

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

JULY 2, 2025 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Jim Forward, PZ Commissioner

Carolina Crockett, PZ Commissioner

Richard Valdez, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
JUNE 4, 2025**

On Wednesday, June 4, 2025, 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
Jim Forward	Commissioner
Adrian Torres	Commissioner
Carolina Crockett	Commissioner
Richard Valdez	Commissioner
Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner
Flor E. Acuña	Secretary

Also, present were Mike Swinnea, Fire Marshall, Peter Hermida, Engineer Director, Guillermo Frausto, Assistant Engineer Director and citizens.

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

Mrs. Arevalo called the roll call noting that everyone was present at the time of the roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. June 4, 2025, Regular Meeting

Commissioner Berry made a motion to approve the minutes of May 7, 2025, seconded by Commissioner Summers. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, at 200 S Border, also being Lots 8,9,10,11 Blk 2, West Highway Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that the notice appeared in the Monitor on May 14, 2025, there were twenty-five (25) property owners notified within the 200-foot radius, no letters for against the item were received. Staff recommended approval.

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

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

V. DISCUSSION AND CONSIDERATION

- A. **Discussion and consideration to be granted a waiver to the moratorium for 920 W Pike Blvd., also being AC GR 0.71AC Net. Blk W125.20'-E502.80'-S432.02 FT 133.80, West Tract AN IRR TR, Weslaco, Hidalgo County, Texas. Located approximately 455ft west of N. Border.**

Mrs. Arevalo stated applicants are requesting a wavier to the moratorium to submit a rezone request application from B-2 Secondary and Highway District to R-2 Duplex and Apartments. A letter for request was received.

Commissioner Summers made a motion to deny the waiver to the moratorium request, seconded by Commissioner Berry.

VI. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, Chairman Hernandez adjourned the meeting at 5:45 p.m.

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Adrian Torres, Commissioner

Jim Forward, Commissioner

Richard Valdez, Commissioner

ATTEST:

Flor E. Acuña, Secretary



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

Date of Meeting: July 2, 2025	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Alberto Cavazos.	
Subject/Agenda Item: Discussion and consideration to rezone 1497 N International Blvd., also being S3.84AC-S28.84AC FT-1038 3.84 AC NET, Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-1 Neighborhood Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 11, 2025. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on June 20, 2025.	
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 based on 2045 future land use map.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

Feb 28
Meeting April 2

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

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

FILE NO. RZNE-000850-7025

PROPOSED PROJECT

Legal Description of Property to be rezoned: Adams Tract 53.84AC - S28, 84AC FT1038
3.84 AC NET
Lot _____ Block _____

Subdivision Name _____

Street Address 1497 N. International Blvd

Existing Zoning _____ Existing Land Use _____

Proposed Zoning B-1 Proposed Land Use B-1

_____ \$305.00 non-refundable filing fee.

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

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

_____ City and school tax receipts attached.

_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Alberto Cavazos Phone (956) 463-2443

Address 1497 N. International Blvd Fax: _____

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

OWNER

Name Alberto Cavazos Phone (956) 463-2443

Address 1497 N. International Blvd Fax: _____

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

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

Signature Alberto Cavazos Date _____
Owner

Signature Alberto Cavazos Date _____
Applicant

Signature _____ Date _____
Authorized Agent

City of Weslaco

"The City on the Grow"



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

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

PLANNING DEPARTMENT

June 20, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 2, 2025, and the City Commission will hold a public hearing on July 15, 2025, 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 July 2, 2025. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

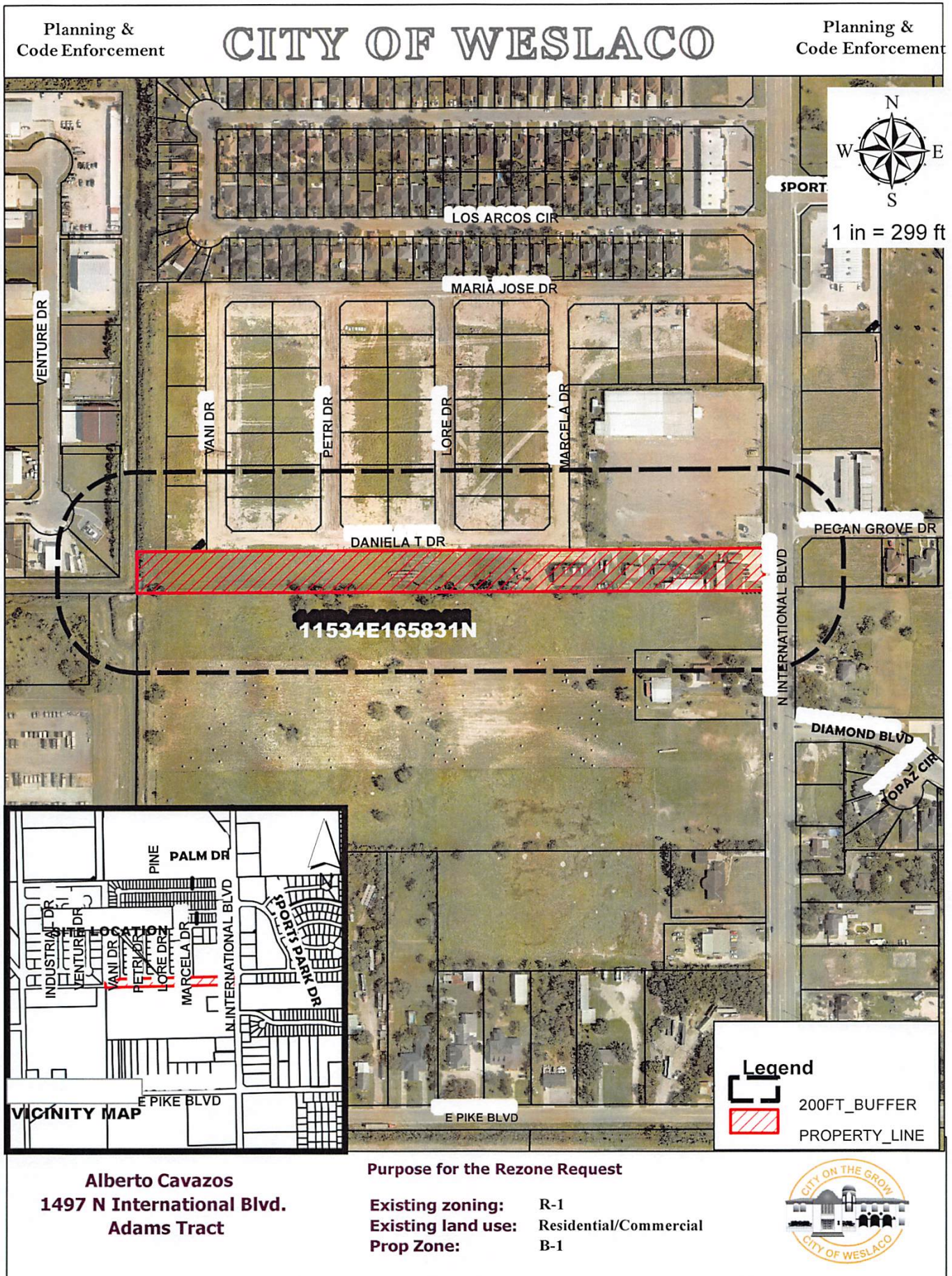
Alberto Cavazos is requesting to rezone 1497 N International Blvd., also being S3.84AC-S28.84AC FT-1038 3.84 AC NET, Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to B-1 Neighborhood Business District.

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

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

Sincerely,

Rebekah de la Fuente
Planning Director



City of Weslaco Code Enforcement Dept.

JUN 12, 2025

CARDENAS CONCEPCION ET UX 1009 N INTERNATIONAL BLVD WESLACO TX 78599-9157	A0800-00-000-1037-04 ADAMS TRACT 1AC-N24.24AC FT 1037 1AC NET	L: 16000 B: 28223
CARDENAS CONCEPCION ET UX 1009 N INTERNATIONAL BLVD WESLACO TX 78599-9157	A0800-00-000-1037-18 ADAMS TRACT FT 1037 N24.24AC EXC 1AC 23.24AC NET	L: 0 B: 0
CAVAZOS ALBERTO 1497 N INTERNATIONAL BLVD WESLACO TX 78599	A0800-00-000-1038-02 ADAMS TRACT S3.84AC-S28.84AC FT-1038 1497 N INTERNATIONAL BLVD	L: 175938 B: 375055
R & A REAL ESTATE INVESTMENTS 6400 N TEXAS BLVD WESLACO TX 78599	A0800-00-000-1038-04 ADAMS TRACT N414'-S517.39'-E526.09' FT C NET 1501 N INTERNATIONAL BLVD	L: 135000 B: 690015
PEMELTON DEBRA BELINDA KAREN & KELLY J 1200 N INTERNATIONAL BLVD WESLACO TX 78599	A0800-00-000-1044-11 ADAMS TRACT N10AC-NE19.78AC EXC C NET 1201 N INTERNATIONAL BLVD	L: 128000 B: 0
TEXAS NAT'L GUARD ARMORY PO BOX 5218 AUSTIN TX 78763	M4011-02-000-0001-00 MID-VALLEY INDUSTRIAL PARK NO. 2 ALL 9.60'-E679.42'-N285'-S315' 0 VO-TECH DR	L: 3394124 B: 4459023
FORWARD INVESTMENT GROUP LLC 1709 E PIKE BLVD WESLACO TX 78599-5026	M4011-04-000-0036-00 MID VALLEY INDUSTRIAL PARK 4 LOT 36 0	L: 212670 B: 0
VIASAT INC ATTN: RYAN LLC & RYAN TAX PO BOX 4900 DEPT 230 SCOTTSDALE AZ 85261	M4011-04-000-0037-00 MID VALLEY INDUSTRIAL PARK 4 LOT 37 0 VENTURA DR	L: 169676 B: 8012
JILL PROPERTY MANAGEMENT LLC 1416 E EXP 83 MCALLEN TX 78504	M4011-04-000-0038-00 MID VALLEY INDUSTRIAL PARK 4 LOT 38 0 MID VALLEY DR	L: 216717 B: 153613
ZIWA HOLDINGS LTD 3521 OLD PORT ISABEL RD BROWNSVILLE TX 78526	M4011-2A-000-0001-00 MID-VALLEY INDUSTRIAL PARK 2A LOT 1 1240 VO TECH DR	L: 845365 B: 1015635
JPO ENTERPRISES INC PO BOX 2127 ELSA TX 78543	P5005-01-00C-00C5-00 PECAN GROVE PH 1 LOT C5 BLK C 0 INTERNATIONAL BLVD	L: 234110 B: 144230
CAPETILLO DON & MARY HELEN 5906 SUNRISE BLVD HARLINGEN TX 78552	P5005-01-00C-00C6-00 PECAN GROVE PH 1 LOT C6 BLK C 1300 N INTERNATIONAL BLVD	L: 159874 B: 0

City of Weslaco Code Enforcement Dept.

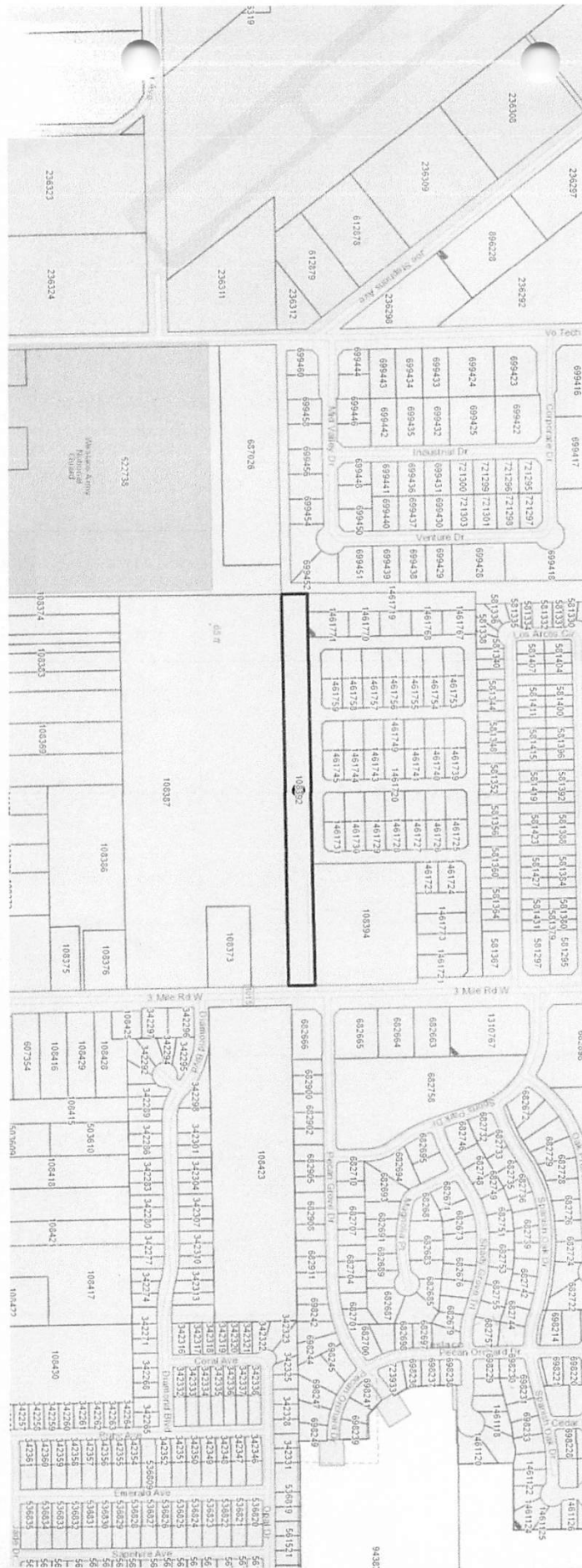
JUN 12, 2025

SPRINGER NICHOLAS R & JOANN M 1087 LEWIS RIVER RD NO 204 WOODLAND WA 98674	V3150-00-000-0011-00 VERONA LOT 11 0 MARCELA DR	L: 103137 B: 314913
O HLS SUNGATE LLC 4900 N 10TH ST STE B8 MCALLEN TX 78504	V3150-00-000-0012-00 VERONA LOT 12 0 MARCELA DR	L: 106793 B: 314913
SANCHEZ AMADEO 5411 N MCCOLL RD MCALLEN TX 78504	V3150-00-000-0013-00 VERONA LOT 13 0 LORE DR	L: 106793 B: 0
SANCHEZ AMADEO 5411 N MCCOLL RD MCALLEN TX 78504	V3150-00-000-0014-00 VERONA LOT 14 0 LORE DR	L: 103137 B: 0
MARTELLO LLC 608 W STEVESON AVE ALTON TX 78573	V3150-00-000-0025-00 VERONA LOT 25 0 LORE DR	L: 103137 B: 426964
MARTELLO LLC 608 W STEVENSON ALTON TX 78573	V3150-00-000-0026-00 VERONA LOT 26 1303 LORE DR	L: 106793 B: 426964
KONDURU NAGARJUNA RAJU & 14870 MICHELE DR GLENELG MD 21737	V3150-00-000-0027-00 VERONA LOT 27 1304 PETRI DR	L: 106793 B: 373207
KONDURU NAGARJUNA RAJU & 14870 MICHELE DR GLENELG MD 21737	V3150-00-000-0028-00 VERONA LOT 28 1308 PETRI DR	L: 103137 B: 376863
PALACHERLA JITHENDRANATH 3117 SPROULL WAY DULUTH GA 30097	V3150-00-000-0039-00 VERONA LOT 39	L: 103137 B: 386863
KONDURU NAGARJUNA RAJU & 14870 MICHELE DR GLENELG MD 21737	V3150-00-000-0040-00 VERONA LOT 40 1303 PETRI DR	L: 106793 B: 373207
THUPILI CHAKRADHAR 1819 LAKE CREST LN FRIENDSWOOD TX 77546-5872	V3150-00-000-0041-00 VERONA LOT 41 0	L: 106793 B: 426834
NOVELLINI LTD 4001 S SHARY RD STE 550 MISSION TX 78572	V3150-00-000-0042-00 VERONA LOT 42 1308 VAN DR	L: 103137 B: 386840

City of Weslaco Code Enforcement Dept.

JUN 12, 2025

PARIKH ANUSHI	V3150-00-000-0051-00	L: 85000
2603 DRAKENSBURG AVE	VERONA LOT 51	B: 0
EDINBURG TX 78539	0 VANI DR	
PARIKH ANUSHI	V3150-00-000-0052-00	L: 85000
2603 DRAKENSBURG AVE	VERONA LOT 52	B: 0
EDINBURG TX 78539	0 VANI DR	





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

Date of Meeting: July 2, 2025	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Spoor Engineering Consultants, Inc.	
Subject/Agenda Item: Discussion and consideration to rezone 5000 E Moreland Dr., also being 7.776 acres out of Farm Tract 1099, Blk 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to T-1 Townhomes District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One-Family Dwelling District to T-1 Townhomes District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 11, 2025. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on June 20, 2025.	
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: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-000852-2025

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

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

FILE NO. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 7.589 acres out of Fram Tract 1099 Block 113

Subdivision Name The West and Adams Tract Subdivision

Street Address 5000 E. Moreland Drive Weslaco Texas 78596

Existing Zoning R1 - One Dwelling District Existing Land Use Vacant

Proposed Zoning TOWN HOMES Proposed Land Use Residential

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

APPLICANT

Name Spoor Engineering Consultants, Inc. Phone 956-683-1000

Address 202 So. 4th Street Fax: n/a

City McAllen State TX Zip Code 78501 E-Mail: SEC@SpoorEng.com

OWNER

Name RADF Management, LLC Phone 956-578-3919

Address 302 So. 10th Street Fax: n/a

City McAllen State TX Zip Code 78501 E-Mail: daniel@habitatdevelopers.com

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

Signature _____ Date 5-15-25

Owner (RADF Management, LLC) *Selene D. Diaz*

Signature _____ Date 03-19-24

Applicant (Stephen Spoor, P.E.)

Signature _____ Date _____

Authorized Agent

City of Weslaco

"The City on the Grow"



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

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

PLANNING DEPARTMENT

June 20, 2025

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 2, 2025, and the City Commission will hold a public hearing on July 15, 2025, 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 July 2, 2025. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

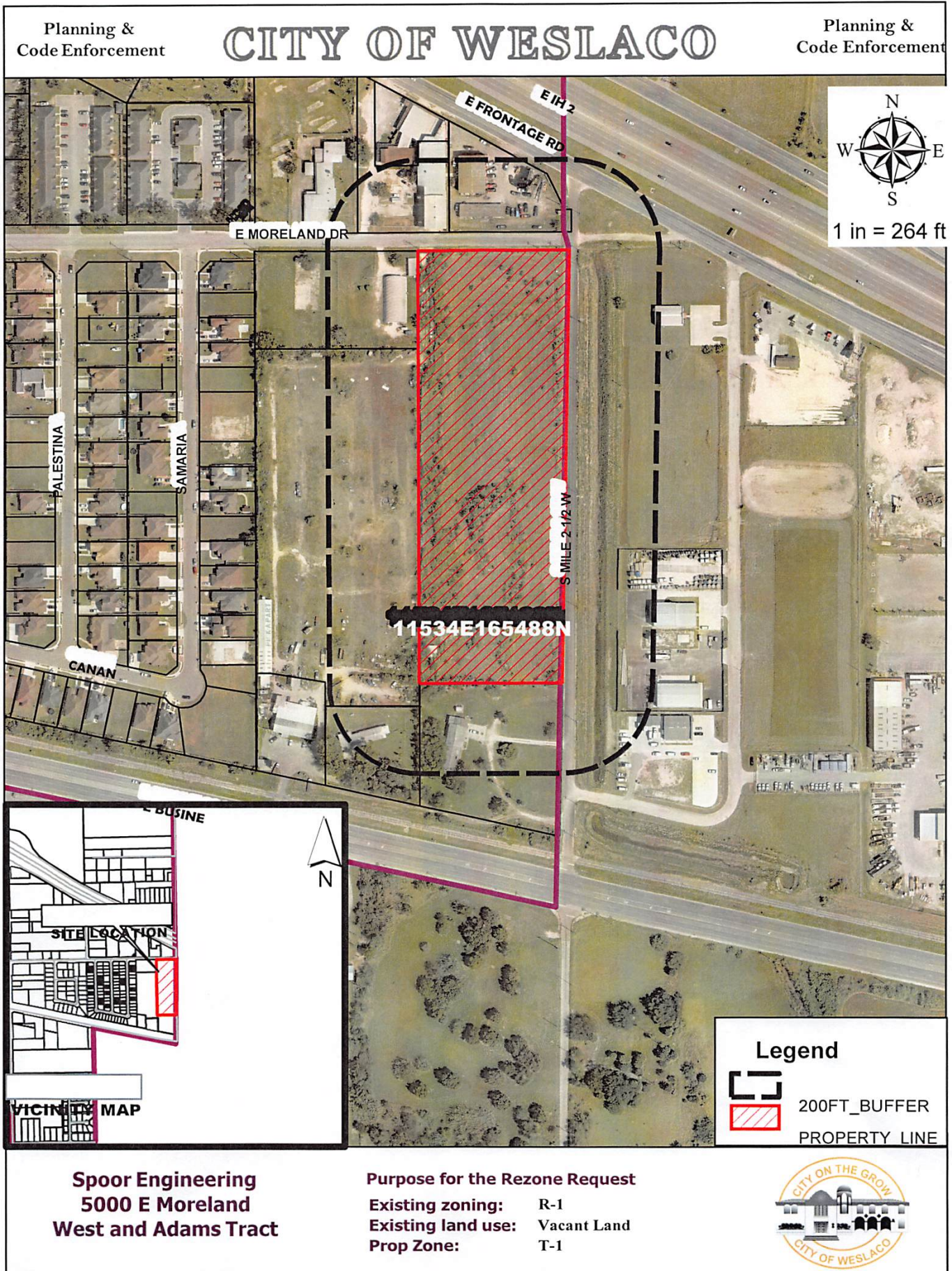
Spoor Engineering Consultants, Inc. is requesting to rezone 5000 E Moreland Dr., also being 7.776 acres out of Farm Tract 1099, Blk 133, West and Adams Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One-Family Dwelling District to T-1 Townhomes District.

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

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

Sincerely,

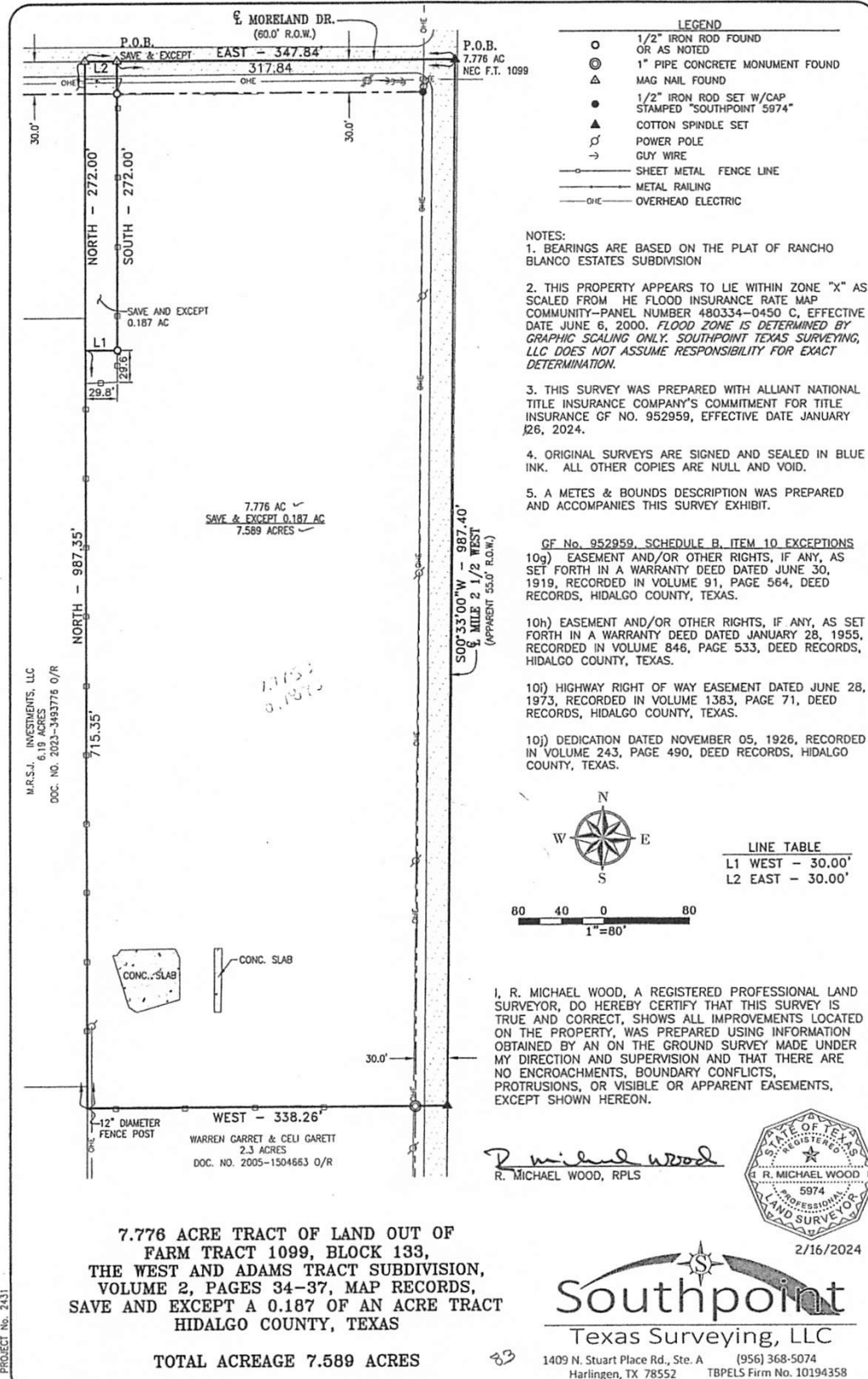
Rebekah de la Fuente
Planning Director

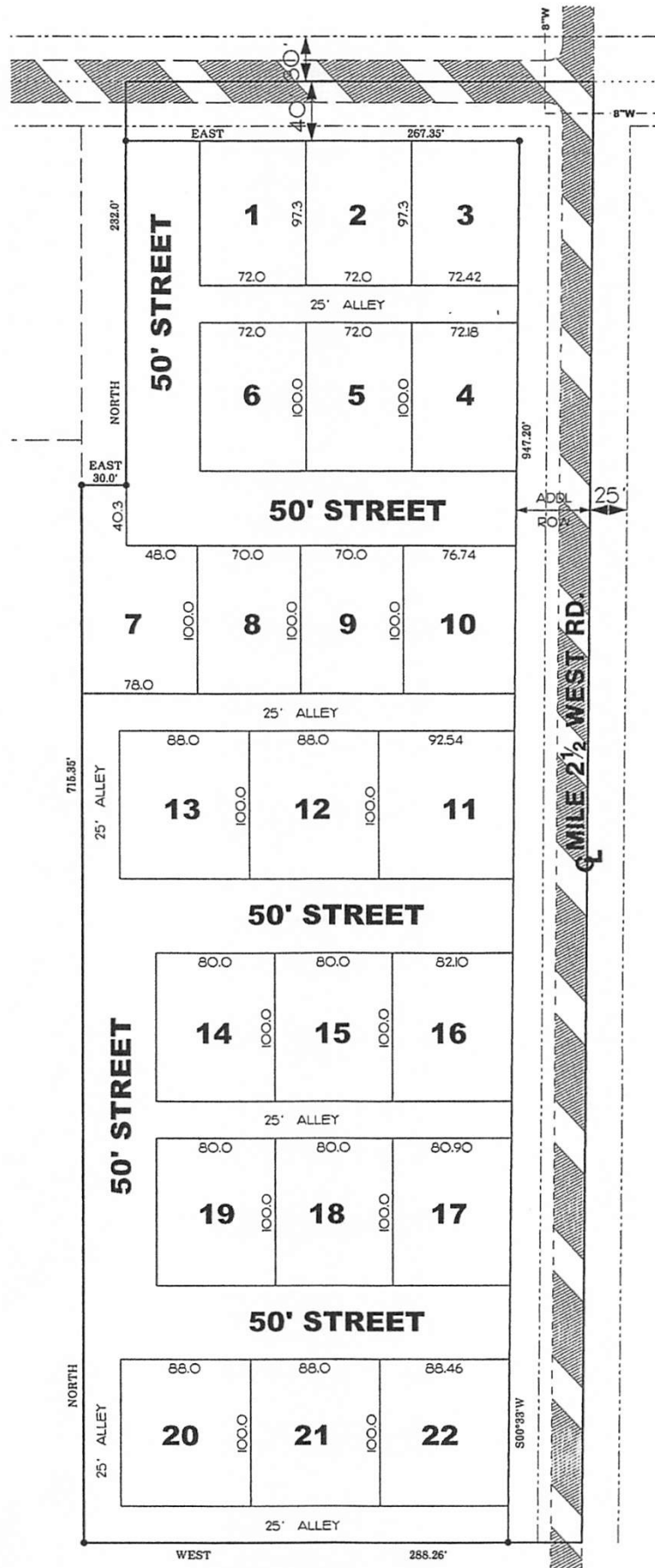


City of Weslaco Code Enforcement Dept.

JUN 12, 2025

ANDERSON PHYLLIS HOGE 3929 E BUSINESS 83 WESLACO TX 78596	A0800-00-000-1099-01 ADAMS TRACT AN IRR TR T 1099 0.92 AC NET	L: 24840 B: 61526
MONTES LOVELY CHILDS INC 7009 N FM 1015 NOEHMI MERCEDES TX 78570	A0800-00-000-1099-03 ADAMS TRACT GR 1.75AC NET 4032 E MORELAND DR	L: 119179 B: 57455
ANDERSON PHYLLIS HOGE 3929 E BUSINESS 83 WESLACO TX 78596	A0800-00-000-1099-04 ADAMS TRACT 2AC FOR H/S 0.60AC AN IRR TR	L: 25900 B: 44676
M.R.S. J INVESTMENTS LLC 4020 N TEXAS BLVD WESLACO TX 78599	A0800-00-000-1099-10 ADAMS TRACT AN IRR TR 712.10' FT 1099 6.19AC NET	L: 216650 B: 8075
GARRET WARREN & CELI 714 S MILE 2/5 RD WESLACO TX 78596	A0800-00-000-1099-11 ADAMS TRACT AC NET	L: 67441 B: 0
LAND001 SERIES A SERIES OF SPIMC 302 S 10TH ST MCALLEN TX 78501	A0800-00-000-1099-15 ADAMS TRACT E347.84'-N987.40' EXC 99 7.776AC GR 7.426AC NET 4036 E MORELAND DR	L: 200502 B: 0
EQUIPMENT PORTAFOLIO 26139 WOOD CHUCK DR SAN ANTONIO TX 78260	A0800-00-000-1100-07 ADAMS TRACT IRR TR E270.21'-W1527.47'- 1100 1.18 AC	L: 323825 B: 64512
MORALES OCTAVIO ROSENDO 2312 MONACO DR MISSION TX 78573	R4370-00-000-0001-00 ROYAL LOT 1 3929 MORELAND DR	L: 422619 B: 278385
QUIZAS MANANA LLC 4020 E EXPRSWY 83 WESLACO TX 78599	R4370-00-000-0002-00 ROYAL LOT 2 4019 E MORELAND DR	L: 321081 B: 184563
ACEVEDO LETICIA GONZALEZ 4024 E INTERSTATE 2 WESLACO TX 78596	R4370-00-000-0003-00 ROYAL LOT 3 4024 E EXPRESSWAY 83	L: 170020 B: 184568







Planning & Zoning Commission Standardized Agenda Request Form

Date of Meeting: July 2, 2025	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Jayleen's Event Center.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to operate an Event Center, at 615 N Airport Dr., also being Lots 5-7, Blk 8, El Texano Subdivision, 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 June 11, 2025. Twenty-three (23) property owners within 200 feet of the applicant's property were notified by letter on June 20, 2025.	
Staff recommendation for Commission's Action: Staff recommends approval.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [] Ordinance – First Reading [] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Application for Conditional Use Permit with attachments.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO. Use - 00857-2025

PROPOSED PROJECT

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

Lot El Texano Lot 5 Block 8

Subdivision Name El Texano

Street Address 615 N. Airport Dr

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Event Center

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

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

APPLICANT

Name Jayleen's Event Center Phone 956-789-4177

Address 615 N. Airport Dr Fax: _____

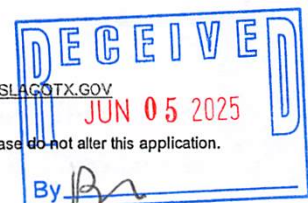
City Weslaco State TX Zip Code 78596 E-Mail: Janiegarcia1073@hotmail.com

OWNER

Name Janie Garcia Phone 956-784-2217

Address 710 Aguirre Ave Fax: _____

City Weslaco State TX Zip Code 78596 E-Mail: janiegarcia1073@hotmail.com

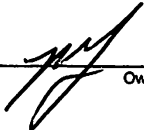


Inv. 25907

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

Yes _____ No ✓

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

Signature  Date 5-27-25

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
Approved _____ Disapproved _____ Tabled _____ Date _____

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

City of Weslaco

"The City on the Grow"



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

Xavier Salinas, Assistant City Manager
Omar Rodriguez, Interim Assistant City Manager

PLANNING DEPARTMENT

June 20, 2025

Legal Notice

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CONDITIONAL USE PERMIT REQUEST:

Jayleen's Event Center is requesting a Conditional Use Permit to operate an Event Center, at 615 N Airport Dr., also being Lots 5-7, Blk 8, El Texano Subdivision, Weslaco, Hidalgo County, Texas.

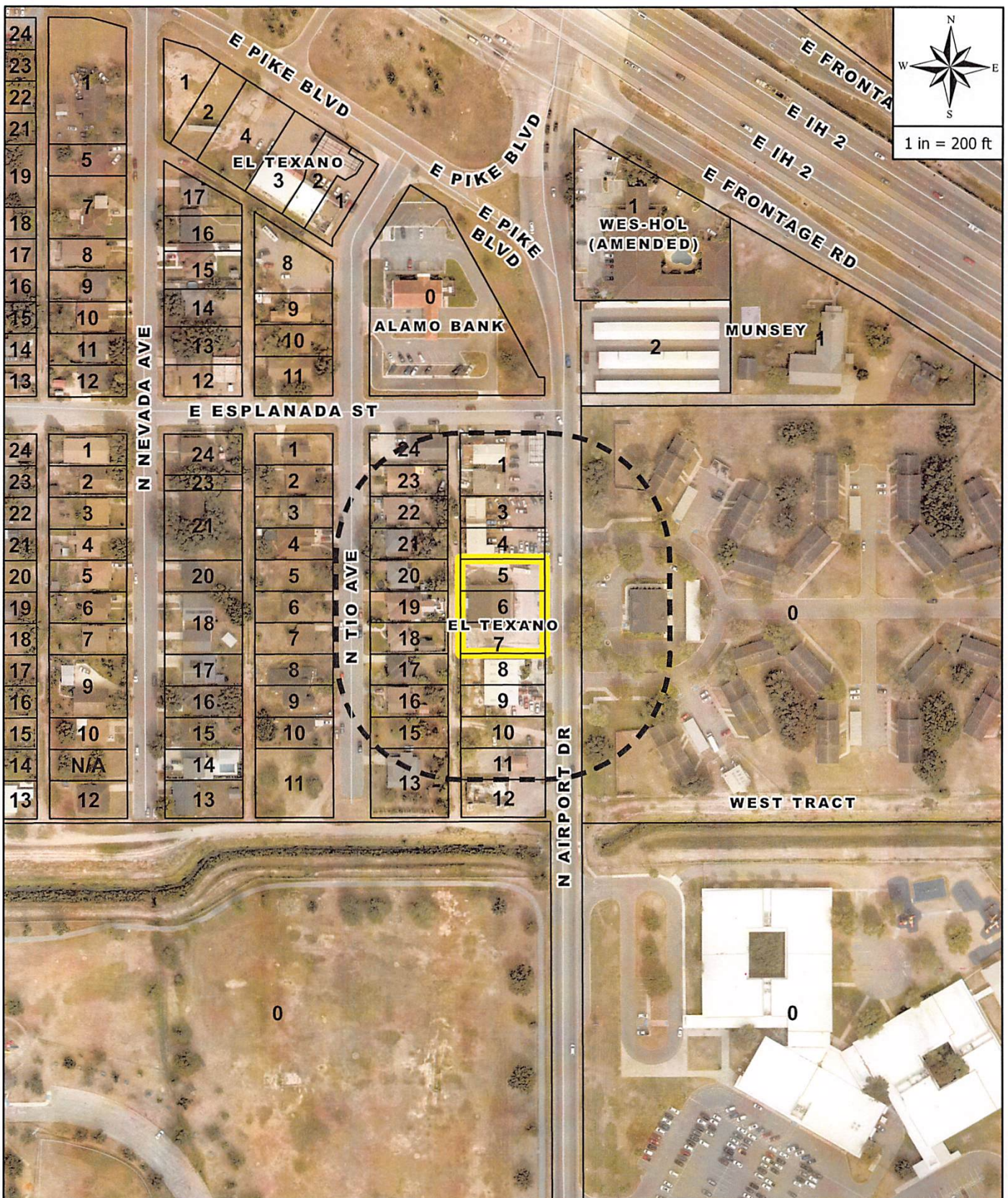
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente
Planning Director



CASE ADDRESS:
615 N AIRPORT DR
JAYLEEN'S EVENT CENTER

LEGEND

CITY LIMITS NOTIFICATIONS SITE

E4900-00-008-0011-00
RIVERA MARTHINA ESCALANTE
601 AIRPORT DR
WESLACO, TX 78596-5002

E4900-00-008-0012-00
RIVERA MARTHINA ESCALANTE
601 AIRPORT DR
WESLACO, TX 78596-5002

E4900-00-008-0017-00
GARCIA JUAN MANUEL & MARY LOU
608 N TIO AVE
WESLACO, TX 78596

E4900-00-008-0004-00
DE LA GARZA NORMA E & ET AL
1632 E BUSINESS 83
WESLACO, TX 78596-6623

E4900-00-008-0005-00
FAROLAN FAMILY LIMITED
PARTNERSHIP
5607 N CYNTHIA ST
MCALLEN, TX 78504-1814

E4900-00-008-0022-00
ALVAREZ CARLOS SR
620 N TIO AVE
WESLACO, TX 78596-5018

E4900-00-008-0018-00
CASTILLO LUIS A & ARACELI
610 N TIO AVE
WESLACO, TX 78596-5018

E4900-00-008-0015-00
SIFUENTES ENEDINA ET AL
604 N TIO AVE
WESLACO, TX 78596

E4900-00-008-0009-00
CHAVEZ HUMBERTO JR ET AL
609 N AIRPORT DR
WESLACO, TX 78596-5002

E4900-00-008-0010-00
CHAVEZ HUMBERTO JR ET AL
609 N AIRPORT DR
WESLACO, TX 78596-5002

E4900-00-008-0019-00
GAMBOA ABIGAIL R & CESAR SAID R
612 N TIO AVE
WESLACO, TX 78596-5018

E4900-00-008-0001-00
GONZALEZ PEDRO
2222 WILSON DR
WESLACO, TX 78599-8810

E4900-00-008-0020-00
ALCOCER MIRIAM
911 E 2ND ST
WESLACO, TX 78596-6313

E4900-00-008-0023-00
TOVAR EFRAIN & RITA C
507 SAN BENITO ST
WESLACO, TX 78596-4307

E4900-00-008-0003-00
DE LA GARZA NORMA E & ET AL
1632 E BUSINESS 83
WESLACO, TX 78596-6623

W3800-00-015-0000-02
WESLACO HOUSING AUTHORITY
303 W 6TH ST
WESLACO, TX 78596-6002

E4900-00-008-0008-00
CHAVEZ HUMBERTO JR ET AL
609 N AIRPORT DR
WESLACO, TX 78596-5002

E4900-00-008-0007-00
FAROLAN FAMILY LIMITED
PARTNERSHIP
5607 N CYNTHIA ST
MCALLEN, TX 78504-1814

E4900-00-008-0024-00
TOVAR EFRAIN & RITA C
507 SAN BENITO ST
WESLACO, TX 78596-4307

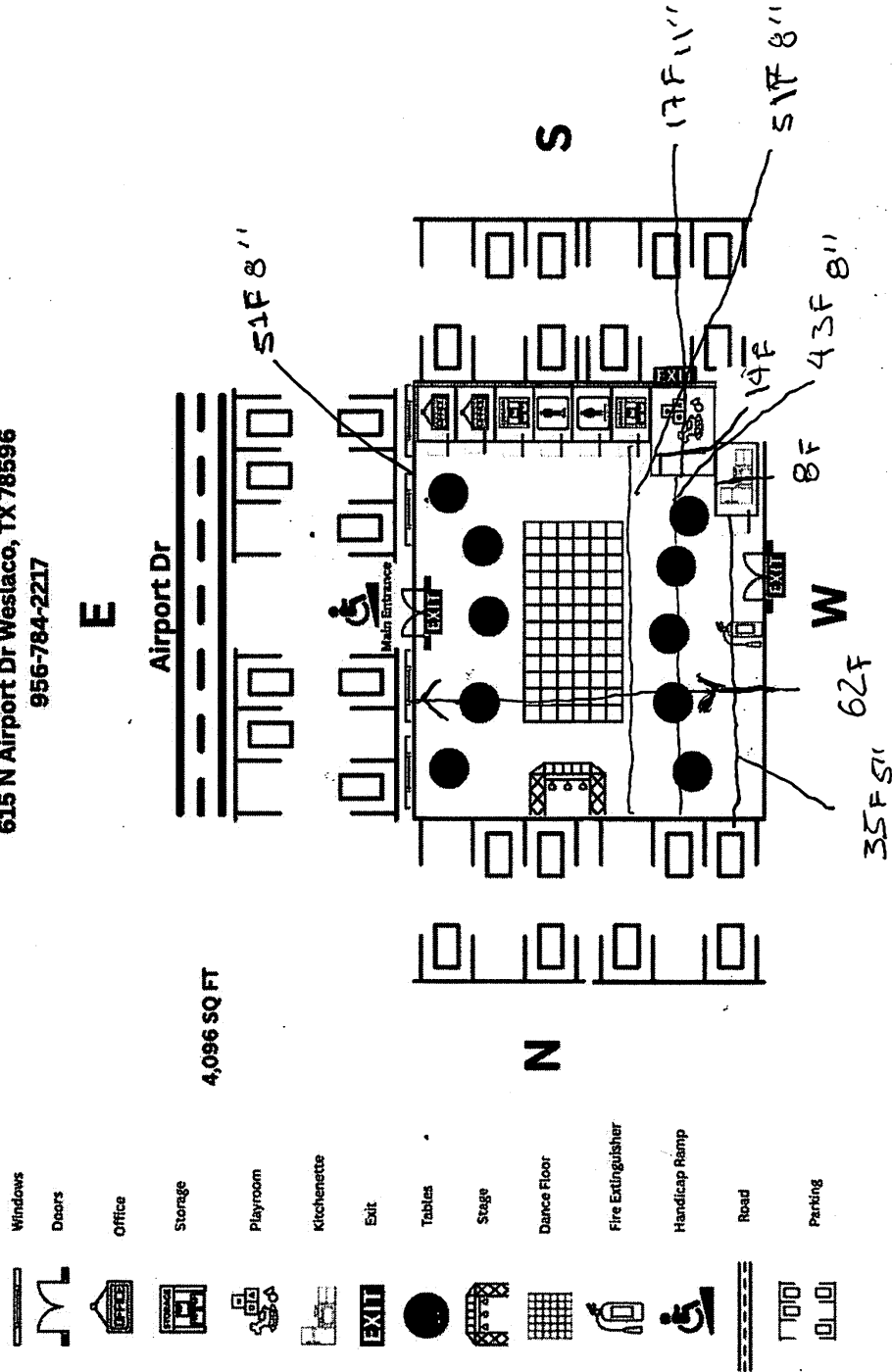
E4900-00-008-0006-00
FAROLAN FAMILY LIMITED
PARTNERSHIP
5607 N CYNTHIA ST
MCALLEN, TX 78504-1814

E4900-00-008-0021-00
TORRES MOISES MARTINEZ
616 N TIO AVE
WESLACO, TX 78596-5018

E4900-00-008-0016-00
PEDRAZA MARIA
606 N TIO AVE
WESLACO, TX 78596-5018

E4900-00-008-0013-00
SIFUENTES ENEDINA ET AL
604 N TIO AVE
WESLACO, TX 78596

Jayleen's Event Center
615 N Airport Dr Weslaco, TX 78596
956-784-2217



- Windows
- Doors
- Office
- Storage
- Playroom
- Kitchenette
- Exit
- Tables
- Stage
- Dance Floor
- Fire Extinguisher
- Handicap Ramp
- Road
- Parking



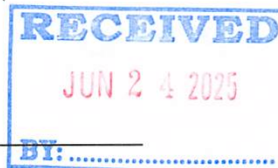
**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: July 2, 2025	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of R. Gutierrez Engineering Corporation.	
Subject/Agenda Item: Discussion and consideration of the Preliminary and/or Final of the Replat of Lot 2, Mid-Valley Industrial Park 2 Subdivision being a 7.08-acre tract of land out of Lot 2, Blk 8, Mid-Valley Industrial Park Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northwest corner of E Pike & N GTE Ave. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: ☒ Mayor's Signature ☐ Public Hearing ☐ Budget Amendment ☐ Resolution ☐ Ordinance – First Reading ☐ Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-000866-2025



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: REPLAT OF LOT 2, MID-VALLEY INDUSTRIAL PARK 2

Location: 1715 E PIKE BLVD, WESLACO, TX

Legal Description: PLEASE SEE ATTACHED MEMORANDUM

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: I- INDUSTRIAL DISTRICT

Existing Land Use: PUBLIC UTILITY Proposed Land Use: PUBLIC UTILITY

Number of Lots Proposed: 2 Gross Acreage: 7.08

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: FRONTIER SOUTHWEST INCORPORATED Telephone: 214.437.8156

Address: 1919 MCKINNEY AVENUE

Fax: _____

City: DALLAS State: TX Zip: 75201 E-mail: KELLEY.STEWART@FTR.COM

ENGINEER INFORMATION

Name: R. GUTIERREZ ENGINEERING CORPORATION Telephone: 956.782.2557

Address: 130 E. PARK AVENUE

Fax: _____

City: PHARR State: TX Zip: 78577 E-mail: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: CITY OF WESLACO

☒ YES ☐ NO Wastewater Provision: CITY OF WESLACO

☒ YES ☐ NO Electric Company: AEP TEXAS

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

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District <u>1</u>	☒ YES ☐ NO Irrigation District <u>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

- _____ 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.
- _____ Material Testing are obtained by the city, developer will pay the full cost of the proposal
- _____ \$85.00 per hour inspection fee to be billed monthly
- _____ 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
- _____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
- _____ Tax certificates
- _____ Memo from engineering inspector releasing subdivision
- _____ Water Rights shall be paid prior to recordation at \$2,896.81 per acre ft
- _____ 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: KELLEY STEWART
DIRECT REAL ESTATE FRONTIER SOUTHWEST INCORPORATED

Owner Signature: [Signature] Date: June 17 2025

BLU CROIX, LTD., A DELAWARE CORPORATION (ERIC ALLEN) is the authorized agent

Authorized Agent Signature: [Signature] Date: 6-20-2025

Authorized Agent Printed Name: ERIC ALLEN

THIS PAGE FOR STAFF USE ONLY

.....

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

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

**DRAINAGE STATEMENT
FOR
MID-VALLEY INDUSTRIAL PARK 2 SUBDIVISION**

HIDALGO COUNTY, TEXAS

Prepared by:



130 East Park
Pharr, Texas 78577
Tel: 956-782-2557
Fax: 956-782-2558

March 2025



R. Gutierrez Engineering Corporation
T.B.P.E. FIRM: F486

I. PROJECT LOCATION	1
II. FLOOD PLAIN	1
III. SOIL CONDITIONS	1
IV. PREDEVELOPMENT CONDITIONS	2
V. DEVELOPED CONDITIONS	2

EXHIBITS

- A. Project Location Map
- B. Preliminary Subdivision Plat
- C. FEMA Flood Insurance Rate Map (FIRM)
- D. Soil Survey of Hidalgo County
- E. Topography Map
- F. Drainage Layout
- G. Storm Water Calculations

DRAINAGE REPORT FOR MID-VALLEY INDUSTRIAL PARK 2 SUBDIVISION

I. PROJECT LOCATION

The proposed Mid-Valley Industrial Park 2 Subdivision is located within the City limits of Weslaco. The subdivision is located at the Northwest corner of the North Gate Ave. and Mile 8 North Road Intersection. A project location map is included in Exhibit A. The subdivision is more particularly described as a 7.08 acre tract of land out of Lot 2, Block 8, Mid-Valley Industrial Park, an addition to the City of Weslaco, Hidalgo County, Texas, as per map recorded in Volume 21, Page 37, Map Records of Hidalgo County, Texas. A preliminary subdivision plat is included in Exhibit B.

II. FEMA FLOOD PLAIN DESCRIPTION

The proposed Mid-Valley Industrial Park 2 Subdivision is located within a flood hazard boundary area designated as Zone B as depicted in FEMA's Flood Insurance Rate Map, Community Panel Number 4803490005B, effective March 4, 1980. Zone B is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading). A copy of the FIRM can be found in Exhibit C depicting the project location and community panel for reference.

III. 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 85% of Hidalgo sandy clay loam, 0 to 1 percent slopes (28), 15% of Raymondville clay loam, 0 to 1 percent slopes (52).

The Hidalgo sandy clay loam is in the hydrologic soil group "B" and has a drainage class of "Well drained". The Raymondville clay soil is in the hydrologic soil group "C" and has a

drainage class of "Moderately well drained". See attached Exhibit D – Soil Survey of Hidalgo County soil map, legend, symbol, classification descriptions and properties.

IV. PREDEVELOPMENT CONDITIONS

The property is approximately 7.08 acres and developed. For analysis purposes, the design will be based off the property being undeveloped and a composite runoff coefficient of **0.20**. Based on these conditions, the total contributing 10-year existing storm water runoff from this site is approximately **7.14 cfs**. Calculations are included in Exhibit G.

V. DEVELOPED CONDITIONS

The proposed subdivision is approximately 6.98 acres after road right-of-way dedication. The 2-lot subdivision consists of 2 buildings at approximately 16,952 sf, concrete sidewalk of approximately 16,225 sf and asphalt parking lot area of approximately 133,850 sf. Utilizing the existing infrastructure, the composite runoff coefficient is calculated as **0.58**. The total developed 50-year runoff will be approximately **34.15 cfs** which is an increase of **27.01 cfs**. With an allowable discharge of **7.14 cfs**, the required detention is **45,245 cf**.

Detention ponds will be constructed within Lot 2A and Lot 2B. The detention pond located within Lot 2A will outfall into the existing grate inlet located on the south side of Haggard Street Road through a proposed 12" PVC bleeder line and serve the proposed subdivision. The ponds located within Lot 2A and Lot 2B will have a capacity of **15,032** and **30,461 cf**. The ponds combined will have a capacity of **45,493 cf** which is more than the required detention volume of **45,245 cf**. See attached Drainage Layout Exhibit F.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
<u>Alexis Lopez</u>	
H.C.D.D. NO. 1	DATE <u>4/4/2025</u>



EXHIBIT A
Project Location Map

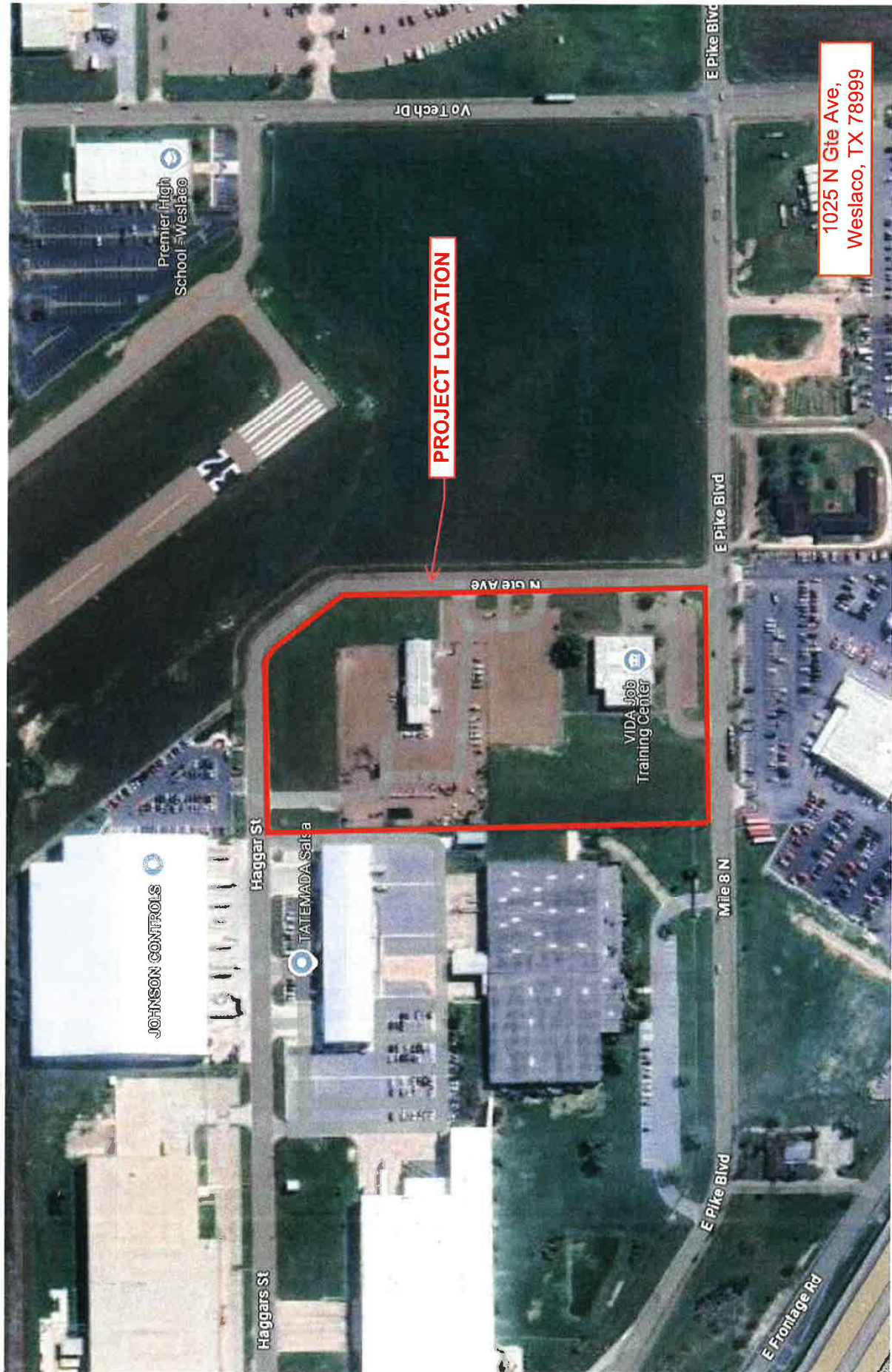


EXHIBIT B
Preliminary Subdivision Plat

R. Gutierrez Engineering Corporation
T.B.P.E. FIRM: F486

[illegible]

EXHIBIT C
FEMA Flood Insurance Rate Map (FIRM)

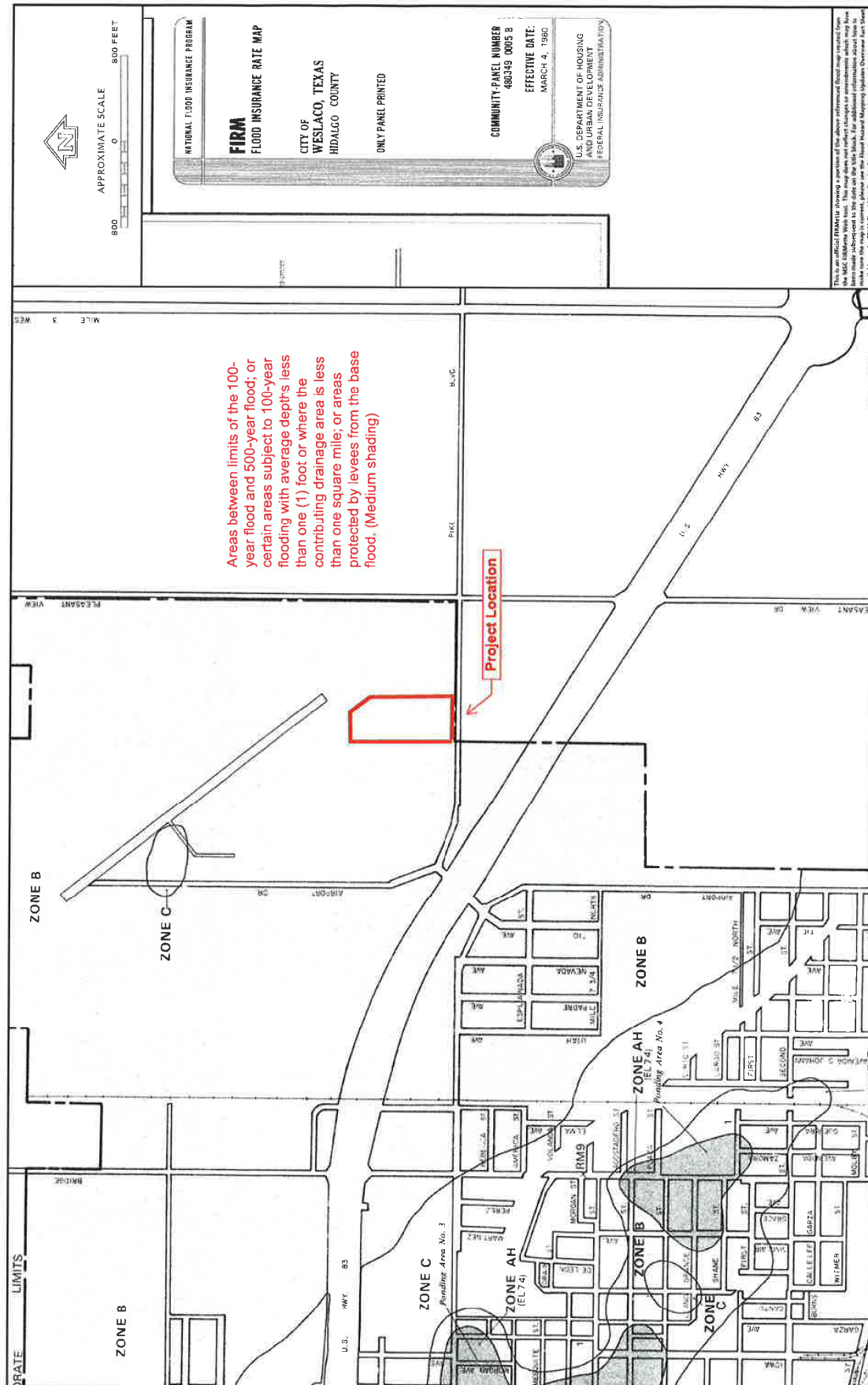


EXHIBIT D
Soil Survey of Hidalgo County

R. Gutierrez Engineering Corporation
T.B.P.E. FIRM: F486



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



February 5, 2025

Preface

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

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

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

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

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

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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

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

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

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

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

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

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

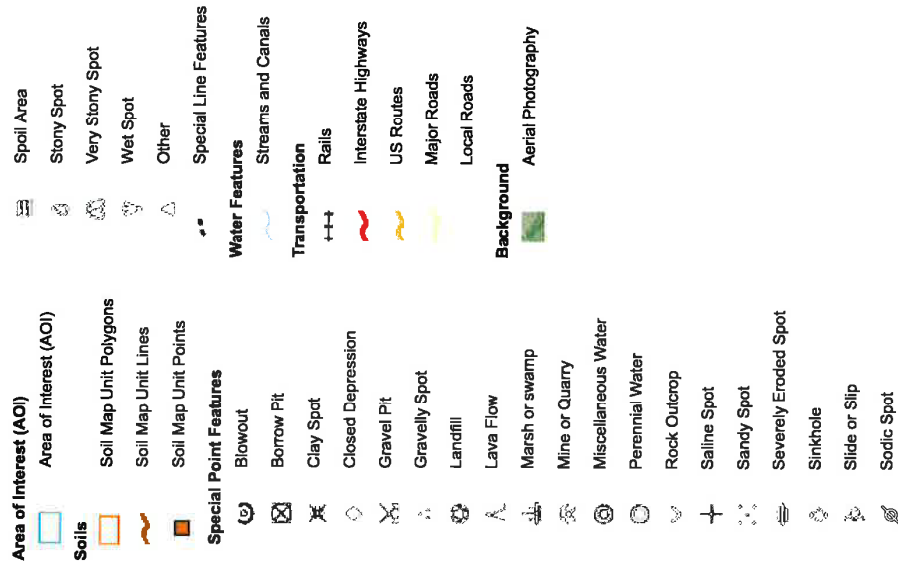
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

MAP LEGEND



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 Date: Version 23, Aug 30, 2024

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

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

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

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.7	85.0%
52	Raymondville clay loam, 0 to 1 percent slopes	1.2	15.0%
Totals for Area of Interest		7.9	100.0%

Map Unit Descriptions

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

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

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

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

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

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

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

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

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

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

Custom Soil Resource Report

Hidalgo County, Texas

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

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Minor Components

Raymondville

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

Racombes

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

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Raymondville

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear

Custom Soil Resource Report

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 15 inches: clay loam

H2 - 15 to 43 inches: clay loam

H3 - 43 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 8.0

Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY025TX - Clay Loam

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

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EXHIBIT E
Topography Map

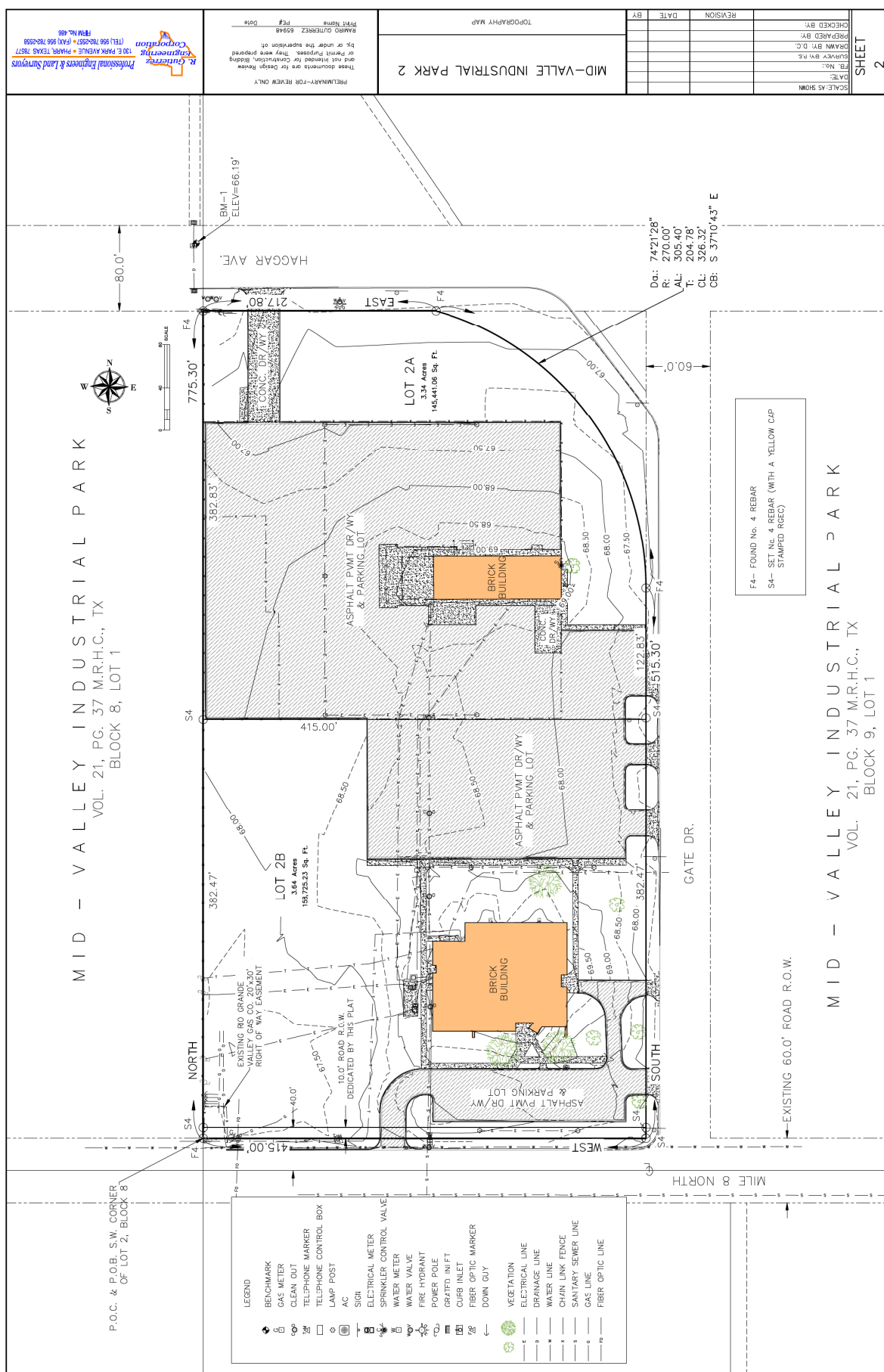
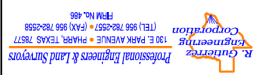
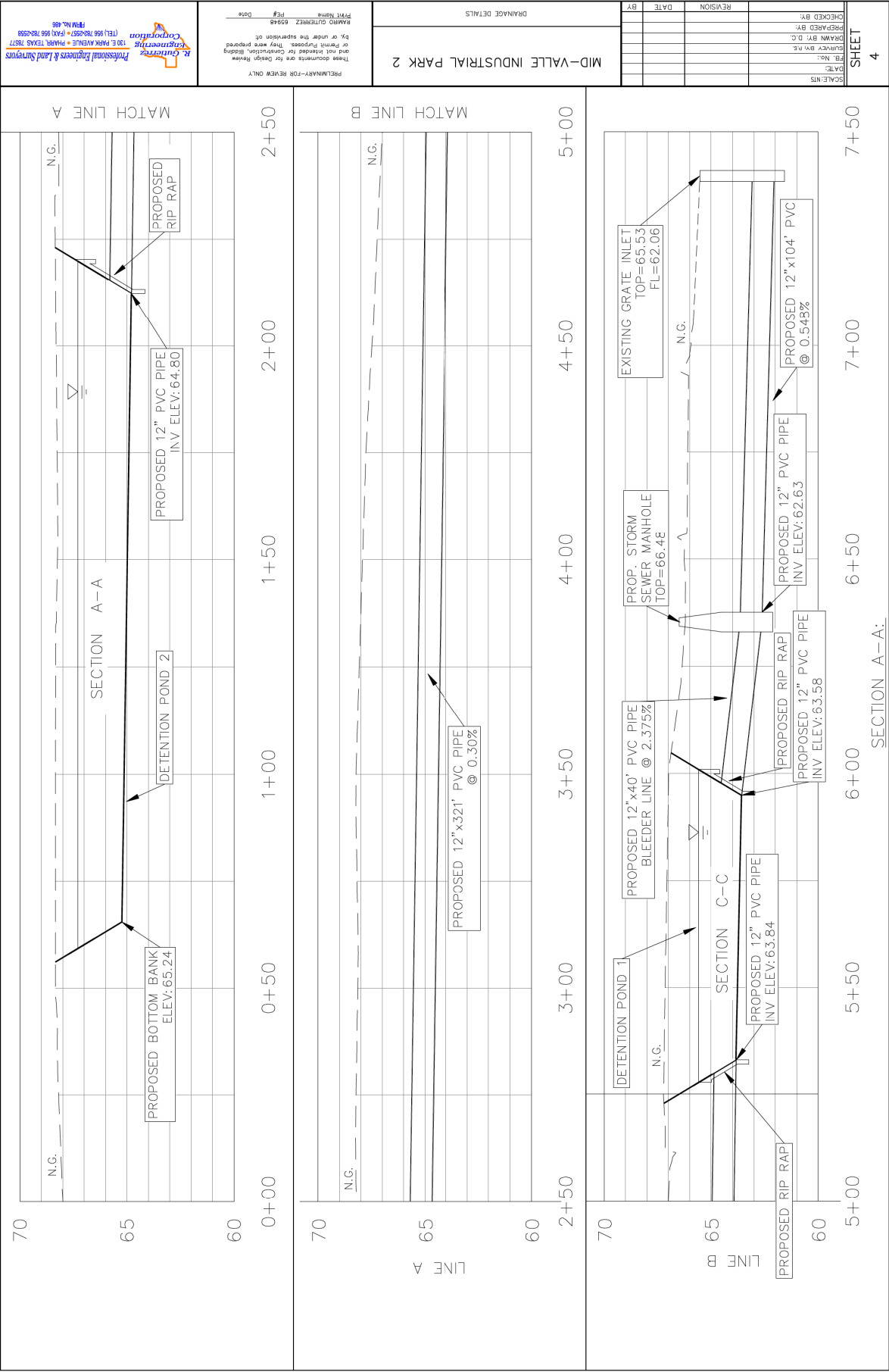
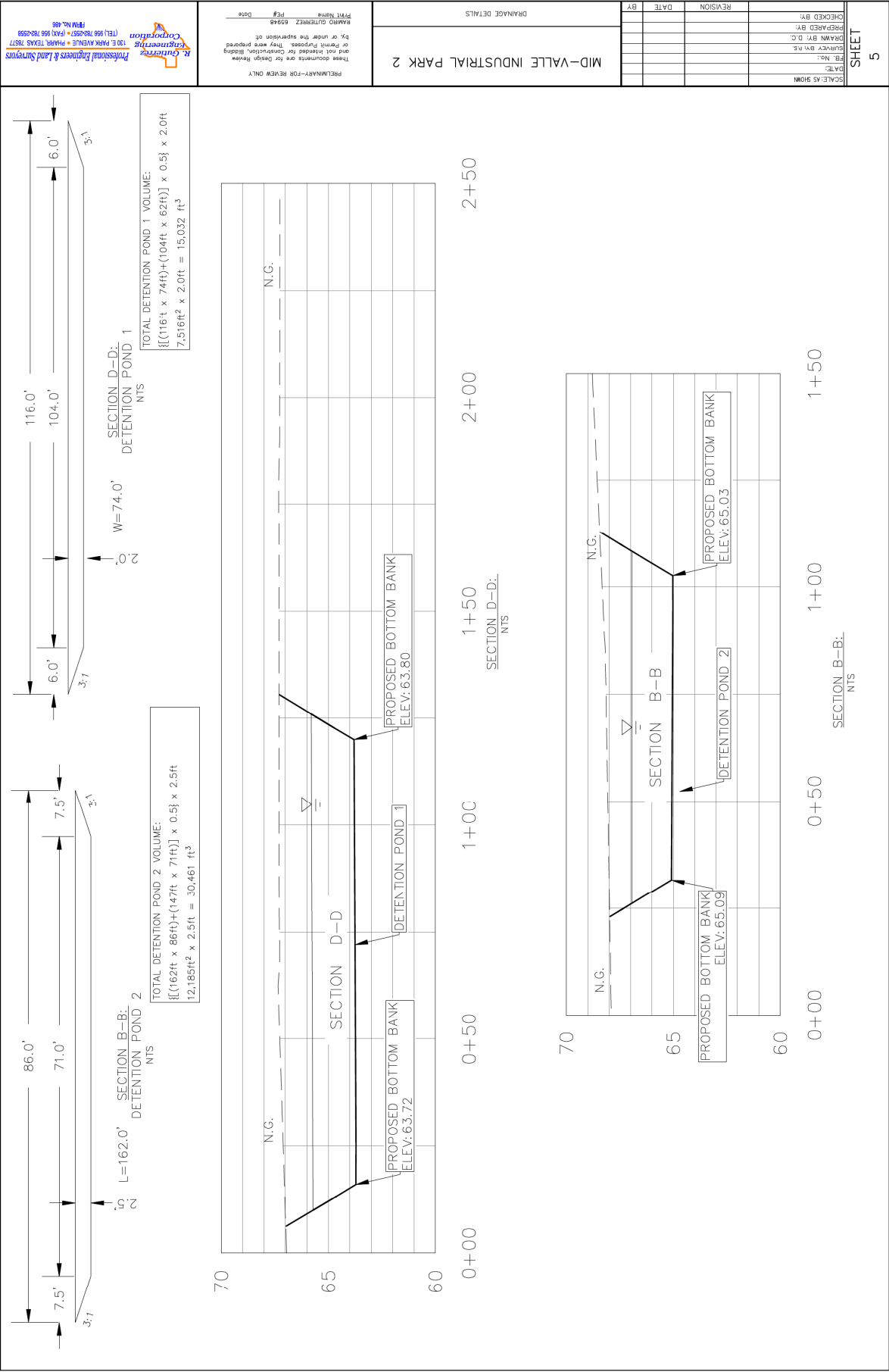


EXHIBIT F
Drainage Layout







SECTION B-B:
DETENTION POND 2

NTS

86.0'

71.0'

7.5'

3:1

2.0'

L=162.0'

TOTAL DETENTION POND 2 VOLUME:

$\frac{1}{2}[(162ft \times 86ft) + (147ft \times 71ft)] \times 0.5 \times 2.5ft$

12,185ft² x 2.5ft = 30,461 ft³

SECTION D-D:
DETENTION POND 1

NTS

116.0'

104.0'

6.0'

3:1

2.0'

W=74.0'

TOTAL DETENTION POND 1 VOLUME:

$\frac{1}{2}[(116ft \times 74ft) + (104ft \times 62ft)] \times 0.5 \times 2.0ft$

7,516ft² x 2.0ft = 15,032 ft³

SECTION B-B

NTS

0+00

0+50

1+00

1+50

2+00

2+50

70

65

60

PROPOSED BOTTOM BANK

ELEV: 65.09

DETENTION POND 2

PROPOSED BOTTOM BANK

ELEV: 65.03

N.G.

N.G.

SECTION D-D

NTS

0+00

0+50

1+00

1+50

2+00

2+50

70

65

60

PROPOSED BOTTOM BANK

ELEV: 63.72

DETENTION POND 1

PROPOSED BOTTOM BANK

ELEV: 63.80

N.G.

N.G.

EXHIBIT G
Storm Water Calculations

Detention Storage Requirements for PROPOSED MID-VALLEY INDUSTRIAL PARK 2

10-Yr Return Frequency

1. Pre-Development Condition and Runoff (Using Modified Rational Method).

$$Q = CiA$$

Q= Runoff (c.f.s.)

C= Runoff Coefficient = 0.20

i= Intensity (in./hr.) = $b / (T_c + d)^e$

i= 5.11

A= Area (acres) = 6.98

$T_c = 22.88 \text{ min}$

b= 92.2303

e= 0.8123

d= 12.3289

Kerby & Kipich Method for Determining T_c

Overland Flow - Average Grass

$$T_{ov} = K(LxN)^{0.467} S^{-0.235}$$

$T_{ov} = 22.88 \text{ min}$

K= 0.828

L= 208 ft

N= 0.40

S= 0.0048 ft/ft

$Q_{10} \text{ (Existing)} = C \quad i \quad A$
 $Q_{10} \text{ (Existing)} = 0.20 \quad 5.11 \quad 6.98$
 $Q_{10} \text{ (Existing)} = 7.14 \text{ c.f.s.}$

50-Yr Return Frequency

2. Developed Condition and Runoff (Using Modified Rational Method).

$$Q = CiA$$

Q= Runoff (c.f.s.)

C= Runoff Coefficient = 0.58

i= Intensity (in./hr.) = $b / (T_c + d)^e$

i= 8.41

A= Area (acres) = 6.98

$T_c = 16.48 \text{ min}$

b= 123.4681

e= 0.7952

d= 12.8577

Kerby & Kipich Method for Determining T_c

Overland Flow - Packed Soil

$$T_{ov} = K(LxN)^{0.467} S^{-0.235}$$

$T_{ov} = 9.19 \text{ min}$

K= 0.828

L= 93 ft

N= 0.10

S= 0.0030 ft/ft

Channel Flow - Detention Pond 2

$$T_{ch} = KL^{0.770} S^{-0.385}$$

$T_{ch} = 3.41 \text{ min}$

K= 0.0078

L= 147 ft

S= 0.0030 ft/ft

PVC Pipe Flow - (12" Line)

$$T_p = L/V$$

$T_p = 109.32 \text{ sec}$

$T_p = 1.82 \text{ min}$

L= 321 ft

z= 1.486

n= 0.011

A= 0.79 ft²

P_w= 3.14 ft

R= 0.25 ft

S= 0.0030 ft/ft

$$V = (z/n) * (R^{2/3}) * (S^{1/2})$$

V= 2.936

Channel Flow - Detention Pond 1

$$T_{ch} = KL^{0.770} S^{-0.385}$$

$$T_{ch} = 1.54 \text{ min}$$

$$K = 0.0078$$

$$L = 62 \text{ ft}$$

$$S = 0.0042 \text{ ft/ft}$$

PVC Pipe Flow - (12" Line)

$$T_p = L/V$$

$$T_p = 4.84 \text{ sec}$$

$$T_p = 0.08 \text{ min}$$

$$L = 40 \text{ ft}$$

$$z = 1.486$$

$$n = 0.011$$

$$A = 0.79 \text{ ft}^2$$

$$P_w = 3.14 \text{ ft}$$

$$R = 0.25 \text{ ft}$$

$$S = 0.02375 \text{ ft/ft}$$

$$V = (z/n) * (R^{2/3}) * (S^{1/2})$$

$$V = 8.262$$

PVC Pipe Flow - (12" Line)

$$T_p = L/V$$

$$T_p = 26.40 \text{ sec}$$

$$T_p = 0.44 \text{ min}$$

$$L = 104 \text{ ft}$$

$$z = 1.486$$

$$n = 0.011$$

$$A = 0.79 \text{ ft}^2$$

$$P_w = 3.14 \text{ ft}$$

$$R = 0.25 \text{ ft}$$

$$S = 0.0054 \text{ ft/ft}$$

$$V = (z/n) * (R^{2/3}) * (S^{1/2})$$

$$V = 3.940$$

$Q_{50} \text{ (Develop)} =$	C	i	A
$Q_{50} \text{ (Develop)} =$	0.58	8.41	6.98
$Q_{50} \text{ (Develop)} =$	34.15 c.f.s.		

3. Storage Requirement

With allowed discharge of **7.14 c.f.s.**, the required storage volume as per Hidalgo County Drainage District Number 1 design standards is **45,245 c.f. (1.039 acre-ft)**. Refer to Detention Storage Requirement Table for storage volume determination.



**Weighted "C" Value
for
PROPOSED MID-VALLEY INDUSTRIAL PARK 2**

Pre-Development Condition

	ASPHALT (S.F)	CONC. (S.F)	BLDG (S.F)	GRASS (S.F)	DIRT (S.F.)	TOTAL AREA (SF)
TOTAL	-	-	-	304,166	-	304,166
RUNOFF COEFFICIENT	0.9	0.9	0.85	0.20	0.20	
AREA (%)	-	-	-	1.00	-	1.00
WEIGHTED RUNOFF COEFFICIENT	0.00	0.00	0.00	0.20	0.00	0.20

USE 0.20

Developed Condition

	ASPHALT (S.F)	CONC. (S.F)	BLDG (S.F)	GRASS (S.F)	DIRT (S.F.)	TOTAL AREA (SF)
LOT 2A	87,663	10,452	4,822	42,504	-	145,441
LOT 2B	46,187	5,773	12,130	94,635	-	158,725
TOTAL	133,850	16,225	16,952	137,140	-	304,166
RUNOFF COEFFICIENT	0.9	0.9	0.85	0.20	0.20	
AREA (%)	0.44	0.05	0.06	0.45	-	1.00
WEIGHTED RUNOFF COEFFICIENT	0.40	0.05	0.05	0.09	0.00	0.58

USE 0.58



INTENSITY

PROPOSED MID-VALLEY INDUSTRIAL PARK 2						
CONST.	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
e	0.8385	0.8215	0.8123	0.8022	0.7952	0.7888
b	62.3356	79.1505	92.2303	109.9653	123.4681	137.9853
d	12.3218	12.2329	12.3289	12.6024	12.8577	13.3182
Time	RAINFALL INTENSITY (IN./HR.) FOR RETURN FREQUENCY					
(minutes)	2-Yr.	5-Yr.	10-Yr.	25-Yr.	50-Yr.	100-Yr.
5	5.70	7.63	9.09	11.02	12.48	13.92
10	4.61	6.19	7.40	9.01	10.25	11.51
15	3.89	5.24	6.28	7.68	8.76	9.87
16.48	3.72	5.02	6.02	7.37	8.41	9.49
20	3.38	4.56	5.48	6.72	7.68	8.68
22.88	3.15	4.25	5.11	6.28	7.19	8.13
25	3.00	4.05	4.87	5.99	6.86	7.78
30	2.70	3.66	4.40	5.42	6.22	7.06
35	2.46	3.33	4.02	4.96	5.70	6.48
40	2.26	3.07	3.70	4.58	5.26	5.99
45	2.09	2.85	3.44	4.26	4.90	5.58



Ramiro Gutierrez
3/12/25 P.E.

**Detention Storage Requirements Table
for
PROPOSED MID-VALLEY INDUSTRIAL PARK 2
50-Year Return Frequency**

Time	I	Q _{IN}	Vol. IN	Q _{OUT}	Vol. OUT	Vol. STORED	Vol. STORED
(minutes)	(in./hr.)	(c.f.s.)	(c.f.)	(c.f.s.)	(c.f.)	(c.f.)	(Ac-Ft)
50	4.59	18.63	55,882	7.14	14,235	41,647	0.956
55	4.32	17.53	57,840	7.14	15,306	42,535	0.976
60	4.08	16.56	59,630	7.14	16,376	43,254	0.993
65	3.87	15.71	61,278	7.14	17,447	43,831	1.006
70	3.68	14.95	62,805	7.14	18,518	44,288	1.017
75	3.51	14.27	64,228	7.14	19,588	44,640	1.025
80	3.36	13.66	65,560	7.14	20,659	44,901	1.031
85	3.23	13.10	66,812	7.14	21,730	45,082	1.035
90	3.10	12.59	67,994	7.14	22,800	45,193	1.037
95	2.99	12.13	69,113	7.14	23,871	45,242	1.039
96	2.96	12.04	69,329	7.14	24,085	45,244	1.039
97	2.94	11.95	69,544	7.14	24,299	45,245	1.039
98	2.92	11.86	69,757	7.14	24,513	45,243	1.039
99	2.90	11.78	69,967	7.14	24,728	45,239	1.039
100	2.88	11.70	70,175	7.14	24,942	45,233	1.038

**Total Detention Required: 45,245 CF
1.039 AC-FT**



ORIFICE FLOWS CALCULATIONS
for
PROPOSED MID-VALLEY INDUSTRIAL PARK 2

Channel Uniform Flow - 12 " PVC

$$Q = (z/n) \cdot AR^{2/3} S^{1/2}$$

$$z = 1.486$$

$$n = 0.010$$

$$A = 0.79 \text{ ft}^2$$

$$WP = 3.14 \text{ ft}$$

$$R = A/WP = 0.25 \text{ ft}$$

$$S = 0.02375 \text{ ft/ft}$$

$$Q = 7.14 \text{ cfs}$$

$$Q_{10 \text{ (Existing)}} = 7.14 \text{ cfs}$$



Detention Pond Requirements Table for PROPOSED MID-VALLEY INDUSTRIAL PARK 2

$$\text{Detention Pond 1 Volume} = \{[(T_L \times T_w) + (B_L \times B_w)] \times 0.5\} \times h$$

h (height) =	2.0	ft
T _w (top width) =	74	ft
T _L (top length) =	116	ft
B _w (bottom width) =	62	ft
B _L (bottom length) =	104	ft

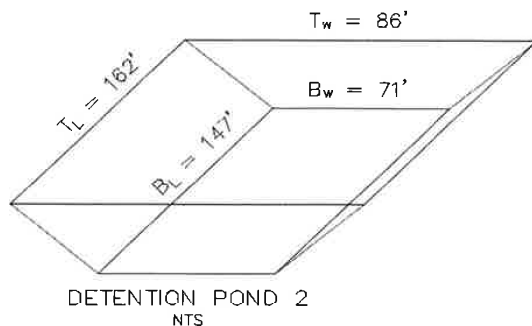
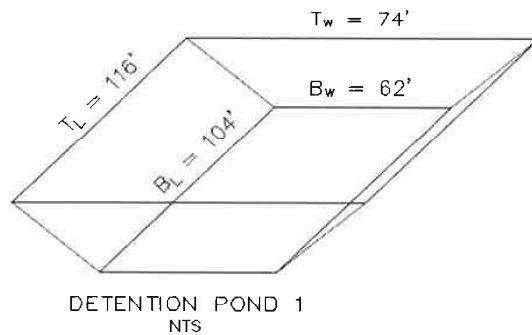
Provided Volume =	15,032	ft ³
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$$\text{Detention Pond 2 Volume} = \{[(T_L \times T_w) + (B_L \times B_w)] \times 0.5\} \times h$$

h (height) =	2.5	ft
T _w (top width) =	86	ft
T _L (top length) =	162	ft
B _w (bottom width) =	71	ft
B _L (bottom length) =	147	ft

Provided Volume =	30,461	ft ³
-------------------	--------	-----------------

Total Provided Volume =	45,493	ft ³
Required Volume =	45,245	ft ³



R. Gutierrez
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ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

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FIRM No. 486

SECTION B-B: DETENTION POND 2
NTS

Dimensions: 7.5', 71.0', 86.0', 7.5'

W = 162.0'

3:1 slope

SECTION D-D: DETENTION POND 1
NTS

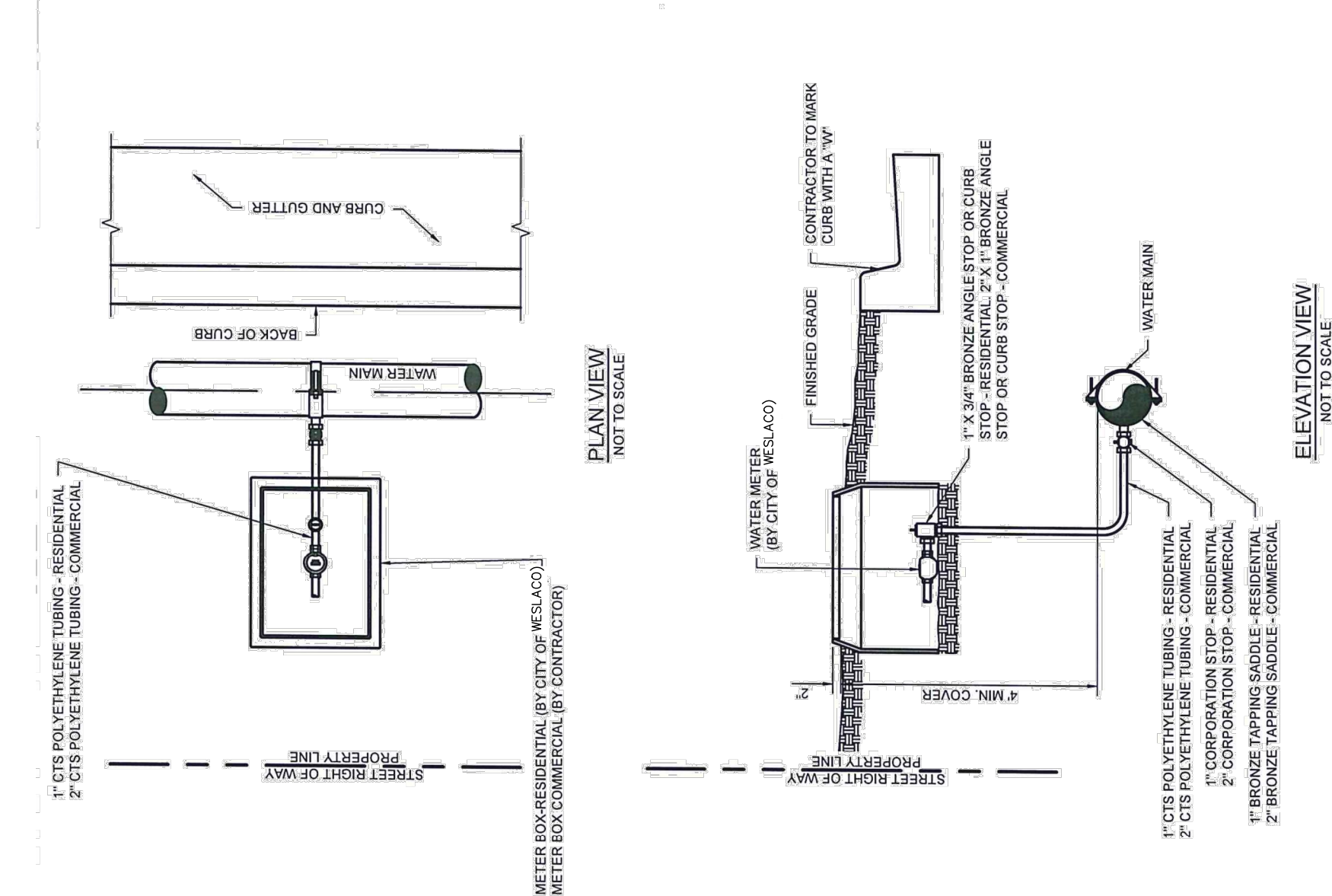
Dimensions: 6.0', 104.0', 116.0', 6.0'

W = 74.0'

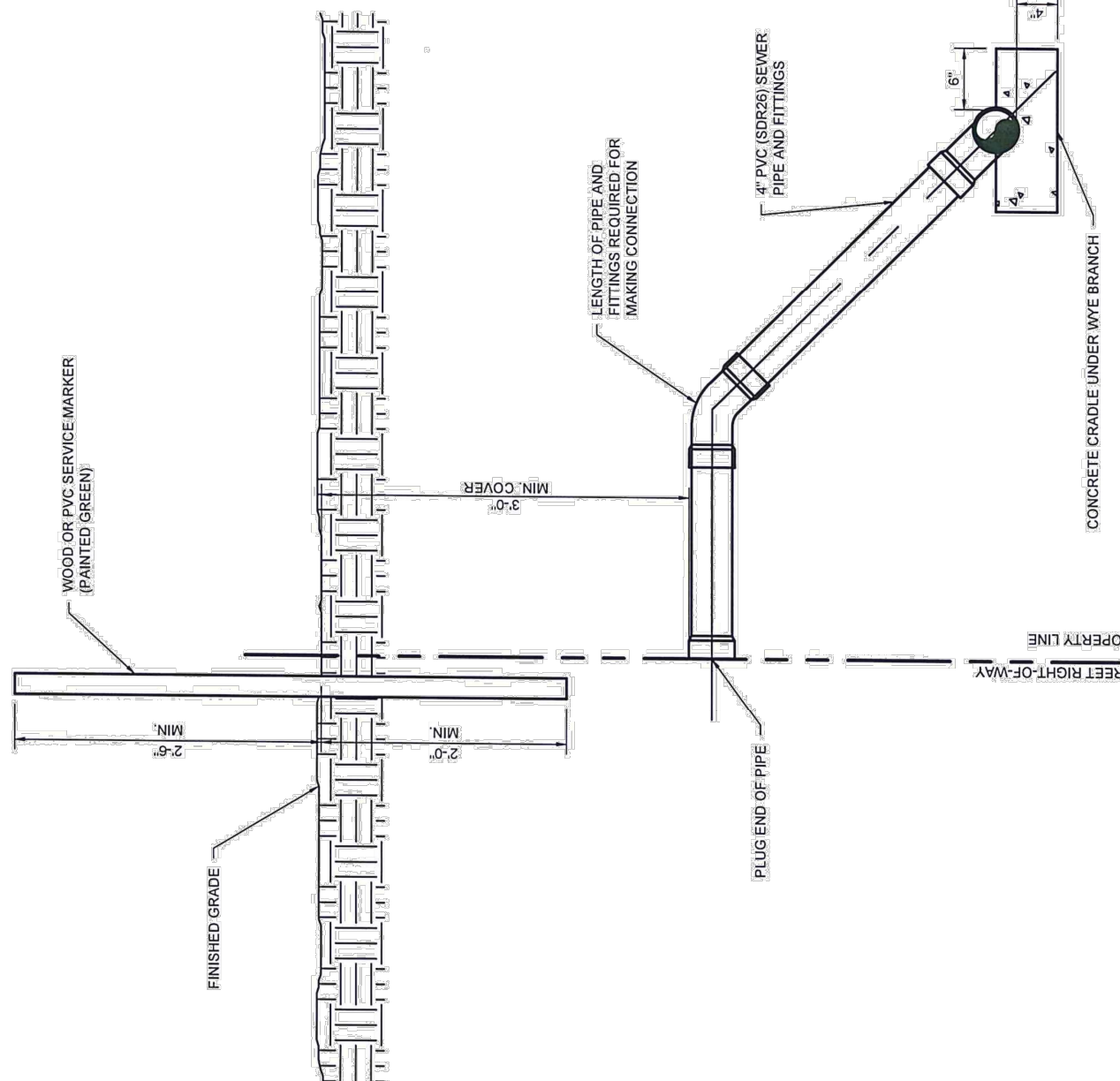
3:1 slope

TOTAL DETENTION POND 2 VOLUME:
 $\{[(162\text{ft} \times 86\text{ft}) + (147\text{ft} \times 71\text{ft})] \times 0.5\} \times 2.5\text{ft}$
 12,195.442 cu yds = 30,461.43 cu ft

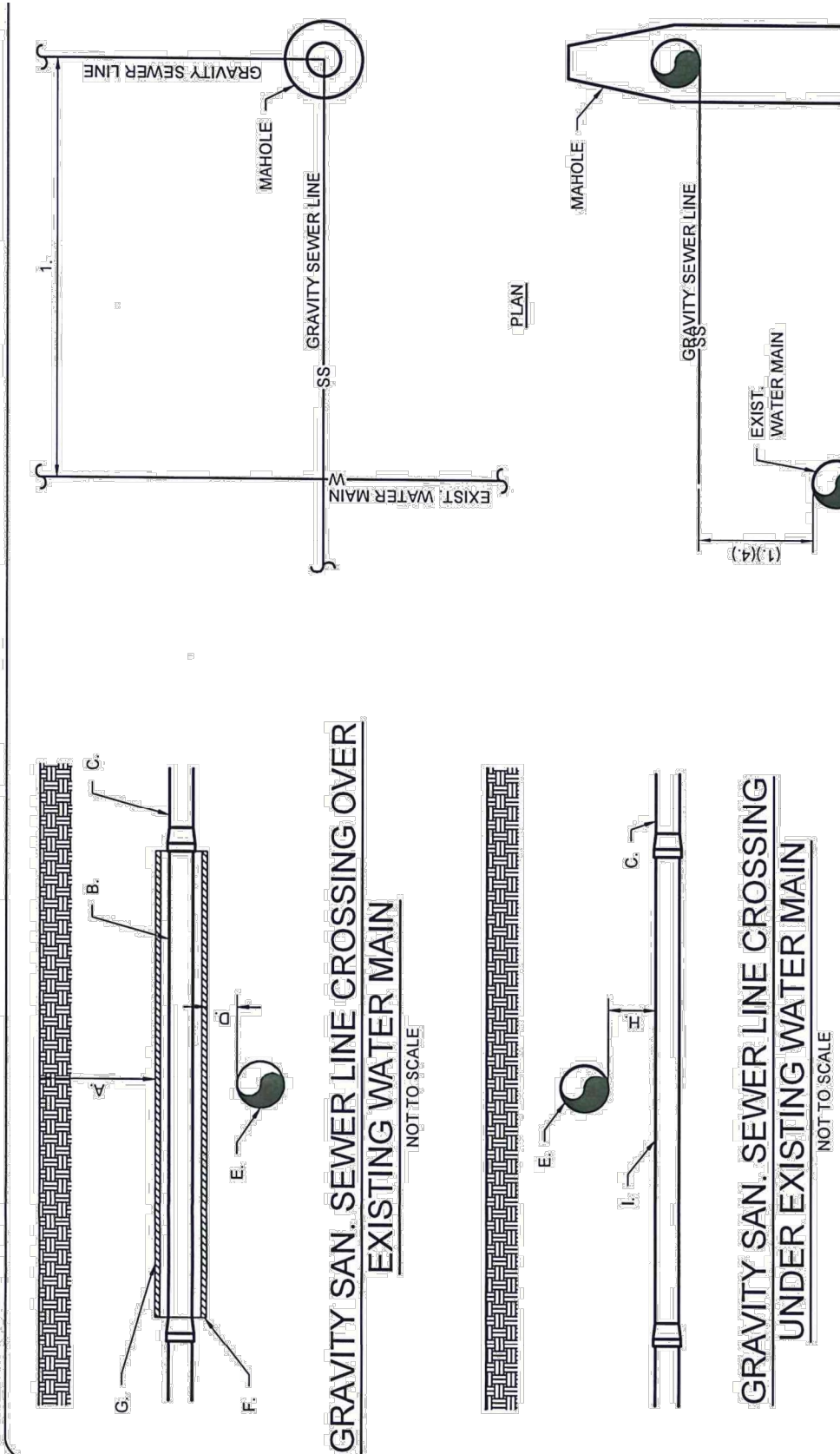
TOTAL DETENTION POND 1 VOLUME:
 $\{[(116\text{ft} \times 74\text{ft}) + (104\text{ft} \times 62\text{ft})] \times 0.5\} \times 2.0\text{ft}$
 7,516 ft² x 2.0ft = 15,032 ft³



SINGLE WATER SERVICE CONNECTION DETAIL
(SHORT CONNECTION)



SINGLE SANITARY SERVICE CONNECTION DETAIL



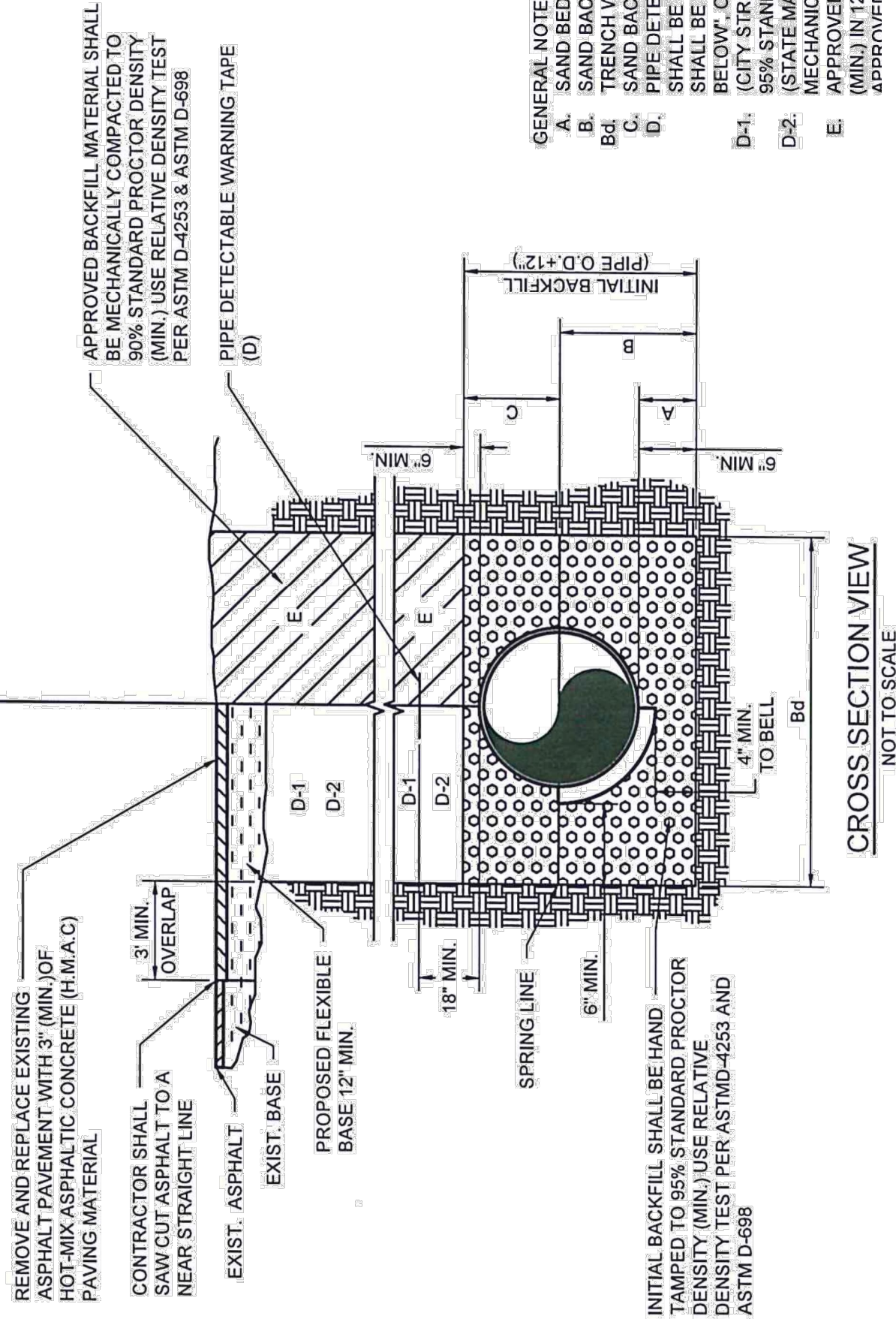
- CONSTRUCTION NOTES:
- CARRIER PIPE TO BE SUPPORTED AT 5' INTERVALS WITH POLYETHYLENE CARBON INSULATOR SPACERS.
 - MINIMUM CLEARANCE.
 - EXISTING WATER MAIN.
 - PAVING MATERIAL SHALL BE SEPALED WITH CEMENT GROUT OR MANUFACTURED RUBBER END SEALS.
 - PAVING MATERIAL SHALL BE SEPALED WITH CEMENT GROUT OR MANUFACTURED RUBBER END SEALS.
 - ONCE (1) JOINT OF PROPOSED SANITARY SEWER FORCE MAIN CENTERED UNDER EXISTING WATER MAIN.

- NOTES:
- WATER LINE/SEWER SANITARY SEWER LINE SEPARATION. WHEN NEW GRAVITY SANITARY SEWERS ARE INSTALLED THEY SHALL BE INSTALLED NO CLOSER TO EXISTING WATER MAINS THAN THE MINIMUM CLEARANCE SPECIFIED IN THE FOLLOWING GUIDELINES. WHERE LINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL BE APPLIED.
(a) WHERE A GRAVITY SANITARY SEWER PARALLELS A WATER LINE, THE GRAVITY SANITARY SEWER SHALL BE CONSTRUCTED OF PVC PIPE MEETING ASTM D-698. THE GRAVITY SANITARY SEWER SHALL BE INSTALLED NO CLOSER TO EXISTING WATER MAINS THAN THE MINIMUM CLEARANCE SPECIFIED IN THE FOLLOWING GUIDELINES.
(b) WHERE A GRAVITY SANITARY SEWER CROSSES A WATER LINE, THE GRAVITY SANITARY SEWER IS CONSTRUCTED OF PVC PIPE WITH A MINIMUM PRESSURE RATING OF 150 PSI. AN ABSOLUTE MINIMUM DISTANCE OF 8 INCHES BETWEEN OUTSIDE DIAMETER SHALL BE MAINTAINED. IN ADDITION, THE GRAVITY SANITARY SEWER SHALL BE CONSTRUCTED OF CAST IRON DUCTILE IRON OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN THE EVENT OF A CROSSING, THE NEW CONVEYANCE MAY BE PLACED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST EIGHTEEN FEET LONG AND TWO NORMAL INSULATOR SPACERS. THE ENCASING PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED RUBBER END SEALS.
(c) WHERE A GRAVITY SANITARY SEWER CROSSES UNDER A WATER LINE AND THE GRAVITY SANITARY SEWER IS CONSTRUCTED OF PVC PIPE, SIMILAR SEMI-RIGID WATER LINE, THE INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER, BUT NOT LESS THAN TWELVE INCHES ABOVE TOP OF PIPE.
(d) WHERE A GRAVITY SANITARY SEWER CROSSES OVER A WATER LINE, ALL PORTIONS OF THE GRAVITY SANITARY SEWER WITHIN LINE FEET OF THE WATER LINE SHALL BE CONSTRUCTED OF CAST IRON DUCTILE IRON OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN THE EVENT OF A CROSSING, THE NEW CONVEYANCE MAY BE PLACED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST EIGHTEEN FEET LONG AND TWO NORMAL INSULATOR SPACERS. THE ENCASING PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED RUBBER END SEALS.
 - WATER LINE/SEWER SANITARY SEWER LINE SEPARATION. UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATER TIGHT AND WATER LINE, WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPES DESCRIBED IN SECTION 1, SUBSECTION (G), MAY BE USED WHERE APPROPRIATE.

GRAVITY SANITARY SEWER CROSSING DETAILS

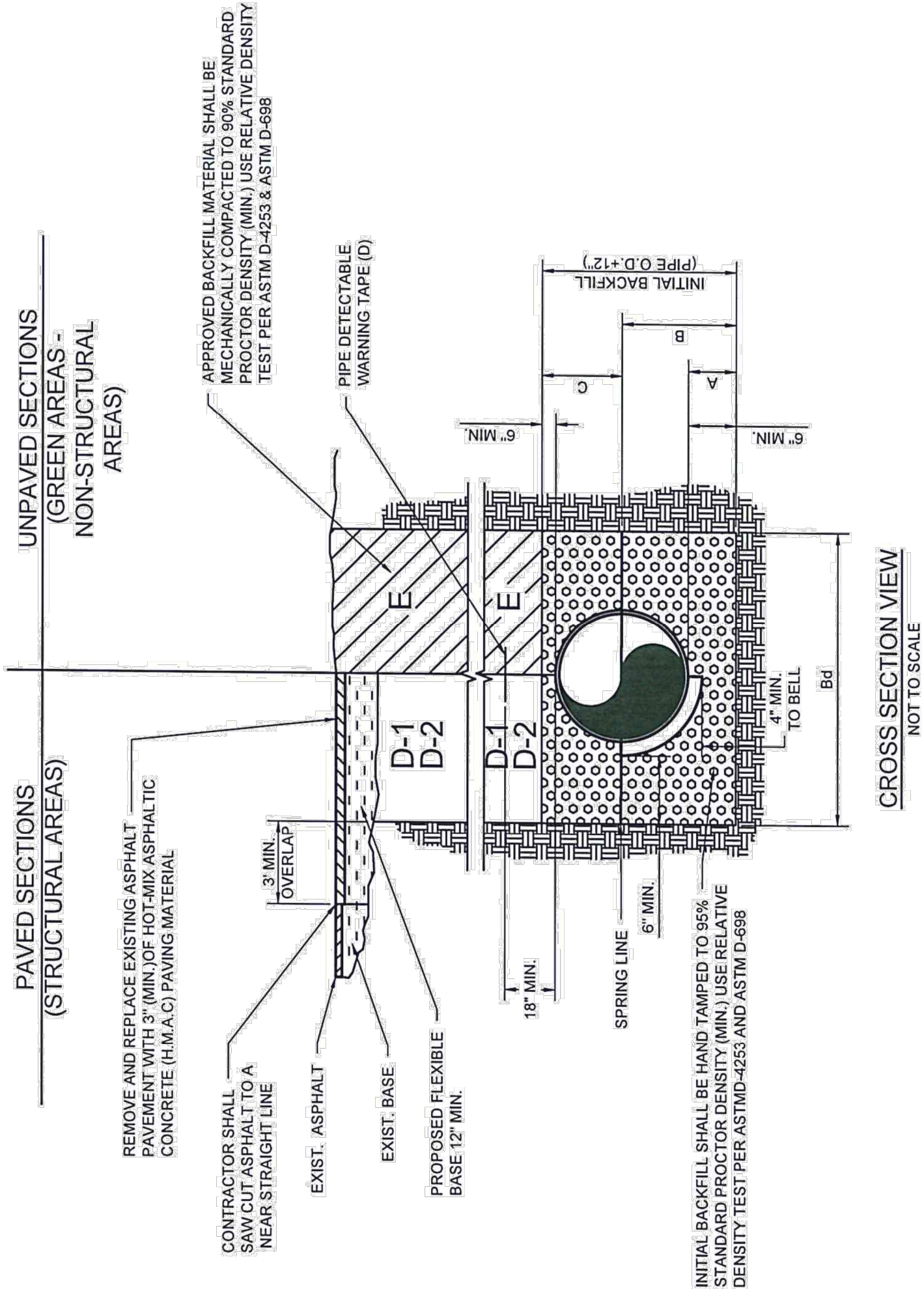
PAVED SECTIONS
(STRUCTURAL AREAS)

UNPAVED SECTIONS
(GREEN AREAS - NON-STRUCTURAL AREAS)



- GENERAL NOTES:
- SAND BEDDING SHALL BE PLACED BEFORE PIPE IS LAID, UP TO FLOWLINE OF PIPE (MIN BEDDING THICKNESS SHALL BE 6").
 - SAND BACKFILL SHALL BE PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED).
 - TRENCH WIDTH SHALL BE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
 - SAND BACKFILL SHALL BE PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).
 - PIPE DETECTABLE WARNING TAPE SHALL BE INSTALLED APPROXIMATELY 18" ABOVE THE PIPE, 6" IN DIAMETER AND LARGER WARNING TAPE SHALL BE "BLUE", THREE INCHES WIDE, 6 MILS THICK, WITH BLACK CONTINUOUS LETTERING THAT READS "CAUTION WATER LINE BURIED BELOW, OR OTHER WARNING APPROVED BY OWNER."
 - (CITY STREETS, PARKING AREA, DRIVEWAYS), APPROVED AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) 6" LIFTS.
 - (STATE MAINTAINED ROADWAYS) CEMENT STABILIZED SAND BACKFILL MATERIAL, COMPOSED OF 7% PORTLAND CEMENT, SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) 6" LIFTS.
 - APPROVED SELECT AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) IN 12" LIFTS (GREEN AREA-NON-STRUCTURAL). FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZED SAND, OR APPROVED SUBSTITUTE MATERIAL) BE REPAIRED WHEN TRENCH BOTTOM IS INSTABLE BACKFILLING AT 4\"/>

TRENCH BEDDING AND BACKFILL FOR CIRCULAR PIPE (GRAVITY SANITARY SEWER)



- GENERAL NOTES:
- SAND BEDDING SHALL BE PLACED BEFORE PIPE IS LAID, UP TO FLOWLINE OF PIPE (MIN BEDDING THICKNESS SHALL BE 6").
 - SAND BACKFILL SHALL BE PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED).
 - TRENCH WIDTH SHALL BE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
 - SAND BACKFILL SHALL BE PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).
 - PIPE DETECTABLE WARNING TAPE SHALL BE INSTALLED APPROXIMATELY 18" ABOVE THE PIPE, 6" IN DIAMETER AND LARGER WARNING TAPE SHALL BE "BLUE", THREE INCHES WIDE, 6 MILS THICK, WITH BLACK CONTINUOUS LETTERING THAT READS "CAUTION WATER LINE BURIED BELOW, OR OTHER WARNING APPROVED BY OWNER."
 - (CITY STREETS, PARKING AREA, DRIVEWAYS), APPROVED AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) 6" LIFTS.
 - (STATE MAINTAINED ROADWAYS) CEMENT STABILIZED SAND BACKFILL MATERIAL, COMPOSED OF 7% PORTLAND CEMENT, SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) 6" LIFTS.
 - APPROVED SELECT AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) IN 12" LIFTS (GREEN AREA-NON-STRUCTURAL). FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZED SAND, OR APPROVED SUBSTITUTE MATERIAL) BE REPAIRED WHEN TRENCH BOTTOM IS INSTABLE BACKFILLING AT 4\"/>

TRENCH BEDDING AND BACKFILL FOR CIRCULAR PIPE (WATER MAIN)

SCALE: AS SHOWN	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
CHECKED BY:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
PREPARED BY:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
DRAWN BY: D.C.	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
SURVEY BY: P.S.	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
FB: No:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:

SHEET
6

R. Gutierrez Corporation
Professional Engineers & Land Surveyors
1300 E. PARK AVENUE • PHARR, TEXAS 77577
(TEL) 956 782-2557 • (FAX) 956 782-2558
PRM No. 486

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
RAIMIRO GUTIERREZ 65948
PE#
Date

REPLAT OF LOT 2,
MID-VALLEY INDUSTRIAL PARK 2

SANITARY SEWER & WATER DETAILS



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

Date of Meeting: July 2, 2025	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC.	
Subject/Agenda Item: Discussion and consideration for the Annexation of Rio Orchard Estates Subdivision– being a 19.45-acre tract of land out of Farm Tract 757 and Farm Tract 758, West and Adams Tract Subdivision, Hidalgo County, Texas. Located approximately 730ft east of the intersection of Bridge & E. Mile 5 N. on the north side. 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 a 8” waterline and sewer by City of Weslaco through an 8” sewer line. The property is within a Flood Zone “B”.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval.	
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: Rio Orchards Estates

Location: North side of E. Mile 5 Rd, 0.25 Miles east of Bridge Ave.

Legal Description: A 19.45 acres of land out of farm tract 757, and farm tract 758, the West and Adams tracts recorded in volume 2, page 34-37, map records Hidalgo County, Texas.

_____ 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: DK3 Investment Group, LLC Telephone: (956) 447-3962

Address: 702 W. Expressway 83

Fax: _____

City: Weslaco

State: TX

Zip: 78599

E-mail: dominicareyna@gmail.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC -Omar Cano, PE Telephone: (956) 272-2246

Address: 135 Paseo Del Prado Suite 7

Fax: _____

City: Edinburg

State: TX

Zip: 78539

E-mail: omar.cano@supremeengineering.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: Dominic A. Reyna

Owner Signature:  Date: 05/19/25

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

THIS PAGE FOR STAFF USE ONLY

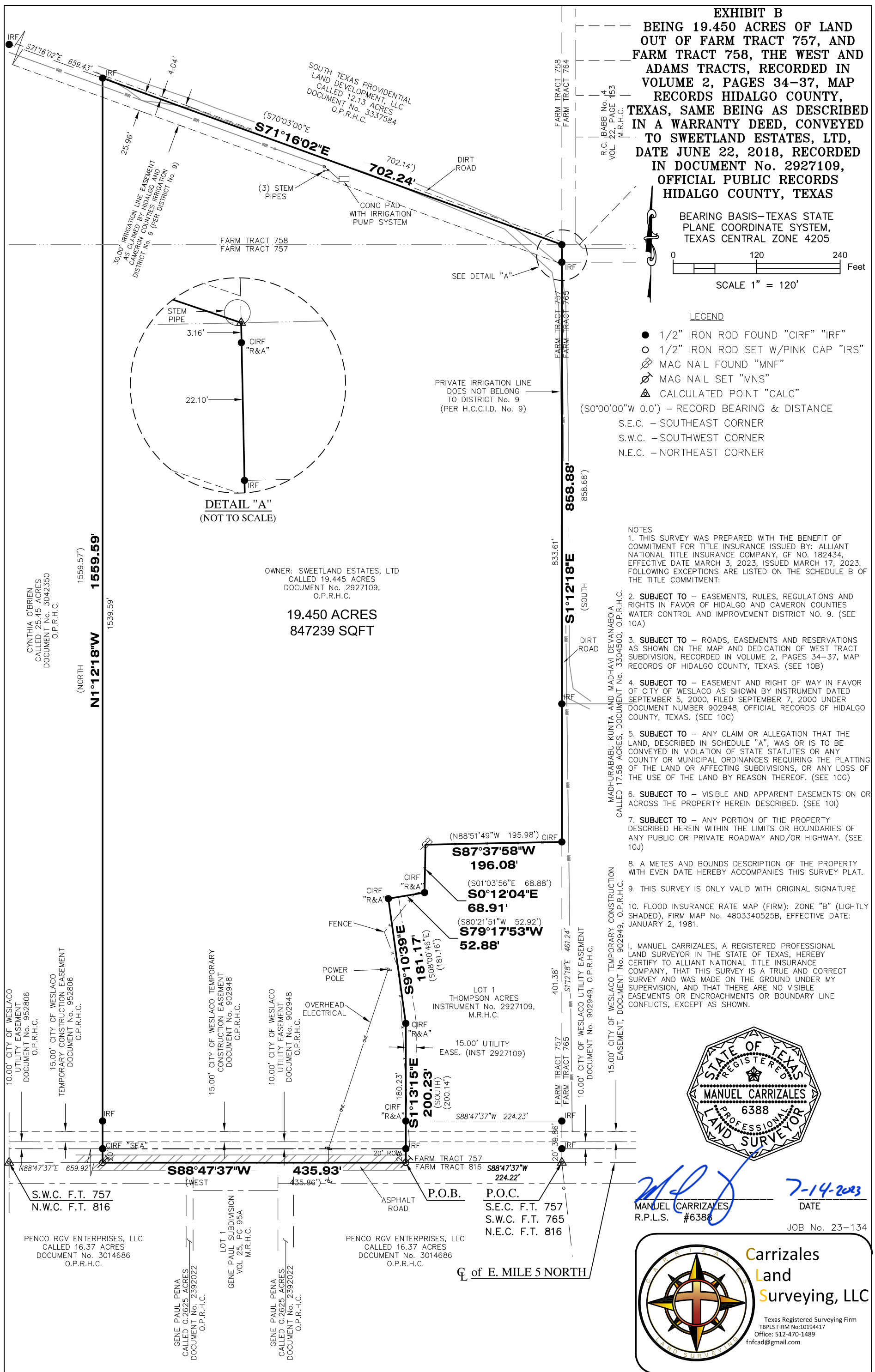
Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____



PREPARED FOR:

DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WEISLACO, TEXAS 78596

SANITARY SEWER ESTATES

RIO ORCHARDS ESTATES

PROJECT NO.

REVISIONS:

DESIGN BY:

PROJECT TEAM

DRAWN BY:

L.J.G.

CHECKED BY:

O.C.

APPROVED BY:

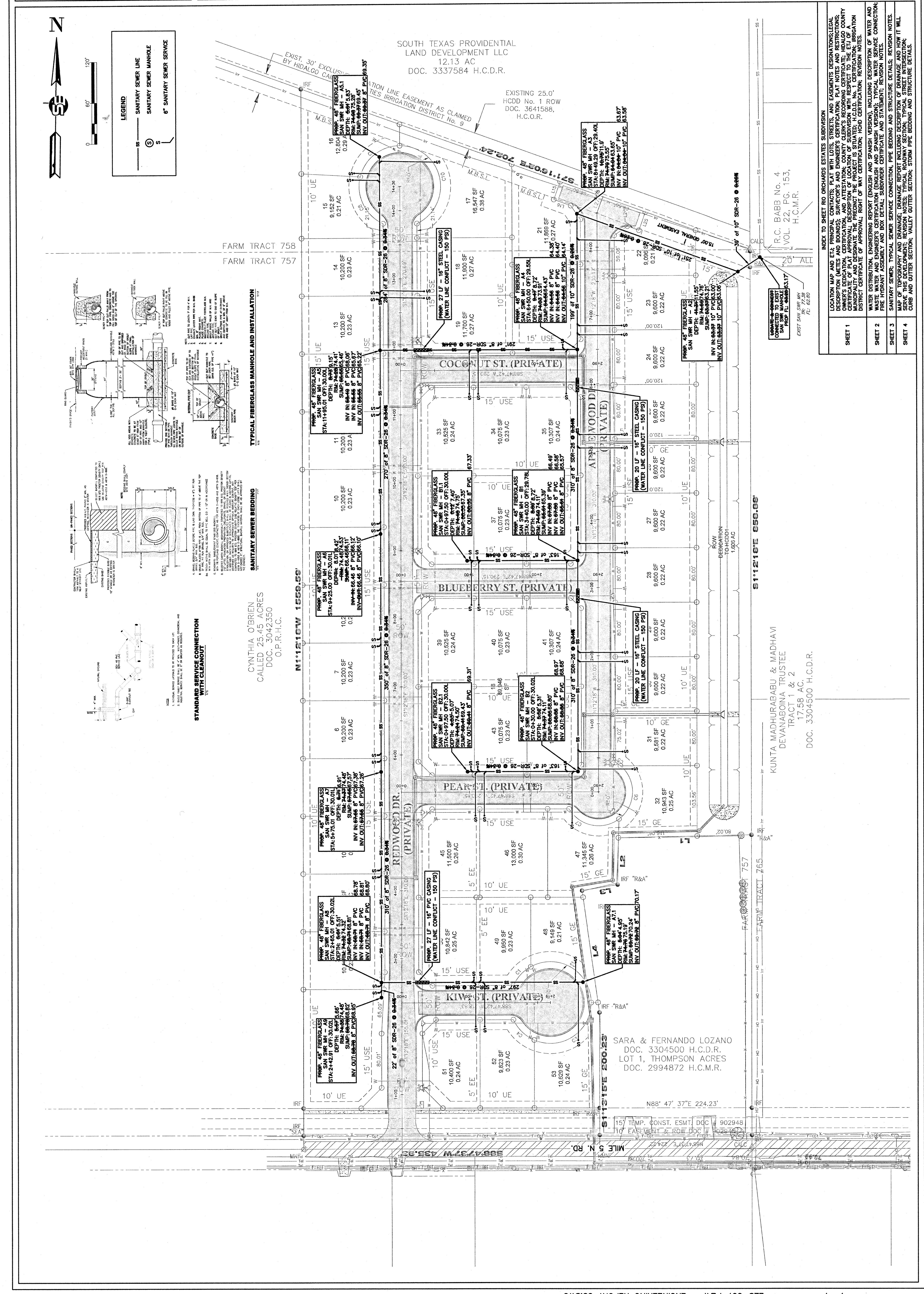
O.C.

DATE:

APPROVED BY:

THE SEAL OF THE STATE OF TEXAS
120081
ENGINEER
JULIO P. CARRILLO
P.E.

THIS DOCUMENT WAS AUTHORIZED BY
OUR COUNCIL, P.E.
ON 07/02/2025
ATTESTATION OF A SEAL DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE ENGINEER IS AN
OFFENSE UNDER THE PROFESSIONAL
PRACTICE ACT.





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

Date of Meeting: July 2, 2025	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
Subject/Agenda Item: Discussion and consideration for the Annexation of West Tract Subdivision– being a 1.750-acre tract of land out of Farm Tract 143, West Tract Subdivision, Hidalgo County, Texas. Located on Northwest corner of W. Sugarcane Dr. and Westgate Dr. 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 North Alamo Water Supply through an 8” waterline and sewer by City of Weslaco through a 15” 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: Vaquero Weslaco Subdivision

Location: Northwest corner of W. Sugarcane Drive & Westgate Drive

Legal Description: 1.750 acres out of Farm Tract 143, West Tract Subdivision

- ☒ 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: Vaquero Weslaco Westgate Partners, LP Telephone: (817) 304-9948
Address: 2627 Tillar Street, Ste. 111 Fax: _____
City: Fort Worth State: TX Zip: 76107 E-mail: kmassey@vaqueroventures.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: (956) 381-0981
Address: 115 W. McIntyre Street Fax: (956) 381-1839
City: Edinburg State: TX Zip: 78541 E-mail: mario@meldenandhunt.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: WA LANDRETH

Owner Signature: WAp Date: 4/28/25

Mario A. Reyna, P.E. is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: Mario A. Reyna

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: _____

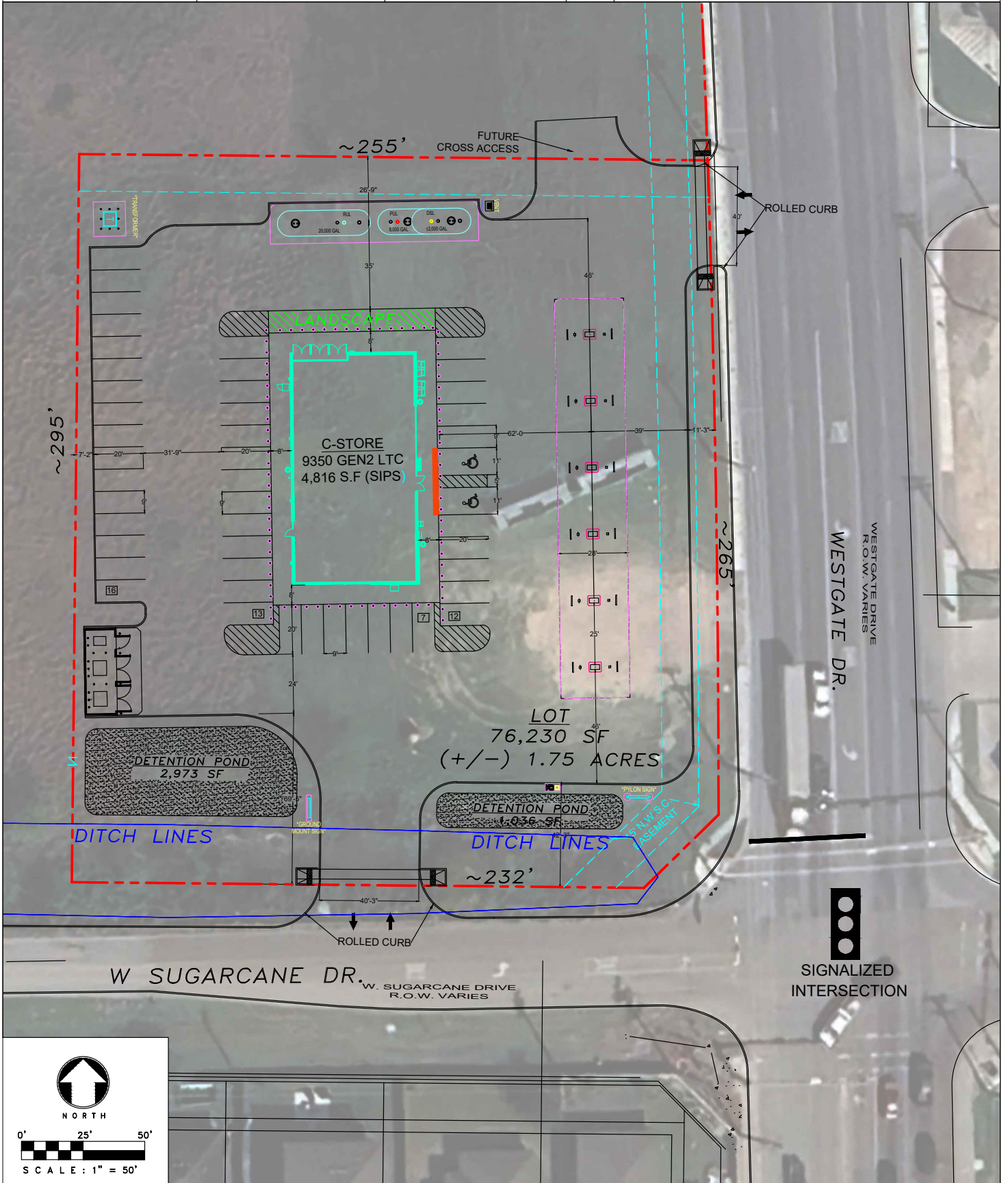
PRELIMINARY SITE PLAN

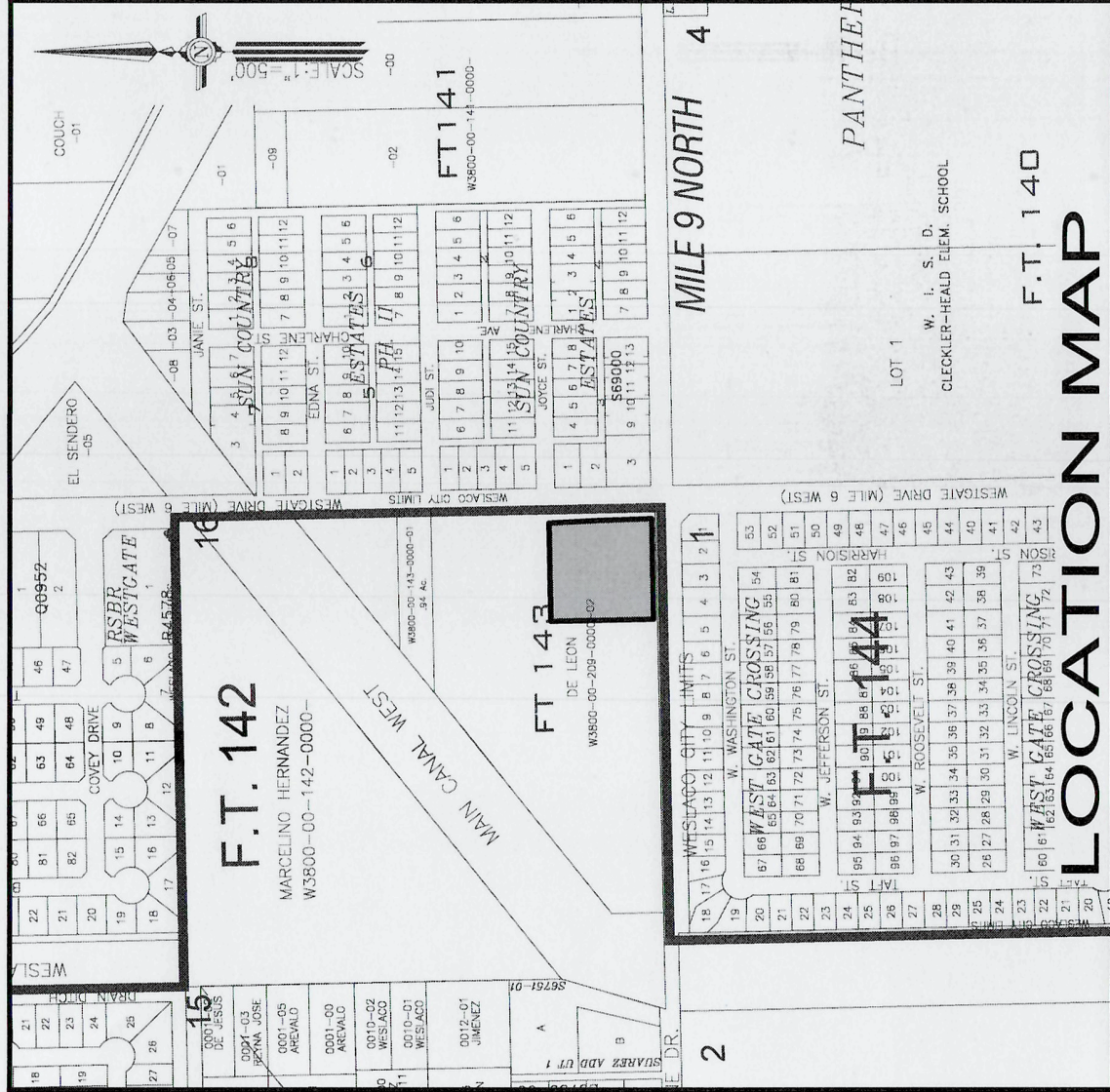
NWC WESTGATE DR. & SUGARCANE
WESLACO, TX - 78596

NOTES:

1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED.

PROTOTYPE:	C-STORE	DEVELOPER	DESIGNER	DATE
BLDG/SALES SF:	4,816 S.F	COMPANY: VAQUERO VENTURES	COMPANY: VAQUERO VENTURES	04/14/25
ACREAGE:	(+/-) 1.75 ACRES	NAME: W.A. LANDRETH	NAME: DOUGLAS D. OBI	
PARKING PROVIDED:	48 SPACES	PHONE #: N/A	PHONE #: N/A	





Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	001° 56' 48"	7818.00'	285.55'	132.73'	285.53'	S 02° 42' 52" E

FLOOD ZONE
ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR
FLOODPLAIN.

LOCATION MAP

1. NOTES:
 - a. EASEMENTS IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE NO. 4 REBAR SET AT THE NORTHEAST CORNER AND THE NO. 6 REBAR SET AT THE NORTHWEST CORNER OF SUBJECT TRACT
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205-GRID COORDINATES
4. ELEVATION DATUM PER NAVD 83 (GEOID 2012B)
5. NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE TIME OF SURVEY
6. NO PARKING SPACES FOUND UPON SUBJECT TRACT DURING THE TIME OF SURVEY.
7. NO PHYSICAL ADDRESS WAS OBSERVED FOR SUBJECT TRACT DURING TIME OF SURVEY.
8. A ZONING ORDER OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY CLIENT IN CONNECTION WITH THIS SURVEY. THEREFORE, THE SURVEYOR DOES NOT GUARANTEE REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS.
9. SURVEY WAS PREPARED WITH THE BENEFIT OF LANDLITE TEXAS L.L.C. COMMITMENT G NUMBER 24077802
 - a. EFFECTIVE DATE: DECEMBER 10, 2024
 - b. ISSUED: DECEMBER 23, 2024
- 10.- EASEMENTS LISTED IN SCHEDULE B:
 - a. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF. RECORDED IN VOLUME 2, PAGE 34;37. MAP RECORDS: HIDALGO COUNTY, TEXAS (ORIGINAL RIGHT OF WAY WITH EXISTING ROAD RIGHT OF WAY.)
 - b. EASEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, DATED FEBRUARY 26, 1968, WHEREBY THE SURVEYOR AGREES TO PROVIDE EGRESS RECORDS, HIDALGO COUNTY, TEXAS (BLANKET IN WATERS AFFECTS SUBJECT TRACT).
 - c. EASEMENT GRANTED TO HIDALGO COUNTY, DATED JANUARY 5, 1968, RECORDED IN VOLUME 1417, PAGE 12, DEED RECORDS, HIDALGO COUNTY, TEXAS (PLOTTED AND SHOWN HEREIN)
 - d. EASEMENT GRANTED TO NORTH ALAMO WATER SUPPLY CORPORATION, DATED AUGUST 20, 2018, RECORDED UNDER DOCUMENT NO. 2943966, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (SHOWN HEREIN)
 - e. EASEMENT GRANTING UTILITIES AS SET FORTH IN DEED DATED JANUARY 1, 1988, RECORDED IN VOLUME 86, PAGE 321, DEED RECORDS, HIDALGO COUNTY, TEXAS (AFFECTS SUBJECT TRACT)
 - f. EASEMENT GRANTED TO SUBJECT TRACT (NOT PLOTTABLE)
 - i. MINERAL AND/OR ROYALTY RESERVATIONS AND/OR CONVEYANCES, TOGETHER WITH AN APPROPRIATE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORE, DEVELOPE, PRODUCE, TRANSPORT, MARKET, AND OTHERWISE USE THE OIL, GAS, AND OTHER HYDROCARBONS, RECORDED IN VOLUME 1194, PAGE 687, DEED RECORDS, DOCUMENT NO. 466398, RECORDED IN VOLUME 127125, DEED RECORDS, DOCUMENT NO. 466398,
 - ii. EASEMENT NO. 946599, DOCUMENT NO. 127125, DEED RECORDS, DOCUMENT NO. 127311, DOCUMENT NO. 946599, AND DOCUMENT NO. 819397, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT, BUT AFFECTS ADJACENT PROPERTY TO DATE THESE RECORDS WERE FILED)

**PLAT SHOWING
1.750 ACRES
[76,230.000 Sq. Ft.] OUT OF
FARM TRACT 143
WEST TRACT SUBDIVISION
VOLUME 2, PAGES 34-37 H.C.M.R.
HIDALGO COUNTY, TEXAS**

To Laramie Acquisitions LLC, a Texas limited liability company, Vaquero Ventures Management, LLC, a Texas limited liability company, Vaquero Mexico Westgate Partners, LP, a Texas limited partnership, Sasser Bank, Old Republic National Title Insurance Company.

This is to certify that this report or plat and the survey on which it is based were made in accordance with the provisions of the Public Land Survey Act, approved by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16 and 17 of Table A thereof. The field work was completed on February 17, 2025.

Date of Fieldwork Map: 02/25/2025

Pat May

R.P.L.S. No. 6238

Email: rob@meidanrundi.com

ALTA/NSDPS LAND TITLE SURVEY

JOB No.	25321.08	J.C.	02/25/2025
	NEW ACREAGE	J.C.	02/25/2025
	ADDED EDGE OF DITCH TO LEGEND	J.C.	02/20/2025
	TITLE COMMITMENT UPDATE	J.C.	02/11/2025
	REVISION	DATE	BY
DRAWN BY: J.C.			

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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