

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

October 2, 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
SEPTEMBER 4, 2024**

On Wednesday, September 4, 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
Adrian Torres	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, Alberto Aldana, Engineer Director, and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. August 7, 2024, Regular Meeting

Commissioner Summers made a motion to approve the minutes of August 7, 2024, seconded by Commissioner Berry. Motion carried.

IV. PUBLIC HEARING

A. 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.

Mrs. Arevalo stated that notice appeared in the Monitor on August 14, 2024, there were six (6) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Mr. Rey Carrillo stated operation hours would be from 2:00pm through 12:00am.

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

Commissioner Berry made a motion to approve the Conditional Use, with the stipulation of one security guard on premises from 9:00pm to 12:00am, seconded by Commissioner Forward. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for 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.

Mrs. Arevalo stated the proposed development is a sixty-five (65) lot subdivision and 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 developer is requesting a variance for OSSF and off-site drainage and has provided letters of support. Staff recommends approval of the Preliminary Plat and compliance with ordinance.

Commissioner Torres made a motion to approve the Preliminary plat, with the stipulation fence would be added at the time of construction on plat note 24, seconded by Commissioner Summers. Motion carried.

B. Discussion and consideration for 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.

Mrs. Arevalo stated 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 the City of Weslaco. The developer is requesting a variance for off-site drainage and has provided the letters of support. Staff recommends approval of the Final Plat and compliance with ordinance.

Commissioner Summers made a motion to approve the Final plat, with the stipulation on plat note 18 will be added on the infrastructure stage, seconded by Commissioner Torres. Motion carried.

C. 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.

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 through an 8" waterline and sewer by City of Weslaco. Applicant is requesting variance for off-site drainage and is still pending letter of support from the irrigation. Staff recommends denial of Final Plat due to lack of support letter.

Mr. Willie Arratia stated the letter of support from the irrigation would take a few days to submit.

Commissioner Berry made a motion to approve the Final plat, with the stipulation on letter of support from the irrigation be submitted, seconded by Commissioner Torres. 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

Absent
Carolina Crockett, Commissioner

Absent
Jose Treviño, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

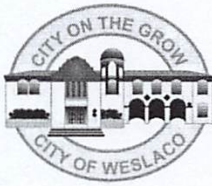
ATTEST:

Flor E. Acuña, Secretary



Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: October 2, 2024	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Gloria Salazar.	
Subject/Agenda Item: Discussion and consideration to approve Conditional Use Permit to operate an Event Center, at 2611 N Texas Blvd. Ste. 5, also being Lot 3, Block 1, Tejas Development, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Conditional Use Permit to operate an Event Center. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on September 11, 2024. Twenty-one (21) property owners within 200 feet of the applicant's property were notified by letter on September 20, 2024.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: ☒ Mayor's Signature ☒ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

USE -000684-2024

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 3 AND 4A HIDALGO COUNTY PROPERTY ID: 294038 AND 577373 Block 1

Subdivision Name TEJAS DEVELOPMENT

Street Address 2611 N TEXAS BLVD

Existing Zoning OFFICE / RETAIL Existing Land Use OFFICE / RETAIL

Purpose for the Conditional Use Permit Request SUITE 5 SMALL PARTY CENTER
MAX 60 PEOPLE

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

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

APPLICANT

Name Gloria Salazar Phone 956 998-1479

Address 217 North Beto Garcia Dr Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: gloria.salazar

@gmail.com

OWNER

Name SMART STAR PROPERTIES / MONICA GREER Phone 956 521-9779

Address PO BOX 3606 Fax: _____

City BROWNSVILLE State TX Zip Code 78523 E-Mail: smartstarprop@gmail.com

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

Yes _____ No XX

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 08/17/2024
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By _____ Payment Received By _____ Date Paid _____

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

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

City Commission Notice of Public Hearing Published in Newspaper Date _____

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

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

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

September 20, 2024

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, October 2, 2024, and the City Commission will hold a public hearing on October 15, 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 October 2, 2024. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

Gloria Salazar is requesting a Conditional Use Permit to operate an Event Center, at 2611 N Texas Blvd. Ste. 5, also being Lot 3, Block 1, Tejas Development, Weslaco, Hidalgo County, Texas.

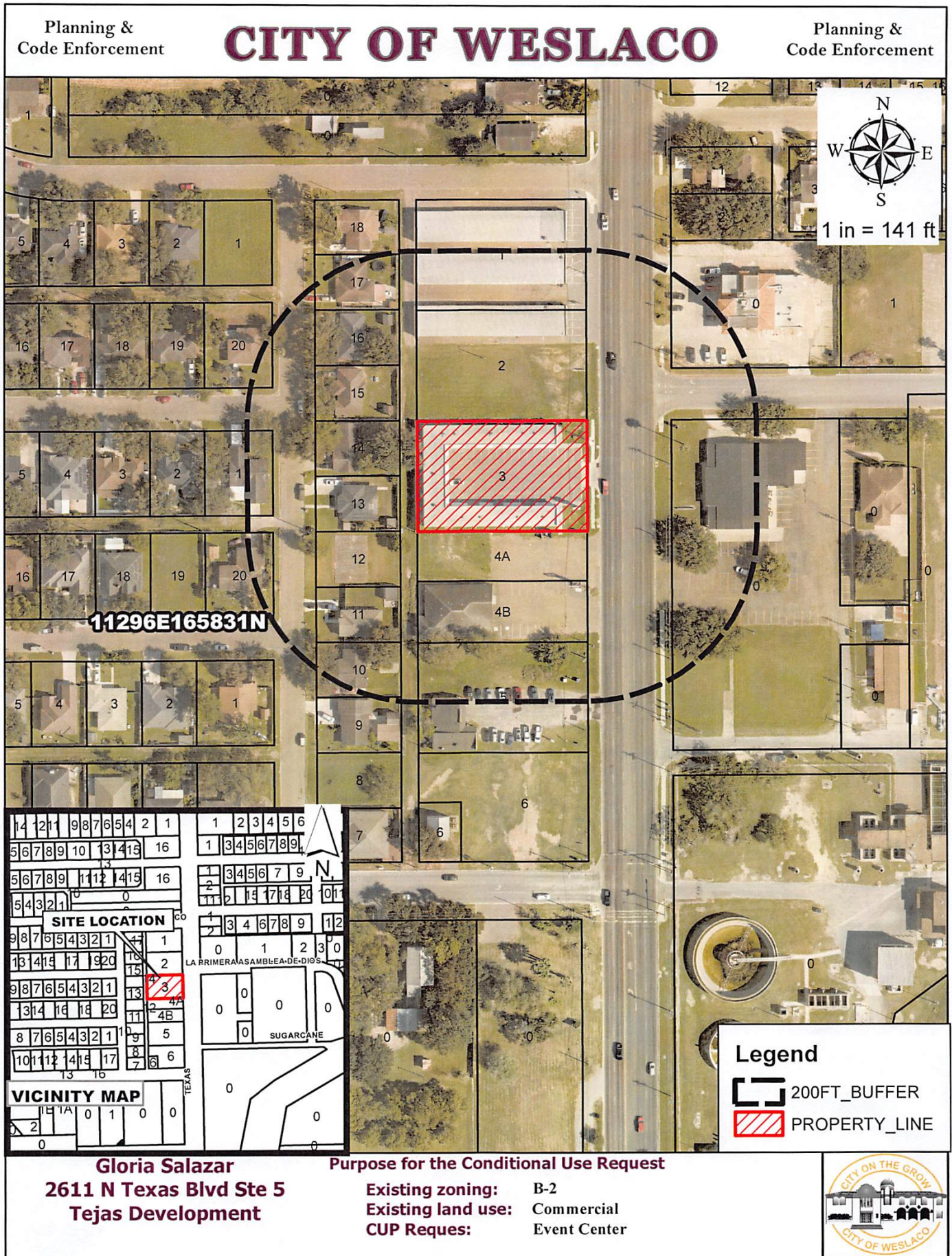
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

SEP 17, 2024

TEJAS BUILDING & DEV INC 2623 N TEXAS BLVD WESLACO TX 78599	T1200-00-001-0001-00 TEJAS DEVELOPMENT LOT 1 BLK 1 2707 N TEXAS BLVD	L: 195000 B: 144878
TEJAS DEVELOPMENT 2623 N TEXAS BLVD WESLACO TX 78599	T1200-00-001-0002-00 TEJAS DEVELOPMENT LOT 2 BLK 1 2623 N TEXAS BLVD	L: 195000 B: 46060
SMART STAR PROPERTIES LTD PO BOX 3606 BROWNSVILLE TX 78523	T1200-00-001-0003-00 TEJAS DEVELOPMENT LOT 3 BLK 1 2611 N TEXAS BLVD	L: 195000 B: 542256
DE LA GARZA NORMA E JOSE OMAR ESCOBAR 1632 E BUSINESS 83 WESLACO TX 78596	T1200-00-001-0005-00 TEJAS DEVELOPMENT LOT 5 BLK 1 2517 N TEXAS BLVD	L: 195000 B: 51810
OZUNA EPHRAIM & MARIA ELENA 2514 N MISSOURI WESLACO TX 78599	T1200-00-001-0009-00 TEJAS DEVELOPMENT LOT 9 BLK 1 2514 N MISSOURI AVE	L: 37700 B: 86623
GARCIA RICARDO JR 2520 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0010-00 TEJAS DEVELOPMENT LOT 10 BLK 1 2520 N MISSOURI AVE	L: 37700 B: 88766
OCHOA MARIO 2526 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0011-00 TEJAS DEVELOPMENT LOT 11 BLK 1 2526 N MISSOURI AVE	L: 37700 B: 140991
FAZ RAMIRO & GLENDELIA 316 JALAPA ST WESLACO TX 78599	T1200-00-001-0012-00 TEJAS DEVELOPMENT LOT 12 BLK 1 2604 N MISSOURI AVE	L: 37700 B: 10270
GARCES GAMALIEL GARZA 1427 EL CAMINO DR WESLACO TX 78599	T1200-00-001-0013-00 TEJAS DEVELOPMENT LOT 13 BLK 1 2610 N MISSOURI AVE	L: 26975 B: 94619
MALDONADO CARLOS 2115 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0014-00 TEJAS DEVELOPMENT LOT 14 BLK 1 2614 N MISSOURI AVE	L: 37700 B: 87148
CAVAZOS REINALDO JR & JESSICA 2620 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0015-00 TEJAS DEVELOPMENT LOT 15 BLK 1 2620 N MISSOURI AVE	L: 37700 B: 153639
MERCADO ZACHARY D & STEPHANIE 2624 M MISSOURI AVE WESLACO TX 78599	T1200-00-001-0016-00 TEJAS DEVELOPMENT LOT 16 BLK 1 2624 N MISSOURI AVE	L: 37700 B: 151043

City of Weslaco Code Enforcement Dept.

SEP 17, 2024

BAEZ IRAM & DORA A BRISENO 2121 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0017-00 TEJAS DEVELOPMENT LOT 17 BLK 1 2704 N MISSOURI AVE	L: 37700 B: 127489
DAVILA RUBEN 2123 N MISSOURI AVE WESLACO TX 78599	T1200-00-001-0018-00 TEJAS DEVELOPMENT LOT 18 BLK 1 2710 N MISSOURI AVE	L: 37120 B: 133620
SMART STAR PROPERTIES LTD PO BOX 3606 BROWNSVILLE TX 78523	T1200-00-001-004A-00 TEJAS DEVELOPMENT LOT 4A BLK 1 2605 N TEXAS BLVD	L: 87750 B: 7068
ARREDONDO GUADALUPE 321 E MESQUITE ST WESLACO TX 78596	T1200-00-001-004B-00 TEJAS DEVELOPMENT LOT 4B BLK 1 2601 N TEXAS BLVD	L: 107250 B: 98554
GALVAN JORGE 210 W ZACATECAS ST WESLACO TX 78599	T1200-00-002-0020-00 TEJAS DEVELOPMENT LOT 20 BLK 2 210 ZACATECAS ST	L: 46400 B: 98801
GONZALEZ JOE P & HILDA 209 W ZACATECAS ST WESLACO TX 78599	T1200-00-003-0001-00 TEJAS DEVELOPMENT LOT 1 BLK 3 209 ZACATECAS ST	L: 46400 B: 115556
RODRIGUEZ ELODIA 210 JALAPA ST WESLACO TX 78599	T1200-00-003-0020-00 TEJAS DEVELOPMENT LOT 20 BLK 3 210 JALAPA ST	L: 46400 B: 76676
LICON ALMADA FAMILY LIMITED 3530 PLAZAS DEL LAGO DR EDINBURG TX 78539	W3800-00-107-0000-00 WEST TRACT-S150'-N711'-E220'-W250' FT ET 2708 N TEXAS BLVD	L: 248288 B: 97602
GUERRA FUNERAL HOME OF PO BOX 72 WESLACO TX 78599	W3800-00-107-0000-02 WEST TRACT S389'-W268.80' FT 107 NET 201 WATER ST	L: 413820 B: 169856



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

Date of Meeting: October 2, 2024	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Sames, Inc.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for the Amended Plat of Mid-Valley International Industrial Park Subdivision being 146.09 acres out of Farm Tracts 1056, 1057 and 1058 Blk 116, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northeast corner of the intersection of Mile 9 & 1015. Possible Action.	
Discussion/Overview: The proposed twenty (20) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through an 10" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



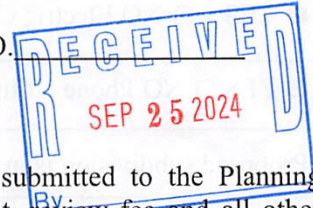
SUBDIVISION PLATTING APPLICATION

PLAT-000708-2024

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: Amended Plat of Mid-Valley International Industrial Park Subdivision

Location: Located on the Northeast corner of intersection Mile 9 & FM 1015

Legal Description: West and Adams Tract Subdivision 146.09 acre tract of land out of Farm tract 1056, 1057, and 1058 BLK 116

Is subdivision inside city limits? ☐ YES ☒ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: Commercial & Industrial

Existing Land Use: Commercial & Industrial Proposed Land Use: _____

Number of Lots Proposed: 20 Gross Acreage: 146.09

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: The Economic Development Corporation of Weslaco Telephone: 956-969-0838

Address: 275 S. Kansas Ave. Suite A Fax: _____

City: Weslaco State: TX Zip: 78596 E-mail: svaldez@weslacoedc.com

ENGINEER INFORMATION

Name: SAMES, Inc Telephone: 956-702-8880

Address: 200 S. 10th St. Suite 1500 Fax: _____

City: McAllen State: TX Zip: 78501 E-mail: iposadas@samengineering-surveying.cor

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: North Alamo Water Supply

☒ YES ☐ NO Wastewater Provision: City of Weslaco

☒ YES ☐ NO Electric Company: Magic Valley Corporation

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>HCDD 1</u>	☒ YES ☐ NO Irrigation District <u>HCCID 9</u>
---	--

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ Two (2) sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- _____ PDF copy of all documents submitted (emailed or USB)
- _____ **\$355.00** Planning Review fee, **\$100.00** Fire Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW
 - _____ Existing & Proposed Drainage Easements
 - _____ Contours
 - _____ Flood Zones
 - _____ Adjoiners
 - _____ Existing street names
- _____ Drainage plans and calculations with engineer's seal
 - _____ Elevations
 - _____ Flood directional arrows
 - _____ Detention areas
 - _____ Street names
- _____ Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- _____ Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

- _____ Twelve (12) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- _____ PDF copy of all documents submitted (emailed or USB)
- _____ **\$355.00** Planning Review fee, **\$100.00** Fire Review fee
- _____ One 11" X 17" reduced copy of plat
- _____ Plat Layout
 - _____ Existing & Proposed Easements
 - _____ Existing & Proposed ROW

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

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

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

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

SUBMITTALS REQUIRED FOR RECORDING BY SECURITY

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

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

PROPOSED MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION

Weslaco, Texas

DRAINAGE REPORT

Prepared For:

**Hidalgo County Drainage District #1
902 N. Doolittle
Edinburg, Texas 78541**

Prepared By:



Reg. No. F-10602

SAM Engineering & Surveying

200 S. 10St, Ste. 1500

McAllen, TX 78501

Tel 956.702.8880; Fax 956.702.8883

August 2021

Rev'd June 2022



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***SAM* Engineering and Surveying**



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 South 10th Street, Suite 1500, McAllen, Texas 78501
Phone: (956) 702-8880 Fax: (956) 702-8883

DRAINAGE REPORT

Mid-Valley International Industrial Park Subdivision Weslaco, Texas

1. PROJECT DESCRIPTION

A. Site Summary

The proposed Weslaco Industrial Park Subdivision is a 146.09 gross acre industrial subdivision out of Farm Tract 1056, Farm Tract 1057, and Farm Tract 1058, Adams Tract Subdivision, an addition to Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 34-37, Map Records of Hidalgo County, Texas. The proposed subdivision is located at the Northeast corner of F.M. 1015 and Mile 9 Rd N and was voluntarily annexed to be within the City Limits of Weslaco, Texas.

B. Flood plain

The subject property is located in Flood Zone “X”, defined as Area 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 according to FEMA’s Flood Rate Insurance Rate Map, Community-Panel Number 480334 0450 C, map revised June 6, 2000. See attached FEMA FIRM map with project location and community panel for reference.

C. Soil Conditions

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A Soil Conservation Services, the site consists of mostly (28) Hidalgo sandy clay loam, 0-1 percent slopes (approximately 57.7% of site), (25) Hidalgo fine sandy loam, 0-1 percent slopes (approximately 19.5% of site), and (52) Raymondville clay loam, 0-1 percent (approximately 22.9% of site). Soil map units (28) Hidalgo sandy clay loam and (25) Hidalgo fine sandy loam are classified as part of Hydrologic Group ‘B’, while soil map unit (52) Raymondville clay loam is classified as being part of Hydrologic Group ‘C’.

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 South 10th Street, Suite 1500, McAllen, Texas 78501
Phone: (956) 702-8880 Fax: (956) 702-8883

2. SITE HYDROLOGY ANALYSIS

A. Calculation Methods

Hydrology analysis was conducted using Hydrologic Engineering Center software, HEC-HMS. This software will simulate the overall hydrologic process over the project watershed area and produce and anticipated watershed volume for a 10, 50, and 100-year frequency storm event. Various design parameters control the software output and include such information such as watershed characteristics and soil type properties, and frequency storm data. The characteristics of the project sub-basins identified to contribute a total watershed of approximately 146.09-acres were inputted into the HEC-HMS model and are more specifically detailed as follows:

The Soil Conservation Service (SCS) Curve Number method was selected and utilized to calculate incremental precipitation losses during a storm event. A composite curve number (CN) was determined for each sub-basin representative of its contributing soil groups. The CN is based on soil type, land use, and vegetation cover of the watershed. The CN values determined were obtained from Table 4-18 from the TxDOT Hydraulic Design Manual. A composite curve number was calculated to incorporate the different proposed land use. The composite curve number was obtained by using the following equation:

$$CN = \frac{1}{A} [A_1CN_1 + A_2CN_2 + A_3CN_3 \dots]$$

Table 1: TxDOT CN Table

Cover Type and Hydrologic Condition	Average percent impervious area	Soil Class			
		A	B	C	D
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Row Crops: straight row (SR) + Crop residue cover (CR) (Good)		64	75	82	86
Streets and roads:					
Paved; curbs and storm drains		98	98	98	98

SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
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Phone: (956) 702-8880 Fax: (956) 702-8883

The calculation of initial abstraction accounts for the interception of rainfall by vegetation, infiltration during storm and surface storage. Initial abstraction was estimated with the following formula:

$$I_a = 0.2S$$

Where S is determined by $S = z\left(\frac{100}{CN} - 1\right)$

Determination of the percentage of impervious coverage for each sub-basin was considered separately as required by the software inputs and was determined by evaluation of existing land use designation. The percentage of impervious cover was also determined for the proposed conditions based on the layout of the site, which incorporated the areas to be used for industrial, commercial, roadway and undeveloped areas for detention. Input specifics established for each sub-basin can be found in Table 2 below:

Table 2: Loss Method Table

LOSS METHOD TABLE				
	Existing		Proposed	
Subbasin Identification	Curve Number	Impervious Cover (%)	Composite Curve Number	Composite Impervious Cover (%)
Subbasin 5A1	76	3	89.82	71.04
Subbasin 5A4	76	3	88.22	67.49
Subbasin 6A1	75	0	85.89	57.69
Subbasin 6A2	75	0	86.41	58.54
Subbasin 6A3	75	0	85.94	49.92

The determination of the watershed runoff of each sub-basin is calculated within the software by the selection of transform method, specifically a unit hydrograph method – the SCS Unit Hydrograph Transform method.

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The watershed was modeled in HEC-HMS with a unit hydrograph PRF value of 484 (Standard) for all sub-basins, however for each sub-basin the corresponding Lag Time was calculated using the below formula:

$$T_{lag} = \frac{L^{0.8}(S + 1)^{0.7}}{1900(\%Slope)^{0.5}}$$

Where:

T_{lag} = Lag Time (hr)

L = Length of longest drainage path (ft)

S = (1000/CN)-10

CN = Curve Number

% Slope = Average Watershed Slope (%)

Table 3: Lag-Time Table

Subbasin Identification	Area (mi ²)	PRF Value	Lag Time (min)	
			Existing	Proposed
Subbasin 5A1	0.0547923	484	131.251	13.186
Subbasin 5A4	0.0547923	484	131.251	14.048
Subbasin 6A1	0.0375424	484	96.392	12.813
Subbasin 6A2	0.0260324	484	96.392	12.577
Subbasin 6A3	0.0290625	484	96.392	12.793

The meteorological method utilized was the Precipitation – Frequency Storm method which models synthetic storm events from input variables such as intensity and duration for specific exceedance probability storms. As required by HCDD1, NOAA Atlas 14 was utilized for the most updated storm precipitation frequency estimates. See Table 3 below for precipitation frequency estimates obtained for a 10 and 50-year storm events. This information was input into the meteorological model, stated in inches to represent anticipated rainfall depth at various time intervals during a storm duration.

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Table 4: Rainfall Depth Estimates (Inches)

RAINFALL DEPTH ESTIMATES			
YEAR STORM			
Duration	10 YR	50 YR	100 YR
15 min	1.59	2.17	2.42
60 min	2.95	4.03	4.51
2 hr	3.63	5.14	5.85
3 hr	4.03	5.84	6.72
6 hr	4.73	7.05	8.22
12 hr	5.47	8.25	9.68
24 hr	6.24	9.48	11.1

The combination of meteorological characteristics and watershed land surface conditions simulated in HEC-HMS, provided numerical results to quantify expected watershed runoff. According to the HEC-HMS output tables and the quality control reviews completed during the development of this report, SAM Engineering and Surveying determines the watershed for the project will produce peak flows as shown below in Table 5.

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Table 5: Storm Event Peak Flow

STORM EVENT PEAK FLOW						
	Existing			Proposed		
	10 YR (cfs)	50 YR (cfs)	100 YR (cfs)	10 YR (cfs)	50 YR (cfs)	100 YR (cfs)
Subbasin 5A1	28.2	48.7	58.7	138.4	191.9	215.3
Subbasin 5A4	41.3	71.3	85.9	191.3	266.9	300.1
Subbasin 6A1	23.0	40.0	48.1	92.7	130.9	147.6
Subbasin 6A2	16.0	27.7	33.4	65.5	92.2	103.8
Subbasin 6A3	17.8	30.9	37.3	71.0	100.8	113.8
Total:	126.3	218.6	263.4	558.9	782.7	880.6

Table 6: Outfall Flow Verification

OUTFALL FLOW VERIFICATION		
	Pre-Developed Flow (cfs)	Prop. Outfall Flow (cfs)
Subbasin 5A1	28.2	28.0
Subbasin 5A4	41.3	40.2
Subbasin 6A1*	23.0	-
Subbasin 6A2*	16.0	-
Subbasin 6A3	17.8	17.1

*Subbasins 6A1 and 6A2 outfall directly to existing drainage ditch #17, segment 0346 which will be excavated to mitigate the increased rate of runoff. Refer to "Proposed Conditions" segment of this report.

B. Existing Conditions

The subject project site is currently vacant and developed for agricultural use. Existing runoff is by overland flow and shallow concentrated flow in the easterly direction at a slope of approximately 0.25% to an existing drainage ditch #17, segment 0346 owned by Hidalgo and Cameron Counties Irrigation District #9 and will be maintained by the City of Weslaco. In accordance with City of Weslaco and H.C.D.D. No. 1 drainage policies, the existing 10-year pre-development storm water runoff was

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determined using the above-mentioned methodology. The total contributing 10-year pre-developed storm water runoff from this site is approximately **126.3 cfs (43.4 ac-ft)**.

C. Proposed Conditions

The proposed development will include 8 commercial (B-2) lots, 21 industrial (I) lots, and internal public access roadways. A summary of pre-developed and post-developed hydrologic conditions utilizing the HEC-HMS software is included in this report. Improvements in the form of roofs and other impervious cover will increase the curve number from 75-76 to a composite range of 85-89. A storm sewer system comprised of curb and gutter, storm drain inlets, and storm sewer piping will capture and convey post-development storm water runoff to a system of proposed regional linear detention areas and a detention pond. The proposed linear detention areas, detention pond, and associated easements will be owned and maintained by a Business Owner's Association. Ultimately, storm water runoff will discharge to drainage ditch #17, segment 0346 (currently owned by H.C.C.I.D. No. 9 and will be maintained by the City of Weslaco) located within the property at a rate not to exceed the existing pre-development 10-year storm runoff rate.

In accordance with the City of Weslaco and H.C.D.D. No.1, the 50-year frequency storm event was utilized to determine the peak rate of post-development runoff for this site. As per the attached calculations, the anticipated post-development peak runoff rate is **782.7 cfs (107.9 ac-ft)**, for an increase of **656.4 cfs (64.5 ac-ft)**.

Therefore, it has been determined that a total of **2,809,616 cubic-feet (64.5 Ac.-ft.)** of storm water runoff will be required to be detained for the proposed development. To accomplish this, a portion, approximately **1,673,351 cubic-feet (38.4 ac-ft)**, of the total required volume will be detained within multiple linear detention ditches and one (1) detention pond within the proposed development. Said detention facilities will be incorporated in drainage easements owned and maintained by a Business Owner's Association associated with this subdivision. Subbasins 6A1 and 6A2 will discharge directly to the drainage ditch through overland and collection system flow. The remaining portion of the total detention volume, **1,136,265 cubic-feet (26.1 Ac.-Ft.)**, will be required to be excavated from the existing drainage ditch to mitigate the post-development 50-year peak runoff rate from subbasins 6A1

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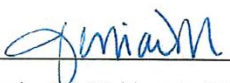


Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
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and 6A2. To meet these requirements, approximately **1,303,751 cubic-feet (29.9 ac.-ft.)** will be excavated from the existing drainage ditch #17, segment 0346, improving it from an existing ditch cross section of ± 110 ft. to ± 120 ft. (refer to Drainage Layout, Section C, F & G). The total detention volume provided is **2,977,102 cubic-feet (68.33 Ac.-Ft.)**.

3. CONCLUSION

Adverse drainage impacts were considered in our analysis and are minimized with proposed improvements in accordance with the City of Weslaco and County of Hidalgo drainage policies. A storm sewer system comprised of curb and gutter, storm drain inlets, and storm sewer piping will capture and convey post-development storm water runoff to a system of proposed regional linear detention areas and a detention pond. Ultimately, storm water runoff will discharge to drainage ditch #17, segment 0346 (owned by H.C.C.I.D. No. 9 and maintained by the City of Weslaco), it will then continue to flow in a south easterly direction until it reaches its ultimate outfall at the IBWC Floodway. The proposed on-site detention facilities and additional excavation of adjacent existing drainage ditches will help detain flows on site to existing conditions prior to leaving the subject property; therefore, there will be no adverse drainage impact on the watershed downstream.



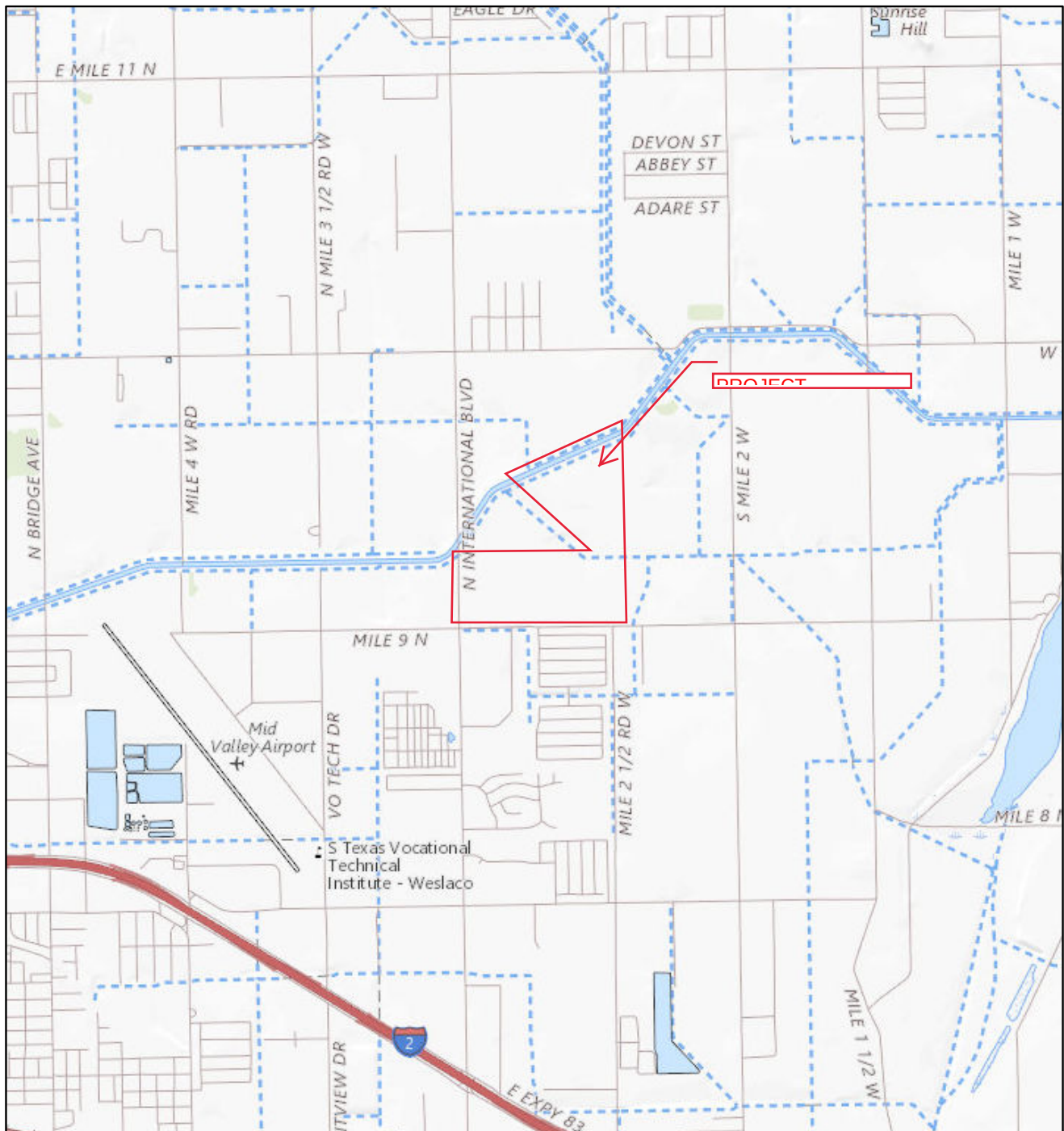
Jessica M. Maldonado, PE, PMP
SAMES, Inc.



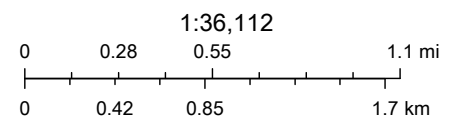
☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
H.C.D.D. NO. 1 _____	DATE 2-11-22

Maps

Weslaco Industrial Park - Location Map

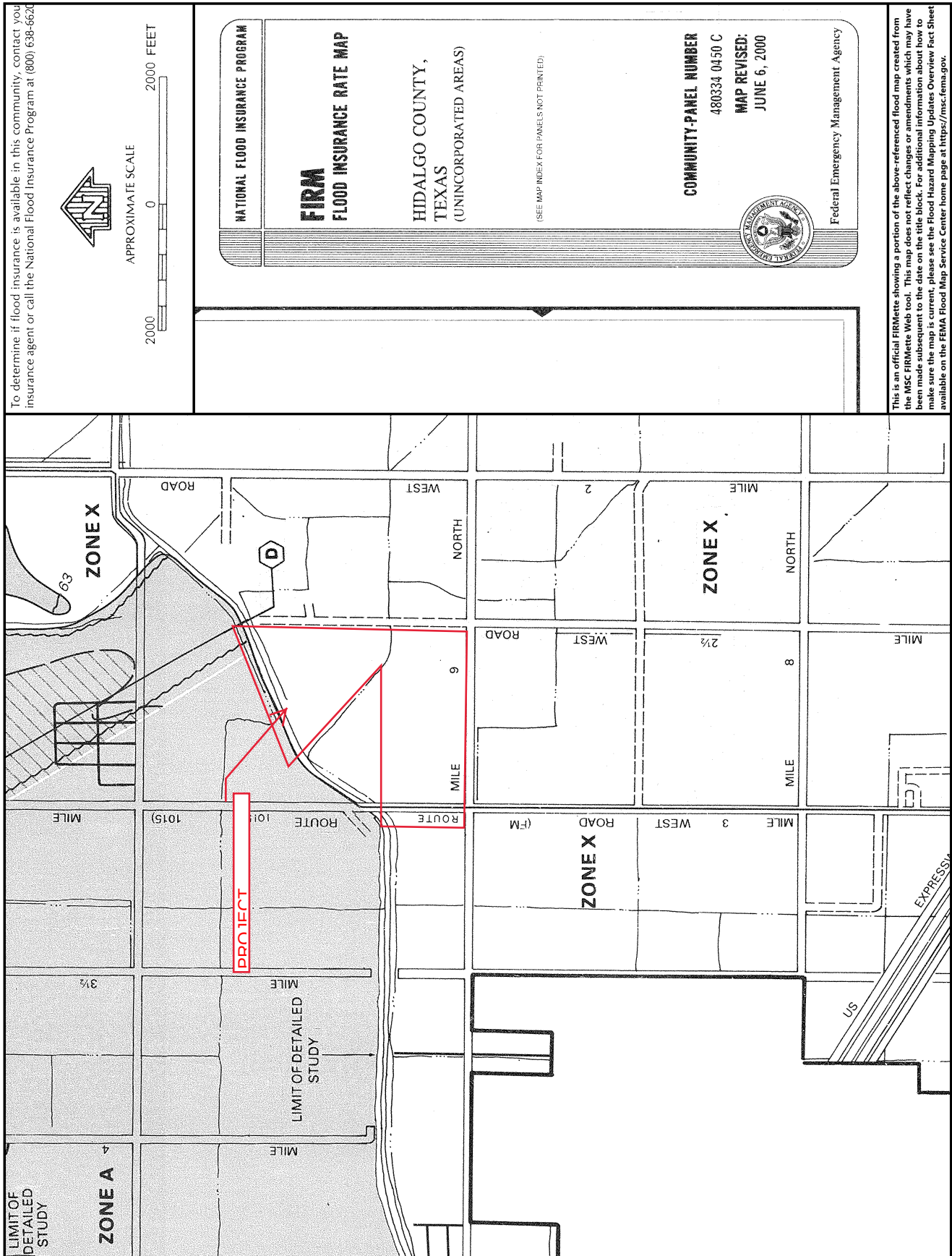


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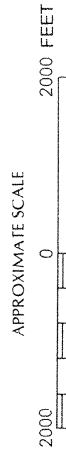


USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

USGS
2021 USGS



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

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



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

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.

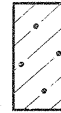
UNDEVELOPED COASTAL BARRIER[†]



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

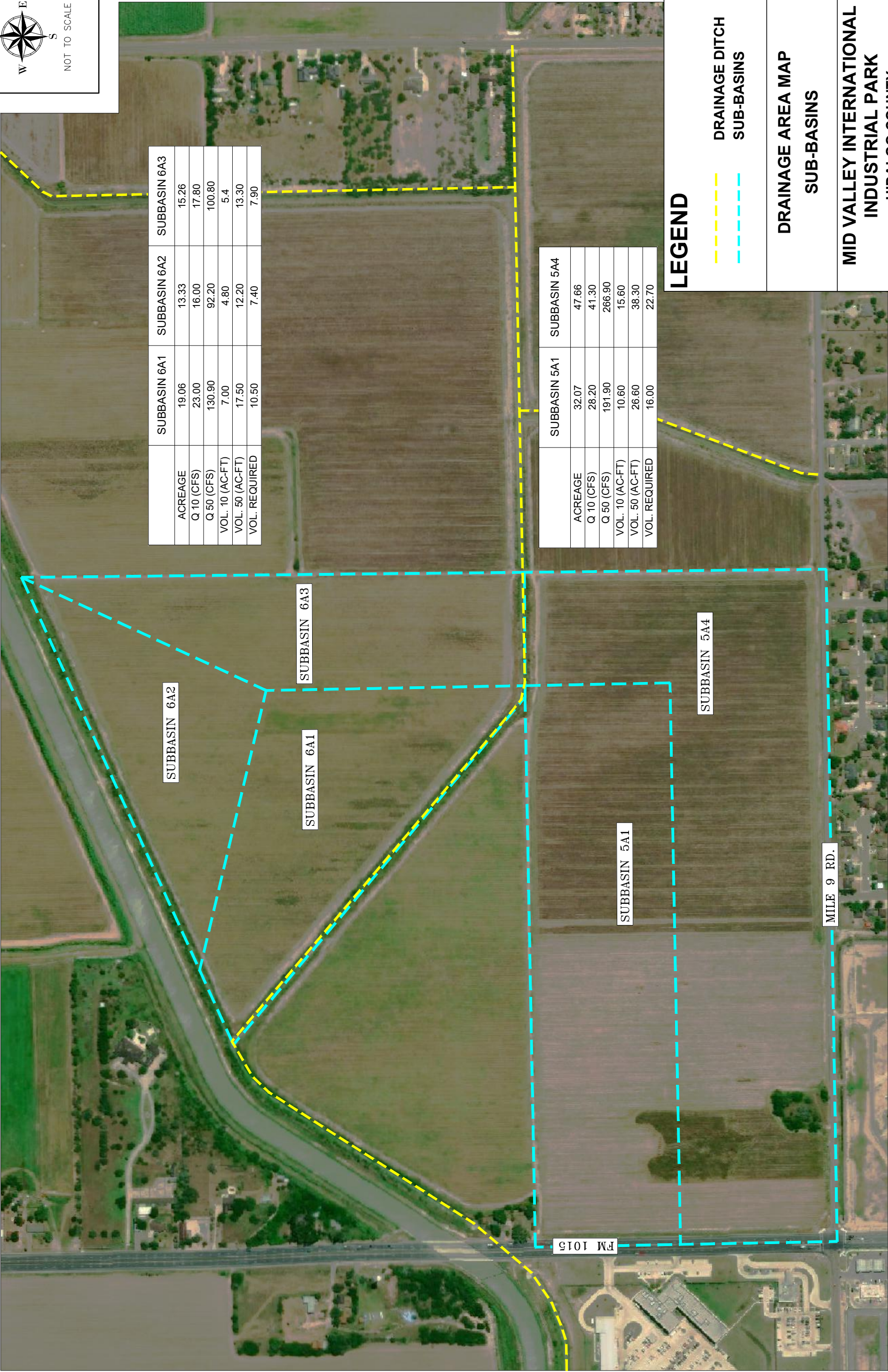


Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

513

Base Flood Elevation Line; Elevation in Feet*

NOT TO SCALE



	SUBBASIN 6A1	SUBBASIN 6A2	SUBBASIN 6A3
ACREAGE	19.06	13.33	15.26
Q 10 (CFS)	23.00	16.00	17.80
Q 50 (CFS)	130.90	92.20	100.80
VOL. 10 (AC-FT)	7.00	4.80	5.4
VOL. 50 (AC-FT)	17.50	12.20	13.30
VOL. REQUIRED	10.50	7.40	7.90

	SUBBASIN 5A1	SUBBASIN 5A4
ACREAGE	32.07	47.66
Q 10 (CFS)	28.20	41.30
Q 50 (CFS)	191.90	266.90
VOL. 10 (AC-FT)	10.60	15.60
VOL. 50 (AC-FT)	26.60	38.30
VOL. REQUIRED	16.00	22.70

LEGEND

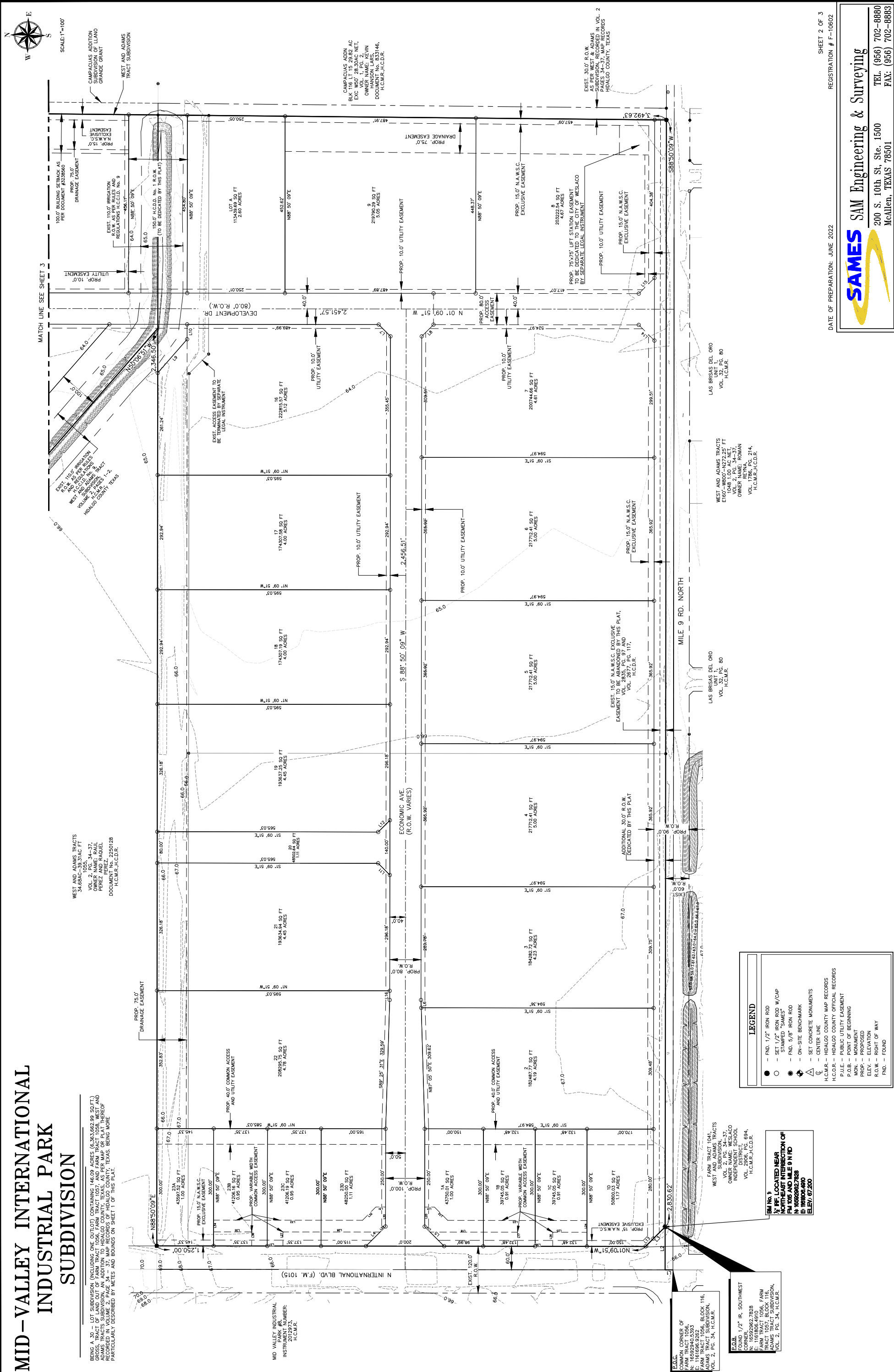
- DRAINAGE DITCH
- SUB-BASINS

DRAINAGE AREA MAP
SUB-BASINS

MID VALLEY INTERNAL PARK
INDUSTRIAL PARK
HIDALGO COUNTY

**MID-VALLEY INTERNATIONAL
INDUSTRIAL PARK
SUBDIVISION**

BEING A 30 - LOT SUBDIVISION (INCLUDING ONE OUTLOT) CONTAINING 146.09 ACRES (6,363,662.99 SQ.FT.). GROSS TRACTS OF LAND OUT OF FARM TRACT 1056, FARM TRACT 1057, FARM TRACT 1058, WEST AND ADAMS TRACTS SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34 - 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON SHEET 11 OF THIS PLAT.



SHEET 2 OF 3
REGISTRATION # F-10602

DATE OF PREPARATION: JUNE 2022

SAMES SAM Engineering & Surveying

200 S. 10th St., Ste. 1500
McAllen, TEXAS 78501
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FAX: (956) 702-8883

MID-VALLEY INTERNATIONAL
INDUSTRIAL PARK
SUBDIVISION

BEING A 30 - LOT SUBDIVISION (INCLUDING ONE OUTLOT) CONTAINING 146.09 ACRES (6,363,662.99 SQ. FT.)
GROSS TRACT OF LAND OUT OF FARM TRACT 1056, FARM TRACT 1057, AND FARM TRACT 1058, WEST AND
ADAMS TRACTS SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF
RECORDED IN THE PUBLIC UTILITY EASEMENT RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS ON SHEET 1 OF THIS PLAT.

WEST AND ADAMS TRACTS
TR-5488-11.53 IRREG. 9' FT
1054 11.63AC OR 11.43AC
NET, 34.37
VOL. 2, 34-37
OWNER NAME: GUADALUPE
ARREDONDO,
DOCUMENT NO. 3063281,
H.C.M.R., H.C.D.R.

WEST AND ADAMS TRACTS
FT. 1059 6.002 AC,
VOL. 2, 34-37
OWNER NAME: STELLA
CORPORATION,
H.C.M.R.

IRREG. 10.0' IRRIGATION R.O.W. ON
SEPARATE MAP AND CANAL R.O.W. MONITOR
CONTROL AND OPERATION OF THE
H.C.C.I.D. NO. 9, 11, 12, 13,
WEST AND ADAMS TRACT
VOLUME 2, H.C.M.R. PAGES 1-2,
HIDALGO COUNTY, TEXAS

EXIST. 110.0' IRRIGATION R.O.W.
AS PER RULES AND REGULATIONS
H.C.C.I.D. NO. 9
WEST AND ADAMS TRACT
VOLUME 2, H.C.M.R. PAGES 1-2,
HIDALGO COUNTY, TEXAS

PROP. 75.0' H.C.C.I.D. NO. 9 R.O.W.
DEDICATED BY THIS PLAT

13
63352.22 SQ. FT
14.54 ACRES

PROP. 100.0' H.C.D. No. 1 R.O.W.
(TO BE DEDICATED BY THIS PLAT)

EXIST. 100.0' IRRIGATION R.O.W.
AS PER RULES AND REGULATIONS
H.C.C.I.D. NO. 9
WEST AND ADAMS TRACT
VOLUME 2, H.C.M.R. PAGES 1-2,
HIDALGO COUNTY, TEXAS

WEST AND ADAMS TRACTS
34,68AC-29.50 AC, 1055,
VOL. 2, 34-37
OWNER NAME: RAUL PEREZ
AND RAQUEL PEREZ,
DOCUMENT NO. 3063281,
H.C.M.R., H.C.D.R.

WEST AND ADAMS TRACTS
14.04 AC OF FT 1060
VOL. 138 AC, 11-17
OWNER NAME: LENORE D.
CADDEN,
DOCUMENT NO. 2466217,
H.C.M.R., H.C.D.R.



Parcel Line Table		
Line #	Length	Direction
L1	20.00'	S01° 09' 51"E
L2	110.00'	S88° 50' 09"W
L3	70.71'	N46° 09' 51"W
L4	70.71'	S46° 09' 51"E
L5	70.71'	S43° 50' 09"W
L6	19.97'	N87° 05' 50"E
L7	42.43'	N43° 50' 09"E
L8	42.43'	S46° 09' 51"E
L9	114.28'	S50° 06' 51"E
L10	38.02'	N88° 49' 51"E
L11	42.43'	S43° 50' 09"W
L12	42.43'	N46° 09' 51"W
L13	28.28'	S46° 09' 51"E
L14	56.57'	S43° 50' 09"W
L15	56.57'	N46° 09' 51"W
L16	23.39'	S88° 50' 09"W
L17	36.00'	N88° 50' 09"E
L18	178.50'	N01° 09' 51"W
L19	19.80'	N43° 50' 09"E
L20	50.00'	N88° 50' 09"E
L21	25.00'	S01° 09' 51"E
L22	48.10'	S43° 50' 09"W
L23	356.0'	S01° 09' 51"E
L24	30.00'	S88° 50' 09"W
L25	132.50'	N01° 09' 51"W
L26	36.00'	S88° 50' 09"W
L27	36.00'	N88° 50' 09"E
L28	208.35'	S01° 09' 51"E
L29	19.80'	S46° 09' 51"E
L30	50.00'	N88° 50' 09"E
L31	25.00'	N01° 09' 51"W
L32	48.10'	N46° 09' 51"W
L33	380.70'	S46° 09' 51"E
L34	30.00'	S88° 50' 09"W
L35	137.40'	S01° 09' 51"E
L36	36.00'	S88° 50' 09"W
L37	90.00'	S01° 09' 51"E
L38	90.00'	N01° 09' 51"W

Curve Table			
Curve #	Length	Radius	Delta
C1	18.55'	20.00'	53.13°
C2	157.22'	80.00'	112.60°
C3	242.48'	80.00'	173.66°
C4	18.55'	20.00'	53.13°

LEGEND

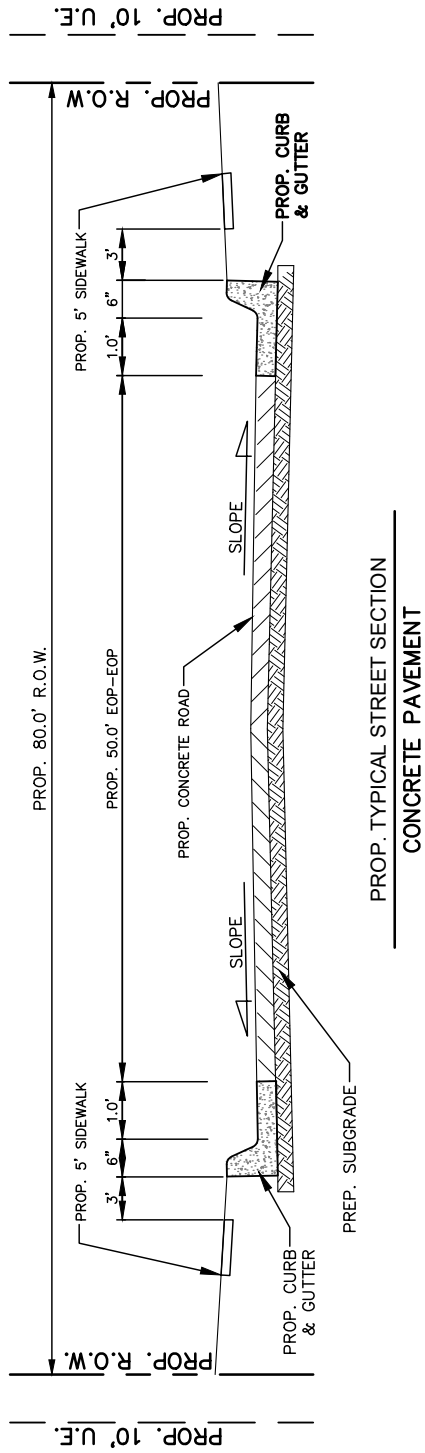
- FND. 1/2" IRON ROD
- SET 1/2" IRON ROD W/CAP
- STAMPED "SAMES"
- FND. 5/8" IRON ROD
- ON-SITE BENCHMARK
- SET CONCRETE MONUMENTS
- CENTER LINE
- H.C.M.R. — HIDALGO COUNTY MAP RECORDS
- H.C.O.R. — HIDALGO COUNTY OFFICIAL RECORDS
- P.U.E. — PUBLIC UTILITY EASEMENT
- P.O.B. — POINT OF BEGINNING
- MON. — MONUMENT
- ELEV. — ELEVATION
- R.O.W. — RIGHT OF WAY
- FND. — FOUND

DATE OF PREPARATION: JUNE 2022
SHEET 3 OF 3
REGISTRATION # F-10602

SAMES SAM Engineering & Surveying

200 S. 101b St, Ste. 1500
McAllen, TEXAS 78501

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FAX: (956) 702-8883



	INDEX TO SHEETS OF MESQUITA INDUSTRIAL PARK
SHEET 1	HEADING; INDEX; LOCATION MAP; AND E.T.A. PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (WETES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; OWNER'S CLERK'S RECORDING CERTIFICATE; HUSBAND AND WIFE JOINTLY OWNED PROPERTY; A. MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. No. 1 CERTIFICATION; H.CURRIGATION DISTRICT #2; AND H.C.H.D. REVISION NOTES.
SHEET 2 - 3	PLAT WITH LOT AND EASEMENT DESIGNATIONS
SHEET 4 - 5	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NO. 1; AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 6 - 7	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

OWNER:	<u>WESLACO EDC</u>
ENGINEER:	<u>NADIA LOPEZ, P.E.</u>
SURVEYOR:	<u>OSCAR HERNANDEZ, RPLS</u>

ADDRESS CITY & ZIP

8596	(956) 969-0838	NONE
3501	(956) 702-8880	(956) 702-8883
3501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: MARCH 2022

SAMES SAM Engineering & Surveying
200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883

Drainage Calculations

Project: WESLACO - COMPOSITE CN OP1 Simulation Run: EXIST 10YR
Subbasin: Subbasin-5A1

Start of Run: 29Jun2021, 00:00 Basin Model: EXIST CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 10YR
Compute Time: 27Oct2021, 16:20:49 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	28.2 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 14:30
Precipitation Volume:	18.1 (ACRE-FT)	Direct Runoff Volume:	10.6 (ACRE-FT)
Loss Volume:	7.5 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	10.6 (ACRE-FT)	Discharge Volume:	10.6 (ACRE-FT)

Project: WESLACO - COMPOSITE CN OP1 Simulation Run: EXIST 10YR
Subbasin: Subbasin-5A4

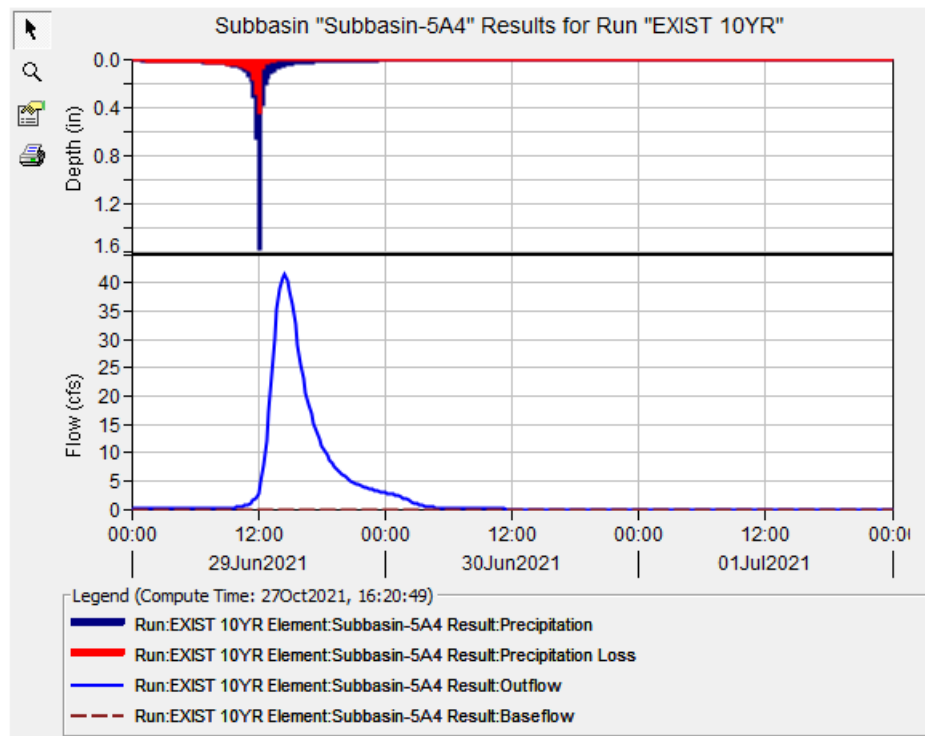
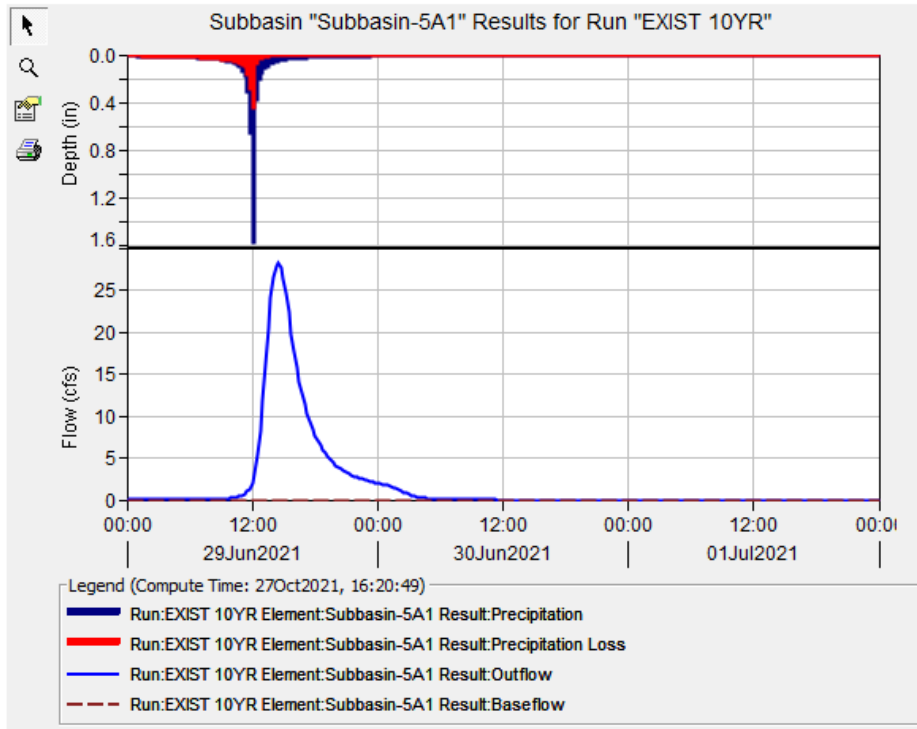
Start of Run: 29Jun2021, 00:00 Basin Model: EXIST CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 10YR
Compute Time: 27Oct2021, 16:20:49 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	41.3 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 14:30
Precipitation Volume:	26.5 (ACRE-FT)	Direct Runoff Volume:	15.6 (ACRE-FT)
Loss Volume:	11.0 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	15.6 (ACRE-FT)	Discharge Volume:	15.6 (ACRE-FT)





Project: WESLACO - COMPOSITE CN OP1 Simulation Run: EXIST 10YR
Subbasin: Subbasin-6A1

Start of Run: 29Jun2021, 00:00 Basin Model: EXIST CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 10YR
Compute Time: 27Oct2021, 16:20:49 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	23.0 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 13:45
Precipitation Volume:	12.5 (ACRE-FT)	Direct Runoff Volume:	7.0 (ACRE-FT)
Loss Volume:	5.5 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	7.0 (ACRE-FT)	Discharge Volume:	7.0 (ACRE-FT)

Project: WESLACO - COMPOSITE CN OP1 Simulation Run: EXIST 10YR
Subbasin: Subbasin-6A2

Start of Run: 29Jun2021, 00:00 Basin Model: EXIST CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 10YR
Compute Time: 27Oct2021, 16:20:49 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	16.0 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 13:45
Precipitation Volume:	8.6 (ACRE-FT)	Direct Runoff Volume:	4.8 (ACRE-FT)
Loss Volume:	3.8 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	4.8 (ACRE-FT)	Discharge Volume:	4.8 (ACRE-FT)

Project: WESLACO - COMPOSITE CN OP1 Simulation Run: EXIST 10YR
Subbasin: Subbasin-6A3

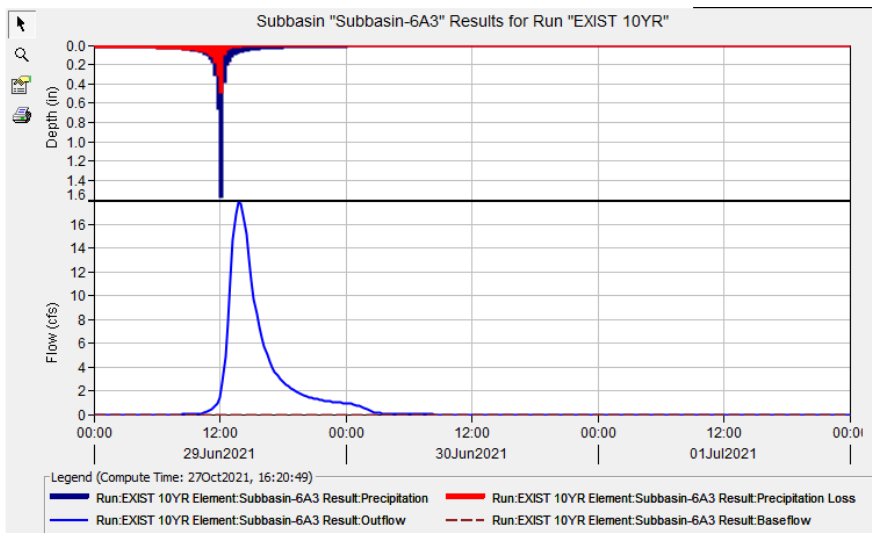
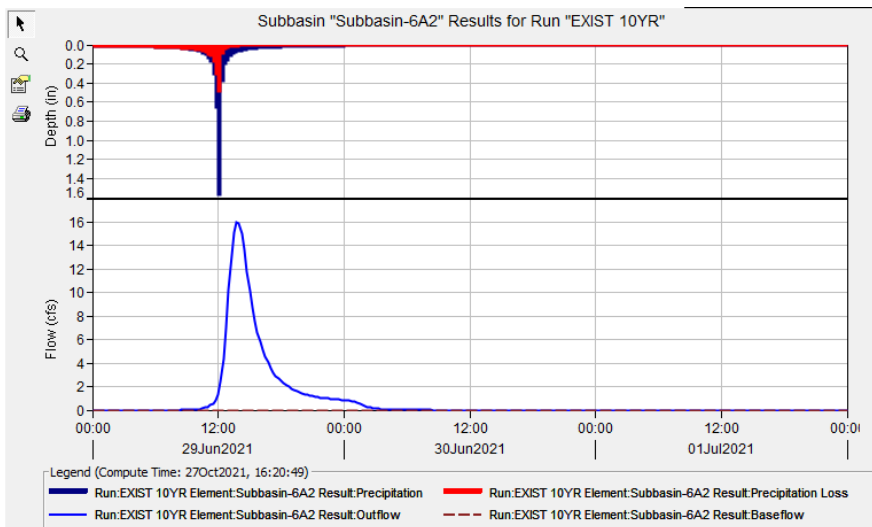
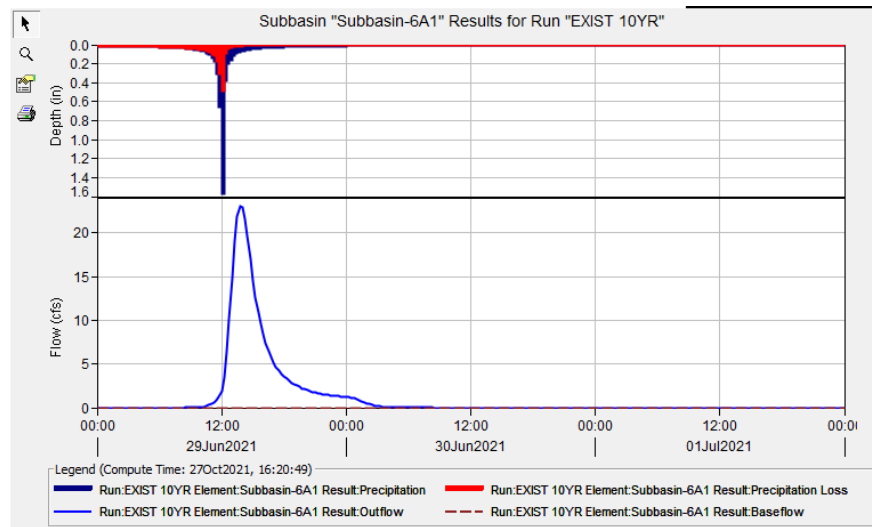
Start of Run: 29Jun2021, 00:00 Basin Model: EXIST CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 10YR
Compute Time: 27Oct2021, 16:20:49 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	17.8 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 13:45
Precipitation Volume:	9.6 (ACRE-FT)	Direct Runoff Volume:	5.4 (ACRE-FT)
Loss Volume:	4.3 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	5.4 (ACRE-FT)	Discharge Volume:	5.4 (ACRE-FT)





Project: WESLACO - COMPOSITE CN OP1 Simulation Run: PROP 50YR
Subbasin: Subbasin-5A1

Start of Run: 29Jun2021, 00:00 Basin Model: PROPOSED CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 50YR
Compute Time: 09Feb2022, 15:02:16 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	191.9 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 12:15
Precipitation Volume:	27.6 (ACRE-FT)	Direct Runoff Volume:	26.6 (ACRE-FT)
Loss Volume:	1.0 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	26.6 (ACRE-FT)	Discharge Volume:	26.6 (ACRE-FT)

Project: WESLACO - COMPOSITE CN OP1 Simulation Run: PROP 50YR
Subbasin: Subbasin-5A4

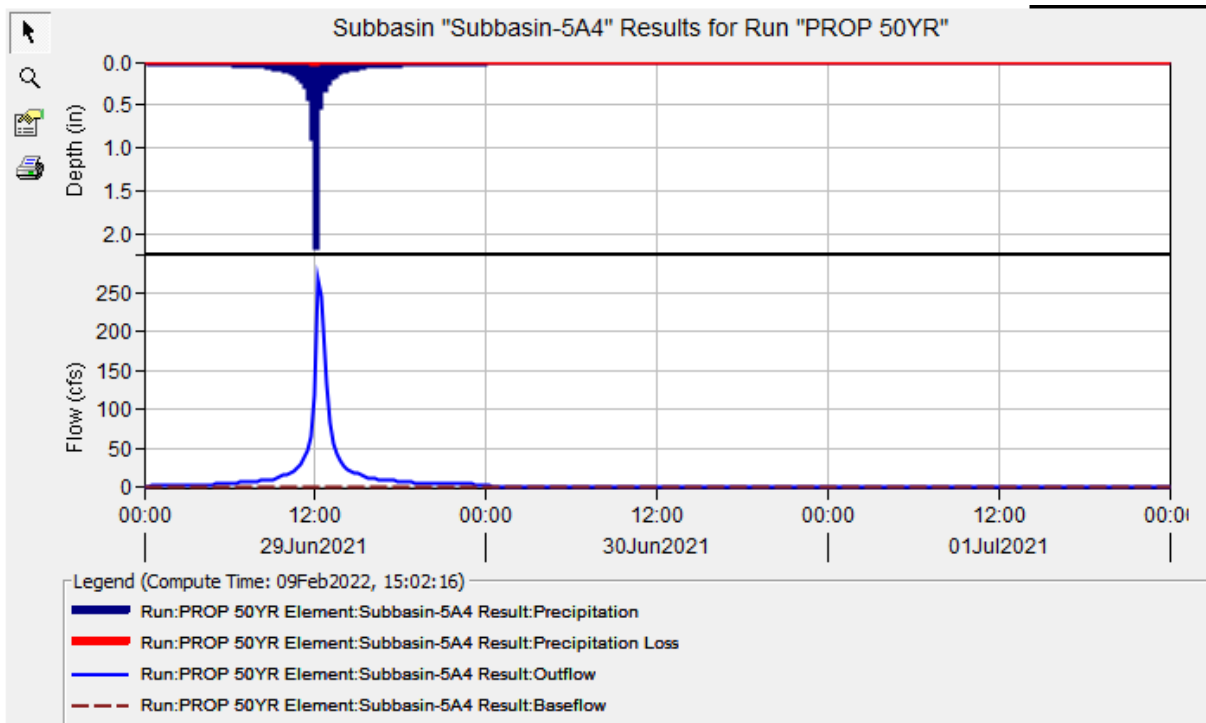
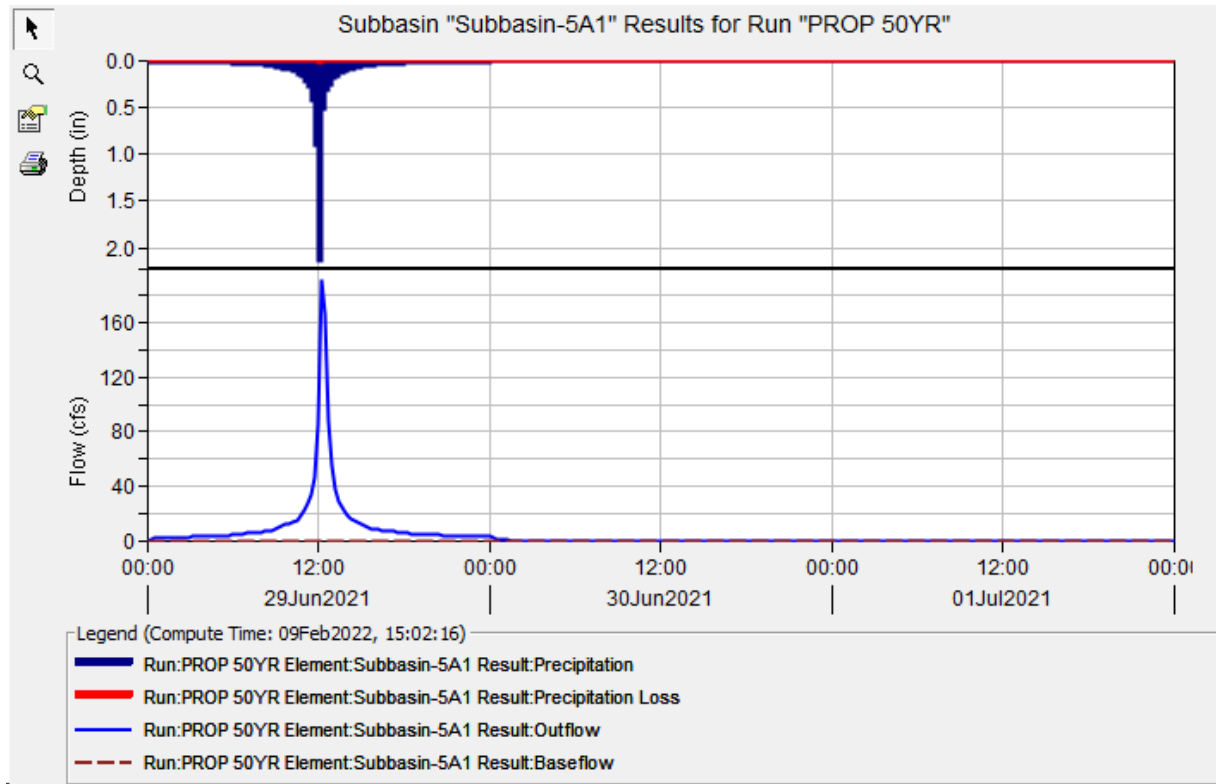
Start of Run: 29Jun2021, 00:00 Basin Model: PROPOSED CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 50YR
Compute Time: 09Feb2022, 15:02:16 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	266.9 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 12:15
Precipitation Volume:	40.3 (ACRE-FT)	Direct Runoff Volume:	38.3 (ACRE-FT)
Loss Volume:	2.0 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	38.3 (ACRE-FT)	Discharge Volume:	38.3 (ACRE-FT)





Project: WESLACO - COMPOSITE CN OP1 Simulation Run: PROP 50YR
Subbasin: Subbasin-6A1

Start of Run: 29Jun2021, 00:00 Basin Model: PROPOSED CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 50YR
Compute Time: 09Feb2022, 15:02:16 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	130.9 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 12:15
Precipitation Volume:	18.9 (ACRE-FT)	Direct Runoff Volume:	17.5 (ACRE-FT)
Loss Volume:	1.5 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	17.5 (ACRE-FT)	Discharge Volume:	17.5 (ACRE-FT)

Project: WESLACO - COMPOSITE CN OP1 Simulation Run: PROP 50YR
Subbasin: Subbasin-6A2

Start of Run: 29Jun2021, 00:00 Basin Model: PROPOSED CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 50YR
Compute Time: 09Feb2022, 15:02:16 Control Specifications: Control 1

Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	92.2 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 12:15
Precipitation Volume:	13.1 (ACRE-FT)	Direct Runoff Volume:	12.2 (ACRE-FT)
Loss Volume:	1.0 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	12.2 (ACRE-FT)	Discharge Volume:	12.2 (ACRE-FT)

Project: WESLACO - COMPOSITE CN OP1 Simulation Run: PROP 50YR
Subbasin: Subbasin-6A3

Start of Run: 29Jun2021, 00:00 Basin Model: PROPOSED CONDITIONS
End of Run: 02Jul2021, 00:00 Meteorologic Model: 50YR
Compute Time: 09Feb2022, 15:02:16 Control Specifications: Control 1

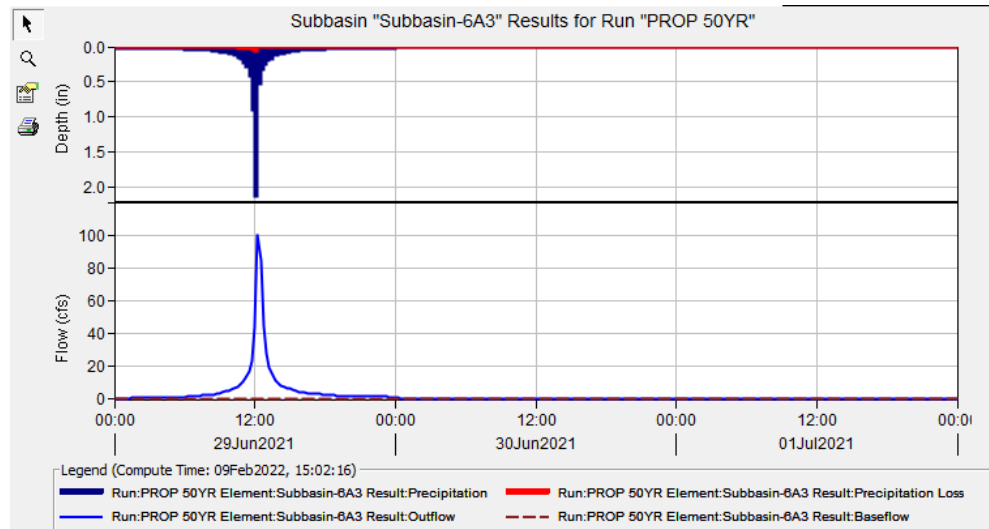
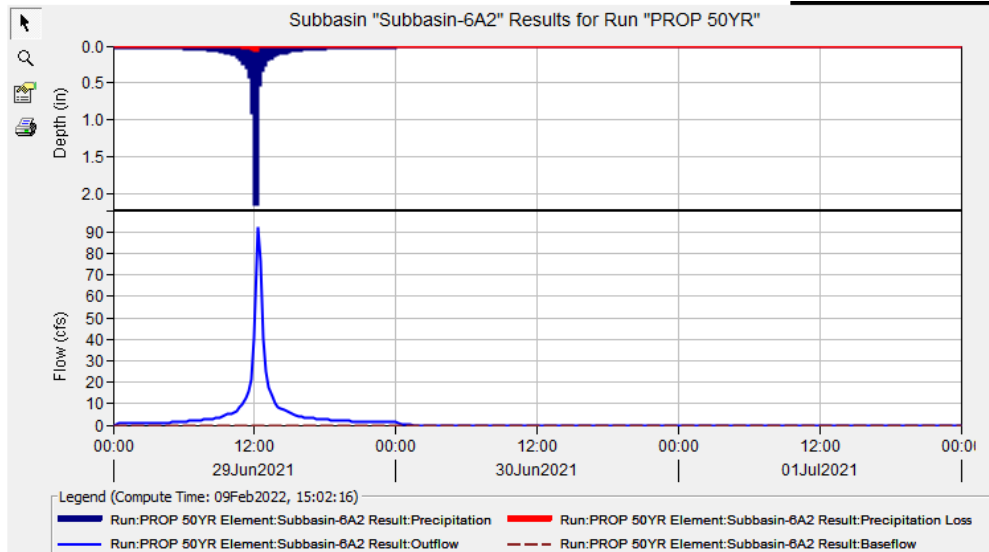
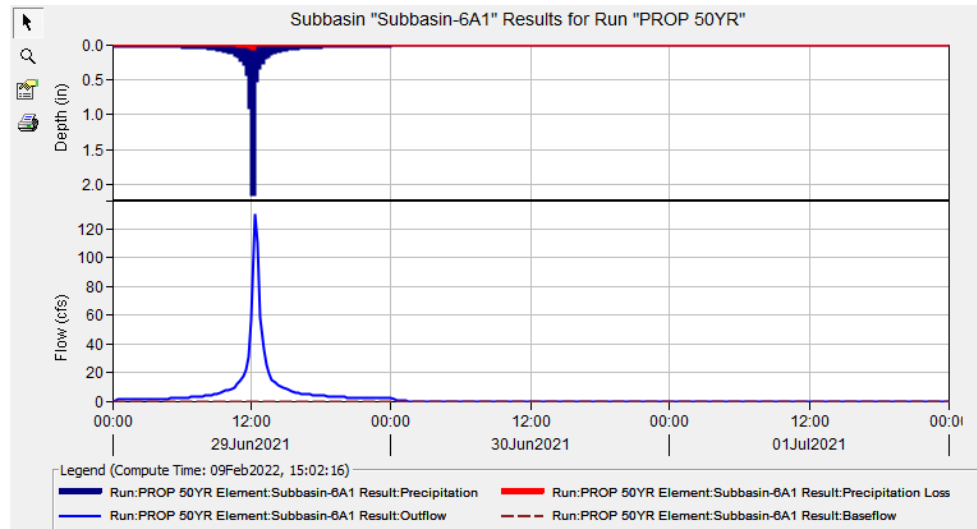
Volume Units: ☐ IN ☒ ACRE-FT

Computed Results

Peak Discharge:	100.8 (CFS)	Date/Time of Peak Discharge:	29Jun2021, 12:15
Precipitation Volume:	14.7 (ACRE-FT)	Direct Runoff Volume:	13.3 (ACRE-FT)
Loss Volume:	1.3 (ACRE-FT)	Baseflow Volume:	0.0 (ACRE-FT)
Excess Volume:	13.3 (ACRE-FT)	Discharge Volume:	13.3 (ACRE-FT)



Jenialm
06/23/22



Channel Report

Studio Express by Hydrology Studio v 1.0.0.12

06-23-2022

SUBBASIN 5A1

Channel 3

CIRCULAR PIPE

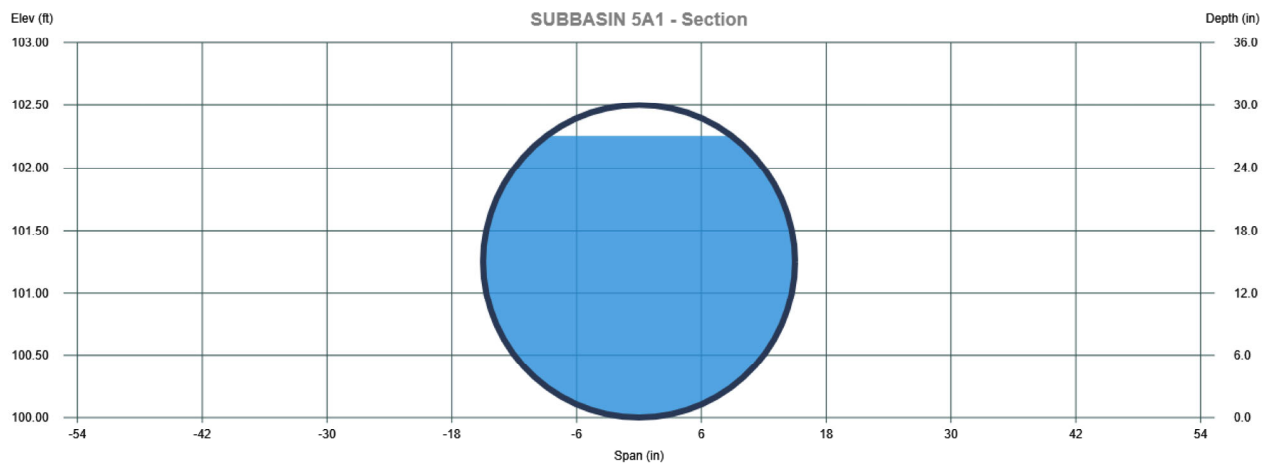
Diameter = 30.0 in
Invert Elevation = 100.00 ft
Pipe Slope = 0.410 %
Manning's n = 0.013

DISCHARGE

Method = Q vs Depth
Q Min = 0.55 cfs
Q Max = 27.99 cfs
Increments = 10

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(in)	(sqft)	(ft/s)	(ft)		(in)	(ft)	(ft)	(lb/sqft)	(ft)
27.99	27.0	4.65	6.01	6.25	0.013	21.7	102.3	102.81	0.58	1.50



Channel Report

Studio Express by Hydrology Studio v 1.0.0.12

06-21-2022

SUBBASIN 5A4

Channel 1

CIRCULAR PIPE

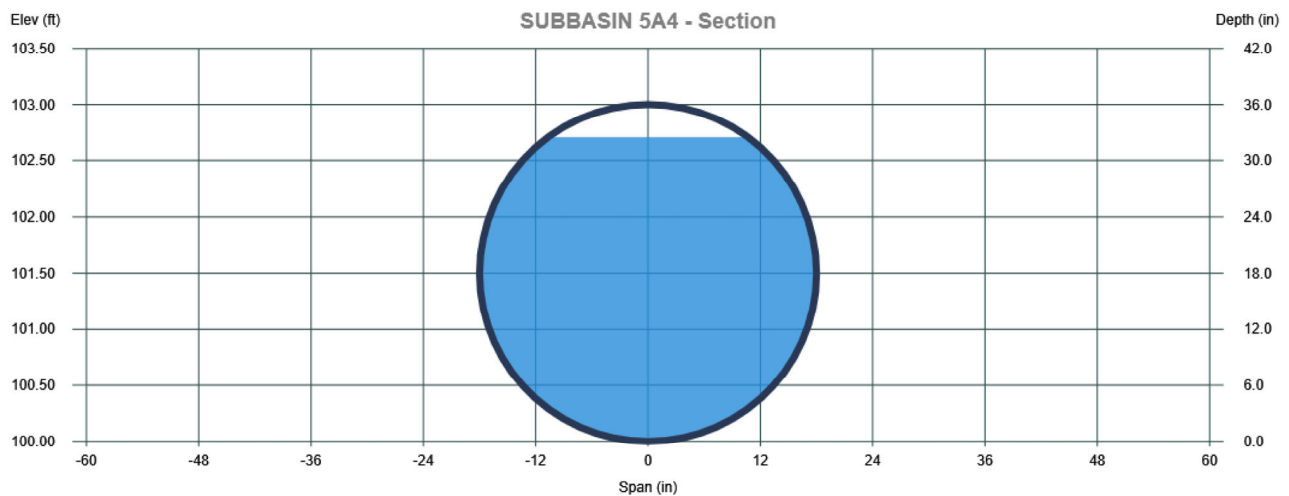
Diameter = 36.0 in
Invert Elevation = 100.00 ft
Pipe Slope = 0.320 %
Manning's n = 0.013

DISCHARGE

Method = Q vs Depth
Q Min = 0.79 cfs
Q Max = 40.21 cfs
Increments = 10

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(in)	(sqft)	(ft/s)	(ft)		(in)	(ft)	(ft)	(lb/sqft)	(ft)
40.21	32.4	6.70	6.00	7.49	0.013	24.8	102.7	103.26	0.54	1.80



Channel Report

Studio Express by Hydrology Studio v 1.0.0.12

06-21-2022

SUBBASIN 6A3

Channel 2

CIRCULAR PIPE

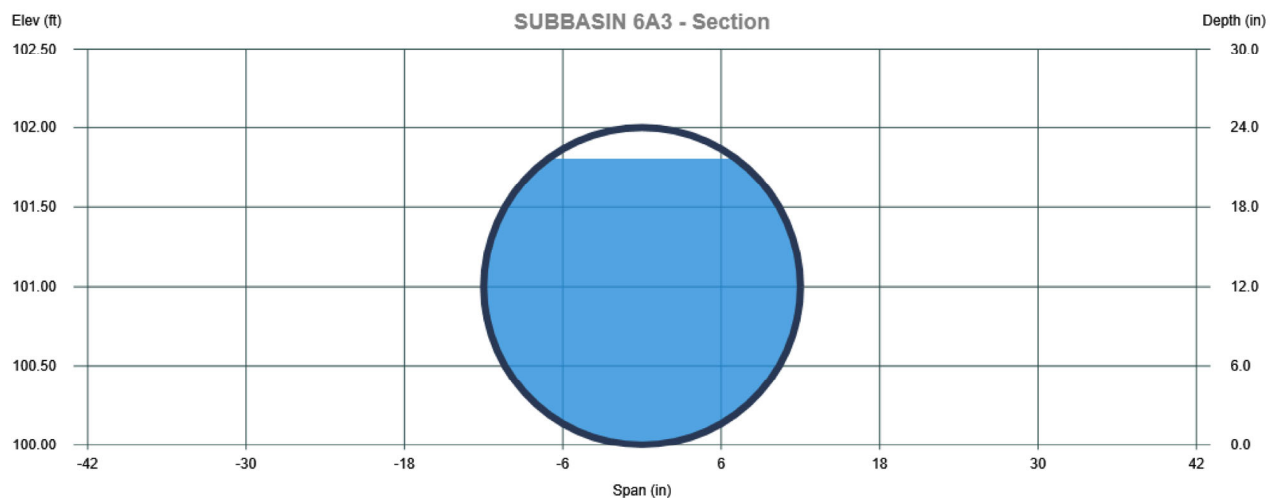
Diameter = 24.0 in
Invert Elevation = 100.00 ft
Pipe Slope = 0.500 %
Manning's n = 0.013

DISCHARGE

Method = Q vs Depth
Q Min = 0.33 cfs
Q Max = 17.05 cfs
Increments = 10

CALCULATION SAMPLE

Flow	Depth	Area	Velocity	WP	n-value	Crit Depth	HGL	EGL	Max Shear	Top Width
(cfs)	(in)	(sqft)	(ft/s)	(ft)		(in)	(ft)	(ft)	(lb/sqft)	(ft)
17.05	21.6	2.98	5.72	5.00	0.013	17.9	101.8	102.31	0.56	1.20



Soil Properties



MAP LEGEND

MAP INFORMATION

- Area of Interest (AOI)**

 - Area of Interest (AOI)
- Soils**

 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**

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

 - Streams and Canals
- Transportation**

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

 - Aerial Photography
- Other Features**

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

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	32.9	22.9%
Totals for Area of Interest		144.0	100.0%

Component Text Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the selected area. The component descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the associated 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 (components) for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The "Map Unit Component Nontechnical Descriptions" report gives a brief, general description of the soil components that occur in a map unit. Descriptions of nonsoil (miscellaneous areas) and minor map unit components may or may not be included. This description is written by the local soil scientists responsible for the respective soil survey area data. A more detailed description can be generated by the "Map Unit Description" report.

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

Report—Component Text Descriptions

Hidalgo County, Texas

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

Description Category: ES

Hidalgo: 85 percent

Gray Sandy Loam 25-35" PZ - Deep, calcareous fine sandy loam or sandy clay loam. Originally a grassland of trichloris, cottontop, sprangletop, windmillgrass, vine-mesquite, and bristlegrass; with scattered shrubs like guajillo, spiny hackberry, ephedra, texas ebony, and yaupon. Forbs include legumes and orange zexmenia.

Description Category: GENSOIL

Hidalgo: 85 percent

The Hidalgo component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on terraces on relict delta plains. The parent material consists of calcareous loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R083DY019TX Gray Sandy Loam ecological site. Nonirrigated land capability classification is 2s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 4 within 30 inches of the soil surface.

Description Category: PHG

Hidalgo: 85 percent

8C - LOAMY UPLAND - Moderately deep to very deep uplands with loamy surfaces and friable loamy subsoils; slopes 0 to 8 percent; medium natural fertility; medium to high water holding capacity with good plant-soil-moisture relationship; medium to high production potential.

Description Category: GENSOIL

Willacy: 10 percent

Generated brief soil descriptions are created for major soil components. The Willacy soil is a minor component.

Description Category: GENSOIL

Brennan: 5 percent

Generated brief soil descriptions are created for major soil components. The Brennan soil is a minor component.

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

Description Category: ES

Hidalgo: 85 percent

Gray Sandy Loam 20-25" PZ - Deep, calcareous fine sandy loam or sandy clay loam. Originally a grassland of trichloris, cottontop, sprangletop, windmillgrass, vine-mesquite, and bristlegrass; with scattered shrubs like guajillo, spiny hackberry, ephedra, texas ebony, and yaupon. Forbs include legumes and orange zexmenia.

Description Category: GENSOIL

Hidalgo: 85 percent

The Hidalgo component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on terraces on relict delta plains. The parent material consists of calcareous loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083DY019TX Gray Sandy Loam ecological site. Nonirrigated land capability classification is 2c. Irrigated land capability classification is 1 This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 4 within 30 inches of the soil surface.

Description Category: PHG

Hidalgo: 85 percent

8C - LOAMY UPLAND - Moderately deep to very deep uplands with loamy surfaces and friable loamy subsoils; slopes 0 to 8 percent; medium natural fertility; medium to high water holding capacity with good plant-soil-moisture relationship; medium to high production potential.

Description Category: GENSOIL

Raymondville: 7 percent

Generated brief soil descriptions are created for major soil components. The Raymondville soil is a minor component.

Description Category: GENSOIL

Racombes: 6 percent

Generated brief soil descriptions are created for major soil components. The Racombes soil is a minor component.

Description Category: GENSOIL

Willacy: 2 percent

Generated brief soil descriptions are created for major soil components. The Willacy soil is a minor component.

Map Unit: 52—Raymondville clay loam, 0 to 1 percent slopes

Description Category: GENSOIL

Raymondville: 85 percent

The Raymondville component makes up 85 percent of the map unit. Slopes are 0 to 1 percent. This component is on delta plains on relict delta plains. The parent material consists of calcareous clayey alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R083DY025TX Clay Loam ecological site. Nonirrigated land capability classification is 2s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.

Description Category: GENSOIL

Unnamed: 15 percent

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Data Source Information

Soil Survey Area: Hidalgo County, Texas

Survey Area Data: Version 19, Jun 11, 2020

Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (Ksat), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (ovendry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report—Physical Soil Properties

Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	0-17	53-63- 75	5-19- 35	5-18- 20	1.35-1.45 -1.65	14.00-28.00-42.00	0.10-0.13-0.15	0.3- 1.4- 1.7	0.5- 1.0- 1.5	.24	.24	5	3	86
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
Willacy	—	—	—	—	—	—	—	—	—					
Brennan	—	—	—	—	—	—	—	—	—					

Physical Soil Properties---Hidalgo County, Texas

Physical Soil Properties—Hidalgo County, Texas														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55- 70	5-18- 28	20-27- 30	1.35-1.50 -1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5- 2.7- 5.0	1.0- 1.5- 2.0	.17	.17	5	5	56
	17-28	25-48- 70	10-25- 50	23-27- 35	1.20-1.40 -1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.1- 5.0	0.3- 0.6- 1.0	.28	.28			
	28-38	25-35- 70	10-35- 50	23-30- 35	1.20-1.40 -1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2- 2.3- 5.9	0.1- 0.3- 0.5	.32	.32			
	38-80	25-30- 70	10-40- 50	23-30- 35	1.40-1.50 -1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0- 2.2- 5.0	0.1- 0.2- 0.3	.32	.32			
Raymondville	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Racombes	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Willacy	—	—	—	—	—	—	—	—	—	—	—	—	—	—
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	0-15	-31-	-33-	32-37- 42	1.20-1.33 -1.45	1.40-2.70-4.00	0.12-0.15-0.18	6.0- 7.5- 8.9	1.0- 2.0- 3.0	.28	.28	5	4	86
	15-43	-30-	-32-	35-38- 50	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0.18	6.0- 7.5- 8.9	0.5- 0.8- 1.0	.28	.28			
	43-65	-30-	-30-	35-40- 45	1.25-1.35 -1.45	0.42-1.00-1.40	0.12-0.15-0.18	6.0- 7.5- 8.9	0.1- 0.3- 0.5	.28	.28			
Unnamed	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020



Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

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

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

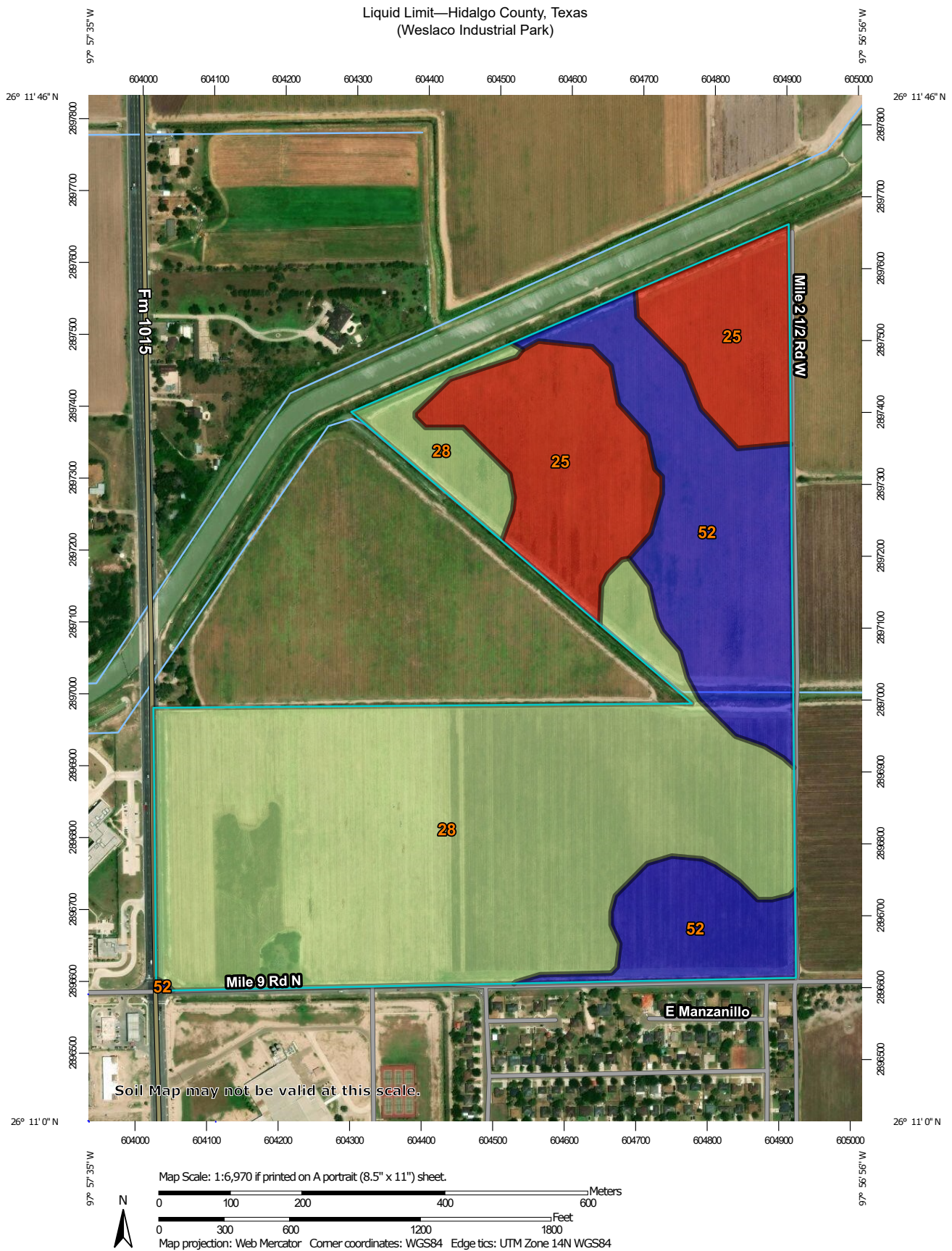
Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Fine sandy loam	CL, SM, SC-SM, SC	A-4, A-2-4	0-0-0	0-0-0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7-8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0-0-0	0-0-0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
52—Raymondville clay loam, 0 to 1 percent slopes														
Raymondville	85 C		0-15	Clay loam	CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	51-68- 85	37-44 -50	18-24-3 0
			15-43	Clay, clay loam	CH, CL	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100 -100	95-98-1 00	95-98-1 00	75-85- 95	38-47 -55	19-27-3 5
			43-65	Clay, clay loam	CH, CL	A-7-6	0- 0- 0	0- 0- 0	100-100 -100	85-93-1 00	80-90-1 00	75-85- 95	40-47 -53	20-25-3 0

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020





MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

<= 34.4

> 34.4 and <= 35.9

> 35.9 and <= 45.8

Not rated or not available

Soil Rating Lines

<= 34.4

> 34.4 and <= 35.9

> 35.9 and <= 45.8

Not rated or not available

Soil Rating Points

<= 34.4

> 34.4 and <= 35.9

> 35.9 and <= 45.8

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

Liquid Limit

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	34.4	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	35.9	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	45.8	32.9	22.9%
Totals for Area of Interest			144.0	100.0%

Description

Liquid limit (LL) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state. Generally, the amount of clay- and silt-size particles, the organic matter content, and the type of minerals determine the liquid limit. Soils that have a high liquid limit have the capacity to hold a lot of water while maintaining a plastic or semisolid state.

Liquid limit is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

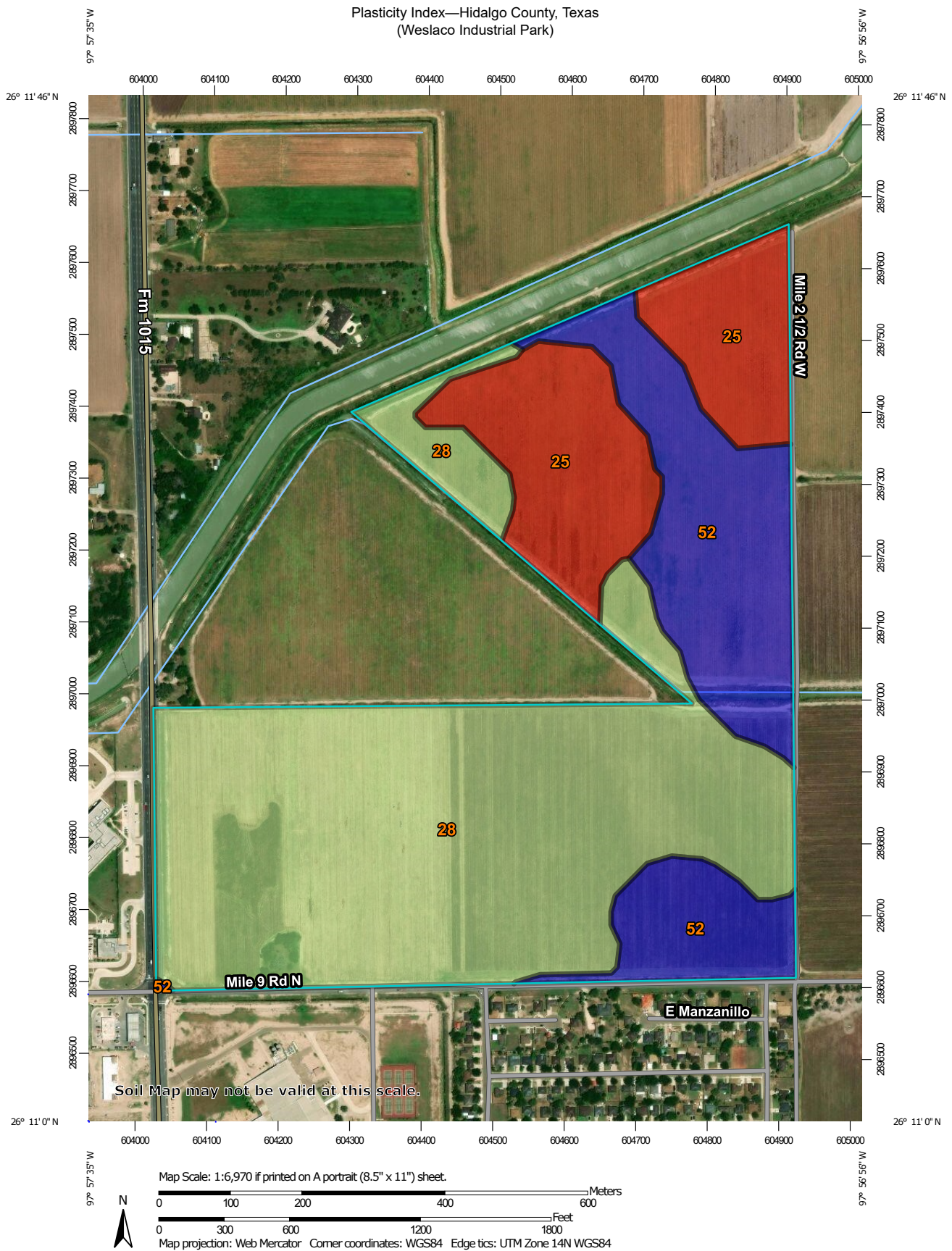
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

<= 14.9

> 14.9 and <= 16.6

> 16.6 and <= 25.6

Not rated or not available

Soil Rating Lines

<= 14.9

> 14.9 and <= 16.6

> 16.6 and <= 25.6

Not rated or not available

Soil Rating Points

<= 14.9

> 14.9 and <= 16.6

> 16.6 and <= 25.6

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

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.

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

Plasticity Index

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	14.9	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	16.6	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	25.6	32.9	22.9%
Totals for Area of Interest			144.0	100.0%

Description

Plasticity index (PI) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is defined as the numerical difference between the liquid limit and plastic limit of the soil. It is the range of water content in which a soil exhibits the characteristics of a plastic solid.

The plastic limit is the water content that corresponds to an arbitrary limit between the plastic and semisolid states of a soil. The liquid limit is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state.

Soils that have a high plasticity index have a wide range of moisture content in which the soil performs as a plastic material. Highly and moderately plastic clays have large PI values. Plasticity index is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: percent

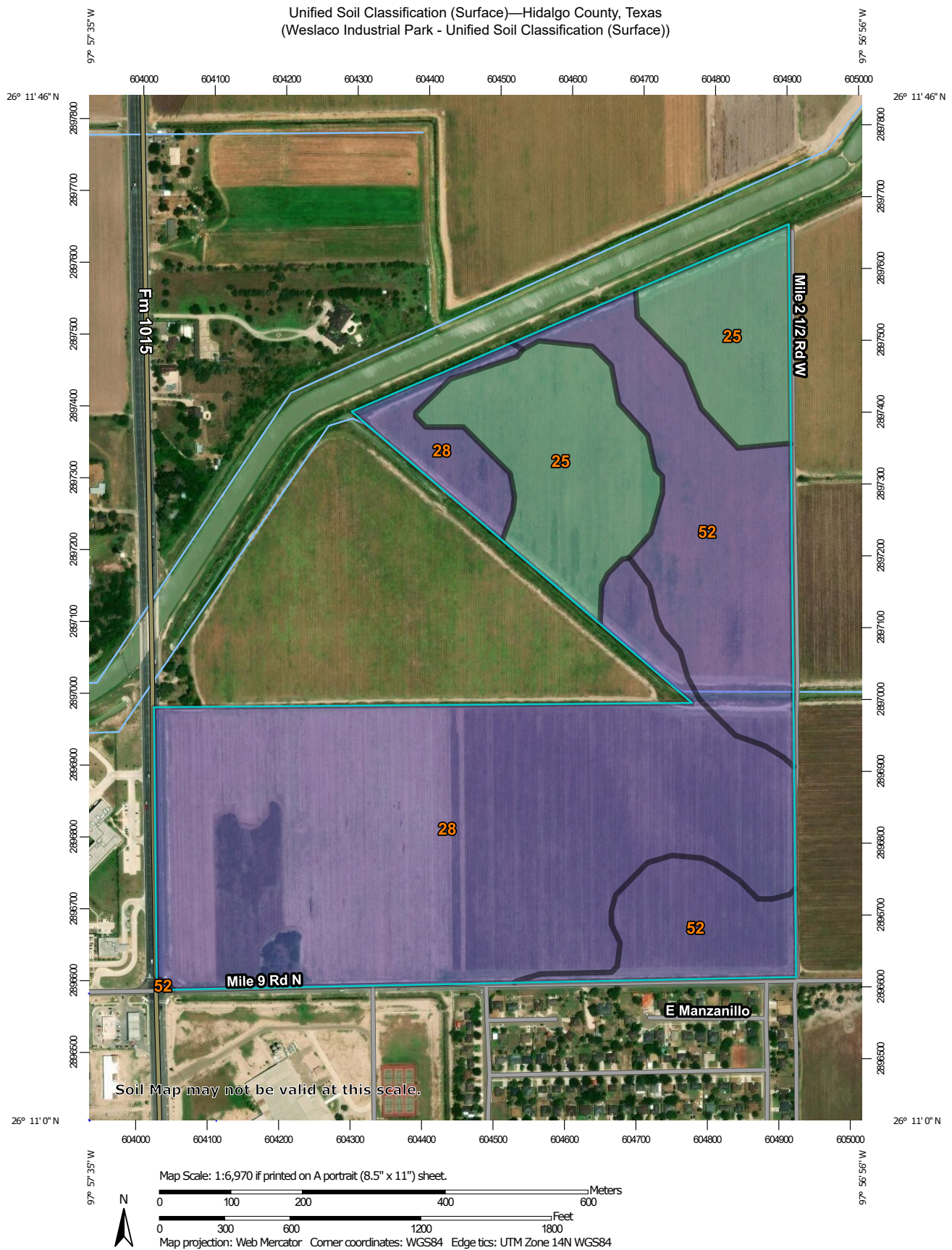
Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

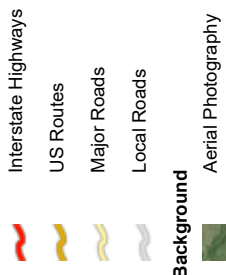
Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)





MAP INFORMATION



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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 19, Jun 11, 2020

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

Date(s) aerial images were photographed: Sep 20, 2015—Nov 5, 2017

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

Unified Soil Classification (Surface)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	SC-SM	28.0	19.5%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	CL	83.1	57.7%
52	Raymondville clay loam, 0 to 1 percent slopes	CL	32.9	22.9%
Totals for Area of Interest			144.0	100.0%

Description

The Unified soil classification system classifies mineral and organic mineral soils for engineering purposes on the basis of particle-size characteristics, liquid limit, and plasticity index. It identifies three major soil divisions: (i) coarse-grained soils having less than 50 percent, by weight, particles smaller than 0.074 mm in diameter; (ii) fine-grained soils having 50 percent or more, by weight, particles smaller than 0.074 mm in diameter; and (iii) highly organic soils that demonstrate certain organic characteristics. These divisions are further subdivided into a total of 15 basic soil groups. The major soil divisions and basic soil groups are determined on the basis of estimated or measured values for grain-size distribution and Atterberg limits. ASTM D 2487 shows the criteria chart used for classifying soil in the Unified system and the 15 basic soil groups of the system and the plasticity chart for the Unified system.

The various groupings of this classification correlate in a general way with the engineering behavior of soils. This correlation provides a useful first step in any field or laboratory investigation for engineering purposes. It can serve to make some general interpretations relating to probable performance of the soil for engineering uses.

For each soil horizon in the database one or more Unified soil classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

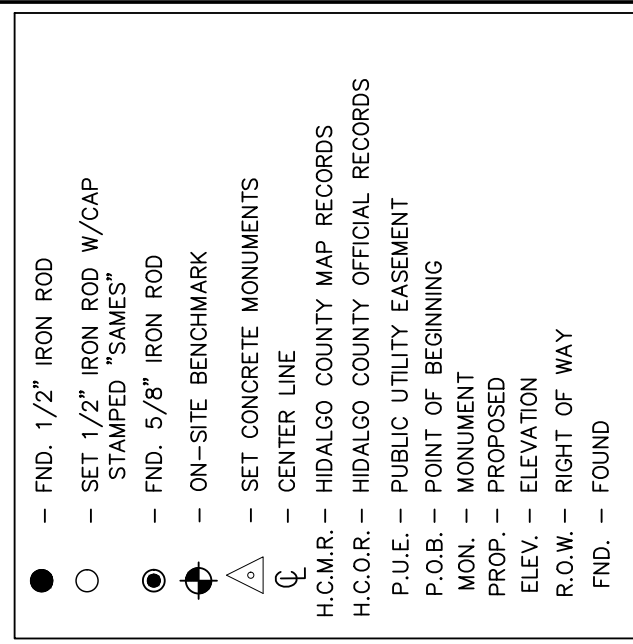
Tie-break Rule: Lower

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

Exhibits

BEING A 30 - LOT SUBDIVISION (INCLUDING ONE OUTLOT) CONTAINING 146.09 ACRES (6,363,662.99 SQ.FT.) GROSS, TRACTS OF LAND OUT OF FARM TRACT 1056, AND FARM TRACT 1056, WEST AND ADAMS TRACTS SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34 - 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON SHEET 11 OF THIS PLAT.

BEING A 30 - LOT SUBDIVISION (INCLUDING ONE OUTLOT) CONTAINING 146.09 ACRES (6,363,662.99 SQ.FT.) GROSS, TRACTS OF LAND OUT OF FARM TRACT 1056, AND FARM TRACT 1056, WEST AND ADAMS TRACTS SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34 - 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON SHEET 11 OF THIS PLAT.



P.O.B.
FOUND 1/2" IR, SOUTHWEST
CORNER.
N: 16592962.7828
E: 161806.4910
FARM TRACT 1056, FARM
TRACT 1057, BLOCK 116,
ADAMS TRACT SUBDIVISION,
VOL. 2, PG. 34, H.C.M.R.

1/2 IFF, LOCATED NEAR
NORTHEAST INTERSECTION OF
FM 1015 AND MILE 9 N RD
N: 16592962.7828
E: 1161806.4910
ELEV: 67.200

SAMES SAM Engineering & Surveying

200 S. 10th St, Ste. 1500
McAllen, TEXAS 78501
TEL. (956) 702-8880
FAX: (956) 702-8883

MID-VALLEY INTERNATIONAL
INDUSTRIAL PARK
SUBDIVISION

BEING A 39 - LOT SUBDIVISION (INCLUDING ONE OUTLOT) CONTAINING 148.89 ACRES (3,363,669.89 SQ. FT.)
GROSS TRACT OF LAND OUT OF FARM TRACT 1056, FARM TRACT 1057, AND FARM TRACT 1058, WEST AND
ADAMS TRACTS SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF
RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS ON SHEET 1 OF THIS PLAT.

WEST AND ADAMS TRACTS
N11.63 BR
TR-S426.99-N1086.9' FT
1054 11.63AC GR 11.43AC
VOL. 2, PG. 34-37,
OWNER NAME: GUADALUPE
DOCUMENT NO. 1575606,
H.C.M.R., H.C.D.R.

WEST AND ADAMS TRACTS
14.04 AC OF FT 1060
VOL 13.39 PG. 34-37,
OWNER NAME: LENORE D.
CARENA, 466277,
H.C.M.R., H.C.D.R.

WEST AND ADAMS TRACTS
VOL. 2, PG. 34-37,
OWNER NAME: STULLA
CORPORATION,
H.C.M.R.

HIDALGO COUNTY, TEXAS
H.C.M.R., H.C.D.R.
HIDALGO COUNTY, TEXAS
H.C.M.R., H.C.D.R.
HIDALGO COUNTY, TEXAS
H.C.M.R., H.C.D.R.

WEST AND ADAMS TRACTS
N11.63 BR
TR-S426.99-N1086.9' FT
1054 11.63AC GR 11.43AC
VOL. 2, PG. 34-37,
OWNER NAME: GUADALUPE
DOCUMENT NO. 1575606,
H.C.M.R., H.C.D.R.

CAMPACUAS ADDN
SE 25.75AC LOT 7 & ALL LOTS B EXC NE
5.73AC & W660' LOT BLK 116 109.20AC NET,
VOL. 1, PG. 02,
OWNER NAME: J. J. COOPER ENTERPRISES, LLC,
DOCUMENT NO. 3053281,
H.C.M.R., H.C.D.R.

CAMPACUAS ADDN
SE 25.75AC LOT 7 & ALL LOTS B EXC NE
5.73AC & W660' LOT BLK 116 109.20AC NET,
VOL. 1, PG. 02,
OWNER NAME: J. J. COOPER ENTERPRISES, LLC,
DOCUMENT NO. 3053281,
H.C.M.R., H.C.D.R.

WEST AND ADAMS TRACTS
VOL. 2, PG. 34-37,
OWNER NAME: GUADALUPE PEREZ
DOCUMENT NO. 2250128
H.C.M.R., H.C.D.R.

WEST AND ADAMS TRACTS
VOL. 2, PG. 34-37,
OWNER NAME: GUADALUPE PEREZ
DOCUMENT NO. 2250128
H.C.M.R., H.C.D.R.

WEST AND ADAMS TRACTS
VOL. 2, PG. 34-37,
OWNER NAME: GUADALUPE PEREZ
DOCUMENT NO. 2250128
H.C.M.R., H.C.D.R.

LEGEND

- - FND 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP
- ⊙ - STAMPED "SAMES"
- ⦿ - FND 5/8" IRON ROD
- ⬆ - ON-SITE BENCHMARK
- △ - SET CONCRETE MONUMENTS
- ⊕ - CENTER LINE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- P.O.B. - POINT OF BEGINNING
- MON. - MONUMENT
- PROG. - PROPOSED
- ELEV. - ELEVATION
- R.O.W. - RIGHT OF WAY
- FND. - FOUND

DATE OF PREPARATION: JUNE 2022

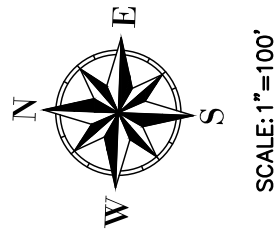
SHEET 3 OF 3

REGISTRATION # F-10602

SAMES SAM Engineering & Surveying

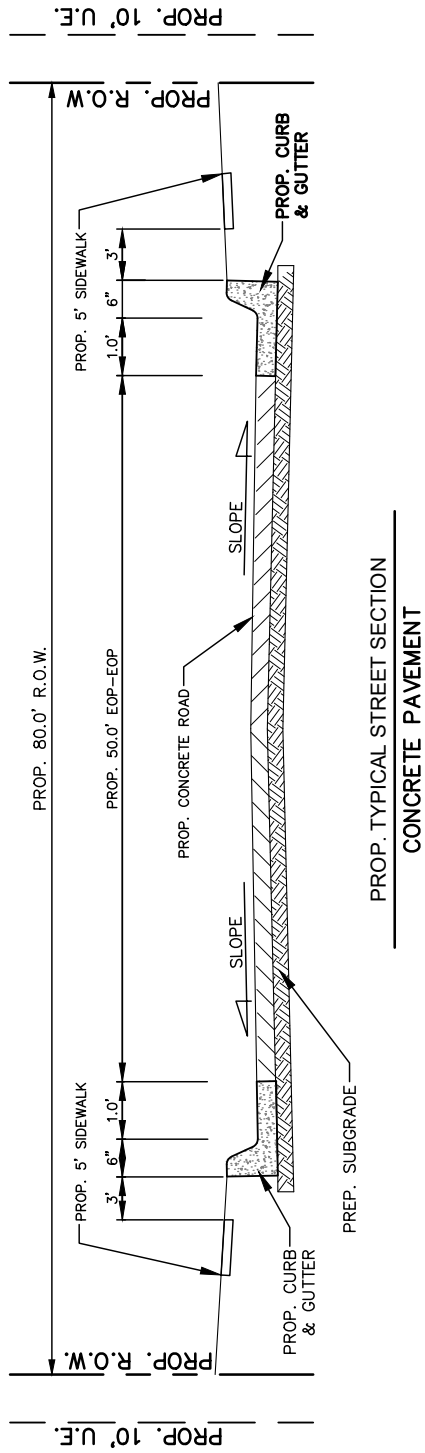
200 S. 10th St. Ste. 1500
McAllen, TEXAS 78501

TEL. (956) 702-8880
FAX: (956) 702-8883



Line #	Length	Direction
L1	20.00'	S01° 09' 51"E
L2	110.00'	S88° 50' 09"W
L3	70.71'	N46° 09' 51"W
L4	70.71'	S46° 09' 51"E
L5	70.71'	S43° 50' 09"W
L6	19.97'	N87° 05' 50"E
L7	42.43'	N43° 50' 09"E
L8	42.43'	S46° 09' 51"E
L9	114.28'	S50° 06' 51"E
L10	38.02'	N88° 49' 51"E
L11	42.43'	S43° 50' 09"W
L12	42.43'	N46° 09' 51"W
L13	28.28'	S46° 09' 51"E
L14	56.57'	S43° 50' 09"W
L15	56.57'	N46° 09' 51"W
L16	23.39'	S88° 50' 09"W
L17	36.00'	N88° 50' 09"E
L18	178.50'	N01° 09' 51"W
L19	19.80'	N43° 50' 09"E
L20	50.00'	N88° 50' 09"E
L21	25.00'	S01° 09' 51"E
L22	48.10'	S43° 50' 09"W
L23	356.0'	S01° 09' 51"E
L24	30.00'	S88° 50' 09"W
L25	132.50'	N01° 09' 51"W
L26	36.00'	S88° 50' 09"W
L27	36.00'	N88° 50' 09"E
L28	208.35'	S01° 09' 51"E
L29	19.80'	S46° 09' 51"E
L30	50.00'	N88° 50' 09"E
L31	25.00'	N01° 09' 51"W
L32	48.10'	N46° 09' 51"W
L33	380.70'	S46° 09' 51"E
L34	30.00'	S88° 50' 09"W
L35	137.40'	S01° 09' 51"E
L36	36.00'	S88° 50' 09"W
L37	90.00'	S01° 09' 51"E
L38	90.00'	N01° 09' 51"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.55'	20.00'	53.13'	N27° 43' 45"W	17.89'
C2	157.22'	80.00'	112.60'	S27° 00' 19"W	133.11'
C3	242.48'	80.00'	173.66'	N34° 51' 53"W	159.76'
C4	18.55'	20.00'	53.13'	S25° 24' 03"W	17.89'



INDEX TO SHEETS OF MESQUITA INDUSTRIAL PARK	
SHEET 1	HEADING: INDEX, LOCATION MAP, AND E.T.A. PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (WETES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; OWNER'S CLERK'S RECORDING CERTIFICATE; HUSBAND AND WIFE JOINTLY OWNED AND DIVIDED; A. MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2 - 3	PLAT WITH LOT AND EASEMENT DESIGNATIONS
SHEET 4 - 5	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION; REVISION NO. 1; WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 6 - 7	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

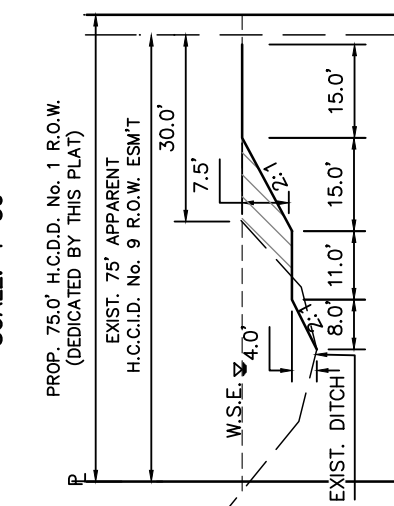
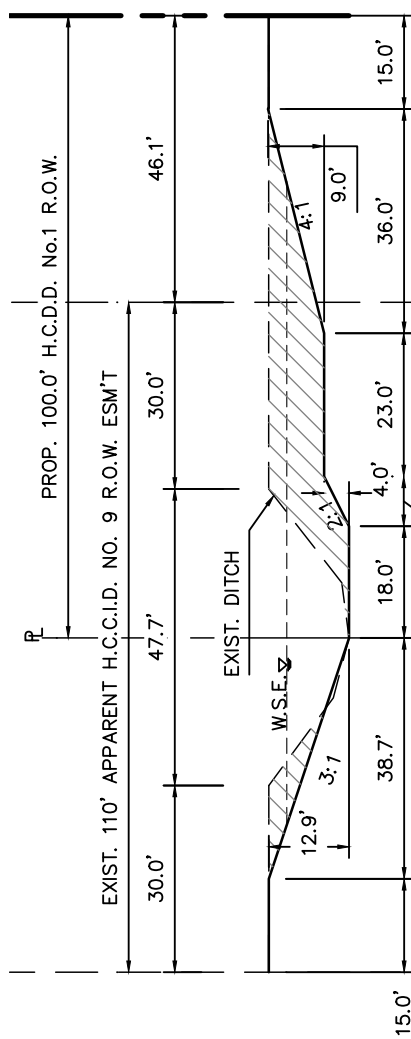
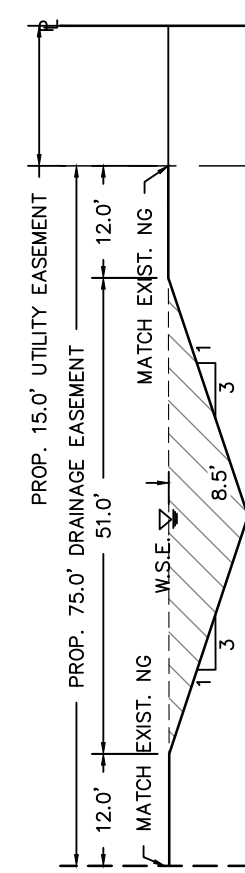
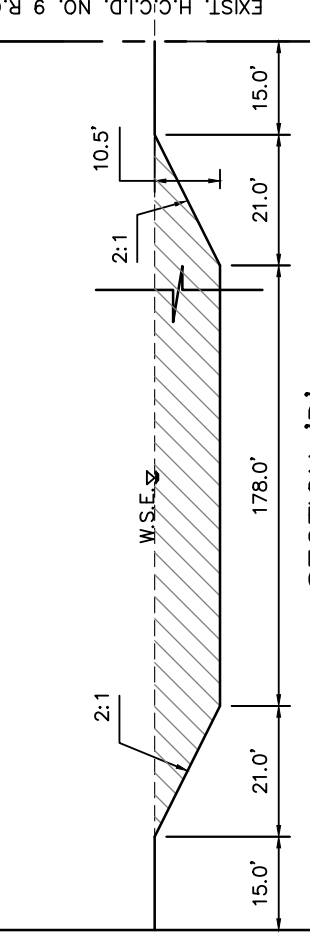
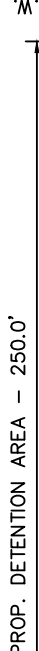
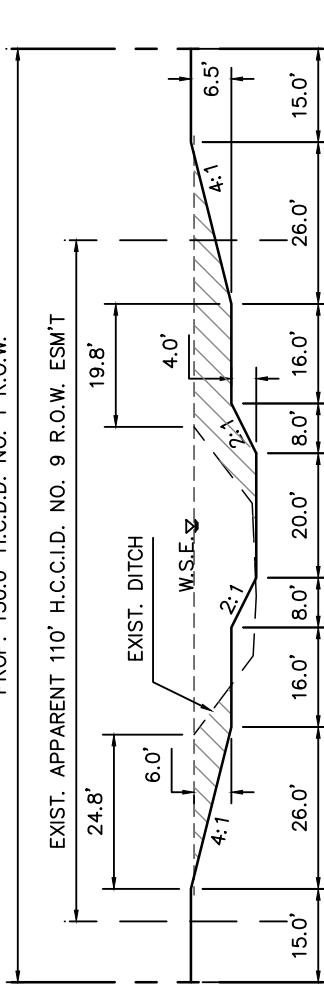
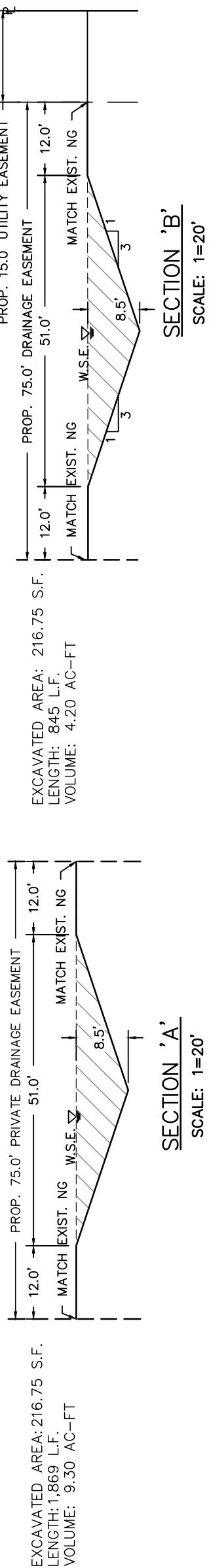
OWNER:	<u>WESLACO EDC</u>
ENGINEER:	<u>NADIA LOPEZ, P.E.</u>
SURVEYOR:	<u>OSCAR HERNANDEZ, RPLS</u>

ADDRESS CITY & ZIP

8596	<u>(956) 969-0838</u>	NONE
3501	<u>(956) 702-8880</u>	<u>(956) 702-8883</u>
3501	<u>(956) 702-8880</u>	<u>(956) 702-8883</u>

DATE OF PREPARATION: MARCH 2022

SAMES SAM Engineering & Surveying
 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
 McALLEN, TEXAS 78501 FAX: (956) 702-8883



DETENTION TABLE	
DETENTION VOLUME REQUIRED	64.50 AC. FT.
DETENTION VOLUME PROVIDED	68.33 AC. FT.

DRAINAGE REQUIREMENTS:

PROPOSED USE: 146.09-AC (GROSS), 8.00-AC (NET),
COMMERCIAL, 118.85-AC (NET) INDUSTRIAL;
DESIGN STORM: SCS UNIT HYDROGRAPHS
10-YR PRE/ 50-YR POST
126.3 CFS
782.7 CFS
CALCULATION METHOD:
PRE-DEVELOPMENT PEAK RUNOFF:
POST-DEVELOPMENT PEAK RUNOFF:

[illegible]

PROPOSED DETENTION PLAN:
 THE PROPOSED DETENTION AND SEDIMENTATION PONDS WILL BE UTILIZED TO MITIGATE THE IMPACTS OF A 50-YEAR STORM EVENT AND SHALL DISCHARGE TO IMPROVED H.C.C.I.D.
 NO. 9/H.C.C.I.D. NO.1 DITCH #7 AT A RATE NOT TO EXCEED EXISTING 10-YEAR
 STORM EVENT.

I, MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A
 "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"
 COMMUNITY MAP NUMBER 480334 0450 C.

DOCUMENT RELEASED FOR
SYSTEM REVIEW

UNDER THE AUTHORITY OF
NADIA M. LOPEZ, P.E. 111683
DOCUMENT INCOMPLETE.
DO NOT USE FOR BIDDING.

PREPARED BY: NADIA LOPEZ, P.E.

SHEET 7 OF 7
REGISTRATION # F-10602

REGISTRATION # F-10602

DATE OF PREPARATION: JUNE 2022

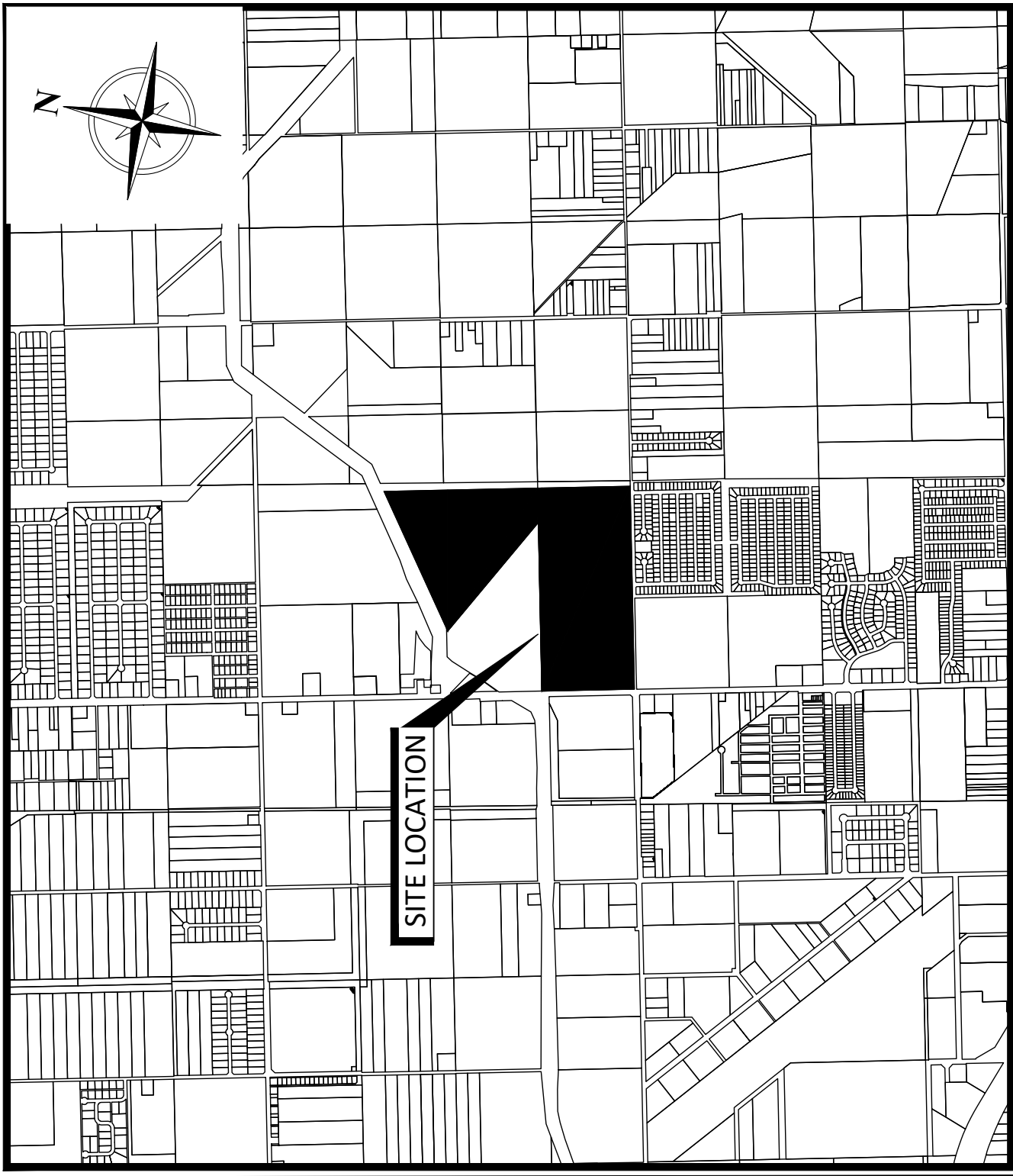
REGISTRATION # F-10602

SAMES SAM Engineering & Surveying

TEL. (956) 702-888
FAX: (956) 702-888

200 S. 10TH ST. SUITE
MCALLEN, TEXAS 78501

SHEET 1	HEADING: INDEX; LOCATION MAP; AND ETC. PRINCIPAL FEATURES; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTIONS (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HUALAQUI COUNTY JUDGE OF SUPERIOR COURT'S CERTIFICATION; HUALAQUI COUNTY CLERK'S RECORDING CERTIFICATE; A. MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.S. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2 - 3	PLAT WITH LOT AND EASEMENT DESIGNATIONS
SHEET 4 - 5	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 6 - 7	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE DESIGNERS CERTIFICATION; REVISION NOTES, & CONSTRUCTION DETAILS.



LOCATION MAP
SCALE: 1"=2000'

STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION: I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF WESLACO _____ DATE _____

CITY CLERK _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
COUNTY OF HIDALGO

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 §82.11(C). THE DISTRICT HAS NOT REVIEWED THE DRAINAGE PLANS FOR THIS SUBDIVISION AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE SUBDIVISION BASED ON THE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

STATE OF TEXAS

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

DATE THIS _____ DAY OF _____ 20____

- 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.D. #9.
- THE DRAINAGE PLANS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, OR SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- H.C.C.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, H.C.C.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE EXPENSE OF H.C.C.D. #9.
- H.C.C.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- H.C.C.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF MID-VALLEY INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 20____.

ATTEST: _____ HIDALGO COUNTY JUDGE _____ DATE _____

_____ HIDALGO COUNTY CLERK _____ DATE _____

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

ON: _____ AT _____ AM/PM.
INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

INDEX TO SHEETS FOR AMENDED PLAT OF MID-VALLEY INTERNATIONAL INDUSTRIAL PARK	
HEADING: INDEX; LOCATION MAP; AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE APPROVAL CERTIFICATE; CAMERON COUNTY JUDGE APPROVAL CERTIFICATE; CAMERON COUNTY CLERK'S RECORDING CERTIFICATE; A. MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.D. No. 1 CERTIFICATION; H.C. IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.	
SHEET 1	OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
SHEET 2	PLAT WITH LOT AND EASEMENT DESIGNATIONS
SHEET 3 - 4	

SURVEY NOTES:

- BASES OF BEARING: SOUTH LINE OF FARM TRACT 1056, ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88B).

GENERAL NOTES

- THIS SUBDIVISION LIES WITHIN THE CITY OF WESLACO, TEXAS CITY LIMITS.
- SUBDIVISION ZONING IS AS FOLLOWS: B-2 (SECONDARY AND HIGHWAY BUSINESS DISTRICT)
LOTS 2 - 20.....LOTS 1 (INDUSTRIAL DISTRICT)
- MINIMUM SETBACK FOR ZONE B-2 ARE AS FOLLOWS:
FRONT WHERE EASEMENT (IF APPLIES)..... 20 FEET
REAR..... 20 FEET
SIDES..... 10 FEET
CORNER LOT SIDE..... 5 FEET
MINIMUM SETBACK FOR ZONE I ARE AS FOLLOWS:
(EXCEPT WHERE GREATER EASEMENT APPLIES)
FRONT..... 20 FEET
REAR..... 10 FEET
SIDES..... 5 FEET
CORNER LOT SIDE..... 10 FEET
FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "ZONE X" - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
FLOOD ZONE MAP: FEMA FIRM NO. 1708033H 0450 C
MAP REVISION: JUNE 01, 2000
- STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
- A 6 FT SIDEWALK IS REQUIRED ALONG FM 1015 AND A 5 FT SIDEWALK IS REQUIRED ALONG MILE 9 ROAD UPON THE ISSUANCE OF A NOTICE TO PROCEED.
- A 6 FT SIDEWALK (LOCATED 3-FT BEHIND BACK OF CURB) WITH ADA RAMPS IS REQUIRED ALONG BOTH SIDES OF INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT, ON CORNER LOTS OR COMMON AREAS. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJACENT TO THE LOT.
- ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE TOP OF THE ADJACENT CURB OR 67.20 FEET, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FPE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND AS DESCRIBED AS:
BENCHMARK NO. 1: ELEV. 67.200 FEET; 1/2 INCH ROD LOCATED NEAR THE NORTHEAST INTERSECTION OF FM 1015 AND MILE 9 RD.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT BE LOCATED OUTSIDE THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE EXPENSE OF H.C.C.D. #9. THE DRAINAGE PLANS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, OR SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- INDIVIDUAL LOT DEVELOPERS SHALL SUBMIT A DRAINAGE REPORT FOR THEIR RESPECTIVE DEVELOPMENT. IF THE REQUIRED DETENTION VOLUME EXCEEDS WHAT HAS BEEN PROVIDED FOR THE SITE, THE DEVELOPER IS RESPONSIBLE FOR PROVIDING THE DIFFERENCE IN VOLUME AND DETENTION.
- LOTS 1A THROUGH 1D AND 20A THROUGH 20D SHALL NOT DISCHARGE STORMWATER RUNOFF TO TADOT DRAINAGE SYSTEM.
- STORMWATER RUNOFF FOR EACH LOT SHALL BE ACCOMPLISHED AS FOLLOWS:
- LOTS 1A THROUGH 1D.....CONVEY RUNOFF TO DRAINAGE EASEMENT ALONG BACK OF LOTS
- LOTS 7 THRU 12.....CONVEY RUNOFF TO DRAINAGE EASEMENT AND/OR R.O.W. ALONG BACK OF LOTS
- LOTS 13 THRU 20D.....CONVEY RUNOFF TO DRAINAGE EASEMENT ALONG BACK OF LOTS
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT.
- ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED.
- LOT A IS A GREENBELT LOT FOR DRAINAGE PURPOSES AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00 FEET AS NOTED. 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.
- NO ABOVE GROUND UTILITIES WILL BE PERMITTED WITHIN THIS SUBDIVISION.
- ANY/ALL UTILITIES CROSSING H.C.C.I.D. #9 RIGHT-OF-WAY/EASEMENTS TO BE COORDINATED AND PERMITTED WITH IRRIGATION DISTRICT.
- LOT OWNER(S) 1A THRU 1D AND 20A THROUGH 20D SHALL PROVIDE SHARED COMMON CROSS ACCESS BETWEEN LOTS. A RECIPROCAL ACCESS AGREEMENT IS REQUIRED BETWEEN COMMERCIAL LOTS.
- NO ACCESS DIRECTLY ONTO MILE 9 ROAD SHALL BE PERMITTED FOR LOTS 2 THROUGH 8.
- NO ACCESS WILL BE ALLOWED TO MILE 2-1/2 RD.
- ALL PERMETER 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.
- A STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
- LANDSCAPING IS REQUIRED AS PER CITY ORDINANCE.
- ALL COMMON ACCESS, PARKING, AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.
- INDIVIDUAL LOT DEVELOPERS SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE WATER PRESSURE FOR THE REQUIRED FIRE PROTECTION/SUPPRESSION SYSTEM FOR THEIR RESPECTIVE DEVELOPMENT.
- SITE PLAN APPROVAL REQUIRED FOR EACH LOT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A PROVISION FOR DISCHARGING FLOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING POND TO BE OFFSET 2'-6" FROM RIGHT-OF-WAY LINE.

TXDOT NOTES

- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN FM 1015 R.O.W.
- MAXIMUM ACCESS POINTS TO FM 1015 FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRAINWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM OF THREE (3) ACCESS POINTS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, ACCEL. LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

AMENDED PLAT OF
MID-VALLEY INTERNATIONAL
INDUSTRIAL PARK
SUBDIVISION

BING A 147.25 ACRE (6,414,486.98 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 1, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 2, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 3, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 4, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 5, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 6, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 7, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 8, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 9, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 10, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) GROSS, TRACT OF LAND COMPRISED OF TRACT 11, BING A 35.81 ACRE (1,562,500.00 SQ. FT.) 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LIST OF OWNERS

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

[illegible]

INDEX TO SHEETS FOR AMENDED PLAT OF MID-VALLEY INTERNATIONAL INDUSTRIAL PARK	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETL# PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF DENVER, COLORADO, RECORDING INFORMATION; ADEQUATELY DESCRIBED SUBDIVISION; ADEQUATELY DESCRIBED CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.RRIGATION DISTRICT #2; AND H.C.A.D. REVISION NOTES.
SHEET 2	OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
SHEET 3 - 4	PLAT WITH LOT AND EASEMENT DESIGNATIONS

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

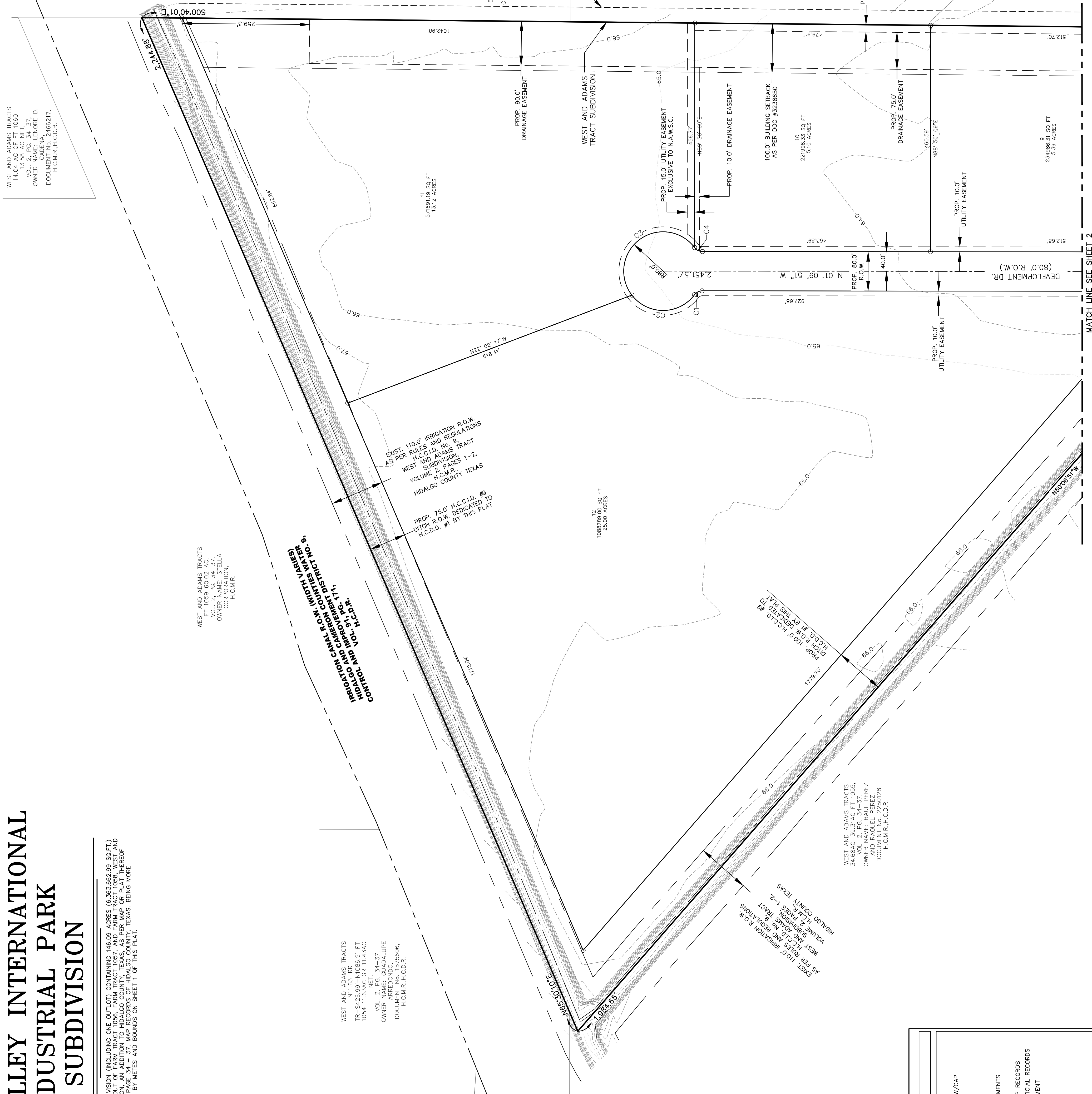
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	EDC. OF WESLACO	275 S KANSAS AVE.	WESLACO, TEXAS 78596	(956) 969-0838
ENGINEER:	MARIO A. GARCIA, PE	200 S. 10TH ST., STE. 1500	MCCALLEN, TEXAS 78501	(956) 702-8880
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., STE. 1500	MCCALLEN, TEXAS 78501	(956) 702-8880

DATE OF PREPARATION: AUGUST 2024


SAMES
 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8888
 McALLEN, TEXAS 78501 FAX: (956) 702-8883
 TEX. REG. ENGINEERING FIRM F-10602
 TEX. REG. SURVEYING FIRM No. 101416-00

**AMENDED PLAT OF
MID-VALLEY INTERNATIONAL
INDUSTRIAL PARK
SUBDIVISION**

BEING A 30 - LOT SUBDIVISION (INCLUDING ONE OUTLOT) CONTAINING 146.09 ACRES (6,363,662.92 SQ. FT.) ADJACENT TO THE WEST AND NORTH OF THE EAST 1/2 OF THE 1/4 SECTION 36, T10N, R10E, S10E, ADAMS TRACT OF LAND OUT OF FARM TRACT 1056, FARM TRACT 1057, AND FARM TRACT 1058, WEST AND NORTH OF THE 1/4 SECTION 36, T10N, R10E, S10E, ADAMS TRACTS SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34 - 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON SHEET 1 OF THIS PLAT.



Parcel Line Table		
Line #	Length	Direction
L1	11.000	N88° 50' 09"E
L2	20.000	N01° 09' 57"W
L3	70.71	N46° 09' 51"W
L4	70.71	N43° 50' 09"E
L5	70.71	N46° 09' 51"W
L6	19.97	N87° 50' 05"E
L7	42.43	S43° 50' 09"W
L8	42.43	S46° 09' 51"E
L9	11.428	S00° 06' 51"E
L10	38.002	N88° 49' 51"E
L11	42.43	N43° 50' 09"W
L12	42.43	N46° 09' 51"W
L13	28.28	N46° 09' 51"W
L14	56.57	S43° 50' 09"W
L15	56.57	N46° 09' 51"W
L16	23.39	S88° 50' 09"W
L17	36.00	N88° 50' 09"E
L18	22.448	N01° 09' 51"W
L19	19.80	N43° 50' 09"E
L20	50.000	N88° 50' 09"E
L21	25.000	S00° 09' 51"E
L22	48.08	S43° 50' 09"W
L23	353.97	S01° 09' 51"E
L24	30.00	S88° 50' 09"W
L25	87.48	N01° 09' 51"W
L26	36.00	S88° 50' 09"W
L27	36.00	S88° 50' 09"W
L28	248.35	N01° 09' 51"W
L29	19.80	N46° 09' 51"W
L30	50.000	S88° 50' 09"W
L31	25.000	S01° 09' 51"E
L32	48.08	S46° 09' 51"E
L33	380.71	N01° 09' 51"E
L34	30.00	N88° 50' 09"E
L35	97.35	N01° 09' 51"W
L36	36.00	N88° 50' 09"E
L37	80.00	N01° 09' 51"W
L38	90.00	N01° 09' 51"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.55	20.00	53.13	S27° 43' 45"E	17.89
C2	147.26	80.00	105.47	S01° 33' 32"E	127.34
C3	252.43	80.00	180.79	N38° 25' 43"W	160.00
C4	18.55	20.00	53.13	N25° 24' 03"E	17.89

- | LEGEND | |
|--------|---|
| ● | — FND 1/2" IRON ROD |
| ○ | — SET 1/4" IRON ROD W/CAP
STAMPED "SAMS" |
| ⦿ | — FND 5/8" IRON ROD |
| ⬢ | — ON-SITE BENCHMARK |
| ⬢ | — SET CONCRETE MONUMENTS |
| ⬢ | — CENTER LINE |
| C.M.U. | — HIDALGO COUNTY MAP RECORDS |
| U.C.R. | — HIDALGO COUNTY OFFICIAL RECORDS |
| P.U.E. | — PUBLIC UTILITY EASEMENT |
| P.O.B. | — PROPERTY BEGINNING |
| MONUM. | — MONUMENT |
| PROP. | — PROPOSED |
| ELEV. | — ELEVATION |
| R.O.W. | — RIGHT OF WAY |
| FND. | — FOUND |

DATE OF PREPARATION: AUGUST 2024

SHEET 3 OF 4
REGISTRATION # F-10602

SAMES
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883

TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00



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

Date of Meeting: October 2, 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 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 was granted a variance request for OSSF and off-site drainage.	
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.	
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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: 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 & rdela Fuente@weslacotx.gov

\$355.00 Planning Review fee

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

Contours

Flood Zones

Adjoiners

Existing street names

Drainage plans and calculations with engineer's seal

Elevations

Flood directional arrows

Detention areas

Street names

Proof of ownership of the property

If septic tank system required, submit soil evaluation report

Water Rights associated with the property

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

\$350.00 (one time fee for preliminary and final plat)

One 11" X 17" reduced copy of plat

Plat Layout

Existing & Proposed Easements

Existing & Proposed ROW

Existing & Proposed Drainage Easements

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

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

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

- _____ One set of 8 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

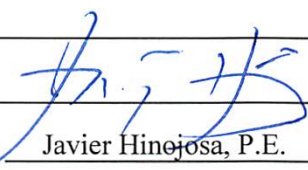
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

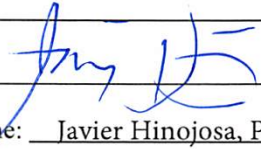
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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

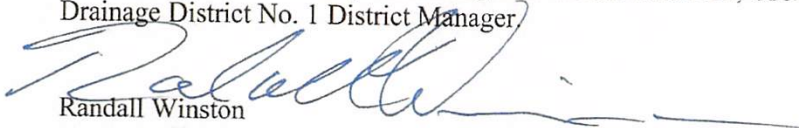
Good Morning Mr. Rodriguez:

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

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

Yvette Barrera, PE, CFM
Assistant General Manager

XC: Raul E. Sesin, PE, CFM – District General Manager, HCDD1
Omar Anzaldúa, 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@hccid1.org>
Sent: Tuesday, August 6, 2024 3:38 PM
To: javier@javierhinojosaeng.com
Cc: isaac hccid9.org; isaac.gonzalez@hccid1.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

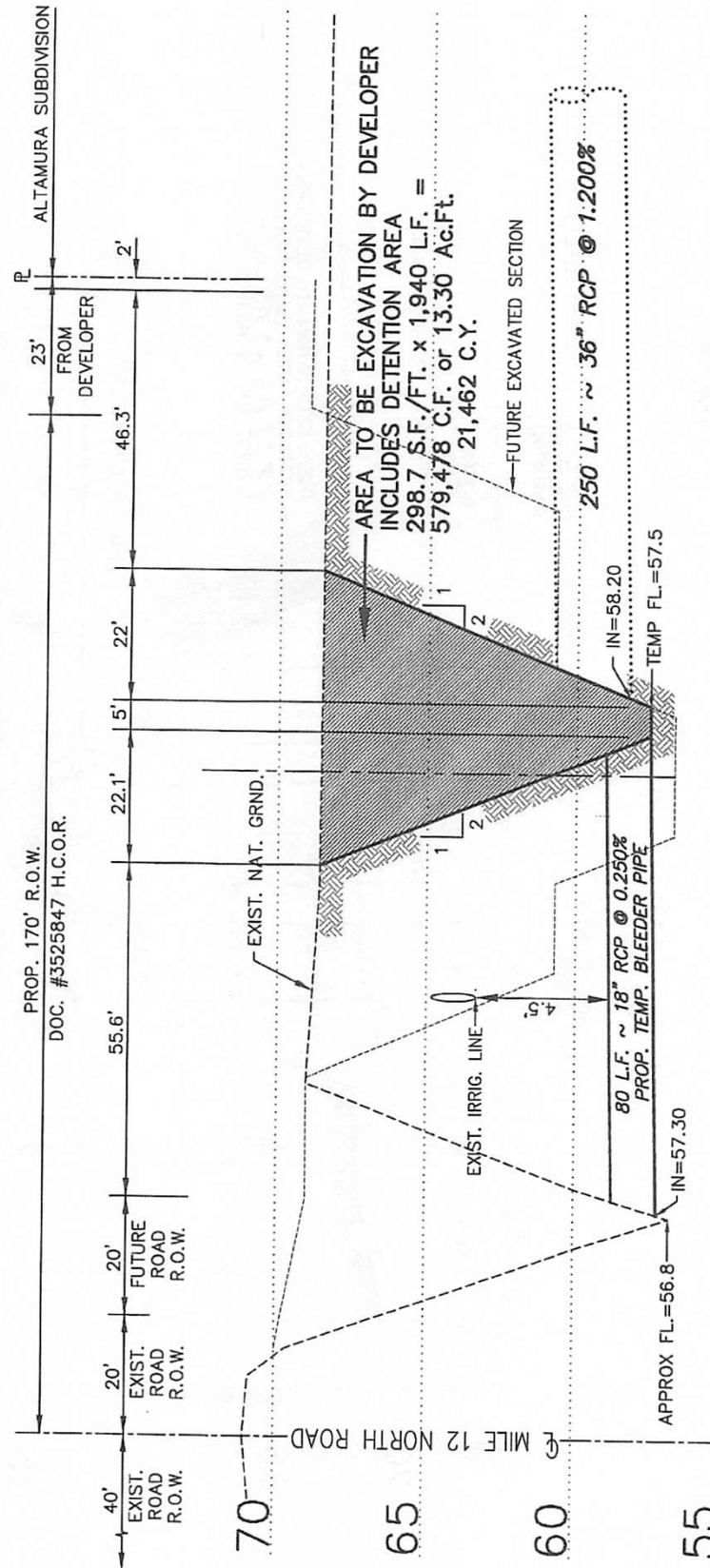
email: javier@javierhinojosaeng.com



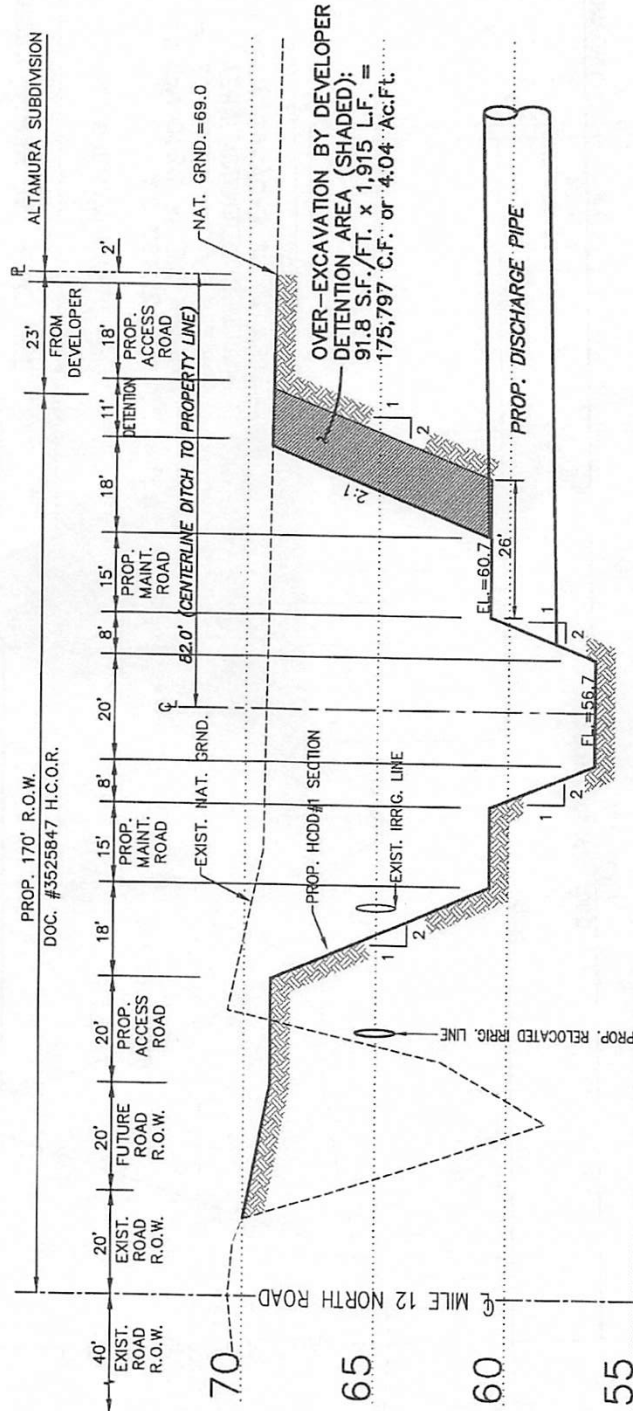
Yvette Barrera, PE, CFM
Assistant District General Manager

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

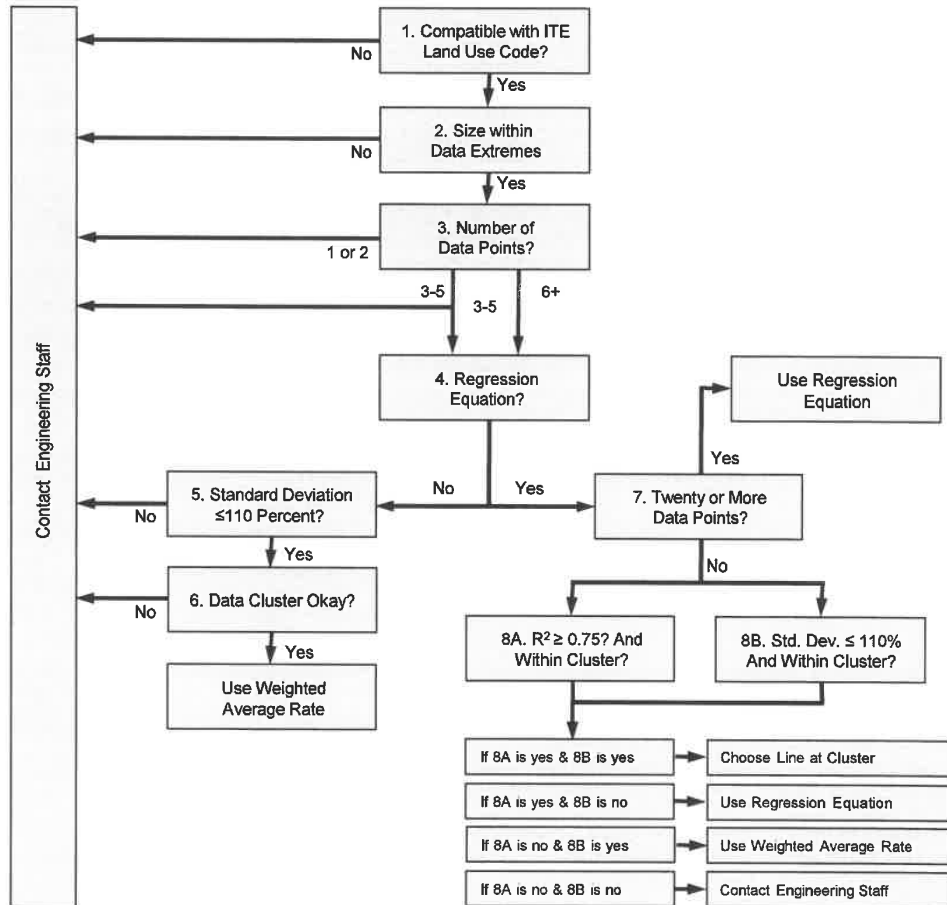
(For Official Use Only, Do Not Write In This Box)

- ☐ 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#: _____

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

$$0.74 \times 65 \text{ Dwellings} = 48.1 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } T &= 0.71(x) + 4.80 \\ &= 0.71(65) + 4.8 \end{aligned}$$

$$= 51.0 \text{ trips}$$

use 51 trips

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

Avg. Rate: 0.99

$$0.99 \times 65 \text{ Dwellings} = 64.4 \text{ trips}$$

$$\begin{aligned} \text{Fitted Curve: } \ln(T) &= 0.96 \ln(x) + 0.20 \\ &= 0.96 \ln(65) + 0.20 \end{aligned}$$

$$\ln(T) = 4.2074$$

$$T = e^{4.2074}$$

$$= 67.2 \text{ trips}$$

use 67 trips

Weekday, AM Peak Hour of Generator

Avg. Rate: 0.76

$$0.76 \times 65 \text{ Dwellings} = 49.4 \text{ trips}$$

$$\begin{aligned}\text{Fitted Curve: } \ln(T) &= 0.91 \ln(x) + 0.20 \\ &= 0.91 \ln(65) + 0.20 \\ \ln(T) &= 3.9987 \\ T &= e^{3.9987} \\ &= 54.5 \text{ trips}\end{aligned}$$

use 55 trips

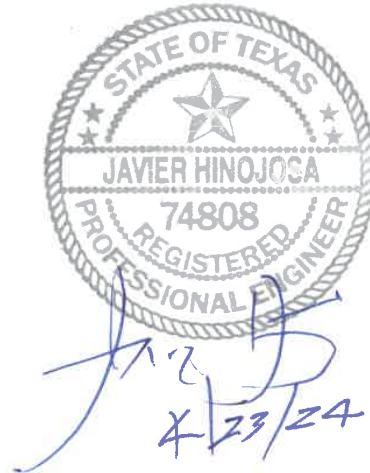
Weekday, PM Peak Hour of Generator

Avg. Rate: 1.00

$$1.00 \times 65 \text{ Dwellings} = 65.0 \text{ trips}$$

$$\begin{aligned}\text{Fitted Curve: } \ln(T) &= 0.94 \ln(x) + 0.34 \\ &= 0.94 \ln(65) + 0.34 \\ \ln(T) &= 4.2639 \\ T &= e^{4.2639} \\ &= 71.1 \text{ trips}\end{aligned}$$

use 71 trips



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javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

MEMORANDUM

To: Hidalgo County Drainage District No. 1

From: Javier Hinojosa, P.E. 

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.

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 Tracts 242 and 249, The West and Adams Tract Subdivision as recorded in Volume 2, Page 34-37, Hidalgo County Map Records. 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 be Hidalgo 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.

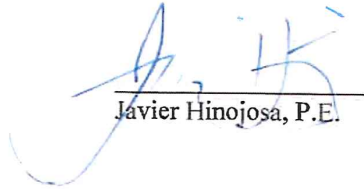
Pre-developed Conditions

The current land use for this property has been used 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.



A 16/24

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
<u>Alexis Lozano</u>	<u>5/3/24</u>
H.C.D.D. NO. 1	DATE

DRAINAGE ANALYSIS

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

I. Existing Condition-10 year

Ex. Area:	1,690,600 sf	Int. Coeff. "k	0.213 Table 3-2
	38.811 ac	K _u	3.28
Imp. Area:	- sf	Length	1230
% Imp. :	0.00	Velocity	0.383298 ft/sec
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	iso 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
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

MAX.

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



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 (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"

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

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"

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

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	

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

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"

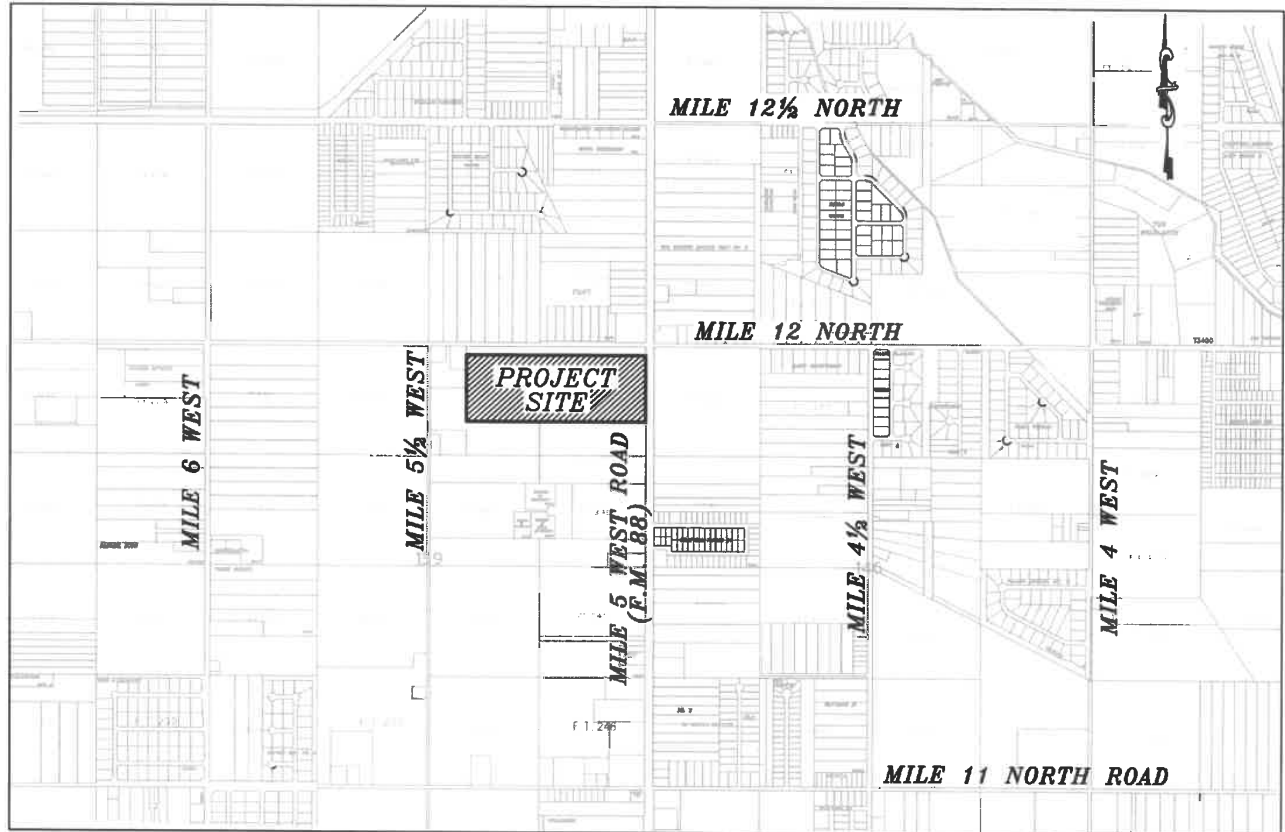
$$\text{formula } I = b/(t_c + d)^e$$

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

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

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

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



LOCATION MAP

SCALE: 1" = 2000'

COST ESTIMATE:	
STREET PAVING	\$ 1,023,682.50
WATER SUPPLY SYSTEM:	\$ 547,804.00
SEPTIC TANK SYSTEM:	\$ 97,500.00
DRAINAGE:	\$ 432,802.50

DRAINAGE REPORT
ALTAMURA SUBDIVISION PHASE I

INTRODUCTION
ALTAMURA SUBDIVISION IS A 41.08-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. 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.U. OF WESLACO, TEXAS.

FLOOD PLAN
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 LOWR. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN." THE MINIMUM FLOOD 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 CLAY (230) HIDALGO SANDY CLAY LOAM (26). SOILS GROUP 26 AND 29 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 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 THE DEVELOPMENT. DRAINAGE RUNOFF SHALL BE COLLECTED BY 15" DIA. 15' UTILITY EASMENTS AND DISCHARGE INTO A H.C.D.D.#1 DRAINAGE DITCH ALONG THE WEST AND ADAMS TRACT SUBDIVISION 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 OF 88.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION IS 166,280 CUBIC FEET (3.98 AC.F.T.). THE H.C.D.D.#1 DRAINAGE DITCH SHALL BE OVER-EXCAVATED BY 1.00 FEET TO PROVIDE A DETENTION CAPACITY OF 175,787 CUBIC FEET (4.04 AC.F.T.). 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 PROVIDE A 10' WIDE 15' UTILITY EASMENT ON EITHER SIDE OF THE DITCH. THE EXISTING DETENTION OF THE DITCH, H.C.D.D.#1 DISCHARGE STRUCTURES SHALL BE INSTALLED AS REQUIRED BY THE DRAINAGE DISTRICT'S PERMIT. CHOKES ON THE DISCHARGE PIPE WILL NOT BE REQUIRED BECAUSE THE DETENTION AREA IS PART OF THE DRAINAGE DITCH.

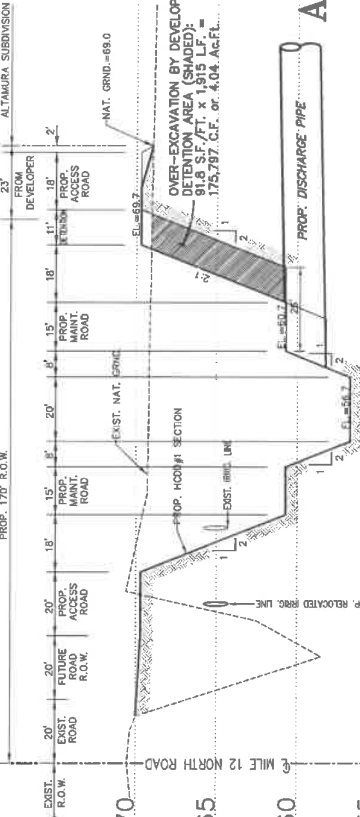
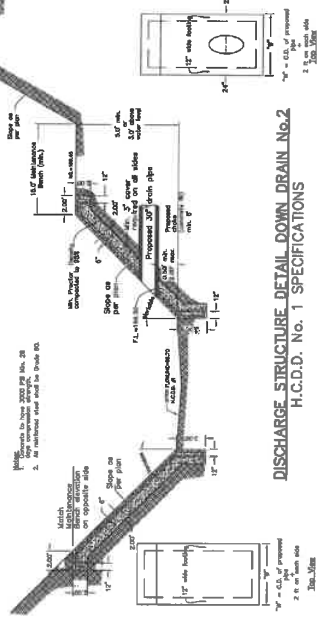
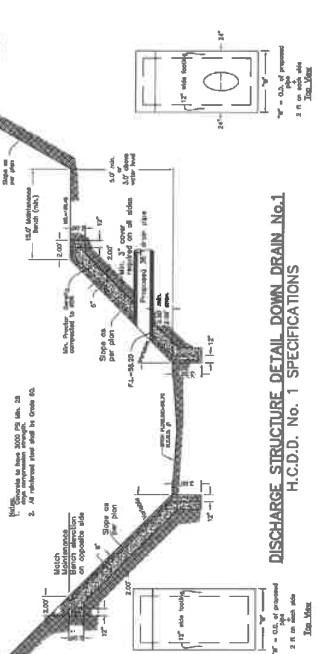
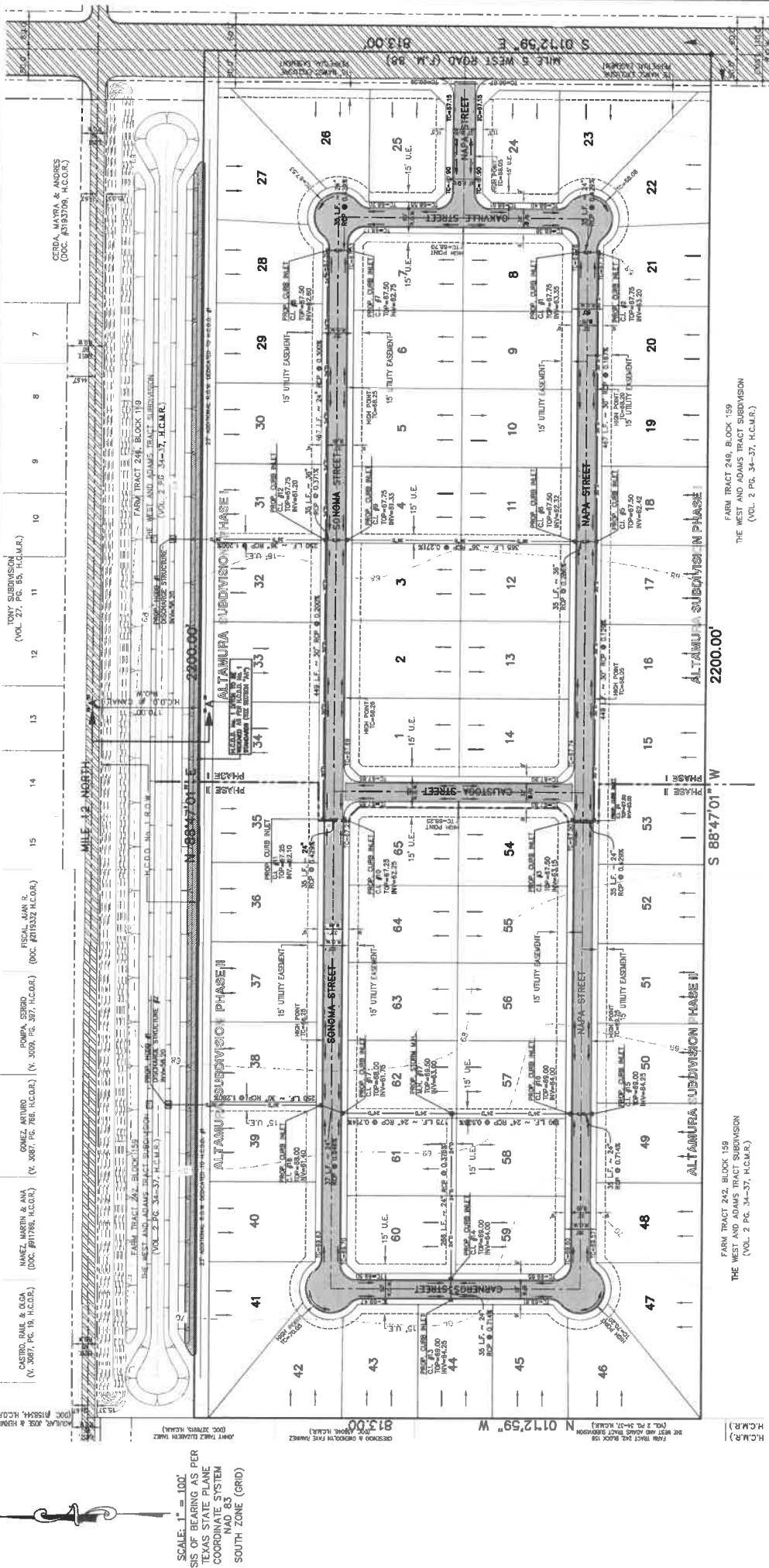
CERTIFICATION:

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, 2002 TO REFLECT LOWR.

JAVIER HINOJOSA, P.E. #74808

DATE

REVISIONS



FILE FOR RECORD IN
HIDALGO COUNTY
PUBLIC RECORDS
HIDALGO COUNTY CLERK

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

JH

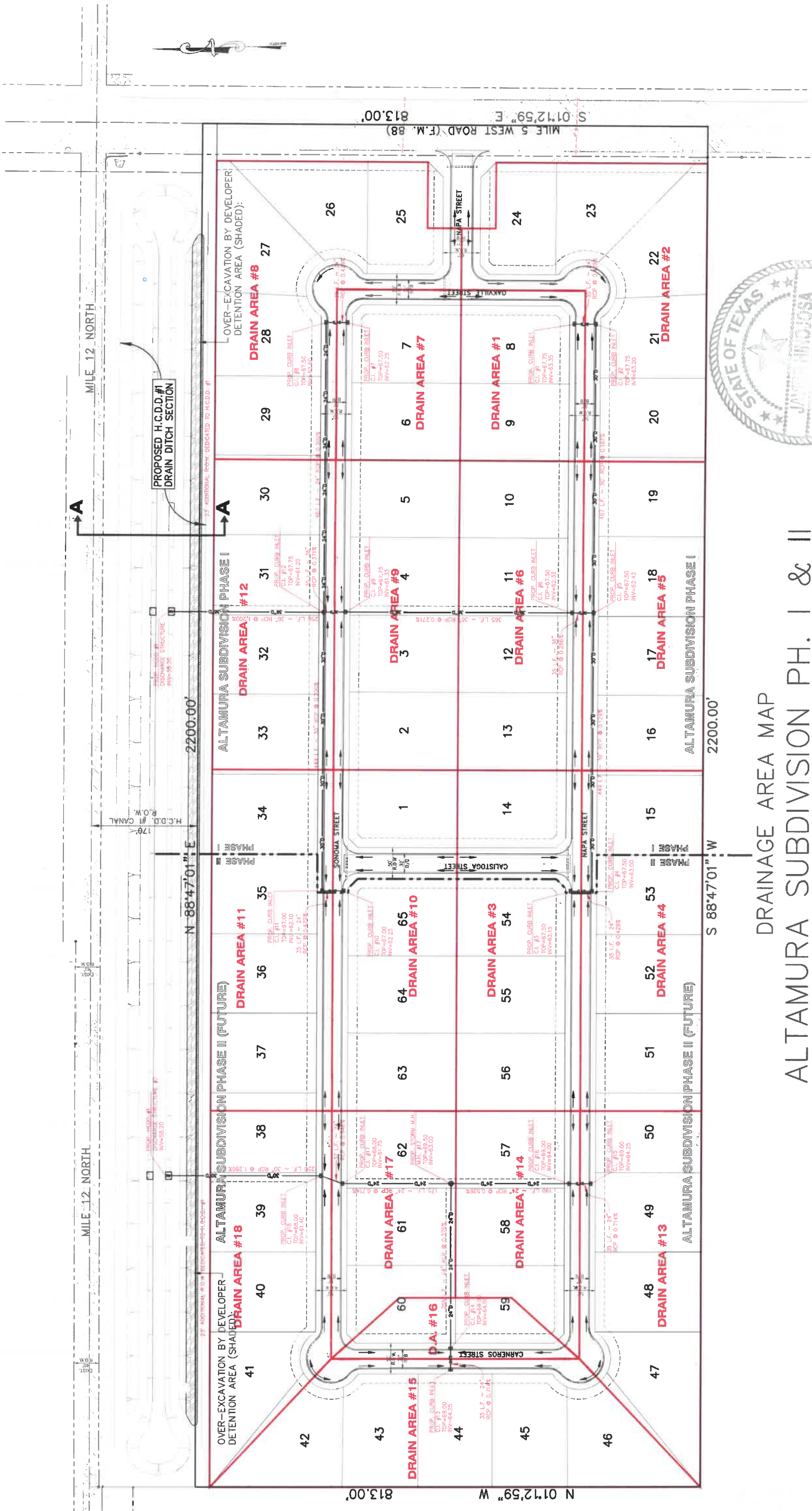
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOTE AVENUE WILLOW, TEXAS 75004
PHONE (959) 668-1588
javier@jhinohosae.com
TPELS FIRM NUMBER F-1295

SHEET NO. 3 OF 3

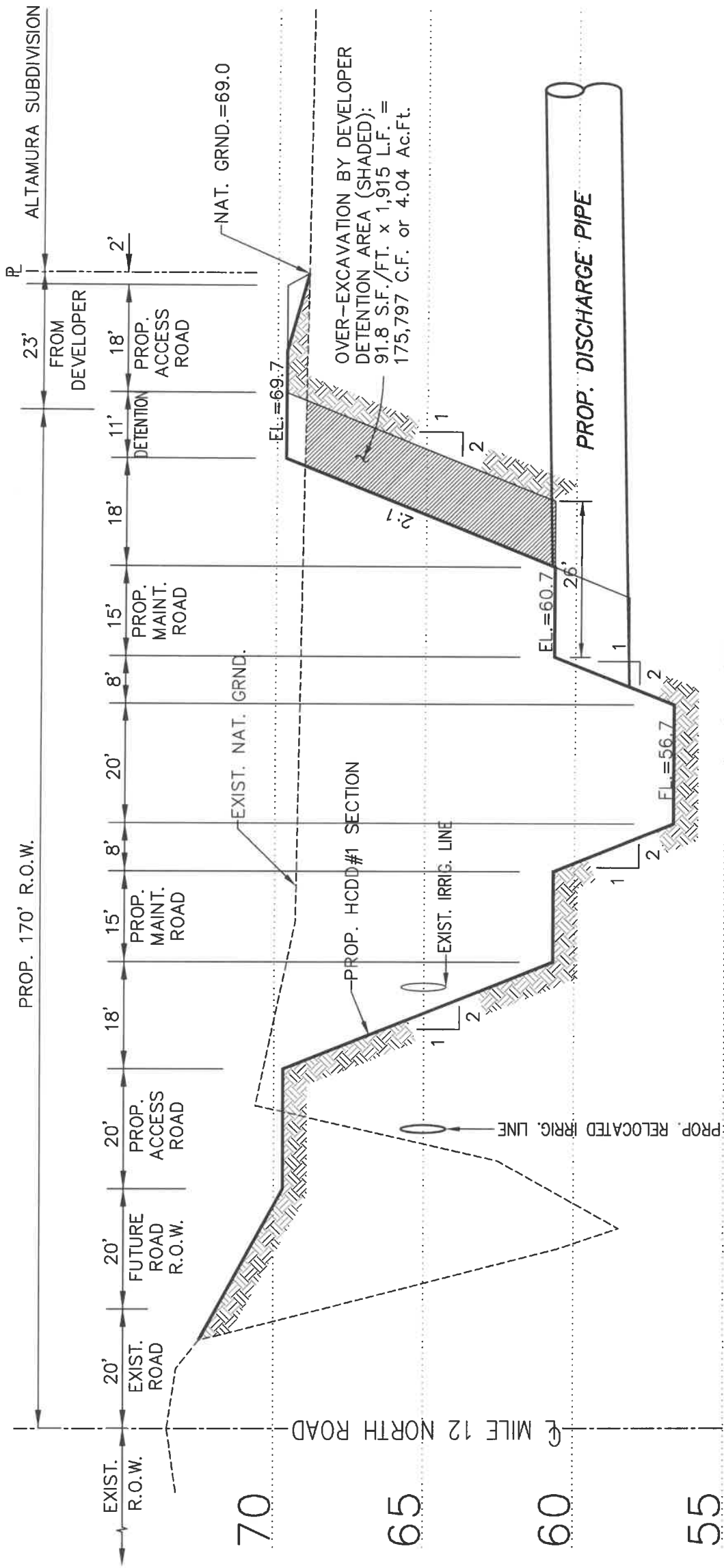
ALTAMURA SUBDIVISION PHASE I & II
MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE

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.



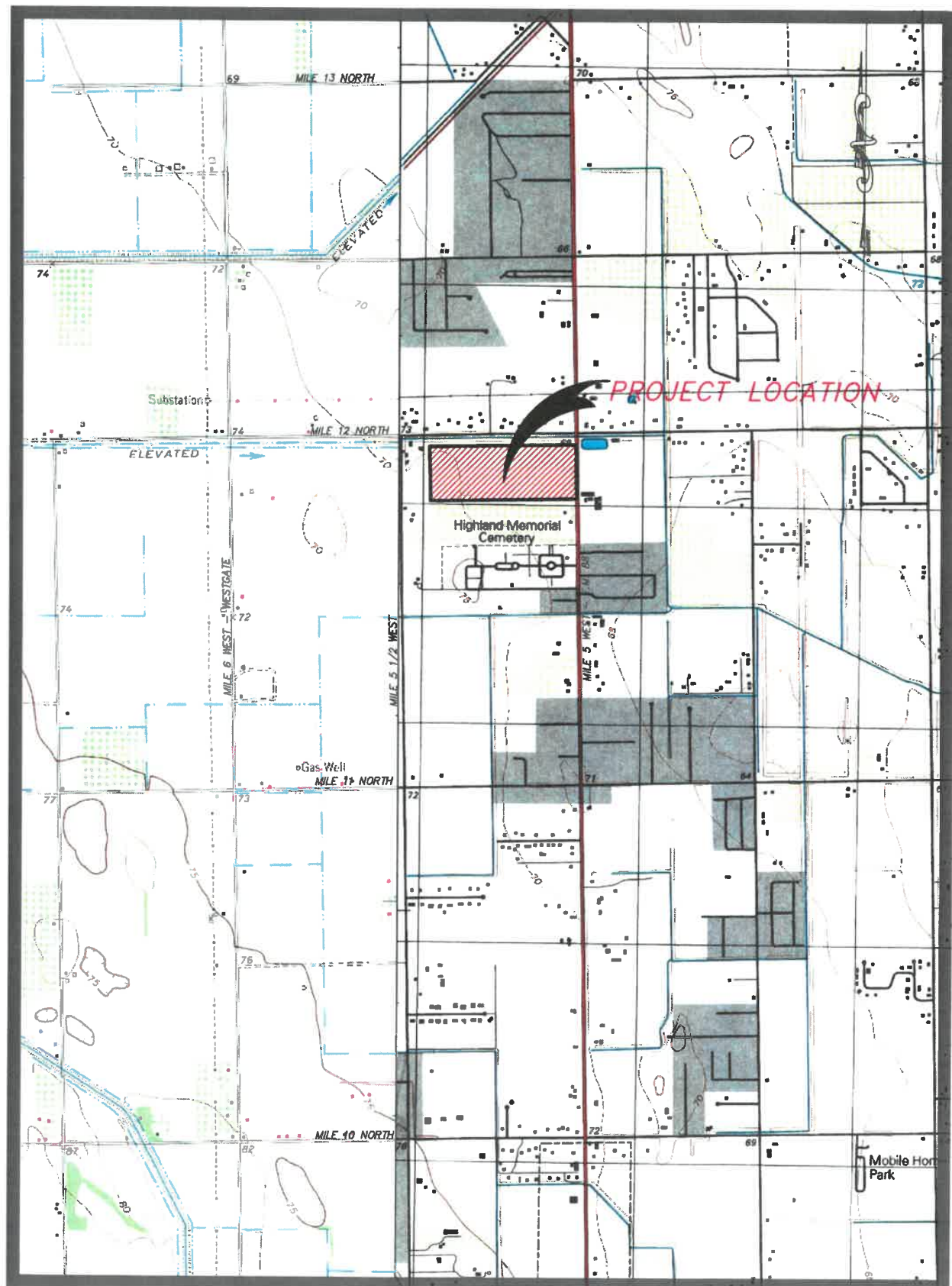


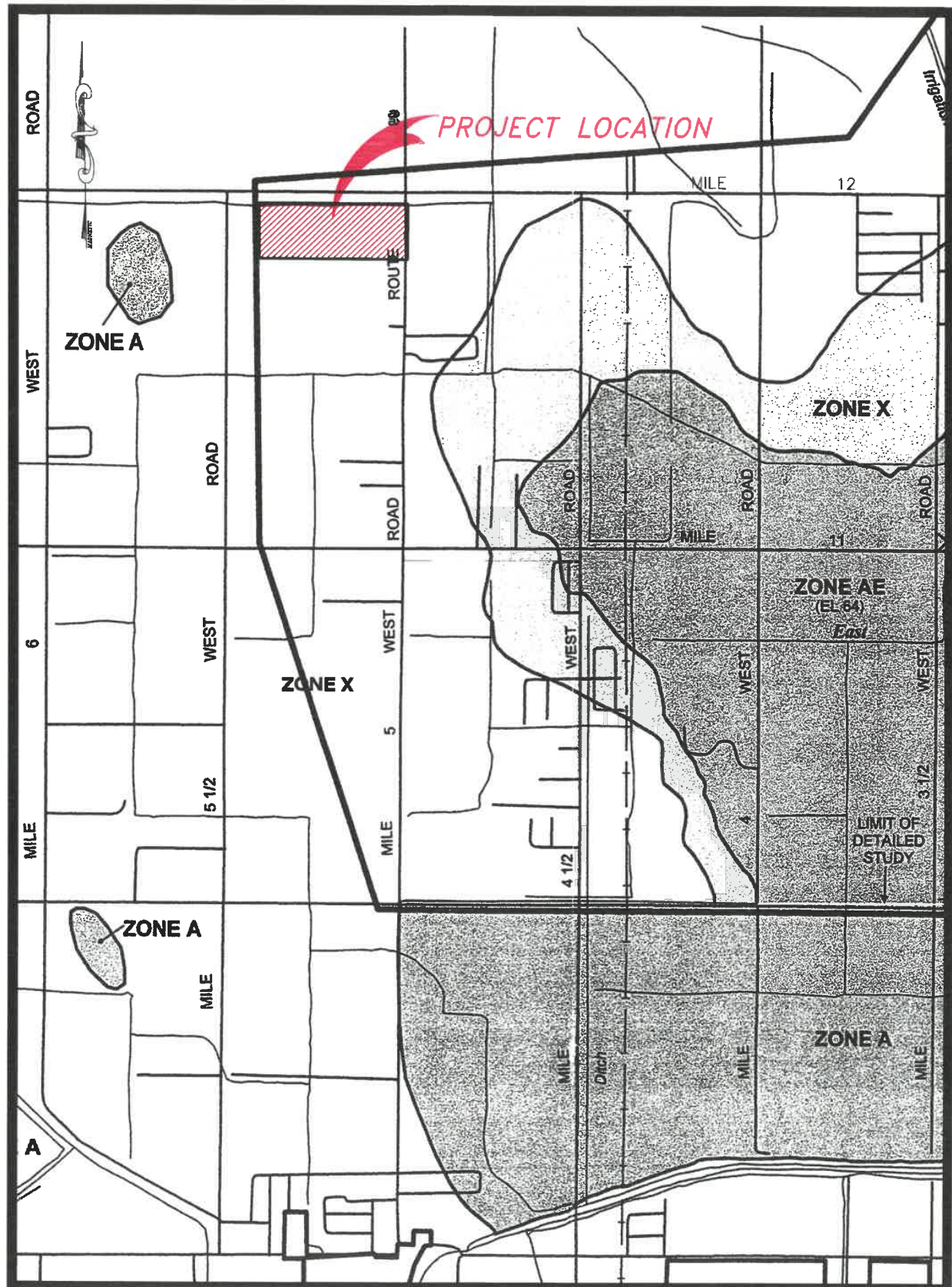
DRAINAGE AREA MAP
ALTAMURA SUBDIVISION PH. I & II
WESLACO, TEXAS

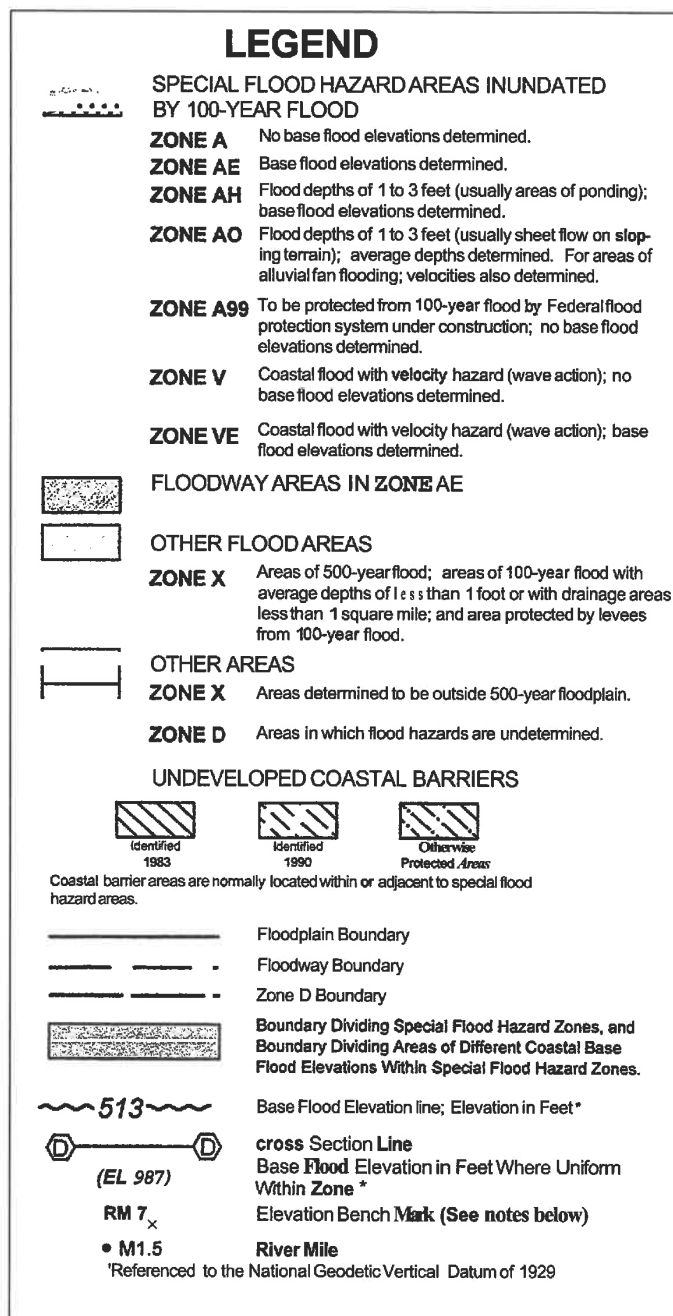


PROPOSED H.C.D.D.#1 DITCH CROSS SECTION

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









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

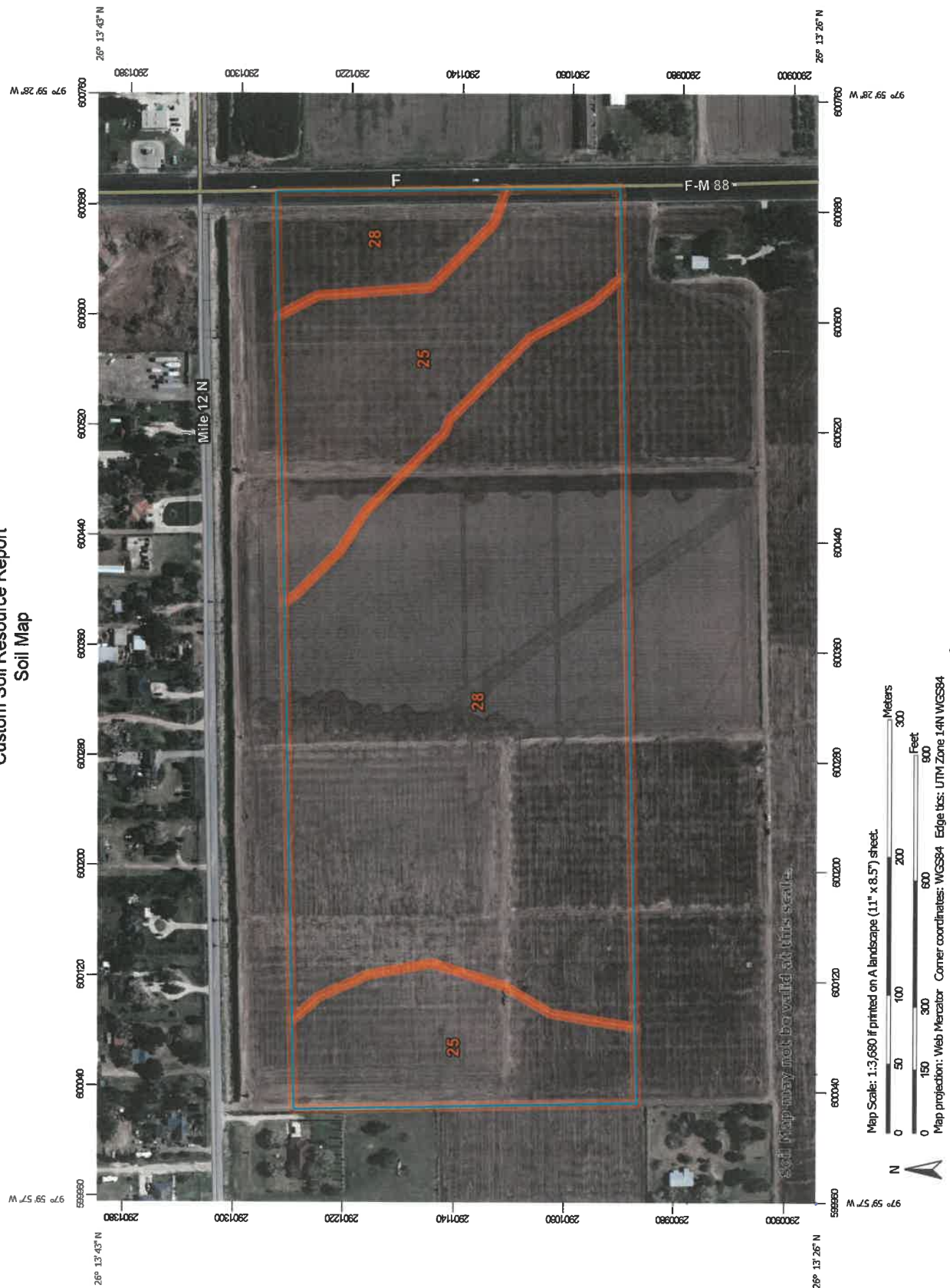
Custom Soil Resource Report for Hidalgo County, Texas

ALTAMURA SUBDIVISION PH. I &
II



April 16, 2024

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 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,

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TABLE 16. -- ENGINEERING INDEX PROPERTIES--CONTINUED

Map symbol and soil name	Depth in	USDA texture	Classification		Percentage passing sieve number				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO	4	10	40	200		
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	NP-7 7-14
	16-60	Cemented-----	---	---	---	---	---	---	---	---
14-----	0-80	Fine sand-----	SP-SM, SM	A-2-4, A-3	100	100	75-100	5-25	<25	NP-3
Falfurrias										
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--	0-18	Fine sandy loam	SC, SM-SC,	A-2-4	100	95-100	95-100	17-35	<30	NP-8
Hargill			SM							
	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 corrol			
		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-----	D	None to rare	---	---	>6.0	---	---	---	---	High-----	Low
Urban land.											
22, 23, 24----- Hebbronville	B	None-----	---	---	>6.0	---	---	---	---	Low-----	Low
25, 26, 27, 28 29 Hidalgo	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low
30----- Hidalgo	B	None-----	---	---	2.5-5.0	Apparent	Sep-May	---	---	High-----	Low
31:* Hidalgo-----	B	None-----	---	---	>6.0	---	---	---	---	High-----	Low

HYDROLOGIC LEGEND

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



COST ESTIMATE:	
WATER 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, 249, AND 249.1, THE ALTAMURA SUBDIVISION, AS REGISTERED IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS. THE ALTAMURA SUBDIVISION IS LOCATED 70 FEET SOUTH OF THE NORTHEAST CORNER OF MILE 12 NORTH AND MILE 5 WEST (F.M. 88) AND IS WITHIN THE E.T.I. 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 SUBDIVISION 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 88.41 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 BENCHMARK MAINTENANCE ROAD AS ORIGINALLY PLANNED. TO FULFILL THE DETENTION REQUIREMENTS OF ALTAMURA SUBDIVISION, THIS OVER-EXCAVATION WILL BE AN INCREASE IN THE DITCH DEPTH OF ELEVEN FEET. THE NECESSARY DITCH DEPTH REQUIREMENTS: H.C.D.D.#1 DRAINAGE DITCH DEPTH SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT OR ELEVATION 69.00, WHICHEVER IS HIGHER. 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.

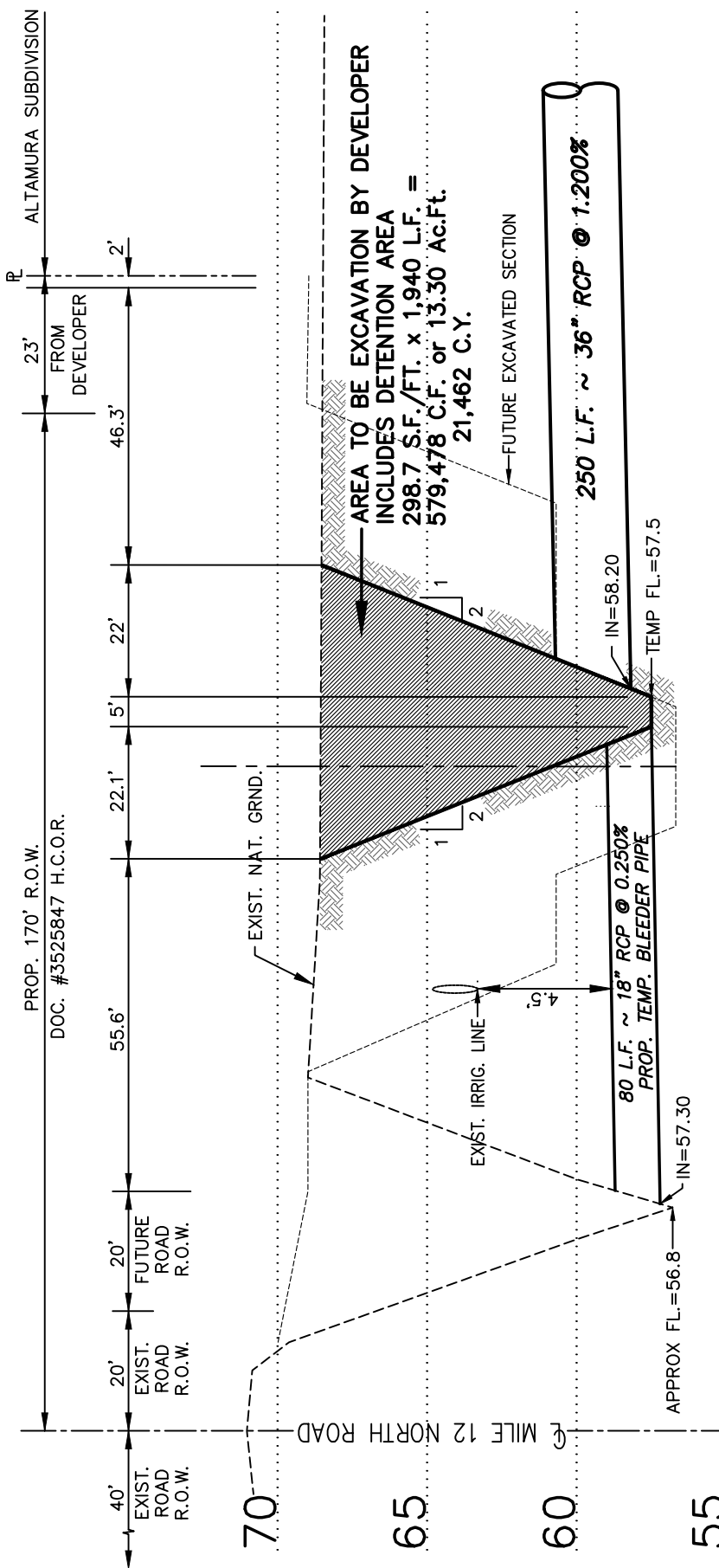
CERTIFICATION:

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.

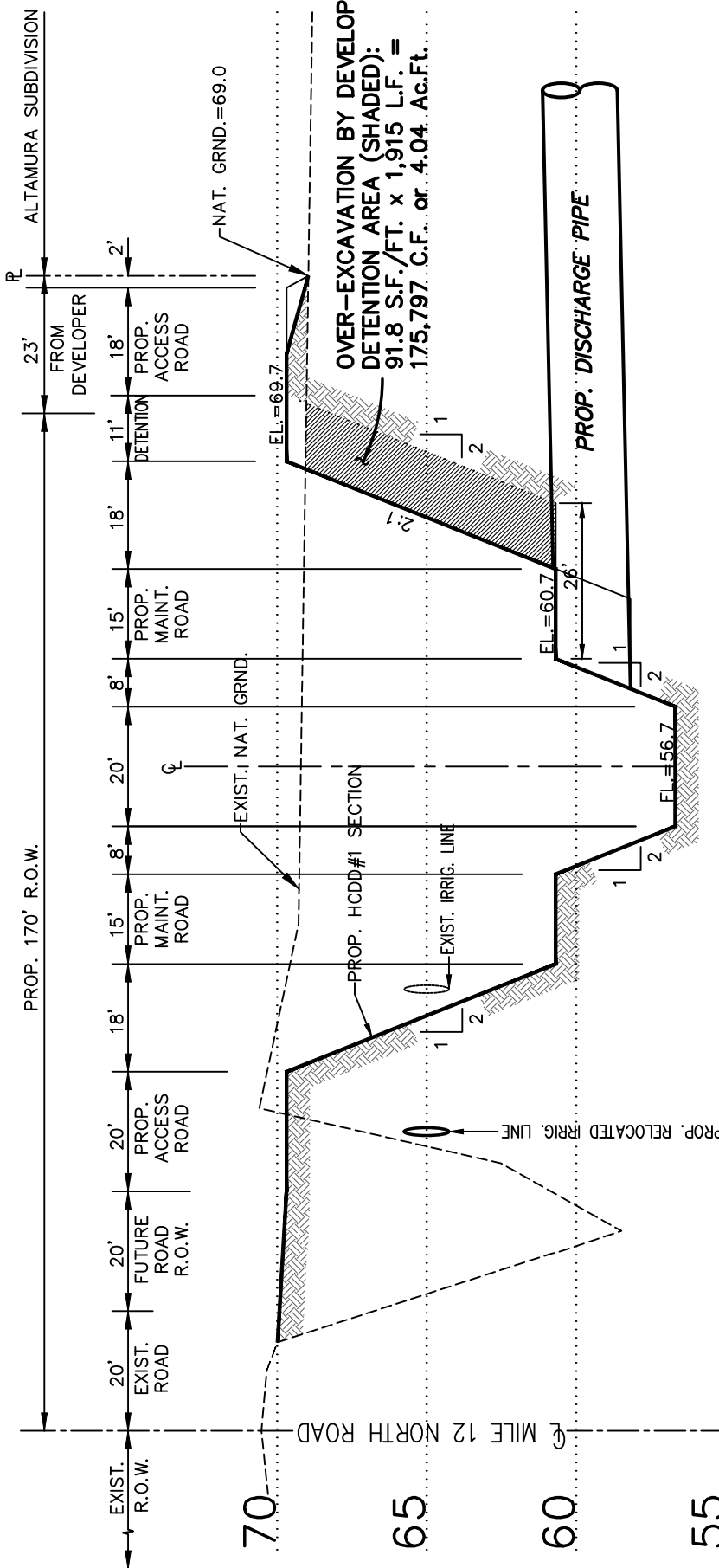
JAVIER HINOJOSA, P.E. #714808

DATE

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

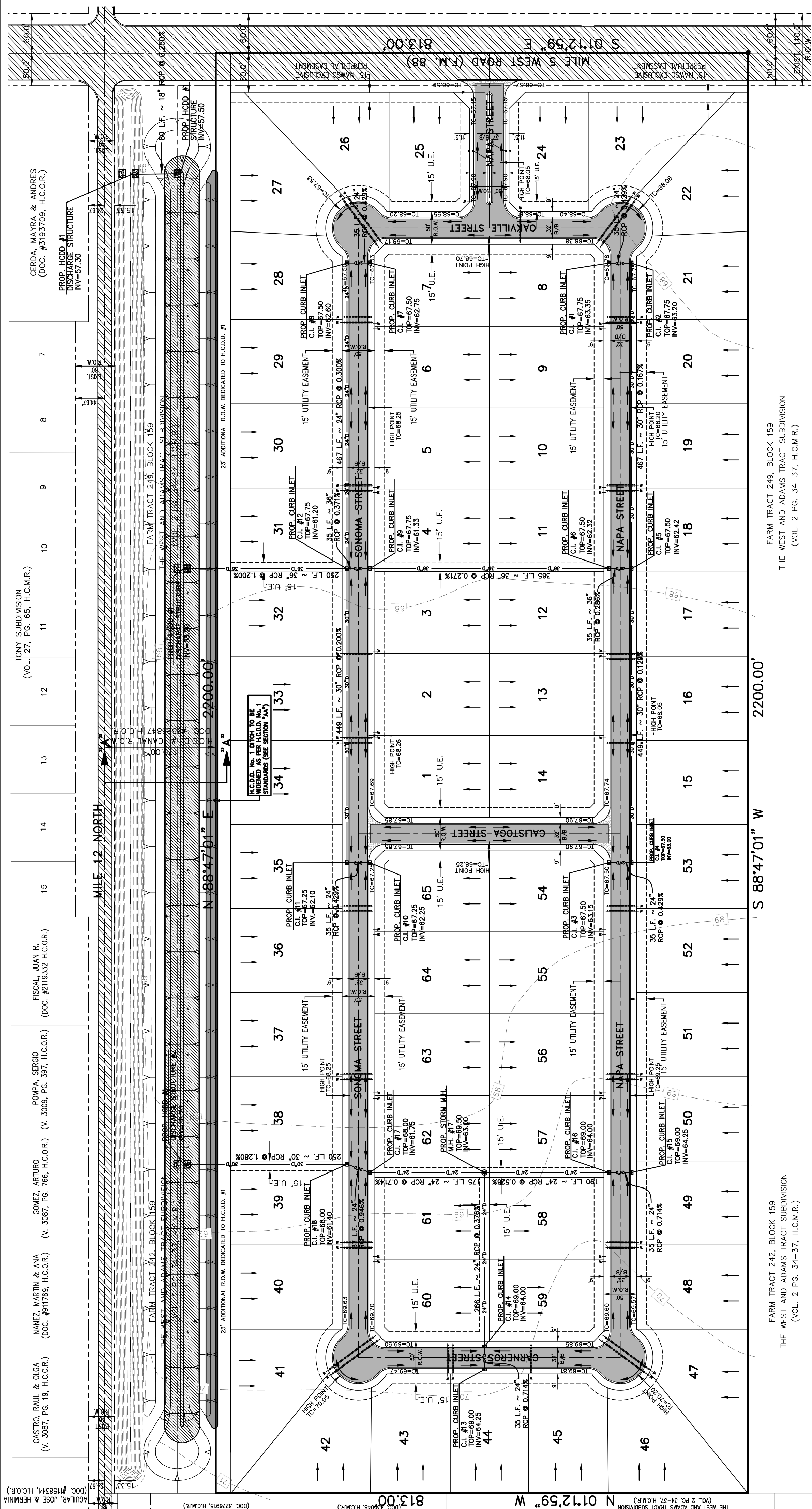


SECTION "BB" - TEMPORARY H.C.D.D.#1 DITCH CROSS SECTION



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

REVISIONS

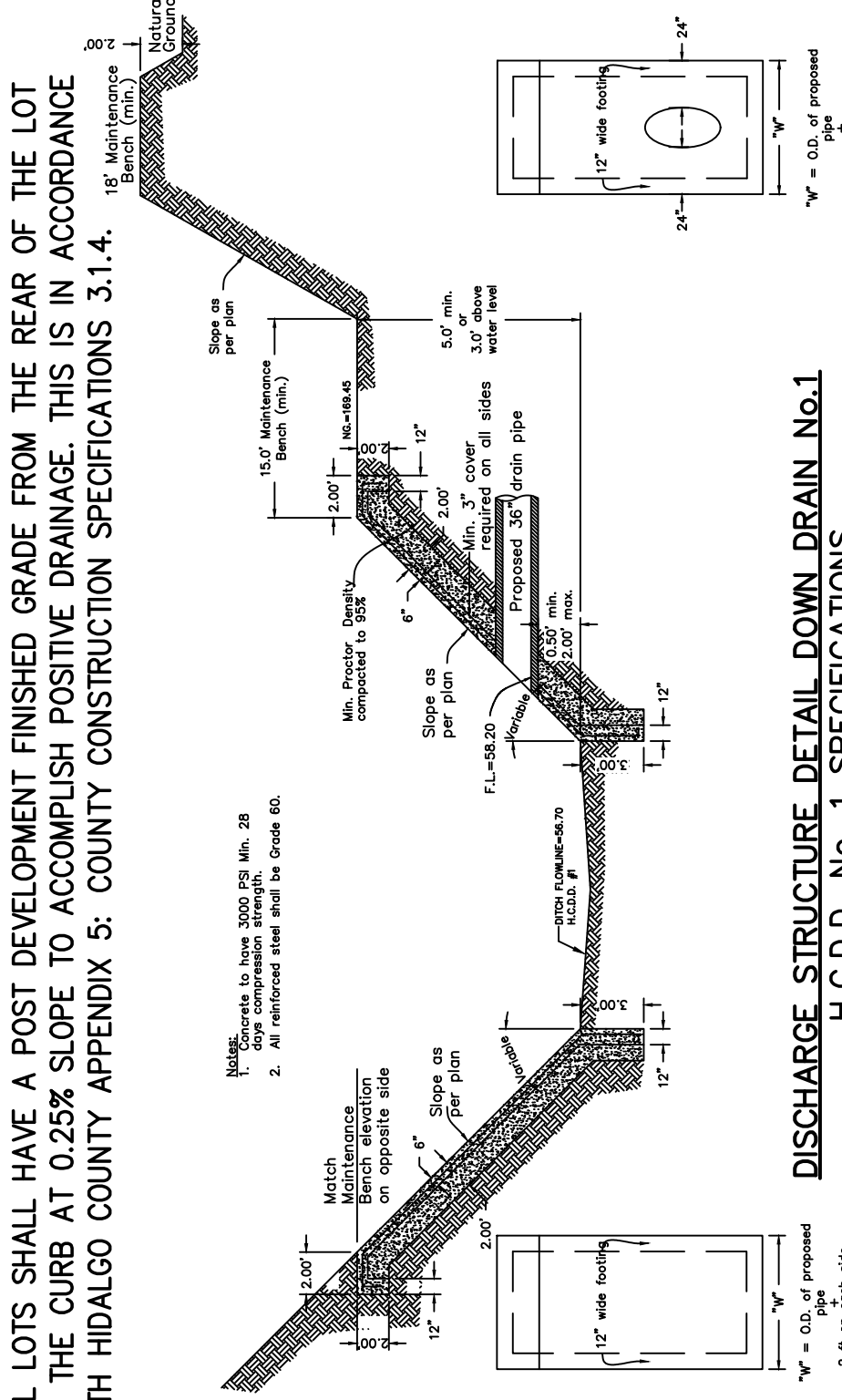


FARM TRACT 242, BLOCK 159
THE WEST AND ADAMS TRACT SUBDIVISION
(VOL. 2 PG. 34-37, H.C.M.R.)

FARM TRACT 249, BLOCK 159
THE WEST AND ADAMS TRACT SUBDIVISION
(VOL. 2 PG. 34-37, H.C.M.R.)

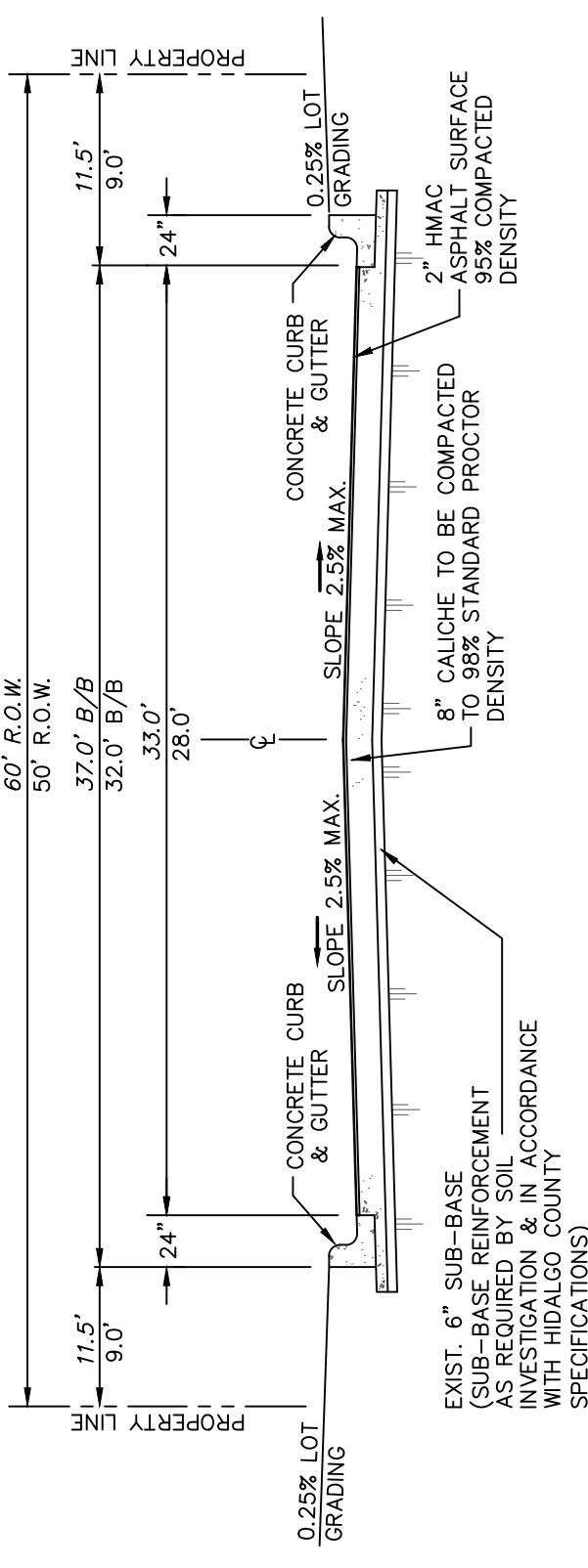
NOTE:

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.2

H.C.D.D. No. 1 SPECIFICATIONS



MINOR RESIDENTIAL STREET SECTION

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

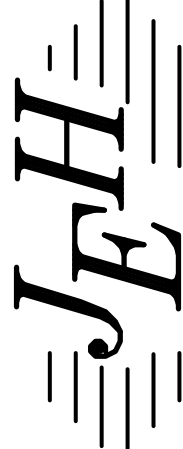


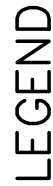
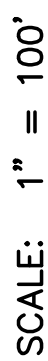
FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

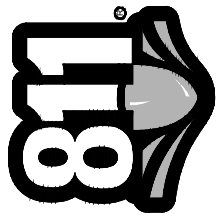
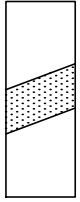
SHEET NO. 4 OF 4

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@jhinohjaseeng.com
TBPELS FIRM NUMBER F-1235

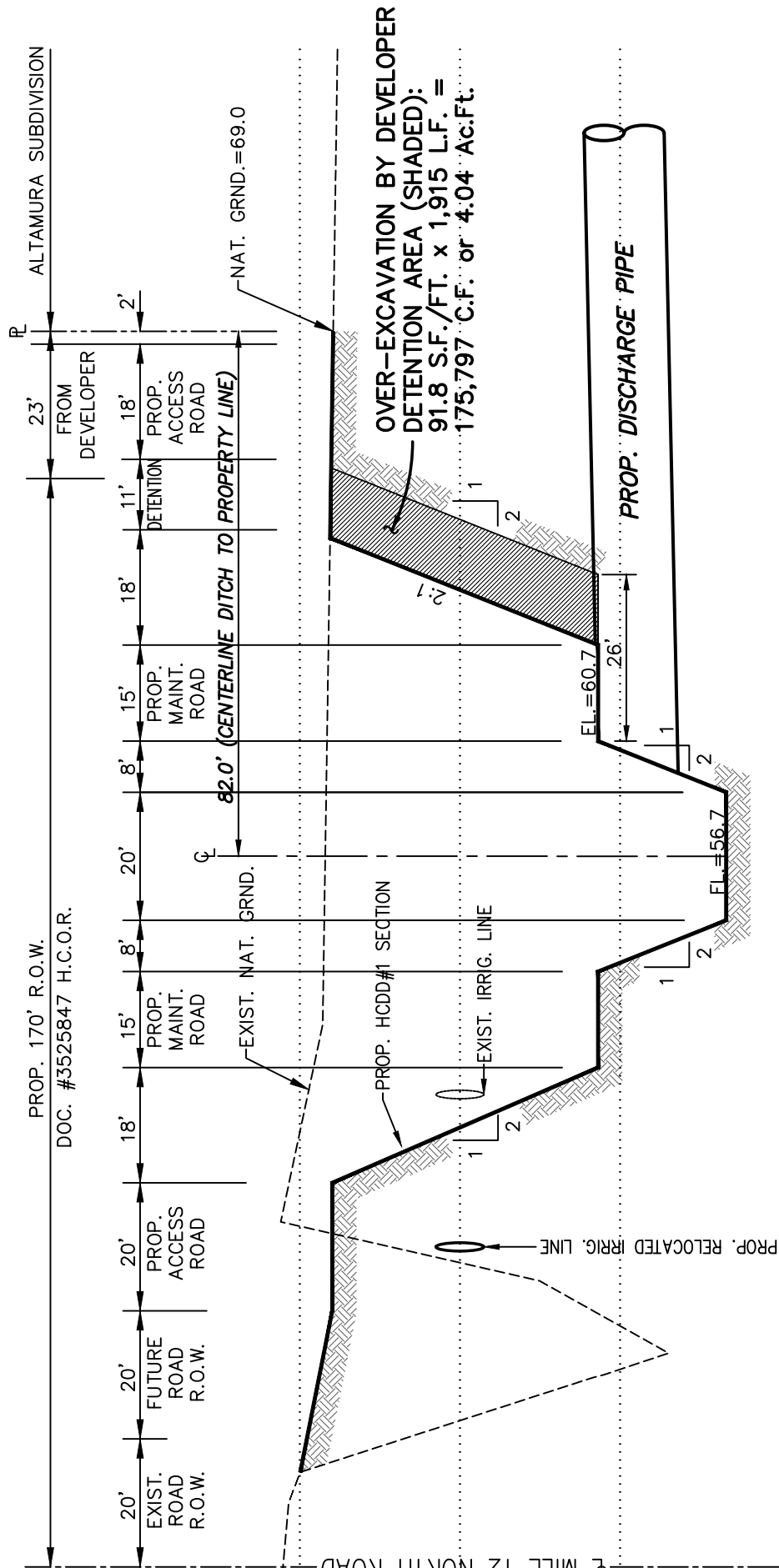
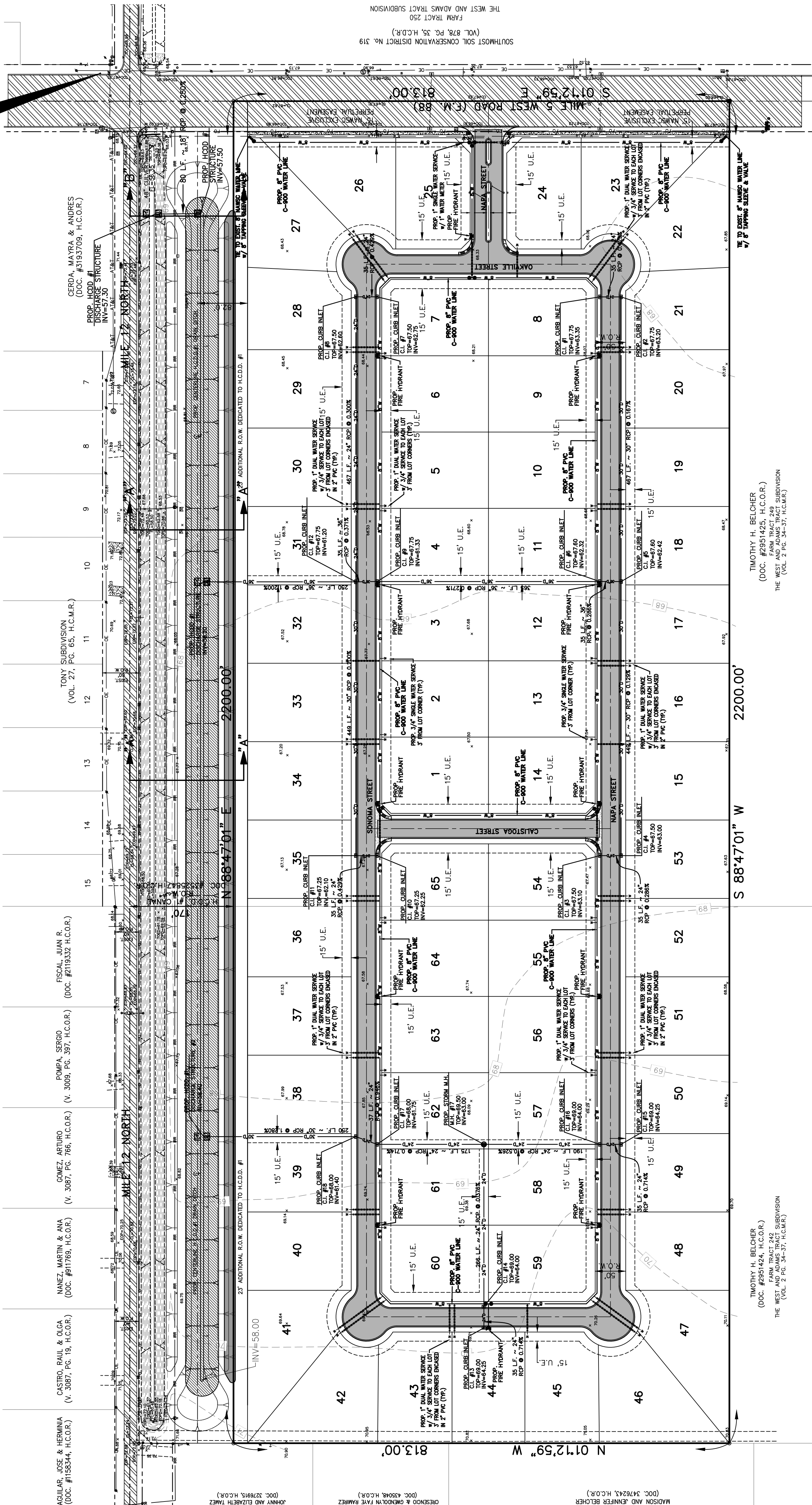




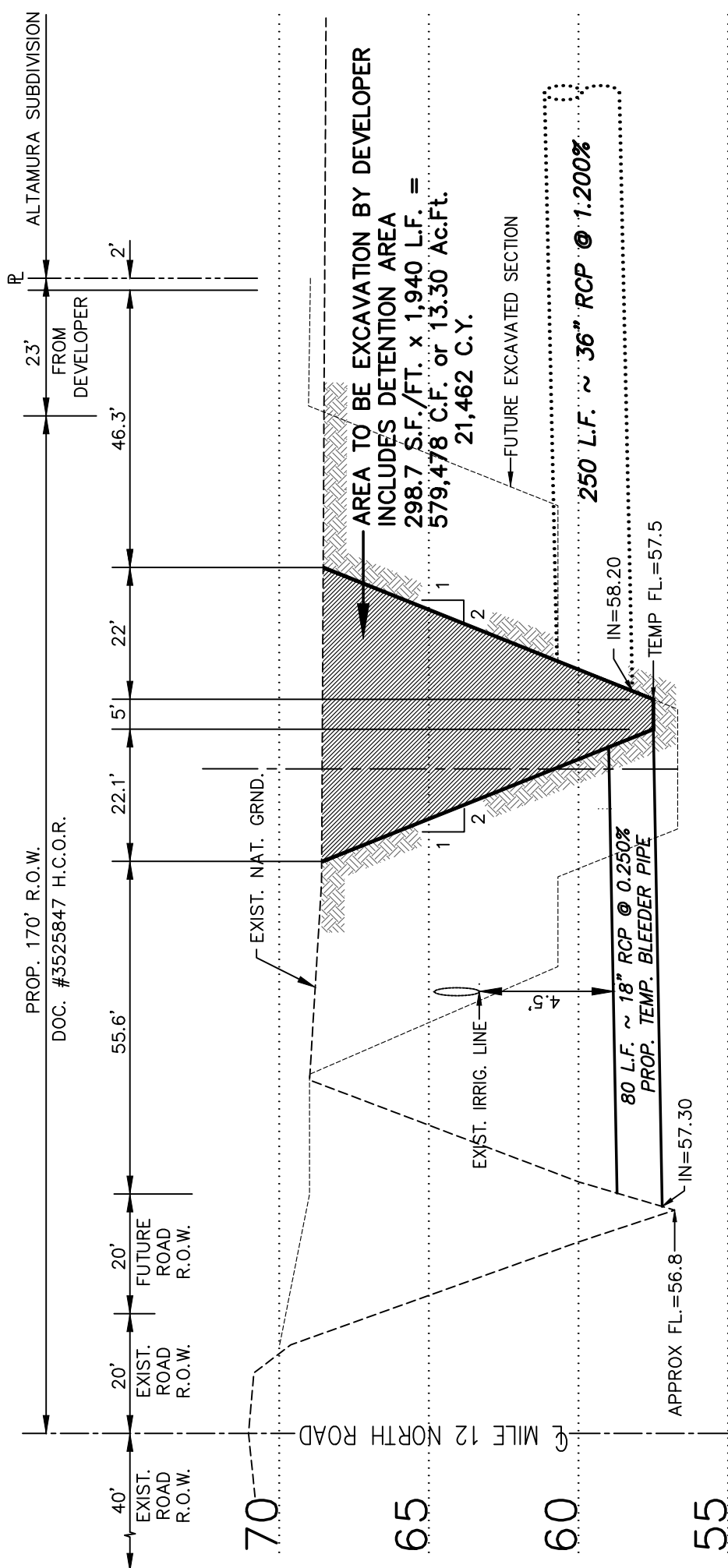
xTOD=113.48	EXIST. TOP OF CURB ELEVATION
xTOD=113.48	EXIST. TOP OF DITCH ELEVATION
xTOD=113.48	EXIST. BOTTOM OF DITCH ELEVATION
xCL=113.31	EXIST. CENTER LINE ELEVATION
xFL=115.10	EXIST. FLOW LINE ELEVATION
x115.10	EXIST. NATURAL GROUND ELEVATION
	EXIST. DRAIN MANHOLE
	EXIST. SEWER MANHOLE
	EXIST. POWER POLE
	EXIST. GUY WIRE
	EXIST. ROAD SIGN
	EXIST. GAS METER
	EXIST. WATER METER
	EXIST. TELEPHONE PEDestal
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. IRRIGATION VALVE
	EXIST. TREE
	WATER SERVICE
	SPRINKLER VALVE
	CEDAR FENCE
	CHAIN LINK FENCE
	BLOCK FENCE
	IRRIGATION STAND PIPE
	BACK FLOW PREVENTOR
	ELECTRIC TRANSFORMER
	ELECTRIC GROUND BOX



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

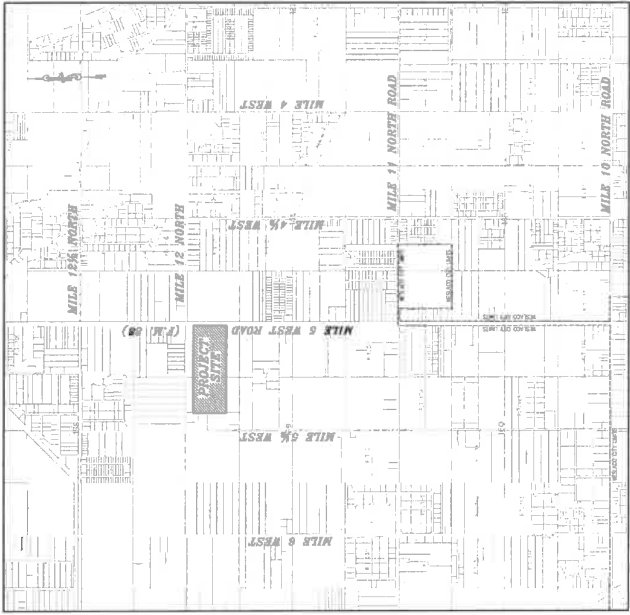


SECTION "AA" - FUTURE H.C.D.D.#1 DITCH CROSS SECTION



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

		JAVIER HINOJOSA ENGINEERING CONSULTING ENGINEERS 416 E. DOVE AVENUE MCALLEN, TEXAS 78504 PHONE (956) 668-1598 TBPELS FIRM No. 1295 javier@javierhinojosae.com	PROPOSED UTILITY LAYOUT ALTAMURA SUBDIVISION WESLACO, TEXAS	SHEET 1
DATE:	REVISIONS			
		PROJECT NO. 220406		
		DATE: AUGUST, 2024		
		DRAWN BY: TEEGARDIN		
		CHECKED BY: J.H.		
		CHK. BY		OF 1 SHEETS



DATE OF PREPARATION: AUGUST 28, 2024

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TSPELS FIRM NUMBER F-1295

TABLETS	FIRM	NUMBER	F-1295
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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

LINE	BEARING	DISTANCE
"1"	N 43°47'01" E	21.21'
"2"	S 48°12'59" E	21.21'
"3"	S 43°47'01" W	21.21'
"4"	N 48°12'59" W	21.21'
"5"	S 43°47'01" W	35.38'
"6"	S 48°12'59" E	35.36'
"7"	S 08°01'12" E	4.70'
"8"	N 08°01'12" W	4.70'

CURVE		LOT LINE		CURVE DATA		APC LINE DATA		CURVE DATA	
CURVE	DELTA	RADIUS	TANGENT	RADIUS	TANGENT	APC LINE	BEARING	CURVE	DELTA
C1	45.5012	50.00	21.11	40.00	56.9000	38.94		C1	45.5012
C2	89.0125	50.00	42.21	70.00	57.8000	51.47		C2	89.0125
C3	83.5537	50.00	41.88	74.25	57.1400	58.88		C3	83.5537
C4	83.5537	50.00	41.88	74.25	57.1400	58.88		C4	83.5537
C5	89.0125	50.00	42.21	70.00	57.8000	51.47		C5	89.0125
C6	45.5012	50.00	21.11	40.00	56.9000	38.94		C6	45.5012
C7	87.2313	50.00	41.77	78.25	57.4500	59.05		C7	87.2313
C8	85.5337	50.00	45.58	76.00	57.9200	58.15		C8	85.5337
C9	85.5337	50.00	45.58	76.00	57.9200	58.15		C9	85.5337
C10	35.4410	50.00	15.57	30.00	54.9700	31.46		C10	35.4410
C11	83.5537	50.00	41.88	74.25	57.1400	58.88		C11	83.5537
C12	87.2313	50.00	41.77	78.25	57.4500	59.05		C12	87.2313

TIMOTHY H. BELCHER
(DOC. #2851425, H.C.O.R.)
FARM TRACT 249
THE WEST AND ADAMS TRACT SUBDIVISION
(VOL. 2 PG. 34-37, H.C.M.R.)

TIMOTHY H. HELCHEN
(DOC. #2951424, H.C.O.R.)
FARM TRACT 242
THE WEST AND ADAMS TRACT SUBDIVISION
(VOL. 2 PG. 34-37, H.C.M.R.)

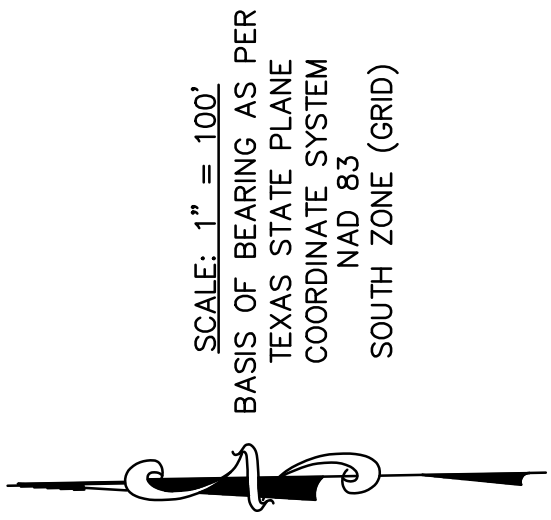
SCALE: 1" = 100'
 BASIS OF BEARING AS PER
 TEXAS STATE PLANE
 COORDINATE SYSTEM
 NAD 83
 SOUTH ZONE (GRID)

LEGEND OF ABBREVIATIONS:

C. CONTRAINE
 O. IRON BOX FOUND
 O. IRON BOX SET
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT OF WAY
 H.C.M.R. = HAWAII COUNTY MAP RECORDS
 H.C.D.R. = HAWAII COUNTY DEED RECORDS
 H.C.C.D.R. = HAWAII COUNTY DEEDS DISTRICT No. 1
 H.C.C.D.R. = HAWAII COUNTY DEEDS DISTRICT No. 2
 U.E. = UTILITY EASEMENT
 M.B.S.L. = MINIMUM DESIGN SEAWALK LINE

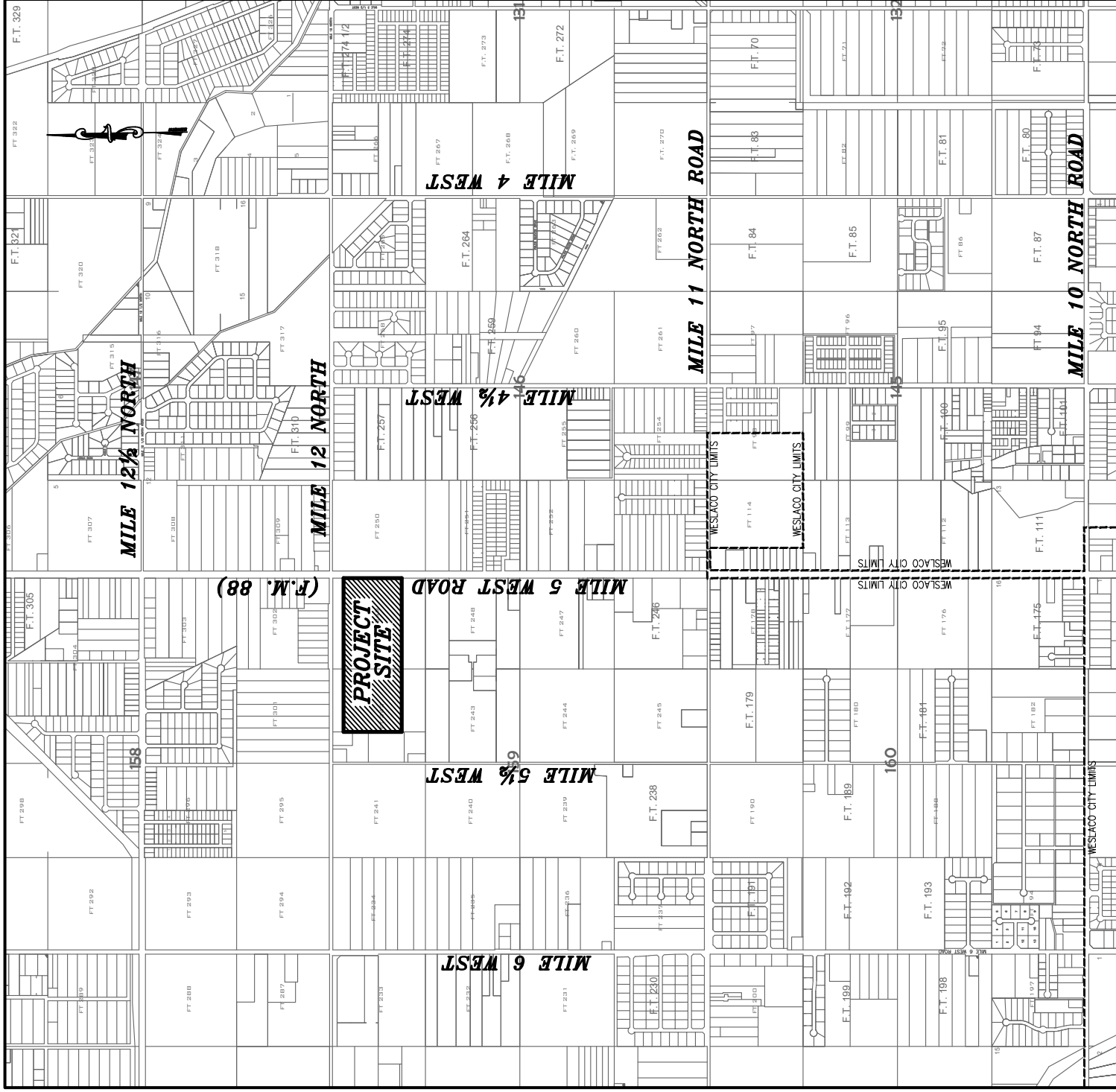
[illegible]

220406



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.D.# = HIDALGO COUNTY DRAINAGE DISTRICT No. 1
- H.C.D.D.# = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
- W.B.S.L. = MINIMUM BUILDING SETBACK LINE



LOCATION MAP
SCALE: 1" = 2000'

DATE OF PREPARATION: AUGUST 28, 2024

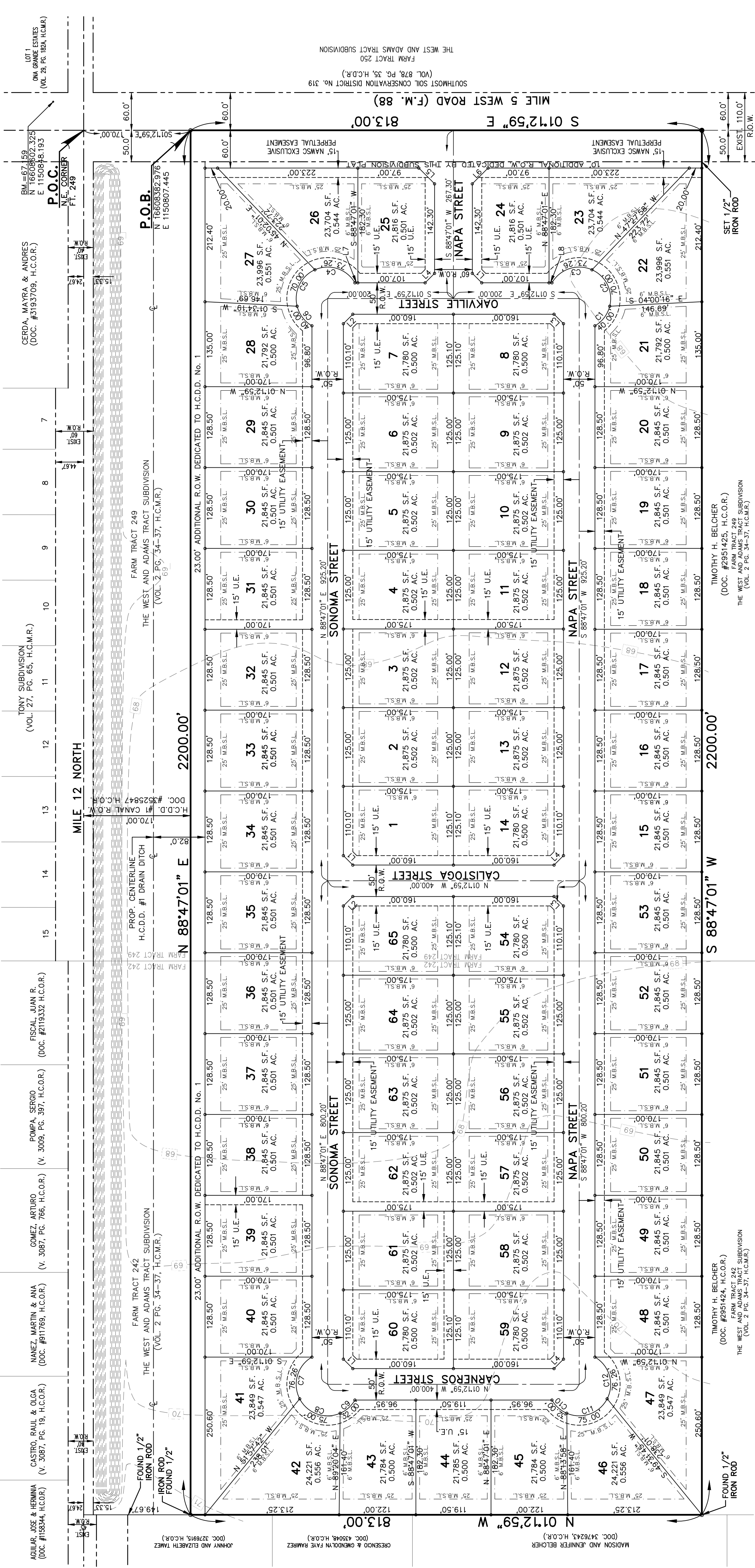
DRAWN BY: G. TEEGARDIN

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1568
javier@jehengineering.com
TBPELS FIRM NUMBER T-1285



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

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



LOT LINE - LINE TABLE		
LINE	BEARING	DISTANCE
1	N 43°47'01" E	21.21
2	S 43°47'01" W	21.21
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6	S 46°12'59" E	35.36
7	S 08°01'12" E	4.70
8	N 08°01'12" W	4.70

LOT LINE - CURVE DATA			
CURVE	DELTA	TANGENT	ARC LENGTH (CHORD BEARING)
C1	45°50'12"	50.00	21.14
C2	45°50'12"	50.00	21.14
C3	45°50'12"	50.00	21.14
C4	45°50'12"	50.00	21.14
C5	45°50'12"	50.00	21.14
C6	45°50'12"	50.00	21.14
C7	45°50'12"	50.00	21.14
C8	45°50'12"	50.00	21.14
C9	45°50'12"	50.00	21.14
C10	45°50'12"	50.00	21.14
C11	45°50'12"	50.00	21.14
C12	45°50'12"	50.00	21.14

REVISIONS	

SHEET NO. 2 OF 4

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

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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.

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ALTAMURA SUBDIVISION IS A PROPOSED 65 LOT, SINGLE-FAMILY SUBDIVISION. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS SUBDIVISION 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 88.41 CUBIC FEET PER SECOND. REQUIRED DETENTION FOR THIS SUBDIVISION IS 160,290 CUBIC FEET (3.68 AC.FT.).

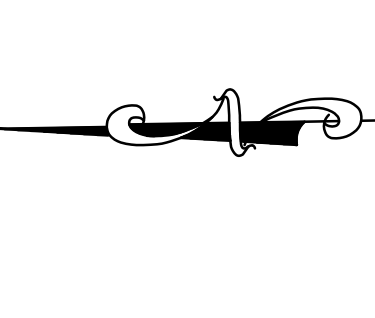
H.C.D.D.#1 HAS PURCHASED THE NECESSARY PROPERTY FROM THE DEVELOPER FOR AN IMPROVED DRAINAGE DITCH AS PART OF THE 2018 BOND ISSUE. IN ADDITION, THE DEVELOPER SHALL DEDICATE AN ADDITIONAL 23 FEET TO THE DRAINAGE DISTRICT FOR THE FURTHER EXPANSION OF THE DITCH. IT IS UNCLEAR AT THIS TIME WHEN THE DRAINAGE 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 BENCHMARK MAINTENANCE ROAD AS ORIGINALLY PLANNED. TO FULFILL THE DETENTION REQUIREMENTS OF ALTAMURA SUBDIVISION, THIS OVER-EXCAVATION WILL BE AN INCREASE IN CAPACITY OF 116.41 CUBIC FEET PER SECOND. THE NECESSARY DITCH REQUIREMENTS: H.C.D.D.#1 DRAINAGE DITCH 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:

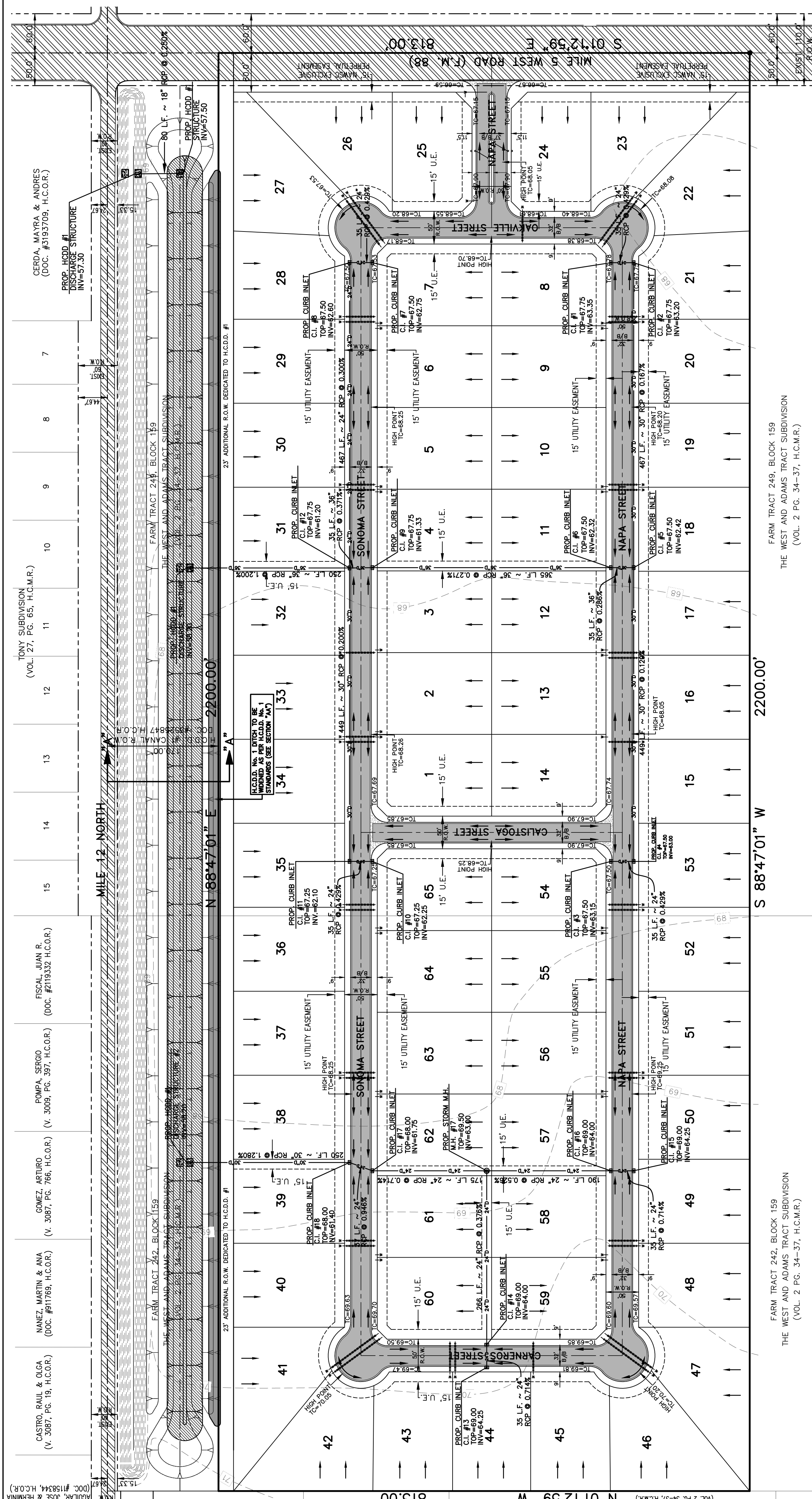
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2000 TO REFLECT L.O.M.R.

JAVIER HINOJOSA, P.E. #714808

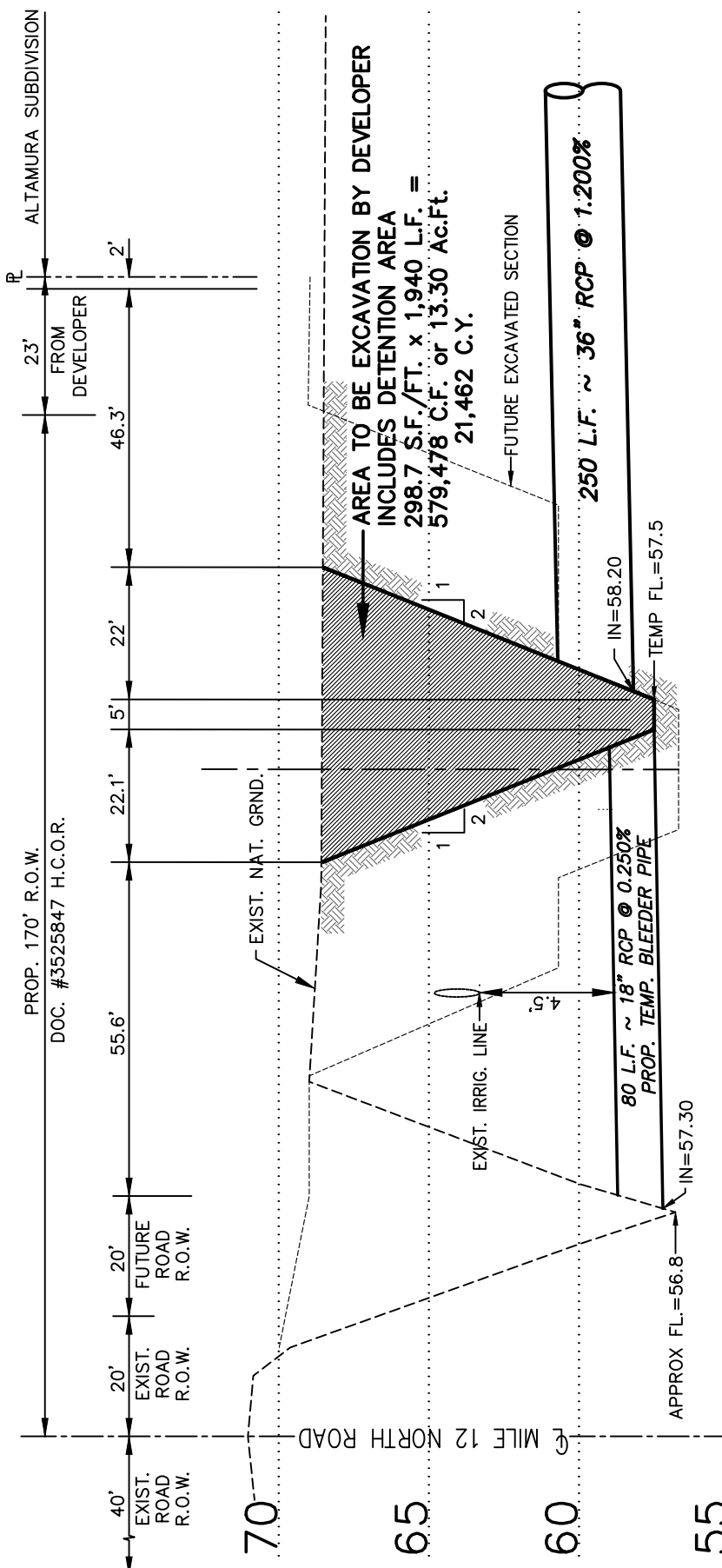
DATE



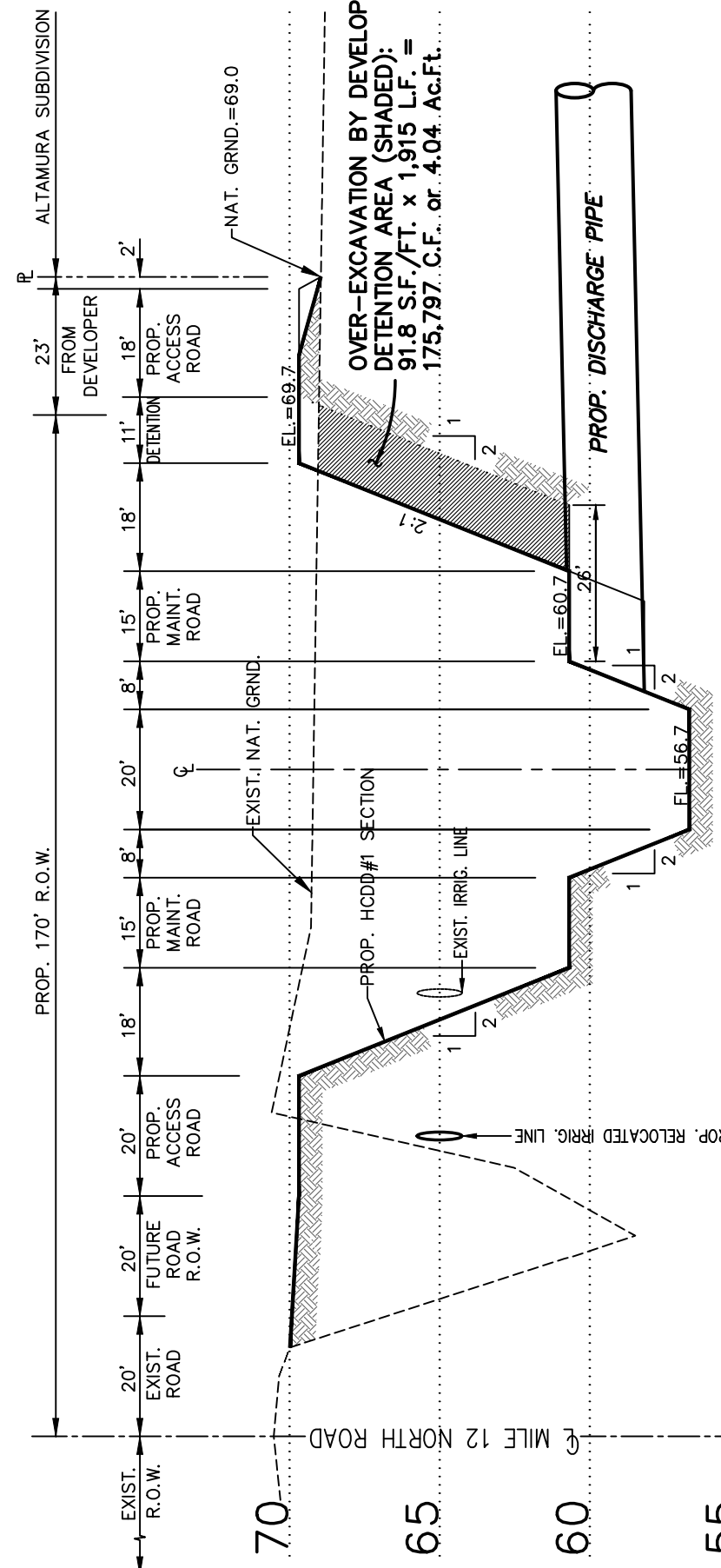
SCALE: 1" = 100'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 83
SOUTH ZONE (GRID)



FARM TRACT 242, BLOCK 159
THE WEST AND ADAMS TRACT SUBDIVISION
(VOL. 2 PG. 34-37, H.C.M.R.)



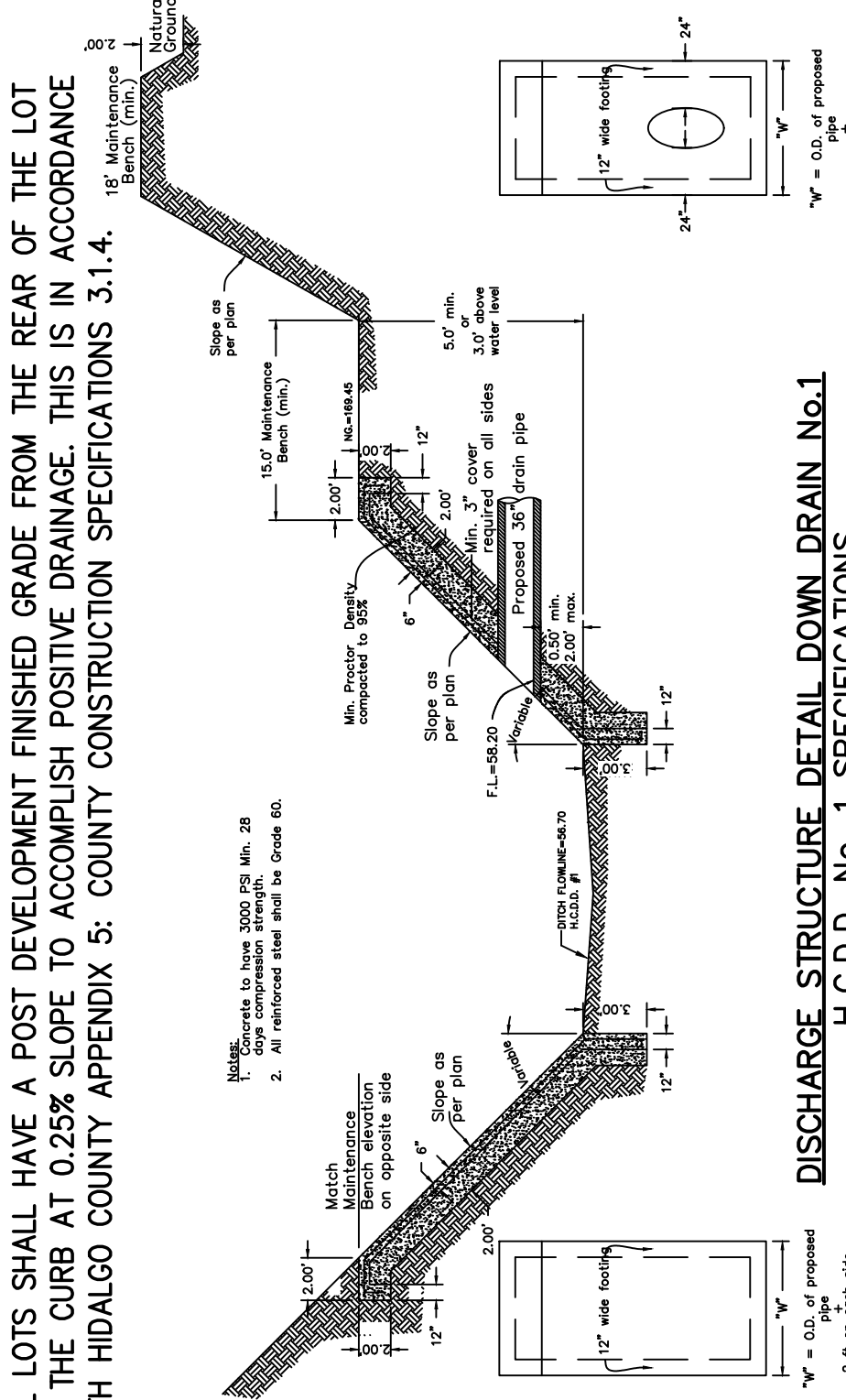
SECTION "BB" - TEMPORARY H.C.D.D.#1 DITCH CROSS SECTION



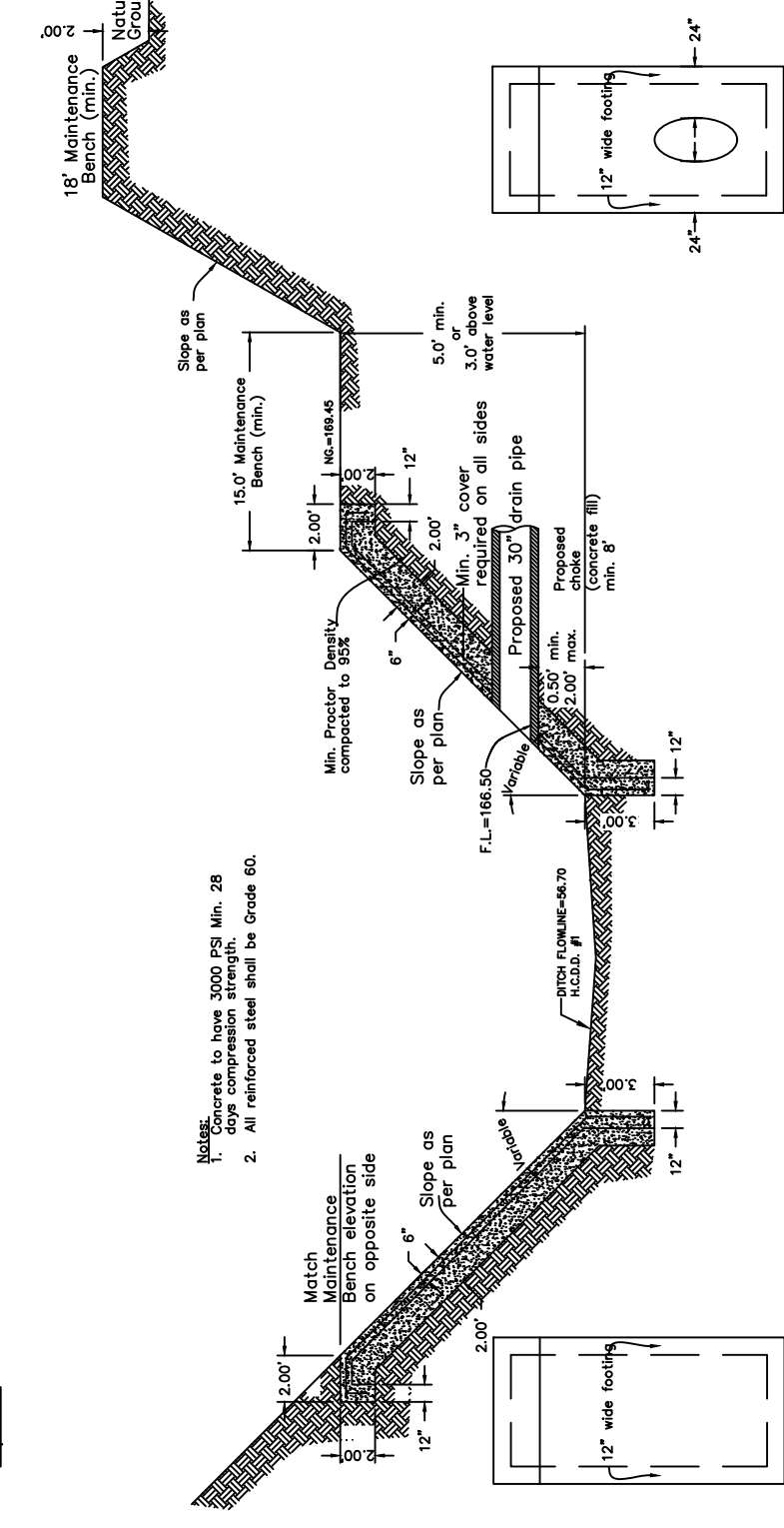
SECTION "AA" - PROPOSED H.C.D.D.#1 DITCH CROSS SECTION

NOTE:

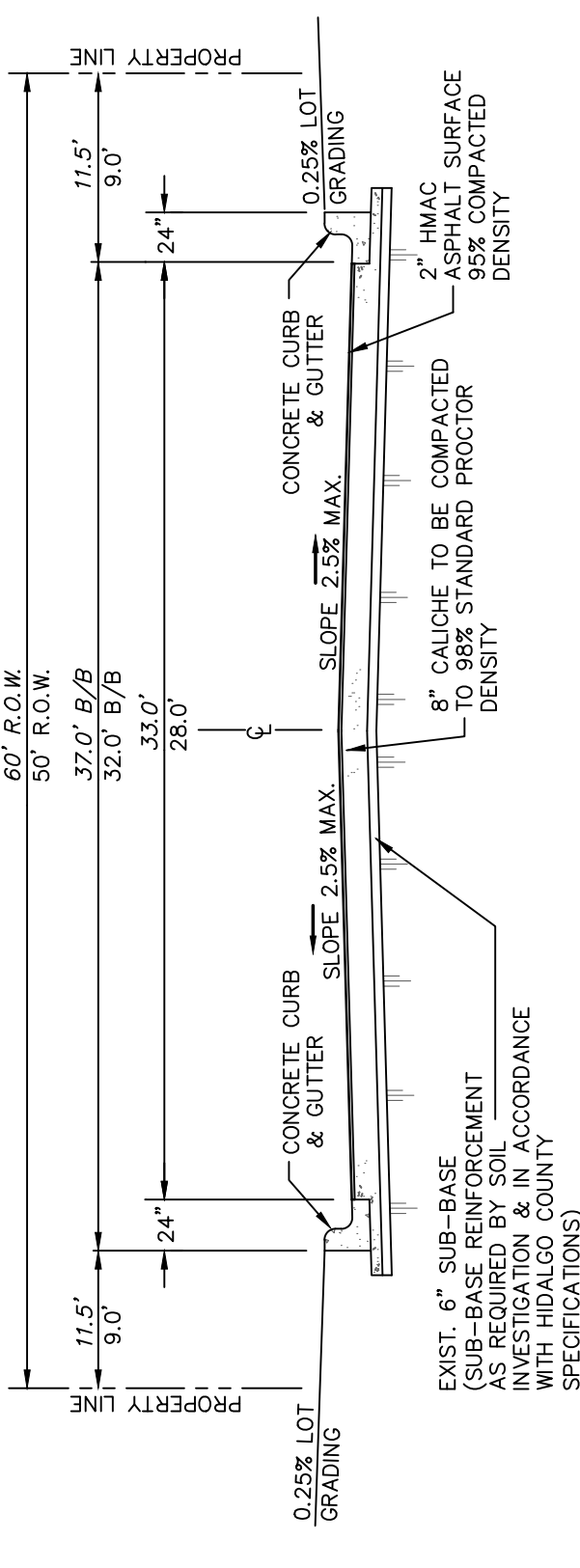
ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



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 TOPOGRAFIA 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

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

REVISIONS



SCALE: 1" = 100'

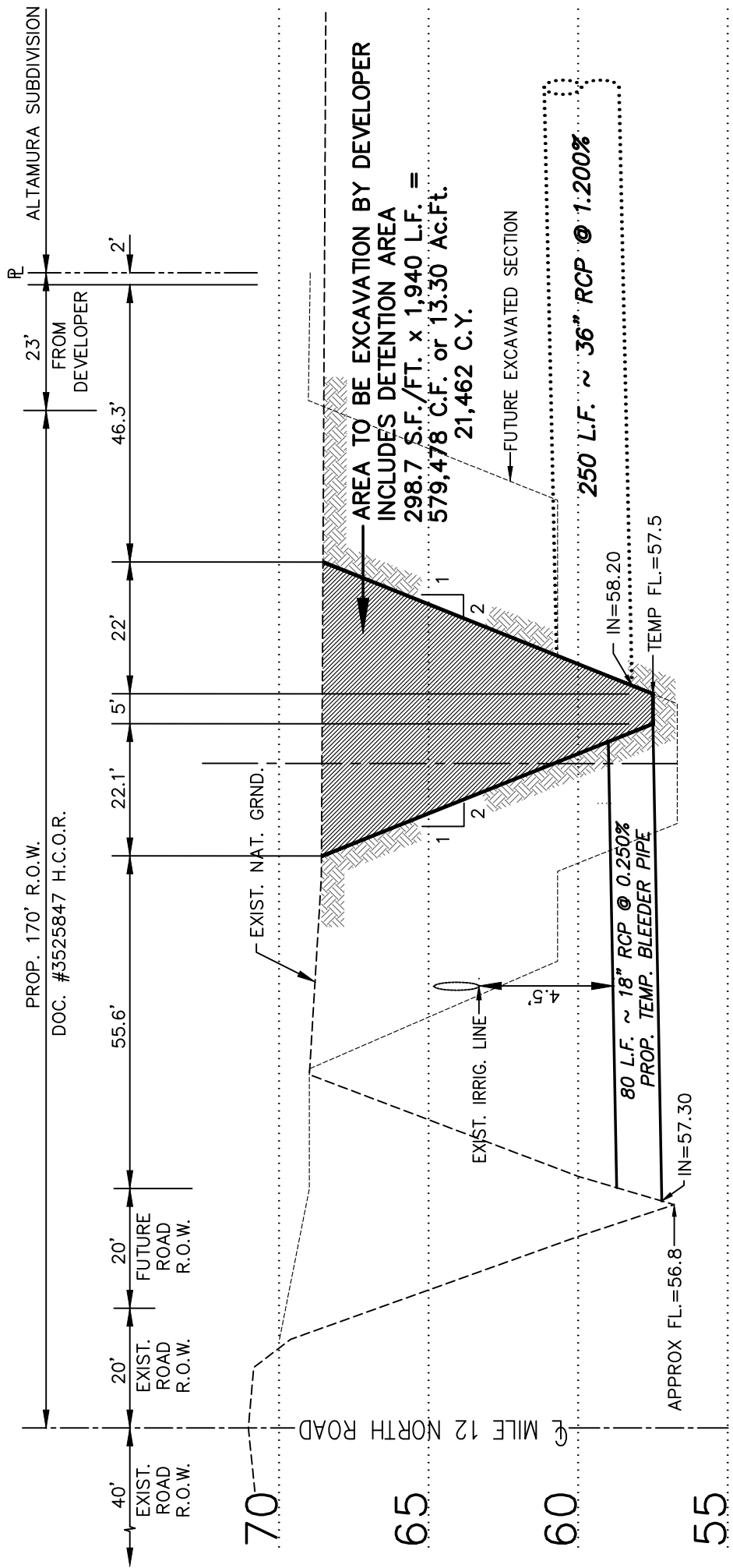
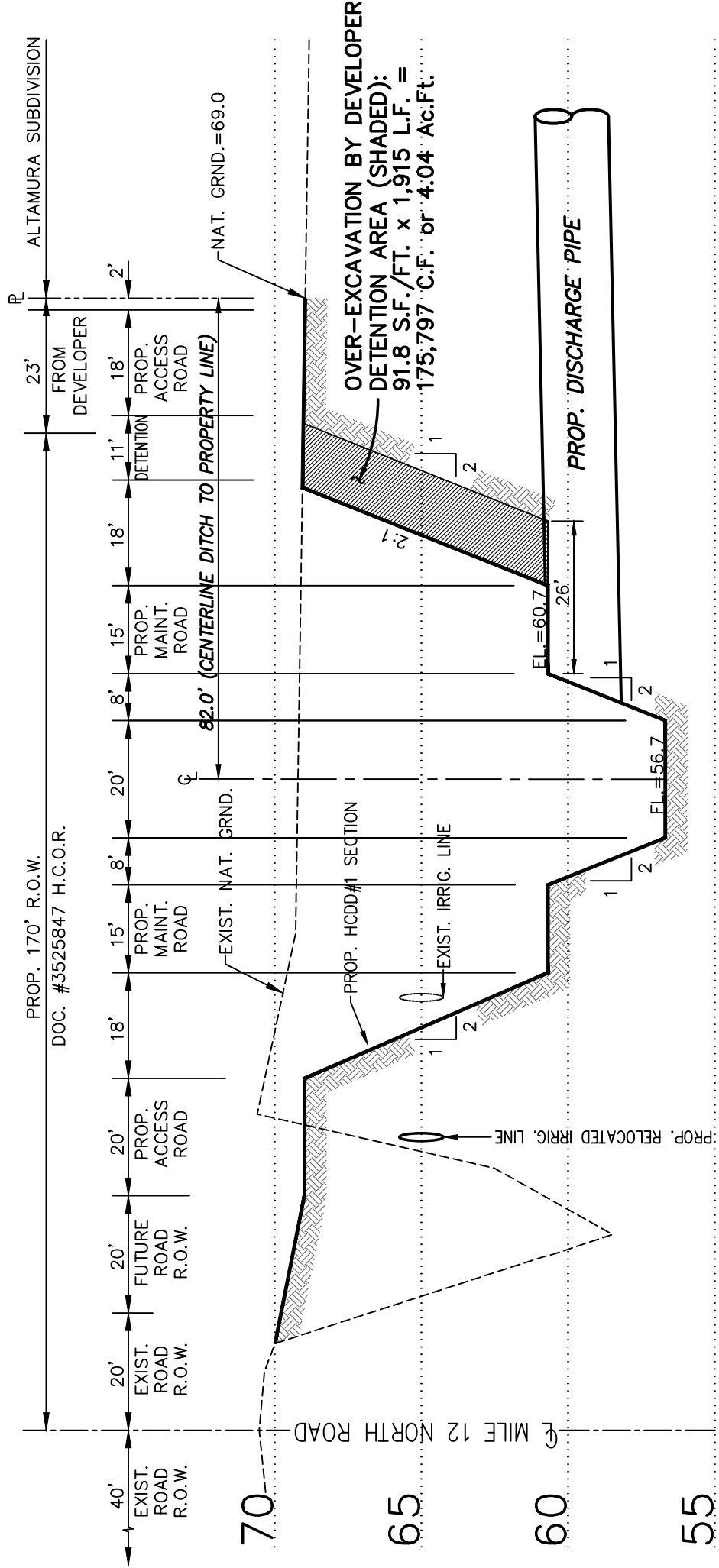
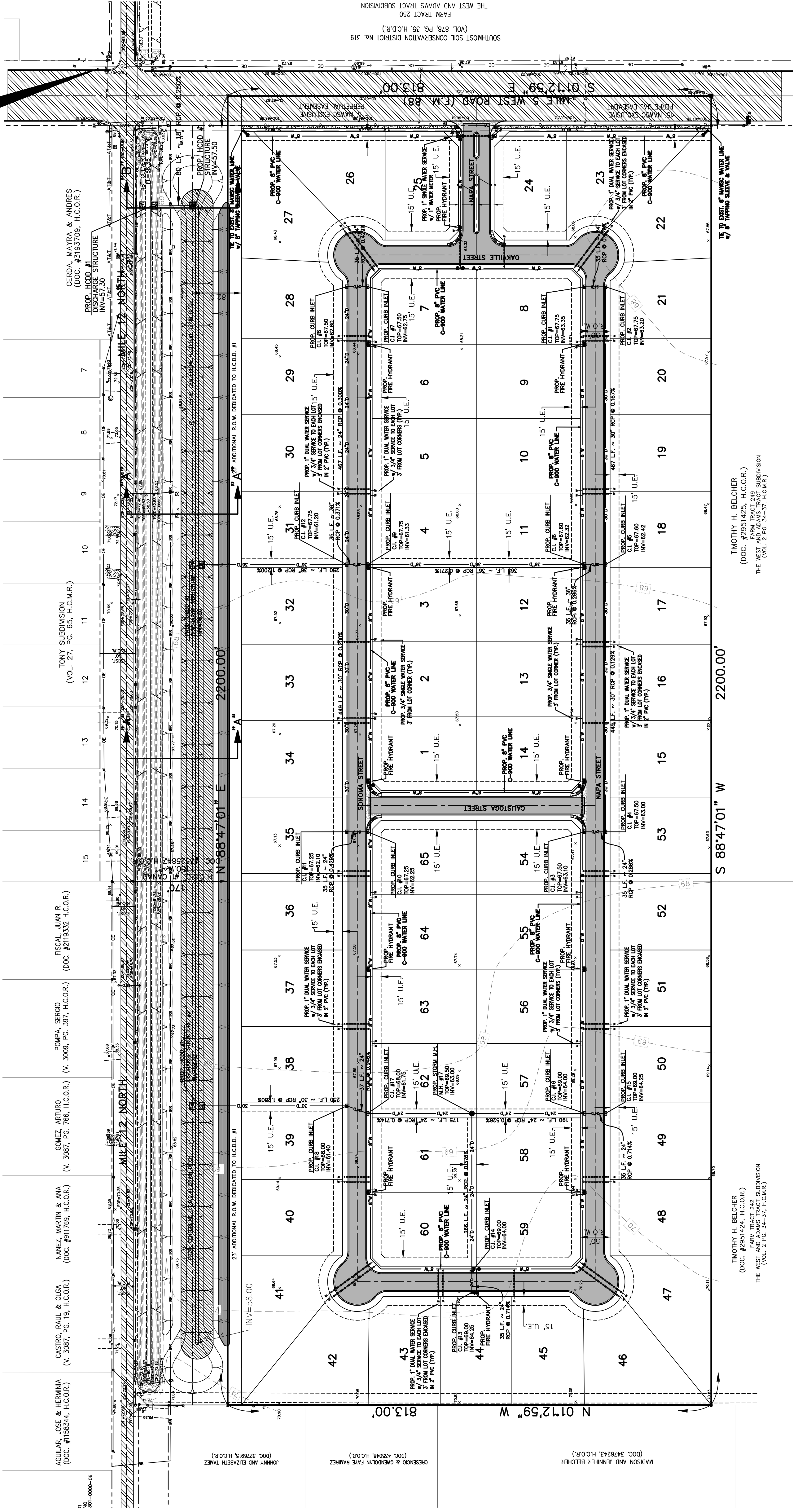
LEGEND

- X TOC=113.48
- EXIST. TOP OF CURB ELEVATION
- EXIST. TOP OF DITCH ELEVATION
- X TOE=113.48
- EXIST. BOTTOM OF DITCH ELEVATION
- X CL=113.31
- EXIST. CENTER LINE ELEVATION
- X FL=115.10
- EXIST. FLOW LINE ELEVATION
- X 115.10
- EXIST. NATURAL GROUND ELEVATION
- EXIST. DRAIN MANHOLE
- EXIST. SEWER MANHOLE
- EXIST. POWER POLE
- EXIST. GUY WIRE
- EXIST. ROAD SIGN
- EXIST. GAS METER
- EXIST. WATER METER
- EXIST. TELEPHONE PEDESTAL
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. IRRIGATION VALVE
- EXIST. TREE
- WATER SERVICE
- SPRINKLER VALVE
- CEDAR FENCE
- CHAIN LINK FENCE
- BLOCK FENCE
- IRRIGATION STAND PIPE
- BACK FLOW PREVENTOR
- ELECTRIC TRANSFORMER
- ELECTRIC GROUND BOX
- 8"SS-----
- 12"SS-----
- 18"D-----
- 24"D-----
- 30"D-----
- 8"W-----
- IRR-----
- EXIST. IRRIGATION LINE
- EXIST. PAVEMENT



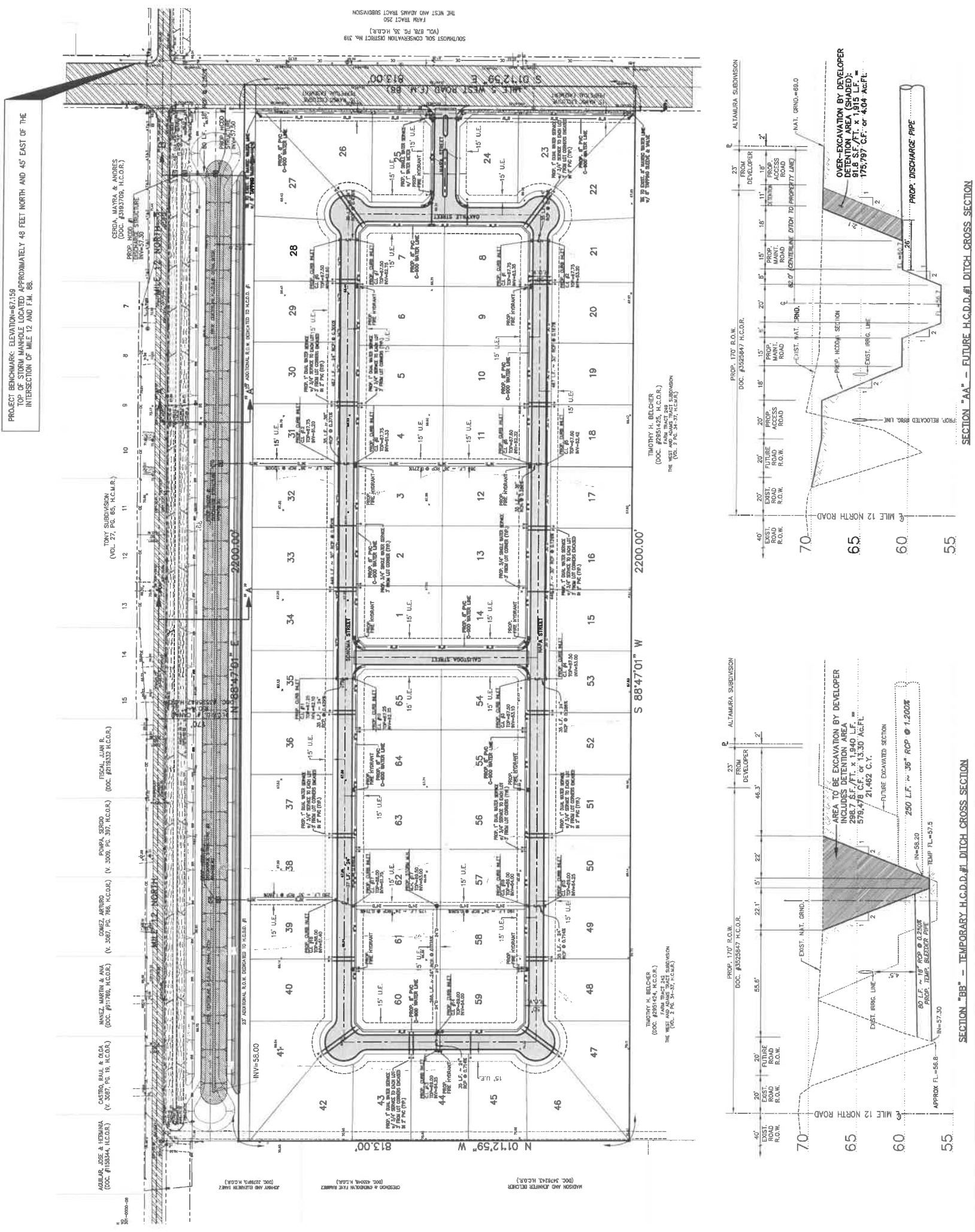
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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.



				JAVIER HINOJOSA ENGINEERING CONSULTING ENGINEERS 416 E. DOVE AVENUE MCALLEN, TEXAS 78504 PHONE (956) 688-1588 TBPELS FIRM No. 1295 javier@javierhinojosaeng.com		PROPOSED UTILITY LAYOUT ALTAMURA SUBDIVISION WESLACO, TEXAS		SHEET 1	
DATE:								OF 1 SHEETS	
		REVISIONS		220406					
				PROJECT NO.					
				AUGUST, 2024					
				DATE:					
				G. TEEGARDIN					
				DRAWN BY					
				J.H.					
				CHK BY					

SCALE: 1" = 100'



LEGEND

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



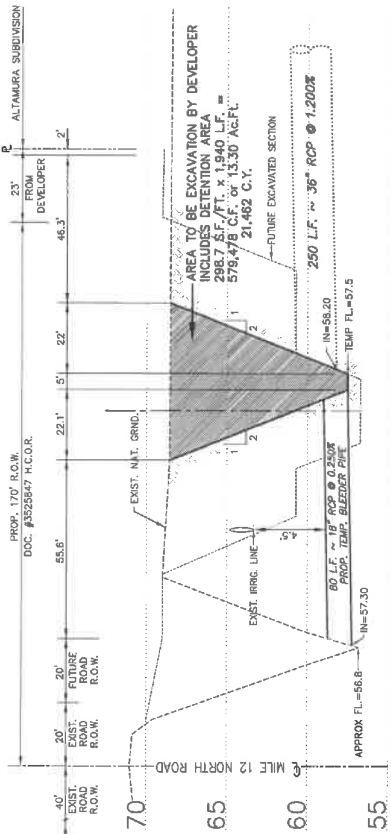
PROPOSED UTILITY LAYOUT
ALTAMURA SUBDIVISION
WESLACO, TEXAS

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 688-1588
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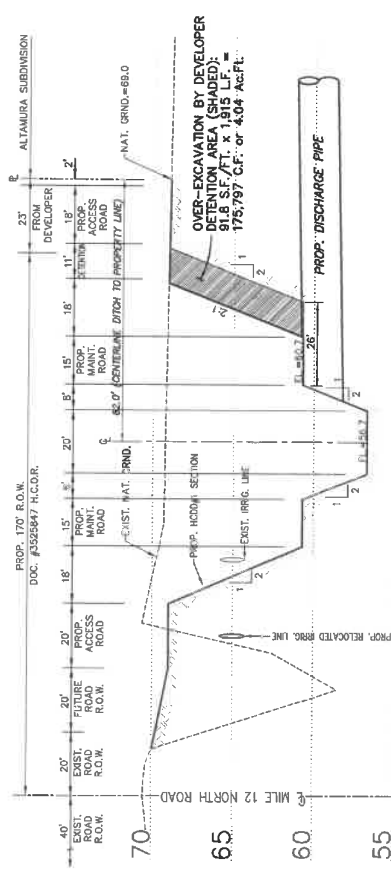


DATE	REVISIONS

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



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





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

Date of Meeting: October 2, 2024	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Gilberto A Gracia.	
Subject/Agenda Item: Discussion and consideration for the Annexation of Alto Bonito also being Lot 2 Reisser Subdivision a 8.172-acre tract of land, Weslaco, Hidalgo County, Texas. Located approximately 600ft east of South Milanos Rd. Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".	
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.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR VOLUNTARY ANNEXATION

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: Alto Bonito Subdivision

Location: North side of Sixth Street & approx 600 ft east of S. Milanos Rd.

Legal Description: All of Lot 2, Reisser Subdivision City of Weslaco

- ☒ Petition for annexation signed and notarized by property owners.
☒ Detailed dimensioned site plan/map must be submitted with this request.
☒ Survey and metes and bounds.
☒ City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: 3BU Limited Partnership Telephone: (956) 778-8252

Address: 533 N Alamo Rd Fax: _____

City: Alamo State: Texas Zip: 78516 E-mail: art@ortegaventures.com

ENGINEER INFORMATION

Name: Gilberto A Gracia Telephone: (956)240-3246

Address: 2121 E Griffin Parkway suite 2 Fax: _____

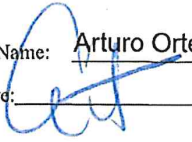
City: Mission State: Texas Zip: 78574 E-mail: diana.izaguirre@yahoo.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Arturo Ortega

Owner Signature:  Date: 9-18-24

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

