FM		Lenovo		1483
PC		1		MJ904FY		Lenovo		6924
PC		1		MJ905FD		Lenovo		6904
PC		1		MJ668AW		Lenovo		1478
PC		1		MJ6672F		Lenovo		6936
PC		1		MJ904TK		Lenovo		6932
PC		1		MJ904NX		Lenovo		6914
PC		1		MJ904GL		Lenovo		6934
PC		1		MJ904BG		Lenovo		6940
PC		1		MJ904GN		Lenovo		6918
PC		1		MJ904EM		Lenovo		6926
PC		1		MJ667LT		Lenovo		6922
Printer		1		N/A		HP Lasejet 4100		2192
Printer		1		N/A		HP Laserjet 4200		4846
Loveseat Sofa (orange)		2						No Number tag Found
Loveseat Sofa (yellow)		1						No Number tag Found
Single sofa chair		2						No Number tag Found
3D Printer Flashforge		1						No Number tag Found
Blue chairs		6						No Number tag Found
PC		1		MJ015ADK		Lenovo		2787
PC		1		MJ015ADJ		Lenovo		2786
PC		1		MJ015AD9		Lenovo		2788
PC		1		MJ015ADY		Lenovo		2789
PC		1		MJ015AD7		Lenovo		2791
Monitor		1		V9-006ZFE		Lenovo		9257
Monitor		1		V9-006ZW8		Lenovo		9261
Monitor		1		V9-003HGL		Lenovo		9253
Monitor		1		V9-003HKA		Lenovo		9255
Monitor		1		V9-006Z82		Lenovo		9251
Monitor		1		V9-006Z76		Lenovo		9259
Monitor		1		V3LM523		Lenovo		6913
Monitor		1		V3LL671		Lenovo		6905
Monitor		1		V3LM547		Lenovo		6901
Monitor		1		V3LL085		Lenovo		6927
Monitor		1		V3LL759		Lenovo		6925
Monitor		1		V9-01R8H6		ThinkCentre		No Number tag Found
Monitor		1		V9-01R8HL		ThinkCentre		No Number tag Found
Monitor		1		V9-01R8HR		ThinkCentre		No Number tag Found
Monitor		1		V9-01R8F2		ThinkCentre		No Number tag Found
Monitor		1		V9-01R8GY		ThinkCentre		No Number tag Found
Monitor		1		V9-01R8HM		ThinkCentre		No Number tag Found

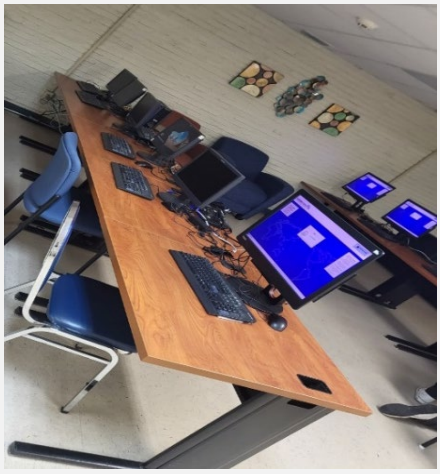
CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS

DEPT:	LIBRARY (Porter Doss Building)						
DESCRIPTION	**QTY.**		**SERIAL NO.**		**MODEL #**		**CITY - FAMP #**
Metal Shelf in Equipment room	1						No Number tag Found
Computer Desks	1						2852
Computer Desk	1						No Number tag Found
Computer Desks (Control Room)	2						9069, 9067
AV cart	1						1729, 3040
Round Table	1						2354
White Refrigerator	1						2093
Metal Book Shelf	1						2104
PC	1		MJ015ADU		Lenovo		9238
PC	1		MJ015ADW		Lenovo		9240
PC	1		MJ015AD6		Lenovo		9234
PC	1		MJ015ADL		Lenovo		9242
PC	1		MJ015AD8		Lenovo		9235
PC	1		MJ015ADH		Lenovo		1121
PC	1		MJ904FR		Lenovo		6928
Monitor	1		V3LL684		Lenovo		6917
Monitor	1		V3LL687		Lenovo		6935
Monitor	1		V3LT538		Lenovo		6931
Monitor	1		V3LL780		Lenovo		6921
Monitor	1		V3LL143		Lenovo		6903
Monitor	1		V3LM506		Lenovo		6909
Monitor	1		V3LL114		Lenovo		6923
Monitor	1		V3LL719		Lenovo		6933
Monitor	1		V3LL753		Lenovo		6929

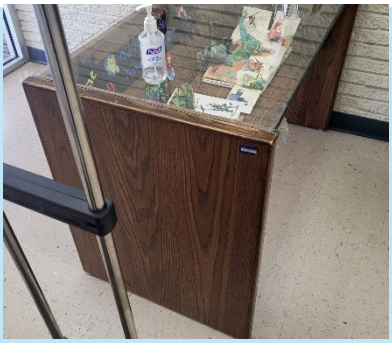
CITY OF WESLACO - SURPLUS FY 2023-24
MISCELLANEOUS ITEMS

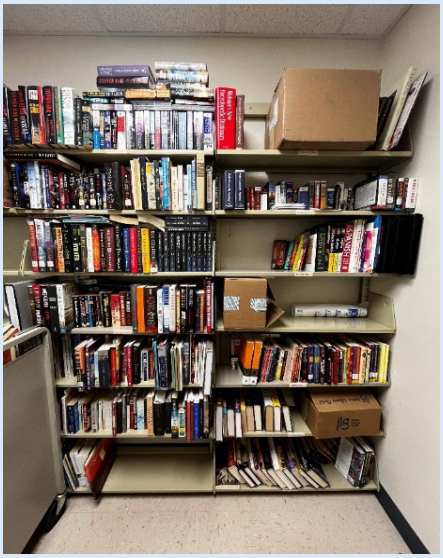
DEPT:	LIBRARY (Porter Doss Building)			
DESCRIPTION	QTY.	SERIAL NO.	MODEL #	CITY - FAMP #
APC	1	3B1614X11951	BR1500G	4839
APC	1	3B1305X08309	BR1500G	1096
APC	1	4B1533P19265	BR1500G	4609
APC	1	4B1418P46115	BR1500G	1126
APC	1	3B1614X12133	BR1500G	N/A
APC	1	3b1212x00884	BX1000G	N/A
APC	1	3B1614X12188	BR1500G	N/A
APC	1	3B1614X10786	BR1500G	N/A
APC	1	4B0942P47541	BE450G	7877
APC	1	4B0942P47458	BE450G	7880
APC	1	3B1238X16817	BR1500G	1435
APC	1	4B1533P18875	BR1500G	N/A
Focus Projector	1	BCUJ12200016	M5300	1281
Switch	1		5MYCLJ1	1189

Auction

City Tag	Description	Photos
7848 7838 8511 7833 7845 7854 8536 8535 7849 7836 7851 7844 7835 7831 7837 7841 8539 7846 7842 1495 8538 1492 8537 8511	Computer tables (5 tables don't have city tag's #)	 
	Study Cubicles (don't have city tag's #)	
	Round Table w/2 chairs (No City	

tag's #)	
2841 9122 2604 3 Metal cabinet	
Wooden shelve (Eli's office) No city tag	
2497	

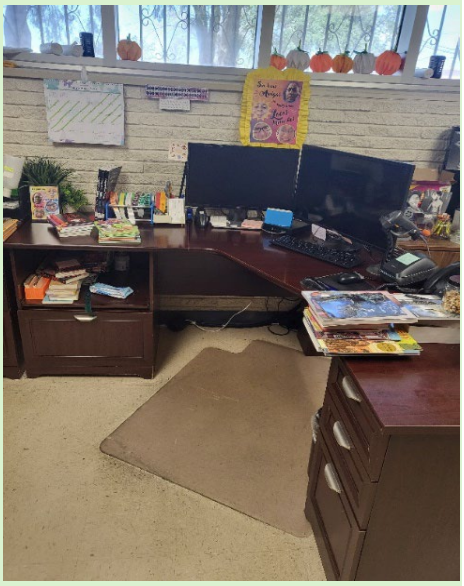
Wooden/glass display cabinet	
Wooden Coffe table No city tag	
771 6774 Wooden office table	
1331 Office Printer HP Laserjet 4300 dtn	

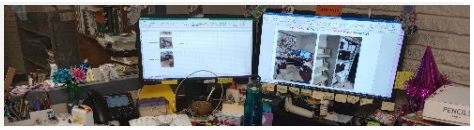
Office cabinet No city tag's #	
8516 Book storage bookshelf	
Bike statue	

Wooden Coffe table No city tag's # (2)

Office bookshelves No city tag's

Office Desk 1 No city tag's #





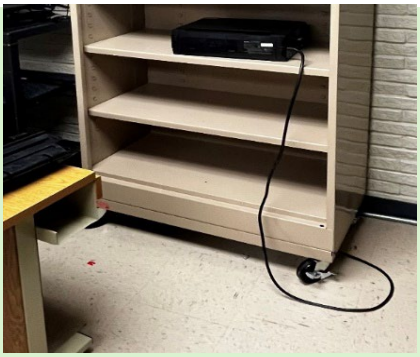
Office Desk 2 No city tag's #

2104

Office Shelfe

Lobby table No city tag's #

Equipment room



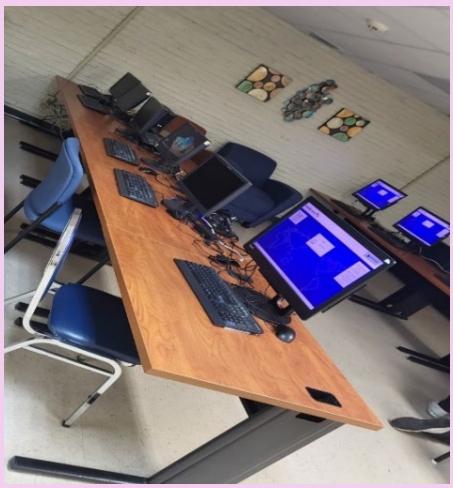
2852

2 computer desk

9069
9067

2 computer desk (Control Room)

1729 3040	Cart	
2354	Round table	
2093		

Fridge	
6913 6923 6927 6921 6903 6901 6905 6933 6909 6917 6935 6931 6929 6925	PC/Monitors 
3D Printer Flashforge, No city tag's #	

6 Chairs, No city tag's #

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-694

From:

Subject:
Discussion and consideration on Resolution 2024-60 appointing a member to the Parks and Recreation Advisory Board and authorize the Mayor to execute any related documents. Possible action. (Staffed by City Secretary/Parks and Recreation Department.)

Background:
The term for Carla McCaleb is set to expire August 1, 2024. Ms. McCaleb has expressed interest in continued service on the board.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Resolution

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

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

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

ADELAIDA VEGA Created
ADELAIDA VEGA

Martin Garza

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

Staff Recommendation:

Attachments, if any:
Board App - Carla McCaleb rcvd 6.24.24, R2024-60 Parks and Rec appointment

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

APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Carla McCaleb DATE: 06/21/24

HOME ADDRESS: 1401 Woodland Dr. Weslaco TX 78596

(X) Inside City Limits ( ) Outside City Limits

MAILING ADDRESS:

TELEPHONE: (Residence) 956 050 284 (Cell)

E-MAIL ADDRESS: carla@mccalebfuneralhome.com

OCCUPATION: (If retired, indicate former occupation or profession.)
funeral director

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
Chamber ambassador
Gulf support

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

AMBULANCE ADVISORY BOARD ____
ANIMAL SHELTER ADVISORY BOARD ____
BOARD OF ADJUSTMENTS - BUILDING ____
BOARD OF ADJUSTMENTS - ZONING ____
CITIZENS DRAINAGE ADVISORY BOARD ____
CIVIL SERVICE BOARD ____
ECONOMIC DEVELOPMENT CORPORATION ____
HOTEL OCCUPANCY TAX ADVISORY BOARD ____
WESLACO RECYCLING TASK FORCE ____
PARKS & RECREATION ADVISORY BOARD X
MAYOR JOE V. SANCHEZ PUBLIC LIBRARY ____
PLANNING & ZONING COMMISSION ____
TOWER OF HONOR ____
WESLACO AIRPORT COMMITTEE ____
BLUE RIBBON COMMITTEE (Iwo Jima) ____
BLUE RIBBON COMMITTEE (Logo Refresh) ____

RETURN FORM & DISCLOSURE FORM TO:

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

FOR OFFICE USE ONLY

APPOINTED TO: ____

DATE: ____

PUBLIC ACCESS ___ **YES**
___ **NO**

RECEIVED
JUN 24 2024
BY: CSD

APPLICATION TO SERVE ON BOARD & COMMITTEES

BOARD MEMBER ELECTION ON DISCLOSURE

An appointed Board Member may choose whether to allow public access to the information in the custody of the city relating to the Board Member's home address, home telephone number, and cellular numbers (if not paid by the city), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary Department. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary Department. Only the City Secretary is allowed to disclose the information listed above.

Please complete the information below and return to the City Secretary Department within fourteen days of receipt.

☒ **I DO** elect public access to my:

- ✓ home address
- ✓ home telephone number or cell phone number
- ✓ personal email address

☐ **I DO NOT** elect public access to my:

- _____ home address
- _____ home telephone number or cell phone number
- _____ personal email address

Applicant's Signature

6-24-24

Date

Flarla McCaves

Applicant's Printed Name

RESOLUTION NO. 2024-60

A RESOLUTION OF THE CITY OF WESLACO APPOINTING A MEMBER TO THE PARKS & RECREATION BOARD

WHEREAS, the City of Weslaco established the Parks & Recreation Board pursuant to the Weslaco Municipal Code of Ordinance codified as Part II Chapter 98 – Parks and Recreation; and

WHEREAS, The Parks and Recreation board shall be an advisory board and make recommendations to the city commission. The city commission shall have final approval of all goals and objectives that will be implemented within the parks and playgrounds of the city; and

WHEREAS, Article IV, Section 98-86 Parks and Recreation Board states members shall be appointed for terms of three years; provided that where the appointment is to fill a vacancy of an existing member prior to the expiration of the term, such appointment shall be for the remainder of the term of the predecessor and will not be considered a full term served.

WHEREAS, the Parks & Recreation Board members shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS that the following member is appointed to the Parks & Recreation Board.

NAME	TERM EXPIRES
_____	____08/01/2027

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

CITY OF WESLACO

_____
Adrian Gonzalez, **MAYOR**

ATTEST:

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

APPROVED AS TO FORM:

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

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-695

From:

Subject:
Discussion and consideration on Ordinance 2024-19 amending Electioneering Ordinance 2022-22 regarding the drawing of assigned spaces for electioneering purposes for non-local races and authorize the Mayor to execute any related documents. First and final reading of Ordinance 2024-19. Possible action. (There was no action on July 2, 2024; staffed by City Secretary Department.)

Background:
The electioneering ordinance was introduced because of issues presented during elections. Originally, there were no reasonable restrictions on what could be done on city property and faced with opposition from candidates wanting to place political signs in and around city hall. Since the inception of the electioneering ordinance, we have seen a uniformity of political signs as well as a consistency of political/campaigning activities. The proposed ordinance will address concerns and complaints voiced to our office.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

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

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

ADELAIDA VEGA ADELAIDA VEGA Martin Garza	Created

City Manager Comments:
Approve subject to any comments from the commission.

Staff Recommendation:
Approve as submitted.

Attachments, if any:
O2024-19 electioneering ordinance amendment- DRAFT, O2024-19 electioneering ordinance final

Responsibilities upon Approval:

Ordinance 2024-19

AN ORDINANCE AMENDING ORDINANCE NUMBER 2022-22 AS CODIFIED IN THE CODE OF ORDINANCES AS CHAPTER 114 SECTION 114.06 "SPECIAL SIGN CATEGORIES, PERMITTED, AND PROHIBITED SIGNS," ADDING SUCH SECTIONS TO PROVIDE FOR THE PLACEMENT OF POLITICAL SIGNS ON PRIVATE PROPERTY, TO PROVIDE FOR THE REGULATION OF ELECTIONEERING ON PUBLIC PROPERTY AND ELECTION POLLING PLACES; TO PROVIDE A REPEALING CLAUSE; TO PROVIDE A SEVERABILITY CLAUSE; TO PROVIDE A PENALTY FOR EACH OFFENSE; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the 83rd Texas Legislature passed House Bill 259 in 2013, modifying Texas Election Code Sections 61.003 and 85.036 and requiring an entity that controls or owns a public building used as a polling location to allow electioneering on the premises subject to reasonable regulations on time, place, and manner; and

WHEREAS, according to this new law, "electioneering" includes the posting, use, or distribution of political signs or literature; and

WHEREAS, polling locations include facilities that simultaneously are used for other purposes and for which adequate parking and safe access thereto must be maintained and blight, distraction, and nuisance must be mitigated in service to the whole community; and

WHEREAS, desiring to balance civil liberties with public safety, the Commission finds that the adoption of regulations is warranted to preserve the general health and welfare of the citizens of Weslaco, and

WHEREAS, the purpose of this Ordinance is to provide reasonable regulations for electioneering on City owned or controlled property when such property is used as an election polling place. The regulations contained herein are to mitigate against any safety concerns, prevent damage to public property, ensure that the property is sufficiently available for its patrons who use the facilities other than for election purposes, and provide a fairly and equitable opportunity for all candidates and advocates for and against measures to conduct electioneering at City-owned polling places.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION 1. That the Code of §114.06, "Special Sign Categories, Permitted, and Prohibited Signs," is hereby amended to read as follows:

(a) Definitions. The following words or phrases as used in this article shall have the meanings as set forth:

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Canvassing shall mean where one person engages another person by a verbal exchange, provides literature or brochure to another person with a message that involves a political issue or material.

Electioneering shall mean the posting, use, or distribution of political signs or literature, including but not limited to the use of trailers, chairs, booths, tables, tents, and canopies or other furniture, structures, vehicles, or devices to post, use or distribute political signs or literature.

Polling Place shall mean any property, building and grounds, wherein federal, state, or local election officials are conducting voting under the Texas Election Code and/or Home Rule Charter.

City-owned polling place means a building owned or controlled by the city, inclusive of the tract of land on which said building, designated as polling place pursuant to Chapter 43 of the Texas Election Code, is located.

Political Signs shall mean place cards, banners, or other printed materials that promote the adoption or defeat of any place on the ballot, including the candidacy of an individual, proposition, or referendum.

Tent – shall include a structure, enclosure, or shelter, with or without sidewalls or drops, constructed of fabric or pliable materials supported by any manner to include patio covers, large umbrellas, beach umbrellas, sun coverings, tarps.

Public Property shall mean real property, streets, roadways, easements, alleys, parks, buildings and grounds owned or controlled by any public institution or taxing authority, including the City, School District, College Campus, Drainage or Irrigation District, or other governmental entity, or any property designated as a lawful polling place under the Texas Election Code.

Voting Period shall mean the advertised time certain when polls open until the polls close, or the last voter has voted, whichever is later, on Election Day, the Early Voting Period, and any Election Runoff period or day.

(b) A property owner may place or maintain on private property, sign(s) with a political reference or message regarding an issue or candidate in conformance with the permitted signs by type and zoning district as outlined in this Code and will not be any closer than five feet from the edge of the street pavement or anywhere that obstructs vision for traffic or fifteen feet from the corner. All signs must comply with all state and federal requirements, including Texas Election Code Chapters 255 and 259.003, and Texas

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Transportation Code Chapters 392 and 393. No sign permit nor permit fee is required for political signs on private property.

(c) These regulations shall not apply to any City of Weslaco authorized signs, materials, or other messages on its property.

(d) Nothing contained in this section shall impair any right to engage in constitutionally protected free speech in other public forums subject to the restrictions set forth herein. Nor shall anything in this article be construed as authorizing electioneering within any area of the premises of a polling place in violation of any provision of the Texas Election Code.

(e) Canvassing and electioneering shall be prohibited on public property owned or controlled by the City of Weslaco except as regulated at a polling place and only during the voting period defined as follows:

Time

~~It is an offense should any candidate or person cause, permit, suffer or allow canvassing or electioneering at a polling place owned or controlled by the City of Weslaco any sooner than 5:30 p.m. the regular business day immediately preceding when the polls open and any later than 48 Hours (2 Days) after the polls close for each voting period.~~

Persons with political signs, literature, or other political material (i.e. to conduct electioneering) may enter city owned property no earlier than 5:30 pm on the regular business day before the Early Voting Period or Voting Period begins, and shall remove all signage, literature, or materials no later than forty-eight (48) hours after the Voting Period ends.

The ability to conduct electioneering on City owned or controlled public property under this Article is limited to the property on the premises where the voting is conducted and only for the voting period.

Place

Physical space visible to voters accessing the polling place and outside the 100-foot distance from the entrance to the polling place shall be available for electioneering.

Except in an area designated, it is an offense to engage in canvassing and electioneering on driveways, parking areas, or medians within parking areas of a polling place and any fire hydrant or fire lane. This restriction shall not apply to electioneering materials attached to a personal vehicle lawfully parked at the premises of a polling location.

Exercising final authority in an appropriate place, the City Secretary or designee shall provide a description of the designated areas for permitted electioneering and a procedure for equitable assignment of such space. It is expected that as space permits, parking spaces will be designated for electioneering and each candidate will receive no more than three tangent parking spaces. Electioneering materials must remain within the assigned parking spaces; overnight parking is permitted

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only within the assigned parking spaces. The city is not responsible for any lost, damaged, or stolen items left overnight.

Those spaces will be assigned by Drawing to be conducted during the Drawing for the place on the ballot. Local candidates (City and School Board, respectively) shall have first refusal in the Drawing. Any other race shall be drawn by the City Secretary's office provided the non-refundable fee of $100 has been paid.

Assignment of three tangent parking spaces will be granted to any unopposed candidate(s) wishing to draw ~~(City and School Board)~~ and the unopposed candidate will draw last. Sharing of assigned parking spaces is not permitted.

The majority of the displayed election material must advertise for the candidate assigned to the particular tangent three parking spaces.

When the City Hall municipal complex serves as a polling place, the following restrictions apply, as enumerated, and illustrated:

1. Camp fee (known as the space(s) assigned to a candidate) shall have a non-refundable fee of $100 per candidate, per election, which includes the run-off election. Payment shall be made prior to the drawing for a place on the ballot.

2. Candidates may place political signs as specified by following dimensions:
   - One (1) four feet by eight feet (4x8) and shall not exceed seven (7) feet in height from the ground,
   - One four feet by four feet (4x4) and
   - yard signs no larger than 24 inches by 18 inches (24in x 18in)

   These signs shall be placed on designated city owned property at a polling place. Signs shall not be illuminated, shall not contain any moving parts or elements, no staking on pavement and must directly pertain to a candidate or measure in an ongoing election at the polling place and must be confined to the assigned tangent parking spaces (camp site).

3. Tractors or trailers longer than 36 feet and no higher than 12 feet from pavement will be allowed in the adjacent designated parking spaces. **NO signs of any size shall be mounted on trailers on any city owned properties.**

4. No semi-trailers allowed: Any vehicle of the trailer type so designated or used in conjunction with a motor vehicle that some part of its own weight and that of its own load rests upon or is carried by another motor vehicle shall not be allowed on "campgrounds".

5. The use of microphones, megaphones, amplified devices, or any other activity not defined as "electioneering" on city owned property is not

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allowed at any time before, during or after early voting period and the voting period.

6. The use of any type of incendiary equipment such as, but not limited to barbeque pits or any flammable or combustible equipment supplies, will be allowed within the area designated by the Drawing held or assigned by the City Secretary.

7. Neither canvassing nor electioneering is permitted any closer than the seventh parking spot west from the entrance of the building nor past "the end" of the same parking row; such "electioneering zone" will be visibly delineated and marked.

8. There shall be an area to be designated as Voter Parking only during the election periods.

9. Barricades may be placed to assist traffic control, as necessary, during election periods.

10. The city parking lots are for public use and to conduct official business; therefore, use of handicapped or designated parking spaces shall not be allowed for electioneering purposes since this restricts the use of those spaces. Candidates and any persons remaining at the polling location may park on the western end of city hall parking area.

11. Any vehicle, sign(s), equipment, material, ice chests, tents, tables, chairs, etc., must be placed within the candidate's assigned space(s).

12. Any and all tents/canopy on camp site shall be no larger than ten by ten (10 x 10) and cannot be more than ten (10) feet in height. Tents/canopy shall be lowered halfway after election hours, on a daily basis, during election period(s).

13. Any and all tents/canopy used on camp sites during election period(s) shall be solid colored and no content to include any political symbols and/or political logos will be allowed.

14. For the safety of pedestrians, voters, candidates, etc., no caravans/parades shall be permitted in the ingress and egress of the parking lot, especially within campsites.

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15. Code enforcement officer shall enforce all electioneering ordinance on a daily basis during the election periods.

16. Political signs or campaign material shall not be placed on outer or grass areas of the City Hall parking lot and any State or City right-of-way.

17. Signs or campaign material shall not be adhered to any fixed equipment. All campaign material shall be held by candidates, volunteers, or candidate staff members.

18. Vehicles with political signs, magnets or bumper stickers shall be parked on assigned or designated space(s).

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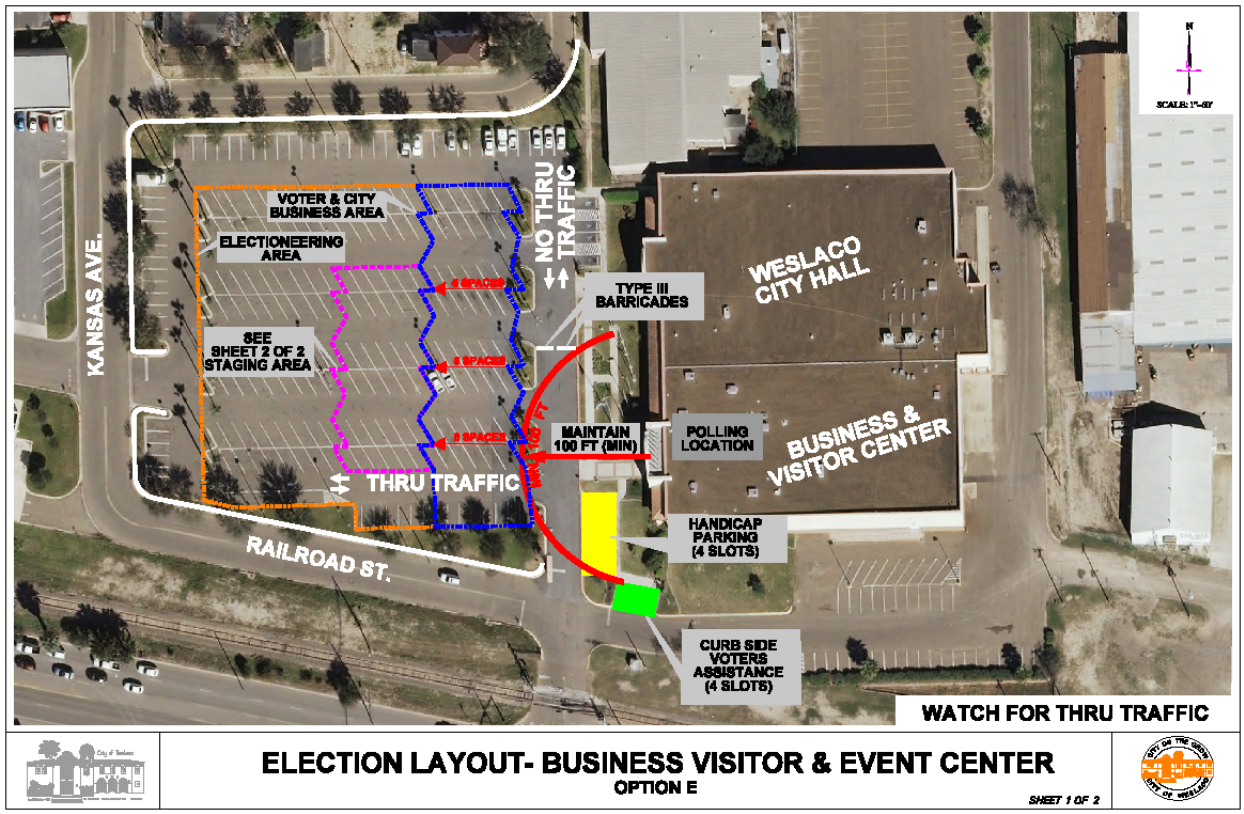
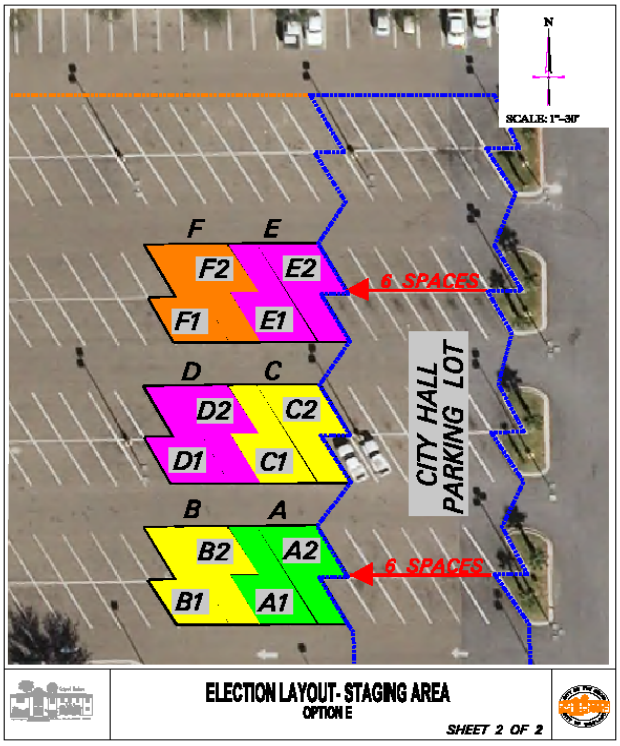

KANSAS AVE.
VOTER & CITY BUSINESS AREA
ELECTIONEERING AREA
SEE SHEET 2 OF 2 STAGING AREA
NO THRU TRAFFIC
TYPE III BARRICADES
WESLACO CITY HALL
MAINTAIN 100 FT (MIN)
POLLING LOCATION
BUSINESS & VISITOR CENTER
THRU TRAFFIC
HANDICAP PARKING (4 SLOTS)
RAILROAD ST.
CURB SIDE VOTERS ASSISTANCE (4 SLOTS)
WATCH FOR THRU TRAFFIC
ELECTION LAYOUT- BUSINESS VISITOR & EVENT CENTER
OPTION E
SHEET 1 OF 2


SCALE: 1"=30'
F
E
F2
E2
F1
E1
6 SPACES
D
C
D2
C2
D1
C1
CITY HALL PARKING LOT
B
A
B2
A2
B1
A1
6 SPACES
ELECTION LAYOUT- STAGING AREA
OPTION E
SHEET 2 OF 2

Manner

Political signs and other electioneering materials at the City owned or controlled polling place must directly pertain to a candidate or measure in an ongoing election at the polling place.

It is an offense to attach or affix any political sign or electioneering material to any building, plants, utility pole, streetlight, fence, fire hydrant, bench or other improvement on public property at a polling place.

It is an offense to puncture, damage, cut, carve, mark, remove, transplant, break, pick, or in any way injure, damage, destroy, or deface any real property improvements, personal property, equipment, irrigation systems, plants, turf, asphalt or concrete within or upon any public property in which a polling place is located. For the purpose of this section, plants shall be defined to include any vegetation, shrubs, bushes, trees, vines, hedges, grasses, or flowers.

SECTION 2. CUMULATIVE All provisions of the Code of Ordinances of the City of Weslaco, Texas, codified or uncodified, in conflict with the provisions of this ordinance are hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. SEVERABLE Any word, phrase, paragraph, or section of this Ordinance is severable and should any part of this Ordinance be declared unconstitutional, illegal or invalid by any court of competent jurisdiction, such declaration shall not affect any remaining word, phrase, paragraph, or section.

SECTION 4. SAVINGS The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance. All rights and remedies of the City of Weslaco are expressly saved as to any and all violations of the provisions of the Code accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance buy may be prosecuted until final disposition by the courts.

SECTION 5. PENALTY Any person, firm, or corporation violating any of the provisions or terms of this section, as amended hereby, shall be guilty of a misdemeanor and upon conviction in the Municipal Court of the City of Weslaco, Texas shall be subjected for each offense to a fine as prescribed by the Master Fee Schedule, not to exceed $500.00 for each offense; each political sign or electioneering material and every day such violation continues shall be deemed to constitute a separate offense. In addition to any criminal penalty, political signs and other electioneering materials on any public property in violation of this section may be removed and disposed of at the direction of the official in charge of the polling place.

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An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. EFFECTIVE DATE This Ordinance shall be in full force and effect upon its final passage.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 18th day of June 2024.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____2024.

CITY OF WESLACO

_____
Adrian Gonzalez, **MAYOR**

ATTEST:

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

APPROVED AS TO FORM:

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

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Ordinance 2024-19

AN ORDINANCE AMENDING ORDINANCE NUMBER 2022-22 AS CODIFIED IN THE CODE OF ORDINANCES AS CHAPTER 114 SECTION 114.06 "SPECIAL SIGN CATEGORIES, PERMITTED, AND PROHIBITED SIGNS," ADDING SUCH SECTIONS TO PROVIDE FOR THE PLACEMENT OF POLITICAL SIGNS ON PRIVATE PROPERTY, TO PROVIDE FOR THE REGULATION OF ELECTIONEERING ON PUBLIC PROPERTY AND ELECTION POLLING PLACES; TO PROVIDE A REPEALING CLAUSE; TO PROVIDE A SEVERABILITY CLAUSE; TO PROVIDE A PENALTY FOR EACH OFFENSE; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the 83rd Texas Legislature passed House Bill 259 in 2013, modifying Texas Election Code Sections 61.003 and 85.036 and requiring an entity that controls or owns a public building used as a polling location to allow electioneering on the premises subject to reasonable regulations on time, place, and manner; and

WHEREAS, according to this new law, "electioneering" includes the posting, use, or distribution of political signs or literature; and

WHEREAS, polling locations include facilities that simultaneously are used for other purposes and for which adequate parking and safe access thereto must be maintained and blight, distraction, and nuisance must be mitigated in service to the whole community; and

WHEREAS, desiring to balance civil liberties with public safety, the Commission finds that the adoption of regulations is warranted to preserve the general health and welfare of the citizens of Weslaco, and

WHEREAS, the purpose of this Ordinance is to provide reasonable regulations for electioneering on City owned or controlled property when such property is used as an election polling place. The regulations contained herein are to mitigate against any safety concerns, prevent damage to public property, ensure that the property is sufficiently available for its patrons who use the facilities other than for election purposes, and provide a fairly and equitable opportunity for all candidates and advocates for and against measures to conduct electioneering at City-owned polling places.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION 1. That the Code of §114.06, "Special Sign Categories, Permitted, and Prohibited Signs," is hereby amended to read as follows:

(a) Definitions. The following words or phrases as used in this article shall have the meanings as set forth:

Canvassing shall mean where one person engages another person by a verbal exchange, provides literature or brochure to another person with a message that involves a political issue or material.

Electioneering shall mean the posting, use, or distribution of political signs or literature, including but not limited to the use of trailers, chairs, booths, tables, tents, and canopies or other furniture, structures, vehicles, or devices to post, use or distribute political signs or literature.

Polling Place shall mean any property, building and grounds, wherein federal, state, or local election officials are conducting voting under the Texas Election Code and/or Home Rule Charter.

City-owned polling place means a building owned or controlled by the city, inclusive of the tract of land on which said building, designated as polling place pursuant to Chapter 43 of the Texas Election Code, is located.

Political Signs shall mean place cards, banners, or other printed materials that promote the adoption or defeat of any place on the ballot, including the candidacy of an individual, proposition, or referendum.

Tent – shall include a structure, enclosure, or shelter, with or without sidewalls or drops, constructed of fabric or pliable materials supported by any manner to include patio covers, large umbrellas, beach umbrellas, sun coverings, tarps.

Public Property shall mean real property, streets, roadways, easements, alleys, parks, buildings and grounds owned or controlled by any public institution or taxing authority, including the City, School District, College Campus, Drainage or Irrigation District, or other governmental entity, or any property designated as a lawful polling place under the Texas Election Code.

Voting Period shall mean the advertised time certain when polls open until the polls close, or the last voter has voted, whichever is later, on Election Day, the Early Voting Period, and any Election Runoff period or day.

(b) A property owner may place or maintain on private property, sign(s) with a political reference or message regarding an issue or candidate in conformance with the permitted signs by type and zoning district as outlined in this Code and will not be any closer than five feet from the edge of the street pavement or anywhere that obstructs vision for traffic or fifteen feet from the corner. All signs must comply with all state and federal requirements, including Texas Election Code Chapters 255 and 259.003, and Texas Transportation Code Chapters 392 and 393. No sign permit nor permit fee is required for political signs on private property.

(c) These regulations shall not apply to any City of Weslaco authorized signs, materials, or other messages on its property.

(d) Nothing contained in this section shall impair any right to engage in constitutionally protected free speech in other public forums subject to the restrictions set forth herein. Nor shall anything in this article be construed as authorizing electioneering within any area of the premises of a polling place in violation of any provision of the Texas Election Code.

(e) Canvassing and electioneering shall be prohibited on public property owned or controlled by the City of Weslaco except as regulated at a polling place and only during the voting period defined as follows:

Time

Persons with political signs, literature, or other political material (i.e. to conduct electioneering) may enter city owned property no earlier than 5:30 pm on the regular business day before the Early Voting Period or Voting Period begins, and shall remove all signage, literature, or materials no later than forty-eight (48) hours after the Voting Period ends.

The ability to conduct electioneering on City owned or controlled public property under this Article is limited to the property on the premises where the voting is conducted and only for the voting period.

Place

Physical space visible to voters accessing the polling place and outside the 100-foot distance from the entrance to the polling place shall be available for electioneering.

Except in an area designated, it is an offense to engage in canvassing and electioneering on driveways, parking areas, or medians within parking areas of a polling place and any fire hydrant or fire lane. This restriction shall not apply to electioneering materials attached to a personal vehicle lawfully parked at the premises of a polling location.

Exercising final authority in an appropriate place, the City Secretary or designee shall provide a description of the designated areas for permitted electioneering and a procedure for equitable assignment of such space. It is expected that as space permits, parking spaces will be designated for electioneering and each candidate will receive no more than three tangent parking spaces. Electioneering materials must remain within the assigned parking spaces; overnight parking is permitted only within the assigned parking spaces. The city is not responsible for any lost, damaged, or stolen items left overnight.

Those spaces will be assigned by Drawing to be conducted during the Drawing for the place on the ballot. Local candidates (City and School Board, respectively) shall have first refusal in the Drawing. Any other race shall be drawn by the City Secretary's office provided the non-refundable fee of $100 has been paid.

Assignment of three tangent parking spaces will be granted to any unopposed candidate(s) wishing to draw and the unopposed candidate will draw last. Sharing of assigned parking spaces is not permitted.

The majority of the displayed election material must advertise for the candidate assigned to the particular tangent three parking spaces.

When the City Hall municipal complex serves as a polling place, the following restrictions apply, as enumerated, and illustrated:

1. Camp fee (known as the space(s) assigned to a candidate) shall have a non-refundable fee of $100 per candidate, per election, which includes the run-off election. Payment shall be made prior to the drawing for a place on the ballot.

2. Candidates may place political signs as specified by following dimensions:
   - One (1) four feet by eight feet (4x8) and shall not exceed seven (7) feet in height from the ground,
   - One four feet by four feet (4x4) and
   - yard signs no larger than 24 inches by 18 inches (24in x 18in)

   These signs shall be placed on designated city owned property at a polling place. Signs shall not be illuminated, shall not contain any moving parts or elements, no staking on pavement and must directly pertain to a candidate or measure in an ongoing election at the polling place and must be confined to the assigned tangent parking spaces (camp site).

3. Tractors or trailers longer than 36 feet and no higher than 12 feet from pavement will be allowed in the adjacent designated parking spaces. **NO signs of any size shall be mounted on trailers on any city owned properties.**

4. No semi-trailers allowed: Any vehicle of the trailer type so designated or used in conjunction with a motor vehicle that some part of its own weight and that of its own load rests upon or is carried by another motor vehicle shall not be allowed on "campgrounds".

5. The use of microphones, megaphones, amplified devices, or any other activity not defined as "electioneering" on city owned property is not allowed at any time before, during or after early voting period and the voting period.

6. The use of any type of incendiary equipment such as, but not limited to barbeque pits or any flammable or combustible equipment supplies, will be allowed within the area designated by the Drawing held or assigned by the City Secretary.

7. Neither canvassing nor electioneering is permitted any closer than the seventh parking spot west from the entrance of the building nor past "the

end" of the same parking row; such "electioneering zone" will be visibly delineated and marked.

8. There shall be an area to be designated as Voter Parking only during the election periods.

9. Barricades may be placed to assist traffic control, as necessary, during election periods.

10. The city parking lots are for public use and to conduct official business; therefore, use of handicapped or designated parking spaces shall not be allowed for electioneering purposes since this restricts the use of those spaces. Candidates and any persons remaining at the polling location may park on the western end of city hall parking area.

11. Any vehicle, sign(s), equipment, material, ice chests, tents, tables, chairs, etc., must be placed within the candidate's assigned space(s).

12. All tents/canopy on a camp site shall be no larger than ten by ten (10 x 10) and cannot be more than ten (10) feet in height. Tents/canopy shall be lowered halfway after election hours, daily, during election period(s).

13. All tents/canopy used on camp sites during election period(s) shall be solid colored and no content to include any political symbols and/or political logos will be allowed.

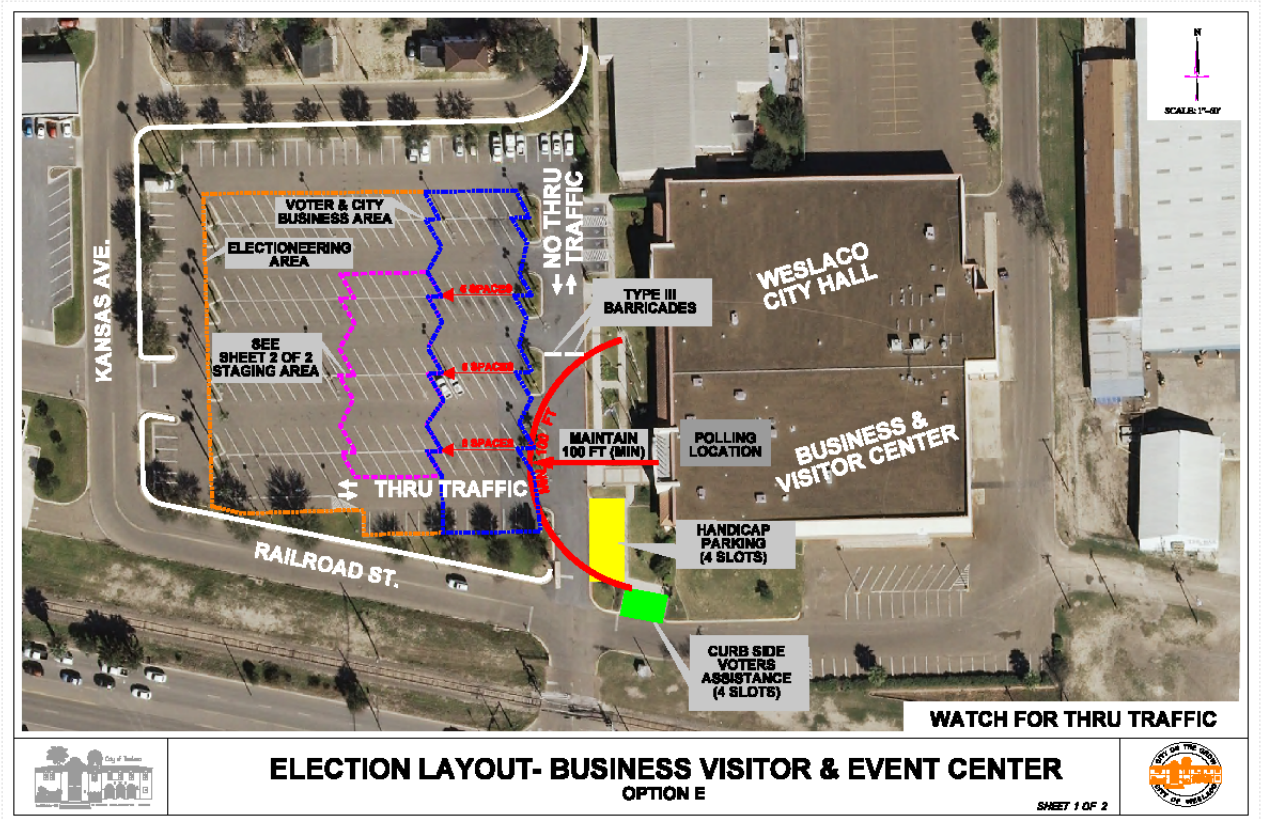
14. For the safety of pedestrians, voters, candidates, etc., no caravans/parades shall be permitted in the ingress and egress of the parking lot, especially within campsites.

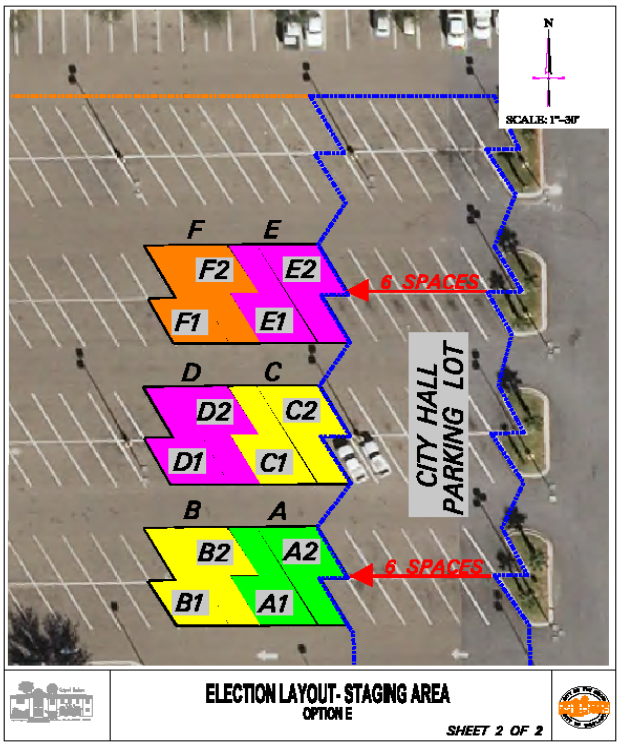
15. Code enforcement officer shall enforce all electioneering ordinance on a daily basis during the election periods.

16. Political signs or campaign material shall not be placed on outer or grass areas of the City Hall parking lot and any State or City right-of-way.

17. Signs or campaign material shall not be adhered to any fixed equipment. All campaign material shall be held by candidates, volunteers, or candidate staff members.

18. Vehicles with political signs, magnets or bumper stickers shall be parked on assigned or designated space(s).





Manner

Political signs and other electioneering materials at the City owned or controlled polling place must directly pertain to a candidate or measure in an ongoing election at the polling place.

It is an offense to attach or affix any political sign or electioneering material to any building, plants, utility pole, streetlight, fence, fire hydrant, bench or other improvement on public property at a polling place.

It is an offense to puncture, damage, cut, carve, mark, remove, transplant, break, pick, or in any way injure, damage, destroy, or deface any real property improvements, personal property, equipment, irrigation systems, plants, turf, asphalt or concrete within or upon any public property in which a polling place is located. For the purpose of this section, plants shall be defined to include any vegetation, shrubs, bushes, trees, vines, hedges, grasses, or flowers.

SECTION 2. CUMULATIVE All provisions of the Code of Ordinances of the City of Weslaco, Texas, codified or uncodified, in conflict with the provisions of this ordinance are hereby repealed and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. SEVERABLE Any word, phrase, paragraph, or section of this Ordinance is severable and should any part of this Ordinance be declared unconstitutional, illegal or invalid by any court of competent jurisdiction, such declaration shall not affect any remaining word, phrase, paragraph, or section.

SECTION 4. SAVINGS The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance. All rights and remedies of the City of Weslaco are expressly saved as to any and all violations of the provisions of the Code accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance buy may be prosecuted until final disposition by the courts.

SECTION 5. PENALTY Any person, firm, or corporation violating any of the provisions or terms of this section, as amended hereby, shall be guilty of a misdemeanor and upon conviction in the Municipal Court of the City of Weslaco, Texas shall be subjected for each offense to a fine as prescribed by the Master Fee Schedule, not to exceed $500.00 for each offense; each political sign or electioneering material and every day such violation continues shall be deemed to constitute a separate offense. In addition to any criminal penalty, political signs and other electioneering

materials on any public property in violation of this section may be removed and disposed of at the direction of the official in charge of the polling place.

An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. EFFECTIVE DATE This Ordinance shall be in full force and effect upon its final passage.

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

CITY OF WESLACO

_____
Adrian Gonzalez, **MAYOR**

ATTEST:

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

APPROVED AS TO FORM:

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

Draft as of June 14, 2024

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-681

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Interlocal Agreement between the City of Weslaco and the City of Donna for Sanitary Sewer Utility Services of Midway Estates Subdivision and authorize the Mayor to execute any related documents. Possible action. (There was no action on July 2, 2024; staffed by Planning & Code Enforcement Department.)

Background:
Midway Estates is a proposed 48-lot development located within the City limits of Donna. Currently, the City of Donna does not have any sanitary sewer lines available to service this area. The City of Weslaco has an 8" sanitary sewer line that the developer is proposing to utilize, until the City of Donna is able to extend their services. The fees for sanitary sewer will be paid out to NAWSC as the water purveyor for the area, and they will in turn payout the City of Weslaco. Staff has already begun the review of the construction plans for this development and are currently waiting on revisions to continue to proceed forward with this project.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of the interlocal agreement

Attachments, if any:
Interlocal Agreement for Sanitary Sewer Utility Services between City of Donna and the City of Weslaco, Midway Estates Plat

Responsibilities upon Approval:
Staff will advise the City of Donna and the developer

Interlocal Agreement for
Sanitary Sewer Utility Services
Between the City of Donna and the City of Weslaco

THIS AGREEMENT, entered into this __5th__ day of __September____ 2023 by and between the City of Donna and the City of Weslaco.

WITNESSETH THAT:

WHEREAS, the City of Donna desires to connect a temporary sanitary sewer service line to an existing sanitary sewer supply line from the City of Weslaco to provide service to a proposed subdivision. The City of Donna desires to engage the City of Weslaco to allow the temporary service line connection to the City of Weslaco's existing sanitary sewer supply system until permanent sanitary sewer line improvements from the City of Weslaco to provide service to the proposed subdivision are completed.

NOW THEREFORE, the parties do mutually agree as follows:

Section 1. Period of Service

The City of Donna proposes to enter into agreement with the City of Weslaco for a period of Twenty (20) years or until work is completed. **THIS AGREEMENT,** entered into this ___5th_day of ___September__ 2023 by and between the City of Donna and the City of Weslaco and shall remain in force for Twenty (20) years thereafter, or until permanent sanitary sewer line improvements by the City of Donna are completed.

Section 2. Scope of Service

Part II, Scope of Service, is hereby incorporated by reference into this Agreement.

Section 3. Access to information

It is agreed that all information, data, reports, records and maps as are existing, available and necessary for the carrying out of the work outlined above shall be furnished to the City of Weslaco by the City of Donna if required. No charge will be made to the City of Weslaco for such information, and the City of Donna will cooperate with the City of Weslaco in every way possible to facilitate the performance of the work described.

Section 4. Compensation and Method of Payment

The City of Donna will pay the City of Weslaco all necessary fees for the installation of the service line connection. Upon connection of the service line, the City of Weslaco will send the sewer bill to the temporary homeowners herby known as "Midway Estates Subdivision". Midway Estates Subdivision agrees to pay all sanitary sewer services at the City of Weslaco's set sewer rate.

Section 5. Indemnification

The City of Donna shall comply with the requirements of all applicable laws, rules, and regulations, and shall exonerate, indemnify, and hold harmless the City of Weslaco and its agency member from and against them.

Section 6. Termination

The City of Weslaco shall have the right to terminate this contract, in whole or in part, at any time before the date of completion specified whenever the City of Weslaco has determined that the Corporation has failed to comply with any term of this contract. The City of Weslaco shall notify the City of Donna in writing prior to the thirtieth (30th) day preceding the date of termination of such determination; the reasons for such termination; the effective date of such termination; and in the case of partial determination, the portion of the contract to be terminated.

Either of the parties to this contract shall have the right to terminate this contract, in whole or in part, when both parties agree that the continuation of the activities funded under this contract would not produce beneficial results commensurate with the further expenditure of funds; provided that both parties agree, in writing, upon the termination conditions, including the effective date of such termination; and in the case of partial termination, the portion of the contract to be terminated.

Section 7. Miscellaneous Provisions

1. This agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County Texas.
2. This agreement shall be binding upon and insure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assignees where permitted by this Agreement.
3. In any case one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or un-enforceability shall not effect any other provision thereof and this Agreement shall not be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
4. If any action at law or in equity is necessary to enforce or interpret the terms of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.
5. This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to and incorporated into this Agreement.

Accepted and Agreed To This 11th Day of June, 2024.

City Mayor
City of Donna

City Mayor, Adrian Gonzalez
City of Weslaco

ATTESTED:

City Secretary, Norma A. Cantu

APPROVED AS TO FORM:

City Attorney, Juan E. Gonzalez

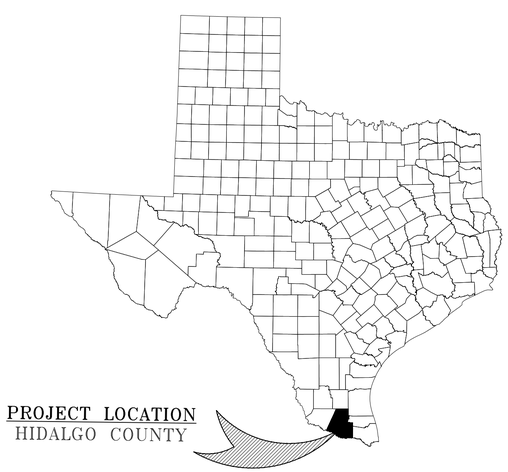
Part II
SCOPE OF SERVICES

The City of Donna does not currently have a sanitary sewer supply line within feasible connection distance to a proposed subdivision.

The City of Donna is proposing the construction and installation of a temporary sanitary sewer line connection to the existing sanitary sewer manhole that is owned by the City of Weslaco. This will be a temporary service line connection as the City of Donna currently has a plan to extend an existing sanitary sewer line approximately 4000LF to service the proposed subdivision known as Midway Estates Subdivision. The City of Donna will furnish and install all necessary material to comply with the City of Weslaco standards and will coordinate with city inspectors to ensure connection meets standards and specifications. Upon completion of the permanent improvements by the City of Donna, the temporary service connection will be removed from the City of Weslaco's manhole and installed to the permanent improvements.

FOR REVIEW PURPOSES ONLY/NOT FOR CONSTRUCTION

CIVIL CONSTRUCTION SET
MIDWAY ESTATES
S MIDWAY RD
DONNA, TEXAS



LOCATION MAP
NOT TO SCALE

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PLAT
3	GENERAL NOTES
4	EXISTING CONDITIONS
5	EROSION CONTROL PLAN
6	OVERALL WATER PLAN
7	OVERALL SEWER PLAN
8	SEWER A PLAN & PROFILE I
9	SEWER A PLAN & PROFILE II
10	SEWER A PLAN & PROFILE III
11	SEWER B PLAN & PROFILE II
12	SEWER B PLAN & PROFILE I
13	OVERALL STORM DRAIN PLAN
14	STORM DRAIN PLAN I
15	STORM DRAIN PLAN II
16	STORM DRAIN PLAN III
17	NOAH ST PAVING P&P
18	CLARISSA ST PAVING P&P
19	GRACE ST PAVING P&P
20	EMMA ST PAVING P&P
21	WATER DETAILS
22	SEWER DETAILS
23	PAVING DETAILS
24	PAVING DETAILS II
25	STORM DRAINAGE DETAILS

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

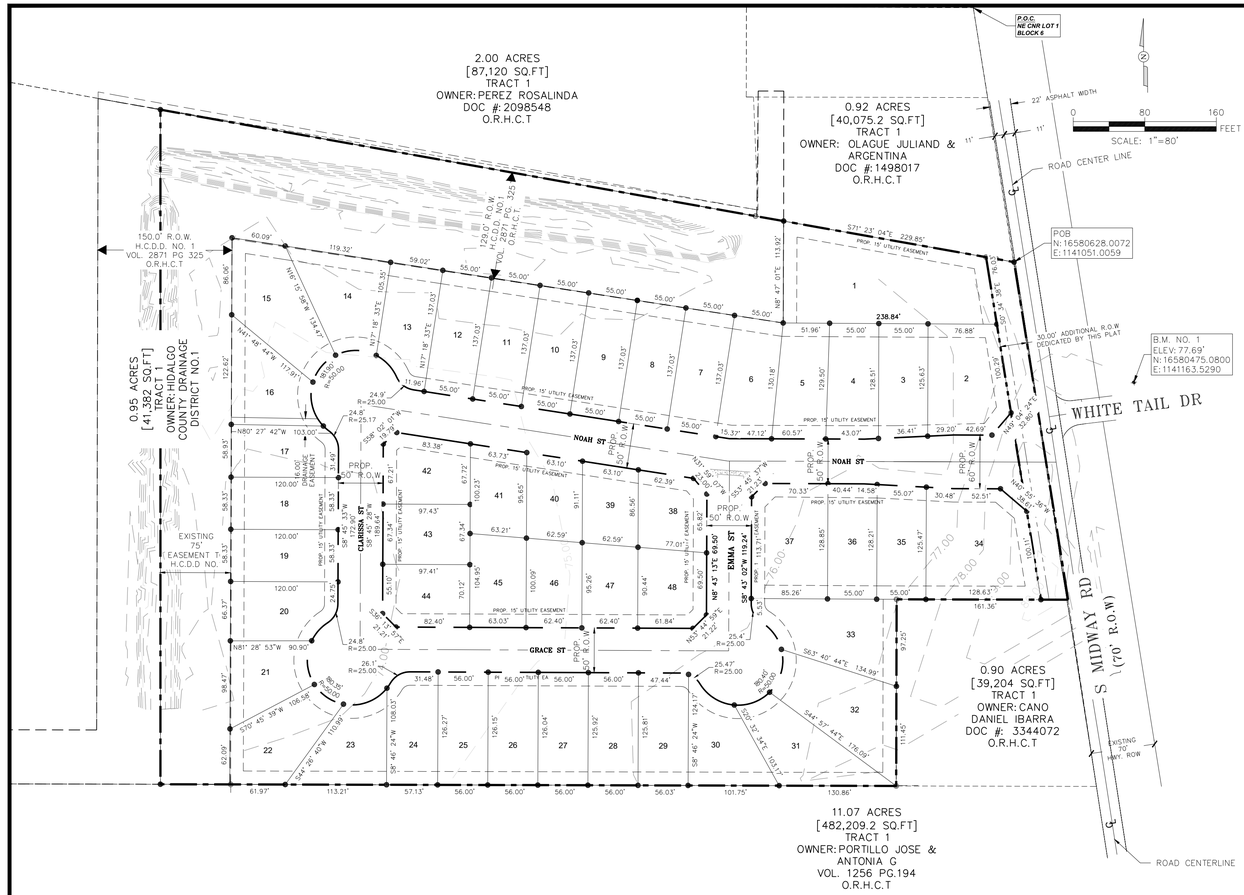
PRELIMINARY
NOT FOR CONSTRUCTION
This document is released for
DESIGN REVIEW
only under the authority of
RICARDO SALAZAR, P.E.,
No. 125392 on MAY, 2024

COVER SHEET
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

Date: May 15, 2024, 9:07am User ID: Engineer 4
File: J:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA DRAWINGS\1. COVER SHEET.dwg

FOR REVIEW PURPOSES ONLY/NOT FOR CONSTRUCTION



GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN
FIRM MAP NO. 480340450C, EFFECTIVE JUNE 6, 2000.

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

2. SETBACKS:
FRONT: 25.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

4. NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 48. THIS MUST BE STIPULATED 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 OCCUPYING THE LOT

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

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 62.496 CUBIC–FEET OR 1.43 ACRE–FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.

7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
► B.M. NO. 1– ELEV. 77.69'. DESCRIPTION: 48" MANHOLE SET APPROXIMATELY 190' FEET FROM P.O.B

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

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

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

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

12. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

13. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

15. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

16. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

17. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

18. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	SANDOVAL CAPITAL GROUP, LLC	P.O. BOX 1057	DONNA, TEXAS 78537	(956) 460–0895
ENGINEER:	RICARDO SALAZAR, P.E.	1803 MOZELLE STREET	PHARR, TEXAS 78577	(956) 688–8660
SURVEYOR:	MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470–1489

CITY OF DONNA
PLANNING & ZONING COMMISSION CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024, A.D.

_____ _____
CHAIRMAN, PLANING & ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RICARDO SALAZAR, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
RICARDO SALAZAR, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 125392
FIRM REGISTERED No. F–18526

STATE OF TEXAS
RICARDO SALAZAR
125392
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

THIS PLAT IS FOR PRELIMINARY REVIEW ONLY

_____ _____
MANUEL CARRIZALES, RPLS # 6388 DATE
TBPLS FIRM NO. 10194417
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
512–470–1489
fnfcad@gmail.com

STATE OF TEXAS
REGISTERED
MANUEL CARRIZALES
6388
PROFESSIONAL
LAND SURVEYOR

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MIDWAY ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

_____ _____
HIDALGO COUNTY JUDGE DATE

_____ _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

INDEX OF SHEETS

SHEET 1. – HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT: DESCRIPTION (METES AND BOUNDS): ENGINEER'S & SURVEYOR'S CERTIFICATION: NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION: COUNTY CLERK'S RECORDING CERTIFICATION: CITY OF DONNA MAYOR CERTIFICATION, CITY OF DONNA PLANNING DEPT. CERTIFICATION, HCDD NO. 1 CERTIFICATION, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 3. – DESCRIPTION OF WATER DISTRIBUTION SYSTEM AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, AND CONSTRUCTION DETAILS.

SHEET 4. – SANITARY SEWER (WASTE WATER) COLLECTION SYSTEM AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENTS, AND CONSTRUCTION DETAILS.

SHEET 5. – DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

STATE OF TEXAS §
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SANDOVAL CAPITAL GROUP LLC, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MIDWAY ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 ANT THAT;
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ALECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS, AND:
(D) GAS CONNECTION AS, 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

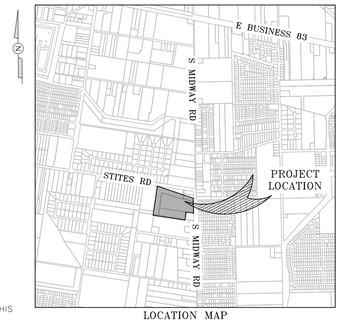
_____
JOSE SANDOVAL, PARTNER
SANDOVAL DEVELOPMENT, LP
P.O.BOX 1057
DONNA, TEXAS 78537

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

_____ _____
NOTARY PUBLIC, STATE OF TEXAS DATE
MY COMMISSION EXPIRES:



LOCATION MAP
SCALE: 1" = 2000'

THE COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE ____ DAY OF _____, 2024.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAY'S OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ _____
PRESIDENT SECRETARY

CITY OF DONNA

UNDER LOCAL GOVERNMENT 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MIDWAY ESTATES WAS REVIEWED AND APPROVED BY THE CITY OF DONNA.

_____ _____
MAYOR OF CITY OF DONNA DATE

_____ _____
ATTEST: CITY SECRETARY DATE

METES AND BOUNDS

BEING A 14.312 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT AS PER MAP RECORDED IN VOLUME 1, PAGE 51, HIDALGO COUNTY MAP RECORDS, AND SAID 14.312 ACRE TRACT BEING 10.37 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2530, PAGE 927, HIDALGO COUNTY DEED RECORDS, AND A 3.94 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2532, PAGE 966, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO SANDOVAL DEVELOPMENT, L.P., BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3293343, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 14.312 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE INTERSECTION OF STITES ROAD AND S. MIDWAY ROAD FOR THE NORTHEAST CORNER OF SAID LOT 1 BLOCK 6, THENCE S00°34'38"E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 6, A DISTANCE OF 287.98 FEET TO A CALCULATED POINT [N:16580628.0072, E:1141051.0059], FOR THE SOUTHEAST CORNER OF A 1.0 ACRE TRACT OF LAND AS CONVEYED TO JULIAN OLAGUE AND ARGENTINA OLAGUE BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1498017, ORHCT, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;

THENCE, S00°34'38"E, (RECORD–S09°11'59"E) ALONG THE EAST LINE OF SAID LOT 1, BLOCK 6, A DISTANCE OF 382.34 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF A 1.0 ACRE TRACT OF LAND AS CONVEYED TO DANIEL IBARRA CANO BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORD IN DOCUMENT NUMBER 3344072 ORHCT, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, N81°20'39"W, (RECORD–N89°58'00"W), ALONG THE NORTH LINE OF SAID 1.0 ACRE TRACT OF LAND AT 20.00 FEET PASS A COTTON PICKER SPINDLE FOUND FOR REFERENCE AT 30.40 FEET PASS A HALF (1/2)–INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS # 6388" SET ON THE WEST RIGHT OF WAY LINE OF SAID S. MIDWAY ROAD, CONTINUING A TOTAL DISTANCE OF 191.75 FEET TO A HALF (1/2)–INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT OF LAND AND AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, S08°39'21"W, (RECORD–S00°02'00"W), ALONG THE NORTH LINE OF SAID 1.0 ACRE TRACT OF LAND, A DISTANCE OF 208.70 FEET TO A HALF (1/2)–INCH IRON ROD FOUND ON THE NORTH LINE OF A 20.446 ACRE TRACT OF LAND AS CONVEYED TO JOSE PROTILLO AND ANTONIA G. PORTILLO BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 1256, PAGE 194, ORHCT, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, N81°20'36"W, (RECORD–N89°58'00"W), ALONG THE NORTH LINE OF SAID 20.442 ACRE TRACT OF LAND AT A DISTANCE OF 743.90 FEET PASS A HALF (1/2)–INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 150 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE (1), RIGHT OF WAY CONTINUING A TOTAL DISTANCE OF 822.51 FEET (RECORD–822.49 FEET) TO CALCULATED POINT FOR THE SOUTHEAST CORNER OF A 10.31 ACRE TRACT OF LAND AS CONVEYED TO SANDOVAL DEVELOPMENT, L.P. BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3293343, ORHCT, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, N08°31'23"E, (RECORD–N00°05'58"E), A DISTANCE OF 754.30 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF A 2.0 ACRE TRACT OF LAND AS CONVEYED TO ROSALINDA PEREZ BY VIRTUE OF FINAL DECREE OF DIVORCE AS RECORDED IN DOCUMENT NUMBER 2098548, ORHCT, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, S71°20'08"E, (RECORD–S79°57'31"E), ALONG THE SOUTH LINE OF SAID 2.0 ACRE TRACT OF LAND A DISTANCE OF 675.84 FEET (RECORD–675.83 FEET) TO A HALF (1/2)–INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, S71°23'04"E, (RECORD–N80°00'21"E), AT A DISTANCE OF 261.76 FEET PASS A HALF (1/2)–INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE WEST RIGHT OF WAY LINE OF SAID S. MIDWAY ROAD AT A DISTANCE OF 273.30 FEET PASS A HALF (1/2)–INCH IRON ROD FOUND FOR REFERENCE, CONTINUING A TOTAL DISTANCE OF 293.53 FEET TO THE POINT OF BEGINNING; CONTAINING 14.312 ACRES OF LAND MORE OR LESS.

_____ _____
OWNERS SIGNATURE DATE

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREIN CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE–DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED **PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.**

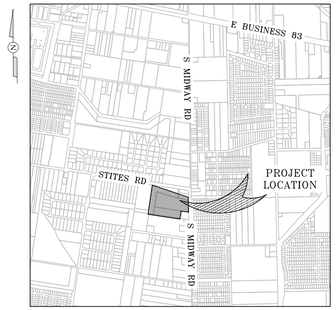
MIDWAY ESTATES SUBDIVISION

BEING 10.37 ACRES OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT, RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS,

TRIMAD CONSULTANTS L.L.C.

TBPELS FIRM REGISTRATION No. F-18526

1803 MOZELLE ST.
PHARR, TEXAS 78577
(956) 688-8860



LOCATION MAP
SCALE: 1" = 2000'

MIDWAY ESTATES SUBDIVISION

BEING 10.37 ACRES OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT, RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS,

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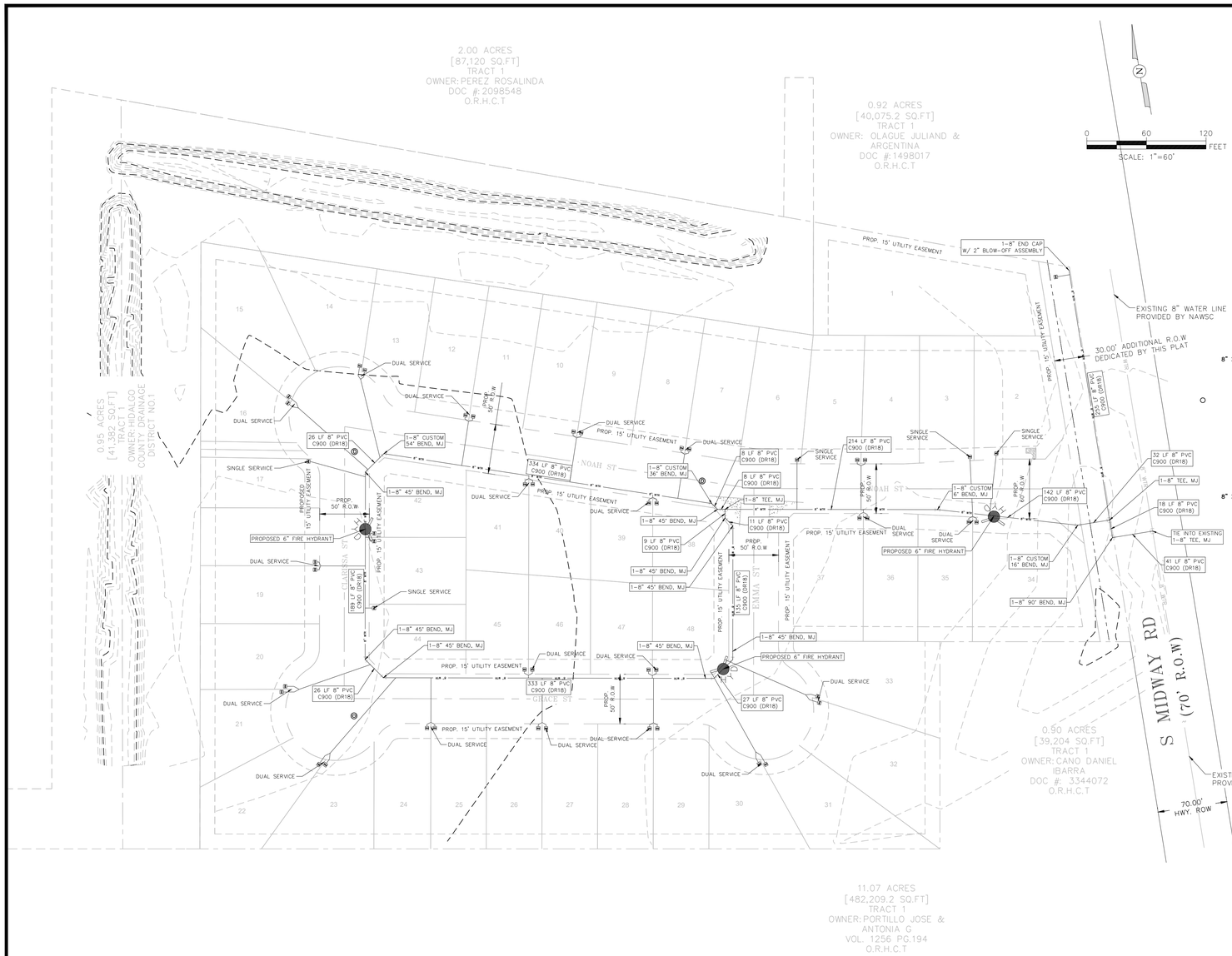


WATER SUPPLY: DESCRIPTION & COST

MIDWAY ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30- YEARS.

THE PROPOSED DEVELOPMENT WILL REQUIRE CONNECTING TO AN EXISTING 8-INCH PVC WATER LINE. THE EXISTING LINE IS OWNED BY NORTH ALAMO WATER SUPPLY CORPORATION, AND IT'S LOCATED ON THE EAST RIGHT-OF-WAY OF S. MIDWAY ROAD JUST SOUTH OF STITES RD. THE PROPOSED DEVELOPMENT WILL TIE INTO AN EXISTING 8-INCH PVC WATERLINE WITH AN 8-INCH PVC WATERLINE ON 1 LOCATION. THE NEW WATER LINE WILL EXTEND TO THE EAST RIGHT-OF-WAY APPROXIMATELY 787-FT FOR THE ENTIRE FRONTAGE OF THE PROPERTY TO S MIDWAY RD TO SERVICE THE PROPERTY WITH WATER SERVICE AND FIRE PROTECTION PER CITY OF DONNA REQUIREMENTS. AN 8-INCH STEEL CASING WILL BE INSTALLED ON EACH CROSSING OF S. MIDWAY RD TO PROTECT THE CARRIER PIPE FROM VEHICLE LOADING UNDERNEATH THE PAVEMENT SECTION. THE 14.31-ACRE TRACT SUBDIVISION WILL BE DEVELOPED FOR SINGLE FAMILY USE OF 48 NEW PROPOSED LOTS. TWENTY-TWO (2) 1-INCH DUAL & FOUR (4) 3/4-INCH SINGLE SERVICE CONNECTIONS WILL BE INSTALLED INCLUDING TWO (2) FIRE HYDRANTS.

THE 8" WATERLINE, THE 2-FIRE HYDRANTS, AND THE 48 WATER SERVICES WILL BE INSTALLED, A TOTAL COST OF $_____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF $_____ OR $_____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF THE WATER METERS AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVISION WILL INSTALL TWO (2) FIRE HYDRANTS AT A UNIT COST OF $_____ FOR A TOTAL COST OF $_____ THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

MINISTRO DE AGUA: DESCRIPCION Y COSTO

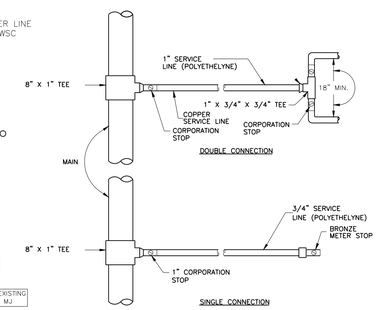
LA SUBDIVISIÓN MIDWAY ESTATES SERÁ PROVISTA CON AGUA POTABLE POR LA CORPORACIÓN DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO (N.A.W.S.C.). EL SUBDIVIDOR Y N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL CUAL N.A.W.S.C. SE HA COMPROMETIDO A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN POR AL MENOS 30 AÑOS.

EL DESARROLLO PROPUESTO REQUERIRÁ CONECTARSE A UNA LINEA DE AGUA DE PVC EXISTENTE DE 8 PULGADAS. LA LINEA EXISTENTE ES PROPIEDAD DE LA CORPORACIÓN DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO Y ESTÁ UBICADA EN EL DERECHO DE VÍA DEL ESTE DE S. MIDWAY ROAD, JUSTO AL SUR DE STITES RD. EL DESARROLLO PROPUESTO SE CONECTARÁ A UNA LINEA DE AGUA DE PVC EXISTENTE DE 8 PULGADAS CON UNA LINEA DE AGUA DE PVC DE 8 PULGADAS EN 1 UBICACIÓN. LA NUEVA LINEA DE AGUA SE EXTENDERÁ HACIA EL DERECHO DE VIA DEL ESTE APROXIMADAMENTE 787 PIES PARA TODO EL FRENTE DE LA PROPIEDAD HACIA S MIDWAY RD PARA DAR SERVCIO A LA PROPIEDAD CON SERVICIO DE AGUA Y PROTECCIÓN CONTRA INCENDIOS SEGÚN LOS REQUISITOS DE LA CIUDAD DE DONNA. SE INSTALARÁ UN TUBO DE REVESTIMIENTO DE ACERO DE 8 PULGADAS EN CADA CRUCE DE S. MIDWAY RD PARA PROTEGER EL TUBO PORTADOR DE CARGAS DE VEHÍCULOS DEBAJO DE LA SECCIÓN DEL PAVIMENTO. LA SUBDIVISIÓN DE 14.31 ACRES SERÁ DESARROLLADA PARA USO DE VIVIENDA UNIFAMILIAR DE 48 NUEVAS PARCELAS PROPUESTAS. SE INSTALARÁN VEINTIDOS (22) CONEXIONES DE SERVICIO DOBLE DE 1 PULGADA Y CUATRO (4) CONEXIONES DE SERVICIO SIMPLE DE 3/4 DE PULGADA, INCLUYENDO DOS (2) HIDRANTES CONTRA INCENDIOS.

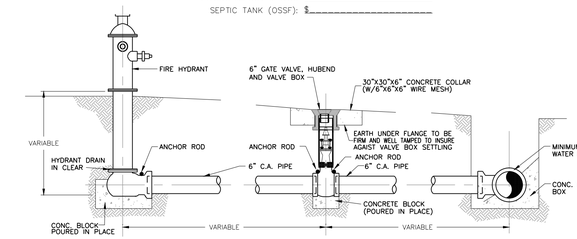
LA LINEA DE AGUA DE 8 PULGADAS, LOS 2 HIDRANTES CONTRA INCENDIOS Y LOS 48 SERVICIOS DE AGUA SERÁN INSTALADOS A UN COSTO TOTAL DE $_____ POR PARCELA. ADEMÁS, EL SUBDIVIDOR HA PAGADO A N.A.W.S.C. LA SUMA DE $_____ O $_____ POR PARCELA, LO QUE REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CONECTAR LAS PARCELAS INDIVIDUALES EN LA SUBDIVISIÓN AL SISTEMA DE N.A.W.S.C. LA SUBDIVISIÓN INSTALARÁ DOS (2) HIDRANTES CONTRA INCENDIOS A UN COSTO UNITARIO DE $_____ PARA UN COSTO TOTAL DE $_____ TODAS LAS INSTALACIONES DE AGUA SERÁN APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y SE INDICA QUE EL SISTEMA DE DISTRIBUCIÓN ES OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DE LA PLATAFORMA.

COST ESTIMATE

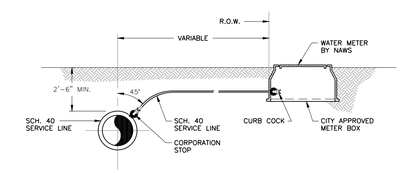
WATER DISTRIBUTION: $_____
DRAINAGE IMPROVEMENTS: $_____
PAVING IMPROVEMENTS: $_____
SEPTIC TANK (OSSF): $_____



TYP.SERVICE CONNECTIONS
(STREET CROSSING)



FIRE HYDRANT INSTALLATION



SERVICE CONNECTION

STATE OF TEXAS
RICARDO SALAZAR
125392
LICENSED PROFESSIONAL ENGINEER

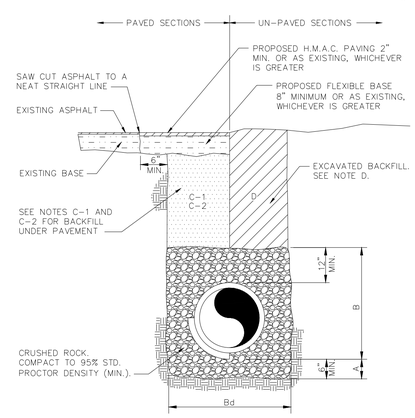
RICARDO SALAZAR, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 125392
FIRM REGISTERED No. F-18526

COUNTY COURT COUNTY OF HIDALGO, TEXAS

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

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

BY:_____ DEPUTY



MIDWAY ESTATES SUBDIVISION

BEING 10.37 ACRES OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT, RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS,

TRIMAD CONSULTANTS L.L.C.
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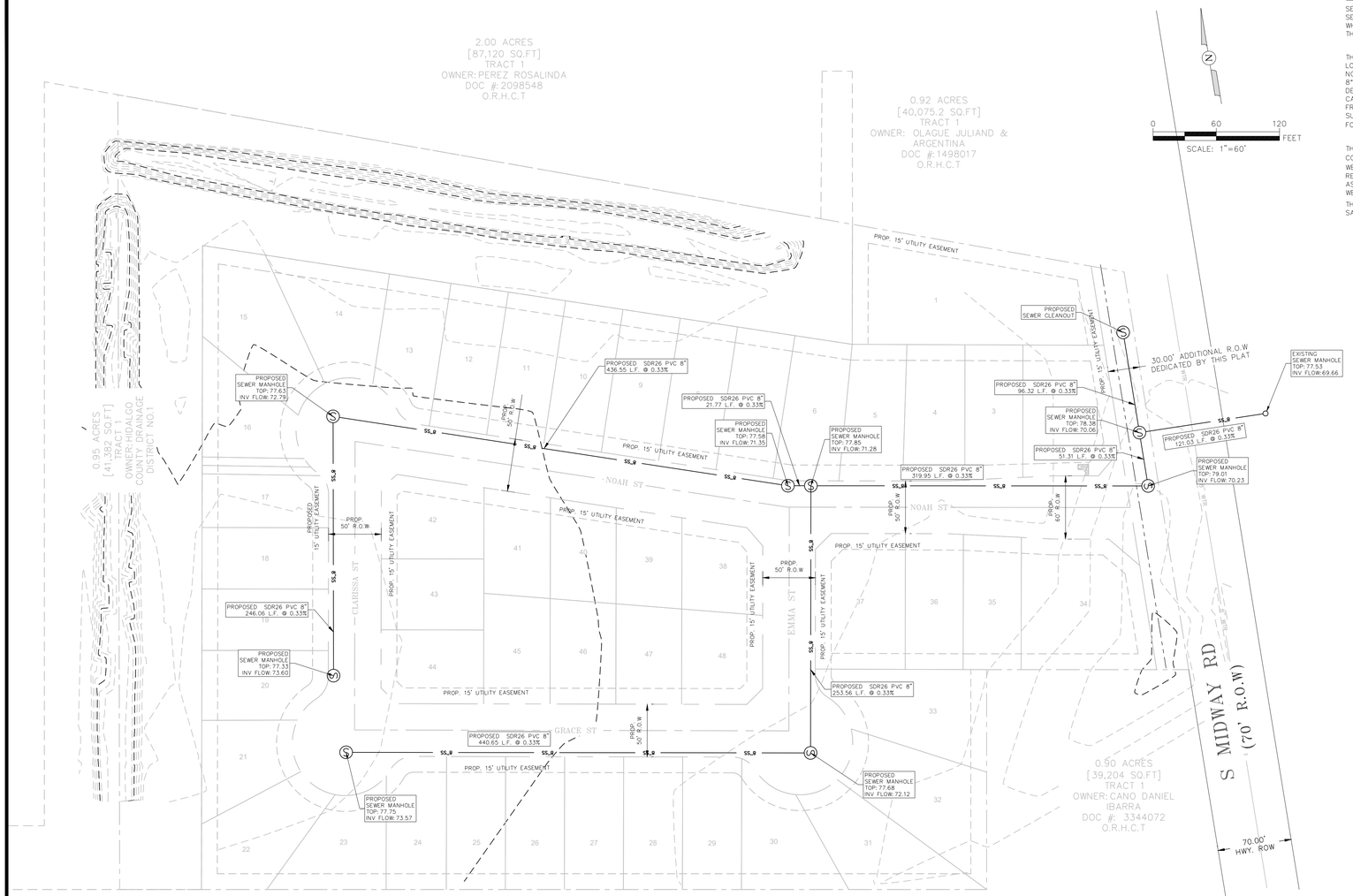


SEWER SUPPLY: DESCRIPTION & COST

SEWAGE FOR MIDWAY ESTATES SUBDIVISION IS SERVICED BY THE CITY OF WESLACO SANITARY SEWER SYSTEM. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF WESLACO HAS AGREED TO ALLOW FOR THE CONNECTION TO BE MADE TO THEIR EXISTING MAIN SEWER LINE.

THE PROPOSED DEVELOPMENT WILL REQUIRE CONNECTING TO AN EXISTING SEWER MANHOLE LOCATED INSIDE AN EXISTING SUBDIVISION EAST OF S MIDWAY RD. THE MANHOLE IS LOCATED NORTH OF WHITETAIL DR EAST OF S MIDWAY RD. THE PROPOSED DEVELOPMENT WILL TIE WITH AN 8" PVC ON 1 LOCATION AND WILL EXTEND WEST CROSSING S MIDWAY RD TO THE PROPOSED DEVELOPMENT TO SERVICE THE PROPERTY AS PER CITY OF DONNA REQUIREMENTS. AN 8-INCH CASING WILL BE INSTALLED ON EACH CROSSING OF S MIDWAY RD TO PROTECT THE CARRIER PIPE FROM VEHICLE LOADING UNDERNEATH THE PAVEMENT SECTION. THE 14.31-ACRE TRACT SUBDIVISION WILL BE DEVELOPED FOR SINGLE FAMILY USE OF 48 NEW PROPOSED LOTS. FORTY-EIGHT (48) 4-INCH SEWER LATERAL SERVICES WILL BE INSTALLED.

THE 8-INCH SEWER LINE AND THE 48 SEWER LATERAL SERVICES WILL BE INSTALLED, A TOTAL COST OF $_____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF WESLACO THE SUM OF $_____ OR $_____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF THE SEWER LATERALS AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF WESLACO SEWER SYSTEM.

THE ENTIRE SEWER FACILITY WILL BE APPROVED AND ACCEPTED BY THE CITY OF DONNA AND SAID DISTRUBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT

SUMINISTRO DE ALCANTARILLADO: DESCRIPCIÓN Y COSTO

EL SISTEMA DE ALCANTARILLADO PARA LA SUBDIVISIÓN MIDWAY ESTATES ES ATENDIDO POR EL SISTEMA DE ALCANTARILLADO SANITARIO DE LA CIUDAD DE WESLACO. EL SUBDIVIDOR Y LA CIUDAD DE WESLACO HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE WESLACO HA ACORDADO PERMITIR QUE SE REALICE LA CONEXIÓN A SU LINEA PRINCIPAL DE ALCANTARILLADO EXISTENTE.

EL DESARROLLO PROPUESTO REQUERIRÁ CONECTARSE A UN POZO DE VISITA DE ALCANTARILLADO EXISTENTE UBICADO DENTRO DE UNA SUBDIVISIÓN EXISTENTE AL ESTE DE S MIDWAY RD. EL POZO DE VISITA ESTÁ UBICADO AL NORTE DE WHITETAIL DR AL ESTE DE S MIDWAY RD. EL DESARROLLO PROPUESTO SE CONECTARÁ CON UN TUBO DE PVC DE 8 PULGADAS EN 1 UBICACIÓN Y SE EXTENDERÁ HACIA EL OESTE CRUZANDO S MIDWAY RD HACIA EL DESARROLLO PROPUESTO PARA DAR SERVICIO A LA PROPIEDAD SEGÚN LOS REQUISITOS DE LA CIUDAD DE DONNA. SE INSTALARÁ UN TUBO DE REVESTIMIENTO DE 8 PULGADAS EN CADA CRUCE DE S MIDWAY RD PARA PROTEGER EL TUBO PORTADOR DE CARGAS DE VEHÍCULOS DEBAJO DE LA SECCIÓN DEL PAVIMENTO. LA SUBDIVISIÓN DE 14.31 ACRES SERÁ DESARROLLADA PARA USO DE VIVIENDA UNIFAMILIAR DE 48 NUEVAS PARCELAS PROPUESTAS. SE INSTALARÁN CUARENTA Y OCHO (48) SERVICIOS LATERALES DE ALCANTARILLADO DE 4 PULGADAS.

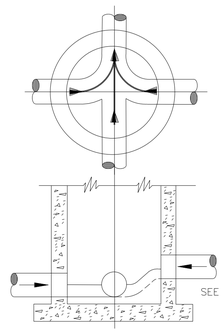
LA LÍNEA DE ALCANTARILLADO DE 8 PULGADAS Y LOS 48 SERVICIOS LATERALES DE ALCANTARILLADO SERÁN INSTALADOS, A UN COSTO TOTAL DE $_____ POR PARCELA. ADEMÁS, EL SUBDIVIDOR HA PAGADO A LA CIUDAD DE WESLACO LA SUMA DE $_____ O $_____ POR PARCELA, LO QUE REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS LATERALES DE ALCANTARILLADO Y TODAS LAS TARIFAS DE MEMBRESÍA U OTRAS TARIFAS ASOCIADAS CONECTAR LAS PARCELAS INDIVIDUALES EN LA SUBDIVISIÓN AL SISTEMA DE ALCANTARILLADO DE LA CIUDAD DE WESLACO. TODA LA INSTALACIÓN DE ALCANTARILLADO SERÁ APROBADA Y ACEPTADA POR LA CIUDAD DE DONNA Y DICHO SISTEMA DE DISTRIBUCIÓN ES OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DE LA PLATAFORMA.

SPECIFICATIONS

1. CONCRETE : CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 46,000 LBS.
2. REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING.
3. C.I. CASTINGS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED C.I. CASTINGS: OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA:

1. INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO IPC & ASTM C-1613. NOMINAL LIQUID CAPACITY IS 3,000 GALLONS WITH TOTAL GREASE & SOLIDS RETENTION CAPACITY OF APPROXIMATELY 7,000 LBS.
2. MANUFACTURER TO PROVIDE STRUCTURAL DRAWINGS & BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED ENGINEER.
3. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR.
4. USE DIMENSIONAL DATA AS SHOWN.



NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
6. NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
7. THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION, THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL

GENERAL NOTES:

A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.

C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM ¾" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

SANITARY SEWER - INSTALLED/CONSTRUCTED

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

SUBDIVIDER STATEMENT:

1.- I (WE)._____SUBDIVIDER (S) OF_____HEREBY CERTIFY SEWER FEES. AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON *PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.*

_____
(OWNERS SIGNATURE)

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20_____.

_____
NOTARY PUBLIC
MY COMSTUART EXPIRES_____

COUNTY COURT COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

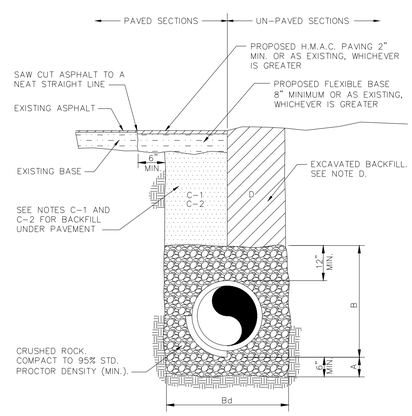
BY:_____ DEPUTY

STATE OF TEXAS
RICARDO SALAZAR
125392
LICENSED
PROFESSIONAL ENGINEER

_____ _____
RICARDO SALAZAR, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 125392
FIRM REGISTERED No. F-18526

NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.



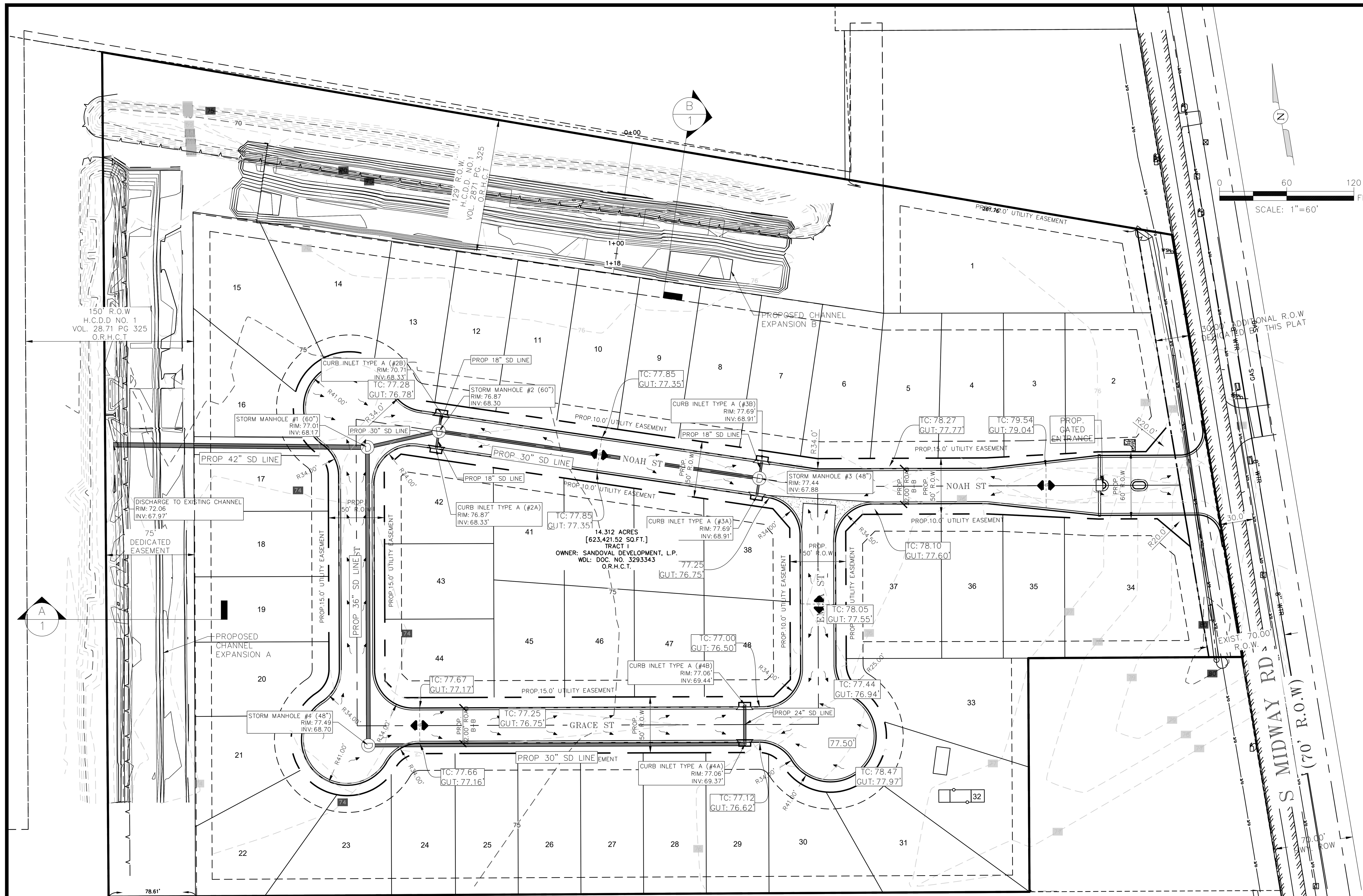
COST ESTIMATE

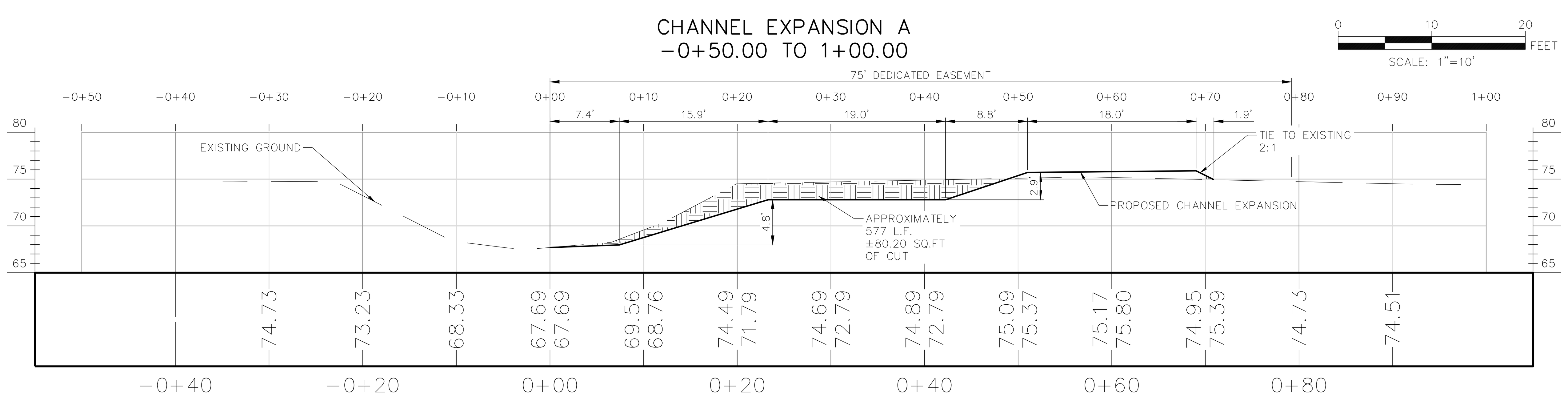
WATER DISTRIBUTION: $_____
DRAINAGE IMPROVEMENTS: $_____
PAVING IMPROVEMENTS: $_____
SEPTIC TANK (OSSF): $_____

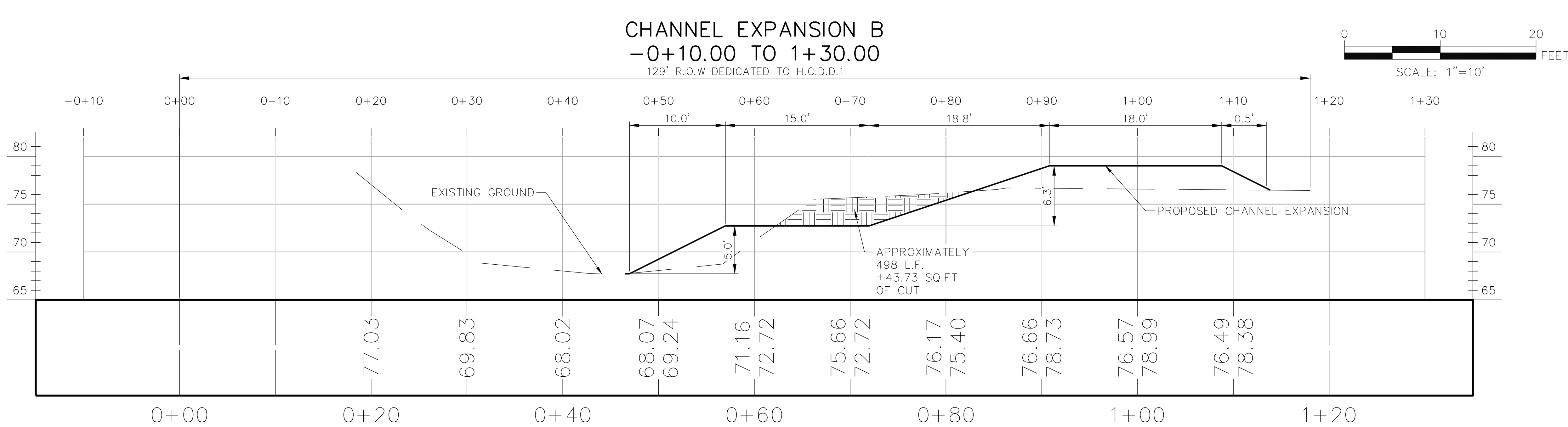
MIDWAY ESTATES SUBDIVISION

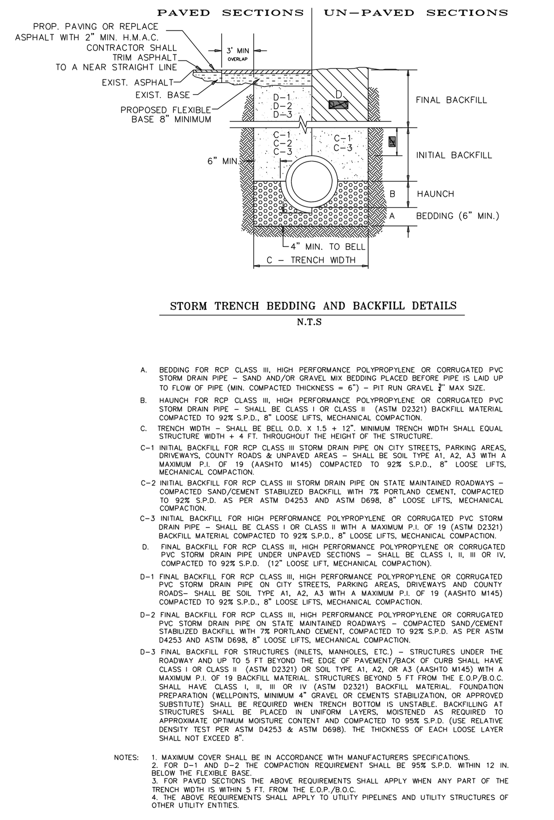
BEING 10.37 ACRES OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT, RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS,

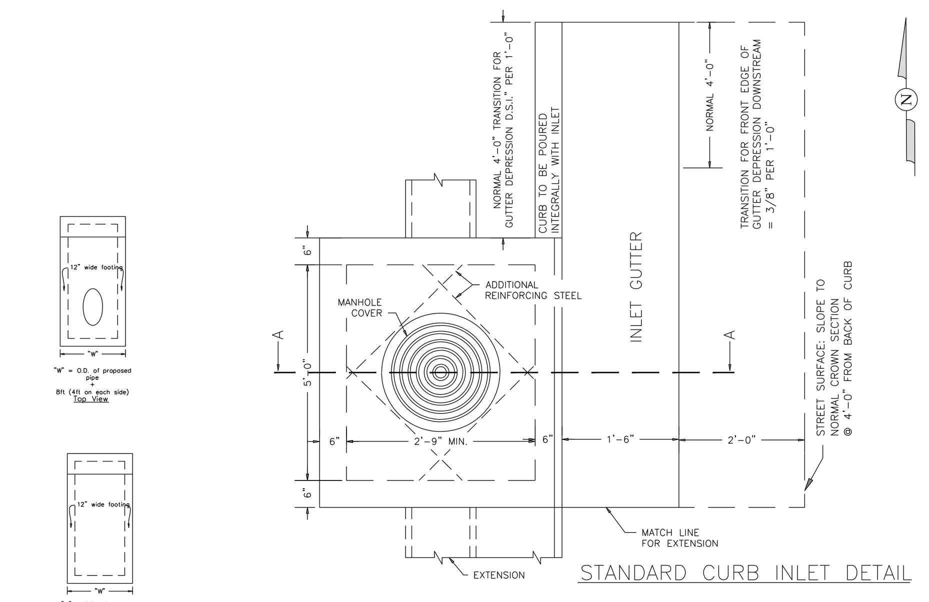
TRIMAD CONSULTANTS L.L.C.
TBPELS FIRM REGISTRATION No. F-18526
1803 MOZELLE ST.
PHARR, TEXAS 78577
(956) 688-8860

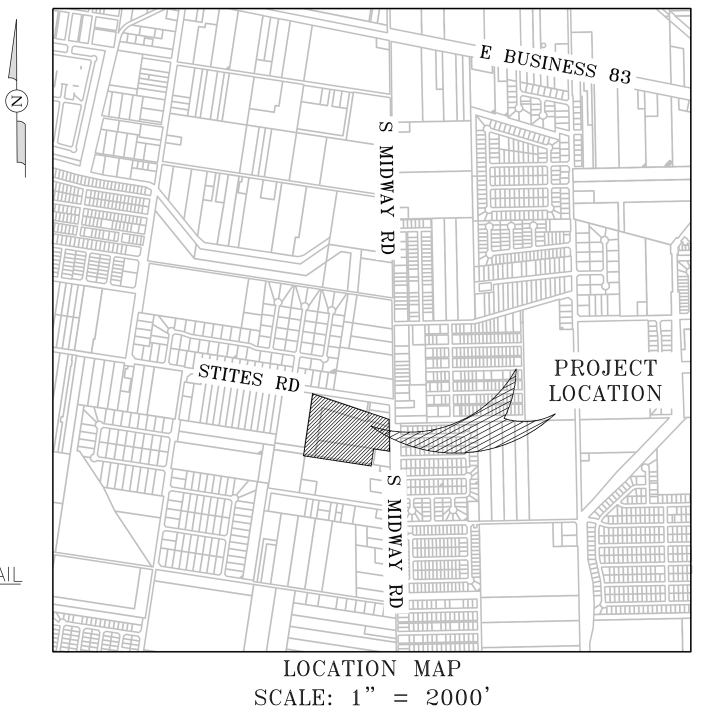


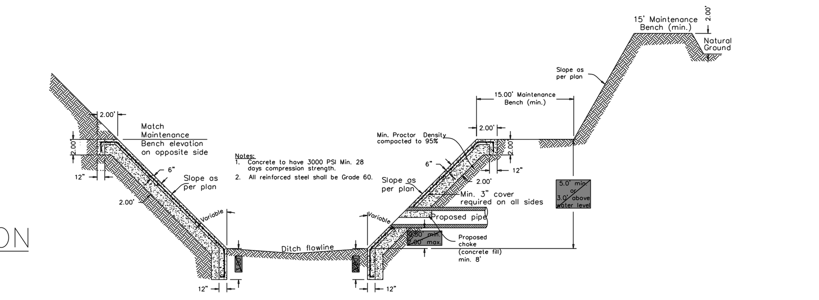


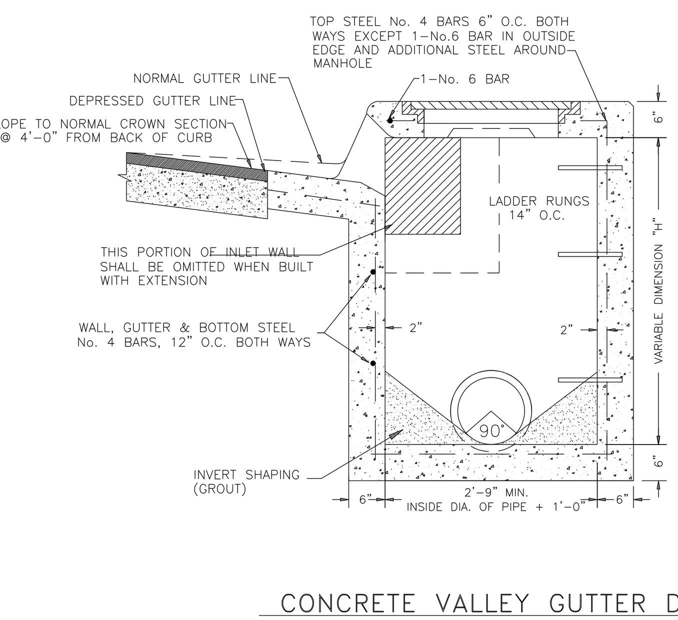


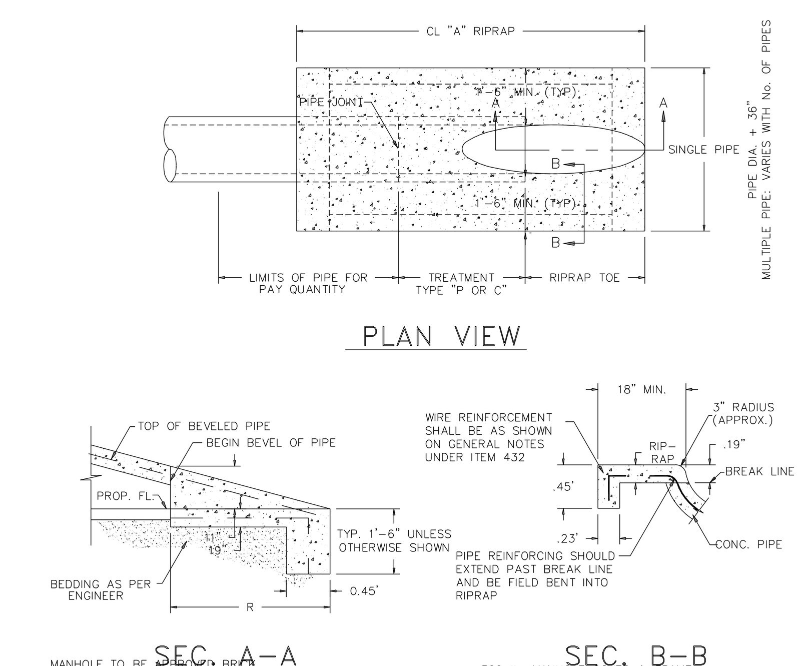


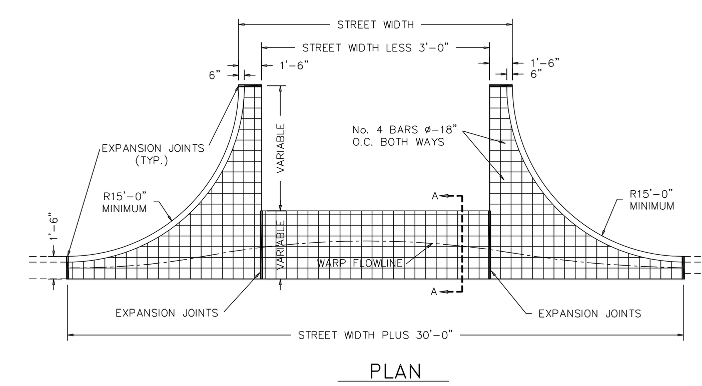


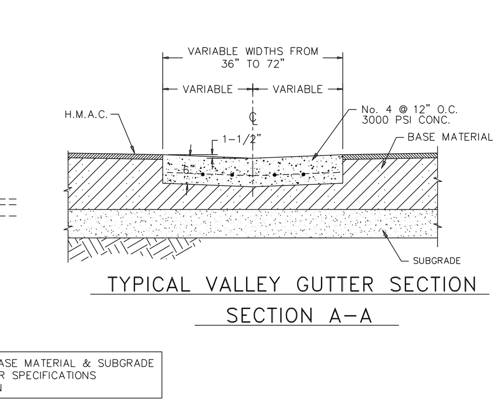


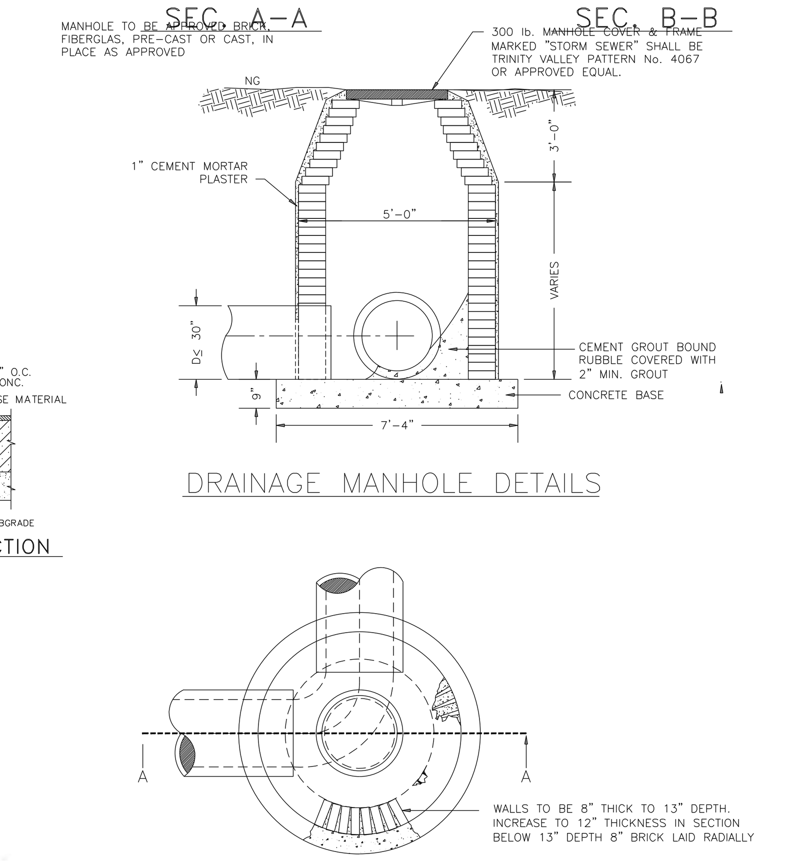












TOTAL EXCAVATION REQUIRED = 62,496 CU.FT
TOTAL EXCAVATION PROVIDED = 68,051.88 CU.FT
(CHANNEL EXPANSION A: 577 L.F. X 80.20 SQ.FT = 46,275.40 CU.FT)
(CHANNEL EXPANSION B: 498 L.F. X 43.73 SQ.FT = 21,777.54 CU FT)

DRAINAGE REPORT FOR MIDWAY ESTATES SUBDIVISION

MIDWAY ESTATES SUBDIVISION, BEING 10.31 ACRES OUT OF LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 LA DONNA PLAT, IN THE CITY OF DONNA, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE PROJECT LOCATION IS LOCATED IN THE CITY OF DONNA EXTRA-TERRITORIAL-JURISDICTION (ETJ).

THE SUBDIVISION LIES WITHIN FLOOD ZONE "X"(AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD). COMMUNITY PANEL NUMBER: 4803340450 C; MAP REVISED: JUNE 6, 2000. THE PROPERTY IS LOCATED APPROXIMATELY 350 FEET FROM THE INTERSECTION OF STITES ROAD AND S. MIDWAY ROAD DONNA, TEXAS. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF FORTY-EIGHT (48) SINGLE-FAMILY LOTS.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE PROJECT SITE IS 46.5% (28) HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, 45.1% (52) RAYMONDVILLE CLAY LOAM, 0 TO 1 PERCENT SLOPES, AND 8.4% (67) TIOCANO CLAY, 0 TO 1 PERCENT SLOPES, OCCASIONALLY PONDED.

HIDALGO SANDY CLAY LOAM HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): MODERATELY HIGH TO HIGH (0.57 TO 1.98 IN/HR.) AND DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND FREQUENCY OF PONDING IS NONE, WITH A HYDROLOGIC SOIL GROUP CLASSIFICATION B.

RAYMONDVILLE CLAY LOAM HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): MODERATELY LOW TO MODERATELY HIGH (0.06 TO 0.20 IN/HR.) AND DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND FREQUENCY OF PONDING IS NONE, WITH A HYDROLOGIC SOIL GROUP CLASSIFICATION C.

TIOCANO CLAY HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): VERY LOW TO MODERATELY LOW (0.00 TO 0.06 IN/HR.) AND DEPTH TO WATER TABLE: ABOUT 0 INCHES. THE FREQUENCY OF FLOODING IS NONE AND FREQUENCY OF PONDING IS OCCASIONAL, WITH A HYDROLOGIC SOIL GROUP CLASSIFICATION D. THE PRESENCE OF MINOR COMPONENTS IN A MAP UNIT IN NO WAY DIMINISHES THE USEFULNESS OR ACCURACY OF THE DATA. (SEE ATTACHED SOIL SURVEY)

EXISTING TOTAL PROPERTY IS A 10.31 ACRES TRACT. CURRENTLY THIS TRACT IS UNDEVELOPED. THE EXISTING DRAINAGE PATTERN FOR THIS TRACT OF LAND SENDS STORM WATERS FROM THE HIGH POINT LOCATED ON THE NORTH-EAST CORNER OF THE PROPERTY TO THE SOUTH-WEST CORNER OF SAID PROPERTY (SEE ATTACHED OVERALL DRAINAGE MAP). THE EXISTING RUNOFF FROM THE LOTS DURING A 10-YEAR RAINFALL EVENT IS 11.48 CFS PER THE ATTACHED CALCULATIONS.

THE PROPOSED MIDWAY ESTATES SUBDIVISION CONSISTS OF A TOTAL OF 48 SINGLE-FAMILY LOTS THAT VARY FROM 7,221 TO 10,963 SF. TOTAL ACREAGE FOR MIDWAY ESTATES SUBDIVISION IS 10.31 ACRES. POST-DEVELOPED FLOW WILL BE CONVEYED THROUGH A PROPOSED DRAINAGE SYSTEM CONSISTING OF 30", 36", AND 42"RCP LINES FOLLOWING THE EXISTING DRAINAGE PATTERN INTO A DRAINAGE DITCH THAT BELONGS TO H.C.D.D. #1. THIS EXISTING DRAINAGE DITCH WILL BE EXPANDED AS PER HCDD#1 REQUIREMENTS. THE PROPOSED DRAINAGE FOR THIS SUBDIVISION WILL CONSIST OF THE WATER FLOWING INTO A DRAINAGE SYSTEM THROUGH TYPE A CURB INLETS 42-INCH BLEEDER LINE THAT LEADS TO THE EXISTING DRAINAGE DITCH LOCATED ON THE EAST PORTION OF SAID PROPERTY. PER HIDALGO COUNTY REGULATIONS, THE PROPOSED RUNOFF FROM THE LOTS AFTER DEVELOPMENT DURING A 50-YEAR RAINFALL EVENT IS 77.61 CFS AND THE PROPOSED VOLUME REQUIRED IS 86,733 CF PER THE ATTACHED CALCULATIONS

STATE OF TEXAS · RICARDO SALAZAR · 125392 · LICENSED PROFESSIONAL ENGINEER

RICARDO SALAZAR, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 125392
FIRM REGISTERED No. F-18526

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

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

ON: ______________ AT ______________ AM/PM

INSTRUMENT NUMBER ______________________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ______________________________ DEPUTY

MIDWAY ESTATES SUBDIVISION

BEING 10.37 ACRES OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT, RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS,

TRIMAD CONSULTANTS L.L.C.
TBPELS FIRM REGISTRATION No. F-18526
1803 MOZELLE ST.
PHARR, TEXAS 78577
(956) 688-8860

FOR REVIEW PURPOSES ONLY/NOT FOR CONSTRUCTION

GENERAL CONSTRUCTION NOTES

1. THE NOTES AND SPECIFICATIONS CONTAINED ON THIS SHEET ARE INTEGRAL TO THE PROJECT AND MUST BE FOLLOWED BY THE CONTRACTOR. IN THE EVENT THAT THE CONTRACTOR FAILS TO PERFORM IN STRICT COMPLIANCE WITH ONE OR MORE OF THE NOTES OR SPECIFICATIONS CONTAINED HEREIN, THE CONTRACTOR SHALL BE COMPLETELY LIABLE FOR ANY AND ALL COST AND DAMAGES WHICH OCCUR BUT MIGHT HAVE BEEN AVOIDED IF THE CONTRACTOR HAD COMPLIED WITH THE APPLICABLE NOTE OR SPECIFICATION.
2. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE ENGINEER DESIGN STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS, LABOR, AND EQUIPMENT TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. ALL ITEMS DESCRIBED IN THE PLANS, SPECIFICATIONS, OR THE PROJECT NOTES IN THE PLANS SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID. NO EXTRA PAY WILL BE GIVEN UNLESS AN ITEM IS SPECIFICALLY DESCRIBED IN THE PLANS OR CONTRACT DOCUMENTS AS "PAY BY OWNER". ALL WORK SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
4. THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES AND CALL "811" TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS.
5. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, POWER POLES, SIGNS, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER ALIGNMENT AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
6. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF UNDERGROUND STRUCTURES AND CONDUITS.
7. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED UTILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COSTS ASSOCIATED WITH RELOCATIONS, REPAIRS, OR OUTAGES.
8. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PUBLIC OR PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
9. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. SURPLUS MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRT, BRUSH, ROCK, DEBRIS, FENCING MATERIAL, SIGNS, AND ANY OTHER SCRAP LOCATED ON THE PROJECT SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
13. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS, AND PROJECT SPECIFICATIONS.
14. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE ARCHITECT, CIVIL ENGINEER, CONTRACTOR AND OWNER DIRECTLY FROM THE TESTING AGENCY.
15. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
16. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
17. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
18. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER A COPY OF RECORD DRAWINGS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
19. CONTRACTOR SHALL GIVE NOTICE TO ALL AFFECTED PARTIES AND ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS, PRIOR TO COMMENCEMENT OF WORK.
20. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE A COMPLETE INSTALLATION OF SYSTEMS IN EVERY RESPECT. IF THE CONTRACT DOCUMENTS DO NOT SUFFICIENTLY DESCRIBE THE FINAL PRODUCT, THE CONTRACTOR SHALL BRING SUCH TO THE ATTENTION OF THE ENGINEER. UNLESS OTHERWISE SPECIFIED, IT IS THE CONTRACTORS RESPONSIBILITY FOR METHODOLOGY OF CONSTRUCTION TO COMPLETE THE WORK INDICATED OR SPECIFIED. CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS, FUEL, TEMPORARY UTILITIES, AND EQUIPMENT USUALLY FURNISHED WITH SUCH SYSTEMS OR REQUIRED TO COMPLETE THE INSTALLATION, WHETHER SPECIFICALLY MENTIONED OR NOT.
21. CONTRACTOR SHALL COMPLY WITH ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL HEALTH AND SAFETY STANDARDS, LAWS, OR REGULATIONS. FAILURE TO COMPLY WITH THE REQUIREMENTS SPECIFIED SHALL BE CONSIDERED JUST AND SUFFICIENT CAUSE FOR OWNER TO STOP WORK. ENGINEER SHALL NOT BE RESPONSIBLE FOR ON-SITE SAFETY CONDITIONS DURING CONSTRUCTION OR INSPECTIONS.
22. CONTRACTOR SHALL COMPLY WITH TEXAS HEALTH AND SAFETY CODE, CURRENT EDITION AS OF THE DATE OF SEAL ON THESE PLANS, TO MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES AS WELL AS THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS", PART 1926, SUB PART P, AND AMENDMENTS THERETO. SHEETING, SHORING, BRACING, AND OTHER TRENCH SAFETY COSTS SHALL BE SUBSIDIARY TO THE COST CONSTRUCTION (NO EXTRA PAY).

PAVING AND STRIPING NOTES

1. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS, AND PROJECT SPECIFICATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TMUTCD).
3. RAISED PAVEMENT MARKERS SHALL BE BONDED TO THE ROADWAY SURFACE WITH ADHESIVE CONFORMING WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
5. ALL TRAFFIC STRIPING SHALL BE CHLORINATED RUBBER TRAFFIC PAINT OR APPROVED EQUAL.
6. SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION STANDARDS. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE APPLICABLE JURISDICTION PRIOR TO INSTALLATION.
7. THE PAVING CONTRACTOR SHALL REFER TO THE IRRIGATION PLANS AND M.E.P. PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.
8. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AND AROUND THE BUILDING AS SHOWN ON THE PLANS.
9. FIRE LANES SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX (6) INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR (4) INCH WHITE LETTERS AT 20 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
10. CURBS ADJACENT TO FIRE LANES SHALL BE PAINTED BRIGHT RED IN COLOR FROM THE CURB'S GUTTER LINE TO THE TOP, BACK OF CURB.
11. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE 2012 TEXAS ACCESSIBILITY STANDARDS AND 2010 AMERICANS WITH DISABILITIES ACT (BOTH MANDATORY MARCH 15, 2012), AND ALL ADDENDUMS OR UPDATES.
12. THE CONTRACTOR SHALL SUBMIT A PAVEMENT JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO THE BEGINNING OF ANY CONCRETE PAVING WORK.
13. ANY EXISTING CONCRETE OR ASPHALT TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
14. THE PAVING CONTRACTOR AND THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONTRACTORS TO ENSURE THAT ALL UTILITY SERVICE CONNECTIONS AND CONDUITS ARE IN PLACE PRIOR TO BEGINNING ANY PAVING ACTIVITIES.

WATER AND SANITARY SEWER NOTES

1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
3. ALL UTILITY CONSTRUCTION, WATER TAPS, VALVES, MANHOLES, AND SERVICES SHALL BE INSTALLED BY THE CONTRACTOR AFTER APPROVAL FROM THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION AND SHALL CONFORM TO ALL GUIDELINES AND REGULATIONS SET FORTH BY THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
4. ALL FIRE LINES AND APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS. DESIGN AND INSTALLATION OF ALL FIRE PROTECTION SYSTEMS SHALL BE DONE BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
5. ALL WATER MAINS 6"–12" DIA. SHALL MAINTAIN A MINIMUM COVER IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS UNDER UNPAVED FINISHED GRADE & PROPOSED OR EXISTING PAVEMENT. ALL SEWER MAINS SHALL MAINTAIN A MINIMUM COVER OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS.
6. ALL SANITARY SEWER LINES SHALL BE A MINIMUM OF PVC (SDR-35) PIPE. ALL SANITARY SEWER LINES DEEPER THAN 10 FEET SHALL BE SDR-26. ALL WATER LINES SHALL BE C900, DR-18. MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS.
7. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO AVOID INTERRUPTION OF WATER AND SANITARY SEWER SERVICE TO SURROUNDING AREAS.
8. EXISTING AND/OR PROPOSED WATER MAINS SHALL BE LOWERED BELOW OR ABOVE PROPOSED SANITARY AND STORM SEWER LINES TO MAINTAIN A MINIMUM OF 2.0 FEET OF VERTICAL SEPARATION. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 9-FEET (OUTSIDE TO OUTSIDE) SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.
9. EXISTING MANHOLE TOPS, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER UTILITY APPURTENANCES SHALL BE ADJUSTED, AS REQUIRED, TO MATCH PROPOSED GRADES AS SHOWN ON GRADING PLAN. S.S. MANHOLES IN UNPAVED AREAS SHALL BE ADJUSTED TO BE 6" ABOVE ADJACENT GRADE.
10. FOR EACH SEWER AND WATER CROSSING, CONTRACTOR SHALL CENTER ONE SECTION OF SEWER PIPE ON THE EXISTING OR PROPOSED WATER MAIN.
11. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE BUILDING NO LESS THAN 18", OR NO MORE THAN 48" ABOVE ADJACENT GRADE.
12. THE CONTRACTOR SHALL INSTALL CONCRETE COLLARS (OR OTHER APPROVED MEANS) ON THE UNDERGROUND UTILITIES, TO PREVENT GROUND WATER FROM MIGRATING IN THE UTILITY TRENCH, BELOW THE BUILDING SLAB.
13. ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING, UNLESS OTHERWISE NOTED, AND THE END OF THESE SERVICES SHALL BE TIGHTLY PLUGGED OR CAPPED. SEE M.E.P. OR ARCHITECTURAL PLANS FOR CONTINUATION.

GRADING NOTES

1. NO SLOPES SHALL BE GREATER THAN 3:1 UNLESS OTHERWISE SHOWN.
2. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. CONTRACTOR FIELD ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE ARE ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING, IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED OR ANTICIPATED.
3. THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOT ASSUME THE PROPOSED GRADING PLAN CREATES A "BALANCED SITE" AND SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES TO DETERMINE THEIR BID. THE CONTRACTOR IS EXPECTED TO CONSTRUCT THE PROJECT PER THE APPROVED GRADING PLAN. ESTIMATED QUANTITIES BY THE CONSULTANT, IF ANY, ARE PROVIDED AS A COURTESY ONLY AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BIDDING. DISCREPANCIES IN EARTHWORK QUANTITIES AFTER BEGINNING CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL, STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PADS.
6. TOP AND TOE SPOTS INDICATE FINAL GROUND ELEVATION AT HIGH SIDE AND THE LOW SIDE, RESPECTIVELY, OF THE WALL OR SLOPE (NOT ANY PHYSICAL ELEVATIONS OF THE WALL STRUCTURE). RETAINING WALL DESIGN IS NOT INCLUDED IN THESE PLANS.

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS PRIOR TO ANY WORK IN A PUBLIC RIGHT-OF-WAY, SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS.
2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
3. THE CONTRACTOR SHALL COVER EXISTING SIGNS AND OBLITERATE EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE INTENT OF TRAFFIC CONTROL PLANS TO AVOID CONFUSION TO THE TRAVELING PUBLIC.
4. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND PERMANENT TRAFFIC CONTROL MEASURES, SIGNS, AND PAVEMENT MARKINGS REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATIONS.
5. TRAFFIC BARRICADES WILL BE REQUIRED AT ALL PROPOSED DRIVEWAY CONNECTIONS TO STREETS. BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION.
6. CONTRACTOR SHALL OBTAIN LANE CLOSURE PERMITS WHEN REQUIRED.
7. CONTRACTOR SHALL COVER STREET EXCAVATIONS WITH ADEQUATELY ANCHORED STEEL PLATES DURING NONWORKING HOURS AND OPEN LANES OF TRAFFIC FLOW.
8. APPROVED COPIES OF "TRAFFIC CONTROL PLANS" AND LANE/SIDEWALK CLOSURE PERMITS SHALL BE AVAILABLE FOR INSPECTION AT JOB SITE AT ALL TIMES.

GEOTECHNICAL NOTES:

1. THE GEOTECHNICAL REPORT IS INTEGRAL TO THIS PLAN SET AND THE CONTRACTOR IS OBLIGATED TO COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO, PAVEMENT SECTIONS AND SUBGRADE PREPARATION.
2. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE GEOTECHNICAL REPORT IN ITS ENTIRETY AND SHALL REQUEST CLARIFICATION IN WRITING FROM THE ENGINEER FOR ANY DISCREPANCIES BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.

ACCESSIBILITY NOTES

1. IT IS THE ENGINEER'S INTENT THAT SURFACES AT ACCESSIBLE PARKING SPACES, AT DROP OFF AND PICK UP AREAS, ALONG ACCESSIBLE ROUTES, AND AT BUILDING ENTRANCES OR EXITS ARE CONSTRUCTED SUCH THAT THOSE SURFACES SHALL HAVE A SLOPE NOT GREATER THAN 2.00% IN ANY DIRECTION AND NOT LESS THAN 1.00% IN THE DIRECTION OF STORM WATER RUNOFF. HOWEVER, LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTES MAY BE INCREASED TO NOT MORE THAN 5.00% IF SO INDICATED BY THE ENGINEER'S GRADING PLAN.
2. IN CASE OF DISCREPANCY WITH SPOT ELEVATIONS OR ELEVATION CONTOURS, THE ENGINEER'S INTENT DESCRIBED IN THIS NOTE SHALL GOVERN. THE CONTRACTOR SHALL CONSTRUCT THE IMPROVEMENTS IN COMPLIANCE WITH THE ENGINEER'S INTENT AS DESCRIBED IN THIS NOTE UNLESS THE CONTRACTOR HAS COORDINATED WITH THE ENGINEER AND RECEIVED WRITTEN AUTHORIZATION TO PROCEED OTHERWISE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS A PART OF THE CONTRACTOR'S CONSTRUCTION OVERSIGHT DUTIES, TO THOROUGHLY REVIEW ALL PROPOSED SLOPES AND ELEVATIONS PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF PLAN DISCREPANCIES OR DISCREPANCIES BETWEEN THE PLANS AND THE RULE DESCRIBED IN "ACCESSIBILITY NOTE 1", PRIOR TO CONSTRUCTION, AND THE CONTRACTOR SHALL ALLOW THE ENGINEER TIME TO REVIEW THE PLANS AND MAKE REVISIONS IF NECESSARY.
5. THE ENGINEER'S PLANS HAVE BEEN PREPARED WITHOUT THE BENEFIT OF DETAILS REGARDING THE THRESHOLD TO BE INSTALLED AT BUILDING INGRESS/EGRESS LOCATIONS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ARCHITECT OF THE BUILDING TO ENSURE THAT ELEVATION DIFFERENCES BETWEEN THE BUILDING'S FINISHED FLOOR, THE THRESHOLD, AND THE FLATWORK ADJACENT TO THE BUILDING ARE IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS.
6. THE CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL LOCATIONS.
7. IT IS IMPERATIVE THAT THE CONTRACTOR COORDINATE ACCESSIBILITY CONCERNS WITH THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTING THE IMPROVEMENTS. IF THE CONTRACTOR FAILS TO ADEQUATELY COORDINATE WITH THE ENGINEER AND THE ARCHITECT PRIOR TO CONSTRUCTING IMPROVEMENTS, ANY EXTRA COSTS TO RECTIFY ACCESSIBILITY ISSUES WILL BE AT CONTRACTOR'S SOLE EXPENSE, AND THE CONTRACTOR SHALL, WITH NO EXTRA PAY, PERFORM RE-WORK SUCH AS DEMOLITION, REMOVAL, RE-GRADING, AND REPLACEMENT OF ANY CONCRETE, ASPHALT, COMPACTED EARTH OR OTHER SURFACES, AND ALL OTHER RELATED IMPROVEMENTS, WHICH HAVE BEEN CONSTRUCTED BY CONTRACTOR OR CONTRACTOR'S SUB-CONTRACTOR THAT DO NOT COMPLY WITH ALL APPLICABLE CODES AND ACCESSIBILITY REQUIREMENTS

FRANCHISE UTILITY NOTES:

1. CONTRACTOR SHALL CONTACT FRANCHISE UTILITY COMPANIES PRIOR TO CONSTRUCTION, IN ORDER TO LOCATE AND/OR DISCONNECT EXISTING SERVICES, AND TO COORDINATE NEW SERVICE.
2. ANY PROPOSED FRANCHISE UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE CONCEPTUAL ONLY. THE CONTRACTOR SHALL COORDINATE THE EXACT DESIGN, ALIGNMENT, INSTALLATION REQUIREMENTS AND COST SHARING ARRANGEMENTS WITH THE INDIVIDUAL UTILITY PROVIDERS AND THE PROJECT OWNER.
3. THE CONTRACTOR SHALL INCLUDE IN THE BASE BID, ALL ASSOCIATED COSTS TO INSTALL FRANCHISE UTILITY (GAS, ELECTRIC, PHONE, CABLE) SERVICE TO THE PROPOSED BUILDING. THE CONTRACTOR SHALL ESTABLISH ADEQUATE LEAD TIME IN THEIR CONSTRUCTION SCHEDULE FOR COORDINATING AND PROCURING FRANCHISE UTILITY SERVICES.
4. THE COST OF REPLACING AND/OR REPAIRING ITEM INCLUDING, BUT NOT LIMITED TO, PAVEMENT, LANDSCAPING, IRRIGATION, ETC REMOVED OR DAMAGED BY THE INSTALLATION OF FRANCHISE UTILITIES SHALL BE CONSIDERED SUBSIDIARY TO THE BASE BID AND NOT A SEPARATE PAY ITEM. SUCH ITEMS SHALL BE RESTORED TO A CONDITION BETTER THAN OR EQUAL TO THEIR EXISTING CONDITION.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED BY MEANS OF PAVEMENT AND VEGETATION OR OTHER PERMANENT EROSION CONTROL MEASURES.
2. CONTRACTOR SHALL REFERENCE EROSION CONTROL PLAN NOTES AND SPECIFICATIONS FOR GENERAL STORMWATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES (BMP). BECAUSE EROSION CONTROL AND BMPS ARE CLOSELY TIED TO MEANS AND METHODS OF CONSTRUCTION, ENGINEER SHALL NOT BE HELD LIABLE, WHETHER JOINT OR SEVERABLE, FOR FINES RELATED TO THE STORMWATER POLLTION PREVENTION, OUTSIDE OF THE CONTROLS ON THE SEALED EROSION CONTROL PLAN IN THIS SET.
3. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
5. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED (OR SODDED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD SIMILAR TO THAT EXISTING. LANDSCAPE AREAS OUTSIDE OF PARKING SHALL BE STABILIZED IMMEDIATELY AFTER PARKING PLACEMENT. FAILURE TO BEGIN STABILIZATION OF THESE AREAS MAY RESULT IN DELAYS FOR BUILDING PAD.
6. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE/EXIT AT ALL POINTS OF CONSTRUCTION ACCESS TO THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE. SEDIMENTS TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY.
7. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. A WHEEL WASH SYSTEM MAY BE INCORPORATED INTO THE STABILIZED CONSTRUCTION ENTRANCE/EXIT. ALL FINES IMPOSED FOR TRACKING OF SEDIMENT ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND APPLICABLE AUTHORITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE APPLICABLE AUTHORITY.
10. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.

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TRIMAD S
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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No. 125392 on MARCH. 2024

GENERAL NOTES
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

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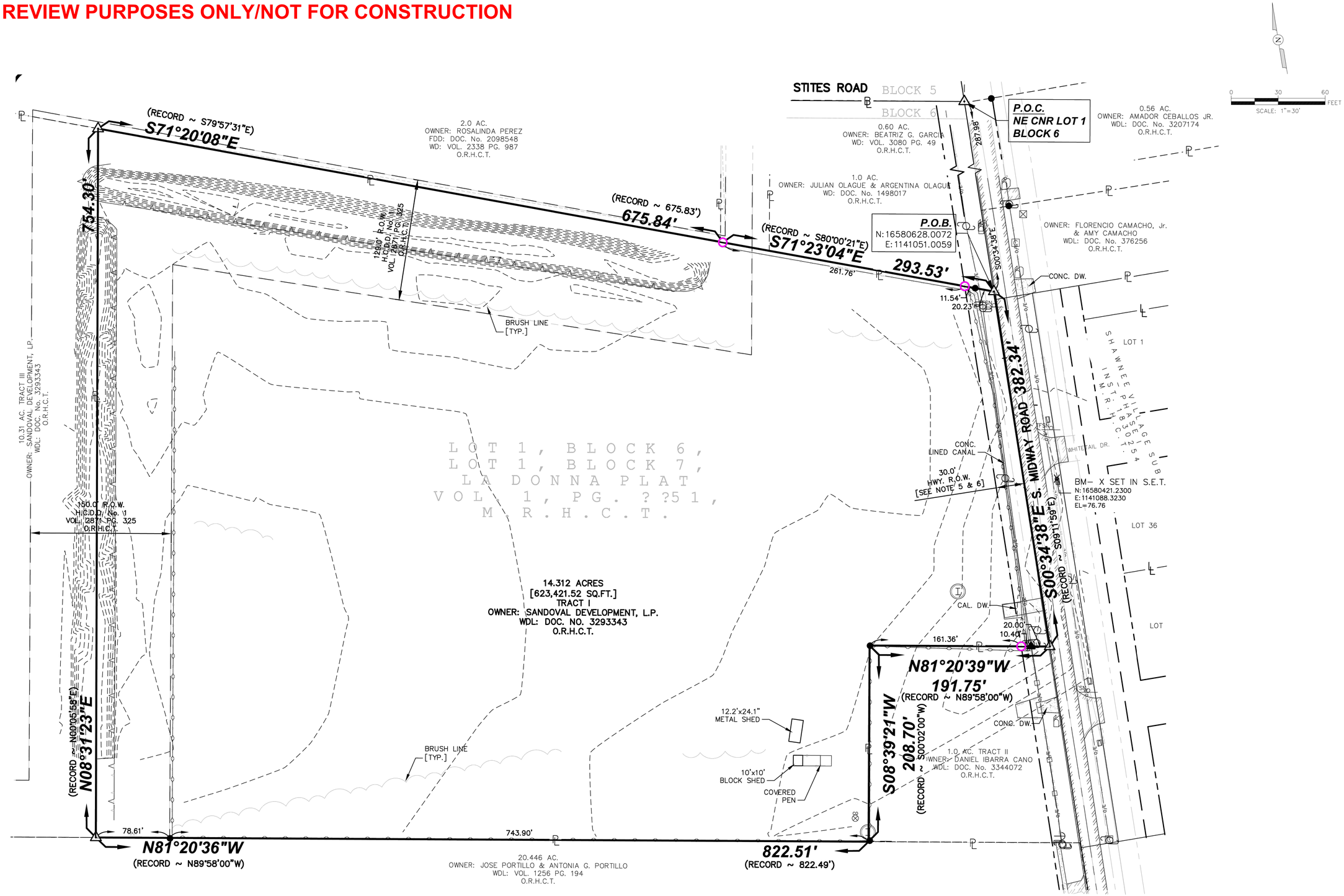

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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EXISTING CONDITIONS

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 4 OF 24

Date: May 15, 2024, 9:11am User ID: Engineer 4
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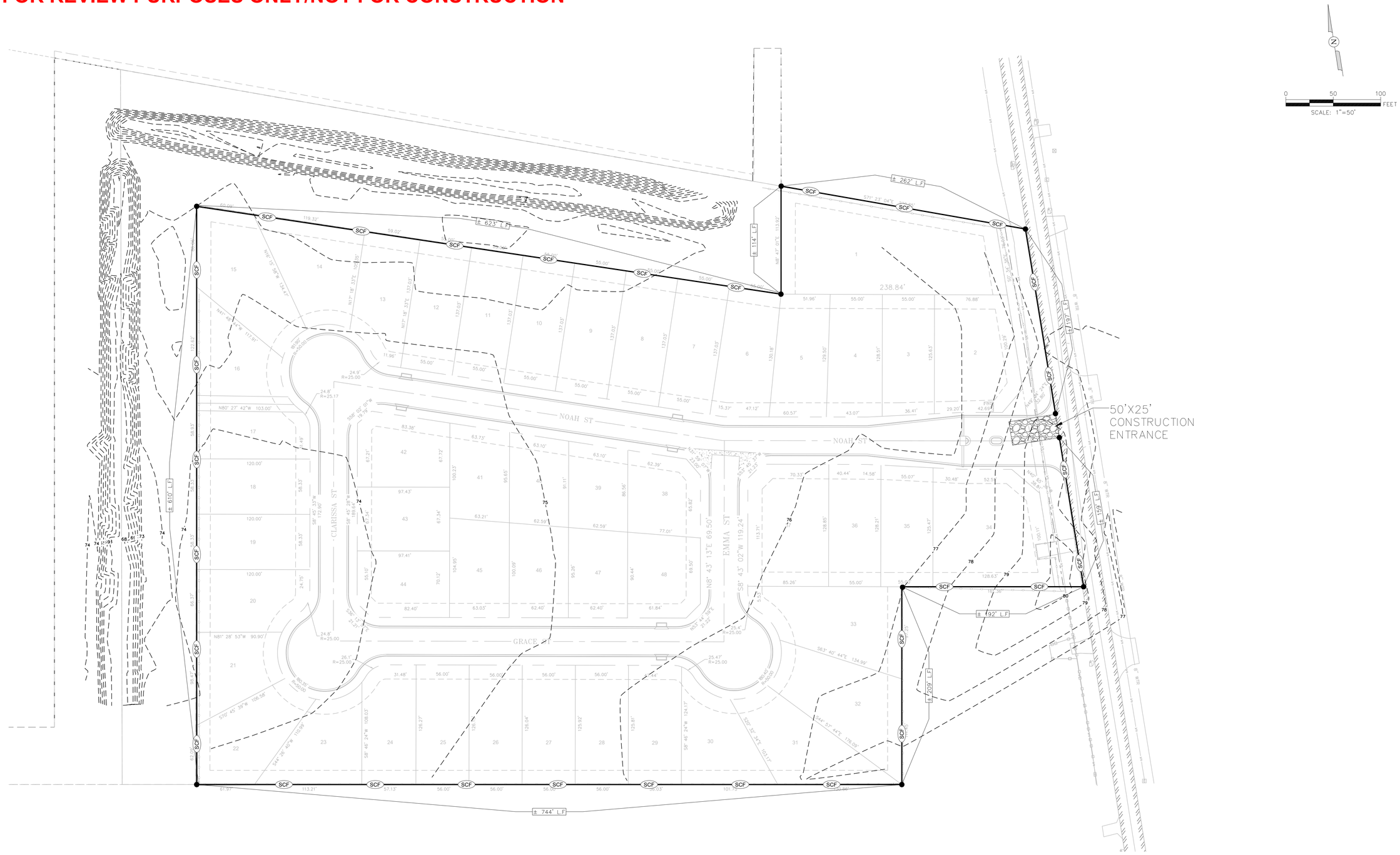

LEGEND

TEMPORARY SEDIMENT CONTROL FENCE — SCF

CONSTRUCTION ENTRANCE

SHEET NOTES

1. REFER TO SHEET 18 FOR STORM WATER PRESERVATION PLAN DETAILS AND NOTES.

STORM WATER POLLUTION PREVENTION SUMMARY

SEDIMENT CONTROL FENCE (SCF)	3111 L.F
CONSTRUCTION EXIT (TYPE 1)	139 SQ.YD

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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EROSION CONTROL PLAN

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 5 OF 24

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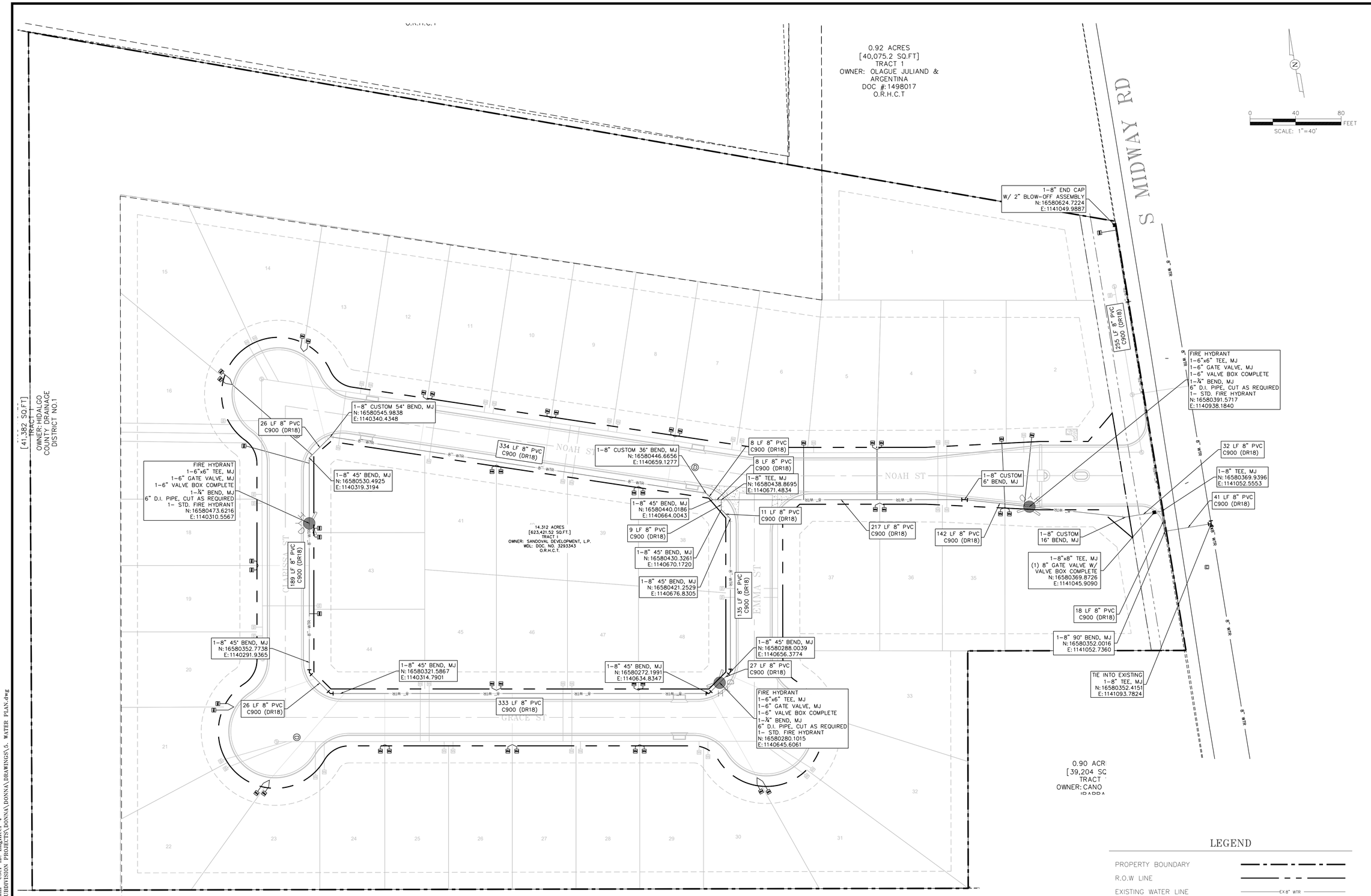

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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No. 125392 on MAY, 2024

OVERALL WATER PLAN

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 6 OF 24

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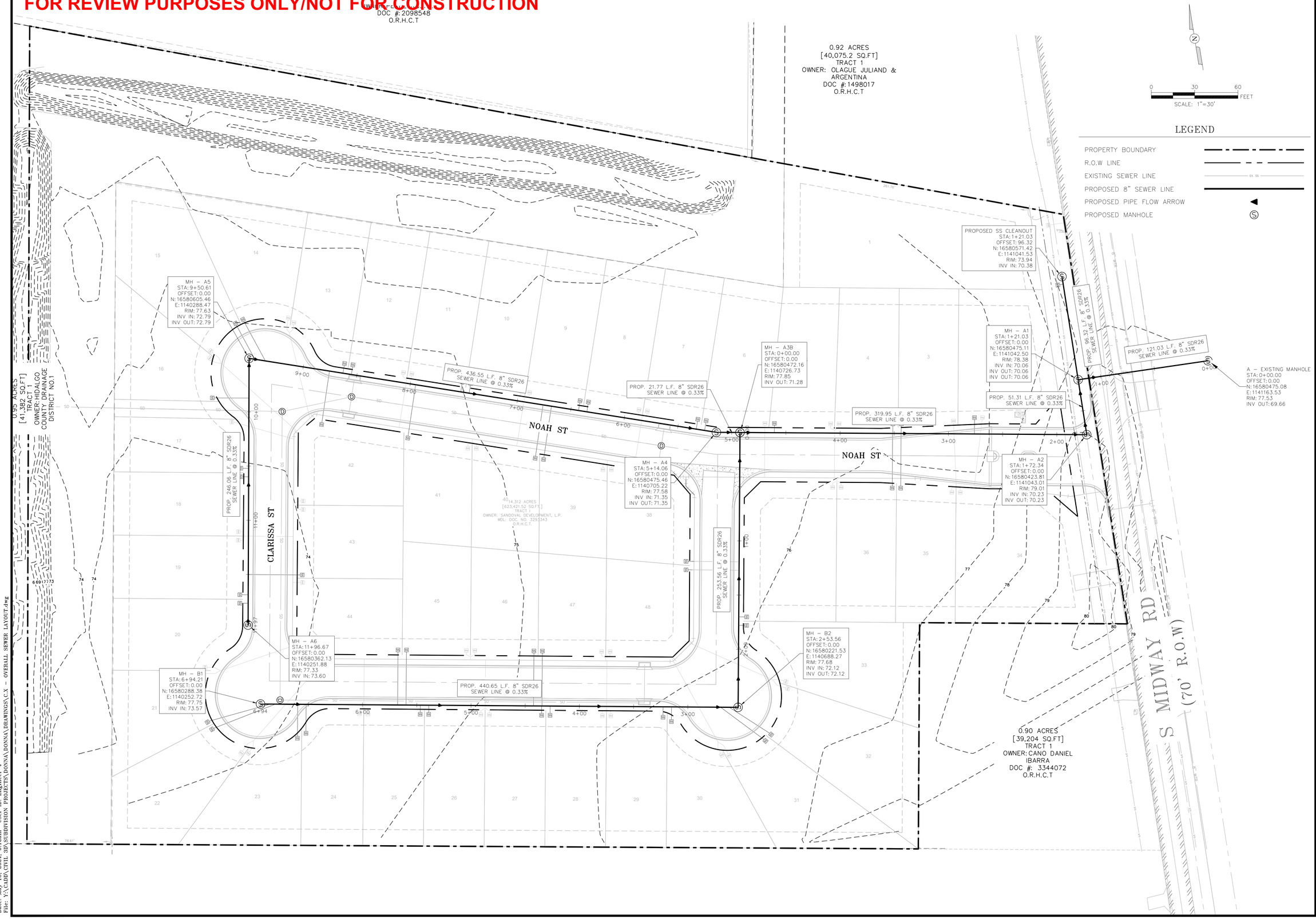

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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OVERALL SEWER PLAN

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 7 OF 24

Date: May 15, 2024, 9:12am User ID: Engineer 4
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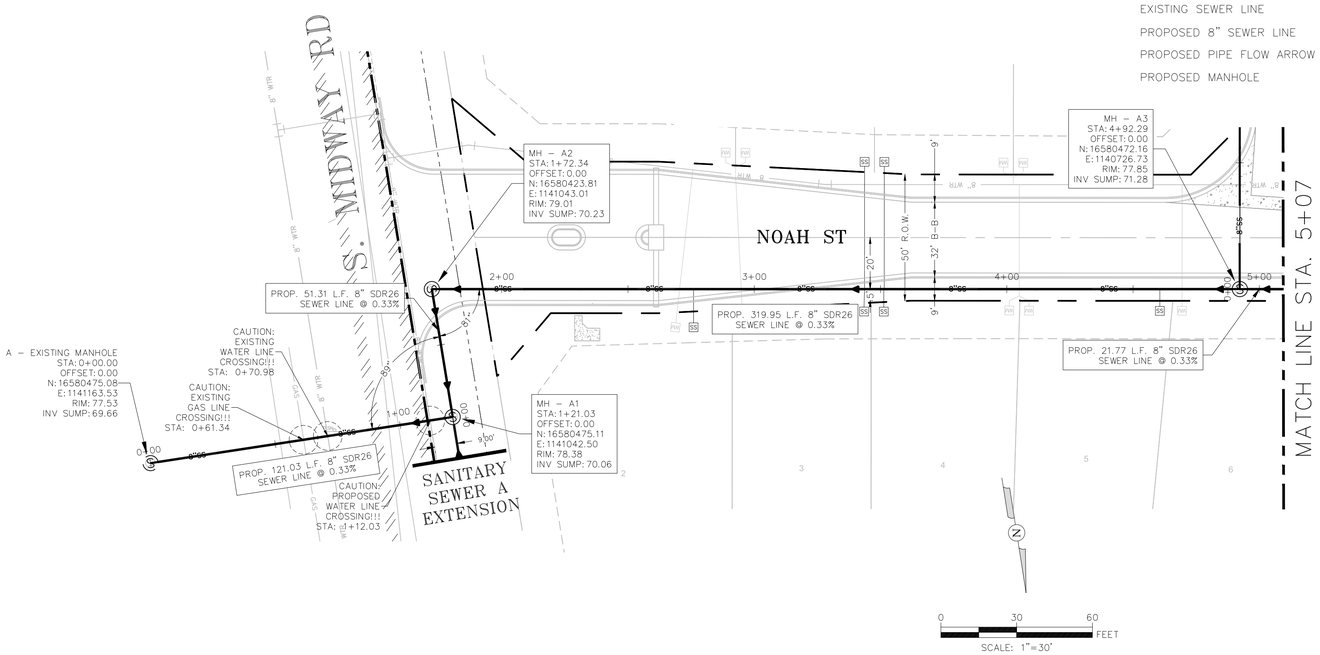
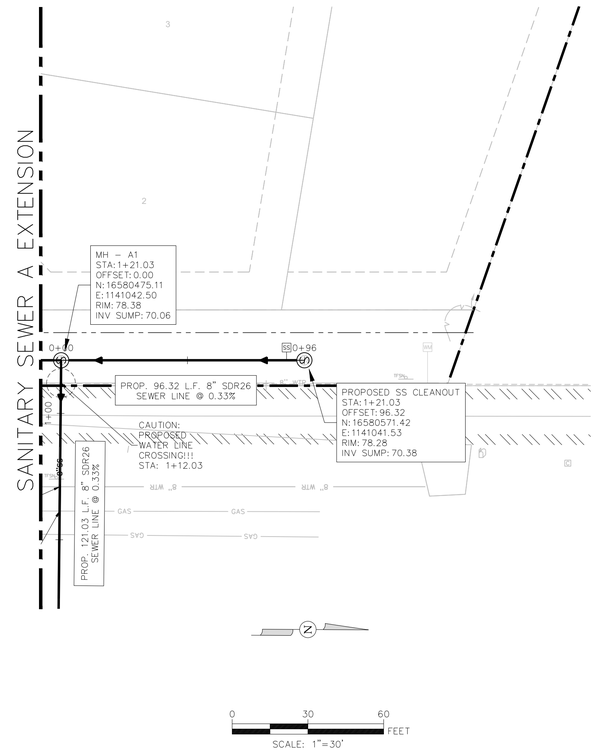
LEGEND

- PROPERTY BOUNDARY
- R.O.W LINE
- EXISTING SEWER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED PIPE FLOW ARROW
- PROPOSED MANHOLE



SANITARY SEWER A P&P 1
–0+20.00 TO 5+07.00

HORIZONTAL: 1"= 30
VERTICAL: 1" = 5'



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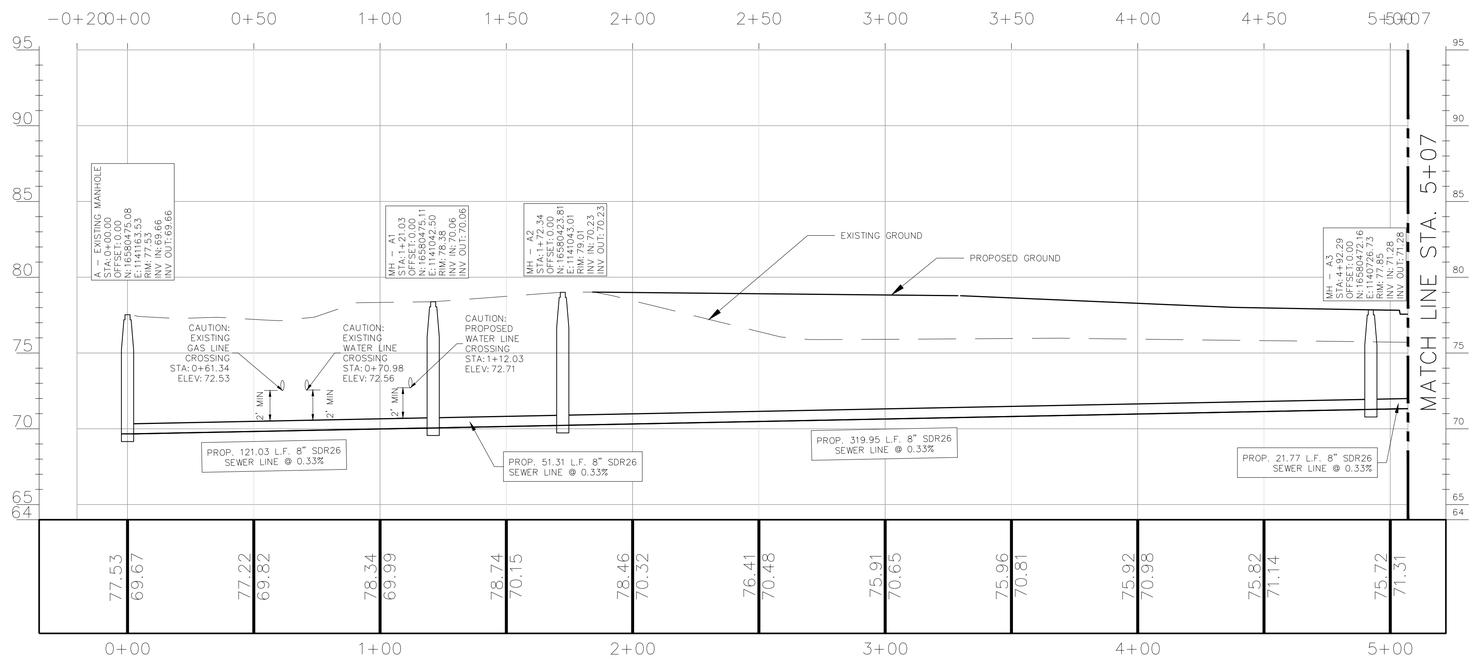

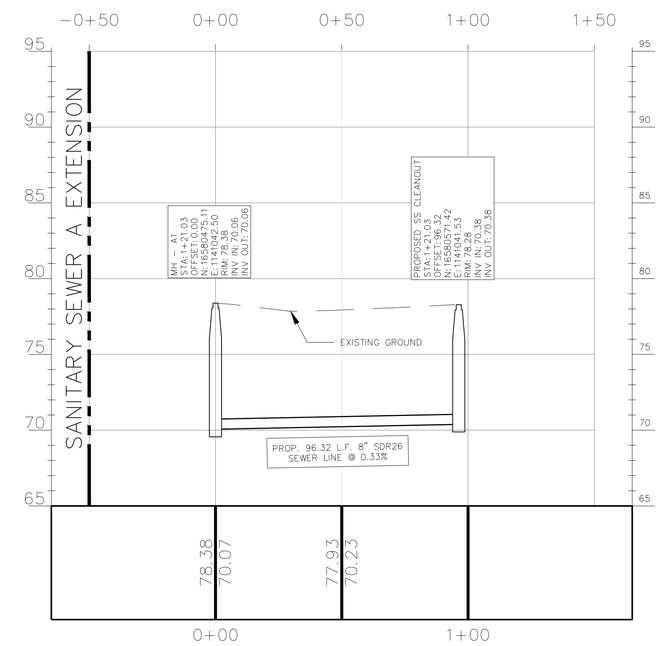

CAUTION!!: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1–800–DIG–TEST A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

TRIMAD
TEXAS FIRM No. F–18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688–8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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RICARDO SALAZAR, P.E.,
No. 125392 on MAY. 2024

SEWER A PLAN & PROFILE I

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 8 OF 24

Date: May 15, 2024, 9:14am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA DRAWINGS\3. SEWER A P&P.dwg

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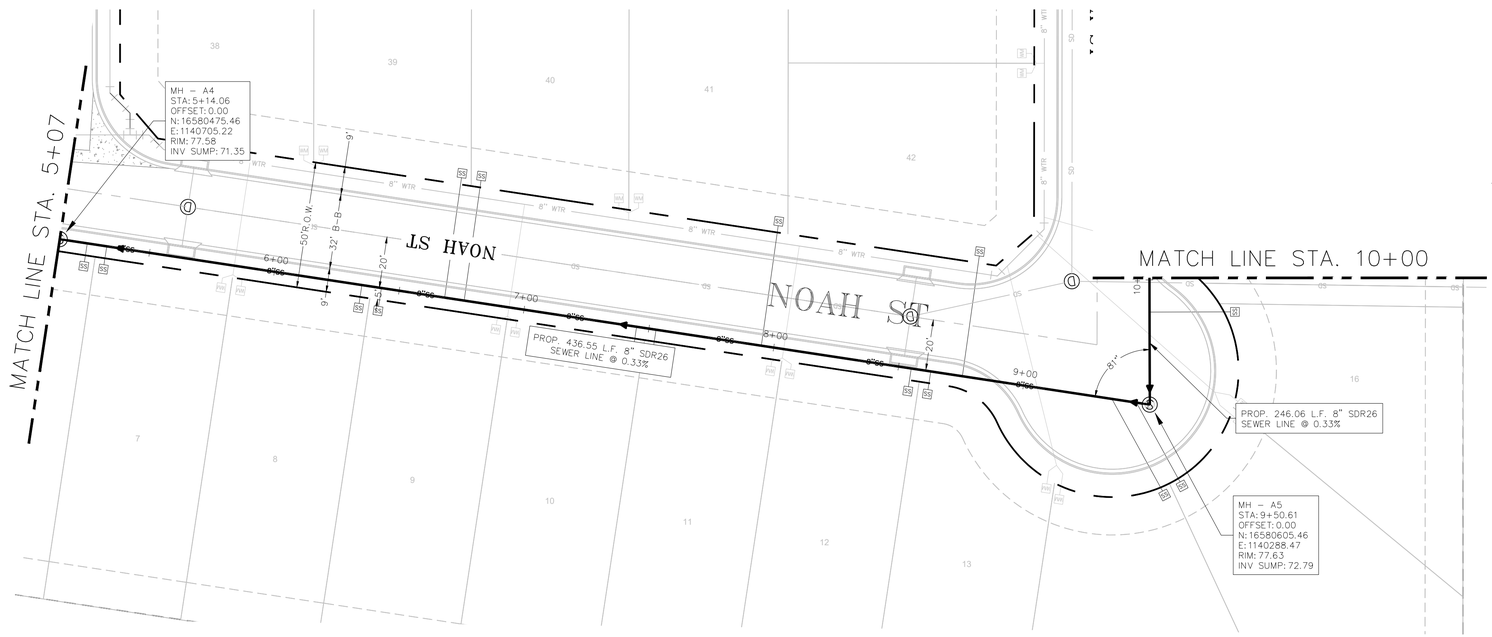
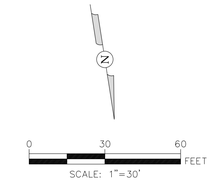


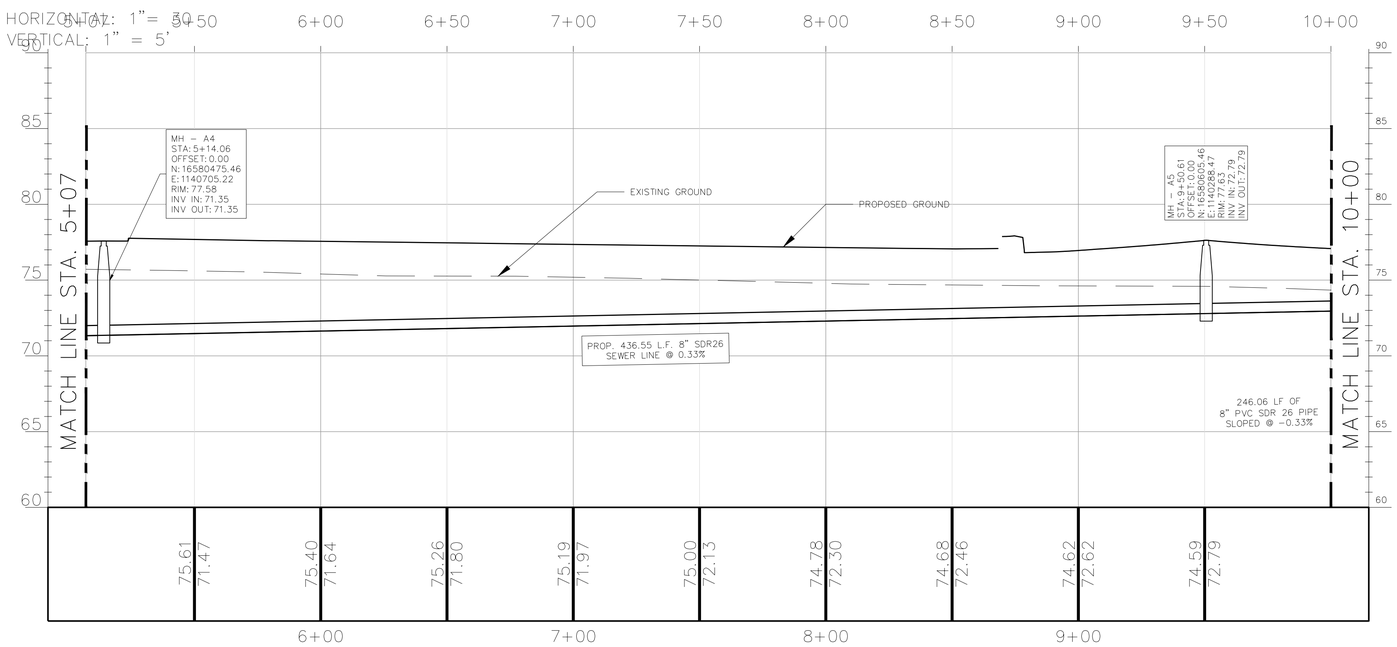


LEGEND

PROPERTY BOUNDARY	
R.O.W LINE	
EXISTING SEWER LINE	EX. SS
PROPOSED 8" SEWER LINE	
PROPOSED PIPE FLOW ARROW	◀
PROPOSED MANHOLE	Ⓢ

SANITARY SEWER A P&P 2
5+07.00 TO 10+00.00

HORIZONTAL: 1"= 30'
VERTICAL: 1" = 5'



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TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
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SEWER A PLAN & PROFILE II

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 9 OF 24

Date: May 15, 2024, 9:14am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA\DRAWINGS\3. SEWER A P&P.dwg

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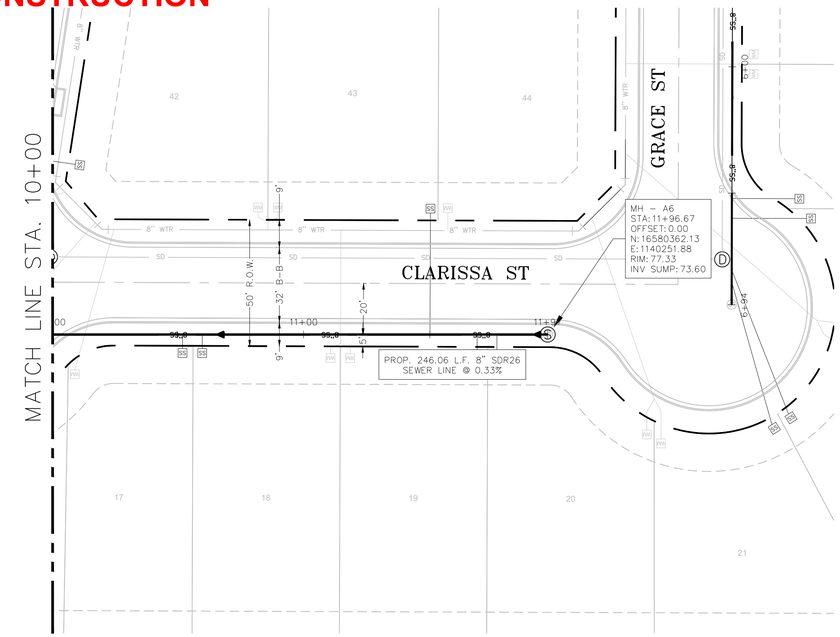
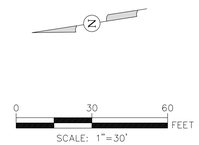


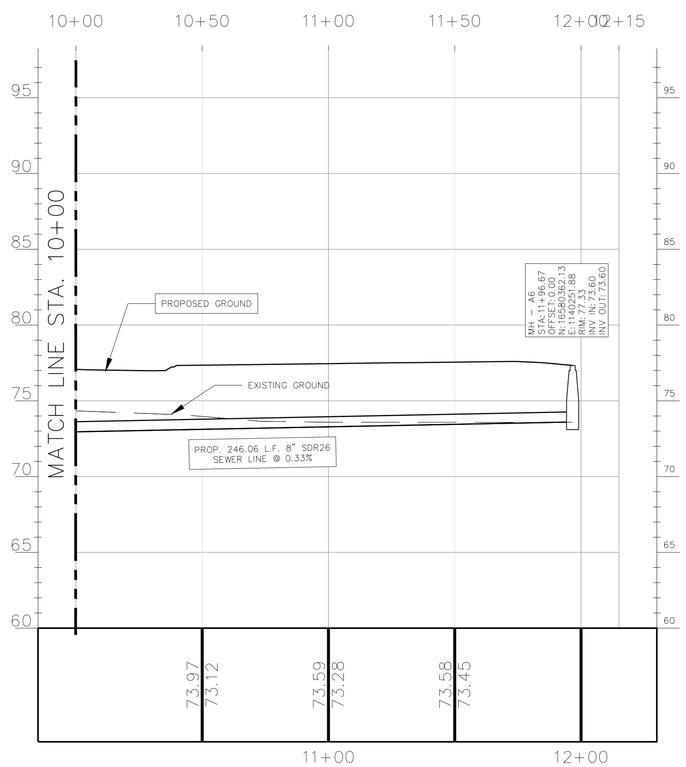


LEGEND

PROPERTY BOUNDARY	
R.O.W LINE	
EXISTING SEWER LINE	ex. ss
PROPOSED 8" SEWER LINE	
PROPOSED PIPE FLOW ARROW	
PROPOSED MANHOLE	

HORIZONTAL: 1"= 30
VERTICAL: 1" = 5'

SANITARY SEWER A P&P 3
10+00.00 TO 12+15.00



TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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SEWER A PLAN & PROFILE III

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 10 OF 24

Date: May 15, 2024, 9:14am User ID: Engineer 4
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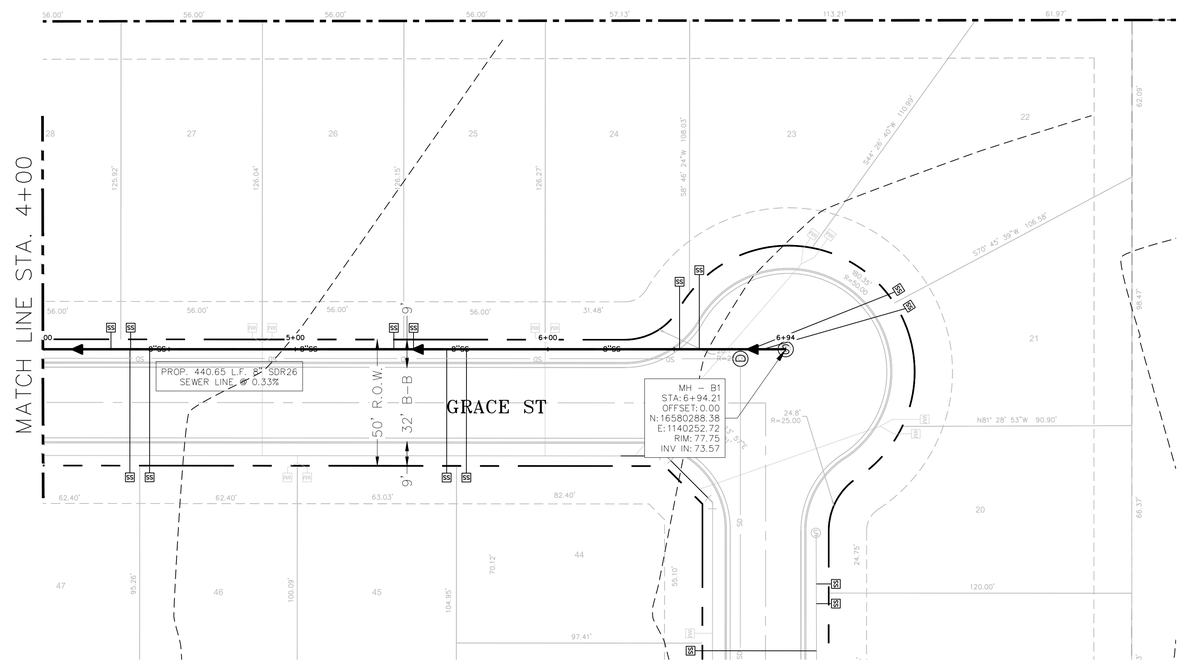
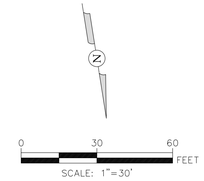
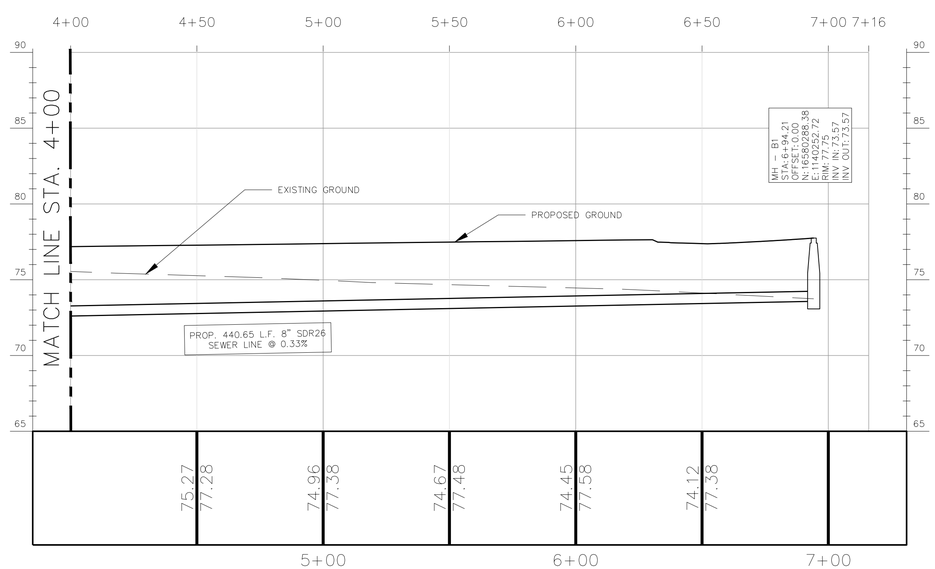




LEGEND

PROPERTY BOUNDARY	
R.O.W LINE	
EXISTING SEWER LINE	EX. SS
PROPOSED 8" SEWER LINE	
PROPOSED PIPE FLOW ARROW	
PROPOSED MANHOLE	S

PROPOSED SANITARY SEWER B2
4+00.00 TO 7+16.00



TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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SEWER B PLAN & PROFILE II

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 11 OF 24

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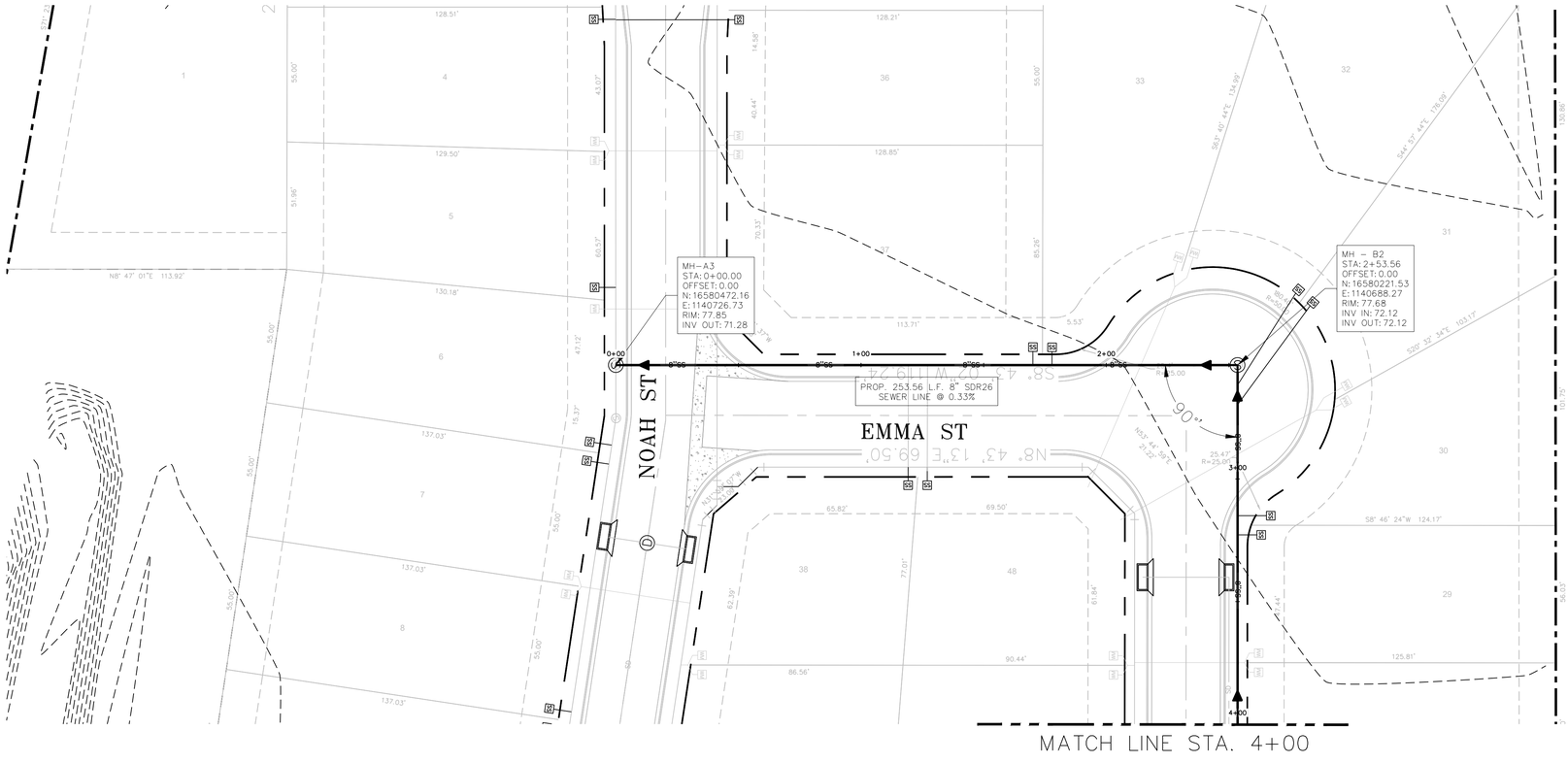

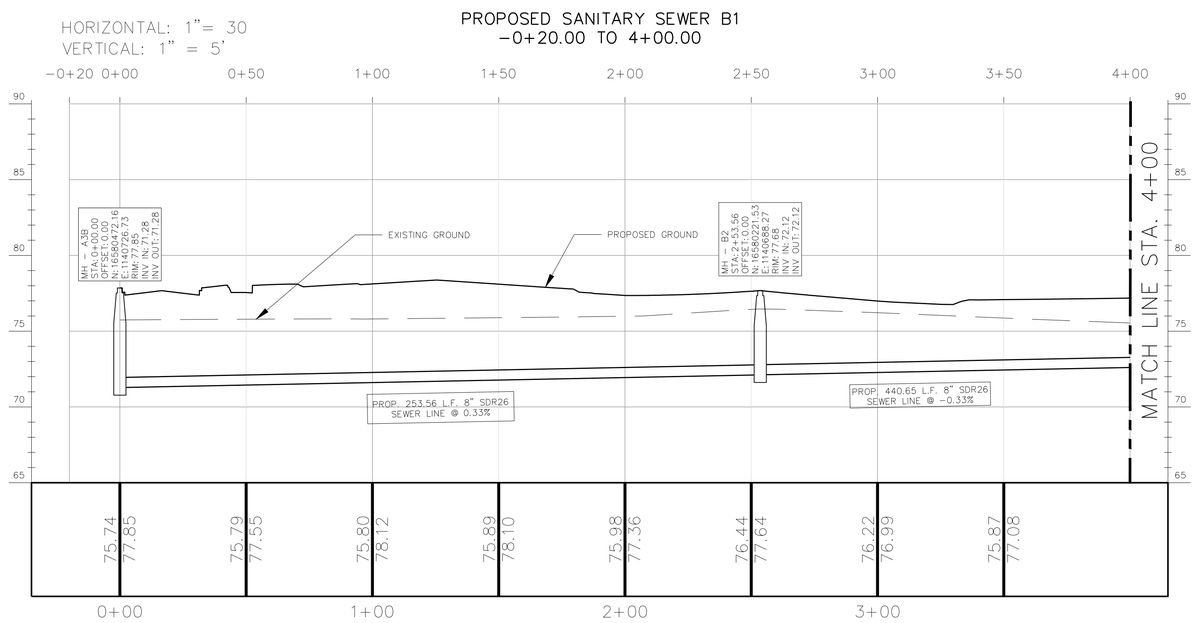

SCALE: 1"=30'

LEGEND

- PROPERTY BOUNDARY
- R.O.W LINE
- EXISTING SEWER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED PIPE FLOW ARROW
- PROPOSED MANHOLE

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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SEWER B PLAN & PROFILE I

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 12 OF 24

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Date: May 15, 2024, 9:15am User ID: Engineer 4
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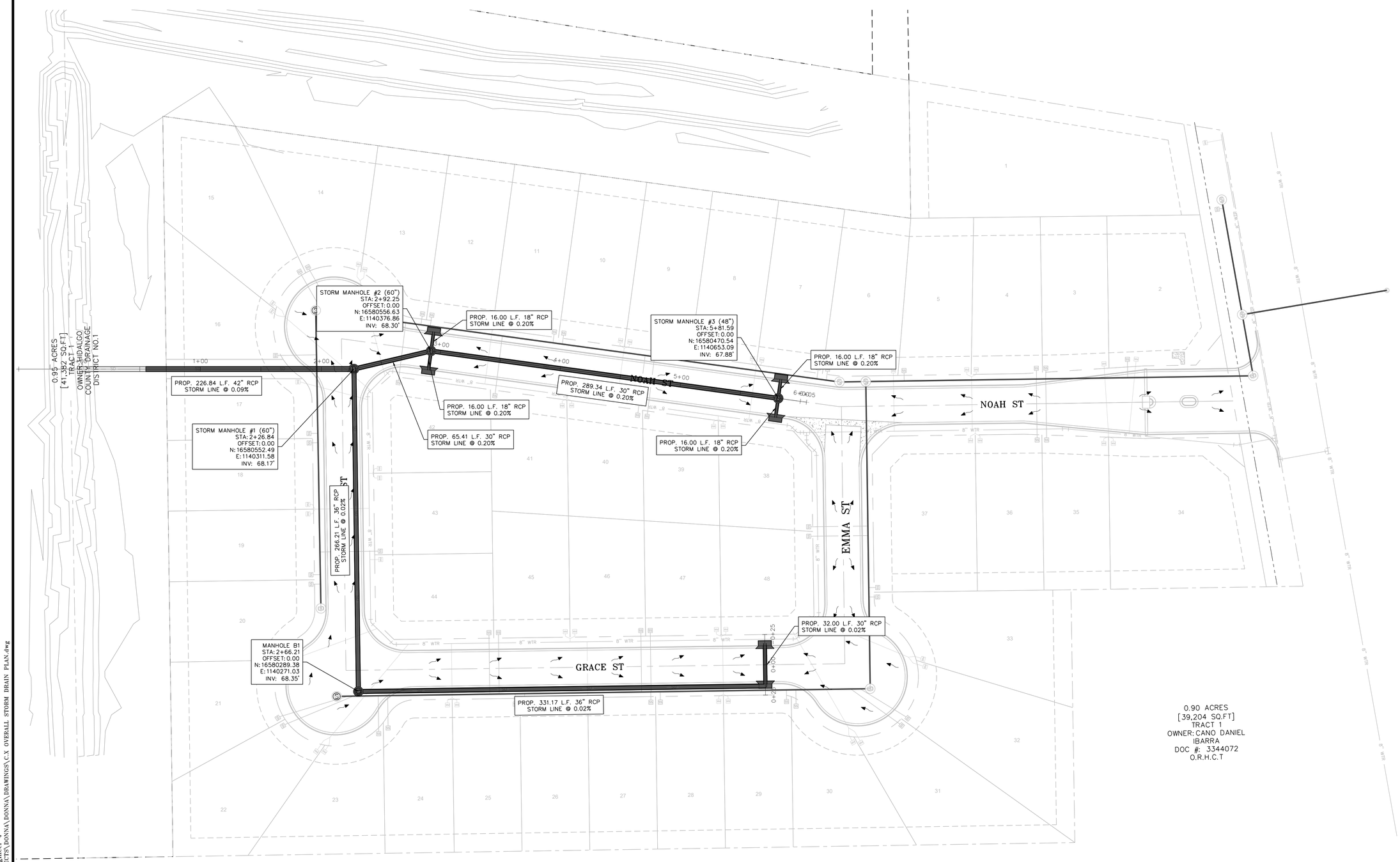

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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OVERALL STORM DRAIN PLAN

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 13 OF 24

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Date: May 15, 2024, 9:16am User ID: Engineer 4
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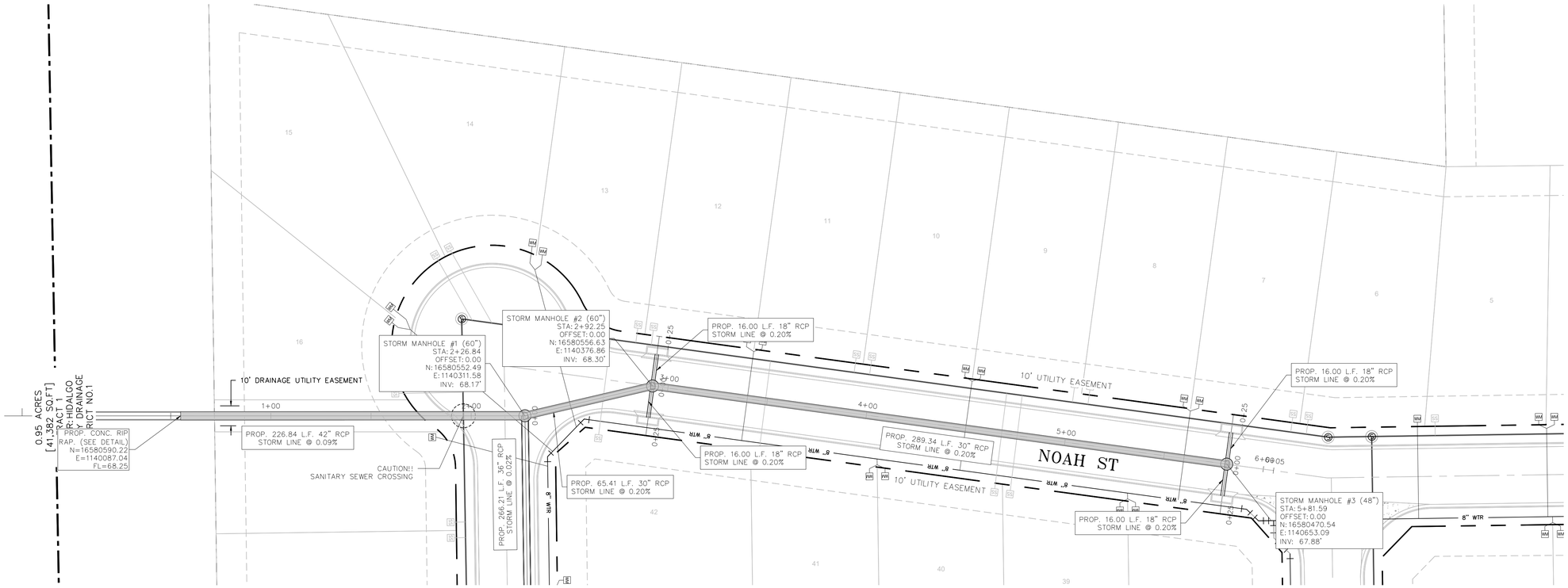
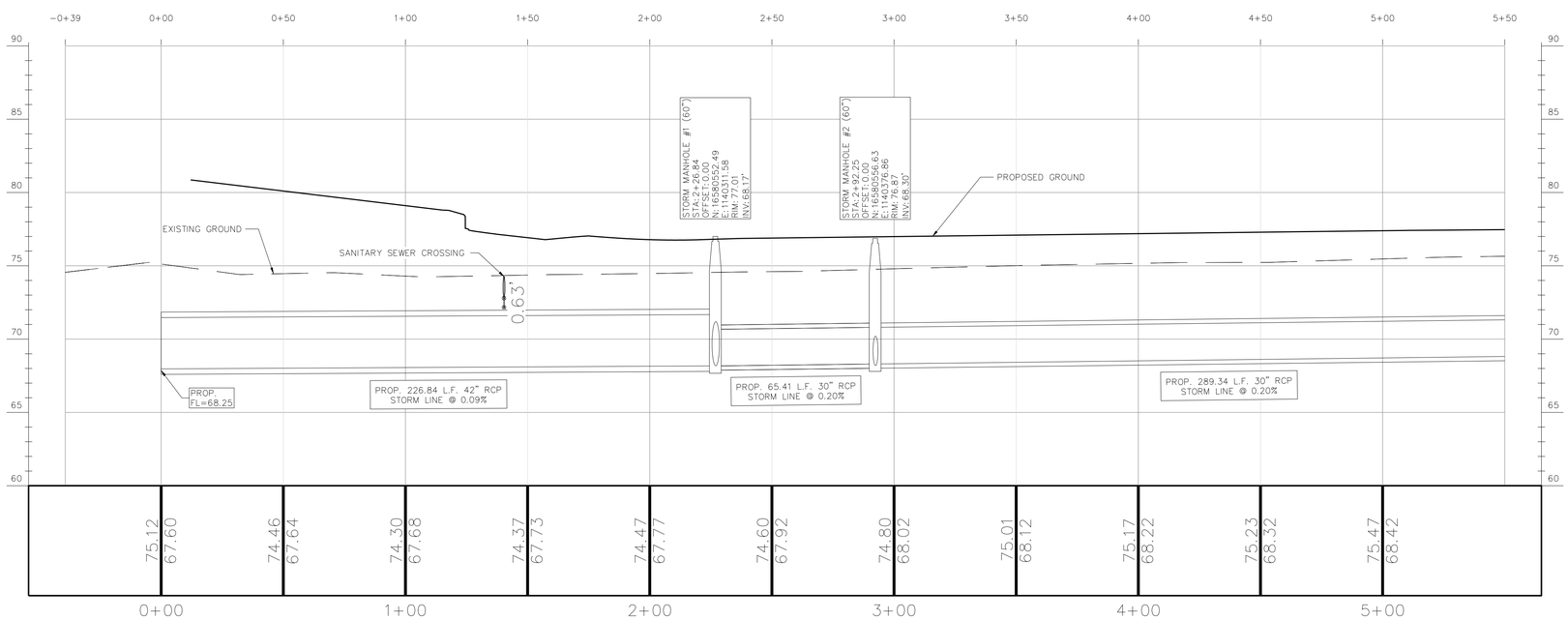
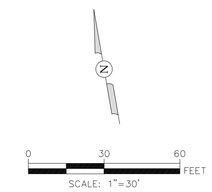


HORIZONTAL: 1"= 30
VERTICAL: 1" = 5'

STORM A PROFILE
-0+39.27 TO 5+50.00





LEGEND

PROPERTY BOUNDARY	
R.O.W LINE	
PROPOSED STORM LINE	
PROPOSED MANHOLE	Ⓓ

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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STORM DRAIN PLAN I

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 14 OF 24

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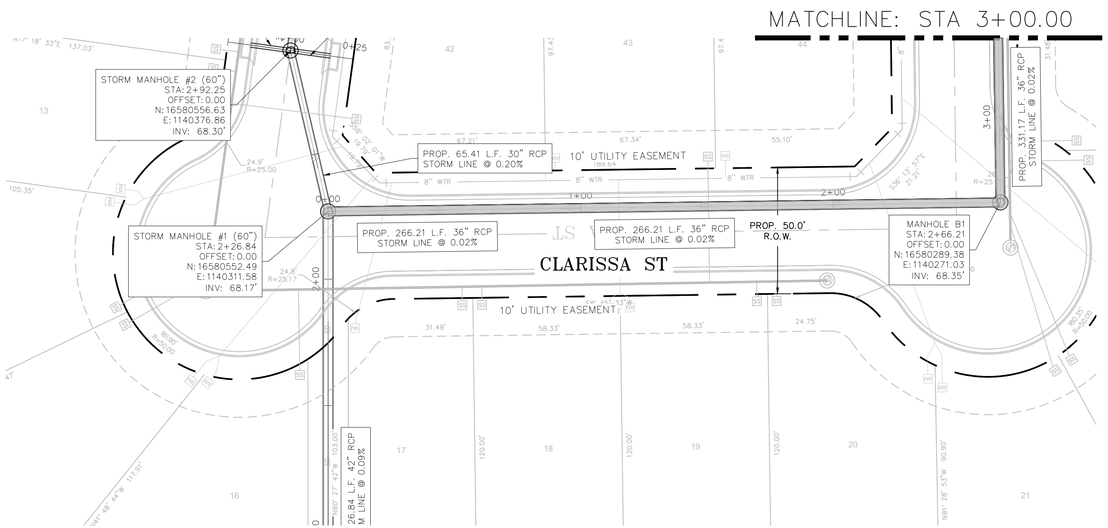
Date: May 15, 2024, 9:17am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA DRAWINGS\9. STORM DRAIN PLANS.dwg

LEGEND

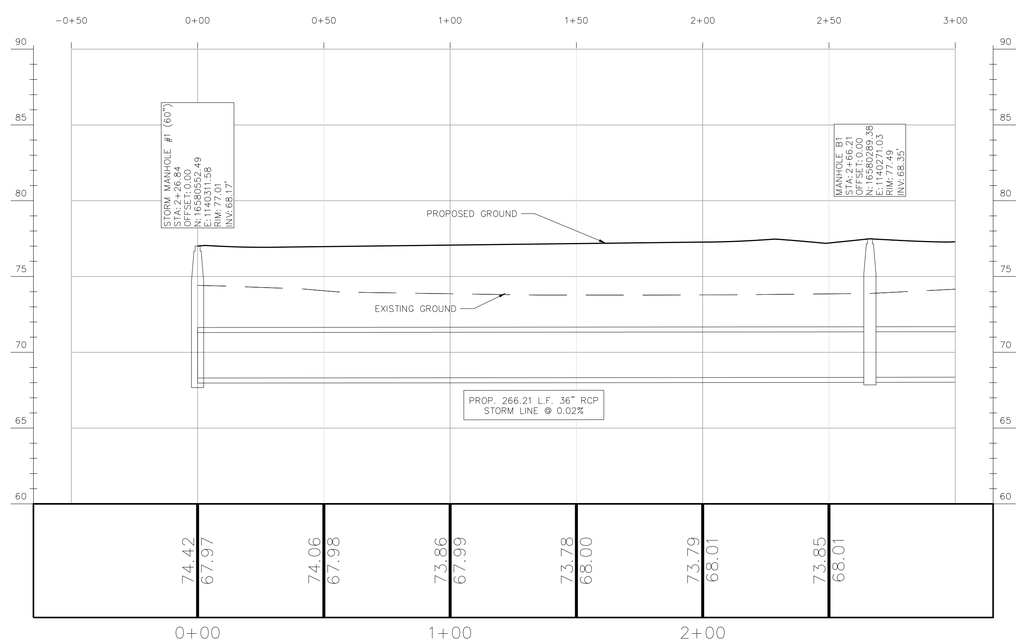
PROPERTY BOUNDARY	
R.O.W LINE	
PROPOSED STORM LINE	
PROPOSED MANHOLE	Ⓓ

SCALE: 1"=30'



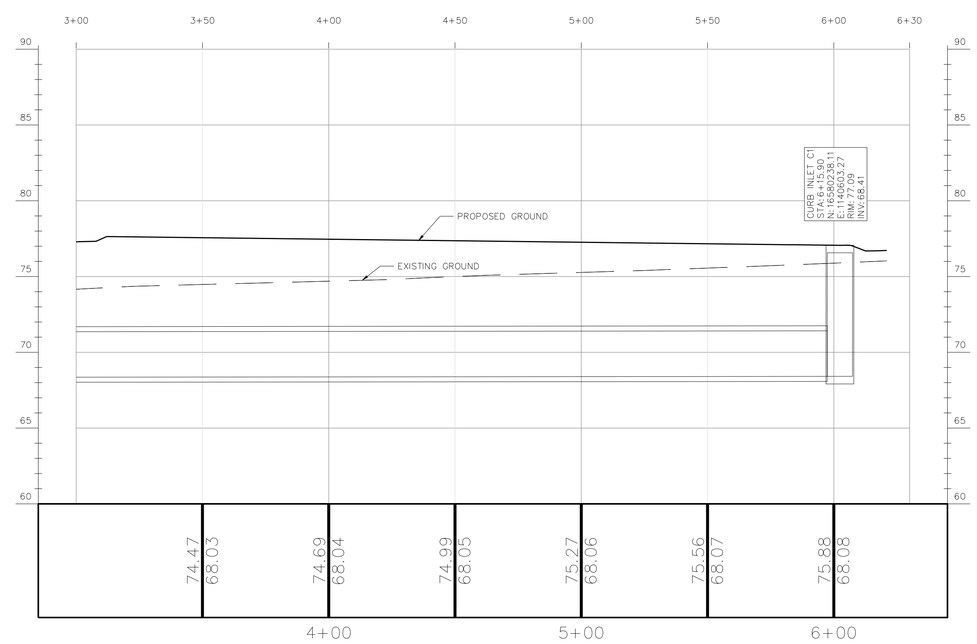
HORIZONTAL: 1"= 30
VERTICAL: 1" = 5'

STORM B PROFILE
-0+50.00 TO 3+00.00



HORIZONTAL: 1"= 30
VERTICAL: 1" = 5'

STORM B PROFILE II
3+00.00 TO 6+30.00



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TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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STORM DRAIN PLAN II

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 15 OF 24

Date: May 15, 2024, 9:17am User ID: Engineer 4
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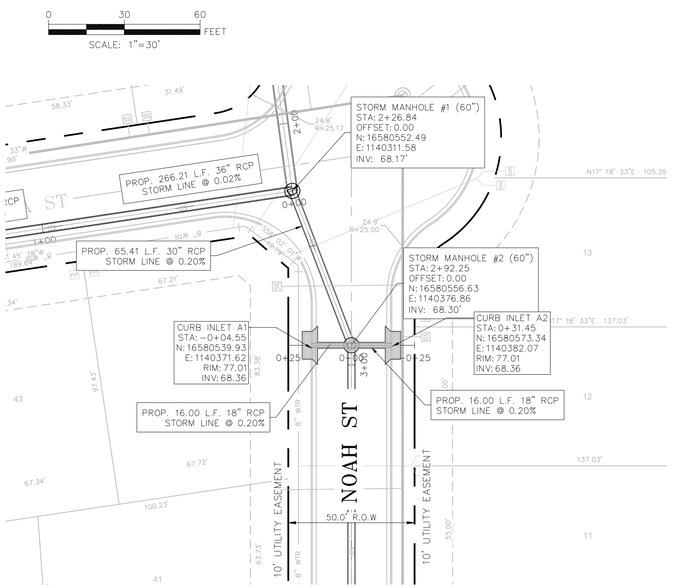
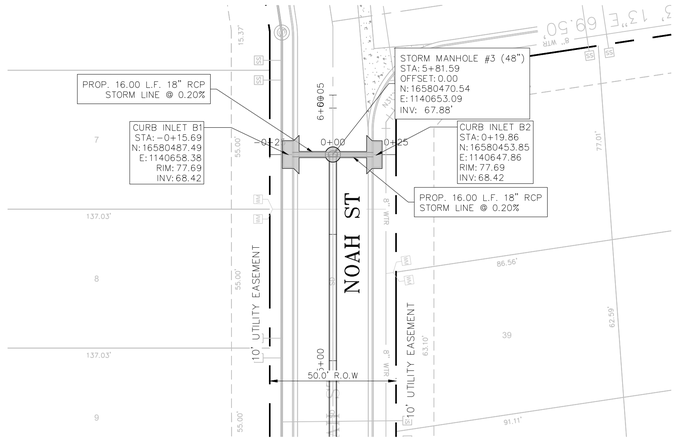
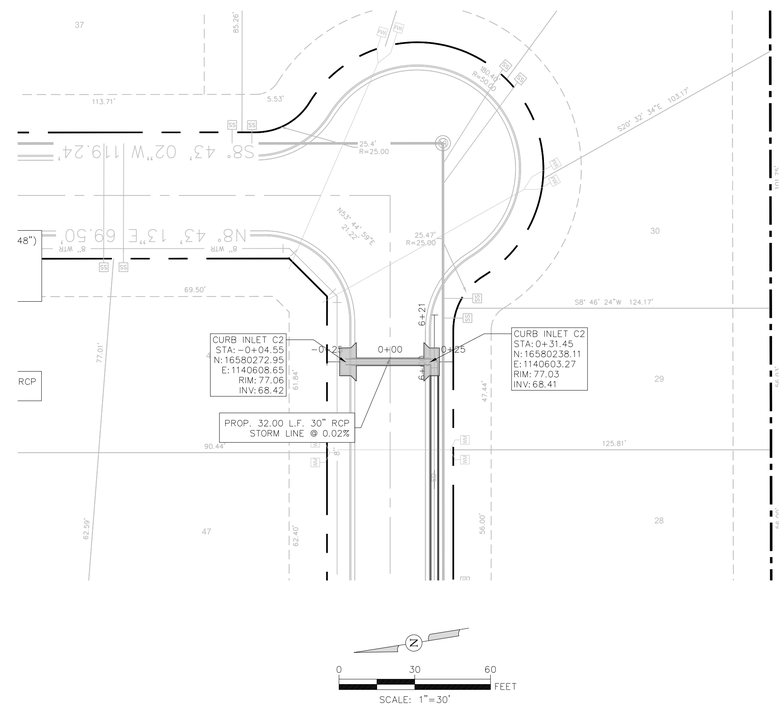




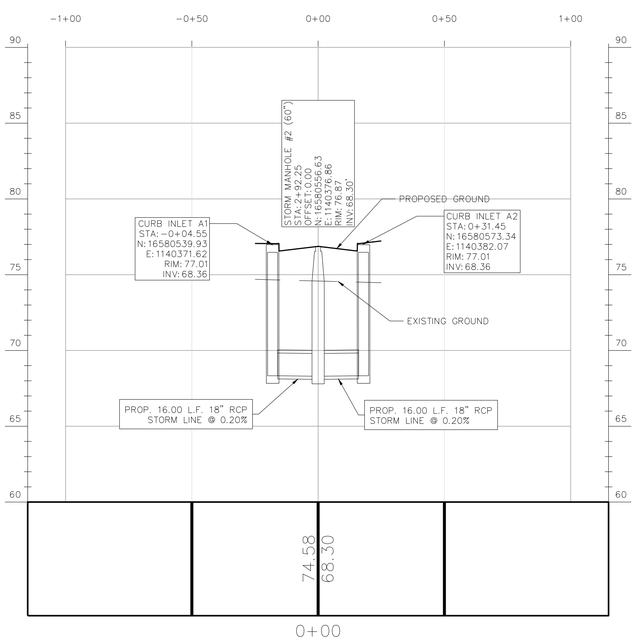


LEGEND

PROPERTY BOUNDARY
R.O.W LINE
PROPOSED STORM LINE
PROPOSED MANHOLE

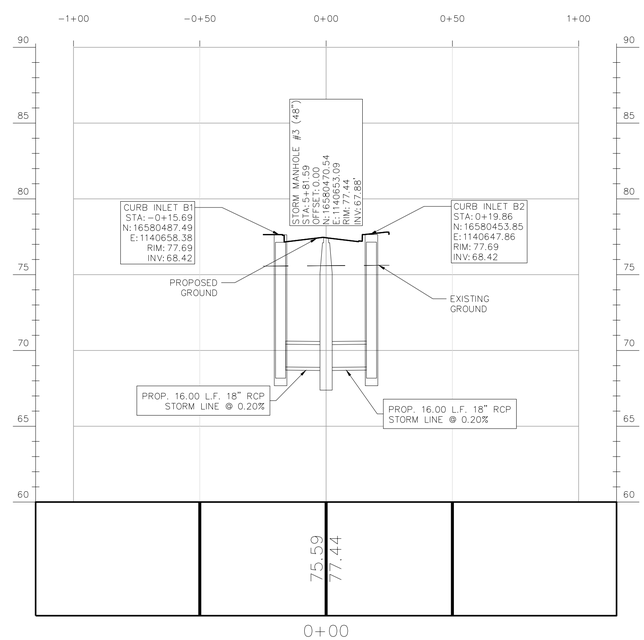
HORIZONTAL: 1"= 30
VERTICAL: 1" = 5'

CURB INLET A PROFILE
-1+00.00 TO 1+00.00



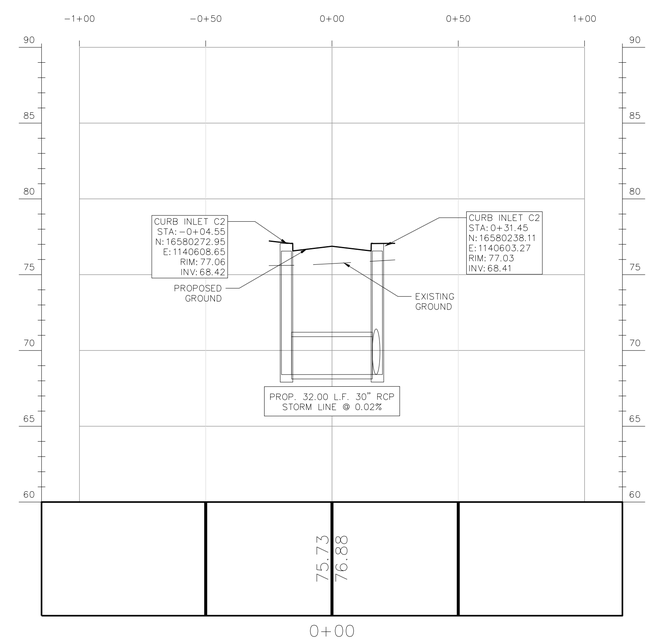
HORIZONTAL: 1"= 30
VERTICAL: 1" = 5'

CURB INLET B PROFILE
-1+00.00 TO 1+00.00



HORIZONTAL: 1"= 30
VERTICAL: 1" = 5'

CURB INLET C PROFILE
-1+00.00 TO 1+00.00



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TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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STORM DRAIN PLAN III
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 16 OF 24

Date: May 15, 2024, 9:17am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA\DRAWINGS\9. STORM DRAIN PLANS.dwg

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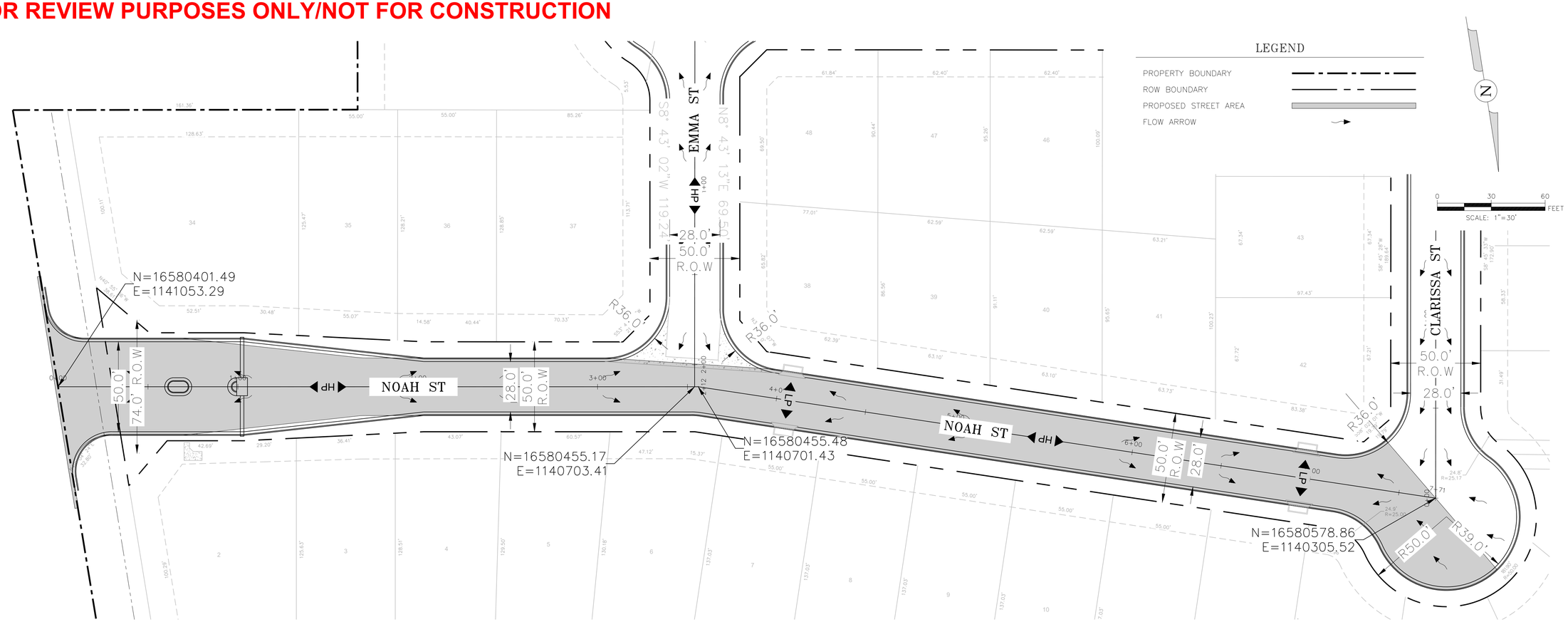

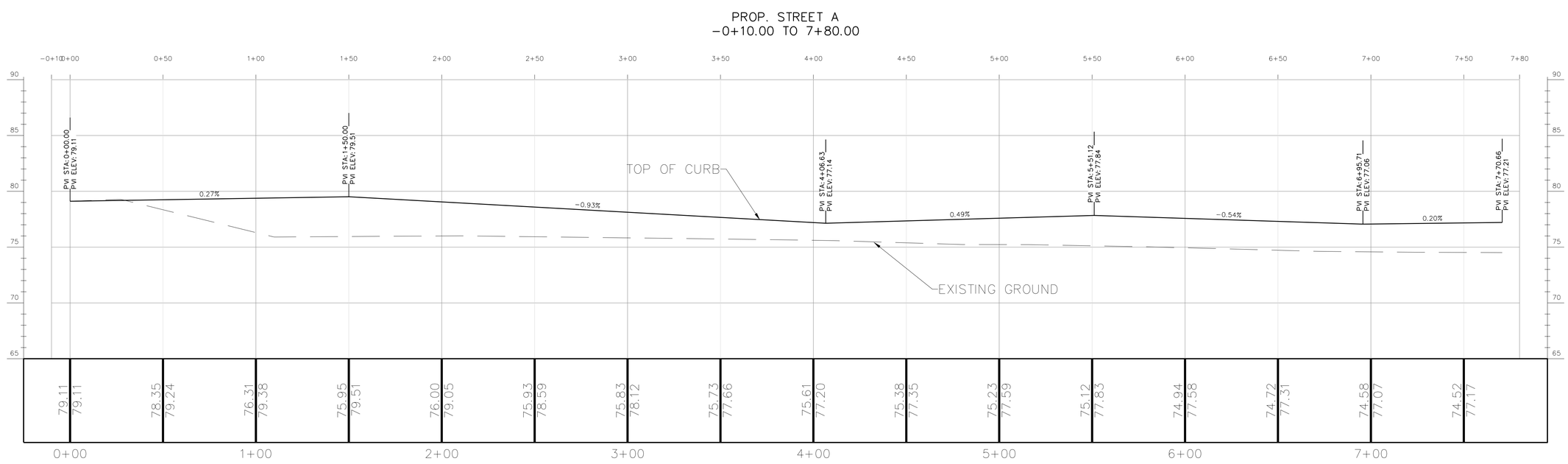

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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NOAH ST PAVING P&P
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 17 OF 24

Date: May 15, 2024, 9:17am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA DRAWINGS\6. PAVEMENT P&P.dwg

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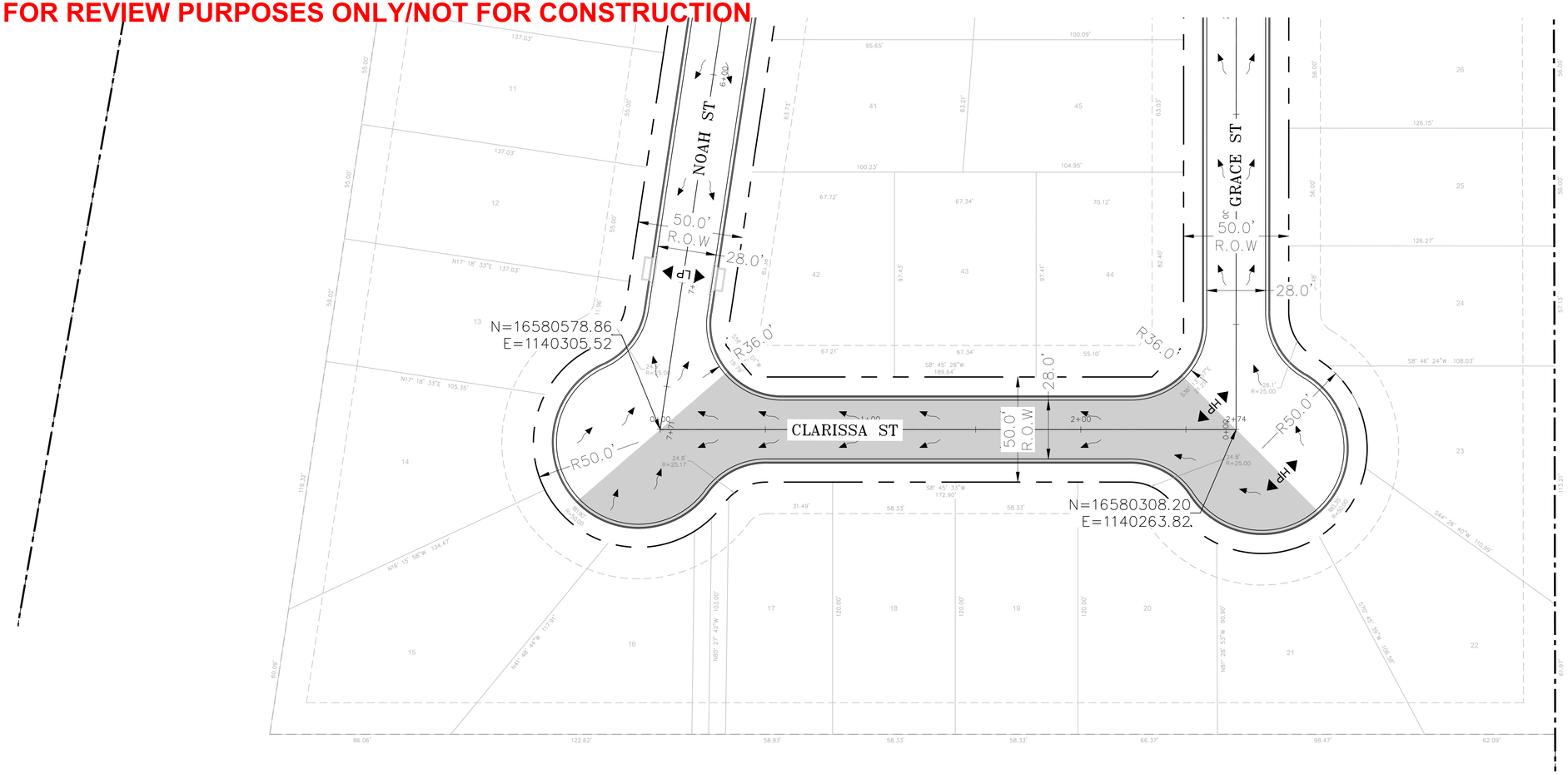

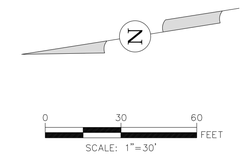

PROP. STREET B
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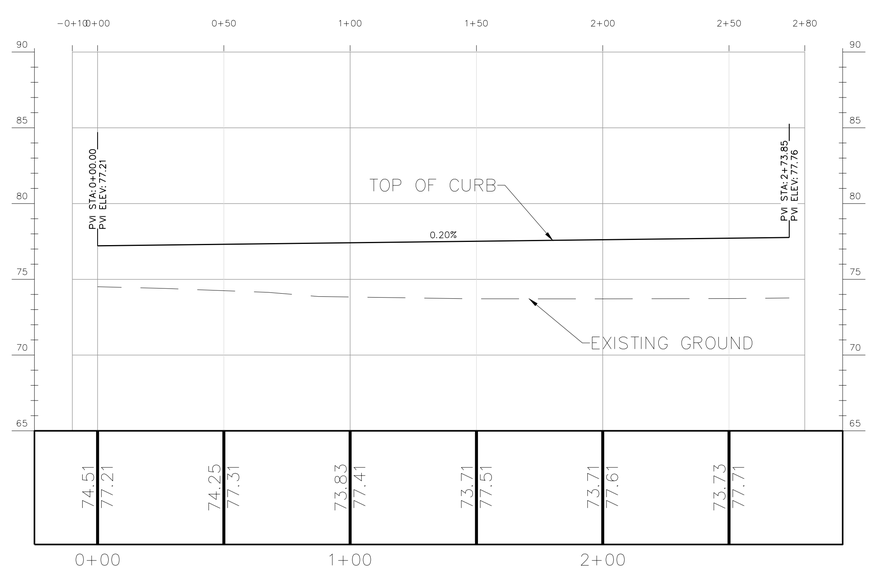

LEGEND

PROPERTY BOUNDARY	
ROW BOUNDARY	
PROPOSED STREET AREA	
FLOW ARROW	

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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RICARDO SALAZAR, P.E.,
No. 125392 on APRIL, 2024

CLARISSA ST PAVING P&P

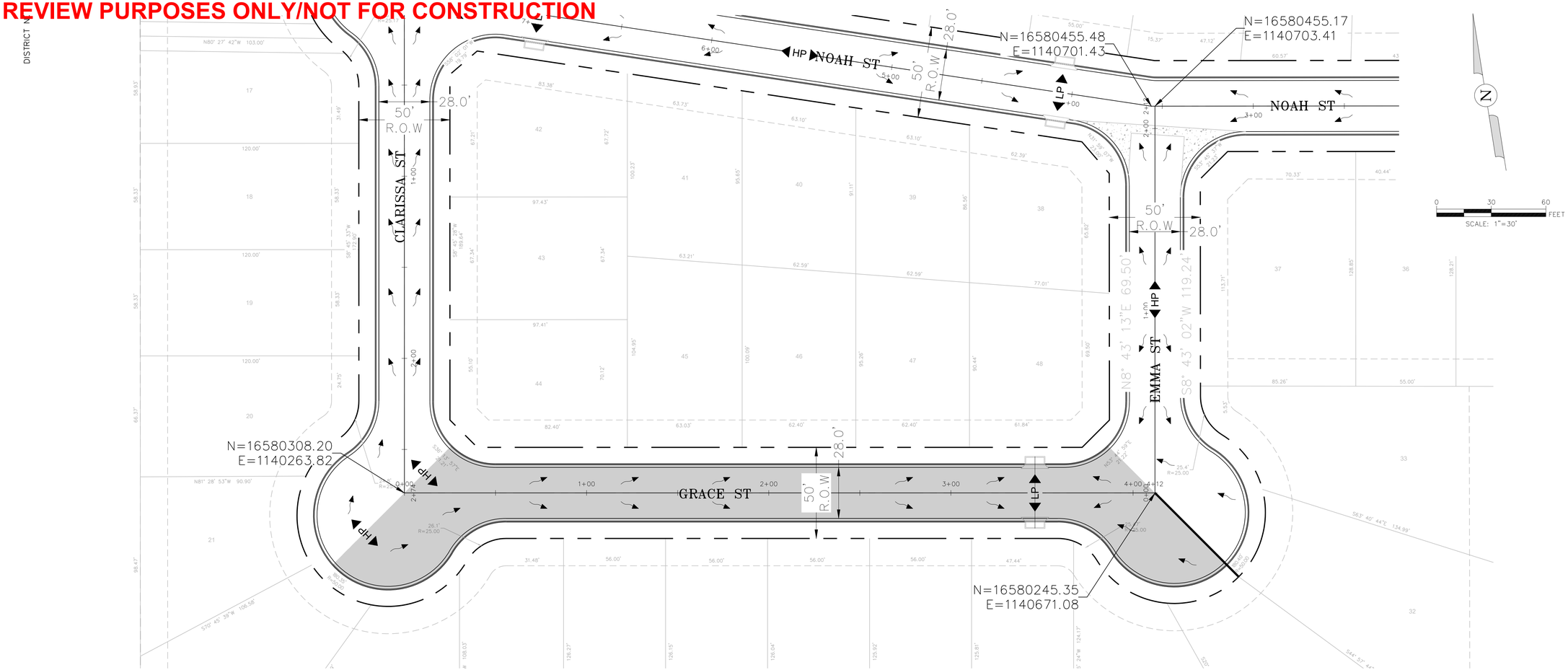
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

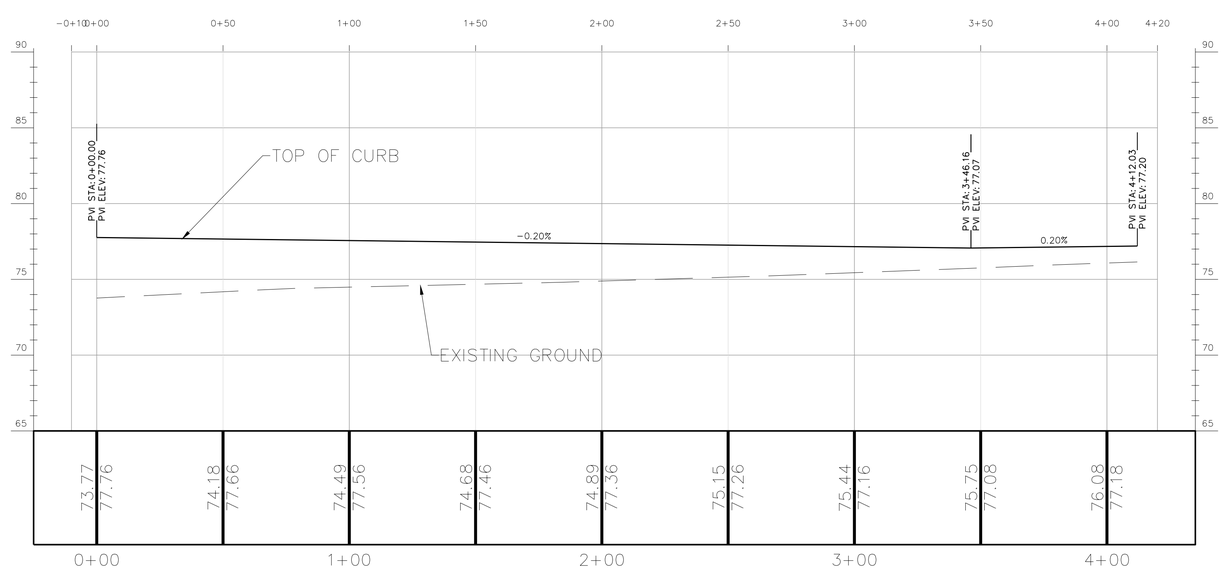
SHEET: 18 OF 24

Date: May 15, 2024, 9:17am User ID: Engineer 4
File: T:\CAD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA DRAWINGS\6. PAVEMENT P&P.dwg

FOR REVIEW PURPOSES ONLY/NOT FOR CONSTRUCTION



PROP. STREET C
-0+10.00 TO 4+20.00



LEGEND

- PROPERTY BOUNDARY
- ROW BOUNDARY
- PROPOSED STREET AREA
- FLOW ARROW

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
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GRACE ST PAVING P&P
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 19 OF 24

Date: May 15, 2024, 9:17am User ID: Engineer 4
File: J:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA DRAWINGS\6. PAVEMENT P&P.dwg

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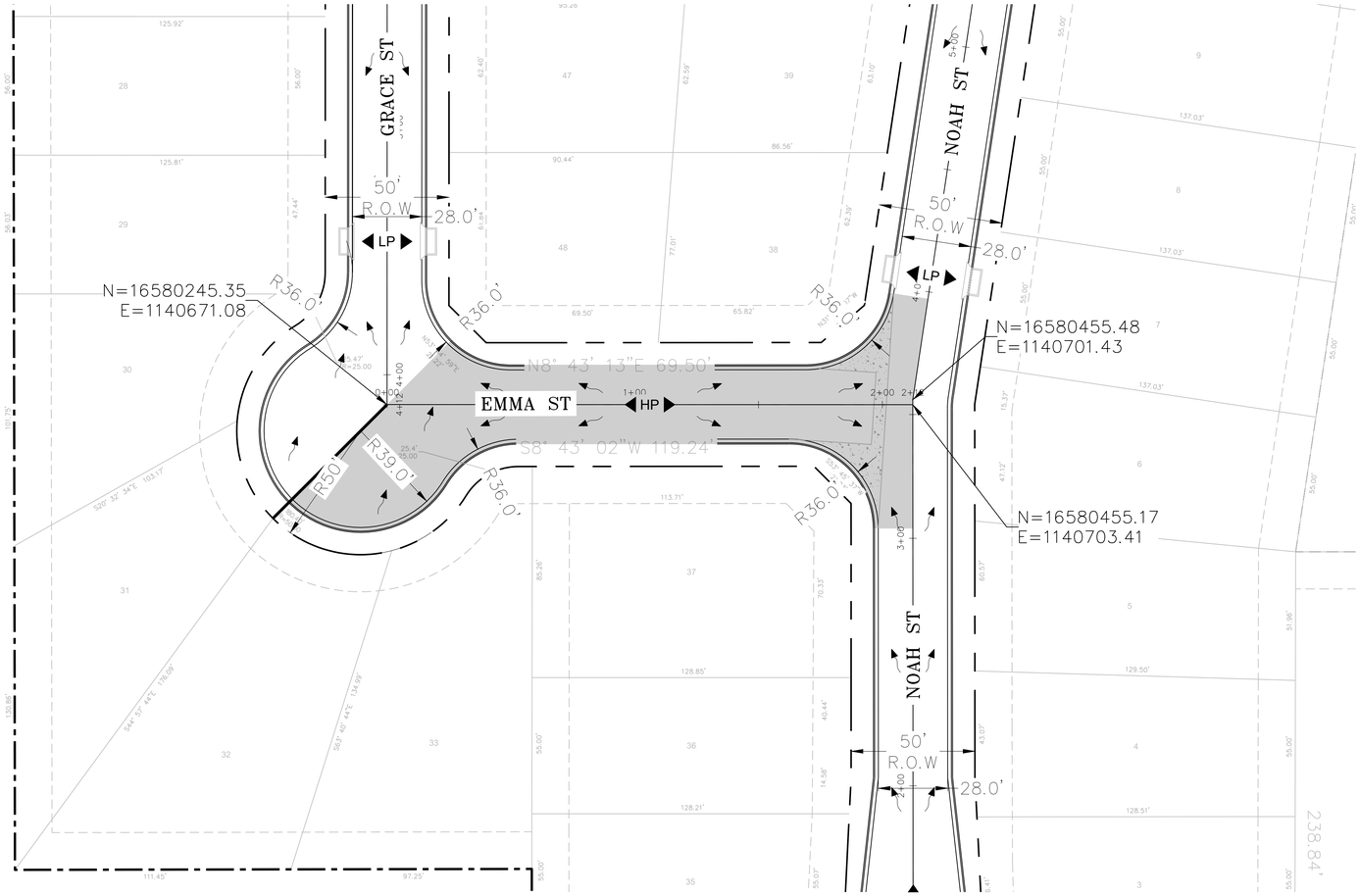
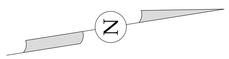


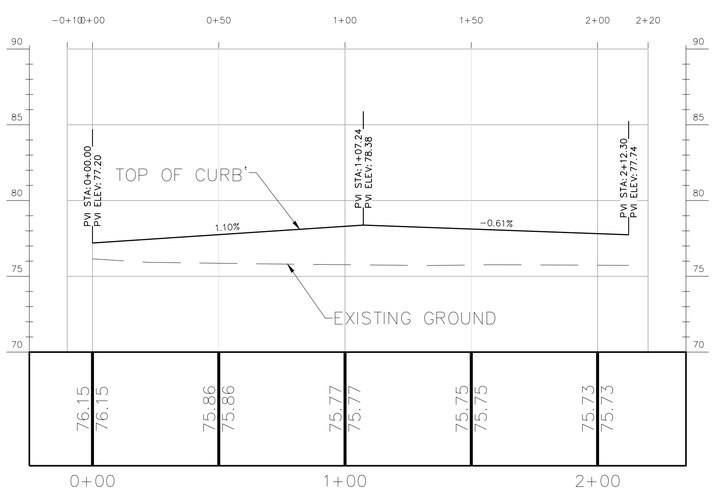


0 30 60 FEET
SCALE: 1"=30'

LEGEND

PROPERTY BOUNDARY	
ROW BOUNDARY	
PROPOSED STREET AREA	
FLOW ARROW	

PROP. STREET D
-0+10.00 TO 2+20.00



TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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No. 125392 on APRIL, 2024

EMMA ST PAVING P&P

MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 20 OF 24

Date: May 15, 2024, 9:17am User ID: Engineer 4
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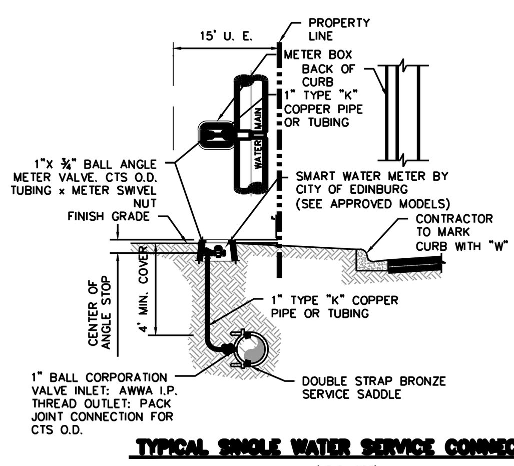


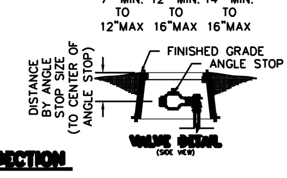
TYPICAL SINGLE WATER SERVICE CONNECTION
(NEAR SIDE)

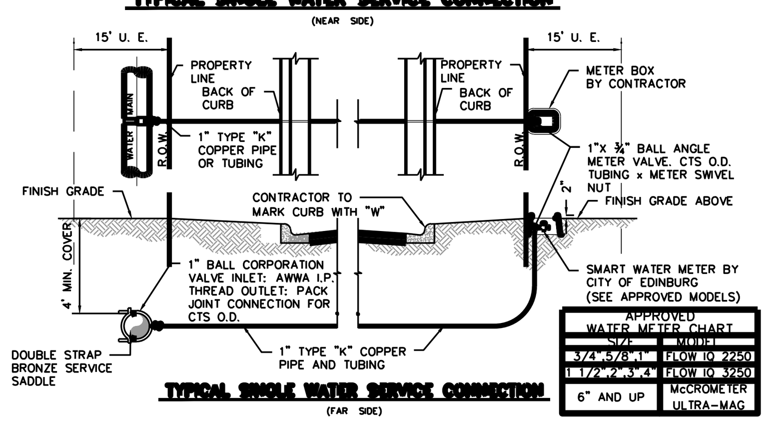
NOTES:

1. FOR MORE THAN FOUR-PLEX OR FOUR COMMERCIAL BUILDING USE 4" BALL CORP. VALVES, 4" TYPE "K" COPPER AND 8" PVC CASING.
2. 4' MIN. COVER FOR WATER MAINS 5' MIN. FOR ALL ARTERIAL OR GREATER CLASSIFICATIONS.
3. COMMERCIAL INSTALLATIONS TO BE 2" SINGLE SERVICE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
4. METER BOX TO BE 12" BACK OF PROPERTY LINE.
5. ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

ANGLE STOP SIZE CHART

3/4"	1"	2"
7" MIN. TO 12"MAX	12" MIN. TO 16"MAX	14" MIN. TO 16"MAX

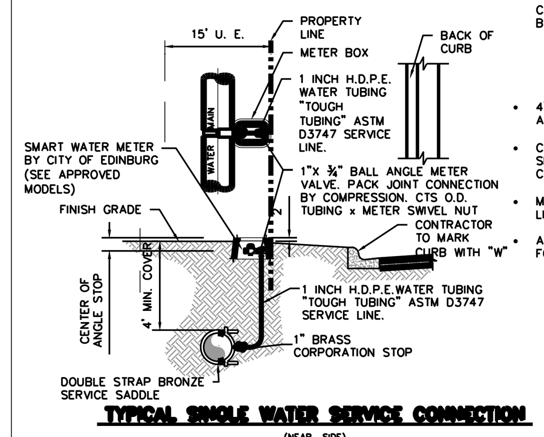




APPROVED WATER METER CHART	
SIZE	MODEL
3/4",5/8",1"	FLOW IQ 2250
1 1/2",2",3",4"	FLOW IQ 3250
6" AND UP	McCROMETER ULTRA-MAG

TYPICAL SINGLE WATER SERVICE CONNECTION
(FAR SIDE)

W-1 SINGLE WATER SERVICE CONNECTION



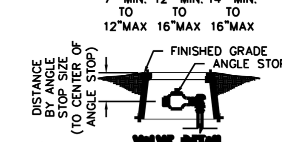
TYPICAL SINGLE WATER SERVICE CONNECTION
(NEAR SIDE)

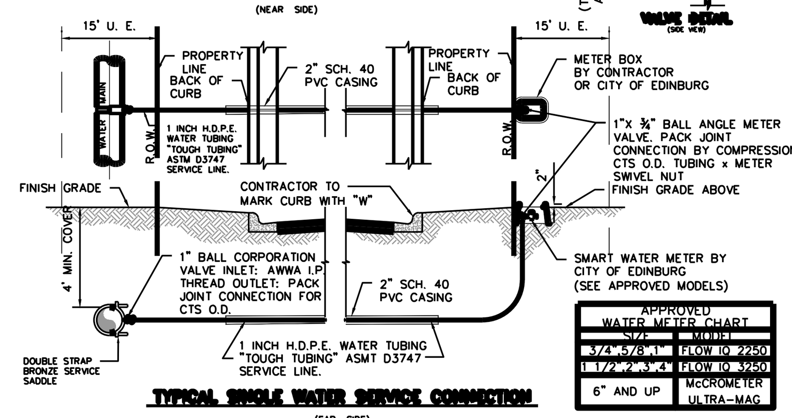
NOTES:

1. FOR MORE THAN FOUR-PLEX OR FOUR COMMERCIAL BUILDING USE 4" GATE VALVE WITH BOX. SEE BELOW OPTIONS:
   - 4" TYPE "K" COPPER ENCASED IN 8" PVC.
   - 4" C900 DR18 WITH 4"x2" BRASS CAP AND 2" TEE, ALL WELDED BY A REGISTER WELDER.
- 4' MIN. COVER FOR WATER MAINS 5' MIN. FOR ALL ARTERIAL OR GREATER CLASSIFICATIONS
- COMMERCIAL INSTALLATIONS TO BE 2" SINGLE SERVICE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- METER BOX TO BE 12" BACK OF PROPERTY LINE.
- ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

ANGLE STOP SIZE CHART

3/4"	1"	2"
7" MIN. TO 12"MAX	12" MIN. TO 16"MAX	14" MIN. TO 16"MAX

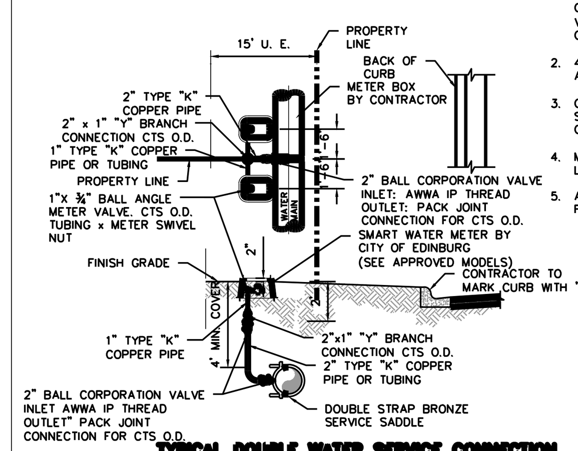




APPROVED WATER METER CHART	
SIZE	MODEL
3/4",5/8",1"	FLOW IQ 2250
1 1/2",2",3",4"	FLOW IQ 3250
6" AND UP	McCROMETER ULTRA-MAG

TYPICAL SINGLE WATER SERVICE CONNECTION
(FAR SIDE)

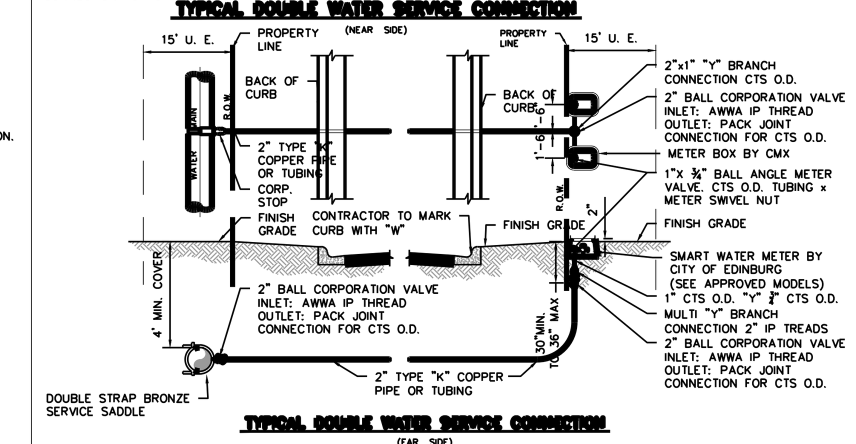
W-1A SINGLE WATER SERVICE CONNECTION



TYPICAL DOUBLE WATER SERVICE CONNECTION
(NEAR SIDE)

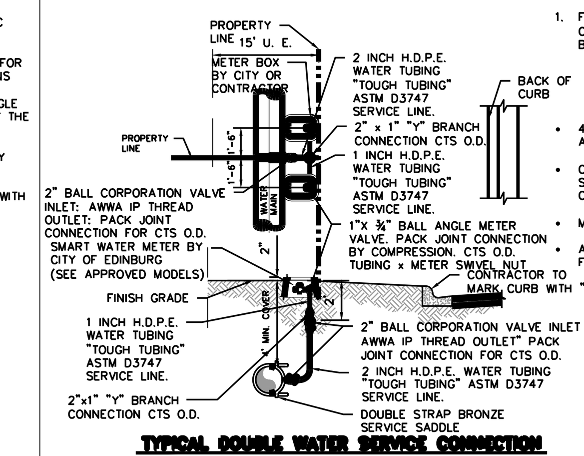
NOTES:

1. FOR MORE THAN FOUR-PLEX OR FOUR COMMERCIAL BUILDING USE 4" BALL CORP. VALVES, 4" TYPE "K" COPPER AND 8" PVC CASING.
2. 4' MIN. COVER FOR WATER MAINS 5' MIN. FOR ALL ARTERIAL OR GREATER CLASSIFICATIONS.
3. COMMERCIAL INSTALLATIONS TO BE 2" SINGLE SERVICE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
4. METER BOX TO BE 12" BACK OF PROPERTY LINE.
5. ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.



TYPICAL DOUBLE WATER SERVICE CONNECTION
(FAR SIDE)

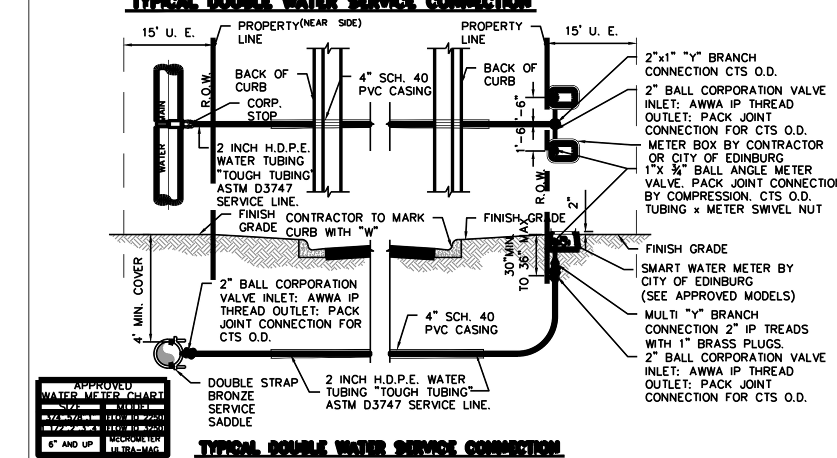
W-2 DOUBLE WATER SERVICE CONNECTION



TYPICAL DOUBLE WATER SERVICE CONNECTION
(NEAR SIDE)

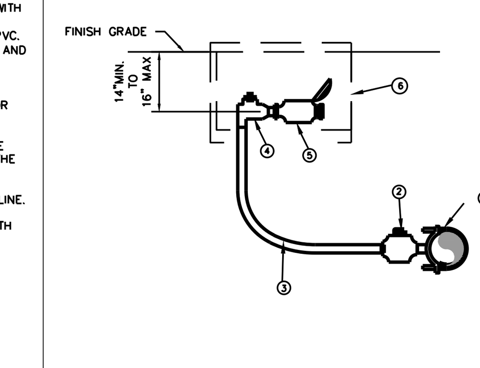
NOTES:

1. FOR MORE THAN FOUR-PLEX OR FOUR COMMERCIAL BUILDING USE 4" GATE VALVE WITH BOX. SEE BELOW OPTIONS:
   - 4" TYPE "K" COPPER ENCASED IN 8" PVC.
   - 4" C900 DR18 WITH 4"x2" BRASS CAP AND 2" TEE, ALL WELDED BY A REGISTER WELDER.
- 4' MIN. COVER FOR WATER MAINS 5' MIN. FOR ALL ARTERIAL OR GREATER CLASSIFICATIONS
- COMMERCIAL INSTALLATIONS TO BE 2" SINGLE SERVICE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- METER BOX TO BE 12" BACK OF PROPERTY LINE.
- ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.



TYPICAL DOUBLE WATER SERVICE CONNECTION
(FAR SIDE)

W-2A DOUBLE WATER SERVICE CONNECTION



2" METER SERVICE

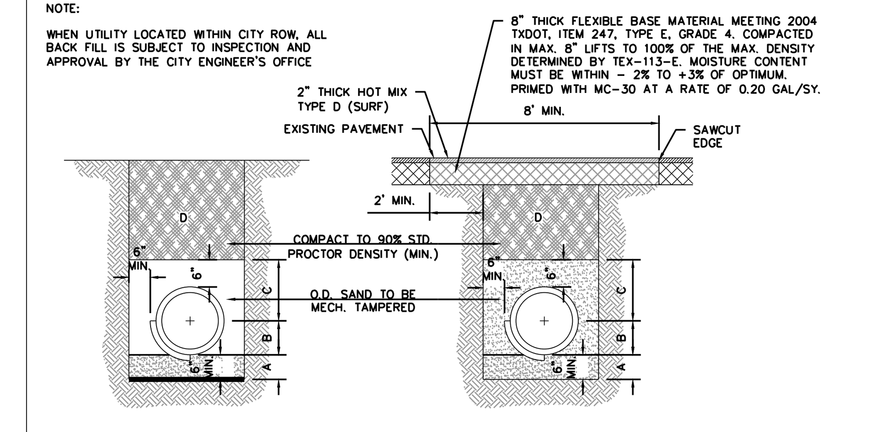
1. X" x 2" DOUBLE STRAP BRASS SADDLE
2. 2" BALL CORP. MIPX C.T.S.
3. 2" COPPER TUBING TYPE "L"
4. 2" BRASS ANGLE STOP
5. WATER METER NY CITY OF EDINBURG
6. LARGE C.I. METER BOX WILL BE PROVIDED BY CITY OF EDINBURG.
7. METER BOX TO BE 12" BACK OF PROPERTY LINE.
8. ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

* ALL WATER METERS 4" AND ABOVE SHALL BE PLACED IN A CONCRETE METER VAULT APPROVED BY THE CITY OF EDINBURG.

W-3 WATER SERVICE

NOTE:

WHEN UTILITY LOCATED WITHIN CITY ROW, ALL BACK FILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)
APPLICABLE BENEATH FUTURE/UNPAVED STREETS

A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED)
D. FILL TRENCH WITH SELECT BACKFILL, WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

STANDARD PIPE BEDDING (MAIN ONLY)
(PARALLEL WITHIN EXIST. STREET)

A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED)
D. FILL TRENCH WITH SELECT BACKFILL, WITH 12" LIFTS COMPACT TO 95% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE:

ALL EXISTING/ACTIVE STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)

W-4 WATER STANDARD PIPE BEDDING

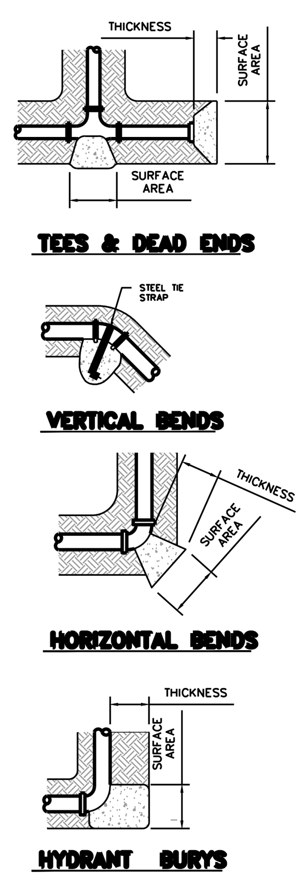
THRUST BLOCK SIZE

DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
HORIZONTAL BENDS			
22-1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	--
8	4	15	--
10	6	18	--
12	8.5	18	--
14	11.5	24	--
16	15	24	--

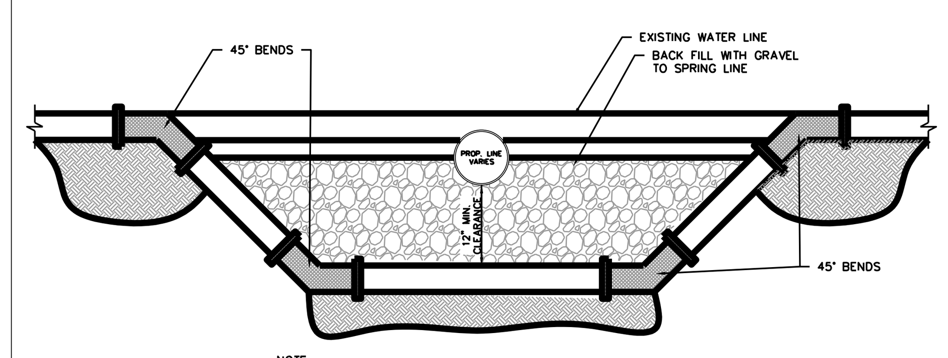
NOTE:

ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 PSI AND A SOIL RESISTANCE OF 2,000 LBS PER SQ. FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB AND GUTTER AND A 5 FT. MIN. WITHOUT CURB AND GUTTER

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS



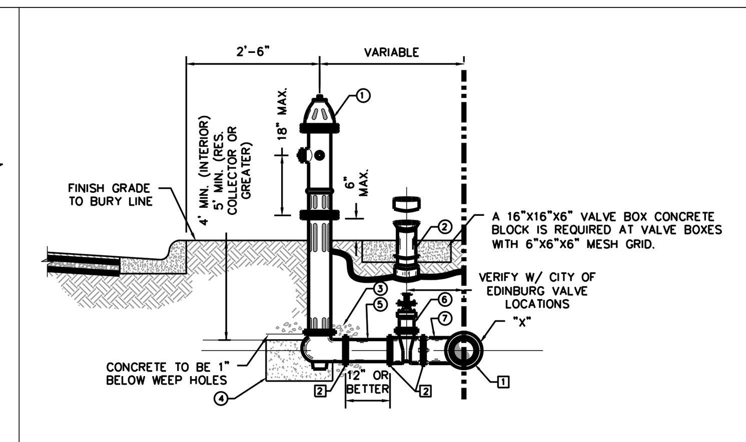
W-5 THRUST BLOCKS



NOTE:
ALL BENDS AND JOINTS MUST BE SUPPORTED BY A CONCRETE THRUST BLOCK. APPROVED EQUAL, OR AS DIRECTED BY ENGINEER.

WATER AND SANITARY SEWER CROSSINGS MUST MEET TCEQ STANDARDS.

W-6 WATER LINE ADJUSTMENT



NOTE:

1. OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION
2. PUMPER NOZZLE SHALL FACE ROADWAY. (5½" N.S.T.)
3. IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW WITH RESTRAINING LUGS MAY BE USED IN LIEU OF STANDARD TEE. FINAL APPROVAL BUY THE CITY OF EDINBURG.
4. IF AMERICAN DARLING IS USED MODEL B-84-B WITH EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
5. TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS
6. ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
7. ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES METER BOXES AND COVERS MUST ME APPROVED BY THE CITY OF EDINBURG.
8. A 16"X16"X6" VALVE BOX CONCRETE BLOCK IS REQUIRED AT VALVE BOXES WITH 6"X6"X6" MESH GRID.
9. ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX

FIRE HYDRANT UNIT SHALL INCLUDE:

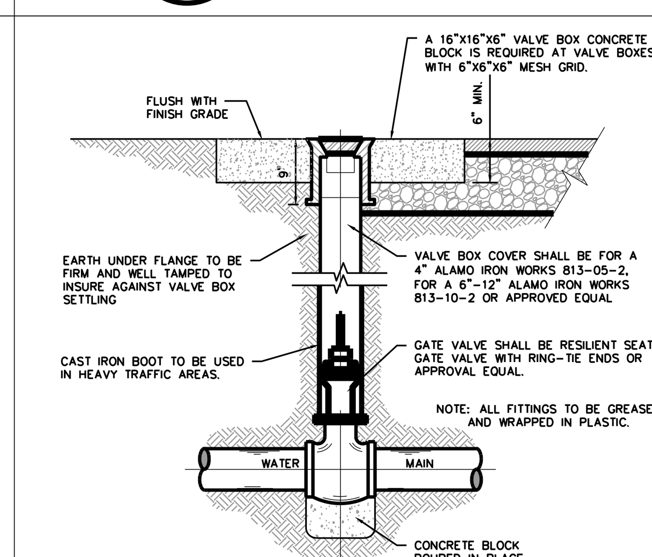
1. FIRE HYDRANT WITH (4½" PUMPER NOZZLE)
2. VALVE BOX (DOMESTIC)
3. 3 CU. FT. GRAVEL
4. 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEPHOLES
5. 1" OR BETTER PVC SPOOLS
6. 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
7. X"x6" CAST IRON TEE (FLANGED X M.J.) "X" WATER MAIN DIA.

[1] MECHANICAL JOINT
[2] FLANGE

MULLER(SUPER CENTURION 250 A-423) OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY

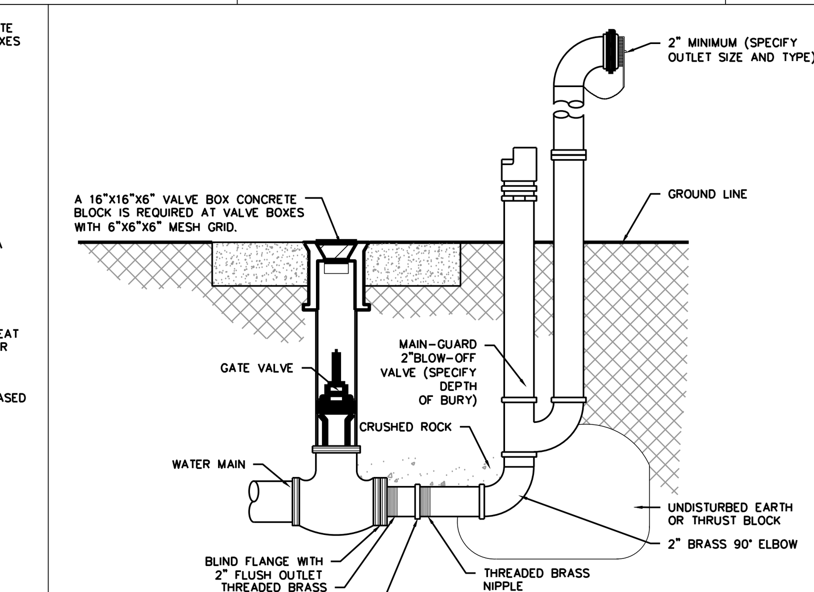
NOTE: FIRE HYDRANT TO BE PAINTED RED.

W-7 FIRE HYDRANT INSTALLATION



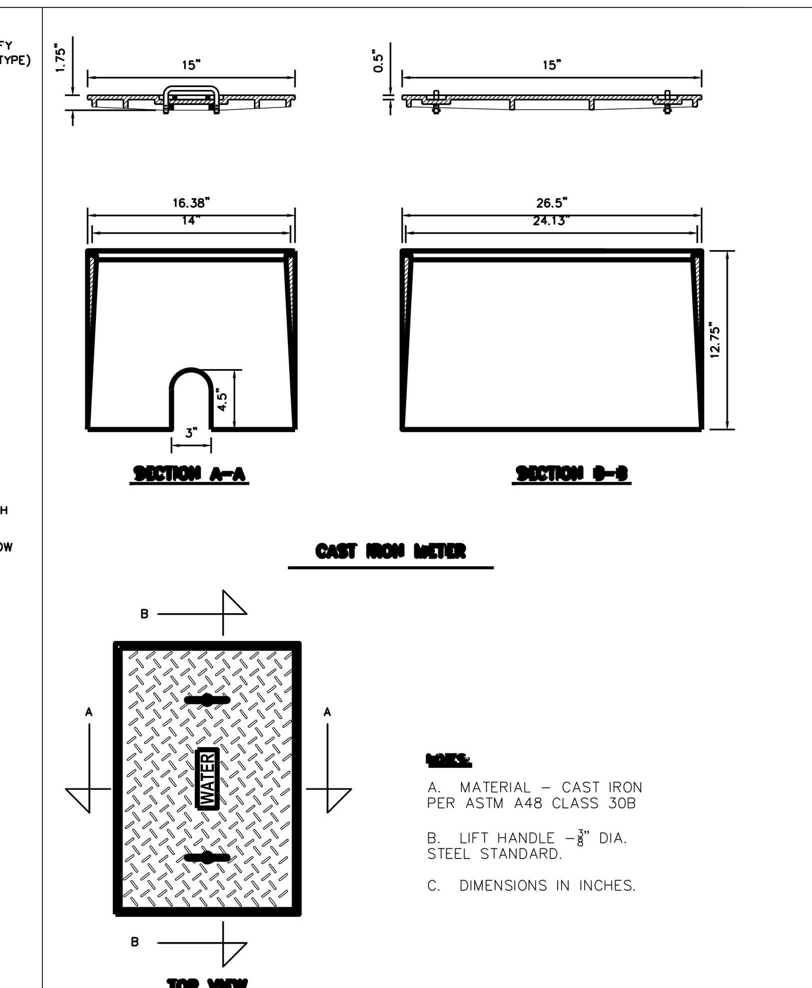
W-8 VALVE AND VALVE BOX INSTALLATION

MUELLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFC-2500) ONLY



POST HYDRANT SHALL BE NON-FREEZING, SELF DRAINING TYPE WITH A 5' MIN. DEPTH OF BURY. THESE FLUSH VALVES WILL BE FURNISHED WITH A 2" FIP INLET, A NON-TURNING OPERATING ROD AND SHALL OPEN TO THE LEFT. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE DESIGN AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 1 ½" NST. FLUSH VALVES SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO. ST. LOUIS, MO. OR APPROVED EQUAL.

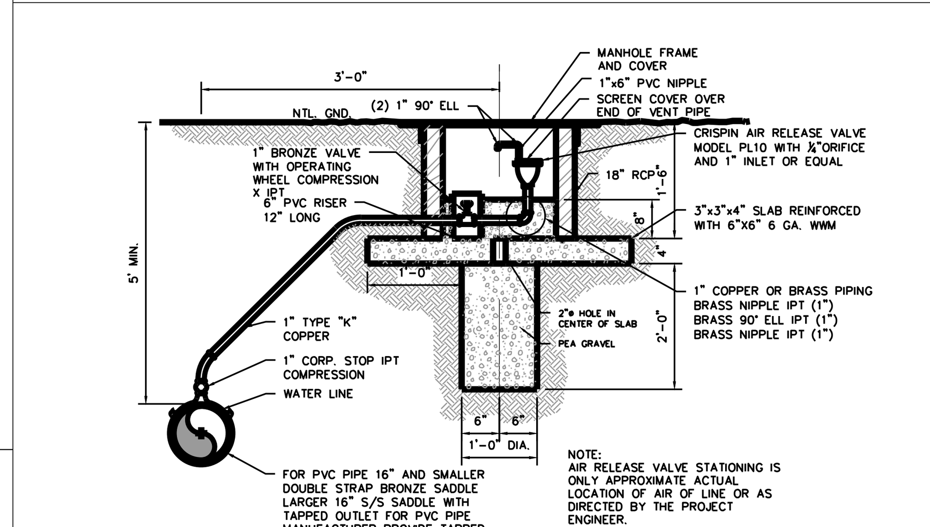
W-10 FLUSH VALVE



NOTES:

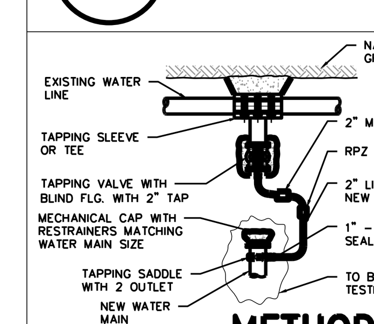
A. MATERIAL - CAST IRON PER ASTM A48 CLASS 30B
B. LIFT HANDLE -⅜" DIA. STEEL STANDARD.
C. DIMENSIONS IN INCHES.

W-11 COMMERCIAL CAST IRON METER COVER



NOTE:
AIR RELEASE VALVE STATIONING IS ONLY APPROXIMATE ACTUAL LOCATION OF AIR OF LINE OR AS DIRECTED BY THE PROJECT ENGINEER.

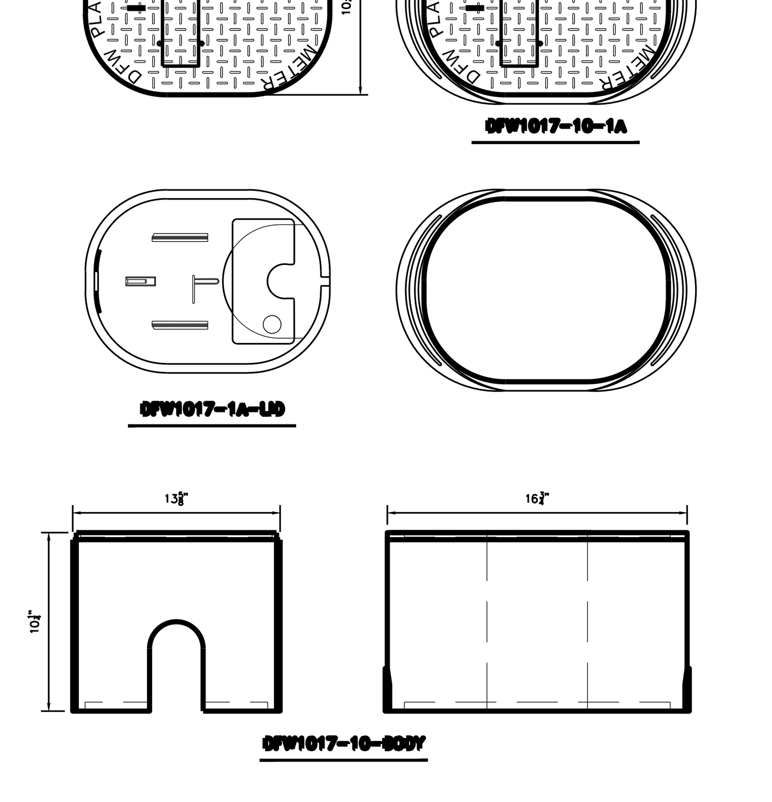
W-9 AIR RELEASE VALVE INSTALLATION



NOTES:

1. THIS METHOD SHALL ALSO BE USED AT A NEW CONNECTION TO AN EXISTING DEAD END LINE.
2. AFTER THE NEW LINE HAS BEEN DISINFECTED AND PRESSURIZED, THE VALVE AT THE CONNECTION TO THE EXISTING LINE SHALL BE OPENED (BY CITY OF EDINBURG) TO FLUSH OUT THE SUPER CHLORINE.
3. 2" METERED TAP SHALL BE PAID BY DEVELOPER, CONTRACTOR OR CUSTOMER.

W-15 METHOD FOR FILLING NEW WATER LINES PRIOR TO CHLORINATION AND TESTING

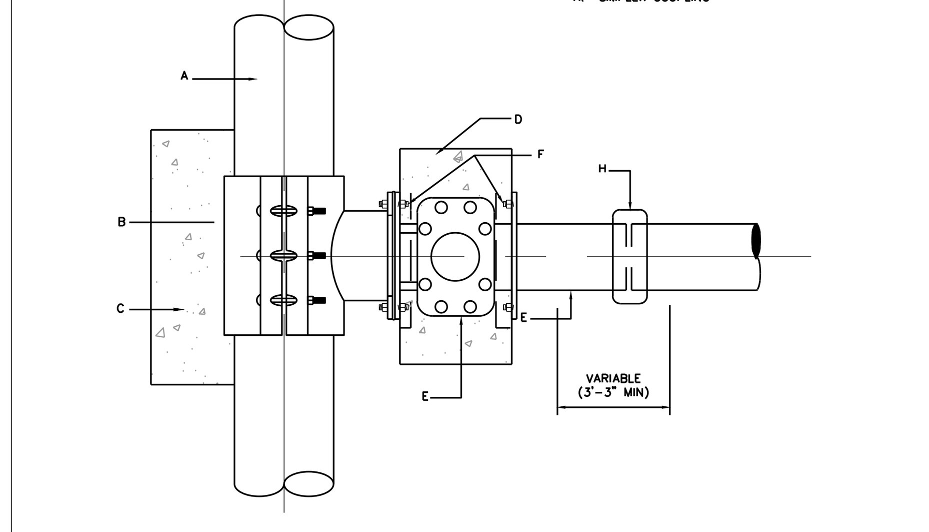


NOTES:
1. DIM'S +/-⅛ U.N.O.
2. SNAP LOCK POCKET WILL RECEIVE

W-12 RESIDENTIAL OVAL PLASTIC METER COVER

CONSTRUCTION NOTES:
1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGHT OF 3,000 P.S.I.

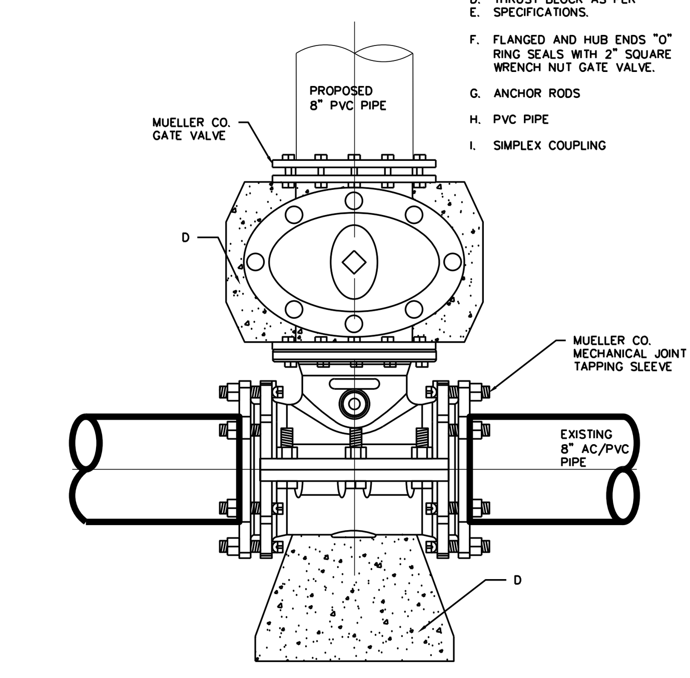
CONSTRUCTION NOTES:
A. WATER MAIN (SEE PLANS AND SPECIFICATIONS).
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS
G. PVC PIPE
H. SIMPLEX COUPLING



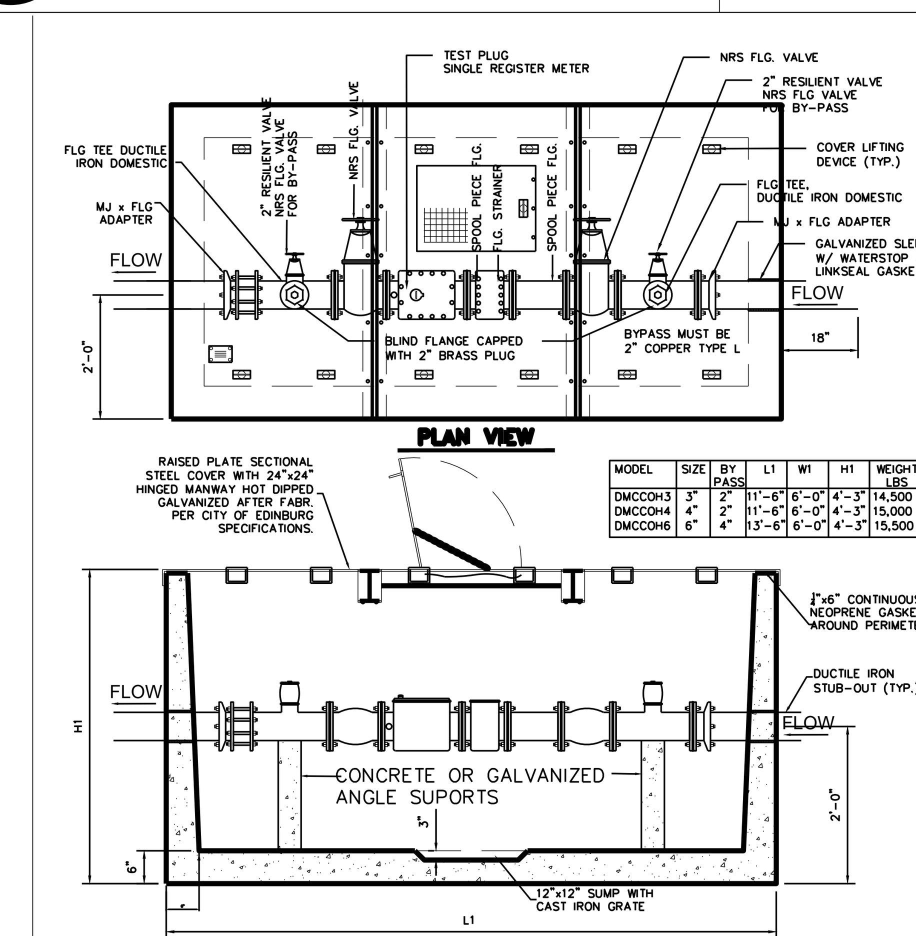
W-13 WATER TAPPING SLEEVE AND VALVE INSTALLATION ON LARGER PIPE

CONSTRUCTION NOTES
1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 PSI

CONSTRUCTION NOTES
A. WATER MAIN (SEE PLANS AND SPECIFICATIONS).
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER
E. SPECIFICATIONS.
F. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
G. ANCHOR RODS
H. PVC PIPE
I. SIMPLEX COUPLING



W-14 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



MODEL	SIZE	BY PASS	L1	W1	H1	WEIGHT LBS
DMCCOH3	3"	2"	11'-6"	6'-0"	4'-3"	14,500
DMCCOH4	4"	2"	11'-6"	6'-0"	4'-3"	15,000
DMCCOH6	6"	4"	13'-6"	6'-0"	4'-3"	15,500

SPECIFICATIONS:

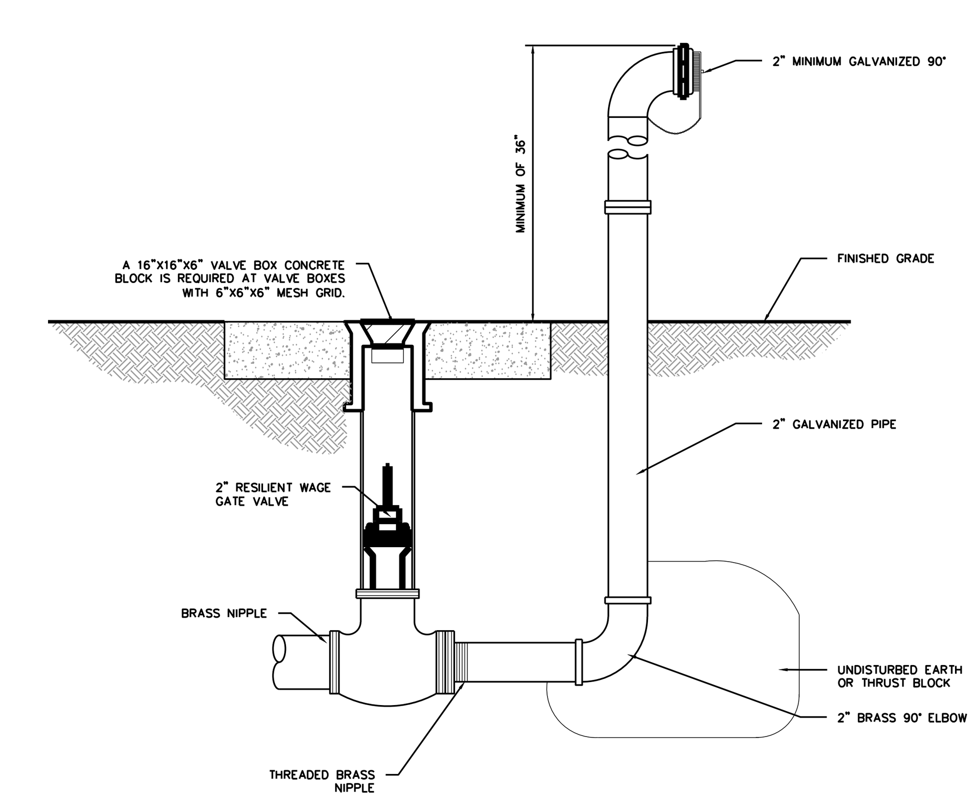
CONCRETE: Class 1 concrete with design strength of 4500 PSI at 28 days. Unit of monolithic construction at floor and first stage of wall with sectional riser to required depth.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

STEEL COVER: All steel fabrication shall be in accordance to AWA D1.1. Steel shall be ASTM A36 carbon steel, and hot dipped galvanized after fabrication in accordance to ASTM A 123. Standard cover is rated for 50 PSF.

ENGINEERING DATA: The meter assembly shall be factory assembled in vault & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations: American Water Works Association, Underwriters Laboratories, Uniform Plumbing Code, American Societey of Sanitary Engineering.

W-16 METER VAULT



CONSTRUCTION NOTES:
1. ALL MATERIALS TO BE DOMESTIC.

W-17 BLOW OFF / TEMPORARY FLUSH OUT

TRIMAD S
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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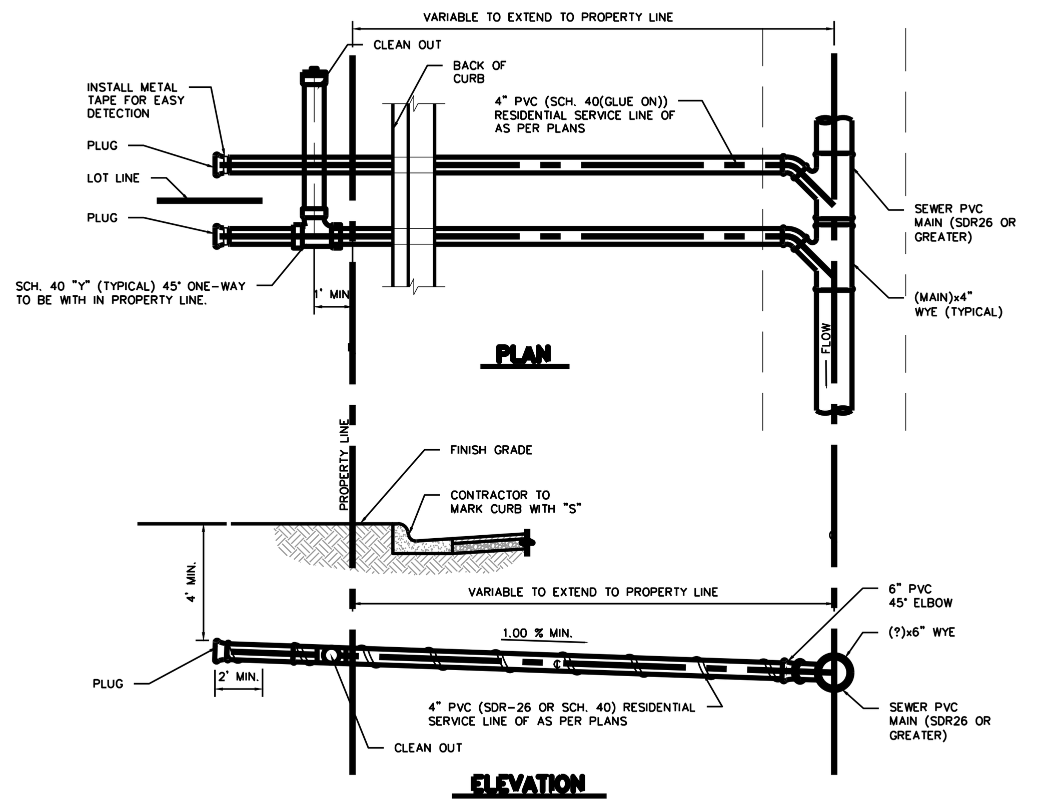
DESIGN REVIEW
only under the authority of
RICARDO SALAZAR, P.E.,
No. 125392 on APRIL. 2024

WATER DETAILS
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 21 OF 24

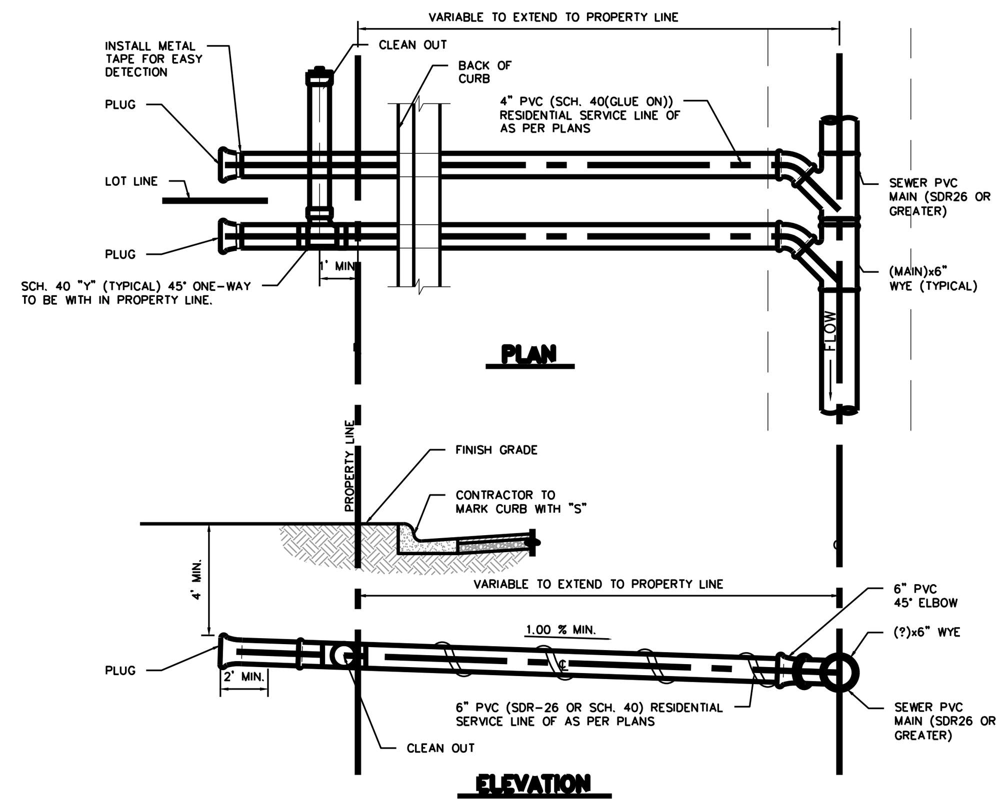
Date: May 15, 2024, 9:18am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA\DRAWINGS\DETAILS.dwg



NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

S-1 RESIDENTIAL SEWER SERVICE

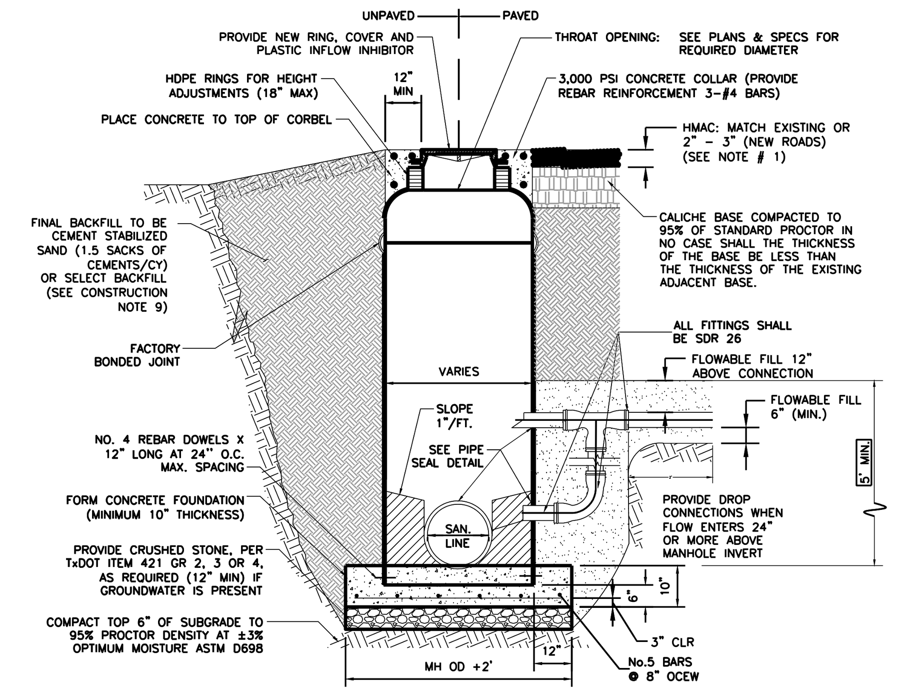
(RESIDENTIAL AND DUPLEX ONLY)



NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

S-2 MULTIFAMILY AND COMMERCIAL SANITARY SEWER SERVICE

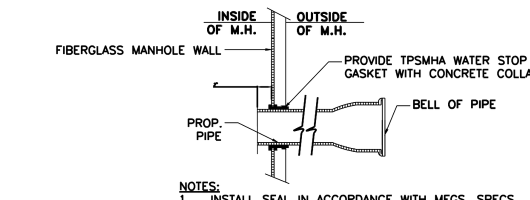
(MULTIFAMILY UP TO TRIPLEX)



GENERAL WASTEWATER CONSTRUCTION NOTES:

1. HMAC: 2"- MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS. HMAC: 3"-RURAL ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE HMAC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT HMAC.
2. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS TO BE PROTECTED, AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL ADHERE TO ALL TCEQ REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
6. ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH APPROVED TPSMHA WATER STOP GASKET ASSEMBLY.
7. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH.
8. FOR FIBERGLASS MANHOLES WITH WATERTIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.
9. CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED IN 12 INCH LIFTS TO 95% STD. PROCTOR.
10. ALL DROP CONNECTIONS TO MANHOLE SHALL USE TPSMHA WATER STOP GASKET ASSEMBLY.
11. CONCRETE COLLARS WITHIN PAVED AREAS SHALL BE SQUARE.

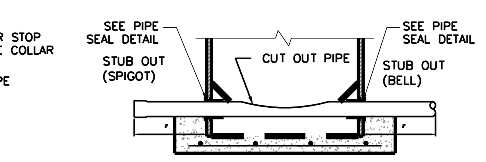
S-3A MONOLITHIC FIBERGLASS MANHOLE



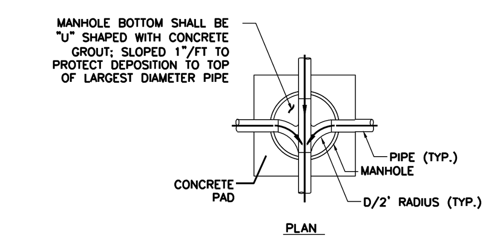
NOTES:
1. INSTALL SEAL IN ACCORDANCE WITH MFGS. SPECS.

PIPE SEAL DETAIL

NOT TO SCALE



SECT. VIEW A-A



WASTEWATER MANHOLE (BOTTOM)

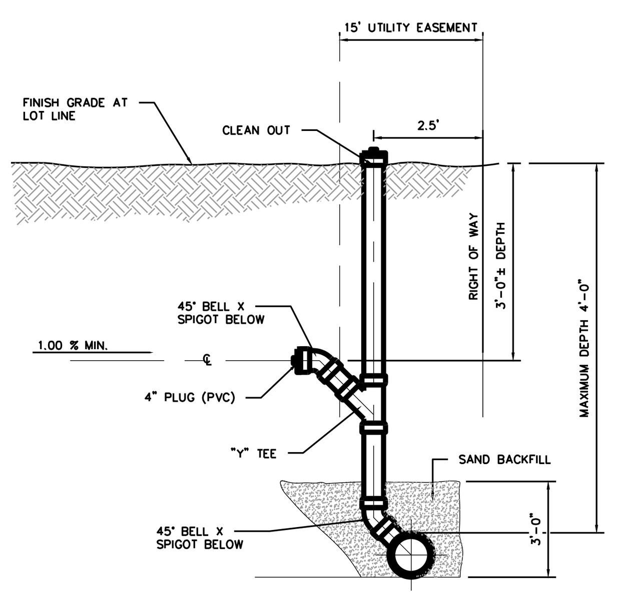
NOT TO SCALE

MANHOLE REQUIREMENTS	
PIPE DIAMETER	MANHOLE DIAMETER
≤18"	4'
18"< TO ≤36"	5'
36"< TO ≤42"	6'

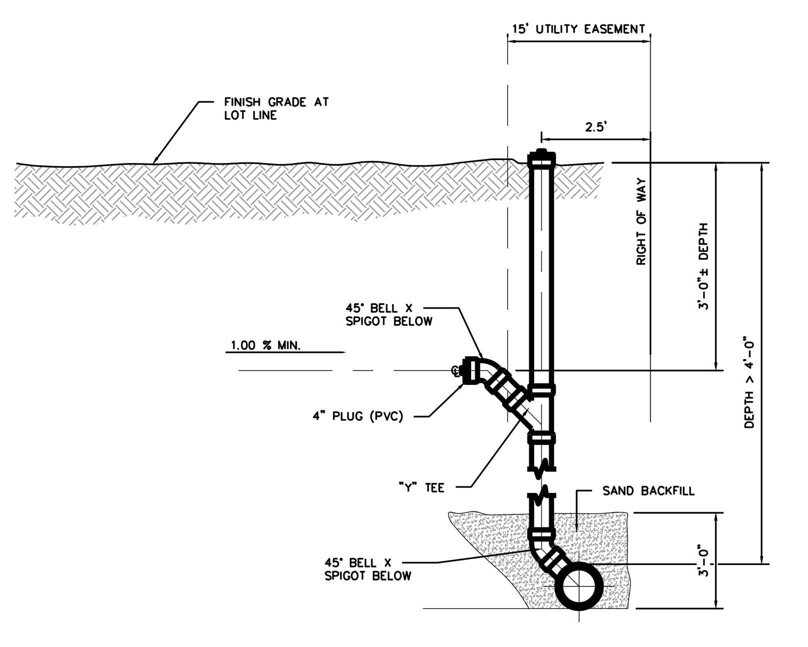
APPROVED COATINGS TABLE	
MANUFACTURER	MODEL NAME
JEFFCOAT	JEFFCOAT 326
RAVEN LINING SYSTEM	RAVEN 405
SHERWIN WILLIAMS	DURAPLATE 5800
CARBOLINE	PHENOLINE 309

NOTE:
COAT ALL CONCRETE SURFACES INCLUDING BUT NOT LIMITED TO BENCH, WALLS AND CONCRETE COLLARS AROUND PIPE CONNECTIONS.

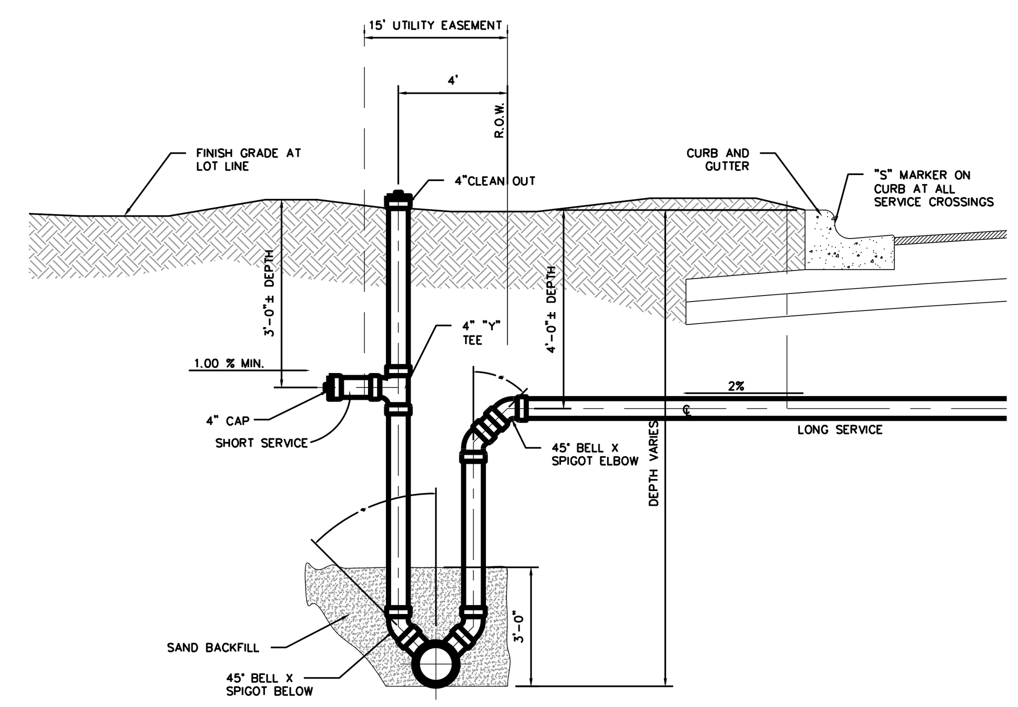
S-3B MONOLITHIC FIBERGLASS MANHOLE



S-4 SHALLOW SERVICE CONNECTION

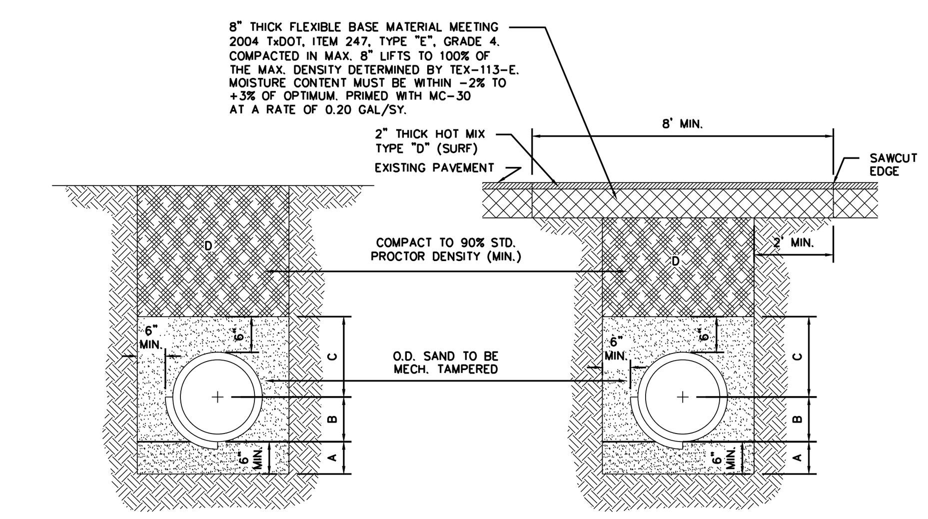


S-5 DEEP SERVICE CONNECTION



S-6 DOUBLE DEEP SERVICE CONNECTION

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

APPLICABLE BENEATH FUTURE/UNPAVED STREETS

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).
D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 90% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

STANDARD PIPE BEDDING (MAIN ONLY)

(PARALLEL WITHIN EXIST. STREET)

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).
D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 95% STD. PROCTOR.

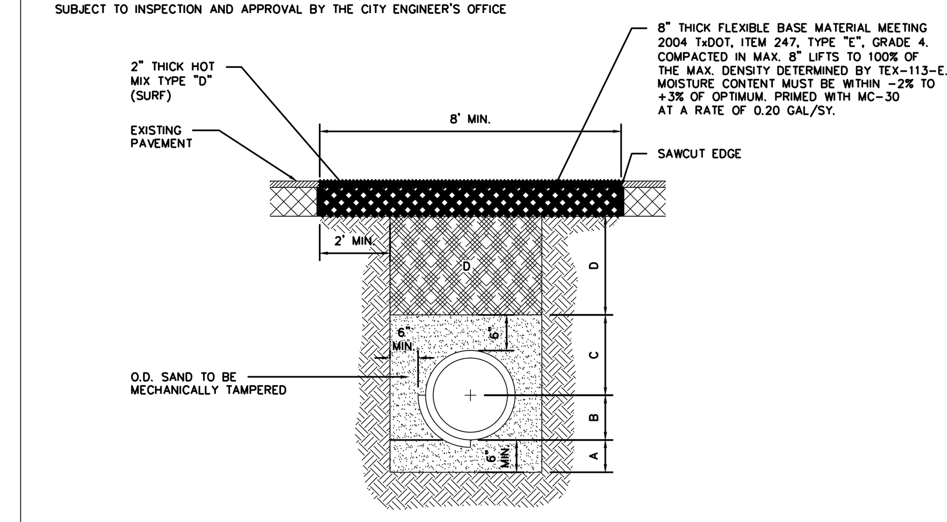
FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE: ALL EXISTING/ACTIVE STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)

S-7 SANITARY SEWER STANDARD PIPE BEDDING

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

UNDER EXISTING/ACTIVE STREET CROSSINGS.

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).
D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 95% STD. PROCTOR.

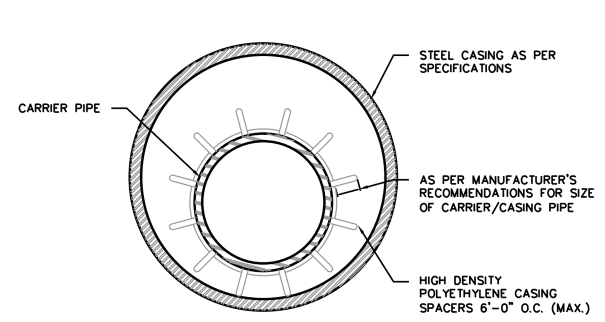
FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

D-8 UTILITY CROSSING AT EXISTING / ACTIVE STREET

(WATER/SAN. SEWER)

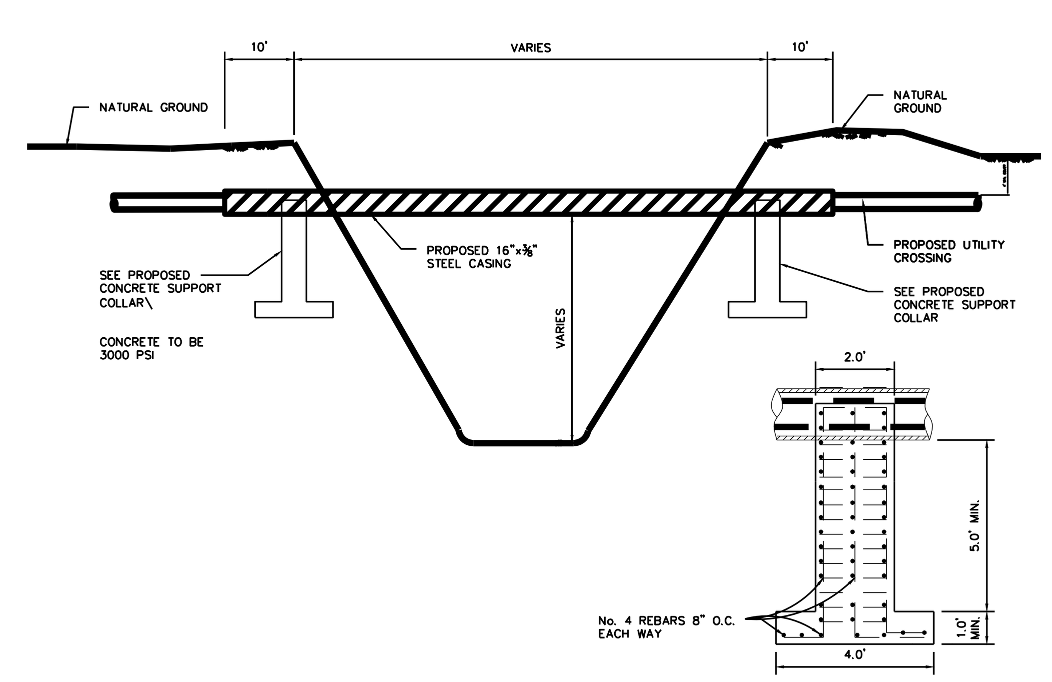
BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.187"
8"	16"	0.187"
10"	18"	0.250"
12"	20"	0.250"
14", 15"	24"	0.344"
16"	24"	0.344"
18"	30"	0.375"
24"	36"	0.375"
36"	48"	0.625"



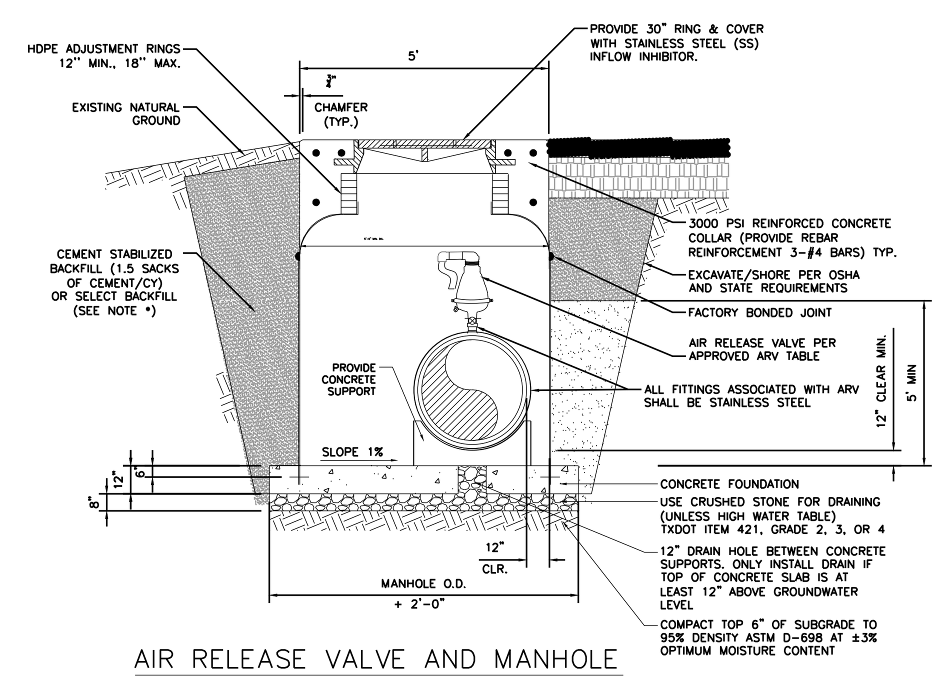
GENERAL NOTES:

1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING BRICK OR BLOCK AND MORTAR GROUTED.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ONTO THE CARRIER PIPE SO THAT WHEN THE CARRIER PIPE IS BEING INSTALLED THE SPACERS WILL NOT MOVE ALONG THE PIPELINE. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
4. PROJECTION - TYPE CASING SPACERS SHALL BE CONSTRUCTED OF PREFORMED SECTIONS OF HIGH DENSITY POLYETHYLENE. THE FLEXIBLE SECTIONS SHALL BE JOINED TOGETHER AROUND THE PIPE TO PROVIDE A MINIMUM OF 16 PLASTIC PROJECTIONS PER SPACER SECTION.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

S-9 UTILITY LINE BORE



S-10 SECTION DETAILS DRAIN DITCH CROSSING



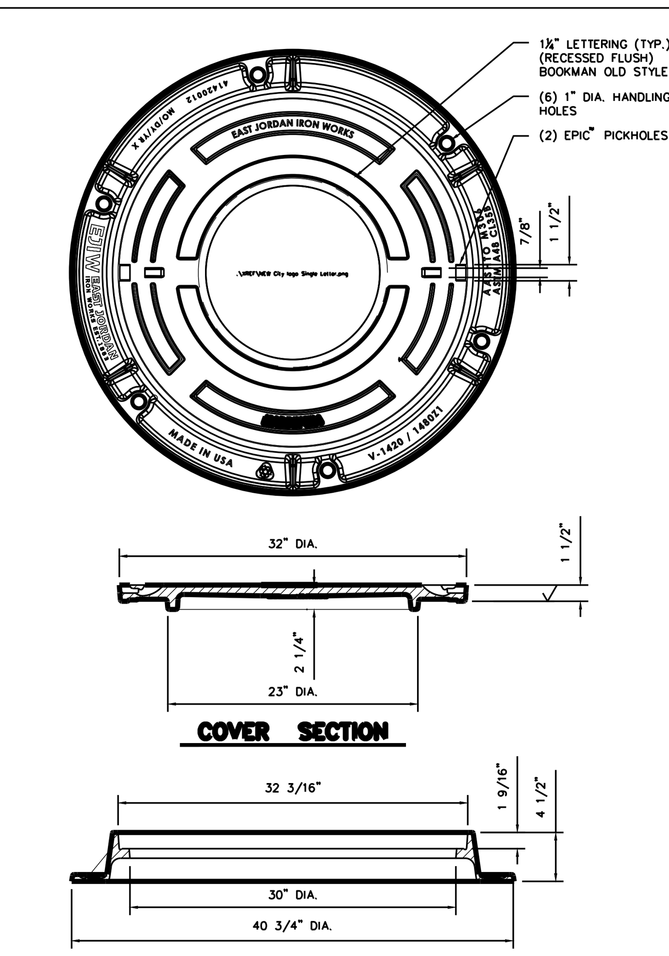
AIR RELEASE VALVE AND MANHOLE

NOT TO SCALE

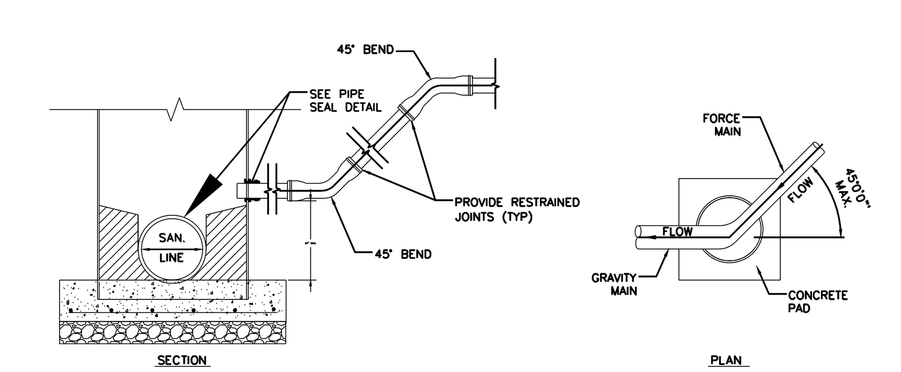
APPROVED ARVs		
MANUFACTURER	MODEL NAME	MATERIAL
A.R.I.	D-025 OR D-025 SHORT	316 SS
H-TEC	MODEL 986 (SS) AND 988	
VENT OMAT	MODEL RGXII (ST. STEEL)	
VALMATIC	VM 48AS OR VM 49AS	

* CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED IN 12 INCH LIFTS TO 95% STD. PROCTOR.

S-11 SEWAGE AIR RELEASE VALVE



S-12 MANHOLE COVER



NOTES:
1. ALL BENDS SHALL BE DUCTILE IRON WITH RESTRAINED JOINTS.
2. INFLUENT FORCE MAIN MUST BE NO MORE THAN 45° FROM PARALLEL WITH DOWNSTREAM FLOW DIRECTION.

S-13 FORCE MAIN DISCHARGE MANHOLE

TRIMAD S
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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This document is released for
DESIGN REVIEW
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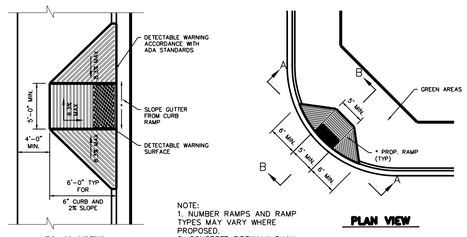
RICARDO SALAZAR, P.E.,
No. 125392 on APRIL. 2024

SEWER DETAILS
MIDWAY ESTATES
DONNA, TEXAS

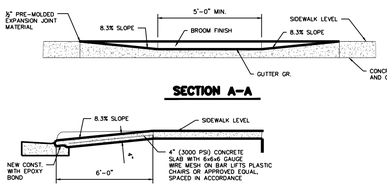
PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 22 OF 24

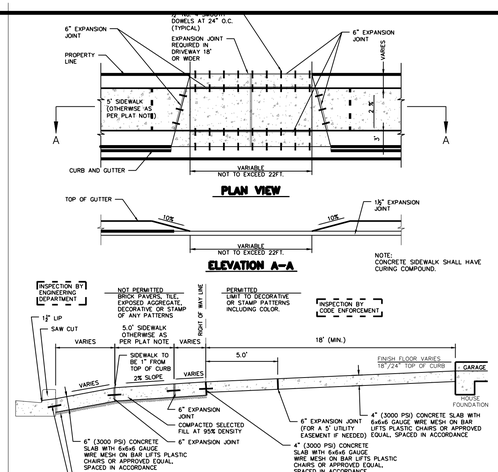
Date: May 15, 2024, 9:18am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA\DRAWINGS\DETAILS.dwg



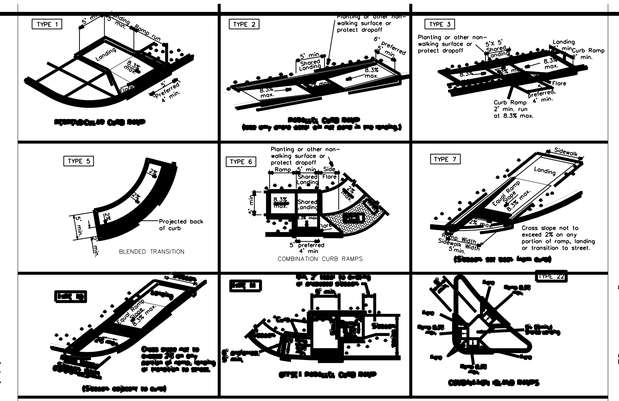
NOTE:
1. NUMBER RAMPS AND RAMP TYPES MAY VARY WHERE PROPOSED.
2. CONCRETE SIDEWALK SHALL HAVE CURING COMPOUND.



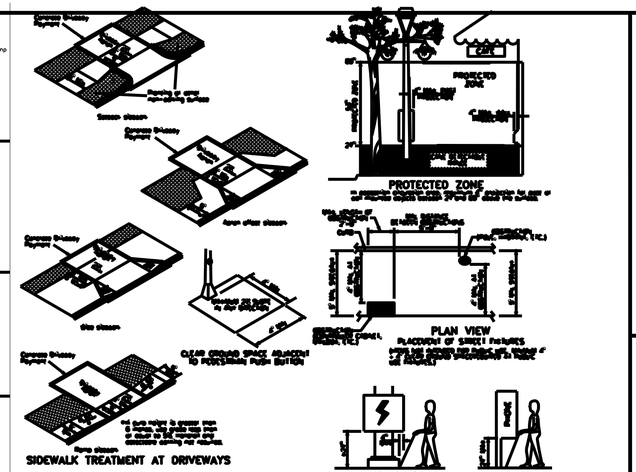
P-11 HANDICAP RAMP



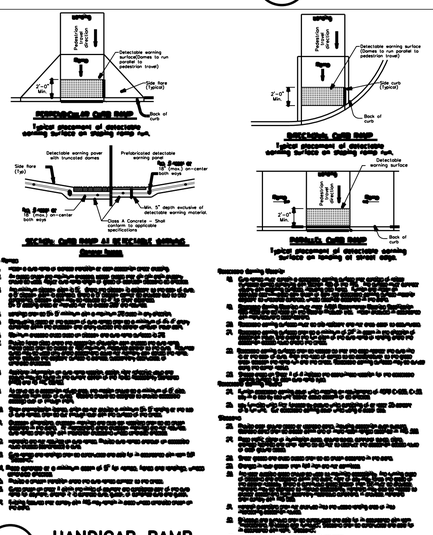
P-12 PAVING DRIVEPAD



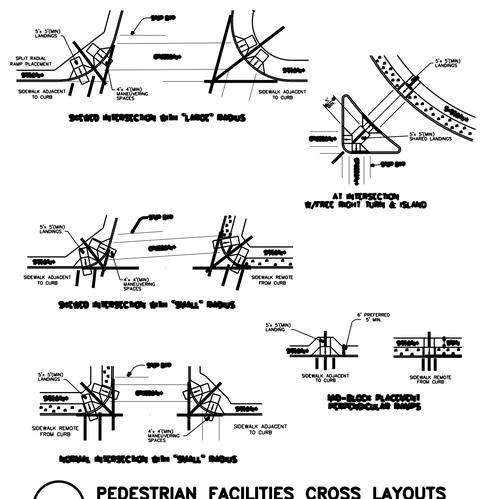
P-13



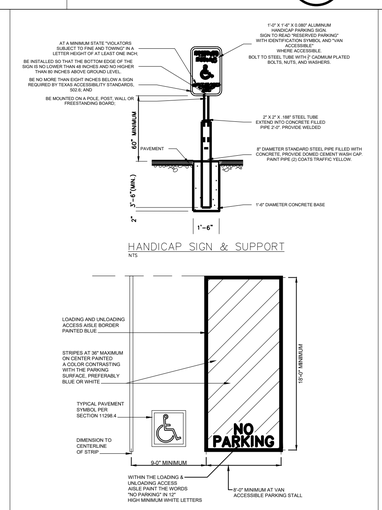
P-14



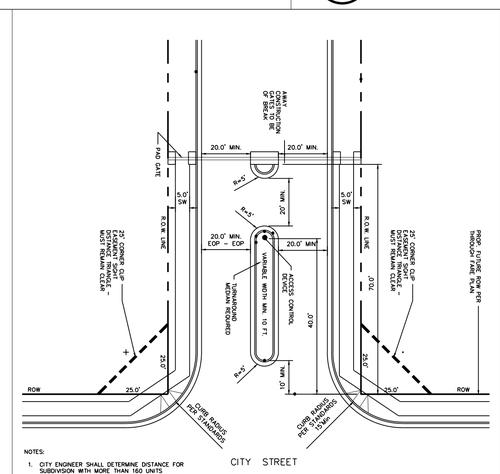
P-15 HANDICAP RAMP



P-16 PEDESTRIAN FACILITIES CROSS LAYOUTS

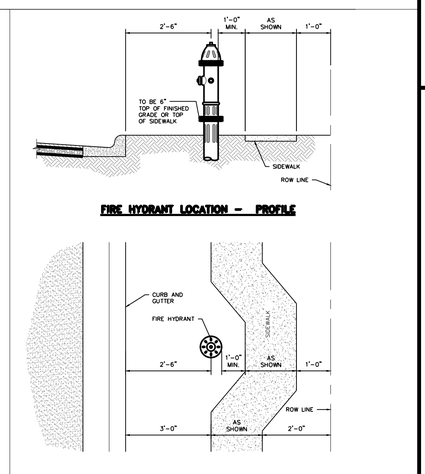


P-17 HANDICAP SIGNAL AND DETAILS

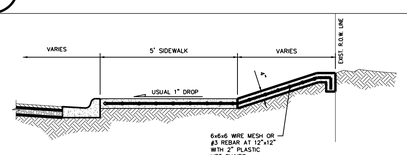


NOTES:
1. CITY ENGINEER SHALL DETERMINE DISTANCE FOR SUBDIVISION WITH MORE THAN 160 UNITS.
2. GATES TO BE 0' BREAK AWAY CONSTRUCTION.
3. DESCRIPTION AND SPECIFICATIONS OF ACCESS CONTROL DEVICES MUST BE SUBMITTED FOR APPROVAL PRIOR TO ACCEPTANCE OF FINAL PLAT.
4. DEVELOPER MUST PROVIDE THE CITY WITH ALL NECESSARY EQUIPMENT TO OPERATE THE ACCESS CONTROL DEVICES

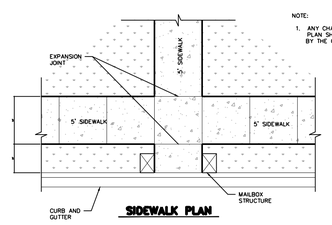
P-18 GATE ENTRANCE



P-19 SIDEWALK DEVIATION AT FIRE HYDRANT

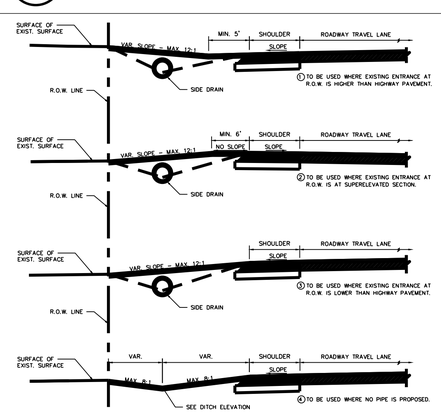


P-20 SIDEWALK RIP-RAP

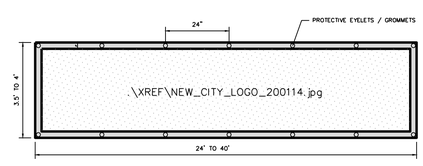


NOTE:
1. ANY CHANGE TO SIDEWALK PLAN SHOULD BE APPROVED BY THE CITY ENGINEER.

P-21 ADA SIDEWALK AT MAILBOX

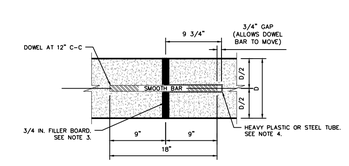


P-22 ENTRANCE PROFILE FOR DRIVEWAYS W/OUT C&G



NOTES:
1. MESH MATERIAL (MESH MATERIAL WILL GUARANTEE LONGER LIFE OF THE BANNER DUE TO LESS WIND RESISTANCE AND IS REQUIRED) IS TO BE OF A TYPE THAT WILL WITHSTAND NORMAL WEATHER (WIND AND RAIN) CONDITIONS (NO EXCEPTIONS).
2. BANNER (TOP, BOTTOM AND BOTH SIDES) IS TO HAVE A FINISHED HEM TO PREVENT WIND TEARS.
3. A HAMMED EDGE APPROXIMATELY TOW (2) INCHES WIDE IS REQUIRED AT THE TOP, BOTTOM, AND BOTH SIDES OF BANNER WITH METAL EYELETS INSTALLED ON DOUBLED MATERIAL FOR THE PURPOSE OF ATTACHING THE BANNER TO THE EXISTING GUIDE WIRES.
4. GROMMETS (PROTECTIVE EYELETS) MUST BE PLACED ALONG THE TOP EDGES OF THE BANNER AND ONE AT EACH BOTTOM END. GROMMETS LOCATED AT THE BOTTOM ENDS WILL HAVE HEAVIER REINFORCING OR OTHER PRE-APPROVED METHOD (I.E. D RINGS WITH REINFORCED NYLON STRAPS). THE MINIMUM GROMMET SIZE SHALL BE 1/2-INCH (INSIDE MEASUREMENT), AND THE GROMMETS SHALL BE PLACED EVERY TWENTY FOUR (24) INCHES.

P-23 TYPICAL BANNER



NOTES:
1. CENTER DOWEL HORIZONTALLY ON JOINT.
2. EXPANSION JOINT BARS SHALL BE HELD PARALLEL TO THE FINISHED CONCRETE SURFACE.
3. CEDAR SHALL BE USED AS EXPANSION JOINT MATERIAL. BITUMNOUS FIBER BOARD MAY BE USED AGAINST EXISTING CONCRETE PAVEMENT.
4. HEAVY PLASTIC TUBE IS ONLY REQUIRED ON TRANSVERSE JOINTS.

SMOOTH EXPANSION JOINT DOWELS

CONCRETE THICKNESS (D)	DOWEL DIA.
5" – 6"	#4 (1/2")
7" – 8"	#5 (5/8")
9" AND UP	#6 (3/4")

P-24 DOWEL TYPE EXPANSION JOINT

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

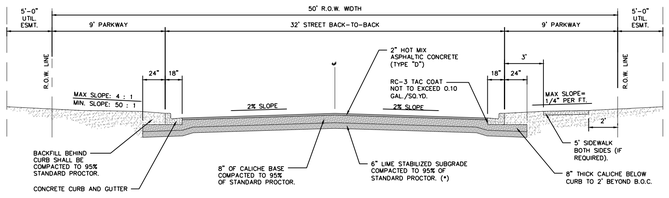
PRELIMINARY
NOT FOR CONSTRUCTION
This document is released for DESIGN REVIEW
only under the authority of RICARDO SALAZAR, P.E., No. 125392 on APRIL. 2024

PAVING DETAILS
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 23 OF 24

Date: May 15, 2024, 9:18am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA\DRAWINGS\DETAILS.dwg



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

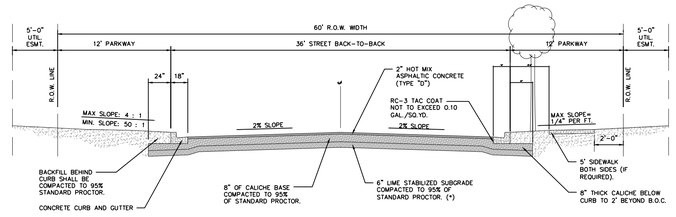
NOTES:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
3"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. Pi:	15
Max. Wet Ball Pi:	15
Wet Ball Mill Max Amount	50

P-1 MINOR RESIDENTIAL STREET SECTION (32' BB – 50' R.O.W.) – DETAIL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTES:

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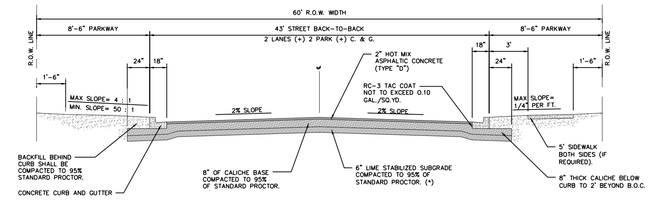
FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
3"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. Pi:	15
Max. Wet Ball Pi:	15
Wet Ball Mill Max Amount	50

P-2 MINOR RESIDENTIAL STREET SECTION W/ STREET (36' BB – 60' R.O.W.) – DETAIL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

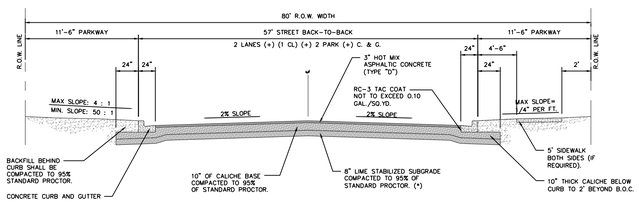
NOTES:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
3"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. Pi:	15
Max. Wet Ball Pi:	15
Wet Ball Mill Max Amount	50

P-3 RESIDENTIAL COLLECTOR AND MULTI-FAMILY STREET SECTION DETAIL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

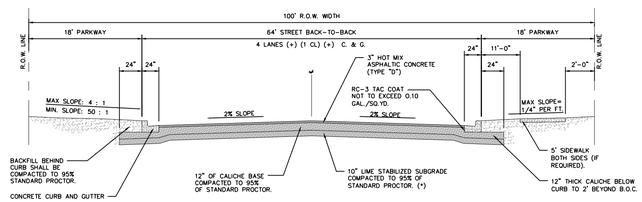
NOTE:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
3"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. Pi:	15
Max. Wet Ball Pi:	15
Wet Ball Mill Max Amount	50

P-4 COLLECTOR STEET SECTION DETAIL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

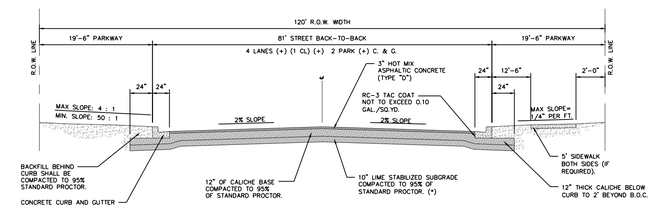
NOTE:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
3"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. Pi:	15
Max. Wet Ball Pi:	15
Wet Ball Mill Max Amount	50

P-5 MINOR ARTERIAL STREET SECTION DETIAL



(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTE:

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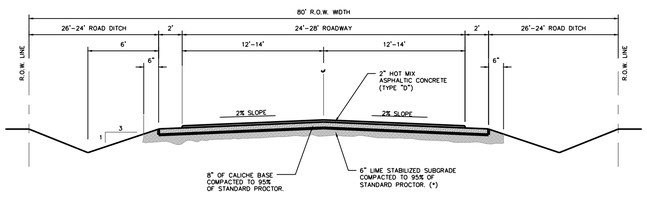
FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
3"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. Pi:	15
Max. Wet Ball Pi:	15
Wet Ball Mill Max Amount	50

P-6 PRINCIPAL ARTERIAL STREET SECTION DETAIL

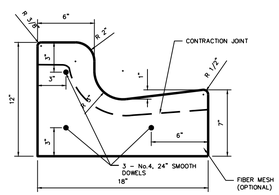


(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

NOTE:

IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER

P-7 RURAL ARTERIAL STREET SECTION DETAIL

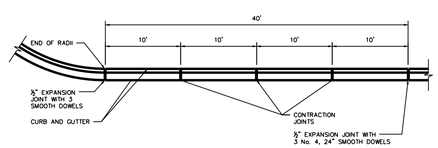


GENERAL NOTES:

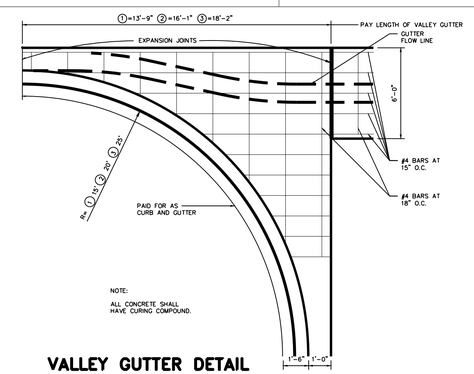
1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAY
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATIONS ITEM 4650. CONSIDERED INCIDENTAL TO CONCRETE WORK.
3. ½"EXPANSION JOINTS REQUIRED AT 40' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.
4. EXPANSION JOINTS SHALL HAVE ½" EXPANSION JOINT MATERIAL AND 3 No.4 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.

CURB AND GUTTER DETAIL

NOT TO SCALE



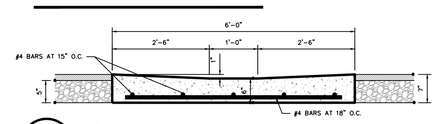
P-8 TYPICAL JOINTS



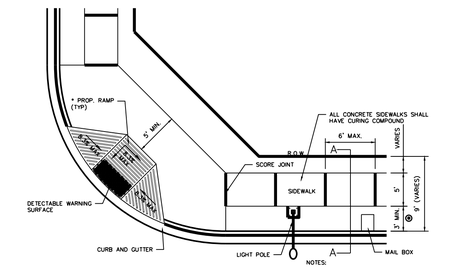
NOTE:

ALL CONCRETE SHALL HAVE CURING COMPOUND.

VALLEY GUTTER DETAIL



P-9 TYPICAL VALLEY GUTTER SECTION



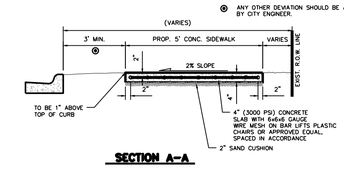
NOTES:

1. SCORE JOINTS ¼" THICKNESS OF SIDEWALK
2. EXPANSION JOINT EVERY 30'
3. JOINT IN CENTER OF SIDEWALK IF OVER 15' WIDE.

⊙ ANY OTHER DEVIATION SHOULD BE APPROVED BY CITY ENGINEER.

* NUMBER RAMPS AND RAMP TYPES MAY VARY WHERE PROPOSED.

PLAN VIEW



SECTION A-A

P-10 TYPICAL CONCRETE SIDEWALK DETAIL

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

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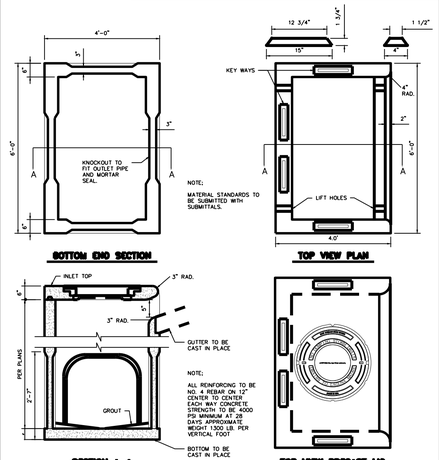
NOT FOR CONSTRUCTION
This document is released for DESIGN REVIEW
only under the authority of RICARDO SALAZAR, P.E., No. 125392 on APRIL. 2024

PAVING DETAILS II
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

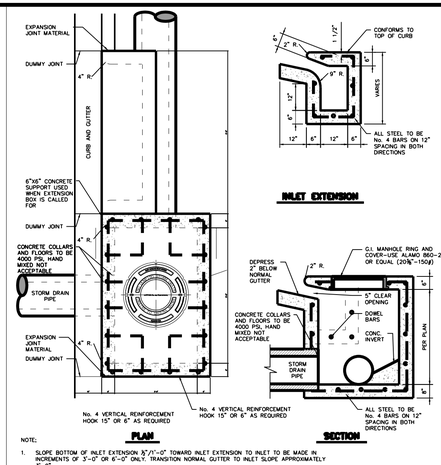
SHEET: 24 OF 24

Date: May 15, 2024, 9:18am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION 3 PROJECTS\DONNA\DONNA DRAWINGS\DETAILS.dwg



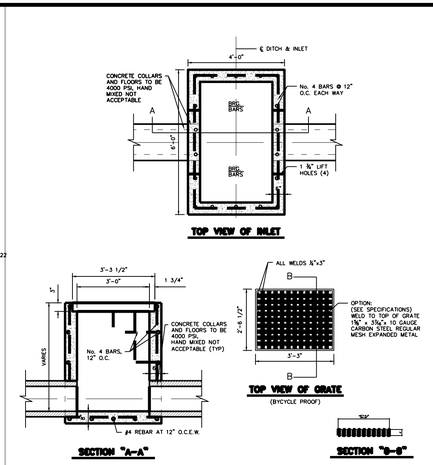
BOTTOM END SECTION — TOP VIEW PLAN — SECTION A-A — TOP VIEW PRECAST LID

D-1 TYPE "A" INLET



INLET EXTENSION — PLAN — SECTION

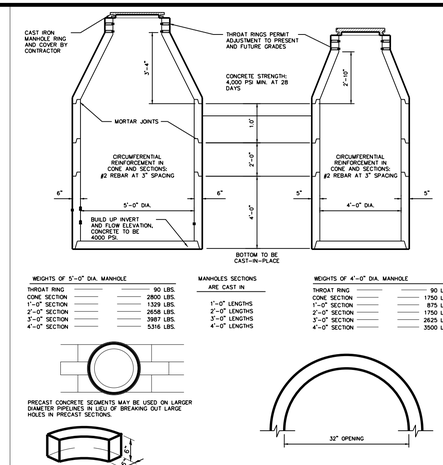
D-2 TYPE "A" INLET WITH EXTENSION



TOP VIEW OF INLET — SECTION "A-A" — TOP VIEW OF GRATE (BICYCLE PROOF) — SECTION "B-B"

D-3 TYPE "C-C" GRATED INLET

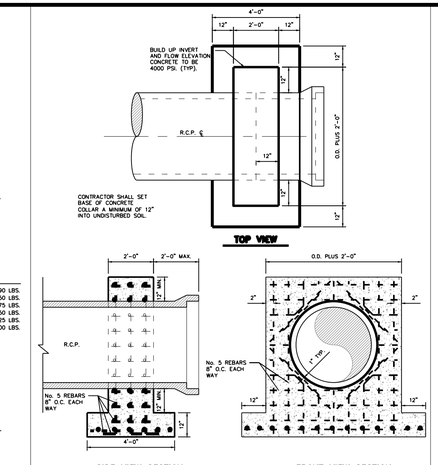
(TWO GRATES PER INLET)



SEGMENTAL BLOCK

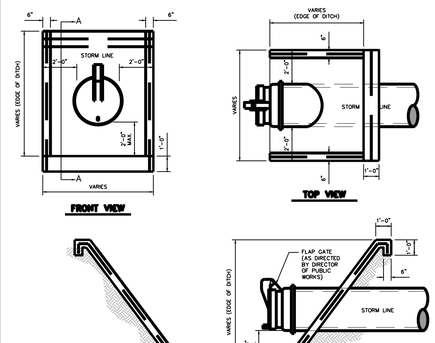
5'-0" DIA. - 15 BLOCKS FULL CIRCLE 4'-0" DIA. - 12 BLOCKS FULL CIRCLE

D-4 PRECAST CONCRETE MANHOLE



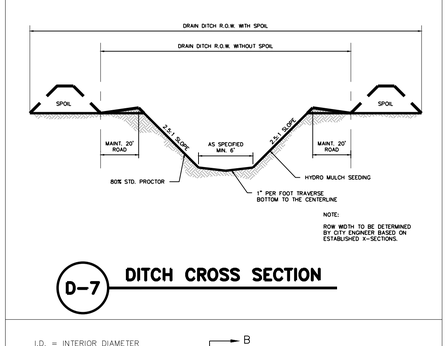
TOP VIEW — SIDE VIEW SECTION — FRONT VIEW SECTION

D-5 CONCRETE PIPE SUPPORT COLLAR

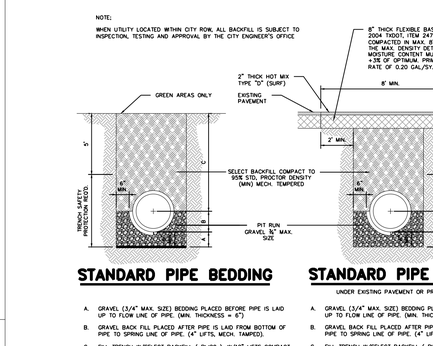


FRONT VIEW — TOP VIEW — SECTION A-A

D-6 DOWN DRAIN STRUCTURE



D-7 DITCH CROSS SECTION



STANDARD PIPE BEDDING — STANDARD PIPE BEDDING (UNDER EXISTING PAVEMENT OR PROP. PAVEMENT)

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

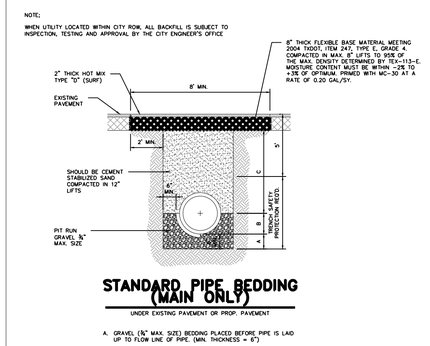
C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE:
THIS IS THE MINIMUM STANDARD ANY DEVIATION WILL REQUIRE A GEOTECHNICAL ENGINEER DESIGN RECOMMENDATION FOR UTILITY TRENCH (SEE MATERIAL LIST).

D-8 STANDARD PIPE BEDDING



STANDARD PIPE BEDDING (MAIN ONLY)

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. GRAVEL (¾" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)

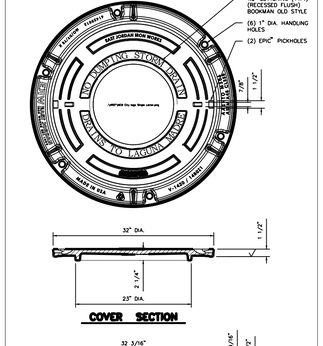
C. FILL TRENCH WITH SAND (12" LIFTS, MECH. TAMPED).

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

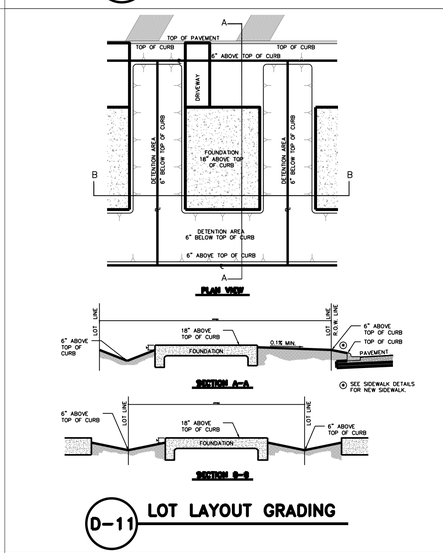
D-9 UTILITY CROSSING AT EXISTING ACTIVE STREET

(STORM SEWER)



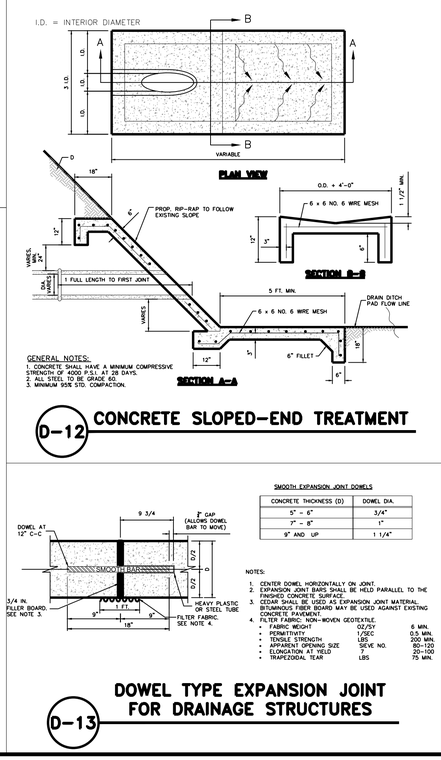
COVER SECTION — FRAME SECTION

D-10 MANHOLE COVER



PLAN VIEW — SECTION A-A — SECTION B-B

D-11 LOT LAYOUT GRADING



PLAN VIEW — SECTION B-B — SECTION A-A

D-12 CONCRETE SLOPED-END TREATMENT

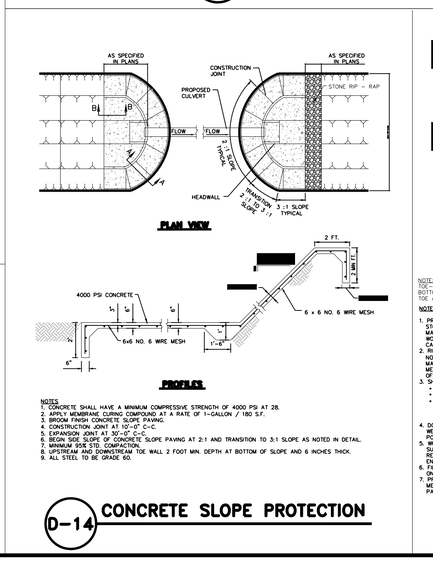
SMOOTH EXPANSION JOINT DOWELS

CONCRETE THICKNESS (D)	DOWEL DIA.
5" - 6"	3/4"
7" - 8"	1"
9" AND UP	1 1/4"

NOTES:
1. CENTER DOWEL HORIZONTALLY ON JOINT.
2. EXPANSION JOINT BARS SHALL BE HELD PARALLEL TO THE FINISHED CONCRETE SURFACE.
3. CEDAR SHALL BE USED AS EXPANSION JOINT MATERIAL. EXPANSION JOINT MATERIAL MAY BE USED AGAINST EXISTING CONCRETE PAVEMENT.
4. FILTER FABRIC: NON-WOVEN GEOTEXTILE.

• FABRIC WEIGHT	OZ/SY	6 MIN.
• PERMITTIVITY	1/SEC	0.5 MIN.
• TENSILE STRENGTH	LBS	200 MIN.
• APPARENT OPENING SIZE	SIEVE NO.	80-120
• ELONGATION AT YIELD	%	20-100
• TRAPEZOIDAL TEAR	LBS	75 MIN.

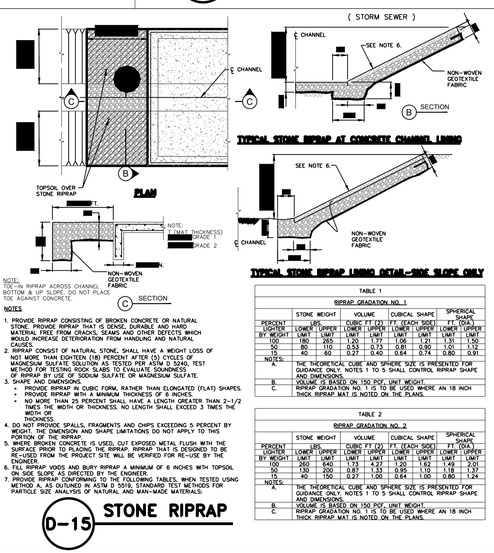
D-13 DOWEL TYPE EXPANSION JOINT FOR DRAINAGE STRUCTURES



PLAN VIEW — PROFILES

NOTES
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28.
2. APPLY MEMBRANE CURING COMPOUND AT A RATE OF 1-GALLON / 180 S.F.
3. BROOM FINISH CONCRETE SLOPE PAVING.
4. CONSTRUCTION JOINT AT 10'-0" C-C.
5. EXPANSION JOINT AT 30'-0" C-C.
6. BEGIN SIDE SLOPE OF CONCRETE SLOPE PAVING AT 2:1 AND TRANSITION TO 3:1 SLOPE AS NOTED IN DETAIL.
7. MINIMUM 95% STD. COMPACTION.
8. UPSTREAM AND DOWNSTREAM TOE WALL 2 FOOT MIN. DEPTH AT BOTTOM OF SLOPE AND 6 INCHES THICK.
9. ALL STEEL TO BE GRADE 60.

D-14 CONCRETE SLOPE PROTECTION



NOTES
1. PROVIDE RIPRAP CONSISTING OF BROKEN CONCRETE OR NATURAL STONE. PROVIDE RIPRAP THAT IS DENSE, DURABLE AND HAS MATERIAL FREE FROM CRACKS, SEAMS AND OTHER DEFECTS WHICH WILL INCREASE DETERIORATION FROM HANDLING AND NATURAL CAUSES.
2. RIPRAP CONSIST OF NATURAL STONE, SHALL HAVE A WEIGHT LOSS OF NOT MORE THAN EIGHTEEN (18) PERCENT AFTER (5) CYCLES OF MAGNESIUM SULFATE SOLUTION AS TESTED PER ASTM D 5240, TEST METHOD FOR TESTING ROCK SLABS TO EVALUATE SOUNDNESS OF RIPRAP BY USE OF SODIUM SULFATE OR MAGNESIUM SULFATE.
3. SHAPE AND DIMENSION:
   - PROVIDE RIPRAP OF SUBE-FORM RATHER THAN ELONGATED (FLAT) SHAPES.
   - PROVIDE RIPRAP WITH A MINIMUM THICKNESS OF 6 INCHES.
   - NO MORE THAN 25 PERCENT SHALL HAVE A LENGTH GREATER THAN 2-1/2 TIMES THE WIDTH OR THICKNESS. NO LENGTH SHALL EXCEED 3 TIMES THE WIDTH OR THICKNESS.
4. DO NOT PROVIDE SPALLS, FRAGMENTS AND CHIPS EXCEEDING 5 PERCENT BY WEIGHT. THE DIMENSION AND SHAPE LIMITATIONS DO NOT APPLY TO THIS MATERIAL PLACED AS FILL.
5. WHERE BROKEN CONCRETE IS USED, CUT EXPOSED METAL FLUSH WITH THE SURFACE PRIOR TO PLACING THE RIPRAP. RIPRAP THAT IS DESIGNED TO BE RE-USED FROM THE PROJECT SITE WILL BE VERIFIED FOR RE-USE BY THE ENGINEER.
6. FILL RIPRAP VOIDS AND BURY RIPRAP A MINIMUM OF 6 INCHES WITH TOPSOIL ON SIDE SLOPE AS DIRECTED BY THE ENGINEER.
7. RIPRAP GRADATION REQUIREMENTS ARE SHOWING TABLES. WHEN TESTED USING METHOD A, AS OUTLINED IN ASTM D 5519, STANDARD TEST METHODS FOR PARTICLE SIZE ANALYSIS OF NATURAL AND MAN-MADE MATERIALS:

TABLE 1

RIPRAP GRADATION NO. 1

PERCENT LIGHTER BY WEIGHT	STONE WEIGHT LBS. LOWER LIMIT	STONE WEIGHT LBS. UPPER LIMIT	VOLUME CUBIC FT (3) LOWER LIMIT	VOLUME CUBIC FT (3) UPPER LIMIT	CUBICAL SHAPE FT (EACH SIDE) LOWER LIMIT	CUBICAL SHAPE FT (EACH SIDE) UPPER LIMIT	SPHERICAL SHAPE FT (DIA.) LOWER LIMIT	SPHERICAL SHAPE FT (DIA.) UPPER LIMIT
100	180	360	1.20	1.72	1.06	1.20	1.3	1.50
50	80	110	0.53	0.73	0.81	0.90	1.01	1.12
10	40	60	0.27	0.40	0.64	0.74	0.80	0.91

NOTES:
A. THE THEORETICAL CUBE AND SPHERE SIZE IS PRESENTED FOR GUIDANCE ONLY. NOTES 1 TO 5 SHALL CONTROL RIPRAP SHAPE AND DIMENSIONS.
B. VOLUME IS BASED ON 150 PCF UNIT WEIGHT.
C. RIPRAP GRADATION NO. 1 IS TO BE USED WHERE AN 18 INCH THICK RIPRAP MAT IS NOTED ON THE PLANS.

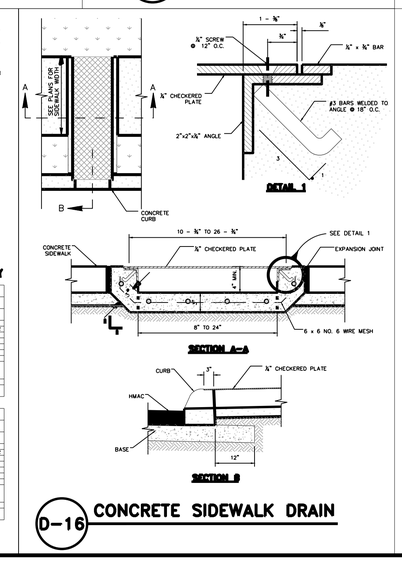
TABLE 2

RIPRAP GRADATION NO. 2

PERCENT LIGHTER BY WEIGHT	STONE WEIGHT LBS. LOWER LIMIT	STONE WEIGHT LBS. UPPER LIMIT	VOLUME CUBIC FT (3) LOWER LIMIT	VOLUME CUBIC FT (3) UPPER LIMIT	CUBICAL SHAPE FT (EACH SIDE) LOWER LIMIT	CUBICAL SHAPE FT (EACH SIDE) UPPER LIMIT	SPHERICAL SHAPE FT (DIA.) LOWER LIMIT	SPHERICAL SHAPE FT (DIA.) UPPER LIMIT
100	60	140	0.40	0.67	0.74	0.87	0.91	1.07
50	15	200	0.07	1.33	0.55	1.10	1.18	1.37
10	40	150	0.27	1.00	0.64	1.00	0.80	1.24

NOTES:
A. THE THEORETICAL CUBE AND SPHERE SIZE IS PRESENTED FOR GUIDANCE ONLY. NOTES 1 TO 5 SHALL CONTROL RIPRAP SHAPE AND DIMENSIONS.
B. VOLUME IS BASED ON 150 PCF UNIT WEIGHT.
C. RIPRAP GRADATION NO. 1 IS TO BE USED WHERE AN 18 INCH THICK RIPRAP MAT IS NOTED ON THE PLANS.

D-15 STONE RIPRAP



D-16 CONCRETE SIDEWALK DRAIN

TRIMAD
TEXAS FIRM No. F-18526
1803 MOZELLE ST. PHARR, TEXAS 78577
PH. (956) 688-8860
RSALAZAR@TRIMADSTX.COM
JPEREZ@TRIMADSTX.COM

PRELIMINARY
NOT FOR CONSTRUCTION
This document is released for DESIGN REVIEW
only under the authority of RICARDO SALAZAR, P.E., No. 125392 on APRIL. 2024

STORM DRAINAGE DETAILS
MIDWAY ESTATES
DONNA, TEXAS

PROJ. NO.: 22.003
DESIGNED: SR
DRAWN: CAD

SHEET: 24 OF 24

Date: May 15, 2024, 9:18am User ID: Engineer 4
File: Y:\CADD\CIVIL 3D\SUBDIVISION PROJECTS\DONNA\DONNA\DRAWINGS\DETAILS.dwg

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-621

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of James Robles on Ordinance 2024-21 to rezone 412 E 18th St., also being Lot 1, Uptown Subdivision, Weslaco, Hidalgo County, Texas from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-21. Possible action. Item will require a 3/4 vote. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-2 Secondary Highway Business District. Twelve (12) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on surrounding area.

Attachments, if any:
412 E 18th - Memo, 412 e 18th st -Application, Notice and Radius Map, Petitions against, 412 E 18th- Aerial, O2024-21 rezone 412 E 18th

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 412 E 18th St

DATE: July 5, 2024

The property is currently being used as commercial use for a doctor's office. Applicant contacted staff in order to operate an event center it was at that time that staff discovered the property was not zoned correctly. To proceed with the applicants, request for an event center the owner must first change the zoning of the property. Staff has received petitions against the rezone request that has met the 20% of the property owners notified. The Planning & Zoning Commission recommended approval based on the surrounding area and the current use of the property.

Thank you,

Rebekah de la Fuente, CFM

RECEIVED
MAY 0 9 2024
BY: .....

APPLICATION FOR REZONING

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

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

FILE NO. RZNE-000636-2024

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Uptown Lot 1 Block

Subdivision Name

Street Address 412 E. 18th Weslaco, Tx. 78596

Existing Zoning Residential Existing Land Use Residential

Proposed Zoning Commercial Proposed Land Use Commercial

✓ $305.00 non-refundable filing fee.

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

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

City and school tax receipts attached.

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

APPLICANT

Name James Robles Phone (915) 929-9904

Address 412 E. 18th Fax: (956) 854-4884

City Weslaco State TX Zip Code 78596 E-Mail: jmsrbls6@gmail.com

OWNER

Name James Robles Phone 915-929-9904

Address 412 E. 18th Fax: 956-854-4884

City Weslaco State TX Zip Code 78596 E-Mail: jmsrbls6@gmail.com

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

Signature _____ Date 5/9/24
Owner

Signature _____ Date _____
Applicant

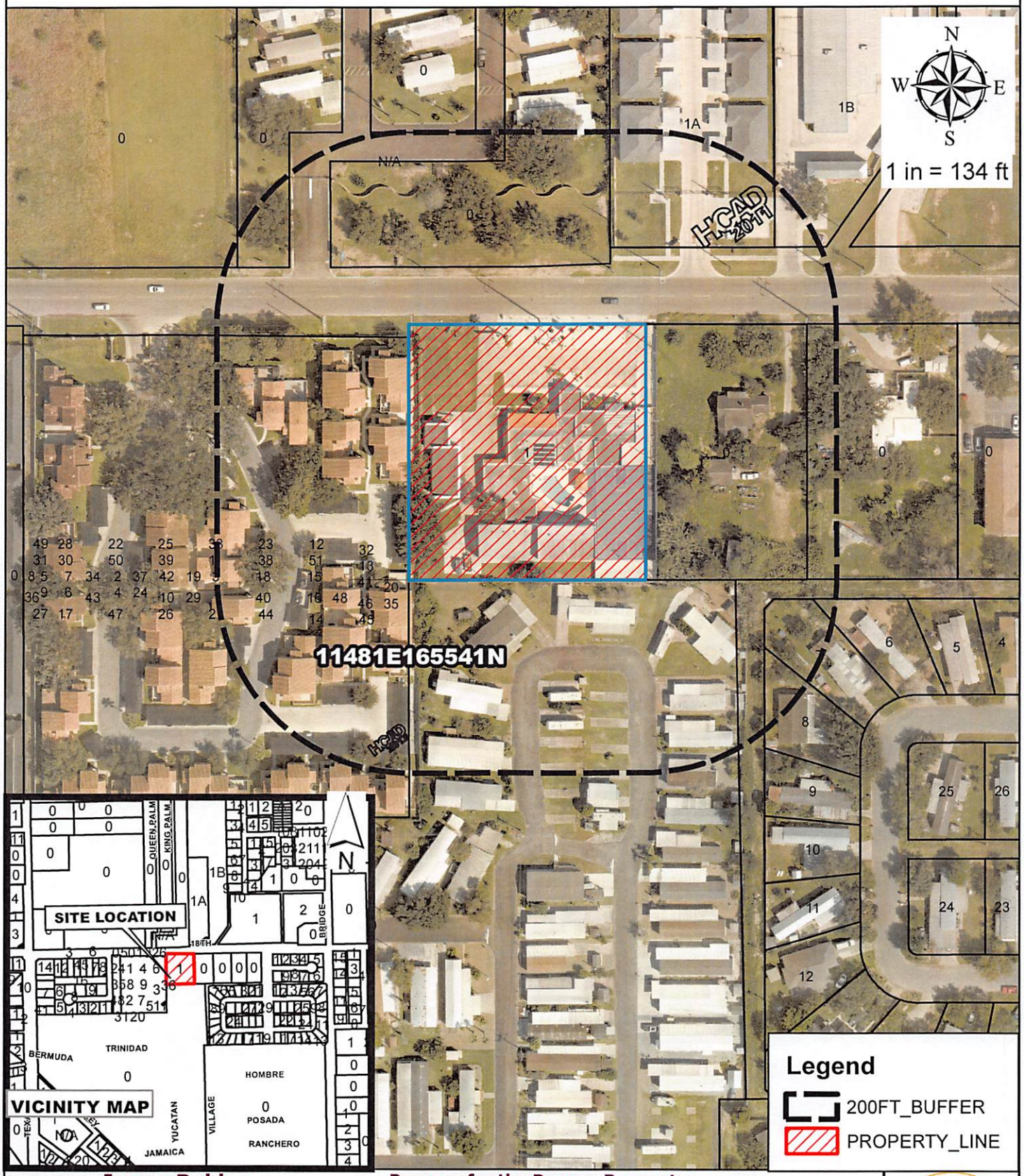
Signature _____ Date _____
Authorized Agent

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



James Robles
412 E 18th st.
Uptown

Purpose for the Rezone Request

Existing zoning: R-1
Existing land use: Commercial office
Prop Zone: B-2

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

CANTU ROGELIO & CARMEN 804 N LOUISIANA AVE WESLACO TX 78596	T6700-00-001-0006-00 TRAILS END EAST-MOBILE HOME BLK 1 510 W LOOP 19TH ST	L: 39600 B: 19041
SALDIVAR RAUL 512 W LOOP 19TH ST WESLACO TX 78596	T6700-00-001-0007-00 TRAILS END EAST-MOBILE HOME BLK 1 512 W LOOP 19TH ST	L: 39600 B: 17083
LOPEZ EUGENIO & ESMERALDA L 4804 MILE 9 N MERCEDES TX 78570	T6700-00-001-0008-00 TRAILS END EAST-MOBILE HOME BLK 1 514 W LOOP 19TH ST	L: 39600 B: 16428
JAMES ROBLES 412 E 18TH ST WESLACO, TX 78596	U2075-00-000-0001-00 UPTOWN LOT 1 412	L: 412514 B: 709293
SALINAS EUSEBIA ANGEL URCULLU 1715 S TEXAS BLVD WESLACO TX 78596	W3800-00-680-0000-64 WEST TRACT-E522.92'-W828.95'-S390' ' FT 680 4.13AC GR 3.77AC NET 225 E 18TH ST	L: 77285 B: 0
MHC LEISURE WORLD LLC ATTN: EQUITY LIFESTYLE PROP INC TWO NORTH RIVERSIDE PLZ STE 800 CHICAGO IL 60606	W3800-00-685-0000-99 WEST TRACT W18AC-S34AC-FT 685 A LEISURE WORLD M/H PARK 28.68AC 400 E 18TH ST	L: 582061 B: 1914800
MHC TRAILS END LLC ATTN: EQUITY LIFESTYLE PROP INC STE 800 TWO N RIVERSIDE PLAZA CHICAGO IL 60606	W3800-00-751-0000-12 WEST TRACT 41.12AC-FT 751 & 2.13AC-FT AILS END TR PK 43.25AC 2000 S TEXAS BLVD	L: 1883970 B: 1015385
HUEFNER THOMAS JOHN 414 E 18TH ST WESLACO TX 78596	W3800-00-751-0000-84 WEST TRACT NE1.14AC FT 751 414 E 18TH ST	L: 77636 B: 77288
MUNOZ JOSE L & AUDREY M 207 AUDREY DR WESLACO TX 78596	W3800-00-752-0000-00 WEST TRACT E148'-W452.60'-N295' FT 752 416 E 18TH ST	L: 68102 B: 198455
REGENCY ON 18TH LLC PO BOX 40003 SOUTH PADRE ISLAND TX 78597	R1690-02-000-001A-00 REGENCY NO. 2 LOT 1A 413 E 18TH ST	L: 177587 B: 1447413
SECURCARE MOVEIT MCALLEN LLC 8350 N CENTRAL EXPY #430 DALLAS TX 75206	R1690-02-000-001B-00 REGENCY NO. 2 LOT 1B 417 E 18TH ST	L: 343438 B: 2675872
RST TEXAS REAL ESTATES LLC 1709 EAST PIKE BOULEVARD WESLACO TX 78599	V3625-00-000-0002-00 VILLA ESCONDIDA CONDOMINIUM PH 1	L: 26219 B: 69309

REAL ESTATE
INVESTMENT
G·R·O·U·P

RE: Rezoning - 412 E. 18th Street July,3rd, 2024

Planning Department,

As owners and Operators of RST Texas Real Estate, LLC, owners of the Villa Escondida Town Homes Development at 318 E 18th Street.

We write this to express strong opposition to changing the zoning for 18th Street. Specifically reference 412 E. 18th Street, as proposed in notification sent by the City Planning Department.

As identified on the Map document sent by the Planning Department, it is evident that everything around this area is residential and zoned accordingly.

The Villa Escondida Town Homes Development is a recent Multi-Million Dollar investment in Weslaco. One of the outstanding features that we offer to our Residents (that come not only from Weslaco, but from McAllen and Harlingen because of what the place has to offer), it is a quiet residential peaceful environment.

This investment was done in good faith that the zoning would be respected given the nature of the investment.

Any rezoning will have a direct impact on current and future residents which in turn will have a direct financial impact both short term and long term to RST Texas Real Estate, LLC.

We ask that you please confirm that rezoning will not be considered and provide assurance to the current investors that we made the right choice to invest in Weslaco.

Cecilia Orozco
Property Manager
RST Texas Real Estate, LLC

1709 E. Pike Blvd. – Weslaco, TX 78599 – P 956 375- 2332 – F 956 447- 4119

From:	Merrie Jo Shanafelt
To:	Flor Acuna
Subject:	Rezone request
Date:	Wednesday, July 3, 2024 7:46:53 AM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My husband and I respectfully request the opportunity to address the Weslaco Planning and Zoning Commission at the public hearing July 3, 2024 regarding the application of James Robles to rezone Lot 1, 412 East 18th Street from R-1 to B-2.

Sincerely

Terry and Merrie Jo Shanafelt
400 East 18th Street #714
Weslaco, TX

815-590-2015

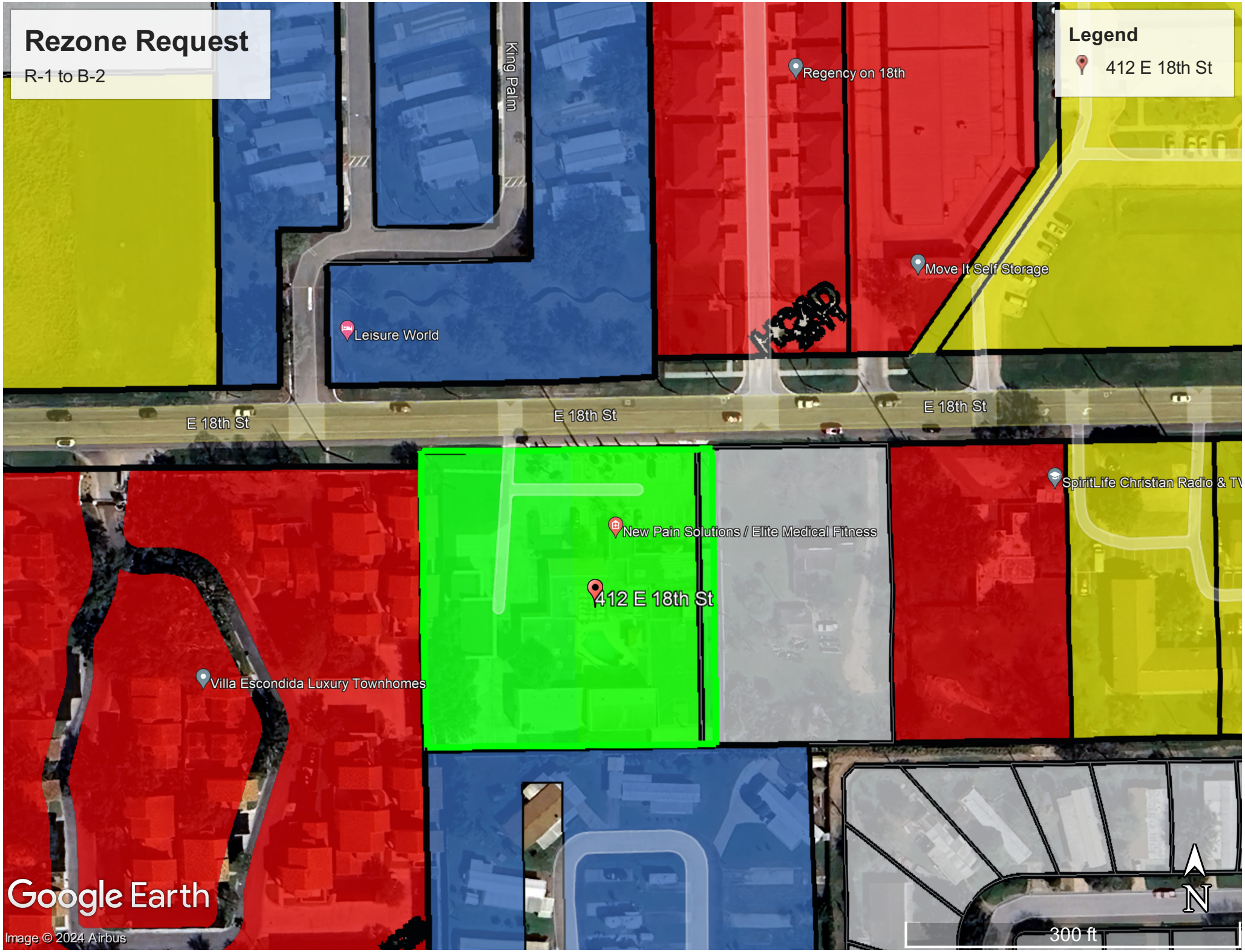
From: james robles
To: Flor Acuna
Subject: to attend meeting on july 3 public hearing
Date: Tuesday, July 2, 2024 1:56:33 PM

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open/download any attachments unless you recognize the sender and know the content is safe.

James Robles and Lucy Robles 412 E 18th street weslaco tx 78596 phone 9159299904 cell..wish to attend meeting public hearing

--
Thank You,

James Robles, M.D.


Rezone Request
R-1 to B-2
Legend
412 E 18th St
King Palm
Regency on 18th
Move It Self Storage
Leisure World
E 18th St
E 18th St
E 18th St
SpiritLife Christian Radio & TV
New Pain Solutions / Elite Medical Fitness
412 E 18th St
Villa Escondida Luxury Townhomes
Google Earth
Image © 2024 Airbus
300 ft
N

ORDINANCE NO. 2024-21

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 412 E 18TH ST., ALSO BEING LOT 1, UPTOWN SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS FROM R-1 ONE-FAMILY DWELLING DISTRICT TO B-2 SECONDARY HIGHWAY BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-2 Secondary Highway Business District located at 412 E 18th St., also being Lot 1, Uptown Subdivision, Weslaco, Hidalgo County, Texas.

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

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

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

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-622

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Chris Fann on Ordinance 2024-22 to rezone 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas from R-2 Duplex and Apartment District to I- Industrial District and authorize the Mayor to execute any related documents. First reading of Ordinance 2024-22. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-2 Duplex and Apartment District to I- Industrial District. Thirteen (13) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on surrounding area.

Attachments, if any:
2515 E Sugarcane Dr.- Memo, 2515 e sugarcane -Application, Notice and Radius Map, 2515 E Sugarcane- Aerial, O2024-22 rezone 2515 E Sugarcane

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Rezone- 2515 E Sugarcane Dr.

DATE: July 5, 2024

The proposed use of the property will be for a warehouse. Staff has not received any petitions for or against the rezone request. The Planning & Zoning Commission recommended approval based on surrounding land use.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-000644-2024

FILE NO. _____

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

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 2 Block _____

Subdivision Name J. O. W

Street Address 2515 E Sugarcane

Existing Zoning Multi - family Existing Land Use vacant

Proposed Zoning industrial Proposed Land Use Warehouse

_____ $305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Chris fann Phone 956-207-3636

Address 605 S Border Fax: _____

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

OWNER

Name Fanntastic investment LLC Phone 956-207-3636

Address 605 S Border Fax: _____

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

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

Signature Chris Fann Date 05/23/2024
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

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

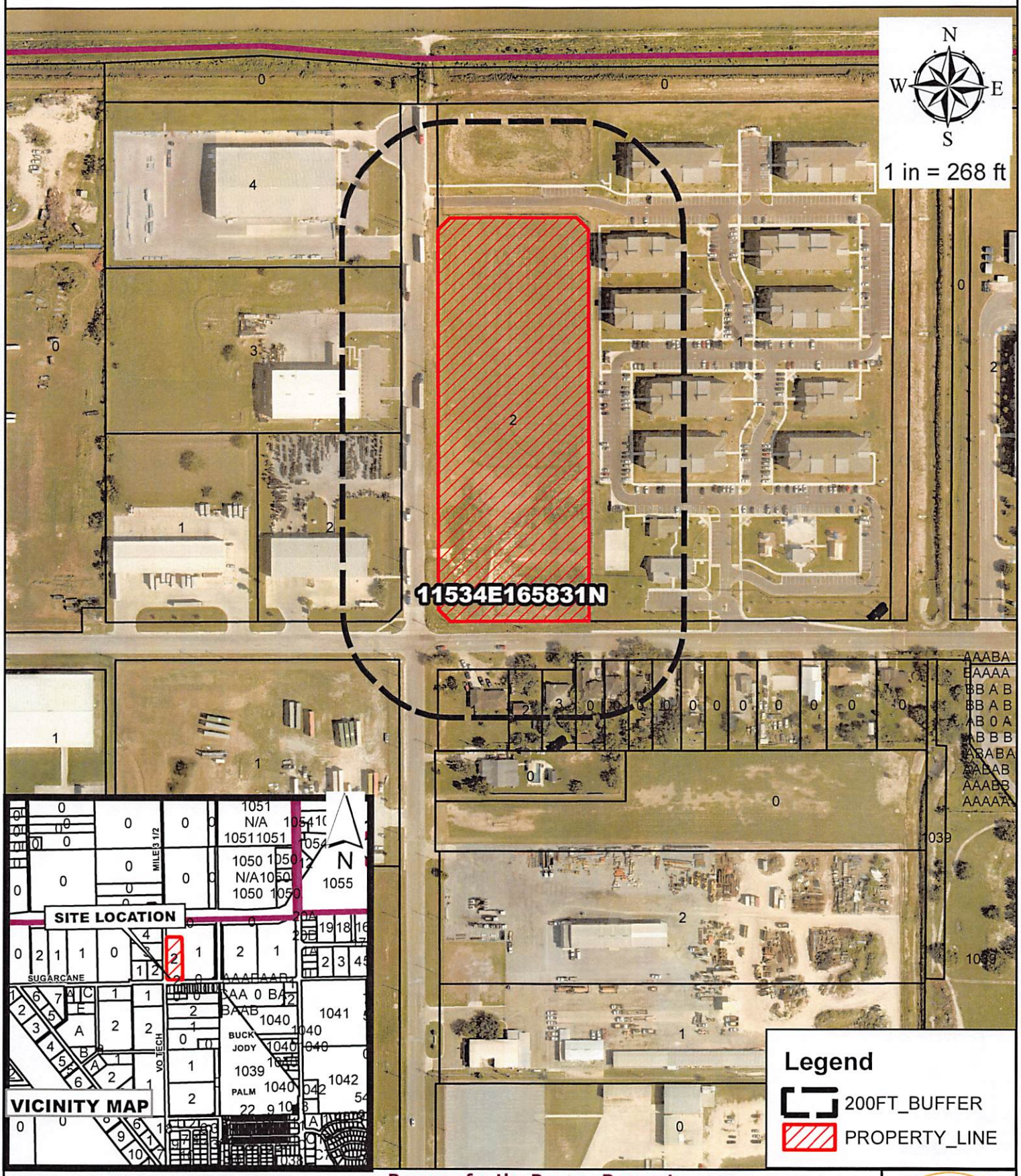
Please do not alter this application.

Revised Form December 6, 2016

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



CHRIS FANN
2515 E. SUGARCANE
J.O.W

Purpose for the Rezone Request

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

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

MID VALLEY TRAILER REPAIR INC 2429 N VO TECH WESLACO TX 78599	M4010-00-001-0001-00 MID-VALLEY INDUSTRIAL PARK LOT 1 BLK 0 VO-TECH DR	L: 447738 B: 380248
GARCIA GERARDO JR 2510 E SUGARCANE DR WESLACO TX 78599	W3800-00-001-0000-07 WEST TRACT E50'-W433.34'-N208.71 FT 1 21AC NET 0 E SUGAR CANE	L: 29735 B: 71148
CAZARES LEONZO JR & ORALIA 2528 E SUGAR CANE DR WESLACO TX 78599	W3800-00-001-0000-08 WEST TRACT E60'-W543.34'-N208.71' FT 1 0 MILE 3 1/2 W	L: 41062 B: 45715
GARCIA GERARDO JR GERARDO SR & ESTELA GARCIA 2510 E SUGAR CANE DR WESLACO TX 78599	W3800-00-001-0000-11 WEST TRACT E60'-W384'-N209' FT 1 2510 E SUGAR CANE DR	L: 35398 B: 109602
AGUIRRE GRACIELA 2518 E SUGAR CANE DR WESLACO TX 78599	W3800-00-001-0000-22 WEST TRACT E50'-W483.14'-N208.71 FT 1 21AC NET 0 MILE 3 1/2 W	L: 29735 B: 64155
AGH GROUP LTD ATTN: MARCO A GUDINO 1515 SAHARA DRIVE WESLACO TX 78596	M4011-07-000-0003-00 MID VALLEY INDUSTRIAL PARK 7 LOT 3	L: 855600 B: 287780
L & W SUPPLY CORPORATION 1 ABC PKWY BELOIT WI 53511	M4011-07-000-0004-00 MID VALLEY INDUSTRIAL PARK 7 LOT 4 2711 VO-TECH DR	L: 852340 B: 986700
CG BF WESLACO TX LLC ATT BRIDGESTONE AMERICAS INC. 535 MARRIOTT DRIVE NASHVILLE TN 37214	M4011-07-000-0002-00 MID VALLEY INDUSTRIAL PARK 7 LOT 2 0 MI 9 N & MI 3 1/2 WEST	L: 472288 B: 705898
SAENZ JUAN R & ANGELITA 2502 E SUGAR CANE DR WESLACO TX 78599	S0021-00-000-0001-00 SAENZ ESTATES LOT 1	L: 75409 B: 89567
SAENZ JUAN R & ANGELITA 2502 E SUGAR CANE DR WESLACO TX 78599	S0021-00-000-0002-00 SAENZ ESTATES LOT 2	L: 50188 B: 13300
SAENZ JUAN R & ANGELITA 2502 E SUGAR CANE DR WESLACO TX 78599	S0021-00-000-0003-00 SAENZ ESTATES LOT 3	L: 50188 B: 76618
HIDALGO HOUSING DEV CORP 1800 N TEXAS BLVD WESLACO, TX 78599	J1855-00-000-0001-00 J.O.W LOT 1 2615 E sugarcane	L: 0 B: 0

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

FANNTASTIC INVESTMENTS LLC PO BOX 127 WESLACO, TX 78599	J1855-00-000-0002-00 J.O.W LOT 2 2515	L: B:	0 0

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, SOUTH TEXAS COLLABORATIVE FOR HOUSING DEVELOPMENT, AS OWNERS OF THE 26.33 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE J.O.W. SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREON.

WE, CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §212.012 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: SOUTH TEXAS COLLABORATIVE FOR HOUSING DEVELOPMENT — DATE: 12-11-2019

OWNER: SOUTH TEXAS COLLABORATIVE FOR HOUSING DEVELOPMENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Sergio K. Palacio KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF December 2019.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

CITY OF MCALLEN

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN EXCEPT FOR APPROVALS REQUIRED BY VARIANCE.

CHAIRMAN PLANNING AND ZONING COMMISSION — DATE: 12/12/2019

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN EXCEPT FOR APPROVALS REQUIRED BY VARIANCE.

MAYOR, CITY OF MCALLEN — DATE: 12/12/19

ATTEST: CITY SECRETARY

CERTIFICATION OF PLAT APPROVAL
HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9

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

DATED THIS 11th DAY OF December 2019

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDCO #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDCO #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER UPON THE LAND WAS IN AGRICULTURE USE.
3. HIDCO #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE OR QUALITY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
4. HIDCO #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWERS OR SYSTEMS WITH DESIGNS ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATION.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

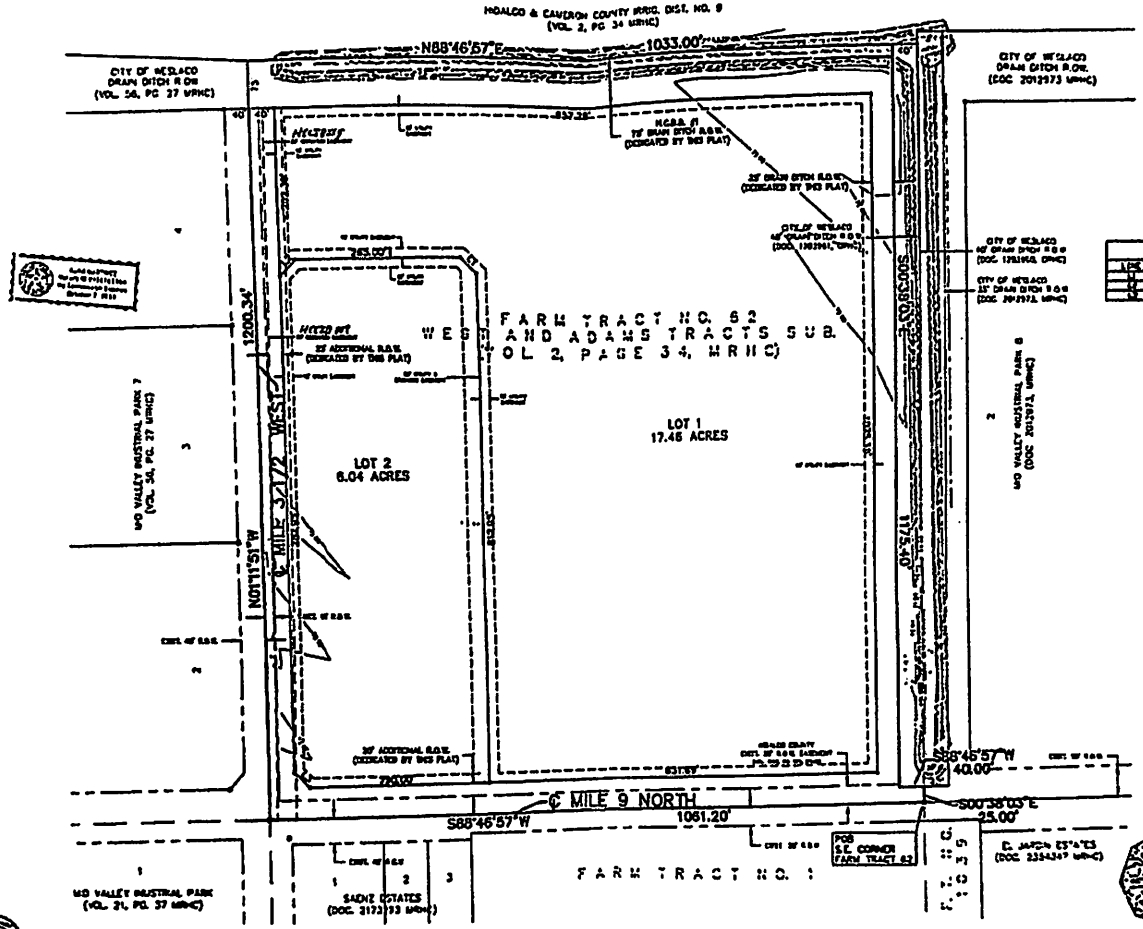
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURE DESIGNED ARE APPROPRIATE FOR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

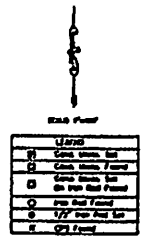
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: — DATE: 12/12/19
CHIEF ENGINEER

COUNTY CLERK'S RECORDING CERTIFICATE

I, LARRY LONGORIA JR., COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT 8:00 O'CLOCK A.M. ON _____ AND AS RECORDED IN BOOK _____ PAGE(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ HIDALGO COUNTY, TEXAS ON _____ A.D., 20__.

COUNTY CLERK





VICINITY MAP
SCALE: 1" = 2000'

LINE TABLE

LINE	LENGTH	BEARING
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]

NOTES AND BOUNDS

[illegible]

SURVEYOR'S CERTIFICATE

I, [illegible], A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY HAS BEEN PERFORMED FROM FIELD NOTES PREPARED UNDER MY DIRECTION AND THAT THE ACTUAL SURVEY OF THE PROPERTY HAS BEEN PERFORMED ON THE GROUND, AND THAT THE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AS REFLECTED ON THIS PLAT.

12/-/19
DATE

OWNER'S CERTIFICATE

I, [illegible], A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE DRAINAGE DESIGN HAS BEEN MADE IN THE PLAN, TO THE BEST OF MY KNOWLEDGE.

12/-/19
DATE

NOTES:

1.) THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO COMMUNITY PANEL NUMBER 480334-0450-C, MAP REVISED JUNE 6, 2000, AS PREPARED BY FEMA, BASED ON GRAPHICAL REPRESENTATION.

2.) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 1983, TEXAS SOUTH ZONE.

3.) SUBJECT TO TITLE COMMITMENT OF NO. 1814320348. OTHER INTERESTS MAY EXIST.

4.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE COVERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

5.) STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

6.) A 6 FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON ISSUANCE OF BUILDING PERMIT.

7.) MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT 25'
REAR 25'
SIDE 6'

8.) LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

9.) IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MCALLEN, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 164,163 CUBIC FEET OR 3.77 ACRE-FEET. 3.3 ACRE-FT WILL PROVIDED ON LOT 1 AND THE REMAINDER WILL BE PROVIDED ON LOT 2 AT TIME OF DEVELOPMENT. AN APPROVED STORM WATER RETENTION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

10.) NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS.

FINAL PLAT
J.O.W. SUBDIVISION

BEING 26.33 ACRES OF LAND, MORE OR LESS, CONSISTING OF FARM TRACT SIXTY-TWO (62), WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT A 1.679 ACRE TRACT PREVIOUSLY CONVEYED FROM JAMES O. WILSON AND WIFE, FRANCES H. WILSON TO THE CITY OF MCALLEN, ACCORDING TO THE DEED RECORDED IN DOCUMENT NO. 1313041, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

ALPHA INFRASTRUCTURE Engineering PLLC

JCS ENGINEERING AND SURVEYING

Rezone Request
R-2 to I
Legend
2515 E Sugarcane Dr
L&W Supply - Weslaco, TX
IDEA Weslaco
Primrose Village Apartments
Southern Tire Mart
2515 E Sugarcane Dr
Mile 9 N Rd
Mile 9 N Rd
Basil Dr
Rosemary Dr
N
1000 ft
Google Earth
Image © 2024 Airbus

ORDINANCE NO. 2024-22

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2515 E SUGARCANE DR., ALSO BEING LOT 2, J.O.W. SUBDIVISION, WESLACO, HIDALGO COUNTY, TEXAS FROM R-2 DUPLEX AND APARTMENT DISTRICT TO I- INDUSTRIAL DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-2 Duplex and Apartment District to I- Industrial District located at 2515 E Sugarcane Dr., also being Lot 2, J.O.W. Subdivision, Weslaco, Hidalgo County, Texas.

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

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

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

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Juan E. Gonzalez, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-625

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Arturo Ramos to approve a Conditional Use Permit to operate an event center at 709 Angelita St., also being Lots 23-25, Pueblo Amistad Subdivision, Weslaco, Hidalgo County, Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Fifteen (15) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
709 angelita- event center - Memo, 709 Angelita-Application, Notice and Radius Map, 709 Angelita - Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 709 Angelita St

DATE: July 5, 2024

The applicant is proposing to obtain a permit for an event center and the site will be used to host small events. Staff has not received any petitions for against this item from the surrounding property owners. The Planning & Zoning Commission recommended approval.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

USE-000638-2024

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.

RECEIVED
MAY 16 2024
BY:

PROPOSED PROJECT

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

Lot 23,24,25 Block

Subdivision Name Pueblo Amistad Subdivision

Street Address 709 Angelita st Suite A

Existing Zoning Commercial Existing Land Use

Purpose for the Conditional Use Permit Request 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 Arturo Ramos Phone 956-246-6979

Address 6400 N FM88 Fax:

City Weslaco State TX Zip Code 78599 E-Mail: artyramos@yahoo.com

OWNER

Name Arturo Ramos Phone 956-246-6979

Address 6400 N FM88 Fax:

City Weslaco State TX Zip Code 78599 E-Mail: artyramos@yahoo.com

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

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

Yes_____ No ✓_____

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

Signature _____ Date 5/16/24
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____ Payment Received By _____ Date Paid_____

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

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

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

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

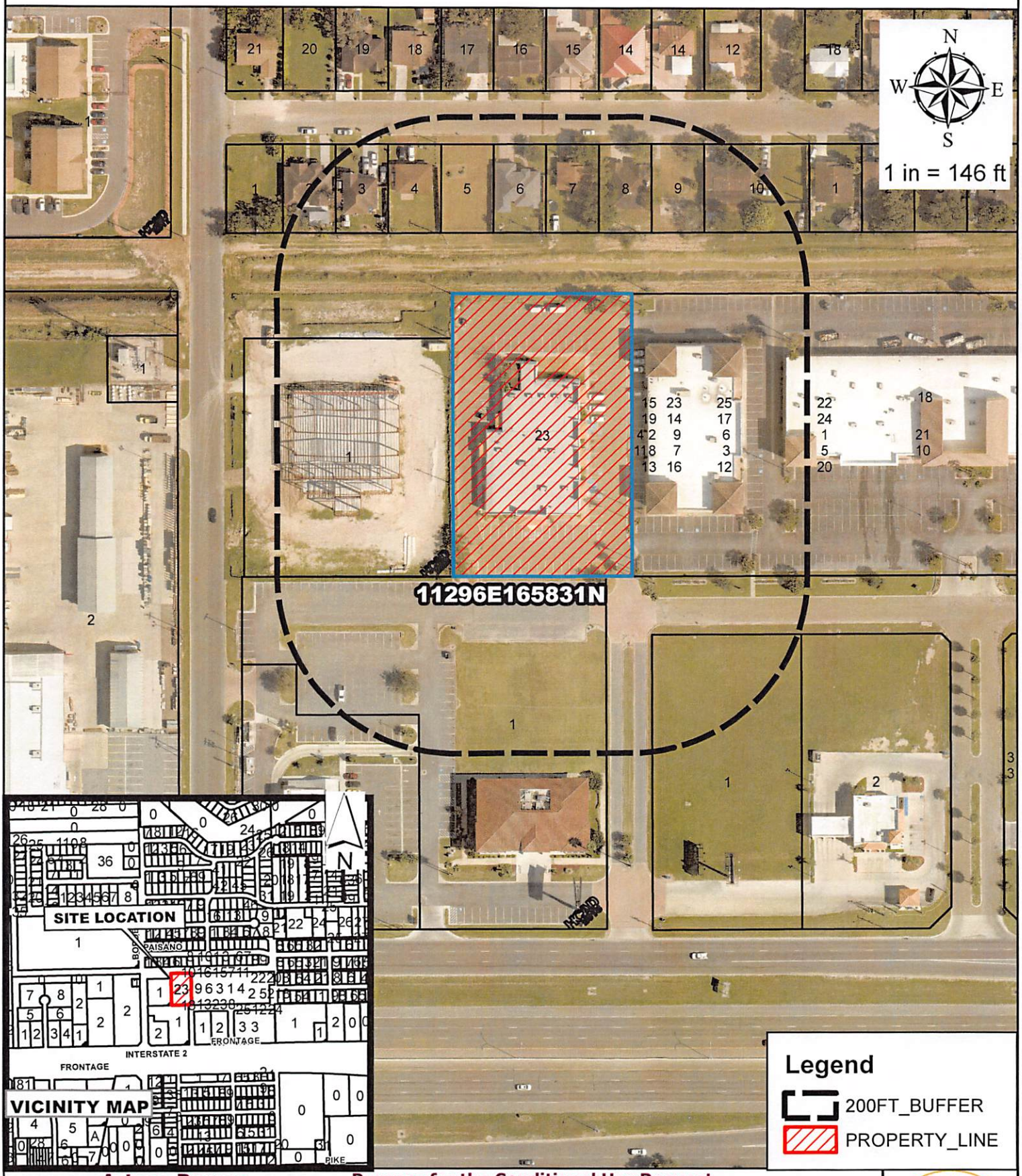
Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

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

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Arturo Ramos
709 Angelita St. Ste A
Pueblo Amistad

Purpose for the Conditional Use Request

Existing zoning:	B-2
Existing land use:	Commercial building
Prop CUP:	Event Center

City of Weslaco Code Enforcement Dept.

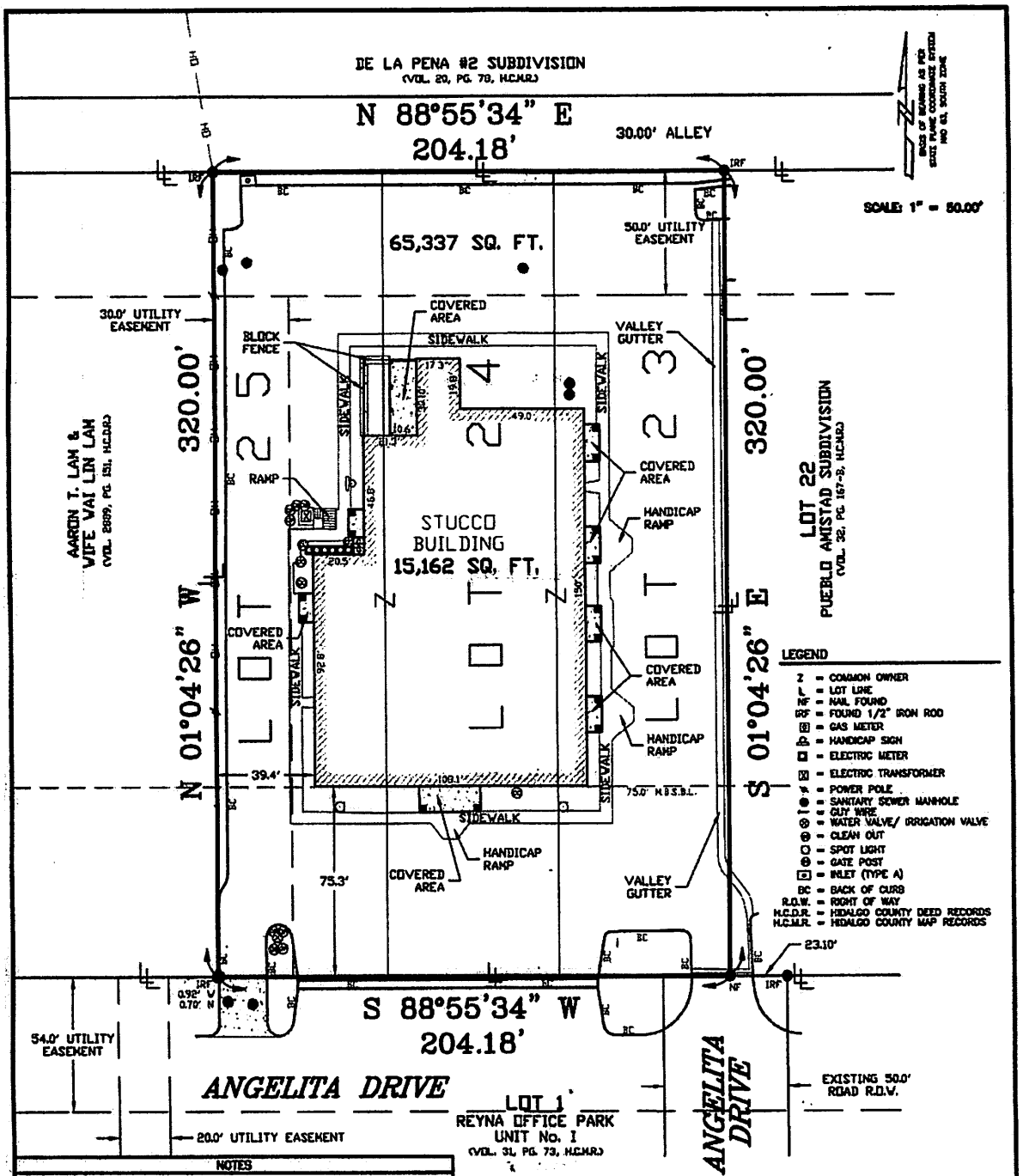
JUN 4, 2024

RAMIREZ ROMEO JR & NORMA I 815 W PAISANO LN WESLACO TX 78599	D2200-02-001-0002-00 DE LA PENA NO. 2 LOT 2 BLK 1 815 PAISANO LN	L: 34800 B: 121388
DOMINGUEZ JOSEPH C 811 W PAISANO LN WESLACO TX 78599	D2200-02-001-0003-00 DE LA PENA NO. 2 LOT 3 BLK 1 811 W PAISANO LN	L: 34800 B: 109423
ALVARADO REY 805 W PAISANO LN WESLACO TX 78599	D2200-02-001-0004-00 DE LA PENA NO. 2 LOT 4 BLK 1 805 PAISANO LN	L: 34800 B: 78749
CAMACHO SANDRA 6129 VICTORIA AVE PENNSAUKEN NJ 8109	D2200-02-001-0005-00 DE LA PENA NO. 2 LOT 5 BLK 1	L: 34800 B: 0
VALDES RUDDY 1631 NW 144TH WAY PEMBROKE PNES FL 33028	D2200-02-001-0006-00 DE LA PENA NO. 2 LOT 6 BLK 1 511 PAISANO LN	L: 34800 B: 196171
VILLAGOMEZ GUADALUPE & ADALIA 715 W PAISANO LN WESLACO TX 78599	D2200-02-001-0007-00 DE LA PENA NO. 2 LOT 7 BLK 1 715 PAISANO LN	L: 34800 B: 92316
MARTINEZ JOSE L & HILDA 2738 S HOMAN AVE CHICAGO IL 60623	D2200-02-001-0008-00 DE LA PENA NO. 2 LOT 8 BLK 1 711 PAISANO LN	L: 34800 B: 167860
MARTINEZ JOSE L & HILDA 2738 S HOMAN AVE CHICAGO IL 60623	D2200-02-001-0009-00 DE LA PENA NO. 2 LOT 9 BLK 1	L: 34800 B: 0
RAMOS MARIO SR & MIGUEL ANGEL PO BOX 8394 WESLACO TX 78599	D2200-02-001-0010-00 DE LA PENA NO. 2 LOTS 10 & 11 BLK 1 701 PAISANO LN	L: 48450 B: 105123
R & A REAL ESTATE INVESTMENTS 6400 N FM 88 WESLACO TX 78599	P9275-00-000-0023-01 PUEBLO AMISTAD LOTS 23-25 709 ANGELITA DR	L: 652800 B: 744950
LONE STAR NATIONAL BANK 100 W FERGUSON ST PHARR TX 78577	P9275-02-000-0001-00 PUEBLO AMISTAD PH 2 LOT 1 700 W EXPRWY 83	L: 908353 B: 0
REYNA FAMILY LAND DEV LTD 702 W EXPRESSWAY 83 STE 100 WESLACO TX 78599	R2432-01-000-0001-00 REYNA OFFICE PARK UT 1 (REPLAT) LOT 702 W EXPRWY 83	L: 1587221 B: 277428

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

MID-VALLEY PATHOLOGY LABORATORIES PLLC PO BOX 5960 MCALLEN TX 78502	R2436-00-00A-0006-00 RGV PROFESSIONAL CENTER DG A UNIT 6 505 ANGELITA DR STE 6	L: 144456 B: 279251
REYNA FAMILY DEVELOPMENT LTD 702 W EXPRSWY 83 WESLACO TX 78599	R2432-01-000-0002-05 REYNA OFFICE PARK UT 1 (REPLAT) LOT	L: 834335 B: 390797
R & A REAL ESTATE INVESTMENTS 1609 E DAVENPORT WESLACO TX 78596	R0760-00-000-0001-00 RAMOS COMMERCIAL PLAZA LOT 1	L: 514080 B: 722067



NOTES

1. This survey plat is prepared in connection with Title Policy G.F. No. 144406, and does not guaranty title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.

2. If this survey does not bear an original seal and signature, it is INVALID as per Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

3. This certification is made to the herein named client, it is not transferable nor, certified to any owner or future owner or future lending institutions. certification herein will expire 6 months from this date as noted on this plat and may not be utilized for any specific future transaction of this herein named realestate.

4. Statutory easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9. (Blanket)

5. Minimum floor elevations, setback lines, easements and restrictions as shown on the map of Pueblo Amistad Subdivision, recorded in Volume 32, Page 167-B, Map Records of Hidalgo County, Texas. (Plotted)

6. Easements for roadways, canals, laterals, drainage ditches in favor of American Rio Grande land and Irrigation Company as shown by instrument dated January 1, 1918, recorded in Volume 66, Page 521, Deed Records of Hidalgo County, Texas. (Blanket)

7. Utility easement in favor of the City of Weslaco as shown by instrument dated November 2, 1990, recorded in Volume 3034, Page 882, Official Records of Hidalgo County, Texas. (Blanket)

8. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated March 12,1997, filed May 8,1997 under Document Number 597419, Official Records of Hidalgo County, Texas. (Blanket)

FOR: BANCO MERCANTIL DEL NORTE, S.A. INSTITUCION DE BANCA MULTIPLE, GRUPO FINANCIERO BANORTE G.F. No.: 144406

FLOOD DESIGNATION

The flood designation for this property is "Zone X" which are "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". As per F.E.M.A.s Flood Insurance Rate Map Panel No.:

480334 0450 C Map Revised: June 6, 2000

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: ANGELITA DRIVE, Weslaco, Hidalgo County, Texas, described as follows: ALL OF LOTS 23, 24 AND 25, PUEBLO AMISTAD SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 32, Page 167-B, Map Records, Hidalgo County, Texas.

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LAND SURVEYORS LLC
817 BENNETT AVE.
MCALLEN, TEXAS 78501
PH. (956) 618-1881
FAX (956) 618-1847
www.cvdls.com
TBPLS FIRM No. 10118800

SURVEYED DATE:	10/3/16
JOB No.:	160913
DRAWN BY:	GTG
CHECKED BY:	C.V.
REVISIONS:	
12/28/16	AREA

SURVEYOR'S CERTIFICATION

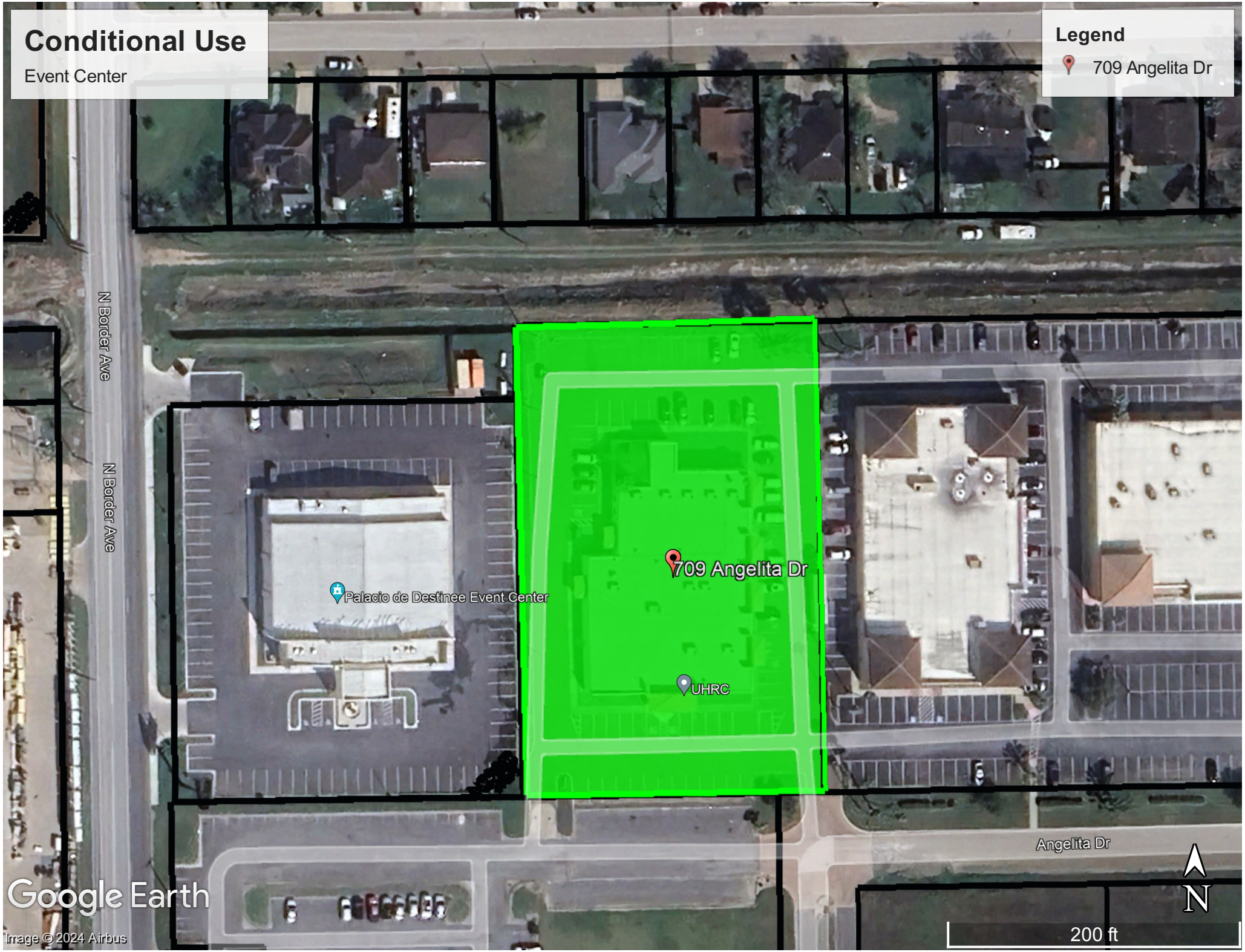
I, Carlos Vasquez, Registered Professional Land Surveyor, certify that the above is a true and accurate plat of the lands as surveyed under my direction on October 3, 2016, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown.

Carlos Vasquez
R.P.L.S. No. 4608
STATE OF TEXAS

SHEET: 1 OF 1

Conditional Use

Event Center



Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-627

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of The 956 Teriyaki House LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 104, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers. Nineteen (19) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
702 E IH 2- TABC - Memo, 702 e ih 2 ste 104- Aerial, 702 e ih 2 ste 104- Application, Notice and Radius Map

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 702 E Interstate Highway 2 Suite 104

DATE: July 5, 2024

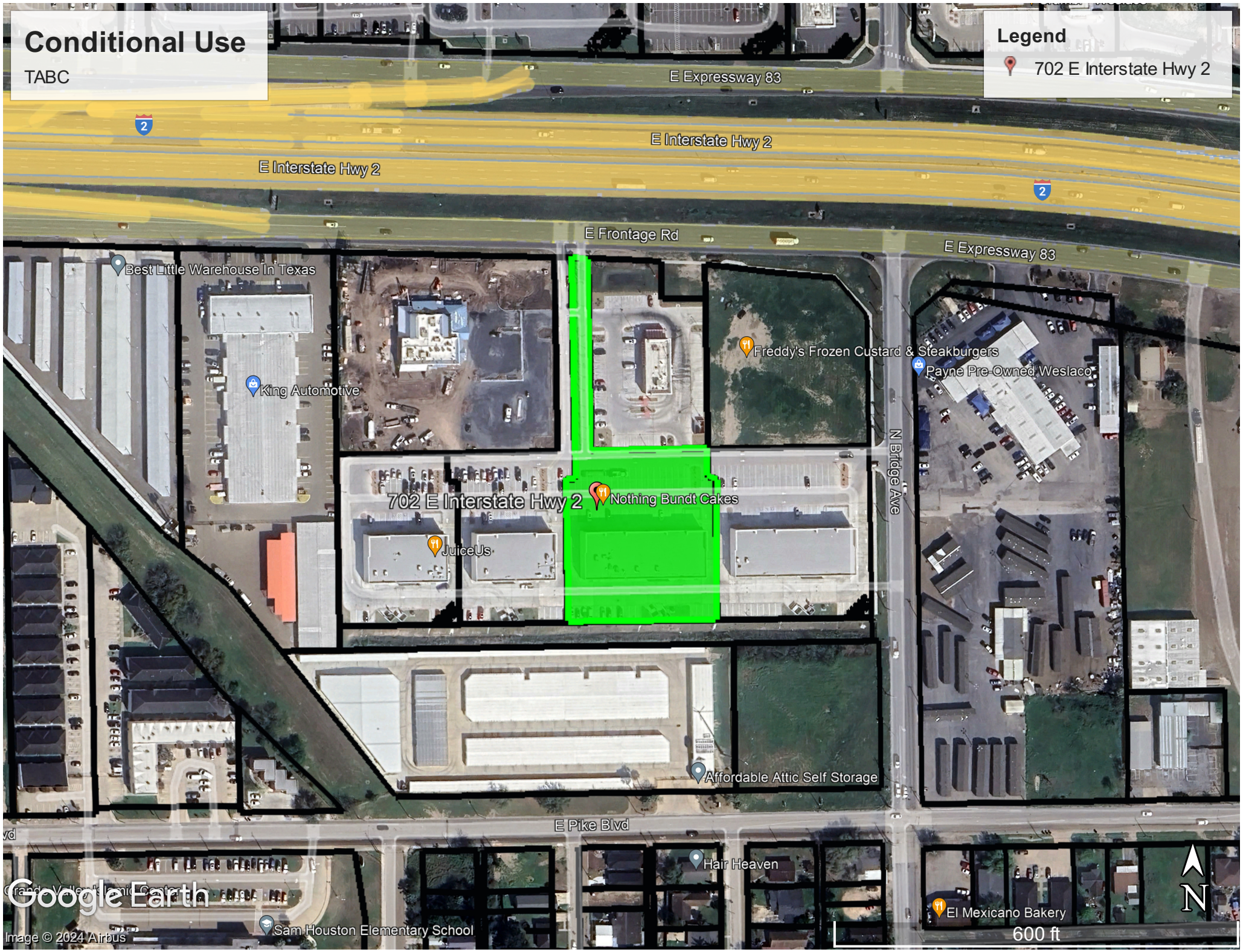
The applicant is proposing to obtain a permit for Wine and Malt Beverage Retailer's On-Premise Permit and will be the site of the new Teriyaki House. The owner has already applied for their building permit and is working towards completion of the finish out. Staff has not received any petitions for against this item from the surrounding property owners. The Planning & Zoning Commission recommended approval.

Thank you,

Rebekah de la Fuente, CFM

Conditional Use

TABC



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO._____

PROPOSED PROJECT

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

Lot 2 Block _____

Subdivision Name S328500 - SHOPS AT N. BRIDGE - SWL

Street Address 702 E Interstate Highway 2, Weslaco, TX 78596

Existing Zoning Commercial Existing Land Use Commercial

Purpose for the Conditional Use Permit Request For the purpose of Alcoholic Beverages

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

_____ ~~$300~~ 305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name The 956 Teriyaki House LLC. Heriberto Villarreal (sole member) Phone (956) 703-4464

Address DBA The Teriyaki House 702 E IH 2 STE. 104 Fax:_____

City Weslaco State TX Zip Code 78596 E-Mail: teriyakihouse2024@gmail.com

OWNER

Name SHOPS AT N. BRIDGE, LLC Phone 210 667 6466

Address 245 Luther Dr Fax:_____

City San Antonio State TX Zip Code 78212 E-Mail: craig@corporateassetpartners.com

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

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

Yes_____ No ✓_____

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

Signature _____ Date 5.28.2024
Owner

Signature _____ Date 5-30-24
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____ Payment Received By _____ Date Paid_____

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

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

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

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

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

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

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Required Certifications

Join TABC in the fight against human trafficking

L-CERT (7/2022)

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

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.)
The Teriyaki House

2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
The 956Teriyaki House LLC

3. Type of Owner
☐ Corporation ■ Limited Liability Company ☐ Partnership
☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____

4. Location Address
702 E IH 2 Ste 104

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78589

5. Mailing Address
1501 S Cage Blvd Ste A

City	County	State	Zip Code
Pharr	Hidalgo	TX	78577

6.

Business Telephone Number	Alternate Telephone Number	E-mail Address
pending	956-359-0627	sr.crudamicheladamix@gmail.com

7. Application for:

		License/Permit Number		License/Permit Number
■ Original	☐ Reinstatement	_____	☐ Reinstatement and Change of Trade Name	_____
	☐ Change of Location	_____	☐ Change of Location and Trade Name	_____

8A. Type of Off-Premise Retailer License/Permit:

☐	BF	Retail Dealer's Off-Premise License	☐ E	Local Cartage Permit	☐ P Package Store Permit
☐	BQ	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐ ET	Third-Party Local Cartage Permit	☐ Q Wine Only Package Store
☐	LP	Local Distributor's Permit			

8B. Type of On-Premise Retailer License/Permit

☐	BE	Retail Dealer's On-Premise License	☐ E	Local Cartage Permit	☐ MB Mixed Beverage
■	BG	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐ FB	Food and Beverage Certificate	☐ WP Waterpark Permit
☐	BP	Brewpub License	☐ LH	Late Hours Certificate	

8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐	BB	General Distributor's License	☐ D	Distillers and Rectifiers Permit - allows on-premise consumption	☐ S Nonresident Seller's Permit
☐	BC	Branch Distributor's License	☐ DS	Out-of-State Winery Direct Shipper's Permit	☐ SD Brewer's Self-Distribution License
☐	BN	Nonresident Brewer's License	☐ G	Winery - allows on-premise consumption	☐ W Wholesaler's Permit
☐	BW	Brewer's License	☐ J	Bonded Warehouse	☐ X General Class B Wholesaler Permit
☐	JD	Bonded Warehouse (Dry Area)			

9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location

☐ Bar	☐ Grocery/Market	☐ Package Store	☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF *as defined in Sec. 108.73*)	☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack	
☐ Delivery Company	☐ Movie Theater	■ Restaurant	

Trade Name: The Teriyaki House

Location Address: 702 E IH 2 Ste 104 City: Weslaco County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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

OR

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

On-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

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

I hereby certify on this_____ day of_____, 20___, that one of the below is correct:

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

Trade Name: The Teriyaki House

Location Address: 702 E IH 2 Ste 104 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

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

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

OR

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

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

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

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

OR

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

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

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

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

OR

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

Trade Name: The Teriyaki House

Location Address: 702 E IH 2 Ste 104 City: Weslaco County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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☐	BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
☐	BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE_____, _____ County

County Clerk

SEAL

On-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

SIGN HERE_____, _____ County

County Clerk

SEAL

Certification for Late Hours Certificate (LH)

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I hereby certify on this_____ day of_____, 20___, that one of the below is correct:

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

SIGN HERE_____, _____ County

County Clerk

SEAL

Trade Name: The Teriyaki House

Location Address: 702 E IH 2 Ste 104 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

Certificate of County Clerk for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN HERE_____, _____ County
County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

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

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

OR

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

SIGN HERE_____, _____ County
County Clerk

SEAL

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and
☐ does ☐ does not allow for on-premise consumption and
☐ does ☐ does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN HERE_____, _____ County
County Clerk

SEAL

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

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

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

OR

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

SIGN HERE_____, _____ County
County Clerk

SEAL

Trade Name: The Teriyaki House

Location Address: 702 E IH 2 Ste 104 City: Weslaco County: Hidalgo

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

Name of newspaper

City, County

Dates notice published in daily/weekly newspaper (MM/DD/YYYY)

Publisher or designee certifies attached notice was published in newspaper stated on dates shown.

Signature of publisher or designee

Sworn to and subscribed before me on this date (MM/DD/YYYY)

Signature of Notary Public

SEAL

ATTACH PRINTED COPY OF THE NOTICE HERE

Click here to see example of newspaper publication

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

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

Sales Tax Permit Number_____ Outlet Number_____

Print Name of Comptroller Employee _____

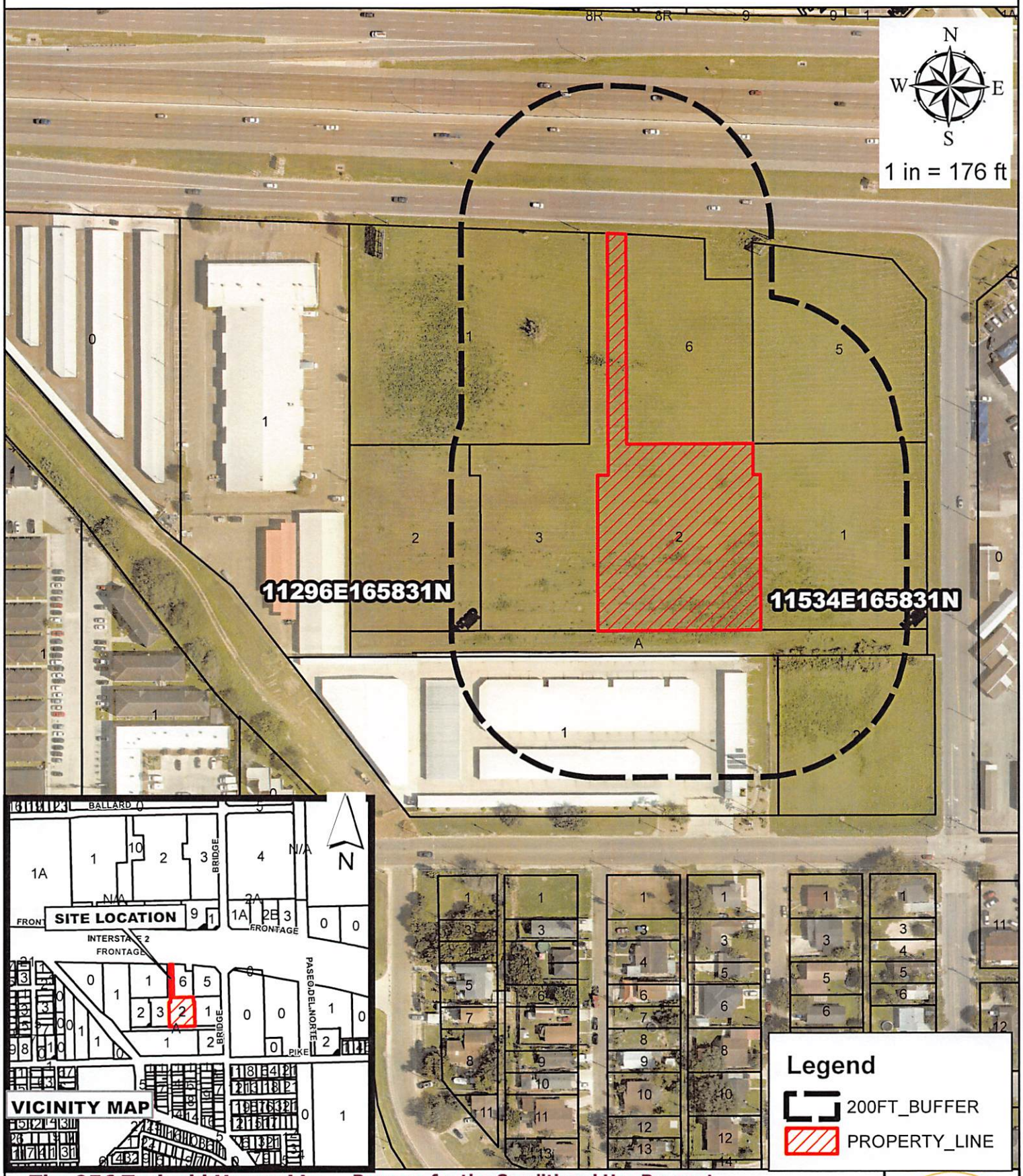
Print Title of Comptroller Employee _____

SIGN HERE _____ FIELD OFFICE _____ SEAL

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



The 956 Teriyaki House LLc
702 E IH 2 STE 104
Shops @ N. Bridge

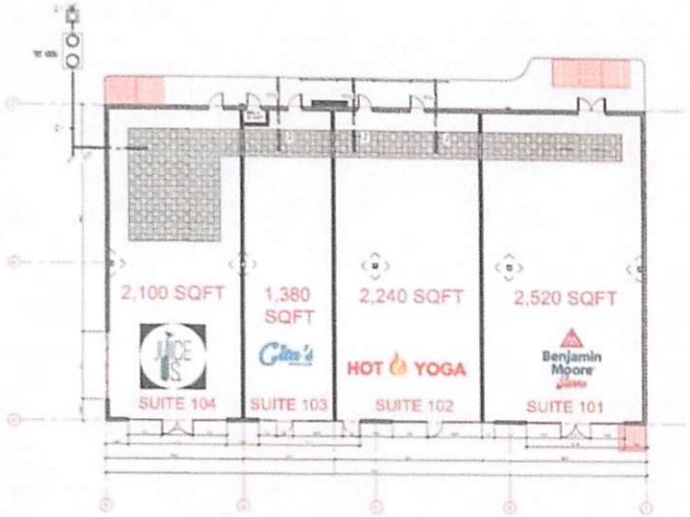
Purpose for the Conditional Use Request

Existing zoning:	B-2
Existing land use:	Commercial
CUP :	TABC

City of Weslaco Code Enforcement Dept.

JUN 17, 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
GONZALEZ DICKSON FAMILY LIMITED 37624 FM 510 LOS FRESNOS TX 78566	A6320-04-000-0002-00 ATTIC 4 LOT 2 799 E PIKE BLVD	L: 186944 B: 0
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 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0002-05 SHOPS AT N. BRIDGE LOT 2 (REPLAT) 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	S3285-00-000-0005-00 SHOPS AT N. BRIDGE LOT 5 726 E INTERSTATE 2	L: 957429 B: 0
MASHAYEKAN AHMAD 9850 GENESEE AVE STE 160 LA JOLLA, CA 92037-1226	S3285-00-000-0006-00 SHOPS AT N. BRIDGE LOT 6 716 E INTERSTATE 2	L: 719748 B: 0
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0001-05 SHOPS AT N. BRIDGE LOT 1 (REPLAT) 736 E INTERSTATE 2	L: 0 B: 0
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0002-00 SHOPS AT N. BRIDGE LOT 2 702 E INTERSTATE 2	L: 0 B: 0



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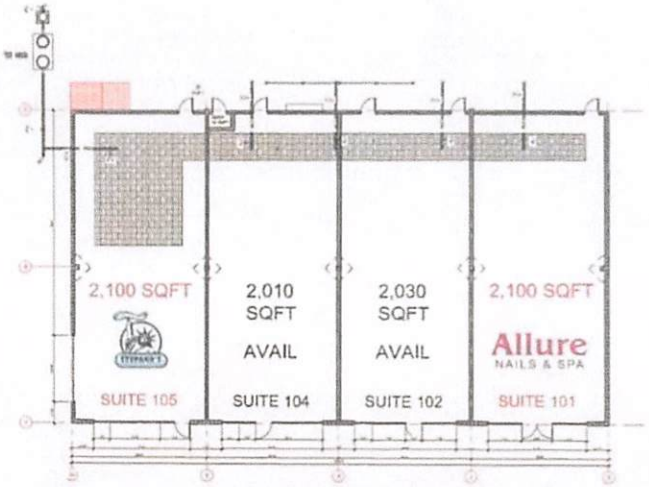

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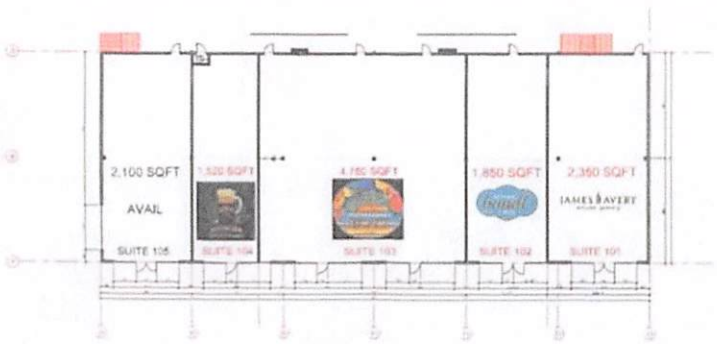

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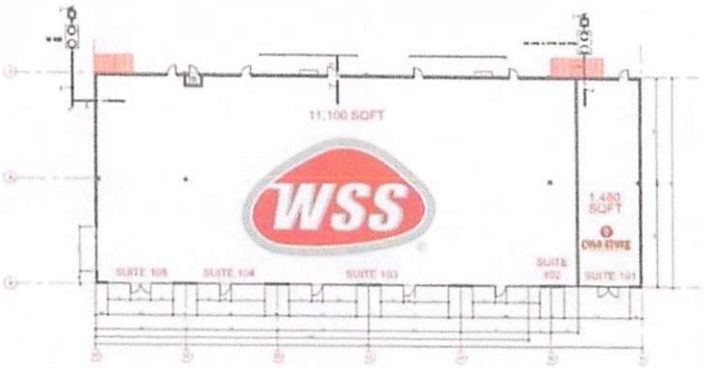

4 736

PROJECT: 22 01 07

SHOPS AT N BRIDGE

ALL BUILDINGS
AS INDICATED

BLDG D - FLOOR PLAN

B105

To: City of Weslaco Planning Department

My Name is Heriberto Villarreal, member of The 956Teriyaki House LLC to do business as The Teriyaki House. Proposed Location is 702 E IH ste 104, Weslaco, TX.

Alcoholic Beverages not to exceed 17% alcohol content will be sold and served for on premise consumption. The primary business is a Restaurant.

The hours of operation are as follow:

Monday thru Friday 11:00AM-9:00PM

Saturday 11:00AM-10:00PM

Sunday 12:00PM-8:00PM

Heriberto Villarreal

Owner/Manager

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-628

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Sr. Cruda and Micheladas LLC. to approve a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers at 702 E Interstate Highway 2 Suite 105, also being Lot 2, Shops At N. Bridge, Weslaco, Hidalgo County, and Texas and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain an On-Premise Wine and Malt Beverage Retail Dealers. Nine (9) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2024.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2024.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
702 E IH 2 Ste 105- TABC - Memo, 702 e ih 2 ste 105- Application, Notice and Radius Map, 702 e ih 2 ste 105- Aerial

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 702 E Interstate Highway 2 Suite 105

DATE: July 5, 2024

The applicant is proposing to obtain a permit for Wine and Malt Beverage Retailer's On-Premise Permit and will be the site of the new Sr. Cruda Ceviche and Micheladas. The owner has already applied for their building permit and is working towards completion of the finish out. Staff has not received any petitions for against this item from the surrounding property owners. The Planning & Zoning Commission recommended approval.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO._____

PROPOSED PROJECT

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

Lot 2 Block _____

Subdivision Name S328500 - SHOPS AT N. BRIDGE - SWL

Street Address 702 E Interstate Highway 2, Weslaco, TX 78596

Existing Zoning Commercial Existing Land Use Commercial

Purpose for the Conditional Use Permit Request For the Purpose of Alcoholic Beverages

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

_____

_____ ~~$300~~ 305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Si. Cruda Ceviche and Micheladas LLC. (Heriberto Villarreal - Sole member) Phone (956) 703 4464

Address 702 E. Interstate Highway 2 STE 105 Fax:_____

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

OWNER

Name SHOPS AT N. BRIDGE, LLC Phone 210 667 6466

Address 245 Luther Dr Fax:_____

City San Antonio State TX Zip Code 78212 E-Mail: craig@corporateassetpartners.com

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

Revised Form December 6 2016

Please do not alter this application.

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 5.28.2024
Owner

Signature _____ Date 5-30-24
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____ Payment Received By _____ Date Paid_____

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

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

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

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

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

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

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

Required Certifications

Join TABC in the fight against human trafficking

L-CERT (7/2022)

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

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.)
   Sr. Cruda Ceviche and Micheladas
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
   Sr. Cruda Ceviche and Micheladas LLC
3. Type of Owner
   ☐ Corporation ■ Limited Liability Company ☐ Partnership
   ☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____
4. Location Address
   702 E IH 2 Ste 105
   City: Weslaco | County: Hidalgo | State: TX | Zip Code: 78596
5. Mailing Address
   1501 S Cage Blvd Ste A
   City: Pharr | County: Hidalgo | State: TX | Zip Code: 78577
6. Business Telephone Number: pending | Alternate Telephone Number: 956-359-0627 | E-mail Address: sr.crudamicheladamix@gmail.com

7. Application for:

■ Original
☐ Reinstatement — License/Permit Number _____
☐ Reinstatement and Change of Trade Name — License/Permit Number _____
☐ Change of Location — License/Permit Number _____
☐ Change of Location and Trade Name — License/Permit Number _____

8A. Type of Off-Premise Retailer License/Permit:

☐ BF Retail Dealer's Off-Premise License
☐ BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit
☐ LP Local Distributor's Permit
☐ E Local Cartage Permit
☐ ET Third-Party Local Cartage Permit
☐ P Package Store Permit
☐ Q Wine Only Package Store

8B. Type of On-Premise Retailer License/Permit

☐ BE Retail Dealer's On-Premise License
■ BG Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐ BP Brewpub License
☐ E Local Cartage Permit
☐ FB Food and Beverage Certificate
☐ LH Late Hours Certificate
☐ MB Mixed Beverage
☐ WP Waterpark Permit

8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐ BB General Distributor's License
☐ BC Branch Distributor's License
☐ BN Nonresident Brewer's License
☐ BW Brewer's License
☐ JD Bonded Warehouse (Dry Area)
☐ D Distillers and Rectifiers Permit - allows on-premise consumption
☐ DS Out-of-State Winery Direct Shipper's Permit
☐ G Winery - allows on-premise consumption
☐ J Bonded Warehouse
☐ S Nonresident Seller's Permit
☐ SD Brewer's Self-Distribution License
☐ W Wholesaler's Permit
☐ X General Class B Wholesaler Permit

9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location

☐ Bar
☐ Civic Center
☐ Convenience Store
☐ Delivery Company
☐ Grocery/Market
☐ Hotel
☐ Motel
☐ Movie Theater
☐ Package Store
☐ Public Entertainment Fac. (PEF *as defined in Sec. 108.73*)
☐ Racetrack
■ Restaurant
☐ Sexually Oriented
☐ Sporting Arena

Trade Name: Sr. Cruda Ceviche and Micheladas

Location Address: 702 E IH 2 Ste 105 City: Weslaco County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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

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

OR

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

SIGN HERE _____, _____, TEXAS

City Secretary/Clerk City

SEAL

On-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

SIGN HERE _____, _____, TEXAS

City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

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

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

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

SIGN HERE _____, _____, TEXAS

City Secretary/Clerk City

SEAL

Trade Name: Sr. Cruda Ceviche and Micheladas

Location Address: 702 E IH 2 Ste 105 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

Certificate of City Secretary for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

Certificate of City Secretary for Winery (G) Applicants

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

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

OR

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

Certificate of City Secretary for: BW & D

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

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

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

OR

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

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

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

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

OR

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

SIGN HERE_____, _____, TEXAS

City Secretary/Clerk City

SEAL

Trade Name: Sr. Cruda Ceviche and Micheladas

Location Address: 702 E IH 2 Ste 105 City: Weslaco County: Hidalgo

Off-Premise Certifications

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ CHECK HERE IF NOT IN CITY LIMITS

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☐	BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE_____, _____ County

County Clerk

SEAL

On-Premise Certifications

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

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

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

SIGN HERE_____, _____ County

County Clerk

SEAL

Certification for Late Hours Certificate (LH)

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I hereby certify on this_____ day of_____, 20___, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.;
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☐	The governing body of this city or county has by ordinance or order authorized the sale of ***malt beverage*** between midnight and _____ A.M.;
OR	
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OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN HERE_____, _____ County

County Clerk

SEAL

Trade Name: Sr. Cruda Ceviche and Micheladas

Location Address: 702 E IH 2 Ste 105 City: Weslaco County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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

Certificate of County Clerk for: J

☐ CHECK HERE IF NOT IN CITY LIMITS

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

SIGN HERE_____, _____ County

County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

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

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

OR

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

SIGN HERE_____, _____ County

County Clerk

SEAL

Certificate of County Clerk for: BW & D

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

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

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

OR

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

SIGN HERE_____, _____ County

County Clerk

SEAL

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

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

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

OR

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

SIGN HERE_____, _____ County

County Clerk

SEAL

Trade Name: Sr. Cruda Ceviche and Micheladas

Location Address: 702 E IH 2 Ste 105 City: Weslaco County: Hidalgo

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

Name of newspaper

City, County

Dates notice published in daily/weekly newspaper (MM/DD/YYYY)

Publisher or designee certifies attached notice was published in newspaper stated on dates shown.

Signature of publisher or designee

Sworn to and subscribed before me on this date (MM/DD/YYYY)

Signature of Notary Public

SEAL

ATTACH PRINTED COPY OF THE NOTICE HERE

Click here to see example of newspaper publication

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

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

Sales Tax Permit Number_____ Outlet Number_____

Print Name of Comptroller Employee _____

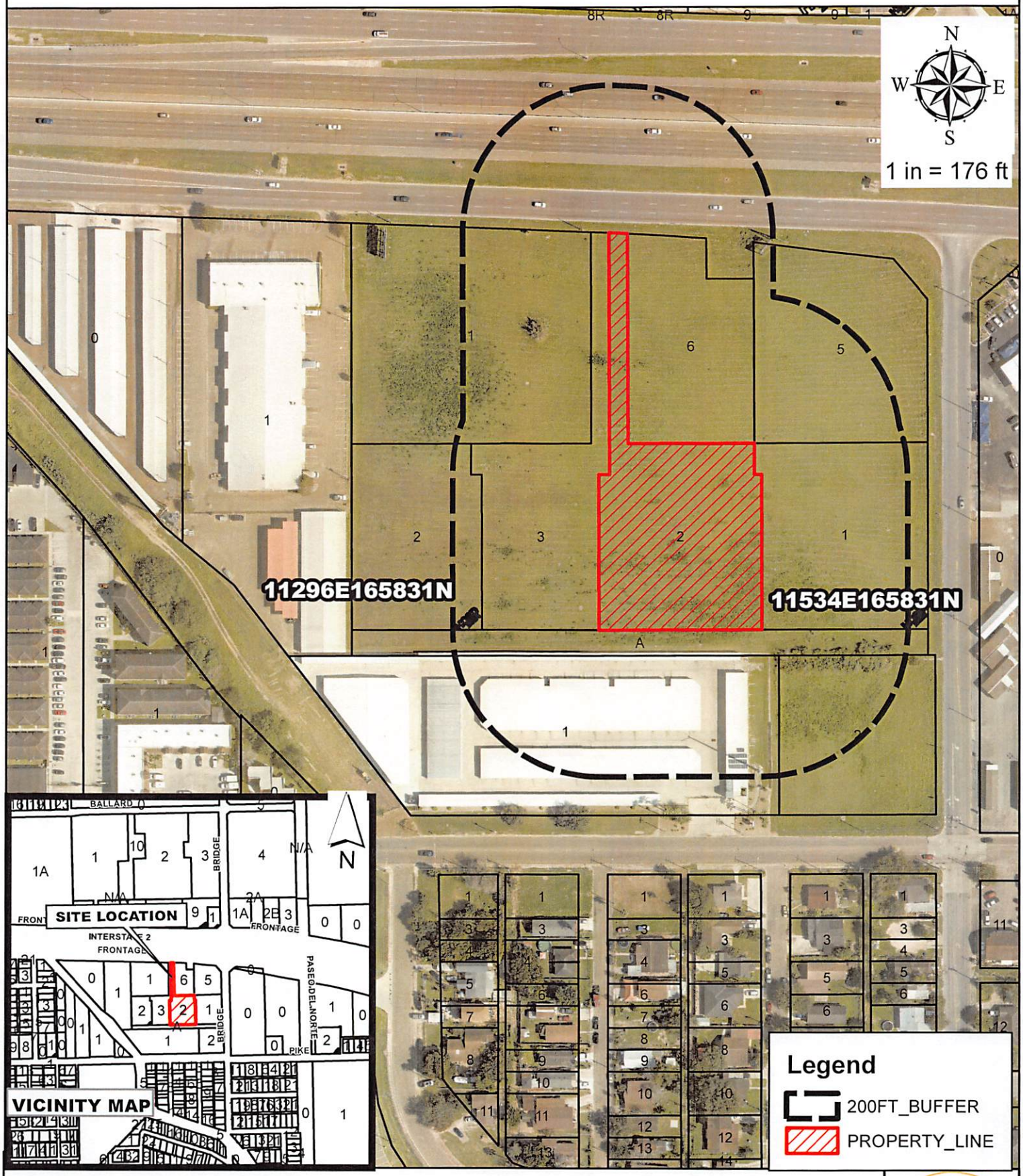
Print Title of Comptroller Employee _____

SIGN HERE _____ FIELD OFFICE _____ SEAL

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Sr. Cruda Ceviche and Micheladas LLC
702 E IH 2 STE 105
Shops @ N. Bridge

Purpose for the Conditional Use Request

Existing zoning: B-2
Existing land use: Commercial
CUP : TABC

City of Weslaco Code Enforcement Dept.

JUN 17, 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
GONZALEZ DICKSON FAMILY LIMITED 37624 FM 510 LOS FRESNOS TX 78566	A6320-04-000-0002-00 ATTIC 4 LOT 2 799 E PIKE BLVD	L: 186944 B: 0
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 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0002-05 SHOPS AT N. BRIDGE LOT 2 (REPLAT) 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	S3285-00-000-0005-00 SHOPS AT N. BRIDGE LOT 5 726 E INTERSTATE 2	L: 957429 B: 0
MASHAYEKAN AHMAD 9850 GENESEE AVE STE 160 LA JOLLA, CA 92037-1226	S3285-00-000-0006-00 SHOPS AT N. BRIDGE LOT 6 716 E INTERSTATE 2	L: 719748 B: 0
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0001-05 SHOPS AT N. BRIDGE LOT 1 (REPLAT) 736 E INTERSTATE 2	L: 0 B: 0
SHOPS AT N BRIDGE LLC 245 LUTHER DRIVE SAN ANTONIO TX 78212	S3285-00-000-0002-00 SHOPS AT N. BRIDGE LOT 2 702 E INTERSTATE 2	L: 0 B: 0

To: City of Weslaco Planning Department

My Name is Heriberto Villarreal, member of Sr. Cruda Ceviche and Micheladas LLC to do Business as Sr. Cruda Ceviche and Micheladas. Proposed Location is 702 E IH STE. 105, Weslaco, TX.

Alcoholic Beverages not to exceed 17% alcohol content will be sold and served for on premise consumption. The primary business is a Restaurant.

The hours of operation are as follow:

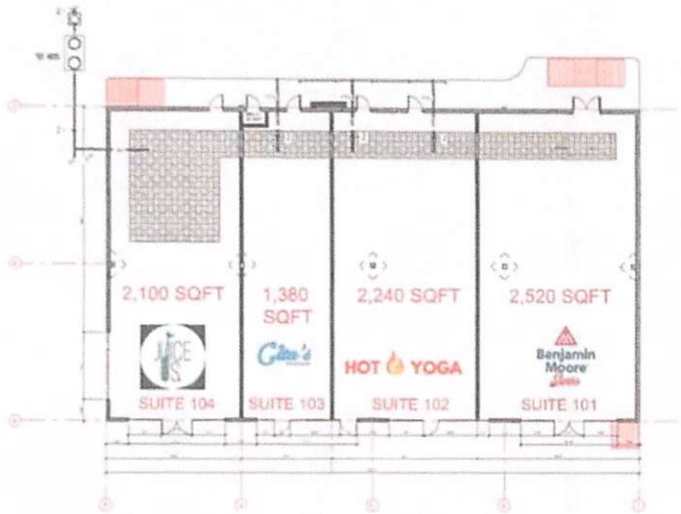
Monday thru Friday 11:00AM-9:00PM

Saturday 11:00AM-10:00PM

Sunday 12:00PM-8:00PM

Heriberto Villarreal

Owner/Manager



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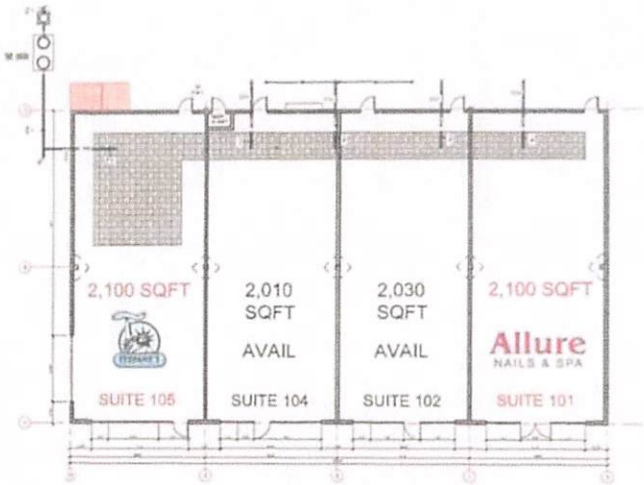

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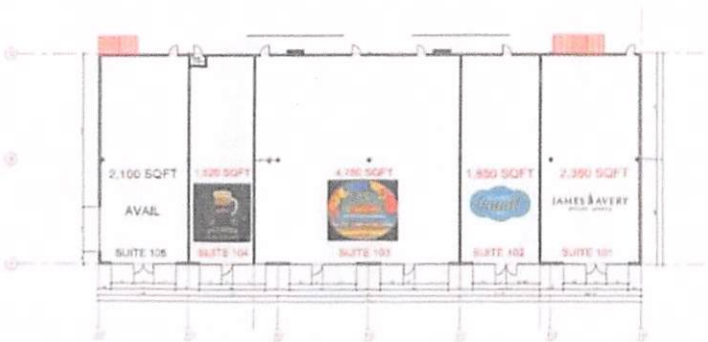
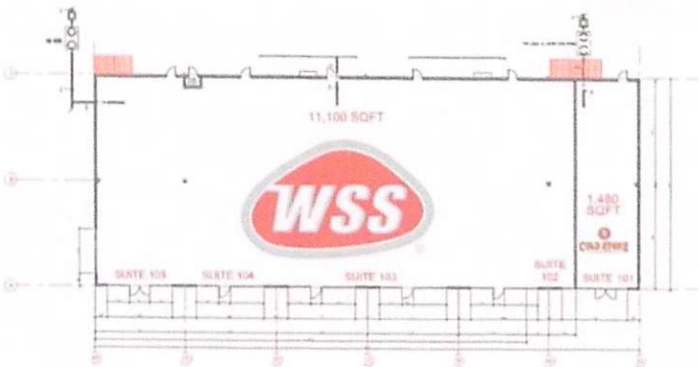


3 702



4 736

PROJECT: 22 01 07

SHOPS AT N BRIDGE

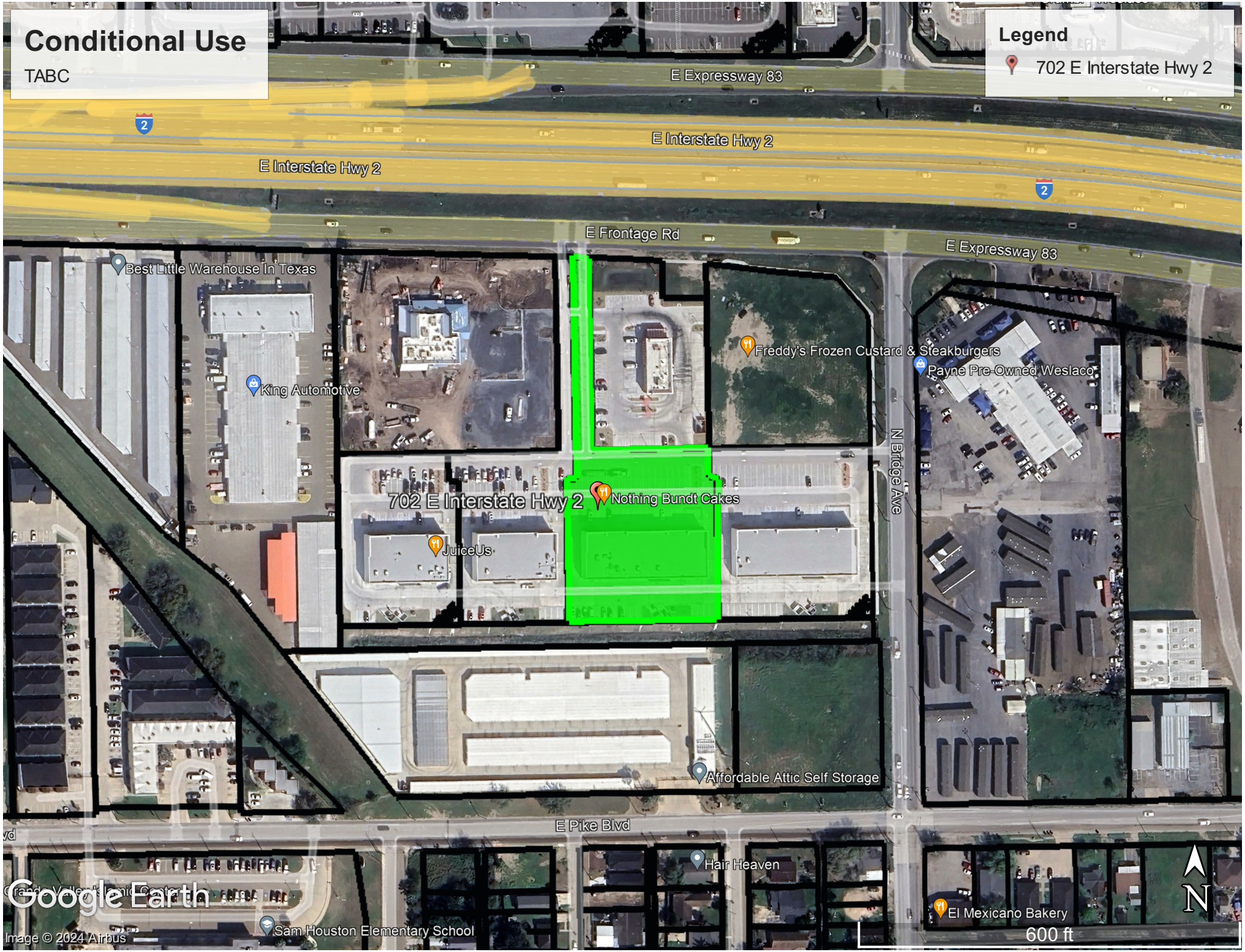
ALL BUILDINGS
AS INDICATED

BLDG D - FLOOR PLAN

B105

Conditional Use

TABC



Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-629

From:
REBEKAH DE LA FUENTE

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

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a On-Premise Mixed Beverage Permit. Five (5) property owners within 200 feet of the applicant's property were notified by letter on June 21, 2023.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 12, 2023.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the Conditional Use at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

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

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: CUP- 2307 W Interstate 2 Suite A

DATE: July 5, 2024

The applicant is proposing to obtain a permit for Mixed Beverage Permit On- Premise Permit. This is the existing Tacos El Plebe restaurant which currently has On-Premise Wine and Malt Beverage Retail Dealers. Staff has not received any petitions for against this item from the surrounding property owners. The Planning & Zoning Commission recommended approval.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. USE·000650·2024

RECEIVED
JUN 03 2024
BY: .....

PROPOSED PROJECT

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

Lot 4 Block _____

Subdivision Name TOWN CENTER SUBDIVISION LOTS 2-9

Street Address 2307 W INTERSTATE 2, SUITE A

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request RESTAURANT SERVING MIXED DRINKS, WINE AND BEER FOR ON PREMISE CONSUMPTION

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

✓ 305 $300.00 non-refundable filing fee.
_____ Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds if the legal description is a portion of a lot.
_____ City and school tax receipts attached.
✓ I have received a copy of "CUP Application Instructions"

APPLICANT

Name TACOS EL PLEBE 2 LLC LUISA. PENA - MANAGING MEMBER Phone 956-429-1543

Address 2308 JAY DRIVE Fax: _____

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

OWNER

Name CABALLERO REAL ESTATE LLC RICK CABALLERO Phone 956-454-7305

Address 610 MACO DRIVE Fax: _____

City HARLINGEN State TX Zip Code 78550 E-Mail: _____

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

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

Yes_____ No X

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

Signature _____ Date 5-18-24
Owner

Signature _____ Date 05-20-24
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____ Payment Received By _____ Date Paid_____

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

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

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

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

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

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

TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13
Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.
All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. ***www.tabc.texas.gov/laws/code_and_rules.asp***

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number

☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number

☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number

2. Type of On-Premise License/Permit

- ☐ **BG** Wine and Beer Retailer's Permit
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BL** Retail Dealer's On-Premise Late Hours License
- ☐ **BP** Brewpub License
- ☐ **V** Wine & Beer Retailer's Permit for Excursion Boats
- ☒ **MB** Mixed Beverage Permit
- ☐ **O** Private Carrier's Permit **–Brewpubs (BP) with a BG only**
- ☐ **LB** Mixed Beverage Late Hours Permit
- ☐ **MI** Minibar Permit
- ☐ **CB** Caterer's Permit
- ☐ **FB** Food and Beverage Certificate
- ☐ **PE** Beverage Cartage Permit
- ☐ **RM** Mixed Beverage Restaurant Permit with FB
- ☐ **E** Local Cartage Permit - **Wine/Beer retailers (BG) Only**

3. Indicate Primary Business at this Location

- ☒ Restaurant
- ☐ Grocery/Market
- ☐ Sporting Arena, Civic Center, Hotel
- ☐ Sexually Oriented
- ☐ Bar
- ☐ Miscellaneous _____

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
Tacos El Plebe

5. Location Address
2307 W Interstate 2, Suite A

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

6. Mailing Address	City	State	Zip Code
2308 Jay Drive	San Juan	TX	78589

7. Business Phone No.	Alternate Phone No.	E-mail Address
PENDING	956-429-1543	tacoelplebe@gmail.com

OWNER INFORMATION

8. Type of Owner

- ☐ Individual
- ☐ Partnership
- ☐ Limited Partnership
- ☐ Limited Liability Partnership
- ☐ Corporation
- ☒ Limited Liability Company
- ☐ Joint Venture
- ☐ Trust
- ☐ City/County/University
- ☐ Other _____

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
Tacos El Plebe 2 LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly**. If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your permit/license.**

10. Contact Person:	Relation to Business:
Luis A. Pena	Managing Member
Phone (mandatory):	**Email (mandatory):**
956-429-1543	tacoelplebe@gmail.com

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business?	☐ Yes ■ No
12. Are you, the applicant, a Historically Underutilized Business (HUB)?	☐ Yes ■ No

13. As indicated on the chart, enter the individuals that pertain to your business type:
(For additional space, use Form L-OIC)

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name	First Name	MI	Title
Plebe Holdings, LLC			Managing Member
Pena	Luis	A	Managing Member (Plebe Holdings)

MEASUREMENT INFORMATION
Section 109.31 et seq.

14. Will your business be located within 300 feet of a church or public hospital?	☐ Yes ■ No

NOTE: *For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.*

15. Will your business be located within 300 feet of any private/public school, day care or child care facility?	☐ Yes ■ No
If "YES," are the facilities located on different floors or stories of the building?	☐ Yes ☐ No

NOTE: *For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.*

NOTE: *For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.*

NOTE: *If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.*

16. Will your business be located within 1,000 feet of a private school?	☐Yes ■ No
17. Will your business be located within 1,000 feet of a public school?	☐Yes ■ No

60-DAY SIGN

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.	Exact Date (MM/DD/YYYY) N/A

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	■ Yes ☐ No
I have reviewed all forms to ensure they are complete.	■ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	■ Yes ☐ No
All application packets have been notarized.	■ Yes ☐ No
Phone numbers and email address for contact person are up to date.	■ Yes ☐ No
All additional documentation as required by the application packets is attached.	■ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ■ N/A
Certification of publication in local newspaper has been completed (page 5).	■ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	■ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
Proprietorship	Individual Owner
Partnership	Partner
Corporation	Officer
Limited Partnership	General Partner
Limited Liability Partnership	General Partner
Limited Liability Company	Officer/Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT NAME Luis A. Pena **SIGN HERE** _____

TITLE MANAGING MEMBER

Before me, the undersigned authority, on this 05 day of MAY, 20 24, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE Raul C. Santiago
NOTARY PUBLIC

SEAL RAUL C SANTIAGO
Notary Public, State of Texas
My Commission Expires
January 13, 2027
NOTARY ID 128[illegible]

CERTIFICATE OF CITY SECRETARY FOR MB, RM, BG & BE

Section 11.37 & 61.37

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

I hereby certify on this_____ day of_____, 20_____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a **"wet"** area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

☐ **MB** Mixed Beverage Permit
☐ **RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
☐ **BG** Wine and Beer Retailer's Permit

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

Election for given location was held for:

☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
OR
☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

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

OR

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

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

SEAL

TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

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

Section 11.37 & 61.37

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

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

MB Mixed Beverage Permit

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

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

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

BE Beer Retail Dealer's On-Premise License

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

OR

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

SIGN HERE

_____
City Secretary/Clerk

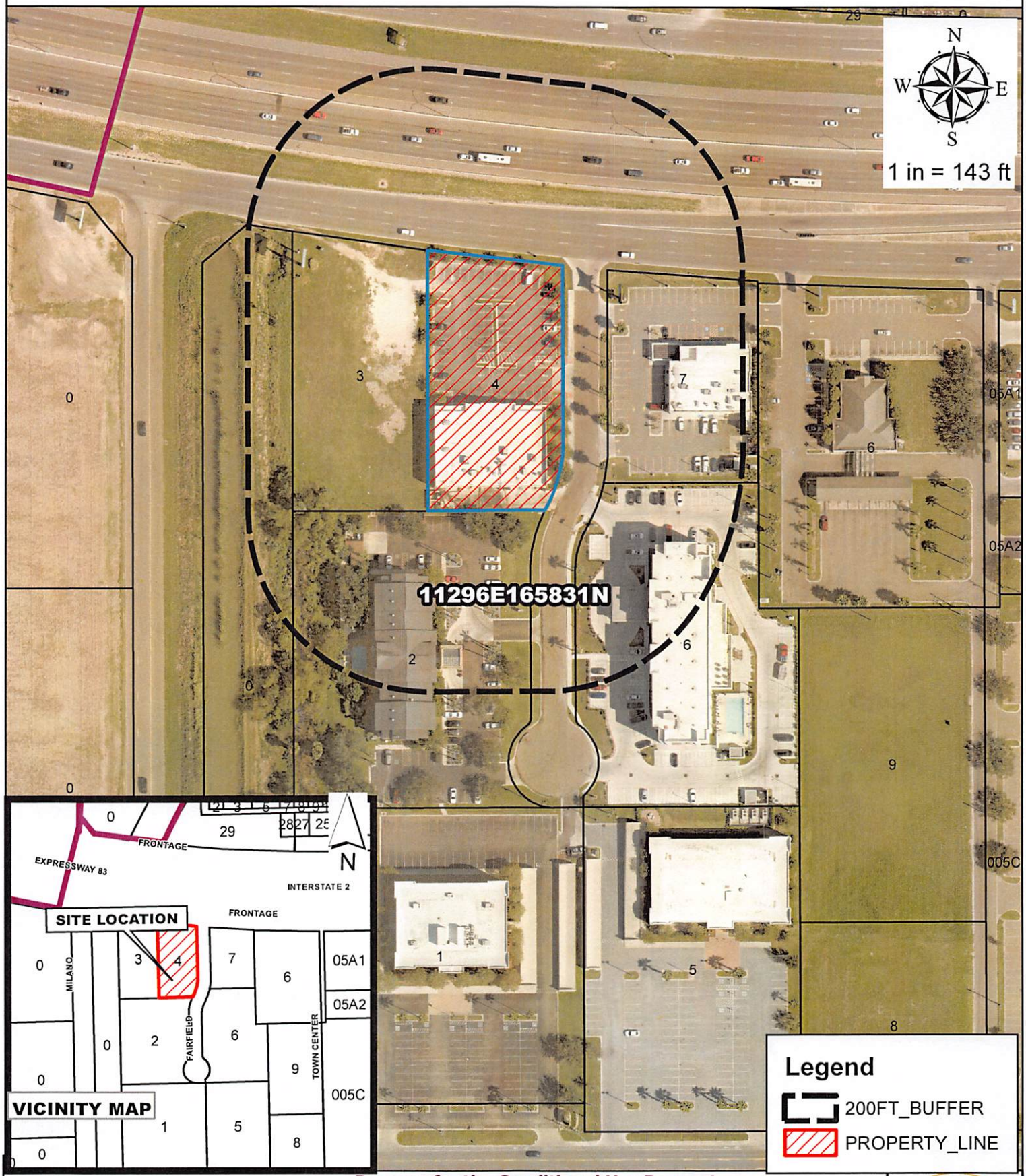
_____ ,TEXAS
City

SEAL

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



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

Purpose for the Conditional Use Request

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

City of Weslaco Code Enforcement Dept.

JUN 4, 2024

CREATIVE HOTEL GROUP LLC 6301 S PADRE ISLAND DR CORPUS CHRISTI TX 78412	T6355-00-000-0002-00 TOWN CENTER LOT 2 1005 FAIRFIELD BLVD	L: 433332 B: 2184015
JDH DEVELOPERS LTD 2300 W PIKE BLVD STE 300 WESLACO TX 78596	T6355-00-000-0003-00 TOWN CENTER LOT 3 2309 EXPRWY 83	L: 710062 B: 0
CABALLERO REAL ESTATE LLC 610 MACO DR HARLINGEN TX 78550	T6355-00-000-0004-00 TOWN CENTER LOT 4 2307 EXPRWY 83	L: 657268 B: 669152
VASUDEVA & FAMILY LLC 1004 FAIRFIELD BLVD WESLACO TX 78596	T6355-00-000-0006-00 TOWN CENTER LOT 6 1004 FAIRFIELD BLVD	L: 476718 B: 6823282
EGD PROPERTIES LLC 1100 TANGLEWOOD LN WESLACO TX 78596	T6355-00-000-0007-00 TOWN CENTER LOT 7 2303 EXPRWY 83	L: 605159 B: 301945

Tacos El Plebe, LLC D/B/A Tacos El Plebe Restaurant Operation
2307 W Interstate 2, Suite A, Weslaco, Texas 78596
(956) 429-1543

Tacos El Plebe is a Restaurant owned by Tacos El Plebe, LLC d/b/a Tacos El Plebe located at 2307 W Interstate 2, Suite A, Weslaco, Hidalgo County, Texas 78596

Luis A. Pena is the Managing Member of Tacos El Plebe, LLC.

Our Businesses will operate six days a week and will be open:

Monday-CLOSED

Tuesday -Thursday 12:00 noon till 11:00 PM

Friday-Saturday 12:00 noon till 12:00 Mid Night

Sunday- 10:00 noon till 10:00 PM

We will employ approximately six (10) employees including Cooks, waitresses, cashiers, bartenders, and janitorial staff.

We feel we operate a First-Class family-oriented restaurant with top quality Food and provide a comfortable atmosphere resulting in a positive dining experience. Family, Friends, and guests enjoy Traditional Mexican Food, 12 types of Tacos, Carne Asada, Chicken Asada, Birria, Vegetarian, Healthy Choices, loaded Baked Potatoes, Beans and more.

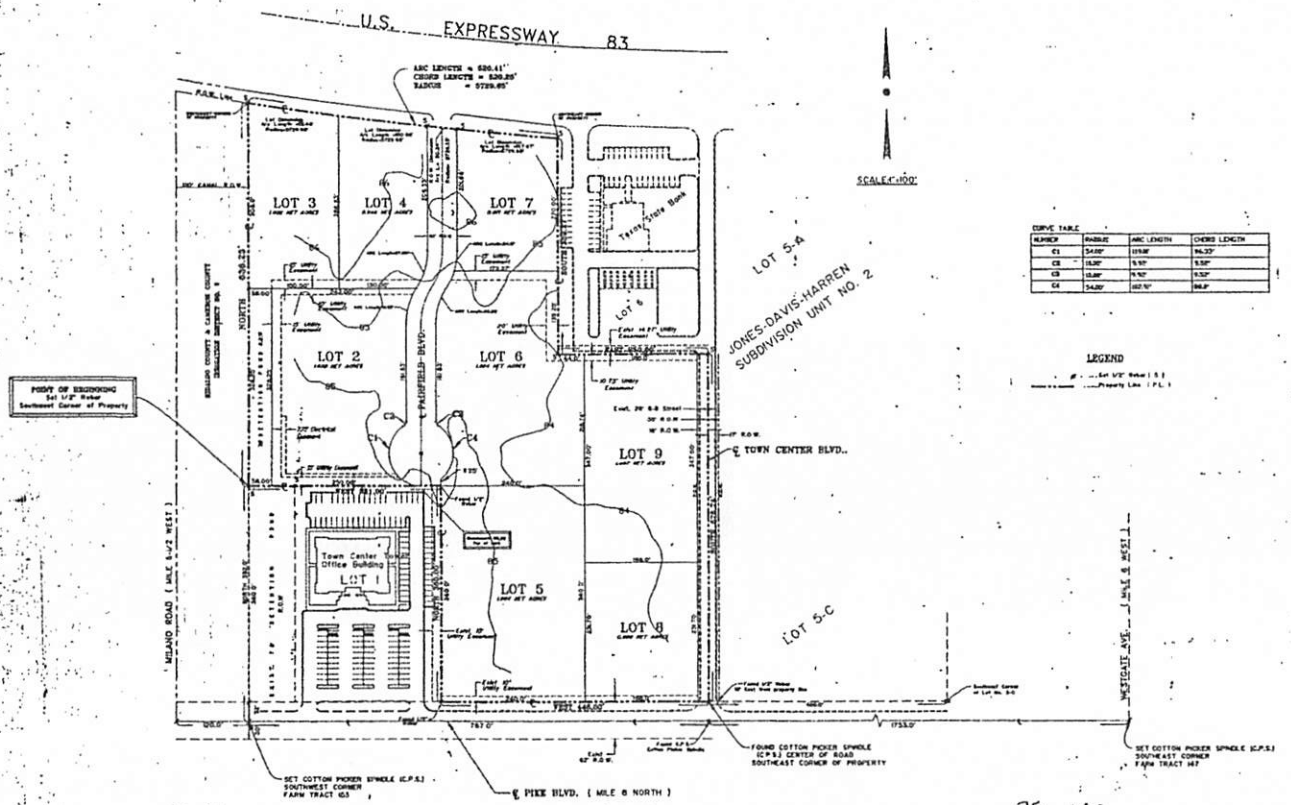
Beverages include Coffee, Tea, Soft Drinks, Mexican Sodas and Mixed Beverage Drinks, Beer & Wine and Wine Based Mixed Drinks including our famous Micheladas. Our Restaurant has two large dining areas and a bar where you can sit and relax and enjoy a delicious meal. We have fifteen-(15) tables and booths in each of our two dining areas for as total of thirty (30) tables or booths.

We plan to have a Gentleman playing Acoustic Music.

We have adequate parking as well as additional parking in our neighbors' parking lot as most of our Neighbors close for business at 5:00 PM affording us extra parking for our business.

SITE PLAN

TOWN CENTER SUBDIVISION LOTS 2-9



CURVE TABLE			
NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH
C1	5-0.00'	13.56'	96.33'
C2	15.00'	9.55'	9.39'
C3	15.00'	9.55'	9.39'
C4	5-0.00'	102.10'	98.8'

LEGEND

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

TOWN CENTER SUBDIVISION LOTS 2-9

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

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

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

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

Thence, South 389.27' ft. to a set 1/2" rebar for an inside corner of this tract of land;

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

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

Thence, West 446.00' ft. along the North right-of-way line of Mile 6 North (Pike Blvd.) to a found 1/2" rebar;

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

Scott Dale Davis
V.P. Partnership

Owner: Forrest L. James (66.66%)

STATE OF TEXAS
COUNTY OF HIDALGO

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

Given under my hand and seal of office this 3rd day of MARCH 2000.

Notary Public, Hidalgo County, Texas

STATE OF TEXAS
COUNTY OF TEXAS

I, the undersigned, a Registered Public Surveyor and Engineer in the State of Texas, hereby certify that this plat is true and correctly made, and is prepared from an actual survey on the property made under my supervision on the ground, and further certify that proper engineering consideration has been given to this plat.

William R. Shaw, RPS NO.3772, PE NO. 24575

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

Mayor, City of Weslaco

STATE OF TEXAS
COUNTY OF HIDALGO

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

Dated this 3rd day of March, 2000.

Chairman

Secretary

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

Secretary

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

Engineer, City of Weslaco

Hidalgo County Drainage District No 1, hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Texas Water Code 49.211 (c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

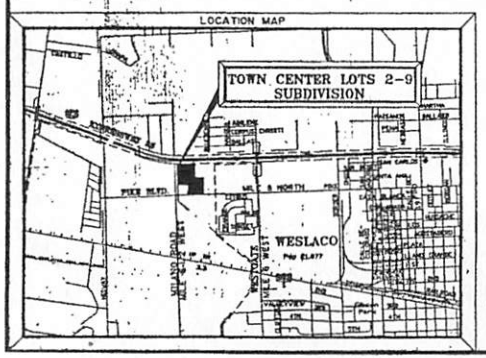
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

3/7/00

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

LOCATION MAP



NOTES:

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

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

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

DRAINAGE STATEMENT

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

FLOOD ZONE DATA:

ZONE C- Areas of minimal flooding

COMMUNITY-PANEL NUMBER 480334 04500 B

EFFECTIVE DATE:
January 2, 1981

DATE PREPARATION: DECEMBER-1999

Sigler, Winston, Greenwood, & Associates, Inc.
PHONE NO. (956) 968-3994

SWG
CONSULTING ENGINEERS
WESLACO MC ALLEN
TEXAS

99-156P

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

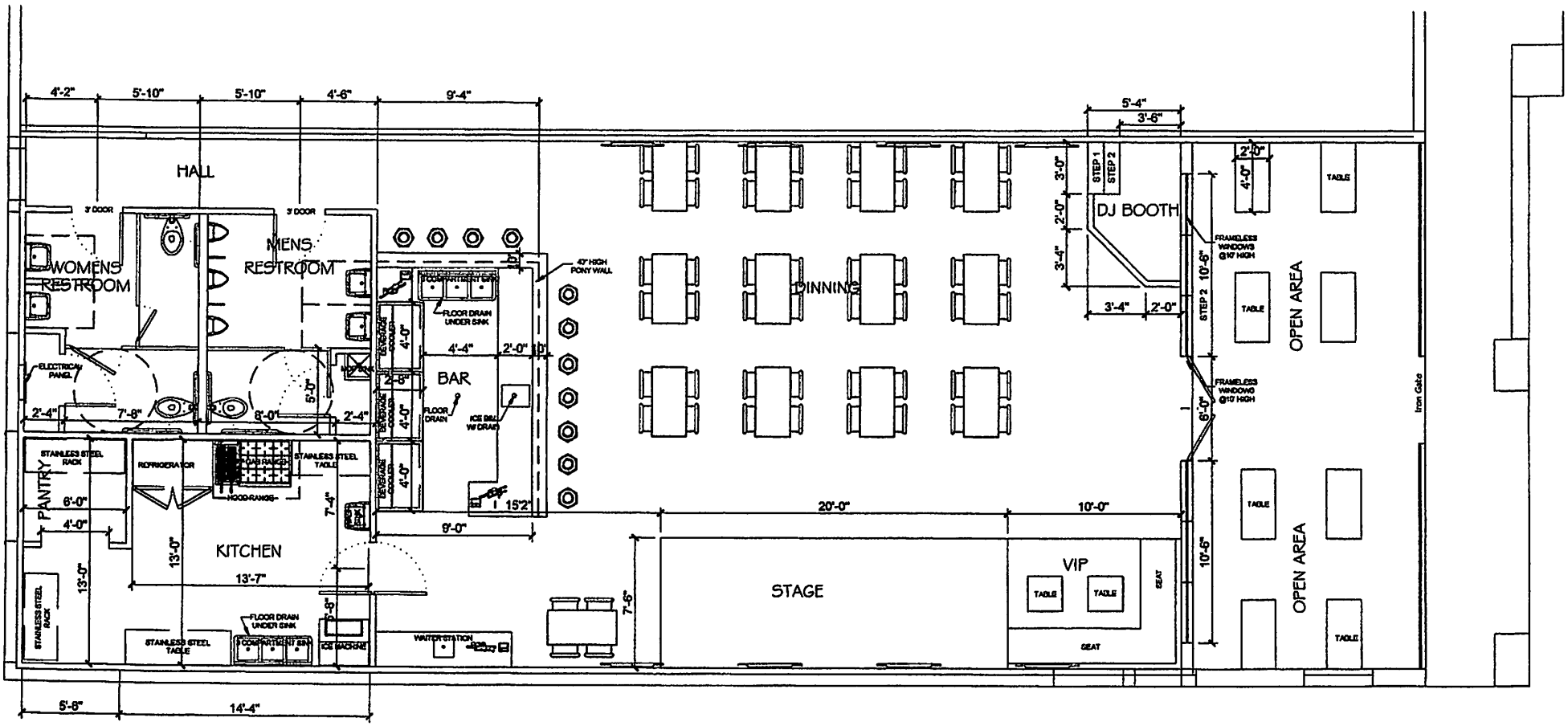
Filed for Record in:
Hidalgo County
By Dan D. Matthews III
County Clerk

On: Mar 08,2000 at 05:01P

Doc.# 653218

Document Number: 653
Total Fees: 91

Receipt Number - 269627
By: Flo Chavez



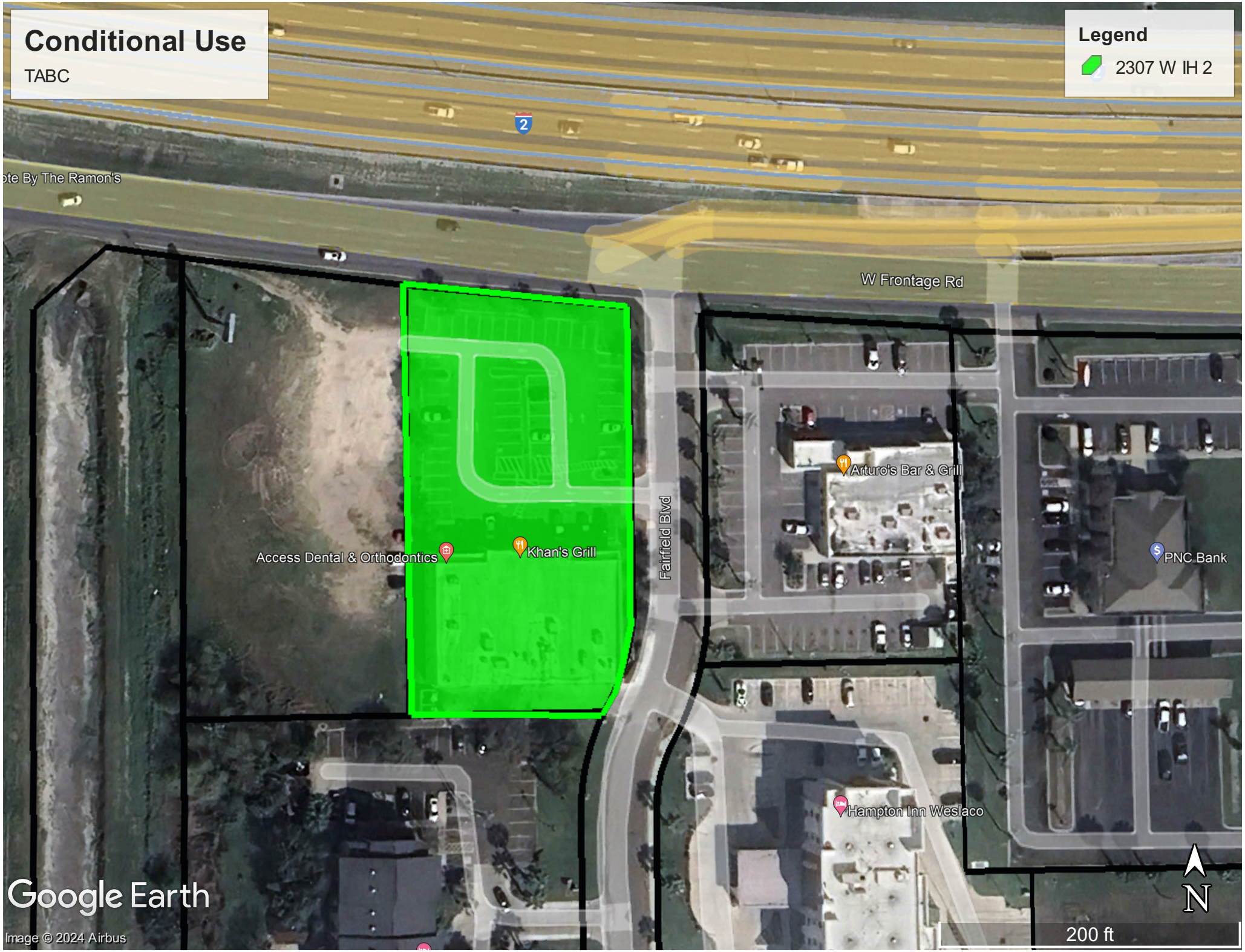
TACOS EL PLEBE
2307 W INTERSTATE 2, SUITE A

1 **FLOOR PLAN**

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

Conditional Use

TABC



Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-673

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Ramos Estates Subdivision being 5.00 acres out of Farm Tracts 1038, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1,700 feet North of the Intersection of FM 1015 & Pike Blvd and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed three (3) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8” waterline and sewer by City of Weslaco through an 8” sewer line. The property is within a Flood Zone “X”. As per Commission request the access easement has been updated to accommodate a 40ft wide access.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of Final Plat.

Attachments, if any:
Ramos Estates- Memo, Ramos estates subd-Application, Drainage Report and Leagal Documents, Ramos Estates-Aerial, RAMOS ESTATES SUBD. PLAT MERGED

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

RE: Ramos Estates- Final Plat

DATE: July 5, 2024

The proposed use for the 3-lot subdivision is for commercial type use and is located inside the city limits of Weslaco. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has complied with all staff comments. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

RECEIVED
APR 2 5 2024
BY:

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

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

FILE NO._____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Ramos Estates Subdivision

Location: Approx 1,700 feet North of the Intersection of FM 1015 & Pike Blvd

Legal Description: A 5.00 acres out of Farm Tract 1038, West and Adams Tract Subdivision as recorded in Vol 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: Commercial

Existing Land Use: C Proposed Land Use: c

Number of Lots Proposed: 3 Gross Acreage: 5.0

Title Report Submitted: ☐ YES ■ NO

OWNER INFORMATION

Owner's Name: R&A Real Estate LLC Telephone: 956-246-6979

Address: 6400 N. Texas Blvd Fax: _____

City: Weslaco State: Texas Zip: 78596 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: 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

Proposed subdivision is in the following districts:

■ YES ☐ NO Drainage District HCDD1	■ YES ☐ NO Irrigation District HCCID 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____**$350.00** Planning Review fee

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal

- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property

_____If septic tank system required, submit soil evaluation report

_____Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

_____**$350.00** (one time fee for preliminary and final plat)

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

_____Contours
_____/Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____/Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____/Flood directional arrows
_____Detention areas
_____Street names
_____/Proof of ownership of the property
_____K If septic tank system required, submit soil evaluation report
_____x Water Rights associated with the property
_____/Tax Receipt for all taxing entities showing that taxes are paid in full
_____/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: Arturo Ramos

Owner Signature: _____ Date: _____

Juan Alonzo w/ Altex Eng. is the authorized agent

Authorized Agent Signature: _____ Date: 04-22-21

Authorized Agent Printed Name: Juan Alonzo Jr

****

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: _____

_____

TRIP GENERATION WORKSHEET

FOR

RAMOS ESTATES SUBDIVISION

5.0 ACRE TRACT
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

Arturo Ramos

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. 23.186

OCTOBER 2023

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

10-30-23

TRIP GENERATION REPORT
FOR
RAMOS ESTATES SUBDIVSION
(WESLACO, TEXAS)

Ramos Estates Subdivision is located on a 5.00 Ac tract of land of farm tract 1038 of the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of FM 1015. approximately 1,700 feet North of the intersection of Pike Blvd and FM 1015. The lot is currently developed with building and parking lots. The development will consist in a total of commercial lots with about Six(6) 1000 square foot retail shell Suites.

The report is based on the Trip Generation, 10th Edition Book (Institute of Traffic Engineers).

Shopping Center (820)

1. - Average Vehicle Trip Ends : 3.00

(Trip Generation, Tenth Edition)

On a weekday, AM. Peak hour Generator

Directional Distribution: 54% Entering, 46% Exiting

Equation: T=2.76(X) +77.28

X = 6 (1000 sqft GLA)

TOTAL TRIPS: 94 Trips
Tenter = 94(0.54) = 51 trips/hour

Texiting = 94(0.46) = 43 trips/hour

2. - Average Vehicle Trip Ends : 4.21

(Trip Generation, Tenth Edition)

On a weekday, PM. Peak hour Generator

Directional Distribution: 50% Entering, 50% Exiting

Equation: ln(T)=0.72ln(x) + 3.02

X = 6 (1000 sqft GLA)

TOTAL TRIPS: 75 Trips
Tenter = 75(0.50) = 37.5 trips/hour

Texiting = 75(0.50) = 37.5trips/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

Shopping Center
(820)

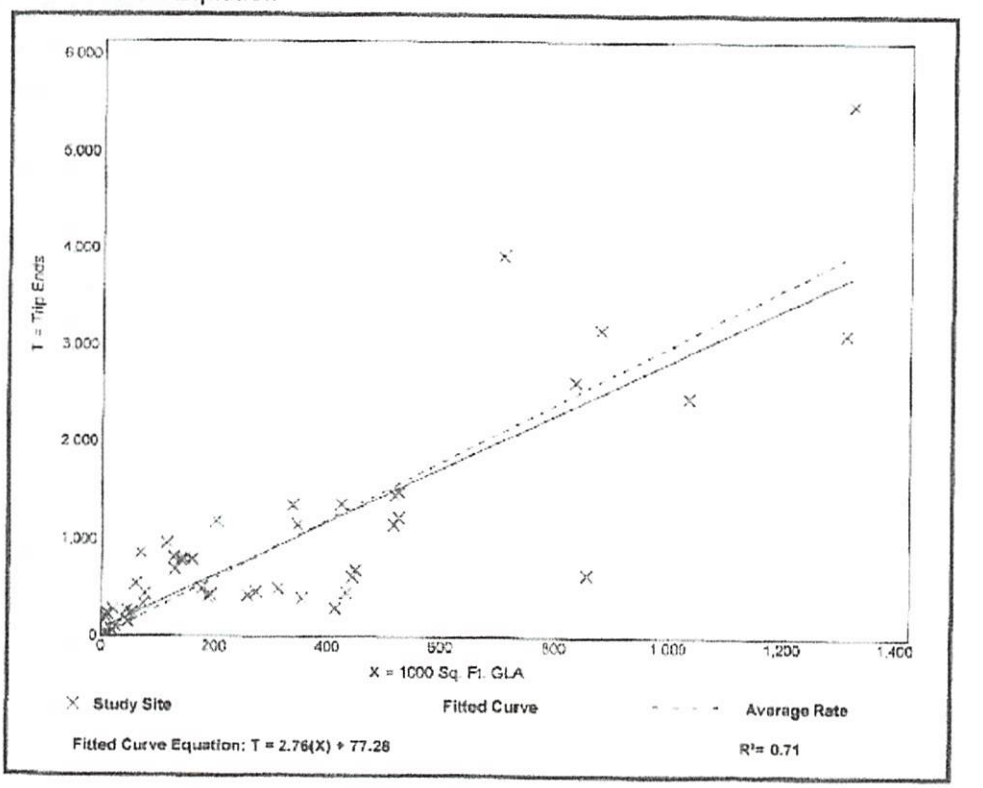
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 47
1000 Sq. Ft. GLA: 323
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.00	0.70 - 23.74	1.85

Data Plot and Equation



Fitted Curve Equation: T = 2.76(X) + 77.28

R^2 = 0.71

Shopping Center
(820)

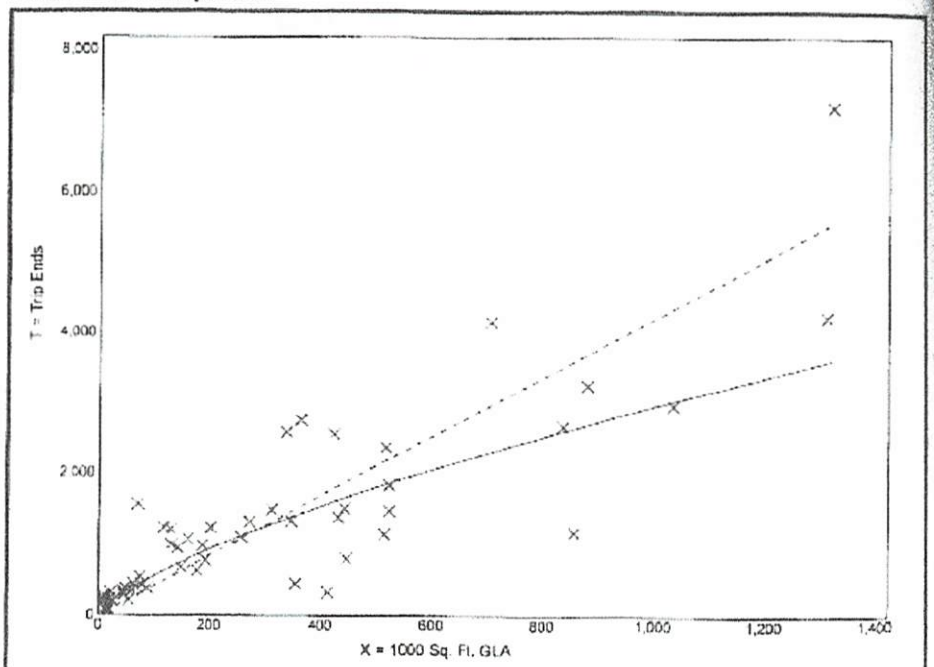
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 53
1000 Sq. Ft. GLA: 298
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
4.21	0.78 - 27.27	2.47

Data Plot and Equation



× Study Site Fitted Curve - - - - Average Rate

Fitted Curve Equation: Ln(T) = 0.72 Ln(X) + 3.02 R^2= 0.76

DRAINAGE REPORT

FOR

RAMOS ESTATES SUBDIVISION

5.0 ACRE TRACT
OUT OF FARM TRACT 1038
WEST AND ADAMS TRACT SUBDIVISION
WESLACO, HIDALGO COUNTY, TEXAS

Prepared for:

ARTURO RAMOS

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. 23.186

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

12-11-23

OCTOBER 2023

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C. SOIL CONDITIONS.....1

D. EXISTING CONDITIONS.....2

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EXHIBIT "B" – FIRM ZONE DESIGNATION MAP

EXHIBIT "C" – SOILS SURVEY MAP

EXHIBIT "D" – RUNOFF COEFFICIENTS

EXHIBIT "E" – DRAINAGE CALCULATIONS

EXHIBIT "F" – AERIAL of USGS MAP

EXHIBIT "G" – EXHIBIT OF PROPOSED CONDITIONS-DEVELOPMENT LAYOUT & SUBDIVISION PLAT

DRAINAGE REPORT
FOR
RAMOS ESTATES SUBDIVISION

A. PROJECT LOCATION

Ramos Estates Subdivision is located on a 5.0 tract of Land and being out of Farm Tract 1038, the West and Adams Tract Subdivision in Weslaco, Hidalgo County, Texas. The lot is located along West Right of Way of FM 1015 , approximately 1,700 feet North of the intersection of Pike Blvd and FM 1015. The lot is currently developed with a large commercial building and mostly paved with asphalt parking.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone X" (unshaded), areas determined to be outside 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 predominantly Hidalgo Sandy Clay (28, B, SC,CL) Loam that have moderately well drained properties.

(28,B, SC, CL) Hidalgo Sandy Clay Loam:

The Hidalgo Sandy Clay Loam,consists of deep, well drained, moderately permeable soils that formed in calcareous loamy sediments. These soils are on nearly level to gently sloping uplands. Slope gradients are mostly less than 2 percent, but range up to 5 percent. The soil formed is moderately fine textured calcareous sediments.

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☐ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☐ CITY FACILITY
☑ OTHER TxDOT
H.C.D.D. NO. 1 — 1-10-24 DATE

D. EXISTING CONDITIONS

The Ramos Estates Development is predominantly developed with asphalt parking and several structures present.. The existing terrain has a level grade. Existing runoff from the site is by form of sheet flow that gently runs towards the southeastern portion of the property. In determining the existing conditions, we established an average weighted runoff. The existing 10-year storm water runoff of this site is 21.46 cfs.

E. PROPOSED CONDITIONS

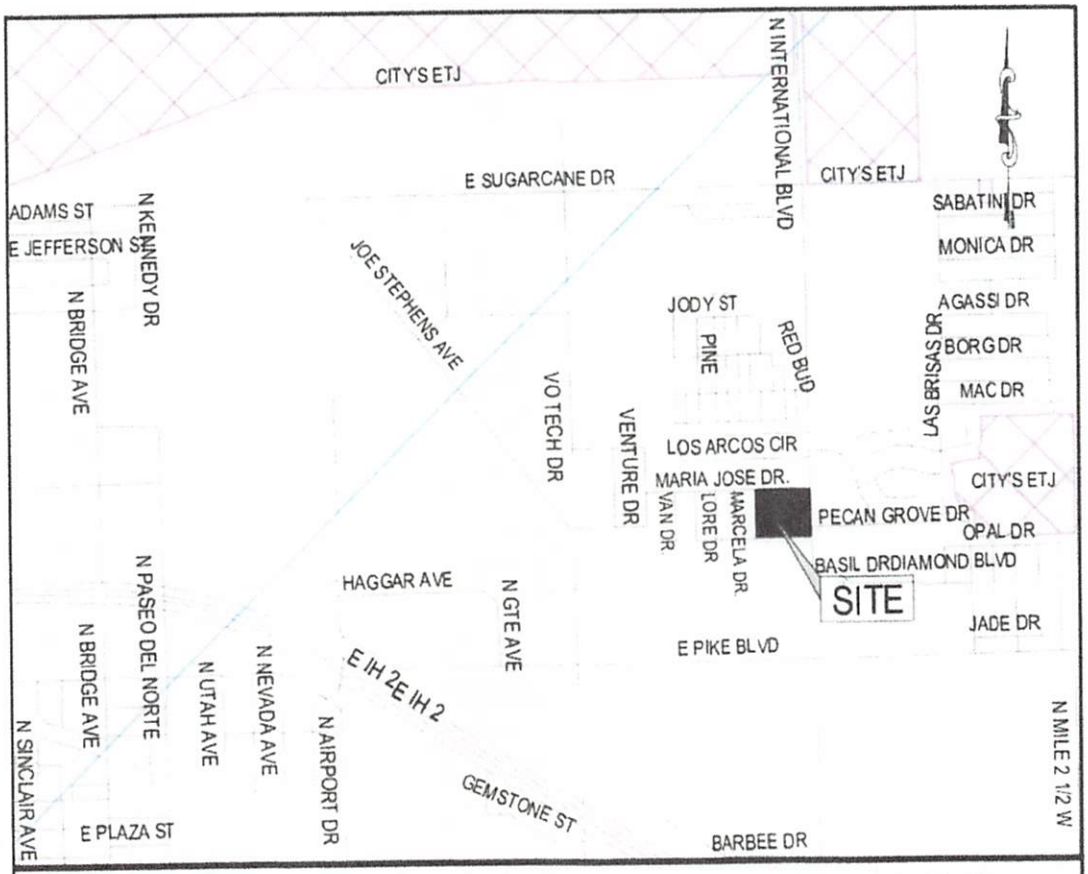
The proposed conditions for the subdivision will be in the development of property into 3 commercial lots. The new lots (Lots 2 and 3) will be developed into retail plazas of about 6,000 square feet total with parking. In determining the proposed conditions, we determined the proposed runoff using a runoff value that was larger than the weighted average to account for additional detention that was not present during the existing conditions. The total contributing 50 year developed storm water discharge of the site will be 32.97cfs (Refer to Exhibit E) ,an increase of 11.51 cfs from the existing conditions. The detention pond will release out into a Curb Inlet located at the West Right of Way of FM 1015 via an 8 Inch Bleeder pipe. Since the release rate will be determined by the pipe diameter, the development will detain more volume than the required volume. The total increased flow volume of this subdivision to the existing drainage district facilities is a total of 52,323 cf (1.201 Ac-ft). The detention pond will detain 57,428cf of volume (1.31 acft)(See Exhibit E). The subdivision will convey water with a storm water drainage system composed of inlets and drainage pipe varying in diameter from 12" to 18" from the parking lot to the new detention pond. These improvements will be done during the building permit stage. The detention pond and bleeder pipe in its entirety will be on Lot 1. The pond will be maintained by the lot owner of Lot 1 . Lot owner will be responsible in grading their lots with a gentle slope towards the inlets. Pipes and Inlets being shared will be in a drainage easement. All drainage easements must be kept clear of structures, large trees, fences, and property owners will be responsible in maintaining. During the development stage, the developer must ensure compliancy with the detention requirements as determined by the city of Weslaco and Hidalgo County Drainage District No.1. If the proposed conditions change, the developer of the lots will be required to generate new drainage calculations to determine if the proposed conditions established herein are adequate.

Juan Alonzo Jr, P.E.

12-11-23

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

EXHIBIT A



GENERAL LOCATION MAP N.T.S.

EXHIBIT B

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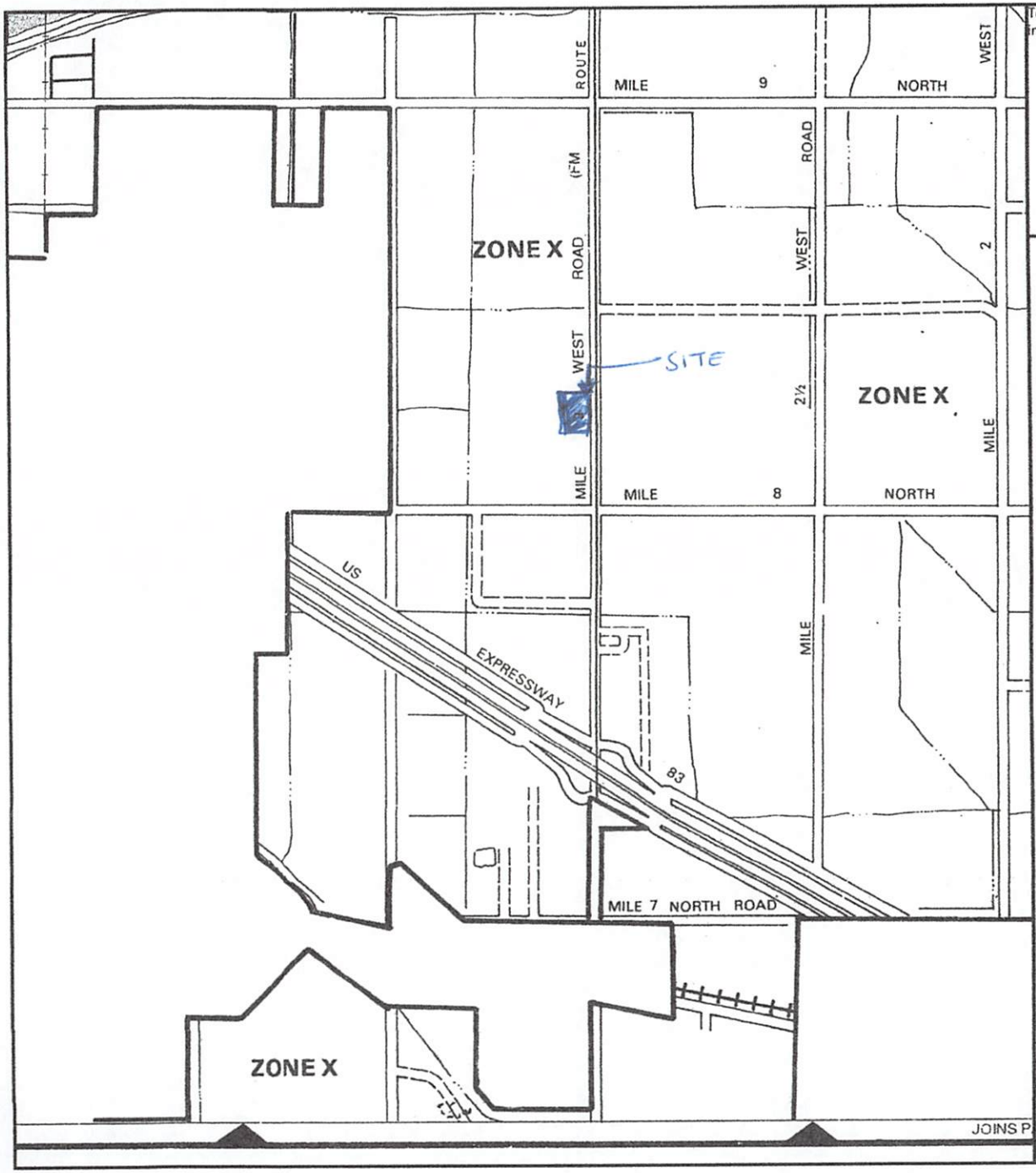


To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

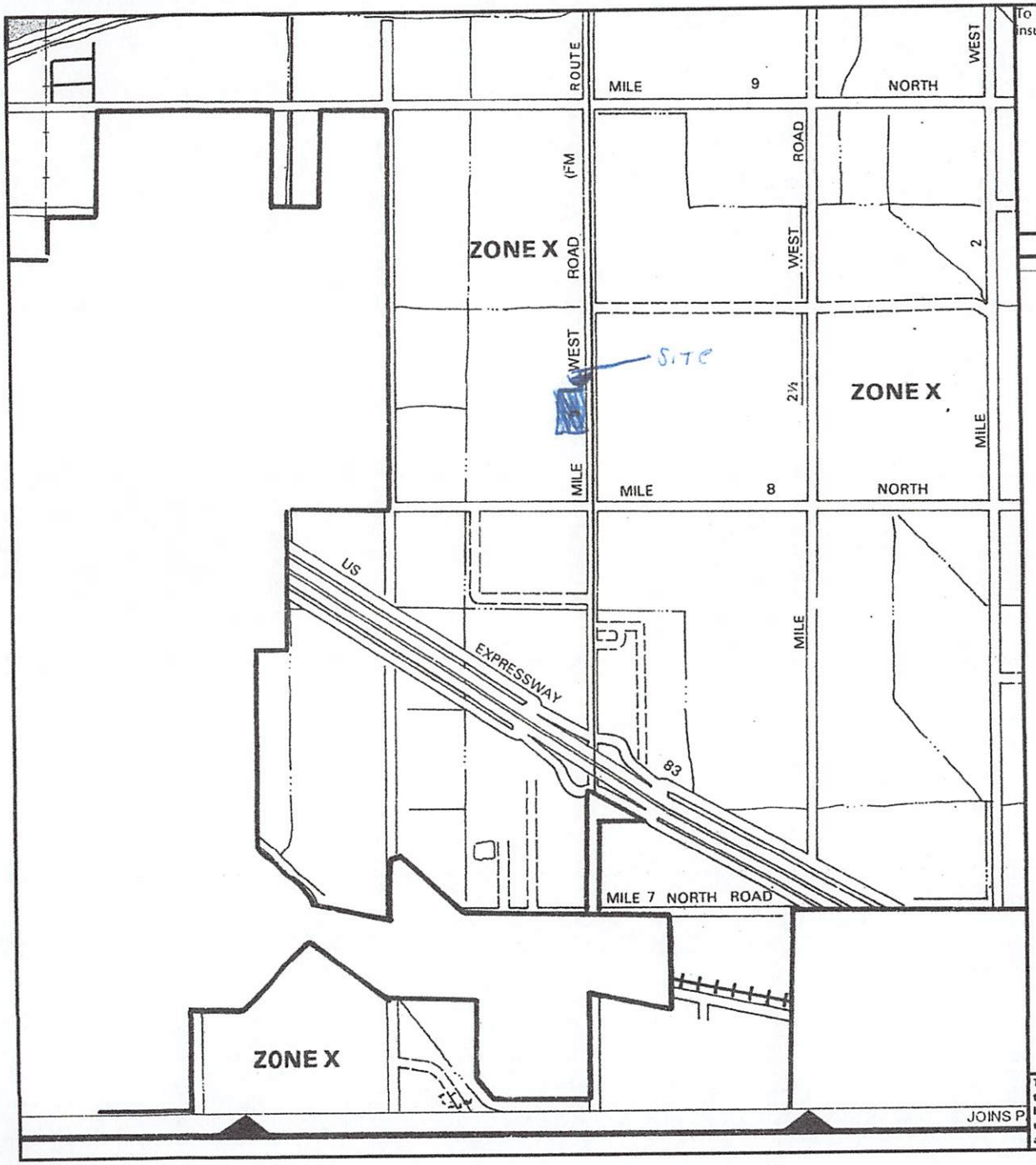
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE

2000 0 2000 FEET

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

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

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

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

OTHER AREAS

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

UNDEVELOPED COASTAL BARRIERS†

Identified 1983 | Identified 1990 | Otherwise Protected Areas

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

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones
- 513 — Base Flood Elevation Line; Elevation in Feet*
- D — D Cross Section Line
- (EL 987) Base Flood Elevation in Feet Where Uniform Within Zone*
- RM 7x Elevation Reference Mark
- •M1.5 River Mile

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

EXHIBIT C

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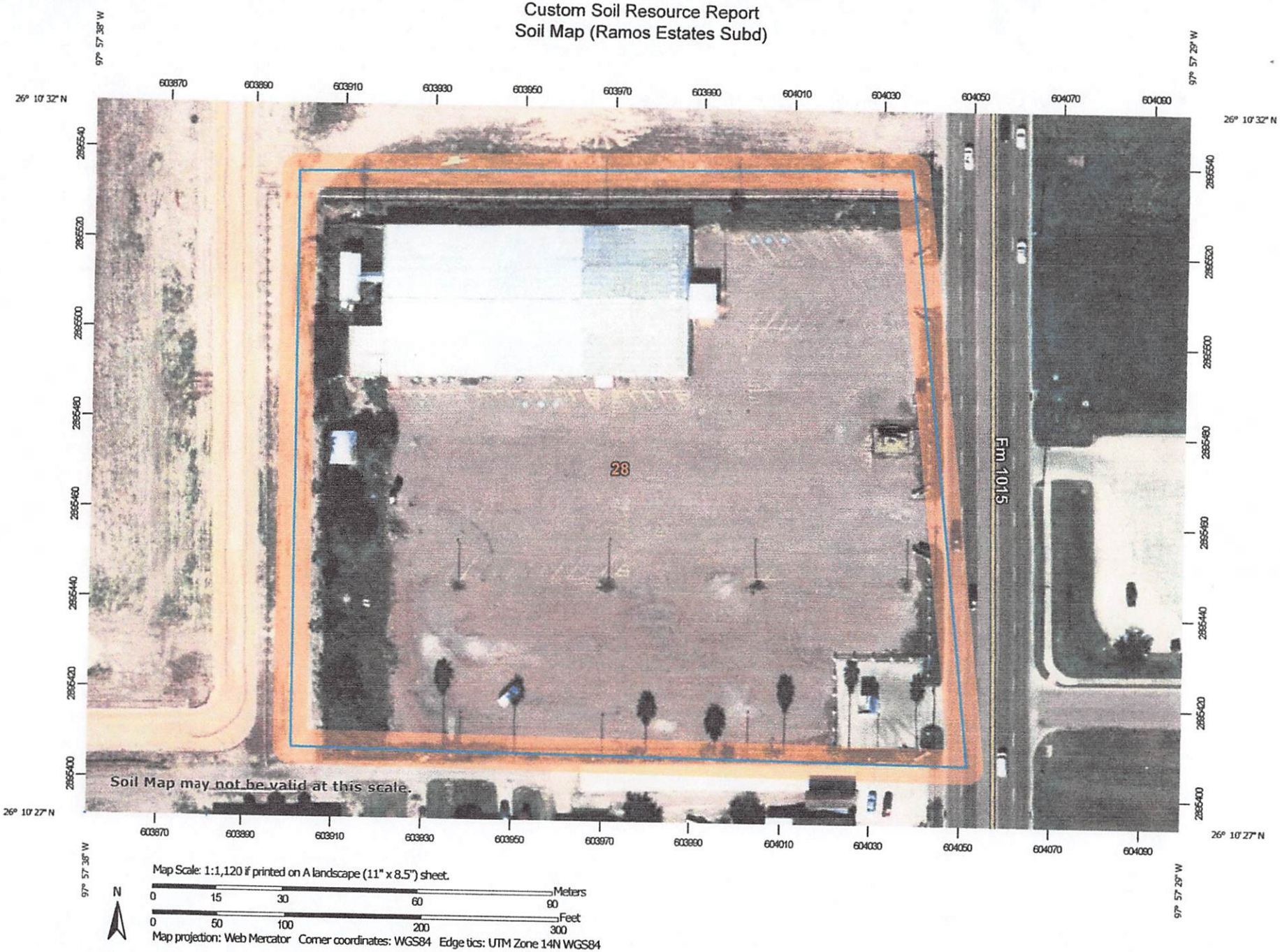
Custom Soil Resource Report
Soil Map (Ramos Estates Subd)



MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

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

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend (Ramos Estates Subd)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	4.6	100.0%
Totals for Area of Interest		**4.6**	**100.0%**

Map Unit Descriptions (Ramos Estates Subd)

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

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

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

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

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

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

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.3
Parks and Improved Open Areas	0.4
Residential (>1acre lots)	0.45
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
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Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties

1. Select your county. 2. Enter the time of concentration

County			Coefficient	2-year	5-year	10-year	25-year	0-ye	100-year
Hidalgo			e (in)	0.8645	0.8647	0.8599	0.8572	##	0.8619
	108	37	b	72.40	100.21	116.24	140.47	##	201.07
			d (mins)	12.92	13.90	14.33	15.32	##	18.00
			Intensity (in/hr)	4.83	6.44	7.47	8.80	##	11.38

Harris
Harrison
Hartley
Haskell
Hays
Hemphill
Henderson
Hidalgo
Hill

* for time of Concentration = **10** mins

Runoff Coefficients "c"

Agricultural and, unimproved Areas	0.23
Parks and Improved Open Areas	0.40
Residential (>1acre lots)	0.40
Residential (1/2 acre lots)	0.50
Residential (1/4 acre lots)	0.55
Residential (1/8 acre lots)	0.60
Multi-Family (Low density MF-1)	0.60
Medium-High Density MF-2 and MF-3)	0.80
Commercial, Industrial, and Business	0.80
Asphalt	0.90

Weighted Runoff Coefficient Table (EXISTING)

Total Area =	4.420 ac	192535.00 SF	0.00	Cumulative Areas
Area 1	0.608 ac	26500.00 SF	0.95	Building/Roofs
Area 2	2.759 ac	120163.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	0.000 ac	0.00 SF	0.95	Concrete
Area 5	1.053 ac	45872.00 SF	0.23	nimproved area (gras
CW=			0.65	

Weighted Runoff Coefficient Table (PROPOSED)

Total Area =	4.420 ac	192535.00 SF	0.00	Cumulative Areas
Area 1	1.205 ac	52500.00 SF	0.95	Building/Roofs
Area 2	2.582 ac	112463.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	0.039 ac	1700.00 SF	0.95	Concrete
Area 5	0.594 ac	25872.00 SF	0.23	nimproved area (gra
CW=			0.74	

Existing Conditions (10 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.65	7.47	4.42	21.46

Developed Conditions(50 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

12-1-23

0.74	10.08	4.42	32.97

Prop. Runoff C =	0.8		Exist Runoff C =	0.65
Area =	4.42	ac	Exist. Intensity =	7.47
Post Dev. Tc =	10	min		

*WEIGHTED C OF 0.80 WAS USED TO DETERMINE DETENTION AT A MORE

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	42.60	12,779	2.92	1,314	11,465
10	10.08	35.63	21,380	2.92	1,752	19,628
15	8.69	30.74	27,663	2.92	2,190	25,473
20	7.66	27.10	32,514	2.92	2,628	29,886
25	6.86	24.27	36,410	2.92	3,066	33,344
30	6.23	22.02	39,633	2.92	3,504	36,129
35	5.70	20.17	42,361	2.92	3,942	38,419
40	5.27	18.63	44,712	2.92	4,380	40,332
45	4.90	17.32	46,771	2.92	4,818	41,953
50	4.58	16.20	48,595	2.92	5,256	43,339
55	4.30	15.22	50,228	2.92	5,694	44,534
60	4.06	14.36	51,704	2.92	6,132	45,572
65	3.85	13.60	53,048	2.92	6,570	46,478
70	3.65	12.92	54,279	2.92	7,008	47,271
75	3.48	12.31	55,415	2.92	7,446	47,969
80	3.33	11.76	56,468	2.92	7,884	48,584
85	3.19	11.26	57,448	2.92	8,322	49,126
90	3.06	10.81	58,364	2.92	8,760	49,604
95	2.94	10.39	59,224	2.92	9,198	50,026
100	2.83	10.01	60,034	2.92	9,636	50,398
110	2.64	9.32	61,523	2.92	10,512	51,011
115	2.55	9.02	62,211	2.92	10,950	51,261
120	2.47	8.73	62,865	2.92	11,388	51,477
150	2.08	7.36	66,239	2.92	14,016	52,223
170	1.89	6.68	68,091	2.92	15,768	52,323
175	1.85	6.53	68,516	2.92	16,206	52,310

Volume Required to Detain = 52323

TYPICAL PIPE AREAS			
DIA	AREA	DIA	AREA
6"	0.2	15"	1.23
8"	0.35	18"	1.77
10"	0.55	24"	3.14
12"	0.79	30"	4.91

Orifice Equation: Q = Cd*A*((2*g*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) =	3	ft
Q (flow) =	2.92	cfs

*RELEASE IS BASED ON 8INCH PIPE OUTFALL

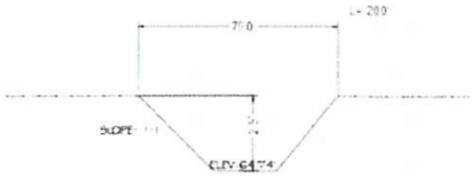
Detention Pond Dimensions

Flow Line Width W1 (ft)	Cross Sect. Depth H (ft)	Cross Sect. S	Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)	
35.0	2.5	1.0	40.0	184.0	17250.0	17250.0	A-A
70.0	2.5	1.0	75.0	200.0	36250.0	36250.0	B-B
					TOTAL	53500.0	

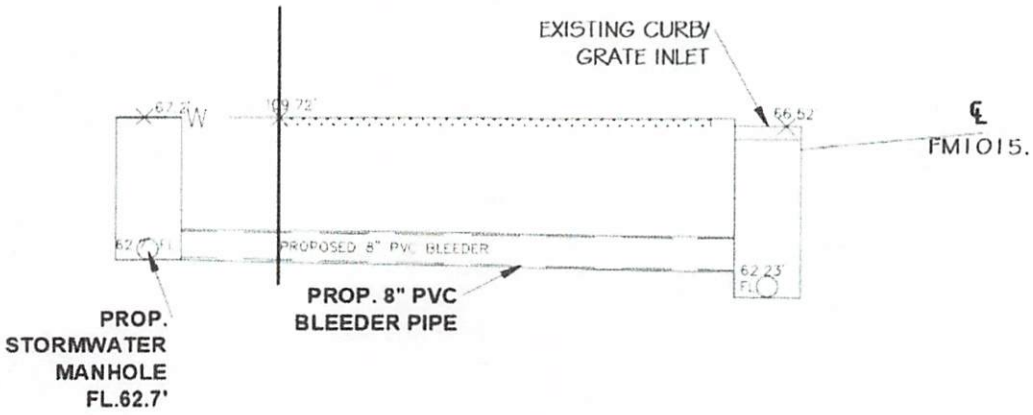
Detention Provided = 53500 cf > 0 cf = Detention Required

Therefore, the proposed detention pond is O. K.

A-1 DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



B-1 DETENTION POND CROSS SECTION DETAIL
SCALE. N.T.S.



C-1 OUTFALL CROSS SECTION DETAIL

SCALE: N.T.S.

EXHIBIT F

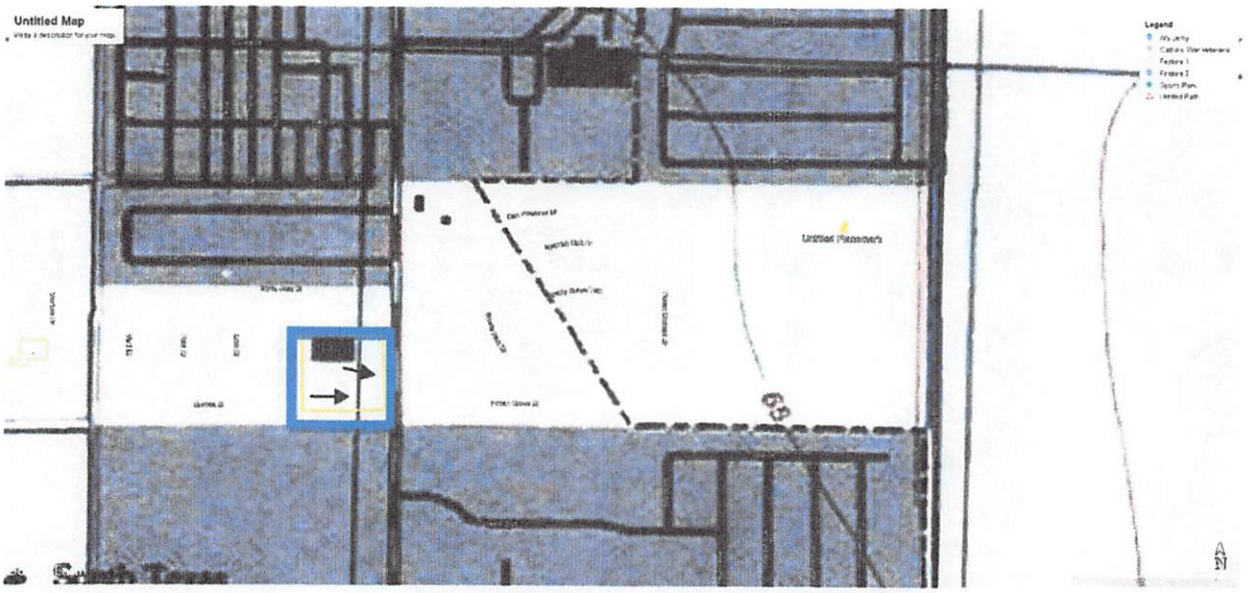


EXHIBIT G

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GENERAL PLAT NOTES
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. THE SUBDIVISION IS LOCATED IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE AREAS DETERMINE TO BE OUTSIDE 500 YEAR FLOOD PLAN.
RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED JUNE 6, 2000.

2. BUILDING SETBACKS:
A) FRONT YARD: THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT.

I) CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP: THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM PROPERTY LINE FOR EACH TWO FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATE RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
B) ALL OTHER CORRIDORS: THE MINIMUM LOT DEPTH SHALL BE 20 FEET.
B) SIDE YARD: THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE (5) FEET EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN (10) FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
C) REAR YARD: THE REAR YARD SETBACK SHALL BE TEN (10) FEET.

3. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 18" ABOVE THE CENTER LINE OF STREET /CURB OR WHICHEVER IS GREATER, OR 1 FT ABOVE ELEVATION 67.5', WHICHEVER IS GREATER

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. ELEVATION 66.59', CURB INLET LOCATED ON FM 1015.

5. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 CORDS.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 52.303 CUBIC-FEET (1.201 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7. A 5 FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

8. DEVELOPER SHALL INSTALL STREETLIGHT AT THE TIME OF DEVELOPMENT OF THE SUBDIVISION.

9. NO PERMANENT BUILDINGS SHALL BE BUILT OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTING (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS AND FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. FUTURE CONSTRUCTION IN UNDEVELOPED LOTS WILL NOT BE GRANTED A BUILDING PERMIT UNTIL THE PROPOSED DEVELOPMENT IS REVIEWED AND APPROVED BY THE CITY OF WESLACO PERMIT, FIRE, ENGINEERING AND PLANNING DEPARTMENT.

11. A TXDOT PERMIT WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT FOR THE DRIVEWAY AND THE DISCHARGE OF THE BLEEDER LINE INTO THE EXISTING SYSTEM.

12. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

13. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

14. DRAINAGE AREAS BE IDENTIFIED ON PLAT.

15. DETENTION AREA MAINTENANCE WILL BE RESPONSIBILITY OF LOT 1.

16. DEVELOPER SHALL PROVIDE A PARKING LOT AGREEMENT FOR COMMON PARKING BEFORE OBTAINING A NEW BUILDING PERMIT.

****

STATE OF TEXAS
COUNTY OF HIDALGO
THIS PLAT IS APPROVED BY HIDALGO & CAMERON
COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED THIS _____ DAY OF _____, 20___.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OR STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

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

5. H.C.C.I.D #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS,THREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

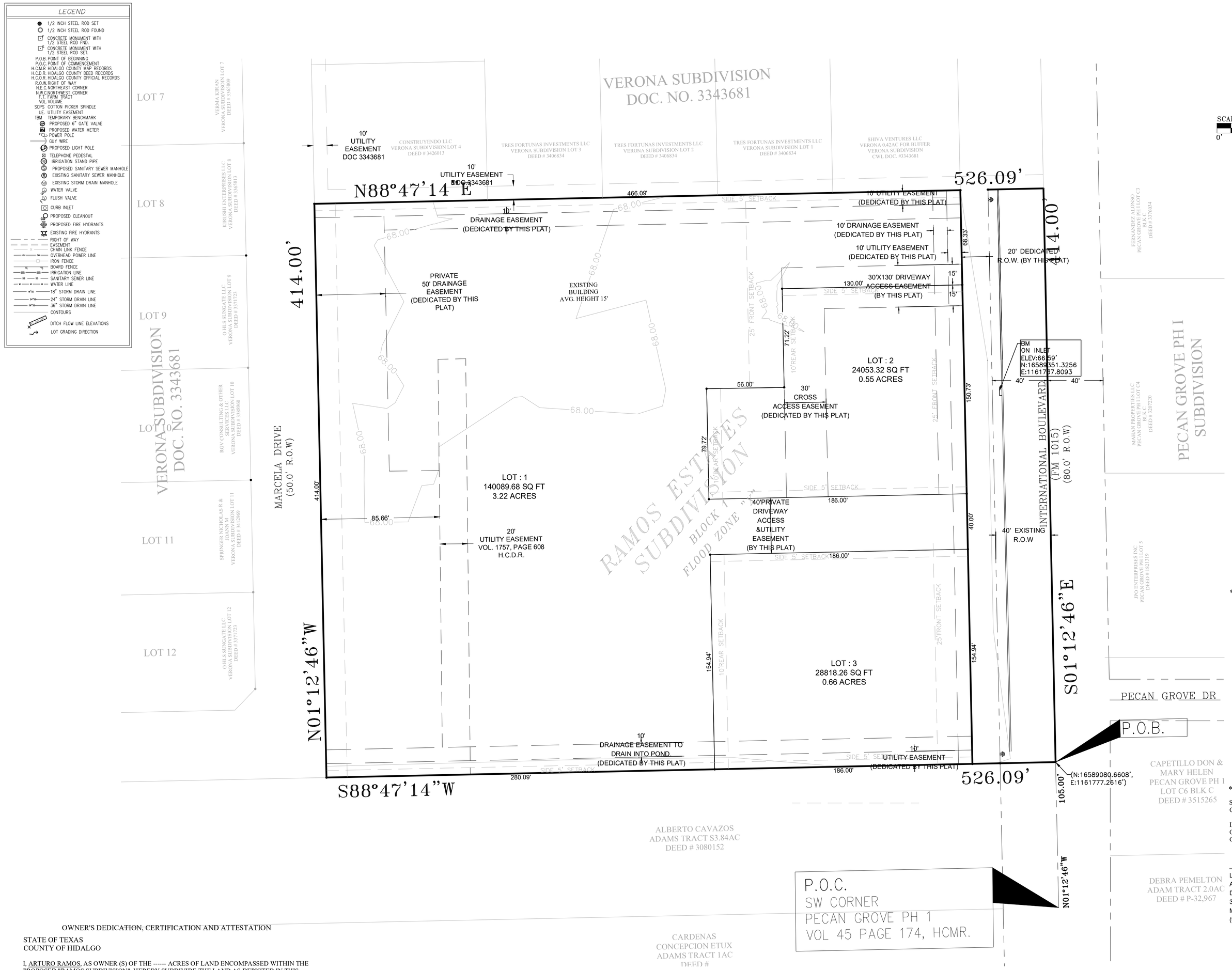
****

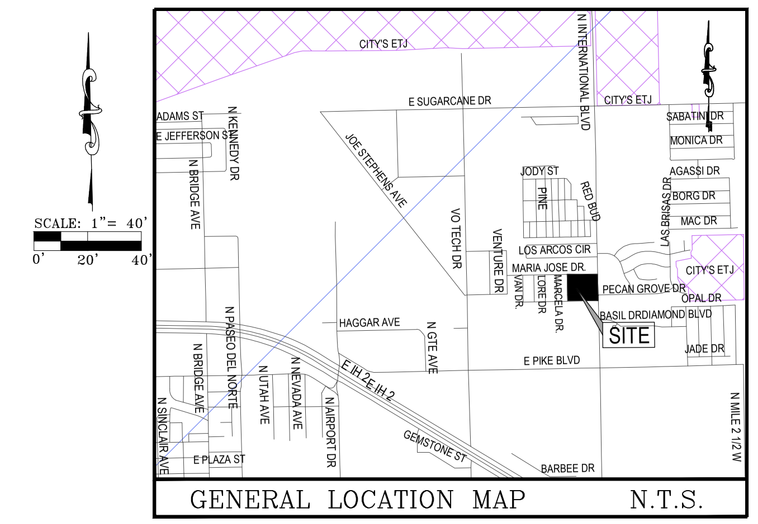
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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





GENERAL LOCATION MAP N.T.S.

METES AND BOUNDS
5.0-ACRE TRACT

BEING A 5.0-ACRE OF LAND, OUT OF FARM TRACT 1038, WEST AND ADAMS TRACT SUBDIVISION, KNOWN AS THE REMAINDER OF THE NORTH 25.0 ACRES OF THE SOUTH 28.0 ACRES OUT FARM TRACT 1038, WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 1636, PAGE 507, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.0 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, A POINT IN THE CENTER OF INTERNATIONAL BOULEVARD (FM1015) FOR THE COMMON CORNER OF FARM TRACT 1037, FARM TRACT 1038, AND FARM TRACT 1044, WEST AND ADAMS TRACT SUBDIVISION AND BEING THE SOUTHWEST CORNER OF PEAN GROVE PHASE 1 AS RECORDED IN VOLUME 45, PAGE 174, HIDALGO COUNTY MAP RECORDS, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ALBERTO CAVAZOS BY DOCUMENT NUMBER 3080152 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, THENCE, NORTH 01°12'46" WEST, ALONG THE CENTER OF INTERNATIONAL BOULEVARD (FM1015) FOR THE COMMON LINE OF FARM TRACT 1038, AND PECAN GROVE PHASE 1, A DISTANCE OF 105.00 FEET (103.78 FEET) TO A POINT FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF TRACT OF LAND CONVEYED TO SAID ALBERTO CAVAZOS FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'14" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO ALBERTO CAVAZOS, A DISTANCE OF 40.00 FEET PASSING THE WEST RIGHT OF WAY OF SAID INTERNATIONAL BOULEVARD (FM1015) CONTINUING TO TOTAL DISTANCE OF 526.09 FEET TO A POINT ON THE NORTH RIGHT OF A OF MARCELA DRIVE FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01°12'46" WEST, ALONG THE NORTH RIGHT OF WAY OF SAID MARCELA DRIVE A DISTANCE OF 414.00 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTHWEST CORNER OF LOT 4, VERONA SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 3343681, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°47'14" EAST, ALONG THE SOUTH LINE OF LOTS 4,3,2,1 AND A 92.0 FEET BUFFER OF SAID VERONA SUBDIVISION A DISTANCE OF 469.09 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTHEAST CORNER OF SAID 92.0 FEET BUFFER, CONTINUING TO A DISTANCE OF 489.09 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTH RIGHT OF WAY LINE OF SAID INTERNATIONAL BOULEVARD (FM1015),CONTINUING TO A TOTAL DISTANCE OF 526.09 FEET TO A POINT AT THE CENTER LINE OF SAID INTERNATIONAL BOULEVARD (FM1015) AND WEST LINE OF SAID PECAN GROVE PHASE 1 SUBDIVISION FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01°12'46" EAST, ALONG THE WEST LINE OF SAID PECAN GROVE PHASE 1 SUBDIVISION A DISTANCE OF 414.00 FEET TO THE **POINT OF BEGINNING**; CONTAING 5.0 ACRES OF LAND MORE OR LESS;
****

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND MY SUPERVISION.

STATE OF TEXAS REGISTERED OSCAR HERNANDEZ 5005 PROFESSIONAL LAND SURVEYOR

_____
REGISTERED PROFESSIONAL SURVEYOR NO. 5005
OSCAR HERNANDEZ- R.P.L.S.
3007 SOUTH TUCKER ROAD
HARLINGEN, TX 78552
(956) 357-2185

****

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, JUAN ALONZO JR, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____
LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06/10/24
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS LICENSED JUAN ALONZO JR 130035 PROFESSIONAL ENGINEER

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, ARTURO RAMOS, AS OWNER (S) OF THE ----- ACRES OF LAND ENCOMPASSED WITHIN THE PROPOSED "RAMOS SUBDIVISION", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

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

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

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

_____ _____
ARTURO RAMOS (OWNER) DATE
R& A REAL ESTATE INVESTMENTS LLC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED , R& A REAL ESTATE INVESTMENTS LLC, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF _____, 20___AD.

_____
JESSICA REYES-NOTARY PUBLIC

JESSICA REYES Notary Public, State of Texas Comm. Expires 06-12-2026 Notary ID 131601981

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE &ZIP CODE	PHONE
OWNER(S):	ARTURO RAMOS R & A REAL ESTATE INVESTMENTS LLC	6400 N TEXAS BLVD	WESLACO, TX. 78596	(956)246-6979
ENGINEER:	JUAN ALONZO, JR	325 W. 2ND STREET	MERCEDES, TX 78570	(956) 294-1241
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. BOX 548	MCALLEN, TX 78505	(956) 369-0988

COUNTY CLERK'S RECORDING CERTIFICATE

I,_____,COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____O'CLOCK
_____ON _____ , _____ AND WAS RECIRDED IN A BOOK _____
SHEET(S)_____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____O' CLOCK
, _____.

ON_____ AT _____ AM/PM.

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY,TEXAS

BY:_____ DEPUTY

COUNTY COURT COUNTY OF HIDALGO TEXAS

CITY OF WESLACO CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MAYOR, CITY OF WESLACO DATE
ADRIAN GONZALEZ

_____ _____
CITY SECRETARY, CITY OF WESLACO DATE

****

PLANNING AND ZONING COMMISSION

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

_____ _____
CHAIRPERSON, PLANNING AND ZONING COMMESION DATE

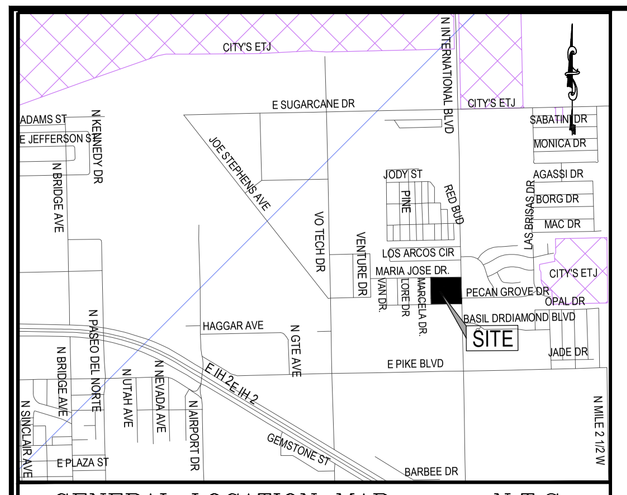
RAMOS ESTATES SUBDIVISION FINAL PLAT

Being a 5.0-Acre of land, out of Farm Tract 1038. West and Adams Tract Subdivision, known as the remainder of the North 25.0 Acres of the South 28.0 Acres out Farm Tract 1038, West and Adams Tract Subdivision as recorded in volume 1636, page 507, deed records of Hidalgo County, Texas

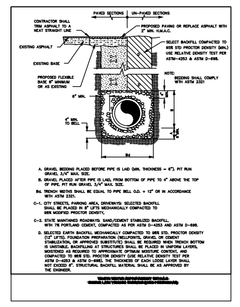
SCALE: 1"=40' DATEJUNE 10,2024

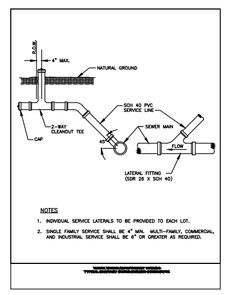
ALTEX ENGINEERING
325 W.2ND STREET
MERCEDES,TEXAS 78570
(956) 294-1241
TBPE FIRM REGISTRATION NO. F-19737

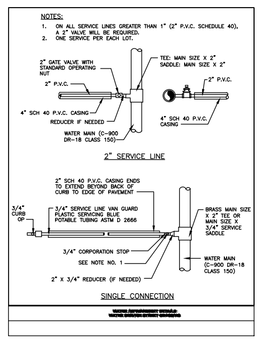
SHEET 1 OF 2



GENERAL LOCATION MAP N.T.S.





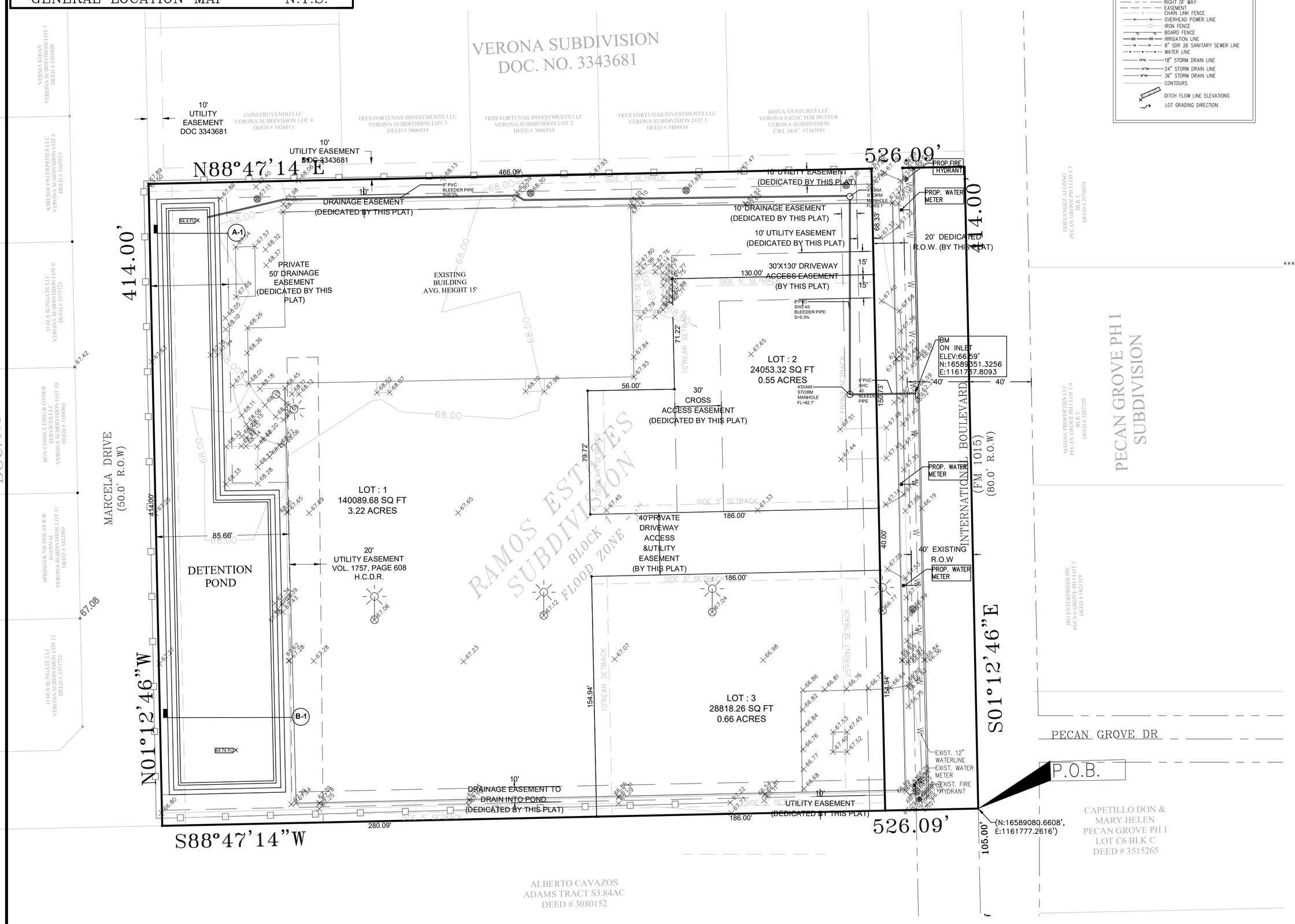


SCALE: 1"= 100'

0' 50' 100'

LEGEND

- 1/2 INCH STEEL ROD SET
- 1/2 INCH STEEL ROD FOUND
- CONCRETE MONUMENT WITH 1/2 STEEL ROD FND.
- CONCRETE MONUMENT WITH 1/2 STEEL ROD SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.D.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. RIGHT OF WAY
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- F.T. FARM TRACT
- VOL. VOLUME
- SOPS COTTON PIVOT SPINDLE
- UE UTILITY EASEMENT
- TBM TEMPORARY BENCHMARK
- PROPOSED 4" GATE VALVE
- PROPOSED WATER METER
- POWER POLE
- GUY WIRE
- PROPOSED LIGHT POLE
- TELEPHONE PEDESTAL
- IRRIGATION STAND PIPE
- PROPOSED 4' DIAM. SAN.SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- WATER VALVE
- FLUSH VALVE
- CURB INLET
- PROPOSED 4" SINGLE SERVICE CLEANOUT
- PROPOSED FIRE HYDRANTS
- EXISTING FIRE HYDRANTS
- RIGHT OF WAY
- EASEMENT
- CHAIN LINK FENCE
- OVERHEAD POWER LINE
- IRON FENCE
- BOARD FENCE
- IRRIGATION LINE
- 8" SDR 26 SANITARY SEWER LINE
- WATER LINE
- 18" STORM DRAIN LINE
- 24" STORM DRAIN LINE
- 36" STORM DRAIN LINE
- CONTOURS
- DITCH FLOW LINE ELEVATIONS
- LOT GRADING DIRECTION



RAMOS ESTATES SUBDIVISION:

A 5.0-Acre of land, out of Farm Tract 1038. West and Adams Tract Subdivision, known as the remainder of the North 25.0 Acres of the South 28.0 Acres out Farm Tract 1038, West and Adams Tract Subdivision

ENGINEERING REPORT FOR RAMOS ESTATES SUBDIVISION

WATER SUPPLY: DESCRIPTION

RAMOS ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY CITY OF WESLACO.

CITY OF WESLACO HAS AN EXISTING 12" DIAMETER WATERLINE AT THE WEST SIDE OF FM 1015.

THREE (3) PROPOSED 1" WATERMETERS WILL TAP TO THE EXISTING WATERLINE TO SERVE THE NEW AND EXISTING LOTS. THE DEVELOPER WILL PAY FOR THE SERVICE CONNECTIONS OF EACH LOT. THE ESTIMATED COST OF SERVICE CONNECTION IS OF $1,500.00 PER SERVICE, BRINGING A TOTAL OF $4,500.00 FOR THE SUBDIVISION.

SEWAGE FACILITIES : DESCRIPTION

THE RAMOS ESTATES SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT WASTEWATER SUPPLIES FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROMISED HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 6" DIAMETER SEWER LINE RUNNING ALONG SOUTH OF THE PROPERTY.

THREE (3) PROPOSED SERVICE CONNECTIONS WILL BE CONSTRUCTED TO PROVIDE SEWER TO EACH OF THE LOTS. THE SERVICE CONNECTIONS WILL CONNECT TO THE EXISTING SEWER LINE.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-10-24
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS — JUAN ALONZO JR — 130035 — LICENSED PROFESSIONAL ENGINEER

REPORTE DE INGENIERIA PARA LA SUBDIVISION RAMOS ESTATES

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION RAMOS ESTATES SERA PROVISTA DE AGUA POTABLE POR CITY OF WESLACO.

CITY OF WESLACO TIENE UNA LINEA DE AGUA DE 12" DE DIAMETRO EXISTENTE EN LA PARTE OESTE DE FM 1015.

TRES (3) MEDIDORES PROPUESTOS SERAN INSTALADOS PARA SUMINSTRAR A CADA UNO DE LOS LOTES NUEVOS Y EXISTENTE. EL DUENO DE LA SUBVIVISION PAGARA POR LAS CONEXIONES DE SERVICIOS PARA CADA LOTE. EL COSTO ESTIMADO DE CONSTRUCION ES DE $1,500 DOLARES TENIENDO UN TOTAL DE $4,500.00 PARA LA SUBDIVISION. .

DRENAJE DESCRIPCION:

LA SUBDIVISION RAMOS ESTATES RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUENO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRACTO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR AL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA DE 6" DE DRENAJE SANITARIO QUE CORRE POR LA PARTE SUR DE LA SUBDIVISION.

TRES(3) SERVICIOS DE CONEXION DE DRENAJE SERAN CONSTRUIDOS PARA PROVEER DRENAJE SANITARIO A LOS LOTES QUE SE CONECTARAN A LA LINEA EXISTENTE DE DRENAJE.

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 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-10-24
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS — JUAN ALONZO JR — 130035 — LICENSED PROFESSIONAL ENGINEER

DRAINAGE STATEMENT FOR RAMOS ESTATES SUBDIVISION–HIDALGO COUNTY, TEXAS

A 5.00 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, WESLACO, TEXAS AND BEING OUT OF FARM TRACT 1038, WEST ADAMS TRACT SUBDIVISION, AS PER DEED RECORDED IN VOLUME 1636, PAGES 507 OF THE HIDALGO COUNTY MAP RECORDS.

THIS SUBDIVISION, IS A THREE LOT COMMERCIAL SUBDIVISION APPROXIMATELY 1700 FEET NORTH OF THE INTERSECTION OF FM 1015 AND PIKE BLVD.

THE PROPERTY FALLS WITHIN ZONE "X" (UNSHADED); BY GRAPHICAL REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C MAP REVISED JUNE 6, 2000. THIS SITE FALLS WITHIN AREAS OF SOIL DESIGNATED AS HIDALGO FINE SANDY CLAY LOAM, HIDALGO SANDY CLAY LOAM, IS WELL DRAINED AND HAS SLOW RUNOFF AND PERMEABILITY IS MODERATE, WITH GROUND SLOPES BETWEEN 0 TO 3 PERCENT IN ACCORDANCE WITH THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS AS PUBLISHED BY USDA WEB SOIL SURVEY.

PRESENTLY THE SITE IS DEVELOPED WITH BUILDINGS AND PARKING LOT. PRESENTLY, THE EXISTING TERRAIN HAS A LEVEL GRADE. EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW THAT GENTLY RUNS TOWARDS THE SOUTHEASTERN PORTION OF THE PROPERTY.

THE PROPOSED CONDITIONS OF THIS SUBDIVISION WILL BE FOR COMMERCIAL USE. THE RESULTS TABULATED FOR EXISTING CONDITIONS WILL GENERATE A FLOW OF 21.46 CFS. THE 50 YEAR STORM INTENSITY WILL BE 32.97 CFS, AN INCREASE OF 11.51 CFS. THE STORMWATER CONVEYANCE WILL CONSIST IN USING THE EXISTING GREEN AREA TO THE WEST AS A DETENTION POND THAT WILL THEN CONVEY TO THE EAST VIA A BLEEDER PIPE. FROM THE BLEEDER PIPE, RUNOFF WILL DISCHARGE INTO AN EXISTING CURB INLET ALONG FM 1015 LOWER THAN THE THE PREDEVELOPED RATE.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISIO LIES IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334 0450C, MAP REVISED: JUNE 6, 2000.

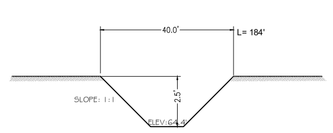
LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-10-24
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS — JUAN ALONZO JR — 130035 — LICENSED PROFESSIONAL ENGINEER

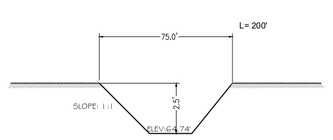
RAMOS ESTATES SUBDIVISION
DRAINAGE, WATER & SEWER IMPROVEMENTS

Being a 5.0-Acre of land, out of Farm Tract 1038. West and Adams Tract Subdivision, known as the remainder of the North 25.0 Acres of the South 28.0 Acres out Farm Tract 1038, West and Adams Tract Subdivision as recorded in volume 1636, page 507, deed records of Hidalgo County, Texas

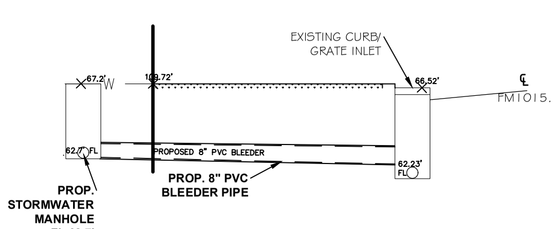
SCALE: 1"=100' DATE: JUNE 10, 2024



A-1 DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



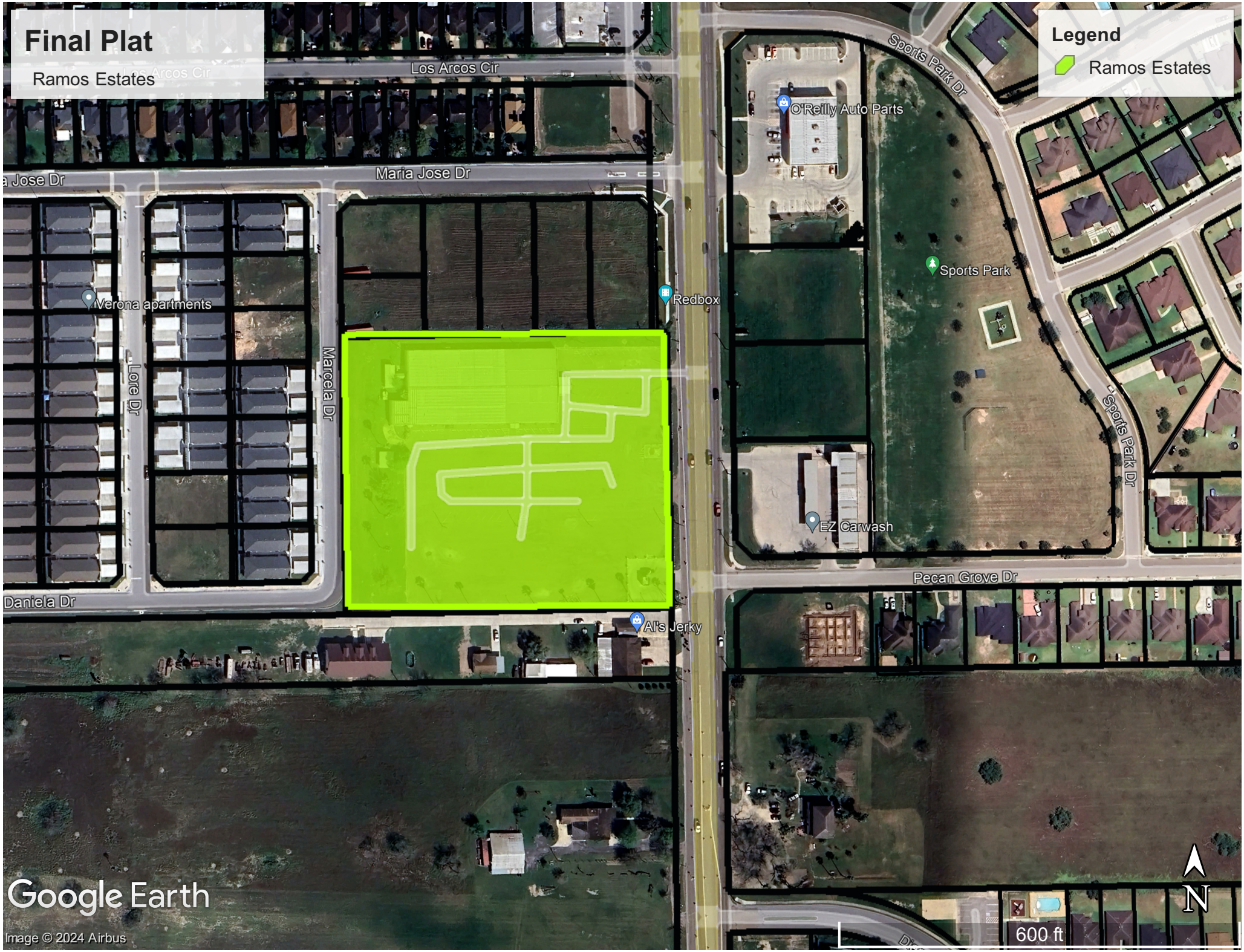
B-1 DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



C-1 OUTFALL CROSS SECTION DETAIL
SCALE: N.T.S.

NOTE:
1.THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE WATER SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO.
2. ALL UTILITIES MUST BE COMPACTED AT 98% COMPACTION UNDER TRAFFIC AREAS.
3. ALL MANHOLES MUST OBTAIN "CITY OF WESLACO" LOGO AND SHALL HAVE COMPOSITE COVER
4. ALL SEWER SERVICE CROSSING WATERLINE MUST BE ENCASED.
5. ALL WATERLINES CROSSING THE ROAD MUST BE ENCASED WITH A 2" CASING

ALTEX ENGINEERING
325 W.2ND STREET
MERCEDES,TEXAS 78570
(956) 294-1241
TBPE FIRM REGISTRATION NO. F-19737


Final Plat
Ramos Estates
Legend
Ramos Estates
Los Arcos Cir
Maria Jose Dr
Sports Park Dr
O'Reilly Auto Parts
Sports Park
Redbox
Verona apartments
Lore Dr
Marcela Dr
Sports Park Dr
EZ Carwash
Pecan Grove Dr
Daniela Dr
Al's Jerky
Google Earth
Image © 2024 Airbus
600 ft
N

GENERAL PLAT NOTES
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. THE SUBDIVISION IS LOCATED IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE AREAS DETERMINE TO BE OUTSIDE 500 YEAR FLOOD PLAN. RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED JUNE 6, 2000.

2. BUILDING SETBACKS:
A) FRONT YARD: THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT.
I) CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP: THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM PROPERTY LINE FOR EACH TWO FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATE RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.
II) ALL OTHER CORRIDORS: THE MINIMUM LOT DEPTH SHALL BE 20 FEET.
B) SIDE YARD: THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE (5) FEET EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN (10) FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
C) REAR YARD: THE REAR YARD SETBACK SHALL BE TEN (10) FEET.

3. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 18" ABOVE THE CENTER LINE OF STREET /CURB OR WHICHEVER IS GREATER, OR 1 FT ABOVE ELEVATION 67.5', WHICHEVER IS GREATER

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. ELEVATION 66.59', CURB INLET LOCATED ON FM 1015.

5. BEARINGS ARE BASED FROM THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NAD 83 CORDS.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 52,303 CUBIC-FEET (1.201 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7. A 5 FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

8. DEVELOPER SHALL INSTALL STREETLIGHT AT THE TIME OF DEVELOPMENT OF THE SUBDIVISION.

9. NO PERMANENT BUILDINGS SHALL BE BUILT OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTING (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. FUTURE CONSTRUCTION IN UNDEVELOPED LOTS WILL NOT BE GRANTED A BUILDING PERMIT UNTIL THE PROPOSED DEVELOPMENT IS REVIEWED AND APPROVED BY THE CITY OF WESLACO PERMIT, FIRE, ENGINEERING AND PLANNING DEPARTMENT.

11. A TXDOT PERMIT WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT FOR THE DRIVEWAY AND THE DISCHARGE OF THE BLEEDER LINE INTO THE EXISTING SYSTEM.

12. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

13. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

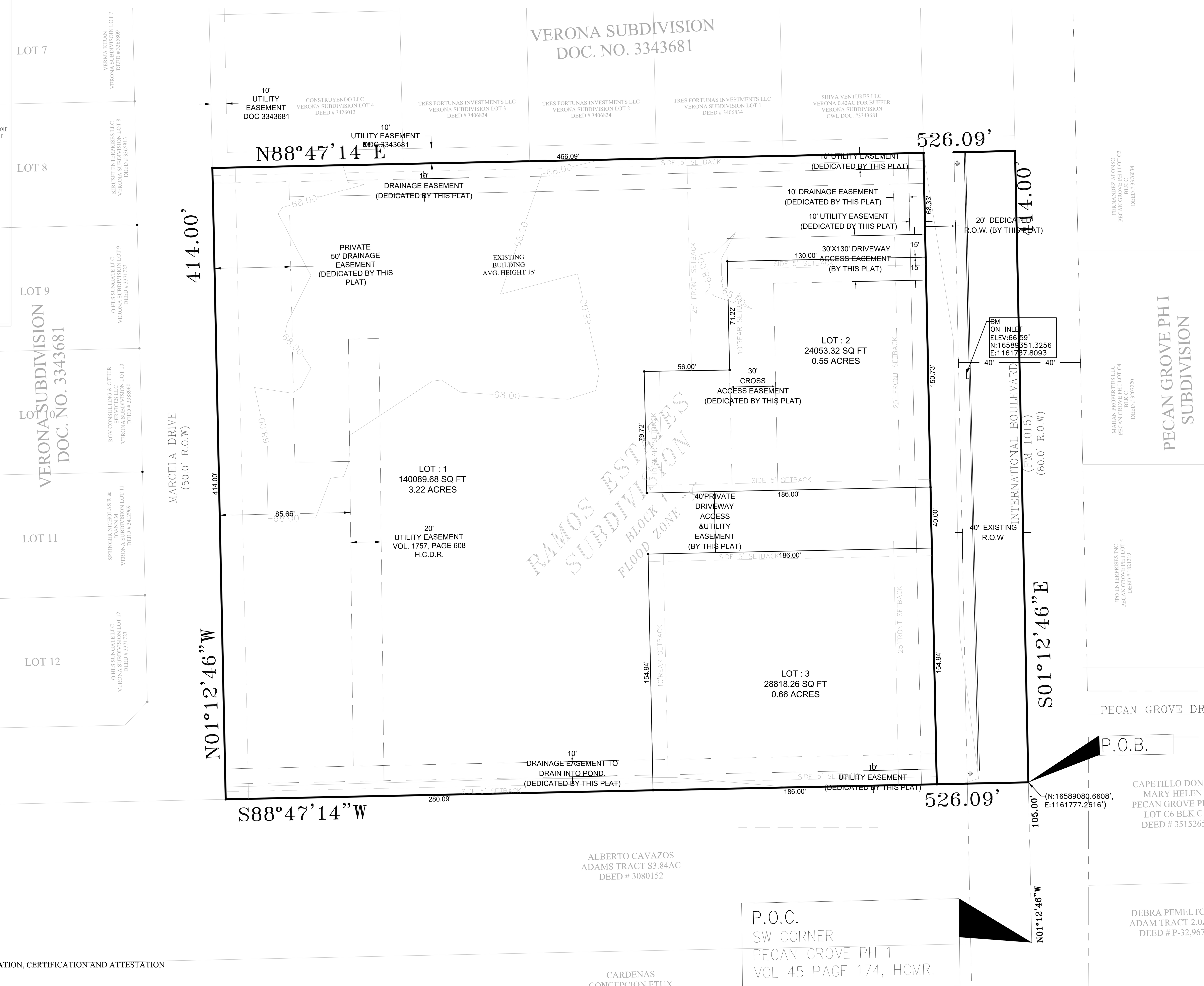
14. DRAINAGE AREAS BE IDENTIFIED ON PLAT.

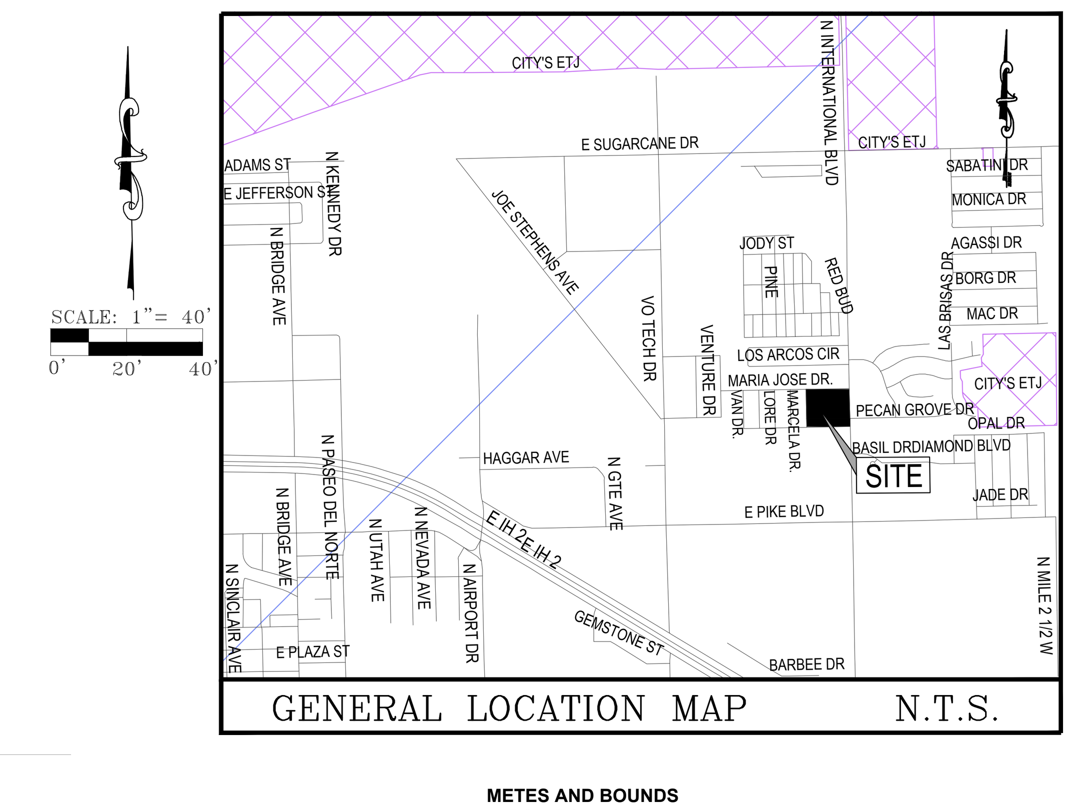
15. DETENTION AREA MAINTENANCE WILL BE RESPONSIBILITY OF LOT 1.

16. DEVELOPER SHALL PROVIDE A PARKING LOT AGREEMENT FOR COMMON PARKING BEFORE OBTAINING A NEW BUILDING PERMIT.

LEGEND

- 1/2 INCH STEEL ROD SET
- 1/2 INCH STEEL ROD FOUND
- CONCRETE MONUMENT WITH 1/2 STEEL ROD FND.
- CONCRETE MONUMENT WITH 1/2 STEEL ROD SET.
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. RIGHT OF WAY
- N.E.C. NORTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- F.T. FARM TRACT
- VOL. VOLUME
- SCPS COTTON PICKER SPINDLE
- UE. UTILITY EASEMENT
- TBM TEMPORARY BENCHMARK
- PROPOSED 6" GATE VALVE
- PROPOSED WATER METER
- POWER POLE
- GUY WIRE
- PROPOSED LIGHT POLE
- TELEPHONE PEDESTAL
- IRRIGATION STAND PIPE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- WATER VALVE
- FLUSH VALVE
- CURB INLET
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANTS
- EXISTING FIRE HYDRANTS
- RIGHT OF WAY
- EASEMENT
- CHAIN LINK FENCE
- OVERHEAD POWER LINE
- IRON FENCE
- BOARD FENCE
- IRRIGATION LINE
- SANITARY SEWER LINE
- WATER LINE
- 18" STORM DRAIN LINE
- 24" STORM DRAIN LINE
- 36" STORM DRAIN LINE
- CONTOURS
- DITCH FLOW LINE ELEVATIONS
- LOT GRADING DIRECTION





GENERAL LOCATION MAP N.T.S.

METES AND BOUNDS
5.0-ACRE TRACT

BEING A 5.0-ACRE OF LAND, OUT OF FARM TRACT 1038, WEST AND ADAMS TRACT SUBDIVISION, KNOWN AS THE REMAINDER OF THE NORTH 25.0 ACRES OF THE SOUTH 28.0 ACRES OUT FARM TRACT 1038, WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 1636, PAGE 507, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.0 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, A POINT IN THE CENTER OF INTERNATIONAL BOULEVARD (FM1015) FOR THE COMMON CORNER OF FARM TRACT 1037, FARM TRACT 1038, AND FARM TRACT 1044, WEST AND ADAMS TRACT SUBDIVISION AND BEING THE SOUTHWEST CORNER OF PEAN GROVE PHASE 1 AS RECORDED IN VOLUME 45, PAGE 174, HIDALGO COUNTY MAP RECORDS, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ALBERTO CAVAZOS BY DOCUMENT NUMBER 3080152 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; THENCE, NORTH 01°12'46" WEST, ALONG THE CENTER OF INTERNATIONAL BOULEVARD (FM1015) FOR THE COMMON LINE OF FARM TRACT 1038, AND PECAN GROVE PHASE 1, A DISTANCE OF 105.00 FEET (103.78 FEET) TO A POINT FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF TRACT OF LAND CONVEYED TO SAID ALBERTO CAVAZOS FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'14" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO ALBERTO CAVAZOS, A DISTANCE OF 40.00 FEET PASSING THE WEST RIGHT OF WAY OF SAID INTERNATIONAL BOULEVARD (FM1015) CONTINUING TO TOTAL DISTANCE OF 526.09 FEET TO A POINT ON THE NORTH RIGHT OF A OF MARCELA DRIVE FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01°12'46" WEST, ALONG THE NORTH RIGHT OF WAY OF SAID MARCELA DRIVE A DISTANCE OF 414.00 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTHWEST CORNER OF LOT 4, VERONA SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 3343681, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°47'14" EAST, ALONG THE SOUTH LINE OF LOTS 4,3,2,1 AND A 92.0 FEET BUFFER OF SAID VERONA SUBDIVISION A DISTANCE OF 469.09 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTHEAST CORNER OF SAID 92.0 FEET BUFFER, CONTINUING TO A DISTANCE OF 489.09 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTH RIGHT OF WAY LINE OF SAID INTERNATIONAL BOULEVARD (FM1015),CONTINUING TO A TOTAL DISTANCE OF 526.09 FEET TO A POINT AT THE CENTER LINE OF SAID INTERNATIONAL BOULEVARD (FM1015) AND WEST LINE OF SAID PECAN GROVE PHASE 1 SUBDIVISION FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01°12'46" EAST, ALONG THE WEST LINE OF SAID PECAN GROVE PHASE 1 SUBDIVISION A DISTANCE OF 414.00 FEET TO THE **POINT OF BEGINNING**; CONTAING 5.0 ACRES OF LAND MORE OR LESS;

****

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND MY SUPERVISION.

STATE OF TEXAS REGISTERED OSCAR HERNANDEZ 5005 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL SURVEYOR NO. 5005
OSCAR HERNANDEZ- R.P.L.S.
3007 SOUTH TUCKER ROAD
HARLINGEN, TX 78552
(956) 357-2185

****

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, JUAN ALONZO JR, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06/10/24
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS JUAN ALONZO JR 130035 LICENSED PROFESSIONAL ENGINEER

****

STATE OF TEXAS
COUNTY OF HIDALGO
THIS PLAT IS APPROVED BY HIDALGO & CAMERON
COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED THIS ______________ DAY OF __________________, 20____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OR STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

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

5. H.C.C.I.D #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS,THREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

****

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, ARTURO RAMOS, AS OWNER (S) OF THE ------ ACRES OF LAND ENCOMPASSED WITHIN THE PROPOSED "RAMOS SUBDIVISION", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

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

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

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

ARTURO RAMOS (OWNER)
R& A REAL ESTATE INVESTMENTS LLC

DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED , R & A REAL ESTATE INVESTMENTS LLC, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS________DAY OF ______, 20___AD.

JESSICA REYES
Notary Public, State of Texas
Comm. Expires 06-12-2026
Notary ID 131601961

JESSICA REYES-NOTARY PUBLIC

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE &ZIP CODE	PHONE
OWNER(S):	ARTURO RAMOS R & A REAL ESTATE INVESTMENTS LLC	6400 N TEXAS BLVD	WESLACO, TX. 78596	(956)246-6979
ENGINEER:	JUAN ALONZO, JR	325 W. 2ND STREET	MERCEDES, TX 78570	(956) 294-1241
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. BOX 548	MCALLEN, TX 78505	(956) 369-0988

COUNTY CLERK'S RECORDING CERTIFICATE

I,_______,COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ON ________ , _________ AND WAS RECIRDED IN A BOOK SHEET(S)________ THE PLAT RECORDS OF HIDALGO COUNTY AT _______O' CLOCK , ________.

ON________________ AT _______________ AM/PM.

INSTRUMENT NUMBER ___________________________
OF THE MAP RECORDS OF HIDALGO COUNTY,TEXAS

BY:_________________________________ DEPUTY

COUNTY COURT COUNTY OF HIDALGO, TEXAS

CITY OF WESLACO CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF WESLACO
ADRIAN GONZALEZ

DATE

CITY SECRETARY, CITY OF WESLACO

DATE

****

PLANNING AND ZONING COMMISSION

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

CHAIRPERSON, PLANNING AND ZONING COMMISION

DATE

RAMOS ESTATES SUBDIVISION FINAL PLAT

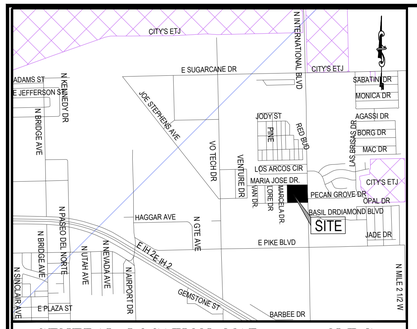
Being a 5.0-Acre of land, out of Farm Tract 1038. West and Adams Tract Subdivision, known as the remainder of the North 25.0 Acres of the South 28.0 Acres out Farm Tract 1038, West and Adams Tract Subdivision as recorded in volume 1636, page 507, deed records of Hidalgo County, Texas

SCALE: 1"=40'

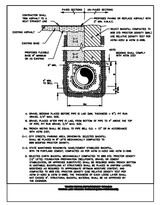
DATEJUNE 10,2024

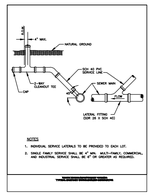
ALTEX ENGINEERING
325 W.2ND STREET
MERCEDES,TEXAS 78570
(956) 294-1241
TBPE FIRM REGISTRATION NO. F-19737

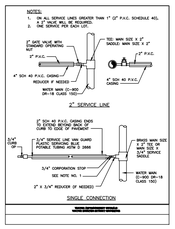
SHEET
1 OF 2



GENERAL LOCATION MAP N.T.S.







SCALE: 1"= 100'
0' 50' 100'

RAMOS ESTATES SUBDIVISION:

A 5.0-Acre of land, out of Farm Tract 1038. West and Adams Tract Subdivision, known as the remainder of the North 25.0 Acres of the South 28.0 Acres out Farm Tract 1038, West and Adams Tract Subdivision

ENGINEERING REPORT FOR RAMOS ESTATES SUBDIVISION

WATER SUPPLY: DESCRIPTION

RAMOS ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY CITY OF WESLACO.

CITY OF WESLACO HAS AN EXISTING 12" DIAMETER WATERLINE AT THE WEST SIDE OF FM 1015.

THREE (3) PROPOSED 1" WATERMETERS WILL TAP TO THE EXISTING WATERLINE TO SERVE THE NEW AND EXISTING LOTS. THE DEVELOPER WILL PAY FOR THE SERVICE CONNECTIONS OF EACH LOT. THE ESTIMATED COST OF SERVICE CONNECTION IS OF $1,500.00 PER SERVICE, BRINGING A TOTAL OF $4,500.00 FOR THE SUBDIVISION.

SEWAGE FACILITIES : DESCRIPTION

THE RAMOS ESTATES SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT WASTEWATER SUPPLIES FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROMISED HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 6" DIAMETER SEWER LINE RUNNING ALONG SOUTH OF THE PROPERTY.

THREE (3) PROPOSED SERVICE CONNECTIONS WILL BE CONSTRUCTED TO PROVIDE SEWER TO EACH OF THE LOTS. THE SERVICE CONNECTIONS WILL CONNECT TO THE EXISTING SEWER LINE.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-10-24
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

REPORTE DE INGENIERIA PARA LA SUBDIVISION RAMOS ESTATES

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION RAMOS ESTATES SERA PROVISTA DE AGUA POTABLE POR CITY OF WESLACO.

CITY OF WESLACO TIENE UNA LINEA DE AGUA DE 12" DE DIAMETRO EXISTENTE EN LA PARTE OESTE DE FM 1015.

TRES (3) MEDIDORES PROPUESTOS SERAN INSTALADOS PARA SUMINSTRAR A CADA UNO DE LOS LOTES NUEVOS Y EXISTENTE. EL DUENO DE LA SUBVIVISION PAGARA POR LAS CONEXIONES DE SERVICIOS PARA CADA LOTE. EL COSTO ESTIMADO DE CONSTRUCION ES DE $1,500 DOLARES TENIENDO UN TOTAL DE $4,500.00 PARA LA SUBDIVISION. .

DRENAJE DESCRIPCION:

LA SUBDIVISION RAMOS ESTATES RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUENO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRACTO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR AL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA DE 6" DE DRENAJE SANITARIO QUE CORRE POR LA PARTE SUR DE LA SUBDIVISION.

TRES(3) SERVICIOS DE CONEXION DE DRENAJE SERAN CONSTRUIDOS PARA PROVEER DRENAJE SANITARIO A LOS LOTES QUE SE CONECTARAN A LA LINEA EXISTENTE DE DRENAJE.

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 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-10-24
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

DRAINAGE STATEMENT FOR RAMOS ESTATES SUBDIVISION–HIDALGO COUNTY, TEXAS

A 5.00 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, WESLACO, TEXAS AND BEING OUT OF FARM TRACT 1038, WEST ADAMS TRACT SUBDIVISION, AS PER DEED RECORDED IN VOLUME 1636, PAGES 507 OF THE HIDALGO COUNTY MAP RECORDS.

THIS SUBDIVISION, IS A THREE LOT COMMERCIAL SUBDIVISION APPROXIMATELY 1700 FEET NORTH OF THE INTERSECTION OF FM 1015 AND PIKE BLVD.

THE PROPERTY FALLS WITHIN ZONE "X" (UNSHADED); BY GRAPHICAL REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C MAP REVISED JUNE 6, 2000. THIS SITE FALLS WITHIN AREAS OF SOIL DESIGNATED AS HIDALGO FINE SANDY CLAY LOAM, HIDALGO SANDY CLAY LOAM, IS WELL DRAINED AND HAS SLOW RUNOFF AND PERMEABILITY IS MODERATE, WITH GROUND SLOPES BETWEEN 0 TO 3 PERCENT IN ACCORDANCE WITH THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS AS PUBLISHED BY USDA WEB SOIL SURVEY.

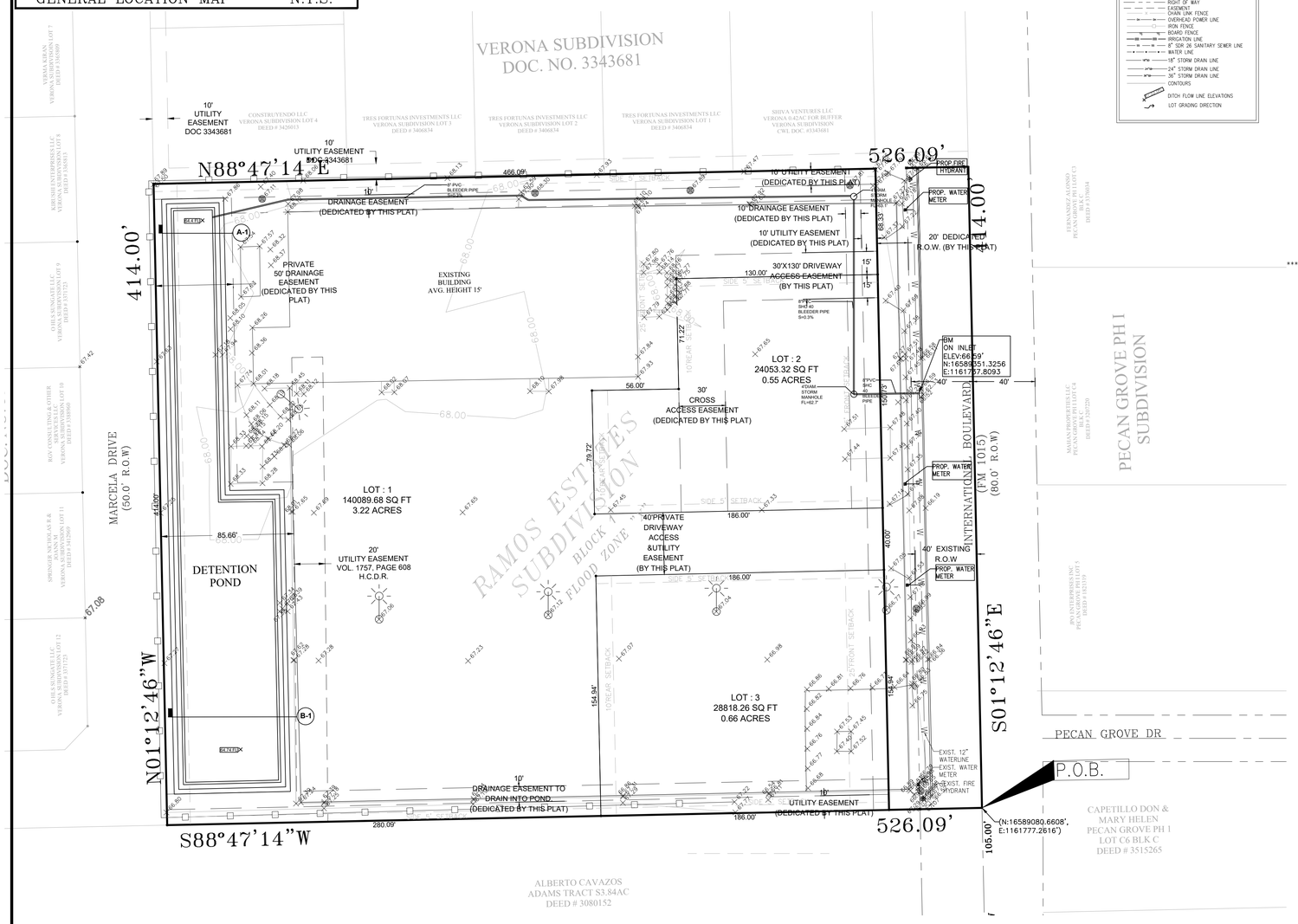
PRESENTLY THE SITE IS DEVELOPED WITH BUILDINGS AND PARKING LOT. PRESENTLY, THE EXISTING TERRAIN HAS A LEVEL GRADE. EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW THAT GENTLY RUNS TOWARDS THE SOUTHEASTERN PORTION OF THE PROPERTY.

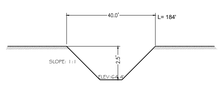
THE PROPOSED CONDITIONS OF THIS SUBDIVISION WILL BE FOR COMMERCIAL USE. THE RESULTS TABULATED FOR EXISTING CONDITIONS WILL GENERATE A FLOW OF 21.46 CFS. THE 50 YEAR STORM INTENSITY WILL BE 32.97 CFS, AN INCREASE OF 11.51 CFS. THE STORMWATER CONVEYANCE WILL CONSIST IN USING THE EXISTING GREEN AREA TO THE WEST AS A DETENTION POND THAT WILL THEN CONVEY TO THE EAST VIA A BLEEDER PIPE. FROM THE BLEEDER PIPE, RUNOFF WILL DISCHARGE INTO AN EXISTING CURB INLET ALONG FM 1015 LOWER THAN THE THE PREDEVELOPED RATE.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISIO LIES IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480334 0450C, MAP REVISED: JUNE 6, 2000.

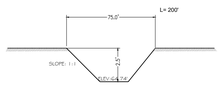
LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-10-24
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

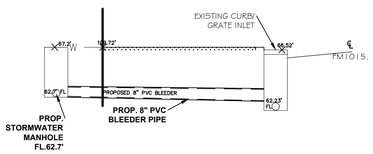




A-1 DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



B-1 DETENTION POND CROSS SECTION DETAIL
SCALE: N.T.S.



C-1 OUTFALL CROSS SECTION DETAIL
SCALE: N.T.S.

NOTE:
1.THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE WATER SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO.
2. ALL UTILITIES MUST BE COMPACTED AT 98% COMPACTION UNDER TRAFFIC AREAS.
3. ALL MANHOLES MUST OBTAIN "CITY OF WESLACO" LOGO AND SHALL HAVE COMPOSITE COVER
4. ALL SEWER SERVICE CROSSING WATERLINE MUST BE ENCASED.
5. ALL WATERLINES CROSSING THE ROAD MUST BE ENCASED WITH A 2" CASING

RAMOS ESTATES SUBDIVISION
DRAINAGE, WATER & SEWER IMPROVEMENTS

Being a 5.0-Acre of land, out of Farm Tract 1038. West and Adams Tract Subdivision, known as the remainder of the North 25.0 Acres of the South 28.0 Acres out Farm Tract 1038, West and Adams Tract Subdivision as recorded in volume 1636, page 507, deed records of Hidalgo County, Texas

SCALE: 1"=100' DATE: JUNE 10, 2024

ALTEX ENGINEERING
325 W.2ND STREET
MERCEDES,TEXAS 78570
(956) 294-1241
TBPE FIRM REGISTRATION NO. F-19737

SHEET 2 OF 2

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-674

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for White Rose Subdivision being 4.644 acres out of Farm Tracts 31, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2000 feet North of Intersection on Frontage Road and Bridge Ave. and authorize the Mayor to execute any related documents. Possible action. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed nine (9) 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”.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat at their regular meeting of July 3, 2024.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of Final Plat.

Attachments, if any:
White Rose- Memo, White Rose- Aerial, WHITE ROSE SUBDIVISION PLAT, White rose subd- Application, Drainage Report and Legal Documents

Responsibilities upon Approval:
Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

M E M O

TO: Mayor and City Commission

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

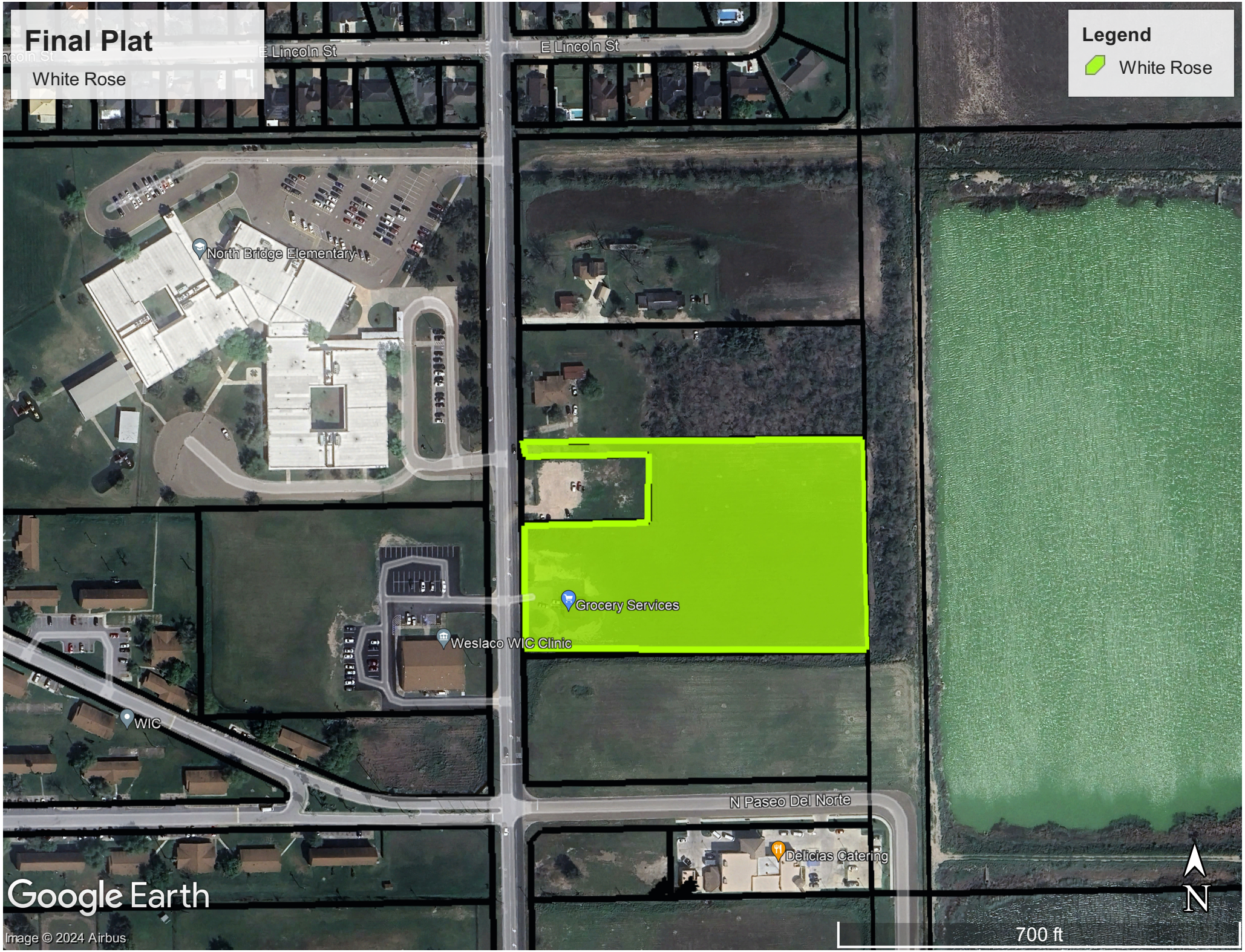
RE: White Rose- Final Plat

DATE: July 5, 2024

The proposed use for the 9-lot subdivision is for commercial and multi-family type use and is located inside the city limits of Weslaco. The subdivision will be provided with water and sanitary sewer by the City of Weslaco. The developer has complied with all staff comments. The Planning & Zoning Commission recommended approval of the final plat.

Thank you,

Rebekah de la Fuente, CFM


Final Plat
White Rose
Legend
White Rose
E Lincoln St
E Lincoln St
North Bridge Elementary
Grocery Services
Weslaco WIC Clinic
WIC
N Paseo Del Norte
Delicias Catering
Google Earth
Image © 2024 Airbus
700 ft
N

GENERAL PLAT NOTES & RESTRICTIONS:

1. THE SUBJECT TRACT LIES IN "ZONE B", AREAS DETERMINED TO BE BETWEEN THE LIMITS OF 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, AS PER F.E.M.A. F.I.R.M. COMMUNITY PANEL 480349 0005 B, MARCH 4, 1980.

2. SETBACKS:

MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: COMMERCIAL
FRONT YARD THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT.

I. CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP: THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM PROPERTY LINE FOR EACH TWO FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.

II. ALL OTHER CORRIDORS: THE MINIMUM SETBACK SHALL BE 20 FEET.
b. SIDE YARDS. THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE FEET, EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN FEET.
c. REAR YARD. THE REAR YARD SETBACK LINE SHALL BE TEN FEET

MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: APARTMENTS.

FRONT YARD: 20 FEET

SIDE YARD: 5 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

REAR YARD: 15 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

3. MINIMUM FINISH FLOOR NOTE:
FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 69.5 FEET OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. BENCHMARK NOTE:
1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT; ELEVATION 68.20 (NAVD 88)

5. DRAINAGE EASEMENTS NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 35,661 CF. (0.819 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS. THE DEVELEPOR SHALL BE RESPONSIBLE TO DETAIN AND ACCOMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEIN GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY ESEMENTS. EACH DRAINAGE ESEMENT SHALL BE KEPT CLEAR OF FENCES. BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT. REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCE, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS, THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. POTABLE WATER SHALL BE PROVIDED BY CITY OF WESLACO

8. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL UTILITIES AND ARE IN PLACE.

9. ALL SANITARY SEWER AND WATER CONNECTION SHALL BE PROPERLY MARKED ON CURB.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. STREET LIGHTS SHALL BE LOCATED AT MINIMUM OF EVERY 300 FEET AS REQUIRED PER CITY ORDINANCE.

12. STORM WATER POLLUTION PREVENTION PLAN REQUIRED PRIOR TO CONSTRUCTION.

13. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETERS UPON ISSUANCE OF BUILDING PERMIT.

14. DETENTION PONDS AND SWALES INSIDE THE DEVELOPMENT SHALL NOT BE COVERED OR ALTERED.

15. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

16. DRAINAGE OUTPARCELS "A" CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENTS.

17. A 4.00 FEET SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR A SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. NO ACCESS OFF OF BRIDGE (MILE 4 1/2 W. RD.) FOR LOT 1.

19. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

20. LOT CORNERS HAVE BEEN SET WITH A 1/2" REBARS.

21. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.

22. LOT OWNER(S) WILL CONNECT TO CITY SERVICES WHEN THEY BECOME AVAILABLE.

23. TRAFFIC CONTROL AND STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.

24. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

25. BUFFER FENCING IN DEVELOPMENTS WITHIN THE CITY LIMITS AND ETJ, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING POND WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOTS OCCUPANTS TO BE PROTECTED FROM. IN THE ETJ, A PLAT NOTE REQUIRING SUCH BUFFERING OF THE AFFECTED LOT OWNER AT THE TIME OF THE LOST'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJACENT TO THE BUFFER FENCE TO FINES AND/OR REPLACEMENT/REPAIR OF THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE. SUCH BUFFERING MAY ALSO INCLUDE MAJOR THOROUGHFARES BUT NOT GOLF COURSE LAKES, AND/OR SIMILAR LANDSCAPING.

26. ALL FENCES ABUTTING DRAINAGE WORK OR EASEMENTS SHALL BE PLACED WITHIN INDIVIDUALS LOTS AS TO NOT IMPEDE WITH MAINTENANCE.

INDEX OF SHEETS

SHEET	TITLE
PAGE 1	WHITE ROSE SUBDIVISION FINAL PLAT
PAGE 2	WHITE ROSE SUBDIVISION WATER & SEWER IMPROVEMENTS
PAGE 3	WHITE ROSE SUBDIVISION DRAINAGE IMPROVEMENTS

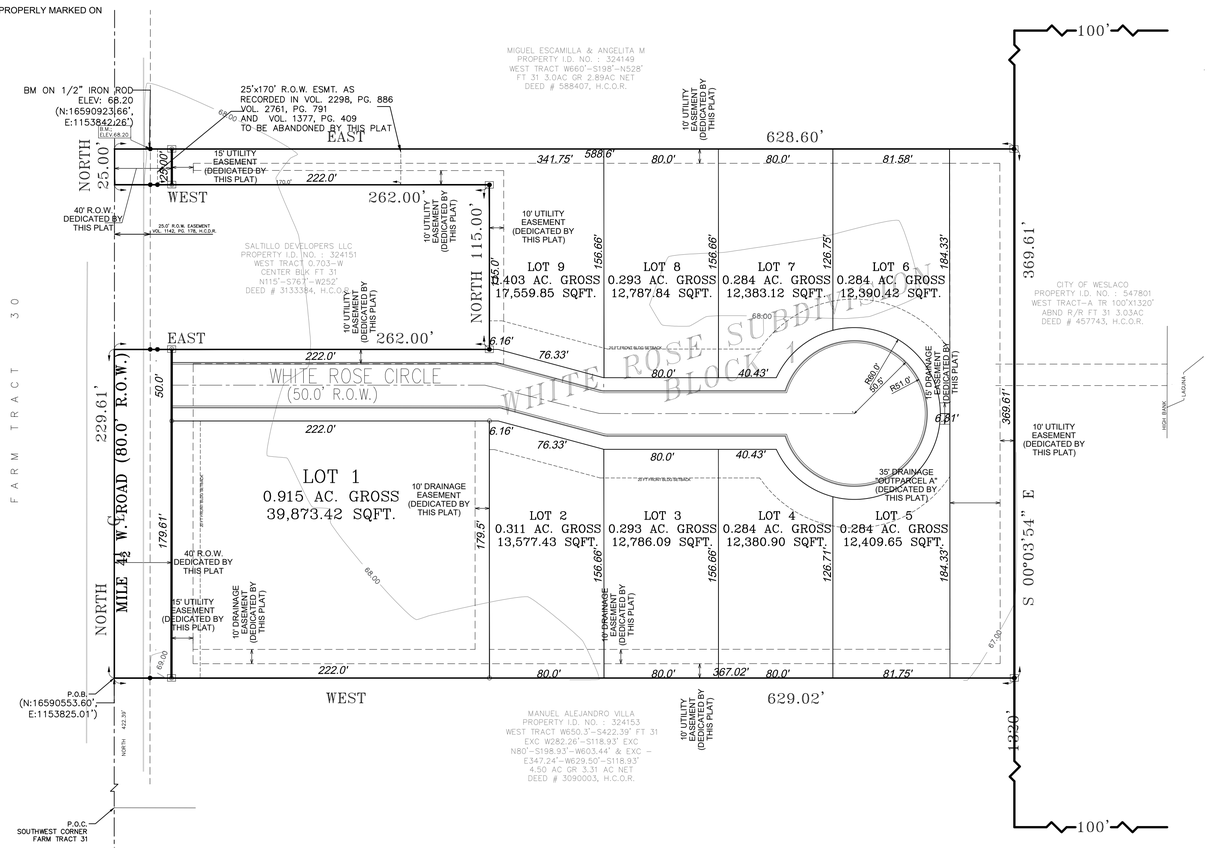
LEGEND

- FOUND 1/2" IRON ROD
- EXIST. HOGWIRE FENCE
- EXIST. POWER POLE
- EXIST. TELEPHONE PEDESTAL
- EXIST. OVERHEAD POWER LINE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- EXIST MANHOLE
- PROP. MANHOLE
- EXIST. WATER METER
- PROP. CLEAN OUT
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. CURB INLET

SCALE: 1" = 50'
SCALE: 1" = 60'

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER(S):	RAUL GUERRA	621 TIERRA PROMETIDA	WESLACO, TX 78596	(956) XXX-XXXX
ENGINEER:	JUAN ALONZO, JR	50 N. VERMONT AVE. SUITE C	MERCEDES, TX 78570	(956) 294-1241
SURVEYOR:	REYNALDO ROBLES	P.O BOX 476 107 W. HUISACHE ST.	WESLACO, TX 78596	(956) 968-2422



CITY OF WESLACO

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

MAYOR, CITY OF WESLACO
ADRIAN GONZALEZ

DATE

CITY SECRETARY, CITY OF WESLACO

DATE

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

CHAIRPERSON, PLANNING AND ZONING COMMISION

DATE

HIDALGO COUNTY DRAINAGE DISTRICT
NUMBER ONE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

HIDALGO COUNTY 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 HCCID #9. .

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

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

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

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS "WHITE ROSE SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

RAUL GUERRA
621 TIERRA PROMETIDA
WESLACO, TX 78596

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED,

_____ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____day of _____ , 20_____

JESSICA REYES
Notary Public, State of Texas
Comm. Expires 06-12-2026
Notary ID 131601961

JESSICA REYES- NOTARY PUBLIC

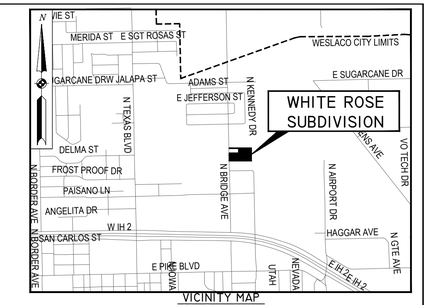
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
COUNTY CLERK

COUNTY COURT · HIDALGO COUNTY, TEXAS

ON_____ AT _____ AM/PM.

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY,TEXAS

BY:_____ DEPUTY



VICINITY MAP
SCALE: 1" = 2000'

MEETS & BOUNDS DESCRIPTION

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, AND SAID 4.644 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF MILE 4 1/2 WEST ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID POINT BEING DESCRIBED AS POINT OF COMMENCEMENT; SAID POINT OF COMMENCEMENT BEARS NORTH 422.39 FEET FROM THE SOUTHWEST CORNER OF SAID FARM TRACT 31, SAID POINT BEING DESCRIBED AS POINT OF BEGINNING;

THENCE, NORTH, 229.61 FEET, WITH THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD, TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF A 0.703 ACRE TRACT DESCRIBED IN DOCUMENT #3133384, OF THE HIDALGO COUNTY OFFICIAL RECORDS AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 25.00 FEET A 1/2 - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD, PASSING AT A DISTANCE OF 30.00 FEET A 1/2 - INCH IRON ROD FOUND ON-LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A 1/2 - INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.703 ACRE TRACT AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 115.00 FEET, WITH THE EAST LINE OF SAID 0.703 ACRE TRACT TO A 1/2 - INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.703 ACRE TRACT AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 232.00 FEET A 1/2 - INCH IRON ROD FOUND ON-LINE FOR REFERENCE, PASSING AT A DISTANCE OF 237.00 FEET A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID 0.703 ACRE TRACT AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 25.00 FEET WITH THE WEST LINE OF SAID FARM TRACT 31, THE EAST LINE OF FARM TRACT 30 AND THE CENTERLINE OF OF MILE 4 1/2 WEST ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 3.00 ACRE TRACT DESCRIBED IN DOCUMENT #588407, HIDALGO COUNTY OFFICIAL RECORDS. PASSING AT A DISTANCE OF 25.00 FEET 1/2 -INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 628.60 FEET TO A 1/2 -INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 00°03'54" EAST, 369.61 FEET, WITH THE WEST LINE OF TRACT OF LAND DESCRIBED IN DOCUMENT #457743, HIDALGO COUNTY OFFICIAL RECORDS TO A 1/2 -INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF A 3.11 ACRE TRACT DESCRIBED IN DOCUMENT #3090003, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 604.02 FEET A 1/2 -INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 1/2 WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 629.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.644 ACRES OF LAND MORE OR LESS.

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED,REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND LAND SURVEYOR OF THE STATE OF TEXAS. DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND MY SUPERVISION.

REGISTERED PROFESSIONAL SURVEYOR NO. 4032
REYNALDO ROBLES, R.P.L.S.
ROBLES &ASSOCIATES
FIRM # 10096700
107 W. HUISACHE ST.
WESLACO, TX 78596.
(956) 968-2422

STATE OF TEXAS · REGISTERED · REYNALDO ROBLES · 4032 · PROFESSIONAL LAND SURVEYOR

ENGINEERS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, JUAN ALONZO JR, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS. DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-10-2024
325 W. 2ND ST.
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS · JUAN ALONZO JR · 130035 · LICENSED · PROFESSIONAL ENGINEER

WHITE ROSE SUBDIVISION FINAL PLAT

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=50' DATE: JUNE 10, 2024

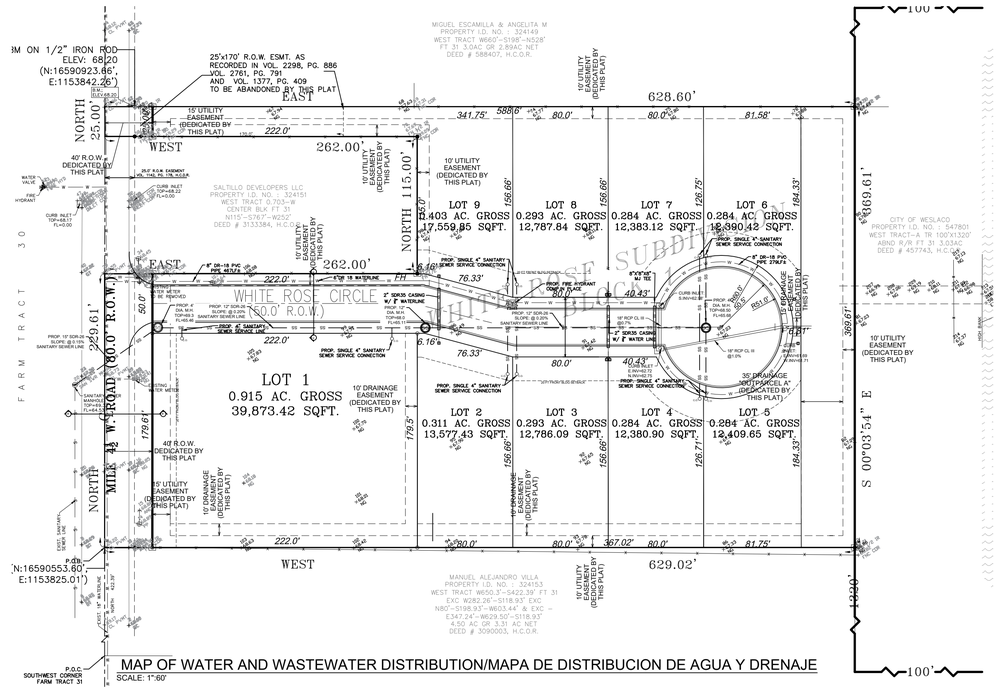
ALTEX ENGINEERING
50 N. VERMONT AVE. SUITE C
MERCEDES,TEXAS 78570
(956) 294-1241
TBPE FIRM REGISTRATION NO. F-19737

SHEET 1 OF 2

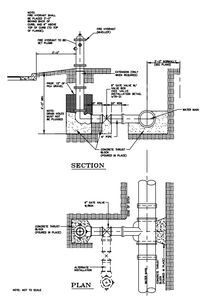
LEGEND

- FOUND 3/4" IRON ROD
- EXIST. HOGWIRE FENCE
- EXIST. POWER POLE
- EXIST. TELEPHONE PEDESTAL
- EXIST. OVERHEAD POWER LINE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- EXIST MANHOLE
- PROP. MANHOLE
- EXIST. WATER METER
- PROP. CLEAN OUT
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. CURB INLET

SCALE: 1" = 60'

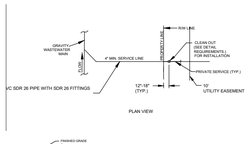


MAP OF WATER AND WASTEWATER DISTRIBUTION/MAPA DE DISTRIBUCION DE AGUA Y DRENAJE
SCALE: 1"=60'

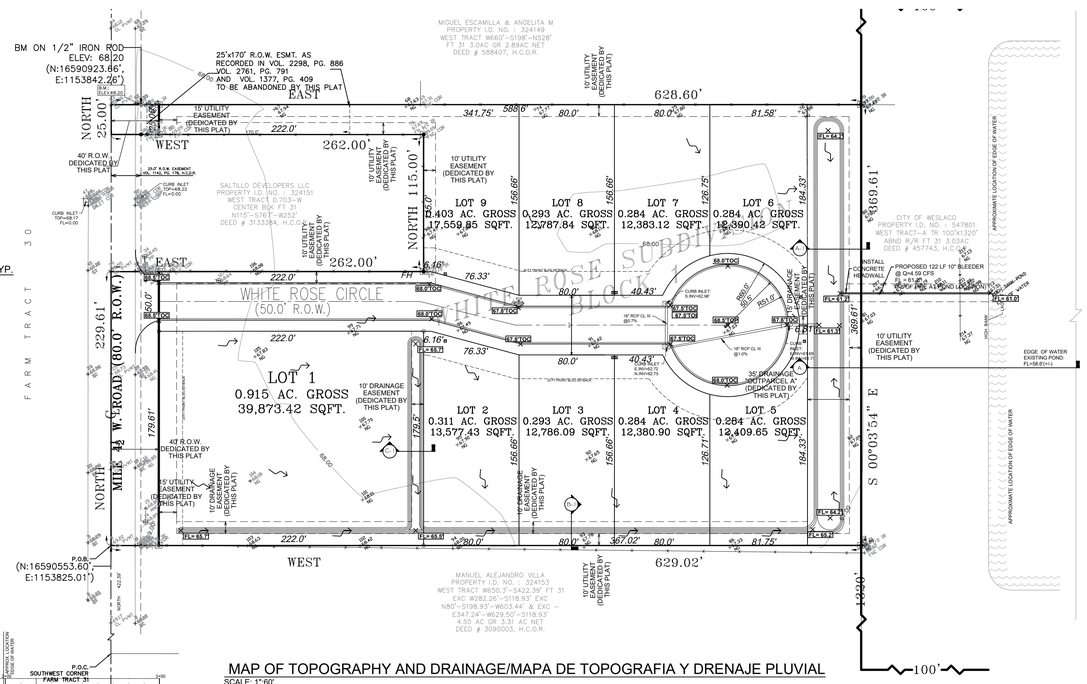


FIRE HYDRANT CONNECTION DETAIL, TYP.
SCALE: N.T.S.

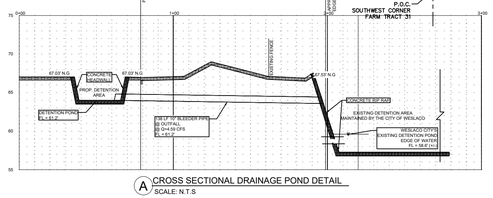
DOMESTIC WATER SERVICE CONNECTION DETAIL, TYP.
SCALE: N.T.S.



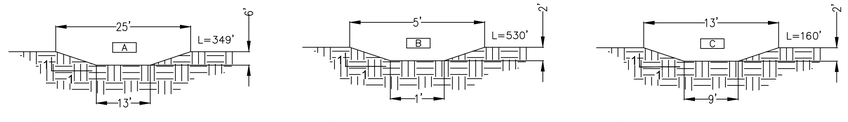
SANITARY SEWER CONNECTION DETAIL, TYP.
SCALE: N.T.S.



MAP OF TOPOGRAPHY AND DRAINAGE/MAPA DE TOPOGRAFIA Y DRENAJE PLUVIAL
SCALE: 1"=60'



A CROSS SECTIONAL DRAINAGE POND DETAIL
SCALE: N.T.S



A-1 DETENTION POND DETAIL
SCALE: N.T.S.

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

C-1 DETENTION POND DETAIL
SCALE: N.T.S.

WHITE ROSE SUBDIVISION:

A 4.644 ACRE TRACT OF LAND, BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRELIMINARY ENGINEERING REPORT FOR WHITE ROSE SUBDIVISION

WATER SUPPLY: DESCRIPTION

WHITE ROSE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO. SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY OF AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 18" DIAMETER WATERLINE AT THE WEST SIDE OF THE PROPERTY RUNNING ALONG MILE 4 1/2 WEST ROAD.

FROM THE EXISTING WATER LINE, THERE ARE IS A NEW 8" LINE THAT WILL CONNECT TO THE EXISTING LINE AND HEAD EAST REACHING THE CUL DE SAC WHERE IT WILL LOOP BACK TO WARDS THE 8" LINE. ON THE NEW LINE THERE WILL BE (8) EIGHT NEW 1" CONNECTIONS THAT WILL PROVIDE SERVICE TO EACH LOT.

SEWAGE FACILITIES : DESCRIPTION

WHITE ROSE SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT WASTEWATER SUPPLIES FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROMISED HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING SEWER LINE RUNNING ALONG THE WEST SIDE OF MILE 4 1/2 WEST. THIS LINE IS ON THE WEST SIDE OF WHITE ROSE SUBDIVISION.

THE WASTEWATER SYSTEM FOR WHITE ROSE SUBDIVISION CONSISTS OF A 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER LINE ON MILE 4 1/4 WEST. THIS LINE WILL EXTEND APPROXIMATELY 310' THROUGH THE RIGHT OF WAY EASEMENT ALONG THE WHITE ROSE CIRCLE AND WILL AND AT THE CUL DE SAC. THE PROPOSED 12" SEWER LINE WILL END WITH A 4' DIAMETER MANHOLE AT THIS LOCATION. THE LOTS WILL BE SERVICED BY 4" SANITARY SEWER CONNECTIONS.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-10-2024
325 W. 2ND ST.
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS — JUAN ALONZO JR — 130035 — LICENSED PROFESSIONAL ENGINEER

REPORTE PRELIMINAR DE INGENIERIA PARA LA SUBDIVISION WHITE ROSE

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION WHITE ROSE SERA PROVISTA DE AGUA POTABLE POR CIUDAD DE WESLACO . EL SUBDIVIDOR Y LA CIUDAD DE WESLACO ENTRARON EN UN CONTRATO EN DONDE LA CIUDAD DE WESLAVO HA PROMETIDO AGUA POTABLE SUFICIENTE PARA LA SUBDIVISION DENTRO DE 30 AÑOS Y LA CIUDAD DE WESLACO HA PROVEIDO DOCUMENTACION QUE ESTABLECE LA CALIDAD A TERMINO LARGO DE CANTIDAD PARA EL DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA DE AGUA DE 18" DE DIAMETRO EXISTENTE EN LA PARTE OESTE DE LA PROPIEDAD AL LADO ESTE DE LA MILE 4 1/4 WEST.

DESDE LA LÍNEA DE AGUA EXISTENTE, HAY UNA NUEVA LÍNEA DE 8" QUE SE CONECTARÁ A LA LÍNEA EXISTENTE Y SE DIRIGIRÁ AL ESTE PARA ALCANZAR EL CALLE SIN SALIDA DONDE VOLVERÁ HACIA LA LÍNEA DE 8". EN LA NUEVA LÍNEA HABRÁ (8) OCHO NUEVAS CONEXIONES DE 1" QUE BRINDARÁN SERVICIO A CADA LOTE.

DRENAJE DESCRIPCION:

LA SUBDIVISION WHITE ROSE RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUENO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRACTO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR AL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA EXISTENTE DE DRENAJE SANITARIO QUE CORRE POR LA MILE 4 1/4 WEST. ESTA LINEA ESTA POR EL LADO OESTE DE LA SUBDIVISION WHITE ROSE.

EL SISTEMA DE AGUAS RESIDUALES PARA LA SUBDIVISIÓN WHITE ROSE CONSTA DE UNA LÍNEA DE ALCANTARILLADO DE 12" DE DIÁMETRO QUE TOMA LA LÍNEA DE ALCANTARILLADO SANITARIO EXISTENTE EN LA MILLA 4 1/2 OESTE. ESTA LÍNEA SE EXTENDERÁ APROXIMADAMENTE 310' A TRAVÉS DE LA SERVIDUMBRE DE DERECHO DE VÍA A LO LARGO DEL CÍRCULO DE WHITE ROSE Y WILL Y EN EL CALLE SIN SALIDA. LA LÍNEA DE ALCANTARILLADO PROPUESTA DE 12" TERMINARÁ CON UN POZO DE REGISTRO DE 4' DE DIÁMETRO EN ESTE LUGAR. LOS LOTES CONTARÁN CON CONEXIONES DE ALCANTARILLADO SANITARIO DE 4".

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 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-10-2024
325 W. 2ND ST.
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS — JUAN ALONZO JR — 130035 — LICENSED PROFESSIONAL ENGINEER

DRAINAGE STATEMENT FOR WHITE ROSE SUBDIVISION-HIDALGO COUNTY, TEXAS

A 4.644 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, WESLACO, TEXAS AND BEING OUT OF FARM TRACT 31, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY DEED RECORDS.

WHITE ROSE SUBDIVISION IS A TWO (2) LOT SUBDIVISION, COMPRISED OF ONE (1) 0.915 ACRE COMMERCIAL LOT AND ONE (1) 3.495 MULTI-FAMILY LOT. THIS SUBDIVISION IS LOCATED ALONG THE EAST RIGHT OF WAY OF MILE 4 1/4 W. APPROXIMATELY 1,980 FEET NORTH OF THE INTERSECTION OF WEST FRONTAGE ROAD AND MILE 4 1/4 WEST.

THE PROPERTY FALLS WITHIN ZONE "B"; BY GRAPHICAL REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480349 0005B MAP REVISED MARCH 4, 1980. THIS SITE FALLS WITHIN AREAS OF SOIL DESIGNATED AS HIDALGO FINE SANDY CLAY LOAM, HIDALGO SANDY CLAY LOAM. IS WELL DRAINED AND HAS SLOW RUNOFF AND PERMEABILITY IS MODERATE. WITH GROUND SLOPES BETWEEN 0 TO 1 PERCENT IN ACCORDANCE WITH THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS AS PUBLISHED BY USDA WEB SOIL SURVEY.

PRESENTLY THE SITE IS PREDOMINANTLY UNDEVELOPED WITH ONLY A SINGLE STORY COMMERCIAL BUILDING 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 EASTERN PORTION OF THE PROPERTY.

THE PROPOSED CONDITIONS OF THIS SUBDIVISION WILL BE FOR COMMERCIAL AND MULTI-FAMILY USE. THE RESULTS TABULATED FOR EXISTING CONDITIONS WILL GENERATE A FLOW OF 5.34 CFS FOR A 10- YEAR RETURN FREQUENCY. THE RUNOFF TABULATED FOR FUTURE CONDITIONS WILL GENERATE A FLOW OF 31.56 CFS FOR A 50- YEAR RETURN FREQUENCY. AN INCREASE OF 26.22 CFS FROM PRE DEVELOPED CONDITIONS. A SYSTEM OF DETENTION PONDS AND SWALES WITH A CAPACITY TO DETAIN **38,110 CF (0.875AC-FT)** WILL BE CONSTRUCTED ALONG SEVERAL SECTIONS OF THE LOT BOUNDARIES THAT WOULD DETAIN THE RUNOFF CREATED BY THE DEVELOPED LOTS. WATER FROM THE DRAINAGE PONDS AND SWALES WILL CONVEY IN AN EASTERLY FLOW THAT WILL EVENTUALLY OUTFALL INTO THE EXISTING POND MAINTAINED BY THE CITY OF WESLACO VIA A 10" BLEEDER AT A RATE OF 4.59 CFS, WHICH IS LOWER THAN THE PRE-DEVELOPED CONDITIONS. MAINTENANCE OF THE DETENTION SWALE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE DETENTION POND AND DRAINAGE SWALE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, PLANTING, AND OTHER OBSTRUCTIONS. DURING THE DEVELOPMENT STAGE, THE DEVELOPER MUST ENSURE COMPLIANCY WITH THE DETENTION REQUIREMENTS AS DETERMINED BY THE CITY OF WESLACO AND DRAINAGE DISTRICT NO. 1.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "B" DETERMINED TO BE BETWEEN THE LIMITS OF 100-YEAR AND 500-YEAR-FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480349 0005 B, MAP REVISED: MARCH 4, 1980.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-10-2024
325 W. 2ND ST.
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS — JUAN ALONZO JR — 130035 — LICENSED PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

I RAUL GUERRA OF WHITE ROSE SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OR RECEIPTS ARE ON FILE WITH THE CITY OF WESLACO. THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DATE

RAUL GUERRA
621 TIERRA PROMETIDA
WESLACO, TX 78596

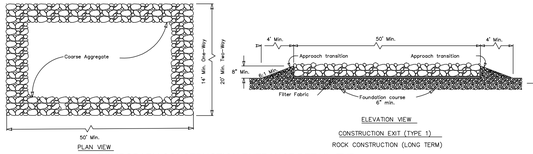
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED, _____ PROVED TO ME THROUGH HIS HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____day of _____, 20_____

JESSICA REYES — Notary Public, State of Texas — Comm. Expires 06-12-2026 — Notary ID 131601961

JESSICA REYES- NOTARY PUBLIC



CONSTRUCTION EXIT (TYPE 1)
ROCK CONSTRUCTION (LONG TERM)

TEMPORARY CONSTRUCTION ENTRANCE DETAIL, TYP.
SCALE: N.T.S.

NOTE:
1.THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE WATER SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO.METER BOXES TO BE DFW 1300 SERIES WITH ANTENNA READ HOLE.
2. ALL UTILITIES MUST BE COMPACTED AT 98% COMPACTION.
3. ALL MANHOLES MUST OBTAIN "CITY OF WESLACO" LOGO AND MANHOLE COVERS TO BE COMPOSITE

WHITE ROSE SUBDIVISION FINAL ENGINEERING REPORT

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=60' DATE: JUNE 10, 2024

ALTEX ENGINEERING
325 W. 2ND ST.
MERCEDES,TEXAS 78570
(956) 294-1241
TBPE FIRM REGISTRATION NO. F-19737

PlAT-000634-2024

SUBDIVISION PLATTING APPLICATION

RECEIVED
APR 25 2024
BY: .....

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

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

FILE NO._____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: White Rose Subdivision

Location: Approximately 2000 feet North of Intersection of Frontage Road and Bridge Ave.

Legal Description: 4.644 acre tract out of Farm Tract 31, West Tract Subdivison as recorded in Vol 2 page 34, HCMR.

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: Commercial

Existing Land Use: Commercial Proposed Land Use: Commercial/Multi Family

Number of Lots Proposed: 9 Gross Acreage: 4.644ac

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: Raul Guerra Telephone: 956-429-8434

Address: 621 Tierra Prometida Fax: _____

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

ENGINEER INFORMATION

Name: Juan Alonzo, P.E. Telephone: 956-294-1241

Address: 325 W.2nd Street Fax: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: City of Weslaco

■ YES ☐ NO Wastewater Provision: City of Weslaco

☐ YES ☐ NO Electric Company: AEP

■ YES ☐ NO Phone Utility_____	☐ YES ■ NO Gas Utility	■ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

■ YES ☐ NO Drainage District HCDD1	■ YES ☐ NO Irrigation District HCCID9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

_____**$350.00** Planning Review fee

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal

- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property

_____If septic tank system required, submit soil evaluation report

_____Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

_____**$350.00** (one time fee for preliminary and final plat)

_____One 11" X 17" reduced copy of plat

_____Plat Layout

- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Raul Guerra

Owner Signature:_____ Date: _____

Juan Alonzo Jr. P.E. ,Altex Engineering is the authorized agent

Authorized Agent Signature: _____ Date: 3-25-24

Authorized Agent Printed Name: Juan Alonzo

****

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: _____

_____

DRAINAGE REPORT

FOR

WHITE ROSE SUBDIVISION

4.644 Acre Tract out of Farm Tract 31, West Tract Subdivision
map or plat thereof recorded in Vol.2, Page 34-37, H.C.D.R.

Prepared for:

Raul Guerra

Prepared by:

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

Project No. 21.137

DECEMBER 2023

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

1-4-24

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EXHIBIT "B" – FIRM ZONE DESIGNATION MAP

EXHIBIT "C" – SOILS SURVEY MAP

EXHIBIT "D" – RUNOFF COEFFICIENTS

EXHIBIT "E" – DRAINAGE CALCULATIONS

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DRAINAGE REPORT
FOR
WHITE ROSE SUBDIVISION

A. PROJECT LOCATION

White Rose Subdivision is located on a 4.644-Acre tract of land out of Farm Tract 31, of the West Adams Subdivision, Hidalgo County, Texas. The tract is located approximately 1,980 feet north of the intersection of Mile 4 ½ W Road and W Frontage Road within the City Limits of Weslaco.

B. FLOOD PLAIN

The subject tract predominantly lies in "Zone B-Shaded" areas to be between limits of 100-year flood and 500 year flood plain, 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, in accordance with F.E.M.A.-F.I.R.M. Community Panel No. 480349 0005 B, Map Revised: March 4, 1980 (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 Hidalgo Fine Sandy Loam (25,B,SM-SC) and Hidalgo Clay Sandy Loam (28,B,SC,CL) (that have moderately well drained properties.

(25)Hidalgo fine sandy loam, 0 to 1 percent slopes (25, B, SM-SC):

The Hidalgo fine sandy loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is medium. Surface runoff is slow.

(28)Hidalgo sandy clay loam, 0 to 1 percent slopes (28, B, SC, CL):

The Hidalgo sandy clay loam, 0 to 1 percent slopes, is well drained. Permeability is moderate, and the available water capacity is high. Surface runoff is slow.

D. EXISTING CONDITIONS

The subject tract is predominantly undeveloped with only a single story commercial building of approximately 1,100 sqft 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 eastern portion of the property. For the existing 10-year storm, the water runoff of this site is 5.34 cfs.

E. PROPOSED CONDITIONS

The proposed conditions for this subdivision will be for development in (Eight)8 multi-family lots use and (One)1 lot for commercial use. The total contributing 50-year developed storm water discharge of the site will be 31.56 cfs (Refer to Exhibit E), an increase of 26.22 cfs from the existing conditions. The total increased flow of this subdivision to the existing drainage district facilities is a total of 38,012 cf (0.873 Ac-ft) (See Exhibit E). A system of detention ponds and swales with a capacity to detain 46,486 cf (1.07 Ac-ft) will be constructed along several sections of the lot boundaries that would detain the runoff created by the developed lots. Water from the drainage swales will convey in an easterly flow that will eventually outfall into the existing pond maintained by the city of Weslaco via a 8" bleeder pipe at a rate of 4.13 cfs, which is lower than the pre-developed conditions. 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.

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

1-4-24

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1 — 1-12-23 DATE

EXHIBIT A

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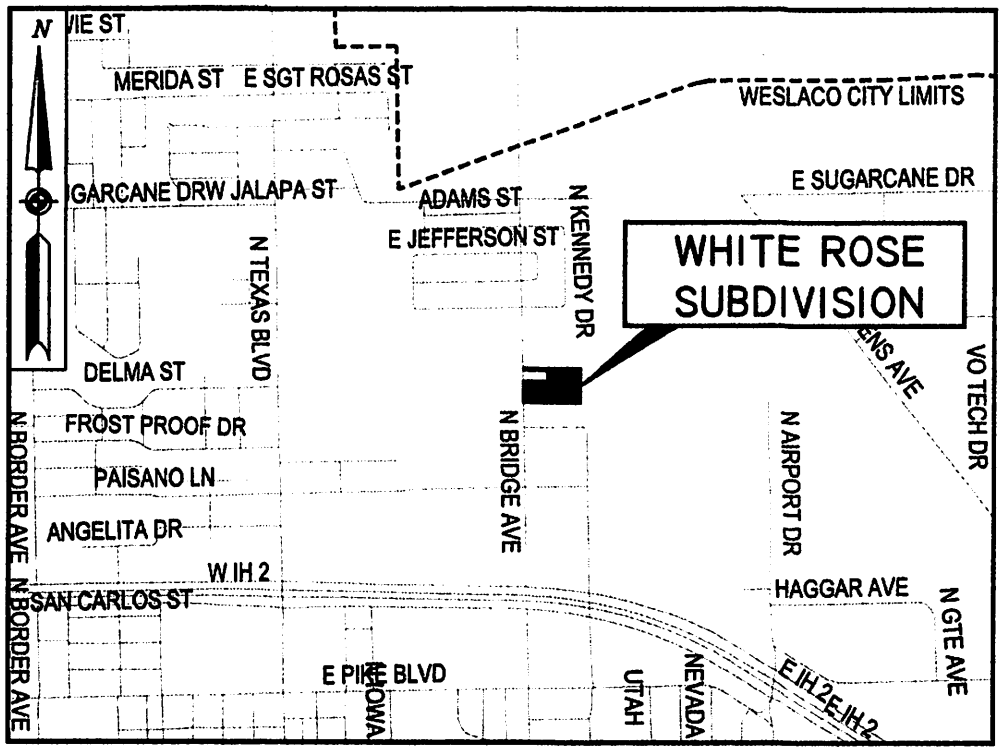

LOCATION MAP
N.T.S.

EXHIBIT B

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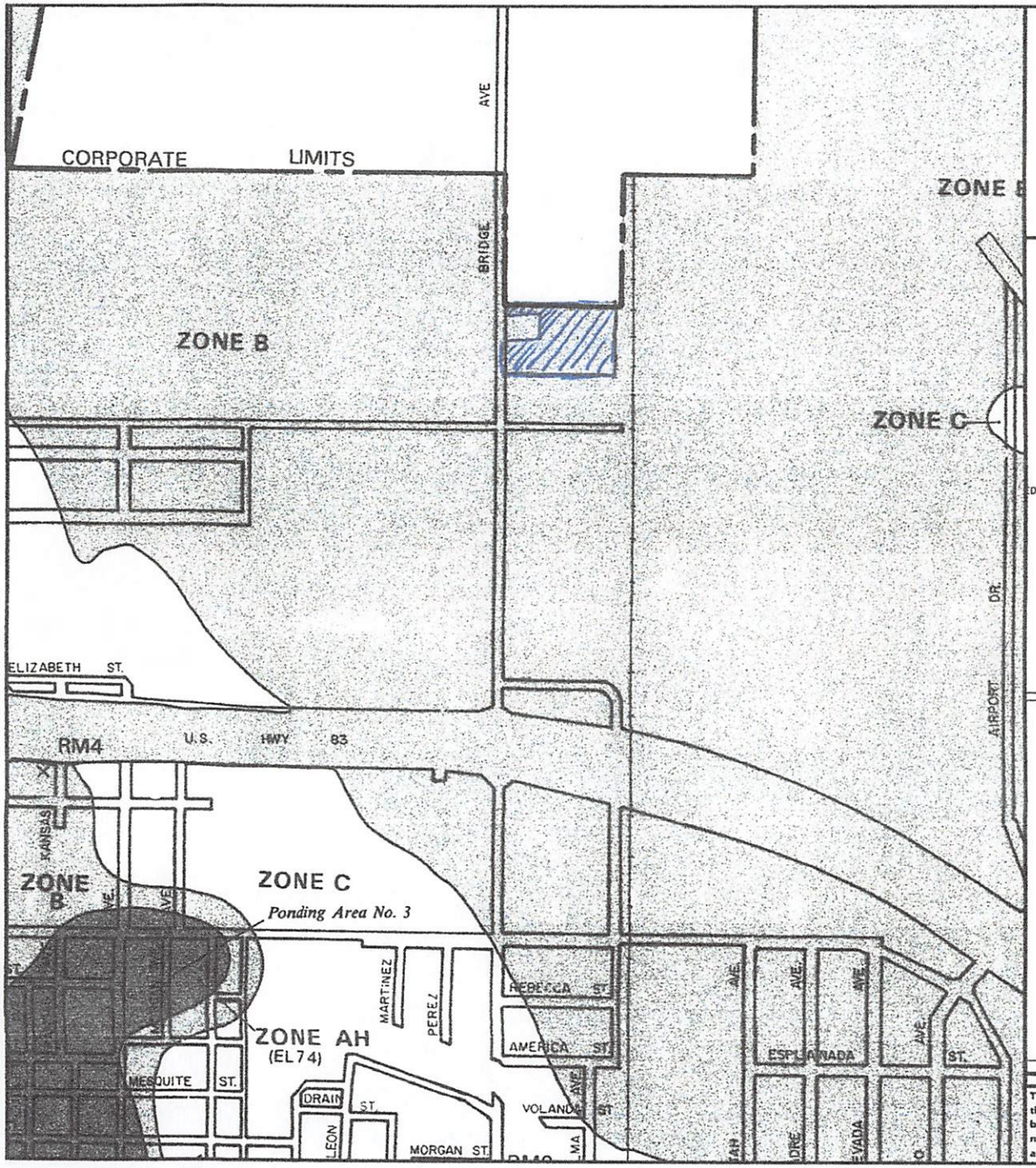

APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
WESLACO, TEXAS
HIDALGO COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
480349 0005 B

EFFECTIVE DATE:
MARCH 4, 1980

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A2 DATE
Zone Designation and Date of Identification	ZONE A1 DATE
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7 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.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
A1-A30	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 foot or drainage areas less than one square mile; or areas protected by levees from the 100-year flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas in the special flood hazard zones A and V

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

EXHIBIT C

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Custom Soil Resource Report
Soil Map

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

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

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	1.6	35.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	2.8	64.1%
Totals for Area of Interest		**4.4**	**100.0%**

Map Unit Descriptions

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

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

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

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

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water capacity: 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
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

EXHIBIT D

Runoff Coefficients "c"	
Agricultural and, unimproved Areas	0.23
Parks and Improved Open Areas	0.40
Residential (>1acre lots)	0.40
Residential (1/2 acre lots)	0.55
Residential (1/4 acre lots)	0.60
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	0.90

EXHIBIT E

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Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties

1. Select your county. 2. Enter the time of concentration

County		Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo		e (in)	0.8645	0.8647	0.8599	0.8599	0.8613	0.8619
Henderson	37	b	72.40	100.21	116.24	116.24	170.66	201.07
Hidalgo		d (mins)	12.92	13.90	14.33	14.33	16.71	18.00
Hill		Intensity (in/hr)*	4.83	6.44	7.47	8.80	10.08	11.38
Hockley								
Hood								
Hopkins								
Houston								
Howard								
Hudspeth								

* for time of Concentratio
n = 10 mins

RUNOFF COEFFICIENT CALCULATIONS

PRE-DEVELOPED

Total Area =	4.4103 ac	192113.00 SF	0.00	Cumulative Areas
Area 1	0.0269 ac	1172.00 SF	0.90	Building/Roofs
Area 2	0.0452 ac	1968.00 SF	0.75	Asphalt
Area 3	0.0899 ac	3916.00 SF	0.50	Flex base
Area 4	0.0016 ac	68.00 SF	0.90	Concrete
Area 5	4.2468 ac	184989.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

C= (C1A1+C2A2+C3A3+C4A4+...)/Atotal= 0.25 USE: 0.25

POST-DEVELOPED AREA #1 (COMMERCIAL-RETAIL PLAZA)

Total Area =	0.915 ac	39874.00 SF	0.90	Cumulative Areas
Area 1	0.179 ac	7812.00 SF	0.90	Building/Roofs
Area 2	0.000 ac	0.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	0.498 ac	21678.00 SF	0.90	Concrete
Area 5	0.238 ac	10384.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

C= (C1A1+C2A2+C3A3+C4A4+...)/Atotal= 0.73

POST-DEVELOPED AREA #2 (MULTI-FAMILY APARTMENTS)

Total Area =	3.495 ac	152239.00 SF	0.00	Cumulative Areas
Area 1	0.735 ac	32000.00 SF	0.90	Building/Roofs
Area 2	0.000 ac	0.00 SF	0.75	Asphalt
Area 3	0.000 ac	0.00 SF	0.50	Flex base
Area 4	1.591 ac	69302.00 SF	0.90	Concrete
Area 5	1.169 ac	50937.00 SF	0.23	Unimproved area (grass)

Weighted Runoff Coefficient

C= (C1A1+C2A2+C3A3+C4A4+...)/Atotal= 0.68 USE AVG: 0.71

STATE OF TEXAS
JUAN ALONZO JR
130035
LICENSED
PROFESSIONAL ENGINEER

1-4-24

Existing Conditions (10 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.25	4.84	4.41	5.34

Area 1 (Commercial - Retail Plaza) Area 2 (Multi-Family Apartments)

Developed Conditions(50 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.71	10.08	0.915	6.55

Developed Conditions(50 yr)

Q=CIA

C	I (in/hr)	A (acres)	Q (cfs)
0.71	10.08	3.495	25.01

*** Refer to Site Plan on Exhibit F**

Prop. Runoff C =	0.71	
Area =	4.41	ac
Post Dev. Tc =	10	min

Total Q= 31.56 cfs

Exist Runoff C =	0.24
Exist. Intensity =	4.8

Orifice Equation: Q = Cd*A*((2*g*h)^1/2)		
Cd (coefficient discharge) =	0.6	
A (area of 10" pipe) =	0.35	ft^2
g (gravity) =	32.2	ft/s^2
h (height of pond) =	6	ft
Q (flow) =	4.13	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	37.72	11,316	4.13	1,859	9,457
10	10.08	31.55	18,932	4.13	2,478	16,454
15	8.69	27.22	24,496	4.13	3,098	21,398
20	7.66	23.99	28,791	4.13	3,717	25,074
25	6.86	21.49	32,241	4.13	4,337	27,904
30	6.23	19.50	35,094	4.13	4,956	30,138
35	5.70	17.86	37,510	4.13	5,576	31,934
40	5.27	16.50	39,592	4.13	6,195	33,397
45	4.90	15.34	41,415	4.13	6,815	34,601
50	4.58	14.34	43,030	4.13	7,434	35,596
55	4.30	13.48	44,477	4.13	8,054	36,423
60	4.06	12.72	45,763	4.13	8,673	37,110
65	3.85	12.04	46,973	4.13	9,293	37,681
70	3.65	11.44	48,064	4.13	9,912	38,152
75	3.48	10.90	49,070	4.13	10,532	38,538
80	3.33	10.42	50,002	4.13	11,151	38,851
85	3.19	9.97	50,869	4.13	11,771	39,099
90	3.06	9.57	51,681	4.13	12,390	39,291
95	2.94	9.20	52,442	4.13	13,010	39,433
100	2.83	8.86	53,159	4.13	13,629	39,530
105	2.73	8.55	53,837	4.13	14,249	39,588
110	2.64	8.25	54,478	4.13	14,868	39,610
115	2.55	7.98	55,087	4.13	15,488	39,600

Volume required to detain 39,610

Detention Pond Dimensions

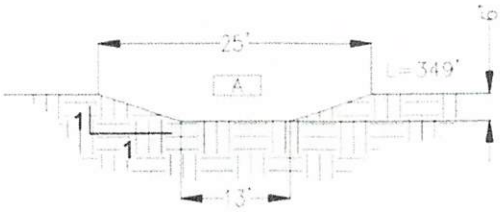
Flow Line Width W1 (ft)	Cross Sect. Depth H (ft)	Cross Sect. S	Volume Width W2 (ft)	Slope Length L2 (ft)	Top (outer) V2 (cf)	Volume V (cf)	
13.0	6.0	1.0	25.0	349.0	39786.0	39786.0	A
1.0	2.0	1.0	5.0	530.0	3180.0	3180.0	B
9.0	2.0	1.0	13.0	160.0	3520.0	3520.0	C
					TOTAL	46486.0	

Detention Provided = 46486 cf > 39610 cf = Detention Required

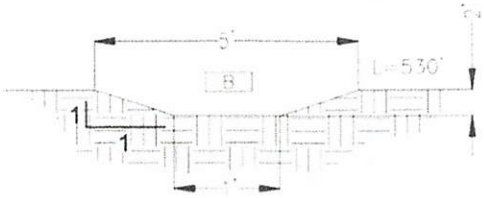
Therefore, the proposed detention pond is O. K.

EXHIBIT F

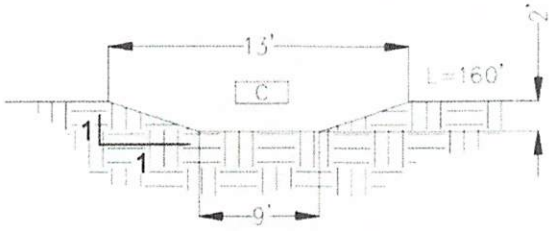
CROSS SECTION DRAWINGS OF PROPOSED DETENTION PONDS



A-1 DETENTION POND DETAIL
SCALE: N.T.S.



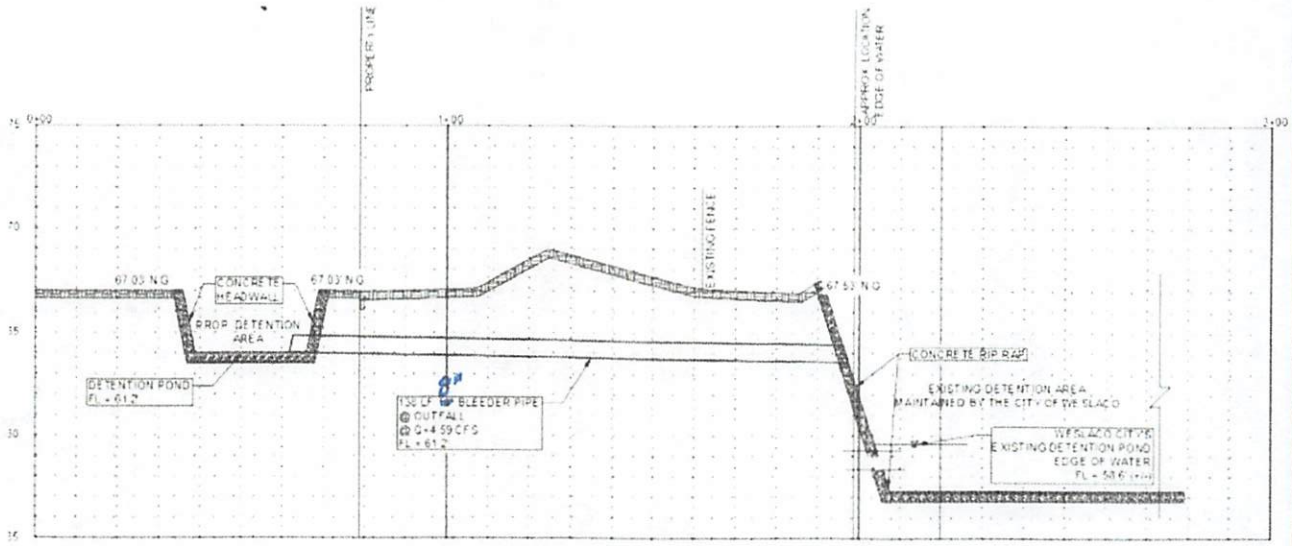
B-1 DETENTION POND DETAIL
SCALE: N.T.S.



C-1 DETENTION POND DETAIL
SCALE: N.T.S.

EXHIBIT G

CROSS SECTION DRAWING OF OUTFALL PLAN



A CROSS SECTIONAL DRAINAGE POND DETAIL
SCALE N T S

EXHIBIT H

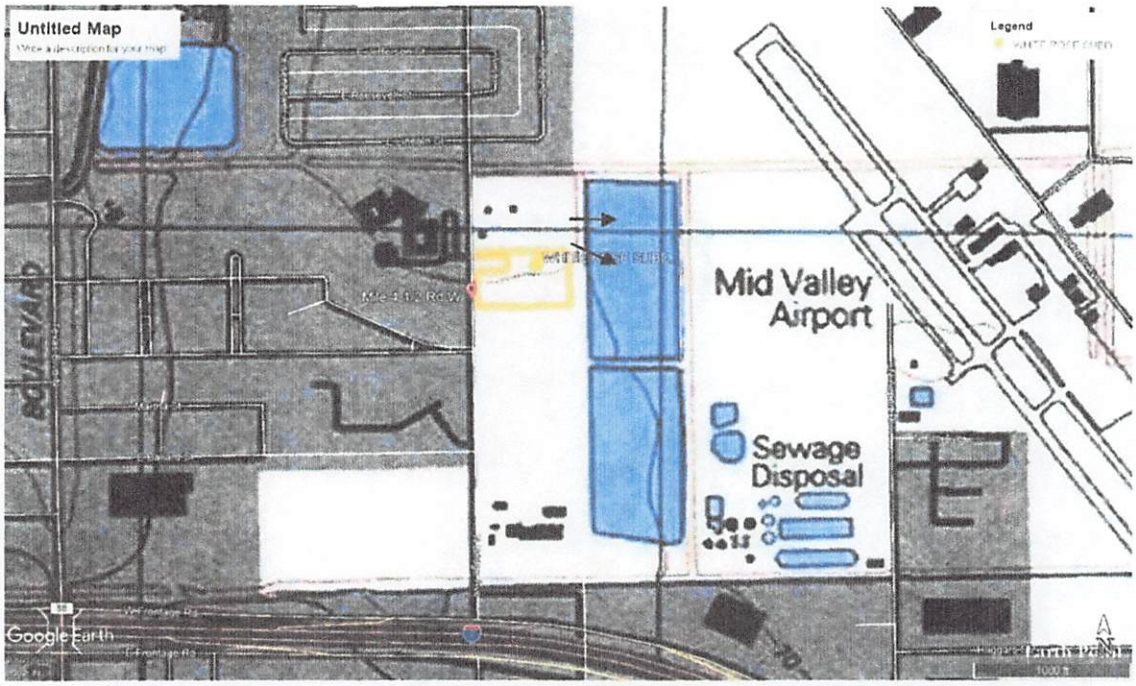

Untitled Map
Legend
Mid Valley
Airport
Sewage
Disposal
BOULEVARD
Google Earth

EXHIBIT I

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GENERAL PLAT NOTES & RESTRICTIONS:

1. THE SUBJECT TRACT LIES IN "ZONE B", AREAS DETERMINED TO BE BETWEEN THE LIMITS OF 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, AS PER F.E.M.A. F.I.R.M. COMMUNITY PANEL 480349 0005 B, MARCH 4, 1980.

2. SETBACKS:

MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: COMMERCIAL
FRONT YARD THERE SHALL BE A FRONT YARD ALONG THE FRONT LINE OF THE LOT.

I. CORRIDORS IDENTIFIED ON THE HIDALGO COUNTY THOROUGHFARE MAP: THE MINIMUM DEPTH OF A FRONT YARD ONE FOOT BACK FROM PROPERTY LINE FOR EACH TWO FEET IN BUILDING HEIGHT, NOT TO EXCEED ONE-HALF OF THE WIDTH OF THE ABUTTING DEDICATED RIGHT-OF-WAY OR IN LINE WITH THE MAJORITY SETBACK OF EXISTING STRUCTURES ALONG THE SAME BLOCK, WHICHEVER IS GREATER.

II. ALL OTHER CORRIDORS: THE MINIMUM SETBACK SHALL BE 20 FEET.
b. SIDE YARDS. THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE FEET, EXCEPT THAT ON A CORNER LOT, THE SIDE YARD ON A STREET SIDE SHALL BE TEN FEET.
c. REAR YARD. THE REAR YARD SETBACK LINE SHALL BE TEN FEET

MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: APARTMENTS.

FRONT YARD: 20 FEET

SIDE YARD: 5 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

REAR YARD: 15 FEET OR EASEMENT WIDTH (WHICHEVER IS GREATER)

3. MINIMUM FINISH FLOOR NOTE:
FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 69.5 FEET OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. BENCHMARK NOTE:
1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT; ELEVATION 68.20 (NAVD 88)

5. DRAINAGE EASEMENTS NOTE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 35,661 CF. (0.819 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS. THE DEVELEPOR SHALL BE RESPONSIBLE TO DETAIN AND ACCOMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEIN GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY ESEMENTS. EACH DRAINAGE ESEMENT SHALL BE KEPT CLEAR OF FENCES. BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT. REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCE, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS, THAN 18 INCHES MATURE HEIGHT, GROUND COVER. GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. POTABLE WATER SHALL BE PROVIDED BY CITY OF WESLACO

8. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL UTILITIES AND ARE IN PLACE.

9. ALL SANITARY SEWER AND WATER CONNECTION SHALL BE PROPERLY MARKED ON CURB.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. STREET LIGHTS SHALL BE LOCATED AT MINIMUM OF EVERY 300 FEET AS REQUIRED PER CITY ORDINANCE.

12. STORM WATER POLLUTION PREVENTION PLAN REQUIRED PRIOR TO CONSTRUCTION.

13. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETERS UPON ISSUANCE OF BUILDING PERMIT.

14. DETENTION PONDS AND SWALES INSIDE THE DEVELOPMENT SHALL NOT BE COVERED OR ALTERED.

15. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

16. DRAINAGE OUTPARCELS "A" CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENTS.

17. A 4.00 FEET SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR A SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. NO ACCESS OFF OF BRIDGE (MILE 4 $\frac{1}{2}$ W. RD.) FOR LOT 1.

19. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

20. LOT CORNERS HAVE BEEN SET WITH A $\frac{1}{2}$" REBARS.

21. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.

22. LOT OWNER(S) WILL CONNECT TO CITY SERVICES WHEN THEY BECOME AVAILABLE.

23. TRAFFIC CONTROL AND STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.

24. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

25. BUFFER FENCING IN DEVELOPMENTS WITHIN THE CITY LIMITS AND ETJ, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING POND WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOTS OCCUPANTS TO BE PROTECTED FROM. IN THE ETJ, A PLAT NOTE REQUIRING SUCH BUFFERING OF THE AFFECTED LOT OWNER AT THE TIME OF THE LOST'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJACENT TO THE BUFFER FENCE TO FINES AND/OR REPLACEMENT/REPAIR OF THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE. SUCH BUFFERING MAY ALSO INCLUDE MAJOR THOROUGHFARES BUT NOT GOLF COURSE LAKES, AND/OR SIMILAR LANDSCAPING.

26. ALL FENCES ABUTTING DRAINAGE WORK OR EASEMENTS SHALL BE PLACED WITHIN INDIVIDUALS LOTS AS TO NOT IMPEDE WITH MAINTENANCE.

INDEX OF SHEETS

SHEET	TITLE
PAGE 1	WHITE ROSE SUBDIVISION FINAL PLAT
PAGE 2	WHITE ROSE SUBDIVISION WATER & SEWER IMPROVEMENTS
PAGE 3	WHITE ROSE SUBDIVISION DRAINAGE IMPROVEMENTS

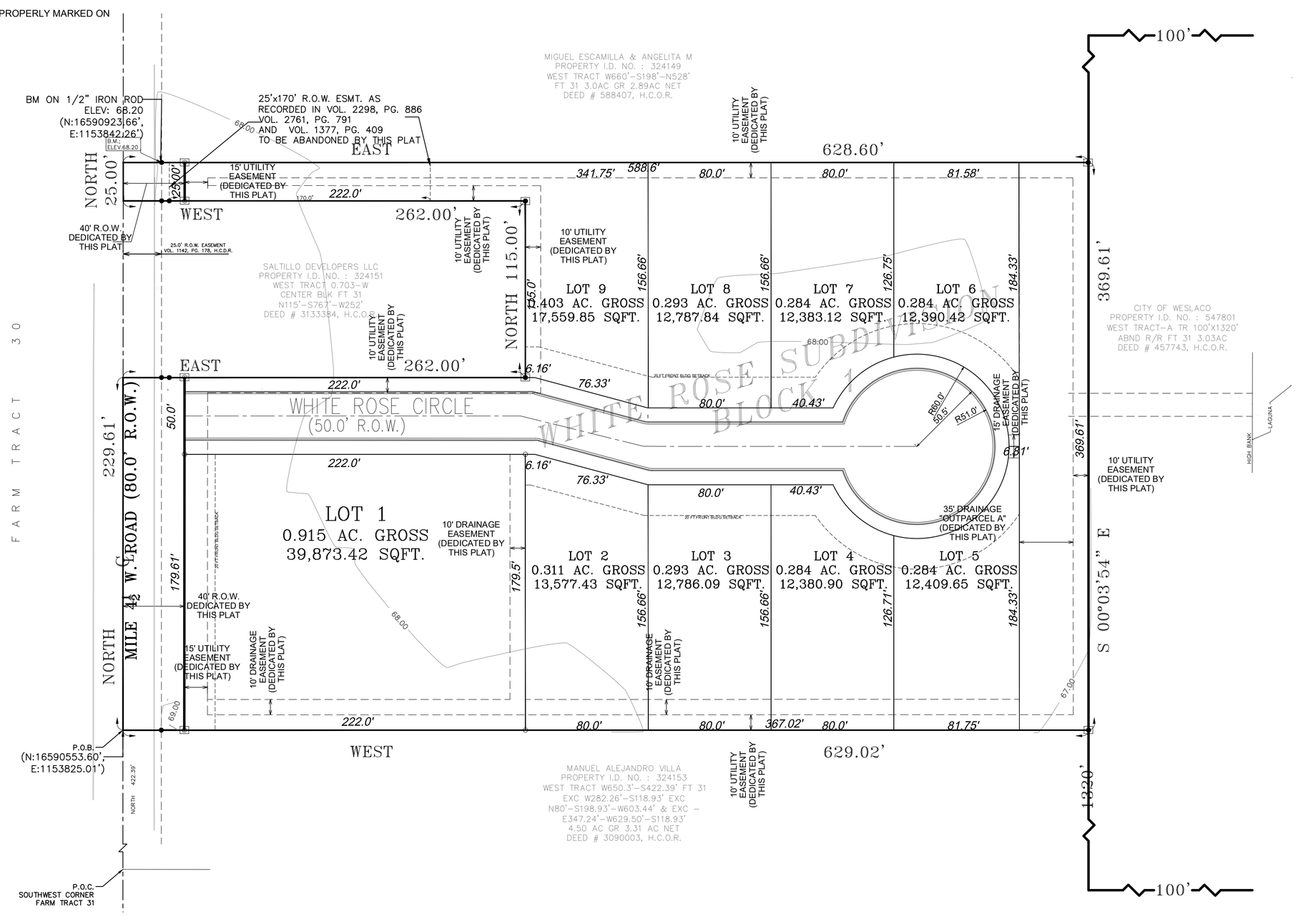
SCALE: 1" = 50'
SCALE: 1" = 60'

LEGEND

- FOUND $\frac{1}{2}$" IRON ROD
- EXIST. HOGWIRE FENCE
- EXIST. POWER POLE
- EXIST. TELEPHONE PEDESTAL
- EXIST. OVERHEAD POWER LINE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- EXIST MANHOLE
- PROP. MANHOLE
- EXIST. WATER METER
- PROP. CLEAN OUT
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. CURB INLET

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER(S):	RAUL GUERRA	621 TIERRA PROMETIDA	WESLACO, TX 78596	(956) XXX-XXXX
ENGINEER:	JUAN ALONZO, JR	50 N. VERMONT AVE. SUITE C	MERCEDES, TX 78570	(956) 294-1241
SURVEYOR:	REYNALDO ROBLES	P.O BOX 476 107 W. HUISACHE ST.	WESLACO, TX 78596	(956) 968-2422



CITY OF WESLACO

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

MAYOR, CITY OF WESLACO
ADRIAN GONZALEZ

DATE

CITY SECRETARY, CITY OF WESLACO

DATE

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

CHAIRPERSON, PLANNING AND ZONING COMMISION

DATE

HIDALGO COUNTY DRAINAGE DISTRICT
NUMBER ONE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

HIDALGO COUNTY 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 HCCID #9. .

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

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

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

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS "WHITE ROSE SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

RAUL GUERRA
621 TIERRA PROMETIDA
WESLACO, TX 78596

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED,

_____ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____day of _____ , 20_____

JESSICA REYES
Notary Public, State of Texas
Comm. Expires 06-12-2026
Notary ID 131601961

JESSICA REYES- NOTARY PUBLIC

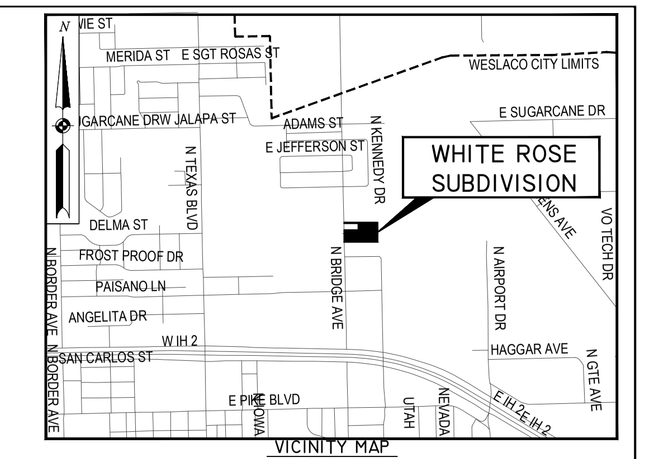
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
COUNTY CLERK

COUNTY COURT SEAL HIDALGO COUNTY, TEXAS

ON_____ AT _____ AM/PM.

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY,TEXAS

BY:_____ DEPUTY



VICINITY MAP
SCALE: 1" = 2000'

MEETS & BOUNDS DESCRIPTION

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, AND SAID 4.644 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF MILE 4 $\frac{1}{2}$ WEST ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID POINT BEING DESCRIBED AS POINT OF COMMENCEMENT; SAID POINT OF COMMENCEMENT BEARS NORTH 422.39 FEET FROM THE SOUTHWEST CORNER OF SAID FARM TRACT 31, SAID POINT BEING DESCRIBED AS POINT OF BEGINNING;

THENCE, NORTH, 229.61 FEET, WITH THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 $\frac{1}{2}$ WEST ROAD, TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF A 0.703 ACRE TRACT DESCRIBED IN DOCUMENT #3133384, OF THE HIDALGO COUNTY OFFICIAL RECORDS AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 25.00 FEET A $\frac{1}{2}$ - INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 $\frac{1}{2}$ WEST ROAD, PASSING AT A DISTANCE OF 30.00 FEET A $\frac{1}{2}$ - INCH IRON ROD FOUND ON-LINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A $\frac{1}{2}$ - INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 0.703 ACRE TRACT AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 115.00 FEET, WITH THE EAST LINE OF SAID 0.703 ACRE TRACT TO A $\frac{1}{2}$ - INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.703 ACRE TRACT AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF SAID 0.703 ACRE TRACT, PASSING AT A DISTANCE OF 232.00 FEET A $\frac{1}{2}$ - INCH IRON ROD FOUND ON-LINE FOR REFERENCE, PASSING AT A DISTANCE OF 237.00 FEET A $\frac{1}{2}$-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 $\frac{1}{2}$ WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 262.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF SAID FARM TRACT 31 AND THE CENTERLINE OF SAID MILE 4 $\frac{1}{2}$ WEST ROAD FOR THE NORTHWEST CORNER OF SAID 0.703 ACRE TRACT AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 25.00 FEET WITH THE WEST LINE OF SAID FARM TRACT 31, THE EAST LINE OF FARM TRACT 30 AND THE CENTERLINE OF OF MILE 4 $\frac{1}{2}$ WEST ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, WITH THE SOUTH LINE OF SAID 3.00 ACRE TRACT DESCRIBED IN DOCUMENT #588407, HIDALGO COUNTY OFFICIAL RECORDS. PASSING AT A DISTANCE OF 25.00 FEET $\frac{1}{2}$-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 $\frac{1}{2}$ WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 628.60 FEET TO A $\frac{1}{2}$ -INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 00°03'54" EAST, 369.61 FEET, WITH THE WEST LINE OF TRACT OF LAND DESCRIBED IN DOCUMENT #457743, HIDALGO COUNTY OFFICIAL RECORDS TO A $\frac{1}{2}$ -INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, WITH THE NORTH LINE OF A 3.11 ACRE TRACT DESCRIBED IN DOCUMENT #3090003, HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 604.02 FEET A $\frac{1}{2}$ -INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF SAID MILE 4 $\frac{1}{2}$ WEST ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 629.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.644 ACRES OF LAND MORE OR LESS.

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED,REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND LAND SURVEYOR OF THE STATE OF TEXAS. DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND MY SUPERVISION.

REGISTERED PROFESSIONAL SURVEYOR NO. 4032
REYNALDO ROBLES, R.P.L.S.
ROBLES &ASSOCIATES
FIRM # 10096700
107 W. HUISACHE ST.
WESLACO, TX 78596.
(956) 968-2422

STATE OF TEXAS REGISTERED REYNALDO ROBLES 4032 PROFESSIONAL LAND SURVEYOR

ENGINEERS CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, JUAN ALONZO JR, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS. DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-10-2024
325 W. 2ND ST.
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS JUAN ALONZO JR 130035 LICENSED PROFESSIONAL ENGINEER

WHITE ROSE SUBDIVISION FINAL PLAT

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=50' DATE: JUNE 10, 2024

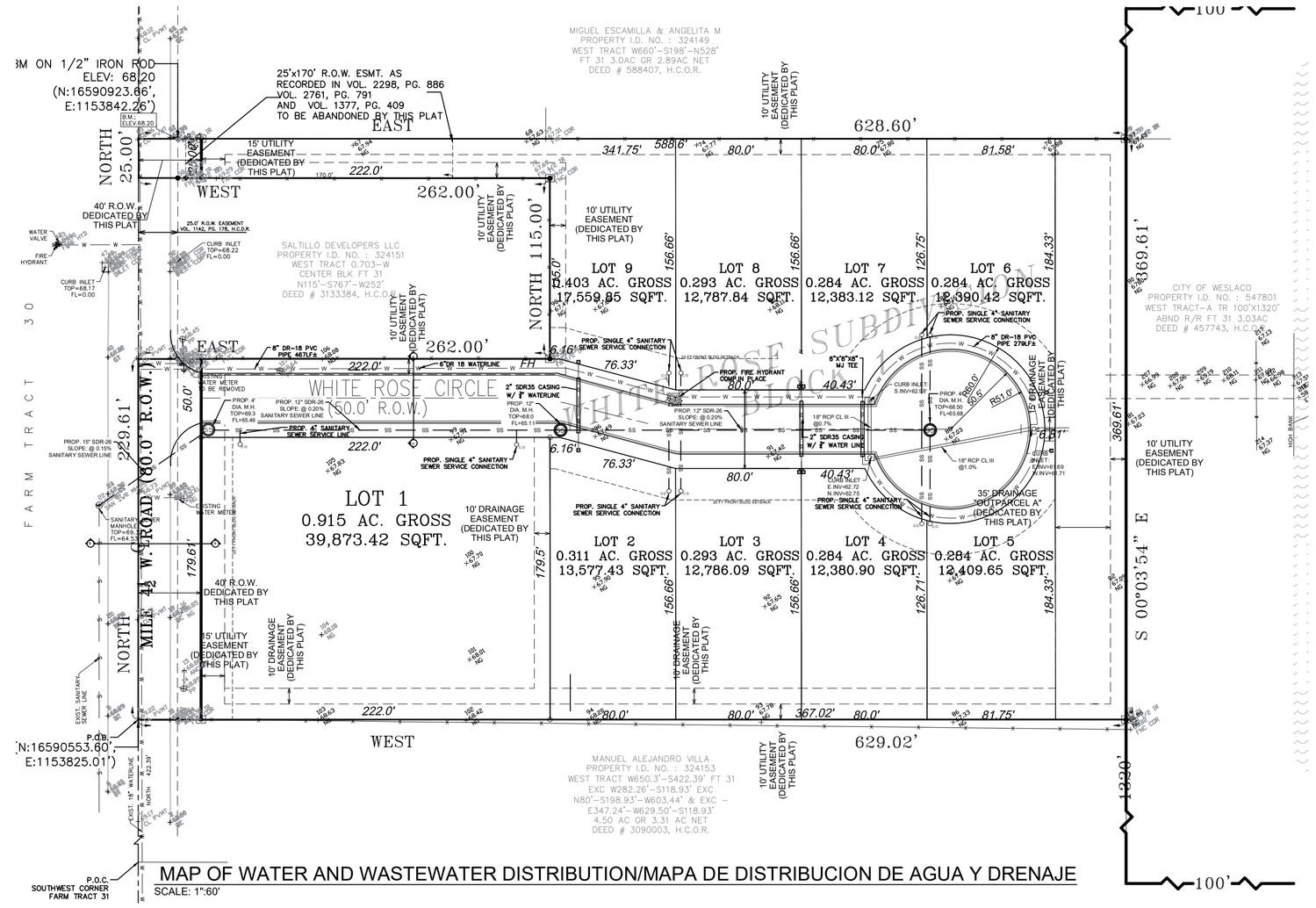
ALTEX ENGINEERING
50 N. VERMONT AVE. SUITE C
MERCEDES,TEXAS 78570
(956) 294-1241
TBPE FIRM REGISTRATION NO. F-19737

SHEET
1 OF 2

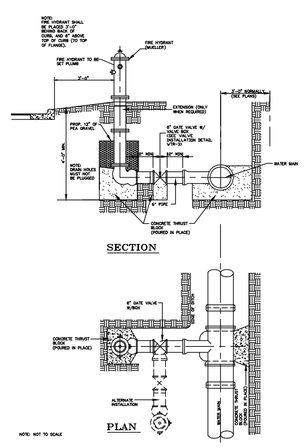
LEGEND

- FOUND $\frac{3}{4}$" IRON ROD
- EXIST. HOGWIRE FENCE
- EXIST. POWER POLE
- EXIST. TELEPHONE PEDESTAL
- EXIST. OVERHEAD POWER LINE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- PROP. SANITARY SEWER LINE
- EXIST MANHOLE
- PROP. MANHOLE
- EXIST. WATER METER
- PROP. CLEAN OUT
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. CURB INLET

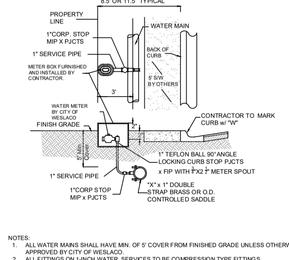
SCALE: 1" = 60'



MAP OF WATER AND WASTEWATER DISTRIBUTION/MAPA DE DISTRIBUCION DE AGUA Y DRENAJE
SCALE: 1":60'



FIRE HYDRANT CONNECTION DETAIL, TYP.
SCALE: N.T.S.



DOMESTIC WATER SERVICE CONNECTION DETAIL, TYP.
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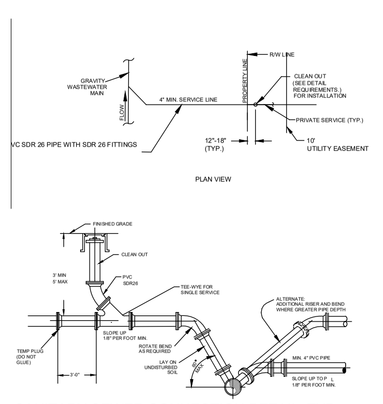

SANITARY SEWER CONNECTION DETAIL, TYP.
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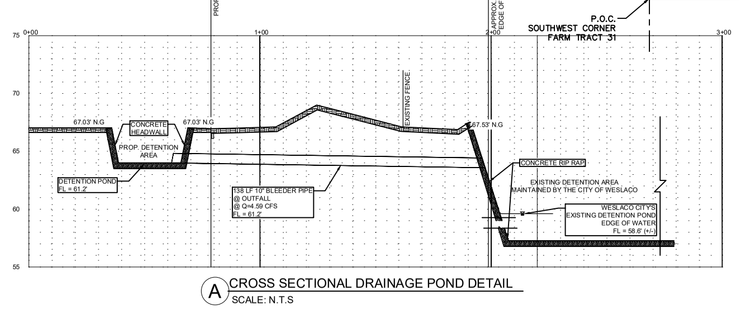
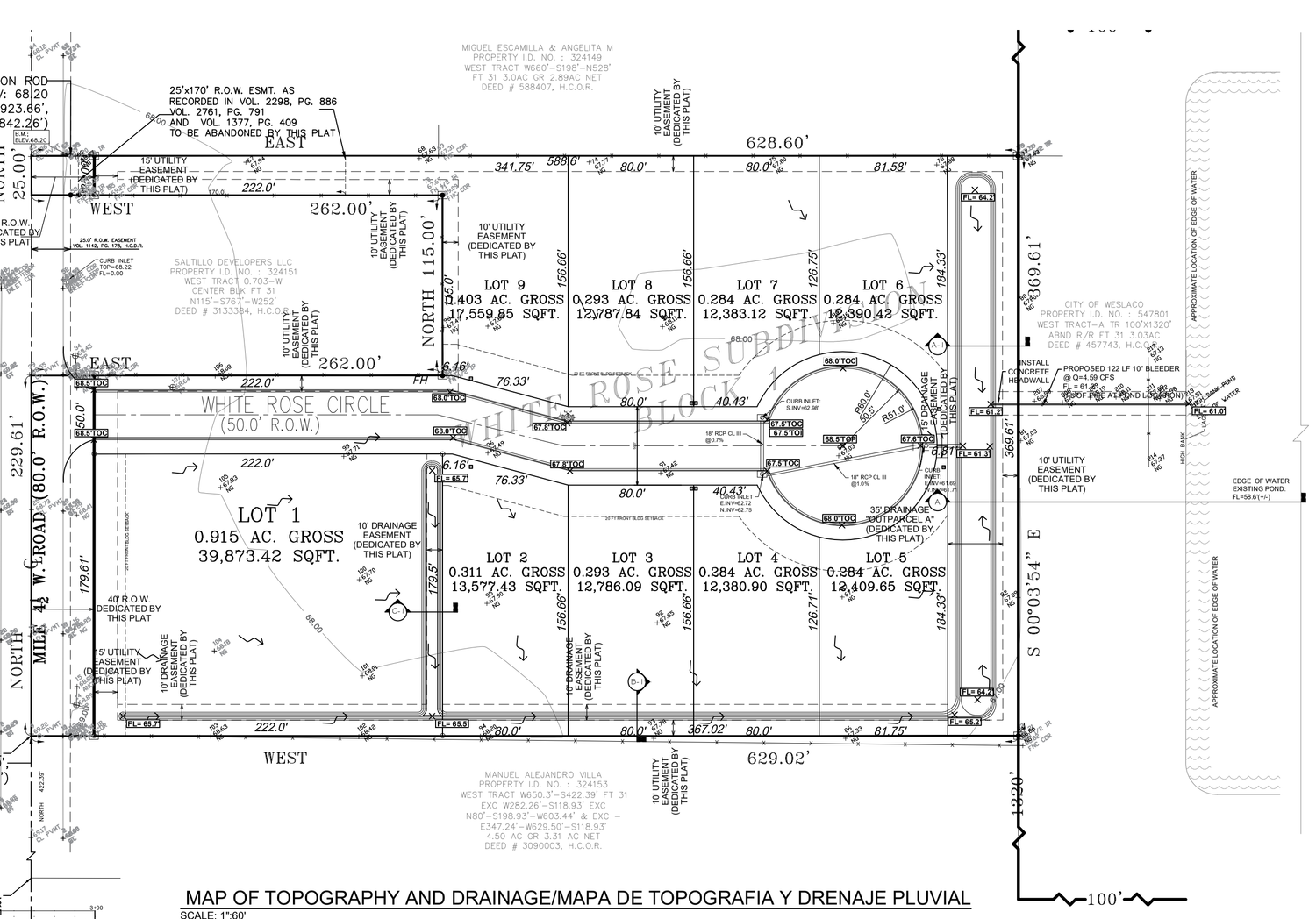
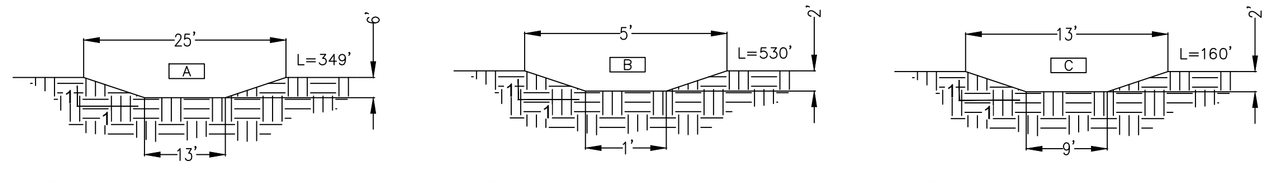


A CROSS SECTIONAL DRAINAGE POND DETAIL
SCALE: N.T.S



MAP OF TOPOGRAPHY AND DRAINAGE/MAPA DE TOPOGRAFIA Y DRENAJE PLUVIAL
SCALE: 1":60'



A-1 DETENTION POND DETAIL
SCALE: N.T.S.

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

C-1 DETENTION POND DETAIL
SCALE: N.T.S.

WHITE ROSE SUBDIVISION:

A 4.644 ACRE TRACT OF LAND, BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRELIMINARY ENGINEERING REPORT FOR WHITE ROSE SUBDIVISION

WATER SUPPLY: DESCRIPTION

WHITE ROSE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO. SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY OF AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 18" DIAMETER WATERLINE AT THE WEST SIDE OF THE PROPERTY RUNNING ALONG MILE 4 $\frac{1}{4}$ WEST ROAD.

FROM THE EXISTING WATER LINE, THERE ARE IS A NEW 8" LINE THAT WILL CONNECT TO THE EXISTING LINE AND HEAD EAST REACHING THE CUL DE SAC WHERE IT WILL LOOP BACK TO WARDS THE 8" LINE. ON THE NEW LINE THERE WILL BE (8) EIGHT NEW 1" CONNECTIONS THAT WILL PROVIDE SERVICE TO EACH LOT.

SEWAGE FACILITIES : DESCRIPTION

WHITE ROSE SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT WASTEWATER SUPPLIES FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROMISED HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING SEWER LINE RUNNING ALONG THE WEST SIDE OF MILE 4 $\frac{1}{4}$ WEST. THIS LINE IS ON THE WEST SIDE OF WHITE ROSE SUBDIVISION.

THE WASTEWATER SYSTEM FOR WHITE ROSE SUBDIVISION CONSISTS OF A 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER LINE ON MILE 4 $\frac{1}{4}$ WEST. THIS LINE EXTEND APPROXIMATELY 310' THROUGH THE RIGHT OF WAY EASEMENT ALONG THE WHITE ROSE CIRCLE AND WILL AND AT THE CUL DE SAC. THE PROPOSED 12" SEWER LINE WILL END WITH A 4' DIAMETER MANHOLE AT THIS LOCATION. THE LOTS WILL BE SERVICED BY 4" SANITARY SEWER CONNECTIONS.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-10-2024
325 W. 2ND ST.
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS — JUAN ALONZO JR — 130035 — LICENSED PROFESSIONAL ENGINEER

REPORTE PRELIMINAR DE INGENIERIA PARA LA SUBDIVISION WHITE ROSE

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION WHITE ROSE SERA PROVISTA DE AGUA POTABLE POR CIUDAD DE WESLACO . EL SUBDIVIDOR Y LA CIUDAD DE WESLACO ENTRARON EN UN CONTRATO EN DONDE LA CIUDAD DE WESLAVO HA PROMETIDO AGUA POTABLE SUFICIENTE PARA LA SUBDIVISION DENTRO DE 30 AÑOS Y LA CIUDAD DE WESLACO HA PROVEIDO DOCUMENTACION QUE ESTABLECE LA CALIDAD A TERMINO LARGO DE CANTIDAD PARA EL DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LÍNEA DE AGUA DE 18" DE DIAMETRO EXISTENTE EN LA PARTE OESTE DE LA PROPIEDAD AL LADO ESTE DE LA MILE 4 $\frac{1}{4}$ WEST.

DESDE LA LÍNEA DE AGUA EXISTENTE, HAY UNA NUEVA LÍNEA DE 8" QUE SE CONECTARÁ A LA LÍNEA EXISTENTE Y SE DIRIGIRÁ AL ESTE PARA ALCANZAR EL CALLE SIN SALIDA DONDE VOLVERÁ HACIA LA LÍNEA DE 8". EN LA NUEVA LÍNEA HABRÁ (8) OCHO NUEVAS CONEXIONES DE 1" QUE BRINDARÁN SERVICIO A CADA LOTE.

DRENAJE DESCRIPCION:

LA SUBDIVISION WHITE ROSE RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUENO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRACTO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO PARA LOS PROXIMOS 30 AÑOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR AL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA EXISTENTE DE DRENAJE SANITARIO QUE CORRE POR LA MILE 4 $\frac{1}{4}$ WEST. ESTA LINEA ESTA POR EL LADO OESTE DE LA SUBDIVISION WHITE ROSE.

EL SISTEMA DE AGUAS RESIDUALES PARA LA SUBDIVISIÓN WHITE ROSE CONSTA DE UNA LÍNEA DE ALCANTARILLADO DE 12" DE DIÁMETRO QUE TOMA LA LÍNEA DE ALCANTARILLADO SANITARIO EXISTENTE EN LA MILLA 4 1/2 OESTE. ESTA LÍNEA SE EXTENDERÁ APROXIMADAMENTE 310' A TRAVÉS DE LA SERVIDUMBRE DE DERECHO DE VÍA A LO LARGO DEL CÍRCULO DE WHITE ROSE Y WILL Y EN EL CALLE SIN SALIDA. LA LÍNEA DE ALCANTARILLADO PROPUESTA DE 12" TERMINARÁ CON UN POZO DE REGISTRO DE 4' DE DIÁMETRO EN ESTE LUGAR. LOS LOTES CONTARÁN CON CONEXIONES DE ALCANTARILLADO SANITARIO DE 4".

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 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-10-2024
325 W. 2ND ST.
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS — JUAN ALONZO JR — 130035 — LICENSED PROFESSIONAL ENGINEER

DRAINAGE STATEMENT FOR WHITE ROSE SUBDIVISION-HIDALGO COUNTY, TEXAS

A 4.644 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, WESLACO, TEXAS AND BEING OUT OF FARM TRACT 31, WEST ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY DEED RECORDS.

WHITE ROSE SUBDIVISION IS A TWO (2) LOT SUBDIVISION, COMPRISED OF ONE (1) 0.915 ACRE COMMERCIAL LOT AND ONE (1) 3.495 MULTI-FAMILY LOT. THIS SUBDIVISION IS LOCATED ALONG THE EAST RIGHT OF WAY OF MILE 4 $\frac{1}{4}$ W. APPROXIMATELY 1,980 FEET NORTH OF THE INTERSECTION OF WEST FRONTAGE ROAD AND MILE 4 $\frac{1}{4}$ WEST.

THE PROPERTY FALLS WITHIN ZONE "B"; BY GRAPHICAL REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480349 0005B MAP REVISED MARCH 4, 1980. THIS SITE FALLS WITHIN AREAS OF SOIL DESIGNATED AS HIDALGO FINE SANDY CLAY LOAM, HIDALGO SANDY CLAY LOAM. IS WELL DRAINED AND HAS SLOW RUNOFF AND PERMEABILITY IS MODERATE. WITH GROUND SLOPES BETWEEN 0 TO 1 PERCENT IN ACCORDANCE WITH THE SOIL SURVEY OF HIDALGO COUNTY, TEXAS AS PUBLISHED BY USDA WEB SOIL SURVEY.

PRESENTLY THE SITE IS PREDOMINANTLY UNDEVELOPED WITH ONLY A SINGLE STORY COMMERCIAL BUILDING 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 EASTERN PORTION OF THE PROPERTY.

THE PROPOSED CONDITIONS OF THIS SUBDIVISION WILL BE FOR COMMERCIAL AND MULTI-FAMILY USE. THE RESULTS TABULATED FOR EXISTING CONDITIONS WILL GENERATE A FLOW OF 5.34 CFS FOR A 10- YEAR RETURN FREQUENCY. THE RUNOFF TABULATED FOR FUTURE CONDITIONS WILL GENERATE A FLOW OF 31.56 CFS FOR A 50- YEAR RETURN FREQUENCY. AN INCREASE OF 26.22 CFS FROM PRE DEVELOPED CONDITIONS. A SYSTEM OF DETENTION PONDS AND SWALES WITH A CAPACITY TO DETAIN **38,110 CF (0.875AC-FT)** WILL BE CONSTRUCTED ALONG SEVERAL SECTIONS OF THE LOT BOUNDARIES THAT WOULD DETAIN THE RUNOFF CREATED BY THE DEVELOPED LOTS. WATER FROM THE DRAINAGE PONDS AND SWALES WILL CONVEY IN AN EASTERLY FLOW THAT WILL EVENTUALLY OUTFALL INTO THE EXISTING POND MAINTAINED BY THE CITY OF WESLACO VIA A 10" BLEEDER AT A RATE OF 4.59 CFS, WHICH IS LOWER THAN THE PRE-DEVELOPED CONDITIONS. MAINTENANCE OF THE DETENTION SWALE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE DETENTION POND AND DRAINAGE SWALE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, PLANTING, AND OTHER OBSTRUCTIONS. DURING THE DEVELOPMENT STAGE, THE DEVELOPER MUST ENSURE COMPLIANCY WITH THE DETENTION REQUIREMENTS AS DETERMINED BY THE CITY OF WESLACO AND DRAINAGE DISTRICT NO. 1.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "B" DETERMINED TO BE BETWEEN THE LIMITS OF 100-YEAR AND 500-YEAR-FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL NO. 480349 0005 B, MAP REVISED: MARCH 4, 1980.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 6-10-2024
325 W. 2ND ST.
MERCEDES, TEXAS 78570
(956) 294-1241

STATE OF TEXAS — JUAN ALONZO JR — 130035 — LICENSED PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT

I RAUL GUERRA OF WHITE ROSE SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OR RECEIPTS ARE ON FILE WITH THE CITY OF WESLACO. THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

_____ DATE

RAUL GUERRA
621 TIERRA PROMETIDA
WESLACO, TX 78596

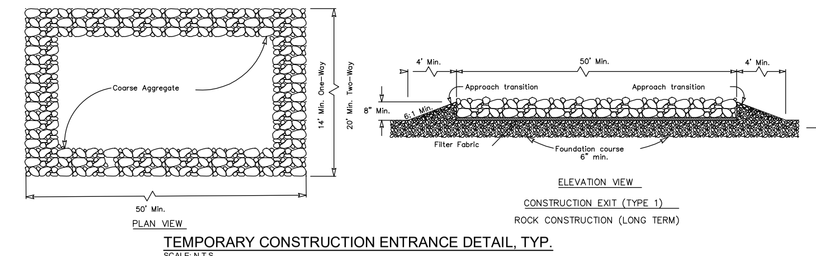
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED, _____PROVED TO ME THROUGH HIS HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

Given under my hand and seal of office this _____day of _____, 20_____

JESSICA REYES — Notary Public, State of Texas — Comm. Expires 06-12-2026 — Notary ID 131601961

JESSICA REYES- NOTARY PUBLIC



CONSTRUCTION EXIT (TYPE 1)
ROCK CONSTRUCTION (LONG TERM)

TEMPORARY CONSTRUCTION ENTRANCE DETAIL, TYP.
SCALE: N.T.S.

NOTE:
1.THE CITY OF WESLACO WILL BE RESPONSIBLE FOR THE ISSUING BUILDING PERMITS. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE SANITARY SEWER SYSTEM AND THE POTABLE WATER SYSTEM IS COMPLETED AND INSPECTED BY THE CITY OF WESLACO.METER BOXES TO BE DFW 1300 SERIES WITH ANTENNA READ HOLE.
2. ALL UTILITIES MUST BE COMPACTED AT 98% COMPACTION.
3. ALL MANHOLES MUST OBTAIN "CITY OF WESLACO" LOGO AND MANHOLE COVERS TO BE COMPOSITE

WHITE ROSE SUBDIVISION FINAL ENGINEERING REPORT

BEING 4.644 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF FARM TRACT 31, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS.

SCALE: 1"=60' DATE: JUNE 10, 2024

ALTEX ENGINEERING
325 W. 2ND ST.
MERCEDES,TEXAS 78570
(956) 294-1241
TBPE FIRM REGISTRATION NO. F-19737

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-658

From:
Rosalinda Cavazos

Subject:
Discussion and possible action after interviews with the firms that submitted for consideration of the City of Weslaco Internal Controls Audit (RFQ No. 2023-24-29) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Background:
On May 20, 2024, the City Commission authorized the Finance Department to solicit auditing services for our Internal Control Operations. We advertised June 5th and June 12th, 2024 in the advance newspaper. The City received three responses from the following firms:
Eide Bailly
Plante Moran
UHY Advisors.
The City will give the Commission the opportunity to interview the firms, and select the most qualified and advantageous for the City of Weslaco.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

Rosalinda Cavazos Rosalinda Cavazos Martin Garza	Created

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

Staff Recommendation:
Staff awaits direction from City Commission.

Attachments, if any:
071624 2023-24-29 SOQ AWARD, EVALUATION SHEET 2023-24-29 AUDIT SERVICES

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

Date: July 10, 2024

To: Mayor & City Commission

CC: Martin Garza, City Manager

From: Rosie Cavazos, Finance Director

Re: SOQ 2023-24-29

On May 20, 2024, the City Commission authorized the Finance Department to solicit auditing services for our Internal Control Operations. We advertised June 5th and June 12, 2024, in the advance newspaper. The City received three responses from the following firms:
Eide Bailly
Plante Moran
UHY Advisors.

The firms have been advised of the meeting date and time, and will be available in person and zoom, for the interview process. Attached is the evaluation criteria that was included in the SOQ.

City Secretary has attached the bid documents submitted by the companies to OneDrive for your review.

Staff will await recommendation from the commission after interviews.

CITY OF WESLACO
AUDIT SERVICES OF THE CITY'S FINANCES AND OPERATIONS (INTERNAL CONTROLS)
RFQ NO.: 2023-24-29

Category	Max Points	Eide Bailly	Plante Moran	UHY Advisors
6.1 Qualifications.	30			
6.2 Reputation of the Proposer and the Proposer's goods and services.	20			
6.3 The quality of the Proposer's goods and sercices.	20			
6.4 The extent to which the goods or services meet the City's needs.	25			
6.5 Proposer's past relationship with the City. All vendors shall be evaluated on their past performance and prior dealings with the City to include, but not limited to failure to meet specifications, poor quality, poor workmanship, and late delivery.	5			
Total Score	100			
		Eide Bailly	**Plante Moran**	**UHY Advisors**

Evaluator:

Date:

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-707

From:
Rosalinda Cavazos

Subject:
Discussion and consideration of renewal agreements with Muniservices for the local hotel occupancy tax program and sales tax audit and administration services and authorize the Mayor to execute any related documents. Possible action. (Staffed by Finance Department.)

Background:
The contracts are for one year, with automatic renewal for two more years if neither party has cancelled with 30 days written notice. We've been working with them since 2013.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ADELAIDA VEGA Created
Rosalinda Cavazos

Martin Garza

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval

Attachments, if any:
071624 MUNISERVICES RENEWAL, Amendment #4 Sales Tax , Amendment #4 Hotel Motel Tax

Responsibilities upon Approval:
Execute and retain.

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

Date: July 10, 2024

To: Mayor & City Commission

CC: Martin Garza, City Manager

From: Rosie Cavazos, Finance Director

Re: Muniservices Renewal Agreements

The City has contracted Muniservices to audit the Hotel Motel and Sales Tax reporting agencies since 2013.

Sales Tax:
The proposed contract will be to renew for an additional year, and an increase of the quarterly fee from $1,903.75 to $1,973.43, which is a 3.66% CPI increase.

Hotel Motel Tax:
The proposed contract will be to renew for an additional year, and an increase of the per lodging property from $200 to $252. This will cause an annual increase of approximately $728. The audit services will remain at $2,000 with a minimum of two audits during the term.

Staff is recommending a renewal for an additional year that will run through fiscal year 2025.

Consultant Services Agreement

Amendment No. 4

This fourth amendment ("Amendment No. 4") is made by and between MuniServices, LLC, a Delaware limited liability company ("CONSULTANT") and The City of Weslaco, a municipal corporation of the State of Texas ("CITY"), collectively the Parties.

RECITALS

WHEREAS, CITY and CONSULTANT executed the Consultant Services Agreement ("Agreement") for Sales Tax Compliance Review Services and the Sales/Use Tax Analysis & Reporting Service Package (STARS), effective September 10, 2018 for a period of one (1) year with automatic renewals for two (2) subsequent one-year terms; and

WHEREAS, effective April 23, 2021, the Parties executed Amendment No. 1 to extend the Term of the Agreement for a one (1) period through September 9, 2022; and

WHEREAS, effective September 10, 2022, the Parties executed Amendment No. 2 to extend the Term of the Agreement for a one (1) period through September 9, 2023; and

WHEREAS, effective September 10, 2023, the Parties executed Amendment No. 3 to extend the Term of the Agreement for a one (1) period through September 9, 2024; and

WHEREAS, the Parties seek to amend the Agreement with this Amendment No. 4 to extend the Term for an additional one (1) year period through September 9, 2025 and amend the Compensation.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained here, the Parties agree as follows:

AGREEMENT

1. This Amendment No. 4 is effective on September 10, 2024 ("Amendment Effective Date").

2. <u>Section C.1 (Term of the Agreement) is amended with the following</u>:
   The Term of this Agreement is hereby extended for an additional one (1) year period, effective September 10, 2024 through September 9, 2025.

3. <u>Exhibit B (Compensation), Sales/Use Tax Analysis & Reporting Service Package (STARS), Base Package Annual Fee, is amended with the following</u>:

   For the STARS Reports, CITY shall pay CONSULTANT an annual fee of seven thousand eight hundred ninety three dollars and seventy three cents ($7,893.73) per year ("Annual Fee"). CITY shall pay the Annual Fee in four equal quarterly payments of one thousand nine hundred seventy three dollars and forty three cents ($1,973.43)

4. All other terms and conditions of the Agreement, except as modified by this Amendment No. 3, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned authorized representatives of CONSULTANT and CITY have executed this Amendment No. 4.

MuniServices, LLC	**City of Weslaco**
By: _____	By: _____
Name: _____	Name: _____
Its: _____	Its: _____
Date: _____	Date: _____

This third amendment ("Amendment No. 4") is made by and between **MuniServices, LLC**, a Delaware limited liability company ("CONSULTANT") and **The City of Weslaco**, a municipal corporation of the State of Texas ("CITY").

RECITALS

WHEREAS CONSULTANT and CITY executed the Consultant Services Agreement ("Agreement") for Local Occupancy Tax Program Audit and Administration Services, effective August 21, 2018; and

WHEREAS the initial term of the Agreement was for a one (1) year period with automatic renewals for two (2) subsequent one-year terms; and

WHEREAS effective April 23, 2021, the Parties executed Amendment No. 1 to extend the Term for a one-year period through August 20, 2022; and

WHEREAS effective August 21, 2022, the Parties executed Amendment No. 2 to extend the Term for a one-year period through August 20, 2023; and

WHEREAS effective August 21, 2023, the Parties executed Amendment No. 3 to extend the Term for a one-year period through August 20, 2024; and

WHEREAS the Parties seek to extend the Term for an additional one-year period through August 20, 2025.

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, CONSULTANT and CITY (each individually a "Party" and collectively, the "Parties") agree as follows:

1. This Amendment No. 4 is effective on August 21, 2024 ("Amendment Effective Date").

2. Section C.1 (Term of the Agreement) is amended with the following:

   The Parties agree to extend the Term of the Agreement for an additional one-year period effective August 21, 2024 through August 20, 2025.

3. Exhibit B (Compensation) of the Agreement is amended with the following:

   Administration
   The Administration Services shall be provided for an Annual Fixed Fee of $252 per lodging property.

   Audit
   The Audit Services shall be provided for an Annual Fixed Fee of $2,000. The City agrees to a having Consultant perform a minimum of two (2) audits of lodging properties located in the City during the Term of the Agreement.

4. All other terms and conditions of the Agreement, except as modified by this Amendment No. 4, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned authorized representatives of CONSULTANT and CITY

have executed this Amendment No. 4.

MuniServices, LLC	**City of Weslaco**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-567

From:
ARMANDO ESPINOZA

Subject:
Discussion and consideration to purchase a new surveillance trailer from Safeware Inc (Sourcewell contract number 080922-SAF) for the amount of $43,427.00 with a reimbursement in the amount of $43,427.00 from OPSG (Stonegarden Grant) and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Background:
Discussion and consideration to purchase a new surveillance trailer from Safeware Inc (Sourcewell contract number 080922-SAF) for the amount of $43,427.00 with a reimbursement in the amount of $43,427.00 from OPSG (Stonegarden Grant)

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

Amount: $43,427	Term of Impact: FY 2023-2024	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ROXANNE SAAVEDRA JOEL RIVERA Martin Garza	Created/Initiated New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend Approval

Attachments, if any:
Surveillance Trailer Safeware Quote

Responsibilities upon Approval:

QUOTATION

Order Number	
10145229	
Order Date	Page
06/27/2024 17:40:17	1 of 2

Safeware, Inc.
801 W 116th Ave Ste 400
Westminster, CO 80234-3624
US
303-322-3577
www.safewareinc.com

Quote Expires On: 07/27/2024

Contract No: Sourcewell #080922-SAF PS & EM

Bill To: **Customer ID:** 124817

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

Ship To:

Weslaco Police Department
300 S. Bridge Avenue
Weslaco, TX 78596

956-968-3181

Requested By: Robert E. Lopez

PO Number	*Taker*	*Email*
Trailer	Vicky Garcia	vgarcia@safewareinc.com
Freight Terms	***Phone***	***Fax***
Freight Paid		
Sales Representative		
Tim Nauslar		

Quantities					*Item ID* *Item Description*	*Pricing UOM* *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Allocated*	*Remaining*	*UOM*	*Unit Size* *Disp.*				
Order Note: Sourcewell Account # 147623								
1.00	0.00	1.00	EA	1.0	K_CRAWFORD For questions concerning this proposal please contact your local Safeware territory Manager Kenneth Crawford Direct Line: 281-755-3692 Safeware Office: 800-341-9408 Email- Kcrawford@safewareinc.com	EA 1.0	0.00	0.00
1.00	0.00	1.00	EA	1.0	SOURCEWELL PS Contract #080922-SAF Public Safety and Emergency Management Equipment, Tool, and Supply Catalog Solutions Effective: October 14, 2022 - October 7, 2026 Freight: Standard CONUS paid, HAZMAT & expedited billed Must register at sourcewell-mn.gov/become-member	EA 1.0	0.00	0.00
1.00	0.00	1.00	EA	1.0	IVC LWST WESLACO PD Light Weight Surveillance Trailer see quote AAAQ3643-01 for detailed specifications	EA 1.0	43,427.00	43,427.00

QUOTATION

Safeware, Inc.
801 W 116th Ave Ste 400
Westminster, CO 80234-3624
US
303-322-3577
www.safewareinc.com

Order Number	
10145229	
Order Date	Page
06/27/2024 17:40:17	2 of 2

Quote Expires On: 07/27/2024

Contract No: Sourcewell #080922-SAF PS & EM

Quantities					*Item ID* *Item Description*	*Pricing UOM* *Unit Size*	*Unit Price*	*Extended Price*
Ordered	*Allocated*	*Remaining*	*UOM* *Unit Size*	*Disp.*				

Total Lines: 3

SUB-TOTAL:	43,427.00
TAX:	0.00
AMOUNT DUE:	**43,427.00**

Actual freight added per freight terms

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-666

From:
ARMANDO ESPINOZA

Subject:
Discussion and consideration to approve the purchase of one new police unit (2024 Chevrolet Terrain SLE) from Gunn Auto Goup (Buy Board Contract #724-23) in the amount of $30,718.75 for the purchase will be made using $13,050 from a vehicle reimbursement claim and $17,668.75 from asset forfeiture, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Police Department.)

Background:
Discussion and consideration to approve the purchase of one new police unit (2024 Chevrolet Terrain SLE) from Gunn Auto Goup (Buy Board Contract #724-23) in the amount of $30,718.75 for the purchase will be made using $13,050.00 from a vehicle reimbursement claim and $17,668.75 from asset forfeiture,

Funding Source (budget code, if applicable)**:**
Total Loss Claim
Asset Forfeiture

Amount: $13,050.00 $17,668.75	Term of Impact: FY 2023-2024 FY 2023-2024	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ADELAIDA VEGA JOEL RIVERA Martin Garza	Created/Initiated New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend Approval

Attachments, if any:
Weslaco 2024 Terrain SLE

Responsibilities upon Approval:
Upon approval, provide executed signatures on the original agreement and forward to Weslaco Police Department

GUNN AUTO GROUP

GUNN Acura
11911 IH 10 West
San Antonio, TX 78230
Phone: (210) 696-2232

GUNN BUICK GMC
16440 IH 35 North
Selma, TX 78154
Phone: (210) 599-5600

GUNN CHEVROLET
16550 IH 35 North
Selma, TX 78154
Phone: (210) 599-5000

GUNN Honda
14610 IH 10 West
San Antonio, TX 78249
Phone: (210) 680-3371

GUNN NISSAN
750 NE LOOP 410
San Antonio, TX 78209
Phone: (210) 496-0806

GUNN NISSAN of DENTON
5650 S Interstate 35 E
Corinth, TX 76210
Phone: (940) 270-9000

DEAL WORKSHEET

Deal # _____

BUYER INFORMATION

Date 06/27/2024
Buyer's Name City Of Weslaco
Co-Buyer's Name _____
Business Name City Of Weslaco
Address 255 S Kansas Ave
City & State Weslaco Zip 78596
Home Phone (956) 968-3181 Bus. Phone (956) 968-8951
Cell Phone (956) 451-8037 E-Mail rlopez@weslacotx.gov
Est. Delivery Date _____ Customer # _____
SalesPerson 1 Danny Mireles SalesPerson 1 ID # 151
SalesPerson 2 _____ SalesPerson 2 ID # _____

TRADE-IN INFORMATION

Yr. ____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

TRADE-IN INFORMATION

Yr. ____ Make _____ Model _____ Miles _____
Lic # _____ Vin # _____
Lienholder _____
Acct # _____ Payoff _____ Good Until _____
Lienholder Address _____
City & State _____
Phone # _____ Quoted by _____

Stock # G241639 Vin # 3GKALMEG6RL352254
Year 2024 Make GMC
Model Terrain Model Trim SLE
Miles 4 Color Ebony Twilight Metal
M.S.R.P. $33,110.00 Discount $3,250.00 O.S.P. $29,860.00

Dealer Installed Accessories *

1.	Delivery Fee	$435.00
2.	Buy Board Fee	$400.00
3.		
4.		
5.		
6.		
7.	Buy Board Contract#724-23	

Selling Price	$29,860.00
Plus Owed Accessories	$835.00
Selling Price w/ Accessories	$30,695.00
Sales Services Fee	
Trade-In Appraised Value	$0.00
Factory Rebate(s), if any	
Sub-Total	$30,695.00
State Motor Vehicle Sales Tax	$0.00
Dealer's Inventory Tax	$0.00
Lic., Title, Insp., R&B, Etag, Ins. Ver., Sys. Fees	$23.75
Balance Due on Trade-In	$0.00
Documentary Fee	$0.00
Total	$30,718.75
Deposit Receipt #	
Cash Down Receipt #	$0.00
Amount to Finance	$30,718.75

Payment estimates are based on a standard rate presented to all Gunn customers. Specific terms are subject to each individual customer's ability to meet the financial criteria established by third party lenders. Therefore, the terms shown above are not binding and are subject to change based upon individual customer qualifications.

Date 06/27/2024 ____ Buyer's / Co-Buyer's Signature: _____ Accepted _____

Vehicle Locator

Detail Report for Customer

GUNN BUICK-GMC, LTD
16440 I-H 35 NORTH, SELMA, TX, 78154
210-599-5600

Customer/Company: City of Weslaco
Address: undefined
Sales Consultant:

Vehicle #1: 2024 GMC Terrain	VIN/Order #	MSRP	Stock #
	3GKALMEG6RL352254	$33,110.00	G241639

Additional Vehicle Information

Body Style: TXL26-SLE FWD
PEG: 3SA-SLE Gas
Primary Color: GB8-Ebony Twilight Metallic
Trim: HEW-SLE/SLE Black Cloth Seating
Engine: LSD-Engine Gas, 4CYCL,L4,1.5L, Turbo
Transmission: M3U-9 Speed Automatic Transmission

Options:
3SA-SLE Gas
5CX-225/65R17 All Season Tires - V1
AG1-Power Driver Seat 8-way with 2-way power lumbar
AG6-Manual Passenger Seat - 4 Way
AL9-Power Lumber Driver Seat
B26-Driver Alert I
BTV-Remote Start
CJ2-HVAC SYSTEM AIR CONDITIONER FRT, AUTO TEMP CONT, AUX TEMP CONT
DWK-Mirrors -Heated,Signal, Manual Fold
FE9-Federal Emissions
GB8-Ebony Twilight Metallic
HEW-SLE/SLE Black Cloth Seating
HS1-Safety Alert Seat
KA1-Heated Front Seats
KSG-Adaptive Cruise Control
LSD-Engine Gas, 4CYCL,L4,1.5L, Turbo
M3U-9 Speed Automatic Transmission
N3R-Steering Wheel
NWN-TailPipe Single, Hidden
PDO-GMC Pro Safety
PED-GMC Pro Safety Plus
PRF-3 Years of OnStar Remote Access
RJA-TIRE SPARE T135/70R16 SL 100M BW SPR
RSB-17" x 7" Aluminum Wheels
TB5-Liftgate, Power
TQ5-Intelligent High Beam Control
UD7-Rear Park Assist
UE4-SENSOR INDICATOR FOLLOWING DISTANCE
UEU-SENSOR INDICATOR FORWARD COLLISION ALERT
UFG-SENSOR INDICATOR REAR CROSS TRAFFIC ALERT
UHX-LANE ACTIVE SAFETY KEEP ASSIST
UHY-COLL IMMINENT BRK LOW SPEED
UKC-SIDE ACTIVE SAFETY OBSTACLE DETECTION ENHANCED
UKJ-PED DETECTION FRT BASIC
UVC-Rear Vision Camera
VK3-Front License Plate Mounting Kit
WMY-2024 VIN Model Year
ZQ2-Driver Convenience I

Disclaimer:

GM has tried to make the pricing information provided in this summary accurate. Please refer to actual vehicle invoice, however, for complete pricing information. GM will not make any sales or policy adjustments in the case of inaccurate pricing information in this summary.

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-712

From:
ARMANDO ESPINOZA

Subject:
Discussion and consideration to approve the purchase of one new police unit (2024 Ford Expedition) from D& M Leasing Buy Board Contract #652-21) in the amount not to exceed $56.728.75 the purchase will be made using $9,325.00 from a vehicle reimbursement claim and $46,403.75 from asset forfeiture, and authorize the Mayor to execute any related documents. (Staffed by Police Department.)

Background:
Discussion and consideration to approve the purchase of one new police unit (2024 Ford Expedition) from D& M Leasing Buy Board Contract #652-21) in the amount not to exceed $56.728.75 the purchase will be made using $9,325.00 from a vehicle reimbursement claim and $46,403.75 from asset forfeiture.

Funding Source (budget code, if applicable)**:**
Total Loss Claim
Asset Forfeiture

Amount: $9,325.00 $46,403.75	Term of Impact: FY 2023-2024 FY 2023-2024	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

NORMA CANTU
JOEL RIVERA
Martin Garza

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Recommend Approval

Attachments, if any:
Vehicle Quote Expedition

Responsibilities upon Approval:

Open-End (Equity) Lease Quote

Quote: 25357

Prepared For: City of Weslaco, Texas

Date: 07/10/2024

Unit#: 25357

Unit: 2024 Ford Trucks EXPEDITION 2WD 4dr Wgn XL

Order Type: Ordered Term: 60 State: TX Customer#: 7567 Schedule#: 0.00

$ 56,707.00	Capitalized Cost of Vehicle[1]
$ 0.00	Up Front Sales Tax Rate 6.25% State TX
$ 21.75	Initial License and Registration Fees
$ 0.00	Added Equipment (See Page 2)
$ 0.00	Acquisition Fee
$ 0.00	Other Capitalized Fees Tax
$ 0.00	on Gain on Prior Vehicle
$ 0.00	Inventory Tax Extended
$ 0.00	Service Contract *Gross*
$ 56,728.75	*Capitalized Cost* LESS:
$ 0.00	Cash Down
$ 0.00	Trade Equity
$ 0.00	Rebate
$ 56,728.75	Total Capitalized Cost (Delivered Price)
$ 716.08	Depreciation Reserve @ 1.262%
$ 299.86	Monthly Lease Charge (Based on Rate - Subject to a Floor)[2]
$ 1,015.94	**Total Monthly Rental Excluding Additional Services**
	Additional Fleet Management and Services
$ 0.00	Full Maintenance Program[3]
$ 0.00	Miscellaneous
$ 0.00	**Additional Services Sub Total**
$ 0.00	Monthly Sales Tax 0.00%
$ 0.00	Total Monthly Insurance
$ 1,015.94	**Total Monthly Rental Including Additional Services**
$ 13,764.25	Reduced Book Value at 60 Months
$ 250.00	Service Charge Due at Lease Termination

All language and acknowledgements contained in the signed quote apply to all vehicles ordered under this signed quote

Order Information
Driver
Ext Color
Int Color
License
GVWR 0

BuyBoard® Cooperative Purchasing

Contract # 652-21

Contract Miles 0

Incl: #Brake Sets (1 set = 1 axle) 0

Over Mileage Charge $ 0.0000 / Mile

#Tires 0 Loaner Vehicle Not Incl

Monthly Insurance Premiums and Disclosures

$ 0.00 Commercial Liability Enrollment (Estimate Only)

$ 0.00 Physical Damage (Estimate Only)

Liability Limit $ 0.00

Comprehensive/Collision Deductible: $ 0.00 / $ 0.00

Quote based on estimated annual mileage of 15,000 and a Security Deposit of $ 0.00
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)

Terms:

Commercial Vehicle Leasing, L.L.C., d/b/a D&M Leasing Commercial (Lessor) will be the owner of the vehicle(s) covered by this Quote, and shall have all rights and remedies arising under the Master Lease. By signing below, Lessee authorizes Lessor to order the vehicle(s), and Lessee agrees to accept delivery and lease the vehicle(s) pursuant to the Master Lease. In the event Lessee fails or refuses to accept delivery of the vehicle(s), Lessor shall have the right to recover from Lessee any damages (whether actual, general consequential, special, incidental or otherwise) and seek any other available relief, at law or in equity, arising from such failure or refusal. The terms of the Master Lease are referenced and incorporated herein. Lessee acknowledges and agrees that Lessor makes no promises, representations or warranties concerning the manufacture or delivery date for the vehicle(s). Lessee certifies that it intends for more than 50% of the use of the vehicle is to be in a trade or business of Lessee. ***ALL TAX AND LICENSE FEES TO BE BILLED TO Lessee AS THEY OCCUR.***

LESSEE City of Weslaco, Texas

BY **TITLE** **DATE** 07/10/2024

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

1 Capitalized Cost of Vehicle may be adjusted to reflect final manufacturer's invoice. Lessee hereby assigns to LESSOR any Manufacturer Rebates and/or Manufacturer incentives intended for the Lessee, which Rebates and/or incentives have been used by LESSOR to reduce the Capitalized Cost of the Vehicle.

2 Monthly Lease Charge will be adjusted to reflect the Interest Rate on the Delivery Date (Subject to a Floor).

3 The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of the Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule /Quote] all such maintenance services are to be performed by LESSOR and all such maintenance fees are payable by Lessee solely for the account of LESSOR pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and LESSOR; provided that such maintenance fees are being billed by LESSOR and are payable at the direction of LESSOR solely as an authorized agent for collection on behalf of LESSOR.

Open-End (Equity) Lease Quote

Quote: 25357

Prepared For: City of Weslaco, Texas

Date: 07/10/2024

Unit#: 25357

Unit: 2024 Ford Trucks EXPEDITION 2WD 4dr Wgn XL

ADDED EQUIPMENT / OTHER TOTALS

Description	(B)illed or (C)apped	Price
Total Charges (B)illed		$ 0.00
Total Charges (C)apitalized		$ 0.00
Total of All Added Equipment and Other Charges		$ 0.00

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-698

From:

Subject:
Discussion and consideration to authorize the Iwo Jima Blue Ribbon Committee to solicit monetary, in-kind services, and any other materials/supplies needed towards the construction of the Corporal Harlon Block Memorial project and the celebration of the 80th Anniversary of the Battle of Iwo Jima and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ADELAIDA VEGA
OMAR RODRIGUEZ
Martin Garza

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-699

From:

Subject:
Discussion and consideration to accept the donation of professional services from the Heffner Design Team towards the Corporal Harlon Block Memorial project and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

ADELAIDA VEGA
OMAR RODRIGUEZ
Martin Garza

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-700

From:

Subject:
Discussion and consideration to authorize staff to solicit services to provide a Drone show and/or Fireworks display for July 4, 2025, and authorize the Mayor to execute any related documents. Possible action. (Staffed by Parks and Recreation Department.)

Background:

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

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

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

ADELAIDA VEGA
OMAR RODRIGUEZ
Martin Garza

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approve.

Attachments, if any:

Responsibilities upon Approval:

Standardized Agenda Request Form

Date of Meeting: July 16, 2024	**Agenda Item No.** (to be assigned by CSO)**:** 2024-708

From:
Albert Aldana

Subject:
Discussion and consideration to authorize staff to solicit bids for the purchase and installation of a UV Disinfectant System for the South Wastewater Treatment Plant and authorize the Mayor to execute any related documents. Possible action. (Staffed by the Engineering Department.)

Background:
See attached memo.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

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

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

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

ADELAIDA VEGA	Created/Initiated
Albert Aldana	Approved
Martin Garza	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
07-16-2024CC_SWWTP UV DISINFECTANT SYSTEM, Weslaco TX South WWTF Aquaray 40 HO Proposal 5-14-24

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

DATE: July 11, 2024

TO: Mayor Adrian Gonzalez, City Commissioners,
& Mr. Garza, City Manager

FROM: Albert J. Aldana, P.E.
City Engineer

RE: APPROVAL TO SOLICIT RFB's
SWWTP UV DISINFECTANT SYSTEM & INSTALLATION

This item seeks your approval to solicit Request for Bids (RFB) for the proposed UV Disinfectant System at the South Wastewater Treatment Plant (SWWTP).

The proposed UV system is to replace and upgrade the existing disinfection system at the plant. The city received a quote from Veolia Water Technologies Treatment Solutions USA, Inc. in the amount of $306,000.00 for the system only. The shipping of the equipment is 22-24 weeks after the order is placed and review submittal has been approved.

However, the proposed RFB seeks a "turn-key" project which requires a potential contractor to order the UV System as well as install it. The goal is to receive a fully functional and operational UV Disinfectant System.

Staff recommends approval of this item.

Sincerely,

ATTACHMENTS: Quote from Veolia Water Technologies Treatment Solutions USA, Inc.

Aquaray® 40 HO Generation 2

Ultraviolet Disinfection
Vertical Lamp System

Budget Proposal

Weslaco, TX – South WWTF

May 14, 2024

Contact information:

Prepared By:

Veolia Water Technologies Treatment Solutions USA Inc.
George Vrachimis
Tel : 201-676-2227
Email: george.vrachimis@veolia.com

Local Sale Representative:

Hartwell Environmental
Dennis Fishbeck
Tel: 281-799-2895
Email: dfishbeck@hartwellenv.com

May 14, 2024

Re: Aquaray 40 HO Vertical Lamp System
Weslaco, TX – South WWTF

We are pleased to submit our preliminary proposal for the Aquaray® 40 HO Generation 2 Vertical Lamp disinfection system for the above referenced project.

The benefits of the Generation 2 Aquaray 40 HO modules include:

- Row-by-Row Flow Pacing
- Smart electronic ballasts with lamp functions on the ballast (no need for LCA cards)
- DCA card with Ethernet Communication to PLC
- 360 degree UV intensity sensor inside a quartz sleeve
- In-Channel Automatic wiping system
- Split wiper drive and wiper brushes
- Current overload protection on wiper motor
- Additional alarm and monitoring features
- Optional – Electronic Lamp Drivers can be located remotely in an air-conditioned NEMA 4X enclosure, away from the now submersible UV lamp modules

For a peak flow of 5208 GPM (7.5 MGD) and a minimum assumed UV transmittance of 65%, Veolia proposes to furnish the two (2) existing UV channels with UV modules mounted one (1) across by two (2) UV banks in series. The proposed UV system will deliver a UV dose of >30 mJ/cm at 7.5 MGD with all modules in service.

At flows of <3.75 MGD, including the average flow of 2.5 MGD, and an assumed minimum UV transmittance of 65%, the proposed UV system will deliver a UV dose of >30 mJ/cm2 with one (1) channel out of service.

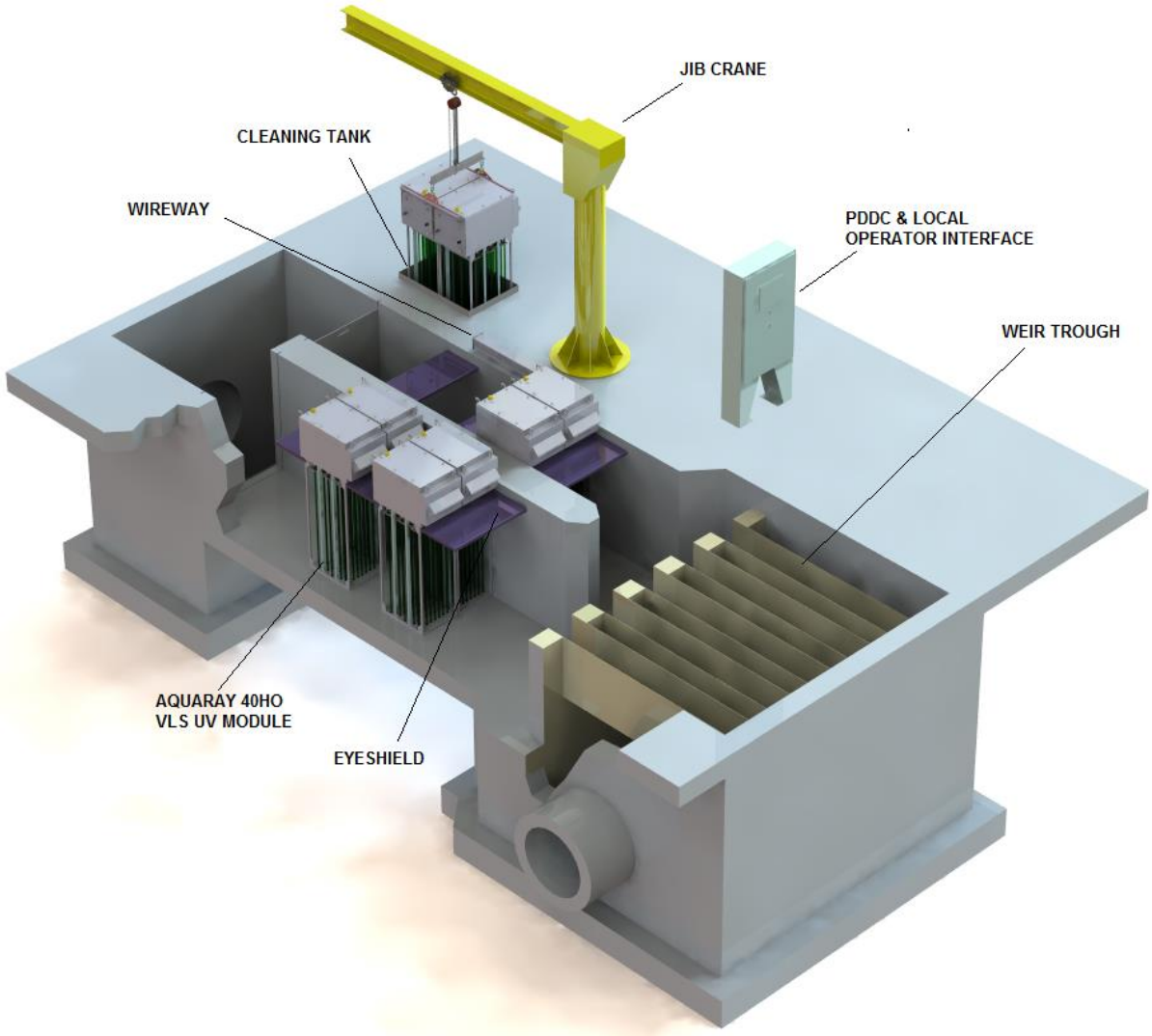
If you have any questions or require any additional information, please don't hesitate to contact the undersigned or our local representative below or the writers.

Sincerely,

For Veolia Water Technologies Treatment Solutions USA Inc.

George Vrachimis

I. AQUARAY® 40 HO GENERATION 2 VERTICAL LAMP SYSTEM DESCRIPTION:



The Aquaray 40 “HO” Generation 2 System is latest generation of the Aquaray® 40 HO design which has been in use around the world since the early 2000s. The Aquaray® 40 “HO” Gen. 2 System is based on the arrangement of the original Aquaray® 40 HO design but incorporates the latest electronic ballast and communication technology. With over 600 installations in North America, the vertical lamp orientation of the system and configuration has been proven through general use to be a very effective form of disinfection and the system also has many features that make it easy and safe to operate and maintain.

In addition to the latest in ballast and communication technology, an option is now available to locate ballasts and other electronics remotely in a separate airconditioned enclosure. For reference, standard UV modules are included in this proposal with electronics located inside the UV modules.

HIGH OUTPUT LAMP ARRANGEMENT:

The ultraviolet lamps are mounted vertically so that all electrical connections are made out of the water and within the protection of a NEMA 4X stainless steel enclosure. Unlike other designs, all the lamps are easily accessed through the lid of this enclosure. Therefore, routine service such as lamp changes can be made without having to remove the lamp modules from the channel.

The lamps are also mounted in a uniform staggered array, three inch on center across the channel and five inch on center along the channel. This ensures a semi-tortuous path so that every particle of water will come into intimate contact with the most intense point of lamp output.

MODULE ARRANGEMENT:

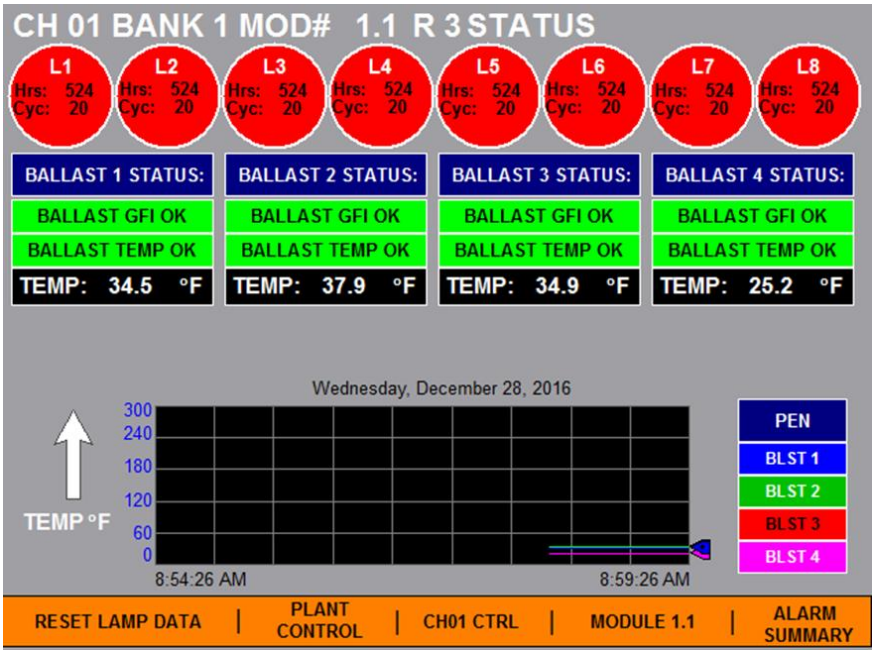
The number and layout of the modules within the channel is determined based on the required UV dosage and a UV path for the water that eliminates any possibility of hydraulic short-circuiting. See “BRIEF DESIGN” for details of module arrangement for this project.

CONTROL AND MONITORING:

Electronic lamp control assemblies are utilized within the Aquaray 40 HO to minimize power consumption. Electronic lamp control assemblies (ballasts) are conveniently mounted in the Aquaray® High Output Module's NEMA-4X enclosure.

This locates the assemblies close to the high output lamps, which minimizes the effect of outside interference such as radio waves, lightning, and voltage spikes. With our Aquaray® High Output Module each individual lamp is monitored through the use of an on-board computer called a Data Controller Assembly (DCA). The DCA gathers and stores information relative to individual lamp hours and cycles. A non-volatile memory is included so that a possible relocation of the module will not result in a loss or misdirection of valuable lamp data.

The benefits of recording the individual lamp history may not be immediately apparent. UV lamps are guaranteed to provide a minimum operating life measured in terms of active operating hours, usually up to 13,000 hours. If a lamp fails electrically before the guarantee, our end-of-lamp life conditional warranty provides for a replacement at a cost pro-rated to the actual use achieved with the original lamp. For example, if a lamp fails at mid-life the replacement will be provided at half price.

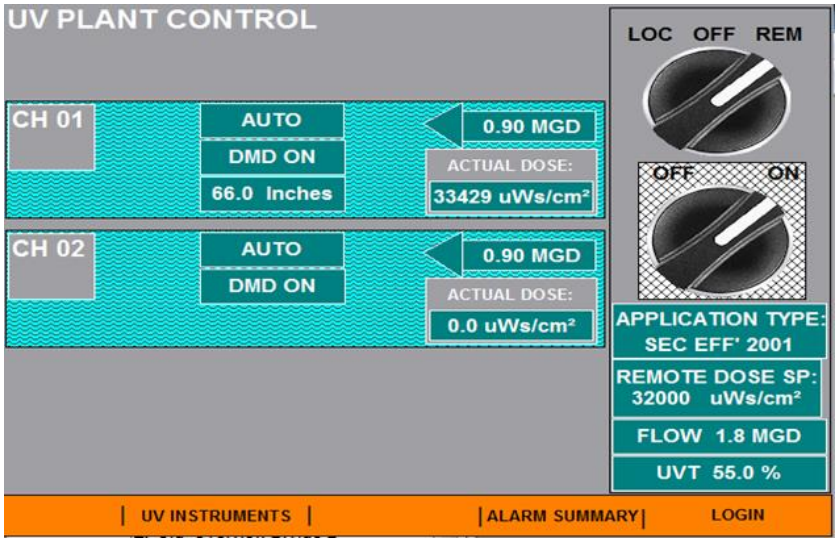


A Power Distribution and Data Center (PDDC) included which houses the load center enclosure and GFCI Breakers for each high output module. The PDDC also includes the Allen CompactLogix PLC and Panelview 7 1000 Operator Interface. Each Aquaray ® High Output module in the UV disinfection channel receives power from the load center locally mounted at the PDDC via a single power cable with waterproof plug-in connectors.

Each Aquaray® High Output module is fully independent and capable of automatic, fail safe operation in case of a control fault. This "default on" design ensures continuous disinfection even under emergency conditions.

FLOW PACING:

Flow Pacing is an automatic system whereby lamp rows are switched on and off in relation to plant flow variations. The Aquaray® 40 HO System provides for very fine adjustments of the number of High Output lamps in service. Adjustments are made in direct proportion to the flow (and optional online UVT Analyzer) , with switching increments as low as 3%. To take full advantage of this feature we take a control signal, usually from the plant flow meter, and switch the lamps on or off as the flow changes.



The advantage of being able to switch the lamps ON/OFF on a row by row basis is twofold:

- Energy Conservation
- Lamp Utilization

SYSTEM CLEANING:

Any UV system gradually accumulates a coating on the quartz sleeves housing the lamps. This routine fouling must be removed periodically. The Aquaray® 40 HO System offers a fully automatic, in-channel cleaning system which reduces maintenance. The automatic wiping system is to be operated once daily and the wipers are to be replaced once every two years. This system is included in our proposal.

SERVICE:

Every piece of equipment within a wastewater plant requires service. The Aquaray® 40 HO VLS System has been developed to permit easy troubleshooting and quick replacement of components. The majority of maintenance activities can be carried out while the equipment is still located within the channel

The recommended spares included in this proposal will ensure that the system can be maintained efficiently and brought back to full operation in the shortest possible time.

II. DESIGN BRIEF

Parameter	Value	Units
Peak Flow	7.5	MGD
Average Flow	2.5	MGD
Design UV Transmittance, assumed	65	% UVT
TSS, assumed sample maximum	<30	mg/L
E. Coli Permit, Daily average (monthly)	<126	MPN/100 mL
E. Coli Permit, Daily max (not to exceed)	<399	MPN/100 mL
Minimum Validated UV dose	30	mJ/cm^2

III. PROPOSED AQUARAY® 40 HO GENERATION 2 VERTICAL LAMP SYSTEM DESIGN:

Description	Value
Number of Channels	2
Number of Modules Across (Modules per Bank)	1
Number of Modules in Series (Number of Banks)	2
Channel Width, in.	Existing
Channel Length, ft.	Existing
Minimum Channel Depth, ft	Existing
Nominal Water Depth, in.	57.5” to 62”
Aquaray® Modules/Channel	2
Total Number of Modules	4
Number of Lamps/Module	40
Total Number of Lamps	160
Headloss across UV modules at Peak Flow , in.	0.97 in.
Power Consumption per Lamp, W	165 watts
Power Consumption at 7.5 MGD, kW	24.8 kW
Power Consumption at 2.5 MGD, kW	11.0 kW
Total Installed Power	27.5 kW
Power Feed Requirement	480V Wye/3ph/60Hz

IV. SCOPE OF SUPPLY

UV System Component	Quantity
Number of Aquaray® 40 HO Generation 2 Modules • Rated NEMA 4X • 316 SS	4
Number of UV Lamps (Excluding Spares)	160
Number of UV Intensity Sensors (One per bank)	4
Number of Eyeshields • 304 SS	6
Number of Power Distribution and Data Control Centers • NEMA 4X, 304 SS • Allen Bradley Compact Logix PLC • Panelview Plus 7 10" screen	1
Number of Power Cables	4
Number of Data Cables	4
Number of Wireways	1
Number of Conductivity Level Switches	2
Number of Air Hose Assemblies	4
Typical Spare Parts	• 10% Lamps • 10% Sleeves • 10% Wipers • 5% Ballasts • 1 UV Sensor 1 Operators Kit (UV goggles, gloves, warning signs, citirc acid powder)
Field Service	10 days, 2 trips
Freight to job site	Included

V. CLARIFICATIONS

1) Note that the following items are to be provided by others (unless indicated otherwise above):

- UV channel construction
- Channel grating
- Influent/Isolation gates
- Piping and drain valves
- Installation
- Embedded conduits
- Sample collection and laboratory analysis during performance testing
- Stepdown transformer – one (1) 480Delta-400Y/3ph/60Hz/27 KVA stepdown transformer per channel
- 1/2 Ton Jib Crane (reuse existing)
- Level Control Weirs (reuse existing)
- Cleaning tank (reuse existing)
- Air scour system – blower, starter panel, air piping, and any valving (reuse existing)

VI. PRICING, TERMS AND CONDITIONS

Price	**$ 306,000 . 00**
Taxes	Not included
Payment Terms	• 10% Net Cash, Payable in thirty (30) days from date of submittal of initial drawings for approval; • 85% Net Cash, Payable in progress payments thirty (30) days from dates of respective shipments of the Products; • 5% Net Cash, Payable in thirty (30) days from Product installation and acceptance or Ninety (90)
Submittals	8 weeks
Equipment Delivery	22-24 weeks after submittal approval
Freight	INCOTERMS DAP
Warranty	1 year after start-up or 18 months after delivery, whichever occurs first

Typical Aquaray® 40 “HO” Vertical Lamp Ultraviolet Disinfection System Installations

Plant Location: Selkirk, MB

Peak Flow: 12 MGD

Number of Channels: 2

Number of Modules: 3 per channel (6 total)

Typical Aquaray® 40 “HO” Vertical Lamp Ultraviolet Disinfection System Installations

Plant Location: Lawrenceburg, KY

Peak Flow: 14 MGD

Number of Channels: 2

Number of Modules: 3 per channel (6 total)

Typical Aquaray® 40 “HO” Vertical Lamp Ultraviolet Disinfection System Installations

Plant Location: Broomfield, CO ~ 40 HO Submersible w Remote Ballasts

Peak Flow: 18 MGD

Number of Channels: 3

Number of Modules: 3 per channel (9 total)