CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

September 4, 2024, 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Carolina Crockett, PZ Commissioner

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jose Treviño, PZ Commissioner

Jim Forward, PZ Commissioner

CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 7, 2024

On Wednesday, August 7, 2024, at 5:30 pm., the Planning and Zoning Commission of the City of Weslaco, Texas, convened in regular session in person.

The following commissioners were present:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairman
Randy Summers	Commissioner
Carolina Crockett	Commissioner
Jim Forward	Commissioner

Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

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

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mrs. Arevalo called the roll call noting that, Commissioner Treviño, and Commissioner Torres were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. July 3, 2024, Regular Meeting

Commissioner Summers made a motion to approve the minutes of July 3, 2024, seconded by Commissioner Crockett. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain an Off-Premises Wine only Package Store at 1710 S Texas Blvd., also being Lot 3, Block 1, Southgate Center, Weslaco, Hidalgo County, and Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on July 17, 2024, there were ten (10) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Summers made a motion to approve the Conditional Use, seconded by Commissioner Crockett. Motion carried.

B. Discussion and consideration to approve Conditional Use Permit to obtain an On-Premises Wine and Malt Beverage Retail Permit at 601 S Texas Blvd., also being Lot 23 & 24, Blk 49, Weslaco Original Townsite, Weslaco, Hidalgo County, and Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on July 17, 2024, there were twenty-two (22) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Summers made a motion to approve the Conditional Use, seconded by Commissioner Berry. Motion carried.

C. Discussion and consideration to approve Conditional Use Permit to obtain an Off-Premises Wine only Package Store at 1601 W Bus 83 Ste. C., also being IRR TR S134.79'LT 3 & All Lot 4, Westgate Center, Weslaco, Hidalgo County, and Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on July 17, 2024, there were twenty-three (23) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

In response to Mrs. Bertha Gracia Chairman Hernandez advised the establishment would be for a store and would not allow for on premise consumption.

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

Commissioner Berry made a motion to approve the Conditional Use, seconded by Commissioner Summers. Motion carried.

D. Discussion and consideration for the six-month extension of the Conditional Use Permit to obtain a Wine and Malt Beverage retail Dealer's Off Premise Permit, at 601 N Westgate Dr. also being West Tract E280'-N362'.32'-S457.6' & N55.28'-S95.28'-W74.64'-E280', FT 148 2.42AC GR 2.17Net, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated this is a six-month extension. Approval was set to expire on September 19, 2024. This is the 1st extension, and that construction should be finalized by the end of September 2024. Staff recommended approval.

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

Commissioner Summers made a motion to approve the six-month extension, seconded by Commissioner Crockett. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for Monte Cielo Subdivision Phase II being 12.44 acres out of Farm Tracts 214, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,640 ft. south of Mile 10 North on the east side of Mile 6 ½ West.

Mrs. Arevalo stated the proposed development is a fifty-four (54) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco. The developer is requesting a variance for off-site drainage and are still pending letters of support. Staff recommends approval of the Preliminary Plat and compliance with ordinance.

Commissioner Berry made a motion to approve the Preliminary plat, contingent on the letters of support be submitted before final, seconded by Commissioner Crockett. Motion carried.

B. Discussion and consideration for the Preliminary Plat for Magnolia Ridge Subdivision being 29.00 acres out of Farm Tracts 655, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the intersection of Mile 6 ½ West and West 6th St.

Mrs. Arevalo stated the proposed one hundred and ten (110) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by the City of Weslaco. The developer is requesting a variance for off-site drainage and are still pending letters of support. Building comments were not addressed but will be done at the construction phase. Staff recommends approval of the Preliminary Plat.

Mr. Willie Arratia stated building comments would be addressed and the letters of support would be provided before final plat approval.

Commissioner Crockett made a motion to approve the Preliminary plat, contingent on the letters of support be submitted and building comments be addressed before the final, seconded by Commissioner Berry. Motion carried.

C. Discussion and consideration of the Final Plat for Altamura Subdivision Phase I being 22.45 acres out of Farm Tracts 249, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 170 feet south of Mile 12 North and Mile 5 West.

Mrs. Arevalo stated the proposed thirty-four (34) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water through an 8" waterline and sewer by OSSF. Applicant is requesting variance for OSSF and off-site drainage and is still pending letter of support from the irrigation. Staff recommends denial of Final Plat due to lack of support letters.

Mr. Gil Teegardin stated the letter of support from the irrigation was in process for submittal.

Commissioner Berry made a motion to approve the Final plat, with the stipulation on letter of support from the irrigation be submitted as well as a plat note to be added to have no access on Napa St., seconded by Commissioner Forward. Motion carried.

D. Discussion and consideration for two-month extension of Pablo Pena Jr No. 2 – being 5.57 acres out of Farm Tract 145, block 179, The West and Adams Tracts, Weslaco, Hidalgo County, Texas Located on the Northwest corner of n Westgate Dr. & Canyon Rd.

Mrs. Arevalo stated the proposed seven (7) lot subdivision is located inside the City of Weslaco. Six-month extension of Final Plat approval is set to expire on August 16, 2024. This is the 2nd extension. The project has been completed, and final inspection report has been provided by Engineering.

Commissioner Summers made a motion to approve the two-month extension, seconded by Commissioner Forward. Motion carried.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 6:00 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Absent
Jose Treviño, Commissioner

Absent
Adrian Torres, Commissioner

Jim Forward, Commissioner

ATTEST:

Flor E. Acuña, Secretary

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **September 4, 2024**	**Agenda Item No.** (to be assigned by PCE)**:** **IV.A.**
From: Rebekah de la Fuente, Planning Director, on behalf of Reymundo Carrillo.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to obtain an On-Premise Mixed Beverage Permit, at 320 W IH 2 Ste B, also being Lot 1, Extreme Nutrition, Weslaco, Hidalgo County, and Texas. Possible Action.	
Discussion/Overview: The applicant is requesting a Conditional Use Permit to obtain an On-Premise Mixed Beverage Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on August 14, 2024. Six (6) property owners within 200 feet of the applicant's property were notified by letter on August 23, 2024.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the conditional use permit.	
Additional Action Prompted: [**X**] Mayor's Signature [**X**] Public Hearing [ ] Budget Amendment [ ] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

APPLICATION FOR CONDITIONAL USE PERMIT

USE-000681-2024

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

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

FILE NO._____

PROPOSED PROJECT

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

Lot Extreme Nutrition Lot 1 Block _____

Subdivision Name E865000--Extreme Nutrition - SWL

Street Address 320 W IH 2, Ste B, Weslaco, TX 78599 (Foremerly 320 W Expy 83, Ste B, Weslaco, TX 78599)

Existing Zoning CO Existing Land Use CO

Purpose for the Conditional Use Permit Request Cocktail Lounge / Bar

What, if anything, is planned to minimize the impact on the surrounding land uses:_____
All daily activities wil be confined to the 728 square foot suite.

_____$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 Reymundo Carrillo Phone 956-246-3299

Address 804 E Mile 14 N Fax:_____

City Weslaco State TX Zip Code 78599 E-Mail: ceanrey2@yahoo.com

OWNER

Name Extreme Nutrition-Sports Supplement LLC (Arnaldo Cavazos) Phone 956-561-9948

Address 2602 Yanez St Fax:_____

City Donna State TX Zip Code 78537 E-Mail: extremenutritionllc@gmail.com

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

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

Yes_____ No X_____

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

Signature _____ Date 7/24/2024
Owner

Signature _____ Date 7/24/2024
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

Document reference ID : 388922

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download.**

Application ID:	388922
Applicant Name:	Founders Investment Group LLC
License Type applied for:	Mixed Beverage Permit (MB)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	993917050
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	805617803
Date Filed:	7/9/2024
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	Reymundo
Legal Middle Name:	Carrillo
Email Address:	ceanrey2@yahoo.com
Phone Number:	956-246-3299

Initial Application Information

Authority Type:	I am a principal or authorized user with binding authority
Legal First Name:	Reymundo
Legal Last Name:	Carrillo
Email Address:	ceanrey2@yahoo.com
Phone Number:	956-246-3299

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %
Founders Investment Group LLC	Ismael Rosas	Member	50
Founders Investment Group LLC	Reymundo Carrillo	Member	50

Basic Business information

Business/Trade Name:	Founders 1919
Business Type	Bar

Location's Phone Numbers

Business Phone Number	956-246-3299
Alternate Phone Number	956-360-8746

Location Address

Address:	320 W Expy 83, Ste B, Weslaco, TX, United States, Hidalgo 78599
Is your location within city limits?	Yes

Mailing Address Information

Address:	320 W Expy 83, Ste B, Weslaco, TX, United States, Hidalgo 78599

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school?	No
Is a residential address or established neighborhood association located within 300 feet of any property line of your premises?	Yes

Sales Tax Information

License Number	Sales Tax Number	Outlet Number	Is Primary
200138682	32095858679	1	Yes

Sixty Day Sign Requirements

Posted the 60 day sign: Yes

Date Posted: 7/18/2024

Projected Sales Information

Sales Year: 2024

Alcohol Sale: $25,000.00

Food Sales: $10,000.00

Total Sales: $35,000.00

Property Ownership

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

Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

Shared premise information

Do you share the premises with another business entity? No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Building	Lessor	Extreme Nutrition-Supplements LLC

Location Diagram

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

Bond Information

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

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

Section 11.37 & 61.37

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

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

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)

BG/FB Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)

BG Wine and Beer Retailer's Permit - **Election for given location was held for:**
legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

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

SIGN HERE

_____
City Secretary/Clerk

_____
City

,TEXAS

S E A L

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

Section 11.37 & 61.37

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

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

MB Mixed Beverage Permit

MB/FB Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate

BG/FB Wine and Beer Retailer's Permit with Required Food and Beverage Certificate

BG Wine and Beer Retailer's Permit - **Election for given location was held for:**
legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999

BE Beer Retail Dealer's On-Premise License

BE/FB Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

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

SIGN HERE

_____
County Clerk

_____
County

S E A L

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

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

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

_____
Comptroller Representative

_____
City

,TEXAS

SEAL

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

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

PLANNING DEPARTMENT

August 23, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, September 4, 2024, and the City Commission will hold a public hearing on September 17, 2024, at 5:30 p.m. at the City Hall Legislative Chambers located at 255 South Kansas Avenue.

Members of the public who wish to participate in Public Hearing on an agenda item must send their name, address and phone number via email to facuna@weslacotx.gov by 12:00 pm on September 4, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Reymundo Carrillo is requesting a Conditional Use Permit to obtain an On-Premise Mixed Beverage Permit, at 320 W IH 2 Ste B, also being Lot 1, Extreme Nutrition, Weslaco, Hidalgo County, and Texas.

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

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

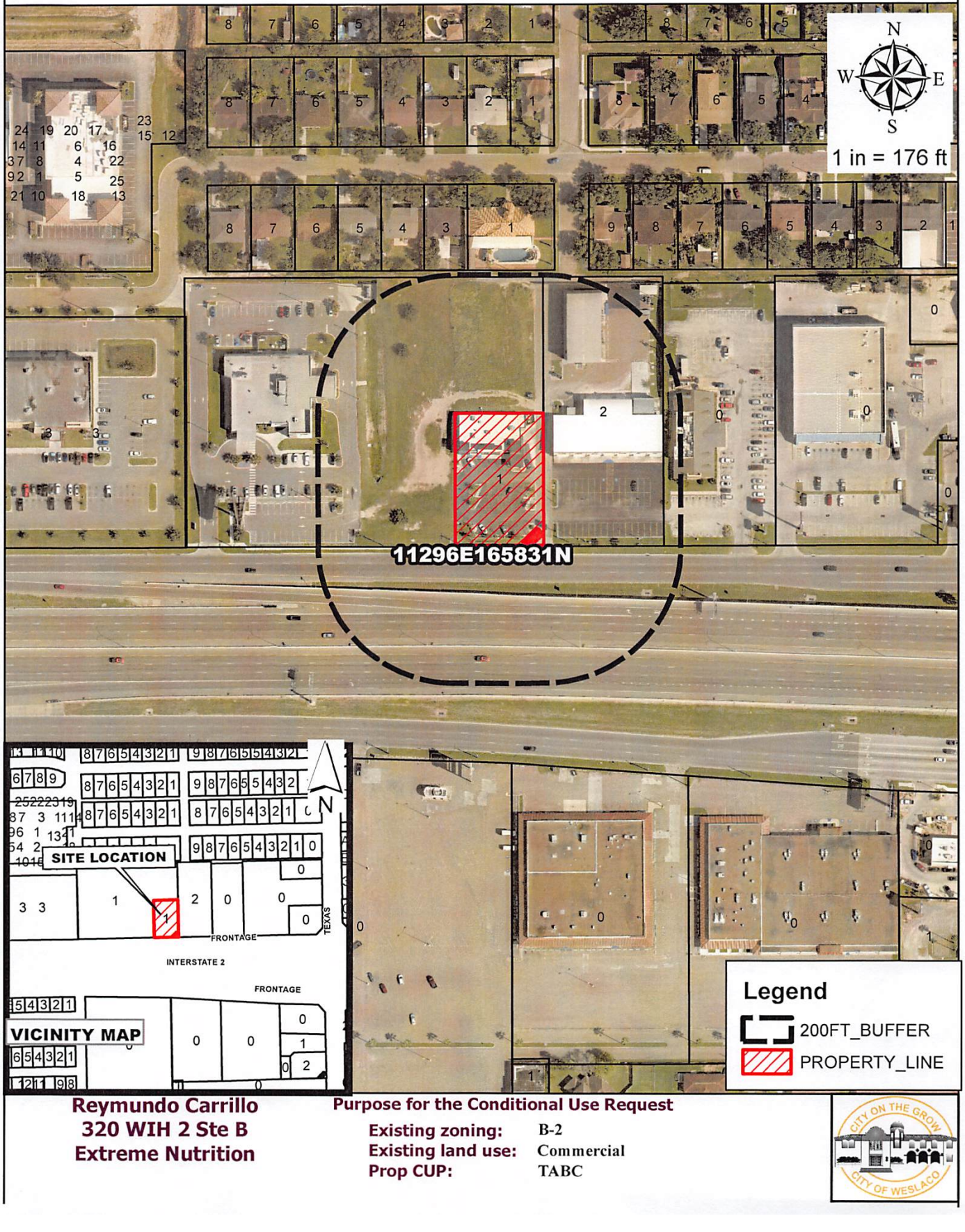
Sincerely,

Rebekah de la Fuente
Planning Director

Planning & Code Enforcement

CITY OF WESLACO

Planning & Code Enforcement



Reymundo Carrillo
320 WIH 2 Ste B
Extreme Nutrition

Purpose for the Conditional Use Request

Existing zoning:	B-2
Existing land use:	Commercial
Prop CUP:	TABC

City of Weslaco Code Enforcement Dept.

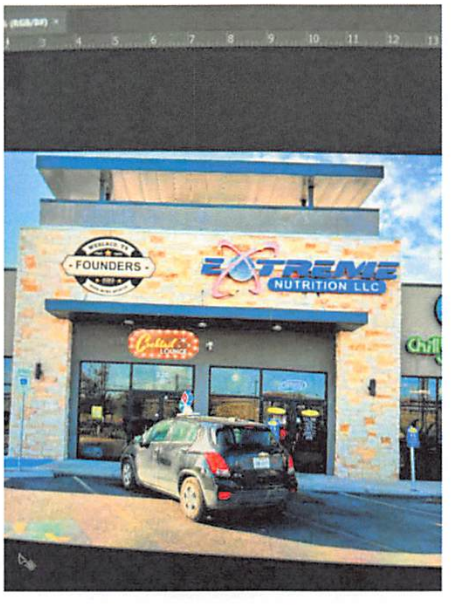
AUG 21, 2024

UNIVERSAL HEALTH REALTY INCOME 367 S GULPH RD KING OF PRUSSIA PA 19406	F5865-00-000-0001-00 400 WEST EXPRESSWAY 83 LOT 1 & 330 W EXPRWY 83	L: 2300894 B: 3699106
TRIANGULAR INVESTMENTS LLC 4745 S JACKSON RD EDINBURG TX 78539	F5865-00-000-0002-00 400 WEST EXPRESSWAY 83 LOT 2 310 W EXPRWY 83	L: 1088588 B: 711412
RUNYEN CHRIS & SHADEAN CO-TRUSTEES REVOCABLE TRUST 5535 LONG FELLOW DR SANTA BARBARA CA 93111	G4872-02-000-0000-00 GOLDEN CORRAL #2 BEING 1.64AC 300 W EXPRWY 83	L: 1165467 B: 329382
MALDONADO ISRAEL 201 PENA AVE WESLACO TX 78599	P5400-00-003-0001-00 FELIZA PENA UT NO. 1 BLK 3 LOTS 1 & 2 201 W PENA	L: 73238 B: 432251
FEW THE PROUD OUR CHILDER INC 201 PENA AVE WESLACO TX 78599	P5400-00-003-0003-00 FELIZA PENA UT NO. 1 BLK 3 LOT 3 205 PENA AVE	L: 36619 B: 109813
EXTREME NUTRITION-SPORTS 2602 YANEZ ST DONNA TX 78537	E8650-00-000-0001-00 EXTREME NUTRITION LOT 1	L: 391987 B: 451920

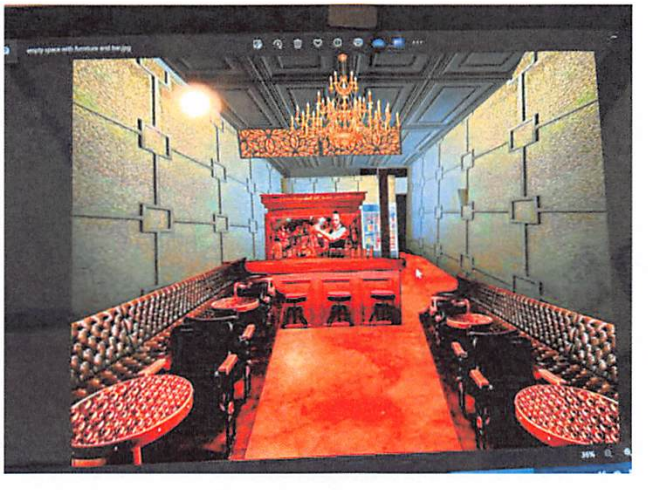
Proposed Logo for Signage

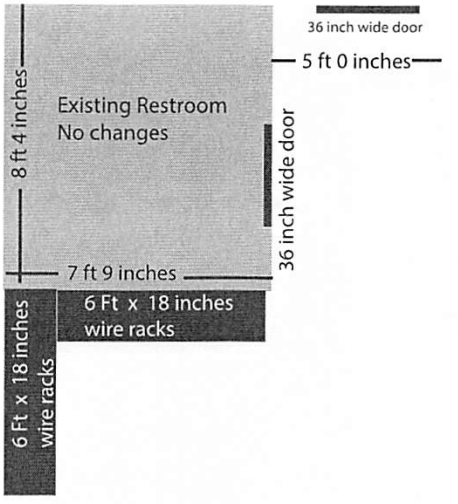


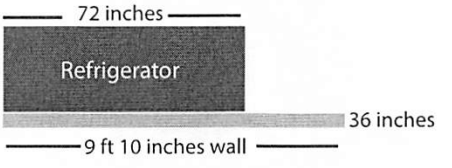
Proposed Exterior Signage

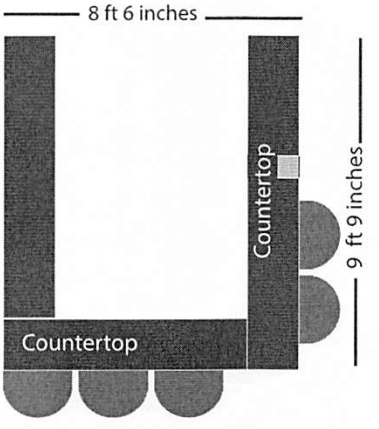


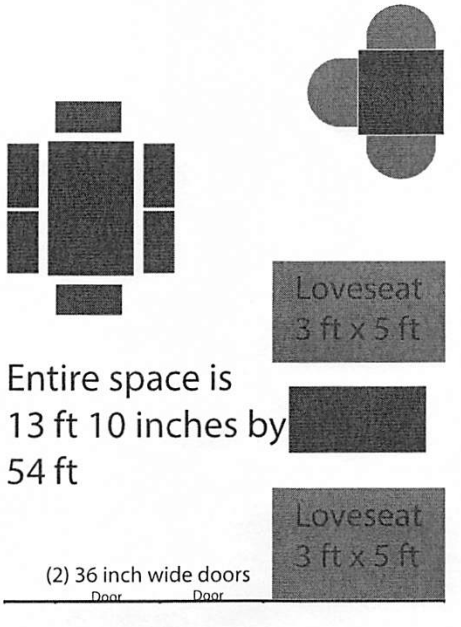
Proposed Architectural Rendering of Interior




36 inch wide door
5 ft 0 inches
8 ft 4 inches
Existing Restroom
No changes
36 inch wide door
7 ft 9 inches
6 Ft x 18 inches
wire racks
6 Ft x 18 inches
wire racks


72 inches
Refrigerator
36 inches
9 ft 10 inches wall


8 ft 6 inches
Countertop
9 ft 9 inches
Countertop


Loveseat
3 ft x 5 ft
Entire space is
13 ft 10 inches by
54 ft
Loveseat
3 ft x 5 ft
(2) 36 inch wide doors
Door
Door

Founders Investment Group, LLC

7/16/2024

City of Weslaco
Planning & Zoning Commission
255 S Kansas Ave, Weslaco, TX 78596

Esteemed Planning and Zoning Commission Members:

Founders Investment Group, LLC, respectfully requests your approval of a Conditional Use Permit for the purposes of operating a commercial enterprise, specifically a Cocktail Lounge (Full-Service Bar with a Mixed Beverage alcohol permit). Said enterprise would operate under the name Founders 1919, with an emphasis on showcasing Weslaco's history. The location proposed is located at 320 W Expy 83, Ste. B, Weslaco, TX 78596. Founders 1919 is owned by Reymundo Carrillo and Ismael Rosas and plans to operate this establishment between the Hours of 3:00 PM and 2:00 AM, Monday through Saturday and 10:00 AM through 10:00PM on Sundays.

Respectfully,

Reymundo Carrillo
Managing Member
Founders Investment Group, LLC

T 804 E MILE 14 N, WESLACO, TX 78599 P (956) 246-3299

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **September 4, 2024**	**Agenda Item No.** (to be assigned by PCE)**:** **V.A.**
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Altamura Subdivision being 41.06 acres out of Farm Tracts 242 and 249, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 170 feet south of Mile 12 North and Mile 5 West. Possible Action.	
Discussion/Overview: The proposed sixty-five (65) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by OSSF. The property is within a Flood Zone "X". Applicant is requesting variance for OSSF and off-site drainage and has provided letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat and compliance with the ordinance on the variance.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SUBDIVISION PLATTING APPLICATION

PLAT-000689-2024

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

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

FILE NO._____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: **ALTAMURA SUBDIVISION**

Location: 170 feet south of the centerline of Mile 12 North along the west side of F.M. 88 (Mile 5 West)

Legal Description: 41.06 acres being a part or portion of Farm Tracts 242 and 249, The West and Adams Tract as recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: n.a.

Existing Land Use: Agricultural Proposed Land Use: Single Family Dwelling

Number of Lots Proposed: 65 Gross Acreage: 41.06 Acres

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: RD Altamura LLC., Jason Garza, Mgr. Telephone: (956) 451-6390

Address: P.O. Box 6105 Fax: _____

City: McAllen State: TX Zip: 78502 E-mail: jason@wtcementers.com

ENGINEER INFORMATION

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

Address: 416 E. Dove Ave. Fax: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

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

☐ YES ☐ NO Wastewater Provision: OSSF

☒ YES ☐ NO Electric Company: Magic Valley Electric Coop

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District #1	☒ YES ☐ NO Irrigation District 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**
_____**$355.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

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

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**
_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)
_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING
_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING
_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY
_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: RD Altamura LLC., Jason Garza Mgr.

Owner Signature: _____ Date: 8/22/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature: _____ Date: 8/22/24

Authorized Agent Printed Name: Javier Hinojosa, P.E.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000690-2024

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

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

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: **ALTAMURA SUBDIVISION**

Location: 170 feet south of the centerline of Mile 12 North along the west side of F.M. 88 (Mile 5 North)

Legal Description: 41.06 Acres of land, being a part or portion of Farm Tracts 242 and 249, The West and Adams Tracts as recorded in Volume 2, Page 34-37, Map Records, Hidalgo County, Texas.

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

☒ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:
The developer is requesting "OSSF" for this subdivision. There is no available sewer system in the area and all lots have a minimum of 21,780 square feet or 1/2 acre in size in support of the "OSSF".

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

☒ Drainage □ YES □ NO

Describe in detail the reason for the variance request:
Discharge of this subdivision will be into the adjacent H.C.D.D.#1 drainage ditch along the south side of Mile 12 North.

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: RD Altamura, LLC., Jason Garza, Mgr. Telephone: (956) 451-6390

Address: P.O. Box 6105 Fax: _____

City: McAllen State: TX Zip: 78502 E-mail: jason@wtcementers.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: RD Altamura LLC., Jason Garza, Mgr.

Owner Signature: _____ Date: 8/22/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature: _____ Date: 8/22/24

Authorized Agent Printed Name: Javier Hinojosa, P.E.

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 08/09/2024

GIL TEEGARDIN
JAVIER HINOJOSA ENGINEERING
416 E DOVE AVE
MCALLEN, TX 78504

RE: **ALTAMURA SUB PH 1 AND 2** Subd. Drainage and Detention

Good Morning Mr. Rodriguez:

I have received your revised cross section and calculations dated 05/03/2024 for the **ALTAMURA SUB PH 1 AND 2** Subdivision modified to include the 50 year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch
2. Discharge Permit will be required.
3. The existing Irrigation line adjacent to the drainage ditch will need to be relocated/slipped at expense of HCDD 1 as per attached letter and email in reference to Bond Proj.
4. Ensuring guard rail is continuous to ensure protection to citizens.

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

Randall Winston
General Manager

HCCID #9
Mercedes, Texas
956-565-2411

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES, Board Member
EDUARDO "EDDIE" CANTU, Board Member
RICHARD F. CORTEZ, Chairman of the Board
EVERARDO "EVER" VILLARREAL, Board Member
ELLIE TORRES, Board Member

August 6, 2024

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

RE: Javier Hinojosa Engineering – Altamura Subdivision Phase I and II

This letter is in response to a request from the Engineer of record for Altamura Subdivision Phase I and II, Javier Hinojosa, PE. HCDD1 has received and approved the drainage statement for the above-mentioned development located in the City of Weslaco ETJ and has no objections to the Engineer's plan to discharge water as identified in the recent conversations dated August 6, 2024 that include an improved proposed cross section.

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

Sincerely,
Hidalgo County Drainage District No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Sesin, PE, CFM – District General Manager, HCDD1
Omar Anzaldua, PE, CFM –Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles

isaac hccid9.org

From: Yvette Barrera <yvette.barrera@hcdd1.org>
Sent: Tuesday, August 6, 2024 3:38 PM
To: javier@javierhinojosaeng.com
Cc: isaac hccid9.org; isaac.gonzalez@hcdd1.org; Raul Sesin
Subject: Re: ALTAMURA SUBDIVISION DRAINAGE DITCH/DETENTION

Good afternoon,

HCDD1 has no objections to the proposed excavation needed to meet requirements for the subdivision. As we had previously discussed, the detention would be allowed as an extension of the ditch and the additional 23 ft of dedication meets the requirement for this Phase of development. Please note that the additional 23 ft for the future phase will also be required at the next phase of the subdivision.

Additionally, as HCCID 9 advised in the previous email, HCDD1 will be coordinating forwith HCCID9 for the relocation of the irrigation line as part of the 2018 Bond Project construction.

On Tue, Aug 6, 2024 at 3:22 PM <javier@javierhinojosaeng.com> wrote:

Yvette,

Attached please find a PDF copy of the utility layout showing the proposed ditch / detention improvements as discussed earlier today. Hopefully, this meets with everyone's approval.

Thank you,

Gil Teegardin

JAVIER HINOJOSA ENGINEERING

416 E. Dove Avenue

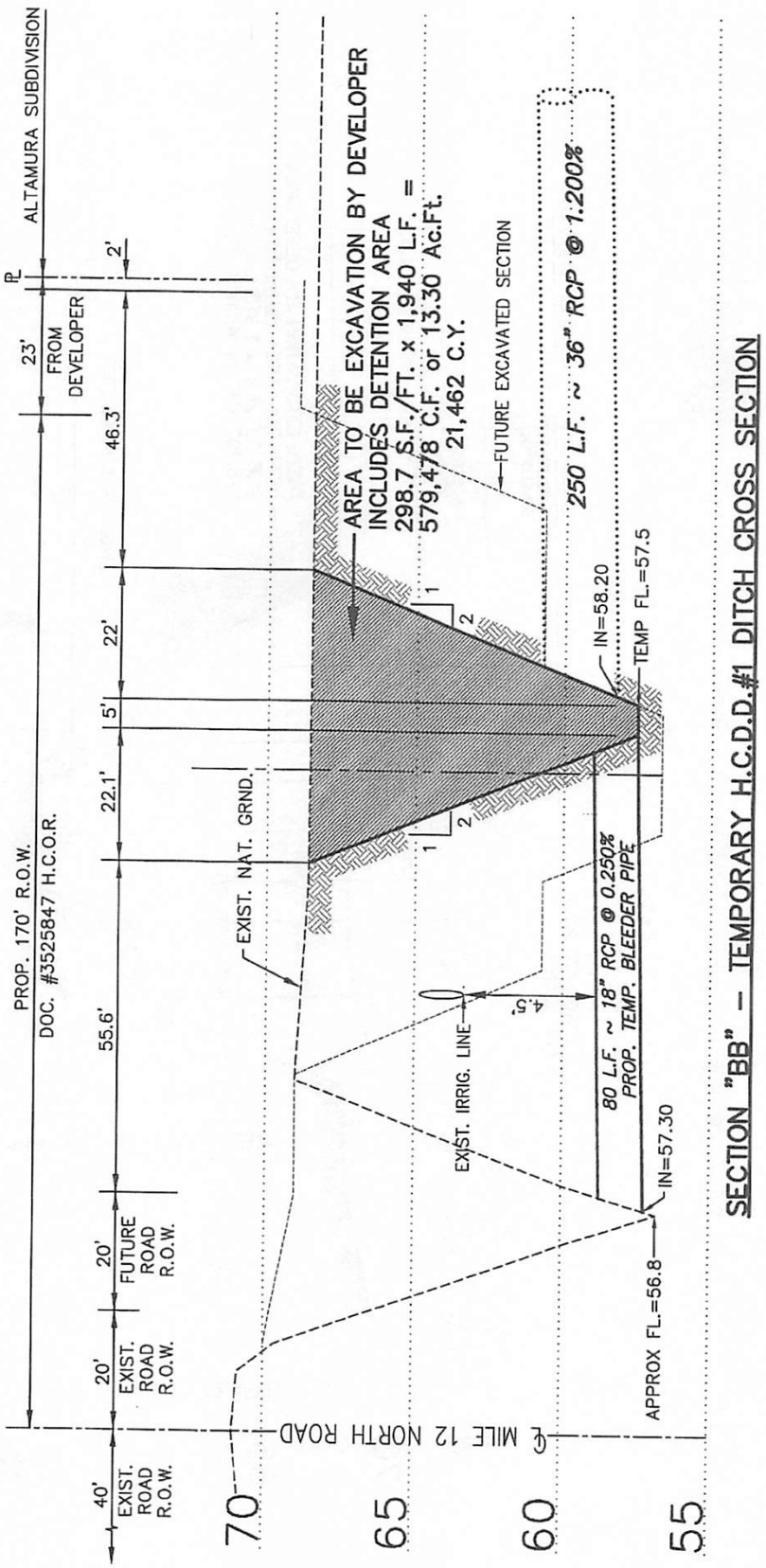
McAllen, Texas 78504

Tel: 956-668-1588

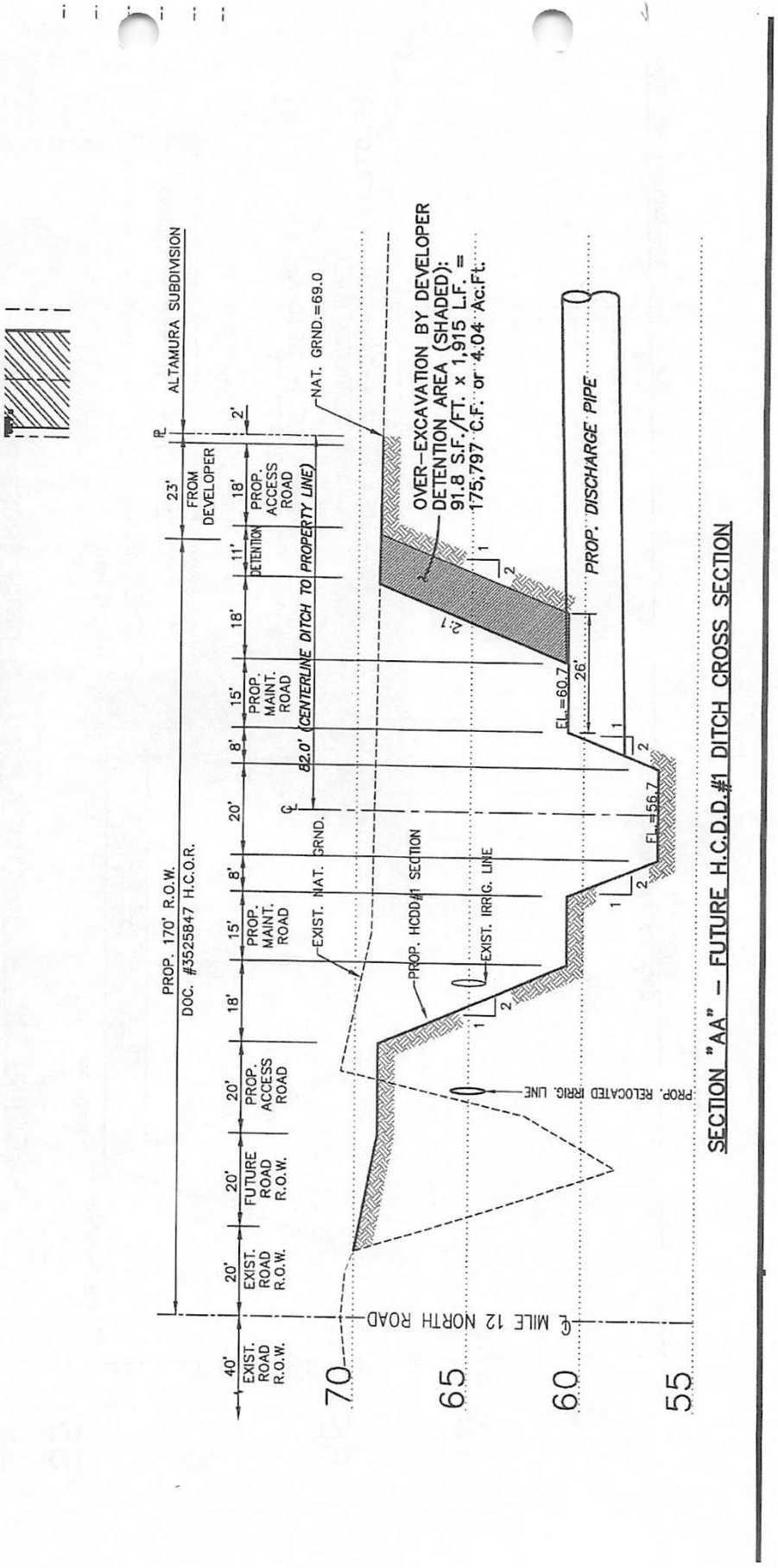
email: javier@javierhinojosaeng.com

--

Yvette Barrera, PE, CFM
Assistant District General Manager
Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, TX 78542
Off: (956)292-7080 ext. 5809
Fax:(956)292-7089
yvette.barrera@hcdd1.org



SECTION "BB" – TEMPORARY H.C.D.D.#1 DITCH CROSS SECTION



SECTION "AA" – FUTURE H.C.D.D.#1 DITCH CROSS SECTION

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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: Altamura Subdivision Phase I & II

Location: 170' South of Mile 12 North along the west side of F.M. 88

Applicant: Javier Hinojosa, P.E. ☐Owner ☒Agent

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

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single-Family Detached Housing	41.06	N.A.	65 Units	55	71	

Comments: This development with be developed in two phases.

Prepared by: Javier Hinojosa Engineering April 23, 2024 Date:

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

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

_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

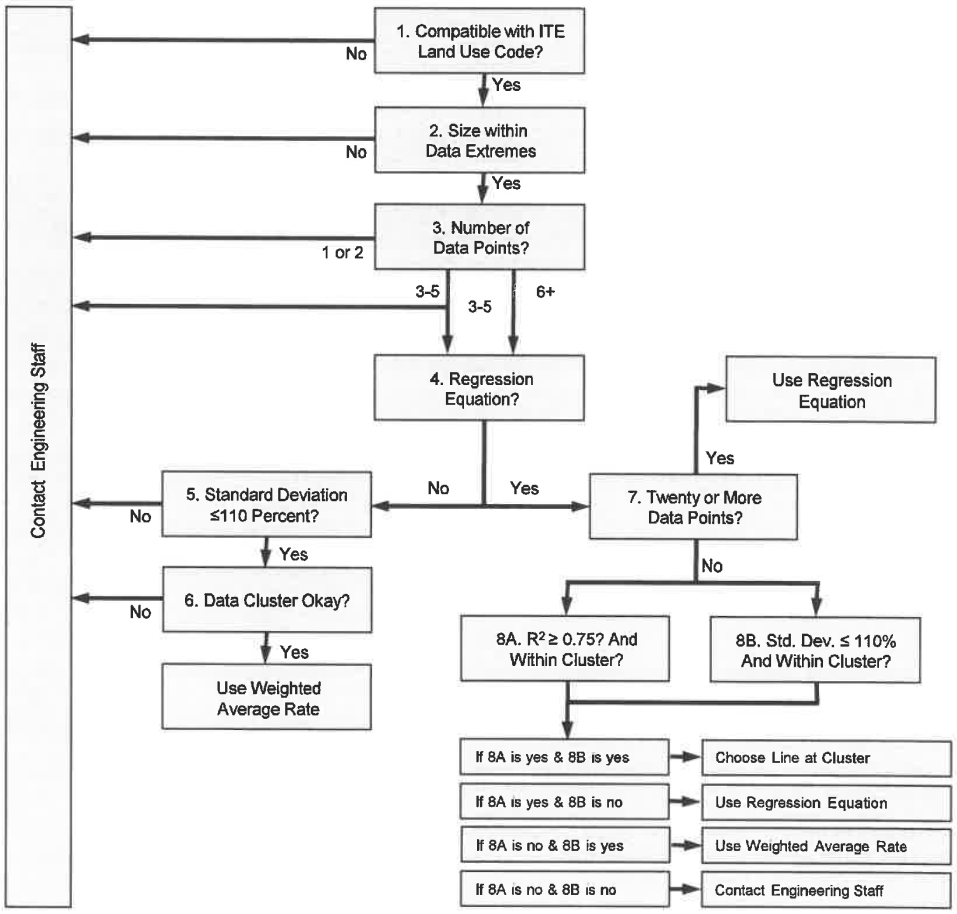
Comments:

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)

Subdivision Name: Altamura Subdivision Ph. I and II
Location: 170 feet south of Mile 12 North along the west side of F.M. 88
Applicant: Javier Hinojosa, P.E. (Agent)
Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 65 Number of Dwellings: 65
ITE Code: 210 Single-Family Detached Housing

TRIP GENERATION CALCULATIONS:

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

Avg. Rate: 0.74

0.74 x 65 Dwellings = 48.1 trips

Fitted Curve: T =0.71(x) + 4.80
= 0.71(65) + 4.8

= 51.0 trips

use 51 trips

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

Avg. Rate: 0.99

0.99 x 65 Dwellings = 64.4 trips

Fitted Curve: Ln(T) = 0.96 Ln(x) + 0.20
= 0.96 Ln(65) + 0.20
Ln(T) = 4.2074
$T = e^{4.2074}$
= 67.2 trips

use 67 trips

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

0.76 x 65 Dwellings = 49.4 trips

Fitted Curve: $Ln(T) = 0.91\ Ln(x) + 0.20$
$= 0.91\ Ln(65) + 0.20$
$Ln(T) = 3.9987$
$T = e^{3.9987}$
$= 54.5$ trips

use 55 trips

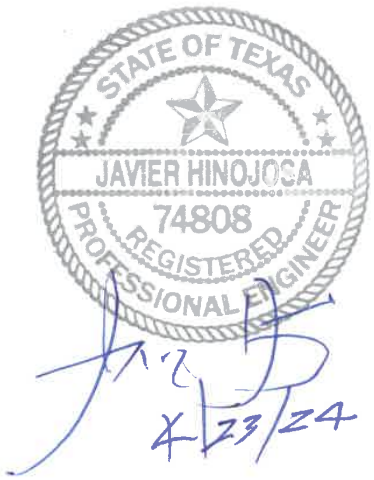
Weekday, PM Peak Hour of Generator

Avg. Rate: 1.00

1.00 x 65 Dwellings = 65.0 trips

Fitted Curve: $Ln(T) = 0.94\ Ln(x) + 0.34$
$= 0.94\ Ln(65) + 0.34$
$Ln(T) = 4.2639$
$T = e^{4.2639}$
$= 71.1$ trips

use 71 trips



JAVIER HINOJOSA ENGINEERING/Consulting Engineers
416 E. Dove Avenue • McAllen, Texas 78504
Tel: (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NO. F-1295

MEMORANDUM

To: Hidalgo County Drainage District No. 1

From: Javier Hinojosa, P.E. JH

Subject: Altamura Subdivision Phase I and Phase II

Date: April 16, 2024

Attached please find the updated drainage report for Altamura Subdivision Phase I and Phase II. This drainage report is being resubmitted due to a reconfiguration of the subdivision due to the right of way purchase of the drainage ditch on the north side by Hidalgo County Drainage District No. 1. We are resubmitting this new drainage report for approval. If you have any questions or require further information, please feel free to contact me at your convenience.

D:\JHE2024\MEMOS\HCCD1 (Altamura Subd Phase I and Phase II)-04-16-24.doc

Proposed

Altamura Subdivision Phase I and II

Weslaco, Texas

DRAINAGE REPORT

Prepared For:

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

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

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

Updated April 15, 2024



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Drainage Statement
Altamura Subdivision Phase I and II
Weslaco, Texas

Introduction

Altamura Subdivision is a 41.06-acre tract of land out of Farm Tracts242 and 249, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County MapRecords. Altamura Subdivision Phase I is 22.45 acres and Phase 2 is 18.61 acres. This subdivision is located 170 feet south of the northeast corner of Mile 12 North and Mile 5 West (F.M. 88) and is within the E.T.J. of Weslaco, Texas.

Flood Plain

Altamura Subdivision Phase I and II is located in Zone "X" on a Flood Insurance Rate Map, Community Panel No. 480334 0450C, map revised May 30, 2002 to reflect LOMR. Zone "X" is defined as "areas determined to be outside the 500-year floodplain." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot or elevation 69.00, whichever is higher.

Soil Conditions

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

Pre-developed Conditions

The current land use for this property has beenused for agricultural purposes and has an existing runoff in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 27.00 cubic feet per second is being generated by this subdivision.

Proposed Conditions

Altamura Subdivision is a proposed 65 lot, single-family subdivision with 34 lots occurring in Phase I, and 31 lots in Phase II. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout the subdivision and discharge into a H.C.D.D. #1 Drainage Ditch along the south side of Mile 12 in two locations. Phase I shall discharge into the ditch with a 36" pipe and Phase II shall discharge with a 30" pipe. Phase I and II of this development will increase runoff to a maximum of 116.41 cubic feet per second based on the 50-year storm frequency for an increase Q of 89.41 cubic feet per second. Required detention for this subdivision is 160,290 cubic feet (3.68 Ac.Ft.). The H.C.D.D.#1 drainage ditch shall be over-excavated by eleven feet above the benched maintenance road to fulfill detention requirements. This will net an increase in capacity of 175,797 cubic feet (4.04 Ac.Ft.). The excavation of the detention area shall be fully excavated as part of Altamura Phase I construction and was designed to adequately hold the necessary detention for both phases of the development. H.C.D.D. #1 has purchased the necessary property from the developer for the drainage ditch as part of the 2018 bond issue. In addition, the developer shall

dedicate an additional 23 feet to the drainage district for the further expansion of the ditch (see correspondence at the rear of the report between H.C.D.D.#1 and the engineer). HCDD No. 1 discharge structures shall be installed as required by the drainage districts permit. Chokes on the discharge pipe will not be required because the detention area is part of the drainage ditch.

Javier Hinojosa, P.E.

STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED
PROFESSIONAL ENGINEER

4/16/24

☐ 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

Alexis Lozano
H.C.D.D. NO. 1

5/3/24
DATE

DRAINAGE ANALYSIS

PROJECT NAME: **Altamura Subdivision Phase I & II**
DATE: Updated April 15, 2024

I. Existing Condition-10 year

		Int. Coeff. "k	0.213	Table 3-2
Ex. Area:	1,690,600 sf	Kμ	3.28	
	38.811 ac	Length	1230	
Imp.Area:	- sf	Velocity	0.383298	ft/sec
% Imp. :	0.00			
Slope :	0.301 %			
tc :	53.48 min			
Rainfall Intensity (10yr)		3.478	in/hr	
c factor		0.200		
Q peak existing condition:		27.00	cfs	

II. Future Condition-50 year

Future area: 1,690,600.00 sf
38.811 ac
Estimated Imp. Area: 402,365 sf
% Imp. : 23.80 %
Slope : 0.25%
tc : 19.56 min
Rainfall Intensity (50yr) 7.998 in/hr
c factor 0.375
Q future cond. = Aci = i * = 116.41 * 0.38
14.5540634 i

time min.	time hour	i50 in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf	
60	1.00	4.144	60.31	217,111	27.00	64,437	152,674	
70	1.17	3.745	54.51	228,941	27.00	72,536	156,405	
80	1.33	3.426	49.87	239,352	27.00	80,635	158,717	
90	1.50	3.164	46.05	248,671	27.00	88,734	159,937	
100	1.67	2.944	42.85	257,124	27.00	96,834	160,290	**MAX.**
110	1.83	2.757	40.13	264,870	27.00	104,933	159,937	
120	2.00	2.596	37.78	272,030	27.00	113,032	158,998	
130	2.17	2.455	35.73	278,694	27.00	121,131	157,563	
140	2.33	2.331	33.92	284,935	27.00	129,230	155,705	
150	2.50	2.220	32.31	290,808	27.00	137,329	153,479	

Storage Required: **160,290** cf
Storage Required: 3.680 Ac.-Ft.
w/ release rate of: 27.00 cfs

STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED
PROFESSIONAL ENGINEER
4/16/24

TABLE I
TIME OF CONCENTRATION DETERMINATION
Altamura Subdivision Phase I & II

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
Existing	Overland	0.200	1230		53.48						53.48
D.A. #1	Overland & Gutter	0.375	185		7.71			220	1.0	3.67	11.38
D.A. #1-D.A.#2	Pipe Flow	0.375						35	3.0	0.19	11.57
D.A. #2	Overland & Gutter	0.375	245		10.21			93	1.0	1.55	11.76
D.A.#2-D.A.#5	Pipe Flow	0.375						467	3.0	2.59	14.35
D.A.#3	Overland & Gutter	0.375	185		7.71			355	1.0	5.92	13.63
D.A.#3-D.A.#4	Pipe Flow	0.375						35	3.0	0.19	13.82
D.A.#4	Overland & Gutter	0.375	179		7.46			355	1.0	5.92	13.38
D.A.#4-D.A.#5	Pipe Flow	0.375						449	3.0	2.49	15.87
D.A.#5	Overland & Gutter	0.375	179		7.46			255	1.0	4.25	11.71
D.A.#5-D.A.#6	Pipe Flow	0.375						35	3.0	0.19	16.06
D.A.#6	Overland & Gutter	0.375	185		7.71			255	1.0	4.25	11.96
D.A.#6-D.A.#9	Pipe Flow	0.375						365	3.0	2.03	18.09
D.A.#7	Overland & Gutter	0.375	185		7.71			220	1.0	3.67	11.38
D.A.#7-D.A.#8	Pipe Flow	0.375						35	3.0	0.19	11.57
D.A.#8	Overland & Gutter	0.375	245		10.21			93	1.0	1.55	11.76
D.A.#8-D.A.#12	Pipe Flow	0.375						467	3.0	2.59	14.16
D.A.#10	Overland & Gutter	0.375	185		7.71			355	1.0	5.92	13.63
D.A.#10-D.A.#11	Pipe Flow	0.375						35	3.0	0.19	13.82

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

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
Altamura Subdivision Phase I & II

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
Existing	38.811	0.200	53.48	10	3.478	27.00		
D.A. #1	1.263	0.375	11.38	10	8.274	3.92		
D.A. #1-D.A.#2	1.263	0.375	11.57	10	8.214	3.89	24	0.030%
D.A. #2	2.976	0.375	11.76	10	8.156	9.10		
D.A.#2-D.A.#5	4.239	0.375	14.35	10	7.449	11.84	30	0.083%
D.A.#3	2.526	0.375	13.63	10	7.633	7.23		
D.A.#3-D.A.#4	2.526	0.375	13.82	10	7.582	7.18	24	0.101%
D.A.#4	2.463	0.375	13.38	10	7.698	7.16		
D.A.#4-D.A.#5	4.989	0.375	15.87	10	7.096	13.27	30	0.105%
D.A.#5	2.238	0.375	11.71	10	8.172	7.16		
D.A.#5-D.A.#6	11.466	0.375	16.06	10	7.053	30.33	36	0.207%
D.A.#6	2.296	0.375	11.96	10	8.096	7.16		
D.A.#6-D.A.#9	13.762	0.375	18.09	10	6.642	34.28	36	0.265%
D.A.#7	1.263	0.375	11.38	10	8.274	7.16		
D.A.#7-D.A.#8	1.263	0.375	11.57	10	8.214	3.89	24	0.030%
D.A.#8	2.976	0.375	11.76	10	8.156	7.16		
D.A.#8-D.A.#12	4.239	0.375	14.16	10	7.495	11.91	24	0.278%
D.A.#10	2.526	0.375	13.63	10	7.633	7.16		
D.A.#10-D.A.#11	2.526	0.375	13.82	10	7.582	7.18	24	0.101%

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

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

TABLE I
TIME OF CONCENTRATION DETERMINATION
Altamura Subdivision Phase I & II

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#11	Overland & Gutter	0.375	179		7.46			355	1.0	5.92	13.38
D.A.#11-M.H.#12	Pipe Flow	0.375						449	3.0	2.49	16.31
D.A.#9	Overland & Gutter	0.375	185		7.71			255	1.0	4.25	11.96
D.A.#9-D.A.#12	Pipe Flow	0.375						35	3.0	0.19	18.29
D.A.#12	Overland & Gutter	0.375	179		7.46			255	1.0	4.25	11.71
D.A.#12-OUTFALL A	Pipe Flow	0.375						230	3.0	1.28	19.56
D.A.#13	Overland & Gutter	0.375	245		10.21			320	1.0	5.33	15.54
D.A.#13-D.A.#14	Pipe Flow	0.375						35	3.0	0.19	15.74
D.A.#14	Overland & Gutter	0.375	185		7.71			180	1.0	3.00	10.71
D.A.#14-M.H.#17	Pipe Flow	0.375						190	3.0	1.06	16.79
D.A.#15	Overland & Gutter	0.375	245		10.21			242	1.0	4.03	14.24
D.A.#15-D.A.#16	Pipe Flow	0.375						35	3.0	0.19	14.44
D.A.#16	Overland & PL	0.375	85		3.54			85	1.0	1.42	4.96
D.A.#16-M.H.#17	Pipe Flow	0.375						266	3.0	1.48	15.91
M.H.#17-D.A.#17	Pipe Flow	0.375						175	3.0	0.97	17.76
D.A.#17	Overland & Gutter	0.375	185		7.71			180	1.0	3.00	10.71
D.A.#17-D.A.#18	Pipe Flow	0.375						37	3.0	0.21	17.97
D.A.#18	Overland & Gutter	0.375	245		10.21			320	1.0	5.33	15.54
D.A.#18-OUTFALL B	Pipe Flow	0.375						230	3.0	1.28	19.25

TABLE IA
FLOWRATE DETERMINATION
Altamura Subdivision Phase I & II

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#11	2.463	0.375	13.38	10	7.698	7.11		
D.A.#11-M.H.#12	4.989	0.375	16.31	10	6.999	13.09	30	0.102%
D.A.#9	2.296	0.375	11.96	10	8.096	6.97		
D.A.#9-D.A.#12	16.058	0.375	18.29	10	6.605	39.78	36	0.357%
D.A.#12	2.238	0.375	11.71	10	8.172	6.86		
D.A.#12-OUTFALL A	27.524	0.375	19.56	10	6.376	65.81	36	0.976%
D.A.#13	2.255	0.375	15.54	10	7.169	7.16		
D.A.#13-D.A.#14	2.255	0.375	15.74	10	7.125	6.03	24	0.071%
D.A.#14	1.508	0.375	10.71	10	8.489	7.16		
D.A.#14-M.H.#17	3.763	0.375	16.79	10	6.899	9.74	24	0.186%
D.A.#15	2.832	0.375	14.24	10	7.476	7.16		
D.A.#15-D.A.#16	2.832	0.375	14.44	10	7.428	7.89	24	0.122%
D.A.#16	0.659	0.375	4.96	10	11.067	2.73		
D.A.#16-M.H.#17	3.491	0.375	15.91	10	7.086	9.28	24	0.168%
M.H.#17-D.A.#17	7.254	0.375	17.76	10	6.705	18.24	24	0.651%
D.A.#17	1.508	0.375	10.71	10	8.489	7.16		
D.A.#17-D.A.#18	8.762	0.375	17.97	10	6.665	21.90	24	0.939%
D.A.#18	2.255	0.375	15.54	10	7.169	6.06		
D.A.#18-OUTFALL B	11.017	0.375	19.25	10	6.431	26.57	30	0.420%

TABLE 3-2: Intercept Coefficients	
Land Cover/ Flow Regime	"k"
Forest with heavy ground litter; hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled (overland flow); alluvial fans in western mountain regions	0.305
Grassed waterway (shallow concentrated flow)	0.457
Unpaved (shallow concentrated flow)	0.491
Paved area (shallow concentrated flow); small upland gullies	0.619

Weighted "c" value (POST DEVELOPMENT CONDITIONS)				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	0	0.000	0.000
Single Family (Lots 1/4 to 1/2 acre)	0.3	0	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.45	0	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0	0.000	0.000
Business Districts:	0.7	0	0.000	0.000
Industrial				
Light areas	0.5	0	0.000	0.000
Heavy areas	0.6	0	0.000	0.000
Railroad yard areas	0.2	0	0.000	0.000
Parks, cemeteries	0.1	0	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	0	0.000	0.000
Grassland	0.25	1252744	28.759	7.190
Cultivated	0.2	0	0.000	0.000
Ditch/Detention Area	0.25	0	0.000	0.000
Streets				
Asphalt Street	0.7	165476	3.799	2.659
Concrete Street	0.7	0	0.000	0.000
Driveways	0.75	44200	1.015	0.761
Parking	0.75	0	0.000	0.000
Sidewalks	0.75	33180	0.762	0.571
Houses	0.75	195000	4.477	3.357
Total:		1,690,600	38.811	14.539
Weighted "c":			**0.375**	

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)
C_n = Runoff Coefficient n-th term
A_n = Area of n-th term
A_{total} = Total Area (acres)
A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

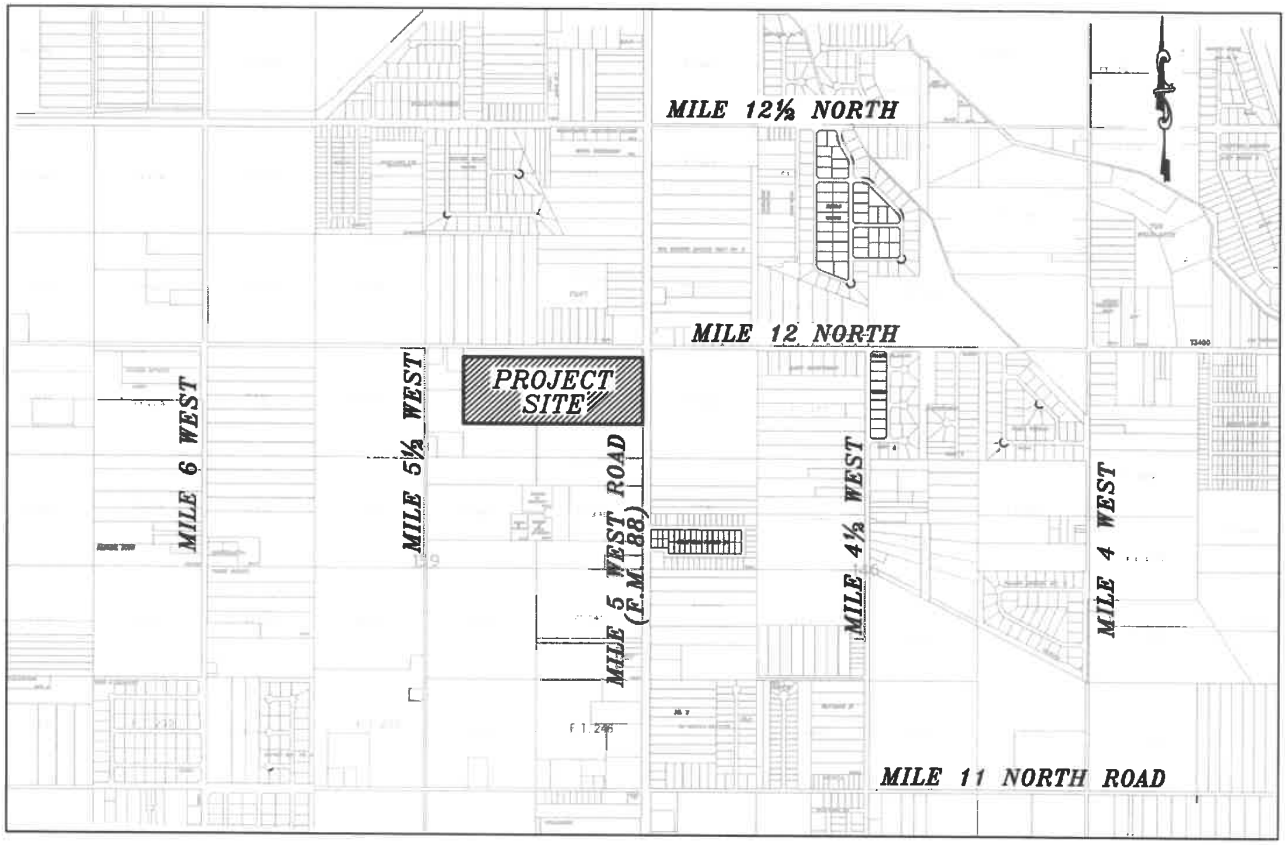
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

formula $I = b/(t_c+d)^e$

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

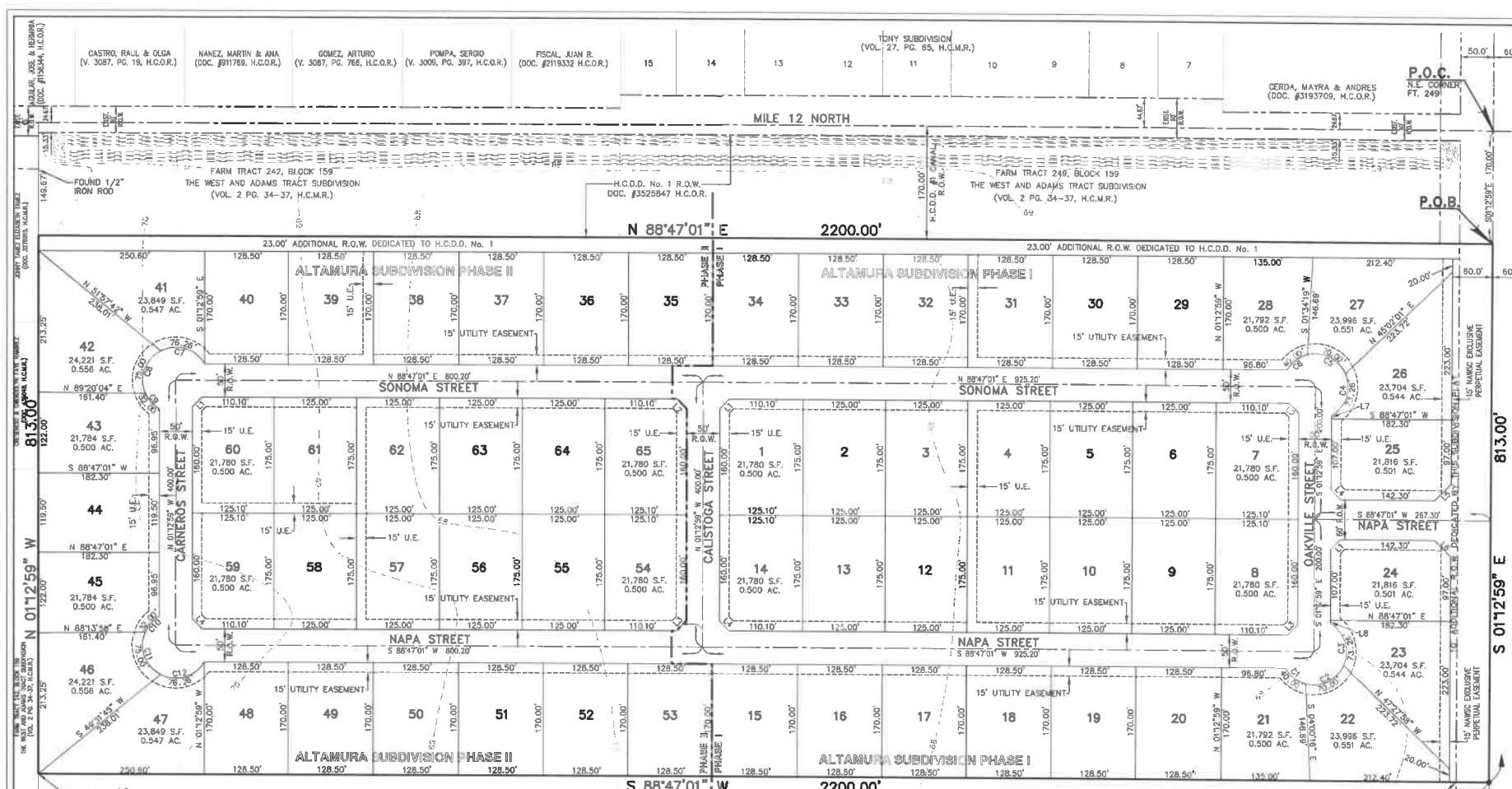
TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	3.095	3.866	4.486	5.189	5.701	6.098
37	3.040	3.799	4.410	5.103	5.608	6.001
38	2.986	3.735	4.337	5.019	5.519	5.908
39	2.935	3.673	4.267	4.939	5.433	5.817
40	2.886	3.614	4.199	4.861	5.350	5.730
41	2.838	3.557	4.134	4.786	5.270	5.646
42	2.793	3.501	4.071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

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6



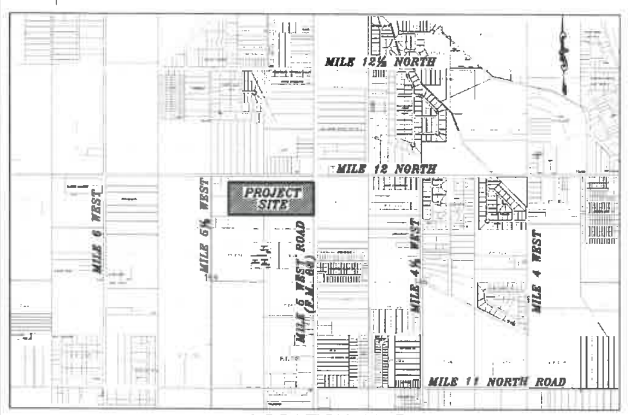
LOCATION MAP

SCALE: 1" = 2000'



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

LEGEND:
- ⊕ IRON ROD FOUND
- ○ IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.D.D.#1 = HIDALGO COUNTY DRAINAGE DISTRICT No. 1
- H.C.C.I.D.#9 = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
- U.E. = UTILITY EASEMENT



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: APRIL 15, 2024 DRAWN BY: G. TEEGARDIN

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

SHEET INDEX

SHEET 1
DATE, NORTH ARROW, MAIN SCALE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, PROPOSED AND EXISTING SUBDIVISION LAYOUTS, METES AND BOUNDS, NOTES, OWNER DEDICATION, CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, DRAINAGE DISTRICT DEDICATION, IRRIGATION DISTRICT DEDICATION, COUNTY CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES HIDALGO, CITY OF WESLACO CERTIFICATION AND THE HIDALGO COUNTY HEALTH DEPARTMENT.

SHEET 2
FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT. (ENGLISH AND SPANISH VERSIONS).

SHEET 3
DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

DATED THIS _____ DAY OF _____ 20 _____.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR 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

LOT LINE – LINE TABLE		
LINE	BEARING	DISTANCE
"L1"	N 43°47'01" E	21.21'
"L2"	S 46°12'59" E	21.21'
"L3"	S 43°47'01" W	21.21'
"L4"	N 46°12'59" W	21.21'
"L5"	S 43°47'01" W	35.36'
"L6"	S 46°12'59" E	4.70'
"L7"	S 08°01'12" W	4.70'
"L8"	N 08°01'12" W	4.70'

LOT LINE – CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C1"	45°50'12"	50.00'	21.14'	40.00'	S54°08'05"E	38.94'
"C2"	90°12'51"	50.00'	42.11'	70.00'	N82°50'24"E	64.42'
"C3"	83°56'57"	50.00'	44.98'	73.29'	N19°14'30"W	66.88'
"C4"	83°56'57"	50.00'	44.98'	73.28'	N16°48'33"E	66.88'
"C5"	90°12'51"	50.00'	42.11'	70.00'	N85°16'21"W	64.42'
"C6"	45°50'12"	50.00'	21.14'	40.00'	S51°42'07"W	38.94'
"C7"	87°23'13"	50.00'	47.73'	76.26'	N74°54'35"W	69.08'
"C8"	85°56'37"	50.00'	46.58'	75.00'	S18°25'30"W	68.16'
"C9"	36°40'10"	50.00'	16.57'	32.00'	S42°52'54"E	31.46'
"C10"	36°40'10"	50.00'	16.57'	32.00'	S40°26'56"W	31.46'
"C11"	85°56'37"	50.00'	46.58'	75.00'	S20°51'28"E	68.16'
"C12"	87°23'13"	50.00'	47.77'	76.26'	N72°28'37"E	69.08'

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 41.08 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 41.08 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE NORTHEAST CORNER OF SAID FARM TRACT 249, WITHIN THE INTERSECTION OF MILE 5 WEST ROAD (F.M. 88) AND MILE 12 NORTH ROAD, THENCE S 01°12'59" E ALONG THE EAST LINE OF SAID FARM TRACT 249 AND WITHIN THE RIGHT-OF-WAY OF MILE 5 WEST ROAD (F.M. 88), A DISTANCE OF 170.00 FEET A 3" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01° 12' 59" E, CONTINUING ALONG THE EAST LINE OF SAID FARM TRACT 249, WITHIN SAID MILE 5 WEST ROAD (F.M. 88) A DISTANCE OF 813.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 88° 47' 01" W, AT DISTANCE OF 50.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST ROAD (F.M. 88) AS RECORDED IN VOLUME 817, PAGE 294, H.C.D.R. AND THE EAST LINE OF A 15.0 FOOT EASEMENT TO NORTH ALAMO WATER SUPPLY CORP. (NAWSC), RECORDED IN VOLUME 2399, PAGE 551, H.C.D.R., AT DISTANCE OF 65.00 FEET PASS THE WEST LINE OF SAID NAWSC EASEMENT, AT A DISTANCE OF 1,320.00 FEET PASS THE COMMON LINE OF SAID FARM TRACTS 249 AND 242, AND CONTINUING A TOTAL DISTANCE OF 2,200.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01° 12' 59" W, AT A DISTANCE OF 461.00 FEET PASS A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO CRESENCIO RAMIREZ AND GWENDOLYN FAT RAMIREZ, RECORDED IN DOCUMENT NO. 425048, H.C.D.R. AND CONTINUING ALONG THE EAST LINE OF SAID MARTINEZ TRACT A DISTANCE OF 683.00 FEET PASS A 1/2" IRON ROD FOUND ON THE EASTERN MOST NORTHEAST CORNER OF SAID MARTINEZ TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JOHNNY TAMEZ AND ELIZABETH TAMEZ, RECORDED IN DOCUMENT NUMBER 3276915, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID TAMEZ TRACT AT A DISTANCE OF 813.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" SET ON THE SOUTH RIGHT-OF-WAY LINE OF A 170 FOOT HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 47' 01" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT No.1 RIGHT-OF-WAY, AT DISTANCE OF 850.00 FEET PASS THE COMMON NORTH CORNER OF SAID FARM TRACTS 242 AND 249 AND CONTINUING ALONG THE SOUTH LINE OF SAID DRAINAGE DISTRICT RIGHT-OF-WAY, AT 2,150.00 FEET THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST (F.M. 88), IN ALL A TOTAL DISTANCE OF 2,200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 41.08 ACRES OF LAND, MORE OR LESS.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE # /FAX#
OWNER: RD ALTAMURA, LLC	P.O. BOX 8105	McALLEN, TX 78502	956-451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	668-1588/994-8102
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	618-1551/618-1547

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

ALTAMURA SUBDIVISION PHASE I IS LOCATED IN WEST CENTRAL PORTION OF HIDALGO COUNTY PRECINCT No. 1 APPROXIMATELY 20,000 FEET NORTH INTERSTATE 2. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP OF THE CITY OF WESLACO THE PROPERTY LIES APPROXIMATELY 2.0 MILES NORTH OF THE CITY LIMITS (AND IS INSIDE THE 2 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 & 42.021

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0450 C, REVISED MAY 30, 2002. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IN 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: 20% OF LOT DEPTH, NOT TO EXCEED 25 FEET OR GREATER FOR ESM'T.
SIDE: 6.00 FEET OR GREATER FOR EASEMENT
SIDE CORNER: 10.00 FEET OR TO EASEMENT LINE, WHICHEVER IS GREATER
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST STIPULATE ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND OR ELEVATION 89.00, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. BENCHMARK NOTE: ELEVATION=87.16 TOP OF STORM MANHOLE LOCATED APPROXIMATELY 48 FEET NORTH AND 45' EAST OF THE INTERSECTION OF MILE 12 AND F.M. 88.
6. SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
7. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO THE CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
9. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
10. DRAINAGE: (DETENTION REQUIREMENTS FOR ALTAMURA SUBDIVISION PHASE I & II)

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, ALTAMURA SUBDIVISION PHASE I AND II WILL BE REQUIRED TO DETAIN A COMBINED TOTAL OF 160,290 CUBIC FEET (3.68 ACRE-FEET) OF STORM RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND WILL BE ACCOMPLISHED AS FOLLOWS:

THE DEVELOPER WILL OVER-EXCAVATE BY ELEVEN FEET THE PROPOSED HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DRAINAGE DITCH ABOVE THE MAINTENANCE BENCH TO FULFILL DETENTION REQUIREMENTS. THE OVER-EXCAVATION WILL NET AN INCREASE OF 175,797 CUBIC FEET (4.035 AC. FT.). THE PROPOSED DETENTION HAS THE CAPACITY TO DETAIN THE DIFFERENCE BETWEEN THE 25-YEAR AND 50-YEAR STORM. DETENTION AS PROPOSED WILL ACCOMODATE THE REQUIREMENTS FOR BOTH ALTAMURA PHASE I AND II.

11. A 4-FOOT SIDEWALK SHALL BE REQUIRED ALONG BOTH SIDES OF INTERIOR STREETS AT TIME OF BUILDING PERMIT.
12. A 5-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF F.M. 88 UPON THE ISSUANCE OF A NOTICE TO PROCEED.
13. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVERS, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
14. A 6-FOOT TALL CEDAR FENCE SHALL BE REQUIRED ALONG THE NORTH LOT LINES OF LOTS 27 THROUGH 41 INCLUSIVE, AT THE TIME OF LOT'S OCCUPANCY.
15. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:

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

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED.

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

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

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.

E. "OSSF" PERMIT IS REQUIRED PRIOR OF OCCUPYING A LOT.

16. THERE ARE NOT WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
17. JASON GARZA, THE OWNER AND SUBDIVIDER OF ALTAMURA SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
18. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
19. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY UTILITY PROVIDERS.
20. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
21. 1/2" DIAMETER IRON RODS SET AT ALL LOT CORNERS. UNLESS OTHERWISE SPECIFIED.
22. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
23. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
24. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.20% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX B. COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
25. A 6' BUFFER SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL LOT WHETHER EXISTING OR WHEN SUCH COMMERCIAL LOT IS LATER BY LOT OWNER.
26. STREET AND STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER.

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

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

SHEET NO. 1 OF 3

SUBDIVISION PLAT OF
ALTAMURA SUBDIVISION PHASE I & II

A TRACT OF LAND CONTAINING 41.08 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JASON GARZA, AS OWNER OF THE 41.08 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ALTAMURA SUBDIVISION PHASE I AND II, 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 5232.032, AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARD.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARD.
(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.

BY: JASON GARZA, _____ DATE
OWNER: RD ALTAMURA, LLC.
ADDRESS: P.O. BOX 8105
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARD JASON GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT SHE EXCUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____ 20_____ A.D.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

ON THIS THE _____ DAY _____, 20_____ A.D.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)

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

MAYOR, CITY OF WESLACO ATTEST: CITY SECRETARY

DATE: _____ DATE: _____

THIS SUBDIVISION PLAT OF ALTAMURA SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE HIDAGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____A.D.

_____
CHAIRMAN , PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20_____.

_____
ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E. DATE 4/16/24
LICENSED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS AND STREETS OF ALTAMURA SUBDIVISION PHASE I AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 22, 2022.

_____
CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: 06-22-2022
TBPELS FIRM No. 10119600

REVISIONS		

220408

COST ESTIMATE:

STREET PAVING	$ 1,023,682.50
WATER SUPPLY SYSTEM:	$ 547,204.00
SEPTIC TANK SYSTEM:	$ 97,500.00
DRAINAGE:	$ 432,902.50

SUBDIVIDER CERTIFICATION:

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

I, JASON GARZA, SUBDIVIDER OF ALTAMURA SUBDIVISION PHASE I, HEREBY CERTIFY THAT SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BY: JASON GARZA, _____ DATE
OWNER: RD ALTAMURA, LLC.
ADDRESS: P.O. BOX 6105
McALLEN, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARD NORALINDA G. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____ 20_____A.D.

NOTARY PUBLIC
MY COMMISSION EXPIRES_____

FINAL ENGINEERING REPORT FOR ALTAMURA SUBDIVISION PHASE I
BY JAVIER HINOJOSA, P.E.

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

ALTAMURA SUBDIVISION PHASE I IS PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION HAS AGREED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 8" DIAMETER WATER LINE LOCATED ALONG THE WEST SIDE OF F.M. 88. 791 FEET OF EXISTING 8" WATER LINE WILL BE RELOCATED INTO A 15' NAWSC EXCLUSIVE PERPETUAL EASEMENT WITHIN THE SUBDIVISION ALONG F.M. 88. 8" NAWSC WATER LINES WILL BE EXTENDED INTO THE SUBDIVISION WITHIN THE NORTH RIGHT OF WAY OF NAPA STREET, WITHIN THE WEST RIGHT OF WAY LINE OAKVILLE STREET, WITHIN THE EAST RIGHT OF WAY LINE OF CAUSTOGA STREET AND CARNEROS STREET AND THE WITHIN THE SOUTH RIGHT OF WAY LINE OF SONOMA STREET FOR A TOTAL OF 4,624 FEET OF 8" WATER LINE. EACH LOT IS PROVIDED WITH A 3/4" INCH WATER SERVICE CONNECTING TO THE EXISTING 8" WATER LINE. A TOTAL OF 34 3/4" SINGLE SERVICE LINES CONNECTIONS HAVE BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED SEVEN FIRE HYDRANTS WITHIN THE SUBDIVISION. THE COST FOR INSTALLATION OF THE WATER IMPROVEMENTS IS A TOTAL OF $547,204.00. THE SUBDIVIDER HAS IN ADDITION PAID TO THE NORTH ALAMO WATER SUPPLY CORPORATION THE SUM OF $67,650.00 WHICH COVERS THE COST PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS, ALL TAP FEES, WATER RIGHTS AND MEMBERSHIP FEES). UPON REQUEST BY THE OWNER OF A LOT, NORTH ALAMO WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITES HAVE BEEN APPROVED AND ACCEPTED BY NORTH ALAMO WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

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

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM SOIL FOR THE AREA. A TOTAL OF 2 SOIL BORING WERE PERFORMED FOR THIS SUBDIVISION. THE SOIL IS UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR THE FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $97,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALES PRICE OF EACH LOT.

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

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES -- THESE FACILITIES ARE FULLY CONSTRUCTED UPON FINAL PLAT APPROVAL, EXCEPT FOR INSTALLATION OF WATER METERS, AT A COST OF $ 547,204.00. THE SUBDIVIDER HAS ALSO PAID A TOTAL OF $ 67,650.00 NORTH ALAMO WATER SUPPLY CORP. TO COVER THE COSTS OF INSTALLATION OF METERS, WATER RIGHTS, MEMBERSHIPS AND ALL TAP FEES.

SEWAGE FACILITES -- SEPTIC SYSTEMS HAVE BEEN CONSTRUCTED UPON FINAL PLAT APPROVAL BY MEANS OF SEPTIC TANKS AND DRAIN FIELDS AT A COST OF $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF $97,500.00 FOR THE SUBDIVISION.

JAVIER HINOJOSA, P.E., #74808 DATE

REVISIONS

REPORTE DE INGENIERIA DE ALTAMURA SUBDIVISON FASE I
BY: JAVIER HINOJOSA P.E.

ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION DE ALTAMURA FASE I SERA ABASTECIDA CON AGUA POTABLE POR LA COMPAÑIA DE ALAMO WATER SUPPLY CORPORATION. EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE ALAMO WATER SUPPLY CORPORATION HAN FIRMADO UN CONTRATO EN EL CUAL LA COMPAÑIA DE ALAMO WATER SUPPLY CORPORATION SE HA COMPROMETIDO A PROPORCIONAR AGUA SUFICIENTE A ESTA SUBDIVISION POR LO MENOS HASTA TREINTA AÑOS Y TAMBIEN LA COMPAÑIA DE ALAMO WATER SUPPLY CORPORATION TENDRA QUE PROPORCIONAR LA DOCUMENTACION PARA ABASTECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE AGUA A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION. DENTRO DE LA SUBDIVISION POR EL CAMINO F.M. 88 EXTENDERAN UNA LINEA DE 8" DENTRO DEL R.O.W. DE LA CALLE NAPA Y TAMBIEN AL OESTE DEL R.O.W. DE LA CALLE OAKVILLE, DENTRO DEL OESTE R.O.W. DE LA CALLE CAUSTOGA Y DE LA CALLE CARNEROS DENTRO DEL SUR DEL R.O.WDE LA CALLE SONOMA, SERA UN TOTAL DE 4,624 PIES LINEALES DE AGUA POTABLE DE 8" DE DIAMETRO ESTA SUBDIVISIÓN SE CONECTARA A LA LINEA DE AGUA EXISTENTE DE 8" CADA LOTE TENDRA UN SERVICIO DE AGUA DE 3/4" DE PARA CONECTARSE A LA LINEA DE AGUA EXISTENTE DE 8". SERAN INSTALADAS UN TOTAL DE 34 SERVICIO DE 3/4" SENCILLOS Y EL DUEÑO TENDRA QUE INSTALAR 7 HIDRANTES EN ESTA SUBDIVISION. EL COSTO PARA LA INSTALACIÓN DE LAS MEJORAS DEL AGUA ES UN TOTAL DE $547,204.00. EL DUEÑO TENDRA QUE PAGAR A LA COMPAÑIA DE AGUA, EL ABASTECIMIENTO. LA SUMA DE $67,650.00 QUE CUBRE EL COSTO POR CADA LOTE PARA EL MEDIDOR DE AGUA (INCLUYENDO COSTOS DE INSTALACION, TODOS LOS HONORARIOS DE TAP, DERECHOS DE AGUA Y CUOTAS DE MEMBRESIA). A PETICIÓN DEL PROPIETARIO, NORTH ALAMO WATER SUPPLY CORPORATION. INMEDIATAMENTE INSTALARÁ SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LAS INSTALAOONES DEL AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NORTH ALAMO WATER SUPPLY. Y DICHO SISTEMA DE DISTRIBUCIÓN INICIARA A PARTIR DE LA FECHA QUE SEA REGISTRADO EL PLAT.

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA FECHA DE OPERABILIDAD

EL DRENAJE DE ALTAMURA SUBDIVISION FASE I CONSISTE DE UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO RESPONSABLE DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS ½ ACRE SE HICIERON 2 EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TIPO PINO--ARCILLOSO ARENOSO) Y SE EXTIENDE 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS ABAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE EN PERFECTAS CONDICIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES $ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA. EN EL MOMENTO DE LA APLICACIÓN PARA FINALIZAR EL PLAT, NO SE HA INSTALADO NINGUNA FOSA SEPTICA, CON DICHA APLICACION, EL SUBDIVIDOR PROVEERA BUENAS GARANTIAS ECONOMICAS SUFICIENTES EN FORMA DE (CHEQUE DE CAJERO O CHEQUE PERSONAL) REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE ESTARA EN POSECION DEL CONDADO DE HIDALGO POR LA CANTIDAD DE $97,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN CADA LOTE. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA SEPTICO EN LA VENTA DE CADA LOTE.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL TERRENO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DEL SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO. EL PROPIETARIO ES EL RESPONSABLE DE METER LA APLICACION PARA EL PERMISO DE INSTALACION DEL SISTEMA SEPTICO CON EL DEPARTAMENTO DE SANIDAD DEL CONDADO DE HIDALGO. EL SISTEMA SEPTICO DEVERA SER INSTALADO ANTES DE QUE EL CONDADO OTORGUE EL PERMISO FINAL, PARA LA LUZ Y AGUA.

CERTIFICACION:

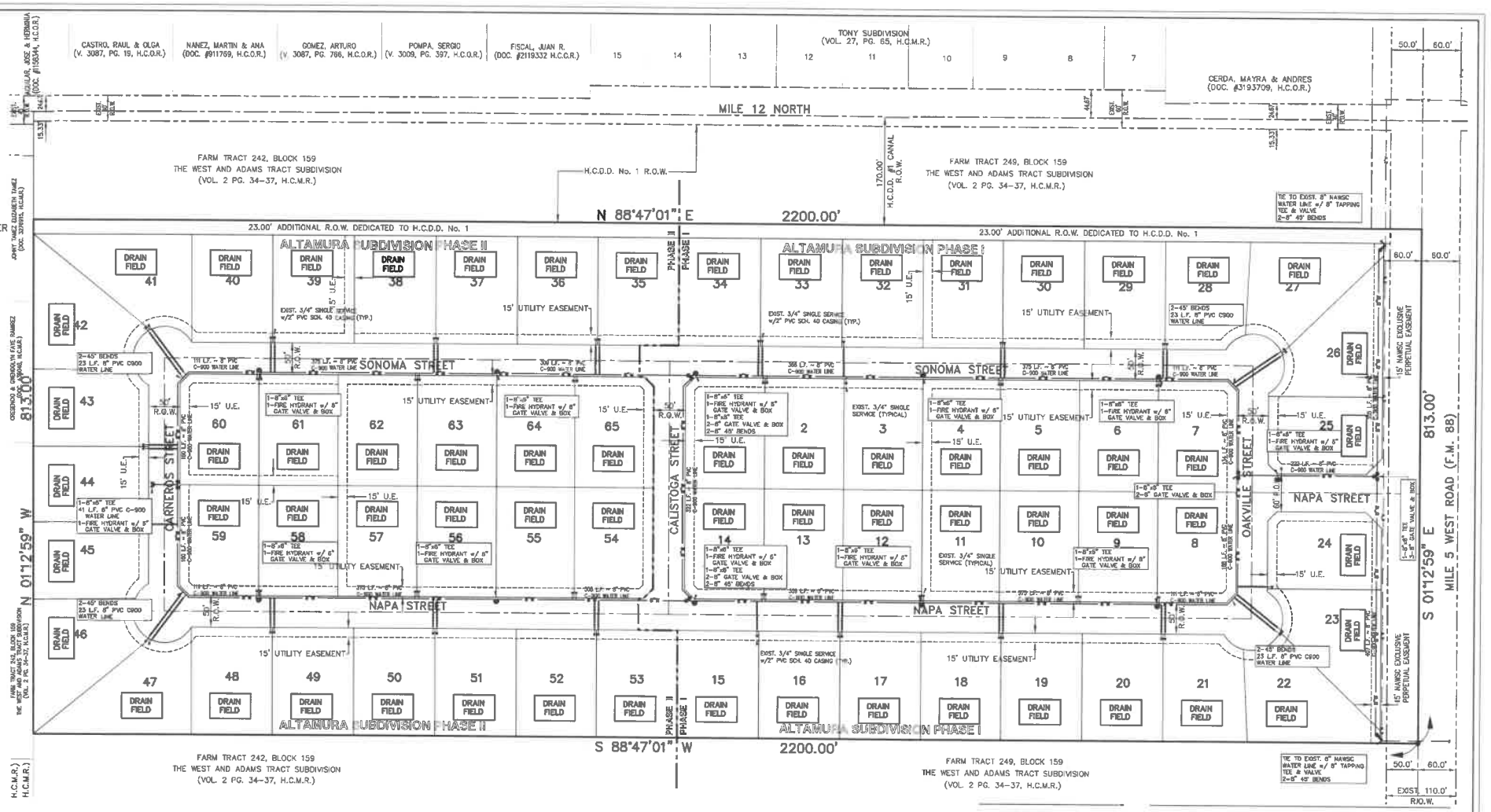
CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO DESCRITOS ANTERIORMENTE, CUMPLAN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.

CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO (OSSF). DISCUTIDOS ANTERIORMENTE SON DE LA SIGUIENTE MANERA:

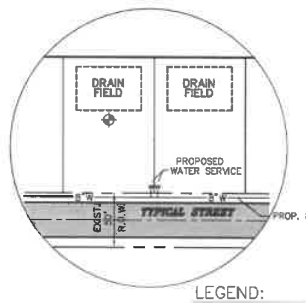
AGUA -- EL SISTEMA ESTARA TOTALMENTE CONSTRUIDO DESPUES DE LA APROBACION DEL PLANO FINAL, EXCEPTO LA INSTALACION DE MEDIDORES DE AGUA CON UN COSTO DE $ 547,204.00. LA PERSONA ENCARGADA O DUEÑO DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE $ 67,650.00 A NORTH ALAMO WATER SUPPLY CORP. PARA CUBRIR LOS GASTOS, DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA, Y COSTOS DE INSTALACION.

DRENAJE SANITARIO -- EL SISTEMA SEPTICO HA SIDO CONSTRUIDO AL TIEMPO DE LA APROBACION FINAL CONSISTIENDO EN TANQUES SEPTICOS Y DESAGUES A UN COSTO DE $ 1,500.00 POR LOTE (TODO INCLUIDO), CON UN TOTAL DE $ 97,500.00 POR LA SUBDIVISION.

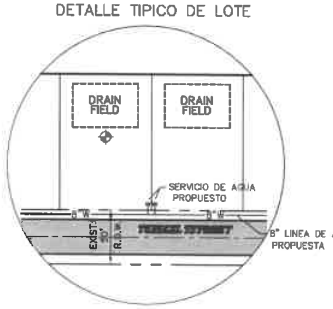
JAVIER HINOJOSA, P.E., #74808 DATE



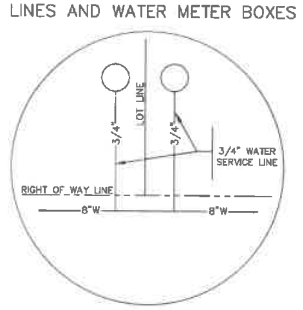
TYPICAL LOT DETAIL



DETALLE TIPICO DE LOTE



TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES



DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDOR DE AGUA



LEGEND:
◆ APPROXIMATE LOCATION OF SOIL BORINGS AS PERFORMED BY THE SOILS EVALUATOR.

LEGEND
WATER METER BOX

LEGEND
MEDIDOR DE AGUA

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

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

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

SHEET NO. 2 OF 3

ALTAMURA SUBDIVISION PHASE I & II
WATER DISTRUBUTION MAP AND SEWER LAYOUT
MAPA DE DISTRIBUICION DE AGUA Y DRENAJE

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

220406

COST ESTIMATE:

STREET PAVING	$ 1,023,682.50
WATER SUPPLY SYSTEM:	$ 547,204.00
SEPTIC TANK SYSTEM:	$ 97,500.00
DRAINAGE:	$ 432,902.50

DRAINAGE REPORT
ALTAMURA SUBDIVISION PHASE I

INTRODUCTION
ALTAMURA SUBDIVISION IS A 41.06-ACRE TRACT OF LAND OUT OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY MAPRECORDS. ALTAMURA SUBDIVISION PHASE I IS 22.45 ACRES AND PHASE 2 IS 18.61 ACRES. THIS SUBDIVISION IS LOCATED 170 FEET SOUTH OF THE NORTHEAST CORNER OF MILE 12 NORTH AND MILE 5 WEST (F.M. 88) AND IS WITHIN THE E.T.J. OF WESLACO, TEXAS.

FLOOD PLAIN
ALTAMURA SUBDIVISION PHASE I AND II IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED MAY 30, 2002 TO REFLECT LOMR. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN." THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT OR ELEVATION 69.00, WHICHEVER IS HIGHER.

SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE; THE SOILS IN THIS SUBDIVISION ARE FOUND TO BEHIDALGO FINE SANDY LOAM (25) AND HIDALGO SANDY CLAY LOAM (28). SOILS GROUP 25 AND 28 ARE IN HYDROLOGIC GROUP "B" AND ARE MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX.

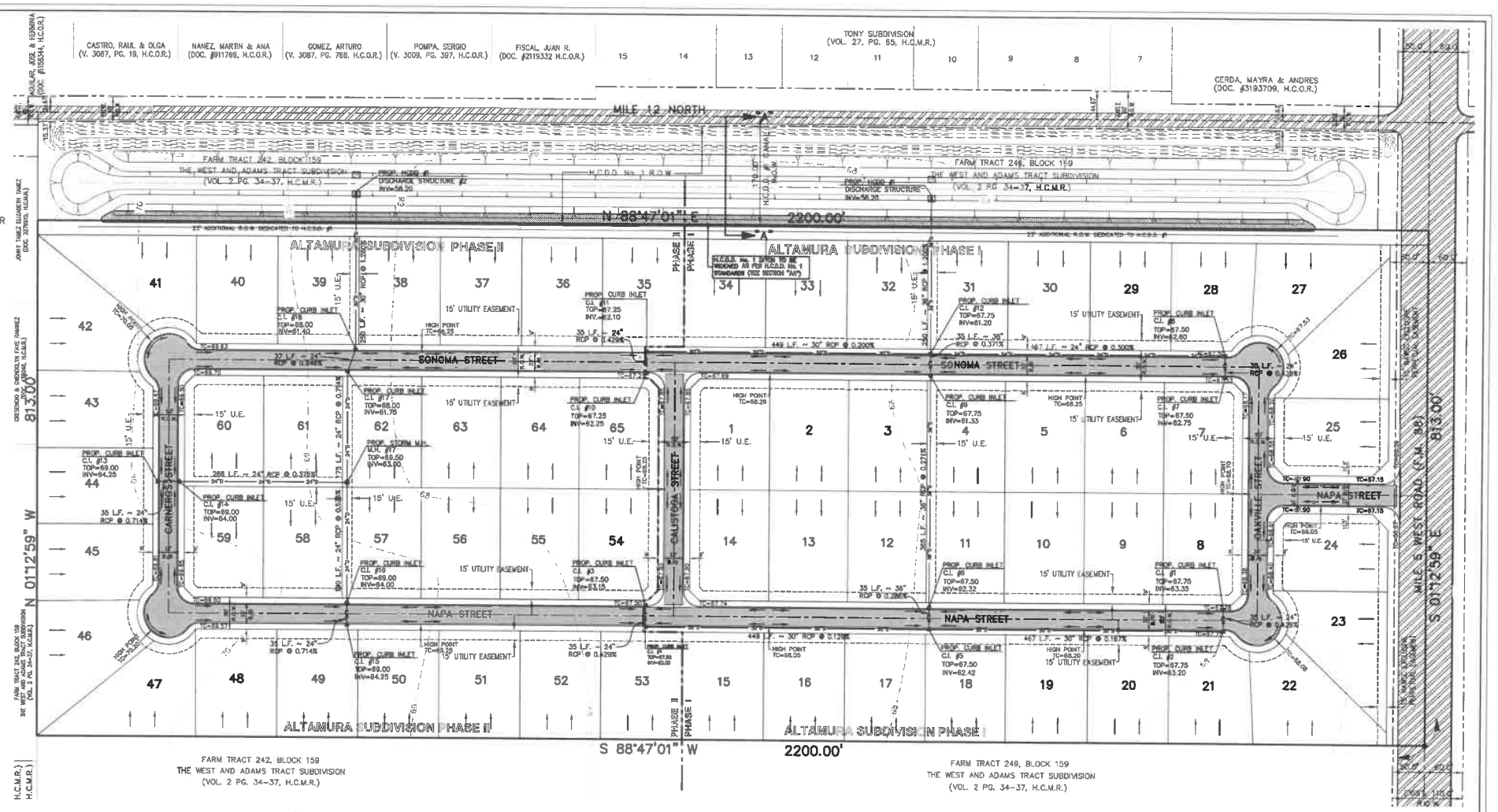
PRE-DEVELOPED CONDITIONS
THE CURRENT LAND USE FOR THIS PROPERTY HAS BEENUSED FOR AGRICULTURAL PURPOSES AND HAS AN EXISTING RUNOFF IN A NORTHEASTERLY DIRECTION. BASED ON AN EXISTING 10-YEAR STORM, A TOTAL STORM RUNOFF OF 27.00 CUBIC FEET PER SECOND IS BEING GENERATED BY THIS SUBDIVISION.

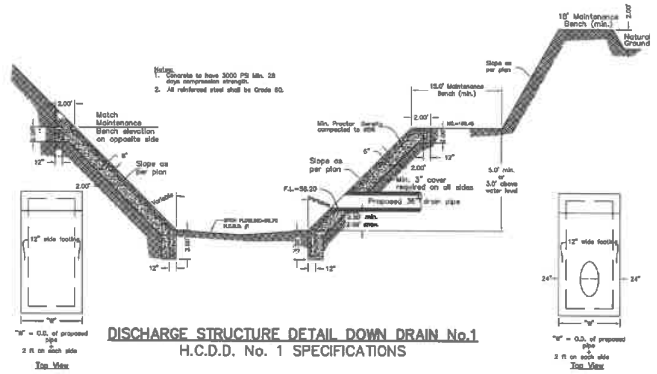
PROPOSED CONDITIONS
ALTAMURA SUBDIVISION IS A PROPOSED 85 LOT, SINGLE-FAMILY SUBDIVISION WITH 34 LOTS OCCURRING IN PHASE I, AND 31 LOTS IN PHASE II. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS DEVELOPMENT WITH THE PLACEMENT OF CURB INLETS TO INTERCEPT DRAINAGE RUNOFF GENERATED BY THIS SUBDIVISION. PIPE SIZES SHALL RANGE FROM A 24" TO 36" THROUGHOUT THE SUBDIVISION AND DISCHARGE INTO A H.C.D.D. #1 DRAINAGE DITCH ALONG THE SOUTH SIDE OF MILE 12 IN TWO LOCATIONS. PHASE I SHALL DISCHARGE INTO THE DITCH WITH A 36"PIPE AND PHASE II SHALL DISCHARGE WITH A 30"PIPE. PHASE I AND II OF THIS DEVELOPMENT WILL INCREASE RUNOFF TO A MAXIMUM OF 116.41 CUBIC FEET PER SECOND BASED ON THE 50-YEAR STORM FREQUENCY FOR AN INCREASE Q OF 89.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION IS 160,290 CUBIC FEET (3.68 AC.FT.). THE H.C.D.D.#1 DRAINAGE DITCH SHALL BE OVER-EXCAVATED BY ELEVEN FEET ABOVE THE BENCHED MAINTENANCE ROAD TO FULFILL DETENTION REQUIREMENTS. THIS WILL NET AN INCREASE IN CAPACITY OF 175,797 CUBIC FEET (4.04 AC.FT.). THE EXCAVATION OF THE DETENTION AREA SHALL BE FULLY EXCAVATED AS PART OF ALTAMURA PHASE I CONSTRUCTION AND WAS DESIGNED TO ADEQUATELY HOLD THE NECESSARY DETENTION FOR BOTH PHASES OF THE DEVELOPMENT. H.C.D.D. #1 HAS PURCHASED THE NECESSARY PROPERTY FROM THE DEVELOPER FOR THE DRAINAGE DITCH AS PART OF THE 2018 BOND ISSUE. IN ADDITION, THE DEVELOPER SHALL DEDICATE AN ADDITIONAL 23 FEET TO THE DRAINAGE DISTRICT FOR THE FURTHER EXPANSION OF THE DITCH. HCDD NO. 1 DISCHARGE STRUCTURES SHALL BE INSTALLED AS REQUIRED BY THE DRAINAGE DISTRICTS PERMIT. CHOKES ON THE DISCHARGE PIPE WILL NOT BE REQUIRED BECAUSE THE DETENTION AREA IS PART OF THE DRAINAGE DITCH.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2000 TO REFLECT L.O.M.R.

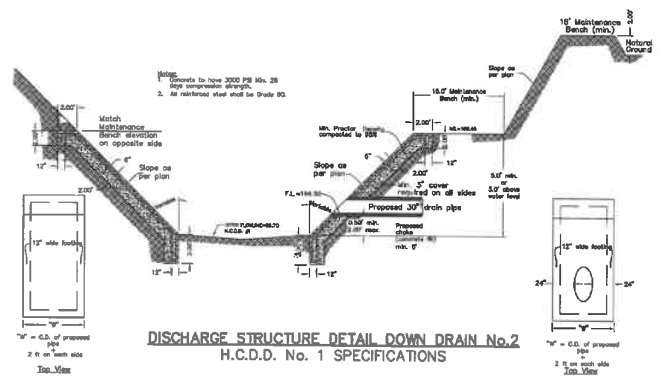
JAVIER HINOJOSA, P.E. #74808 DATE

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

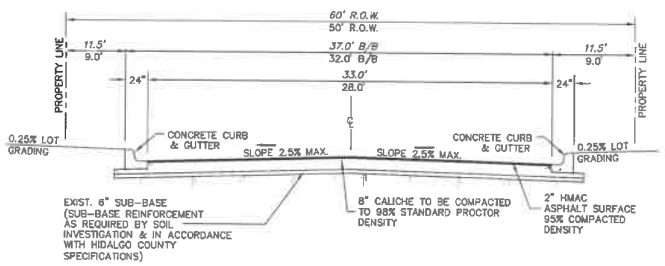




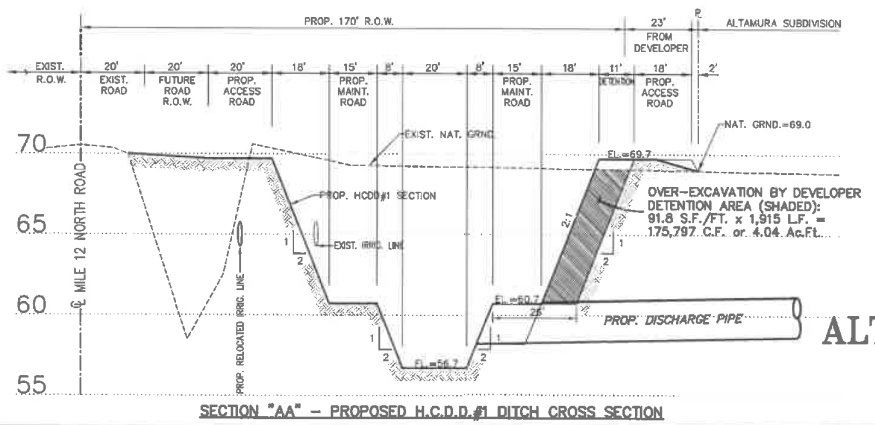
DISCHARGE STRUCTURE DETAIL DOWN DRAIN No.1
H.C.D.D. No. 1 SPECIFICATIONS



DISCHARGE STRUCTURE DETAIL DOWN DRAIN No.2
H.C.D.D. No. 1 SPECIFICATIONS



MINOR RESIDENTIAL STREET SECTION



SECTION "AA" - PROPOSED H.C.D.D.#1 DITCH CROSS SECTION

NOTE:

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

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

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

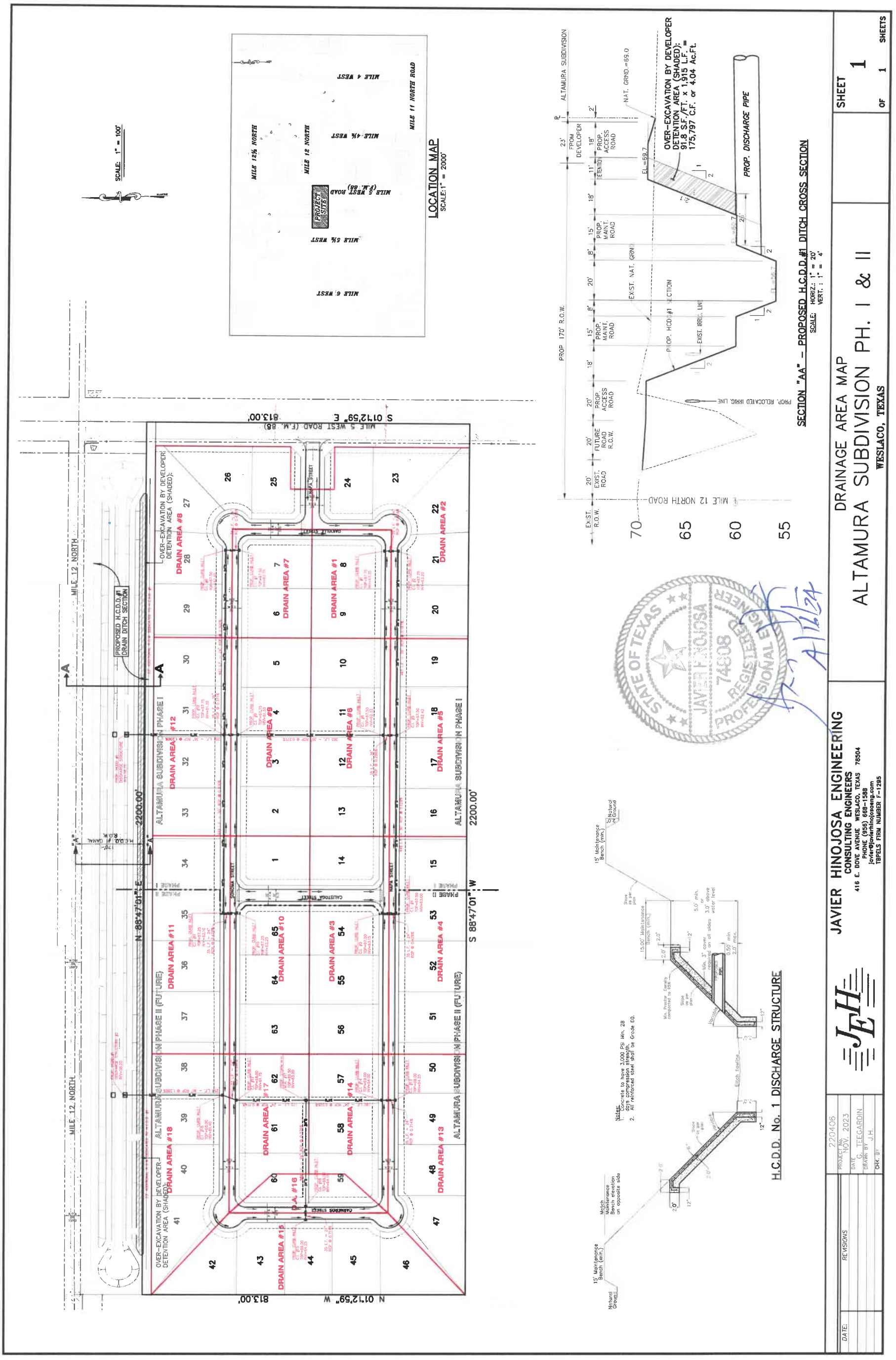
REVISIONS

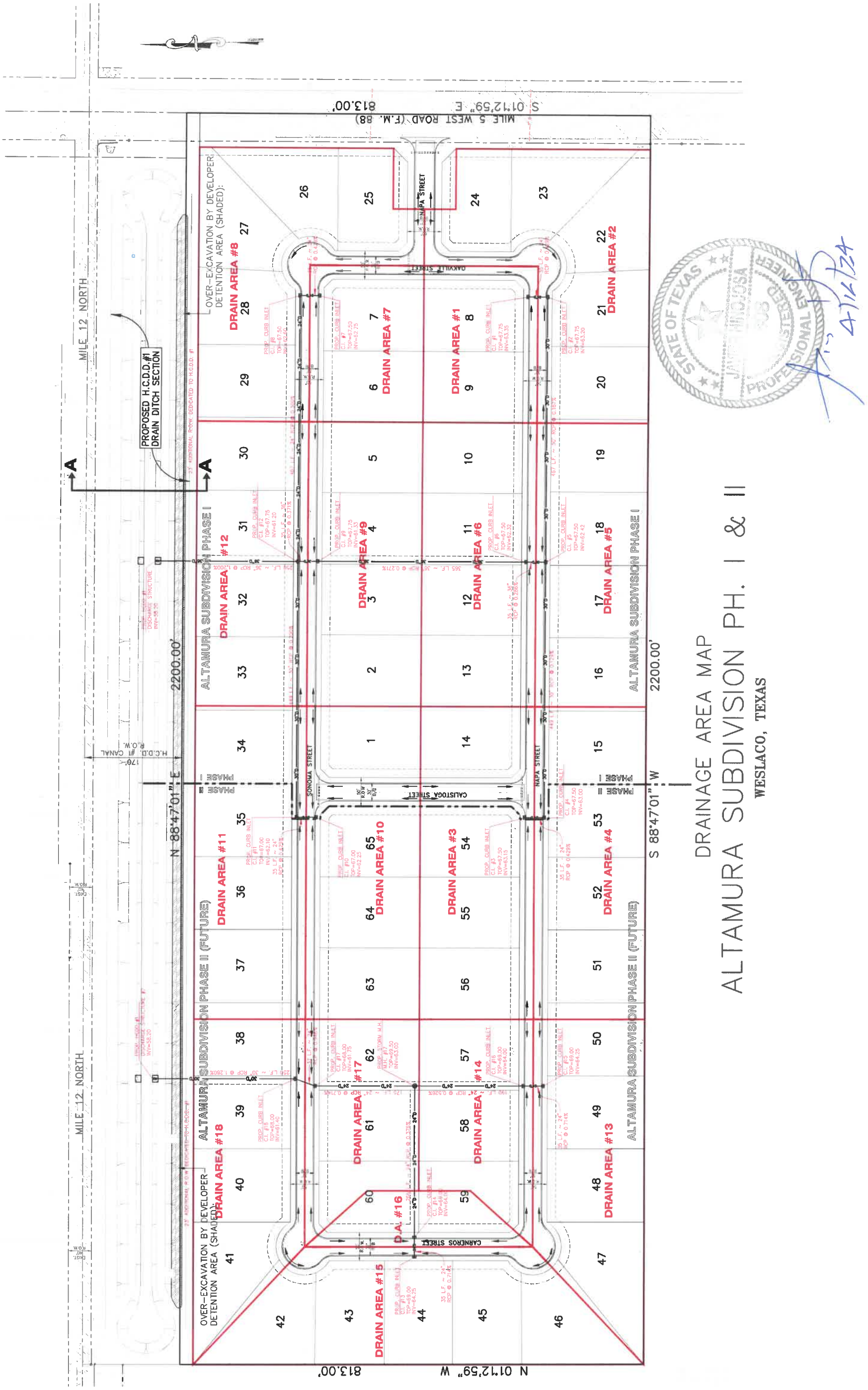
ALTAMURA SUBDIVISION PHASE I & II
MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAPHIA Y DESAGUE

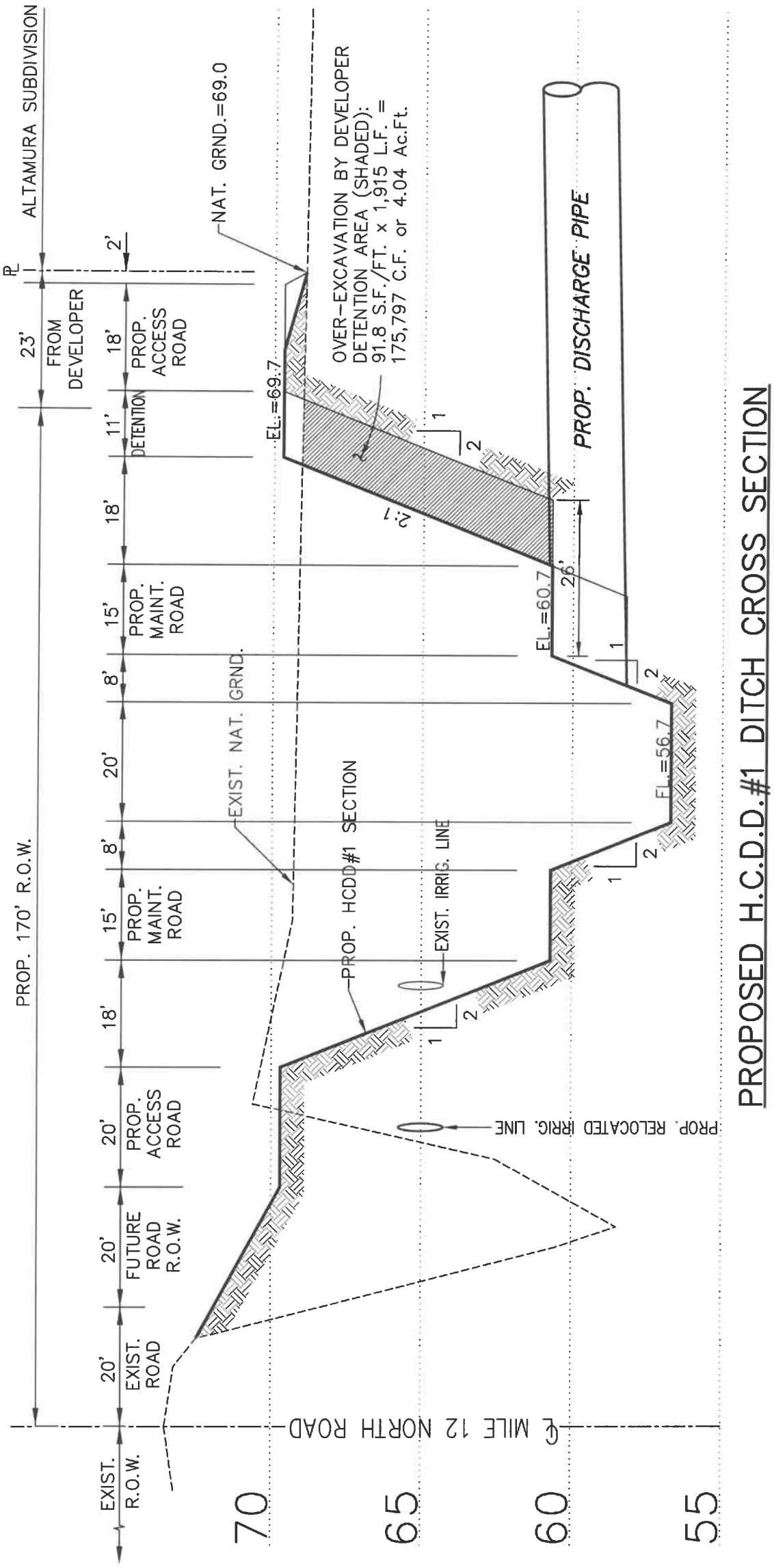
SHEET NO. 3 OF 3

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javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

220406

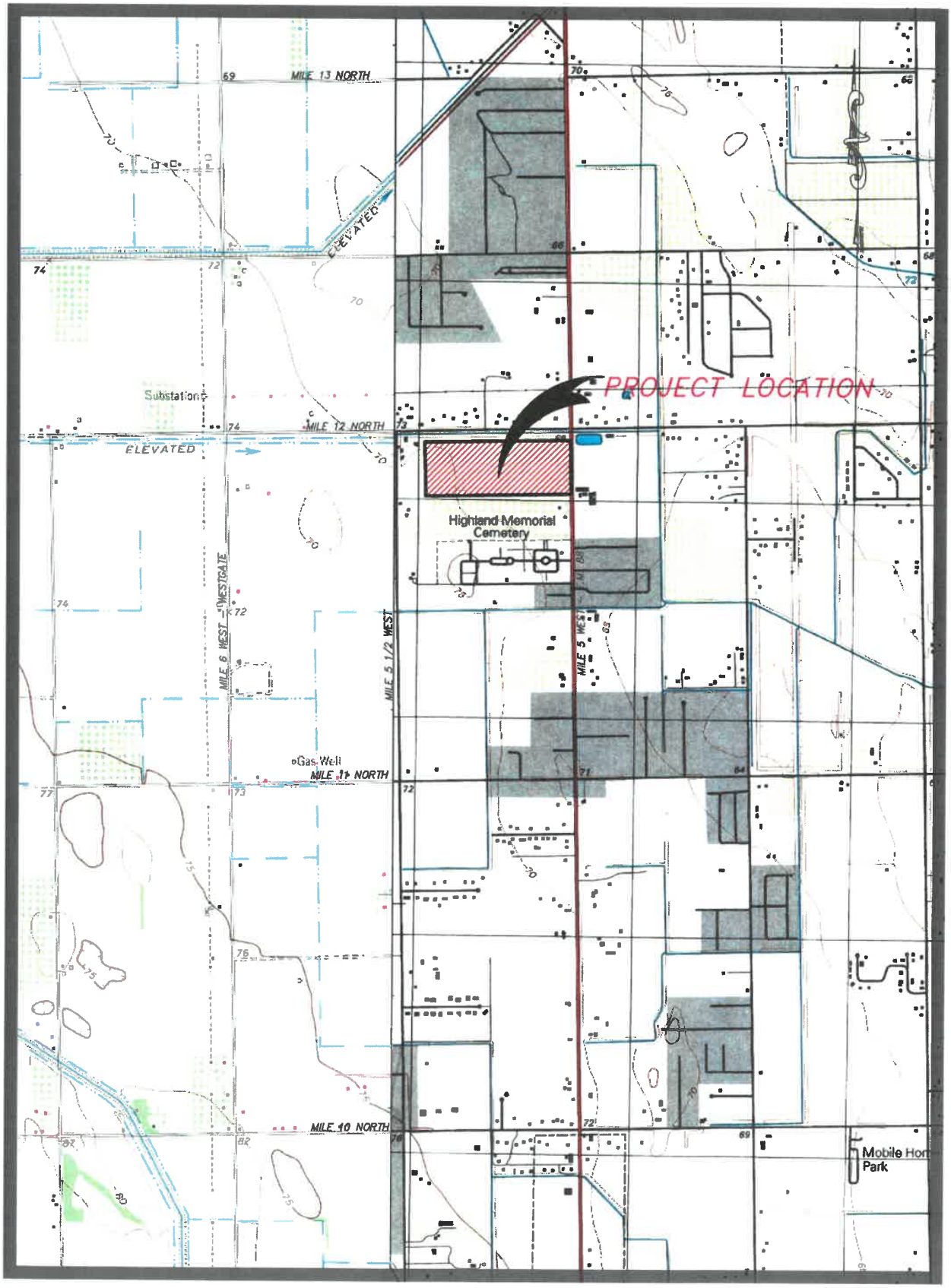

LOCATION MAP
SCALE:1" = 2000'
MILE 4 WEST
MILE 4½ WEST
MILE 5 WEST ROAD (F.M. 88)
MILE 5½ WEST
MILE 6 WEST
MILE 11 NORTH ROAD
MILE 12½ NORTH
MILE 12 NORTH
PROJECT SITE
SCALE: 1" = 100'
MILE 5 WEST ROAD (F.M. 88)
S 01°12'59" E 813.00'
PROPOSED H.C.D.D.#1 DRAIN DITCH SECTION
MILE 12 NORTH
OVER-EXCAVATION BY DEVELOPER: DETENTION AREA (SHADED):
ALTAMURA SUBDIVISION PHASE I
ALTAMURA SUBDIVISION PHASE II (FUTURE)
DRAIN AREA #1
DRAIN AREA #2
DRAIN AREA #3
DRAIN AREA #4
DRAIN AREA #5
DRAIN AREA #6
DRAIN AREA #7
DRAIN AREA #8
DRAIN AREA #9
DRAIN AREA #10
DRAIN AREA #11
DRAIN AREA #12
DRAIN AREA #13
DRAIN AREA #14
DRAIN AREA #15
DRAIN AREA #16
DRAIN AREA #17
DRAIN AREA #18
PROP. 170' R.O.W.
H.C.D.D. #1 CANAL
N 88°47'01" E 2200.00'
S 88°47'01" W 2200.00'
N 01°12'59" W 813.00'
SECTION "AA" – PROPOSED H.C.D.D.#1 DITCH CROSS SECTION
SCALE: HORIZ.: 1" = 20'
VERT. : 1" = 4'
ALTAMURA SUBDIVISION
23' FROM DEVELOPER
18' PROP. ACCESS ROAD
11' DETENTION
18' PROP. MAINT. ROAD
8'
20'
EXIST. NAT. GRND.
PROP. HCDD #1 SECTION
EXIST. IRRIG. LINE
PROP. DISCHARGE PIPE
NAT. GRND.=69.0
EL.=69.7
OVER-EXCAVATION BY DEVELOPER DETENTION AREA (SHADED): 91.8 S.F./FT. x 1,915 L.F. = 175,797 C.F. or 4.04 Ac.Ft.
EXIST. R.O.W.
20' EXIST. ROAD
20' FUTURE ROAD R.O.W.
20' PROP. ACCESS ROAD
PROP. RELOCATED IRRIG. LINE
MILE 12 NORTH ROAD
70
65
60
55
STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED ENGINEER
PROFESSIONAL
15' Maintenance Bench (min.)
Natural Ground
Match Maintenance Bench elevation on opposite side
Notes:
1. Concrete to have 3,000 PSI Min. 28 day compressive strength.
2. All reinforced steel shall be Grade 60.
Slope as per plan
15.00' Maintenance Bench (min.)
Min. Proctor Density compacted to 95%
5.0' min. or 3.0' above water level
Min. 3" cover required on all sides
PIPE
0.50' min. 2.0' max.
Ditch flowline
H.C.D.D. No. 1 DISCHARGE STRUCTURE
SHEET 1 OF 1 SHEETS
DRAINAGE AREA MAP
ALTAMURA SUBDIVISION PH. I & II
WESLACO, TEXAS
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE WESLACO, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojoseng.com
TBPELS FIRM NUMBER F-1295
DATE:
REVISIONS
PROJECT No. 220406
DATE NOV. 2023
DRAWN BY G. TEEGARDIN
CHK. BY J.H.

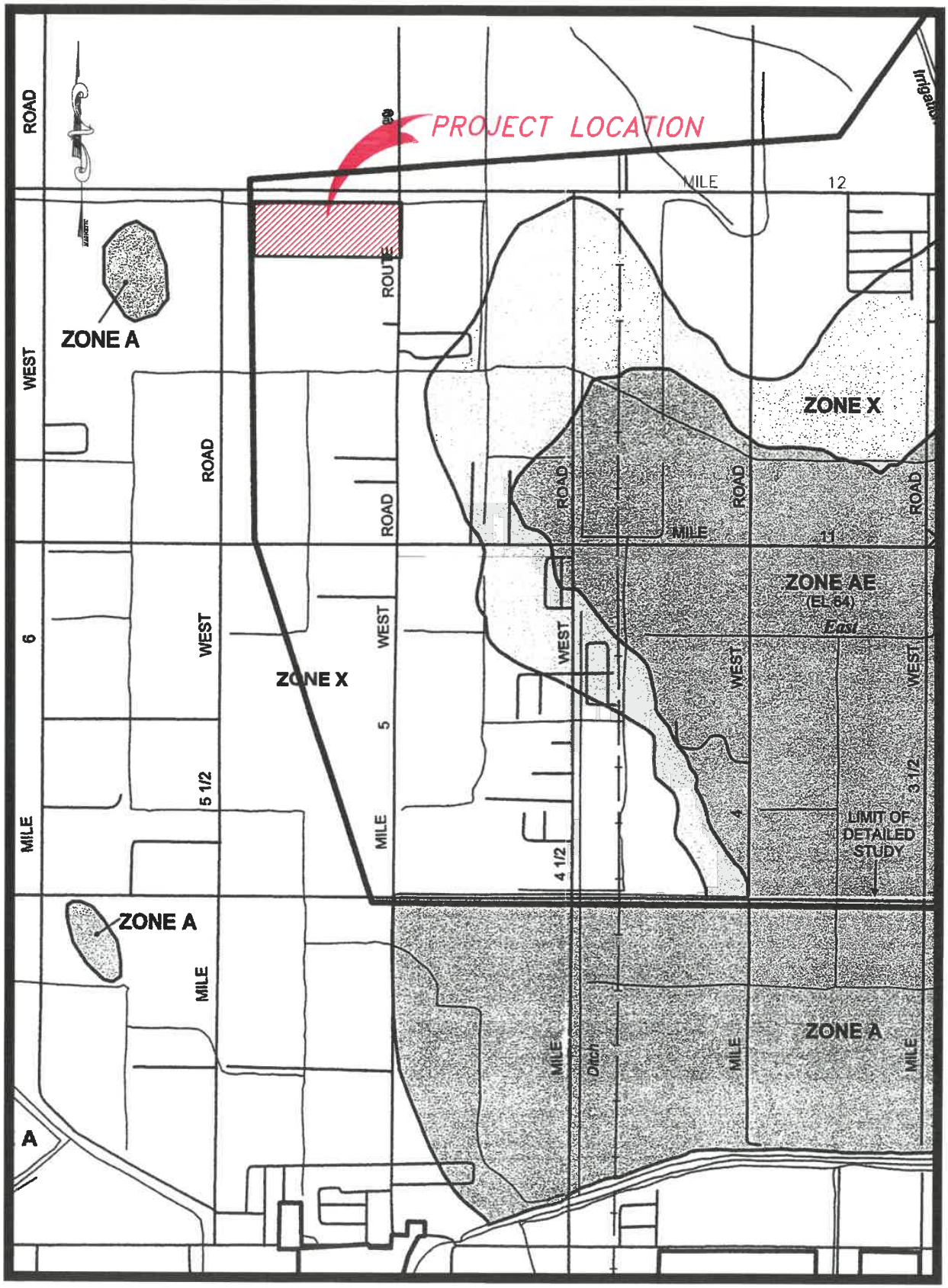

DRAINAGE AREA MAP
ALTAMURA SUBDIVISION PH. I & II
WESLACO, TEXAS
MILE 12 NORTH
MILE 5 WEST ROAD (F.M. 88)
S 01°12'59" E 813.00'
N 01°12'59" W 813.00'
S 88°47'01" W 2200.00'
N 88°47'01" E 2200.00'
OVER-EXCAVATION BY DEVELOPER
DETENTION AREA (SHADED):
PROPOSED H.C.D.D.#1
DRAIN DITCH SECTION
H.C.D.D. #1 CANAL
R.O.W.
ALTAMURA SUBDIVISION PHASE I
ALTAMURA SUBDIVISION PHASE II (FUTURE)
PHASE I
PHASE II
OAKVILLE STREET
SONOMA STREET
CALISTOGA STREET
NAPA STREET
CARNEROS STREET
DRAIN AREA #1
DRAIN AREA #2
DRAIN AREA #3
DRAIN AREA #4
DRAIN AREA #5
DRAIN AREA #6
DRAIN AREA #7
DRAIN AREA #8
DRAIN AREA #9
DRAIN AREA #10
DRAIN AREA #11
DRAIN AREA #12
DRAIN AREA #13
DRAIN AREA #14
DRAIN AREA #15
D.A. #16
DRAIN AREA #17
DRAIN AREA #18
STATE OF TEXAS
REGISTERED
PROFESSIONAL
ENGINEER

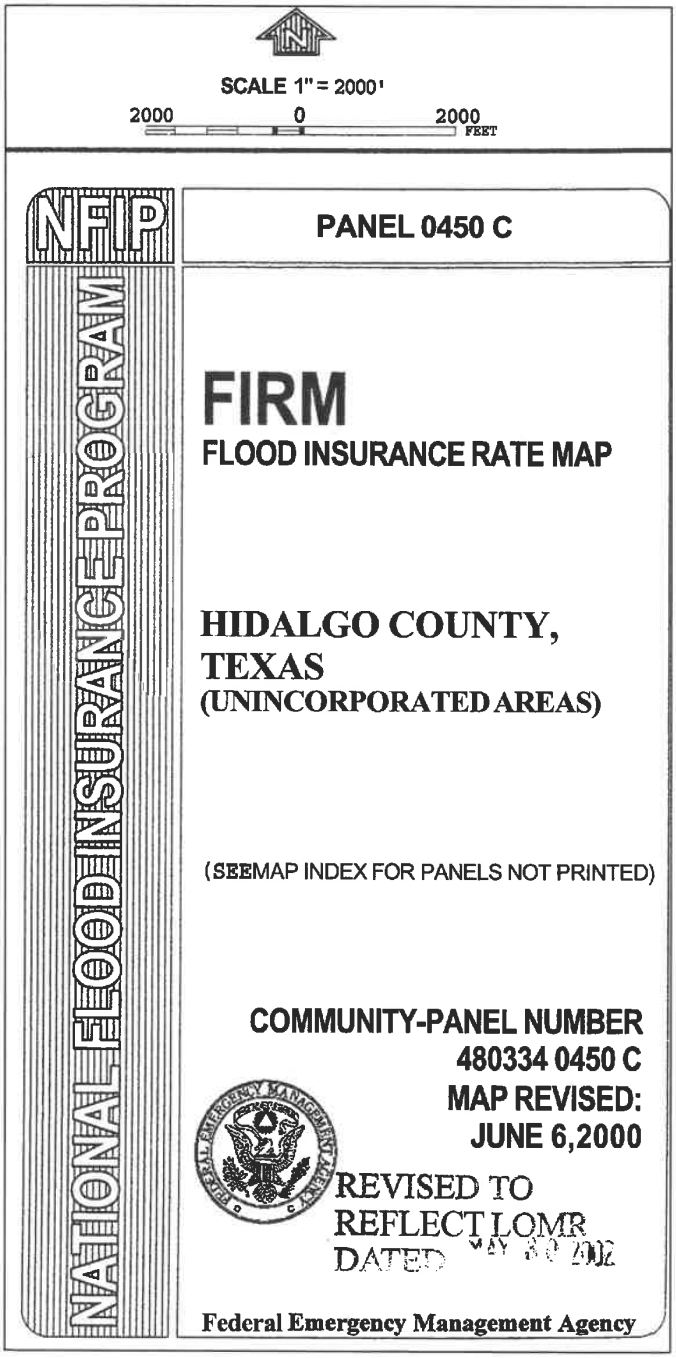


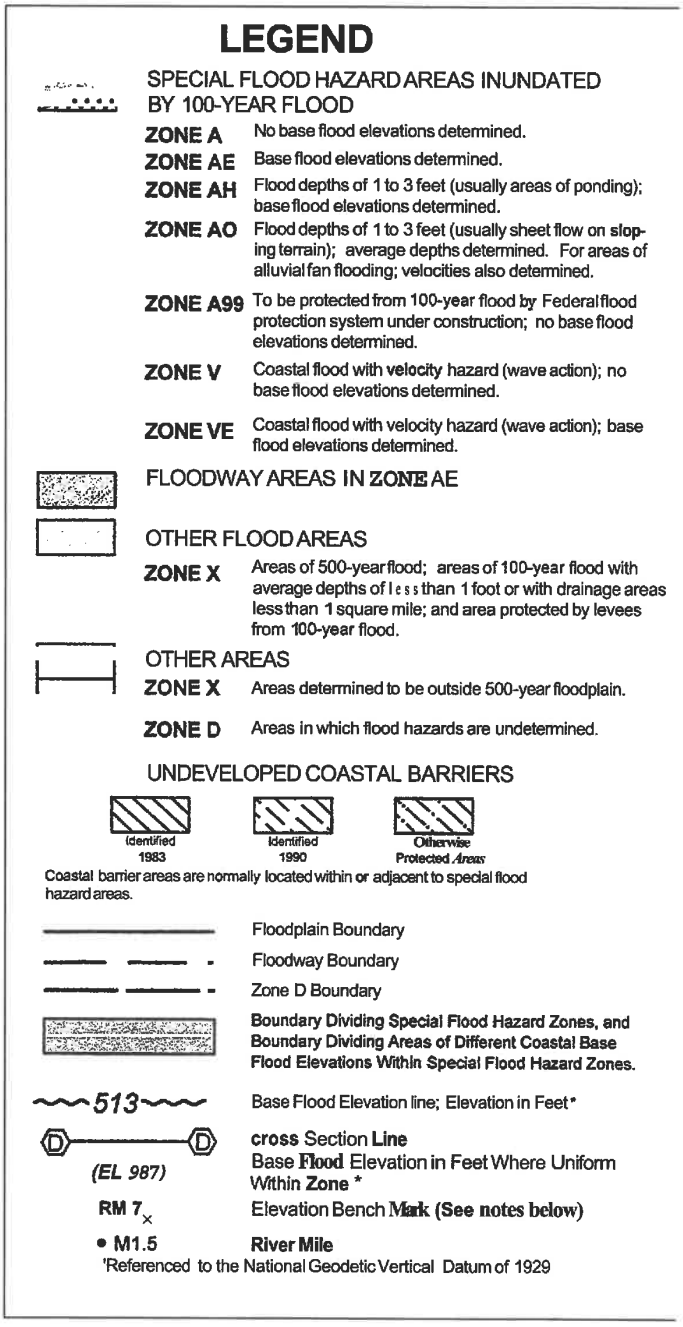
PROPOSED H.C.D.D.#1 DITCH CROSS SECTION

SCALE: HORIZ.: 1" = 20'
VERT. : 1" = 4'


MILE 13 NORTH
ELEVATED
PROJECT LOCATION
Substation
MILE 12 NORTH
ELEVATED
Highland Memorial Cemetery
MILE 6 WEST
WESTGATE
MILE 5 1/2 WEST
MILE 5 WEST
Gas Well
MILE 11 NORTH
MILE 10 NORTH
Mobile Hom
Park


PROJECT LOCATION
ROAD
WEST
ZONE A
ROUTE 66
MILE
12
ZONE X
ROAD
ROAD
ROAD
ROAD
MILE
11
ZONE AE
(EL 84)
East
WEST
WEST
WEST
WEST
6
5
4
3 1/2
5 1/2
4 1/2
MILE
MILE
LIMIT OF
DETAILED
STUDY
ZONE X
ZONE A
MILE
MILE
Ditch
MILE
ZONE A
MILE
A


SCALE 1" = 2000'
2000 0 2000
FEET
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0450 C
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6,2000
REVISED TO REFLECT LOMR DATED MAY 30 2002
Federal Emergency Management Agency


LEGEND
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
ZONE A No base flood elevations determined.
ZONE AE Base flood elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding; velocities also determined.
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.
FLOODWAY AREAS IN ZONE AE
OTHER FLOOD AREAS
ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood.
OTHER AREAS
ZONE X Areas determined to be outside 500-year floodplain.
ZONE D Areas in which flood hazards are undetermined.
UNDEVELOPED COASTAL BARRIERS
Identified 1983
Identified 1990
Otherwise Protected Areas
Coastal barrier areas are normally located within or adjacent to special flood hazard areas.
Floodplain Boundary
Floodway Boundary
Zone D Boundary
Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
513
Base Flood Elevation line; Elevation in Feet*
D D
(EL 987)
cross Section Line
Base Flood Elevation in Feet Where Uniform Within Zone *
RM 7x
Elevation Bench Mark (See notes below)
M1.5
River Mile
*Referenced to the National Geodetic Vertical Datum of 1929

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

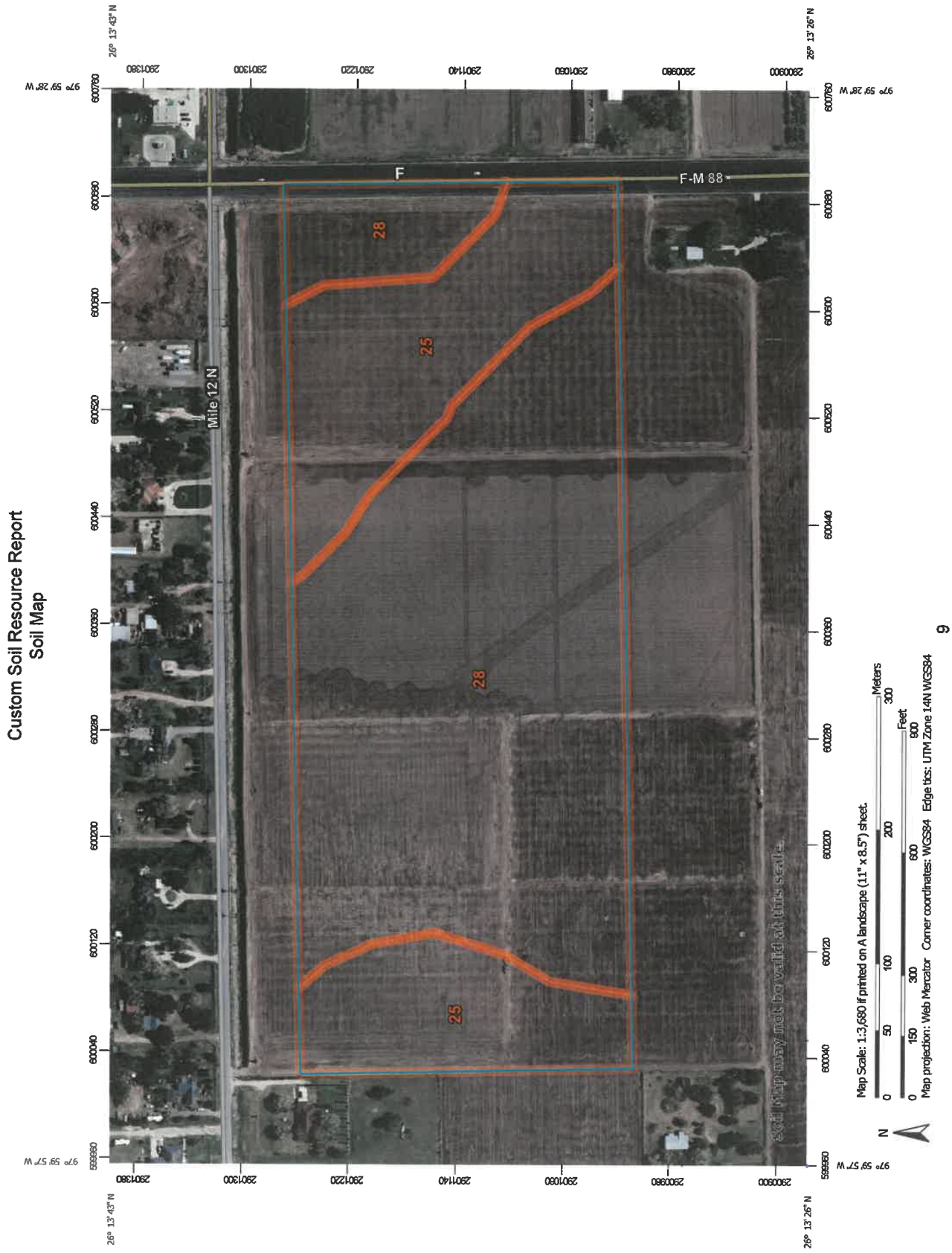
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

ALTAMURA SUBDIVISION PH. I & II



April 16, 2024


Custom Soil Resource Report
Soil Map
F
F-M 88
Mile 12 N
28
25
28
25
Soil Map may not be valid at this scale.
Map Scale: 1:3,680 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84
N
9

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

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

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	13.1	31.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	28.0	68.1%
Totals for Area of Interest		**41.2**	**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,

158 TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

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

SOILS LEGEND

TABLE 18. -- SOIL AND WATER FEATURES

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

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

HYDROLOGIC LEGEND

javier@javierhinojosaeng.com

From: Yvette Barrera <yvette.barrera@hcdd1.org>
Sent: Monday, November 13, 2023 10:04 AM
To: carlosigarza@outlook.com
Cc: javier@javierhinojosaeng.com; Raul Sesin
Subject: Altamura Subdivision and ROW acquisition
Attachments: Exhibit_mile12-fm88_crossection.pdf

Good morning,
Last week we were able to coordinate with HCCID 9 to address their concerns with the proposed ROW and impacts to the irrigation line. After several iterations, we have agreed on a proposed cross section that serves HCDD1 needs for the 2018 Bond project acquisition, HCCID9 requirements for relocation of irrigation line, and hopefully addresses the needs for the subdivision requirements, which requires additional Road ROW not shown in the subdivision.

The following were the requirements that were considered for the ROW requirement:

1) HCDD1 Acquisition: Acquisition of 170 ft of ROW is able to accommodate the following:
- **40 ft road Mile 12 Road ROW from centerline of road (20 ft existing and 20 ft dedication)
- **HCCID 9 Irrigation line relocation to the northern access road of the ditch
- **Drain ditch section reduced to accommodate a portion of the 20 ft Road dedication

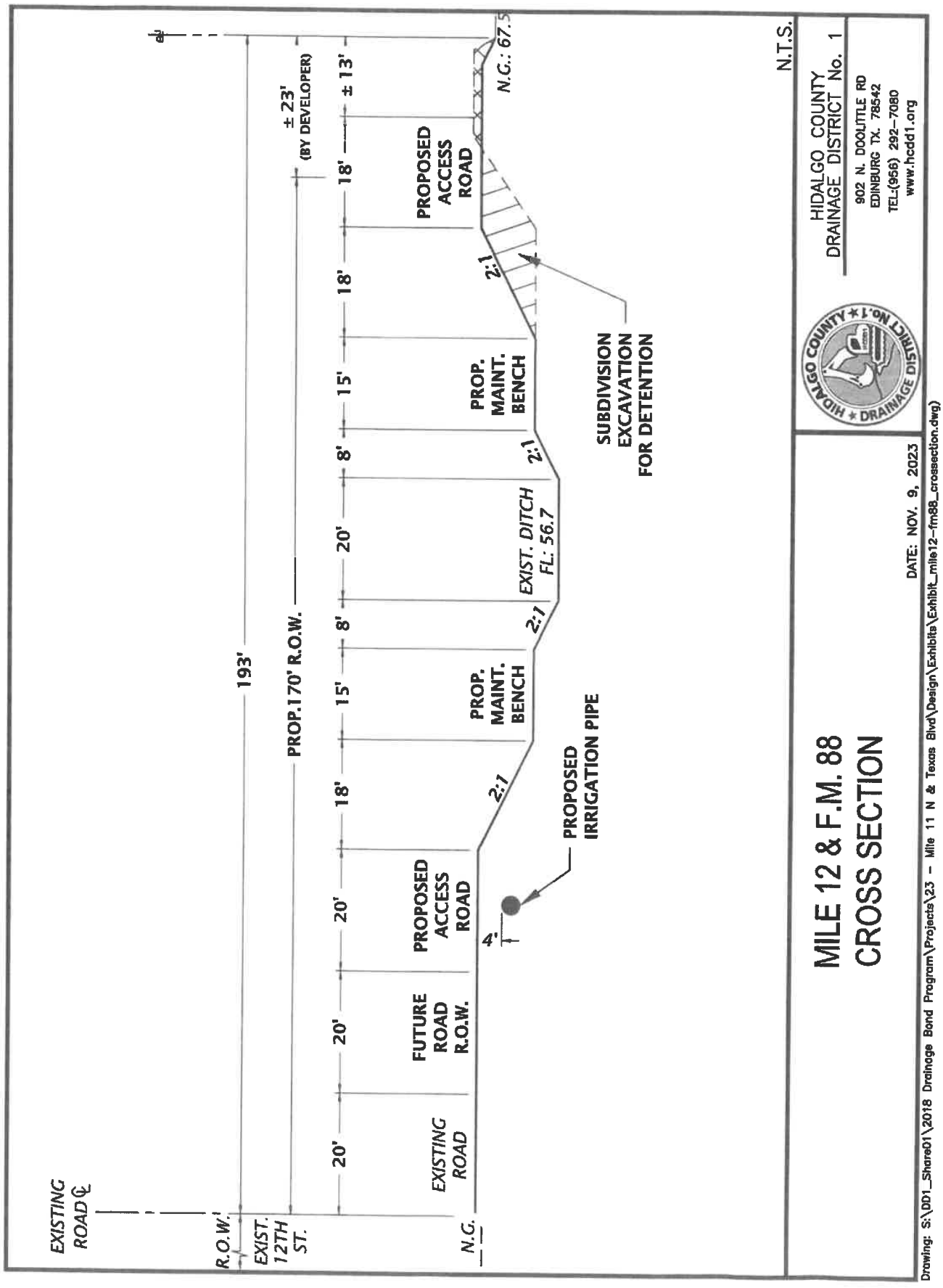
2) Mile 12 ROW: An 80 ft Road ROW was used for the Mile 12 dedication. The thoroughfare plan shows 100 ft, however, after reviewing with Javier Hinojosa, it appears that adjacent tracts dedicated 80 ft. There you will need further coordination to gain approval of the 80 ft ROW through the subdivision process. Please note that if 80 ft of ROW is not approved, there will need to be modifications to accommodate the 100 ft ROW, which includes shifting the ditch and irrigation line south.

3) Subdivision Dedication: The drain ditch cross section was modified to accommodate a portion of the 20 ft road right of way not previously shown on the plat. However, there is still additional ROW required. Furthermore, as we had discussed, the Subdivision detention volume is required to be excavated and the ROW dedicated. To accommodate both of these, we are estimating an additional 23 ft of dedication at the time of subdivision. This will include 10 ft for the Road ROW and approximately 13 ft for subdivision detention.

Please review and advise if you have any questions or would like to discuss.

--

Yvette Barrera, PE, CFM
Assistant District General Manager
Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, TX 78542
Off: (956)292-7080 ext. 5809
Fax:(956)292-7089
yvette.barrera@hcdd1.org


EXISTING ROAD ℄
R.O.W.
EXIST. 12TH ST.
N.G.
EXISTING ROAD
20'
20'
FUTURE ROAD R.O.W.
20'
18'
PROPOSED ACCESS ROAD
15'
8'
PROP. MAINT. BENCH
20'
8'
EXIST. DITCH FL: 56.7
15'
8'
PROP. MAINT. BENCH
18'
18'
PROPOSED ACCESS ROAD
± 13'
± 23' (BY DEVELOPER)
193'
PROP.170' R.O.W.
2:1
2:1
2:1
2:1
4'
PROPOSED IRRIGATION PIPE
SUBDIVISION EXCAVATION FOR DETENTION
N.G.: 67.5
N.T.S.
HIDALGO COUNTY DRAINAGE DISTRICT No. 1
902 N. DOOLITTLE RD
EDINBURG TX. 78542
TEL-(956) 292-7080
www.hcdd1.org
HIDALGO COUNTY DRAINAGE DISTRICT No.1
MILE 12 & F.M. 88
CROSS SECTION
DATE: NOV. 9, 2023
Drawing: S:\DD1_Share01\2018 Drainage Bond Program\Projects\23 - Mile 11 N & Texas Blvd\Design\Exhibits\Exhibit_mile12-fm88_crossection.dwg)

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34–37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 41.06 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE NORTHEAST CORNER OF SAID FARM TRACT 249, WITHIN THE INTERSECTION OF MILE 5 WEST ROAD (F.M. 88) AND MILE 12 NORTH ROAD, THENCE S 01°12'59" E ALONG THE EAST LINE OF SAID FARM TRACT 249 AND WITHIN THE RIGHT OF WAY OF MILE 5 WEST ROAD (F.M. 88), A DISTANCE OF 170.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01° 12' 59" E, CONTINUING ALONG THE EAST LINE OF SAID FARM TRACT 249, WITHIN SAID MILE 5 WEST ROAD (F.M. 88) A DISTANCE OF 813.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S 88° 47' 01" W, AT DISTANCE OF 50.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST ROAD (F.M. 88) AS RECORDED IN VOLUME 817, PAGE 294, H.C.D.R. AND THE EAST LINE OF A 15.0 FOOT EASEMENT TO NORTH ALAMO WATER SUPPLY CORP. (NAWSC), RECORDED IN VOLUME 2399, PAGE 551, H.C.D.R., AT DISTANCE OF 65.00 FEET PASS THE WEST LINE OF SAID NAWSC EASEMENT, AT A DISTANCE OF 1,320.00 FEET PASS THE COMMON LINE OF SAID FARM TRACTS 249 AND 242, AND CONTINUING A TOTAL DISTANCE OF 2,200.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 01° 12' 59" W, AT A DISTANCE OF 461.00 FEET PASS A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO CRESENCIO RAMIREZ AND GWENDOLYN FAT RAMIREZ, RECORDED IN DOCUMENT NO. 425048, H.C.D.R. AND CONTINUING ALONG THE EAST LINE OF SAID MARTINEZ TRACT A DISTANCE OF 683.00 FEET PASS A 1/2" IRON ROD FOUND ON THE EASTERN MOST NORTHEAST CORNER OF SAID MARTINEZ TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JOHNNY TAMEZ AND ELIZABETH TAMEZ, RECORDED IN DOCUMENT NUMBER 3276915, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID TAMEZ TRACT AT A DISTANCE OF 813.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" SET ON THE SOUTH RIGHT-OF-WAY LINE OF A 170 FOOT HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 47' 01" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT No.1 RIGHT-OF-WAY, AT DISTANCE OF 880.00 FEET PASS THE COMMON NORTH CORNER OF SAID FARM TRACTS 242 AND 249 AND CONTINUING ALONG THE SOUTH LINE OF SAID DRAINAGE DISTRICT RIGHT-OF-WAY, AT 2,150.00 FEET THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST (F.M. 88), IN ALL A TOTAL DISTANCE OF 2,200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 41.06 ACRES OF LAND, MORE OR LESS.

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS EASEMENT THE _____ DAY OF_____, 20_____.

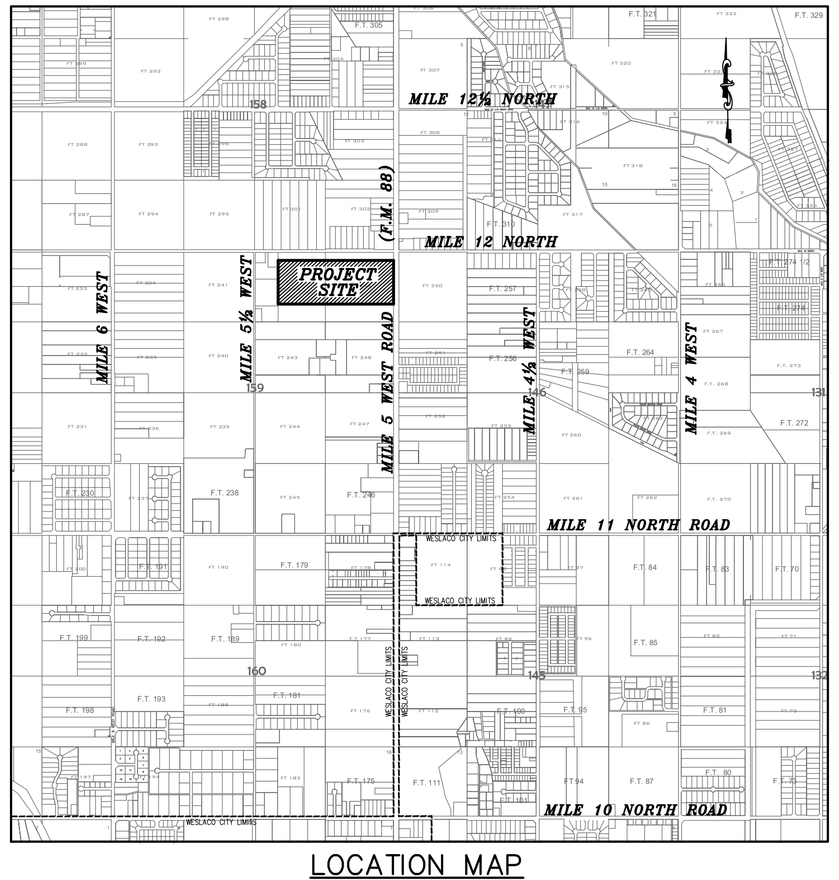
_____
PRINTED NAME: JASON E. GARZA, DEVELOPER

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF_____, 20_____.

_____
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: AUGUST 28, 2024 DRAWN BY: G. TEEGARDIN

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

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0450 C, REVISED MAY 30, 2002. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. SETBACKS:
   FRONT: 25.00 FEET
   REAR: 20% OF LOT DEPTH, NOT TO EXCEED 25 FEET OR GREATER FOR EASEMENT.
   SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER.
   SIDE CORNER: 10.00 FEET, CORNER GARAGE SIDE: 18.00 FEET
   CORNER GARAGE FRONT: 18.00 FEET
   CORNER SIDE WHERE R.O.W. IS GREATER THAN 50 FEET: 20.00 FEET.
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (NO OTHER LAND USE WILL BE PERMITTED). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. NO COMMERCIAL USE SHALL BE ALLOWED WITHIN THIS SUBDIVISION.
5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND OR ELEVATION 69.00, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOT WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: TOP OF STORM MANHOLE LOCATED APPROXIMATELY 48 FEET NORTH AND 45 FEET EAST OF THE INTERSECTION OF MILE 12 NORTH &F.M. 88.
   ELEVATION=67.159
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 160,290 CUBIC FEET (3.680 ACFT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM SEWER IMPROVEMENTS).
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

    A. OSSF SYSTEM IS BEING DESIGNED OR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
    B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
13. JASON E. GARZA, THE OWNER AND SUBDIVIDER OF ALTAMURA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 3 OF THIS PLAT.
14. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 5 WEST (F.M. 88) ON TO LOTS 22 THROUGH 27. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM NAPA STREET FOR LOTS 24 AND 25.
15. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.
16. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO AND COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY CITY AND COUNTY FROM ANY AND LIABILITY AND ALLEGED 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, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, AND PRIVATE STREET LIGHTING. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
17. SET ½" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
18. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO THE CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
19. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
20. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FORM INTERSECTION AND IN COMPLIANCE WITH THE CITY OF WESLACO ACCESS MANAGEMENT ORDINANCE.

INDEX TO SHEETS FOR ALTAMURA SUBDIVISION

SHEET 1	DATE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, METES AND BOUNDS, GENERAL NOTES, OWNER CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, COUNTY CERTIFICATE, CITY OF WESLACO CERTIFICATE, COUNTY HEALTH DEPARTMENT CERTIFICATE, ENGINEER'S CERTIFICATE, SURVEYORS CERTIFICATE, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE, HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 CERTIFICATE, AND COUNTY CLERK'S RECORDING CERTIFICATE.
SHEET 2	DATE, NORTH ARROW, MAIN SCALE, LEGEND OF ABBREVIATIONS, HEADING, LEGAL DESCRIPTION, LOCATION MAP, PLAT WITH LOTS, STREETS AND EASEMENTS, LOT LINE CURVE DATE AND LOT LINE TABLE.
SHEET 3	FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT. (ENGLISH AND SPANISH VERSIONS).
SHEET 4	DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.

THE COUNTY OF HIDALGO TEXAS

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

ON:_____ AT _____ AM/PM

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

BY: _____ DEPUTY

GENERAL PLAT NOTES & RESTRICTIONS (cont.):

21. LANDSCAPING IS REQUIRED BY CITY OF WESLACO ORDINANCE.
22. A FOUR FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
23. A FIVE FOOT SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF F.M. 88 UPON THE ISSUANCE OF A NOTICE TO PROCEED.
24. A SIX FOOT TALL CEDAR FENCE SHALL BE REQUIRED ALONG THE NORTH LOT LINES OF LOT 27 THROUGH 41 INCLUSIVE, AT THE TIME OF LOT'S OCCUPANCY.
25. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT OF WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
26. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.
27. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATIONS DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
28. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
29. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
30. A SIX FOOT BUFFER SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL LOT WHETHER EXISTING OR WHEN SUCH COMMERCIAL LOT IS EVIDENT THE LOT OWNER.
31. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
32. AFTER RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTS (CCRs) TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
33. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
34. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

SUBDIVISION PLAT OF
ALTAMURA SUBDIVISION
(A PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34–37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S CERTIFICATION, AND ATTESTATION

I, JASON E. GARZA, OF THE 41.06 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ALTAMURA SUBDIVISION, MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE CITY OF WESLACO, THE COUNTY OF HIDALGO AND THE STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY OR THE CITY OF WESLACO AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, NORTH ALAMO WATER SUPPLY CORPORATION AND THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 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 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.

_____
BY: JASON E. GARZA, DATE
OWNER: RD ALTAMURA, LLC.
ADDRESS: P.O. BOX 6105
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARD JASON E. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____ 20_____ A.D.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

ON THIS THE _____ DAY _____ , 20_____ A.D.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)

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

MAYOR, CITY OF WESLACO ATTEST: CITY SECRETARY

DATE:_____ DATE:_____

THIS SUBDIVISION PLAT OF ALTAMURA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ , 20_____ A.D.

_____
CHAIRMAN , PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH.

DEPARTMENT ON_____ 20_____.

_____
ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

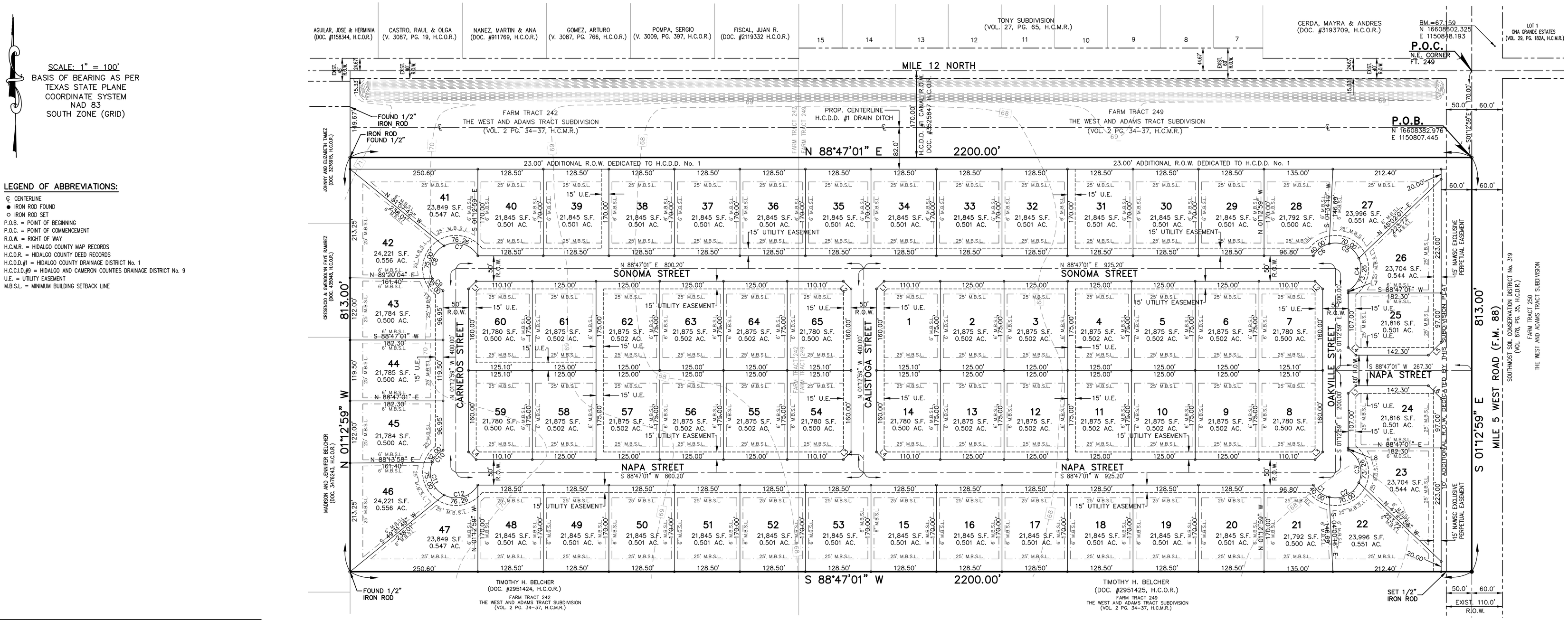
I, JAVIER HINOJOSA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____
JAVIER HINOJOSA, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS AND STREETS OF ALTAMURA SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 22, 2022.

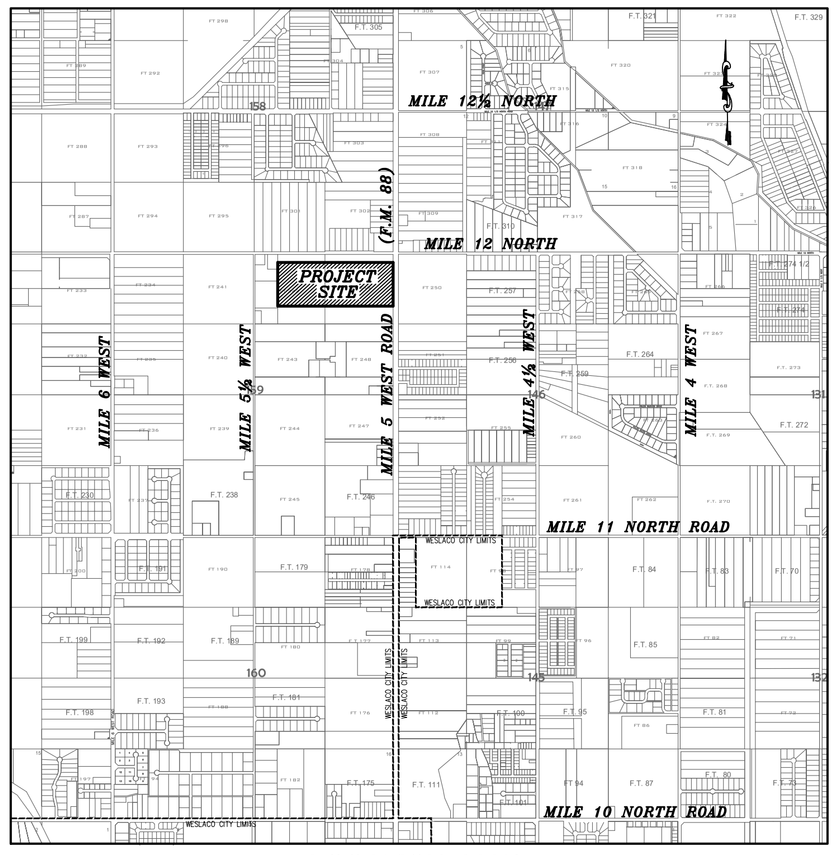
_____
CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURV



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

LEGEND OF ABBREVIATIONS:

℄ CENTERLINE
● IRON ROD FOUND
○ IRON ROD SET
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
H.C.D.D.#1 = HIDALGO COUNTY DRAINAGE DISTRICT No. 1
H.C.C.I.D.#9 = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
U.E. = UTILITY EASEMENT
M.B.S.L. = MINIMUM BUILDING SETBACK LINE



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: AUGUST 28, 2024 DRAWN BY: G. TEEGARDIN

LOT LINE – CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C1"	45°50'12"	50.00'	21.14'	40.00'	S54°08'05"E	38.94'
"C2"	80°12'51"	50.00'	42.11'	70.00'	N62°50'24"E	64.42'
"C3"	83°56'57"	50.00'	44.98'	73.26'	N19°14'30"W	66.88'
"C4"	83°56'57"	50.00'	44.98'	73.26'	N16°48'33"E	66.88'
"C5"	80°12'51"	50.00'	42.11'	70.00'	N65°16'21"W	64.42'
"C6"	45°50'12"	50.00'	21.14'	40.00'	S51°42'07"W	38.94'
"C7"	87°23'13"	50.00'	47.77'	76.26'	N74°54'35"W	69.08'
"C8"	85°56'37"	50.00'	46.58'	75.00'	S18°25'30"W	68.16'
"C9"	36°40'10"	50.00'	16.57'	32.00'	S42°52'54"E	31.46'
"C10"	36°40'10"	50.00'	16.57'	32.00'	S40°26'56"W	31.46'
"C11"	85°56'37"	50.00'	46.58'	75.00'	S20°51'28"E	68.16'
"C12"	87°23'13"	50.00'	47.77'	76.26'	N72°28'37"E	69.08'

LOT LINE – LINE TABLE

LINE	BEARING	DISTANCE
"L1"	N 43°47'01" E	21.21'
"L2"	S 46°12'59" E	21.21'
"L3"	S 43°47'01" W	21.21'
"L4"	N 46°12'59" W	21.21'
"L5"	S 43°47'01" W	35.36'
"L6"	S 46°12'59" E	35.36'
"L7"	S 08°01'12" E	4.70'
"L8"	N 08°01'12" W	4.70'

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

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

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

SUBDIVISION PLAT OF
ALTAMURA SUBDIVISION
(A PRIVATE SUBDIVISION)

SHEET NO. 2 OF 4

REVISIONS		

220406

COST ESTIMATE:

STREET PAVING	$ 1,023,682.50
WATER SUPPLY SYSTEM:	$ 547,204.00
SEPTIC TANK SYSTEM:	$ 97,500.00
DRAINAGE:	$ 432,902.50

SUBDIVIDER CERTIFICATION:

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

I, JASON E. GARZA, SUBDIVIDER OF ALTAMURA SUBDIVISION, HEREBY CERTIFY THAT SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

_____

BY: JASON E. GARZA, DATE

OWNER: RD ALTAMURA, LLC.

ADDRESS: P.O. BOX 6105

McALLEN, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON E. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____ 20_____A.D.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES_____

FINAL ENGINEERING REPORT FOR ALTAMURA SUBDIVISION

BY JAVIER HINOJOSA, P.E.

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

ALTAMURA SUBDIVISION IS PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 8" DIAMETER WATER LINE LOCATED ALONG THE WEST SIDE OF F.M. 88. 791 FEET OF EXISTING 8" WATER LINE WILL BE RELOCATED INTO A 15' NAWSC EXCLUSIVE PERPETUAL EASEMENT WITHIN THE SUBDIVISION ALONG F.M. 88. 8" NAWSC WATER LINES WILL BE EXTENDED INTO THE SUBDIVISION WITHIN THE NORTH RIGHT OF WAY OF NAPA STREET, WITHIN THE WEST RIGHT OF WAY LINE OAKVILLE STREET, WITHIN THE EAST RIGHT OF WAY LINE OF CALISTOGA STREET AND CARNEROS STREET AND THE WITHIN THE SOUTH RIGHT OF WAY LINE OF SONOMA STREET FOR A TOTAL OF 4,624 FEET OF 8" WATER LINE. EACH LOT IS PROVIDED WITH A 3/4" INCH WATER SERVICE CONNECTING TO THE EXISTING 8" WATER LINE. A TOTAL OF 65 3/4" SINGLE SERVICE LINES CONNECTIONS HAVE BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED TWELVE FIRE HYDRANTS WITHIN THE SUBDIVISION. THE COST FOR INSTALLATION OF THE WATER IMPROVEMENTS IS A TOTAL OF $547,204.00. THE SUBDIVIDER HAS IN ADDITION PAID TO THE NORTH ALAMO WATER SUPPLY CORPORATION THE SUM OF $67,650.00 WHICH COVERS THE COST PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS, ALL TAP FEES, WATER RIGHTS AND MEMBERSHIP FEES). UPON REQUEST BY THE OWNER OF A LOT, NORTH ALAMO WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NORTH ALAMO WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

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

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM SOIL FOR THE AREA. A TOTAL OF 2 SOIL BORING WERE PEFORMED FOR THIS SUBDIVISION. THE SOIL IS UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR THE FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $97,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDOR WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALES PRICE OF EACH LOT.

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

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES ARE FULLY CONSTRUCTED UPON FINAL PLAT APPROVAL, EXCEPT FOR INSTALLATION OF WATER METERS, AT A COST OF $ 547,204.00. THE SUBDIVIDER HAS ALSO PAID A TOTAL OF $ 67,650.00 NORTH ALAMO WATER SUPPLY CORP. TO COVER THE COSTS OF INSTALLATION OF METERS, WATER RIGHTS, MEMBERSHIPS AND ALL TAP FEES.

SEWAGE FACILITIES – SEPTIC SYSTEMS HAVE BEEN CONSTRUCTED UPON FINAL PLAT APPROVAL BY MEANS OF SEPTIC TANKS AND DRAIN FIELDS AT A COST OF $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF $97,500.00 FOR THE SUBDIVISION.

_____

JAVIER HINOJOSA, P.E., #74808 DATE

REPORTE DE INGENIERIA DE ALTAMURA SUBDIVISON

BY: JAVIER HINOJOSA P.E.

ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISIÓN DE ALTAMURA FASE I SERA ABASTECIDA CON AGUA POTABLE POR LA COMPAÑÍA DE ALAMO WATER SUPPLY CORPORATION. EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑÍA DE ALAMO WATER SUPPLY CORPORATION HAN FIRMADO UN CONTRATO EN EL CUAL LA COMPAÑÍA DE ALAMO WATER SUPPLY CORPORATION SE HA COMPROMETIDO A PROPORCIONAR AGUA SUFICIENTE A ESTA SUBDIVISIÓN POR LO MENOS HASTA TREINTA AÑOS Y TAMBIEN LA COMPAÑÍA DE ALAMO WATER SUPPLY CORPORATION TENDRA QUE PROPORCIONAR LA DOCUMENTACIÓN PARA ABASTECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE AGUA A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISIÓN. DENTRO DE LA SUBDIVISIÓN POR EL CAMINO F.M. 88 EXTENDERAN UNA LINEA DE 8" DENTRO DEL R.O.W. DE LA CALLE NAPA Y TAMBIEN AL OESTE DEL R.O.W. DE LA CALLE OAKVILLE, DENTRO DEL OESTE R.O.W. DE LA CALLE CALISTOGA Y DE LA CALLE CARNEROSY DENTRO DEL SUR DEL R.O.W.DE LA CALLE SONOMA, SERA UN TOTAL DE 4,624 PIES LINEALES DE AGUA POTABLE DE 8" DE DIAMETRO ESTA SUBDIVISION SE CONECTARA A LA LINEA DE AGUA EXISTENTE DE 8" CADA LOTE TENDRA UN SERVICIO DE AGUA DE 3/4" DE PARA CONECTARSE A LA LINEA DE AGUA EXISTENTE DE 8". SERAN INSTALADAS UN TOTAL DE 65 SERVICIO DE 3/4" SENCILLOS Y EL DUEÑO TENDRA QUE INSTALAR 12 HIDRANTES EN ESTA SUBDIVISION. EL COSTO PARA LA INSTALACIÓN DE LAS MEJORAS DEL AGUA ES UN TOTAL DE $547,204.00. EL DUEÑO TENDRA QUE PAGAR A LA COMPAÑIA DE AGUA, EL ABASTECIMIENTO. LA SUMA DE $67,650.00 QUE CUBRE EL COSTO POR CADA LOTE PARA EL MEDIDOR DE AGUA (INCLUYENDO COSTOS DE INSTALACIÓN, TODOS LOS HONORARIOS DE TAP, DERECHOS DE AGUA Y CUOTAS DE MEMBRESIA). A PETICIÓN DEL PROPIETARIO, NORTH ALAMO WATER SUPPLY CORPORATION. INMEDIATAMENTE INSTALARÁ SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LAS INSTALACIONES DEL AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NORTH ALAMO WATER SUPPLY. Y DICHO SISTEMA DE DISTRIBUCIÓN INICIARA A PARTIR DE LA FECHA QUE SEA REGISTRADO EL PLAT.

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA FECHA DE OPERABILIDAD

EL DRENAJE DE ALTAMURA SUBDIVISION CONSISTE DE UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO RESPONSABLE DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS ½ ACRE SE HICIERON 2 EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TIPO FINO–ARCILLOSO ARENOSO) Y SE EXTIENDE 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 24 PULGADAS MAS ARRIBA DE LO MAS ABAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE EN PERFECTAS CONDICIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES $ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA. EN EL MOMENTO DE LA APLICACION PARA FINALIZAR EL PLAT, NO SE HA INSTALADO NINGUNA FOSA SEPTICA. CON DICHA APLICACION, EL SUBDIVIDOR PROVEERA BUENAS GARANTIAS ECONOMICAS SUFICIENTES EN FORMA DE (CHEQUE DE CAJERO O CHEQUE PERSONAL) REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE ESTARA EN POSECION DEL CONDADO DE HIDALGO POR LA CANTIDAD DE $97,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN CADA LOTE. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA SEPTICO EN LA VENTA DE CADA LOTE.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL TERRENO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DEL SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO. EL PROPIETARIO ES EL RESPONSABLE DE METER LA APLICACION PARA EL PERMISO DE INSTALACION DEL SISTEMA SEPTICO CON EL DEPARTAMENTO DE SANIDAD DEL CONDADO DE HIDALGO. EL SISTEMA SEPTICO DEVERA SER INSTALADO ANTES DE QUE EL CONDADO OTORGUE EL PERMISO FINAL PARA LA LUZ Y AGUA.

CERTIFICACION:

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO DESCRITOS ANTERIORMENTE, CUMPLAN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.

CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO (OSSF). DISCUTIDOS ANTERIORMENTE SON DE LA SIGUIENTE MANERA:

AGUA – EL SISTEMA ESTARA TOTALMENTE CONSTRUIDO DESPUES DE LA APROBACIÓN DEL PLANO FINAL, EXCEPTO LA INSTALACION DE MEDIDORES DE AGUA CON UN COSTO DE $ 547,204.00. LA PERSONA ENCARGADA O DUEÑO DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE $ 67,650.00 A NORTH ALAMO WATER SUPPLY CORP. PARA CUBRIR LOS GASTOS. DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA, Y COSTOS DE INSTALACION.

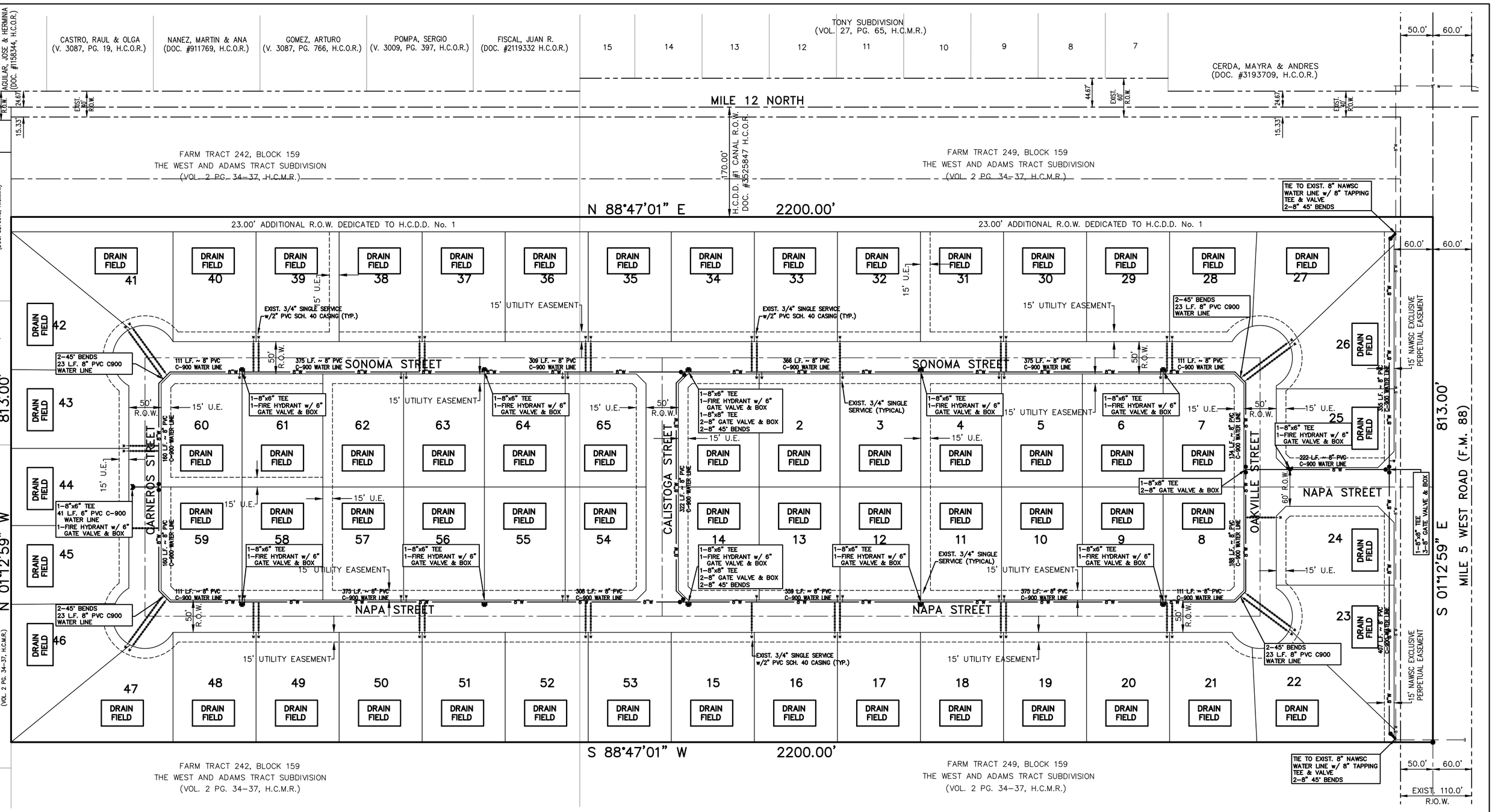
DRENAJE SANITARIO – EL SISTEMA SEPTICO HA SIDO CONSTRUIDO AL TIEMPO DE LA APROBACION FINAL CONSISTIENDO EN TANQUES SEPTICOS Y DESAGUES A UN COSTO DE $ 1,500.00 POR LOTE (TODO INCLUIDO), CON UN TOTAL DE $ 97,500.00 POR LA SUBDIVISION.

_____

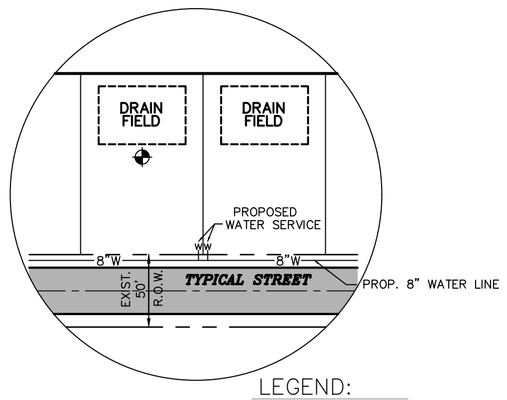
JAVIER HINOJOSA, P.E., #74808 DATE

SCALE: 1" = 100'

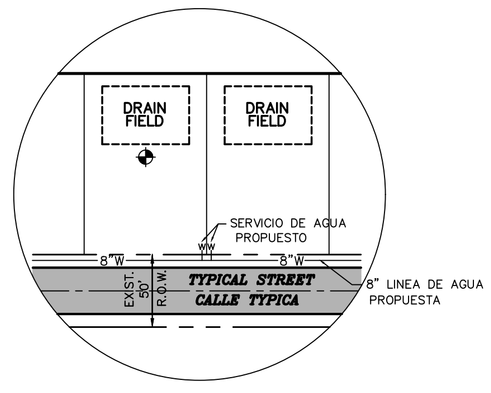
BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH ZONE (GRID)



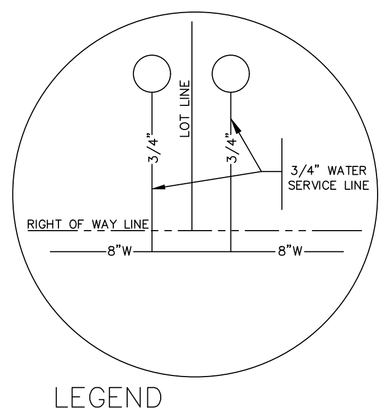
TYPICAL LOT DETAIL



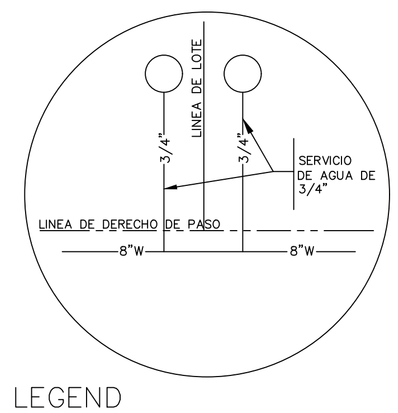
DETALLE TIPICO DE LOTE



TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES



DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDOR DE AGUA



LEGEND:

APPROXIMATE LOCATION OF SOIL BORINGS AS PERFORMED BY THE SOILS EVALUATOR.

LEGEND

------- WATER METER BOX

LEGEND

------ MEDIDOR DE AGUA

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

ON:_____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 3 OF 4

REVISIONS		

ALTAMURA SUBDIVISION

WATER DISTRUBUTION MAP AND SEWER LAYOUT
MAPA DE DISTRIBUICION DE AGUA Y DRENAJE

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

220406

COST ESTIMATE:

STREET PAVING	$ 1,023,682.50
WATER SUPPLY SYSTEM:	$ 547,204.00
SEPTIC TANK SYSTEM:	$ 97,500.00
DRAINAGE:	$ 432,902.50

DRAINAGE REPORT
ALTAMURA SUBDIVISION

INTRODUCTION
ALTAMURA SUBDIVISION IS A 41.06–ACRE TRACT OF LAND OUT OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 34–37, HIDALGO COUNTY MAP RECORDS. THIS SUBDIVISION IS LOCATED 170 FEET SOUTH OF THE NORTHEAST CORNER OF MILE 12 NORTH AND MILE 5 WEST (F.M. 88) AND IS WITHIN THE E.T.J. OF WESLACO, TEXAS.

FLOOD PLAIN
ALTAMURA SUBDIVISION IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED MAY 30, 2002 TO REFLECT LOMR. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN." THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT OR ELEVATION 69.00, WHICHEVER IS HIGHER.

SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE; THE SOILS IN THIS SUBDIVISION ARE FOUND TO BEHIDALGO FINE SANDY LOAM (25) AND HIDALGO SANDY CLAY LOAM (28). SOILS GROUP 25 AND 28 ARE IN HYDROLOGIC GROUP "B" AND ARE MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX.

PRE–DEVELOPED CONDITIONS
THE CURRENT LAND USE FOR THIS PROPERTY HAS BEENUSED FOR AGRICULTURAL PURPOSES AND HAS AN EXISTING RUNOFF IN A NORTHEASTERLY DIRECTION. BASED ON AN EXISTING 10–YEAR STORM, A TOTAL STORM RUNOFF OF 27.00 CUBIC FEET PER SECOND IS BEING GENERATED BY THIS SUBDIVISION.

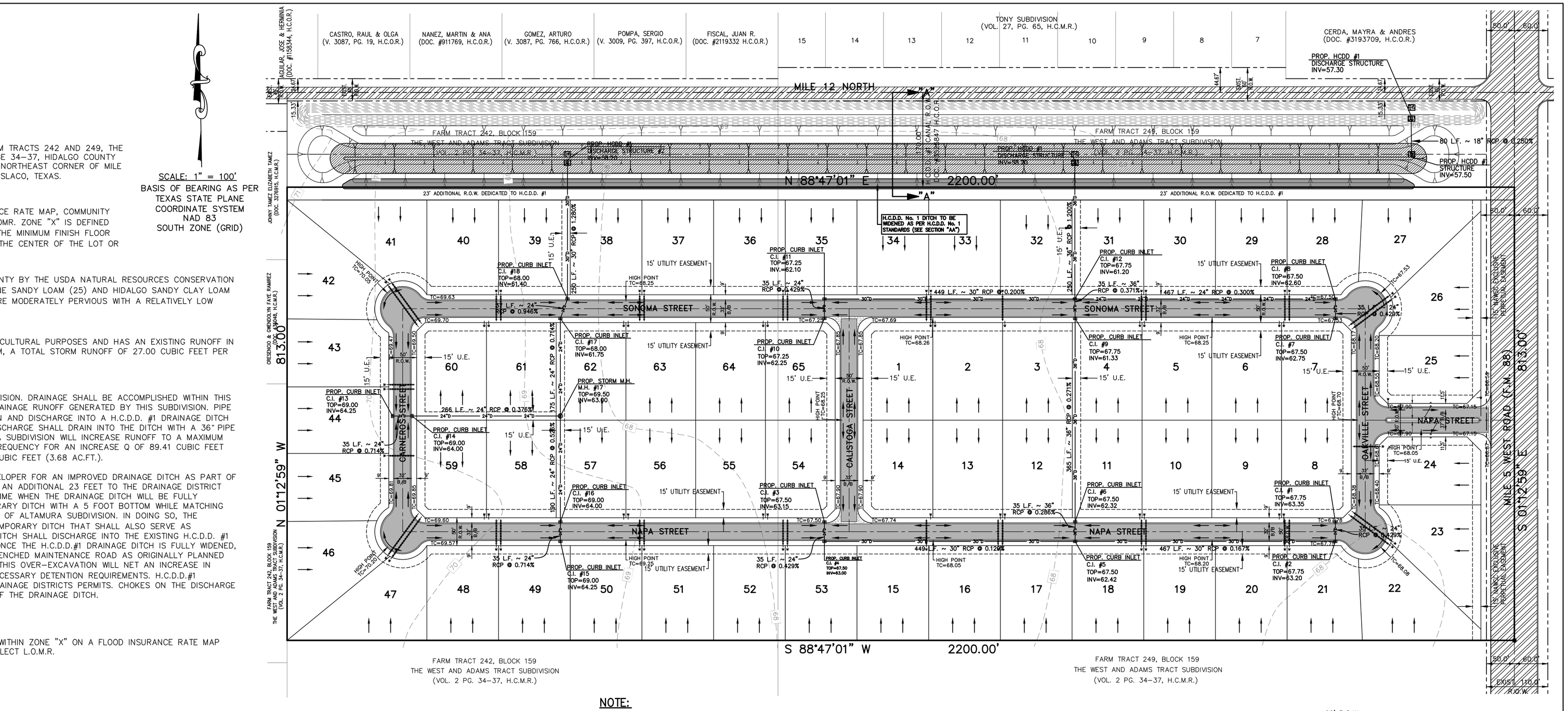
PROPOSED CONDITIONS
ALTAMURA SUBDIVISION IS A PROPOSED 65 LOT, SINGLE–FAMILY SUBDIVISION. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS DEVELOPMENT WITH THE PLACEMENT OF CURB INLETS TO INTERCEPT DRAINAGE RUNOFF GENERATED BY THIS SUBDIVISION. PIPE SIZES SHALL RANGE FROM A 24" TO 36" THROUGHOUT THE SUBDIVISION AND DISCHARGE INTO A H.C.D.D. #1 DRAINAGE DITCH ALONG THE SOUTH SIDE OF MILE 12 IN TWO LOCATIONS. THE FIRST DISCHARGE SHALL DRAIN INTO THE DITCH WITH A 36" PIPE AND THE SECOND DISCHARGE SHALL DRAIN WITH A 30" PIPE. ALTAMURA SUBDIVISION WILL INCREASE RUNOFF TO A MAXIMUM OF 116.41 CUBIC FEET PER SECOND BASED ON THE 50–YEAR STORM FREQUENCY FOR AN INCREASE Q OF 89.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION IS 160,290 CUBIC FEET (3.68 AC.FT.).

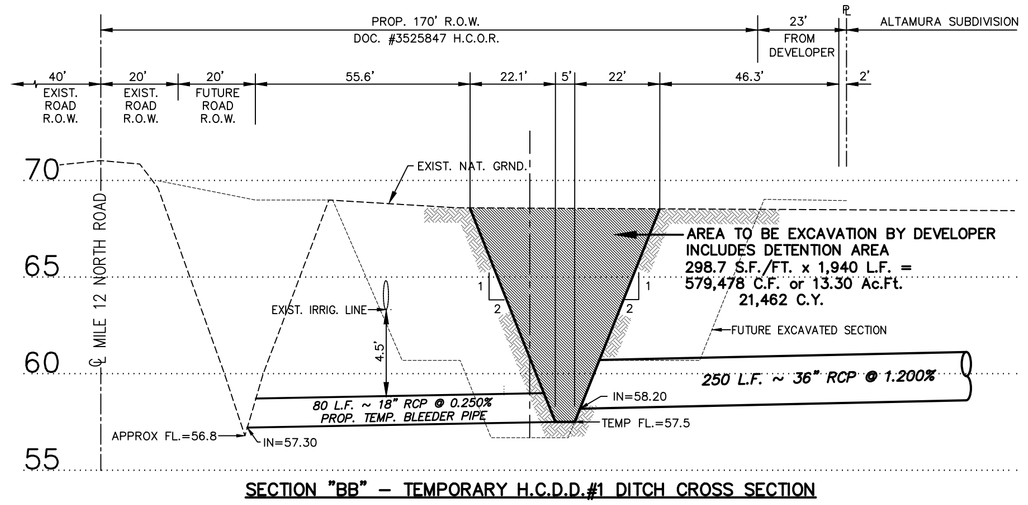
H.C.D.D.#1 HAS PURCHASED THE NECESSARY PROPERTY FROM THE DEVELOPER FOR AN IMPROVED DRAINAGE DITCH AS PART OF THE 2018 BOND ISSUE. IN ADDITION, THE DEVELOPER SHALL DEDICATE AN ADDITIONAL 23 FEET TO THE DRAINAGE DISTRICT FOR THE FURTHER EXPANSION OF THE DITCH. IT IS UNCLEAR AT THIS TIME WHEN THE DRAINAGE DITCH WILL BE FULLY EXCAVATED. IN THE INTERIM, THE DEVELOPER WILL EXCAVATE A TEMPORARY DITCH WITH A 5 FOOT BOTTOM WHILE MATCHING THE PROPOSED SOUTH EDGE OF THE FUTURE DITCH ACROSS THE WIDTH OF ALTAMURA SUBDIVISION. IN DOING SO, THE DEVELOPER WILL EXCAVATE 579,478 CUBIC FEET (13.303 AC.FT.) OF TEMPORARY DITCH THAT SHALL ALSO SERVE AS TEMPORARY DETENTION FOR ALTAMURA SUBDIVISION. THE TEMPORARY DITCH SHALL DISCHARGE INTO THE EXISTING H.C.D.D. #1 DITCH ADJACENT TO THE SOUTH SIDE OF MILE 12 WITH AN 18" PIPE. ONCE THE H.C.D.D.#1 DRAINAGE DITCH IS FULLY WIDENED, THE DITCH SHALL BE OVER–EXCAVATED BY ELEVEN FEET ABOVE THE BENCHED MAINTENANCE ROAD AS ORIGINALLY PLANNED TO FULFILL THE DETENTION REQUIREMENTS OF ALTAMURA SUBDIVISION. THIS OVER–EXCAVATION WILL NET AN INCREASE IN CAPACITY OF 175,797 CUBIC FEET (4.04 AC.FT.) THUS MEETING THE NECESSARY DETENTION REQUIREMENTS. H.C.D.D.#1 DISCHARGE STRUCTURES SHALL BE INSTALLED AS REQUIRED BY THE DRAINAGE DISTRICTS PERMITS. CHOKES ON THE DISCHARGE PIPE WILL NOT BE REQUIRED BECAUSE THE DETENTION AREA IS PART OF THE DRAINAGE DITCH.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2000 TO REFLECT L.O.M.R.

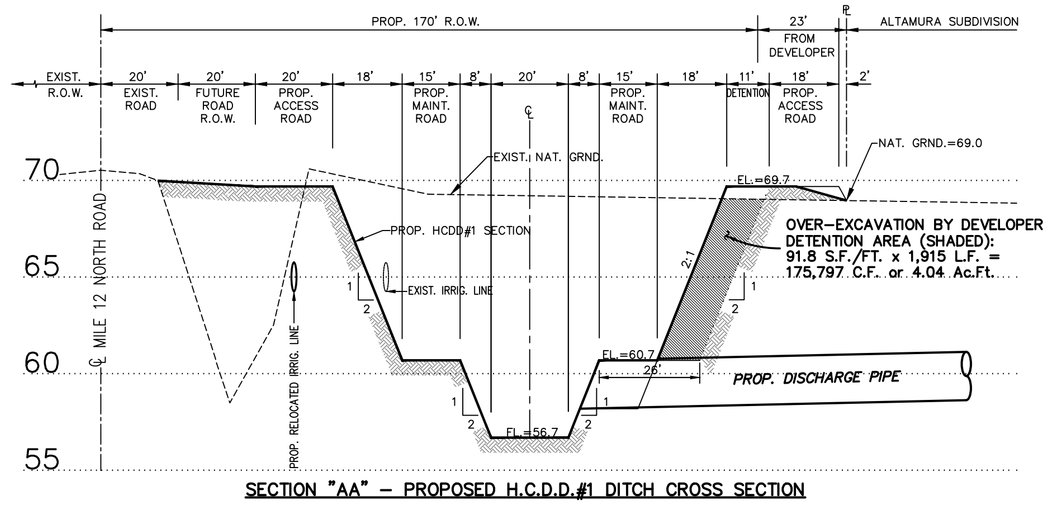
JAVIER HINOJOSA, P.E. #74808 — DATE

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



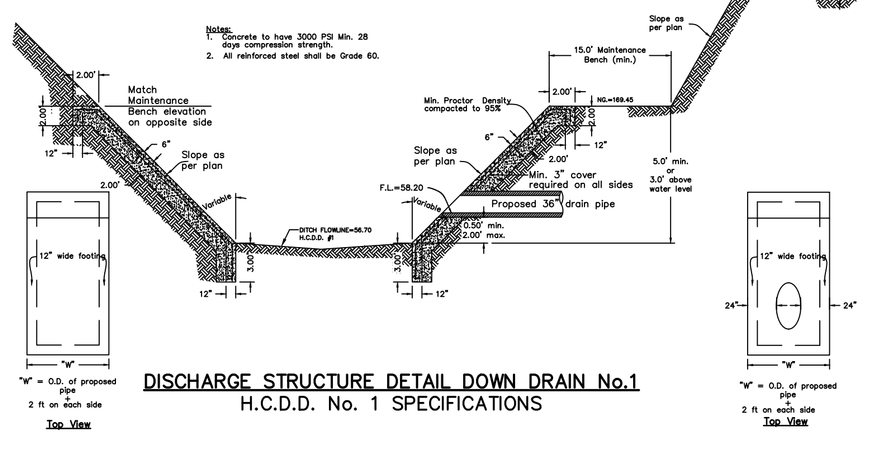


SECTION "BB" – TEMPORARY H.C.D.D.#1 DITCH CROSS SECTION

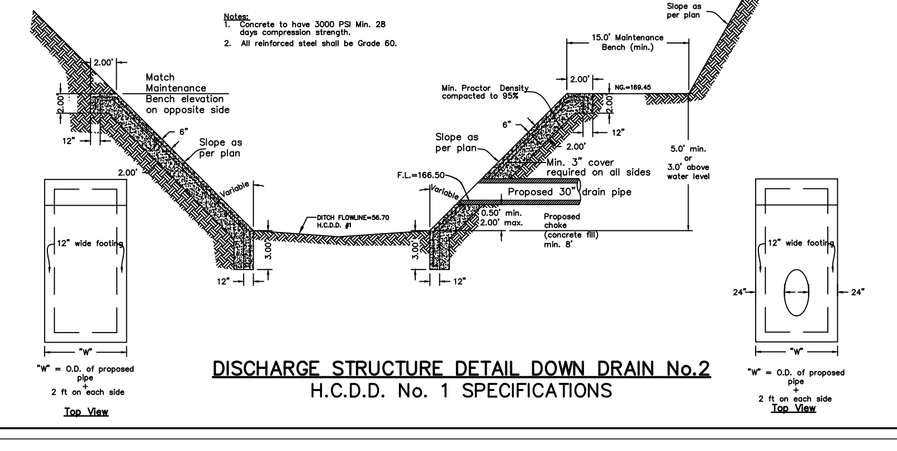


SECTION "AA" – PROPOSED H.C.D.D.#1 DITCH CROSS SECTION

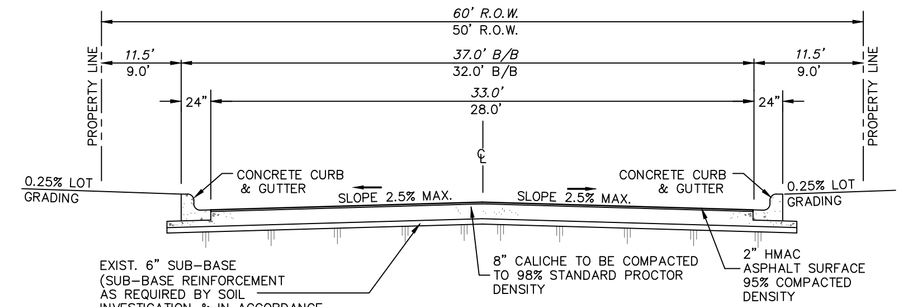
NOTE:
ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



DISCHARGE STRUCTURE DETAIL DOWN DRAIN No.1
H.C.D.D. No. 1 SPECIFICATIONS



DISCHARGE STRUCTURE DETAIL DOWN DRAIN No.2
H.C.D.D. No. 1 SPECIFICATIONS



MINOR RESIDENTIAL STREET SECTION

ALTAMURA SUBDIVISION
MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAPHIA Y DESAGUE

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

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

SHEET NO. 4 OF 4

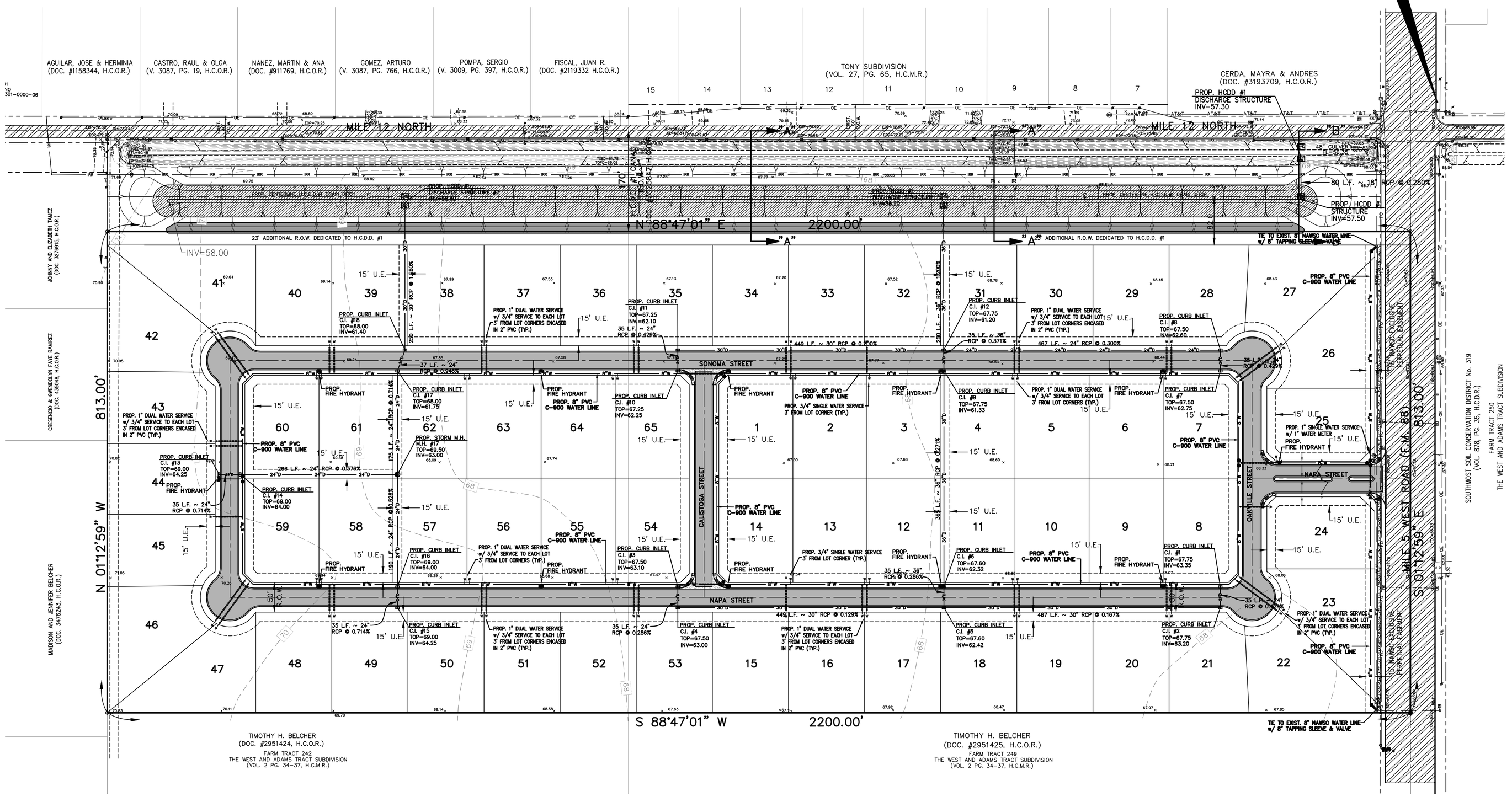
REVISIONS		

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

220406

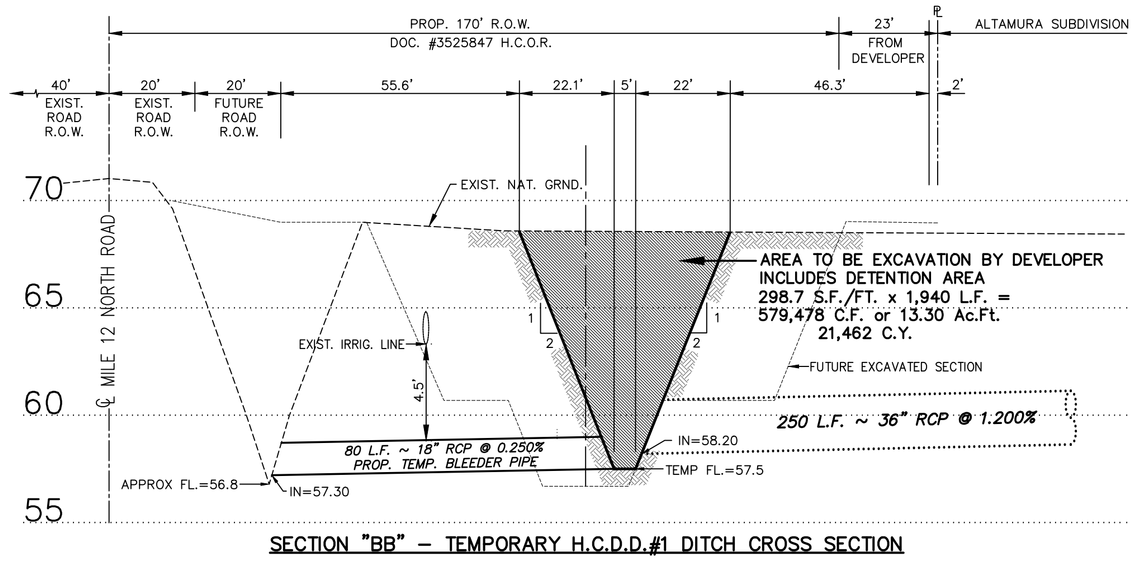
PROJECT BENCHMARK: ELEVATION=67.159
TOP OF STORM MANHOLE LOCATED APPROXIMATELY 48 FEET NORTH AND 45' EAST OF THE INTERSECTION OF MILE 12 AND F.M. 88.

SCALE: 1" = 100'

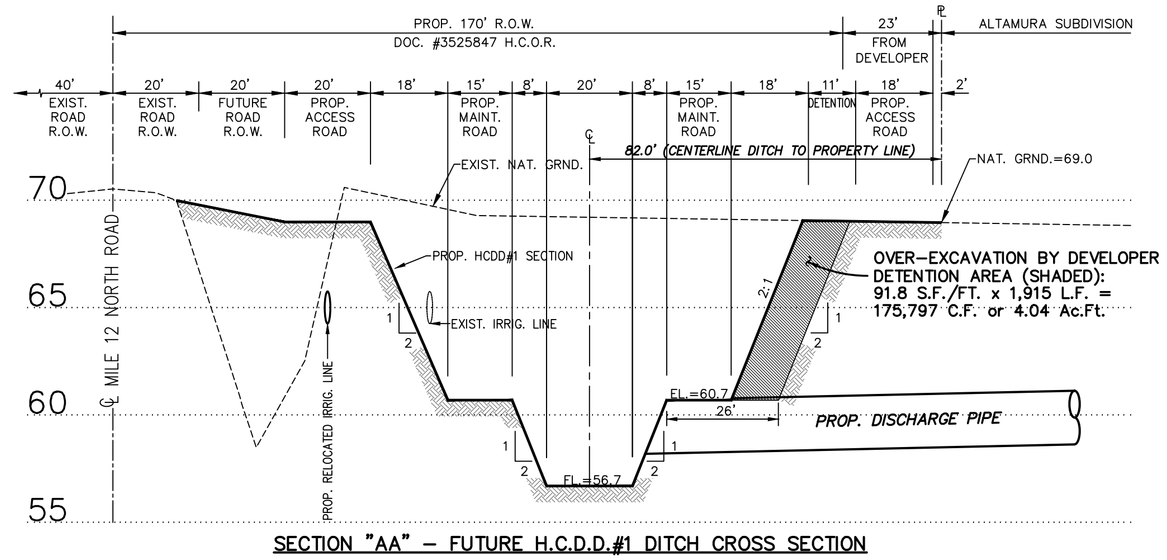


LEGEND

×TOC=113.48	EXIST. TOP OF CURB ELEVATION
×TOD=113.48	EXIST. TOP OF DITCH ELEVATION
×TOE=113.48	EXIST. BOTTOM OF DITCH ELEVATION
× CL=113.31	EXIST. CENTER LINE ELEVATION
× FL=115.10	EXIST. FLOW LINE ELEVATION
×115.10	EXIST. NATURAL GROUND ELEVATION
Ⓓ	EXIST. DRAIN MANHOLE
Ⓢ	EXIST. SEWER MANHOLE
⌀	EXIST. POWER POLE
⟶	EXIST. GUY WIRE
⊸	EXIST. ROAD SIGN
G	EXIST. GAS METER
W	EXIST. WATER METER
TP	EXIST. TELEPHONE PEDESTAL
	EXIST. FIRE HYDRANT
WV	EXIST. WATER VALVE
IV	EXIST. IRRIGATION VALVE
	EXIST. TREE
	WATER SERVICE
SV	SPRINKLER VALVE
-//-	CEDAR FENCE
—x—	CHAIN LINK FENCE
-o-	BLOCK FENCE
○	IRRIGATION STAND PIPE
BFP	BACK FLOW PREVENTOR
ET	ELECTRIC TRANSFORMER
E	ELECTRIC GROUND BOX
----- 8"SS -----	EXIST. 18" SANITARY SEWER LINE
-----12"SS-----	EXIST. 12" SANITARY SEWER LINE
-----18"D-----	EXIST. 18" STORM DRAINAGE LINE
-----24"D-----	EXIST. 24" STORM DRAINAGE LINE
-----30"D-----	EXIST. 30" STORM DRAINAGE LINE
-------8"W------	EXIST. 8" WATER LINE
-----IRR-----	EXIST. IRRIGATION LINE
	EXIST. PAVEMENT



SECTION "BB" – TEMPORARY H.C.D.D.#1 DITCH CROSS SECTION



SECTION "AA" – FUTURE H.C.D.D.#1 DITCH CROSS SECTION

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

DATE:	REVISIONS

220406
PROJECT No.
AUGUST, 2024
DATE:
G. TEEGARDIN
DRAWN BY
J.H.
CHK. BY

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
TBPELS FIRM No. 1295
javier@javierhinojosaeng.com

PROPOSED UTILITY LAYOUT

ALTAMURA SUBDIVISION

WESLACO, TEXAS

SHEET 1 OF 1 SHEETS

220406

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 41.06 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE NORTHEAST CORNER OF SAID FARM TRACT 249, WITHIN THE INTERSECTION OF MILE 5 WEST ROAD (F.M. 88) AND MILE 12 NORTH ROAD, THENCE S 01°12'59" E ALONG THE EAST LINE OF SAID FARM TRACT 249 AND WITHIN THE RIGHT OF WAY OF MILE 5 WEST ROAD (F.M. 88), A DISTANCE OF 170.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01°12' 59" E, CONTINUING ALONG THE EAST LINE OF SAID FARM TRACT 249, WITHIN SAID MILE 5 WEST ROAD (F.M. 88) A DISTANCE OF 813.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S 88° 47' 01" W, AT DISTANCE OF 50.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST ROAD (F.M. 88) AS RECORDED IN VOLUME 817, PAGE 294, H.C.D.R, AND THE EAST LINE OF A 15.0 FOOT EASEMENT TO NORTH ALAMO WATER SUPPLY CORP. (NAWSC), RECORDED IN VOLUME 2389, PAGE 551, H.C.D.R., AT DISTANCE OF 65.00 FEET PASS THE WEST LINE OF SAID NAWSC EASEMENT, AT A DISTANCE OF 1,320.00 FEET PASS THE COMMON LINE OF SAID FARM TRACTS 249 AND 242, AND CONTINUING A TOTAL DISTANCE OF 2,200.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01° 12' 59" W, AT A DISTANCE OF 461.00 FEET PASS A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO CRESENCIO RAMIREZ AND GWENDOLYN FAT RAMIREZ, RECORDED IN DOCUMENT NO. 425048, H.C.D.R. AND CONTINUING ALONG THE EAST LINE OF SAID MARTINEZ TRACT A DISTANCE OF 683.00 FEET PASS A 1/2" IRON ROD FOUND ON THE EASTERN MOST NORTHEAST CORNER OF SAID MARTINEZ TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JOHNNY TAMEZ AND ELIZABETH TAMEZ, RECORDED IN DOCUMENT NUMBER 3276915, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID TAMEZ TRACT AT A DISTANCE OF 813.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" SET ON THE SOUTH RIGHT-OF-WAY LINE OF A 170 FOOT HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 47' 01" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT No.1 RIGHT-OF-WAY, AT DISTANCE OF 880.00 FEET PASS THE COMMON NORTH CORNER OF SAID FARM TRACTS 242 AND 249 AND CONTINUING ALONG THE SOUTH LINE OF SAID DRAINAGE DISTRICT RIGHT-OF-WAY, AT 2,150.00 FEET THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST (F.M. 88), IN ALL A TOTAL DISTANCE OF 2,200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 41.06 ACRES OF LAND, MORE OR LESS.

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

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

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

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

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

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

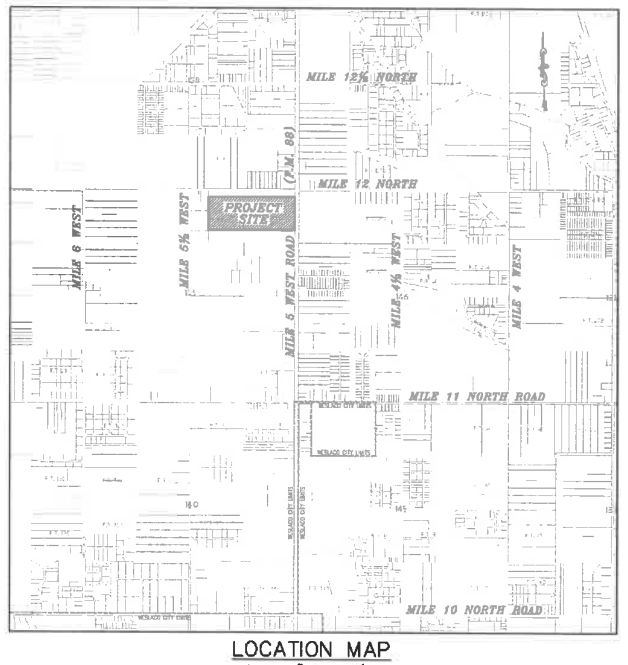
_____
PRINTED NAME: JASON E. GARZA, DEVELOPER

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: AUGUST 28, 2024 DRAWN BY: G. TEEGARDIN

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

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0450 C, REVISED MAY 30, 2000. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. SETBACKS:
   FRONT: 25.00 FEET
   REAR: 20% OF LOT DEPTH, NOT TO EXCEED 25 FEET OR GREATER FOR EASEMENT.
   SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER.
   SIDE CORNER: 10.00 FEET, CORNER GARAGE SIDE: 18.00 FEET
   CORNER GARAGE FRONT: 18.00 FEET
   CORNER SIDE WHERE R.O.W. IS GREATER THAN 50 FEET: 20.00 FEET.
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (NO OTHER LAND USE WILL BE PERMITTED). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. NO COMMERCIAL USE SHALL BE ALLOWED WITHIN THIS SUBDIVISION.
5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND OR ELEVATION 69.00, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOT WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: TOP OF STORM MANHOLE LOCATED APPROXIMATELY 48 FEET NORTH AND 45 FEET EAST OF THE INTERSECTION OF MILE 12 NORTH &F.M. 88.
   ELEVATION=87.159
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 160,280 CUBIC FEET (3.680 ACFT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM SEWER IMPROVEMENTS).
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

    A. OSSF SYSTEM IS BEING DESIGNED OR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
    B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
13. JASON E. GARZA, THE OWNER AND SUBDIVIDER OF ALTAMURA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 3 OF THIS PLAT.
14. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 5 WEST (F.M. 88) ON TO LOTS 22 THROUGH 27. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MAPA STREET FOR LOTS 24 AND 25.
15. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.
16. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO AND COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY CITY AND COUNTY FROM ANY AND LIABILITY AND ALLEGED 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, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, AND PRIVATE STREET LIGHTING. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
17. SET ½" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
18. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO THE CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
19. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
20. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FORM INTERSECTION AND IN COMPLIANCE WITH THE CITY OF WESLACO ACCESS MANAGEMENT ORDINANCE.

GENERAL PLAT NOTES & RESTRICTIONS (cont.):

21. LANDSCAPING IS REQUIRED BY CITY OF WESLACO ORDINANCE.
22. A FOUR FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
23. A FIVE FOOT SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF F.M. 88 UPON THE ISSUANCE OF A NOTICE TO PROCEED.
24. A SIX FOOT TALL CEDAR FENCE SHALL BE REQUIRED ALONG THE NORTH LOT LINES OF LOT 27 THROUGH 41 INCLUSIVE, AT THE TIME OF LOT'S OCCUPANCY.
25. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
26. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.
27. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATIONS DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
28. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWQP) REQUIREMENTS.
29. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
30. A SIX FOOT BUFFER SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL LOT WHETHER EXISTING OR WHEN SUCH COMMERCIAL LOT IS EVIDENT THE LOT OWNER.
31. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
32. AFTER RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTS (CCRs) TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
33. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
34. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.

INDEX TO SHEETS FOR ALTAMURA SUBDIVISION

SHEET 1	DATE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, METES AND BOUNDS, GENERAL NOTES, OWNER CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, COUNTY CERTIFICATE, CITY OF WESLACO CERTIFICATE, COUNTY HEALTH DEPARTMENT CERTIFICATE, ENGINEERS CERTIFICATE, SURVEYORS CERTIFICATE, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE, HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 CERTIFICATE, AND COUNTY CLERK'S RECORDING CERTIFICATE.
SHEET 2	DATE, NORTH ARROW, MAIN SCALE, LEGEND OF ABBREVIATIONS, HEADING, LEGAL DESCRIPTION, LOCATION MAP, PLAT WITH LOTS, STREETS AND EASEMENTS, LOT LINE CURVE DATE AND LOT LINE TABLE.
SHEET 3	FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT. (ENGLISH AND SPANISH VERSIONS).
SHEET 4	DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.

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

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE # /FAX#
OWNER: RD ALTAMURA, LLC	P.O. BOX 6105	McALLEN, TX 78502	956-451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	668-1588/994-8102
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	618-1551/618-1547

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

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

ALTAMURA SUBDIVISION IS LOCATED IN WEST CENTRAL PORTION OF HIDALGO COUNTY PRECINCT No. 1 APPROXIMATELY 20,000 FEET NORTH INTERSTATE 2. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP OF THE CITY OF WESLACO THE PROPERTY LIES APPROXIMATELY 1.0 MILES NORTH OF THE CITY LIMITS (AND IS INSIDE THE 2 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER **LOCAL** GOVERNMENT CODE § 212.001 & 42.021

SUBDIVISION PLAT OF
ALTAMURA SUBDIVISION
(A PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S CERTIFICATION, AND ATTESTATION

I, JASON E. GARZA, OF THE 41.06 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ALTAMURA SUBDIVISION, MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE CITY OF WESLACO, THE COUNTY OF HIDALGO AND THE STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY OR THE CITY OF WESLACO AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE PERSONNEL. THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, NORTH ALAMO WATER SUPPLY CORPORATION AND THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 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 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.

_____ _____
BY: JASON E. GARZA, DATE
OWNER: RD ALTAMURA, LLC.
ADDRESS: P.O. BOX 6105
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARD JASON E. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____, 20_____ A.D.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

ON THIS THE _____ DAY _____, 20_____ A.D.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)

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

MAYOR, CITY OF WESLACO ATTEST: CITY SECRETARY

DATE:_____ DATE:_____

THIS SUBDIVISION PLAT OF ALTAMURA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20_____ A.D.

_____
CHAIRMAN , PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH.

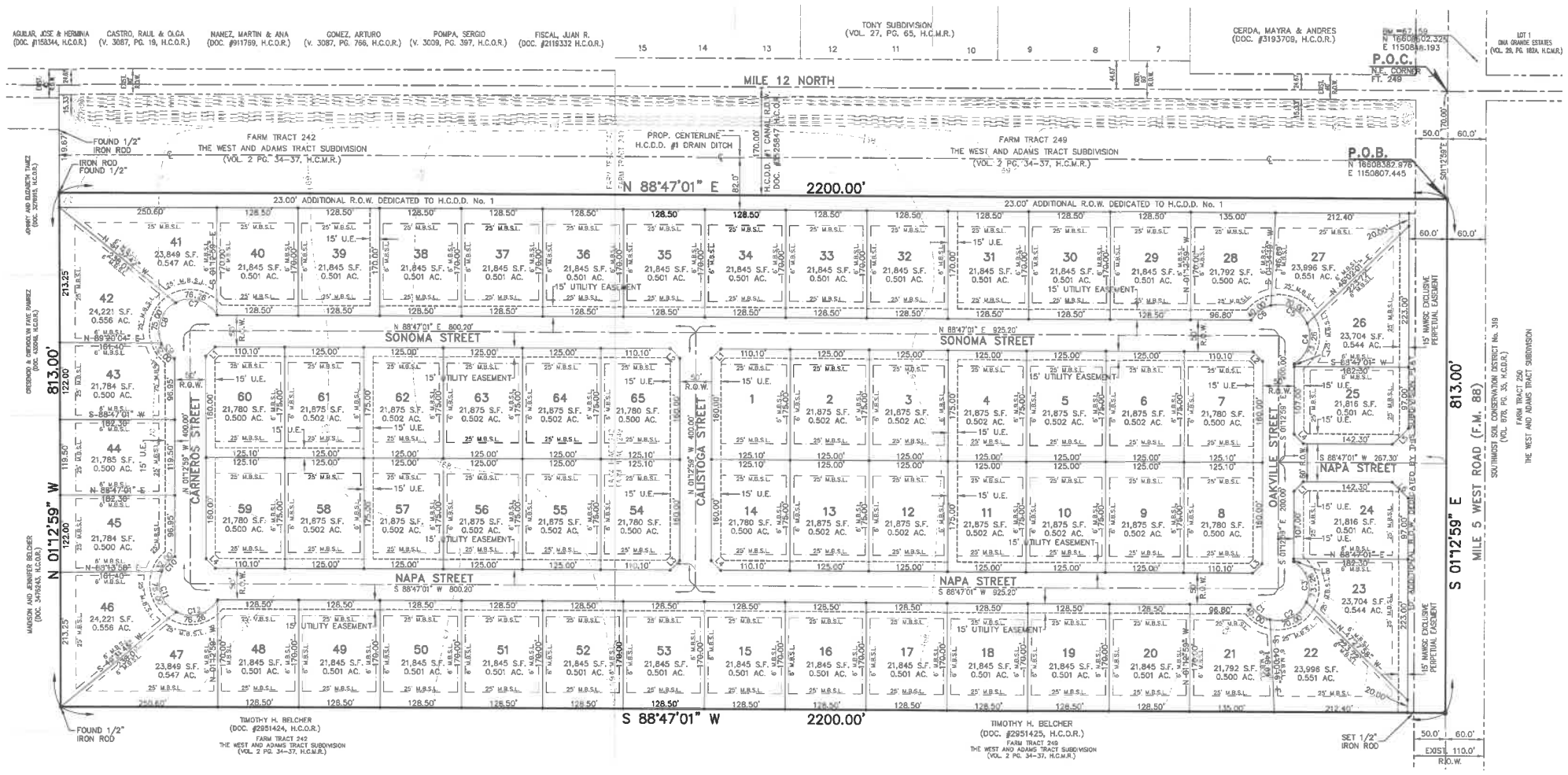
DEPARTMENT ON_____ 20_____

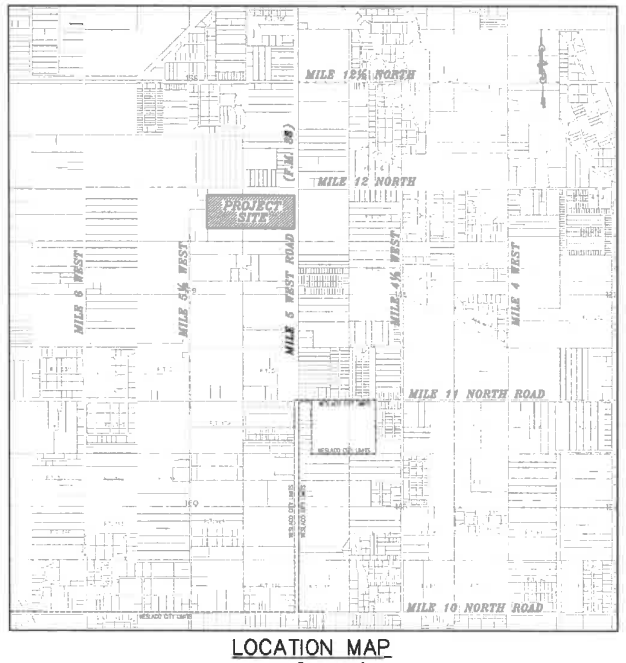
_____
ENV

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

LEGEND OF ABBREVIATIONS:

℄ CENTERLINE
⊕ IRON ROD FOUND
○ IRON ROD SET
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
H.C.D.D.#1 = HIDALGO COUNTY DRAINAGE DISTRICT No. 1
H.C.C.I.D.#9 = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
U.E. = UTILITY EASEMENT
M.B.S.L. = MINIMUM BUILDING SETBACK LINE





LOCATION MAP
SCALE: 1" = 2000'

LOT LINE – CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C1"	45°50'12"	50.00'	21.14'	40.00'	S34°08'05"E	38.94'
"C2"	80°12'51"	50.00'	42.11'	70.00'	N62°50'24"E	64.42'
"C3"	83°56'57"	50.00'	44.98'	73.25'	N19°14'30"W	66.88'
"C4"	83°56'57"	50.00'	44.98'	73.25'	N16°48'33"E	66.88'
"C5"	80°12'51"	50.00'	42.11'	70.00'	N65°16'31"W	64.42'
"C6"	45°50'12"	50.00'	21.14'	40.00'	S51°42'07"W	38.94'
"C7"	87°23'13"	50.00'	47.77'	76.25'	N74°54'35"W	69.08'
"C8"	85°56'37"	50.00'	46.58'	75.00'	S18°25'30"W	68.15'
"C9"	36°40'10"	50.00'	16.57'	32.00'	S40°25'54"E	31.46'
"C10"	36°40'10"	50.00'	16.57'	32.00'	S40°25'56"W	31.46'
"C11"	85°56'37"	50.00'	46.58'	75.00'	S20°51'28"E	68.16'
"C12"	87°23'13"	50.00'	47.77'	76.25'	N72°26'37"E	69.08'

LOT LINE – LINE TABLE		
LINE	BEARING	DISTANCE
"L1"	N 43°47'01" E	21.21'
"L2"	S 46°12'59" E	21.21'
"L3"	S 43°47'01" W	21.21'
"L4"	N 46°12'59" W	21.21'
"L5"	S 43°47'01" W	35.36'
"L6"	S 46°12'59" E	35.36'
"L7"	S 08°01'12" E	4.70'
"L8"	N 08°01'12" W	4.70'

DATE OF PREPARATION: AUGUST 28, 2024 DRAWN BY: G. TEEGARDIN

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

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

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

SUBDIVISION PLAT OF
ALTAMURA SUBDIVISION
(A PRIVATE SUBDIVISION)

SHEET NO. 2 OF 4

REVISIONS

220406

COST ESTIMATE:	
STREET PAVING	$ 1,023,682.50
WATER SUPPLY SYSTEM:	$ 547,204.00
SEPTIC TANK SYSTEM:	$ 97,500.00
DRAINAGE:	$ 432,902.50

SUBDIVIDER CERTIFICATION:

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

I, JASON E. GARZA, SUBDIVIDER OF ALTAMURA SUBDIVISION, HEREBY CERTIFY THAT SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BY: JASON E. GARZA, _____ DATE
OWNER: RD ALTAMURA, LLC.
ADDRESS: P.O. BOX 6105
McALLEN, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON E. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____ 20_____ A.D.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

FINAL ENGINEERING REPORT FOR ALTAMURA SUBDIVISION

BY JAVIER HINOJOSA, P.E.

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

ALTAMURA SUBDIVISION IS PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 8" DIAMETER WATER LINE LOCATED ALONG THE WEST SIDE OF F.M. 88, 791 FEET OF EXISTING 8" WATER LINE WILL BE RELOCATED INTO A 15' NAWSC EXCLUSIVE PERPETUAL EASEMENT WITHIN THE SUBDIVISION ALONG F.M. 88. 8" NAWSC WATER LINES WILL BE EXTENDED INTO THE SUBDIVISION WITHIN THE NORTH RIGHT OF WAY OF NAPA STREET, WITHIN THE WEST RIGHT OF WAY LINE OAKVILLE STREET, WITHIN THE EAST RIGHT OF WAY LINE OF CALISTOGA STREET AND CARNEROS STREET AND THE WITHIN THE SOUTH RIGHT OF WAY LINE OF SONOMA STREET FOR A TOTAL OF 4,624 FEET OF 8" WATER LINE. EACH LOT IS PROVIDED WITH A 3/4" INCH WATER SERVICE CONNECTING TO THE EXISTING 8" WATER LINE. A TOTAL OF 65 3/4" SINGLE SERVICE LINES CONNECTIONS HAVE BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED TWELVE FIRE HYDRANTS WITHIN THE SUBDIVISION. THE COST FOR INSTALLATION OF THE WATER IMPROVEMENTS IS A TOTAL OF $547,204.00. THE SUBDIVIDER HAS IN ADDITION PAID TO THE NORTH ALAMO WATER SUPPLY CORPORATION THE SUM OF $67,650.00 WHICH COVERS THE COST PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS, ALL TAP FEES, WATER RIGHTS AND MEMBERSHIP FEES). UPON REQUEST BY THE OWNER OF A LOT, NORTH ALAMO WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NORTH ALAMO WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

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

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM SOIL FOR THE AREA. A TOTAL OF 2 SOIL BORING WERE PERFORMED FOR THIS SUBDIVISION. THE SOIL IS UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR THE FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $97,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALES PRICE OF EACH LOT.

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

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES ARE FULLY CONSTRUCTED UPON FINAL PLAT APPROVAL, EXCEPT FOR INSTALLATION OF WATER METERS, AT A COST OF $ 547,204.00. THE SUBDIVIDER HAS ALSO PAID A TOTAL OF $ 67,650.00 NORTH ALAMO WATER SUPPLY CORP. TO COVER THE COSTS OF INSTALLATION OF METERS, WATER RIGHTS, MEMBERSHIPS AND ALL TAP FEES.

SEWAGE FACILITIES – SEPTIC SYSTEMS HAVE BEEN CONSTRUCTED UPON FINAL PLAT APPROVAL BY MEANS OF SEPTIC TANKS AND DRAIN FIELDS AT A COST OF $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF $97,500.00 FOR THE SUBDIVISION.

_____
JAVIER HINOJOSA, P.E., #74808 DATE

REPORTE DE INGENIERIA DE ALTAMURA SUBDIVISON

BY: JAVIER HINOJOSA P.E.

ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION DE ALTAMURA FASE I SERA ABASTECIDA CON AGUA POTABLE POR LA COMPAÑIA DE ALAMO WATER SUPPLY CORPORATION. EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE ALAMO WATER SUPPLY CORPORATION HAN FIRMADO UN CONTRATO EN EL CUAL LA COMPAÑIA DE ALAMO WATER SUPPLY CORPORATION SE HA COMPROMETIDO A PROPORCIONAR AGUA SUFICIENTE A ESTA SUBDIVISION POR LO MENOS HASTA TREINTA AÑOS Y TAMBIEN LA COMPAÑIA DE ALAMO WATER SUPPLY CORPORATION TENDRA QUE PROPORCIONAR LA DOCUMENTACION PARA ABASTECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE AGUA A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION. DENTRO DE LA SUBDIVISION POR EL CAMINO F.M. 88 EXTENDERAN UNA LINEA DE 8" DENTRO DEL R.O.W. DE LA CALLE NAPA Y TAMBIEN AL OESTE DEL R.O.W. DE LA CALLE OAKVILLE, DENTRO DEL OESTE R.O.W. DE LA CALLE CALISTOGA Y DE LA CALLE CARNEROS DENTRO DEL SUR DEL R.O.W.DE LA CALLE SONOMA, SERA UN TOTAL DE 4,624 PIES LINEALES DE AGUA POTABLE DE 8" DE DIAMETRO ESTA SUBDIVISION SE CONECTARA A LA LINEA DE AGUA EXISTENTE DE 8" CADA LOTE TENDRA UN SERVIDO DE AGUA DE 3/4" DE PARA CONECTARSE A LA LINEA DE AGUA EXISTENTE DE 8". SERAN INSTALADAS UN TOTAL DE 65 SERVICIO DE 3/4" SENCILLOS Y EL DUEÑO TENDRA QUE INSTALAR 12 HIDRANTES EN ESTA SUBDIVISION. EL COSTO PARA LA INSTALACIÓN DE LAS MEJORAS DEL AGUA ES UN TOTAL DE $547,204.00. EL DUEÑO TENDRA QUE PAGAR A LA COMPAÑIA DE AGUA, EL ABASTECIMIENTO. LA SUMA DE $67,650.00 QUE CUBRE EL COSTO POR CADA LOTE PARA EL MEDIDOR DE AGUA (INCLUYENDO COSTOS DE INSTALACION, TODOS LOS HONORARIOS DE TAP, DERECHOS DE AGUA Y CUOTAS DE MEMBRESIA). A PETICIÓN DEL PROPIETARIO, NORTH ALAMO WATER SUPPLY CORPORATION, INMEDIATAMENTE INSTALARÁ SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LAS INSTALACIONES DEL AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NORTH ALAMO WATER SUPPLY, Y DICHO SISTEMA DE DISTRIBUCIÓN INICIARA A PARTIR DE LA FECHA QUE SEA REGISTRADO EL PLAT.

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

EL DRENAJE DE ALTAMURA SUBDIVISION CONSISTE DE UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO RESPONSABLE DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS ½ ACRE SE HICIERON 2 EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TIPO FINO-ARCILLOSO ARENOSO) Y SE EXTIENDE 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS ABAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE EN PERFECTAS CONDICIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES $ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA. EN EL MOMENTO DE LA APLICACION PARA FINALIZAR EL PLAT, NO SE HA INSTALADO NINGUNA FOSA SEPTICA. CON DICHA APLICACION, EL SUBDIVIDOR PROVEERA BUENAS GARANTIAS ECONOMICAS SUFICIENTES EN FORMA DE (CHEQUE DE CAJERO O CHEQUE PERSONAL) REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE ESTARA EN POSECION DEL CONDADO DE HIDALGO POR LA CANTIDAD DE $97,500.00. QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN CADA LOTE. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA SEPTICO EN LA VENTA DE CADA LOTE.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL TERRENO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DEL SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO. EL PROPIETARIO ES EL RESPONSABLE DE METER LA APLICACION PARA EL PERMISO DE INSTALACION DEL SISTEMA SEPTICO CON EL DEPARTAMENTO DE SANIDAD DEL CONDADO DE HIDALGO. EL SISTEMA SEPTICO DEVERA SER INSTALADO ANTES DE QUE EL CONDADO OTORGUE EL PERMISO FINAL PARA LA LUZ Y AGUA.

CERTIFICACION:

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO DESCRITOS ANTERIORMENTE, CUMPLAN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.

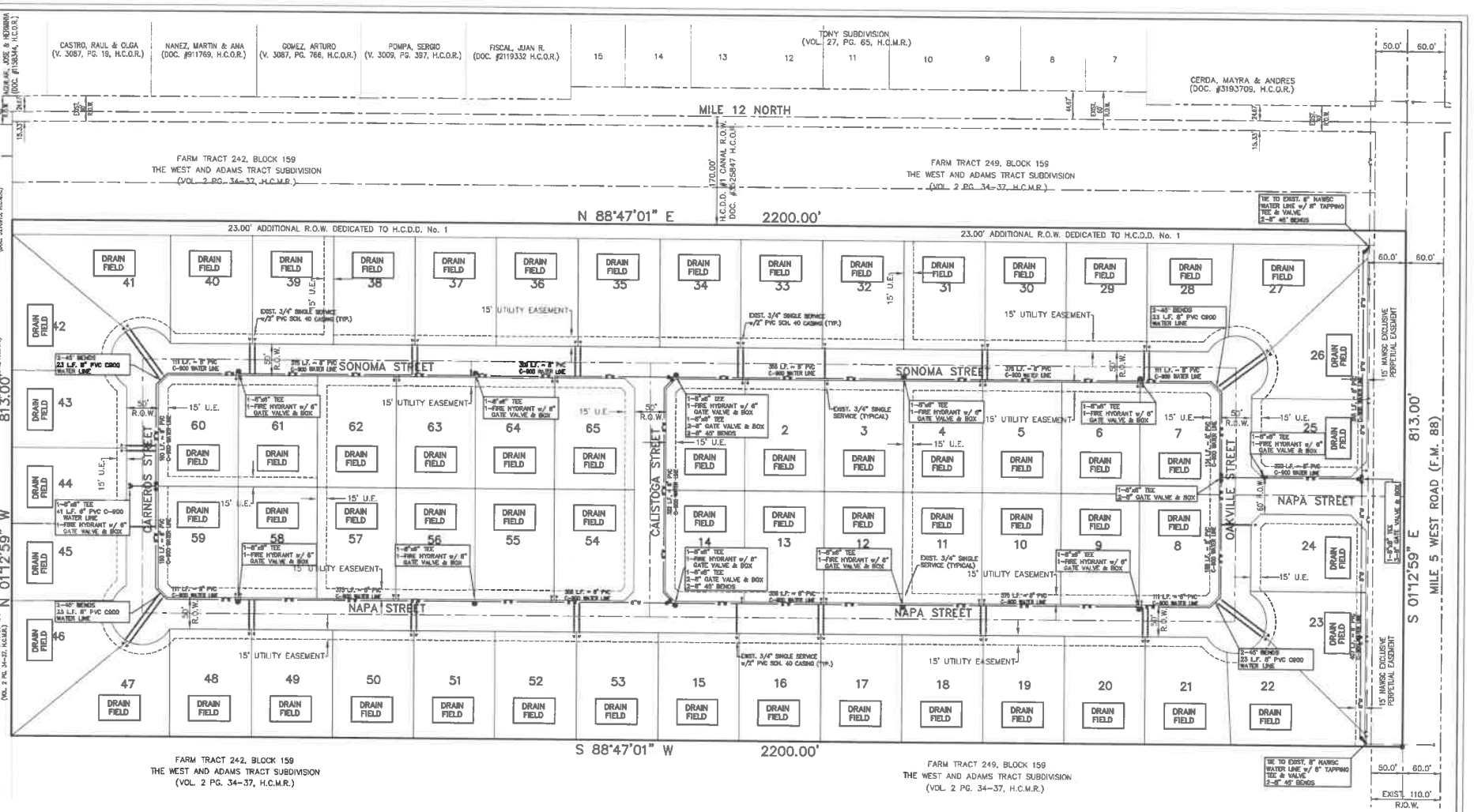
CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO (OSSF). ESCRUTIDOS ANTERIORMENTE SON DE LA SIGUIENTE MANERA:

AGUA – EL SISTEMA ESTARA TOTALMENTE CONSTRUIDO DESPUES DE LA APROBACION DEL PLANO FINAL, EXCEPTO LA INSTALACION DE MEDIDORES DE AGUA CON UN COSTO DE $ 547,204.00. LA PERSONA ENCARGADA O DUEÑO DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE $ 67,650.00 A NORTH ALAMO WATER SUPPLY CORP. PARA CUBRIR LOS GASTOS DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA, Y COSTOS DE INSTALACION.

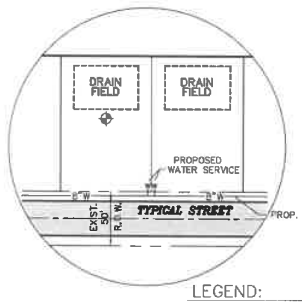
DRENAJE SANITARIO – EL SISTEMA SEPTICO HA SIDO CONSTRUIDO AL TIEMPO DE LA APROBACION FINAL CONSISTIENDO EN TANQUES SEPTICOS Y DESAGUES A UN COSTO DE $ 1,500.00 POR LOTE (TODO INCLUIDO), CON UN TOTAL DE $ 97,500.00 POR LA SUBDIVISION.

_____
JAVIER HINOJOSA, P.E., #74808 DATE

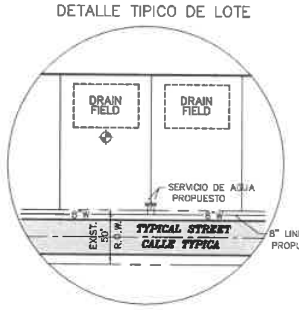
REVISIONS		



TYPICAL LOT DETAIL



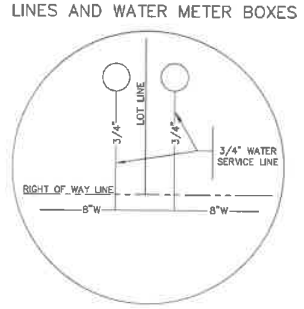
DETALLE TIPICO DE LOTE



LEGEND:

◆ APPROXIMATE LOCATION OF SOIL BORINGS AS PERFORMED BY THE SOILS EVALUATOR.

TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES



LEGEND

○------ WATER METER BOX

DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDOR DE AGUA



LEGEND

○------ MEDIDOR DE AGUA

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

ON:_____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHEET NO. 3 OF 4

ALTAMURA SUBDIVISION

WATER DISTRUBUTION MAP AND SEWER LAYOUT
MAPA DE DISTRIBUICION DE AGUA Y DRENAJE

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

220406

COST ESTIMATE:

STREET PAVING	$ 1,023,682.50
WATER SUPPLY SYSTEM:	$ 547,204.00
SEPTIC TANK SYSTEM:	$ 97,500.00
DRAINAGE:	$ 432,902.50

DRAINAGE REPORT
ALTAMURA SUBDIVISION

INTRODUCTION
ALTAMURA SUBDIVISION IS A 41.06-ACRE TRACT OF LAND OUT OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY MAP RECORDS. THIS SUBDIVISION IS LOCATED 170 FEET SOUTH OF THE NORTHEAST CORNER OF MILE 12 NORTH AND MILE 5 WEST (F.M. 88) AND IS WITHIN THE E.T.J. OF WESLACO, TEXAS.

FLOOD PLAIN
ALTAMURA SUBDIVISION IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED MAY 30, 2002 TO REFLECT LOMR. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN." THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT OR ELEVATION 69.00, WHICHEVER IS HIGHER.

SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE; THE SOILS IN THIS SUBDIVISION ARE FOUND TO BEHIDALGO FINE SANDY LOAM (25) AND HIDALGO SANDY CLAY LOAM (28). SOILS GROUP 25 AND 28 ARE IN HYDROLOGIC GROUP "B" AND ARE MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX.

PRE-DEVELOPED CONDITIONS
THE CURRENT LAND USE FOR THIS PROPERTY HAS BEENUSED FOR AGRICULTURAL PURPOSES AND HAS AN EXISTING RUNOFF IN A NORTHEASTERLY DIRECTION. BASED ON AN EXISTING 10-YEAR STORM, A TOTAL STORM RUNOFF OF 27.00 CUBIC FEET PER SECOND IS BEING GENERATED BY THIS SUBDIVISION.

PROPOSED CONDITIONS
ALTAMURA SUBDIVISION IS A PROPOSED 65 LOT, SINGLE-FAMILY SUBDIVISION. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS DEVELOPMENT WITH THE PLACEMENT OF CURB INLETS TO INTERCEPT DRAINAGE RUNOFF GENERATED BY THIS SUBDIVISION. PIPE SIZES SHALL RANGE FROM A 24" TO 36" THROUGHOUT THE SUBDIVISION AND DISCHARGE INTO A H.C.D.D. #1 DRAINAGE DITCH ALONG THE SOUTH SIDE OF MILE 12 IN TWO LOCATIONS. THE FIRST DISCHARGE SHALL DRAIN INTO THE DITCH WITH A 36" PIPE AND THE SECOND DISCHARGE SHALL DRAIN WITH A 30" PIPE. ALTAMURA SUBDIVISION WILL INCREASE RUNOFF TO A MAXIMUM OF 116.41 CUBIC FEET PER SECOND BASED ON THE 50-YEAR STORM FREQUENCY FOR AN INCREASE Q OF 89.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION IS 160,290 CUBIC FEET (3.68 AC.FT.).

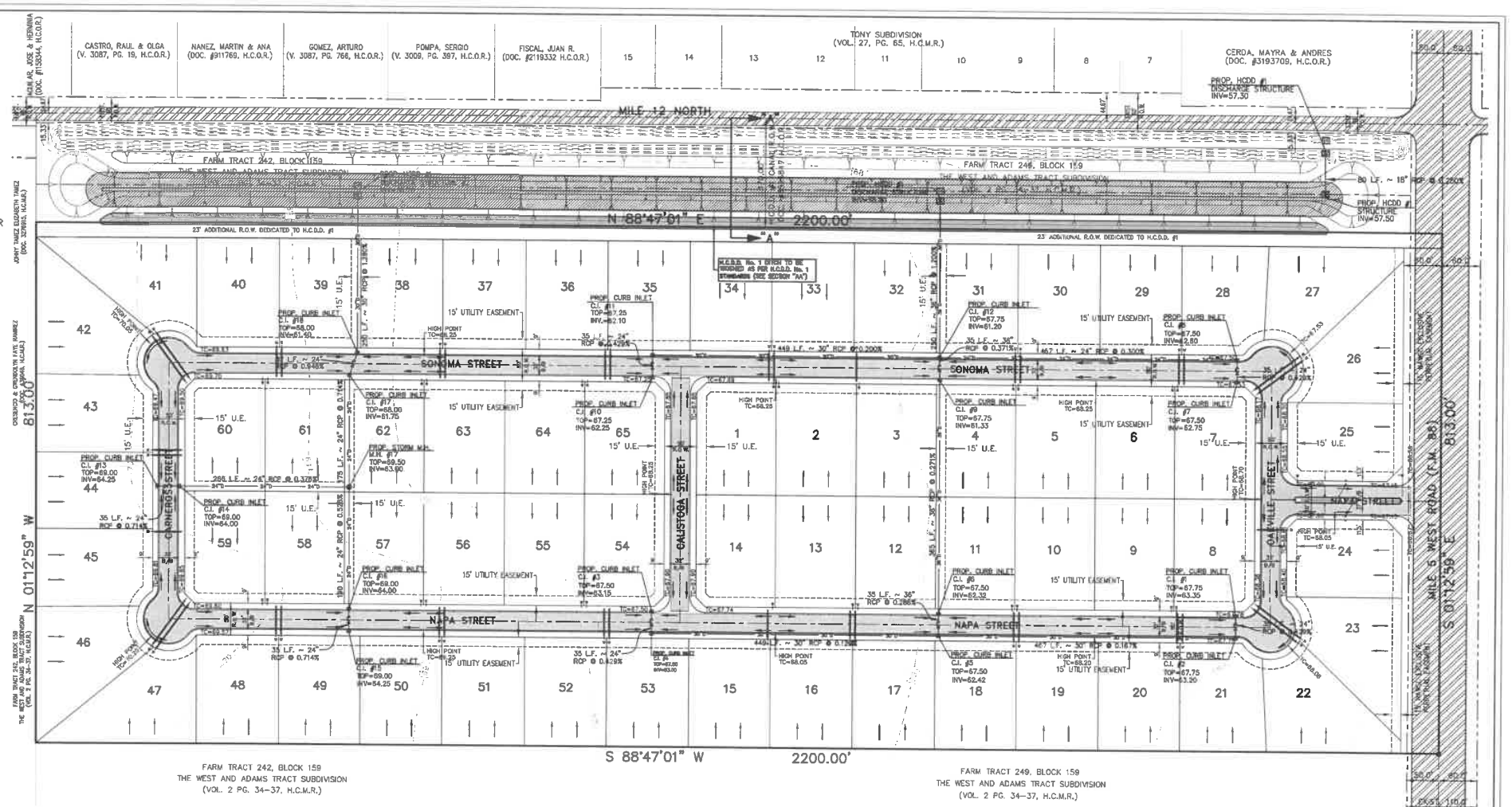
H.C.D.D.#1 HAS PURCHASED THE NECESSARY PROPERTY FROM THE DEVELOPER FOR AN IMPROVED DRAINAGE DITCH AS PART OF THE 2018 BOND ISSUE. IN ADDITION, THE DEVELOPER SHALL DEDICATE AN ADDITIONAL 23 FEET TO THE DRAINAGE DISTRICT FOR THE FURTHER EXPANSION OF THE DITCH. IT IS UNCLEAR AT THIS TIME WHEN THE DRAINAGE DITCH WILL BE FULLY EXCAVATED. IN THE INTERIM, THE DEVELOPER WILL EXCAVATE A TEMPORARY DITCH WITH A 5 FOOT BOTTOM WHILE MATCHING THE PROPOSED SOUTH EDGE OF THE FUTURE DITCH ACROSS THE WIDTH OF ALTAMURA SUBDIVISION. IN DOING SO, THE DEVELOPER WILL EXCAVATE 579,478 CUBIC FEET (13.303 AC.FT.) OF TEMPORARY DITCH THAT SHALL ALSO SERVE AS TEMPORARY DETENTION FOR ALTAMURA SUBDIVISION. THE TEMPORARY DITCH SHALL DISCHARGE INTO THE EXISTING H.C.D.D. #1 DITCH ADJACENT TO THE SOUTH SIDE OF MILE 12 WITH AN 18" PIPE. ONCE THE H.C.D.D.#1 DRAINAGE DITCH IS FULLY WIDENED, THE DITCH SHALL BE OVER-EXCAVATED BY ELEVEN FEET ABOVE THE BENCHED MAINTENANCE ROAD AS ORIGINALLY PLANNED TO FULFILL THE DETENTION REQUIREMENTS OF ALTAMURA SUBDIVISION. THIS OVER-EXCAVATION WILL NET AN INCREASE IN CAPACITY OF 175,797 CUBIC FEET (4.04 AC.FT.) THUS MEETING THE NECESSARY DETENTION REQUIREMENTS. H.C.D.D.#1 DISCHARGE STRUCTURES SHALL BE INSTALLED AS REQUIRED BY THE DRAINAGE DISTRICTS PERMITS. CHOKES ON THE DISCHARGE PIPE WILL NOT BE REQUIRED BECAUSE THE DETENTION AREA IS PART OF THE DRAINAGE DITCH.

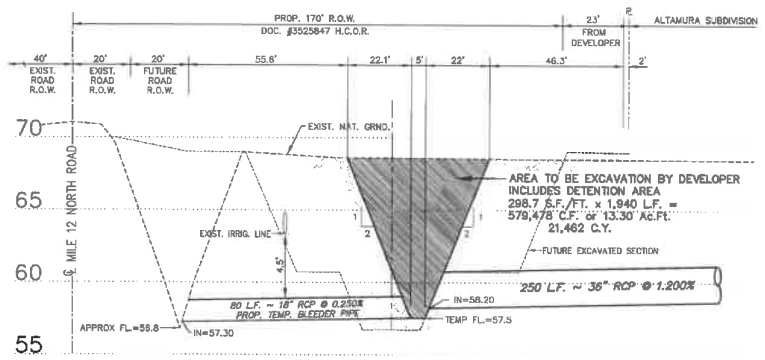
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2000 TO REFLECT L.O.M.R.

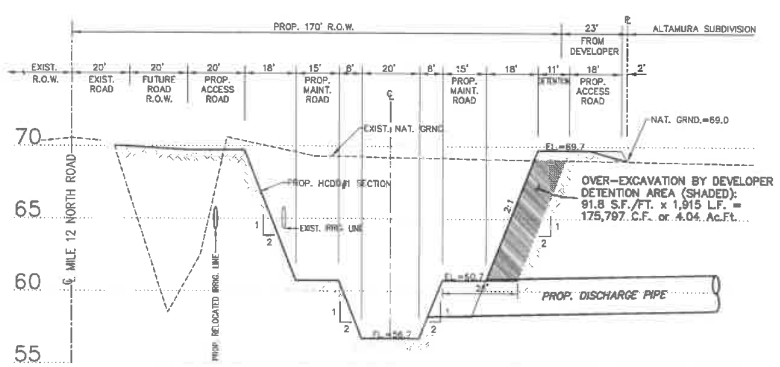
JAVIER HINOJOSA, P.E. #74808 DATE

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



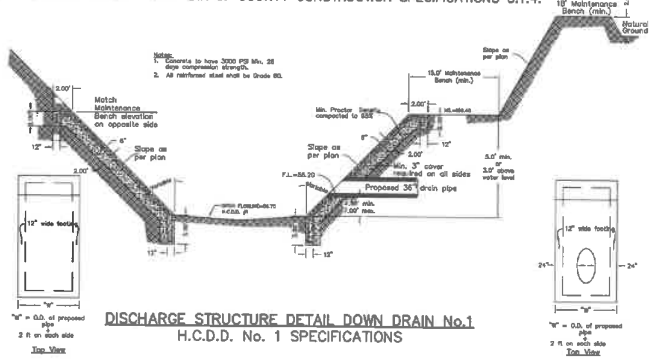


SECTION "BB" – TEMPORARY H.C.D.D.#1 DITCH CROSS SECTION



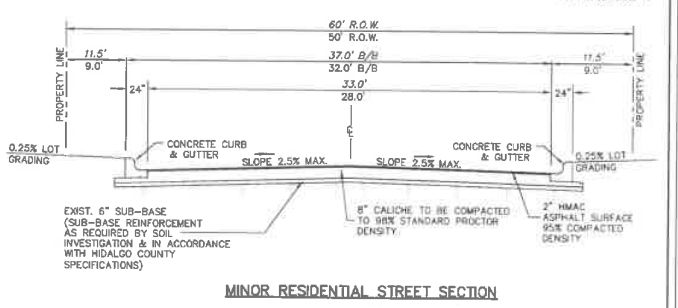
SECTION "AA" – PROPOSED H.C.D.D.#1 DITCH CROSS SECTION

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



DISCHARGE STRUCTURE DETAIL DOWN DRAIN No.1
H.C.D.D. No. 1 SPECIFICATIONS

DISCHARGE STRUCTURE DETAIL DOWN DRAIN No.2
H.C.D.D. No. 1 SPECIFICATIONS



MINOR RESIDENTIAL STREET SECTION

ALTAMURA SUBDIVISION
MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAPHIA Y DESAGUE

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

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

SHEET NO. 4 OF 4

REVISIONS	

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

220406

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34–37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 41.06 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING ON THE NORTHEAST CORNER OF SAID FARM TRACT 249, WITHIN THE INTERSECTION OF MILE 5 WEST ROAD (F.M. 88) AND MILE 12 NORTH ROAD, THENCE S 01°12'59" E ALONG THE EAST LINE OF SAID FARM TRACT 249 AND WITHIN THE RIGHT OF WAY OF MILE 5 WEST ROAD (F.M. 88), A DISTANCE OF 170.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01° 12' 59" E, CONTINUING ALONG THE EAST LINE OF SAID FARM TRACT 249, WITHIN SAID MILE 5 WEST ROAD (F.M. 88) A DISTANCE OF 813.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S 88° 47' 01" W, AT DISTANCE OF 50.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST ROAD (F.M. 88) AS RECORDED IN VOLUME 817, PAGE 294, H.C.D.R. AND THE EAST LINE OF A 15.0 FOOT EASEMENT TO NORTH ALAMO WATER SUPPLY CORP. (NAWSC), RECORDED IN VOLUME 2399, PAGE 551, H.C.D.R., AT DISTANCE OF 65.00 FEET PASS THE WEST LINE OF SAID NAWSC EASEMENT, AT A DISTANCE OF 1,320.00 FEET PASS THE COMMON LINE OF SAID FARM TRACTS 249 AND 242, AND CONTINUING A TOTAL DISTANCE OF 2,200.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE N 01° 12' 59" W, AT A DISTANCE OF 461.00 FEET PASS A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO CRESENCIO RAMIREZ AND GWENDOLYN FAT RAMIREZ, RECORDED IN DOCUMENT NO. 425048, H.C.D.R. AND CONTINUING ALONG THE EAST LINE OF SAID MARTINEZ TRACT A DISTANCE OF 683.00 FEET PASS A 1/2" IRON ROD FOUND ON THE EASTERN MOST NORTHEAST CORNER OF SAID MARTINEZ TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JOHNNY TAMEZ AND ELIZABETH TAMEZ, RECORDED IN DOCUMENT NUMBER 3276915, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID TAMEZ TRACT AT A DISTANCE OF 813.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" SET ON THE SOUTH RIGHT-OF-WAY LINE OF A 170 FOOT HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 47' 01" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT No.1 RIGHT-OF-WAY, AT DISTANCE OF 880.00 FEET PASS THE COMMON NORTH CORNER OF SAID FARM TRACTS 242 AND 249 AND CONTINUING ALONG THE SOUTH LINE OF SAID DRAINAGE DISTRICT RIGHT-OF-WAY, AT 2,150.00 FEET THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST (F.M. 88), IN ALL A TOTAL DISTANCE OF 2,200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 41.06 ACRES OF LAND, MORE OR LESS.

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS EASEMENT THE _____ DAY OF_____, 20_____.

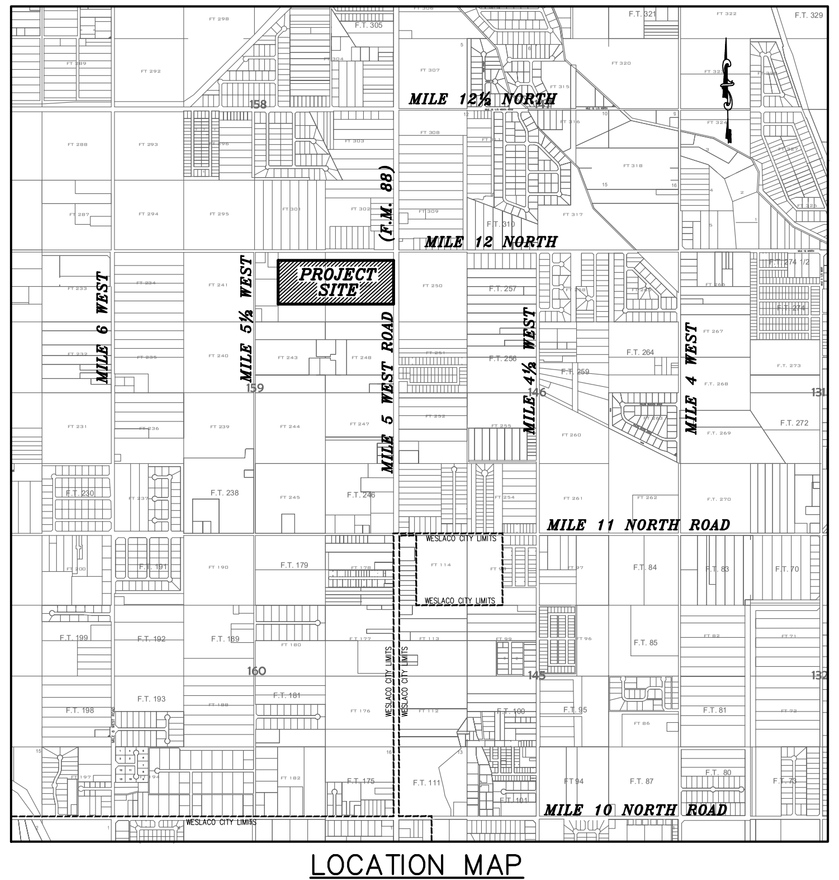
_____
PRINTED NAME: JASON E. GARZA, DEVELOPER

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF_____, 20_____.

_____
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: AUGUST 28, 2024 DRAWN BY: G. TEEGARDIN

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

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0450 C, REVISED MAY 30, 2002. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. SETBACKS:
   FRONT: 25.00 FEET
   REAR: 20% OF LOT DEPTH, NOT TO EXCEED 25 FEET OR GREATER FOR EASEMENT.
   SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER.
   SIDE CORNER: 10.00 FEET, CORNER GARAGE SIDE: 18.00 FEET
   CORNER GARAGE FRONT: 18.00 FEET
   CORNER SIDE WHERE R.O.W. IS GREATER THAN 50 FEET: 20.00 FEET.
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (NO OTHER LAND USE WILL BE PERMITTED). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. NO COMMERCIAL USE SHALL BE ALLOWED WITHIN THIS SUBDIVISION.
5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND OR ELEVATION 69.00, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOT WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: TOP OF STORM MANHOLE LOCATED APPROXIMATELY 48 FEET NORTH AND 45 FEET EAST OF THE INTERSECTION OF MILE 12 NORTH &F.M. 88.
   ELEVATION=67.159
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 160,290 CUBIC FEET (3.680 AC.FT.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM SEWER IMPROVEMENTS).
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

    A. OSSF SYSTEM IS BEING DESIGNED OR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
    B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
    E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
13. JASON E. GARZA, THE OWNER AND SUBDIVIDER OF ALTAMURA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 3 OF THIS PLAT.
14. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 5 WEST (F.M. 88) ON TO LOTS 22 THROUGH 27. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM NAPA STREET FOR LOTS 24 AND 25.
15. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.
16. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO AND COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY CITY AND COUNTY FROM ANY AND LIABILITY AND ALLEGED 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, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, AND PRIVATE STREET LIGHTING. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
17. SET ½" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
18. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO THE CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
19. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
20. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FORM INTERSECTION AND IN COMPLIANCE WITH THE CITY OF WESLACO ACCESS MANAGEMENT ORDINANCE.

INDEX TO SHEETS FOR ALTAMURA SUBDIVISION

SHEET 1	DATE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, METES AND BOUNDS, GENERAL NOTES, OWNER CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, COUNTY CERTIFICATE, CITY OF WESLACO CERTIFICATE, COUNTY HEALTH DEPARTMENT CERTIFICATE, ENGINEER'S CERTIFICATE, SURVEYORS CERTIFICATE, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE, HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 CERTIFICATE, AND COUNTY CLERK'S RECORDING CERTIFICATE.
SHEET 2	DATE, NORTH ARROW, MAIN SCALE, LEGEND OF ABBREVIATIONS, HEADING, LEGAL DESCRIPTION, LOCATION MAP, PLAT WITH LOTS, STREETS AND EASEMENTS, LOT LINE CURVE DATE AND LOT LINE TABLE.
SHEET 3	FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT. (ENGLISH AND SPANISH VERSIONS).
SHEET 4	DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.

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

ON:_____ AT _____ AM/PM

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

BY: _____ DEPUTY

GENERAL PLAT NOTES & RESTRICTIONS (cont.):

21. LANDSCAPING IS REQUIRED BY CITY OF WESLACO ORDINANCE.
22. A FOUR FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
23. A FIVE FOOT SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF F.M. 88 UPON THE ISSUANCE OF A NOTICE TO PROCEED.
24. A SIX FOOT TALL CEDAR FENCE SHALL BE REQUIRED ALONG THE NORTH LOT LINES OF LOT 27 THROUGH 41 INCLUSIVE, AT THE TIME OF LOT'S OCCUPANCY.
25. CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT OF WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
26. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.
27. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATIONS DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
28. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
29. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
30. A SIX FOOT BUFFER SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL LOT WHETHER EXISTING OR WHEN SUCH COMMERCIAL LOT IS EVIDENT THE LOT OWNER.
31. ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY, AND REPAIR.
32. AFTER RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTS (CCRs) TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
33. THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
34. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

SUBDIVISION PLAT OF
ALTAMURA SUBDIVISION
(A PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34–37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S CERTIFICATION, AND ATTESTATION

I, JASON E. GARZA, OF THE 41.06 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS ALTAMURA SUBDIVISION, MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE CITY OF WESLACO, THE COUNTY OF HIDALGO AND THE STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY OR THE CITY OF WESLACO AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, NORTH ALAMO WATER SUPPLY CORPORATION AND THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 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 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.

_____
BY: JASON E. GARZA, DATE
OWNER: RD ALTAMURA, LLC.
ADDRESS: P.O. BOX 6105
McALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARD JASON E. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____ 20_____ A.D.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

ON THIS THE _____ DAY _____ , 20_____ A.D.

_____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____
HIDALGO COUNTY CLERK DATE

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)

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

MAYOR, CITY OF WESLACO ATTEST: CITY SECRETARY

DATE:_____ DATE:_____

THIS SUBDIVISION PLAT OF ALTAMURA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ , 20_____ A.D.

_____
CHAIRMAN , PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH.

DEPARTMENT ON_____ 20_____.

_____
ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
JAVIER HINOJOSA, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
COUNTY OF HIDALGO

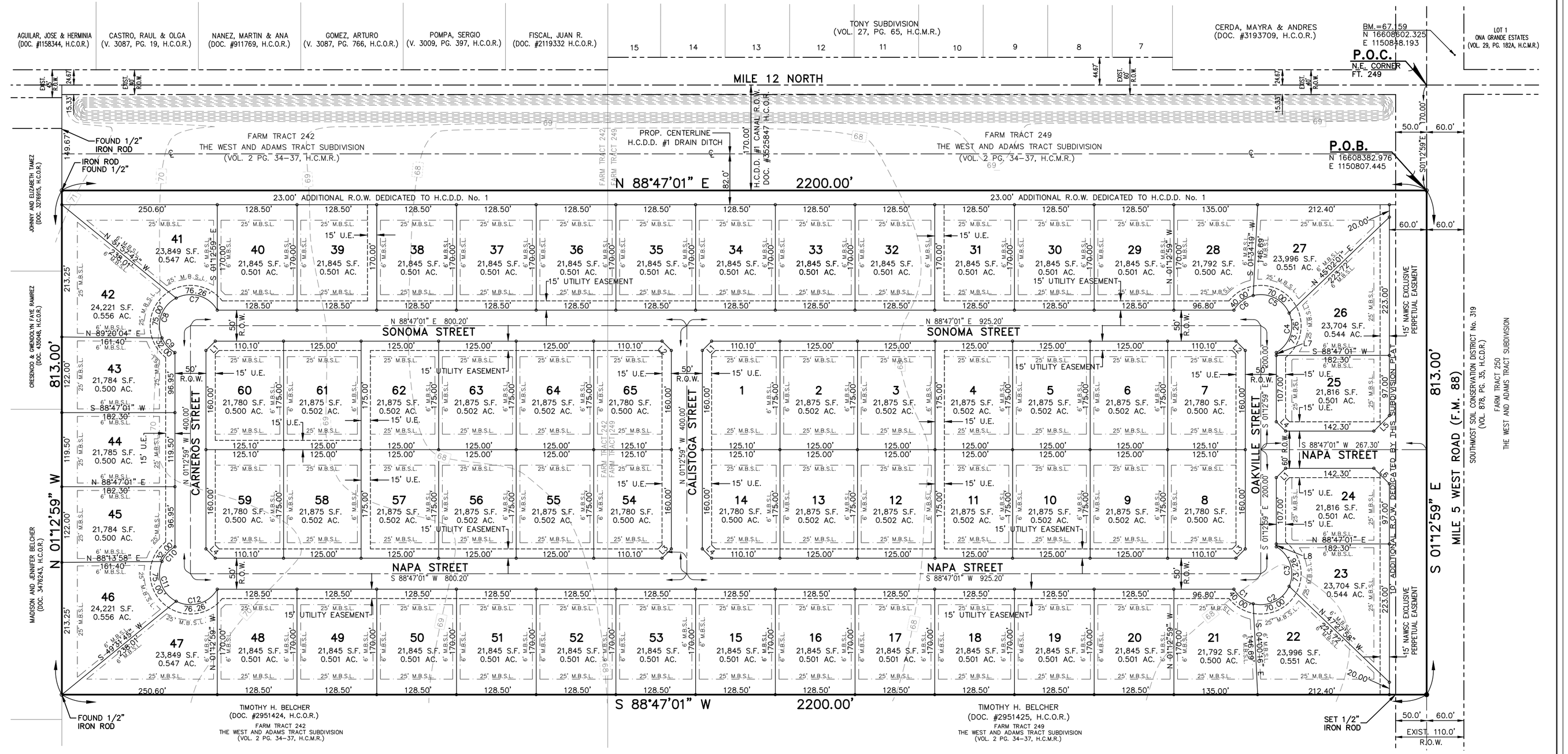
I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS AND STREETS OF ALTAMURA SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JUNE 22, 2022.

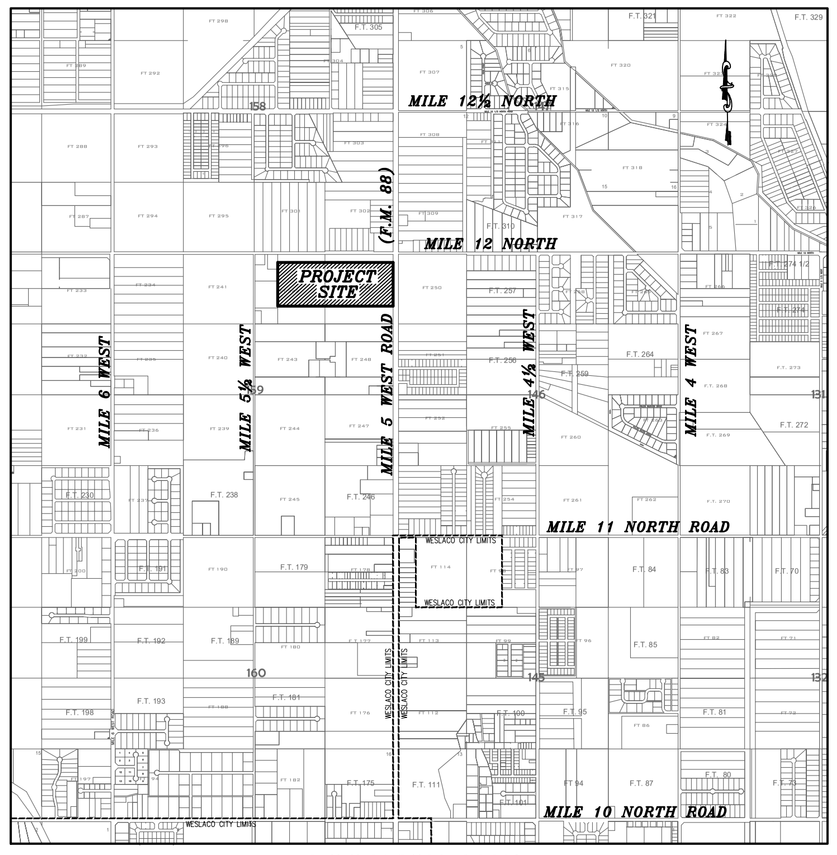
_____
CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURV

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

LEGEND OF ABBREVIATIONS:

℄ CENTERLINE
● IRON ROD FOUND
○ IRON ROD SET
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT OF WAY
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
H.C.D.D.#1 = HIDALGO COUNTY DRAINAGE DISTRICT No. 1
H.C.C.I.D.#9 = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
U.E. = UTILITY EASEMENT
M.B.S.L. = MINIMUM BUILDING SETBACK LINE





LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: AUGUST 28, 2024 DRAWN BY: G. TEEGARDIN

LOT LINE – CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C1"	45°50'12"	50.00'	21.14'	40.00'	S54°08'05"E	38.94'
"C2"	80°12'51"	50.00'	42.11'	70.00'	N62°50'24"E	64.42'
"C3"	83°56'57"	50.00'	44.98'	73.26'	N19°14'30"W	66.88'
"C4"	83°56'57"	50.00'	44.98'	73.26'	N16°48'33"E	66.88'
"C5"	80°12'51"	50.00'	42.11'	70.00'	N65°16'21"W	64.42'
"C6"	45°50'12"	50.00'	21.14'	40.00'	S51°42'07"W	38.94'
"C7"	87°23'13"	50.00'	47.77'	76.26'	N74°54'35"W	69.08'
"C8"	85°56'37"	50.00'	46.58'	75.00'	S18°25'30"W	68.16'
"C9"	36°40'10"	50.00'	16.57'	32.00'	S42°52'54"E	31.46'
"C10"	36°40'10"	50.00'	16.57'	32.00'	S40°26'56"W	31.46'
"C11"	85°56'37"	50.00'	46.58'	75.00'	S20°51'28"E	68.16'
"C12"	87°23'13"	50.00'	47.77'	76.26'	N72°28'37"E	69.08'

LOT LINE – LINE TABLE

LINE	BEARING	DISTANCE
"L1"	N 43°47'01" E	21.21'
"L2"	S 46°12'59" E	21.21'
"L3"	S 43°47'01" W	21.21'
"L4"	N 46°12'59" W	21.21'
"L5"	S 43°47'01" W	35.36'
"L6"	S 46°12'59" E	35.36'
"L7"	S 08°01'12" E	4.70'
"L8"	N 08°01'12" W	4.70'

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

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

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

SUBDIVISION PLAT OF
ALTAMURA SUBDIVISION
(A PRIVATE SUBDIVISION)

SHEET NO. 2 OF 4

REVISIONS		

220406

COST ESTIMATE:

STREET PAVING	$ 1,023,682.50
WATER SUPPLY SYSTEM:	$ 547,204.00
SEPTIC TANK SYSTEM:	$ 97,500.00
DRAINAGE:	$ 432,902.50

SUBDIVIDER CERTIFICATION:

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

I, JASON E. GARZA, SUBDIVIDER OF ALTAMURA SUBDIVISION, HEREBY CERTIFY THAT SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BY: JASON E. GARZA, _____ DATE

OWNER: RD ALTAMURA, LLC.
ADDRESS: P.O. BOX 6105
McALLEN, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON E. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

THE _____ DAY OF _____ 20_____A.D.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

FINAL ENGINEERING REPORT FOR ALTAMURA SUBDIVISION
BY JAVIER HINOJOSA, P.E.

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

ALTAMURA SUBDIVISION IS PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 8" DIAMETER WATER LINE LOCATED ALONG THE WEST SIDE OF F.M. 88. 791 FEET OF EXISTING 8" WATER LINE WILL BE RELOCATED INTO A 15' NAWSC EXCLUSIVE PERPETUAL EASEMENT WITHIN THE SUBDIVISION ALONG F.M. 88. 8" NAWSC WATER LINES WILL BE EXTENDED INTO THE SUBDIVISION WITHIN THE NORTH RIGHT OF WAY OF NAPA STREET, WITHIN THE WEST RIGHT OF WAY LINE OAKVILLE STREET, WITHIN THE EAST RIGHT OF WAY LINE OF CALISTOGA STREET AND CARNEROS STREET AND THE WITHIN THE SOUTH RIGHT OF WAY LINE OF SONOMA STREET FOR A TOTAL OF 4,624 FEET OF 8" WATER LINE. EACH LOT IS PROVIDED WITH A 3/4" INCH WATER SERVICE CONNECTING TO THE EXISTING 8" WATER LINE. A TOTAL OF 65 3/4" SINGLE SERVICE LINES CONNECTIONS HAVE BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED TWELVE FIRE HYDRANTS WITHIN THE SUBDIVISION. THE COST FOR INSTALLATION OF THE WATER IMPROVEMENTS IS A TOTAL OF $547,204.00. THE SUBDIVIDER HAS IN ADDITION PAID TO THE NORTH ALAMO WATER SUPPLY CORPORATION THE SUM OF $67,650.00 WHICH COVERS THE COST PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS, ALL TAP FEES, WATER RIGHTS AND MEMBERSHIP FEES). UPON REQUEST BY THE OWNER OF A LOT, NORTH ALAMO WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NORTH ALAMO WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

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

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM SOIL FOR THE AREA. A TOTAL OF 2 SOIL BORING WERE PEFORMED FOR THIS SUBDIVISION. THE SOIL IS UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR THE FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $97,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDOR WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALES PRICE OF EACH LOT.

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

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES ARE FULLY CONSTRUCTED UPON FINAL PLAT APPROVAL, EXCEPT FOR INSTALLATION OF WATER METERS, AT A COST OF $ 547,204.00. THE SUBDIVIDER HAS ALSO PAID A TOTAL OF $ 67,650.00 NORTH ALAMO WATER SUPPLY CORP. TO COVER THE COSTS OF INSTALLATION OF METERS, WATER RIGHTS, MEMBERSHIPS AND ALL TAP FEES.

SEWAGE FACILITIES – SEPTIC SYSTEMS HAVE BEEN CONSTRUCTED UPON FINAL PLAT APPROVAL BY MEANS OF SEPTIC TANKS AND DRAIN FIELDS AT A COST OF $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF $97,500.00 FOR THE SUBDIVISION.

_____
JAVIER HINOJOSA, P.E., #74808 DATE

REPORTE DE INGENIERIA DE ALTAMURA SUBDIVISON
BY: JAVIER HINOJOSA P.E.

ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISIÓN DE ALTAMURA FASE I SERA ABASTECIDA CON AGUA POTABLE POR LA COMPAÑÍA DE ALAMO WATER SUPPLY CORPORATION. EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑÍA DE ALAMO WATER SUPPLY CORPORATION HAN FIRMADO UN CONTRATO EN EL CUAL LA COMPAÑÍA DE ALAMO WATER SUPPLY CORPORATION SE HA COMPROMETIDO A PROPORCIONAR AGUA SUFICIENTE A ESTA SUBDIVISIÓN POR LO MENOS HASTA TREINTA AÑOS Y TAMBIEN LA COMPAÑÍA DE ALAMO WATER SUPPLY CORPORATION TENDRA QUE PROPORCIONAR LA DOCUMENTACIÓN PARA ABASTECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE AGUA A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISIÓN. DENTRO DE LA SUBDIVISIÓN POR EL CAMINO F.M. 88 EXTENDERAN UNA LINEA DE 8" DENTRO DEL R.O.W. DE LA CALLE NAPA Y TAMBIEN AL OESTE DEL R.O.W. DE LA CALLE OAKVILLE, DENTRO DEL OESTE R.O.W. DE LA CALLE CALISTOGA Y DE LA CALLE CARNEROSY DENTRO DEL SUR DEL R.O.W.DE LA CALLE SONOMA, SERA UN TOTAL DE 4,624 PIES LINEALES DE AGUA POTABLE DE 8" DE DIAMETRO ESTA SUBDIVISION SE CONECTARA A LA LINEA DE AGUA EXISTENTE DE 8" CADA LOTE TENDRA UN SERVICIO DE AGUA DE 3/4" DE PARA CONECTARSE A LA LINEA DE AGUA EXISTENTE DE 8". SERAN INSTALADAS UN TOTAL DE 65 SERVICIO DE 3/4" SENCILLOS Y EL DUEÑO TENDRA QUE INSTALAR 12 HIDRANTES EN ESTA SUBDIVISION. EL COSTO PARA LA INSTALACIÓN DE LAS MEJORAS DEL AGUA ES UN TOTAL DE $547,204.00. EL DUEÑO TENDRA QUE PAGAR A LA COMPAÑIA DE AGUA, EL ABASTECIMIENTO. LA SUMA DE $67,650.00 QUE CUBRE EL COSTO POR CADA LOTE PARA EL MEDIDOR DE AGUA (INCLUYENDO COSTOS DE INSTALACIÓN, TODOS LOS HONORARIOS DE TAP, DERECHOS DE AGUA Y CUOTAS DE MEMBRESIA). A PETICIÓN DEL PROPIETARIO, NORTH ALAMO WATER SUPPLY CORPORATION. INMEDIATAMENTE INSTALARÁ SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LAS INSTALACIONES DEL AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NORTH ALAMO WATER SUPPLY. Y DICHO SISTEMA DE DISTRIBUCIÓN INICIARA A PARTIR DE LA FECHA QUE SEA REGISTRADO EL PLAT.

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA FECHA DE OPERABILIDAD

EL DRENAJE DE ALTAMURA SUBDIVISION CONSISTE DE UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO RESPONSABLE DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS ½ ACRE SE HICIERON 2 EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TIPO FINO–ARCILLOSO ARENOSO) Y SE EXTIENDE 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 24 PULGADAS MAS ARRIBA DE LO MAS ABAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE EN PERFECTAS CONDICIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES $ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA. EN EL MOMENTO DE LA APLICACION PARA FINALIZAR EL PLAT, NO SE HA INSTALADO NINGUNA FOSA SEPTICA. CON DICHA APLICACION, EL SUBDIVIDOR PROVEERA BUENAS GARANTIAS ECONOMICAS SUFICIENTES EN FORMA DE (CHEQUE DE CAJERO O CHEQUE PERSONAL) REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE ESTARA EN POSECION DEL CONDADO DE HIDALGO POR LA CANTIDAD DE $97,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN CADA LOTE. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA SEPTICO EN LA VENTA DE CADA LOTE.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL TERRENO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DEL SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO. EL PROPIETARIO ES EL RESPONSABLE DE METER LA APLICACION PARA EL PERMISO DE INSTALACION DEL SISTEMA SEPTICO CON EL DEPARTAMENTO DE SANIDAD DEL CONDADO DE HIDALGO. EL SISTEMA SEPTICO DEVERA SER INSTALADO ANTES DE QUE EL CONDADO OTORGUE EL PERMISO FINAL PARA LA LUZ Y AGUA.

CERTIFICACION:

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO DESCRITOS ANTERIORMENTE, CUMPLAN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.

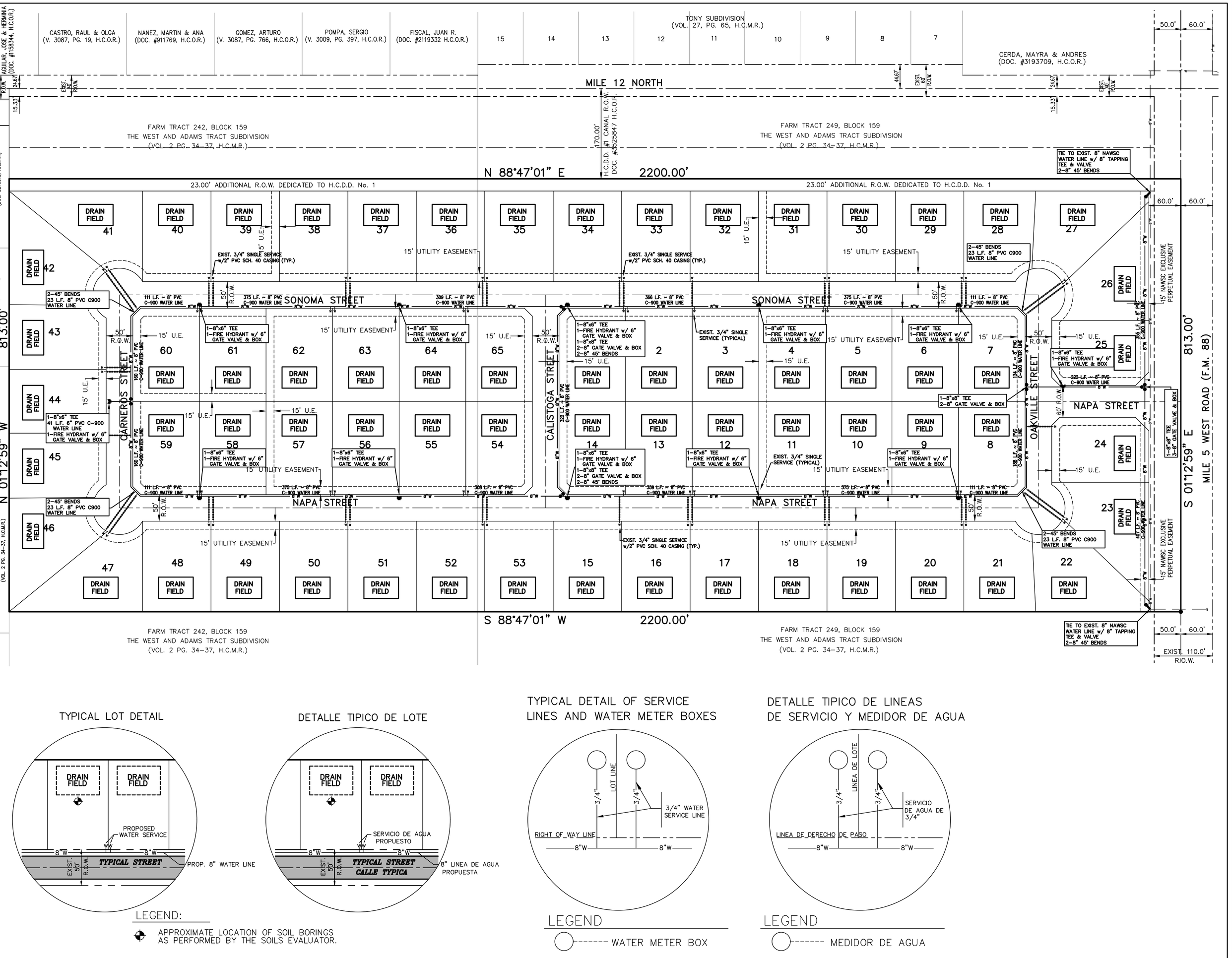
CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO (OSSF). DISCUTIDOS ANTERIORMENTE SON DE LA SIGUIENTE MANERA:

AGUA – EL SISTEMA ESTARA TOTALMENTE CONSTRUIDO DESPUES DE LA APROBACIÓN DEL PLANO FINAL, EXCEPTO LA INSTALACION DE MEDIDORES DE AGUA CON UN COSTO DE $ 547,204.00. LA PERSONA ENCARGADA O DUEÑO DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE $ 67,650.00 A NORTH ALAMO WATER SUPPLY CORP. PARA CUBRIR LOS GASTOS. DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA, Y COSTOS DE INSTALACION.

DRENAJE SANITARIO – EL SISTEMA SEPTICO HA SIDO CONSTRUIDO AL TIEMPO DE LA APROBACION FINAL CONSISTIENDO EN TANQUES SEPTICOS Y DESAGUES A UN COSTO DE $ 1,500.00 POR LOTE (TODO INCLUIDO), CON UN TOTAL DE $ 97,500.00 POR LA SUBDIVISION.

_____
JAVIER HINOJOSA, P.E., #74808 DATE

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



TYPICAL LOT DETAIL

DETALLE TIPICO DE LOTE

LEGEND:
APPROXIMATE LOCATION OF SOIL BORINGS AS PERFORMED BY THE SOILS EVALUATOR.

TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES

LEGEND
WATER METER BOX

DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDOR DE AGUA

LEGEND
MEDIDOR DE AGUA

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

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

SHEET NO. 3 OF 4

REVISIONS		

ALTAMURA SUBDIVISION

WATER DISTRUBUTION MAP AND SEWER LAYOUT
MAPA DE DISTRIBUICION DE AGUA Y DRENAJE

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

220406

COST ESTIMATE:

STREET PAVING	$ 1,023,682.50
WATER SUPPLY SYSTEM:	$ 547,204.00
SEPTIC TANK SYSTEM:	$ 97,500.00
DRAINAGE:	$ 432,902.50

SCALE: 1" = 100'

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

DRAINAGE REPORT
ALTAMURA SUBDIVISION

INTRODUCTION
ALTAMURA SUBDIVISION IS A 41.06-ACRE TRACT OF LAND OUT OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACT SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY MAP RECORDS. THIS SUBDIVISION IS LOCATED 170 FEET SOUTH OF THE NORTHEAST CORNER OF MILE 12 NORTH AND MILE 5 WEST (F.M. 88) AND IS WITHIN THE E.T.J. OF WESLACO, TEXAS.

FLOOD PLAIN
ALTAMURA SUBDIVISION IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED MAY 30, 2002 TO REFLECT LOMR. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN." THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT OR ELEVATION 69.00, WHICHEVER IS HIGHER.

SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE; THE SOILS IN THIS SUBDIVISION ARE FOUND TO BEHIDALGO FINE SANDY LOAM (25) AND HIDALGO SANDY CLAY LOAM (28). SOILS GROUP 25 AND 28 ARE IN HYDROLOGIC GROUP "B" AND ARE MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX.

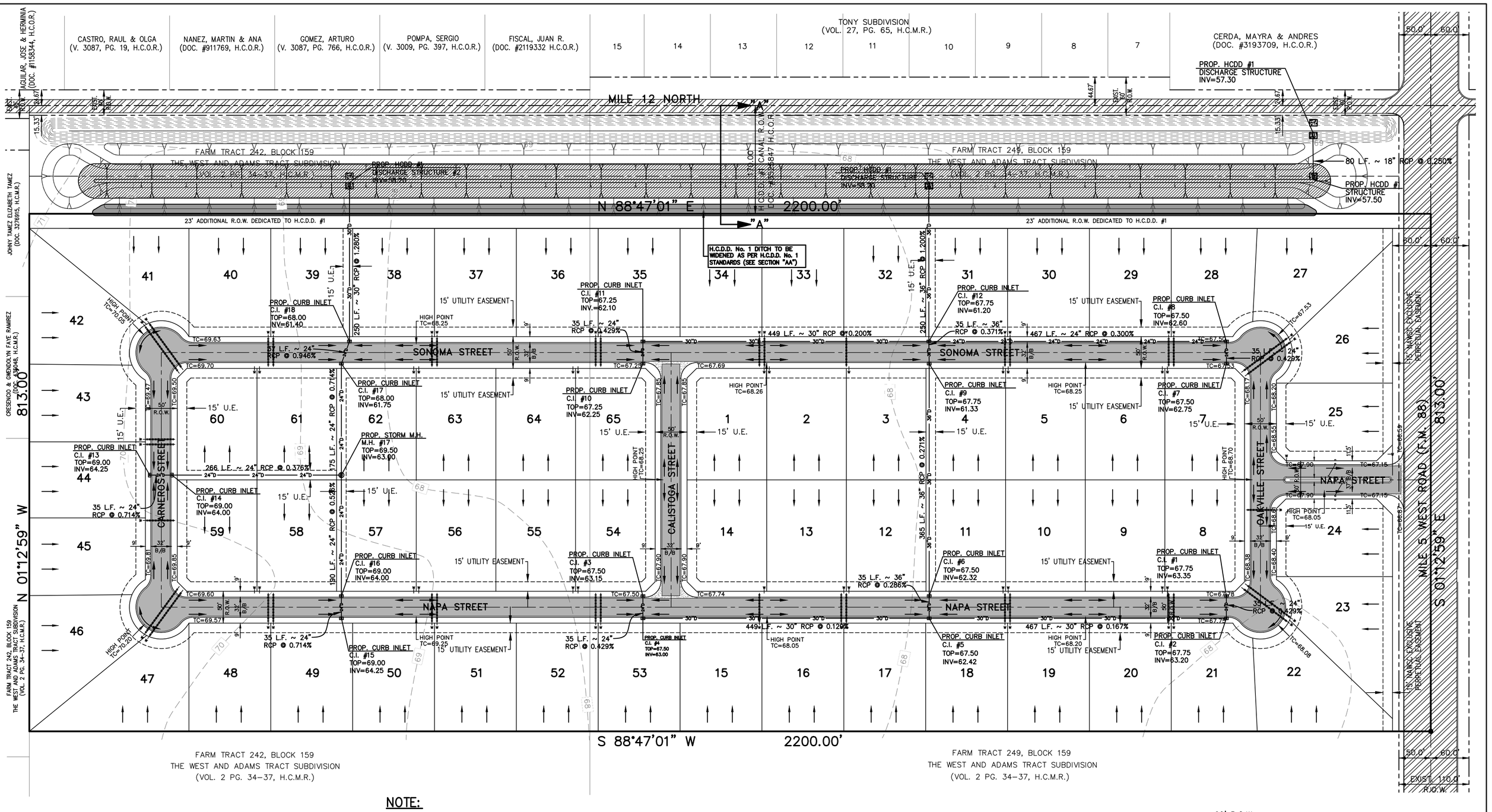
PRE-DEVELOPED CONDITIONS
THE CURRENT LAND USE FOR THIS PROPERTY HAS BEENUSED FOR AGRICULTURAL PURPOSES AND HAS AN EXISTING RUNOFF IN A NORTHEASTERLY DIRECTION. BASED ON AN EXISTING 10-YEAR STORM, A TOTAL STORM RUNOFF OF 27.00 CUBIC FEET PER SECOND IS BEING GENERATED BY THIS SUBDIVISION.

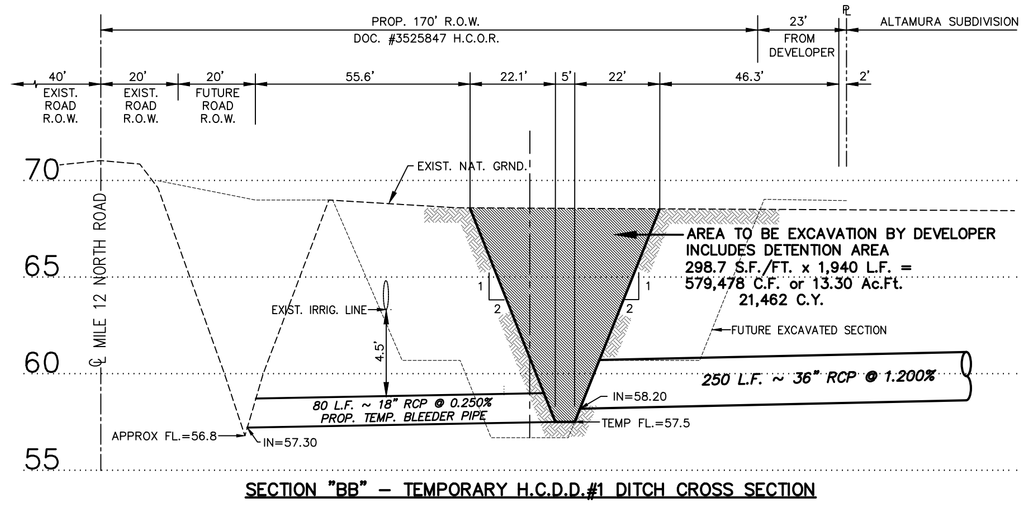
PROPOSED CONDITIONS
ALTAMURA SUBDIVISION IS A PROPOSED 65 LOT, SINGLE-FAMILY SUBDIVISION. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS DEVELOPMENT WITH THE PLACEMENT OF CURB INLETS TO INTERCEPT DRAINAGE RUNOFF GENERATED BY THIS SUBDIVISION. PIPE SIZES SHALL RANGE FROM A 24" TO 36" THROUGHOUT THE SUBDIVISION AND DISCHARGE INTO A H.C.D.D. #1 DRAINAGE DITCH ALONG THE SOUTH SIDE OF MILE 12 IN TWO LOCATIONS. THE FIRST DISCHARGE SHALL DRAIN INTO THE DITCH WITH A 36" PIPE AND THE SECOND DISCHARGE SHALL DRAIN WITH A 30" PIPE. ALTAMURA SUBDIVISION WILL INCREASE RUNOFF TO A MAXIMUM OF 116.41 CUBIC FEET PER SECOND BASED ON THE 50-YEAR STORM FREQUENCY FOR AN INCREASE Q OF 89.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION IS 160,290 CUBIC FEET (3.68 AC.FT.).

H.C.D.D.#1 HAS PURCHASED THE NECESSARY PROPERTY FROM THE DEVELOPER FOR AN IMPROVED DRAINAGE DITCH AS PART OF THE 2018 BOND ISSUE. IN ADDITION, THE DEVELOPER SHALL DEDICATE AN ADDITIONAL 23 FEET TO THE DRAINAGE DISTRICT FOR THE FURTHER EXPANSION OF THE DITCH. IT IS UNCLEAR AT THIS TIME WHEN THE DRAINAGE DITCH WILL BE FULLY EXCAVATED. IN THE INTERIM, THE DEVELOPER WILL EXCAVATE A TEMPORARY DITCH WITH A 5 FOOT BOTTOM WHILE MATCHING THE PROPOSED SOUTH EDGE OF THE FUTURE DITCH ACROSS THE WIDTH OF ALTAMURA SUBDIVISION. IN DOING SO, THE DEVELOPER WILL EXCAVATE 579,478 CUBIC FEET (13.303 AC.FT.) OF TEMPORARY DITCH THAT SHALL ALSO SERVE AS TEMPORARY DETENTION FOR ALTAMURA SUBDIVISION. THE TEMPORARY DITCH SHALL DISCHARGE INTO THE EXISTING H.C.D.D. #1 DITCH ADJACENT TO THE SOUTH SIDE OF MILE 12 WITH AN 18" PIPE. ONCE THE H.C.D.D.#1 DRAINAGE DITCH IS FULLY WIDENED, THE DITCH SHALL BE OVER-EXCAVATED BY ELEVEN FEET ABOVE THE BENCHED MAINTENANCE ROAD AS ORIGINALLY PLANNED TO FULFILL THE DETENTION REQUIREMENTS OF ALTAMURA SUBDIVISION. THIS OVER-EXCAVATION WILL NET AN INCREASE IN CAPACITY OF 175,797 CUBIC FEET (4.04 AC.FT.) THUS MEETING THE NECESSARY DETENTION REQUIREMENTS. H.C.D.D.#1 DISCHARGE STRUCTURES SHALL BE INSTALLED AS REQUIRED BY THE DRAINAGE DISTRICTS PERMITS. CHOKES ON THE DISCHARGE PIPE WILL NOT BE REQUIRED BECAUSE THE DETENTION AREA IS PART OF THE DRAINAGE DITCH.

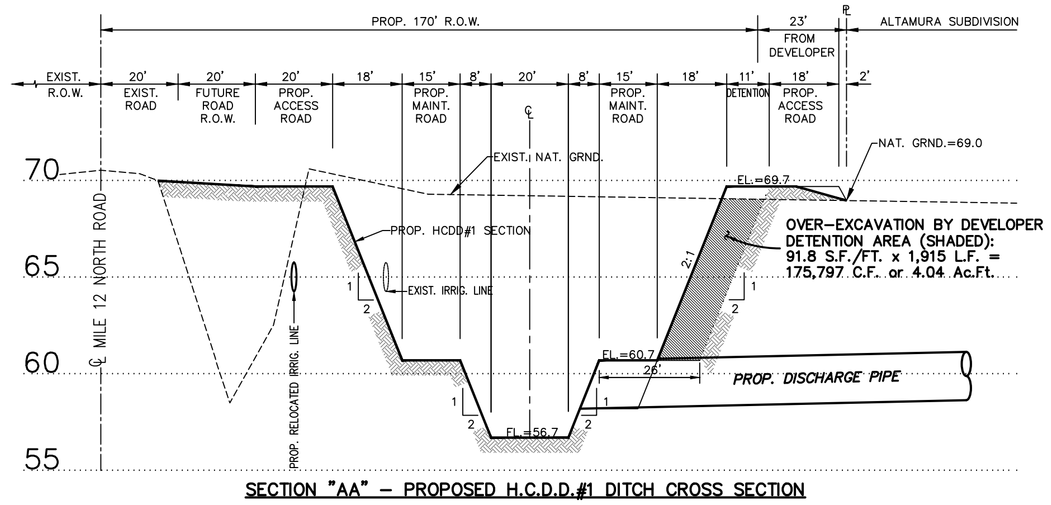
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2000 TO REFLECT L.O.M.R.

JAVIER HINOJOSA, P.E. #74808 — DATE



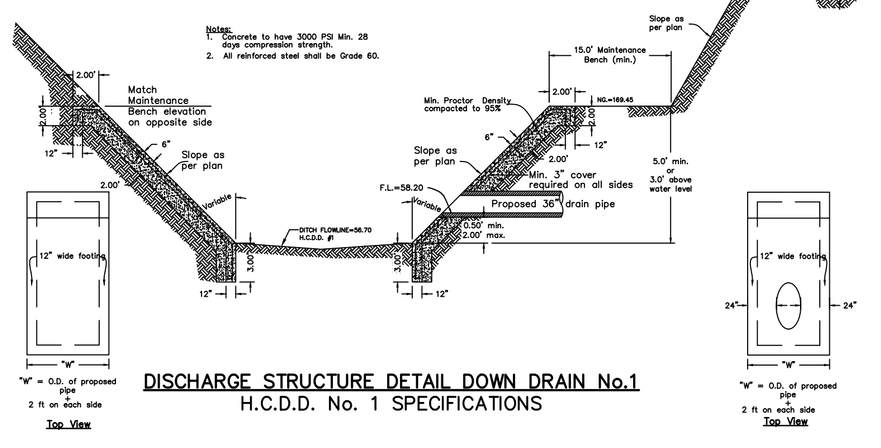


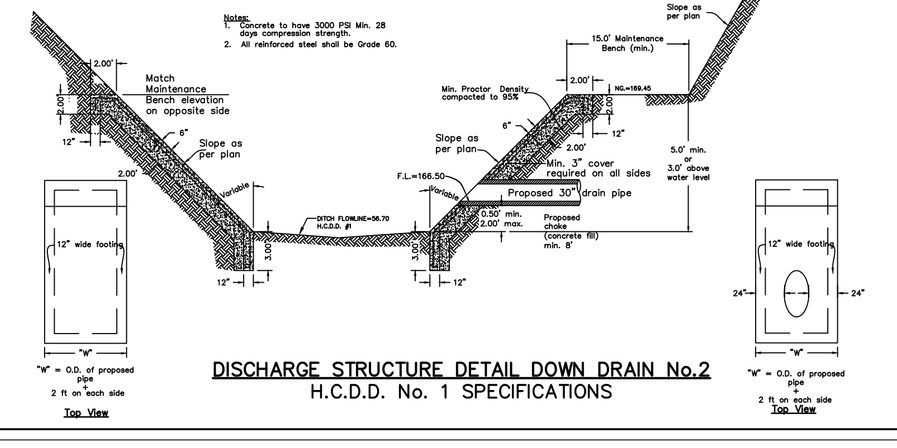
SECTION "BB" – TEMPORARY H.C.D.D.#1 DITCH CROSS SECTION

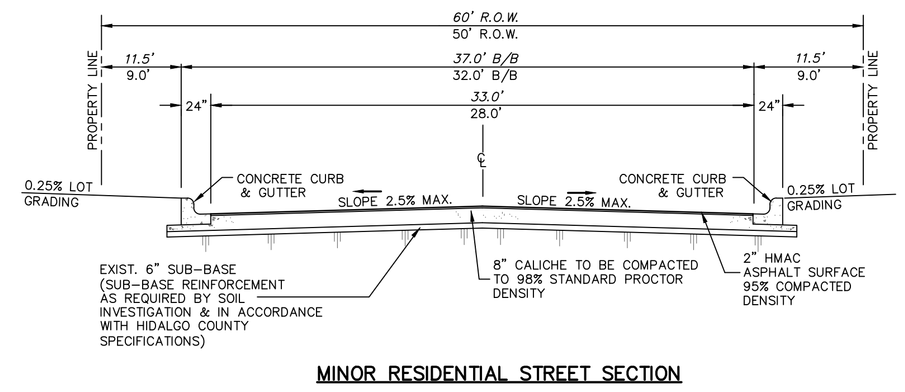


SECTION "AA" – PROPOSED H.C.D.D.#1 DITCH CROSS SECTION

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







MINOR RESIDENTIAL STREET SECTION

ALTAMURA SUBDIVISION
MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAPHIA Y DESAGUE

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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SHEET NO. 4 OF 4

REVISIONS		

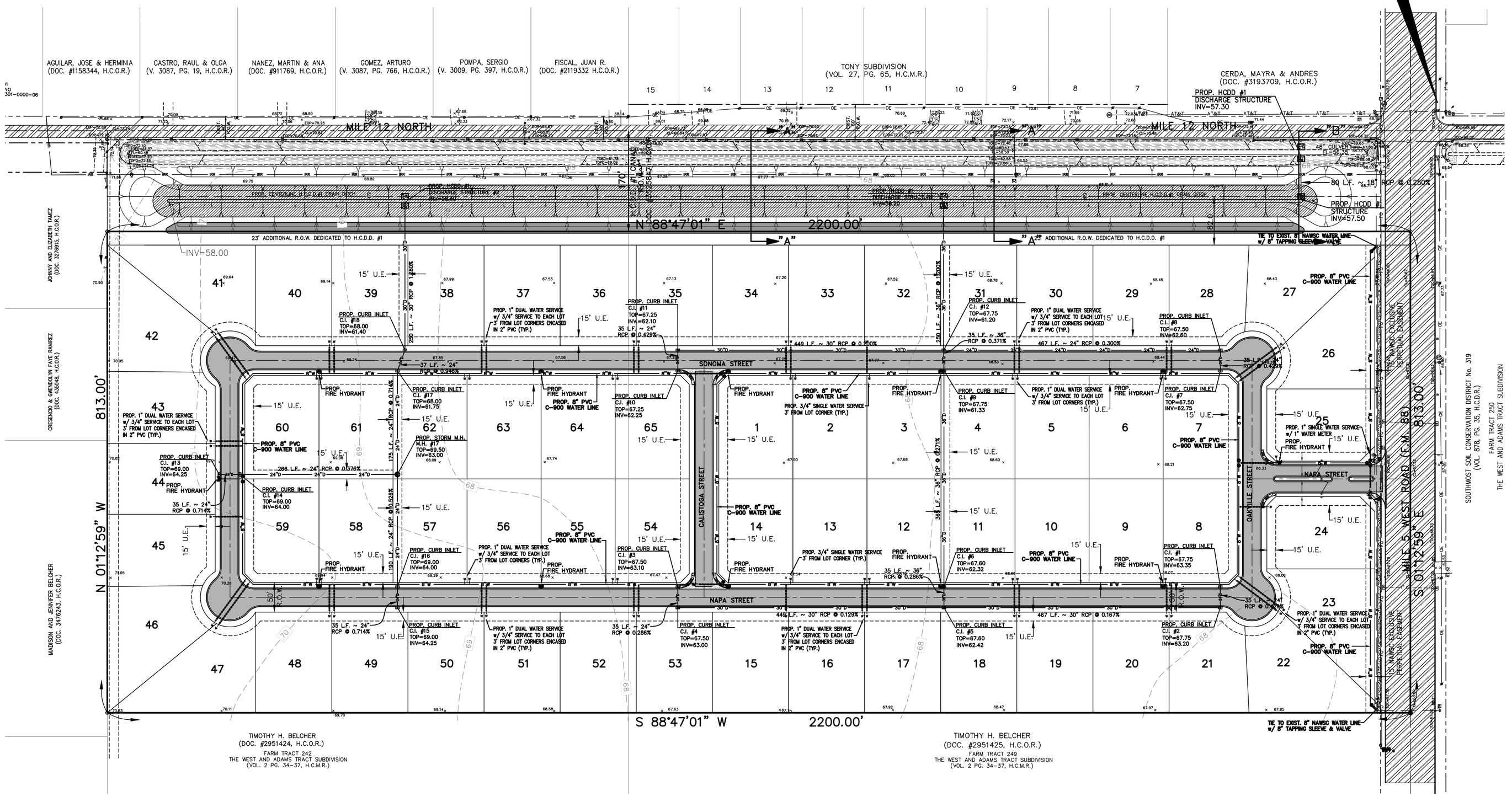
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

220406

PLANNING AND ZONING REGULAR MEETING
SEPTEMBER 04, 2024
PAGE 85

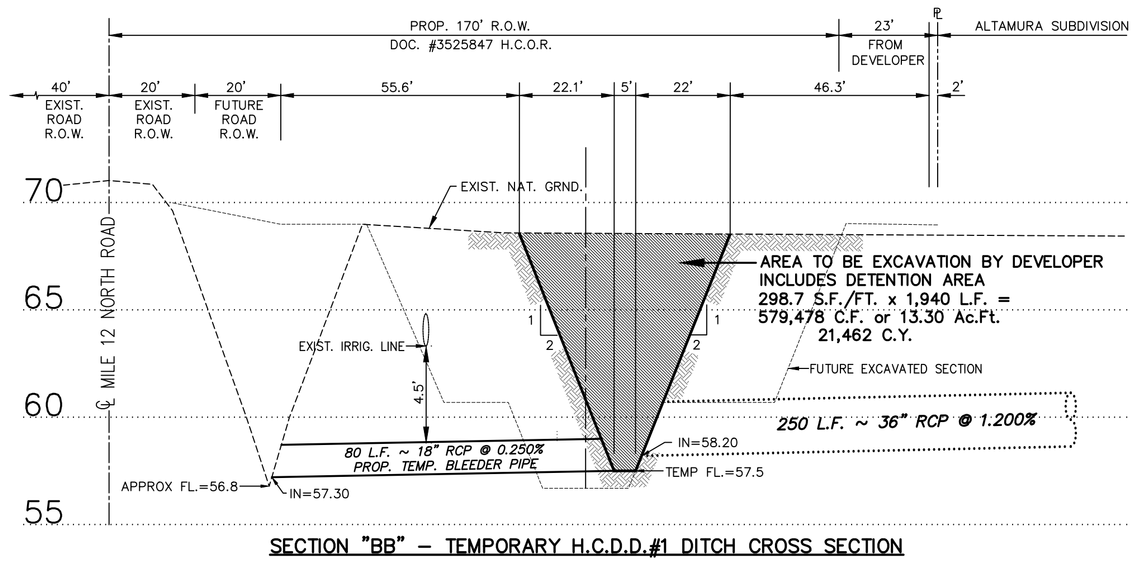
PROJECT BENCHMARK: ELEVATION=67.159
TOP OF STORM MANHOLE LOCATED APPROXIMATELY 48 FEET NORTH AND 45' EAST OF THE INTERSECTION OF MILE 12 AND F.M. 88.

SCALE: 1" = 100'

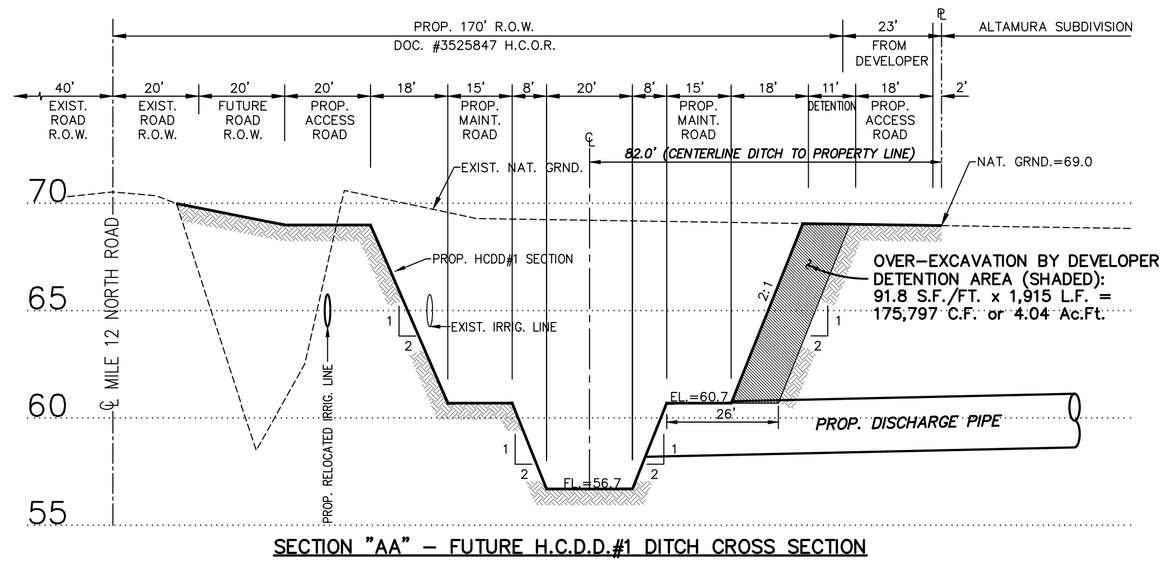


LEGEND

×TOC=113.48	EXIST. TOP OF CURB ELEVATION
×TOD=113.48	EXIST. TOP OF DITCH ELEVATION
×TOE=113.48	EXIST. BOTTOM OF DITCH ELEVATION
× CL=113.31	EXIST. CENTER LINE ELEVATION
× FL=115.10	EXIST. FLOW LINE ELEVATION
×115.10	EXIST. NATURAL GROUND ELEVATION
Ⓓ	EXIST. DRAIN MANHOLE
Ⓢ	EXIST. SEWER MANHOLE
⌀	EXIST. POWER POLE
⟶	EXIST. GUY WIRE
⊸	EXIST. ROAD SIGN
G	EXIST. GAS METER
W	EXIST. WATER METER
TP	EXIST. TELEPHONE PEDESTAL
	EXIST. FIRE HYDRANT
WV	EXIST. WATER VALVE
IV	EXIST. IRRIGATION VALVE
	EXIST. TREE
	WATER SERVICE
SV	SPRINKLER VALVE
-//-	CEDAR FENCE
—x—	CHAIN LINK FENCE
-o-	BLOCK FENCE
○	IRRIGATION STAND PIPE
BFP	BACK FLOW PREVENTOR
ET	ELECTRIC TRANSFORMER
E	ELECTRIC GROUND BOX
----- 8"SS -----	EXIST. 18" SANITARY SEWER LINE
-----12"SS-----	EXIST. 12" SANITARY SEWER LINE
-----18"D-----	EXIST. 18" STORM DRAINAGE LINE
-----24"D-----	EXIST. 24" STORM DRAINAGE LINE
-----30"D-----	EXIST. 30" STORM DRAINAGE LINE
-------8"W------	EXIST. 8" WATER LINE
-----IRR-----	EXIST. IRRIGATION LINE
	EXIST. PAVEMENT



SECTION "BB" – TEMPORARY H.C.D.D.#1 DITCH CROSS SECTION



SECTION "AA" – FUTURE H.C.D.D.#1 DITCH CROSS SECTION

811 Know what's below. Call before you dig. (@ least 48 hours prior to digging)

DATE:	REVISIONS

220406
PROJECT No.
AUGUST, 2024
DATE:
G. TEEGARDIN
DRAWN BY
J.H.
CHK. BY

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
TBPELS FIRM No. 1295
javier@javierhinojosaeng.com

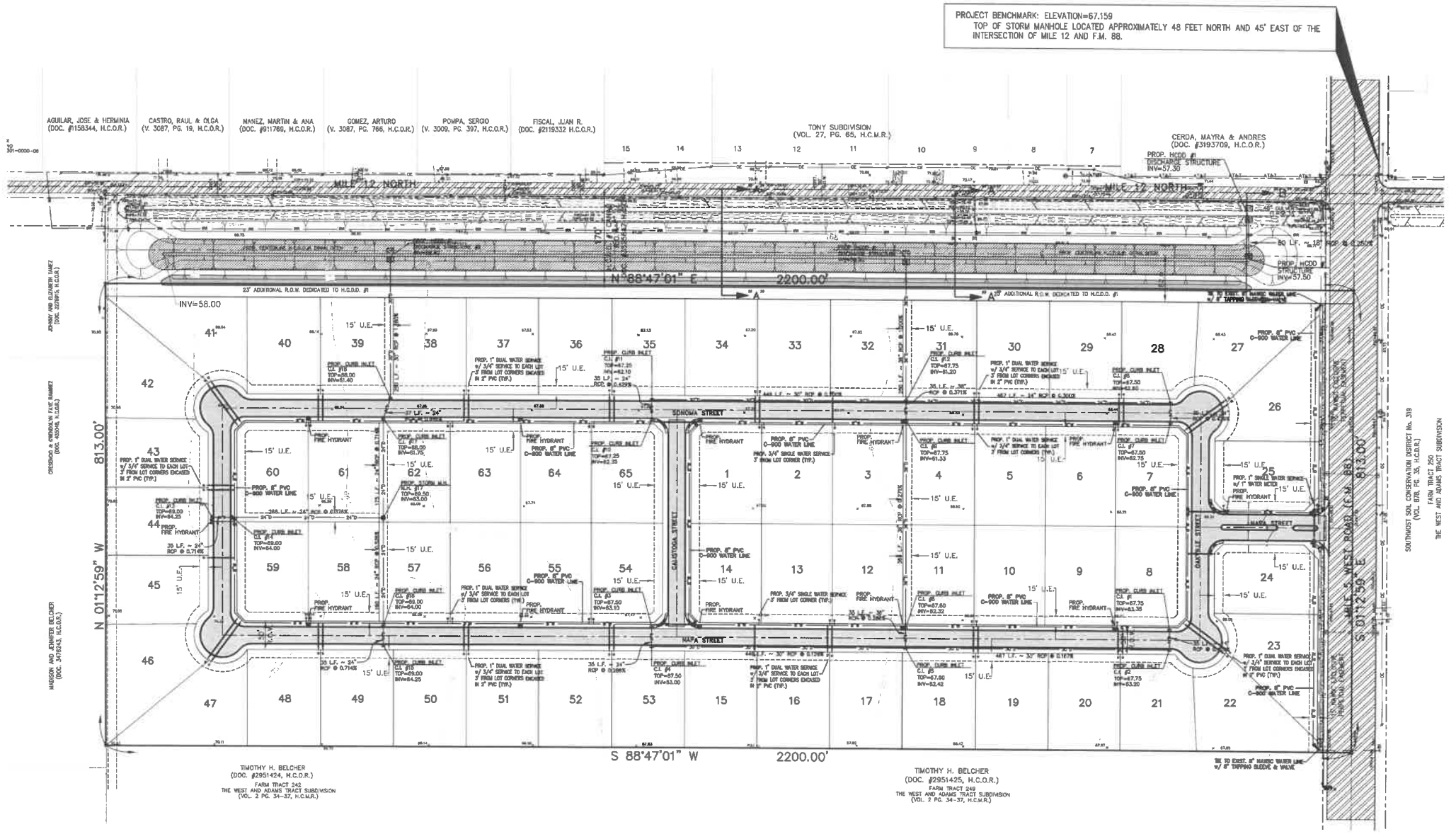
PROPOSED UTILITY LAYOUT

ALTAMURA SUBDIVISION

WESLACO, TEXAS

SHEET 1 OF 1 SHEETS

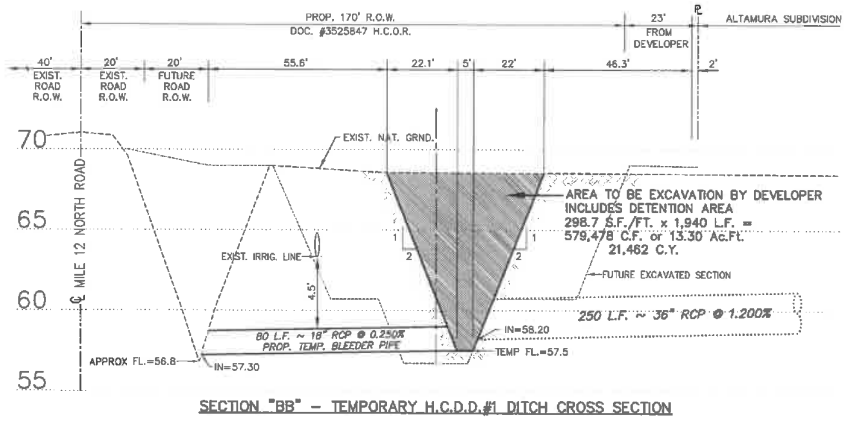
220406



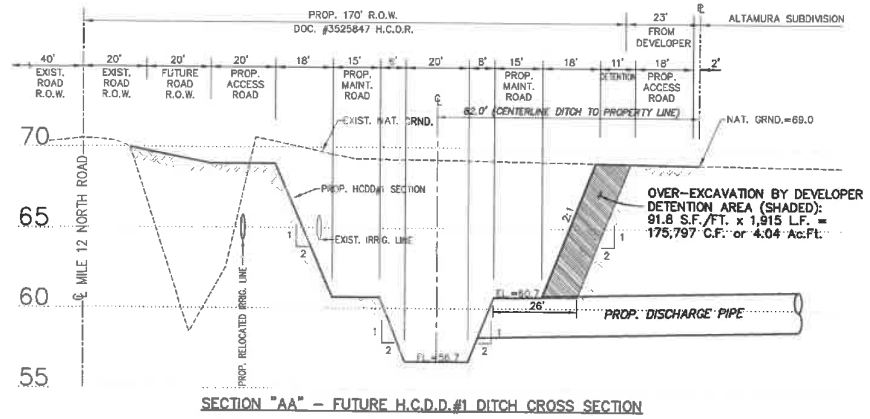
SCALE: 1" = 100'

LEGEND

×TOC=113.48	EXIST. TOP OF CURB ELEVATION
×TOD=113.48	EXIST. TOP OF DITCH ELEVATION
×TOE=113.48	EXIST. BOTTOM OF DITCH ELEVATION
× CL=113.31	EXIST. CENTER LINE ELEVATION
× FL=115.10	EXIST. FLOW LINE ELEVATION
×115.10	EXIST. NATURAL GROUND ELEVATION
Ⓓ	EXIST. DRAIN MANHOLE
Ⓢ	EXIST. SEWER MANHOLE
⌀	EXIST. POWER POLE
—⊣	EXIST. GUY WIRE
—▷—	EXIST. ROAD SIGN
G	EXIST. GAS METER
W	EXIST. WATER METER
TP	EXIST. TELEPHONE PEDESTAL
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. IRRIGATION VALVE
	EXIST. TREE
	WATER SERVICE
	SPRINKLER VALVE
-//-	CEDAR FENCE
—x—	CHAIN LINK FENCE
—o—	BLOCK FENCE
	IRRIGATION STAND PIPE
BFP	BACK FLOW PREVENTOR
	ELECTRIC TRANSFORMER
E	ELECTRIC GROUND BOX
----- 8"SS -----	EXIST. 18" SANITARY SEWER LINE
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SECTION "BB" – TEMPORARY H.C.D.D.#1 DITCH CROSS SECTION



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DATE:	REVISIONS	220406
		PROJECT No. AUGUST, 2024
		DATE: C. TEEGARDIN
		DRAWN BY J.H.
		CHK. BY

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
TBPELS FIRM No. 1295
javier@javierhinojosaeng.com

PROPOSED UTILITY LAYOUT

ALTAMURA SUBDIVISION

WESLACO, TEXAS

SHEET 1 OF 1 SHEETS

220406

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **September 4, 2024**	**Agenda Item No.** (to be assigned by PCE)**:** **V.B.**
From: Rebekah de la Fuente, Planning Director, on behalf of Javier Hinojosa Engineering.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Monte Cielo Subdivision Phase II being 12.44 acres out of Farm Tracts 214, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,640 ft. south of Mile 10 North on the east side of Mile 6 ½ West. Possible Action.	
Discussion/Overview: The proposed fifty-four (54) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X". Applicant is requesting variance off-site drainage and has provided letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat and compliance with ordinance.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

RECEIVED
JUL 31 2024

SUBDIVISION PLATTING APPLICATION

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

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

FILE NO._____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: **MONTE CIELO SUBDIVISION PHASE II**

Location: 1/4 mile south of Mile 10 and 708 feet east of Mile 6 1/2 West

Legal Description: 12.44 acres of land, being a part or portion of Farm Tract 214, The West Tract Subdivision, out of Llano Grande Grant, as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, Hidalgo County, Texas

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1 One Family Dwelling District

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

Number of Lots Proposed: 54 Gross Acreage: 12.44

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

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

Address: P.O. Box 6105 Fax: _____

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

ENGINEER INFORMATION

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

Address: 416 E. Dove Avenue Fax: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply Corporation

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Electric Coop

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District No. 1	☒ YES ☐ NO Irrigation District H.C.C.I.D. #9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

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

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: RD Monte Cielo LLC. Jason Garza, Manager

Owner Signature: _____ Date: 7/18/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature: _____ Date: 7/18/24

Authorized Agent Printed Name: Javier Hinojosa

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

RECEIVED
JUL 31 2024
BY:.....

APPLICATION FOR SUBDIVISION VARIANCE

VAR-000678-2024
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

GENERAL INFORMATION

Name of Subdivision: **MONTE CIELO SUBDIVISION PHASE II**

Location: 1/4 mile south of Mile 10 and 708 feet east of Mile 6 1/2 West

Legal Description: 12.44 acres of land, being a part or portion of Farm Tract 214, The West Tract Subdivision, out of Llano Grande Grant, as recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, Hidalgo County, Texas.

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

☒ Drainage □ YES □ NO

Describe in detail the reason for the variance request: 1). Requesting a variance for Offsite Drainage to the detention pond constructed along the south side of Monte Cielo Subdivision Phase I. (Detention pond was designed to detain entire runoff for Phase I and II). 2). Requesting a variable width drainage ditch dedication to the City of Weslaco in lieu of 75 feet. The developer is dedicating everything east of the existing Magic Valley Electric Coop easement.

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

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

Address: P.O. Box 6105 Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: RD Monte Cielo, LLC. Jason Garza, Manager

Owner Signature: _____ Date: 7/18/24

Javier Hinojosa is the authorized agent

Authorized Agent Signature: _____ Date: 7/15/24

Authorized Agent Printed Name: Javier Hinojosa

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RICHARD F. CORTEZ	EVERARDO "EVER" VILLARREAL	ELLIE TORRES
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

August 28, 2024

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

RE: Javier Hinojosa Engineering – Monte Cielo Subdivision Phase II

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

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

Sincerely,
Hidalgo County Drainage District No. 1

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Sesin, PE, CFM – District General Manager, HCDD1
Omar Anzaldua, PE, CFM –Assistant General Manager, HCDD1
Isaac Gonzalez, EIT
Alexis Lozano, EIT
Gilberto Aguirre, EIT
Esther Mireles

Hidalgo and Cameron Counties Irrigation District No. 9

General Office

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

E-Mail
hccid9@hotmail.com

Randy Winston
General Manager

Debra Pena
Tax Assessor-Collector

P O Box 237 Mercedes, Texas 78570

Date: 08/28/2024

GIL TEEGARDIN
JAVIER HINOJOSA ENGINEERING
416 E. DOVE AVE
MCALLEN, TX 78504

RE: **MONTE CIELO PH 2** Subd. Drainage and Detention

Good Morning Mr. Teegardin:

I have received your revised cross section and calculations dated 09/17/2023 for the **Monte Cielo Ph2** Subdivision modified to include the 50-year detention volume in the proposed drain ditch as shown on your provided cross sections.

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

1. The Proposed Ditch widening, and Detention Area will require outlet controls going into existing ditch.
2. Discharge Permit will be required.
3. Approval of Proposed Drainage layout from City of Weslaco
4. Maintenance of private detention area to be maintained by HOA/Property Owners.

The maintenance of this section is within the City Limits of Weslaco and will be done by their personnel. Please verify final designs with Albert Aldana P.E. City Engineer with city of Weslaco.

Randall Winston
General Manager

HCCID #9
Mercedes, Texas

Drainage Statement
Monte Cielo Subdivision
Weslaco, Texas

Introduction

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

Flood Plain

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

Soil Conditions

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

Pre-developed Conditions

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

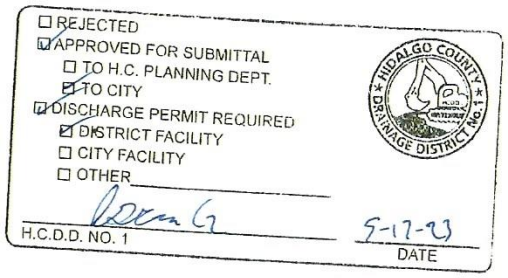
Proposed Conditions

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

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

Javier Hinojosa, P.E.





DRAINAGE ANALYSIS

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

I. Existing Condition-10 year

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

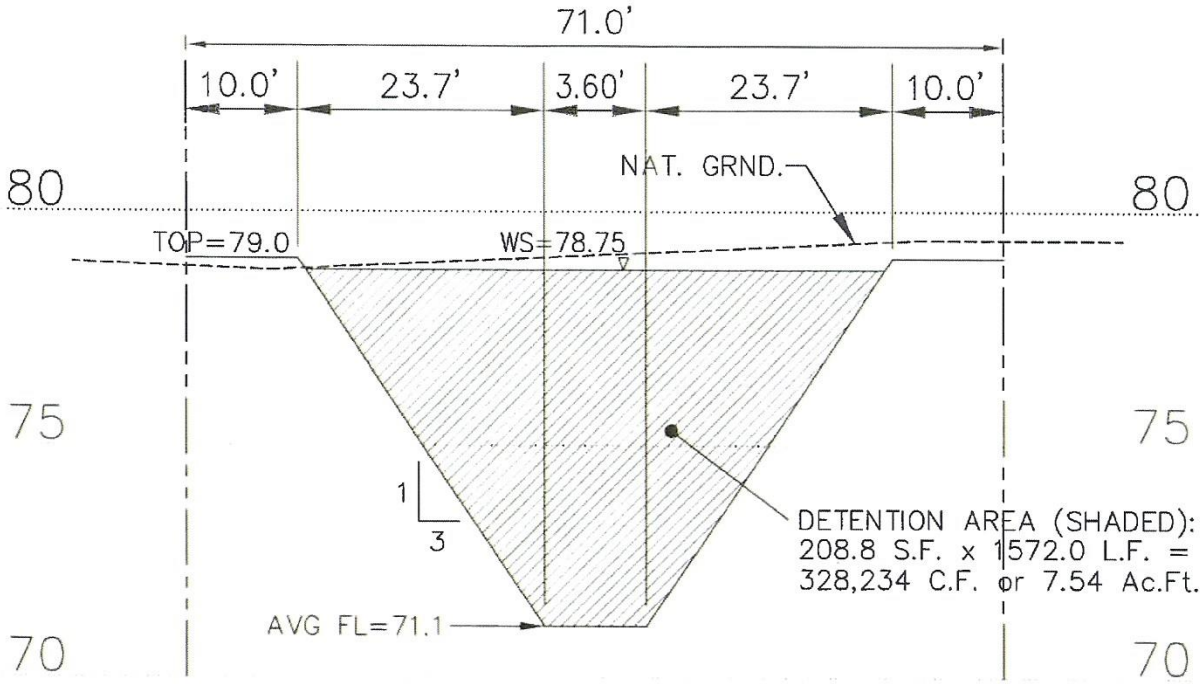
II. Future Condition-50 year

Future area: 2,074,321.00 sf
47.62 ac
Estimated Imp. Area: 23,000 sf
% Imp. : 0.01
Slope : 0.15%
tc : 17.83 min
Rainfall Intensity (50yr) 8.379 in/hr
c factor 0.467
Q future cond. = Aci = i * = 186.33 * 0.47
22.2384735 i

time min.	time hour	i50 in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf	
120	2.00	2.596	57.73	415,659	25.20	104,209	311,450	
130	2.17	2.455	54.60	425,842	25.20	111,770	314,073	
140	2.33	2.331	51.83	435,378	25.20	119,330	316,048	
150	2.50	2.220	49.37	444,352	25.20	126,891	317,461	
160	2.67	2.121	47.17	452,835	25.20	134,452	318,383	
170	2.83	2.032	45.18	460,882	25.20	142,012	318,870	
180	3.00	1.951	43.38	468,544	25.20	149,573	318,970	MAX
190	3.17	1.877	41.74	475,858	25.20	157,134	318,724	
200	3.33	1.809	40.24	482,859	25.20	164,695	318,165	
210	3.50	1.747	38.86	489,577	25.20	172,255	317,322	

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

STATE OF TEXAS
JAVIER HINOJOSA
80808
LICENSED
PROFESSIONAL ENGINEER
5/10/23



POND CROSS SECTION "AA"

DISCHARGE Q CALCULATION

30" @ 0.374%:

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

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

Q=25.09 cfs < 25.20 cfs (undeveloped 10-year)

V=Q/A

V=25.09/4.909

V=5.11 fps

STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED
PROFESSIONAL ENGINEER

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

August 8, 2024

Mr. Javier Hinojosa, P.E.
Javier Hinojosa Engineering
416 E. Dove Avenue
McAllen, Texas 78504

Re: Monte Cielo Subdivision Phase II
Drainage

Dear Mr. Hinojosa:

This is to advise you that The City of Weslaco is in support of the overall drainage design for the proposed Monte Cielo Subdivision Phase II.

Stormwater runoff from Monte Cielo Subdivision Phase II will tie-in to existing detention constructed in Monte Cielo Subdivision Phase I as per the approved drainage report of the master plan for this subdivision.

If you have any questions or need anything further, please do not hesitate to call me at (956) 969-1533 or email me at aaldana@weslacotx.gov.

Sincerely,

Albert J. Aldana, P.E.
City Engineer

consor



JAVIER HINOJOSA ENGINEERING

Monte Cielo Subdivision – Traffic Impact Analysis

5/26/2023

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STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER
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1.0 Introduction

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

1.1 Purposes and Objectives

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

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

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

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



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

1.2 Limitations

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

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

2.0 Area Conditions

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

2.1 Study Area

The site is located along the east side of Mile 6 ½ W Road with the property's frontage spanning from 0.25-mile to 0.50-mile south of Mile 10 N. ***Figure 2*** below shows the border traced out of the ¼-mile study radius (measured along the perimeter of property). The major streets that are nearest to the border of the study area are Mile 10 N to the north, Westgate Drive to the east, W Sugarcane Drive to the south, and N Victoria Road to the west (approximately 1/2 of a mile west of the study area's western border).

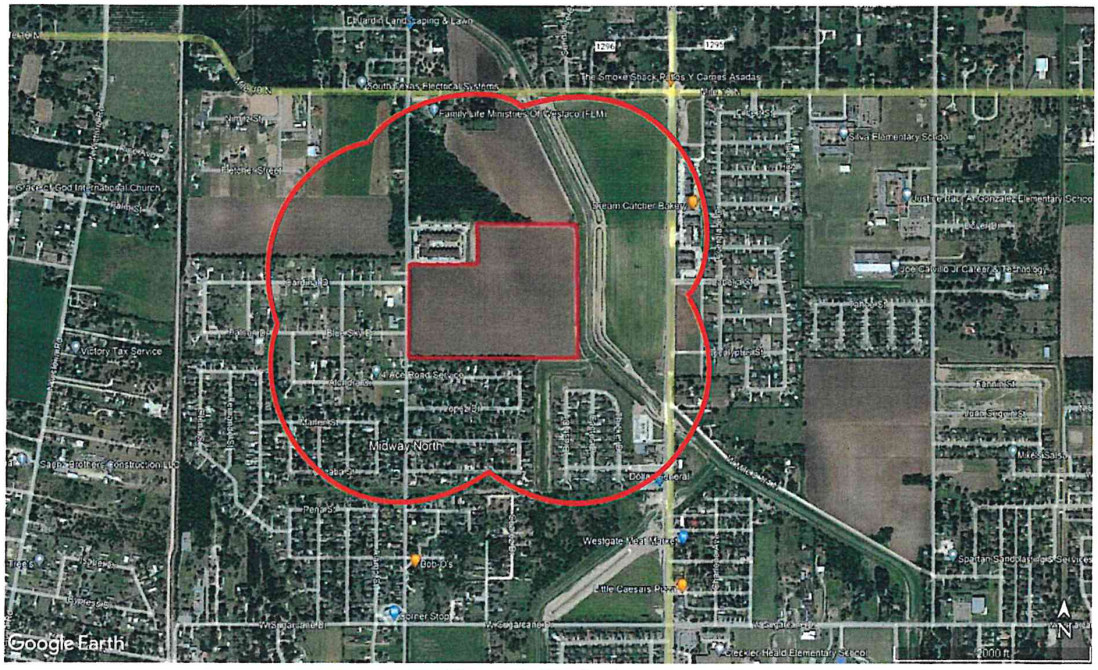


Figure 2. Study Area
Note: Arcs shown are ¼ Mile radius from property limits

Mile 6 ½ W Road is a 2-lane road with no curb and gutter and currently does not have a functional classification based on the RGV MPO's online GIS U.M.A.P. and is approximately 20 feet wide. Mile 10 N is a 2-lane road with no curb and gutter and is classified as a major collector road with an assumed speed limit of 30 miles per hour (mph) since no speed limit signs are posted. Westgate Drive is a 4-lane road with curb and gutter and a continuous two-way left turn lane and shoulder lanes and is classified as a major collector with a posted speed limit of 45 mph. W Sugarcane Drive is a 2-lane road with no curb and gutter (on the west side of Westgate Drive), and a 2-lane roadway with curb and gutter and a continuous two-way-left-turn lane (on the east side of Westgate Drive), and is classified as a major collector road with a speed limit of 30 mph. N Victoria Road is a 2-lane road with no curb and gutter and classified as a major collector road with a posted speed limit of 40 mph.

2.2 Existing Land Uses

The existing land uses within the study area consist of primarily R-1 One Family Dwelling District and a few properties east of Westgate Drive zoned under B-1 Neighborhood Business District. ***Figure 3*** illustrates the existing land uses surrounding the proposed development site.

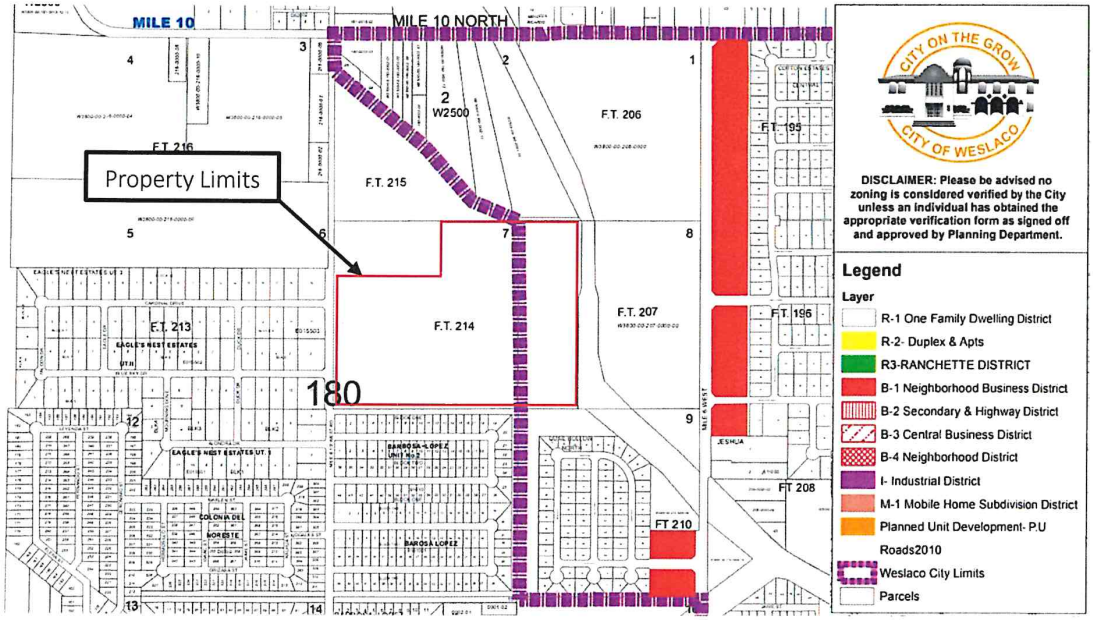


Figure 3. Existing Land Use
(Source: City of Weslaco, Existing Zoning Map)

2.3 Proposed Conditions

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

3.0 Analysis Methodology

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

3.1 Traffic Projections

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

3.2 Trip Generation

Based on the *Institute of Transportation Engineers (ITE)* Trip Generation Manual, 11th Edition, the Land Use Code of 210 – Single-Family Detached Housing was used to estimate the number of trips that will be generated by the new single-family subdivision, Monte Cielo. The number of lots/dwelling units (157 for Phase 1, 54 for Phase, and 211 Total) was the independent variable used to estimate the number of trips for the new development. The estimated total number of trips generated in the AM peak hour is 158 trips and 209 trips in the PM peak hour. **Table 1** shows the number of peak hour trips generated by single-family land use.

Table 1. Peak Hour Trips Generated by Land Use

				AM Peak Hour			PM Peak Hour		
Land Use Code	Land Use	Phase	Units	Total Trips	Trips In	Trips Out	Total Trips	Trips In	Trips Out
210	Single-Family Detached Housing	1	157	118	31	87	155	99	56
210	Single-Family Detached Housing	2	54	41	11	30	53	34	19
		Total	211	**158**	41	117	**209**	134	75

Since the AM and PM peak hours generated more than 100 trips, a Traffic Impact Analysis (TIA) was performed for the AM and PM peak hours. A detailed exhibit of the trip generation process (**Exhibit 3**) and Javier Hinojosa Engineering's trip generation worksheet (**Exhibit 4**) is provided in ***Appendix B***.

3.3 Trip Distribution

Trips generated by Monte Cielo Subdivision were distributed based on the streets provided (Cardinal Drive & Blue Sky Drive) for entry/exit into the subdivision and the proximity to Expressway 83. These estimated new trips will be added to the existing projected traffic on Mile 6 ½ W and will also be added to the projected traffic after the subdivision is built out. **Exhibits 5-8** will display details of the trip distribution process in the AM and PM peak hours will be provided in ***Appendix B***.

4.0 Traffic Analysis

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

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

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

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

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

4.2 Analysis of Adjacent Street (Mile 6 ½ W)

The current AADT provided in TxDOT's Traffic Web Viewer has an AADT of 1,739 in 2019 for Mile 6 ½ W just north of Mile 10 N. Based on the calculated growth rate of 2.3%, an AADT of 1,905 resulted in 2023, 1,949 for year 2024 (the projected year of Phase 1 completion), and 1,994 for year 2025 (the projected year of Phase 2 completion). The total weekday trips generated as shown in **Exhibit 3** can now be added to the AADT for the years 2024 and 2025 resulting in 3,430 with Phase 1 trips and 3,984 with Total trips.

The Highway Capacity Manual, 6th Edition was used as a reference to analyze the capacity of Mile 6 ½ W using the project AADT. The projected capacity of Mile 6 ½ W is determined to be approximately 1600 pc/h/ln for 30 MPH, while the peak demand at year 2025 build out is projected to be only approximately 398 pc/h/ln. The peak traffic demand when Monte Cielo Subdivision is projected to be built out is still well under the maximum capacity of Mile 6 ½ W and should have no detrimental impacts on adjacent streets. **Exhibit 10** displays the calculation and methodology process for the AADT and capacity results.

5.0 Conclusions/Recommendations

5.1 Analysis Recommendations

The 158 AM peak hour trips and 209 PM peak hour trips for this site development will have a minimal impact on traffic in the surrounding road network. The projected volume of 220 pc/h/ln is still well under the road capacity of Mile 6 ½ W Road at approximately 1600 pc/h/ln and should suffice for the new traffic coming from Monte Cielo Subdivision. The two (2) proposed streets (Cardinal Drive and Blue Sky Drive) are recommended to align (center to center) with the existing streets on the west side of Mile 6 ½ W Road as currently shown on the proposed subdivision plat. Because most trips are projected to come from Interstate 2 (Expressway 83) headed northbound on Mile 6 ½ W Road, the number of left turns into the subdivision's two (2) streets is projected to be relatively low as shown on **Exhibit 5** and **Exhibit 7** and therefore do not require mitigation to the existing narrow roadway. Additionally, the City of Weslaco is not requiring the widening of Mile 6 ½ W Road. It is recommended that the subdivision be approved as is since no mitigation measures will be required.

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APPENDIX A
SITE VISIT PHOTOGRAPHS



Looking East towards Blue Sky Drive and N Mile 6 1/2



Looking Northeast from Southwest property corner along N Mile 6 1/2



Looking North from the southern property limits on N Mile 6 1/2



Looking East from the center of the property limits on N Mile 6 1/2



Looking East towards Cardinal Dr and N Mile 6 1/2



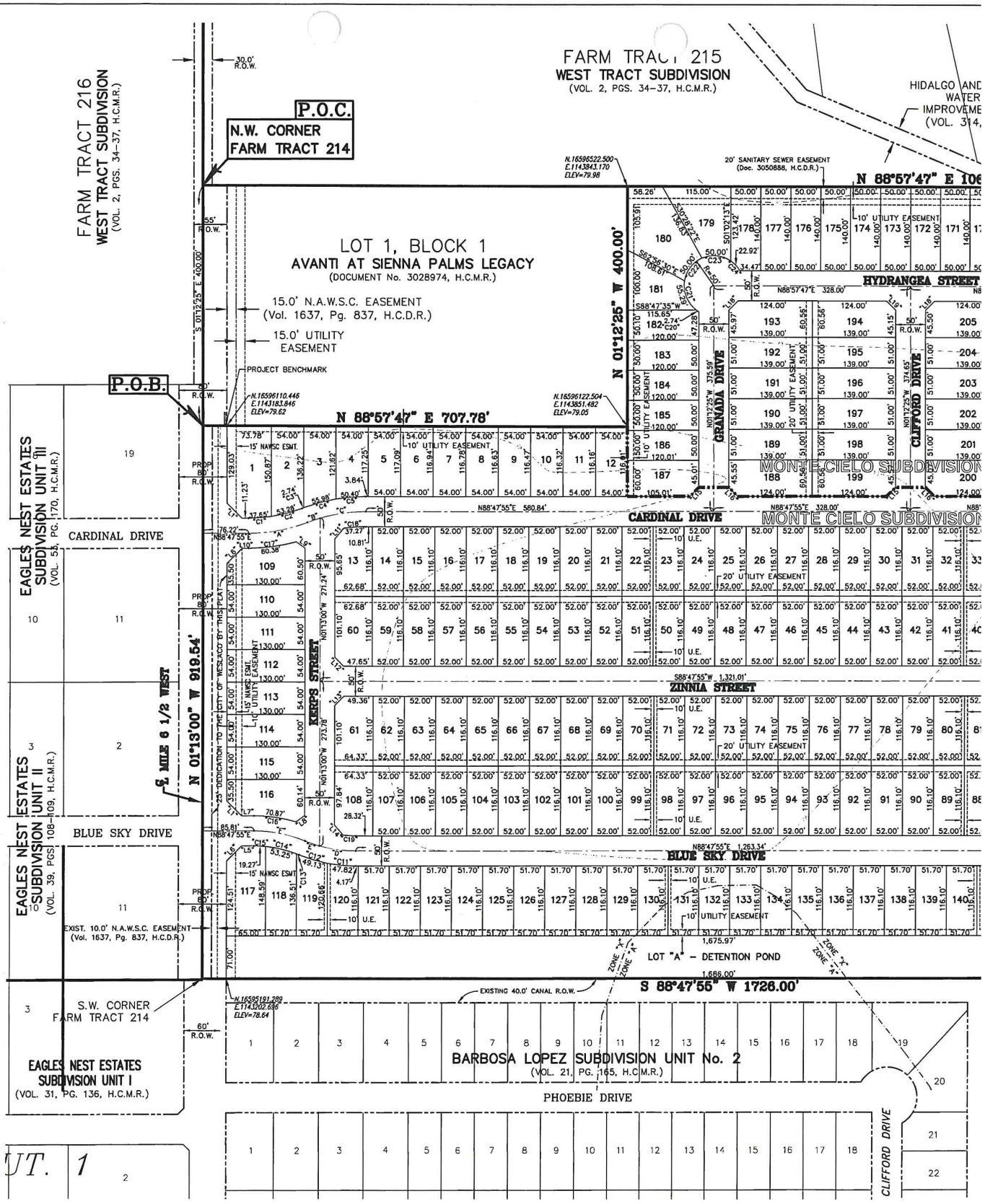
Looking southeast from the northwest property corner along N Mile 6 1/2



Looking South from the northern property limits on N Mile 6 1/2

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APPENDIX B
TIA EXHIBITS



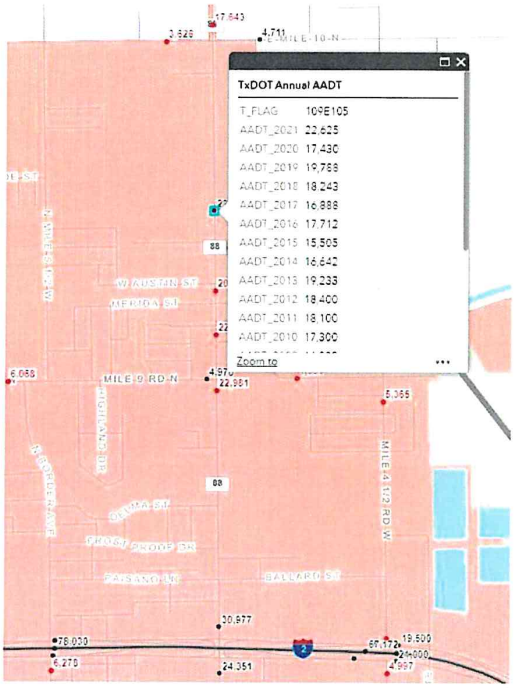
DATE OF PREPARATION: MAY, 2023

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

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CONSULTING ENGINEERS
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TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:		
NAME	ADDRESS	CITY & ZI
OWNER: JASON E. GARZA	P.O. BOX 6105	McALLEN, TX
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX

Exhibit 2: Growth Rate Calculations:



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

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

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

LAGR over 10 Years = 2.3%

Exhibit 3: Trip Generation Calculations:

AM Peak Hour (Between 7-9AM)									
Land Use Code	Land Use	Phase	Units	Average Rate	Total Trips	% In	Trips In	% Out	Trips Out
210	Single-Family Detached Housing	Phase 1	157	0.75	118	26%	31	74%	87
210	Single-Family Detached Housing	Phase 2	54	0.75	41	26%	11	74%	30
		Total	211	0.75	158	26%	41	74%	117

PM Peak Hour (Between 4-6PM)									
Land Use Code	Land Use	Phase	Units	Average Rate	Total Trips	% In	Trips In	% Out	Trips Out
210	Single-Family Detached Housing	Phase 1	157	0.99	155	64%	99	36%	56
210	Single-Family Detached Housing	Phase 2	54	0.99	53	64%	34	36%	19
		Total	211	0.99	209	64%	134	36%	75

Weekday									
Land Use Code	Land Use	Phase	Units	Average Rate	Total Trips	% In	Trips In	% Out	Trips Out
210	Single-Family Detached Housing	Phase 1	157	9.43	1481	50%	740	50%	740
210	Single-Family Detached Housing	Phase 2	54	9.43	509	50%	255	50%	255
		Total	211	9.43	1990	50%	995	50%	995

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

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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: Monte Cielo Subdivision

Location: East Side of Mile 6 1/2 West, 2640 Feet South of Mile 10 North

Applicant: Javier Hinojosa, P.E. ☐Owner ☒Agent

Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

B. Trip Generation Calculation

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

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

Comments: This development will be completed in multiple phases

Prepared by: Javier Hinojosa Engineering March 10, 2023 Date:

Address: 416 E. Dove, McAllen, Tx. 78552 Phone Number: (956) 668-1588

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

_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Subdivision Name:Monte Cielo Subdivision
Location: East Side of Mile 6 ½ West, 2640 Feet South of Mile 10 North
Applicant: Javier Hinojosa, P.E. (Agent)
Address: 416 E. Dove Ave., McAllen, Texas 78504 Ph. (956) 668-1588

Number of Lots: 216 Number of Dwellings: 216
ITE Code: 210 Single-Family Detached Housing

TRIP GENERATION CALCULATIONS:

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

Avg. Rate: 0.74

0.74x 216 Dwellings = 159.8 trips

Fitted Curve: T =0.71(x) + 4.80
= 0.71(216) + 4.8

= 158.2 trips

use 160 trips

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

Avg. Rate: 0.99

0.99 x 216Dwellings = 213.8 trips

Fitted Curve: Ln(T) = 0.96 Ln(x) + 0.20
= 0.96Ln(216) + 0.20
Ln(T) = 5.3603
T = $e^{5.3603}$
= 212.8 trips

use 214 trips

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

0.76 x 216 Dwellings = 164.2 trips

Fitted Curve: $Ln(T) = 0.91\ Ln(x) + 0.20$
$= 0.91 Ln(216) + 0.20$
$Ln(T) = 5.0915$
$T = e^{5.0915}$
$= 162.6$ trips

use 165 trips

Weekday, PM Peak Hour of Generator

Avg. Rate: 1.00

1.00 x 216 Dwellings = 216.0 trips

Fitted Curve: $Ln(T) = 0.94\ Ln(x) + 0.34$
$= 0.94\ Ln(216) + 0.34$
$Ln(T) = 5.3928$
$T = e^{5.3928}$
$= 219.8$ trips

use 220 trips

Exhibit 5:

Trip Distribution Volumes
Mile 6 ½ W & Cardinal Drive

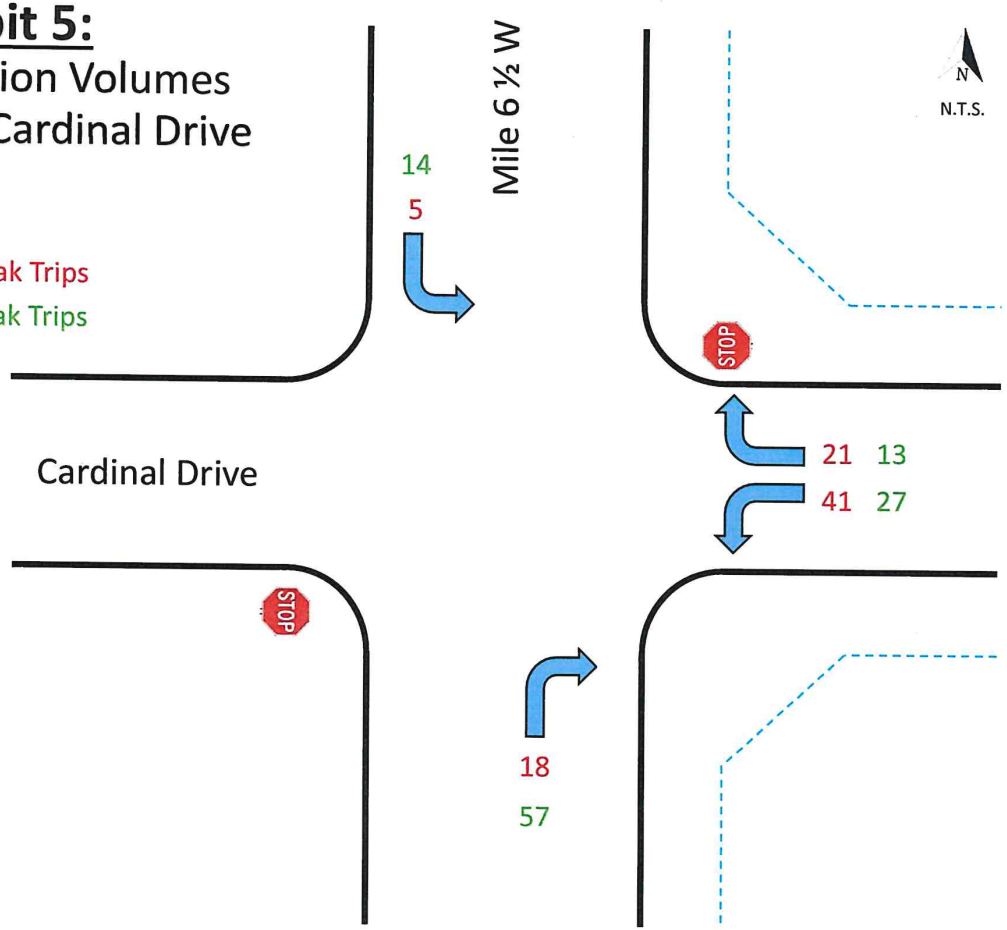


Exhibit 6:

Trip Distribution Percentage
Mile 6 ½ W & Cardinal Drive

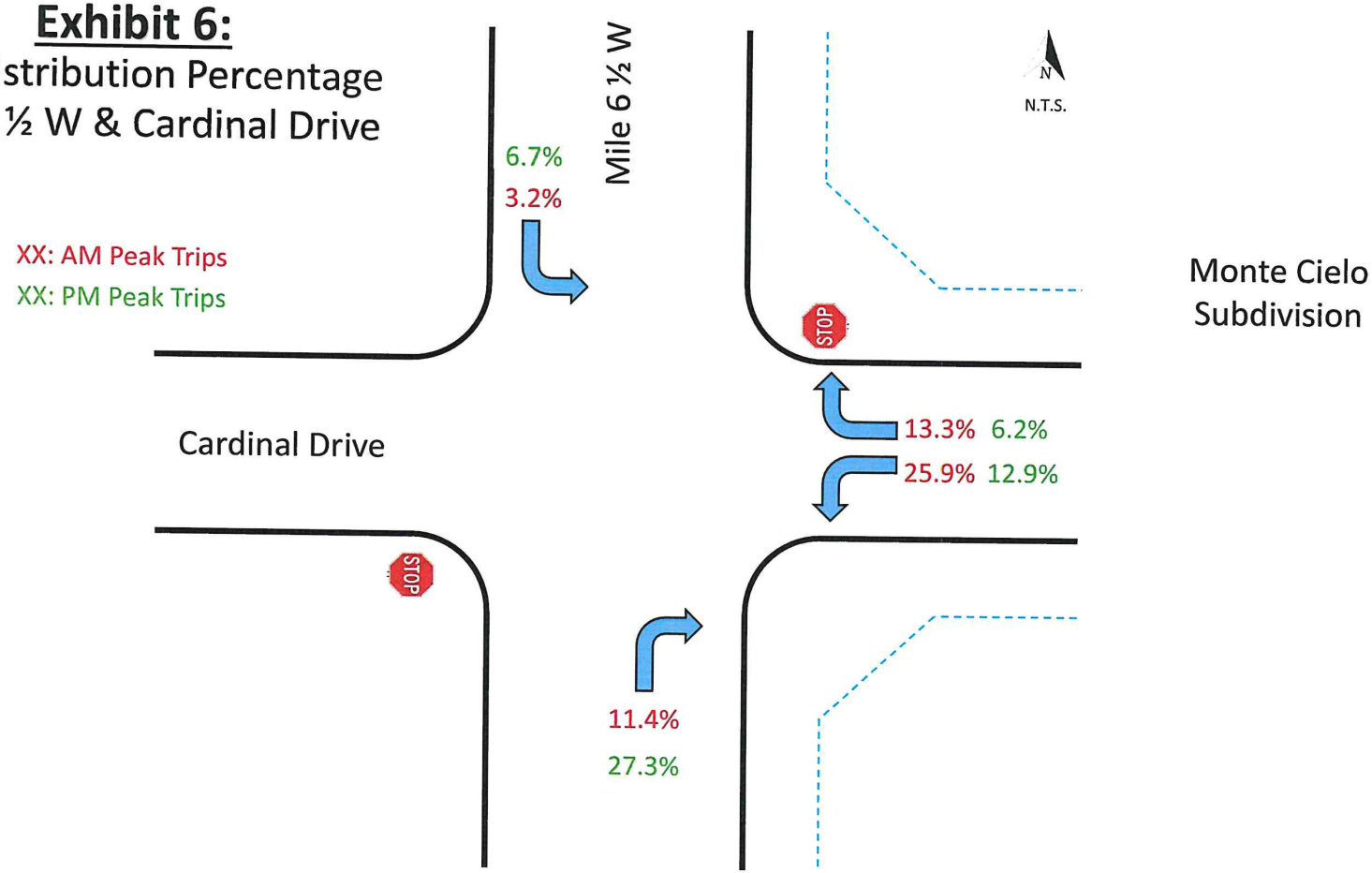


Exhibit 7:

Trip Distribution Volumes
Mile 6 ½ W & Blue Sky Drive

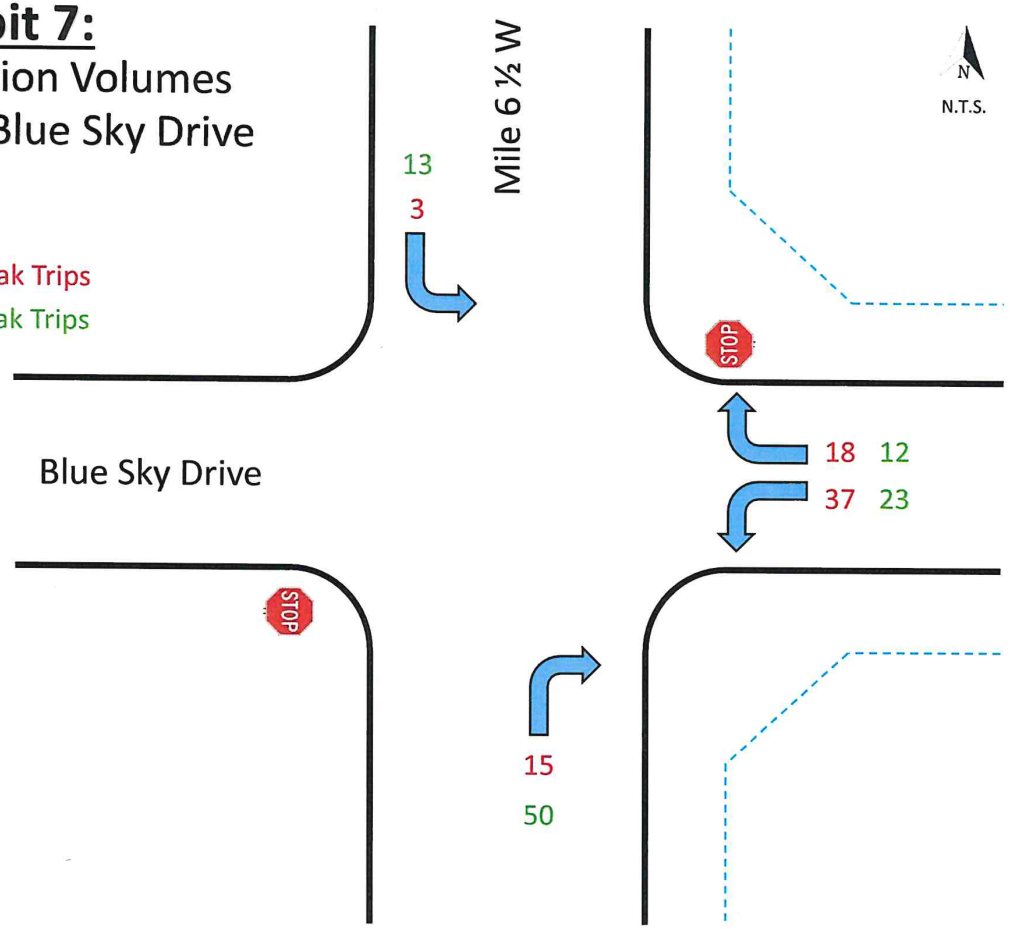


Exhibit 8:

Trip Distribution Percentage
Mile 6 ½ W & Blue Sky Drive

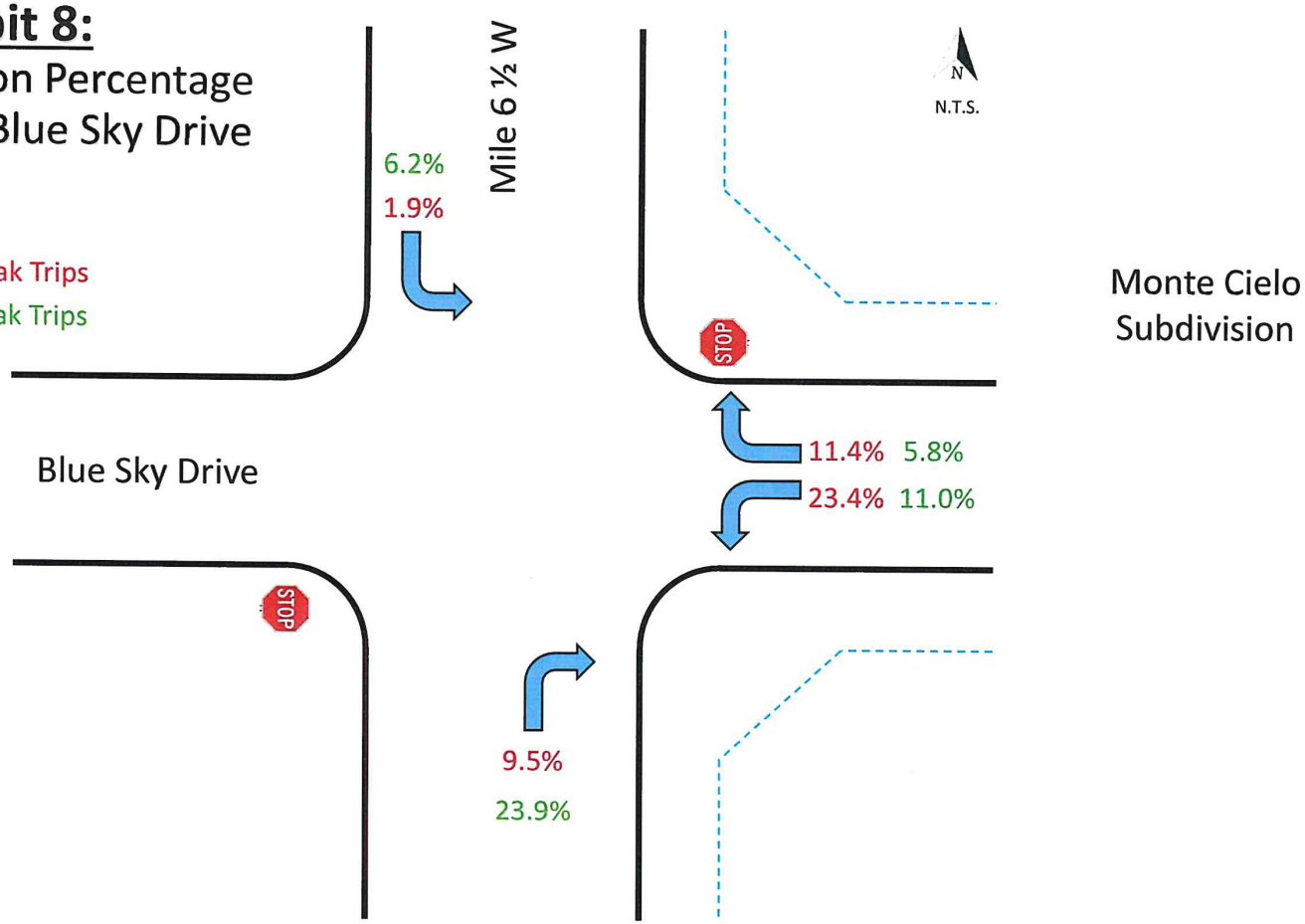


Exhibit 9: Proposed Access Spacing

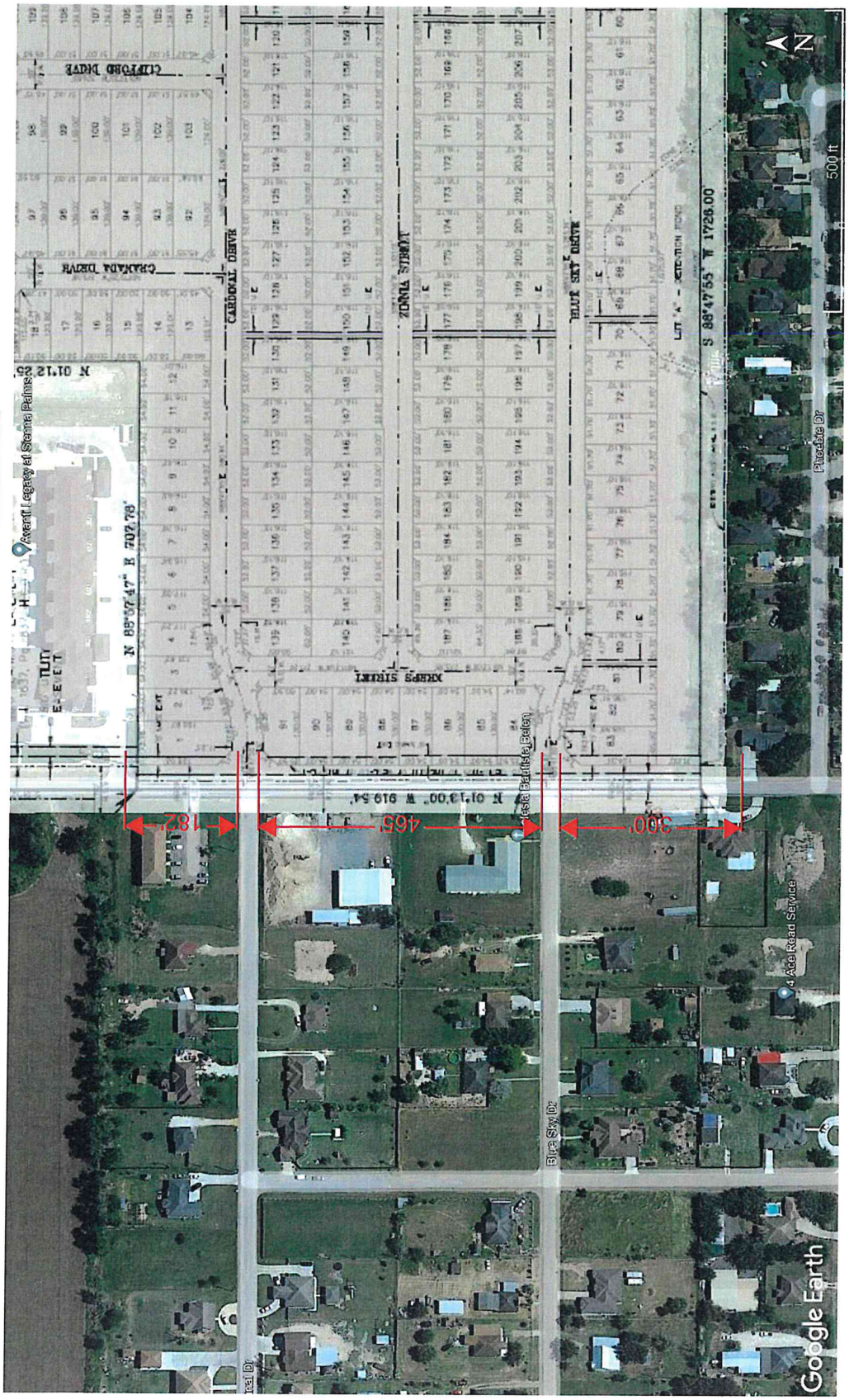
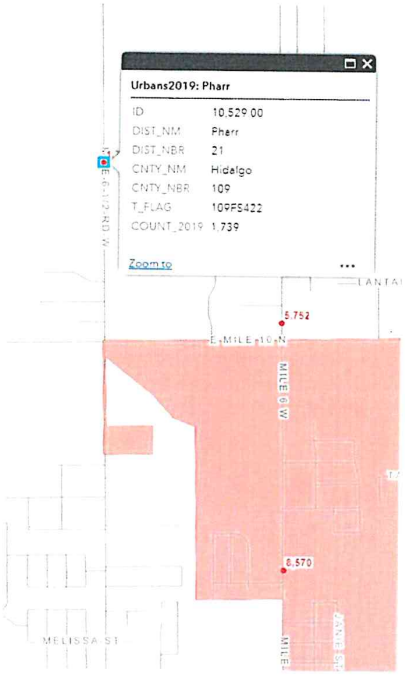


Exhibit 10: Road AADT & Capacity Calculations:

AADT:



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

Year	Growth	AADT	AADT with Trips
2019	2.30%	1739	N/A
2020	2.30%	1779	
2021	2.30%	1820	
2022	2.30%	1862	
2023	2.30%	1905	
2024*	2.30%	1949	3430
2025**	2.30%	1994	3984

*Projected completion of Phase 1
**Projected completion of Phase 2

Capacity:

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

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

Notes: NA = not available.
[a] Capacities for multilane highways with 65- and 70-mi/h FFS are extrapolated and not based on field data.

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

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

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

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

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

Rio Grande Valley Emergency Communication District

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

RGV9-1-1 BOARD OF MANAGERS

Arturo Galvan Jr.
Mayor Pro Tem, Alton

Ramiro Garza Jr.
Mayor, Edinburg

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Mayor, Elsa

Yvette Cabrera
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Oscar D. Montoya
Mayor, Mercedes

Ramiro Loya
Mayor, Penitas

Alma D. Salinas
Mayor, Sullivan City

Judge Aurelio "Keeter" Guerra
Willacy County

March 27, 2023

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

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

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

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

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

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

STAFF:

EXECUTIVE DIRECTOR
Manuel "Manny" Cruz

Proposed

Monte Cielo Subdivision

Weslaco, Texas

DRAINAGE REPORT

Prepared For:

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

Prepared By:

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

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

Revised May 10, 2023



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Drainage Statement
Monte Cielo Subdivision
Weslaco, Texas

Introduction

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

Flood Plain

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

Soil Conditions

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

Pre-developed Conditions

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

Proposed Conditions

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

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

Javier Hinojosa, P.E.

STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED
PROFESSIONAL ENGINEER
3/10/23

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

H.C.D.D. NO. 1

9-17-23
DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DRAINAGE ANALYSIS

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

I. Existing Condition-10 year

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

II. Future Condition-50 year

Future area: 2,074,321.00 sf
47.62 ac
Estimated Imp. Area: 23,000 sf
% Imp. : 0.01
Slope : 0.15%
tc : 17.83 min
Rainfall Intensity (50yr) 8.379 in/hr
c factor 0.467
Q future cond. = Aci = i * = 186.33 * 0.47
22.2384735 i

time min.	time hour	i50 in/hr	Q50 in cfs	Vin cf	Q10 out cfs	Vout cf	REQ'D V cf	
120	2.00	2.596	57.73	415,659	25.20	104,209	311,450	
130	2.17	2.455	54.60	425,842	25.20	111,770	314,073	
140	2.33	2.331	51.83	435,378	25.20	119,330	316,048	
150	2.50	2.220	49.37	444,352	25.20	126,891	317,461	
160	2.67	2.121	47.17	452,835	25.20	134,452	318,383	
170	2.83	2.032	45.18	460,882	25.20	142,012	318,870	
180	3.00	1.951	43.38	468,544	25.20	149,573	318,970	MAX
190	3.17	1.877	41.74	475,858	25.20	157,134	318,724	
200	3.33	1.809	40.24	482,859	25.20	164,695	318,165	
210	3.50	1.747	38.86	489.577	25.20	172,255	317,322	

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

STATE OF TEXAS
JAVIER HINOJOSA
308
REGISTERED
PROFESSIONAL ENGINEER

9/5/2023

TABLE I
TIME OF CONCENTRATION DETERMINATION
MONTE CIELO SUBDIVISION

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

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

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
MONTE CIELO SUBDIVISION

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

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

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

TABLE I
TIME OF CONCENTRATION DETERMINATION
MONTE CIELO SUBDIVISION

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#10	Overland & Gutter	0.467	180		7.50			85	1.0	1.42	8.92
D.A.#10-D.A.#11	Pipe Flow	0.467						37	3.0	0.21	9.12
D.A.#11	Overland & Gutter	0.467	148		6.17			150	1.0	2.50	8.67
D.A.#11-M.H.#12	Pipe Flow	0.467						318	3.0	1.77	12.92
D.A.#12	Overland & Gutter	0.467	148		6.17			180	1.0	3.00	9.17
D.A.#12-M.H.#12	Pipe Flow	0.467						22	3.0	0.12	9.29
M.H.#12-D.A.#13	Pipe Flow	0.467						120	3.0	0.67	13.59
D.A.#13	Overland & Gutter	0.467	125		5.21			259	1.0	4.32	9.53
D.A.#13-D.A.#14	Pipe Flow	0.467						35	3.0	0.19	13.78
D.A.#14	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#14-D.A.#15	Pipe Flow	0.467						247	3.0	1.37	15.15
D.A.#15	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#15-D.A.#16	Pipe Flow	0.467						35	3.0	0.19	15.35
D.A.#16	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#16-D.A.#17	Pipe Flow	0.467						247	3.0	1.37	16.72
D.A.#17	Overland & Gutter	0.467	125		5.21			265	1.0	4.42	9.63
D.A.#17-D.A.#18	Pipe Flow	0.467						43	3.0	0.24	16.96
D.A.#18	Overland & Gutter	0.467	125		5.21			285	1.0	4.75	9.96
D.A.#18-OUTFALL#2	Pipe Flow	0.467						157	3.0	0.87	17.83

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

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
MONTE CIELO SUBDIVISION

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

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

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

TABLE I
TIME OF CONCENTRATION DETERMINATION
MONTE CIELO SUBDIVISION

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#19	Overland & Gutter	0.467	210		8.75			90	1.0	1.50	10.25
D.A.#19-D.A.#21	Pipe Flow	0.467						72	3.0	0.40	10.65
D.A.#20	Overland & Gutter	0.467	210		8.75			70	1.0	1.17	9.92
D.A.#20-D.A.#21	Pipe Flow	0.467						35	3.0	0.19	10.11
D.A.#21	Overland & Gutter	0.467	150		6.25			149	1.0	2.48	8.73
D.A.#21-M.H.#23	Pipe Flow	0.467						312	3.0	1.73	12.38
D.A.#22	Overland & Gutter	0.467	179		7.46			250	1.0	4.17	11.63
D.A.#22-D.A.#23	Pipe Flow	0.467						35	3.0	0.19	11.82
D.A.#23	Overland & Gutter	0.467	125		5.21			198	1.0	3.30	8.51
D.A.#23-M.H.#23	Pipe Flow	0.467						87	3.0	0.48	12.30
M.H.#23-D.A.#24	Pipe Flow	0.467						225	3.0	1.25	13.63
D.A.#24	Overland & Gutter	0.467	148		6.17			425	1.0	7.08	13.25
D.A.#24-D.A.#25	Pipe Flow	0.467						35	3.0	0.19	13.44
D.A.#25	Overland & Gutter	0.467	125		5.21			263	1.0	4.38	9.59
D.A.#25-D.A.#26	Pipe Flow	0.467						255	3.0	1.42	15.05
D.A.#26	Overland & Gutter	0.467	125		5.21			263	1.0	4.38	9.59
D.A.#26-D.A.#27	Pipe Flow	0.467						35	3.0	0.19	15.24
D.A.#27	Overland & Gutter	0.467	125		5.21			263	1.0	4.38	9.59
D.A.#27-D.A.#30	Pipe Flow	0.467						247	3.0	1.37	16.62

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

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
MONTE CIELO SUBDIVISION

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#19	1.606	0.467	10.25	10	8.644	6.48		
D.A.#19-D.A.#21	1.606	0.467	10.65	10	8.509	6.38	18	0.369%
D.A.#20	1.228	0.467	9.92	10	8.762	5.02		
D.A.#20-D.A.#21	1.228	0.467	10.11	10	8.693	4.99	18	0.225%
D.A.#21	0.852	0.467	8.73	10	9.208	3.66		
D.A.#21-M.H.#23	3.686	0.467	12.38	10	7.972	13.72	30	0.112%
D.A.#22	2.069	0.467	11.63	10	8.197	7.16		
D.A.#22-D.A.#23	2.069	0.467	11.82	10	8.138	7.86	18	0.561%
D.A.#23	0.655	0.467	8.51	10	9.299	2.84		
D.A.#23-M.H.#23	2.724	0.467	12.30	10	7.995	10.17	24	0.203%
M.H.#23-D.A.#24	6.410	0.467	13.63	10	7.630	22.84	30	0.310%
D.A.#24	2.580	0.467	13.25	10	7.732	9.32		
D.A.#24-D.A.#25	8.990	0.467	13.44	10	7.680	32.24	36	0.234%
D.A.#25	1.092	0.467	9.59	10	8.879	4.53		
D.A.#25-D.A.#26	10.082	0.467	15.05	10	7.281	34.28	36	0.265%
D.A.#26	1.507	0.467	9.59	10	8.879	6.25		
D.A.#26-D.A.#27	11.589	0.467	15.24	10	7.236	39.16	42	0.152%
D.A.#27	1.508	0.467	9.59	10	8.879	6.25		
D.A.#27-D.A.#30	13.097	0.467	16.62	10	6.935	42.42	42	0.178%

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

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

TABLE I
TIME OF CONCENTRATION DETERMINATION
MONTE CIELO SUBDIVISION

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#28	Overland & Gutter	0.467	202		8.42			123	1.0	2.05	10.47
D.A.#28-D.A.#29	Pipe Flow	0.467						35	3.0	0.19	10.66
D.A.#29	Overland & Gutter	0.467	22		0.92			150	1.0	2.50	3.42
D.A.#29-D.A.#30	Pipe Flow	0.467						303	3.0	1.68	12.34
D.A.#30	Overland & Gutter	0.467	125		5.21			256	1.0	4.27	9.48
D.A.#30-D.A.#31	Pipe Flow	0.467						43	3.0	0.24	16.86
D.A.#31	Overland & Gutter	0.467	202		8.42			269	1.0	4.48	12.90
D.A.#31-OUTFALL#3	Pipe Flow	0.467						157	3.0	0.87	17.73

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

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
MONTE CIELO SUBDIVISION

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)
D.A.#28	1.587	0.467	10.47	10	8.570	6.35		
D.A.#28-D.A.#29	2.413	0.467	10.66	10	8.505	9.58	24	0.180%
D.A.#29	0.235	0.467	3.42	10	12.106	1.33		
D.A.#29-D.A.#30	2.648	0.467	12.34	10	7.983	9.87	24	0.191%
D.A.#30	1.503	0.467	9.48	10	8.922	6.26		
D.A.#30-D.A.#31	17.248	0.467	16.86	10	6.886	55.46	42	0.304%
D.A.#31	1.947	0.467	12.90	10	7.827	7.16		
D.A.#31-OUTFALL#3	19.195	0.467	17.73	10	6.712	60.16	42	0.358%

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

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

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

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)
C_n = Runoff Coefficient n-th term
A_n = Area of n-th term
A_{total} = Total Area (acres)
A_{total} = Total Area (acres)

HIDALGO COUNTY RAINFALL INTENSITY TABLES

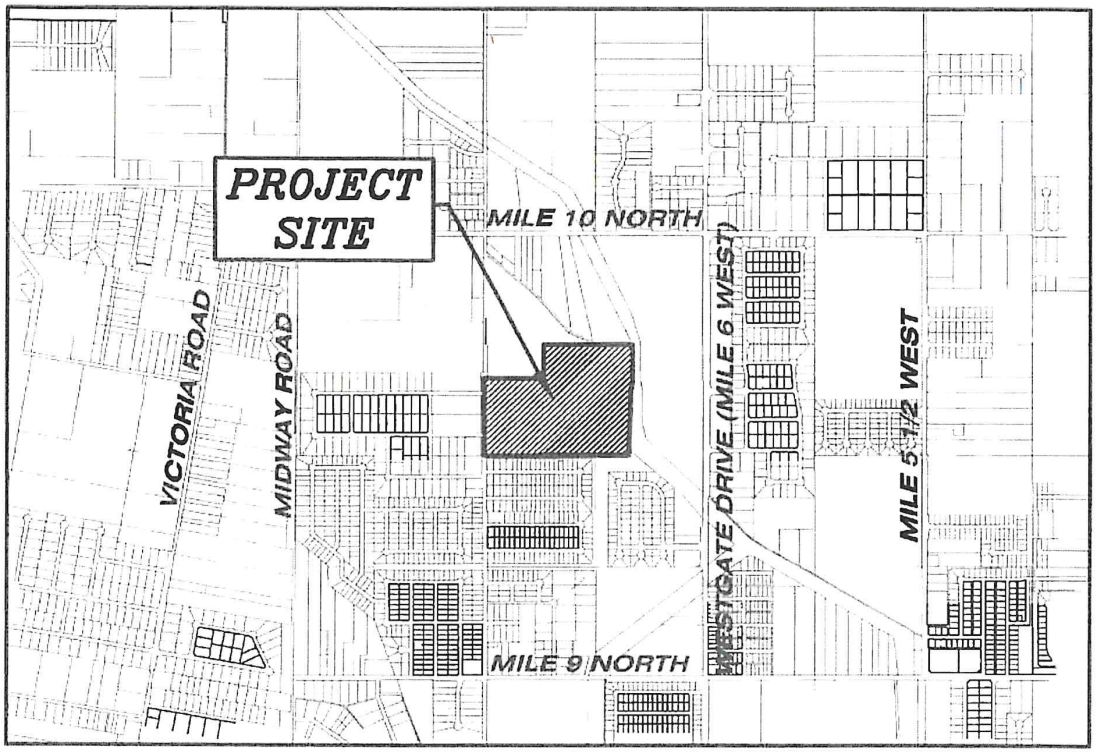
based on Weather Bureau (NWS) Technical Paper No. 40 "Rainfall Frequency Atlas of the United States"

formula $I = b/(t_c+d)^e$

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

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

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.831	0.795	0.778	0.771	0.749	0.740
b=	74	80	87	98	99	103
d=	9.6	9.2	9.2	9.2	9.2	9.6



LOCATION MAP
SCALE: 1" = 2000'

SUBDIVISION PLAT OF
MONTE CIELO SUBDIVISION

A TRACT OF LAND CONTAINING 48.41 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, THE WEST TRACT SUBDIVISON, OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS

SCALE: 1" = 100'

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

LEGEND:
- ⊙ IRON ROD FOUND
- ⊙ IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.C.I.D.#9 = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
- 15' N.A.W.S.C. ESMT. = 15' NORTH ALAMO WATER SUPPLY CORP. EXCLUSIVE PERPETUAL EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT

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

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

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

P.O.C.
N.W. CORNER
FARM TRACT 214

N 16595522.500
E 1143043.170
ELEV.=79.98

N 88°57'47" E 1062.16'

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

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

15.0' UTILITY EASEMENT

P.O.B.

N 01°13'25" W 400.00'

N 88°57'47" E 707.78'

20' SANITARY SEWER EASEMENT (Doc. No. 2008-1558, H.C.D.R.)

HYDRANGEA STREET

GRANADA DRIVE

CLIFFORD DRIVE

CARDINAL DRIVE

MONTE CIELO DRIVE

ZINNIA STREET

BLUE SKY DRIVE

LIFT STATION

LOT "A" - DETENTION POND

EAGLES NEST ESTATES SUBDIVISION UNIT III (VOL. 38, PG. 170, H.C.M.R.)

EAGLES NEST ESTATES SUBDIVISION UNIT II (VOL. 39, PGS. 108-109, H.C.M.R.)

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

EXIST. 10.0' N.A.W.S.C. EASEMENT (Vol. 1637, Pg. 837, H.C.D.R.)

N 01°13'00" W 919.64'

1/2 MILE

25' DEDICATION TO THE CITY OF MCALLEN

S.W. CORNER
FARM TRACT 214

S 88°47'55" W 1726.00'

EXISTING 40.0' CANAL R.O.W.

BARBOSA LOPEZ SUBDIVISION UNIT No. 2
(VOL. 21, PG. 165, H.C.M.R.)

PHOEBIE DRIVE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 EASEMENT (DOCUMENT No. 632939, H.C.D.R.)

QUAIL HOLLOW NORTH
(VOL. 43, PGS. 99-101, H.C.M.R.)

POINT DRIVE

N 16595228.749
E 1144868.966
ELEV.=79.07

S 14°21'00" W 82.00'

S 00°24'00" W 776.32'

N 80°13'00" E 457.45'

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

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

STATE OF TEXAS
JAVIER HINOJOSA
REGISTERED
PROFESSIONAL ENGINEER
5/10/23

PROJECT SITE

LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: MAY, 2023 DRAWN BY: G.T. & A.G.

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1566
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1286

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: JASON E. GARZA	P.O. BOX 6105	McALLEN, TX 78502	(956) 451-6380
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1566
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

FILE FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

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

SHEET NO. 1 OF 2

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "A" AND "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED MAY 30, 2002 TO REFLECT LOMR. ZONE "A" IS DEFINED AS "NO BASE BLOOD ELEVATION DETERMINED", ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
2. FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 90.50 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT..
3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, MONTE CIELO (COMBINED) WILL BE REQUIRED TO DETAIN A TOTAL OF 318,970 CUBIC FEET (7.323 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
4. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT: _____25 FEET
   REAR: _____20% OF LOT DEPTH (25.0' MAXIMUM)
   SIDE: _____5 FEET
   SIDE CORNER: ____10 FEET
6. A 5-FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
7. A 4-FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
8. PROJECT BENCHMARK: "X" SQUARE CUT ON TOP OF 5' CONCRETE SIDEWALK LOCATED ALONG THE EAST SIDE OF MILE 6 ¼ WEST, ADJACENT TO THE NORTH PROPERTY LINE.

   ELEVATION = 79.718 NORTHING: 16596111.159 EASTING: 1143161.371
9. SET ½" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
10. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
11. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
12. A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SWSP.
13. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
15. NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 84 THROUGH 91 (INCLUSIVE) TO MILE 6 1/2 WEST ROAD.
16. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
18. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 46.41 ACRES OF LAND, MORE OR LESS SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, WEST TRACT SUBDIVISION OUT OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING PART OR PORTION OF THAT TRACT OF LAND DEEDED TO JIMMY CLOSNER & SONS CONSTRUCTION CO., INC., RECORDED IN DOCUMENT NUMBER 1138242, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 46.41 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, FOR REFERENCE AT THE NORTHWEST CORNER OF SAID FARM TRACT 214, WITHIN MILE 6 1/2 WEST ROAD, AND THE NORTHWEST CORNER OF AVANTI AT SIENNA PALMS LEGACY SUBDIVISION, MAP REFERENCE: DOCUMENT NUMBER 3028974, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE S 01° 13' 00" E, ALONG THE WEST LINE OF SAID FARM TRACT 214, WITHIN SAID MILE 6 ½ ROAD A DISTANCE OF 400.00 FEET, TO A NAIL SET, ON THE SOUTHWEST CORNER OF SAID AVANTI SUBDIVISION, FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 57' 47" E, ALONG THE SOUTH LINE OF SAID AVANTI SUBDIVISION, AT A DISTANCE OF 15.00 FEET, PASS THE EAST RIGHT-OF-WAY LINE OF SAID MILE 6 ½ ROAD, AT A DISTANCE OF 40.00 FEET, PASS A ½" IRON ROD WITH A PLASTIC CAP STAMPED "M & H" FOUND, ON THE SOUTHWEST CORNER OF LOT 1, OF SAID AVANTI SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 707.78 FEET, TO A CONCRETE MONUMENT WITH AN ALUMINUM CAP FOUND, ON THE SOUTHEAST CORNER OF SAID AVANTI SUBDIVISION, FOR A CORNER HEREOF;

THENCE N 01° 12' 25" W, ALONG THE EAST LINE OF SAID AVANTI SUBDIVISION, A DISTANCE OF 400.00 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "M & H" FOUND, ON THE NORTHEAST CORNER OF SAID AVANTI SUBDIVISION, THE NORTH LINE OF SAID FARM TRACT 214, FOR AN OUTSIDE CORNER HEREOF;

THENCE N 88° 57' 47" E, ALONG THE NORTH LINE OF SAID FARM TRACT 214, A DISTANCE OF 1062.18 FEET, TO A ½ " IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE WEST RIGHT-OF-WAY LINE OF A TRACT OF LAND DEEDED TO HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9, RECORDED IN VOLUME 314 PAGE 62, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 01° 13' 00" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WATER DISTRICT NO. 9 TRACT, A DISTANCE OF 457.45 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, FOR A CORNER HEREOF;

THENCE S 14° 21' 00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WATER DISTRICT NO. 9 TRACT, A DISTANCE OF 82.00 FEET, FOR A CORNER HEREOF;

THENCE S 00° 24' 09" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WATER DISTRICT NO. 9 TRACT, A DISTANCE OF 778.32 FEET TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE SOUTH LINE OF SAID FARM TRACT 214, THE NORTH LINE OF QUAIL HOLLOW NORTH SUBDIVISION, MAP REFERENCE: VOLUME 49 PAGES 99 THRU 101, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 88° 47' 55" W, ALONG THE SOUTH LINE OF SAID FARM TRACT 214, THE NORTH LINE OF SAID QUAIL HOLLOW NORTH SUBDIVISION, AT A DISTANCE OF 580.00 FEET PASS THE COMMON CORNER OF SAID QUAIL HOLLOW SUBDIVISION, AND BARBOSA-LOPEZ SUBDIVISION, MAP REFERENCE: VOLUME 21 PAGE 155, MAP RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 1711.00 FEET, PASS A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, AT THE EAST RIGHT-OF-WAY LINE OF SAID MILE 6 ½ ROAD, CONTINUING A TOTAL DISTANCE OF 1728.00 FEET, TO A NAIL SET, ON THE WEST LINE OF SAID FARM TRACT 214, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 01° 13' 00" W, ALONG THE WEST LINE OF SAID FARM TRACT 214, WITHIN SAID MILE 6 ½ ROAD, A DISTANCE OF 919.54 FEET, TO THE POINT OF BEGINNING, CONTAINING 46.41 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF
MONTE CIELO SUBDIVISION

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MONTE CIELO SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
NAME: JASON GARZA DATE
OWNER: RD MONTE CIELO, LLC.
P.O. BOX 5105
McALLEN, TX. 78502

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____, 2023.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____ _____
MAYOR OF THE CITY OF WESLACO: DAVID SUAREZ DATE

_____ _____
SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU DATE

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

DATED THIS_____DAY OF_____, 2022.

_____
CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ 5/10/23
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

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

_____
CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.Q. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
McALLEN, TEXAS 78502
TBPELS FIRM No.10118600
TEL. (956) 618-1551 DATE SURVEYED: JANUARY 23, 2023

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

DATED THIS____ DAY OF _____2023.

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

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

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, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS EASEMENT THE_____DAY OF _____, 20____

_____
PRINTED NAME: EZEQUIEL REYNA, JR., DEVELOPER

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE_____DAY OF_____, 20 _____

_____
NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES

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

DATE OF PREPARATION: MAY, 2023 DRAWN BY: G.T. & A.G.

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1286

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: JASON E. GARZA	P.O. BOX 5105	McALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

SHEET NO. 2 OF 2

SCALE: 1" = 60'

STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED
PROFESSIONAL ENGINEER

H.C.D.D. #1 STORM DISCHARGE STRUCTURE
N.T.S

POND CROSS SECTION "AA"

DISCHARGE Q CALCULATION
30" @ 0.374%
$Q = \frac{1.486}{n} AR^{2/3} S^{1/2}$

V=Q/A
V=25.09/4.909
V=5.11 fps

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

Q=25.09 cfs < 25.20 cfs (undeveloped 10-year)

PROPOSED DRAINAGE AREA MAP

MONTE CIELO SUBDIVISION

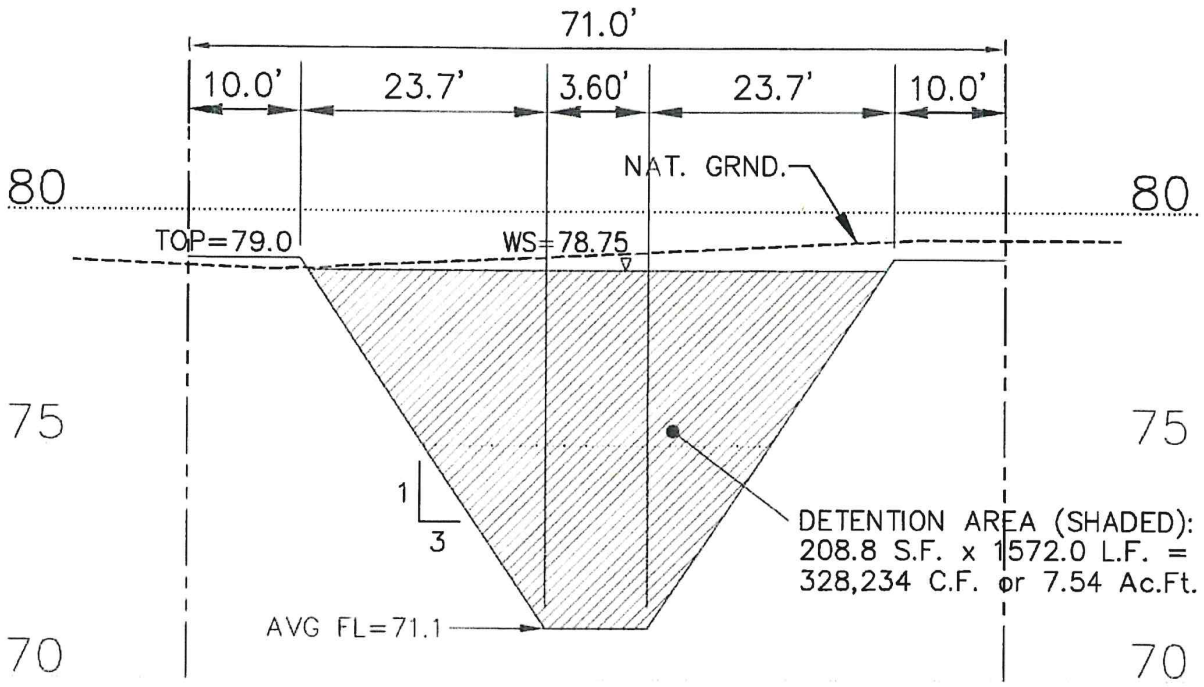
WESLACO, TEXAS

SHEET 1 OF 1 SHEETS

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

DATE:	REVISIONS

PROJECT NO. 230301
MAY, 2023
DATE
G. TEC-CARDIN
DRAWN BY
J.H.
CHK. BY



POND CROSS SECTION "AA"

DISCHARGE Q CALCULATION

30" @ 0.374%:

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

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

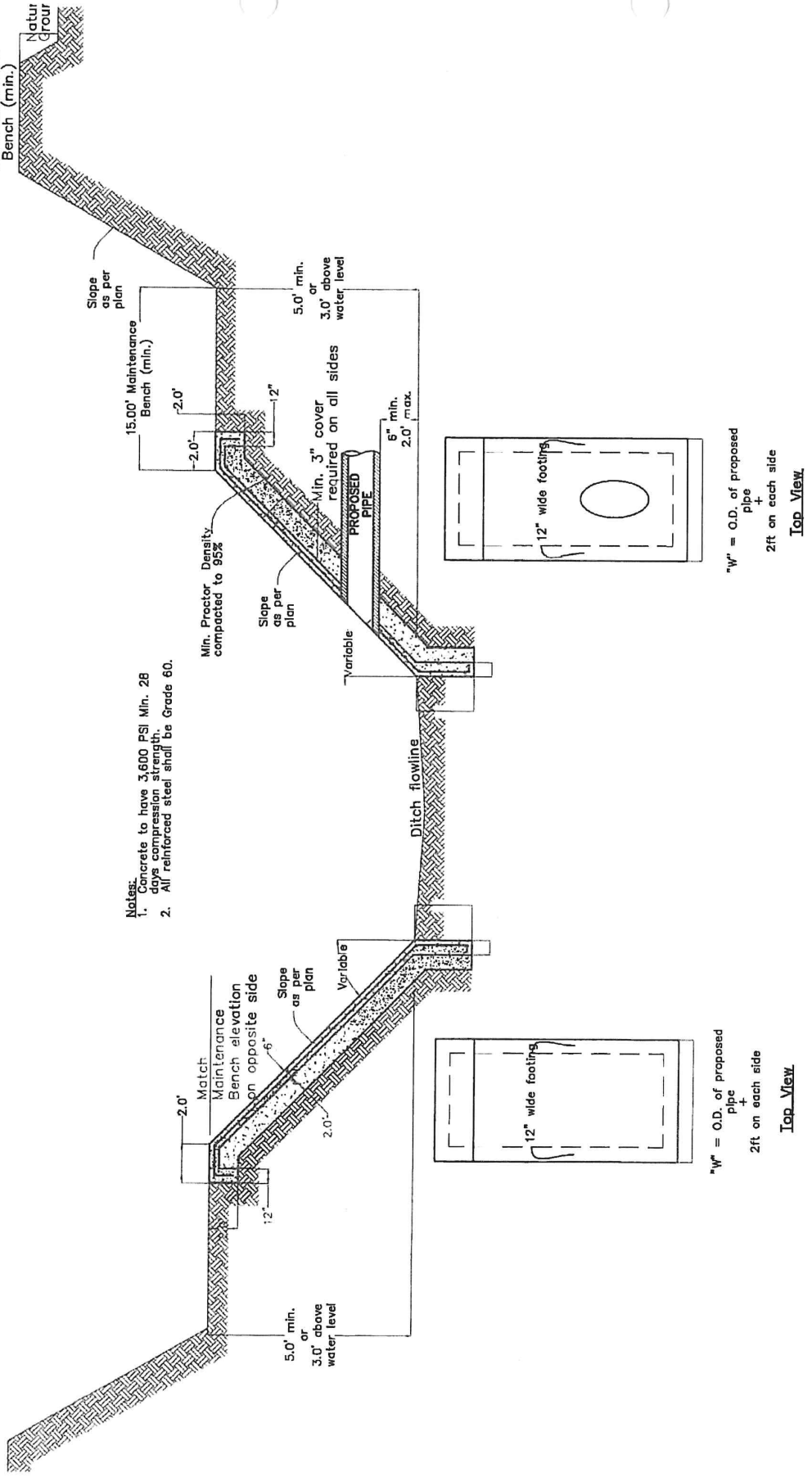
Q=25.09 cfs < 25.20 cfs (undeveloped 10-year)

V=Q/A

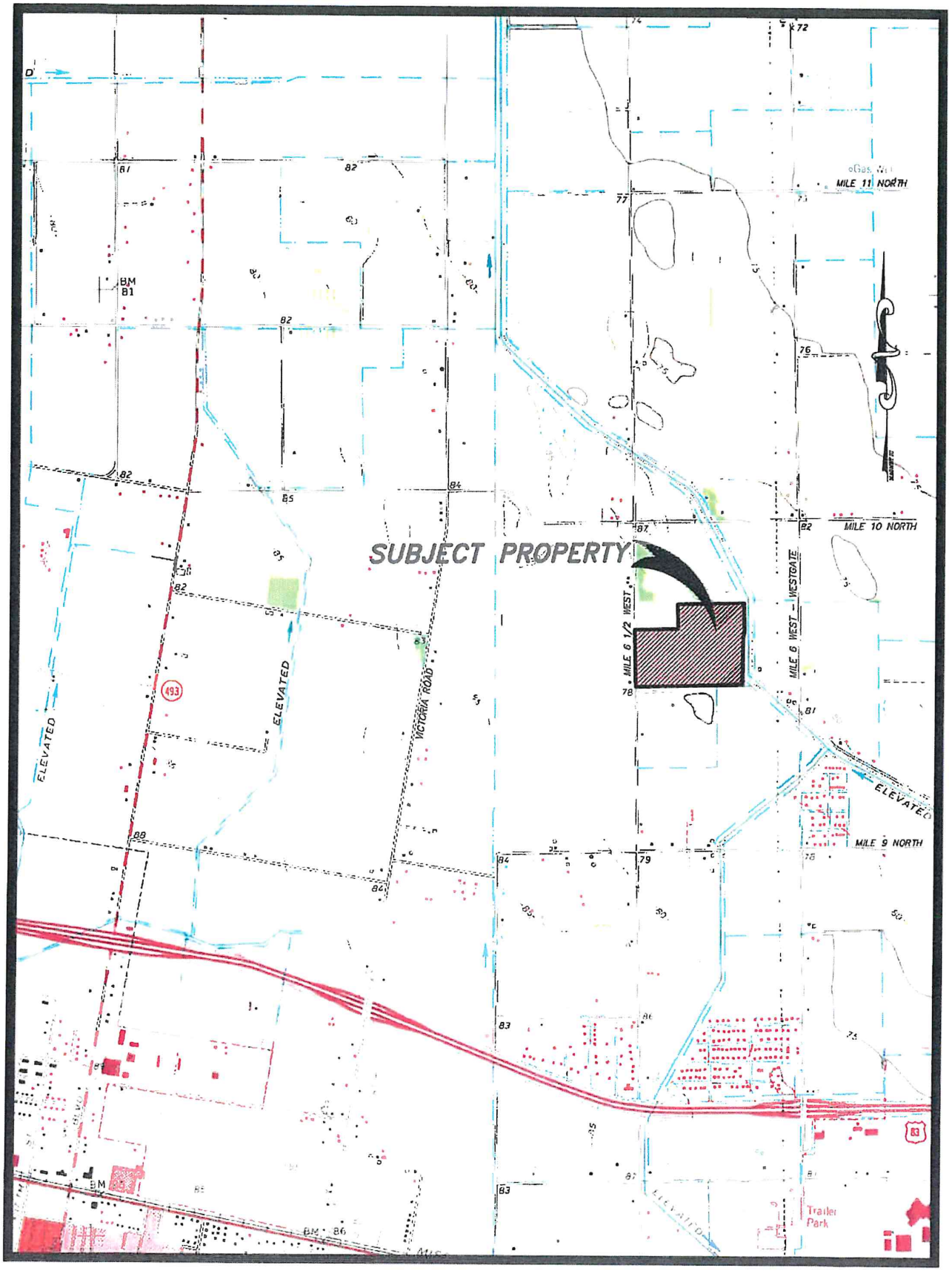
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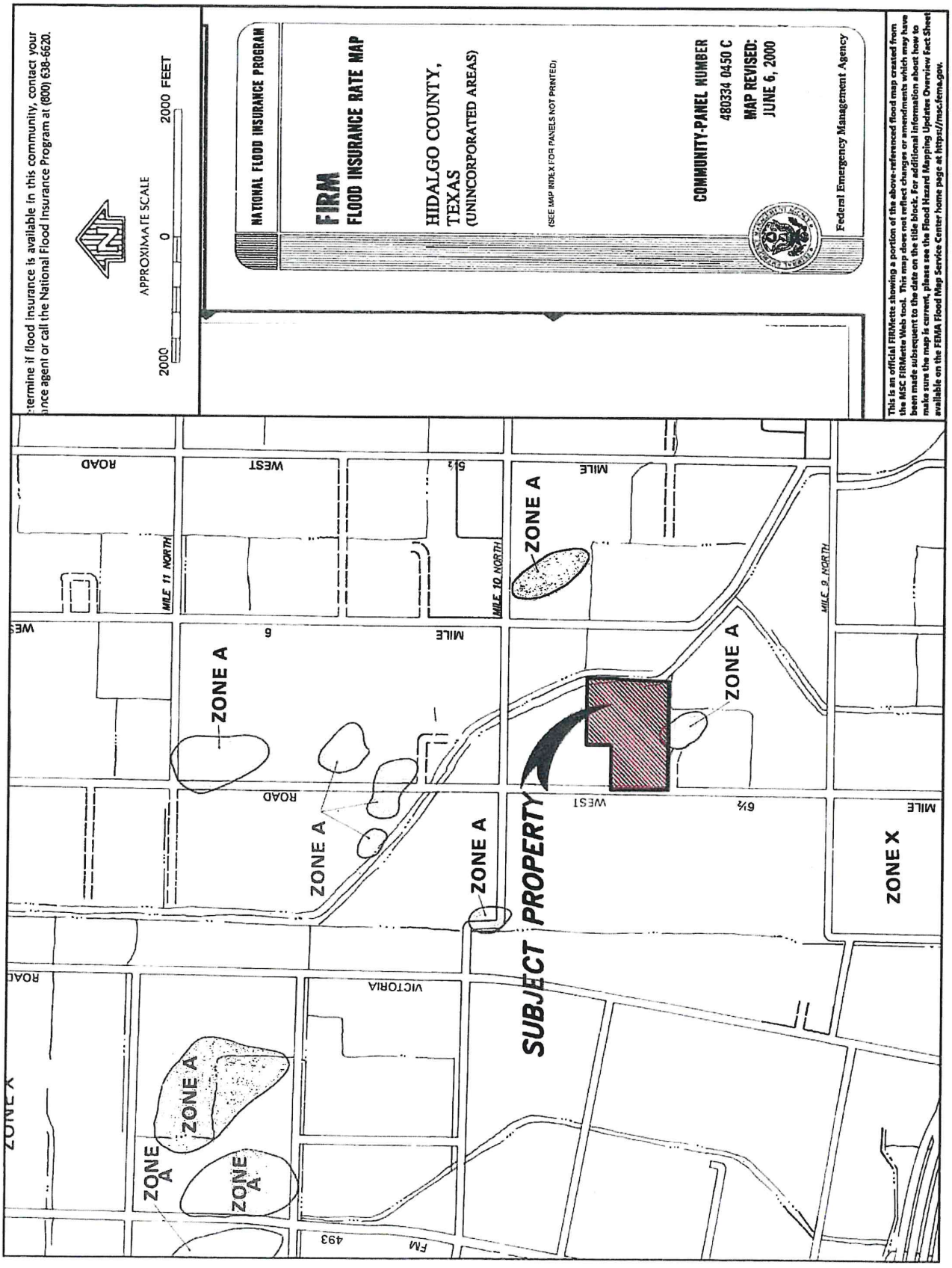
V=5.11 fps

STATE OF TEXAS
JAVIER HINOJOSA
74808
REGISTERED
PROFESSIONAL ENGINEER

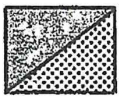


H.C.D.D. #1 STORM DISCHARGE STRUCTURE
N.T.S


SUBJECT PROPERTY
MILE 11 NORTH
MILE 10 NORTH
MILE 9 NORTH
MILE 6 1/2 WEST
MILE 6 WEST – WESTGATE
VICTORIA ROAD
ELEVATED
ELEVATED
ELEVATED
493
BM
B1
Trailer Park


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
APPROXIMATE SCALE
2000 0 2000 FEET
SUBJECT PROPERTY
ZONE A
ZONE X
MILE 11 NORTH
MILE 10 NORTH
MILE 9 NORTH
ROAD
WEST
MILE
VICTORIA
FM 493

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.

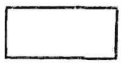
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.

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.

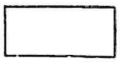


FLOODWAY AREAS IN ZONE AE



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.

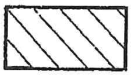


OTHER AREAS

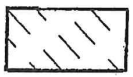
ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

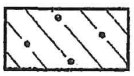
UNDEVELOPED COASTAL BARRIERS†



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

*Referenced to the National Geodetic Vertical Datum of 1929

United States Department of Agriculture

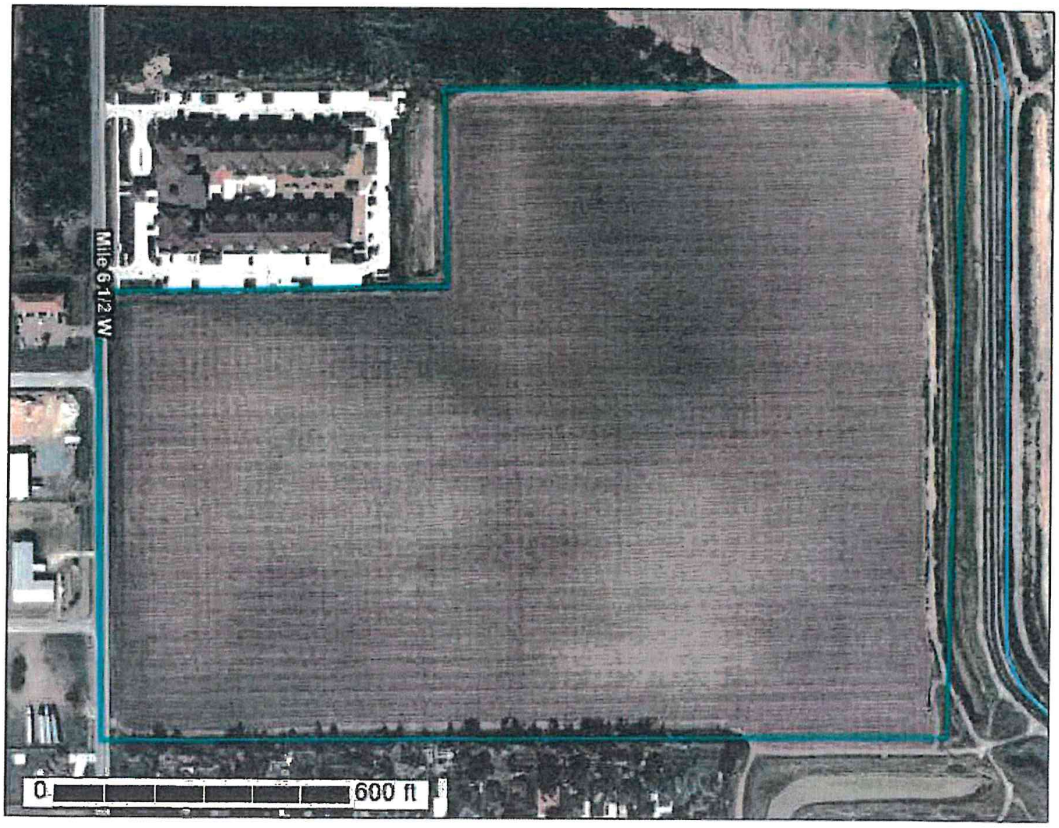
NRCS

Natural Resources Conservation Service

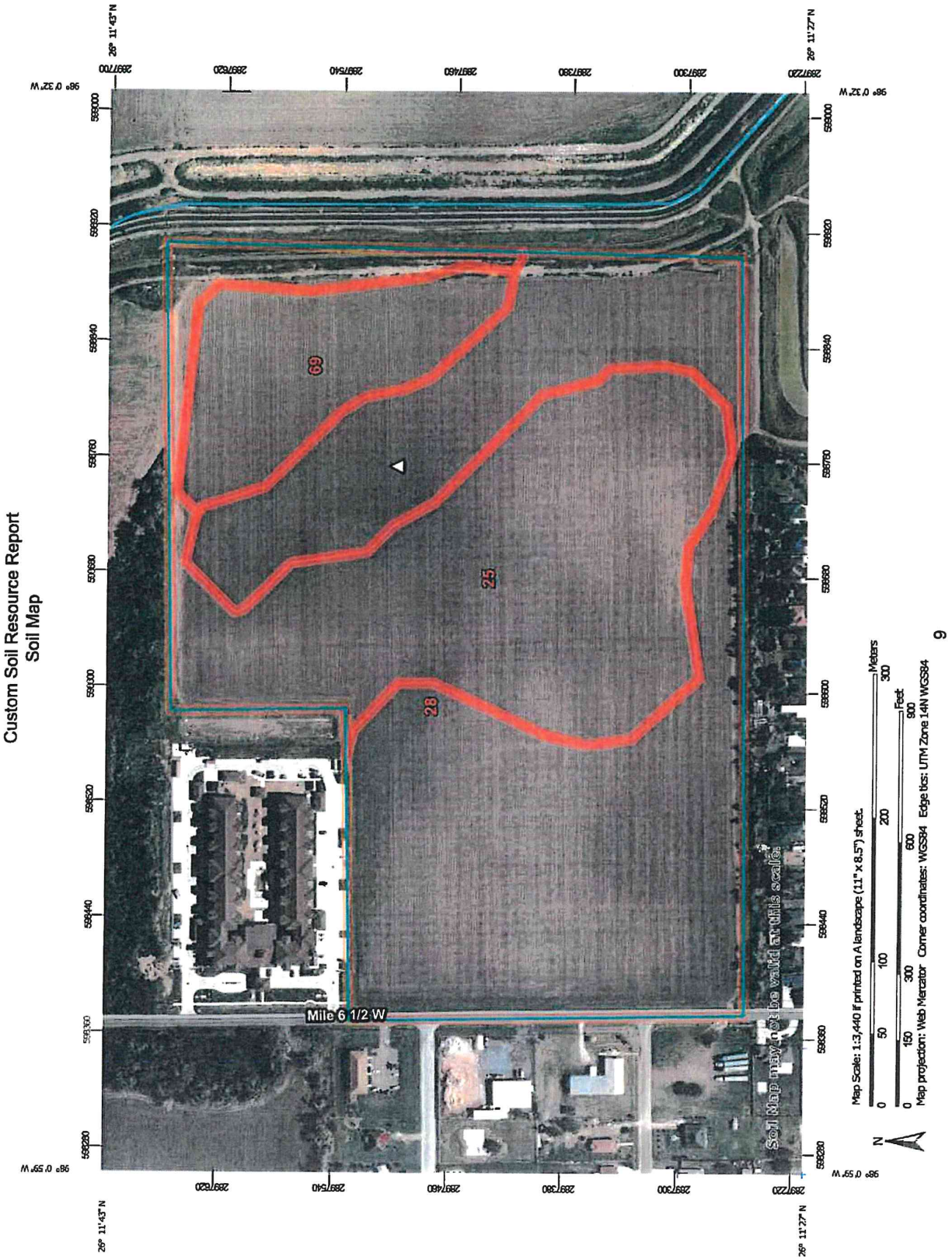
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hidalgo County, Texas

Monte Cielo Subdivision



March 2, 2023


Custom Soil Resource Report
Soil Map
69
25
28
Mile 6 1/2 W
Soil Map may not be valid at this scale.
Map Scale: 1:3,440 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84
N

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

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

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	17.0	36.7%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	24.1	52.0%
69	Ustorthents, loamy	5.3	11.3%
Totals for Area of Interest		**46.3**	**100.0%**

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

Custom Soil Resource Report

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 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 supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

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

Minor Components

Willacy

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

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Custom Soil Resource Report

Properties and qualities

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

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Custom Soil Resource Report

69—Ustorthents, loamy

Map Unit Setting

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

Map Unit Composition

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

Description of Ustorthents

Setting

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

Typical profile

H1 - 0 to 80 inches: sandy clay loam

Properties and qualities

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

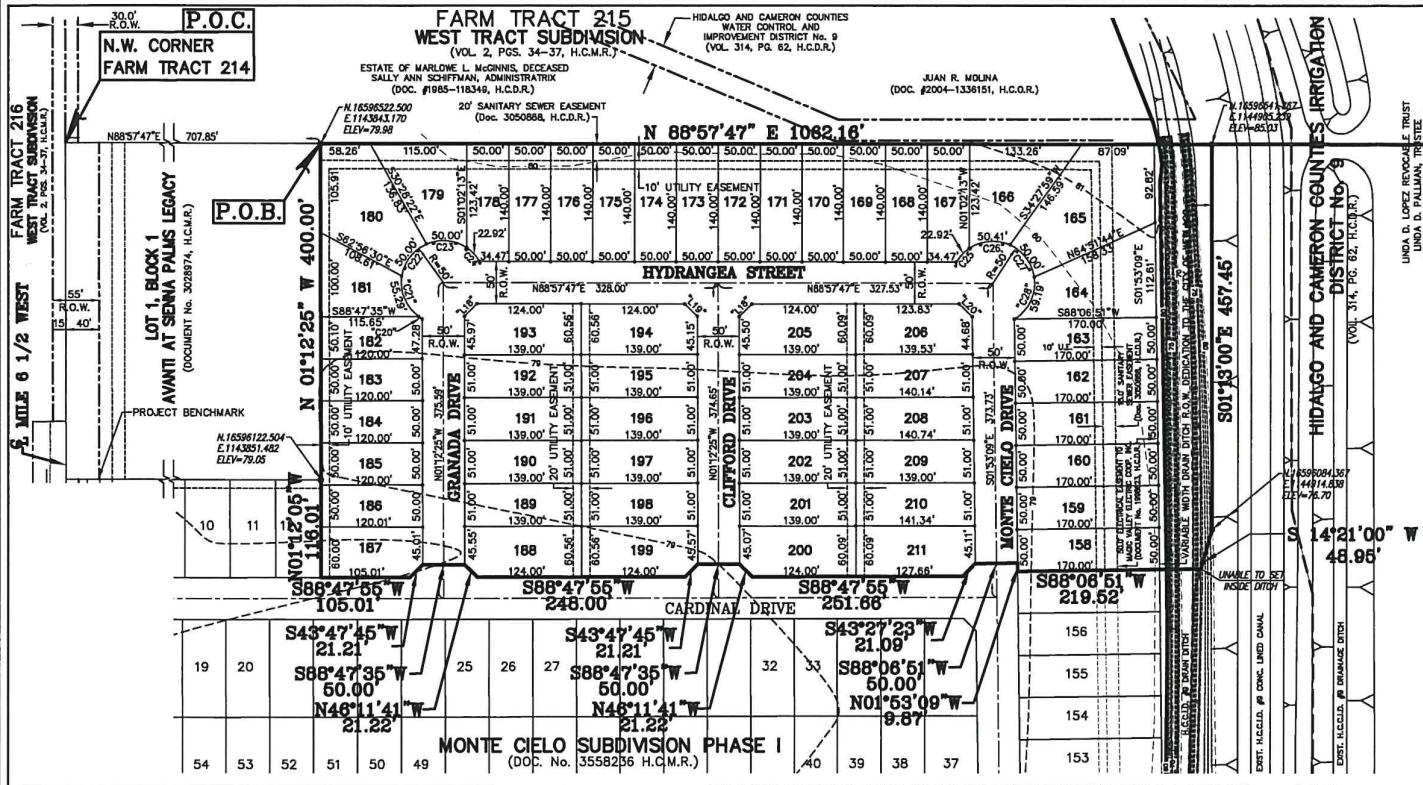
Interpretive groups

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

Minor Components

Unnamed

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



LOT LINE – CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C20"	05°57'00"	50.00'	2.60'	5.19'	S 58°13'55" E	5.19'
"C21"	63°21'45"	50.00'	30.86'	55.29'	S 23°34'33" E	52.52'
"C22"	57°17'45"	50.00'	27.32'	50.00'	S 36°45'13" W	47.94'
"C23"	57°17'45"	50.00'	27.32'	50.00'	N 85°57'02" W	47.94'
"C24"	26°15'57"	50.00'	11.67'	22.92'	S 44°10'11" E	22.72'
"C25"	26°15'57"	50.00'	11.67'	22.92'	S 42°05'45" W	22.72'
"C26"	57°17'45"	50.00'	27.58'	50.41'	S 84°06'39" W	48.30'
"C27"	57°17'45"	50.00'	27.32'	50.00'	N 38°21'34" W	47.94'
"C28"	67°49'32"	50.00'	33.61'	59.19'	N 24°12'05" E	55.79'

IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
164	12,128.1	0.278
165	16,766.6	0.385
166	10,718.0	0.246
167	6,851.4	0.157
178	6,851.4	0.157
179	9,600.9	0.220
180	12,466.5	0.286
181	7,326.2	0.168
182	6,005.6	0.138
187	7,088.5	0.163
188	8,304.3	0.191
193	8,333.8	0.191
194	8,276.6	0.190
199	8,306.2	0.191
200	8,238.9	0.189
205	8,268.5	0.190
206	8,221.8	0.189
207	7,131.5	0.164
208	7,162.4	0.164
209	7,193.2	0.165
210	7,224.0	0.166
211	8,439.4	0.194

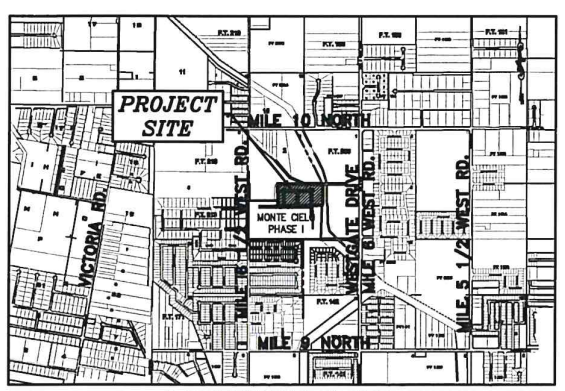
LINE DATA		
LINE	CHORD BEARING	CHORD
"L18"	N 43°52'41" E	21.18'
"L19"	S 46°07'19" E	21.24'
"L20"	S 46°27'41" E	21.37'

LEGEND:

- ● IRON ROD FOUND
- ○ IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.C.I.D.#9 = HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT

SCALE: 1" = 100'

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



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: JULY 18, 2024 DRAWN BY: G.T. & A.G.

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

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 DATED THIS _____ DAY OF DAY OF _____ 20____.

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

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

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, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS EASEMENT THE____DAY OF_____, 20____.

_____
PRINTED NAME: JASON GARZA, DEVELOPER

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

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: JASON E. GARZA	P.O. BOX 6105	McALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED MAY 30, 2002 TO REFLECT LOMR. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
2. FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 80.50 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, MONTE CIELO PHASE I AND II WILL BE REQUIRED TO DETAIN A TOTAL OF 318,870 CUBIC FEET (7.323 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION. TOTAL DRAINAGE DETENTION REQUIRED FOR PHASE I AND II WAS CONSTRUCTED AS PART OF MONTE CIELO PHASE I.
4. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT: .....25 FEET
   REAR: .....20% OF LOT DEPTH (25.0' MAXIMUM)
   SIDE: ..... 5 FEET
   SIDE CORNER: .....10 FEET
6. A 4-FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
7. PROJECT BENCHMARK: " □ " SQUARE CUT ON TOP OF 5' CONCRETE SIDEWALK LOCATED ALONG THE EAST SIDE OF MILE 6 AND THE SOUTH PROPERTY LINE OF AVANTI AT SIENNA PALMS. ELEVATION = 79.718 NORTHING: 16596111.159 EASTING: 1143181.371
8. SET ⅝"/IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
9. LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
10. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
11. A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SW3P.
12. STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
13. STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
14. SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
16. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
17. ANY DAMAGE TO FENCES, SIDEWALKS AND LANDSCAPING MADE MADE FROM THE INGRESS AND EGRESS TO INSPECT AND OR REPAIR ANY UNDERGROUND UTILITY AND THE ELECTRICAL TRANSMISSION LINE AND POWER POLES SHALL BE AT THE LOT OWNERS EXPENSE.
18. ALL PRIVACY FENCES ABUTTING DRAIN DITCH RIGHT-OF-WAY SHALL BE PLACED WITHIN EACH INDIVIDUAL LOT AS TO NOT INTERFERE WITH THE MAINTENANCE OF SAID DRAIN DITCH.
19. CONCRETE MONUMENTS SHALL BE SET AT ALL SUBDIVISION CORNERS.
20. TRAFFIC CONTROL AND STREET SIGNS TO BE PROVIDED BY THE DEVELOPER.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 12.44 ACRES OF LAND, MORE OR LESS SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, WEST TRACT SUBDIVISION OUT OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING PART OR PORTION OF THAT TRACT OF LAND DEEDED TO RD MONTE CIELO, LLC., RECORDED IN DOCUMENT NUMBER 3468429, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 12.44 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, FOR REFERENCE AT THE NORTHWEST CORNER OF SAID FARM TRACT 214, WITHIN MILE 6 1/2 WEST ROAD, AND THE NORTHWEST CORNER OF AVANTI AT SIENNA PALMS LEGACY SUBDIVISION, MAP REFERENCE: DOCUMENT NUMBER 3028974, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE N 88° 57' 47" E, ALONG THE NORTH LINE OF SAID FARM TRACT 214, DISTANCE OF 707.85 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "M&H" FOUND, ON THE NORTHEAST CORNER OF SAID AVANTI SUBDIVISION, FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88° 57' 47" E, ALONG THE NORTH LINE OF SAID FARM TRACT 214, A DISTANCE OF 1062.16 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE WEST RIGHT-OF-WAY LINE OF A TRACT OF LAND DEEDED TO HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9, RECORDED IN VOLUME 314 PAGE 62, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 01° 13' 00" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WATER DISTRICT NO. 9 TRACT, A DISTANCE OF 457.45 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR A CORNER HEREOF;

THENCE S 14° 21' 00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WATER DISTRICT NO. 9 TRACT, A DISTANCE OF 48.95 FEET, FOR THE SOUTHEAST CORNER HEREOF;

THENCE S 88° 06' 51" W, AT 49.52 FEET THE NORTHEAST CORNER OF LOT 157, MONTE CIELO SUBDIVISION PHASE I, RECORDED IN DOCUMENT No. 3558236, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONTINUING ALONG THE SAID NORTH LINE OF LOT 157 IN ALL A DISTANCE OF 219.52 FEET THE NORTHWEST CORNER OF SAID LOT 157 AND THE EAST RIGHT-OF-WAY LINE OF MONTE CIELO DRIVE, A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE N 01°53'09" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MONTE CIELO DRIVE, AT A DISTANCE OF 9.87 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE S 88° 06' 51" W, TO A CORNER CLIP AND THE WEST RIGHT-OF-WAY LINE OF SAID MONTE CIELO DRIVE, A DISTANCE OF 50.00 FEET, A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE S 43° 27' 23" W, ALONG SAID CORNER CLIP TO THE NORTH RIGHT-OF-WAY LINE OF CARDINAL DRIVE, A DISTANCE OF 21.09 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE S 88° 47' 55" W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CARDINAL DRIVE TO A CORNER CLIP, A DISTANCE OF 251.66 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE N 46° 11' 41" W, ALONG SAID CORNER CLIP TO THE EAST RIGHT-OF-WAY LINE OF CLIFFORD DRIVE, A DISTANCE OF 21.22 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE S 88° 47' 35" W, TO A CORNER CLIP ON THE SAID WEST RIGHT-OF-WAY LINE OF SAID CLIFFORD DRIVE, A DISTANCE OF 50.00 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE S 43° 47' 45" W, ALONG SAID CORNER CLIP TO THE NORTH RIGHT-OF-WAY LINE OF SAID CARDINAL DRIVE, A DISTANCE OF 21.21 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE S 88° 47' 55" W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID CARDINAL DRIVE TO A CORNER CLIP, A DISTANCE OF 248.00 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE N 46° 11' 41" W, ALONG SAID CORNER CLIP TO THE EAST RIGHT-OF-WAY LINE OF GRANADA DRIVE, A DISTANCE OF 21.22 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE S 88° 47' 35" W, TO A CORNER CLIP ON THE SAID WEST RIGHT-OF-WAY LINE OF SAID GRANADA DRIVE, A DISTANCE OF 50.00 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE S 43° 47' 45" W, ALONG SAID CORNER CLIP TO THE NORTH RIGHT-OF-WAY LINE OF SAID CARDINAL DRIVE, A DISTANCE OF 21.21 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR A CORNER HEREOF;

THENCE S 88° 47' 55" W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CARDINAL DRIVE, A DISTANCE OF 105.01 FEET, THE SOUTHEAST CORNER OF LOT 12 OF SAID MONTE CIELO SUBDIVISION PHASE I, A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 01° 12' 05" W, ALONG SAID EAST LINE OF LOT 12, A DISTANCE OF 116.01 FEET, TO A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" FOUND ON THE NORTHEAST CORNER OF SAID LOT 12, AND THE SOUTHEAST CORNER OF SAID AVANTI AT SIENNA PALMS SUBDIVISION, FOR A CORNER HEREOF;

THENCE N 01° 12' 25" W, ALONG THE EAST LINE OF SAID AVANTI AT SIENNA PALMS SUBDIVISION, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 12.44 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF

MONTE CIELO SUBDIVISION PHASE II

A TRACT OF LAND CONTAINING 12.44 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, THE WEST TRACT SUBDIVISON, OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MONTE CIELO SUBDIVISION PHASE II TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
NAME: JASON GARZA, MANAGER DATE
OWNER: RD MONTE CIELO, LLC.
P.O. BOX 6105
McALLEN, TX. 78502

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____, 20____.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____ _____
MAYOR OF THE CITY OF WESLACO: ADRIAN GONZALEZ DATE

_____ _____
SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU DATE

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

DATED THIS_____DAY OF_____, 20____.

_____
CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
JAVIER HINOJOSA, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 74808

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

_____ _____
CARLOS VASQUEZ, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.O. LAND SURVEYORS L.L.C.
517 BEAUMONT AVENUE
McALLEN, TEXAS 78502
TBPELS FIRM No.10119600
TEL. (956) 618-1551 DATE SURVEYED: JANUARY 23, 2023

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **September 4, 2024**	**Agenda Item No.** (to be assigned by PCE)**:** **V.C.**
From: Rebekah de la Fuente, Planning Director, on behalf of Willie Arratia.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Magnolia Ridge Subdivision being 29.00 acres out of Farm Tracts 655, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the intersection of Mile 6 ½ West and West 6th St. Possible Action.	
Discussion/Overview: The proposed one hundred and ten (110) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X". Applicant is requesting variance off-site drainage and are still pending letters of support.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends denial of Final Plat due to lack of support letters.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SUBDIVISION PLATTING APPLICATION

Plat-000679-2024
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

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: MAGNOLIA RIDGE SUBDIVISION

Location: SOUTHEAST CORNER OF MICE 6 ½ WEST AND W. 6TH ST.

Legal Description: A 29.00 ACRE TRACT OF LAND OUT OF FARM TRACT 655, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

Is subdivision inside city limits? ☑ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-1

Existing Land Use: VACANT Proposed Land Use: RESIDENTIAL

Number of Lots Proposed: 110 Gross Acreage: 29.00

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: ALBERT HANKS Telephone: (956) 630-0216

Address: 502 E. EXPRESSWAY 83 Fax:

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

ENGINEER INFORMATION

Name: WILLIE ARRATIA, P.E. Telephone: (956) 784-0218

Address: 520 N. 5th St. Fax:

City: DONNA State: Tx Zip: 78537 E-mail: naimengineering@yahoo.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: N.A.W.S.C.

☑ 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 No. 1	☑ YES ☐ NO Irrigation District No. 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **mhinojosa@weslacotx.gov** & **rdelafuente@weslacotx.gov**
_____**$350.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
  _____Existing & Proposed Easements
  _____Existing & Proposed ROW
  _____Existing & Proposed Drainage Easements
  _____Contours
  _____Flood Zones
  _____Adjoiners
  _____Existing street names
_____Drainage plans and calculations with engineer's seal
  _____Elevations
  _____Flood directional arrows
  _____Detention areas
  _____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision
_____Trip Generation Worksheet

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**
_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report
_____Traffic Impact Analysis (If required)

SUBMITTALS REQUIRED FOR FINAL (City Commission)
_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING
_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING
_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____3% geotechnical testing fees or negotiated Material Testing fee by City, whichever is higher
_____2% inspection fee
_____Park Fees
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights associated with the property dedicated and assigned to City of Weslaco or payment of fees sufficient to meet the needs necessitated and attributable to development
_____30 Year Water and 30 Year Sewer Service Agreements
_____Park dedication/Fees in lieu of

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY
_____ Sealed engineering cost estimates
_____ Letter of Credit/Performance Bond/Escrow

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Albert Hanks

Owner Signature: _____ Date: 7/31/24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 7/30/24

Authorized Agent Printed Name: Willie Arratia

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR VARIANCE

VAR-000680-2024

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

GENERAL INFORMATION

Name of Subdivision: MAGNOLIA RIDGE SUBD.

Location: SOUTHEAST CORNER OF MICE 6/2 WEST AND W. 6TH ST.

Legal Description: A 29.00 ACRE TRACT OF LAND OUT OF FARM TRACT 655, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

☑ Drainage ☑ YES □ NO

Describe in detail the reason for the variance request:

VARIANCE NO 1 TO REQUIRED ON-SITE DETENTION, A LINEAR DETENTION WILL BE PROVIDED ON AN EXISTING DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS SUBDIVISION

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: _____ Telephone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Albert Hanks

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 8/1/24

Authorized Agent Printed Name: Willie Arnold

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

August 1, 2024

Mr. Gillermo A. Arratia, P.E.
Nain Engineering, L.L.C.
526 N. 5th. St. Donna, Tx
McAllen, Texas. 78537

Re: Magnolia Ridge Subdivision
Drainage Detention

Dear Mr. Arratia:

This is to advise you that The City of Weslaco agrees with the proposed linear detention, in lieu of the required onsite drainage detention, for the subject proposed subdivision. Calculated drainage detention volumes as per your drainage study will be accomplished by excavating the existing ditch located on the south end of the project site.

If you have any questions or need anything further, please do not hesitate to call me at
(956) 969-1533

Sincerely,

Albert J. Aldana, P.E.
City Engineer

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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: MAGNOLIA RIDGE SUBDIVISION

Location: SOUTHEAST CORNER OF W. 6TH ST AND MICE 6 1/2 WEST

Applicant: WILLIE ARRATIA, P.E. ☐Owner ☑Agent

Address: 526 N. 5th St. DONNA Tx Phone Number: 956-784-0218

B. Trip Generation Calculation

Use 11th Edition

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	SINGLE FAMILY DETACHED HOUSING	29		110	93	107	200
					85	113	1102

Comments:

Prepared by: WILLIE ARRATIA, P.E. Date:

Address: 526 N. 5th St DONNA Tx Phone Number: 956-784-0218

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

✓ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Comments:

Please contact the engineering department for the required TIA limits and scope.

Reviewed by: _____ Date: 08/01/24 STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

TRIP GENERATION REPORT

FOR

MAGNOLIA RIDGE SUBDIVISION

A 29.00 acre tract of land out of Farm Tract 655, West and Adams Tract Subdivision, according to the map recorded in volume 24, page 68, Deed Records, Hidalgo County, Texas.

This property is located at the southeast corner of W. 6th street and Mile 6 ½ West Road, within the city limits of Weslaco.

Presently, the site is vacant. Expected use of the property is for 110 Residential Lots

This report is based on Trip Generation, 8th Edition Book.

SINGLE-FAMILT DETACHED HOUSING (210)

1. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th Edition page 291)

On a: Weekday, Peak Hour of adjacent Street traffic, one hour between 7 and 9 a.m.

Directional Distribution: 20 % Entering, 80% Exiting

Equation T = 0.70(x) + 9.74 where: T = Average Vehicle Ends X = Number of Dwelling Units

X = 110

T =0.70(110) + 9.74 = 86.74

Tenter = 86.74 (0.25) = 21.68 trip/hour

Texit = 86.74 (0.75) = 65.05 trip/hour

2. AVERAGE VEHICLE TRIP ENDS VS : DWELLING UNITS

(Trip generation, 8th Edition page 292)

On a: Weekday, Peak Hour of adjacent Street traffic, one hour between 4 and 6 p.m.

Directional Distribution: 63% Entering, 37% Exiting

Equation Ln T = 0.90Ln(x) + 0.51 where: T = Average Vehicle Ends X = Number of Dwelling

X = 110

LnT =0.90Ln(110) + 0.51 = 114.48

Tenter = 114.48 (0.63) = 72.12 trip/hour

Texit = 114.48 (0.37) = 42.35 trip/hour



P.E.
7/30/24

Single-Family Detached Housing
(210)

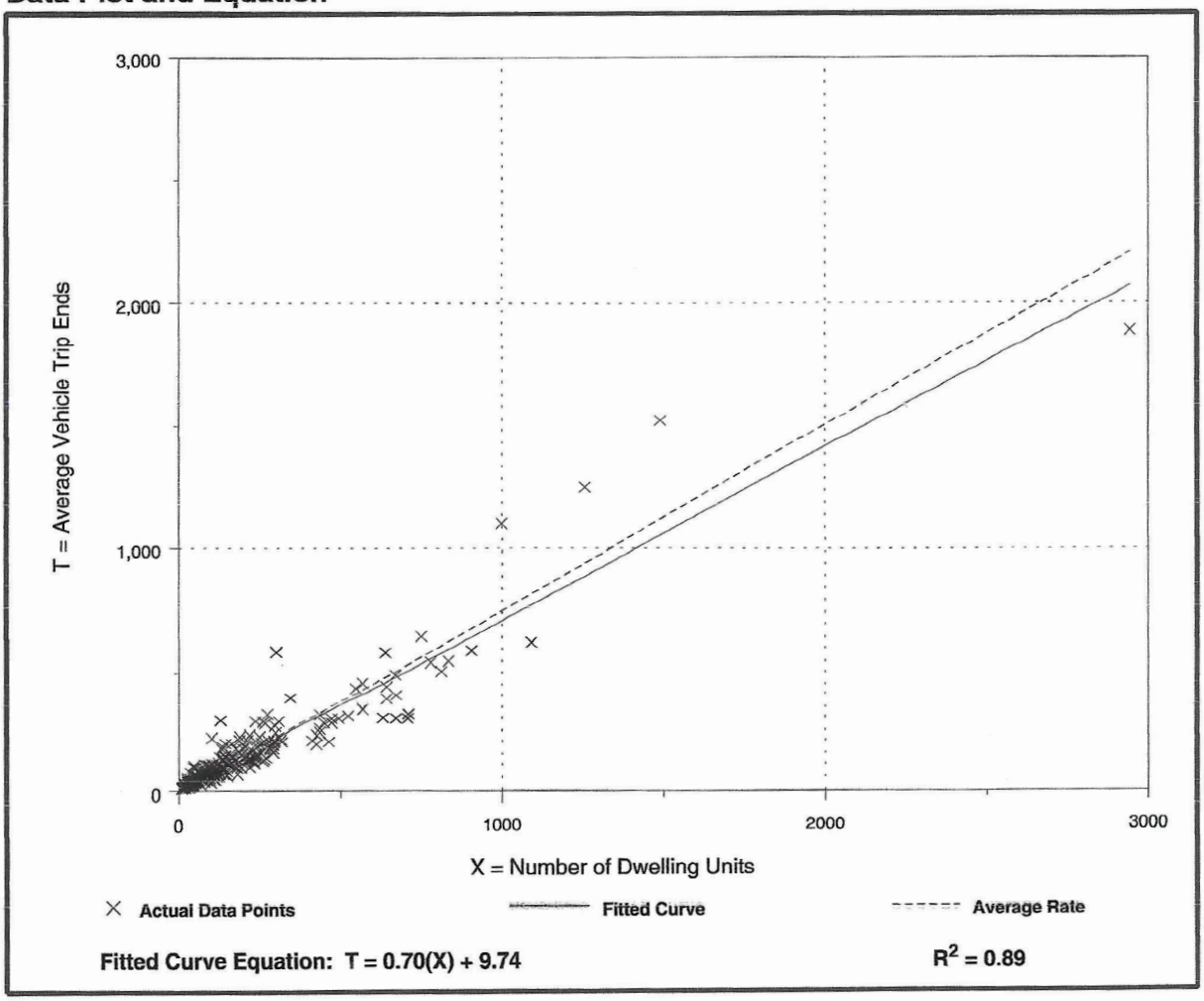
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 286
Avg. Number of Dwelling Units: 194
Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Fitted Curve Equation: T = 0.70(X) + 9.74

R^2 = 0.89

Single-Family Detached Housing
(210)

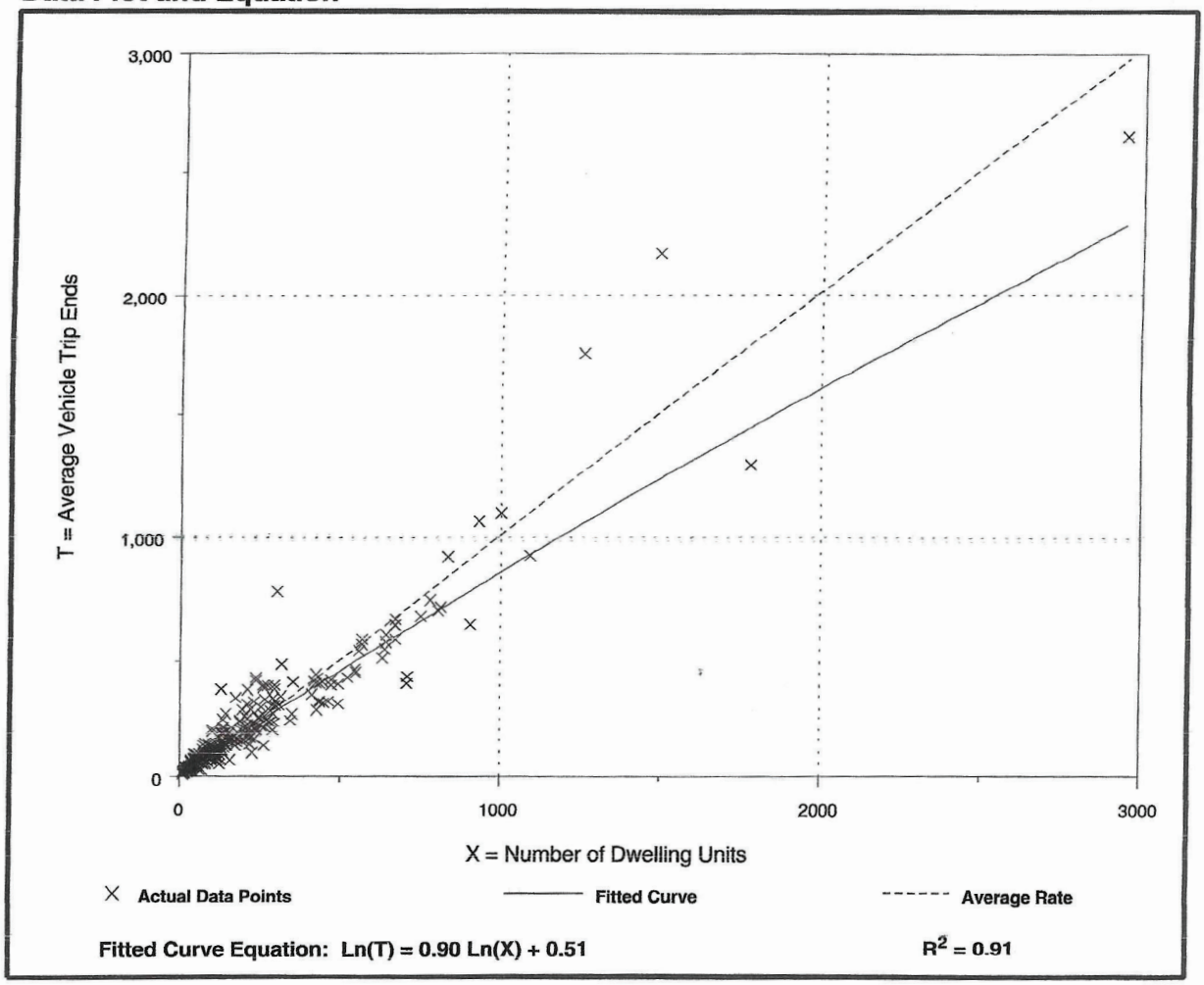
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 314
Avg. Number of Dwelling Units: 208
Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.01	0.42 - 2.98	1.05

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.90 Ln(X) + 0.51

R^2 = 0.91

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

DRAINAGE REPORT
For
MAGNOLIA RIDGE SUBDIVISION

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



Guill A. P.E
6/20/24

INDEX OF SHEETS

1. Cover Sheet
2. Index of Sheets
3. Drainage Report
4. Drainage Calculations – Exhibit "A"
5. Rainfall Intensity Table
6. Runoff Coeficient Table
7. Location Map – Exhibit "B"
8-9 FEMA Map Location "Exhibit "C"
10-11 Soil Map – Exhibit "D"

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

DRAINAGE REPORT
For
MAGNOLIA RIDGE SUBDIVISION

I. PROJECT LOCATION

A 29.00 acre Tract of land being the west 29.00 acres of Farm Tract 655, West Tract Subdivision, according to the map recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and is located at the southeast corner of Mile 6 ½ North Road and Mile 7 North Road, and is located within the city limits of Weslaco. (Refer to Exhibit B).

II. FLOOD PLAIN

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

III. SOIL CONDITIONS

A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28), Racombes (48), Raymondville (52) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B and D. (Refer to Exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.1%). Existing runoff (12.40 cfs) from the site is by form of sheet flow runs towards the west side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 110 lots for residential use. The storm runoff after development will be increase 16.5 cfs for a total 28.9 cfs, I have calculated that 87,060 cf of storm runoff for a 50 year design frequency, and will be out falling into a proposed storm sewer system pipes ranging from 18" to 36" RCP with curb inlets and out falling into Drain Ditch located on the south side of this subdivision and owned by H.C.I D. No.1. Detention of 87,060 CF will be accomplished by excavating this volume on the existing Drain Ditch.



6/20/24

DRAINAGE CALCULATIONS EXHIBIT "A"

MAGNOLIA RIDGE SUBDIVISION

AREA= 29 Ac.

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

Existing Conditions

Length=	957	ft.
Slope=	0.1	%
Cexist.=	0.2	
Time of Concentration=	108	min.
Texist. =	108	min.
Iexist.=	2.14	in/hr
Qexist.=	12.40	cfs.

10 year storm

b=	87
e=	0.778
d=	9.2

Proposed Conditions

Length=	957	ft.
Slope=	0.15	%
Cfut.=	0.3	
Time of Co	84	min.
Tfut.=	84	min.
Ifut.=	3.32	in/hr
Qfut.=	28.9	cfs.
Qin=	8.70	i

50 year storm

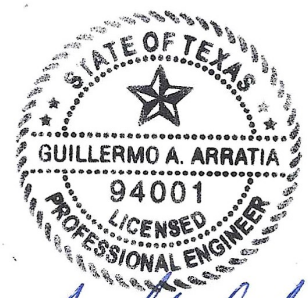
b=	99
e=	0.749
d=	9.2

tp (Min.)	I50 (in/hr)	Qin (cfs)	Vin (cubic ft.)	Qout (cfs)	Vout (cubic ft.)	Ev (cubic ft.)
10	10.83	94.18	56508	12.40	34908	21,601
20	7.91	68.80	82559	12.40	38627	43,931
30	6.34	55.18	99324	12.40	42347	56,977
40	5.35	46.54	111708	12.40	46067	65,641
50	4.66	40.52	121564	12.40	49787	71,777
60	4.14	36.05	129783	12.40	53507	76,276
70	3.75	32.58	136854	12.40	57227	79,628
80	3.43	29.81	143078	12.40	60947	82,131
90	3.16	27.53	148649	12.40	64667	83,982
110	2.76	23.99	158332	12.40	72106	86,225
120	2.60	22.58	162612	12.40	75826	86,785
130	2.45	21.36	166595	12.40	79546	87,049
140	2.33	20.28	170326	12.40	83266	87,060
150	2.22	19.32	173837	12.40	86986	86,851
160	2.12	18.45	177155	12.40	90706	86,449
170	2.03	17.68	180304	12.40	94426	85,878
180	1.95	16.97	183301	12.40	98145	85,155
190	1.88	16.33	186162	12.40	101865	84,297
200	1.81	15.74	188901	12.40	105585	83,316
210	1.75	15.20	191529	12.40	109305	82,224

DRAINAGE CALCULATIONS EXHIBIT "A"

220	1.69	14.70	194056	12.40	113025	81,031
230	1.64	14.24	196490	12.40	116745	79,746
240	1.59	13.81	198839	12.40	120465	78,375
250	1.54	13.41	201110	12.40	124185	76,925
260	1.50	13.03	203307	12.40	127904	75,403
270	1.46	12.68	205437	12.40	131624	73,813

Storage Requires= 87,060 cubic feet = 2.00 ac-ft



P.E.
6/20/24

Table 4-10: Runoff Coefficients for Urban Watersheds

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

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

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

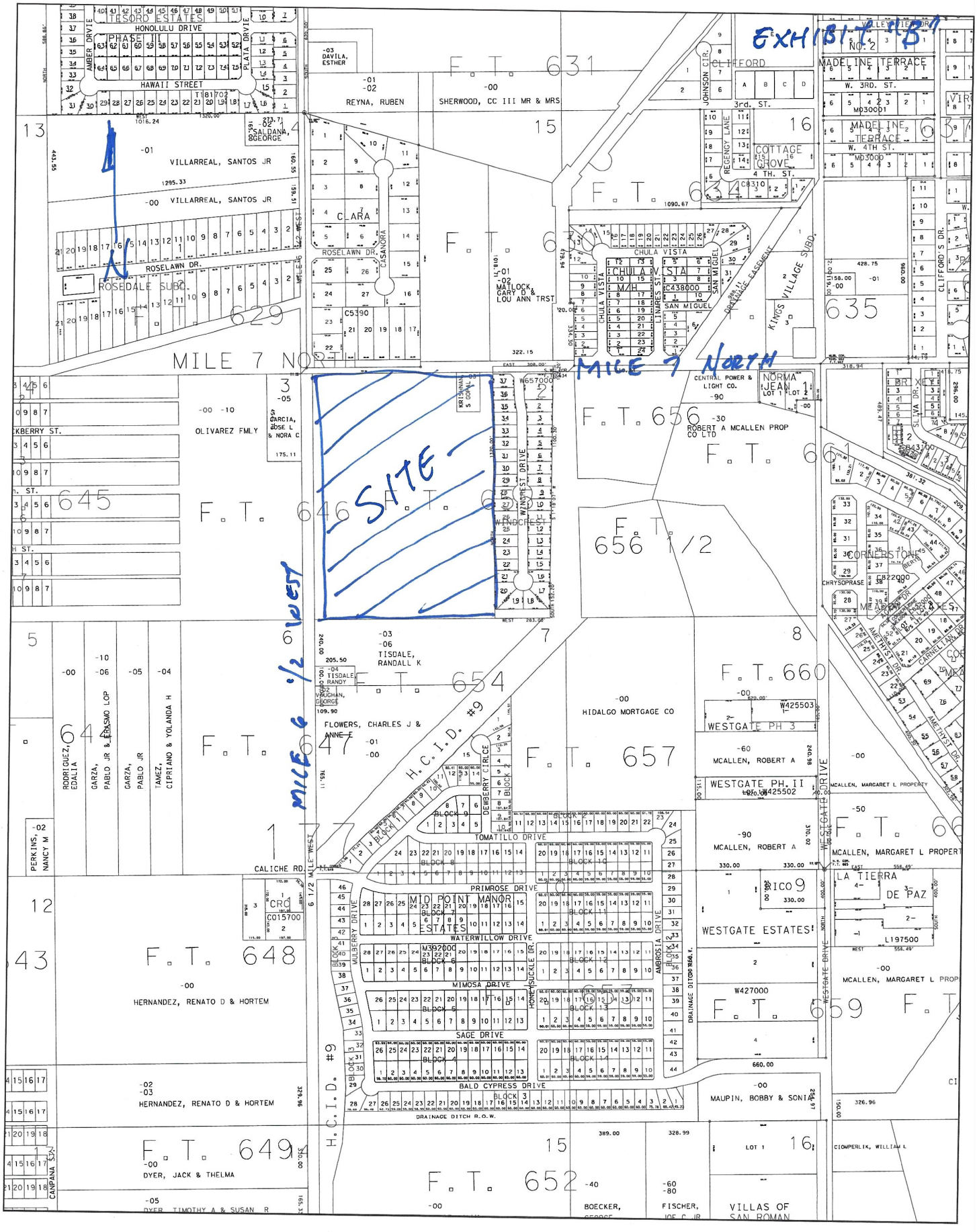
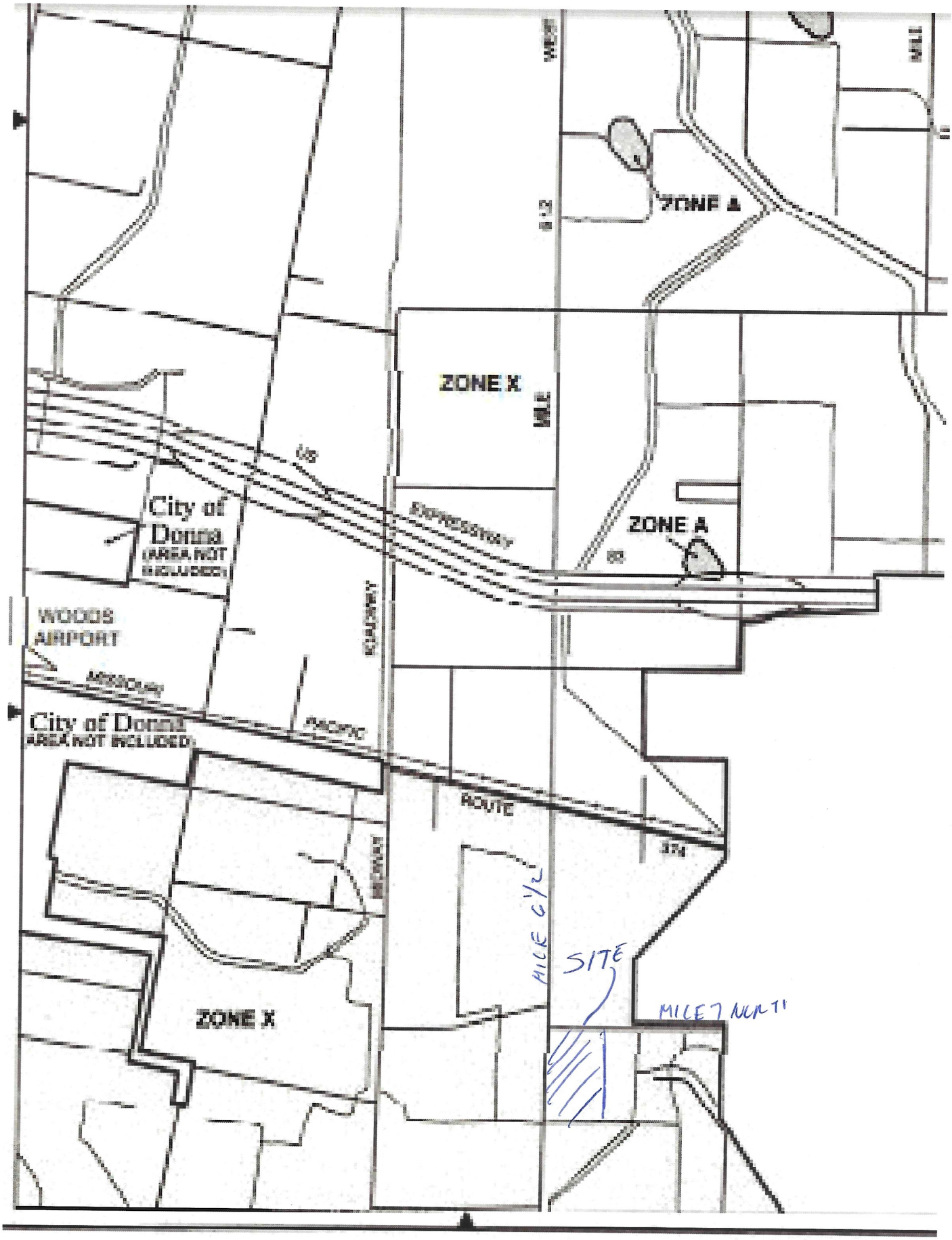

EXHIBIT "B"
SITE
MILE 7 NORTH
MILE 6 1/2 WEST
TESORO ESTATES
PHASE III
HONOLULU DRIVE
HAWAII STREET
AMBER DRIVE
PLAYA DRIVE
F. T. 631
F. T. 629
F. T. 646
F. T. 645
F. T. 656
F. T. 656 1/2
F. T. 657
F. T. 660
F. T. 654
F. T. 647
F. T. 648
F. T. 649
F. T. 652
F. T. 659
F. T. 635
MADELINE TERRACE
COTTAGE GROVE
CLIFFORD
JOHNSON CIR.
REGENCY LANE
3rd. ST.
4 TH. ST.
W. 3RD. ST.
W. 4TH ST.
CLIFFORD'S DR.
KINGS VILLAGE SUBD.
CHULA VISTA
SAN MIGUEL
LINARES ST.
DRAINAGE EASEMENT
ROSELAWN DR.
ROSEDALE SUBD.
CASANDRA
CLARA
WINDSOR ST. DRIVE
WINDCREST
CENTRAL POWER & LIGHT CO.
NORMA JEAN
SILVA DR.
CORNERSTONE
CHRYSOPRASE
AMETHYST DR.
CARNELIAN DR.
MABEL ESTATES
WESTGATE PH 3
WESTGATE PH. II
WESTGATE DRIVE
WESTGATE ESTATES
LA TIERRA DE PAZ
MID POINT MANOR ESTATES
DEWBERRY CIRCLE
TOMATILLO DRIVE
PRIMROSE DRIVE
WATERWILLOW DRIVE
MIMOSA DRIVE
SAGE DRIVE
BALD CYPRESS DRIVE
MULBERRY DRIVE
HONEYSUCKLE DR.
AMBROSIA DRIVE
CALICHE RD.
H.C.I.D. #9
DRAINAGE DITCH R.O.W.
CAMPANA ST.
OLIVAREZ FMLY
VILLARREAL, SANTOS JR
REYNA, RUBEN
SHERWOOD, CC III MR & MRS
DAVILA, ESTHER
SALDANA, GEORGE
MAILLOCK, GARY D & LOU ANN TRST
ROBERT A MCALLEN PROP CO LTD
HIDALGO MORTGAGE CO
TISDALE, RANDALL K
FLOWERS, CHARLES J & ANNE F
VAUGHAN, GEORGE
MCALLEN, ROBERT A
MCALLEN, MARGARET L PROPERTY
MAUPIN, BOBBY & SONIA
HERNANDEZ, RENATO D & HORTEM
DYER, JACK & THELMA
DYER, TIMOTHY A & SUSAN R
BOECKER,
FISCHER, JOE C JR
VILLAS OF SAN ROMAN
CIOMPERLIK, WILLIAM L
RODRIGUEZ, EDALIA
GARZA, PABLO JR & ERASMO LOP
GARZA, PABLO JR
TAMEZ, CIPRIANO & YOLANDA H
PERKINS, NANCY M
GARCIA, JOSE L & NORA C
KRISHNA S GOPAL
C5390
C8310
C438000
M/H
W657000
W425503
W425502
W427000
M392000
L197500
C015700
CRC
M3000
MP3000
MP3000
1
MP3000
2
MP3000
3
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19
MP3000
20
MP3000

EXHIBIT "C"


SCALE 1" = 2000'
2000
0
2000
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0450 C
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6,2000
REVISED TO
REFLECT LOMR
DATED
MAY 30, 2002
Federal Emergency Management Agency


ZONE A
ZONE X
MILE
US
EXPRESSWAY
City of
Donna
(AREA NOT
INCLUDED)
ZONE A
WOODS
AIRPORT
RAILROAD
MISSOURI
PACIFIC
City of Donna
AREA NOT INCLUDED
ROUTE
MILE 6 1/2
SITE
MILE 7 NORTH
ZONE X

LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

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

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

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

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

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

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

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

OTHER AREAS

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

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983 | Identified 1990 | Otherwise Protected Area

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

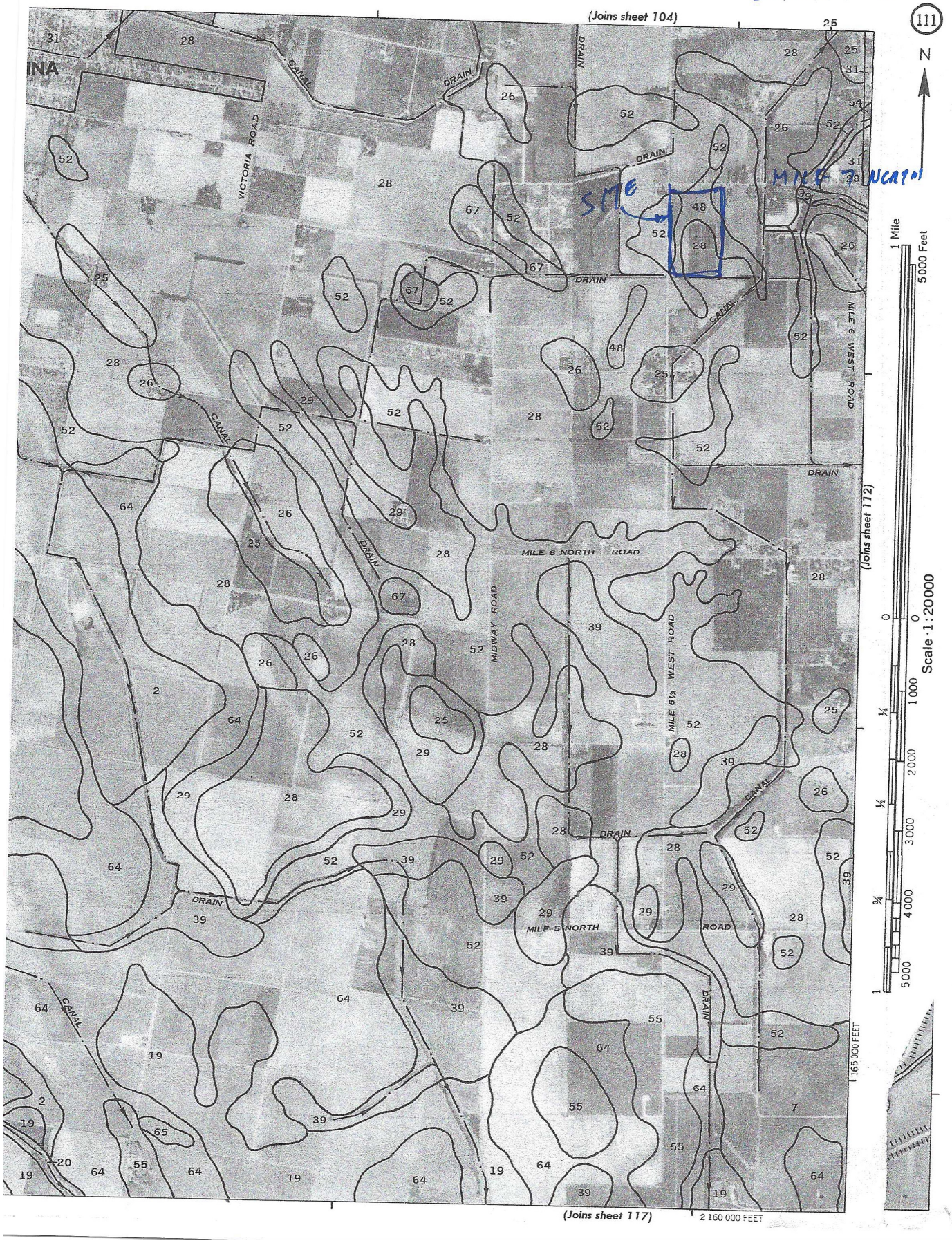
Floodplain Boundary

Floodway Boundary

Zone D Boundary

SHEET NUMBER 111

EXHIBIT "D"



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

3

Soil survey

TABLE 18.--SOIL AND WATER FEATURES

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

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

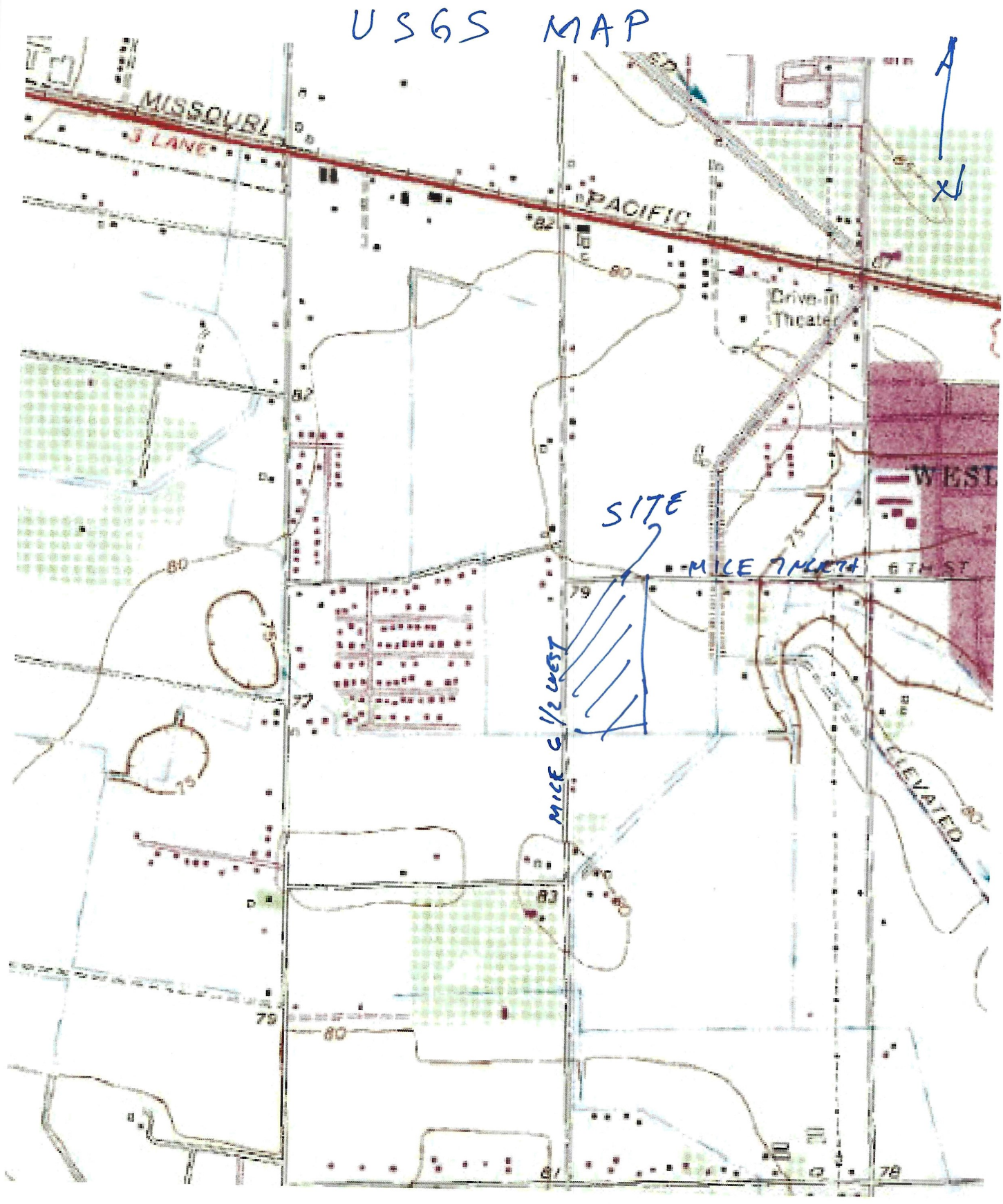
See footnotes at end of table.

Hidalgo County, Texas

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

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

See footnotes at end of table.


USGS MAP
MISSOURI
J LANE
PACIFIC
Drive-In
Theater
SITE
MICE 7 MILE
6TH ST
MICE 6 1/2 WEST
ELEVATED

MAGNOLIA RIDGE SUBDIVISION

A 29.00 ACRE TRACT OF LAND OUT OUF THE WEST 29.00 ACRES OF FARM TRACT 655, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEGINNING AT A POINT FOR THE INTERSECTION OF MILE 6 ½ WEST AND W. 6TH ST. (MILE 7 NORTH) FOR THE NORTHWEST CORNER OF FARM TRACT 655 AND THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: EAST, ALONG THE CENTERLINE OF MILE W. 6TH ST. (MILE 7 NORTH) AND THE NORTH LINE OF FARM TRACT 655 FOR THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: SOUTH, ALONG THE WEST LINE OF WINDCREST SUBDIVISION, RECORDED IN VOLUME 43, PAGE 190 MAP RECORDS, HIDALGO COUNTY, TEXAS, PASSING AT 30.00 FEET TO A 1/2" IRON ROAD FOUND FOR THE SOUTH R.O.W. LINE OF W. 6TH ST. (MILE 7 NORTH), A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE SOUTH LINE OF FARM TRACT 655 FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: WEST, ALONG THE SOUTH LINE OF FARM TRACT 655, PASSING AT 927.00 FEET THE WEST RO.W. LINE OF MILE 6 ½ WEST, A TOTAL DISTANCE OF 957.00 FEET TO A POINT ON THE CENTERLINE OF MILE 6 ½ WEST FOR THE SOUTHWEST CORNER OF FARM TRACT 655 AND THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: NORTH, ALONG THE WEST LINE OF FARM TRACT 655 AND THE CENTERLINE OF MILE 6 ½ WEST, A DIATNCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAING 29.0 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCCESSORS, ASSIGNS. AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EXCLUSIVE 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 THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEGIN THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, 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 HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HERIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGHT 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.

WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF_____ 2024

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS MAGNOLIA RIDGE SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATED THIS _____ DAY OF _____, 2024

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. No. 9
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID No. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL HCCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPIATE 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

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

MAYOR, CITY OF WESLACO DATE — CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF MAGNOLIA RIDGE SUBDIVISION BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2024 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

OSCAR HERNANDEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5005
3007 SOUTH TUCKER ROAD
HARLINGEN, TEXAS 78552

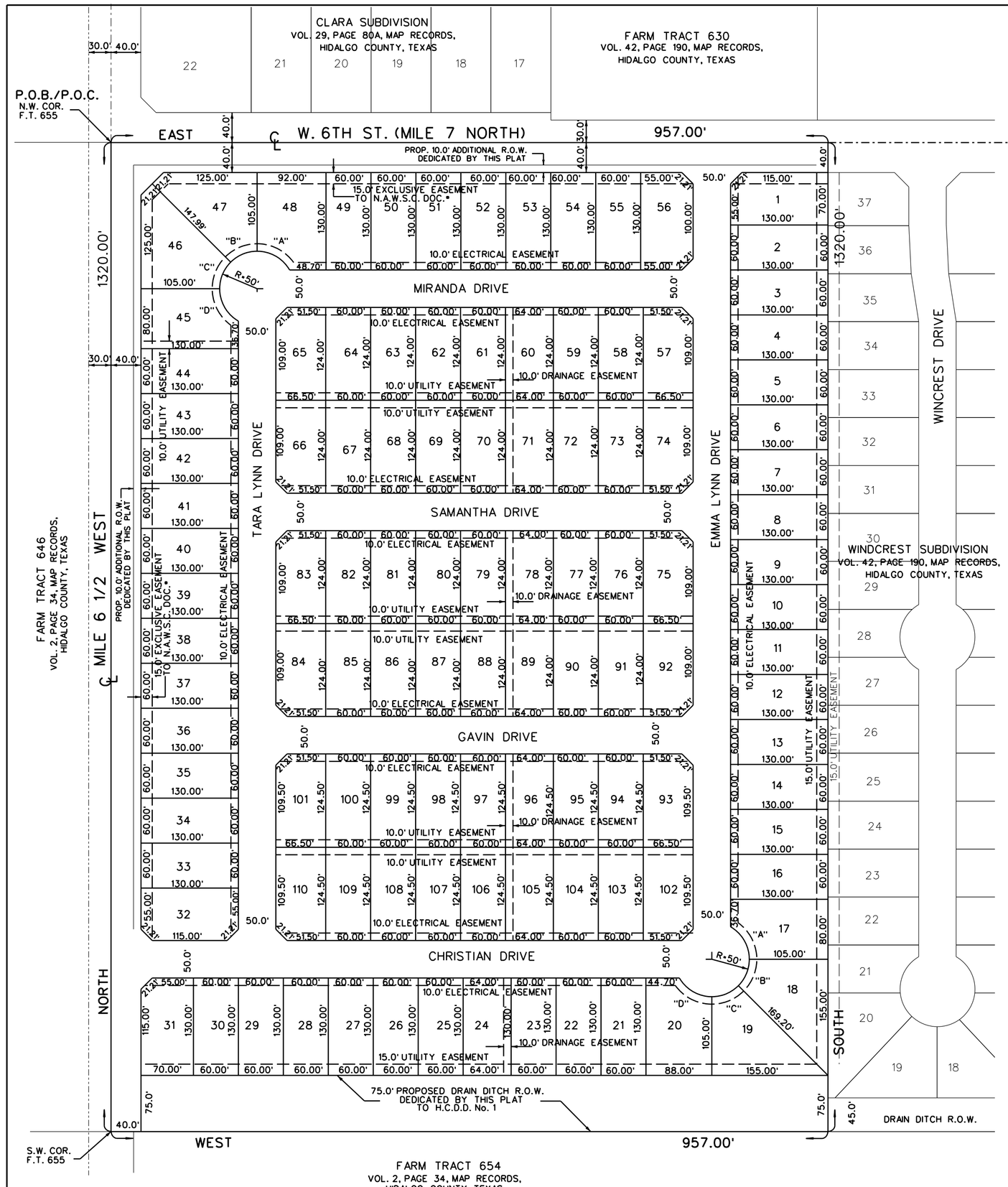
STATE OF TEXAS
COUNTY OF HIDALGO

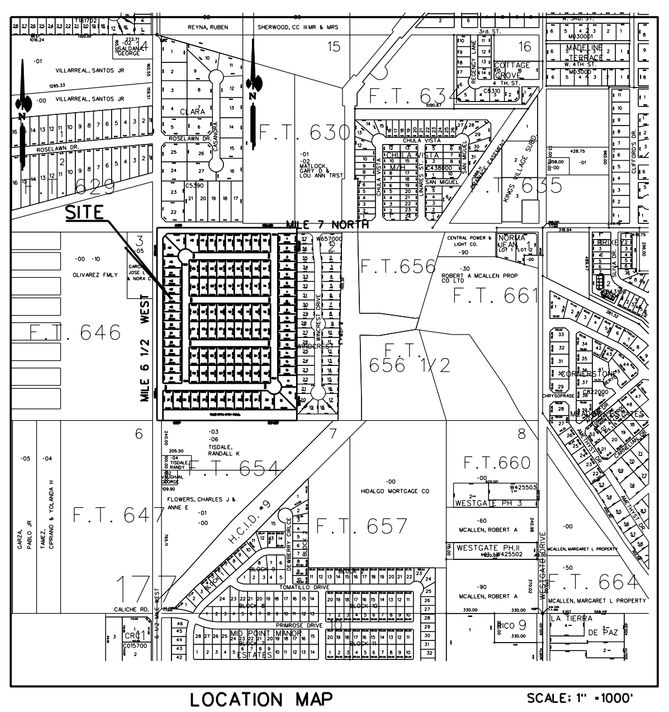
I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo Arratia P.E. 7/5/2024
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER • 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

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





1. MIN. BUILDING SETBACK LINES:
   FRONT 25.0'
   REAR 15.0' OR GREATER FOR EASEMENTS
   SIDE 6.0' OR GREATER FOR EASEMENT
   SIDE CORNER 10.0' OR GREATER FOR EASEMENT
2. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENT 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
3. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN XX' OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
4. FLOOD ZONE "X" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   COMMUNITY-PANEL No. 480334 0450 C
   MAP REVISED: JUNE 6, 2000
   REVISED TO REFLECT LOMR DATE: MAY 30, 2002
5. DRAINAGE: IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 87,060 CF (2.00 ACRE-FEET)OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINES, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
6. PROJECT BENCH MARK ELEV.= 66.80, TOP OF CURB INLET LOCATED AT THE NORTHWEST CORNER OF THIS SUBDIVISION ON THE SOUTH SIDE OF PIKE BLVD
7. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
   ●-DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
   O-DENOTES ½" IRON ROD SET
8. A 5 FT ADA COMPLAINT SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF W. 6TH ST. (MILE 7 NORTH) AND THE EAST SIDE OF MILE 6 ½ WEST DURING SUBDIVISION STAGE
9. A 4 FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
10. STREETLIGHT MUST BE LOCATED AT EVERY 300 FEET
11. RIGHTS, RULES, REGULATIONS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
12. LANDSCAPING IS REQUIRED PER CITY ORDINANCE
13. NO ACCESS SHALL BE GRANTED FROM MILE 6 ½ WEST AND NO ACCESS WIL BE ALLOWED FROM W. 6TH ST. (MILE 7 NORTH)

DATE OF PREPARATION: JUNE 16, 2024

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537,	(956) 784-0218
SURVEYOR:	OSCAR HERNADEZ	3007 SOUTH TUCKER ROAD	HARLINGEN, TEXAS 78552	(956) 357-2185

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

PLANNING AND ZONING REGULAR MEETING

SEPTEMBER 04, 2024

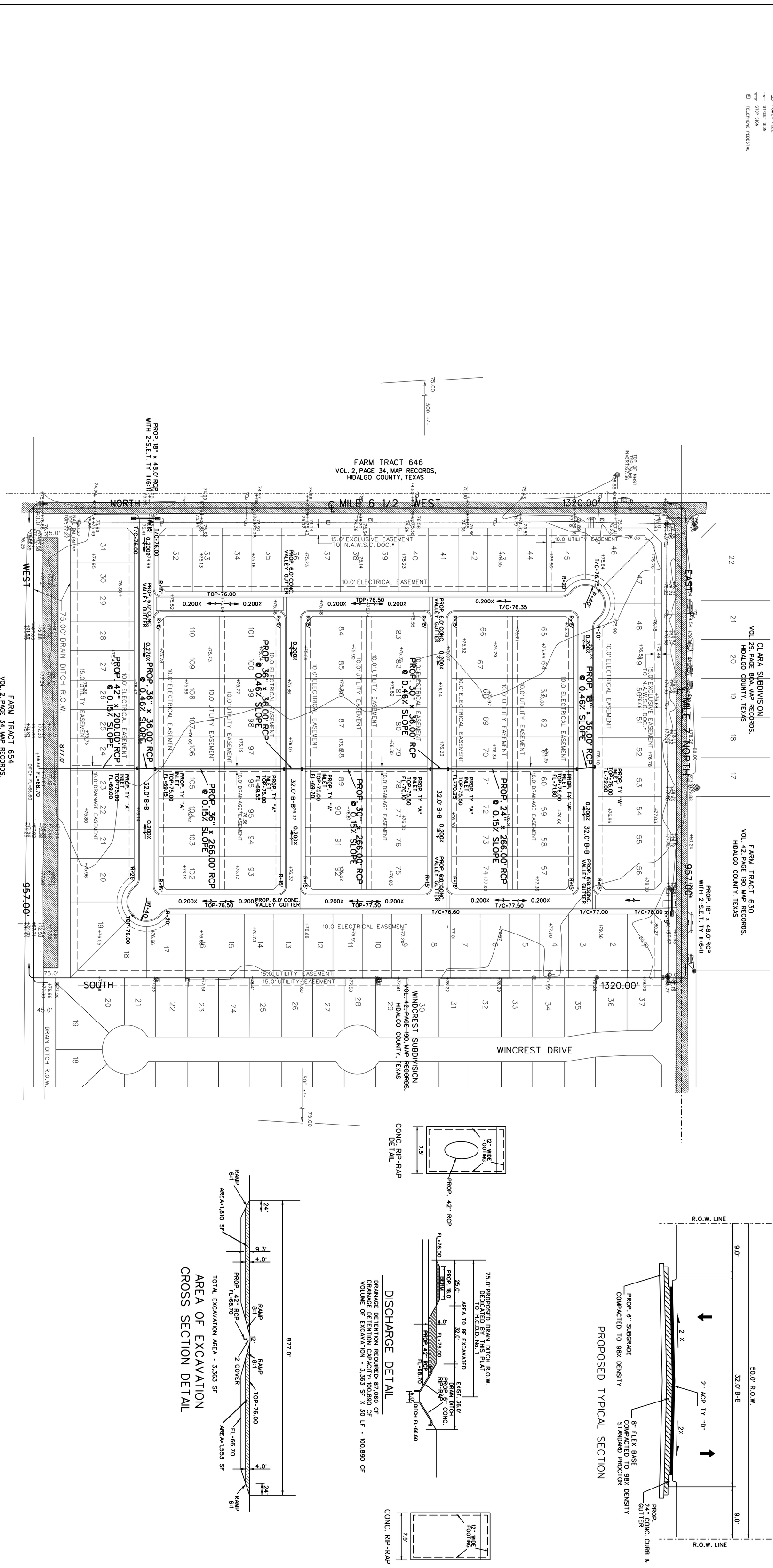
PAGE 191

LEGEND

- BENCHMARK
- CABLE PEDESTAL
- DOWN GUY
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- FIBER OPTIC MARKER
- FND IRON ROD
- IRRIGATION VALVE
- ISP 12"
- ISP 24"
- MAILBOX
- MANHOLE STORM SEWER
- POWER POLE
- STREET SIGN
- STOP SIGN
- TELEPHONE PEDESTAL

N

SC: 1"=100'



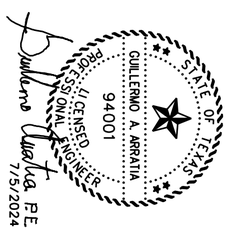
AREA OF EXCAVATION
CROSS SECTION DETAIL

TOTAL EXCAVATION AREA = 3,363 SF

DISCHARGE DETAIL

DRAINAGE DETENTION REQUIRED: 87,060 CF
DRAINAGE DETENTION CAPACITY: 100,890 CF
VOLUME OF EXCAVATION = 3,363 SF X 30 LF = 100,890 CF

PROPOSED TYPICAL SECTION

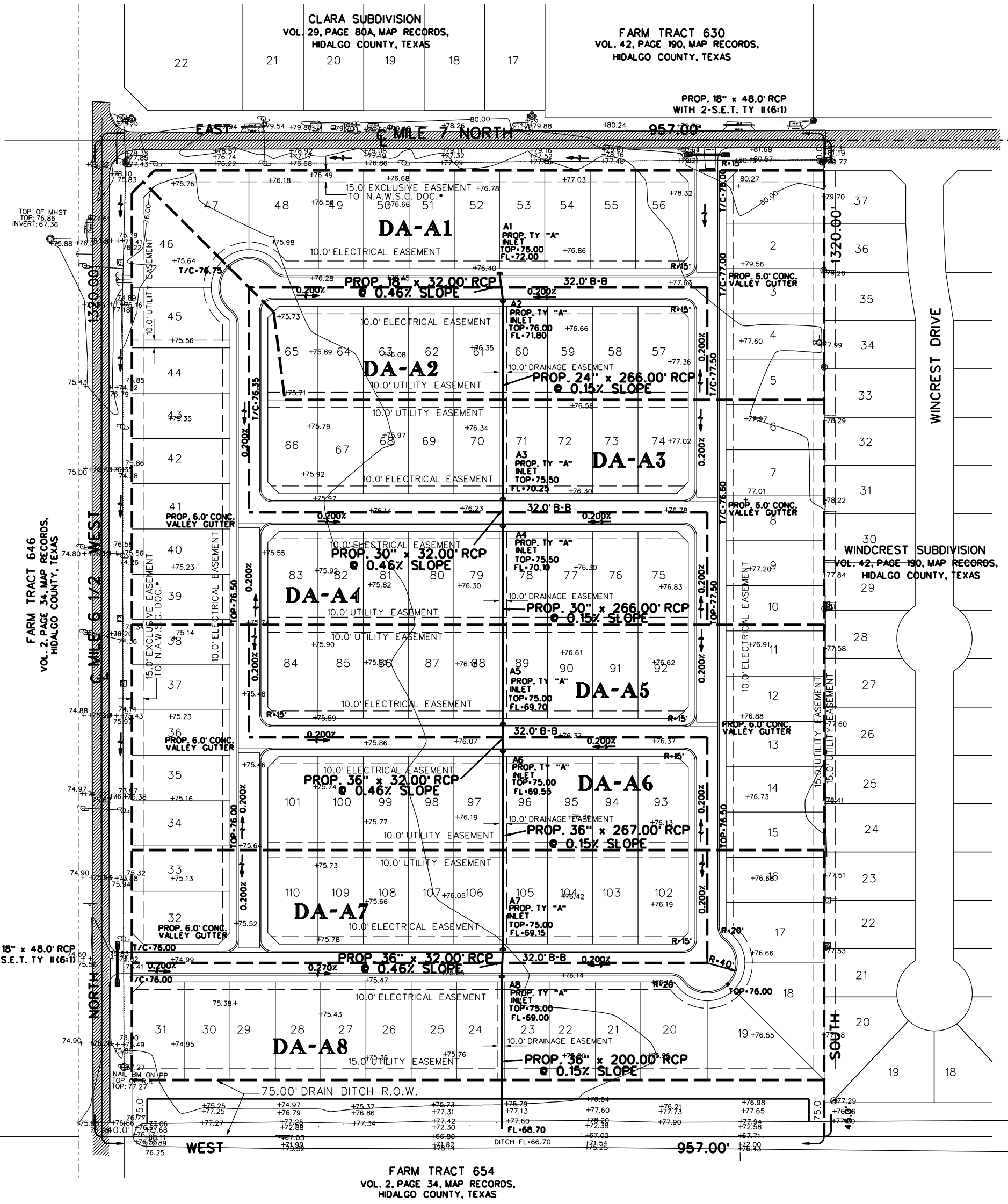


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DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

PAVING AND DRAINAGE

HERON'S LANDING SUBDIVISION

DRAINAGE AREAS



WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 7/4/2024 10:41:12 PM

PROJECT NAME : Untitled
JOB NUMBER : 01
PROJECT DESCRIPTION : MAGNOLIA RIDGE SUBDIVISION

DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 10 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.36	3.51	53.33	53.33	2.99	0.000	3.769
	0.85	0.38	Pavement				
	0.3	3.13	Single family				
A-2	0.375	1.98	53.33	53.33	2.99	0.000	2.218
	0.85	0.27	Pavement				
	0.3	1.71	Single family				
A-3	0.383	3.18	53.33	53.33	2.99	0.000	3.638
	0.85	0.48	Pavement				
	0.3	2.70	Single family				
A-4	0.379	3.99	53.33	53.33	2.99	0.000	4.511
	0.85	0.57	Pavement				
	0.3	3.42	Single family				
A-5	0.372	3.05	53.33	53.33	2.99	0.000	3.390
	0.85	0.40	Pavement				
	0.3	2.65	Single family				
A-6	0.372	3.05	53.33	53.33	2.99	0.000	3.390
	0.85	0.40	Pavement				
	0.3	2.65	Single family				
A-7	0.387	2.59	53.33	53.33	2.99	0.000	2.994
	0.85	0.41	Pavement				
	0.3	2.18	Single family				
A-8	0.361	3.80	45.33	45.33	3.33	0.000	4.566
	0.85	0.42	Pavement				
	0.3	3.38	Single family				

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	76.00
A-2	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	76.00
A-3	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.50
A-4	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.50
A-5	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00
A-6	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00
A-7	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00
A-8	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-1	Curb	10.00	n/a	n/a	3.769	10.327	0.255	9.90	9.90
A-2	Curb	10.00	n/a	n/a	2.218	10.327	0.179	8.10	8.10
A-3	Curb	10.00	n/a	n/a	3.638	10.327	0.249	9.75	9.75
A-4	Curb	10.00	n/a	n/a	4.511	10.327	0.288	10.60	10.60
A-5	Curb	10.00	n/a	n/a	3.390	10.327	0.238	9.50	9.50
A-6	Curb	10.00	n/a	n/a	3.390	10.327	0.238	9.50	9.50
A-7	Curb	10.00	n/a	n/a	2.994	10.327	0.219	9.10	9.10
A-8	Curb	10.00	n/a	n/a	4.566	10.327	0.290	10.65	10.65

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.360	3.51	53.33	2.99	0.000	0.00	3.769
A-2	Curb	0.365	5.49	53.45	2.98	0.000	0.00	5.978
A-3	Curb	0.372	8.67	54.20	2.95	0.000	0.00	9.520
A-4	Curb	0.374	12.66	54.30	2.95	0.000	0.00	13.964
A-5	Curb	0.374	15.71	55.50	2.91	0.000	0.00	17.057
A-6	Curb	0.373	18.76	55.59	2.90	0.000	0.00	20.334
A-7	Curb	0.375	21.35	56.67	2.87	0.000	0.00	22.942
A-8	Curb	0.373	25.15	56.75	2.86	0.000	0.00	26.845
OUT	Outlt	0.373	25.15	56.75	2.86	0.000	0.00	26.845

Conveyance Configuration Data

Run#	Node I.D. US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
10	A-1	A-2	72.00	71.80	Circ 1	0.00	1.50	32.00	0.63	0.013
20	A-2	A-3	71.80	70.25	Circ 1	0.00	2.00	236.00	0.66	0.013
30	A-3	A-4	70.25	70.10	Circ 1	0.00	2.50	32.00	0.47	0.013
40	A-4	A-5	70.10	69.70	Circ 1	0.00	2.50	266.00	0.15	0.013
50	A-5	A-6	69.70	69.55	Circ 1	0.00	3.00	32.00	0.47	0.013
60	A-6	A-7	69.55	69.15	Circ 1	0.00	3.00	267.00	0.15	0.013
70	A-7	A-8	69.15	69.00	Circ 1	0.00	3.00	32.00	0.47	0.013
80	A-8	OUT	69.00	68.70	Circ 1	0.00	3.50	200.00	0.15	0.013

Conveyance Hydraulic Computations. Tailwater = 72.000 (ft)

Run#	Hydraulic Gradeline US Elev (ft)	Hydraulic Gradeline DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
10*	72.87	72.87	0.129	0.71	1.07	4.59	2.81	3.77	8.31	0.000
20*	72.87	72.70	0.070	0.79	2.00	5.22	1.90	5.98	18.34	0.000
30*	72.70	72.68	0.054	1.01	2.50	5.15	1.94	9.52	28.09	0.000
40	72.68	72.38	0.116	1.80	2.50	3.70	2.84	13.96	15.91	0.000
50*	72.38	72.36	0.065	1.27	2.81	6.02	2.48	17.06	45.67	0.000
60	72.36	72.15	0.093	1.97	3.00	4.14	2.88	20.33	25.82	0.000
70*	72.15	72.11	0.118	1.50	3.00	6.49	3.25	22.94	45.67	0.000
80	72.11	72.00	0.071	2.13	3.30	4.37	2.86	26.84	38.97	0.000

OUTPUT FOR ANALYSYS FREQUENCY of: 10 Years

Runoff Computation for Analysis Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.36	3.51	53.33	53.33	3.48	0.000	4.398
	0.85	0.38	Pavement				
	0.3	3.13	Single family				
A-2	0.375	1.98	53.33	53.33	3.48	0.000	2.587
	0.85	0.27	Pavement				
	0.3	1.71	Single family				
A-3	0.383	3.18	53.33	53.33	3.48	0.000	4.244
	0.85	0.48	Pavement				

	0.3	2.70	Single family				
A-4	0.379	3.99	53.33	53.33	3.48	0.000	5.264
	0.85	0.57	Pavement				
	0.3	3.42	Single family				
A-5	0.372	3.05	53.33	53.33	3.48	0.000	3.955
	0.85	0.40	Pavement				
	0.3	2.65	Single family				
A-6	0.372	3.05	53.33	53.33	3.48	0.000	3.955
	0.85	0.40	Pavement				
	0.3	2.65	Single family				
A-7	0.387	2.59	53.33	53.33	3.48	0.000	3.493
	0.85	0.41	Pavement				
	0.3	2.18	Single family				
A-8	0.361	3.80	45.33	45.33	3.88	0.000	5.314
	0.85	0.42	Pavement				
	0.3	3.38	Single family				

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter DeprW (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	76.00
A-2	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	76.00
A-3	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.50
A-4	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.50
A-5	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00
A-6	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00
A-7	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00
A-8	Curb	10.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	75.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-1	Curb	10.00	n/a	n/a	4.398	10.327	0.283	10.50	10.50
A-2	Curb	10.00	n/a	n/a	2.587	10.327	0.199	8.60	8.60
A-3	Curb	10.00	n/a	n/a	4.244	10.327	0.276	10.35	10.35
A-4	Curb	10.00	n/a	n/a	5.264	10.327	0.319	11.20	11.20
A-5	Curb	10.00	n/a	n/a	3.955	10.327	0.264	10.10	10.10
A-6	Curb	10.00	n/a	n/a	3.955	10.327	0.264	10.10	10.10
A-7	Curb	10.00	n/a	n/a	3.493	10.327	0.243	9.60	9.60
A-8	Curb	10.00	n/a	n/a	5.314	10.327	0.321	11.25	11.25

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.360	3.51	53.33	3.48	0.000	0.00	4.398
A-2	Curb	0.365	5.49	53.44	3.48	0.000	0.00	6.975
A-3	Curb	0.372	8.67	54.16	3.45	0.000	0.00	11.114
A-4	Curb	0.374	12.66	54.26	3.44	0.000	0.00	16.304
A-5	Curb	0.374	15.71	55.50	3.39	0.000	0.00	19.912
A-6	Curb	0.373	18.76	55.59	3.39	0.000	0.00	23.739
A-7	Curb	0.375	21.35	56.65	3.35	0.000	0.00	26.795
A-8	Curb	0.373	25.15	56.73	3.34	0.000	0.00	31.354
OUT	Outlt	0.373	25.15	56.73	3.34	0.000	0.00	31.354

Conveyance Configuration Data

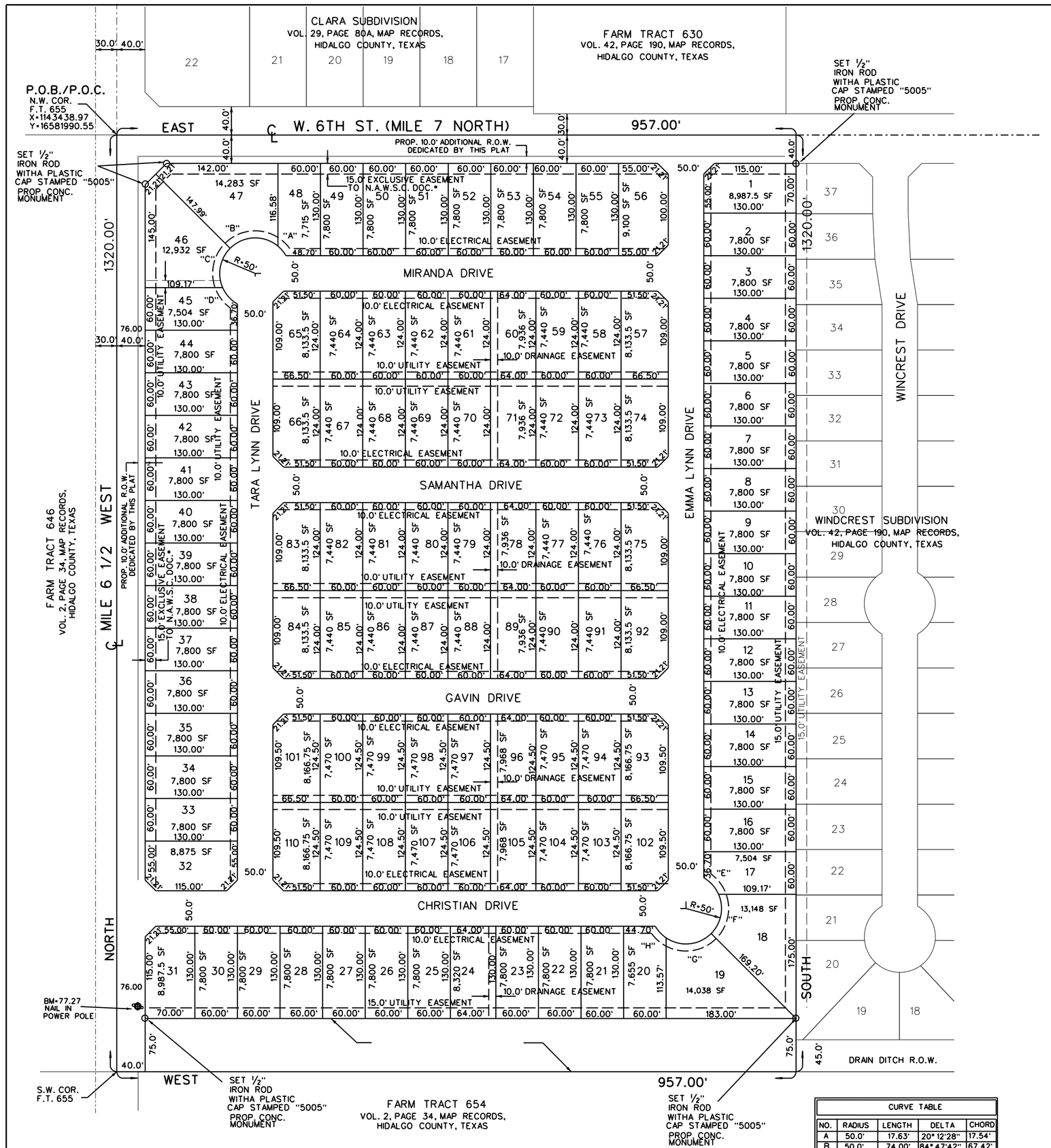
Run#	Node I.D. US	DS	Flowline Elev. US (ft)	DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
10	A-1	A-2	72.00	71.80	Circ 1	0.00	1.50	32.00	0.63	0.013
20	A-2	A-3	71.80	70.25	Circ 1	0.00	2.00	236.00	0.66	0.013
30	A-3	A-4	70.25	70.10	Circ 1	0.00	2.50	32.00	0.47	0.013
40	A-4	A-5	70.10	69.70	Circ 1	0.00	2.50	266.00	0.15	0.013
50	A-5	A-6	69.70	69.55	Circ 1	0.00	3.00	32.00	0.47	0.013
60	A-6	A-7	69.55	69.15	Circ 1	0.00	3.00	267.00	0.15	0.013
70	A-7	A-8	69.15	69.00	Circ 1	0.00	3.00	32.00	0.47	0.013
80	A-8	OUT	69.00	68.70	Circ 1	0.00	3.50	200.00	0.15	0.013

Conveyance Hydraulic Computations. Tailwater = 72.000 (ft)

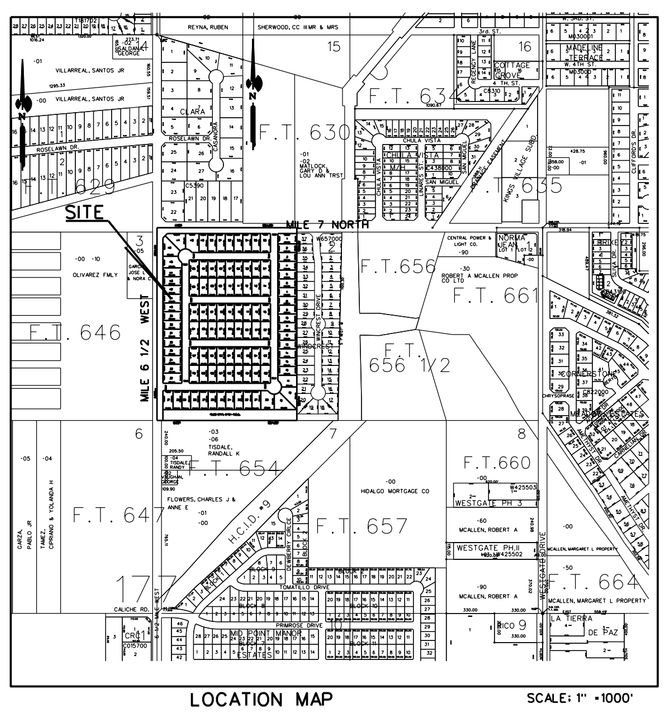
Run#	Hydraulic Gradeline US Elev (ft)	DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
10	73.27	73.24	0.175	0.77	1.44	4.79	2.53	4.40	8.31	0.000
20	73.24	73.01	0.095	0.86	2.00	5.44	2.22	6.98	18.34	0.000
30	73.01	72.99	0.073	1.09	2.50	5.38	2.26	11.11	28.09	0.000
40	72.99	72.57	0.158	2.19	2.50	3.58	3.32	16.30	15.91	0.000
50	72.57	72.55	0.089	1.38	3.00	6.26	2.82	19.91	45.67	0.000
60	72.55	72.21	0.127	2.25	3.00	4.17	3.36	23.74	25.82	0.000
70	72.21	72.16	0.161	1.65	3.00	6.71	3.79	26.79	45.67	0.000
80	72.16	72.00	0.097	2.41	3.30	4.45	3.33	31.35	38.97	0.000

==========END==========

NORMAL TERMINATION OF WINSTORM.



CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CHORD
A	50.0'	17.63'	20°12'28"	17.54'
B	50.0'	74.00'	84°47'42"	67.43'
C	50.0'	59.84'	68°34'30"	56.33'
D	50.0'	31.78'	36°25'19"	31.25'
E	50.0'	31.78'	36°25'19"	31.25'
F	50.0'	59.84'	68°34'30"	56.33'
G	50.0'	69.00'	79°03'21"	63.64'
H	50.0'	22.64'	25°56'38"	22.44'



1. MIN. BUILDING SETBACK LINES:
FRONT 25.0'
REAR: 20% OF LOT DEPTH NOT TO EXCEED 25.0'
SIDE 6.0' OR GREATER FOR EASEMENT
SIDE CORNER 10.0' OR GREATER FOR EASEMENT
2. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENT 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
3. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 76.50 OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
4. FLOOD ZONE "X" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL No. 480334 0450 C
MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR DATE: MAY 30, 2002
5. DRAINAGE: IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 124,278 CF (2.85 ACRE-FEET)OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINES, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
6. PROJECT BENCH MARK ELEV.= 77.27, NAIL IN POWER POLE LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION.
7. ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
●-DENOTES ½" IRON ROD FOUND UNLESS OTHERWISE NOTED.
O-DENOTES ½" IRON ROD SET

MAGNOLIA RIDGE SUBDIVISION

A 29.00 ACRE TRACT OF LAND OUT OUF THE WEST 29.00 ACRES OF FARM TRACT 655, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEGINNING AT A POINT FOR THE INTERSECTION OF MILE 6 ½ WEST AND W. 6TH ST. (MILE 7 NORTH) FOR THE NORTHWEST CORNER OF FARM TRACT 655 AND THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: EAST, ALONG THE CENTERLINE OF MILE W. 6TH ST. (MILE 7 NORTH) AND THE NORTH LINE OF FARM TRACT 655, A DISTANCE OF 957.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF OF THIS TRACT HEREIN DESCRIBED:

THENCE: SOUTH, ALONG THE WEST LINE OF WINDCREST SUBDIVISION, RECORDED IN VOLUME 43, PAGE 190 MAP RECORDS, HIDALGO COUNTY, TEXAS, PASSING AT 30.00 FEET TO A 1/2" IRON ROAD FOUND FOR THE SOUTH R.O.W. LINE OF W. 6TH ST. (MILE 7 NORTH), A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE SOUTH LINE OF FARM TRACT 655 FOR THE SOUTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: WEST, ALONG THE SOUTH LINE OF FARM TRACT 655, PASSING AT 957.00 FEET THE WEST RO.W. LINE OF MILE 6 ½ WEST, A TOTAL DISTANCE OF 957.00 FEET TO A POINT ON THE CENTERLINE OF MILE 6 ½ WEST FOR THE SOUTHWEST CORNER OF FARM TRACT 655 AND THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED:

THENCE: NORTH, ALONG THE WEST LINE OF FARM TRACT 655 AND THE CENTERLINE OF MILE 6 ½ WEST, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAING 29.0 ACRES OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCCESSORS, ASSIGNS. AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EXCLUSIVE 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 THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEGIN THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, 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 HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HERIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGHT 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.

WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF_____ 2024

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

8. A 5 FT ADA COMPLAINT SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF W. 6TH ST. (MILE 7 NORTH) AND THE EAST SIDE OF MILE 6 ½ WEST DURING SUBDIVISION STAGE
9. A 4 FT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
10. STREETLIGHT MUST BE LOCATED AT EVERY 300 FEET
11. RIGHTS, RULES, REGULATIONS AND EASEMENTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 9
12. LANDSCAPING IS REQUIRED PER CITY ORDINANCE
13. NO ACCESS SHALL BE GRANTED FROM MILE 6 ½ WEST LOTS 31-46 AND NO ACCESS WIL BE ALLOWED FROM W. 6TH ST. (MILE 7 NORTH) LOTS 1, 47-56
14. SW3P IS REQUIRED PRIOR CONSTRUCTION
15. TRAFFIC CONTROL PLAN AND STREET SIGNS TO BE PROVIDED BY THE DEVELOPER
16. CORNER LOTS DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGMENT ORDINANCE.
17. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED HEREIN AS MAGNOLIA RIDGE SUBDIVISION TO THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAIN, EASEMENTS, WATER COURSES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: DIIMANAGMENT LLC
ALBERT HANKS - MANAGER OF DIIMANAGMENT, LLC
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
WESLACO, TEXAS. 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL MANAGER
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

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

MAYOR, CITY OF WESLACO DATE — CITY SECRETARY DATE

THIS SUBDIVISION PLAT OF MAGNOLIA RIDGE SUBDIVISION BEEN SUBMITED SUBDIVISION TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2024 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

OSCAR HERNANDEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5005
3007 SOUTH TUCKER ROAD
HARLINGEN, TEXAS 78552

STATE OF TEXAS
REGISTERED
OSCAR HERNANDEZ
5005
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 8/24/2024

GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER * 94001
526 N. 5TH ST.
DONNA, TEXAS. 78537

STATE OF TEXAS
GUILLERMO A ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER

HIDALGO COUNTY 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

DATE OF PREPARATION: JUNE 16, 2024

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS. 78596	956-630-0216
ENGINEER:	GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537,	(956) 784-0218
SURVEYOR:	OSCAR HERNADEZ	3007 SOUTH TUCKER ROAD	HARLINGEN, TEXAS 78552	(956) 357-2185

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM NO. F-9050
526 N. 5TH STREET
DONNA, TEXAS. 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

LEGEND

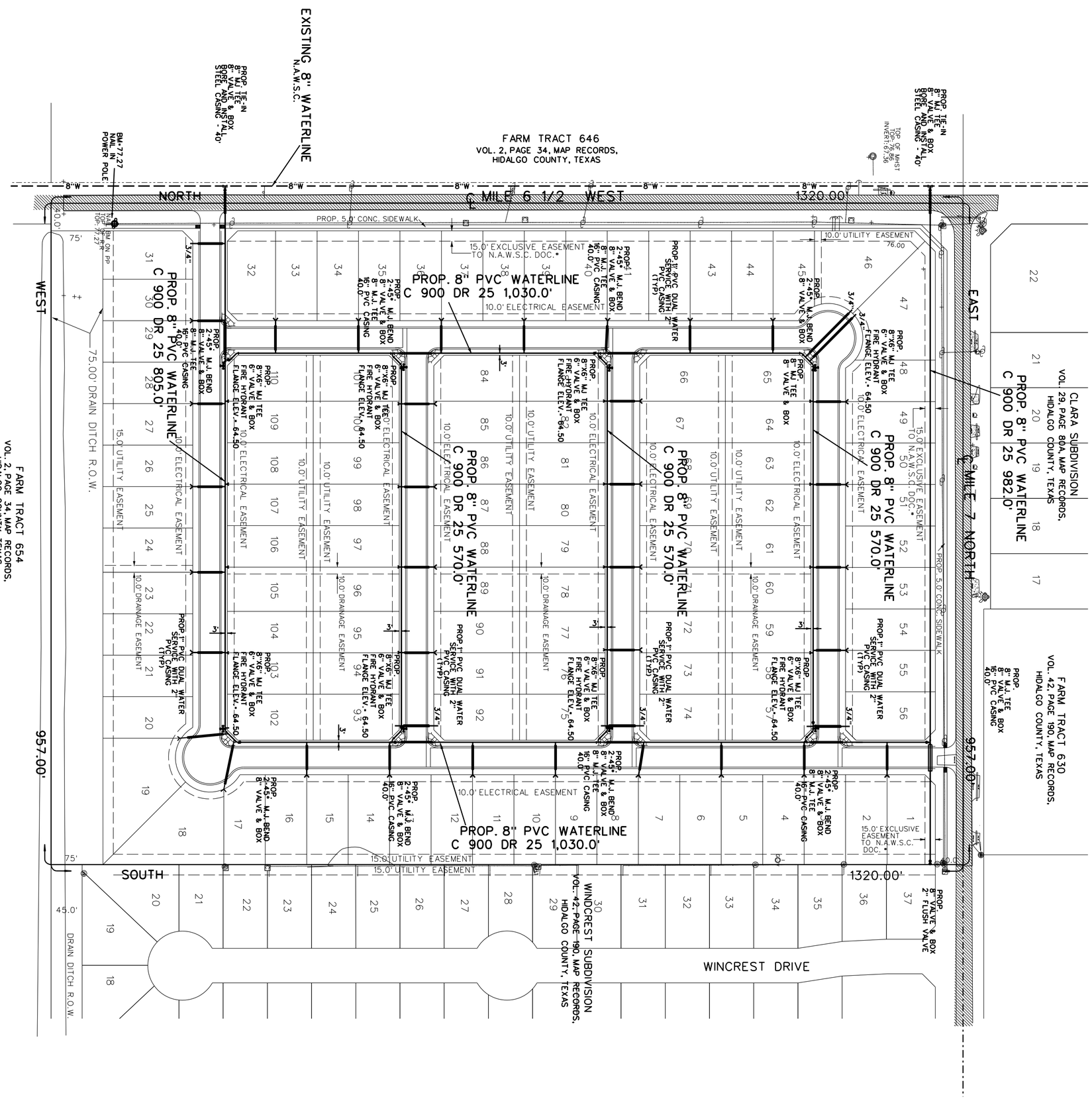
- BENCHMARK
- CABLE PEDESTAL
- DOWN GUY
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- FIBER OPTIC MARKER
- FND IRON ROD
- IRRIGATION VALVE
- ISP 12"
- ISP 24"
- MAILBOX
- MANHOLE STORM SEWER
- POWER POLE
- STREET SIGN
- STOP SIGN
- TELEPHONE PEDESTAL

N

SC: 1"=100'

GENERAL NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
3. WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT SHOWN IN THE DRAWINGS, THE CONTRACTOR SHALL MAKE THE NECESSARY REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
5. THE CONTACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES UTILITIES, ETC., WHETHER PUBLICITY OR PRIVATELY OWNED.
6. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION AS PROVIDED FOR IN THE PLANS AND THESE SPECIFICATION, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR, AND HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL INJURIES OR DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLITION AND ACCEPTANCE.
7. CONTRACTOR WILL BE REPONSIBLE FOR TRAFFIC CONTROL PLAN
8. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
9. PROPOSED TRENCH PROTECTION FOR SANITARY SEWER LINE
10. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT CITY OF WESLACO TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.



NOTES:
1. ALL VALVES AND FIRE HYDRANTS MUST BE MULLER
2. ONLY ALL STAINLESS- STEEL TAPPING SLEEVE ALLOWED WITH STAINLESS STEEL NUTS AND BOLTS

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
LICENSED PROFESSIONAL ENGINEER
Guillermo Arratia, P.E.
8/24/2024

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

WATERLINE LAYOUT

MAGNOLIA RIDGE SUBDIVISION

LEGEND

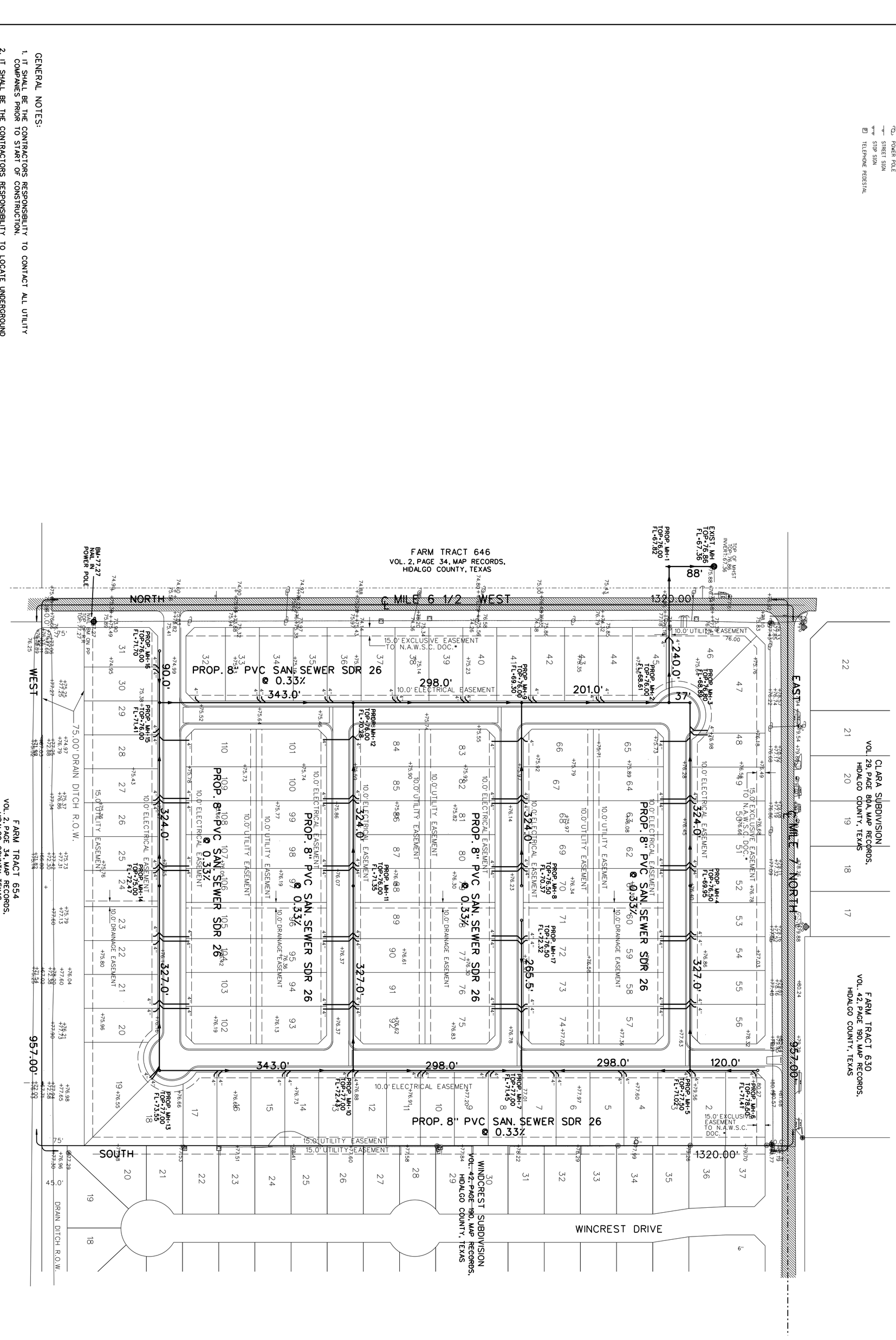
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2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UNDERGROUND UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
3. WATER, SEWER, OR OTHER UTILITY SERVICES NOT BE INTERRUPTED. ANY DAMAGES TO EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
4. IN THE EVENT OF DAMAGE TO UNDERGROUND FACILITIES, WHETHER SHOWN OR NOT SHOWN IN THE DRAWINGS, THE CONTRACTOR SHALL MAKE THE NECESSARY REPAIRS TO PLACE THE FACILITIES BACK IN SERVICE AT NO INCREASE IN THE CONTRACTOR'S PRICE AND ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
5. THE CONTACTOR SHALL EXERCISE EXTRA CARE TO PREVENT DAMAGE TO ALL OTHER STRUCTURES IN THE AREA INCLUDING BUILDINGS, FENCES, ROADS, PIPELINES UTILITIES, ETC., WHETHER PUBLICITY OR PRIVATELY OWNED.
6. UNTIL ACCEPTANCE BY THE ENGINEER OF ANY PART OR ALL OF THE CONSTRUCTION AS PROVIDED FOR IN THE PLANS AND THESE SPECIFICATION, IT SHALL BE UNDER THE CHARGE AND CARE OF THE CONTRACTOR, AND HE SHALL TAKE EVERY NECESSARY PRECAUTION AGAINST INJURY OR DAMAGE TO ANY PART OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD, AT HIS OWN EXPENSE, ALL INJURIES OR DAMAGE TO ANY PORTION OF THE WORK BEFORE ITS COMPLETION AND ACCEPTANCE.
7. CONTRACTOR WILL BE REPONSIBLE FOR TRAFFIC CONTROL PLAN
8. NO OPEN TRENCHES OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT.
9. PROPOSED TRENCH PROTECTION FOR SANITARY SEWER LINE
10. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT CITY OF WESLACO TO VERIFY ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.



MANHOLE COVERS TO BE COMPOSITE



NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS. 78537
FIRM NO. F-9050
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E-MAIL: NAINENGINEERING@YAHOO.COM

SANITARY SEWER LAYOUT

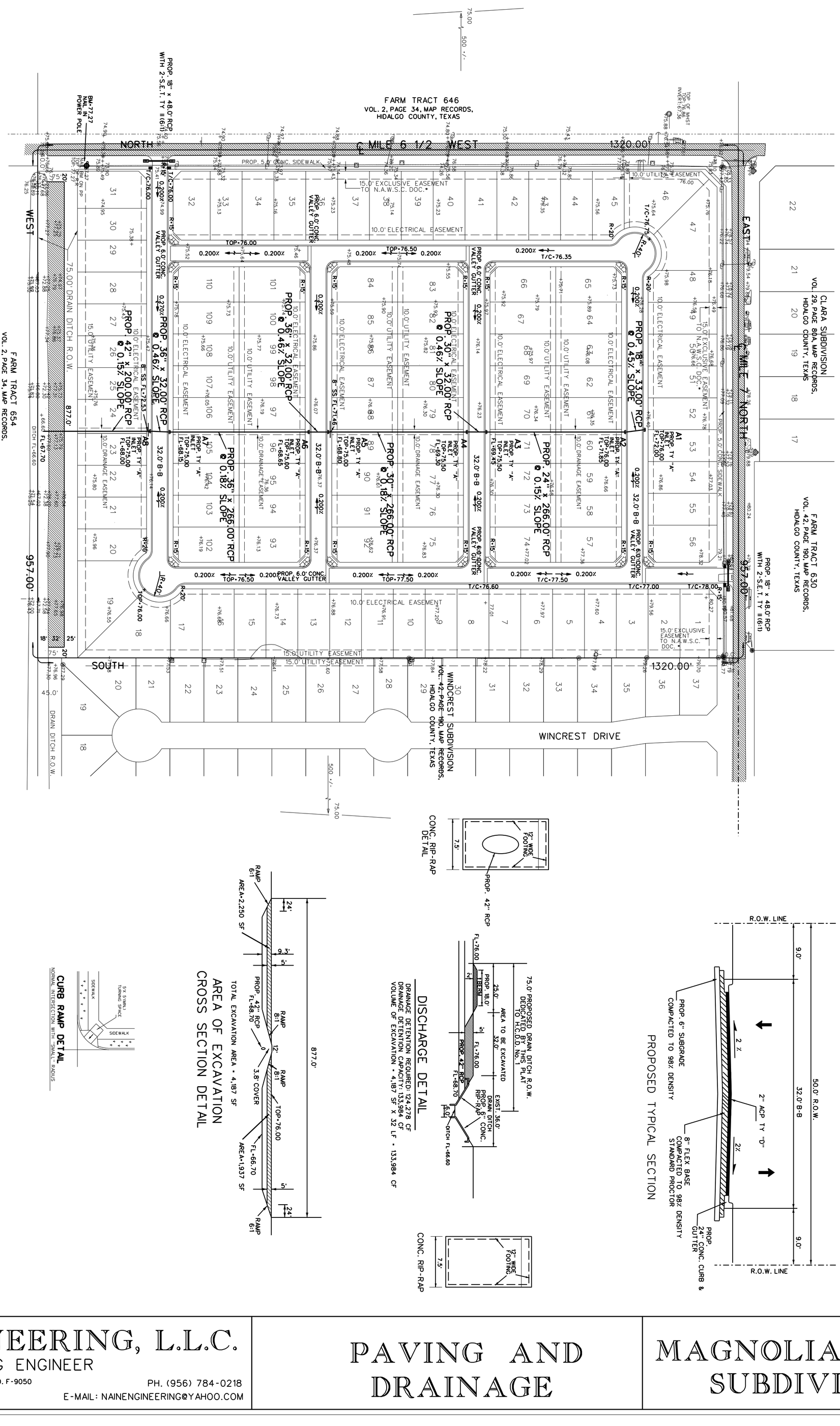
MAGNOLIA RIDGE SUBDIVISION

LEGEND

- BENCHMARK
- CABLE PEDESTAL
- DOWN GUY
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- FIBER OPTIC MARKER
- FND IRON ROD
- IRRIGATION VALVE
- ISP 12"
- ISP 24"
- MAILBOX
- MANHOLE STORM SEWER
- POWER POLE
- STREET SIGN
- STOP SIGN
- TELEPHONE PEDESTAL

N

SC: 1"=100.0'



PROP. ADA RAMP

CURB RAMP DETAIL
NORMAL INTERSECTION WITH "SMALL" RADIUS

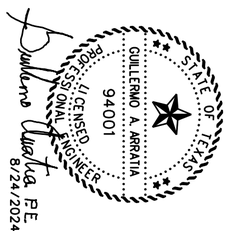
AREA OF EXCAVATION
CROSS SECTION DETAIL

DISCHARGE DETAIL

DRAINAGE DETENTION REQUIRED: 124,278 CF
DRAINAGE DETENTION CAPACITY: 133,984 CF
VOLUME OF EXCAVATION - 4,187 SF X 32 LF - 133,984 CF

CONC. RIP-RAP DETAIL

PROPOSED TYPICAL SECTION



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PAVING AND DRAINAGE

MAGNOLIA RIDGE SUBDIVISION