CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

MARCH 04, 2026 5:30P.M.

PCE CONFERENCE ROOM

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
FEBRUARY 4, 2026

On Wednesday, February 4, 2026, 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:

Lonnie Berry	Vice-Chairman
Adrain Torres	Commissioner
Jim Forward	Commissioner
Richard Valdez	Commissioner

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

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

I. CALL TO ORDER:

Vice-Chairman Berry 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 Chairman Hernandez, Commissioner Summers and Commissioner Crockett were absent at the time of roll, a quorum was established.

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. February 4, 2026, Regular Meeting

Commissioner Froward made a motion to approve the minutes of January 7, 2026, seconded by Commissioner Valdez. Motion carried.

IV. PUBLIC HEARING

A. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit at 102 W IH 2. also being E225'-N151.31'-S421.31' FT 119 0.78AC GR 0.56AC Net, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on January 14, 2026, there were six (6) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval. Commissioner Torres made a motion to close the Public Hearing, seconded by Commissioner Valdez. Motion carried.

Commissioner Torres made a motion to approve the Conditional Use request, seconded by Commissioner Valdez. Motion carried.

B. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit at 1919 W Bus 83 also being 0.86AC-W250'-E823.79'-N150' FT 633, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on January 14, 2026, there were eight (8) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Torres made a motion to approve the Conditional Use request, seconded by Commissioner Valdez. Motion carried.

C. Discussion and consideration to approve Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit at 3302 E Bus 83 also being Lot 1, Crenshaw Center UT NO. 3 Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on January 14, 2026, there were eight (8) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

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

Commissioner Torres made a motion to approve the Conditional Use request, seconded by Commissioner Valdez. Motion carried.

D. Discussion and consideration to approve a Conditional Use Permit to obtain a Mixed Beverage Permit On-Premises, at 1001 Town Center Blvd. Ste. 6, also being Lot 9, Town Center Subdivision, Weslaco, Hidalgo County, Texas.

Mrs. Arevalo stated that notice appeared in the Monitor on January 14, 2026, there were nine (9) property owners notified within the 200-foot radius, no letters for or against the item were received. Staff recommended approval.

Mr. Ismael Zuniga, representative for the applicant, stated that the proposed operating hours would extend until midnight and is also requesting late hours. He further indicated that the establishment would serve breakfast and dinner, with an anticipated 90:10 ratio of food to alcohol sales.

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

Commissioner Torres made a motion to approve the Conditional Use request, seconded by Commissioner Valdez. Motion carried.

V. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Preliminary Plat for The Harbor Subdivision being 8.44-gross acres, more or less out of Farm Tract 1030, The West Adams Tracts Subdivision,

Weslaco, Hidalgo County, Texas. Located on the Southeast corner of the intersection of North International Blvd. and Mile 8 North Road.

Mrs. Arevalo stated the proposed development is a three (3) lot subdivision and is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. Staff recommends approval of Preliminary Plat.

Commissioner Valdez made a motion to approve the Preliminary Plat, seconded by Commissioner Forward. Motion carried.

B. Discussion and consideration for the Preliminary Plat for Diamante Negro Estates Subdivision being a 3.51-acre tract of land out of Farm Tract 216, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 770ft South of Mile 10 Northwest of Mile 6 ½ West Rd.

Mrs. Arevalo stated the proposed development is a two (2) lot subdivision and is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through a 16" waterline and sewer by OSSF. Applicant is requesting a variance for OSSF. Staff recommends approval of Preliminary Plat.

Commissioner Forward made a motion to approve the Preliminary Plat with the variance request, seconded by Commissioner Valdez. Motion carried.

C. Discussion and consideration for the Final Plat for Joy Subdivision being a 2.08-acre plat consisting of all of Lot 3, Block 1, Ro- Ellen Addition No. 3, and all of Lot 3, Ro-Ellen Addittion Unit No. 2, Weslaco, Hidalgo County, Texas. Located approximately 50ft Southeast of 10th Street & James.

Mrs. Arevalo stated 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. Staff recommends approval of Final Plat.

Commissioner Forward made a motion to approve the Final Plat, seconded by Commissioner Torres. Motion carried.

D. Discussion and consideration for the six-month extension of the Final Plat for South Bridge Ranchettes Subdivision, being 25.45 acres out of Farm Tracts 757, Blk. 140, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the Northeast corner of Bridge and Mile 5 N.

Mrs. Arevalo stated proposed eighteen (18) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on January 21, 2026. This request constitutes the first extension. The project is

approximately 90% complete, with the drainage inspection pending. The Engineering Department has provided correspondence regarding the project status.

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

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

Mrs. Arevalo stated proposed eighteen (18) lot subdivision is located inside the City of Weslaco. Final Plat approval is set to expire on February 6, 2026. This request constitutes the third extension. The project is approximately 60% complete. Remaining items include CMT compaction testing for both the water and sewer lines, installation of the associated meter boxes, and road construction, which has not yet commenced. The Engineering Department has provided correspondence regarding the project status.

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

F. Discussion and consideration to be granted a waiver to the water rights fee for Pena Shelton Ranch Subdivision, also being 3.4 acres out of Farm Tracts 772, Blk. 137, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the West side of S. Pleasantview Dr. approximately 384' south of Mile 5 ½ North Road. Possible Action.

Mrs. Arevalo stated that the applicant is requesting a waiver of the water rights fee, noting that the fee was not anticipated in the project's development budget. A formal letter of request was submitted. Staff recommended denial of the waiver request.

April Pena, the owner, stated that at the time of purchase the property consisted of 9.2 acres and originally operated as a grapefruit orchard. She later sold a portion of the acreage to pay off her home. In 2024, the owner was asked to subdivide the property and was unaware of the associated water rights fees. Also stating she has no plans for any new construction on the property.

Commissioner Torres made a motion to approve the waiver to the water right fee, due to existing residents having no plans for any construction, seconded by Commissioner Forward. Motion carried

G. Discussion and consideration for the annexation of the road, being 3.825 acre out of Farm Tract 178, 179, 245 and 246, West and Adama Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the North side of Mile 11 North Road.

Mrs. Arevalo stated subdivision will be for four hundred and four (404) lots. The subdivision will be for single-family homes and is located just outside the City of Weslaco city limits, located on the north side of Mile 11

North Road. The location will be provided with water by NAWSC and sanitary sewer by the City of Weslaco trough and 8" sewer line. The City has received the petition for annexation for this development. However, pursuant to Senate Bill 374, the City must first obtain the portion of Mile 11 North Road from the current city limits line to the adjacent to this development from County. This request for annexation of the right-of-way from the County will make the proposed development contiguous to the current city limits.

Commissioner Torres made a motion to approve the annexation, seconded by Commissioner Valdez. Motion carried

H. Discussion and consideration of the Preliminary Plat for Re-Plat of Pleasantview Terrace Subdivision being 25.54 acres out of Lots 1-85, of Pleasantview Terrace Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr.

Mrs. Arevalo stated the proposed one hundred and sixty-nine (169) 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. Staff recommends approval.

Commissioner Forward made a motion to approve the Preliminary Plat, seconded by Commissioner Valdez. Motion carried.

VI. ADJOURNMENT

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

Planning and Zoning Commission

Absent
David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Absent
Randy Summers, Commissioner

Absent
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: **March 4, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **IV.A.**
From: Rebekah de la Fuente, Planning Director, on behalf of Jaime Gonzalez.	
Subject/Agenda Item: Discussion and consideration to approve a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit and Late Hours Certificate at 4024 E IH 2, also being Lot 3, Royal Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
Discussion/Overview: The applicant is requesting to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit, Late Hours Certificate. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on February 11, 2026. Six (6) property owners within 200 feet of the applicant's property were notified by letter on February 20, 2026.	
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

USE-000989-2026

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._____

RECEIVED
FEB 03 2026
By_____

PROPOSED PROJECT

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

Lot Royal Lot 3 Block _____

Subdivision Name _____

Street Address 4024 E Interstate 2 Weslaco Texas 78596

Existing Zoning _____ Existing Land Use BAR

Purpose for the Conditional Use Permit Request _____

Wine - Beer On Premise with Late hours.

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 Jaime Gonzalez Phone 956-733-0563

Address 4024 E Interstate 2 #1 Fax: NA

City Weslaco State Texas Zip Code 78596 E-Mail: jaimegon1969@gmail.com

OWNER

Name Leticia Acevedo Phone 956-669-2051

Address 4024 E Interstate 2 #1 Fax: NA

City Weslaco State TX Zip Code 78596 E-Mail: LeticiaAcevedo772@gmail.com

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

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

Yes ✓ No _____

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 11/26/2026
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

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

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

City Commission Notice of Public Hearing Published in Newspaper — Date _____

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

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

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

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

Required Certifications

Join TABC in the fight against human trafficking L-CERT (7/2025)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. **Trade Name of Location (Name of restaurant, bar, store, etc.)**
El Trokero Bar

2. **Owner of Business/Applicant (Name of Corporation, LLC, etc.)**
Jaime Gonzalez

3. **Type of Owner**
☐ Corporation ☐ Limited Liability Company ☐ Partnership
☐ Limited Partnership ☐ Limited Liability Partnership ■ Other: SOLE PROPRIETORSHIP

4. **Location Address**
4024 E Interstate 2

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

5. **Mailing Address**
4024 E Intertsate 2 #1

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78596

6. Business Telephone Number	Alternate Telephone Number	E-mail Address
	956-733-0563	jaimegon1969@gmail.com

7. Application for:

■ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name	License/Permit Number
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name	License/Permit Number

8A. Type of Off-Premise Retailer License/Permit:

☐	BF	Retail Dealer's Off-Premise License	☐	E	Local Cartage Permit	☐	P Package Store Permit
☐	BQ	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐	ET	Third-Party Local Cartage Permit	☐	Q Wine Only Package Store
☐	LP	Local Distributor's Permit					

8B. Type of On-Premise Retailer License/Permit

☐	BE	Retail Dealer's On-Premise License	☐	E	Local Cartage Permit	☐	MB Mixed Beverage
■	BG	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐	FB	Food and Beverage Certificate	☐	WP Waterpark Permit
☐	BP	Brewpub License	■	LH	Late Hours Certificate		

8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐	BB	General Distributor's License	☐	D	Distillers and Rectifiers Permit - allows on-premise consumption	☐	S Nonresident Seller's Permit
☐	BC	Branch Distributor's License	☐	DS	Out-of-State Winery Direct Shipper's Permit	☐	SD Brewer's Self-Distribution License
☐	BN	Nonresident Brewer's License	☐	G	Winery - allows on-premise consumption	☐	W Wholesaler's Permit
☐	BW	Brewer's License	☐	J	Bonded Warehouse	☐	X General Class B Wholesaler Permit
☐	JD	Bonded Warehouse (Dry Area)					

9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location

■ Bar	☐ Grocery/Market	☐ Package Store		☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF *as defined in Sec. 108.73*)		☐ Sporting Arena
☐ Convenience Store	☐ Motel	☐ Racetrack		
☐ Delivery Company	☐ Movie Theater	☐ Restaurant		

Trade Name: El Trokero Bar

Location Address: 4024 E Interstate 2 **City:** Weslaco **County:** Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20_____, that the location for which the license/permit is sought as the place of business is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**BF**	The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume *OR* ☐ **5% or less** alcohol by volume
☐	**BF, BQ, Q**	The legal sale of malt beverages and wine for off-premise consumption only
☐	**BF, BQ, Q, P**	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this_____ day of_____, 20___, that this location address is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**MB**	Mixed Beverage Permit
☐	**MB/FB**	Mixed Beverage Restaurant Permit with **required** Food and Beverage Certificate
☐	**BG***	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐	**BG/FB***	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐	**BE***	Retail Dealer's On-Premise License
☐	**BE/FB***	Retail Dealer's On-Premise License with **required** Food and Beverage Certificate
	*Mark box on right for **BE and/or BE/FB**	☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
	*Mark box on right for any of the following license or permit types **BG ,BG/FB** **BE, BE/FB**	**Election for given location was held for:** ☐legal sale of malt beverage/wine (17%) on-premise ***OR*** ☐legal sale of malt beverage/wine (14%) on-premise

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this_____ day of_____, 20___, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of ***malt beverage*** between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Trade Name: El Trokero Bar

Location Address: 4024 E Interstate 2 **City:** Weslaco **County:** Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the city secretary...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this ____ day of _____, 20__, that this location address is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**
☐ **does** ☐ **does not** allow for on-premise consumption **and**
☐ **does** ☐ **does not** allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained ***in any area where the sale of any alcoholic beverage is legal.***"

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk — City

SEAL

Trade Name: El Trokero Bar

Location Address: 4024 E Interstate 2 **City:** Weslaco **County:** Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20_____, that the location for which the license/permit is sought as the place of business is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**BF**	The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
☐	**BF, BQ, Q**	The legal sale of malt beverages and wine for off-premise consumption only
☐	**BF, BQ, Q, P**	The legal sale of all alcoholic beverages for off-premise consumption only

OR

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

SIGN HERE_____, _____ **County**
County Clerk

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this_____ day of_____, 20__, that this location address is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**MB**	Mixed Beverage Permit
☐	**MB/FB**	Mixed Beverage Restaurant Permit with **required** Food and Beverage Certificate
☐	**BG***	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐	**BG/FB***	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐	**BE***	Retail Dealer's On-Premise License
☐	**BE/FB***	Retail Dealer's On-Premise License with **required** Food and Beverage Certificate
	*Mark box on right for **BE and/or BE/FB**	☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
	*Mark box on right for any of the following license or permit types **BG ,BG/FB** **BE, BE/FB**	**Election for given location was held for:** ☐legal sale of malt beverage/wine (17%) on-premise ***OR*** ☐legal sale of malt beverage/wine (14%) on-premise

SIGN HERE_____, _____ **County**
County Clerk

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this_____ day of_____, 20___, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of ***malt beverage*** between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN HERE_____, _____ **County**
County Clerk

SEAL

Trade Name: El Trokero Bar

Location Address: 4024 E Interstate 2 **City:** Weslaco **County:** Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, the county clerk...shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order....

Certificate of County Clerk for: J

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this ____ day of _____, 20__, that this location address is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN HERE_____, _____ **County**
County Clerk

SEAL

Certificate of County Clerk for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN HERE_____, _____ **County**
County Clerk

SEAL

Certificate of County Clerk for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**
☐ **does** ☐ **does not** allow for on-premise consumption **and**
☐ **does** ☐ **does not** allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

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

SIGN HERE_____, _____ **County**
County Clerk

SEAL

Certificate of County Clerk for: BB & BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained ***in any area where the sale of any alcoholic beverage is legal."***

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

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

SIGN HERE_____, _____ **County**
County Clerk

SEAL

Trade Name: El Trokero Bar

Location Address: 4024 E Interstate 2 **City:** Weslaco **County:** Hidalgo

Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38

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

Comptroller of Public Accounts Certificate for All Applicants
TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

This is to certify on this_____ day of_____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number_____ Outlet Number_____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____ **SEAL**

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

PLANNING DEPARTMENT

February 20, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, March 4, 2026, and the City Commission will hold a public hearing on March 18, 2026, 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 March 4, 2026. A staff member will contact you with instructions via phone call to address your public comment.

CONDITIONAL USE PERMIT REQUEST:

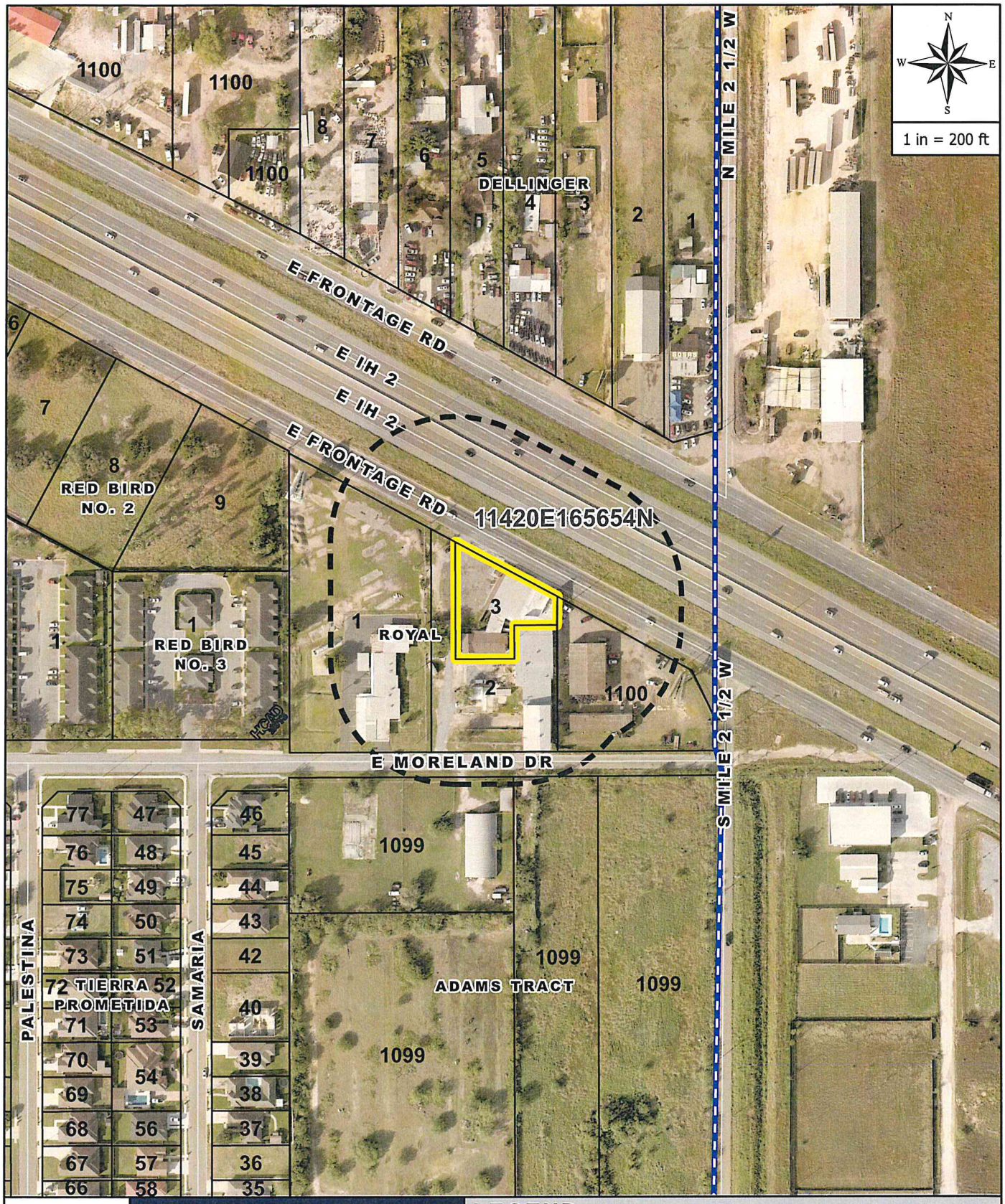
Jaime Gonzalez is requesting a Conditional Use Permit to obtain a Wine and Malt Beverage Retail Dealer's On-Premise Permit, Late Hours Certificate at 4024 E IH 2, also being Lot 3, Royal Subdivision, Weslaco, Hidalgo County, Texas.

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,

Rebekah de la Fuente
Planning Director



CITY ON THE GROW
CITY OF WESLACO

CASE ADDRESS:

4024 E IH 2
JAIME GONZALEZ

LEGEND

CITY LIMITS | NOTIFICATIONS | SITE

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up

Pat. avery.com/patents

MORALES OCTAVIO ROSENDO

3929 E MORELAND DR APT 7
WESLACO TX, 78596

R4370-00-000-0001-00

MONTES LOVELY CHILDS INC

7009 N FM 1015 MERCEDES TX, 78599

A0800-00-000-1099-03

QUIZAS MANANA LLC

4020 E EXPRSWY 83 WESLACO TX, 78599

R4370-00-000-0002-00

LAND001 SERIES A SERIES OF SPIMC HOLDINGS LLC

302 S 10TH ST MCALLEN TX, 78501

A0800-00-000-1099-15

ACEVEDO LETICIA GONZALEZ

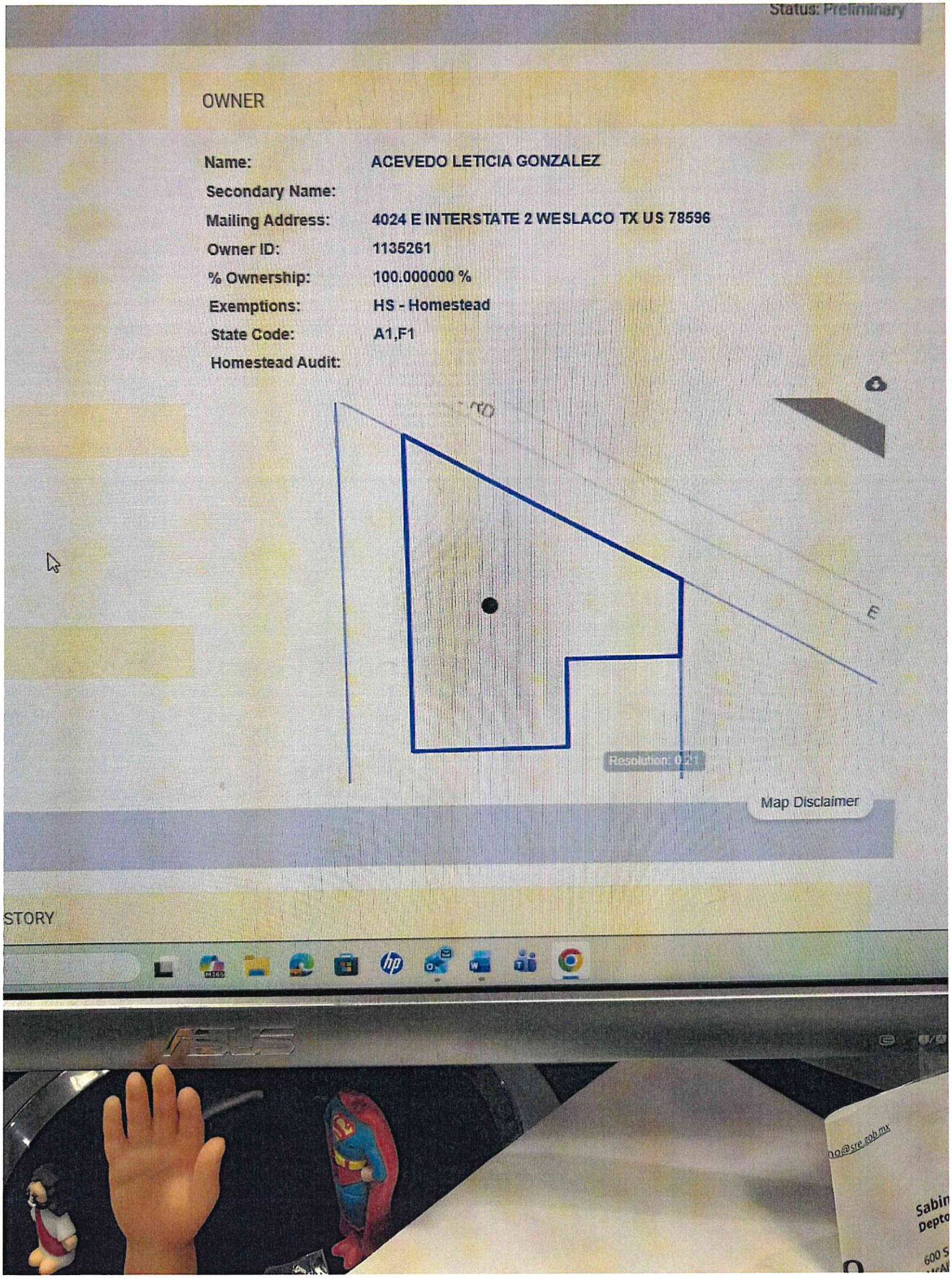
4024 E INTERSTATE 2 WESLACO TX, 78596

R4370-00-000-0003-00

EQUIPMENT PORTAFOLIO MANAGEMENT LLC

26139 WOOD CHUCK DR SAN ANTONIO TX, 78260

Utilisez le gabarit Avery
Bend along line to expose Pop-up Edge
AVERY 5160


Status: Preliminary
OWNER
Name: ACEVEDO LETICIA GONZALEZ
Secondary Name:
Mailing Address: 4024 E INTERSTATE 2 WESLACO TX US 78596
Owner ID: 1135261
% Ownership: 100.000000 %
Exemptions: HS - Homestead
State Code: A1,F1
Homestead Audit:
Resolution: 021
Map Disclaimer
STORY


opertySummaryReport-3457
rcial Car...
Online Forms Books...
Online Bench Book...
MissionSquare Retir...
https://pa.co.hidalg...
AutoMon Identity S...
E FRONTAGE RD
W FRONTAGE RD
E FRONTAGE RD
E FRONTAGE RD
MILE 2 1/2 RD W
130085
345735
345733
345734
108603
MILE 7 N
MILE 7 N
W MILE 7 N
MILE 2 1/2 RD W
698295
HCAD
istrict
Physical & Mailing Address:
4405 S Professional Drive
Edinburg, Tx 78539
Phone: (956) 381-8466
Email: cs@hidalgoad.org
Search

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: March 4, 2026	**Agenda Item No.** (to be assigned by PCE)**:** **IV.B.**
From: Rebekah de la Fuente, Planning Director, on behalf of Rio Delta Engineering.	
Subject/Agenda Item: Discussion and consideration to rezone 1015 W 6th St., also being E112.1, Lot 7, Farm Tract 671, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex & Apartment District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to R-2 Duplex & Apartment District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on February 11, 2026. Twenty-six (26) property owners within 200 feet of the applicant's property were notified by letter on February 20, 2026.	
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 Approval of waiver to moratorium on January 20, 2026.	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

APPLICATION FOR REZONING

RZNE-00099-2026

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._____

RECEIVED
FEB 03 2026
By_____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 7 Block _____

Subdivision Name RESUBDIVISION OF FARM TRACT 671, WEST TRACT SUBDIVISION

Street Address 1015 W 6TH STREET, WESLACO TX

Existing Zoning _____ Existing Land Use VACANT

Proposed Zoning R-2 DUPLEX & APARTMENT DISTRICT Proposed Land Use APARTMENTS

_____$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 RIO DELTA ENGINEERING Phone (956)380-5152

Address 921 S 10th Ave Fax:_____

City EDINBURG State TX Zip Code 78539 E-Mail: EDINBURG@RIODELTAENGINEERING.COM

OWNER

Name MTZ88, LLC Phone (956) 998-9053

Address 710 S. NEBRASKA AVE. Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: ANTMTZ1102@YAHOO.COM
PENALILA@YMAIL.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 2-4-26
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

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

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

PLANNING DEPARTMENT

February 20, 2026

Legal Notice

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REZONE REQUEST:

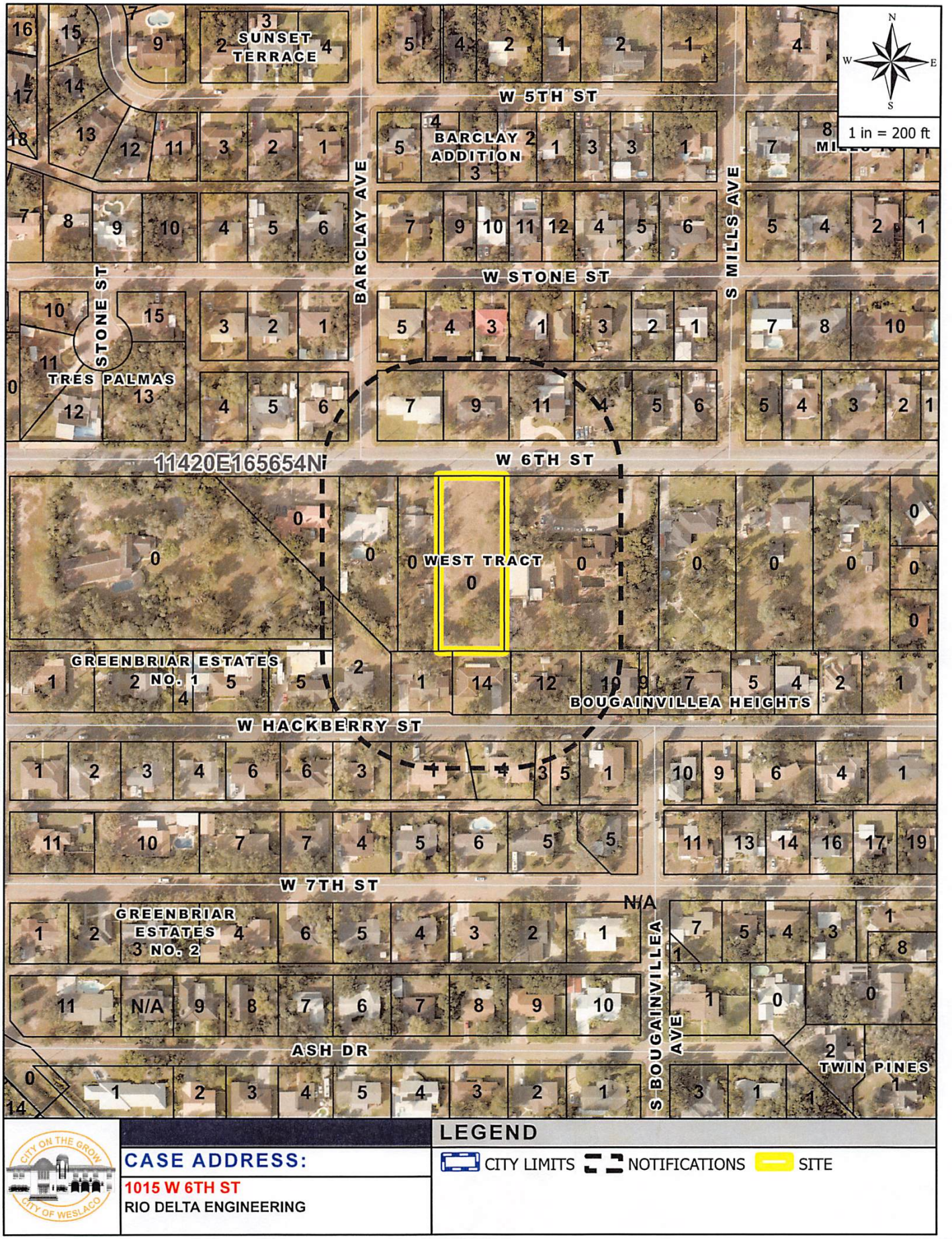
Rio Delta Engineering is requesting to rezone 1015 W 6th St., also being E112.1, Lot 7, Farm Tract 671, West Tract Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to R-2 Duplex & Apartment District.

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


N
W
E
S
1 in = 200 ft
SUNSET TERRACE
W 5TH ST
BARCLAY ADDITION
BARCLAY AVE
S MILLS AVE
W STONE ST
STONE ST
TRES PALMAS
11420E165654Ni
W 6TH ST
0 WEST TRACT
GREENBRIAR ESTATES NO. 1
BOUGAINVILLEA HEIGHTS
W HACKBERRY ST
W 7TH ST
GREENBRIAR ESTATES 3 NO. 2
N/A
S BOUGAINVILLEA AVE
ASH DR
TWIN PINES
CITY ON THE GROW
CITY OF WESLACO
CASE ADDRESS:
1015 W 6TH ST
RIO DELTA ENGINEERING
LEGEND
CITY LIMITS
NOTIFICATIONS
SITE

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up

Pat. avery.com/patents

ROMAN MARIA SANTOS RUIZ
1011 W 6TH ST
WESLACO, TX 78596-5703
W3800-00-671-0000-00

ST JOHN JOSEPH M & JUDY P
1021 W 6TH ST
WESLACO, TX 78596
W3800-00-671-0000-56

GONZALEZ RICARDO & ESTHER S
1012 HACKBERRY DR
WESLACO, TX 78596-6730
J8100-00-008-0002-00

CASTILLO ARTURO
1100 HACKBERRY DR
WESLACO, TX 78596-6732
G7900-00-002-0005-00

WIEGAND MARGUERITE J
1005 HACKBERRY DR
WESLACO, TX 78596-6729
B3750-00-003-0004-00

RAINWATER JACKSON III & VICKI P
1010 HACKBERRY DR
WESLACO, TX 78596-6730
J8100-00-008-0001-00

MIZE ELIZABETH ANN
PO BOX 1793
WESLACO, TX 78599-1793
B1650-00-003-0005-00

ASE REAL ESTATE LLC SERIES C
PO BOX 1014
WESLACO, TX 78599-1014
B1650-00-003-0001-00

ROSE MARIE ROSE
622 S MISSOURI
WESLACO, TX 78596
S7650-00-003-0006-00

MTZ88 LLC
710 S NEBRASKA AVE
WESLACO, TX 78596-6926
W3800-00-671-0000-48

VALERIO AND ASSOCIATES LLC
530 S BRIDGE AVENUE
WESLACO, TX 78596-6422
W3800-00-671-0000-64

HERRERA MARIA DE LA LUZ
1009 HACKBERRY DR
WESLACO, TX 78596-6729
J8100-00-007-0003-00

ELLISON IRENE YVONNE
1003 HACKBERRY DR
WESLACO, TX 78596-6729
B3750-00-003-0003-00

RAMOS RAUL RENE
1008 HACKBERRY RD
WESLACO, TX 78596-6730
B3750-00-001-0014-00

B & E MENDEZ RENTALS LLC
2729 ARTHUR CIR
WESLACO, TX 78596-8609
B1650-00-003-0003-00

VALERIO SARA PATRICIA
920 CHRYSOLITE DR
WESLACO, TX 78596-5155
B1650-00-003-0007-00

VILLALON BENIGNO
PO BOX 104
WESLACO, TX 78599-0104
B1650-00-003-0011-00

PENA PABLO R & ANGELA L
1204 HOOKS AVE
DONNA, TX 78537-3342
W3800-00-662-0000-00

PRESAS ALFREDO & ALICIA G
1017 W 6TH ST
WESLACO, TX 78596-5703
W3800-00-671-0000-72

RANGEL SONIA
1002 W 7TH ST
WESLACO, TX 78596-6704
J8100-00-007-0005-01

PEDERSON MARK O & W SULEWSKI
1000 HACKBERRY DR
WESLACO, TX 78596-6730
B3750-00-001-0010-00

SALINAS JOSE LUIS
1007 W HACKBERRY DR
WESLACO, TX 78596-6729
J8100-00-007-0001-00

FORWARD HORACE J & REYNA Z
1006 HACKBERRY DR
WESLACO, TX 78596-6730
B3750-00-001-0012-00

CONTRERAS MOISES & CYNTHIA A
1015 STONE ST
WESLACO, TX 78596
B1650-00-003-0004-00

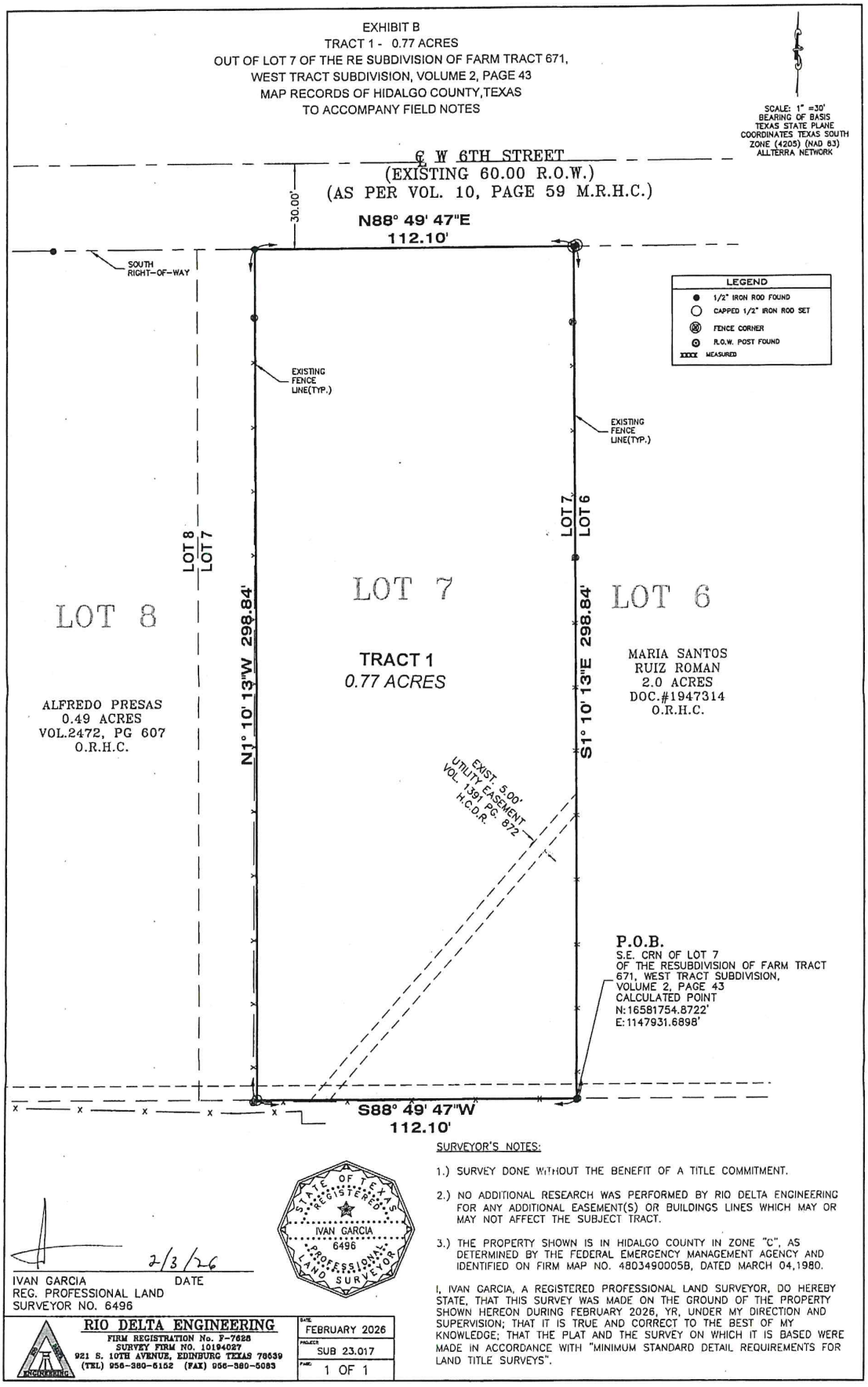
OLSEN LANCE J & CYNTHIA M
1004 W 6TH ST
WESLACO, TX 78596-5704
R1800-00-003-0004-00

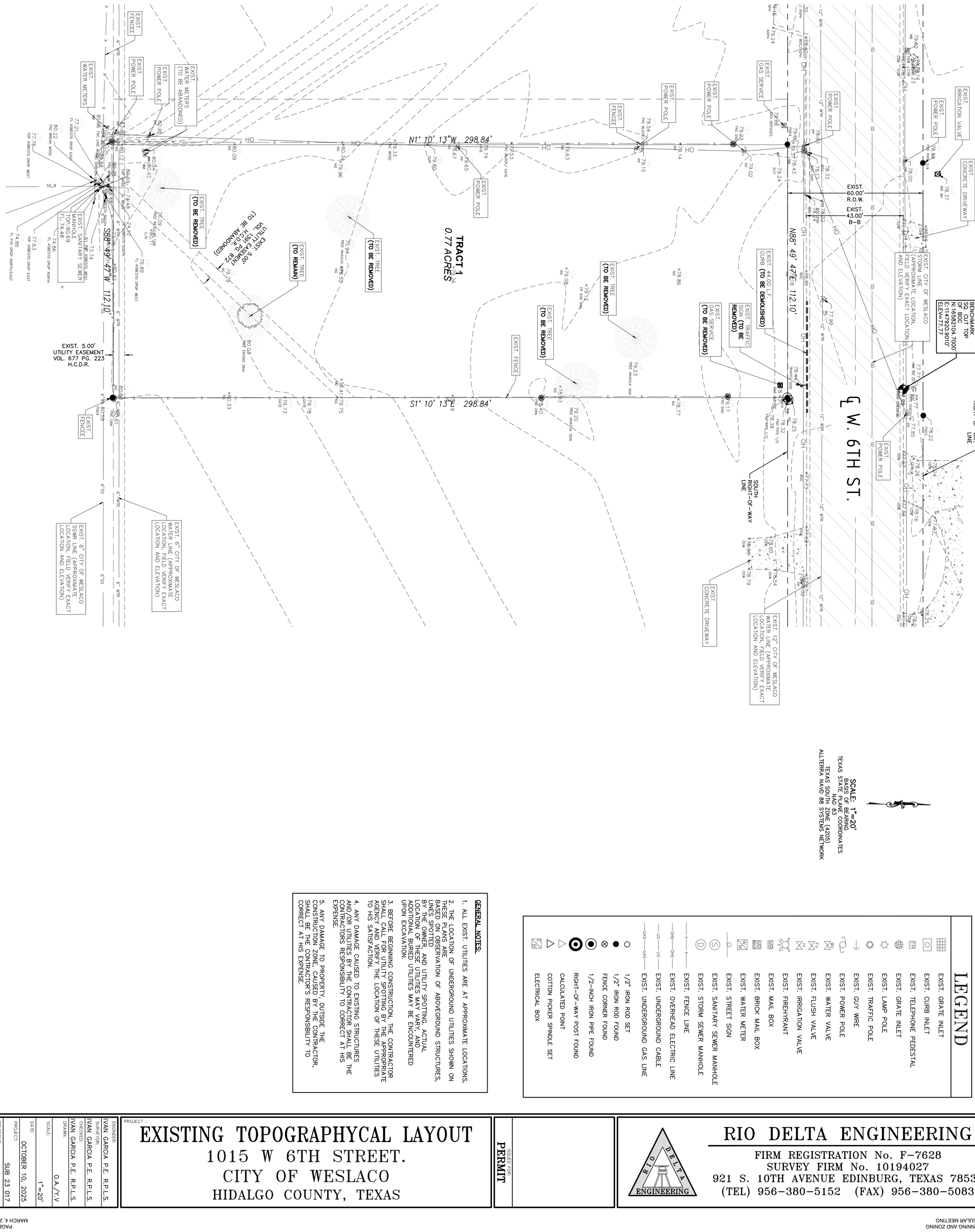
ELIZALDE MINERVA R
PO BOX 261
ELSA, TX 78543-0261
B1650-00-003-0009-00

Go to avery.com/templates
Use Avery Template 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

AVERY® 5160®


EXHIBIT B
TRACT 1 - 0.77 ACRES
OUT OF LOT 7 OF THE RE SUBDIVISION OF FARM TRACT 671,
WEST TRACT SUBDIVISION, VOLUME 2, PAGE 43
MAP RECORDS OF HIDALGO COUNTY,TEXAS
TO ACCOMPANY FIELD NOTES
SCALE: 1" =30'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
ZONE (4205) (NAD 83)
ALLTERRA NETWORK
℄ W 6TH STREET
(EXISTING 60.00 R.O.W.)
(AS PER VOL. 10, PAGE 59 M.R.H.C.)
30.00'
N88° 49' 47"E
112.10'
SOUTH
RIGHT-OF-WAY
LEGEND
1/2" IRON ROD FOUND
CAPPED 1/2" IRON ROD SET
FENCE CORNER
R.O.W. POST FOUND
XXXX MEASURED
EXISTING
FENCE
LINE(TYP.)
EXISTING
FENCE
LINE(TYP.)
LOT 8
LOT 7
LOT 7
LOT 6
LOT 8
LOT 7
LOT 6
N1° 10' 13"W 298.84'
TRACT 1
0.77 ACRES
S1° 10' 13"E 298.84'
ALFREDO PRESAS
0.49 ACRES
VOL.2472, PG 607
O.R.H.C.
MARIA SANTOS
RUIZ ROMAN
2.0 ACRES
DOC.#1947314
O.R.H.C.
EXIST. 5.00'
UTILITY EASEMENT
VOL. 1391 PG. 872
H.C.O.R.
P.O.B.
S.E. CRN OF LOT 7
OF THE RESUBDIVISION OF FARM TRACT
671, WEST TRACT SUBDIVISION,
VOLUME 2, PAGE 43
CALCULATED POINT
N:16581754.8722'
E:1147931.6898'
S88° 49' 47"W
112.10'
SURVEYOR'S NOTES:
1.) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2.) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
3.) THE PROPERTY SHOWN IS IN HIDALGO COUNTY IN ZONE "C", AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 48034900058, DATED MARCH 04,1980.
I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING FEBRUARY 2026, YR, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".
STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR
2/3/26
DATE
IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE, EDINBURG TEXAS 78539
(TEL) 956-380-6152 (FAX) 956-380-5083
DATE
FEBRUARY 2026
PROJECT
SUB 23.017
PAGE
1 OF 1



SCALE: 1"=20'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

LEGEND

	EXIST. GRATE INLET
	EXIST. CURB INLET
TP	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. GUY WIRE
	EXIST. POWER POLE
WV	EXIST. WATER VALVE
FV	EXIST. FLUSH VALVE
IV	EXIST. IRRIGATION VALVE
	EXIST. FIREHYRANT
MB	EXIST. MAIL BOX
BRICK MB	EXIST. BRICK MAIL BOX
WM	EXIST. WATER METER
	EXIST. STREET SIGN
S	EXIST. SANITARY SEWER MANHOLE
D	EXIST. STORM SEWER MANHOLE
—x—x—	EXIST. FENCE LINE
—OHE—OHE—	EXIST. OVERHEAD ELECTRIC LINE
—UG—UG—	EXIST. UNDERGROUND CABLE
—GAS—GAS—	EXIST. UNDERGROUND GAS LINE
○	1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
⊗	FENCE CORNER FOUND
◉	1/2-INCH IRON PIPE FOUND
◎	RIGHT-OF-WAY POST FOUND
▷	CALCULATED POINT
△	COTTON PICKER SPINDLE SET
E/B	ELECTRICAL BOX

GENERAL NOTES:

1. ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
4. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
5. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

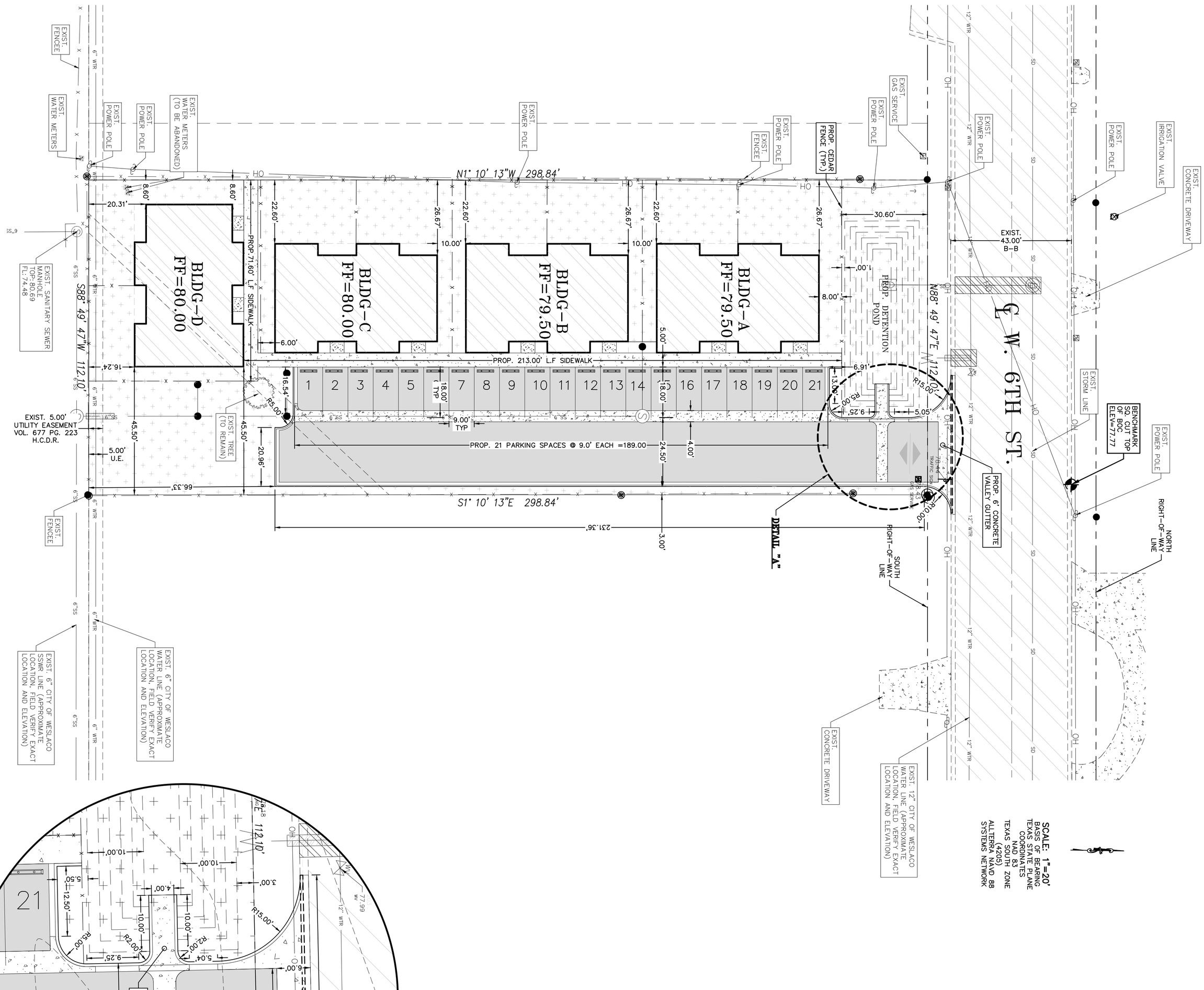
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: PERMIT

PROJECT :

EXISTING TOPOGRAPHYCAL LAYOUT
1015 W 6TH STREET.
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./Y.V
SCALE:	1"=20'
DATE:	OCTOBER 10, 2025
PROJECT:	SUB 23 017
REVISIONS:	
PAGE NO:	SHT 2



SCALE: 1"=20'
BASIS OF BEARING
TEXAS STATE PLANE
COORDINATES
NAD 83
TEXAS SOUTH ZONE
(4205)
ALLTERRA NAVD 88
SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

GENERAL NOTES:

1. ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
4. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
5. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

NOTE: ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB/EDGE OF SIDEWALK/ FACE OF WALL UNLESS STATED OTHERWISE.

DIMENSION LAYOUT
1015 W 6TH STREET.
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

PROJECT :

ISSUED FOR: **PERMIT**
10/27/2025

STATE OF TEXAS — IVAN GARCIA — 115662 — LICENSED PROFESSIONAL ENGINEER

RIO DELTA ENGINEERING

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
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REVISIONS:	
PAGE NO:	SHT 3

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **March 4, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **V.A.**
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for Bridge Heights Subdivision being a 11.327-acre tract of land out of Farm Tract 758, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 110ft East of South Bridge and Mile 5 N Rd. Possible Action.	
Discussion/Overview: The proposed sixty-two (62) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Preliminary Plat.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

PLAT-000999-2026

SUBDIVISION PLATTING APPLICATION

RECEIVED
FEB 25 2026
By

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

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

FILE NO._____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Bridge Heights

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

Legal Description: A 11.327 acre tract of land, out of farm tract 758, the west and adams tracts recorded in volume 2, page 34-37, Hidalgo County, Texas.

Is subdivision inside city limits? ☑ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: RT-1

Existing Land Use: Agriculture Proposed Land Use: Townhomes

Number of Lots Proposed: 62 Gross Acreage: 11.327

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

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

Address: 1108 Houston Way Fax: _____

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

ENGINEER INFORMATION

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

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

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: City of Weslaco

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☑ YES ☐ NO Electric Company: AEP

☐ YES ☑ NO Phone Utility_____	☐ YES ☑ NO Gas Utility	☑ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District #1	☑ YES ☐ NO Irrigation District #9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **rdelafuente@weslacotx.gov**
_____PDF copy of all documents submitted (emailed or USB)
_____ Planning Review fee **$300 + $25/lot for residential (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01 - 10 acres, $400 + $400 (10 acres or greater) for commercial, industrial, or apartment.**, Fire Review fee **$100.00**
_____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)
_____Planning Review fee **$300 + $25/lot for residential (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01 - 10 acres, $400 + $400 (10 acres or greater) for commercial, industrial, or apartment.**, Fire Review fee **$100.00**
_____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: Misael Perez

Owner Signature: Misael Perez (Feb 24, 2026 12:39:40 CST) Date: 24/02/2026

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

PLAN CORRECTIONS REPORT PAR-000946-2025
FOR CITY OF WESLACO

PLAN ADDRESS: Bridge Heights
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 11/03/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** BRIDGE HEIGHTS

EXPIRATION DATE: 11/03/2026 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer		SUPREME ENGINEERING	135 Paseo Del Prado Ste 7 Edinburg, TX 78539
Owner		SOUTH TEXAS PROVIENTIAL DEVELOPMENT	1108 Houston Way San Juan, TX 78589

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Requires Re-submit	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning v.2 Building Review - Planning	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.3 Review conducted by the engineering department	Approved	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Fire Review v.1 Review by the fire department	Approved with Comments	Mike Swinnea email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.2 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.3 Review conducted by the planning and zoning department	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.2 Public Works	Approved	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov

PLAN CORRECTIONS REPORT (PAR-000946-2025)

CONDITION(S) Access roads shall be 26’ minimum with hydrant unobstructed, 20’ without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26’ minimum with hydrant unobstructed, 20’ without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).
Comment: General Note

All access gates to property shall have specs submitted to our office. Shall maintain a 20’ clearance or 12’ on each side of an island, if present, prior to installation of gate. - All access gates to property shall have specs submitted to our office. Shall maintain a 20’ clearance or 12’ on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.
Comment: If gated

General Condition - Planning approved w/comments.
Comment: 1.Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names
2. Minimum Building Setback lines shall be as follows:
Front : 25’ (otherwise must apply for a variance) (note 2nd revisions was at 25’and 3rd revisions changed to 20’)
Cul-de-sac (front) : 25’ (otherwise must apply for a variance)

Shall have fire hydrant within 400’. Shall have 4 ½” outlet facing the street with 18” to 24” clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400’. Shall have 4 ½” outlet facing the street with 18” to 24” clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3’ clearance from any fences, poles, brush, etc.
Comment: General Note

Drainage Statement

Bridge Heights Subdivision

Weslaco, Texas

Prepared by:

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

STATE OF TEXAS
HECTOR H. GARCIA DE PENA
150389
LICENSED
PROFESSIONAL ENGINEER

Hector Garcia

November 20, 2025

Index

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

Bridge Heights Subdivision Drainage Statement

Bridge Heights Subdivision being 11.327 acres of land out of farm tract 758, West Adams tracts, recorded in volume 2, pages 34-37, map records Hidalgo County, Texas. The property is located along S. Bridge Avenue, north 0.35 miles of the intersection with Mile 5 N. Rd. within the **City of Weslaco** limits, County of Hidalgo, Texas. Property is on the process of annexing the City of Weslaco. The tract is **currently vacant**. Proposing a **single-family** development.

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

The predominate soils in this area are Hidalgo sandy clay loan and Hidalgo fine sandy loam (**Soils 25 & 28**), these soils belong to hydrologic group "B" which have a moderate infiltration rate when thoroughly wet. Group B soils consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. (See "USDA, NRCS Web Soil Survey" Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 10.35 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 58.26 cfs based on a 50-year storm frequency, which is an increase of 47.91 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco**'s drainage policy, the 11.327-acre property storm drainage system for the proposed **single-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 18", 24", 30", and 36" as shown on the attached storm sewer plan.

SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Pertinent permitting as necessary shall be coordinated with the City of **Weslaco, HCCID9** and **HCDD1** during public improvements.

In accordance with HCDD1 and City of **Weslaco**'s drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **72,639 cubic feet (1.67 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be accommodated in a proposed on-site detention. The proposed pond excavation will accommodate **74,979 cubic feet (1.72 acre-ft)** of detention runoff. The pond will discharge with a 24" RCP line into a south HCDD1 ditch, that transitions into Ditch 36 with an ultimate outfall at IBWC floodway.



By Hector Garcia 11/20/2025

Engineer Signature Date

Project Name: **Bridge Heights Subdivsion**
Project Location: **City of Weslaco**
Proposed Use: **Single-Family**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 11.327 Acres
493,404.1 Sq Ft

Time of Concentration, t_c: 28 Minutes

Overland Flow Velocity, V: 0.28 ft/s

Shallow Conc. Velocity, V: 0.51 ft/s

Runoff Coefficient, C: ***0.20*** Table 3-3

Intensity, I: ***4.57 in/hr***

Peak Flow, Q: **10.35 cfs**

Surface Conditions

Flow Length, L:	780 Feet	
Surface Constant, K_u:	3.28	
Overland Flow Length, L:	100 Feet	
Intercept Coefficient, k:	0.274	Table 3-2
Slope, S_p:	0.10 %	
Shallow Concentraded Flow Length, L:	680 Feet	
Intercept Coefficient, k:	0.491	Table 3-2
Slope, S_p:	0.10 %	
Rainfall Coefficients (10-yr storm) e:	0.812	
b:	92.23	
d:	12.33	

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 11.327 Acres
493,404.1 Sq Ft

Time of Concentration, t_c: 13 Minutes

Velocity, V: 1.02 ft/s

Runoff Coefficient, C: ***0.55***

Intensity, I: ***9.35 in/hr***

Peak Flow, Q: **58.26 cfs**

Surface Conditions

Flow Length, L:	780 Feet	
Surface Constant, K_u:	3.28	
Intercept Coefficient, k:	0.619	Table 3-2
Slope, S_p:	0.25 %	
Rainfall Coefficients (50-yr storm) e:	0.795	
b:	123.47	
d:	12.86	

11/20/2025



Hector Garcia

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

Duration		Intensity 50-year	Q_{in}	Vol_{in}	Q_{out}*	Vol_{out}	Storage Required	
(min)	*(hr)*	*(in/hr)*	*(cfs)*	*(ft^3)*	*(cfs)*	*(ft^3)*	*(ft^3)*	*(acre-ft)*
10	0.17	10.25	63.87	38,324.89	10.35	7,078.03	31,246.86	0.72
20	0.33	7.68	47.86	57,435.94	10.35	10,181.63	47,254.31	1.08
30	0.50	6.22	38.75	69,745.39	10.35	13,285.23	56,460.16	1.30
40	0.67	5.26	32.80	78,709.64	10.35	16,388.83	62,320.80	1.43
50	0.83	4.59	28.57	85,723.31	10.35	19,492.43	66,230.88	1.52
60	1.00	4.08	25.41	91,473.31	10.35	22,596.04	68,877.27	1.58
70	1.17	3.68	22.94	96,343.71	10.35	25,699.64	70,644.07	1.62
80	1.33	3.36	20.95	100,569.15	10.35	28,803.24	71,765.91	1.65
90	1.50	3.10	19.32	104,302.66	10.35	31,906.84	72,395.83	1.66
100	1.67	2.88	17.94	107,649.20	10.35	35,010.44	**72,638.76**	**1.67**
110	1.83	2.69	16.77	110,683.66	10.35	38,114.04	72,569.62	1.67
120	2.00	2.53	15.76	113,461.29	10.35	41,217.64	72,243.65	1.66
130	2.17	2.39	14.87	116,023.93	10.35	44,321.24	71,702.69	1.65
140	2.33	2.26	14.10	118,404.00	10.35	47,424.84	70,979.15	1.63
150	2.50	2.15	13.40	120,627.11	10.35	50,528.44	70,098.66	1.61
160	2.67	2.05	12.78	122,713.83	10.35	53,632.05	69,081.78	1.59
170	2.83	1.96	12.22	124,680.94	10.35	56,735.65	67,945.29	1.56
180	3.00	1.88	11.72	126,542.28	10.35	59,839.25	66,703.03	1.53
190	3.17	1.81	11.26	128,309.42	10.35	62,942.85	65,366.57	1.50
200	3.33	1.74	10.83	129,992.09	10.35	66,046.45	63,945.64	1.47
210	3.50	1.68	10.44	131,598.61	10.35	69,150.05	62,448.56	1.43
220	3.67	1.62	10.09	133,136.10	10.35	72,253.65	60,882.45	1.40

Proposed Total Detention:	**72,638.76 cu. ft.**	**1.67 acre-ft**
Detention/Acre Developed	**6,412.89 cu. ft.**	**0.15 acre-ft**

11/20/2025



Hector Garcia

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

Table 3-2: Intercept Coefficients

Rainfall Intensity-Duration-Frequency Coefficients for Te

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.
Select Units

28 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613
b (in.)	72.40	100.21	116.24	140.47	170.66
d (min)	12.92	13.90	14.33	15.32	16.71
Intensity (in./hr)	2.93	3.96	4.64	5.55	6.47

(Spreadsheet Release Date: August 31, 2015; data table reshuffl

Rainfall Intensity-Duration-Frequency Coefficients for Te

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

3. Enter a Time of Conc.
Select Units

13 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613
b (in.)	72.40	100.21	116.24	140.47	170.66
d (min)	12.92	13.90	14.33	15.32	16.71
Intensity (in./hr)	4.34	5.82	6.76	8.00	9.19

(Spreadsheet Release Date: August 31, 2015; data table reshuffl

BRIDGE HEIGHTS SUBDIVISION
HYDRAULIC CALCULATIONS

#Line	Pipe	From	To	3D Length - Center to Center	Drainage Area Inc	Drainage Area Total	Runoff Coeff "C"	Area X "C" Inc	Area X "C" Total	Time of Concentration Inlet	Time of Concentration System	Rain "I"	Runoff "Q"	Known Q	Total Q	Pipe Dia.	Full Q	Velocity Full	Velocity Design	Sec Time	Invert Elevation U/S	Invert Elevation D/S	Crown Drop	Slope
				(ft)	(sq. ft)	(sq. ft)		(sq. ft)	(sq. ft)	(min)	(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)	(cu. ft/sec)	(ft)	(cu. ft/sec)	(ft/s)	(ft/s)	(min)	(ft)	(ft)	(ft)	
1	Pipe - (26)	STMH1	OUTFALL	31.91	0	466518.54	0	0	256585.19	0	33.35	4.413	26.209	0	26.209	3	27.527	3.894	4.428	0.12	68.55	68.5	N/A	0.17%
2	Pipe - (15)	STMH2	STMH1	204.85	0	212967.33	0	0	117132.03	0	31.945	4.476	12.135	0	12.135	2	12.403	3.948	4.496	0.759	71.05	70.44	N/A	0.30%
3	Pipe - (14)	CI5	STMH2	126.06	17924.93	212967.33	0.55	9858.71	117132.03	10.736	31.477	4.496	12.192	0	12.192	2	12.403	3.948	4.496	0.467	71.43	71.05	N/A	0.30%
4	Pipe - (13)	STMH3	CI5	84.87	0	145847.8	0	0	80216.29	0	31.067	4.515	8.383	0	8.383	2	9.607	3.058	3.443	0.411	71.58	71.43	N/A	0.18%
5	Pipe - (12)	CI1	STMH3	487.36	17687.36	35700	0.55	9728.05	19635	10.134	10.238	7.25	3.295	0	3.295	2	9.607	3.058	2.77	2.932	72.46	71.58	N/A	0.18%
6	Pipe - (11)	CI1.1	CI1	36	18012.64	18012.64	0.55	9906.95	9906.95	10.014	10.014	7.306	1.675	0	1.675	1.5	5.361	3.034	2.68	0.224	72.55	72.46	N/A	0.26%
7	Pipe - (17)	CI2	STMH3	232.55	57120.16	110147.8	0.55	31416.09	60581.29	27.174	29.882	4.574	6.415	0	6.415	2	9.607	3.058	3.273	1.184	72.67	72.25	N/A	0.18%
8	Pipe - (16)	CI2.1	CI2	36	53027.64	53027.64	0.55	29165.2	29165.2	29.691	29.691	4.593	3.101	0	3.101	1.5	5.361	3.034	3.142	0.191	72.76	72.67	N/A	0.26%
9	Pipe - (18)	CI5.1	CI5	36	49194.59	49194.59	0.55	27057.03	27057.03	27.911	27.911	4.771	2.988	0	2.988	1.5	5.361	3.034	3.114	0.193	72.02	71.93	N/A	0.26%
10	Pipe - (22) (1)	CI4	STMH1	306.91	60440.02	253551.21	0.55	33242.01	139453.16	27.174	31.86	4.479	14.46	0	14.46	2.5	14.803	3.016	3.434	1.49	68.95	68.55	N/A	0.13%
11	Pipe - (21)	STMH4	CI4	193	0	118291.44	0	0	65060.29	0	30.89	4.523	6.811	0	6.811	2	9.607	3.058	3.315	0.97	72.18	71.83	N/A	0.18%
12	Pipe - (20)	CI3	STMH4	191	49172.47	118291.44	0.55	27044.86	65060.29	25.952	29.932	4.569	6.882	0	6.882	2	9.607	3.058	3.322	0.958	72.52	72.18	N/A	0.18%
13	Pipe - (19)	CI3.1	CI3	36	69118.96	69118.96	0.55	38015.43	38015.43	29.751	29.751	4.587	4.037	0	4.037	1.5	5.361	3.034	3.33	0.18	72.61	72.52	N/A	0.26%
14	Pipe - (25)	CI4.1	CI4	36	74819.75	74819.75	0.55	41150.86	41150.86	28.872	28.872	4.675	4.453	0	4.453	1.5	5.361	3.034	3.39	0.177	72.77	72.68	N/A	0.26%

#Line	Struct. ID	D	Q	L	V	d	dc	v^2/2g	EGLo	HGLo	Sf	Total Pipe Loss	EGLi	HGLi	Ea	EGLa	U/S TOC	Surface Elev.	Step4*	Step7*	Step14*
		(ft)	(cu. ft/sec)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
0	OUTFALL								70.84	70.84							71.5	72.33			
1	STMH1	3	26.209	31.91	4.428	2.34	1.65	0.3	71.15	70.84	0.002	0.05	71.2	70.9	2.81	71.36	72.44	79.04	N/A	Case C	Case B
2	STMH2	2	12.135	204.85	4.496	1.6	1.25	0.31	72.35	72.04	0.003	0.61	72.97	72.65	2.03	73.08	73.05	78.62	N/A	Case B	Case B
3	CI5	2	12.192	126.06	3.881	1.61	1.26	0.23	73.17	72.94	0.003	0.37	73.54	73.31	2.21	73.64	73.43	78.36	Case B	N/A	Case B
4	STMH3	2	8.383	84.87	2.669	2	n/a	0.11	73.68	73.57	0.001	0.12	73.8	73.69	2.29	73.87	73.58	78.58	Case B	N/A	Case A
5	CI1	2	3.295	487.36	1.049	0.81	0.63	0.02	73.87	73.86	0	0.1	73.98	73.96	1.53	73.99	73.96	78.55	Case B	N/A	Case B
6	CI1.1	1.5	1.675	36	0.948	0.58	0.49	0.01	74	73.98	0	0.01	74	73.99	1.47	74.02	---	78.55	Case B	N/A	Case B
7	CI2	2	6.415	232.55	3.273	1.2	0.9	0.17	73.9	73.81	0.002	0.42	74.32	74.15	1.77	74.44	74.17	78.25	N/A	Case F	Case B
8	CI2.1	1.5	3.101	36	1.755	1.5	n/a	0.05	74.46	74.41	0.001	0.03	74.49	74.44	1.76	74.52	---	78.26	Case B	N/A	Case A
9	CI5.1	1.5	2.988	36	1.691	1.5	n/a	0.04	73.66	73.61	0.001	0.03	73.69	73.64	1.7	73.72	---	78.36	Case B	N/A	Case A
10	CI4	2.5	14.46	306.91	2.946	2.5	n/a	0.13	71.41	71.28	0.001	0.38	71.79	71.66	2.89	71.84	73.83	78.27	Case B	N/A	Case A
11	STMH4	2	6.811	193	3.315	1.24	0.93	0.17	73.25	73.08	0.002	0.35	73.6	73.42	1.56	73.74	74.18	78.12	N/A	Case B	Case B
12	CI3	2	6.882	191	3.322	1.25	0.93	0.17	73.78	73.68	0.002	0.34	74.13	73.95	1.73	74.25	74.02	78.1	N/A	Case F	Case B
13	CI3.1	1.5	4.037	36	2.284	1.5	n/a	0.08	74.28	74.2	0.001	0.05	74.34	74.26	1.78	74.39	---	78.11	Case B	N/A	Case A
14	CI4.1	1.5	4.453	36	3.39	1.04	0.81	0.18	73.9	73.72	0.003	0.09	73.99	73.81	1.36	74.13	---	78.27	N/A	Case A	Case B

*URBAN DRAINAGE DESIGN MANUAL - Hydraulic Engineering Circular No.22 Third Edition

#Line	Struct. ID	Exit Ho	Hf	Hb	Hc	He	Hj	Total	Ei	y+(P/gamma)	DI	Eai	CB	C-theta	Cp	Ha	Ea
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)				(ft)	(ft)
0	OUTFALL																
1	STMH1	0.3	0.05	0	0	0	0	0.05	2.65	2.34	0.377	2.71	0	1.608	0	0.1	2.81
2	STMH2	0	0.61	0	0	0	0	0.61	1.92	1.6	0.482	1.98	0	0.812	0	0.05	2.03
3	CI5	0.09	0.37	0	0	0	0	0.37	2.11	1.88	0.484	2.16	0	0.872	0.201	0.05	2.21
4	STMH3	0.04	0.12	0	0	0	0	0.12	2.22	2.11	0.333	2.24	0	2.044	0	0.05	2.29
5	CI1	0.01	0.1	0	0	0	0	0.1	1.52	1.5	0.131	1.52	0	1.618	1.132	0.01	1.53
6	CI1.1	0.01	0.01	0	0	0	0	0.01	1.45	1.44	0.137	1.46	0	0	3.028	0.01	1.47
7	CI2	0.03	0.42	0	0	0	0	0.42	1.65	1.48	0.255	1.68	0	1.538	1.01	0.08	1.77
8	CI2.1	0.02	0.03	0	0	0	0	0.03	1.73	1.68	0.253	1.74	0	0	2.505	0.02	1.76
9	CI5.1	0.02	0.03	0	0	0	0	0.03	1.66	1.62	0.243	1.67	0	0	3.11	0.03	1.7
10	CI4	0.05	0.38	0	0	0	0	0.38	2.85	2.71	0.329	2.87	0	0	0.722	0.02	2.89
11	STMH4	0	0.35	0	0	0	0	0.35	1.42	1.24	0.27	1.45	0	3.215	0	0.11	1.56
12	CI3	0.04	0.34	0	0	0	0	0.34	1.61	1.43	0.273	1.64	0	1.867	0.82	0.09	1.73
13	CI3.1	0.03	0.05	0	0	0	0	0.05	1.73	1.65	0.329	1.74	0	0	2.501	0.04	1.78
14	CI4.1	0	0.09	0	0	0	0	0.09	1.22	1.04	0.363	1.26	0	0	2.827	0.1	1.36

11/20/2025

STATE OF TEXAS
HECTOR H. GARCIA DE PENA
150389
LICENSED
PROFESSIONAL ENGINEER

Hector Garcia

No.	Name	Stat.	Drain. Area A	Runoff Coeff. C	Time of Conc.	Rainfall Intens.	Q=CIA/Kc	Known Q	Longitudinal Slope SL	Cross Slope Sx	Cross Slope Sw	Prev. Bypass Flow	Total Gutter Flow	Depth d	Gutter Width	Spread T	W / T	Inlet Type	Grate Length	Grate Width	Curb Opening Length	Curb Opening Height	Intercept Flow Qi	Bypass Flow Qb	Bypass Structure	Remark
		(ft)	(sq. ft)		(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)				(cu. ft/sec)	(cu. ft/sec)	(ft)	(ft)	(ft)			(ft)	(ft)	(ft)	(ft)	(cu. ft/sec)	(cu. ft/sec)		
1	CI1.1	---	18012.64	0.55	10.014	7.306	1.675	0	-1	0.02	0.05	0	1.675	0.253	2	9.644	0.207	Curb inlet	---	---	5	0.417	1.675	0	---	
2	CI1	---	17687.36	0.55	10.134	7.276	1.638	0	-1	0.02	0.05	0	1.638	0.25	2	9.501	0.21	Curb inlet	---	---	5	0.417	1.638	0	---	
3	CI5	---	17924.93	0.55	10.736	7.125	1.626	0	-1	0.02	0.05	0	1.626	0.249	2	9.453	0.212	Curb inlet	---	---	5	0.417	1.626	0	---	
4	CI2.1	---	53027.64	0.55	29.691	4.593	3.101	0	-1	0.02	0.05	0	3.101	0.351	2	14.538	0.138	Curb inlet	---	---	5	0.417	3.101	0	---	
5	CI2	---	57120.16	0.55	27.174	4.844	3.523	0	-1	0.02	0.05	0	3.523	0.377	2	15.827	0.126	Curb inlet	---	---	5	0.417	3.523	0	---	
6	CI5.1	---	49194.59	0.55	27.911	4.771	2.988	0	-1	0.02	0.05	0	2.988	0.344	2	14.182	0.141	Curb inlet	---	---	5	0.417	2.988	0	---	
7	CI3.1	---	69118.96	0.55	29.751	4.587	4.037	0	-1	0.02	0.05	0	4.037	0.407	2	17.332	0.115	Curb inlet	---	---	5	0.417	4.037	0	---	
8	CI3	---	49172.47	0.55	25.952	4.966	3.109	0	-1	0.02	0.05	0	3.109	0.351	2	14.562	0.137	Curb inlet	---	---	5	0.417	3.109	0	---	
9	CI4	---	60440.02	0.55	27.174	4.844	3.727	0	-1	0.02	0.05	0	3.727	0.389	2	16.435	0.122	Curb inlet	---	---	5	0.417	3.727	0	---	
10	CI4.1	---	74819.75	0.55	28.872	4.675	4.453	0	-1	0.02	0.05	0	4.453	0.43	2	18.504	0.108	Curb inlet	---	---	5	0.417	4.453	0	---	

Cut/Fill Report

Generated: 2025-11-20 16:45:53

By user: Junior

Drawing: K:\Shared drives\Supreme Engineering_Projects\E23-017 Bridge Heights Subdivision\CAD\Construction Plans\K:\Shared drives\Supreme Engineering_Projects\E23-017 Bridge Heights Subdivision\CAD\Construction Plans\E23-017 Master Updated Single Family.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Detention Provided	full	1.000	1.000	14915.42	2776.97	179.82	2597.15<Cut>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	14915.42	2776.97	179.82	2597.15<Cut>

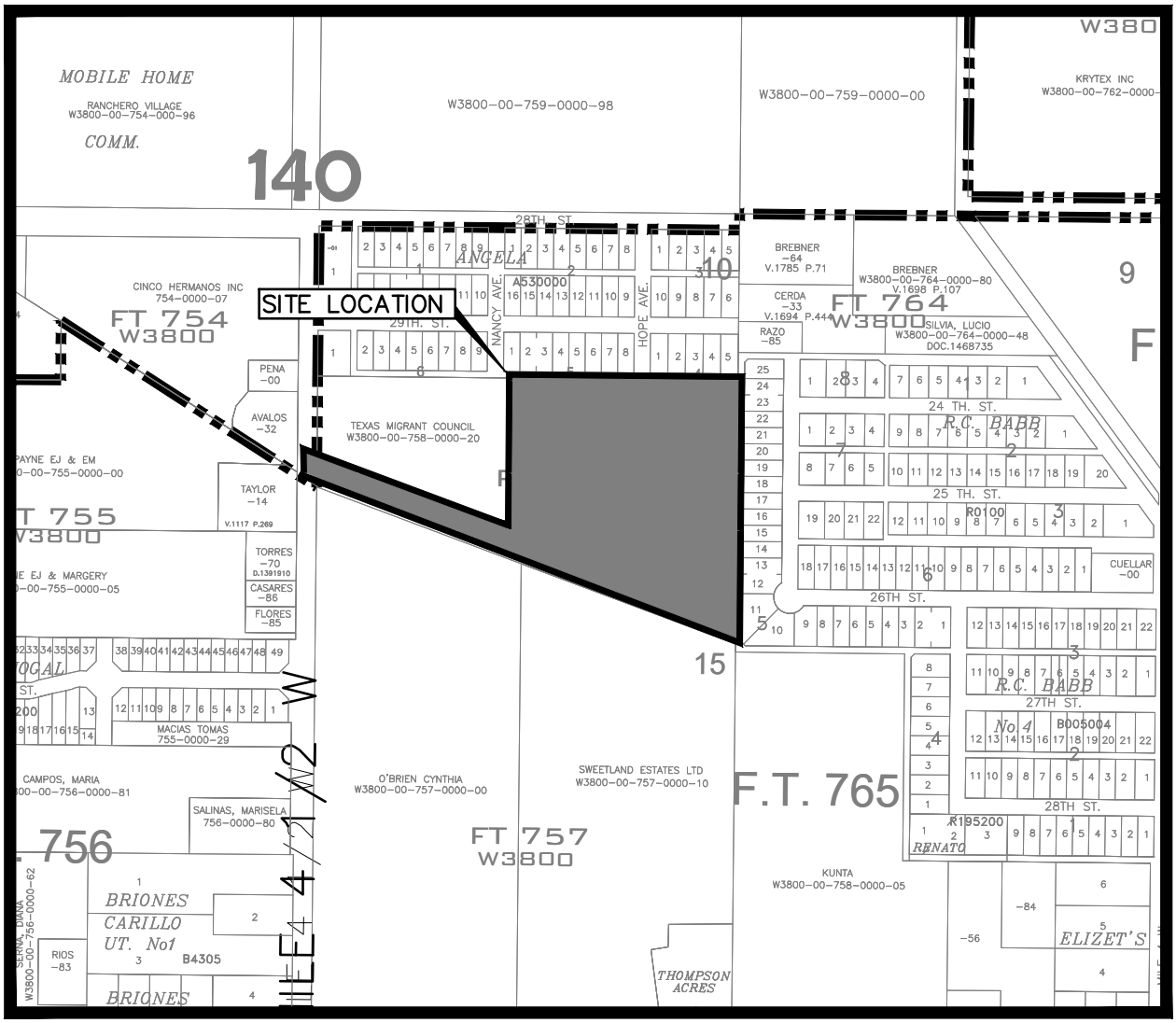
* Value adjusted by cut or fill factor other than 1.0

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

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

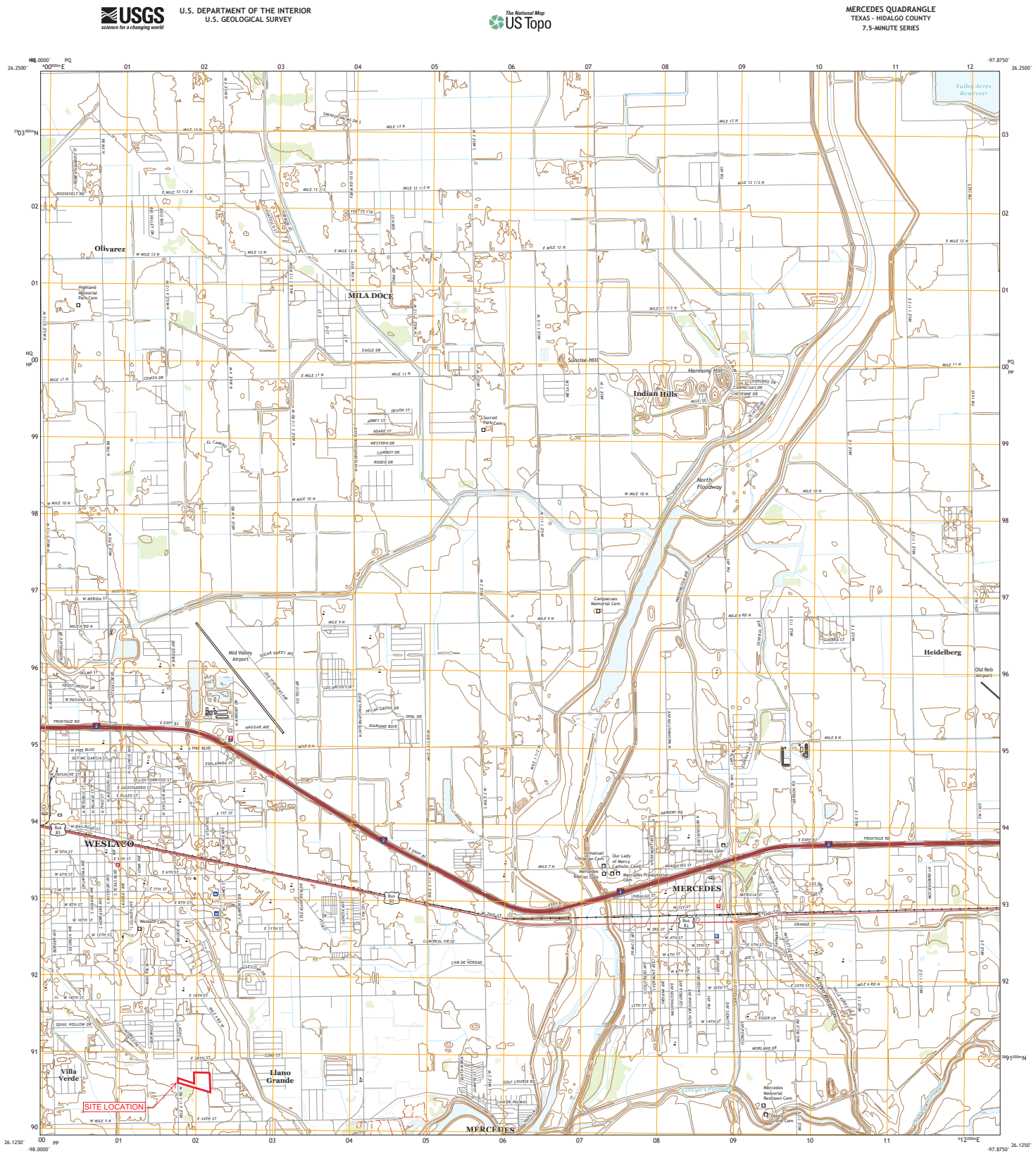
BRIDGE HEIGHTS
SUBDIVISION



LOCATION MAP

BRIDGE HEIGHTS SUBDIVISION

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS.



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, November 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 MILES 1
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

ADJOINING QUADRANGLES
1 La Blanca
2 Edcouch
3 Santa Rosa
4 Donna
5 La Feria
6 San Juan SE
7 Progreso
8 Santa Maria

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

MERCEDES, TX
2022

NGA REF NO. USGS24K86060


Soil Map—Hidalgo County, Texas
(BRIDGE HEIGHTS SUBDIVISION)
25
28
S Bridge Ave
Bridge
Soil Map may not be valid at this scale.
Map Scale: 1:2,200 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84
Web Soil Survey
National Cooperative Soil Survey
Natural Resources
Conservation Service
11/15/2023
Page 1 of 3

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend

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

Map Unit Description

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

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

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

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

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

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

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

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

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

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

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

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

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvn
Elevation: 20 to 500 feet

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Willacy

Percent of map unit: 10 percent

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

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

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

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

Data Source Information

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

Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

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

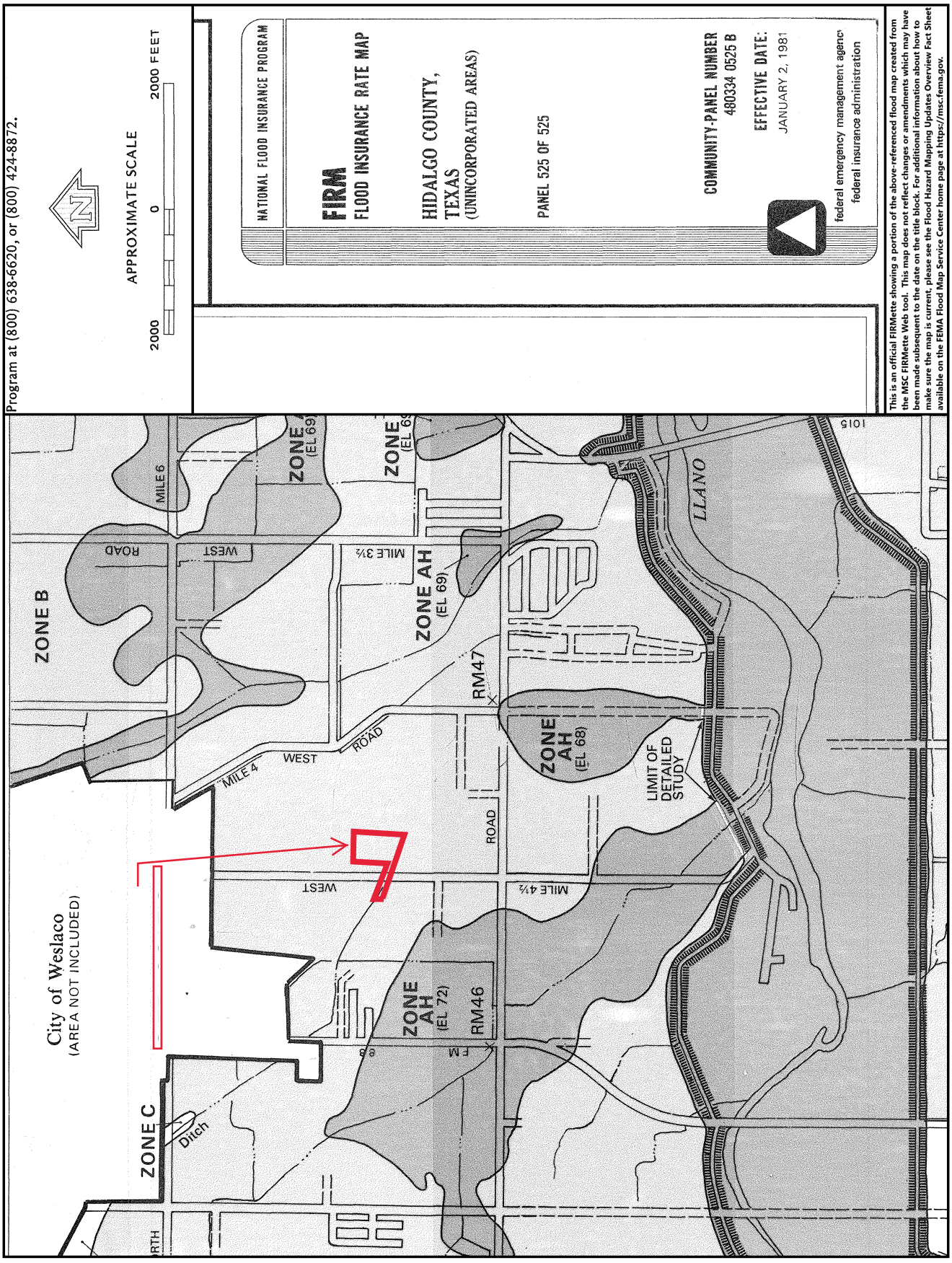
Report—Engineering Properties

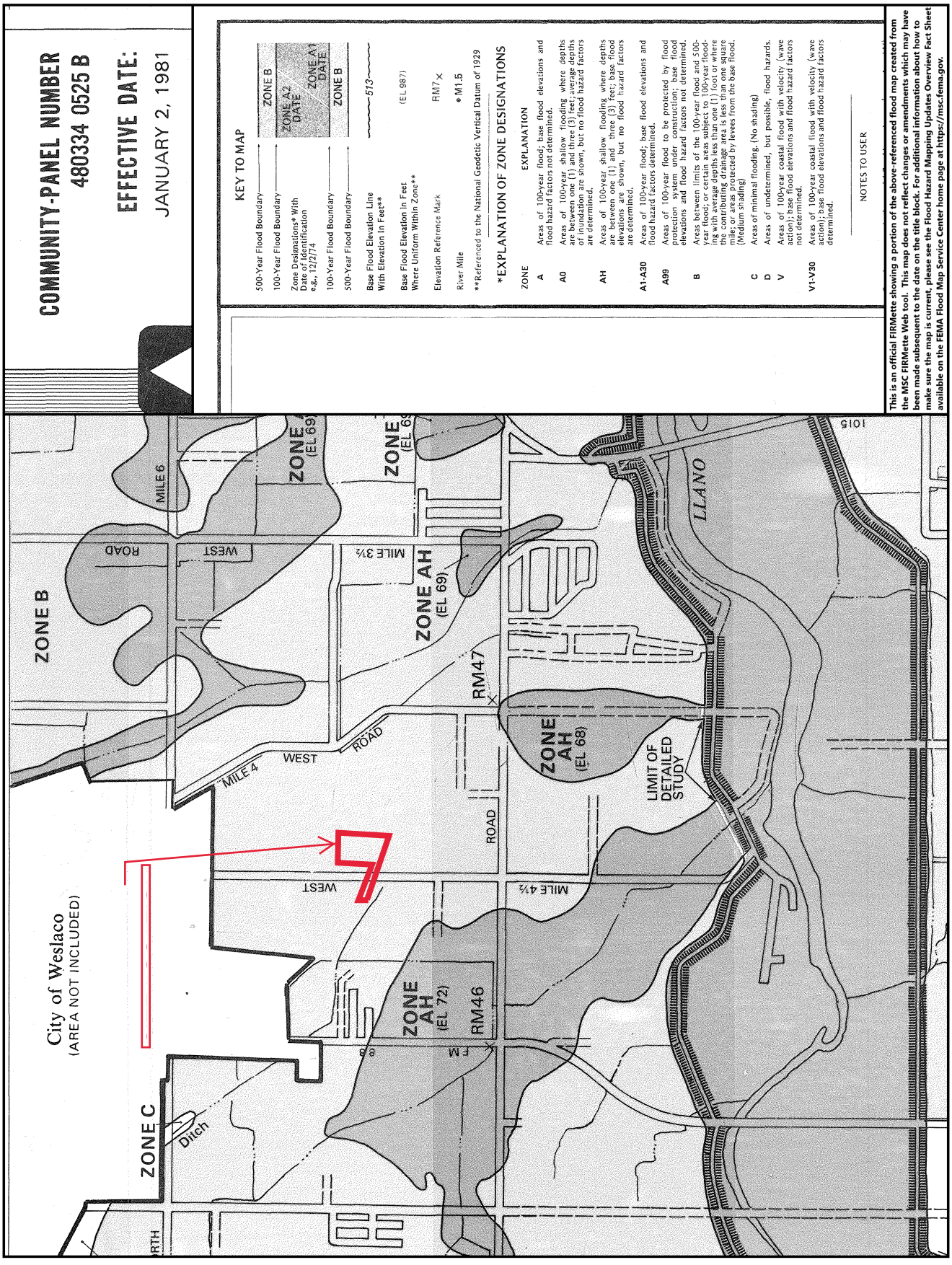
Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7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

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

Data Source Information

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


Program at (800) 638-6620, or (800) 424-8872.
APPROXIMATE SCALE
2000 0 2000 FEET
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
PANEL 525 OF 525
COMMUNITY-PANEL NUMBER
480334 0525 B
EFFECTIVE DATE:
JANUARY 2, 1981
federal emergency management agency
federal insurance administration
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.
City of Weslaco
(AREA NOT INCLUDED)
ZONE B
ZONE C
ZONE AH (EL 69)
ZONE AH (EL 68)
ZONE AH (EL 72)
ZONE A (EL 69)
ZONE A (EL 69)
MILE 6
MILE 4
MILE 3½
MILE 4½
WEST
ROAD
RM47
RM46
FM
LIMIT OF DETAILED STUDY
LLANO
Ditch
1015


COMMUNITY-PANEL NUMBER
480334 0525 B
EFFECTIVE DATE:
JANUARY 2, 1981
KEY TO MAP
500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations* With Date of Identification e.g., 12/2/74
100-Year Flood Boundary
500-Year Flood Boundary
Base Flood Elevation Line With Elevation In Feet**
Base Flood Elevation in Feet Where Uniform Within Zone**
Elevation Reference Mark
River Mile
**Referenced to the National Geodetic Vertical Datum of 1929
ZONE B
ZONE A2 DATE
ZONE A1 DATE
ZONE B
513
(EL 987)
RM7 X
• M1.5
*EXPLANATION OF ZONE DESIGNATIONS
EXPLANATION
ZONE
A Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0 Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30 Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99 Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flood-ing with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C Areas of minimal flooding. (No shading)
D Areas of undetermined, but possible, flood hazards.
V Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30 Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.
NOTES TO USER
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.
City of Weslaco
(AREA NOT INCLUDED)
ZONE B
ZONE C
ZONE AH (EL 69)
ZONE AH (EL 68)
ZONE AH (EL 72)
ZONE A (EL 69)
ZONE A (EL 69)
RM47
RM46
MILE 6
MILE 4
MILE 3½
MILE 4½
WEST
ROAD
FM
Ditch
LIMIT OF DETAILED STUDY
LLANO
1015

PLAT OF BRIDGE HEIGHTS SUBDIVISION

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **BRIDGE HEIGHTS SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

_____ _____
JOAQUIN A. RODRIGUEZ DATE
MANAGER

_____ _____
MISAEL G. PEREZ DATE
MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

MAYOR, CITY OF WESLACO

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

_____ _____
MAYOR, **CITY OF WESLACO** DATE

ATTEST: _____ _____
SECRETARY DATE

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

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

BY: _____ DEPUTY

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

DATE THIS THE_____ DAY OF _____, 20____.

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

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

GENERAL NOTES

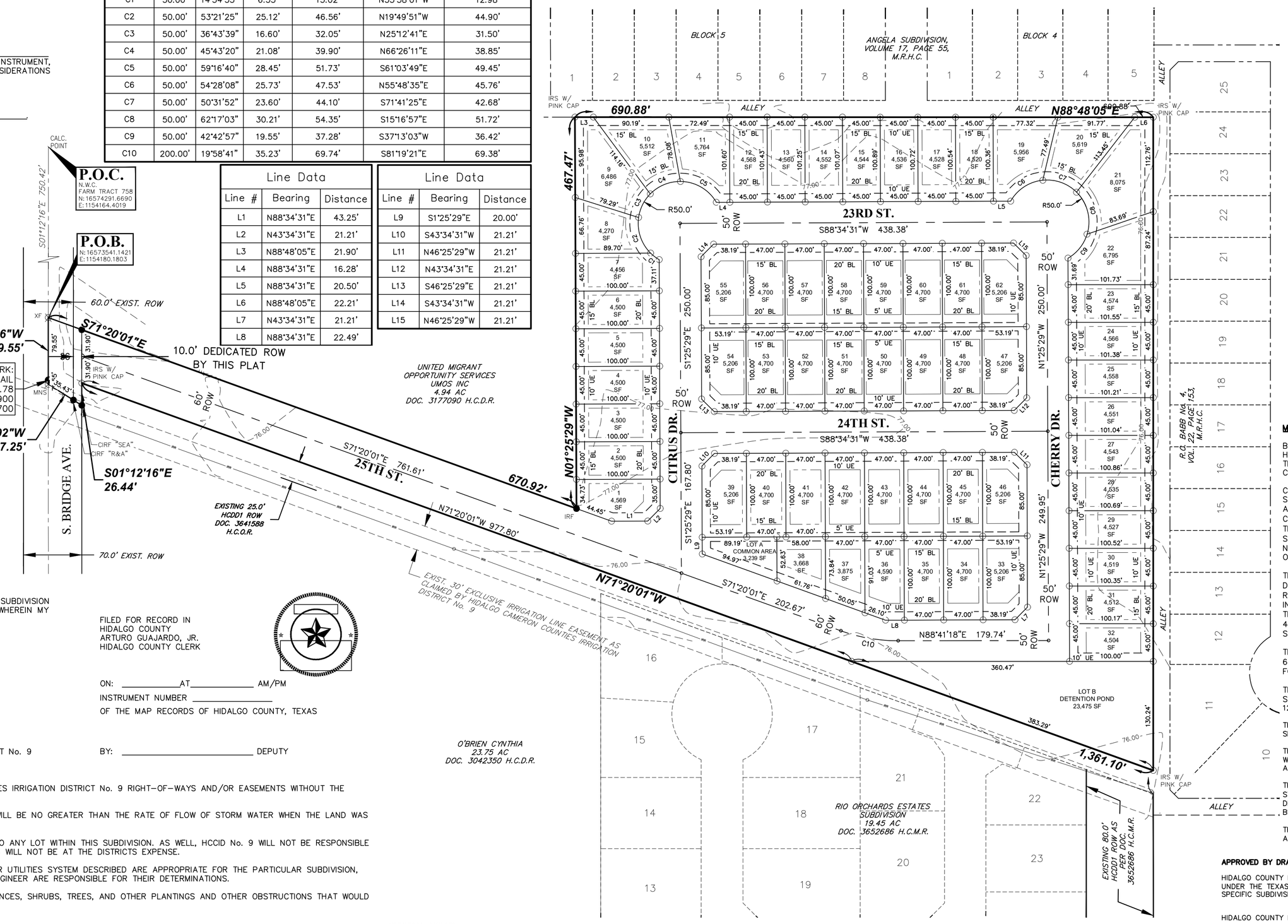
1. MINIMUM SETBACK LINES:
   FRONT ..... 20.00' OR GREATER FOR EASEMENTS.
   REAR ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE ..... 5.00' OR GREATER FOR EASEMENTS.
   CUL–DE–SAC LOTS: FRONT ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER ..... 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)

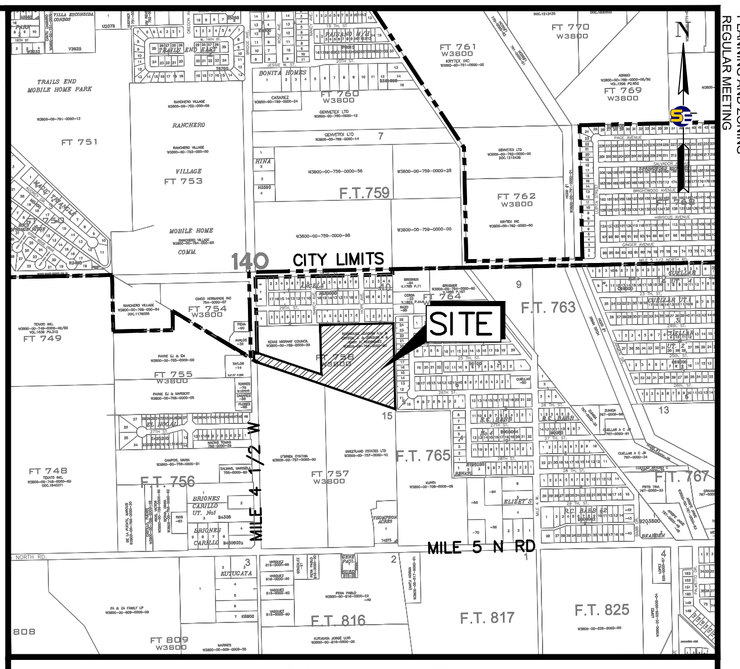
   THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.
3. SUBDIVISION CONSIST OF 62 SINGLE–FAMILY LOTS.
4. BENCHMARK: MAG NAIL SET AT CENTER LINE OF S. BRIDGE AVE.
   ELEVATION: 78.78 NAD 83
   NORTHING: 16573466.3900, EASTING: 1154181.9700
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 79.40' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
6. DRAINAGE:IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND **CITY OF WESLACO** REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 72.638 CUBIC–FEET OR 1.67 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. THE WORKING DETENTION FOR THIS SUBDIVISION OF 74.979 CUBIC–FEET OR 1.72 ACRE–FEET EXCEEDS A 50 YEAR STORM FLOOD. THE DETENTION IS PROVIDED WITHIN A DETENTION POND ON LOT A AND DISCHARGING INTO THE ADJACENT H.C.D.D. No. 1 – RIO ORCHARDS ESTATES DRAIN DITCH.

Curve Data						
Curve #	Radius	Delta	Tangent	Arc Length	Chord Bearing	Chord Distance
C1	50.00'	14°54'55"	6.55'	13.02'	N53°58'01"W	12.98'
C2	50.00'	53°21'25"	25.12'	46.56'	N19°49'51"W	44.90'
C3	50.00'	36°43'39"	16.60'	32.05'	N25°12'41"E	31.50'
C4	50.00'	45°43'20"	21.08'	39.90'	N66°26'11"E	38.85'
C5	50.00'	59°16'40"	28.45'	51.73'	S61°03'49"E	49.45'
C6	50.00'	54°28'08"	25.73'	47.53'	N55°48'35"E	45.76'
C7	50.00'	50°31'52"	23.60'	44.10'	S71°41'25"E	42.68'
C8	50.00'	62°17'03"	30.21'	54.35'	S15°16'57"E	51.72'
C9	50.00'	42°42'57"	19.55'	37.28'	S37°13'03"W	36.42'
C10	200.00'	19°58'41"	35.23'	69.74'	S81°19'21"E	69.38'

Line Data		
Line #	Bearing	Distance
L1	N88°34'31"E	43.25'
L2	N43°34'31"E	21.21'
L3	N88°48'05"E	21.90'
L4	N88°34'31"E	16.28'
L5	N88°34'31"E	20.50'
L6	N88°48'05"E	22.21'
L7	N43°34'31"E	21.21'
L8	N88°34'31"E	22.49'

Line Data		
Line #	Bearing	Distance
L9	S1°25'29"E	20.00'
L10	S43°34'31"W	21.21'
L11	N46°25'29"W	21.21'
L12	N43°34'31"E	21.21'
L13	S46°25'29"E	21.21'
L14	S43°34'31"W	21.21'
L15	N46°25'29"W	21.21'





LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF BRIDGE HEIGHTS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

BRIDGE HEIGHTS SUBDIVISION IS LOCATED NORTH FROM THE INTERSECTION OF E MILE 5 N & S BRIDGE AVE (MILE 4 1/2 W) IN THE MUNICIPALITY OF THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. BRIDGE HEIGHTS SUBDIVISION LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

BEARING BASIS – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

LEGEND

○IRS	IRON ROD SET W/ PINK CAP STAMPED C.L.S. RPLS# 6388
●IRF	IRON ROD FOUND
●CIRF	IRON ROD FOUND W/ CAP STAMPED
◉IPF	IRON PIPE FOUND
⊘MNS	MAG NAIL SET
△CPSS	COTTON PICKER SPINDEL SET
⊠XF	CUT "X" FOUND
UE	UTILITIES EASEMENT
USE	UTILITIES & SIDEWALK EASEMENT
GE	GENERAL EASEMENT
BL	BUILDING SETBACK LINES

METES AND BOUNDS

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHWEST CORNER OF ANGELA SUBDIVISION RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD); THENCE, S01°12'16"E, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING ALONG THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 750.42 FEET TO AN "X"CUT FOUND, A POINT ON THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.108 ACRE TRACT, CONVEYED TO UNITED MIGRANT OPPORTUNITY SERVICES,UMOS INC, RECORDED IN DOCUMENT No. 3177090, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, PASSING AT A DISTANCE OF 31.90 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT OF WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 670.92 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 5.108 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N01°25'29"W, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE EAST LINE OF THE SAID 5.108 ACRE TRACT, A DISTANCE OF 467.47 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388"SET, A POINT ON THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N88°48'05"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, A DISTANCE OF 690.88 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388"SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'18"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 780.24 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388"SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE EAST LINE OF THE SAID 12.13 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N71°20'01"W, ACROSS THE SAID FARM TRACT 758, A DISTANCE OF 1361.10 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388" SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'16"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ACROSS THE SAID 12.13 ACRE TRACT, A DISTANCE OF 26.44 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "SEA"FOUND, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N59°03'02"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 758, PASSING AT A DISTANCE OF 11.81 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "R&A"FOUND, A POINT ON EAST RIGHT–OF–WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 47.25 FEET TO A MAG NAIL SET, FOR THE SOUTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTER LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 79.55 FEET TO POINT OF BEGINNING, AND CONTAINING 11.327 ACRES OF LAND, MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REVIEW COPY

MANUEL CARRIZALES, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417

STATE OF TEXAS · 6388 · MANUEL CARRIZALES · REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

OMAR CANO, P.E. DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED · PROFESSIONAL ENGINEER

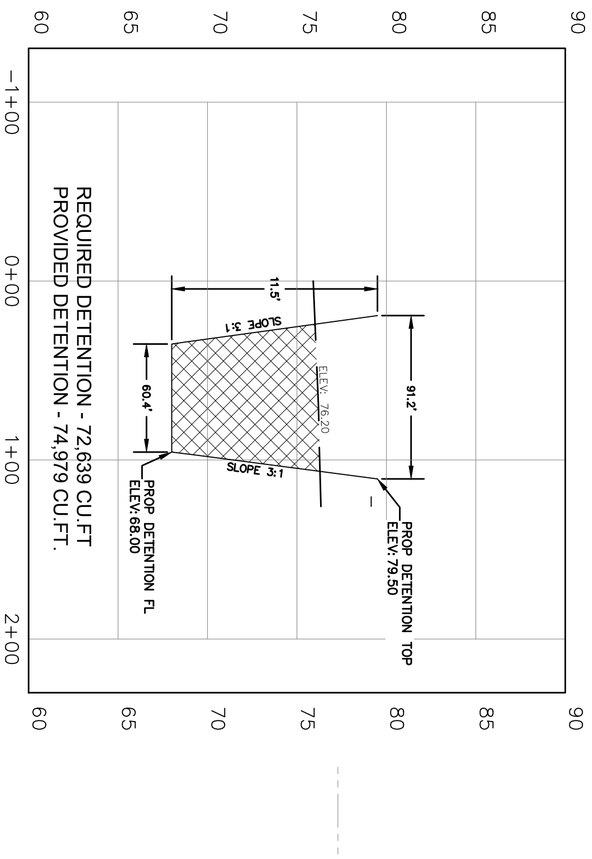
SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

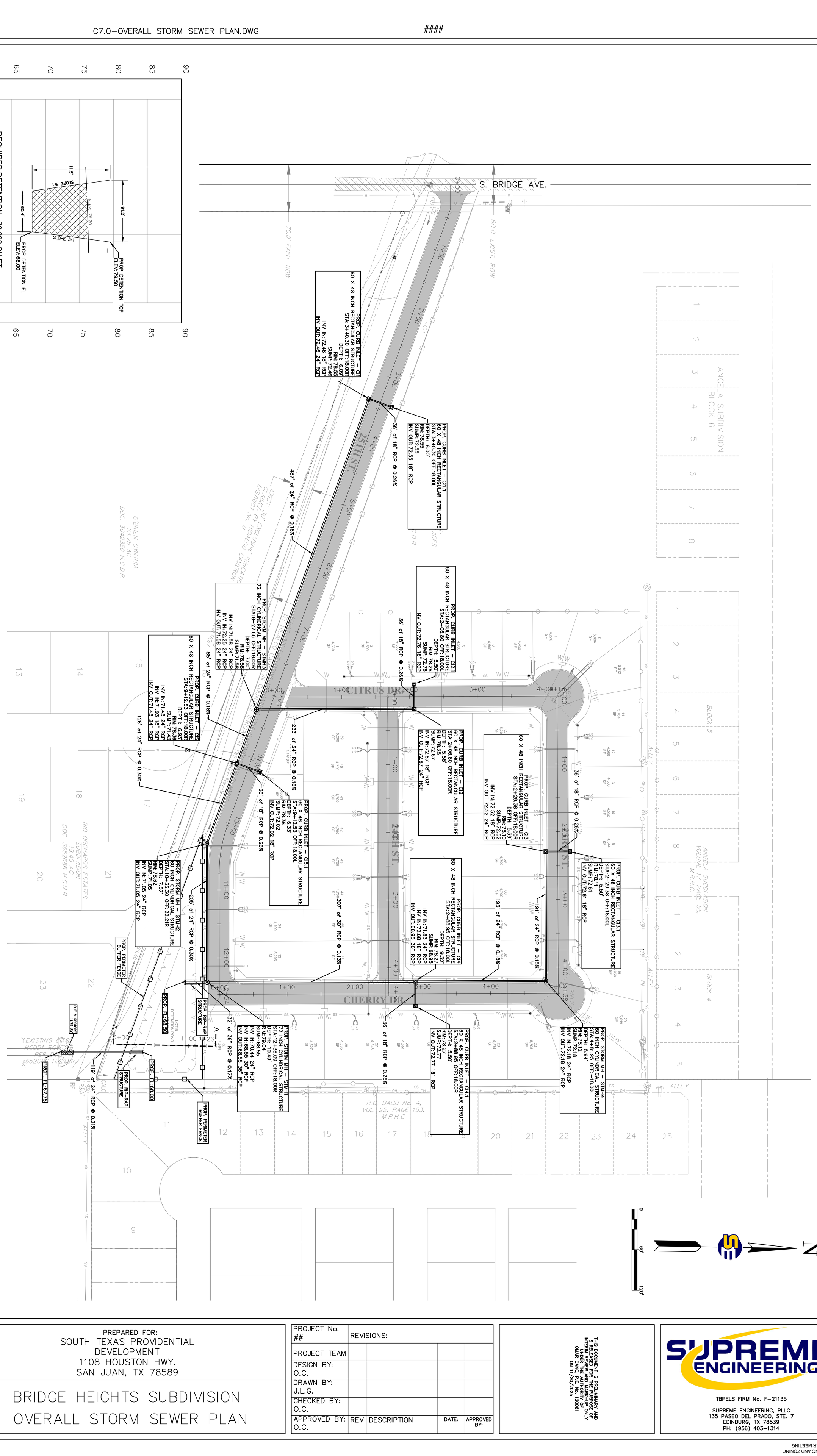
PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: SOUTH TEXAS PROVIDENTIAL DEVELOP.	1108 HOUSTON WAY	SAN JUAN, TEXAS 78589	(956)784–9874
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)272–2246
SURVEYOR: MANUEL CARRIZALES, R.P.L.S	4807 CONDOLA AVE.	EDINBURG, TEXAS 78542	(512)470–1489

PLANNING AND ZONING REGULAR MEETING MARCH 4, 2026

PAGE 65

E23–017 Plat Single Family.dwg
7/9/2023





C7

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
OVERALL STORM SEWER PLAN

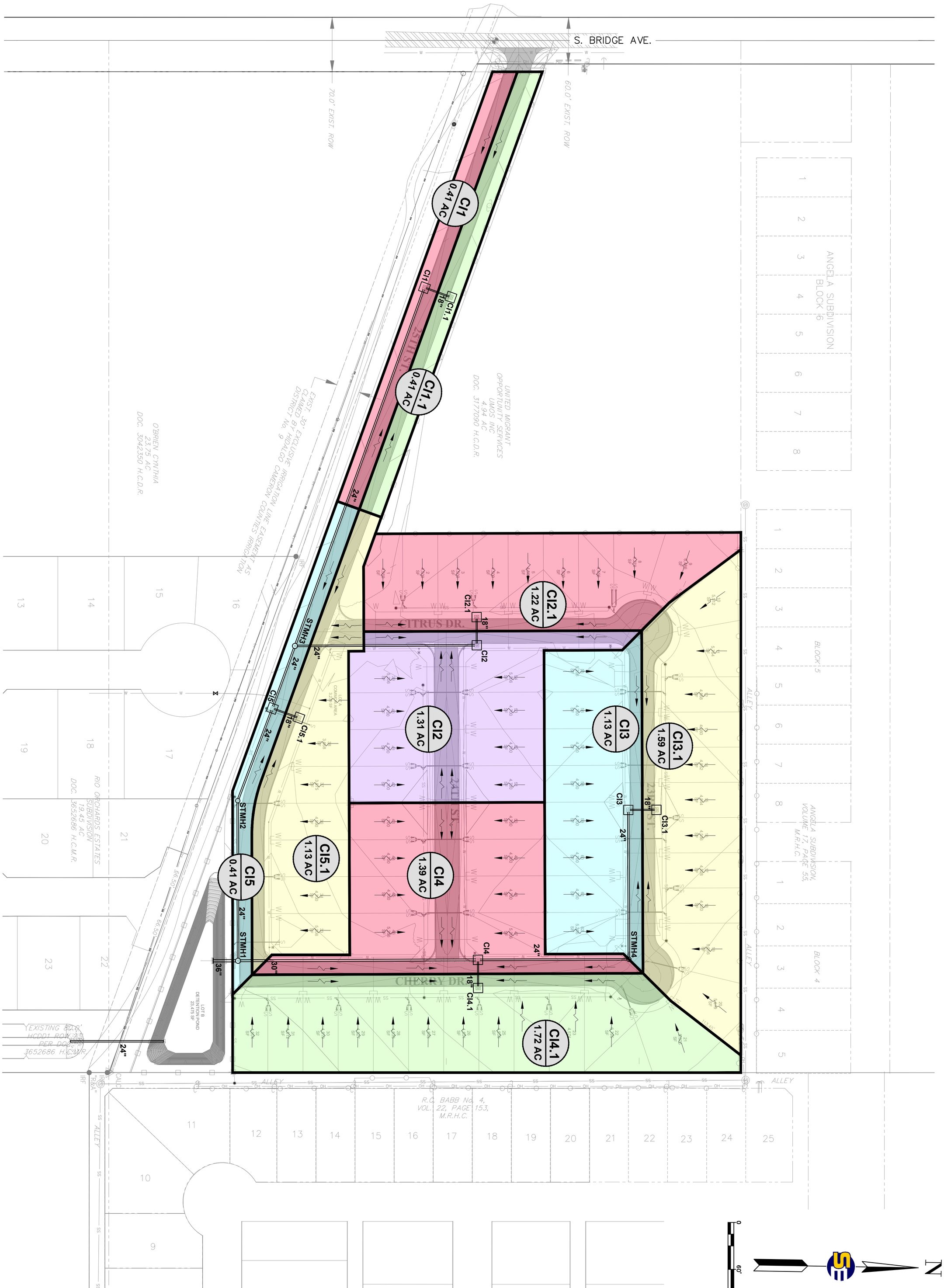
PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF OMAR CANO, P.E. No. 120081 ON 11/20/2025

SUPREME ENGINEERING

TBPELS FIRM No. F–21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403–1314



C9.0

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
DRAINAGE AREA PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 11/20/2025
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED · PROFESSIONAL ENGINEER

SUPREME ENGINEERING

TBPELS FIRM No. F–21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403–1314

PLAT OF BRIDGE HEIGHTS SUBDIVISION

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **BRIDGE HEIGHTS SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

_____ _____
JOAQUIN A. RODRIGUEZ DATE
MANAGER

_____ _____
MISAEL G. PEREZ DATE
MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

MAYOR, CITY OF WESLACO

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

_____ _____
MAYOR, **CITY OF WESLACO** DATE

ATTEST: _____ _____
SECRETARY DATE

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

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

BY: _____ DEPUTY

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

DATE THIS THE_____ DAY OF _____, 20____.

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

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

GENERAL NOTES

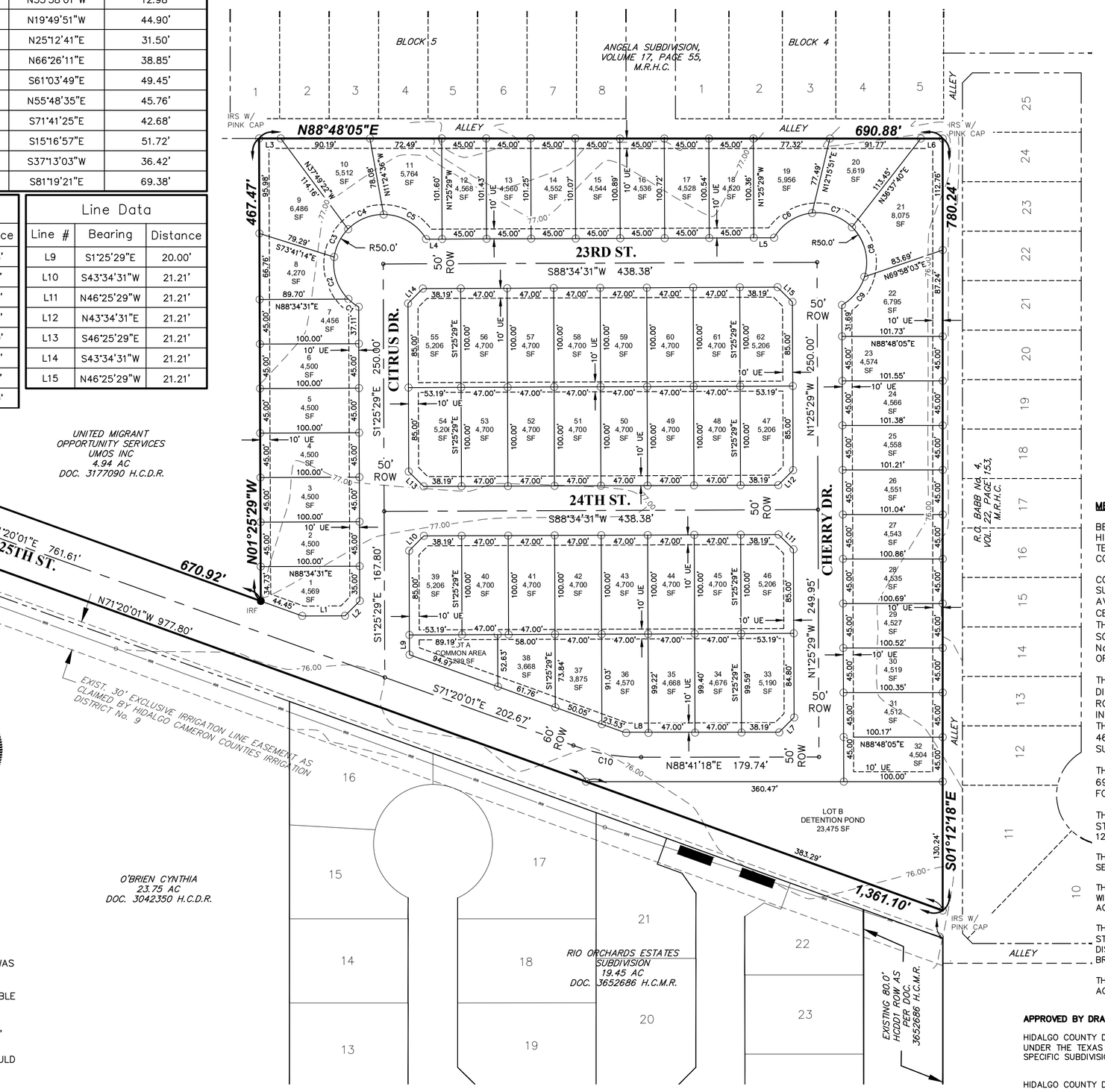
1. MINIMUM SETBACK LINES:
   FRONT ..... 20.00 FEET OR GREATER FOR EASEMENTS.
   REAR ..... 10 FEET OR GREATER FOR EASEMENTS.
   SIDE ..... 5.00 FEET OR GREATER FOR EASEMENTS.
   CUL–DE–SAC LOTS: FRONT ..... 20.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER ..... 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)

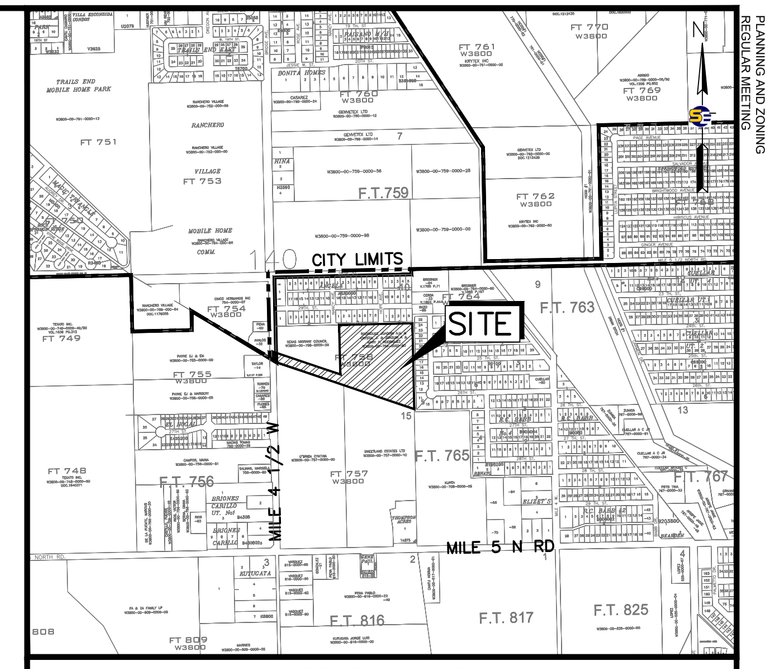
   THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.
3. SUBDIVISION CONSIST OF 62 SINGLE–FAMILY LOTS.
4. BENCHMARK: MAG NAIL SET AT CENTER LINE OF S. BRIDGE AVE.
   ELEVATION: 78.78 NAD 83
   NORTHING: 16573466.3900, EASTING: 1154181.9700
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 79.40' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
6. DRAINAGE:IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND **CITY OF WESLACO** REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 72.639 CUBIC–FEET OR 1.67 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. THE WORKING DETENTION FOR THIS SUBDIVISION OF 74.979 CUBIC–FEET OR 1.72 ACRE–FEET EXCEEDS A 50 YEAR STORM FLOOD. THE DETENTION IS PROVIDED WITHIN A DETENTION POND ON LOT A AND DISCHARGING INTO THE ADJACENT H.C.D.D. No. 1 – RIO ORCHARDS ESTATES DRAIN DITCH.

Curve Data						
Curve #	Radius	Delta	Tangent	Arc Length	Chord Bearing	Chord Distance
C1	50.00'	14°54'55"	6.55'	13.02'	N53°58'01"W	12.98'
C2	50.00'	53°21'25"	25.12'	46.56'	N19°49'51"W	44.90'
C3	50.00'	36°43'39"	16.60'	32.05'	N25°12'41"E	31.50'
C4	50.00'	45°43'20"	21.08'	39.90'	N66°26'11"E	38.85'
C5	50.00'	59°16'40"	28.45'	51.73'	S61°03'49"E	49.45'
C6	50.00'	54°28'08"	25.73'	47.53'	N55°48'35"E	45.76'
C7	50.00'	50°31'52"	23.60'	44.10'	S71°41'25"E	42.68'
C8	50.00'	62°17'03"	30.21'	54.35'	S15°16'57"E	51.72'
C9	50.00'	42°42'57"	19.55'	37.28'	S37°13'03"W	36.42'
C10	200.00'	19°58'41"	35.23'	69.74'	S81°19'21"E	69.38'

Line Data		
Line #	Bearing	Distance
L1	N88°34'31"E	43.25'
L2	N43°34'31"E	21.21'
L3	N88°48'05"E	21.90'
L4	N88°34'31"E	16.28'
L5	N88°34'31"E	20.50'
L6	N88°48'05"E	22.21'
L7	N43°41'18"E	21.17'
L8	N88°48'05"E	24.90'

Line Data		
Line #	Bearing	Distance
L9	S1°25'29"E	20.00'
L10	S43°34'31"W	21.21'
L11	N46°25'29"W	21.21'
L12	N43°34'31"E	21.21'
L13	S46°25'29"E	21.21'
L14	S43°34'31"W	21.21'
L15	N46°25'29"W	21.21'

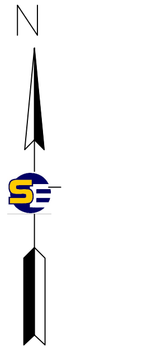




LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF BRIDGE HEIGHTS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

BRIDGE HEIGHTS SUBDIVISION IS LOCATED NORTH FROM THE INTERSECTION OF E MILE 5 N & S BRIDGE AVE (MILE 4 1/2 W) IN THE MUNICIPALITY OF THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. BRIDGE HEIGHTS SUBDIVISION LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.



BEARING BASIS – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

LEGEND

○IRS	IRON ROD SET W/ PINK CAP STAMPED C.L.S RPLS# 6388
●IRF	IRON ROD FOUND
●CIRF	IRON ROD FOUND W/ CAP STAMPED
●IPF	IRON PIPE FOUND
⊗MNS	MAG NAIL SET
△CPSS	COTTON PICKER SPINDEL SET
○XF	CUT "X" FOUND
UE	UTILITIES EASEMENT
USE	UTILITIES & SIDEWALK EASEMENT
GE	GENERAL EASEMENT
BL	BUILDING SETBACK LINES

METES AND BOUNDS

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHWEST CORNER OF ANGELA SUBDIVISION RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD); THENCE, S01°12'16"E, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING ALONG THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 750.42 FEET TO AN "X"CUT FOUND, A POINT ON THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.108 ACRE TRACT, CONVEYED TO UNITED MIGRANT OPPORTUNITY SERVICES,UMOS INC, RECORDED IN DOCUMENT No. 3177090, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, PASSING AT A DISTANCE OF 31.90 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT OF WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 670.92 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 5.108 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N01°25'29"W, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE EAST LINE OF THE SAID 5.108 ACRE TRACT, A DISTANCE OF 467.47 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388"SET, A POINT ON THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N88°48'05"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, A DISTANCE OF 690.88 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388"SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'18"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 780.24 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388"SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE EAST LINE OF THE SAID 12.13 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N71°20'01"W, ACROSS THE SAID FARM TRACT 758, A DISTANCE OF 1361.10 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388" SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'16"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ACROSS THE SAID 12.13 ACRE TRACT, A DISTANCE OF 26.44 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "SEA"FOUND, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N59°03'02"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 758, PASSING AT A DISTANCE OF 11.81 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "R&A"FOUND, A POINT ON EAST RIGHT–OF–WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 47.25 FEET TO A MAG NAIL SET, FOR THE SOUTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTER LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 79.55 FEET TO POINT OF BEGINNING, AND CONTAINING 11.327 ACRES OF LAND, MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REVIEW COPY

_____ _____
MANUEL CARRIZALES, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417

STATE OF TEXAS – MANUEL CARRIZALES – 6388 – REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

_____ _____
OMAR CANO, P.E. DATE
LICENSE PROFESSIONAL ENGINEER No. 120081
ENGINEERING FIRM F–21135

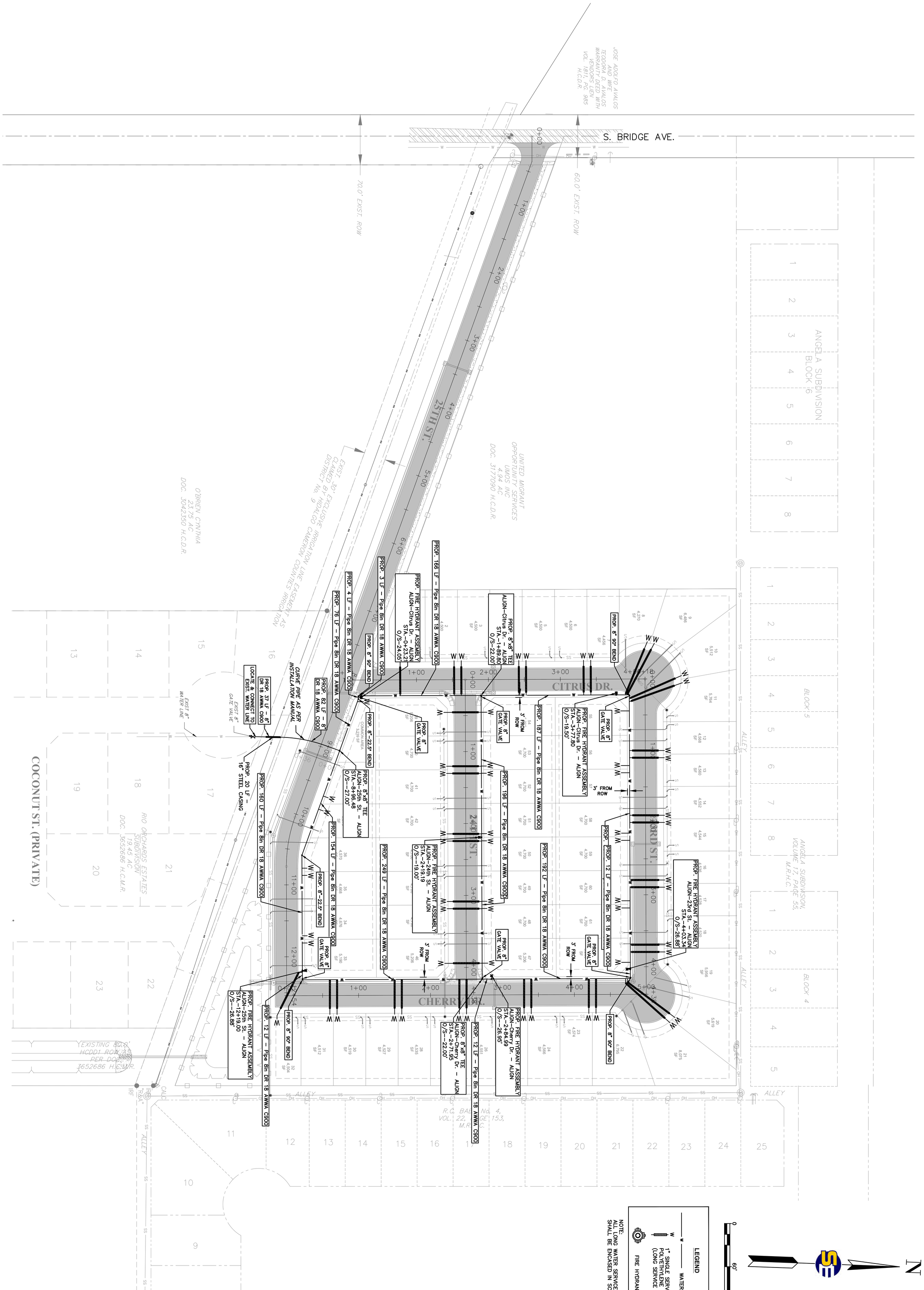
STATE OF TEXAS – OMAR CANO – 120081 – LICENSED PROFESSIONAL ENGINEER

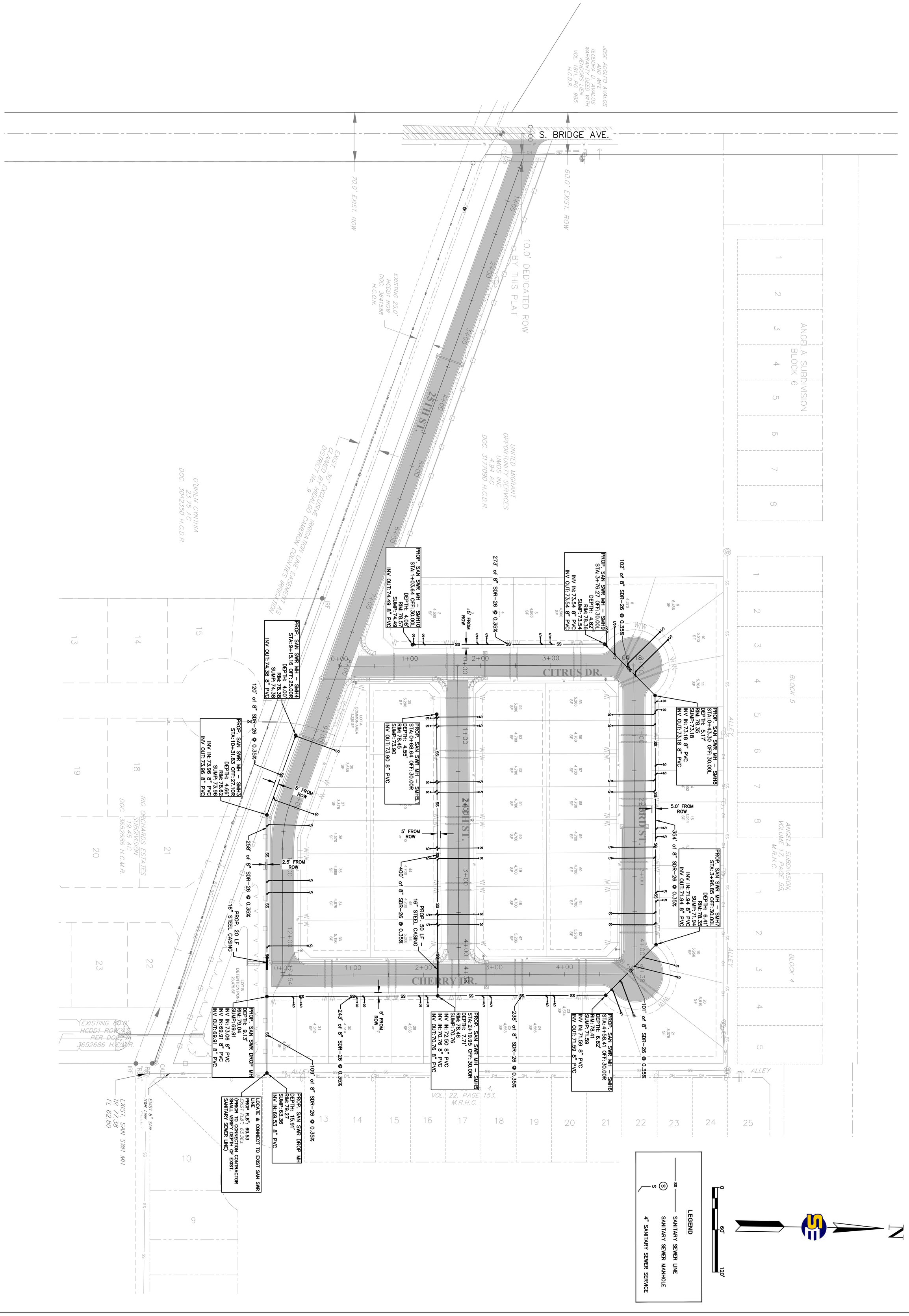
SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: SOUTH TEXAS PROVIDENTIAL DEVELOP.	1108 HOUSTON WAY	SAN JUAN, TEXAS 78589	(956)784–9874
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)272–2246
SURVEYOR: MANUEL CARRIZALES, R.P.L.S	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512)470–1489

E23–017 Plat Single Family.dwg
7/9/2023
PAGE 68
MARCH 4, 2026


S. BRIDGE AVE.
70.0' EXIST. ROW
60.0' EXIST. ROW
JOSE ADOLFO AYALOS AND WIFE TEODORA D. AVALOS WARRANTY DEED WITH VENDORS LIEN VOL. 1811, PG. 985 H.C.D.R.
25TH ST.
23RD ST.
CITRUS DR.
CHERRY ST.
ALLEY
UNITED MIGRANT OPPORTUNITY SERVICES UMOS INC 4.94 AC DOC. 3177090 H.C.D.R.
EXIST. 30' EXCLUSIVE IRRIGATION VINE EASEMENT AS CLAIMED BY HIDALGO CAMERON COUNTY IRRIGATION DISTRICT No. 9
O'BRIEN, CYNTHIA 23.75 AC DOC. 3042350 H.C.D.R.
ANGELA SUBDIVISION BLOCK 6
ANGELA SUBDIVISION, VOLUME 17, PAGE 55, M.R.H.C.
BLOCK 5
BLOCK 4
RIO ORCHARDS ESTATES SUBDIVISION 19.45 AC DOC. 3652686 H.C.M.R.
COCONUT ST. (PRIVATE)
EXISTING 80.0' HCDD1 ROW PER DOC. 3652686 H.C.M.R.
R.C. BAE... No. 4, VOL. 22, ... GE 153, M.R.H.C.
PROP. 166 LF – Pipe 8in DR 18 AWWA C900
PROP. 3 LF – Pipe 8in DR 18 AWWA C900
PROP. 4 LF – Pipe 8in DR 18 AWWA C900
PROP. 76 LF – Pipe 8in DR 18 AWWA C900
PROP. 82 LF – 8" DR 18 AWWA C900
PROP. 37 LF – 8" DR 18 AWWA C900
PROP. 160 LF – Pipe 8in DR 18 AWWA C900
PROP. 154 LF – Pipe 8in DR 18 AWWA C900
PROP. 249 LF – Pipe 8in DR 18 AWWA C900
PROP. 196 LF – Pipe 8in DR 18 AWWA C900
PROP. 192 LF – Pipe 8in DR 18 AWWA C900
PROP. 187 LF – Pipe 8in DR 18 AWWA C900
PROP. 12 LF – Pipe 8in DR 18 AWWA C900
PROP. 12 LF – Pipe 8in DR 18 AWWA C900
PROP. 20 LF – 16" STEEL CASING
CURVE PIPE AS PER INSTALLATION MANUAL
LOCATE & CONNECT TO EXIST. WATER LINE
EXIST 8" GATE VALVE
EXIST 8" WATER LINE
PROP. 8" 90° BEND
PROP. 8"x8" TEE ALIGN–Citrus Dr. – ALIGN STA.–1+89.80 O/S–22.00'
PROP. FIRE HYDRANT ASSEMBLY ALIGN–Citrus Dr. – ALIGN STA.–0+23.21 O/S–24.05'
PROP. 8" GATE VALVE
3' FROM ROW
PROP. FIRE HYDRANT ASSEMBLY ALIGN–Citrus Dr. – ALIGN STA.–3+77.80 O/S–19.50'
PROP. 8"x8" TEE ALIGN–25th St. – ALIGN STA.–8+96.48 O/S–27.00'
PROP. 8"–22.5° BEND
PROP. FIRE HYDRANT ASSEMBLY ALIGN–24th St. – ALIGN STA.–2+19.19 O/S–19.00'
PROP. FIRE HYDRANT ASSEMBLY ALIGN–23rd St. – ALIGN STA.–4+03.34 O/S–26.88'
PROP. FIRE HYDRANT ASSEMBLY ALIGN–Cherry Dr. – ALIGN STA.–2+84.99 O/S–26.95'
PROP. 8"x8" TEE ALIGN–Cherry Dr. – ALIGN STA.–2+71.95 O/S–22.00'
PROP. FIRE HYDRANT ASSEMBLY ALIGN–25th St. – ALIGN STA.–12+19.00 O/S–26.88'
PROP. 8" 90° BEND
PROP. 12 LF – Pipe 8in DR 18 AWWA C900
COMMON AREA 3,239 SF
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
0+38.54
4+38
1+00
2+00
3+00
4+00
5+00
6+00
0+00
1+00
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2+00
3+00
4+00
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7+00
8+00
9+00
10+00
11+00
12+00
0



C6

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
OVERALL SANITARY SEWER PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 2/6/2026

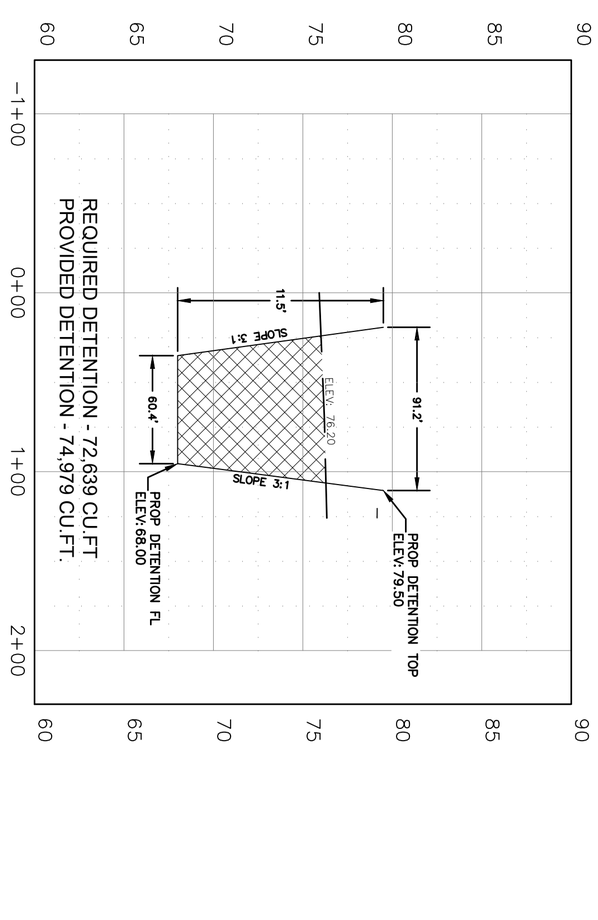
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

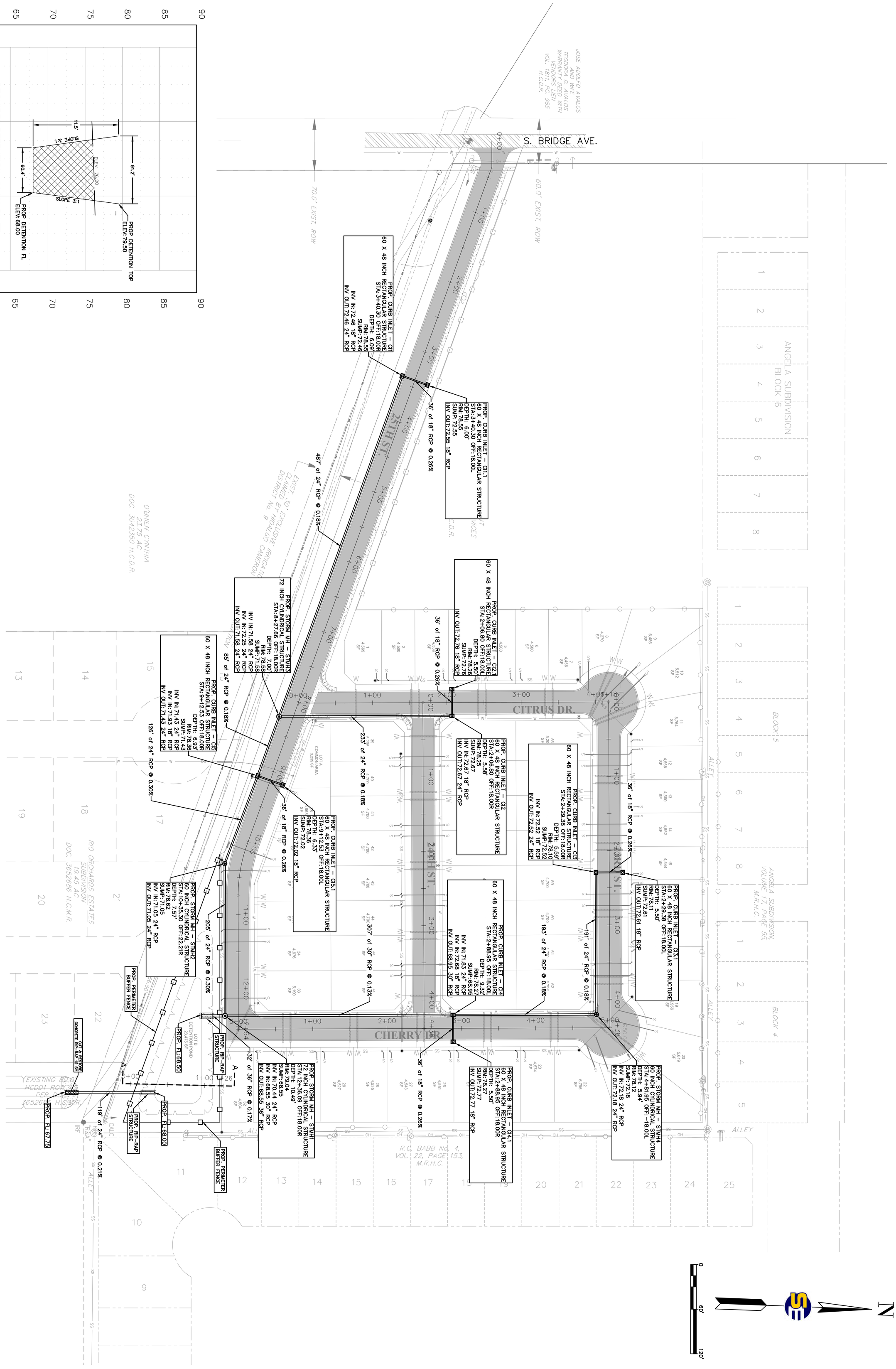
STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

SUPREME ENGINEERING

TBPELS FIRM No. F-21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314





C7

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
OVERALL STORM SEWER PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

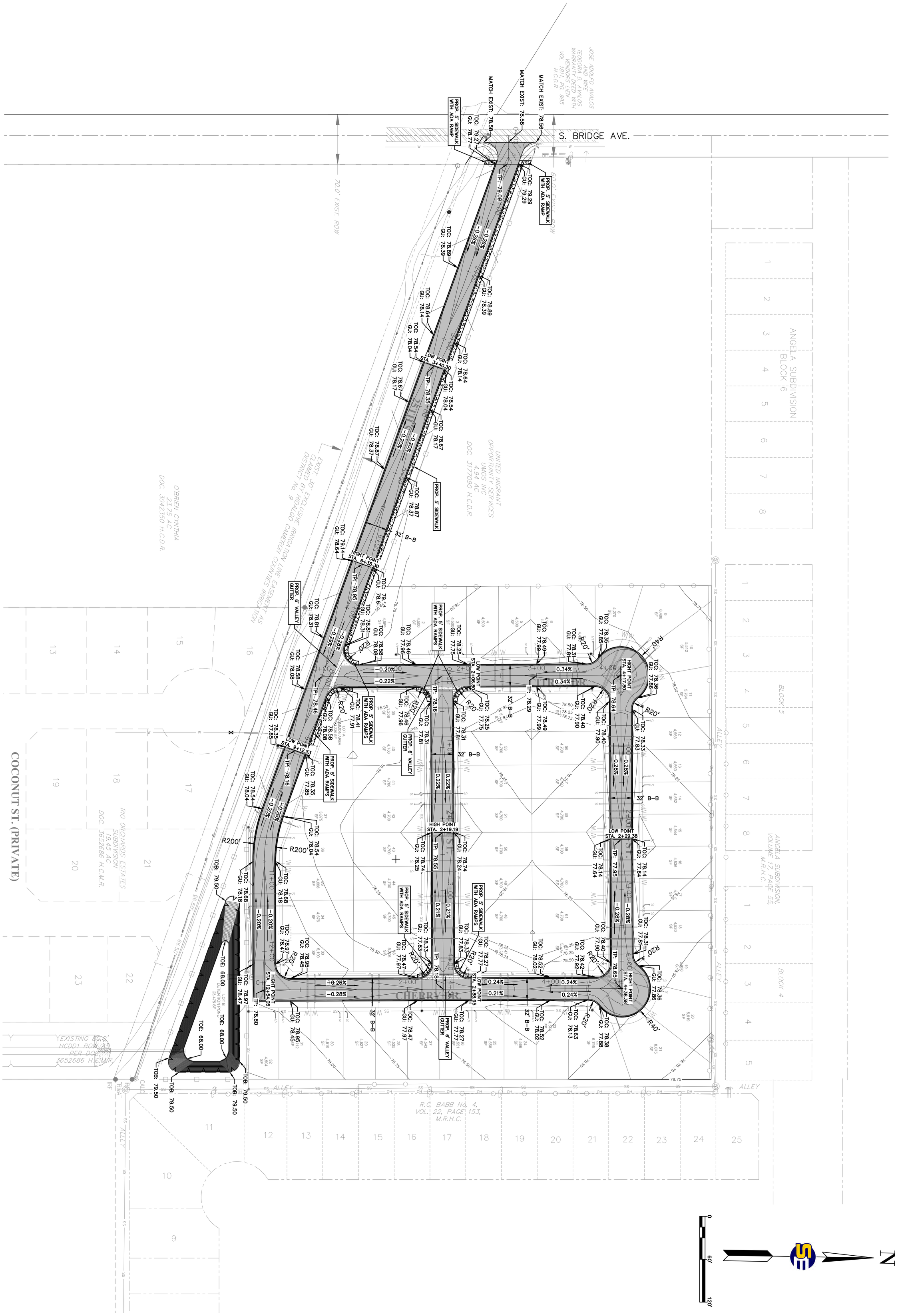
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 2/6/2026
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

SUPREME ENGINEERING

TBPELS FIRM No. F–21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403–1314



C8

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
PAVING & GRADING PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 2/6/2026

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

SUPREME ENGINEERING

TBPELS FIRM No. F–21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403–1314

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **March 4, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **V.B.**
From: Rebekah de la Fuente, Planning Director, on behalf of AEC Engineering, LLC.	
Subject/Agenda Item: Discussion and consideration for the Final Plat for The Harbor Subdivision being a 8.44-gross acres, more or less out of Farm Tract 1030, The West Adams Tracts Subdivision, Weslaco, Hidalgo County, Texas. Located on the Southeast corner of the intersection of North International Blvd. and Mile 8 North Road. Possible Action.	
Discussion/Overview: The proposed three (3) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through a 8" waterline and sewer by City of Weslaco through a 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SUBDIVISION PLATTING APPLICATION

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: The Harbor

Location: Southeast corner of Mile 8 N. Road (E. Pike Blvd.) & FM 1015

Legal Description: 8.44 acres, more or less, out of Farm Tract 1030, West And Adams Tract Subdivision, according to the Map or Plat recorded in Vol. 2, Pages 34-37, H.C.M.R.

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: B-1 (Lots 2 and 3) and R-2 (Lot 1)

Existing Land Use: VACANT Proposed Land Use: Commercial & Multifamily

Number of Lots Proposed: 3 Gross Acreage: 8.44

Title Report Submitted: ☒ YES ☐ NO

OWNER INFORMATION

Owner's Name: Miguel Brito Telephone: 956-540-5557

Address: 2015 N. Shary Rd- Ste 2 Fax: _____

City: Mission State: TX Zip: 78572 E-mail: info@britoconstruction.com

ENGINEER INFORMATION

Name: AEC Engineering, LLC Telephone: 956-380-6558

Address: 1116 S. 10th Ave. Fax: 956-380-6110

City: Edinburg State: TX Zip: 78539 E-mail: carlos@aecengineering.net

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: _____

☒ YES ☐ NO Wastewater Provision: _____

☒ YES ☐ NO Electric Company: _____

☒ YES ☐ NO Phone Utility_____	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District 1	☒ YES ☐ NO Irrigation District 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

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

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

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

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

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Miguel Brito

Owner Signature: _____ Date: 01-13-26

_____ is the authorized agent

Authorized Agent Signature:  Date: 01-13-26

Authorized Agent Printed Name: Carlos Garza, P.E.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager

1/8/2026

Carlos Garza, P.E.
AEC Engineering, LLC.
1116 S 10th Avenue
Edinburg, Tx 78539

Re: **Approval for Detention Pond Design – The Harbor**
Project Location: SE Corner of E. Pike Bld. and F.M. 1015
City Project/Permit No.: PAR-000889-2025

Dear Mr. Garza,

After reviewing the submitted drainage report and site plans for the above-referenced project, the City of Weslaco has determined that the proposed reduced detention areas with existing outfall are acceptable, subject to the conditions noted below. Based on the analyses provided, project meets the overall performance objectives outlined in the City of Weslaco. The City is granting approval for this design approach contingent upon the following:

1. **Permanent Storage Capacity**
   The detention pond volumes will provide a minimum storage volume of 11,600 cubic feet (cf), as documented in the approved civil plans.
2. **Maintenance Responsibility**
   Long-term operation and maintenance of the detention pond shall be the responsibility of the lot owner, as noted on the final plat and included in the maintenance covenant recorded with the County.
3. **No Off-Site Discharge**
   The system shall operate as a fully detained facility and will be checked during the building permit process. The certificate of occupancy shall not be released until the proposed detention facilities are in place.

This approval applies only to the drainage design as submitted on 1/7/2026 and does not waive any other applicable City codes, ordinances, or permitting requirements. Any field changes or deviations must be resubmitted for review.

If you have any questions or require additional clarification, please contact the Engineering Department.

Sincerely,
Peter Hermida, P.E.
City Engineer
City of Weslaco

PLAN CORRECTIONS REPORT PAR-000889-2025 FOR CITY OF WESLACO

PLAN ADDRESS: The Harbor
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 07/22/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** THE HARBOR

EXPIRATION DATE: 07/22/2026 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer		AEC ENGINEERING, LLC	S 1116 10Th St Edinburg, TX 78539
Owner	MIGUEL BRITO	BRITO CONSTRUCTION CORP	3511 Los Indios Park, Ste 2 Mission, TX 78572

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.3 Review conducted by the engineering department	Approved with Comments	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Fire Review v.1 Review by the fire department	Requires Re-submit	Mike Swinnea email: mswinnea@weslacotx.gov
Fire Review v.2 Review by the fire department	Requires Re-submit	Mike Swinnea email: mswinnea@weslacotx.gov
Fire Review v.3 Review by the fire department	Approved with Comments	Mike Swinnea email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.2 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.3 Review conducted by the planning and zoning department	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.2 Public Works	Approved with Comments	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

PLAN CORRECTIONS REPORT (PAR-000889-2025)

CONDITION(S) Access roads shall be 26’ minimum with hydrant unobstructed, 20’ without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26’ minimum with hydrant unobstructed, 20’ without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).
Comment: These widths are actual road driving surfaces.

Engineering review 4 - Engineering review 4
Comment: 1. Various Access Easements have the Utility aspect removed, ensure this is complete so that the Water Becomes Private
2. Any inlet along main roads need protection
3. Only 1 construction entrance within the project. Multiple entrances shall not be allowed and must be relocated when changing scope of project meeting construction entrance details.
4. Missing Spoils and trash dumpsters please show on layout
5. Adjust Sidewalk to be 2LF from property line
6. Provide Detail of Meter Vault, may need to be a DMCCOH8 as the waterline inside is an 8" Waterline
7. Pages 6 and 9 update to newer layout detailing the dumpsters further inside.

General Condition - Public Works approved w/comments
Comment: Tap on 12in must be a wet tap with stainless steel tapping sleeve and stainless-steel nuts and bolts
All hydrants and valves to be Muller
Meter boxes to be DFW 1300 with blue lids
Manhole covers to be Super cover composite covers

All access gates to property shall have specs submitted to our office. Shall maintain a 20’ clearance or 12’ on each side of an island, if present, prior to installation of gate. - All access gates to property shall have specs submitted to our office. Shall maintain a 20’ clearance or 12’ on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

Shall provide fire lane painted with 6” red striping, with white lettering 4” x ¾” stroke to read “No Parking Fire Lane” spaced every 10 to 12 feet. - Shall provide fire lane painted with 6” red striping, with white lettering 4” x ¾” stroke to read “No Parking Fire Lane” spaced every 10 to 12 feet.
Comment: Throughout

General Condition - planning approved w/comments
Comment: 1. Submit a trip test generation worksheet
2. Must update plat sheet to show detention area
Clarify which property line with be the front of lot 1. Will it be 1015 or Pike.

Shall have fire hydrant within 400’. Shall have 4 ½” outlet facing the street with 18” to 24” clearance from bottom of outlet to grade level for hydrant wrench - Shall have fire hydrant within 400’. Shall have 4 ½” outlet facing the street with 18” to 24” clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3’ clearance from any fences, poles, brush, etc.
Comment: General Note

ENGINEERING, LLC.

January 12, 2026

To: Rebekah de la Fuente, CMF
City of Weslaco Planning & Code Enforcement Director

Re: The Harbor – Plan Corrections Report PAR-000889-2025 for City of Weslaco

Weslaco's comments appear in black, AEC Engineering responses in red.

CONDITION(S) Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).

Comment: These widths are actual road driving surfaces.

Proposed fire hydrants 1 and 2 meet the requirements. Roads for Lot 1 (multifamily development) were adjusted to meet the minimum 26' with hydrant unobstructed (see sheets C7 of 24 and C8 of 24)).

Engineering review 4

Comment: 1. Various Access Easements have the utility aspect removed, ensure this is complete so that the Water Becomes Private.

Plat has been updated with all accesses labeled as "Shared Access & Utility Easement'.

2. Any inlet along main roads needs protection.

All inlets along main roads are indicated to include inlet protection (see sheet C5 of 24)

3. Only 1 construction entrance within the project. Multiple entrances shall not be allowed and must be relocated when changing scope of project, meeting construction entrance details.

The only Construction Entrance proposed at this time is located on Pike Blvd. (Mile 8 N. Rd.). If construction were to occur simultaneously on all three lots, the construction access would continue to be provided exclusively though Pike Blvd. When the access point on FM 1015 is eventually constructed, it will not be used as a construction entrance (see sheet C5 of 24).

4. Missing Spoils and trash dumpsters, please show on layout.

See sheet C5 of 24.

5. Adjust sidewalk to be 2LF from property line

As per TxDOT requirements (applicable to FM 1015): "If in a curb and gutter section, the edge of the proposed sidewalk shall be placed 2.0 feet from the back of curb. The edge of the sidewalk nearest the curb shall be placed a minimum of one inch (1") above the top of curb. The proposed sidewalk shall have a minimum slope of ¼" per foot upward toward the right of way line. The surface of future widened sidewalk shall be the same elevation as the top of the existing curb.

Mile 8 North Road (Pike Boulevard): The existing sidewalk, as required by the City of Weslaco for The Coves, was placed against the existing back of curb. The existing sidewalk at the intersection of Pike Boulevard and FM 1015 is against the existing back of curb.

6. Provide Detail of Meter Vault, may need to be a DMCCOH8 as the water line inside is a 8" water line.

See sheet C8 of 24. Meter Vault detail was provided by Peter Hermida.

7. Pages 6 and 9 update to newer layout detailing the dumpsters further inside.

Sheets 6 and 9 show the new location of the dumpsters.

General Condition -Public Works approved w/comments

Comment: Tap on 12in must be a wet tap with stainless-steel tapping sleeve and stainless-steel nuts and bolts.

All hydrants and valves to be Muller.

Meter boxes to be DFW 1300 with blue lids.

Manhole covers to be Super Cover composite covers.

See Notes at the lower right corner of sheet C8 of 24, and note 1 under SHEET HIGHLIGHTS/RESTRICTIONS on sheet C9 of 24.

-These comments had been addressed since the previous review-

All access gates to property shall have specs submitted to our office. Shall maintain a 20' clearance or 12' on each side of an island, if present, prior to installation of gate. Shall provide Knox Box Gate Entry System if the gate is automated and shall be mounted on keypad. Chained gates shall have a Knox padlock in place. If the gate system is automated, all gates in the system shall open automatically.

See notes on updated Sheet C7 of 23 under SHEET HIGHLIGHTS/RESTRICTIONS.

Shall provide fire lane painted with 6" red striping, with lettering 4"x3/4" stroke to read "NO PARKING FIRE LANE" spaced every 10 to 12 feet.

See notes on updated Sheet C7 of 23 under SHEET HIGHLIGHTS/RESTRICTIONS, and TYPICAL FIRE LANE MARKING DETAIL included at the bottom of the sheet.

-These comments had been addressed since the previous review-

General Condition – Planning approved w/comments

Comment: 1. Submit a trip Generation Worksheet

See attached Trip Generation Count

2. Must update plat sheet to show detention area

See updated subdivision plat

Clarify which property line will be the front of Lot 1, will it be 1015 or Pike?

Since the main access to Lot 1 (multifamily development) is along Pike Blvd., the property line will be along said blvd.

Shall have fire hydrant within 400', shall have 4 ½" outlet facing the street with 18" to 24" clearance from bottom of outlet to grade level for hydrant wrench. Hydrants shall be marked on the streets with reflective blue marker to show location of hydrants. Hydrants shall have 3' clearance from any fences, poles, brush, etc.

Proposed fire hydrants meet the required the minimum 400 feet of separation from each other. All other requirements for the proposed fire hydrants meet the city of Weslaco's regulations (see updated sheet C8 of 24).

If you have any questions or comments, please call me at 956-457-8581 or 956-607-1372

Respectfully,



Carlos Garza, P.E. No. 92602

Convenience Store/Gas Station - GFA (2-4k)
(945)

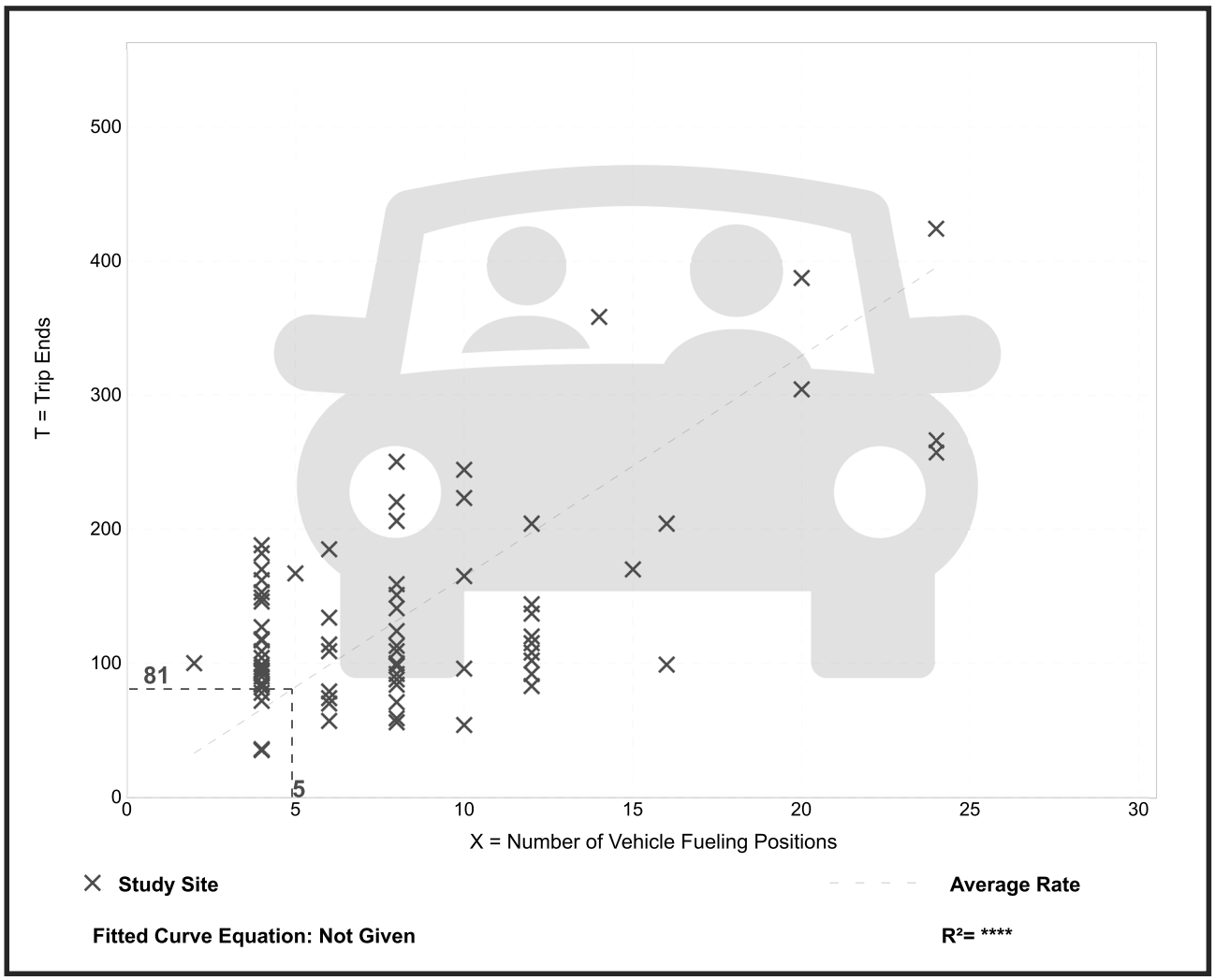
Vehicle Trip Ends vs: **Vehicle Fueling Positions**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 77
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
16.46	5.40 - 50.00	8.75

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

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Convenience Store/Gas Station - GFA (2-4k)
(945)

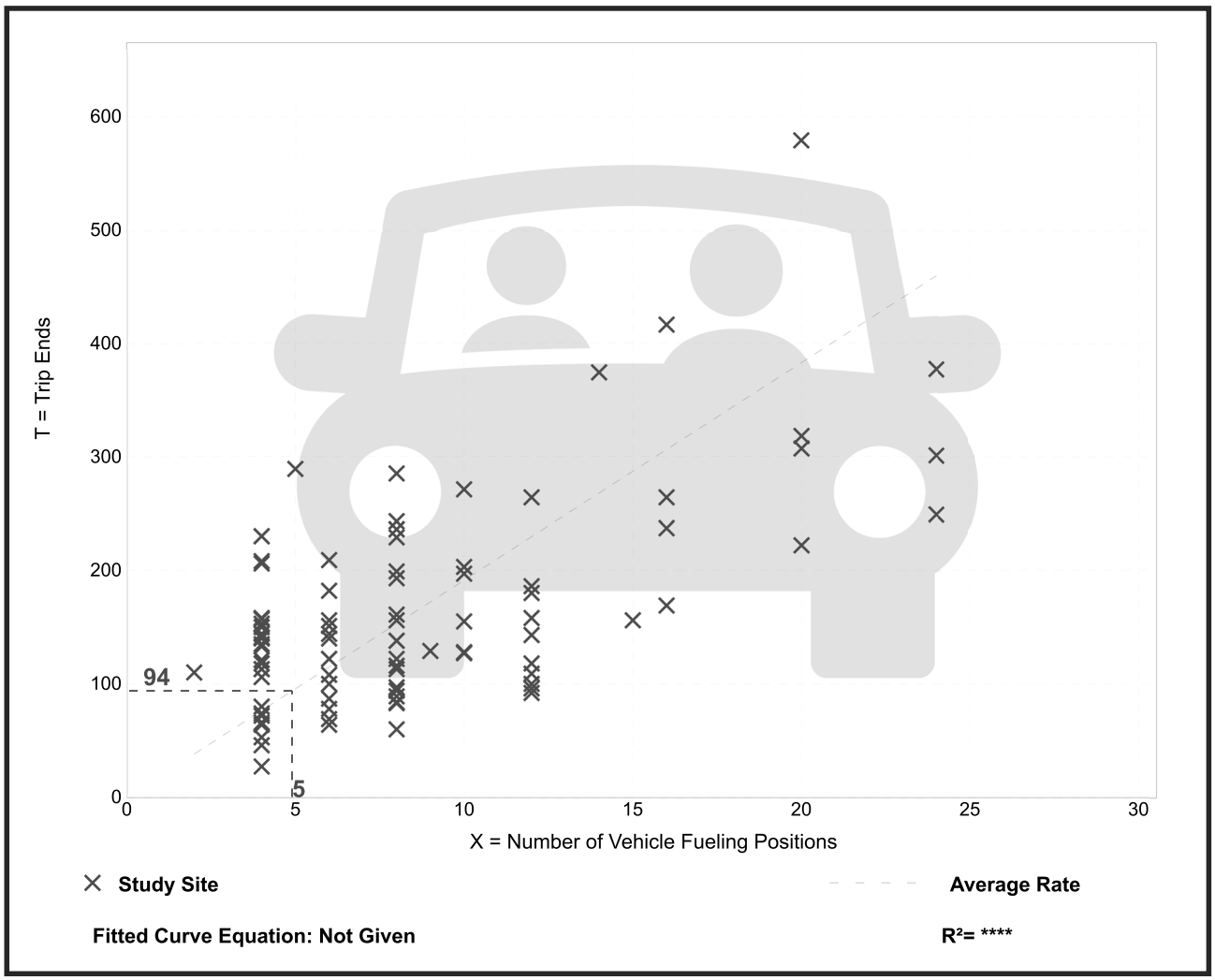
Vehicle Trip Ends vs: **Vehicle Fueling Positions**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 93
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
19.13	6.75 - 57.80	10.15

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

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Convenience Store/Gas Station - GFA (2-4k)
(945)

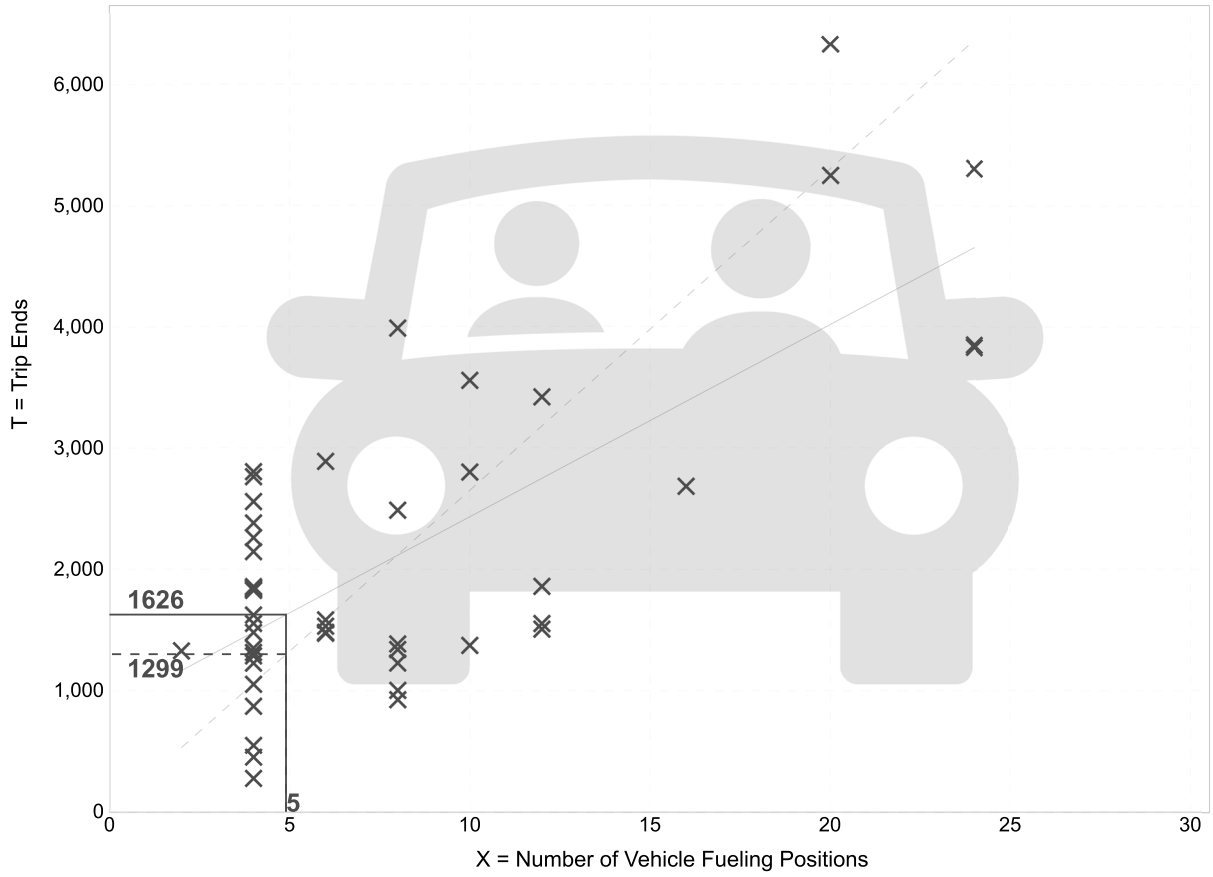
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 48
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
265.12	68.50 - 701.00	142.37

Data Plot and Equation



Fitted Curve Equation: T = 158.28(X) + 850.23

R^2= 0.52

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Convenience Store/Gas Station - GFA (4-5.5k)
(945)

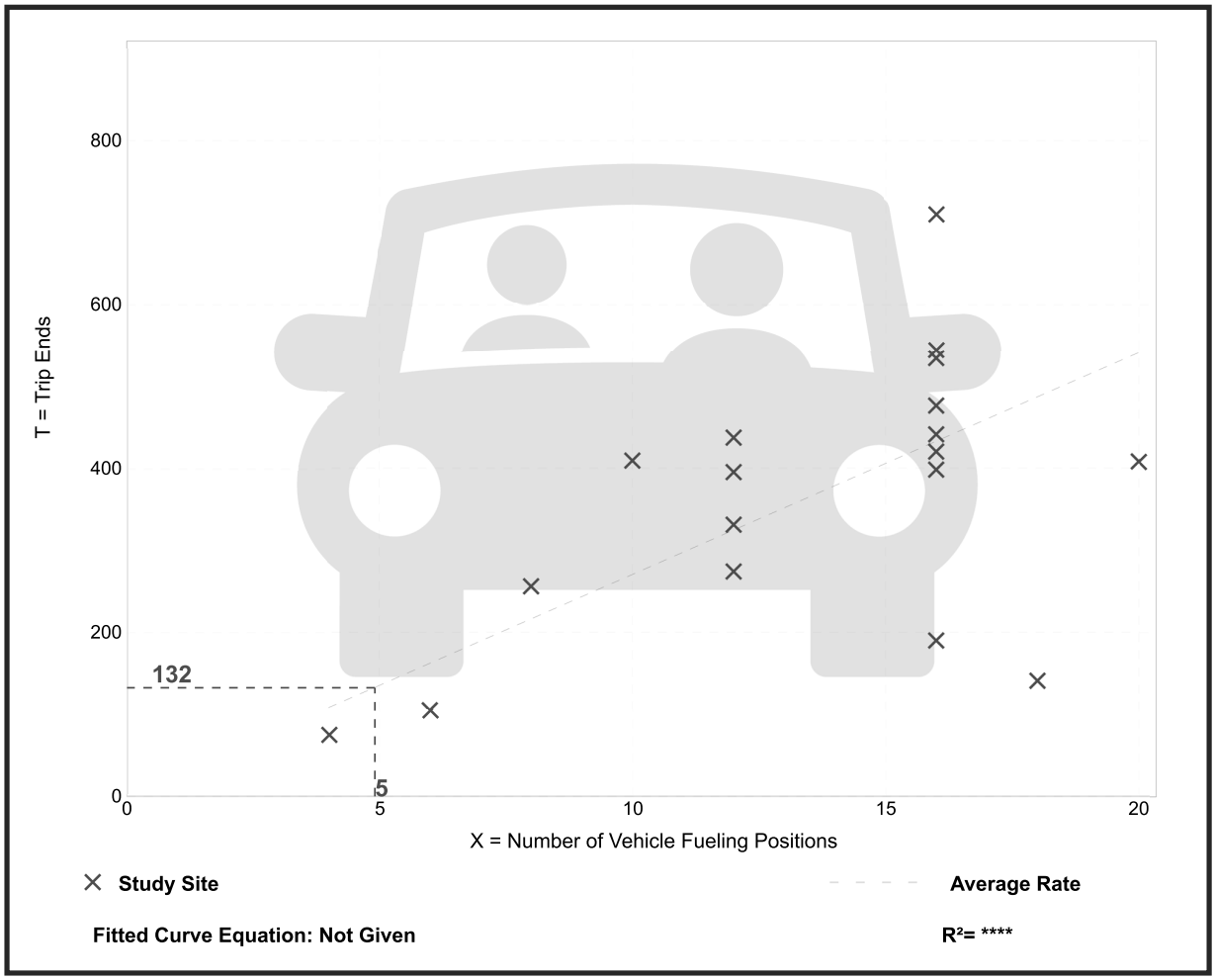
Vehicle Trip Ends vs: **Vehicle Fueling Positions**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 13
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
27.04	7.83 - 44.38	9.87

Data Plot and Equation



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Convenience Store/Gas Station - GFA (4-5.5k)
(945)

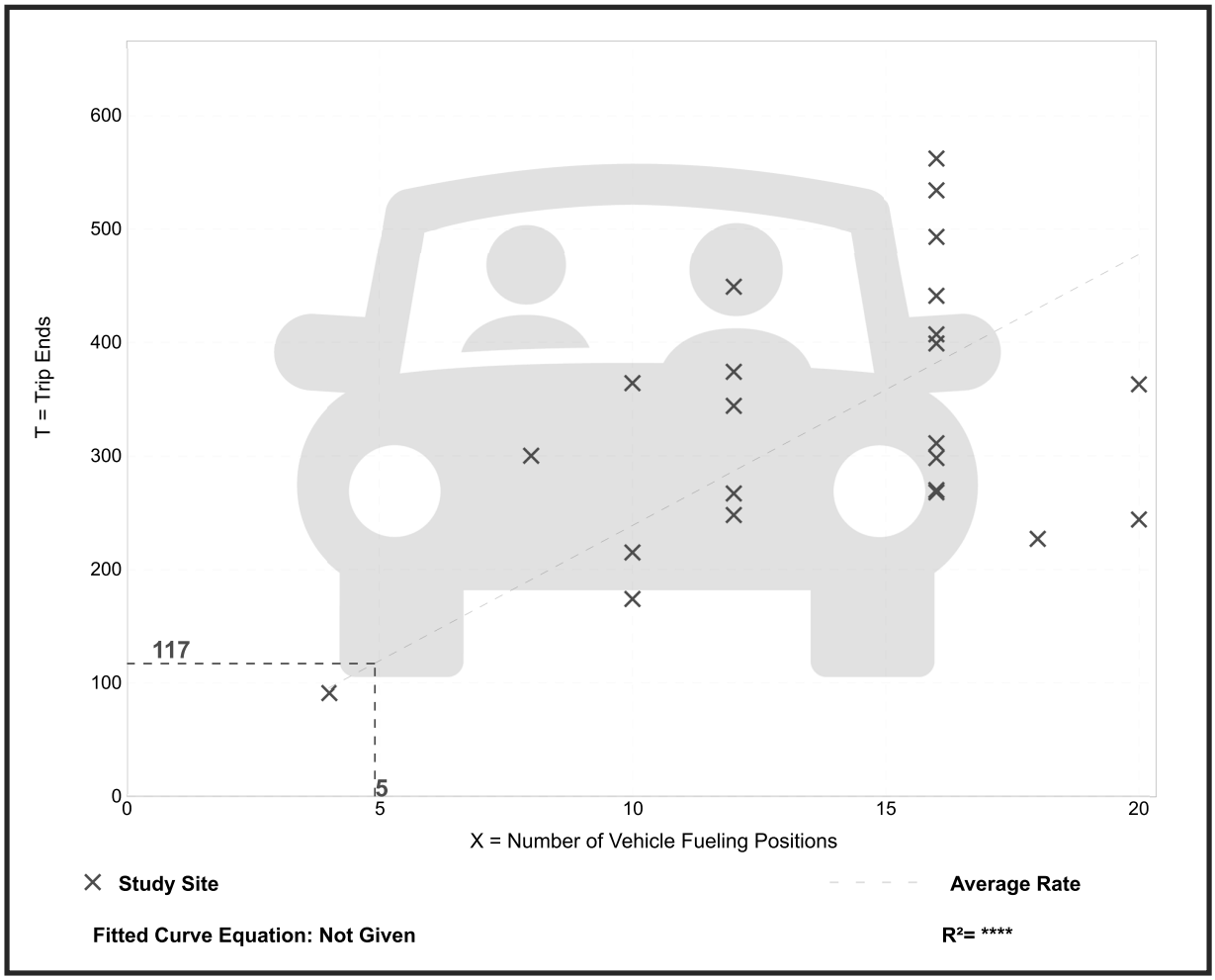
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 23
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
23.88	12.20 - 37.50	7.95

Data Plot and Equation



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Convenience Store/Gas Station - GFA (4-5.5k)
(945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

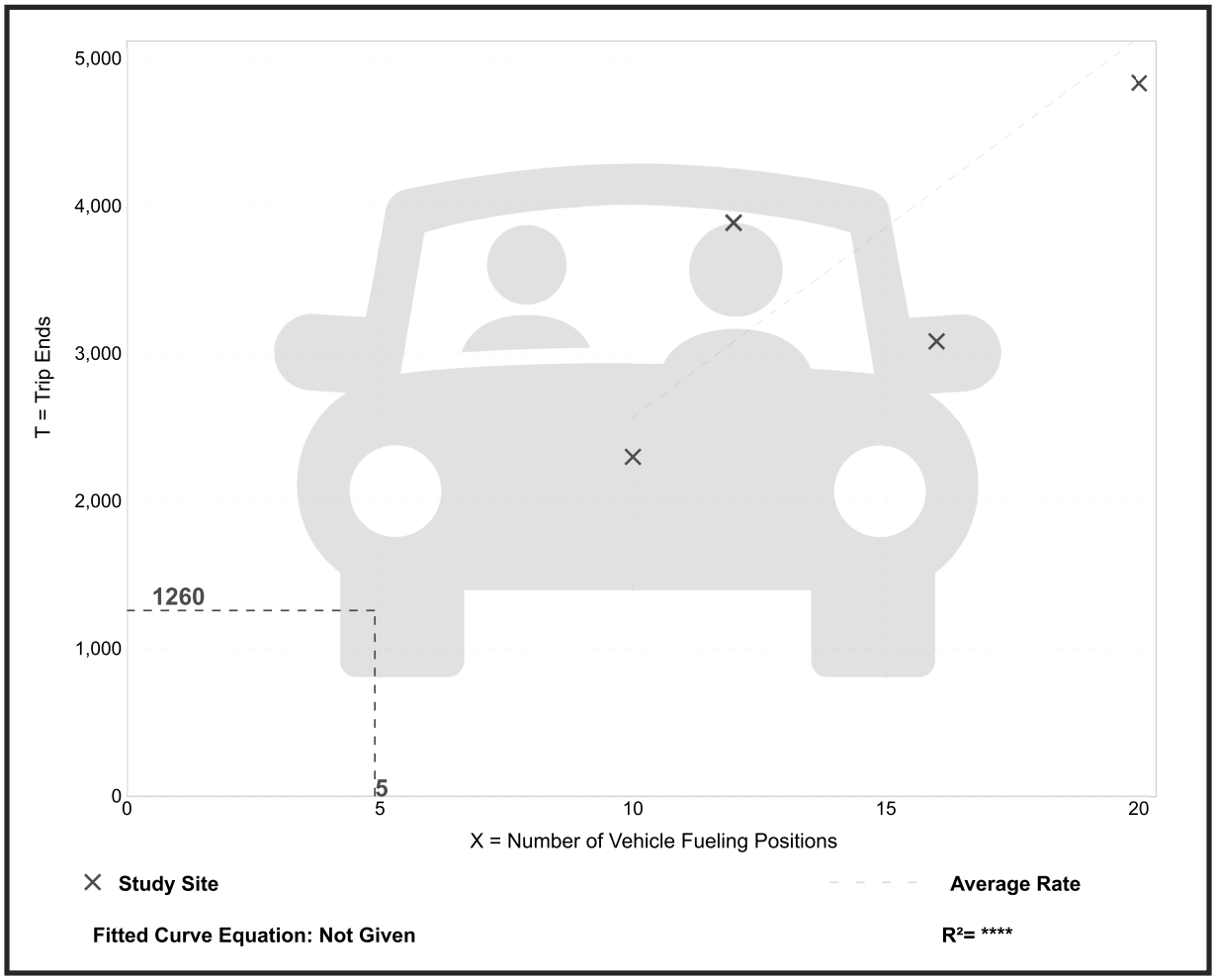
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
257.13	193.00 - 324.17	57.53

Data Plot and Equation

Caution – Small Sample Size



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Variety Store
(814)

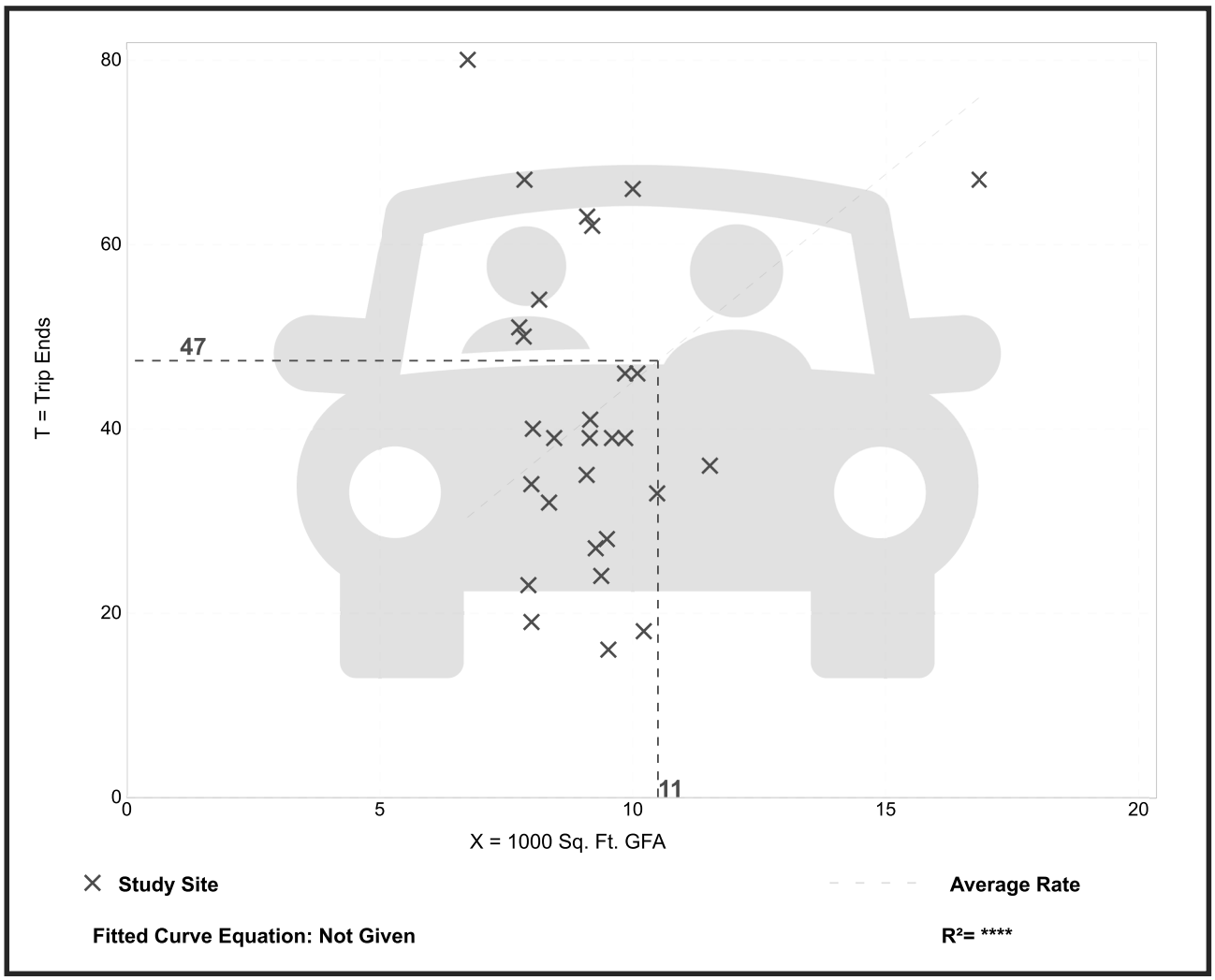
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.51	1.68 - 11.87	2.04

Data Plot and Equation



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Variety Store
(814)

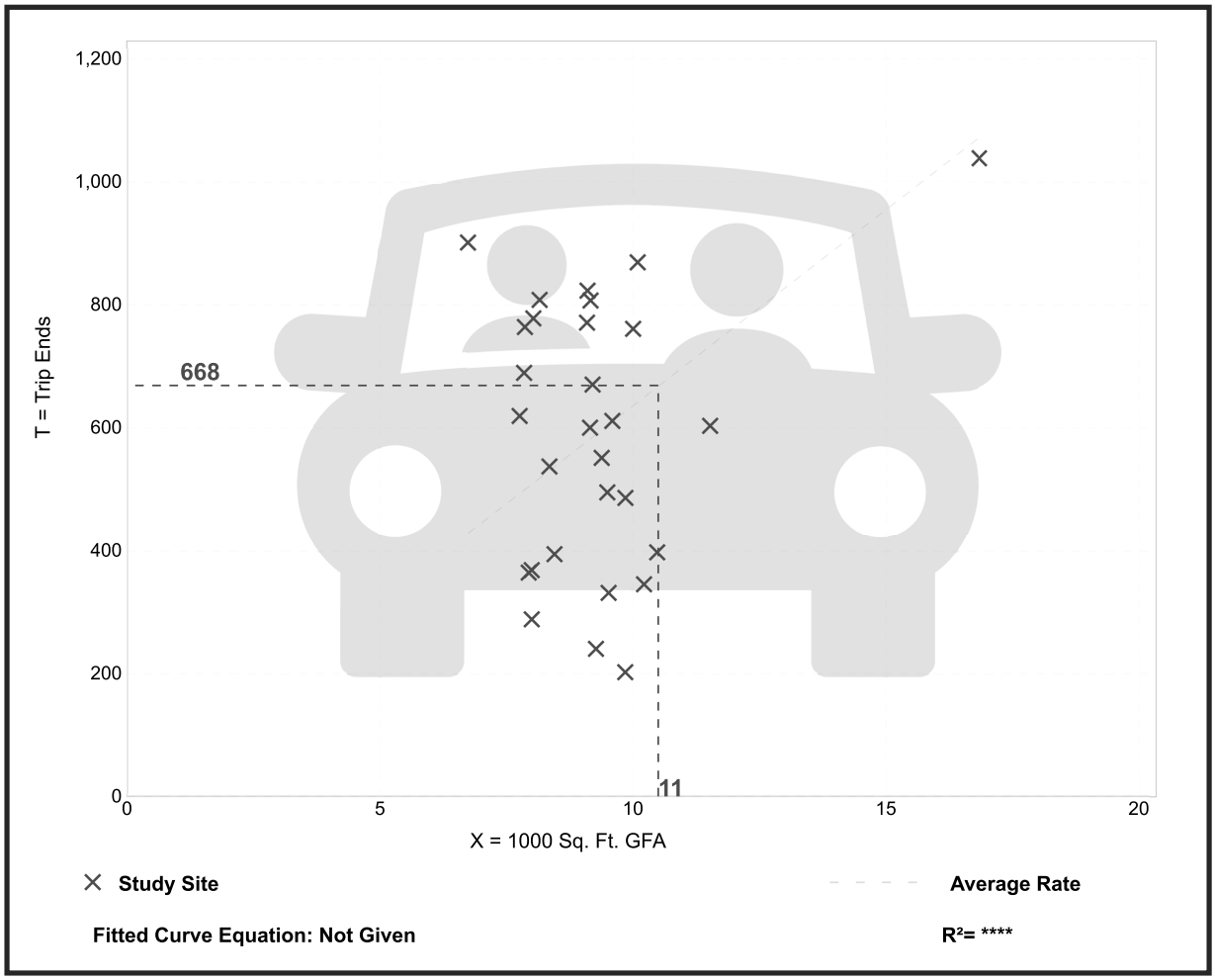
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.66	20.51 - 133.68	25.23

Data Plot and Equation



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Variety Store
(814)

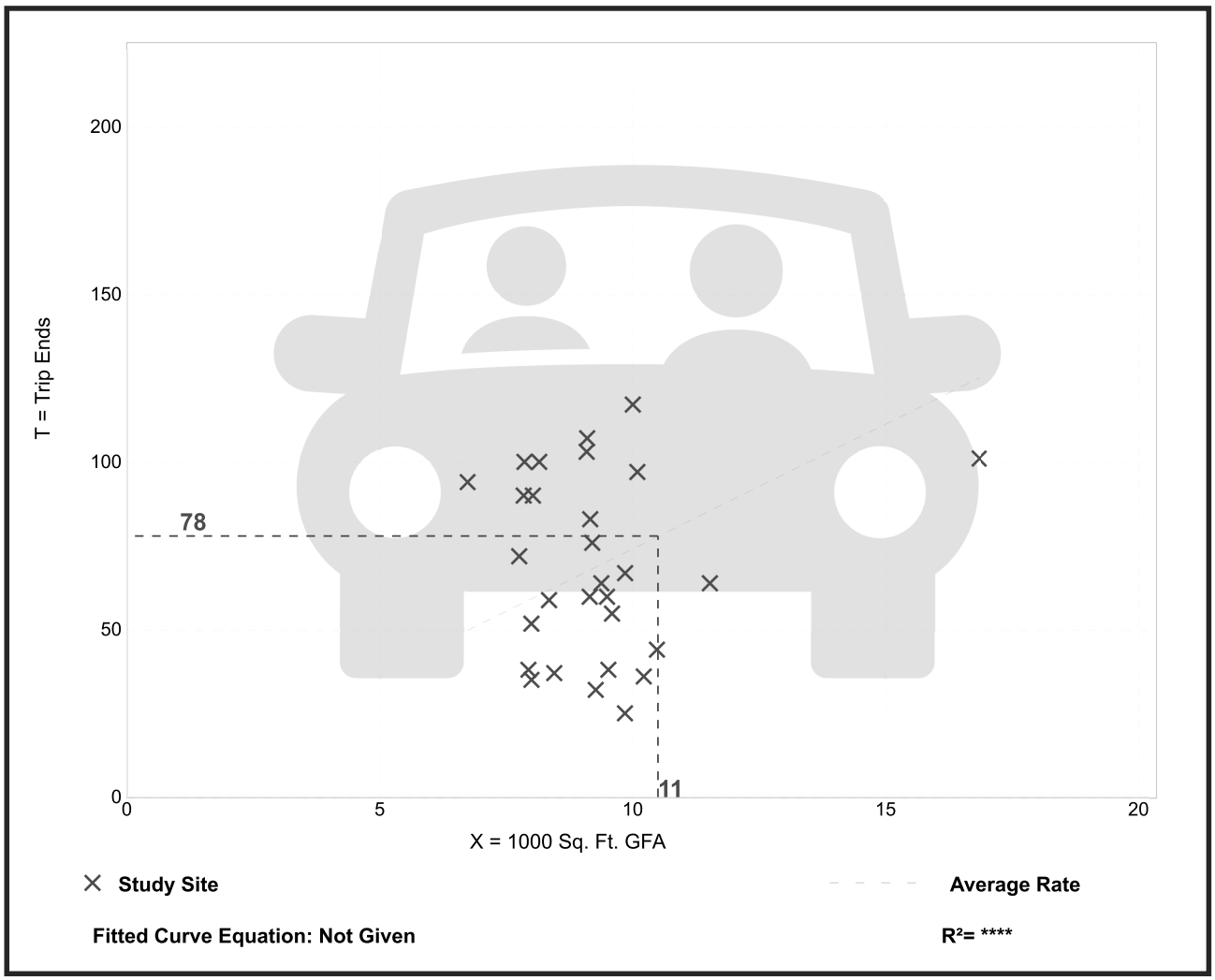
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 29
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.42	2.54 - 13.95	3.19

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

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THE HARBOR

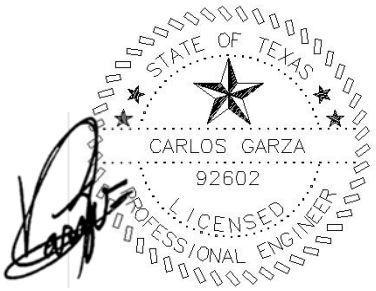
Site Location: southeast corner of the intersection of Mile 8 North Road and International Boulevard (FM 1015), in the City of Weslaco, County of Hidalgo, Texas.

Prepared By

ENGINEERING, LLC.

On: October 1, 2025, Revised December 08, 2025

PROJECT # 1281.007



12-08-2025

Carlos Garza, P.E., P.G., SIT, CAPM, CFM, CESSWI
carlos@aecengineering.net

Texas Registered Engineering Firm: F-9688
Texas Board of Professional Geoscientists # 50190
Texas Asbestos Consulting Agency # 100517

Physical Address:
1116 S. 10th Avenue,
Edinburg, Texas 78539
Phone: (956)380-6558
www.aecengineering.net

TABLE OF CONTENTS

I. Drainage Statement and Report with Hydraulic calculations

II. Project Location Map

III. Flood Insurance Rate Map (FIRM) and Legend

IV. USGS Map with Project Location

V. Soil Survey Resource Report

VI. Set of Plans.

SECTION I
Drainage Statement and Report with Hydraulic Calculations

ENGINEERING, LLC.

Drainage Statement for:
THE HARBOR
Southeast Corner of N. International Blvd. (FM 1015) & Mile 8 N. Road (E. Pike Blvd.)
In the City of Weslaco, County of Hidalgo, Texas
October 10, 2025, Revised December 08, 2025

Project Location and Description

The proposed subdivision, **THE HARBOR,** encompasses an area of 8.44 gross acres (7.16 acres net), more or less, situated in the City of Weslaco, County of Hidalgo, Texas, out of and forming a part or portion of Farm Tract 1030, "THE WEST ADAMS TRACTS SUBDIVISION", Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas. This subdivision is located at the southeast corner of the intersection of North International Boulevard (FM 1015), and Mile 8 N. Road (E. Pike Boulevard).

Floodplain (FEMA Information)

This tract of land is currently vacant and designated for future commercial and multifamily development. According to FEMA FIRM Panel 480334 0450 C, effective January 6, 2000, the site is located within Flood Zone X (no shading). Zone X is defined as areas determined to be outside 500-year floodplain.

Soils Information

According to the USDA NRCS Soils Survey of Hidalgo County, Texas, the soils in this site are labeled as 52 and 28, which are in Hydrologic Groups C and B, respectively. Group C Soils have a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission. Group B Soils have a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Drainage Pattern Determination

The topography in this site indicates that stormwater runoff flows generally in a northerly direction.

As per engineered calculations, this proposed 8.44-acre (7.16-acre net) development requires the detention of no less than 57,148 cubic feet (1.31 ac-ft) of stormwater, which will be discharged into an existing H.C.C.I.D. No. 9 drain ditch located approximately 725 feet south of this proposed development. Said drain ditch was re-excavated within an area that measures 610 feet by 77 feet dedicated to the city of Weslaco by The Coves subdivision (recorded in Instrument No. 3532464, H.C.M.R.). The re-excavation provided a stormwater detention capacity of 301,990 c.f.

The volume required for this subdivision was obtained using the weighed C values as noted on the attached calculations. The finished floor elevation for the proposed buildings has been established at elevation 68.85, which is approximately 1.6 feet above the top of curb elevation of N. International Boulevard (FM 1015). The required 57,148 cubic feet of stormwater runoff will be conveyed into said H.C.C.I.D. No. 9 drain ditch via three (3) - Type CC Grated Inlets, two (2) - 60"x60" Grated Inlets, and one (1) 60" diameter Storm Sewer Manhole. As well as RCP of different sizes (see approximate lengths below):

- 566 linear feet of 24"
- 338 linear feet of 30"
- 23 linear feet of 36"

The Stormwater System for this subdivision discharges into an existing 60-inch diameter storm sewer manhole, which was installed by "The Coves" to accommodate this development.

See below a concise overview of the detention information:

- H.C.C.I.D. No. 9 Drain Ditch re-excavation: 301,990 cubic feet.
- Stormwater detention required for The Coves: 92,381 cubic feet. The H.C.D.D. No. 1 approved the Drainage Report for The Coves on 8/22/22.
- Stormwater detention for The Harbor: 57,148 cubic feet.
- Stormwater surplus (after The Coves and The Harbor): 152,461 cubic feet.

The development known as "The Coves" and this proposed subdivision are under common ownership. The stormwater detention requirements for this subdivision have been addressed through the re-excavation of the H.C.C.I.D. No. 9 drain ditch. This facility was re-excavated, designed and sized to accommodate the cumulative runoff generated by both developments, ensuring compliance with hydrologic and hydraulic criteria.

Stormwater runoff from Commercial Lots 2 and 3 will be discharged into two existing curb inlets located on the east side of N. International Boulevard (FM 1015) via 8" PVC "bleeder" lines, as required by TxDOT. The Stormwater system in said N. International Boulevard (FM 1015) discharges into the same H.C.C.I.D. No. 9 drain ditch, which was re-excavated by The Coves (see Storm Drainage Areas plan).

Necessary Detention Quantification

As per the City of Weslaco, and Hidalgo County Drainage District No. 1 policies, the difference in volume between pre-development and post-development conditions, based on a 50-year storm event with a pre-development release rate as indicated below.

As per the attached Engineered Calculations, this subdivision requires no less than 57,148 c.f. of stormwater detention cumulatively for the 8.44-acre tract of land. See quantifications below:

Pre-Development Quantifications
Site is currently Unpaved (shallow concentrated flow)

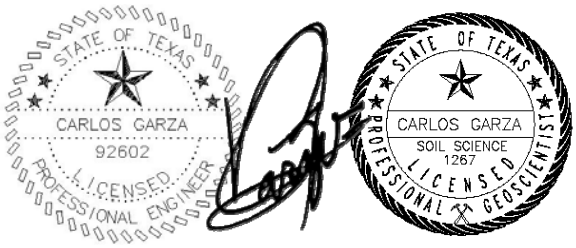
Q = 9.79 cfs
I = 4.61 in/hr
Tc = 34.43 min

Post Development Quantifications
Upon site development, this will be a 3-lot (2 commercial and 1 multifamily) subdivision.

Q = 30.46 cfs
I = 5.51 in/hr
Tc = 38.10 min

The pre-development flow rate averages 9.79 cfs while the post-development flow rate averages 30.46 cfs; creating an incremental average flow rate of 20.67 cfs. The incremental flow rate will be handled by storm sewer improvements as previously described. Site drainage and detention improvements for the proposed development will conform to current **Hidalgo County Drainage District No. 1** ordinances and/or policies and approved by the **City of Weslaco, and Hidalgo County** at the time of issuance of building permit.

The information provided on this Drainage Report is information prepared under the direction and supervision of Carlos Garza, P.E., P.G.



Prepared by: AEC Engineering, LLC

Authorized by: Carlos Garza, P.E., P.G.

Contact: 956-380-6558
carlos@aecenineering.net

AEC ENGINEERING, LLC.
DRAINAGE REPORT/STATEMENT

Version: 03-10-23

PROJECT NAME: The Harbor
PROJECT NUMBER: 1281.007
DATE: December 8, 2025
PREPARED BY: Jorge G. de Zenea
PHONE NUMBER: (956) 380-6558

COUNTY: Hidalgo
CITY: Weslaco
Number of Lots: 3
Analysis Method: Rational Method

I. Pre Development (Existing) Conditions

Existing Surface Conditons: Unpaved

Storm Frequency:	10-year	Intercept Coefficient "k":	0.491 ft/sec
Existing Area:	367,780.00 ft^2		
Existing Area:	8.44 ac	Ku=3.28 (constant)	
		Hydraulic Length (L):	815.00 ft
		Ruoff Velocity "v" :	0.39 ft/sec
Existing Slope :	0.06 %		
Time of Concentration:	34.43 min		
Rainfall Intensity	4.61 **in/hr**	**based on frequency of**	**10-year**
Type of Drainage Area:	Unpaved		
Runoff Coeff (c factor):	0.25		
Q peak existing condition:	9.79 cfs		

$$v = K_u k S_p^{0.5}$$

II. Post Development (Future) Conditions

Storm Frequency:	50-year		
Future development area:	367,780.00 ft^2		
Future development area:	8.44 ac		
Proposed Slope (s) :	2.00 %		
Time of Concentration:	38.10 min		
Rainfall Intensity (i)=	5.51 **in/hr**	**based on frequency of**	**50-year**
Type of Drainage Area:	Concrete		
Runoff Coeff (c factor):	0.65		
Q future conditon (ciA)=	30.46 cfs		

Time (min)	Time (sec)	I (in/hr)	Post Development Flow (Q) ft^3/sec	Post Development Volume (V) ft^3	Pre Development Flow (Q) ft^3/sec	Pre Development Volume (V) ft^3	Required Storage Volume ft^3
38.10	2,286.05	5.51	30.46	69,639	9.79	22,373	47,266
48.10	2,886.05	4.77	26.39	76,152	9.79	25,309	50,844
58.10	3,486.05	4.23	23.39	81,543	9.79	28,245	53,299
68.10	4,086.05	3.81	21.09	86,158	9.79	31,181	54,978
78.10	4,686.05	3.48	19.25	90,204	9.79	34,117	56,088
88.10	5,286.05	3.21	17.75	93,815	9.79	37,053	56,763
98.10	5,886.05	2.98	16.49	97,083	9.79	39,989	57,095
108.10	6,486.05	2.79	15.43	100,073	9.79	42,924	57,148
118.10	7,086.05	2.62	14.51	102,832	9.79	45,860	56,972
128.10	7,686.05	2.48	13.71	105,397	9.79	48,796	56,601
138.10	8,286.05	2.35	13.01	107,796	9.79	51,732	56,064
148.10	8,886.05	2.24	12.38	110,052	9.79	54,668	55,384
158.10	9,486.05	2.14	11.83	112,183	9.79	57,604	54,579
168.10	10,086.05	2.05	11.32	114,203	9.79	60,540	53,663
178.10	10,686.05	1.97	10.87	116,125	9.79	63,476	52,649

Storage Required: **57,148 ft^3**
w/ release rate of: **9.79 ft^3/sec**
Storage Required for Development: **1.31 Ac.Ft.**
Storage Required per Lot: **0.44 Ac.Ft.**



* Calculations based on Rational Method as presented in "Design Hydrology and Sedimentology for Small Catchments" by C.T. Hann, B.J. Barfield and J.C. Hayes (Academic Press, 1994)

PRE-DEVELOPMENT				POST-DEVELOPMENT			
Asphalt Areas				*Asphalt Areas*			
0.83	0.69 / 8.44	=	0.07	0.83	0.69 / 8.44	=	0.067831
Roof Areas				*Roof Areas*			
0.85	0.00 / 8.44	=	0	0.85	1.45 / 8.44	=	0.15
Green Areas				*Green Areas*			
0.20	7.75 / 8.44	=	0.18	0.20	2.39 / 8.44	=	0.06
Concrete Areas				*Concrete Areas*			
0.83	0.00 / 8.44	=	0.00	0.83	3.91 / 8.44	=	0.38
	TOTAL		*0.25*		**TOTAL**		*0.65*

Pre Development

Total Area	8.44	ac
Roof Areas	0	ac
Green Area	7.75	ac
Concrete Pavement	0	ac
Asphalt Pavement	0	ac

Post Development

Total Area	8.44	ac
Roof Areas	1.45	ac
Green Area	2.39	ac
Concrete Pavement	3.91	ac
Asphalt Pavement	0	ac

C values		
Asphalt		0.83
Roof Areas		0.85
Green		0.20
Concrete		0.83

Table 3.24 (pg 84-85 Design Hydrology and Sedimentology for Small Catchments)
Values of Runoff Coefficient (C) for Rational Formula
(Used in Q=ciA)

Land Use	C
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi units, detached	0.40 - 0.60
Munti units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.35
Railroad yard areas	0.20 - 0.40
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, avg., 2-7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, avg., 2-7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Agricultural land:	
Bare packed soil	
*Smooth	0.30 - 0.60
*Rough	0.20 - 0.50
Cultivated rows	
*Heavy soil, no crop	0.30 - 0.60
*Heavy soil, with crop	0.20 - 0.50
*Sandy soil, no crop	0.20 - 0.40
*Sandy soil, with crop	0.10 - 0.25
Pasture	
*Heavy soil	0.15 - 0.45
*Sandy soil	0.05 - 0.25
Woodlands	0.05 - 0.25
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Unimproved areas	0.10 - 0.30
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

	Development Area	Calculated c Factor
Enter the Pre-Development c factor:	Unpaved	0.25
Enter the Post-Development c factor:	Concrete	0.65

Pre-Development Conditions

Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.491	0.060	0.39	815.00	**34.43**
2	3.28	0.491	0.650	1.30	0.00	0.00
3	3.28	0.491	0.650	1.30	0.00	0.00
4	3.28	0.491	0.650	1.30	0.00	0.00
5	3.28	0.491	0.650	1.30	0.00	0.00
6	3.28	0.491	0.650	1.30	0.00	0.00
7	3.28	0.491	0.650	1.30	0.00	0.00
8	3.28	0.491	0.650	1.30	0.00	0.00
9	3.28	0.491	0.650	1.30	0.00	0.00
10	3.28	0.491	0.650	1.30	0.00	0.00
Total Results					**815.00**	**34.43**

$$v = K_u k S_p^{0.5}$$

$$t_c = \frac{L}{v}$$

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

Post-Development Conditions

Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.457	2.000	2.12	15.00	**0.12**
2	3.28	0.619	0.250	1.02	85.00	**1.40**
3	3.28	0.619	0.174	0.85	283.00	**5.57**
4	3.28	0.619	0.129	0.73	338.00	**7.73**
5	3.28	0.619	0.447	1.36	22.00	**0.27**
The Harbor					**743.00**	**15.08**
1	3.28	0.619	0.101	0.65	115.50	**2.98**
2	3.28	0.619	0.101	0.65	134.00	**3.46**
3	3.28	0.619	0.101	0.65	246.00	**6.35**
4	3.28	0.619	0.101	0.65	246.00	**6.35**
5	3.28	0.619	0.082	0.58	135.00	**3.87**
The Coves					**876.50**	**23.02**
Total Results					**1,619.50**	**38.10**

The total Time of Concentration considered for these calculations is 15.08 minutes, representing the duration required for runoff to travel from the most distant point in the drainage area to the discharge point at the existing storm sewer manhole.

Drainage Areas Q (c.f.s.) and Pipe Diameter Required

Drainage Area #	Area (Acres)	Runoff Coef (c factor)	Rainfall Int	Q (c.f.s.)	Pipe Dia. (d) in inches
		The Harbor			
1	1.24				
1 into 2	1.24	0.65	5.51	4.47	17.59
2	1.13				
1-2 into 4	2.37	0.65	5.51	8.55	23.72
3	1.08				
3 into 4	1.08	0.65	5.51	3.90	16.70
1-3 into 4	3.45	0.65	5.51	12.45	27.30
4	0.98				
1-4 into Exist MH	4.43	0.65	5.51	15.98	29.99
		The Coves			
1	1.72				
1 into 2	1.72	0.50	6.10	5.25	18.67
2	1.72				
1-2 plus The Harbor into 3	7.87	0.50	6.10	24.00	33.02
3	1.72				
1-3 plus The Harbor into 4	9.59	0.50	6.10	29.25	35.56
4	1.72				
1-4 plus The Harbor into 5	11.31	0.50	6.10	34.50	37.83
5	1.53				
1-5 plus The Harbor into exist. drain ditch	12.84	0.50	6.10	39.16	41.96

Formula: $$d = \left[\frac{3.208 \cdot (n/K_n) \cdot Q_p}{(S_o^{0.5})}\right]^{\frac{3}{8}}$$

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Pre Development

1. Select your county. 2. Enter the time of concentration

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Hidalgo	b	74	80	87	98	99	103
Hill	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Hockley	Intensity (in/hr)*	3.19	3.98	4.61	5.33	5.85	6.26
Hood							
Hopkins	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Houston	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
Howard	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	80.93	100.99	117.11	135.44	148.68	158.96

* for time of Concentration = **34.43** mins

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Post Development

1. Select your county. 2. Enter the time of concentration

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Hidalgo	b	74	80	87	98	99	103
Hill	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Hockley	Intensity (in/hr)*	2.98	3.73	4.33	5.01	5.51	5.90
Hood							
Hopkins	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Houston	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
Howard	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	75.72	94.71	109.98	127.27	139.96	149.82

* for time of Concentration = **38.10** mins

Pre-Development Conditions

Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.491	0.1000	0.51	1,203.00	**39.37**
Total Results					**1,203.00**	**39.37**

$$v = K_u k S_p^{0.5}$$

$$t_c = \frac{L}{v}$$

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

Post-Development Conditions

Name of Segment	Ku constant	Intercept coeff k	Avg Slope %	Velocity fps	Segment Length ft	Tc min
1	3.28	0.491	0.500	1.14	65.00	**0.95**
2	3.28	0.491	0.500	1.14	183.00	2.68
3	3.28	0.619	1.000	2.03	143.50	1.18
4	3.28	0.619	0.174	0.85	246.00	4.84
5	3.28	0.619	0.129	0.73	246.00	5.62
6	3.28	0.619	0.101	0.65	246.00	6.35
7	3.28	0.619	0.101	0.65	123.00	3.18
8	3.28	0.619	0.101	0.65	123.00	3.18
9	3.28	0.619	0.069	0.53	130.80	4.09
Total Results					**391.50**	**32.07**

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Pre Development

1. Select your county. 2. Enter the time of concentration

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Harrison	b	74	80	87	98	99	103
Hartley	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Haskell	Intensity (in/hr)*	2.92	3.65	4.24	4.91	5.40	5.78
Hays							
Hemphill	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Henderson	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
Hidalgo	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	74.09	92.74	107.74	124.70	137.21	146.94

* for time of Concentration = **39.37** mins

Hidalgo

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties- Post Development

1. Select your county. 2. Enter the time of concentration

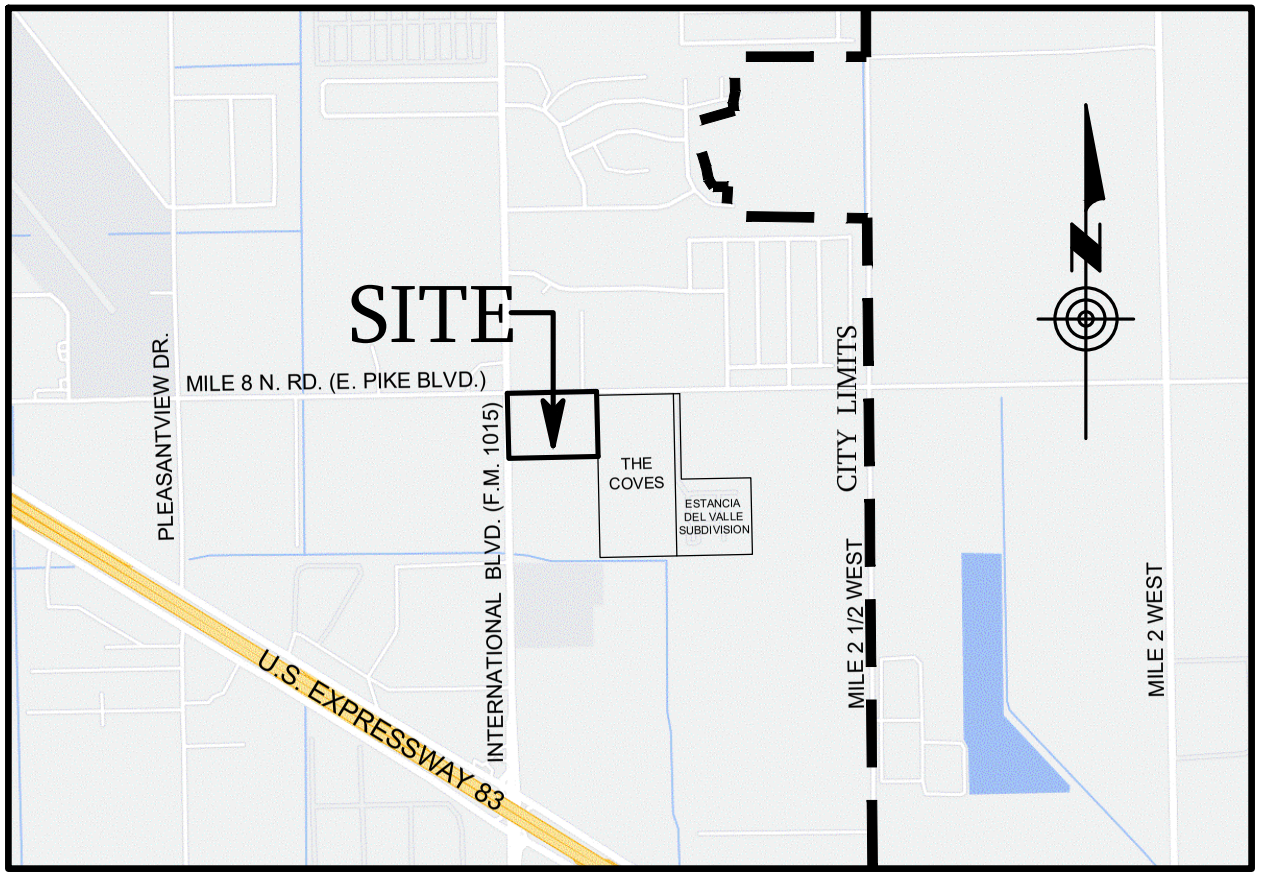
County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Cameron	b	74	80	87	98	99	103
Camp	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Carson	Intensity (in/hr)*	3.34	4.16	4.81	5.57	6.10	6.52
Cass							
Castro	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Chambers	e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
Cherokee	b	1880	2032	2210	2489	2515	2616
	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
	Intensity (mm/hr)*	84.73	105.56	122.30	141.39	155.02	165.59

* for time of Concentration = **32.07** mins

SECTION II

Project Location Map

LOCATION MAP N.T.S.

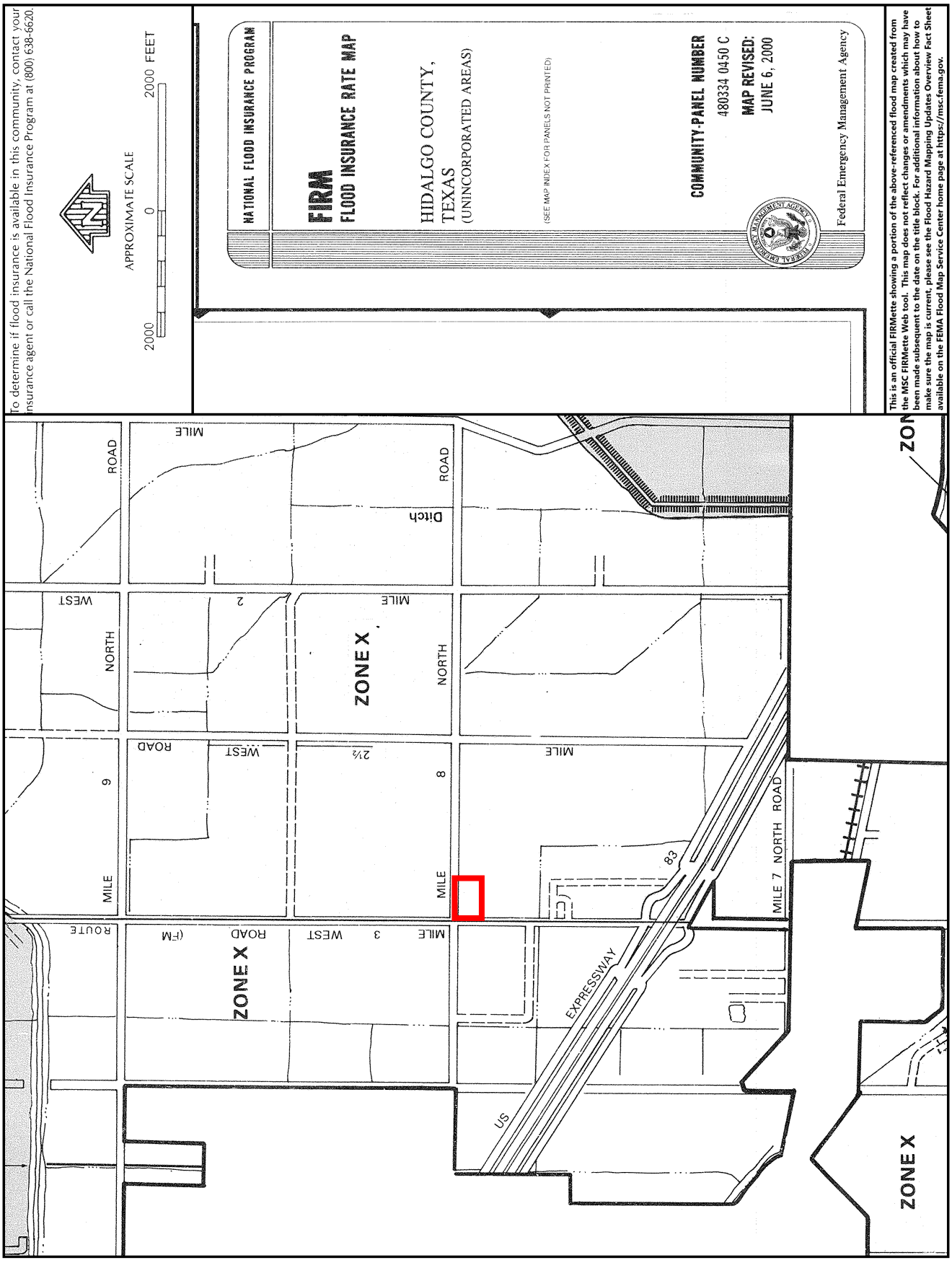


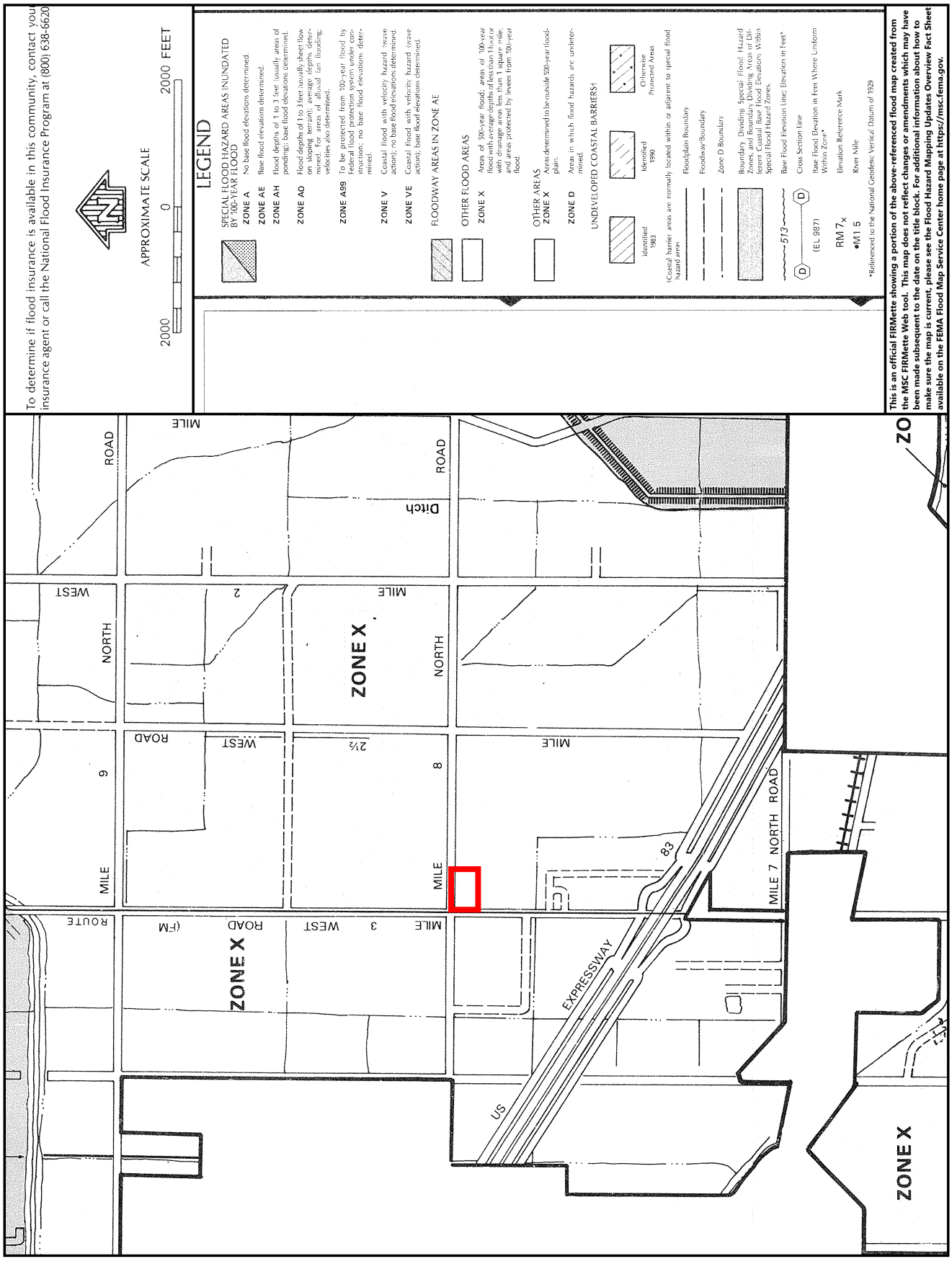
THE HARBOR

BEING A RESUBDIVISION OF 8.44 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SECTION III

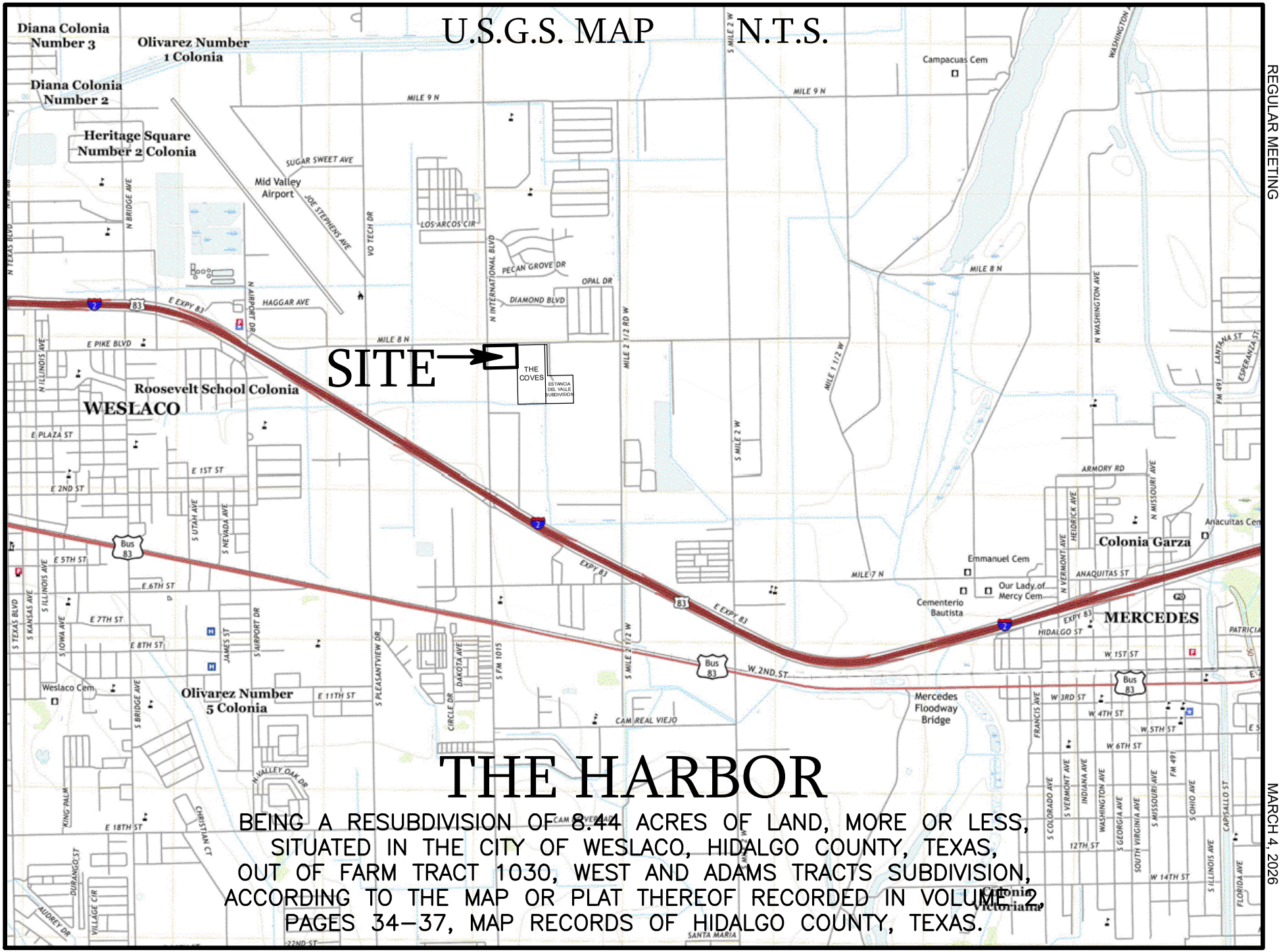
Flood Plain Information


NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000
Federal Emergency Management Agency
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.
APPROXIMATE SCALE
2000 0 2000 FEET
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.
ZONE X
ZONE X
ZONE X
MILE 7 NORTH ROAD
EXPRESSWAY
US
83
MILE
8
2½
WEST
ROAD
MILE
9
NORTH
MILE
ZONE X
NORTH
MILE
2
WEST
ROAD
MILE
Ditch
ROAD
MILE
3
WEST
ROAD
(FM)
ROUTE


To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.
APPROXIMATE SCALE
2000 0 2000 FEET
LEGEND
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
ZONE A No base flood elevations determined.
ZONE AE Base flood elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.
ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.
FLOODWAY AREAS IN ZONE AE
OTHER FLOOD AREAS
ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
OTHER AREAS
ZONE X Areas determined to be outside 500-year floodplain.
ZONE D Areas in which flood hazards are undetermined.
UNDEVELOPED COASTAL BARRIERS
Identified 1983
Identified 1990
Otherwise Protected Areas
(Coastal barrier areas are normally located within or adjacent to special flood hazard areas)
Floodplain Boundary
Floodway Boundary
Zone D Boundary
Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
513
D
(EL 987)
Base Flood Elevation Line; Elevation in Feet*
Cross Section Line
Base Flood Elevation in Feet Where Uniform Within Zone*
RM7x
Elevation Reference Mark
•M15
River Mile
*Referenced to the National Geodetic Vertical Datum of 1929
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.
ZONE X
ZONE X
ZONE X
ZONE X
MILE 7 NORTH ROAD
EXPRESSWAY
83
US
MILE
ROAD
WEST
NORTH
Ditch
ROUTE
(FM)
MILE 3
MILE 2
MILE 8
MILE 9
2½

SECTION IV
USGS Map with Project Location

U.S.G.S. MAP N.T.S.



THE HARBOR

BEING A RESUBDIVISION OF 8.44 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SECTION V
Soil Survey Resource Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Hidalgo County, Texas

The Harbor



October 1, 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.

Contents

Preface..... 2
Soil Map..... 5
Soil Map.....6
Legend.....7
Map Unit Legend..... 8
Map Unit Descriptions..... 8
Hidalgo County, Texas..... 10
28—Hidalgo sandy clay loam, 0 to 1 percent slopes..... 10
52—Raymondville clay loam, 0 to 1 percent slopes.....11
References.....13

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



Map Scale: 1:1,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 24, Sep 4, 2025

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

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

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

Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	5.3	70.0%
52	Raymondville clay loam, 0 to 1 percent slopes	2.3	30.0%
Totals for Area of Interest		**7.6**	**100.0%**

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

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

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

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

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

Ap - 0 to 17 inches: 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

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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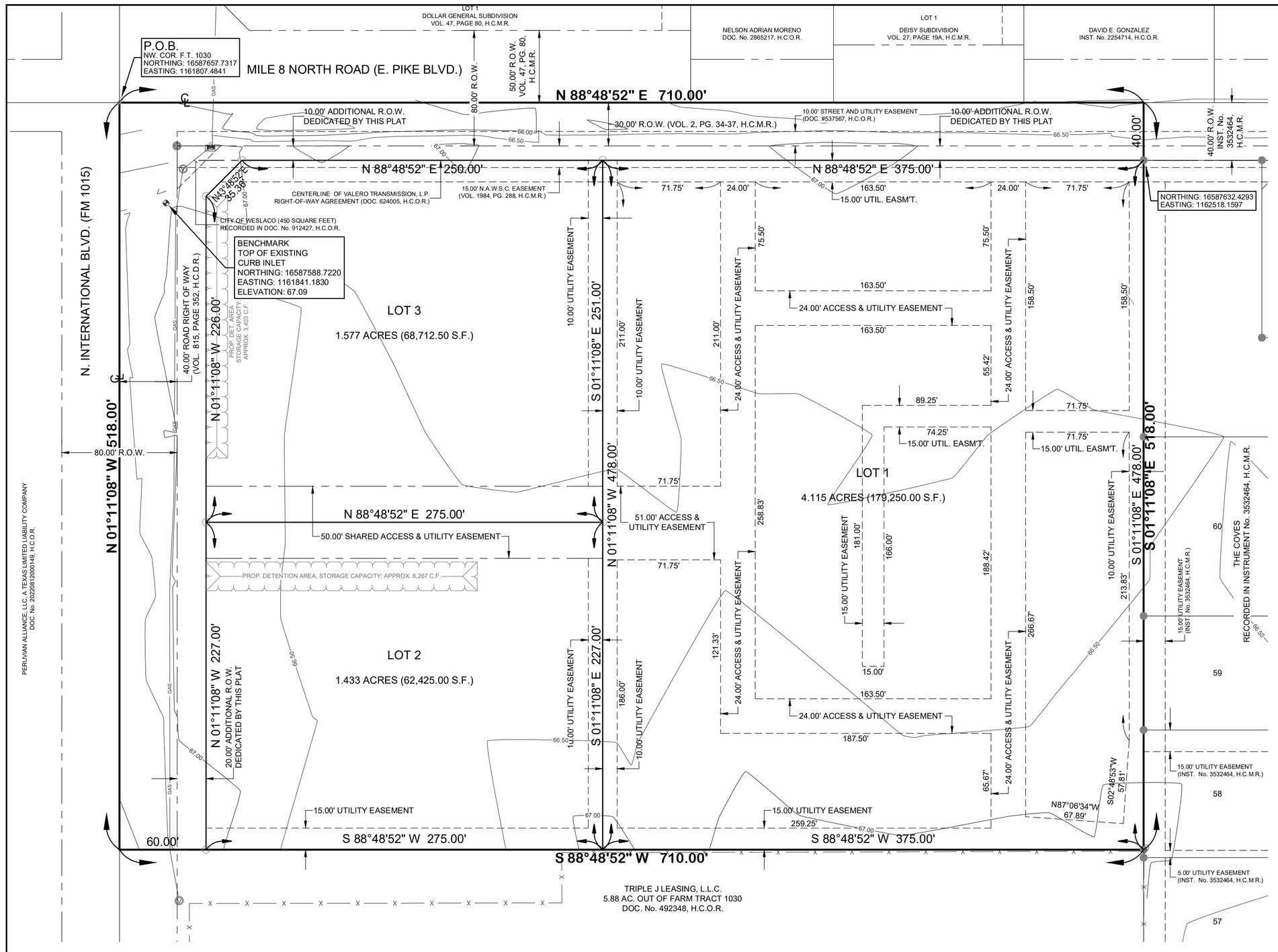
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SECTION VI
Set of Plans





LEGEND

FOUND No. 4 REBAR	P.O.B. - POINT OF BEGINNING
FOUND PK NAIL	H.C.D.R. - HIDALGO COUNTY DEED RECORDS
FOUND "X" CUT ON CONCRETE	H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
BENCHMARK (AS INDICATED ON THIS PLAT)	H.C.M.R. - HIDALGO COUNTY MAP RECORDS
SET No. 4 REBAR	
EXISTING CHAIN LINK FENCE	
EXISTING UNDERGROUND GAS LINE	
EXISTING GAS VENT	
EXISTING GAS VALVE	
EXISTING GAS MARKER	

METES AND BOUNDS DESCRIPTION

A 8.44-ACRE (367,780.00 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 1030, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; THIS TRACT OF LAND BEING ALSO OUT OF A 20.75-ACRE TRACT OF LAND CONVEYED TO RANCHO BRITO, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, BY INTERNATIONAL BANK, A NATIONAL BANKING CORPORATION, ACCORDING TO A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2627875, HIDALGO COUNTY, OFFICIAL RECORDS; SAID 8.44-ACRE (367,780.00 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND AT THE INTERSECTION OF NORTH INTERNATIONAL BOULEVARD (F.M. 1015) AND MILE 8 NORTH ROAD (EAST PIKE BOULEVARD), FOR THE NORTHWEST CORNER OF SAID FARM TRACT 1030, AND THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, N 88°48'52" E, ALONG THE NORTH LINE OF SAID FARM TRACT 1030, A DISTANCE OF 710.00 FEET TO A PK NAIL SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

2) THENCE, S 01°11'08" E, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID FARM TRACT 1030, AT A DISTANCE OF 30.00 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 8 NORTH ROAD (EAST PIKE BOULEVARD), AT A DISTANCE OF 40.00 FEET PASS A No. 4 REBAR FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 8 NORTH ROAD (EAST PIKE BOULEVARD), AS RECORDED IN INSTRUMENT No. 3532464, H.C.M.R., AND CONTINUING A TOTAL DISTANCE OF 518.00 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

3) THENCE, S 88°48'52" W, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 1030, AT A DISTANCE OF 670.00 FEET PASS THE EAST RIGHT-OF-WAY LINE OF SAID NORTH INTERNATIONAL BOULEVARD (F.M. 1015), AND CONTINUING A TOTAL DISTANCE OF 710.00 FEET TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

4) THENCE N 01°11'08" W, ALONG THE WEST LINE OF SAID FARM TRACT 1030, BEING WITHIN THE RIGHT-OF-WAY OF SAID NORTH INTERNATIONAL BOULEVARD (F.M. 1015), A DISTANCE OF 518.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.44 ACRES (367,780.00 SQUARE FEET) OF LAND, MORE OR LESS, OF WHICH 0.47 OF ONE ACRE (20,720.00 SQUARE FEET) LIES IN NORTH INTERNATIONAL BOULEVARD (F.M. 1015) RIGHT-OF-WAY, AND 0.47 OF ONE ACRE (20,550.00 SQUARE FEET) LIES IN MILE 8 NORTH ROAD RIGHT-OF-WAY, LEAVING A NET ACREAGE OF 7.50 (326,510.00 SQUARE FEET), MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
CARLOS GARZA
92602
REGISTERED
PROFESSIONAL
ENGINEER

LICENSED PROFESSIONAL ENGINEER DATE
No. 92602 STATE OF TEXAS

CARLOS GARZA, P.E. – AEC ENGINEERING, L.L.C.
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-6558 FAX: 956-380-6110
NO. 92602 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

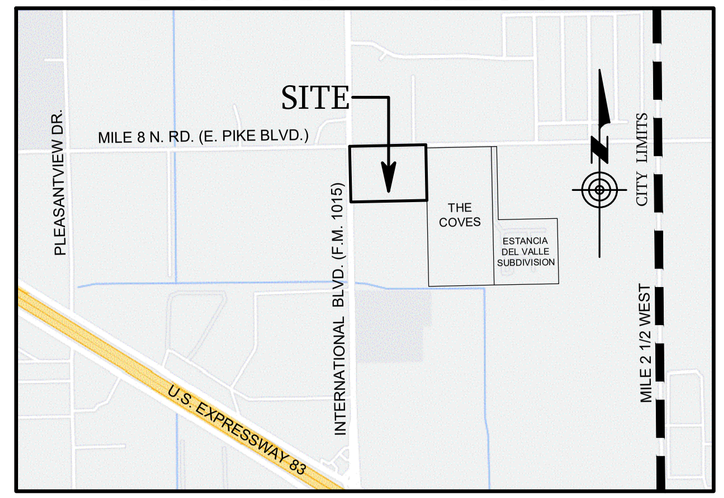
REGISTERED PROFESSIONAL SURVEYOR DATE

JOSE MARIO GONZALEZ R.P.L.S.

TEL: (956) 380-5154
NO. 5571 STATE OF TEXAS

STATE OF TEXAS
JOSE MARIO GONZALEZ
5571
REGISTERED
PROFESSIONAL
LAND SURVEYOR

LOCATION MAP SCALE: 1"=1000'



PLAT NOTES AND RESTRICTIONS

1. FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING). ZONE "X" (NO SHADING) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0450 C, MAP REVISED: JUNE 6, 2000.
2. LOT 1 SHALL BE FOR MULTIFAMILY USE ONLY.
3. LOTS 2 AND 3 SHALL BE FOR COMMERCIAL USE ONLY.
4. MINIMUM BUILDING SETBACKS LINES SHALL BE AS FOLLOWS:
   MULTIFAMILY (LOT 1):
   FRONT: 20 FEET OR GREATER FOR EASEMENT
   REAR: 15 FEET OR GREATER FOR EASEMENT
   SIDE: 5 FEET OR GREATER FOR EASEMENT

   COMMERCIAL (LOTS 2 & 3):
   AS PER THE CITY OF WESLACO'S ZONING ORDINANCE.
5. MINIMUM FINISHED FLOOR ELEVATION FOR ALL BUILDINGS SHALL BE ESTABLISHED AT ELEVATION 68.85, SAID ELEVATION IS 18" ABOVE TOP OF CURB OR CENTERLINE OF N. INTERNATIONAL BLVD. (F.M. 1015) MEASURED FROM THE CENTERLINE OF THIS SUBDIVISION.
6. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: TOP OF LID OF EXISTING CURB INLET LOCATED ON THE EAST SIDE OF N. INTERNATIONAL BOULEVARD (F.M. 1015) AS INDICATED HEREIN.
   NORTHING: 16587588.7220
   EASTING: 1161841.1830
   ELEVATION: 67.09
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **57,148 CUBIC FEET (1.31 ACRE-FEET)** OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE, IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN WHAT HAS BEEN STATED DUE TO THE IMPERVIOUS AREA BEING GREATER THAN WHAT THE ENGINEER CONSIDERED FOR HIS CALCULATIONS FOR THIS SUBDIVISION.
   DETENTION PER LOT SHALL BE AS FOLLOWS:
   LOT 1 REQ. DET: 27,663 CUBIC FEET (0.64 AC-FT). DET. PROVIDED: 54,797 C.F. (1.26 AC-FT)
   LOT 2 REQ. DET: 9,703 CUBIC FEET (0.22 AC-FT). DET. PROVIDED: 20,1083 C.F. (0.46 AC-FT)
   LOT 3 REQ. DET: 10,678 CUBIC FEET (0.25 AC-FT). DET. PROVIDED: 24,728 C.F. (0.57 AC-FT)
   THE TOTAL STORMWATER DETENTION REQUIRED FOR THIS SUBDIVISION HAS BEEN PROVIDED IN A H.C.C.I.D. No. 9 DRAIN DITCH LOCATED APPROXIMATELY 725 FEET SOUTH OF THIS PROPOSED DEVELOPMENT. THE DEVELOPMENT KNOWN AS "THE COVES" AND THIS PROPOSED SUBDIVISION ARE UNDER COMMON OWNERSHIP. THE STORMWATER DETENTION REQUIREMENTS FOR THIS SUBDIVISION HAVE BEEN ADDRESSED THROUGH THE RE-EXCAVATION OF THE H.C.C.I.D. No. 9 DRAIN DITCH. THIS FACILITY WAS RE-EXCAVATED, DESIGNED AND SIZED TO ACCOMMODATE THE CUMULATIVE RUNOFF GENERATED BY BOTH DEVELOPMENTS, ENSURING COMPLIANCE WITH HYDROLOGIC AND HYDRAULIC CRITERIA. THE RE-EXCAVATION GENERATED A STORMWATER DETENTION CAPACITY OF 301,990 C.F., AS INDICATED ON DRAINAGE REPORT FOR "THE COVES", APPROVED BY THE H.C.D.D. No. 1 ON 8/22/22. (SEE THE DRAINAGE REPORT FOR THIS SUBDIVISION).
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
10. A 5-FOOT WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG N. INTERNATIONAL BOULEVARD (F.M. 1015) AND MILE 8 NORTH ROAD (PIKE BOULEVARD). SIDEWALK TO BE CONSTRUCTED AS PER SUBDIVISION PLAT APPROVAL STAGE
11. A 5-FOOT WIDE CONCRETE SIDEWALK REQUIRED ALONG ALL INTERIOR STREETS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH A.D.A. STANDARDS WHERE APPLICABLE. ON CORNER LOTS, THE OWNER(S) SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
12. No. 4 REBARS SET ON ALL LOT CORNERS IN THIS SUBDIVISION.
13. LOT 1: ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY AND REPAIR.
14. AFTER THE RECORDATION OF THE PLAT'S CONDITIONS, COVENANTS AND RESTRICTIONS (CCRs) TO THUS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILLED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHERE AFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
15. LOT 1: THE HOMEOWNERS' ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE CITY OF WESLACO, TEXAS, HARMLESS AND INDEMNIFY SAID CITY FROM ANY AND ALL LIABILITY AND ALLEGED CLAIMS RELATING TO SAID PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, ACCOMPANYING STORM DRAINAGE, PRIVATE SIDEWALKS, PRIVATE STREET LIGHTING, AND ANY OTHER PRIVATE IMPROVEMENT IN THE PRIVATE STREET AREA.

PLAT NOTES AND RESTRICTIONS (CONT.)

16. LOT 1: THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO, TEXAS, AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
17. STREETLIGHTS MUST BE LOCATED EVERY 300 FEET.
18. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE BOUNDARIES OF THIS SUBDIVISION, AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR H.O.A.
19. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
20. NO DIRECT ACCESS TO N. INTERNATIONAL BOULEVARD (FM 1015) FOR LOTS 2 AND 3.
21. THE 275.00' X 50.00' SHARED ACCESS EASEMENT BETWEEN LOTS 2 AND 3 IS FOR THE MUTUAL BENEFIT OF LOTS 1, 2 AND 3 AND IS APPURTENANT TO LOTS 1, 2 AND 3, AND "RUNS WITH THE LAND" IN FAVOR OF EACH LOT. MAINTENANCE OF THE EASEMENT IS TO BE SHARED EQUALLY AMONG THE THREE LOT OWNERS. IT IS RECOMMENDED THAT EACH OWNER'S LIABILITY INSURANCE BE EXTENDED TO COVER THE EASEMENT AREA.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION CERTIFICATION AND ATTESTATION

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "THE HARBOR" DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO, TX, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS, AS WELL AS EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLCAO, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS AND/OR ACCESSES, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS, NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS; AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT'S ENTITY FOR GOVERNMENTAL PURPOSES; AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF WESLACO

RANCHO BRITO
MIGUEL BRITO
2015 N. SHARY ROAD, SUITE 2
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC DATE

ROEL HERNANDEZ
NOTARY PUBLIC
STATE OF TEXAS
ID 133333363
EXP. 10-27-2029

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "THE HARBOR" WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

ON _____ 20 _____

MAYOR OF THE CITY OF WESLACO DATE

ATTEST: _____
SECRETARY OF THE CITY OF WESLACO DATE

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "THE HARBOR" WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO

ON _____ 20 _____

P&Z CHAIRMAN OF THE CITY OF WESLACO DATE

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

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

GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT No. 9

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

DATED THIS _____ DAY OF _____ 20_____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHTS-OF-WAY AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.C.I.D. No. 9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.C.I.D. No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.

4. H.C.C.I.D. No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

5. H.C.C.I.D. No. 9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

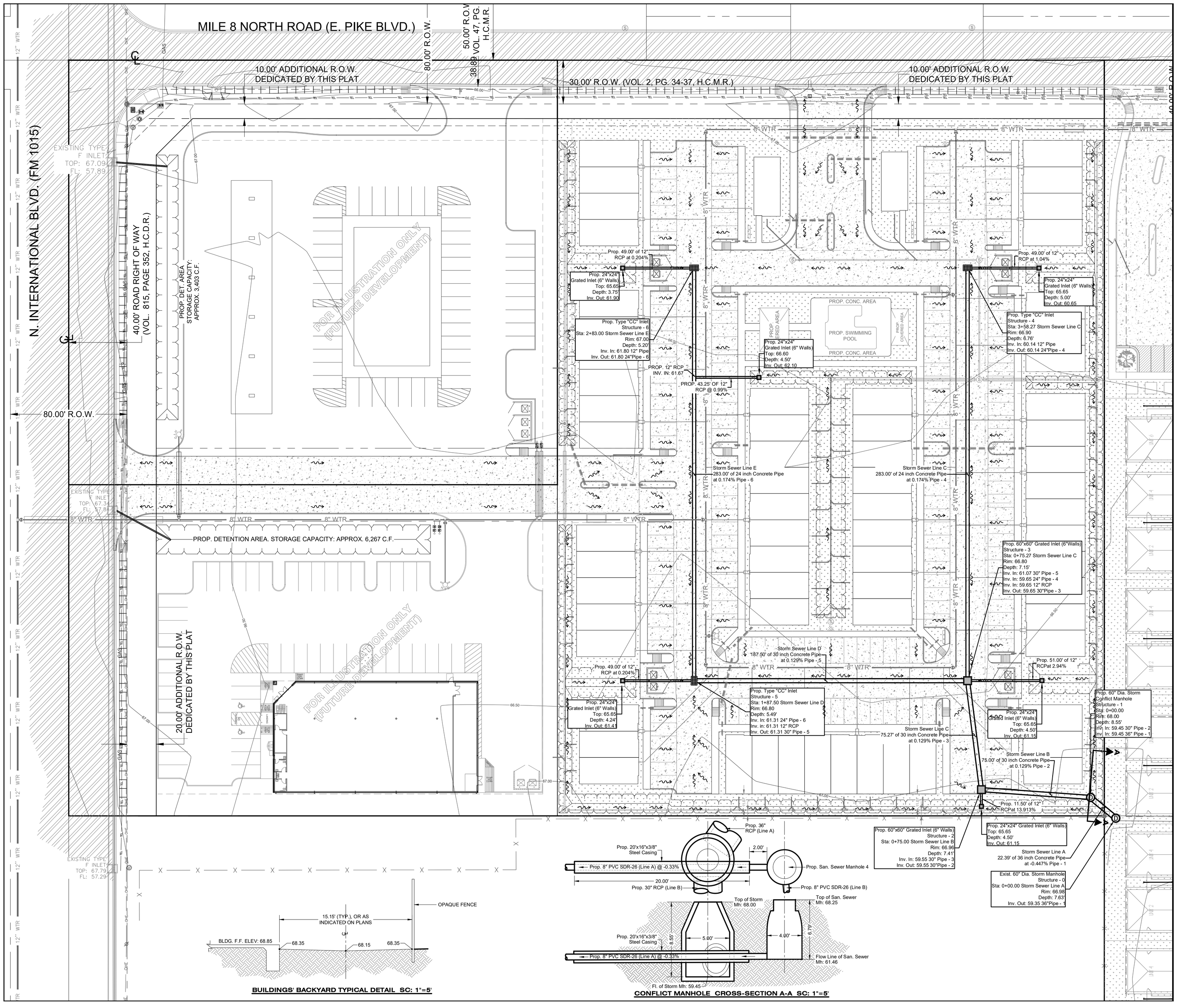
AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

THE HARBOR

BEING A RESUBDIVISION OF 8.44 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, OUT OF FARM TRACT 1030, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

JOB # 1281.007 Date: January 12, 2026
Drawn by: J.d'Z.

PRINCIPAL CONTACTS:			
CITY:	WESLACO	255 KANSAS AVE., WESLACO, TX 78596	PHONE: (956) 968-3181
OWNER:	MIGUEL BRITO	2015 N. SHARY RD., SUITE 2, MISSION, TX 78572	PHONE: (956) 540-5557
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558, FAX: (956) 380-6110
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 380-5154, FAX: (956) 380-5156



BUILDINGS' BACKYARD TYPICAL DETAIL SC: 1"=5'

CONFLICT MANHOLE CROSS-SECTION A-A SC: 1"=5'

PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot

GRAPHIC SCALE

0 30 45 60 90

1 inch = 30 ft.

CALL BEFORE YOU DIG!

Texas811 Know what's below. Call before you dig.

PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION 811

THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

STORMWATER DETENTION PROVIDED BY LOT 1 (MULTIFAMILY) :

PIPE

- 12" RCP: 163 CUBIC FEET
- 24" RCP: 1,778 CUBIC FEET
- 30" RCP: 1,657 CUBIC FEET
- 36" RCP: 158 CUBIC FEET
- TOTAL: 3,756 CUBIC FEET

STRUCTURES (INLETS AND MANHOLE)

- 60" DIA. MANHOLE (STRUCTURE 1): 168 CUBIC FEET
- 60'x60" GRATED INLET (STRUCTURE 2): 185 CUBIC FEET
- 60'x60" GRATED INLET (STRUCTURE 3): 179 CUBIC FEET
- 60'x36" GRATED INLET (STRUCTURE 4): 101 CUBIC FEET
- 60'x36" GRATED INLET (STRUCTURE 5): 82 CUBIC FEET
- 60'x36" GRATED INLET (STRUCTURE 6): 78 CUBIC FEET
- 24'x24" INLET (INTO STRUCTURE 2): 18 CUBIC FEET
- 24'x24" INLET (INTO STRUCTURE 3): 18 CUBIC FEET
- 24'x24" INLET (INTO STRUCTURE 4): 20 CUBIC FEET
- 24'x24" INLET (INTO STRUCTURE 5): 17 CUBIC FEET
- 24'x24" INLET (INTO STRUCTURE 6): 15 CUBIC FEET
- TOTAL: 881 CUBIC FEET

DETENTION AREAS (ADJACENT TO BUILDINGS AND BEHIND DUMPSTER AREAS)

- WEST, EAST, SOUTH AND MID AREAS: 11,604 CUBIC FEET

OVERALL PAVED CONCRETE AREAS, INCLUDING SHARED ACCESS: 38, 556 CUBIC FEET

GRAND TOTAL: 54,797 CUBIC FEET

MAP LEGEND

- FOUND No. 4 REBAR
- FOUND "X" CUT ON CONCRETE
- SET No. 4 REBAR
- FOUND PK NAIL
- BENCHMARK (AS INDICATED ON THIS PLAN)
- EXIST. POWER POLE
- OHE — OHE — EXIST. OVERHEAD POWER LINE
- EXIST. TRAFFIC LIGHT POLE
- EXIST. TRAFFIC CONTROL BOX
- EXIST. AEP & MVEC CONTROL BOXES
- EXISTING UNDERGROUND CABLE MARKER
- TEL — TEL — EXISTING COMMUNICATIONS LINE (UNDERGROUND)
- EXIST. SIGN
- EXIST. GAS VENT
- EXIST. GAS VALVE
- EXIST. GAS MARKER
- GAS — EXISTING UNDERGROUND GAS LINE
- X — X — X — EXIST. CHAIN LINK FENCE
- 8" WTR — EXISTING 8" WATER LINE (CITY OF WESLACO)
- 12" WTR — EXISTING 12" WATER LINE (CITY OF WESLACO)
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- 8"SS — 8"SS — EXISTING 8" SANITARY SEWER LINE
- PROPOSED FENCE
- PROP. CONDUITS (3–1" & 1–4") TYP. AS SHOWN
- EXISTING ASPHALT PAVED AREAS
- PROPOSED CONCRETE PAVED AREAS
- PROPOSED GREEN AREAS

SHEET DESIGNATION:

OVERALL PAVING AND STORM DRAINAGE LAYOUT

SHEET NUMBER:

C13 of 24

AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS — CARLOS GARZA 92602 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 01-12-2026

FOR PERMITTING

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION	
Job Type	CIVIL
Job No.	1281.007
Prep. Date	JANUARY 12, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015.).

CITY: **WESLACO**

STATE: **TEXAS**

COUNTY: **HIDALGO**

PLANNING AND ZONING REGULAR MEETING

PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot

GRAPHIC SCALE
0 60 90 120 180
1 inch = 60 ft.

CALL BEFORE YOU DIG!

TEXAS811 Know what's below. Call before you dig.

PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION ***811***

THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS CARLOS GARZA 92602 LICENSED PROFESSIONAL ENGINEER

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 12-08-2025

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BY	DESCRIPTION	DATE	REV

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1281.007
Prep. Date	DECEMBER 08, 2025
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015.).

CITY **WESLACO**

STATE **TEXAS**

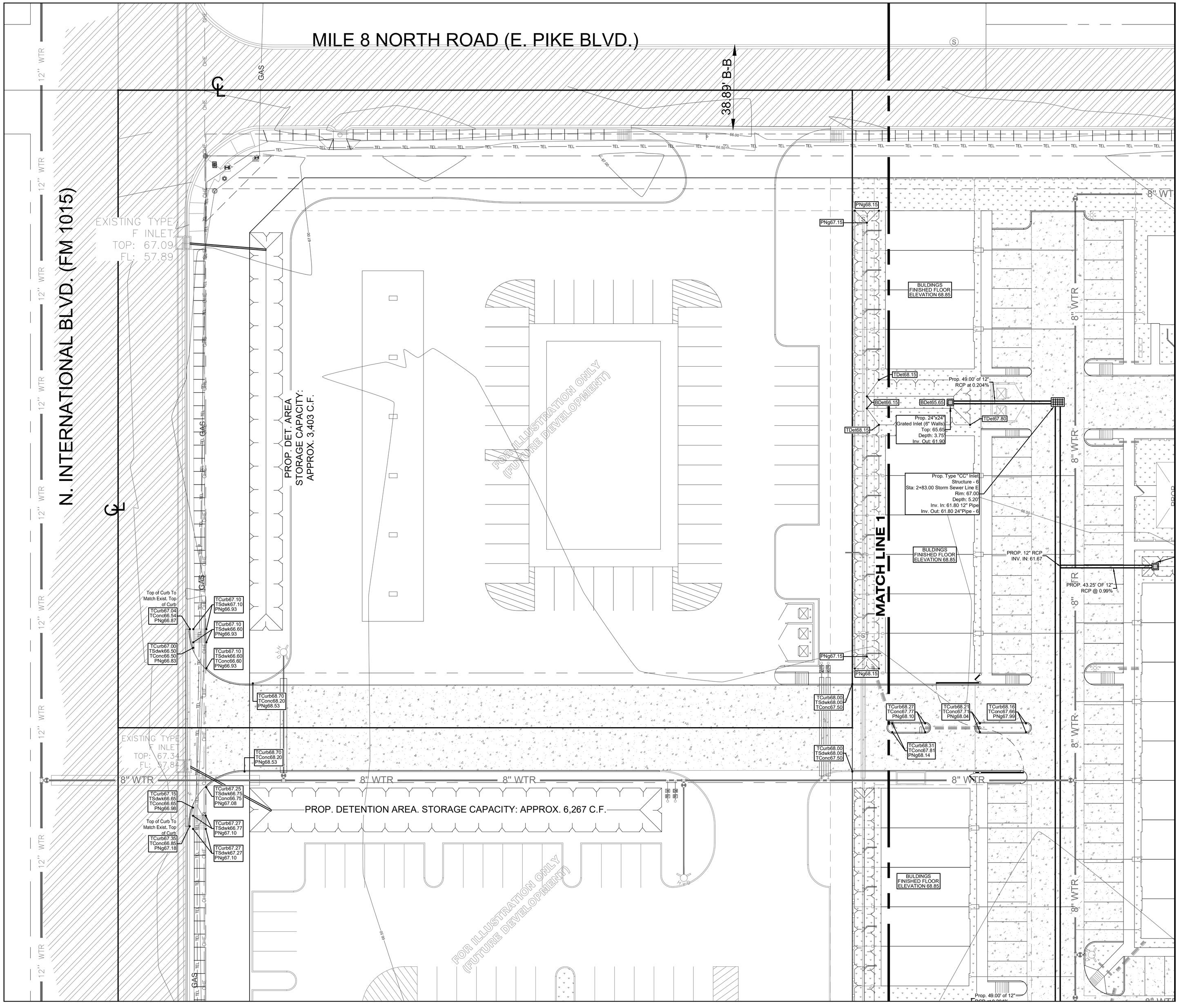
COUNTY **HIDALGO**

SHEET NUMBER:

SHEET DESIGNATION:

STORM DRAINAGE AREAS

MILE 8 NORTH ROAD (E. PIKE BLVD.)
38.00' B.B.
N. INTERNATIONAL BLVD. (FM 1015)
EXISTING TYPE F INLET TOP: 67.09 FL: 57.85
EXISTING TYPE F INLET TOP: 67.3 FL: 57.8
EXISTING TYPE F INLET TOP: 67.79 FL: 57.29
EXISTING TYPE F INLET TOP: 67.45 FL: 56.74
EXIST. STORM SEWER MANHOLE
PROP. DET. AREA
PROP. DETENTION AREA
(FUTURE DEVELOPMENT)
FOR ILLUSTRATION ONLY
PROP. CONC. AREA
PROP. SWIMMING POOL
PROP. CONC. AREA
PROP. CONC. AREA
8" WTR
12" WTR
24" WTR
THE HARBOR D.A. #1
THE HARBOR D.A. #2
THE HARBOR D.A. #3
THE HARBOR D.A. #4
THE COVES D.A. #1
THE COVES D.A. #2
THE COVES D.A. #3
THE COVES D.A. #4
THE COVES D.A. #5
MIGUEL LANE
VALERIA LANE
MARY LANE
JESSICA LANE
VANESSA LANE
COVES LANE
BRITO LANE



MAP LEGEND

- FOUND No. 4 REBAR
- FOUND "X" CUT ON CONCRETE
- SET No. 4 REBAR
- FOUND PK NAIL
- BENCHMARK (AS INDICATED ON THIS PLAN)
- EXIST. POWER POLE
- EXIST. OVERHEAD POWER LINE
- EXIST. TRAFFIC LIGHT POLE
- EXIST. TRAFFIC CONTROL BOX
- EXIST. AEP & MVEC CONTROL BOXES
- EXISTING UNDERGROUND CABLE MARKER
- EXISTING COMMUNICATIONS LINE (UNDERGROUND)
- EXIST. SIGN
- EXIST. GAS VENT
- EXIST. GAS VALVE
- EXIST. GAS MARKER
- EXISTING UNDERGROUND GAS LINE
- EXIST. CHAIN LINK FENCE
- EXISTING 8" WATER LINE (CITY OF WESLACO)
- EXISTING 12" WATER LINE (CITY OF WESLACO)
- EXISTING WATER VALVE
- SANITARY SEWER MANHOLE
- EXISTING 8" SANITARY SEWER LINE
- PROPOSED FENCE
- PROP. CONDUITS (3-1" & 1-4") TYP. AS SHOWN
- EXISTING ASPHALT PAVED AREAS
- PROPOSED CONCRETE PAVED AREAS
- PROPOSED GREEN AREAS

SHEET DESIGNATION:

GRADING PLAN (1)

PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot

GRAPHIC SCALE

0 20 30 40 60

1 inch = 20 ft.

CALL BEFORE YOU DIG!

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PHONE: (956) 380-6558 www.aeceengineering.net

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 01-12-2026

FOR PERMITTING

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1281.007
Prep. Date	JANUARY 12, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE:	AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015.).

CITY: WESLACO

STATE: TEXAS

COUNTY: HIDALGO

SHEET NUMBER:

C14 of 24

PLANNING AND ZONING REGULAR MEETING

PAGE 136
MARCH 4, 2026

VD.)

38.89' B-B

MATCH LINE 1

MATCH LINE 2

PROP. SWIMMING POOL

PROP. CONC. AREA

PROP. COVERED AREA

PROP. 12" RCP INV. IN: 61.67

PROP. 43.25' OF 12" RCP @ 0.99%

Prop. 49.00' of 12" RCP at 0.204%

Prop. 49.00' of 12" RCP at 1.04%

Prop. 51.00' of 12" RCPat 2.94%

Prop. 24"x24" Grated Inlet (6" Walls) Top: 65.65 Depth: 3.75' Inv. Out: 61.90

Prop. Type "CC" Inlet Structure - 6 Sta: 2+83.00 Storm Sewer Line E Rim: 67.00 Depth: 5.20' Inv. In: 61.80 12" Pipe Inv. Out: 61.80 24"Pipe - 6

Prop. 24"x24" Grated Inlet (6" Walls) Top: 66.60 Depth: 4.50' Inv. Out: 62.10

Prop. 24"x24" Grated Inlet (6" Walls) Top: 65.65 Depth: 5.00' Inv. Out: 60.65

Prop. Type "CC" Inlet Structure - 4 Sta: 3+58.27 Storm Sewer Line C Rim: 66.90 Depth: 6.76' Inv. In: 60.14 12" Pipe Inv. Out: 60.14 24"Pipe - 4

Prop. 60"x60" Grated Inlet (6"Walls) Structure - 3 Sta: 0+75.27 Storm Sewer Line C Rim: 66.80 Depth: 7.15' Inv. In: 61.07 30" Pipe - 5 Inv. In: 59.65 24" Pipe - 4 Inv. In: 59.65 12" RCP Inv. Out: 59.65 30"Pipe - 3

BUILDINGS FINISHED FLOOR ELEVATION 68.85

BUILDING FINISHED FLOOR ELEVATION 68.85

8" WTR

6" WTR

12" WTR

Top of Curb To Match Exist. Top of Curb

PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot

GRAPHIC SCALE

0 20 30 40 60

1 inch = 20 ft.

CALL BEFORE YOU DIG!

Texas811

Know what's below. Call before you dig.

PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION **811**

THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
11165 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS — CARLOS GARZA — 92602 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 01-12-2026

FOR PERMITTING

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

MAP LEGEND

- FOUND No. 4 REBAR
- FOUND "X" CUT ON CONCRETE
- SET No. 4 REBAR
- FOUND PK NAIL
- BENCHMARK (AS INDICATED ON THIS PLAN)
- EXIST. POWER POLE
- OHE — OHE — EXIST. OVERHEAD POWER LINE
- EXIST. TRAFFIC LIGHT POLE
- EXIST. TRAFFIC CONTROL BOX
- EXIST. AEP & MVEC CONTROL BOXES
- EXISTING UNDERGROUND CABLE MARKER
- TEL — TEL — EXISTING COMMUNICATIONS LINE (UNDERGROUND)
- EXIST. SIGN
- EXIST. GAS VENT
- EXIST. GAS VALVE
- EXIST. GAS MARKER
- GAS — EXISTING UNDERGROUND GAS LINE
- X — X — X — EXIST. CHAIN LINK FENCE
- 8" WTR — EXISTING 8" WATER LINE (CITY OF WESLACO)
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- EXISTING WATER VALVE
- (S) SANITARY SEWER MANHOLE
- 8"SS — 8"SS — EXISTING 8" SANITARY SEWER LINE
- PROPOSED FENCE
- PROP. CONDUITS (3-1" & 1-4") TYP. AS SHOWN
- EXISTING ASPHALT PAVED AREAS
- PROPOSED CONCRETE PAVED AREAS
- PROPOSED GREEN AREAS

SHEET DESIGNATION:

GRADING PLAN (2)

REV	DATE	DESCRIPTION	BY

PLANNING AND ZONING REGULAR MEETING

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1281.007
Prep. Date	JANUARY 12, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015.).

CITY **WESLACO**

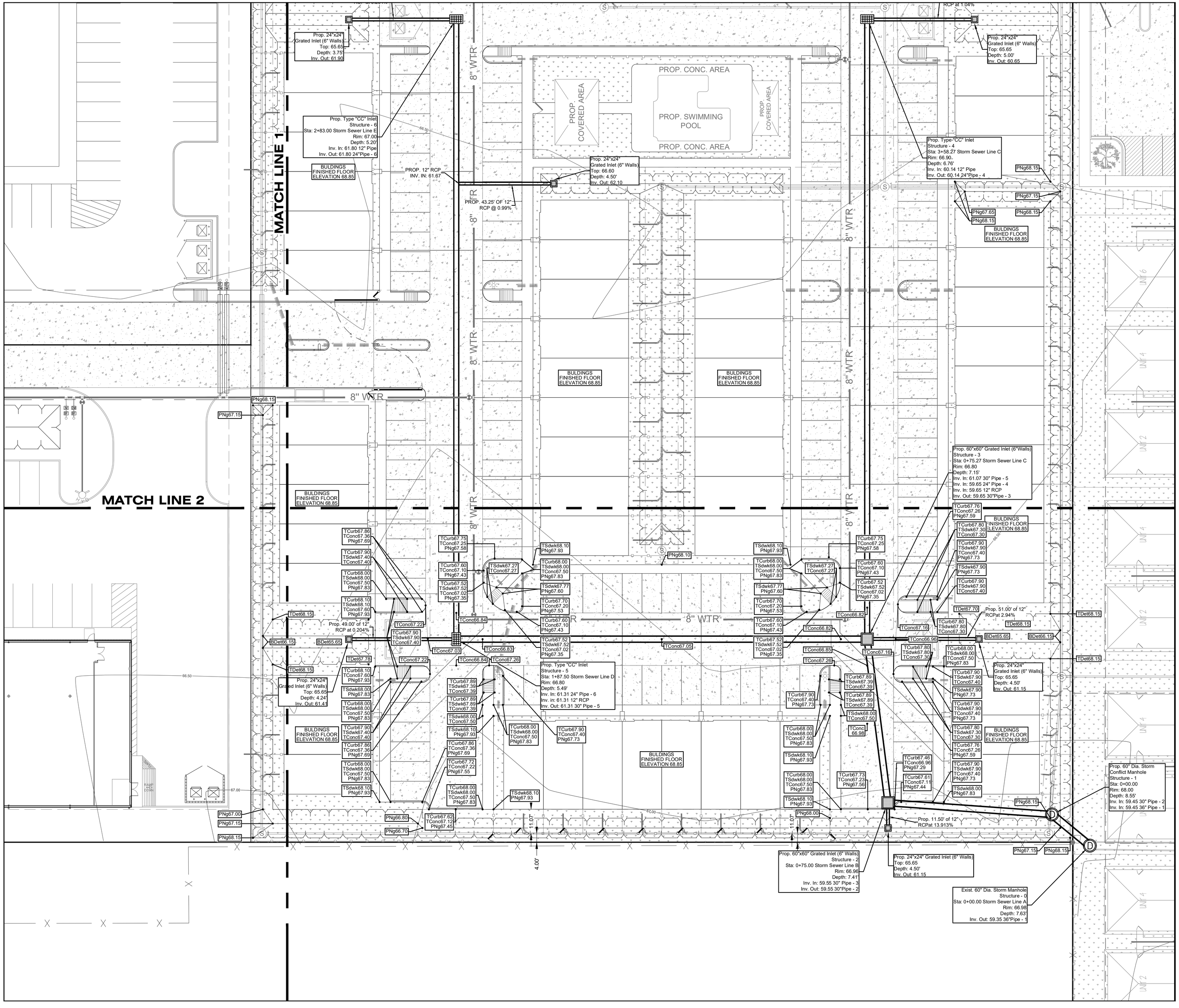
STATE **TEXAS**

COUNTY **HIDALGO**

SHEET NUMBER:

C15 of 24

PAGE 137
MARCH 4, 2026



PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot

GRAPHIC SCALE

0 20 30 40 60

1 inch = 20 ft.

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- PROPOSED GREEN AREAS

DESIGN INFORMATION	
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Job No.	1281.007
Prep. Date	JANUARY 12, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015.).

CITY: **WESLACO**

STATE: **TEXAS**

COUNTY: **HIDALGO**

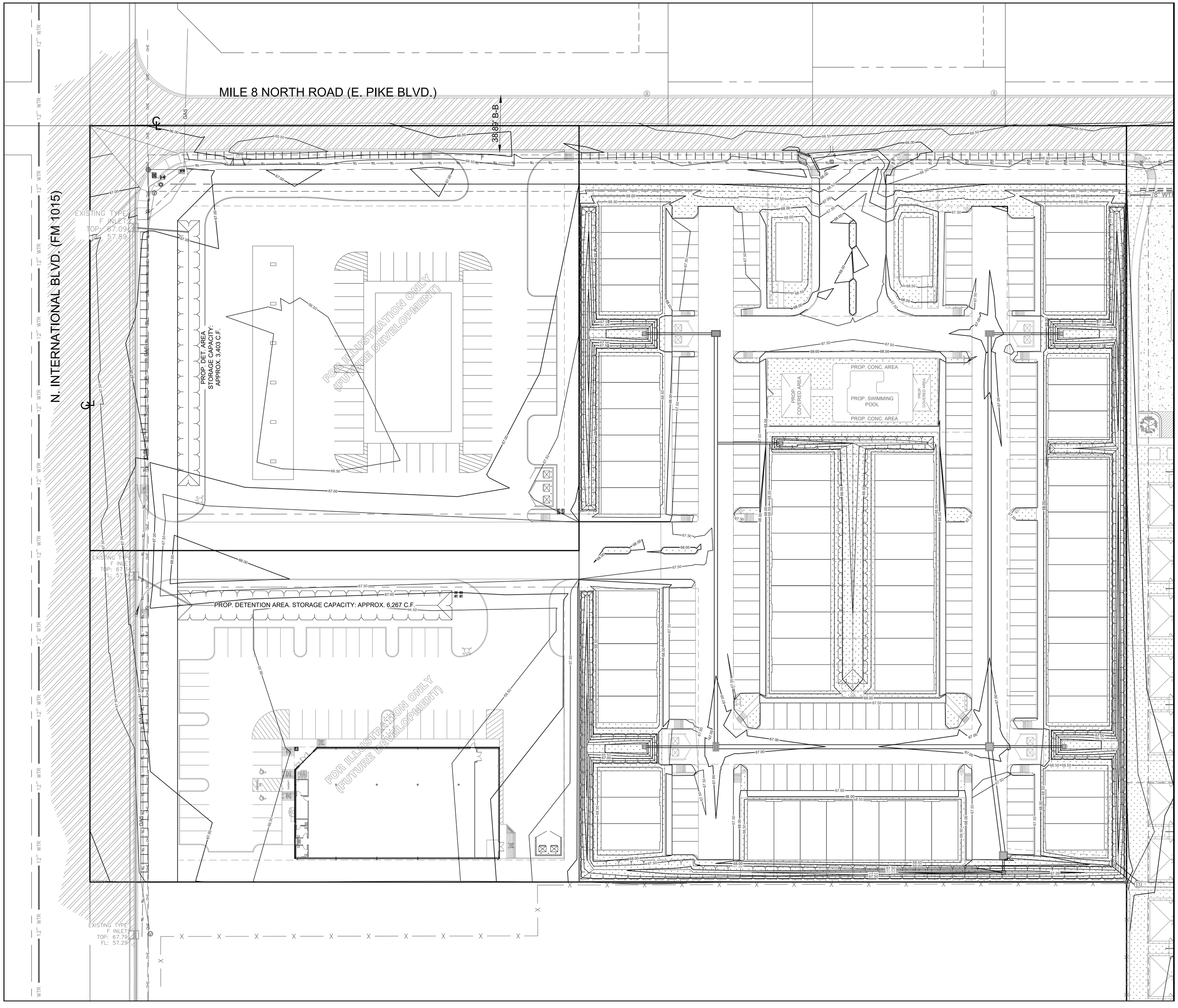
SHEET DESIGNATION:

GRADING PLAN (3)

SHEET NUMBER:

C16 of 24

PLANNING AND ZONING
REGULAR MEETING



PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

BEARING BASIS: NAD83 Texas State Planes, Central Zone, US Foot

GRAPHIC SCALE

0 30 45 60 90

1 inch = 30 ft.

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- EXISTING ASPHALT PAVED AREAS
- PROPOSED CONCRETE PAVED AREAS
- PROPOSED GREEN AREAS

SHEET DESIGNATION:

PROPOSED CONTOURS

SHEET NUMBER:

C17 of 24

AEC ENGINEERING, LLC.
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STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER

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DESIGN INFORMATION

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Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE:	AS SHOWN

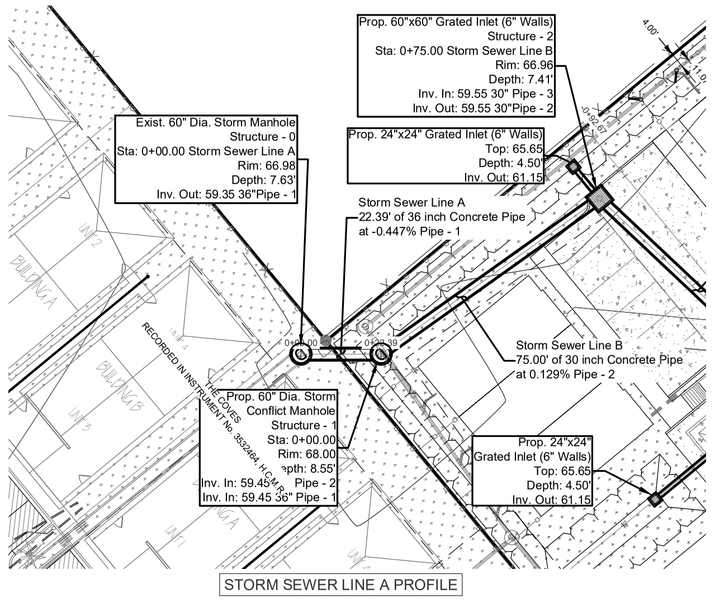
PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015.).

CITY
WESLACO

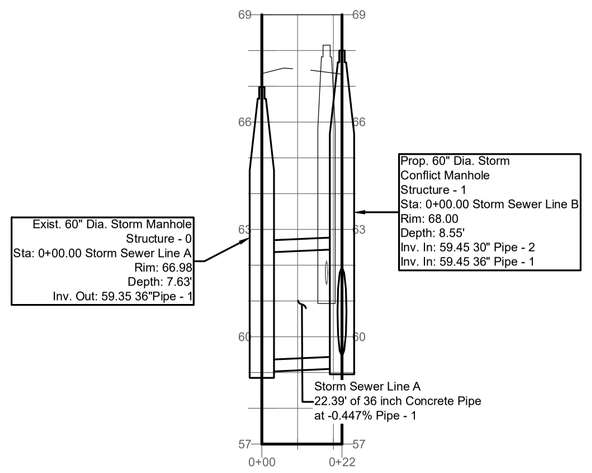
STATE
TEXAS

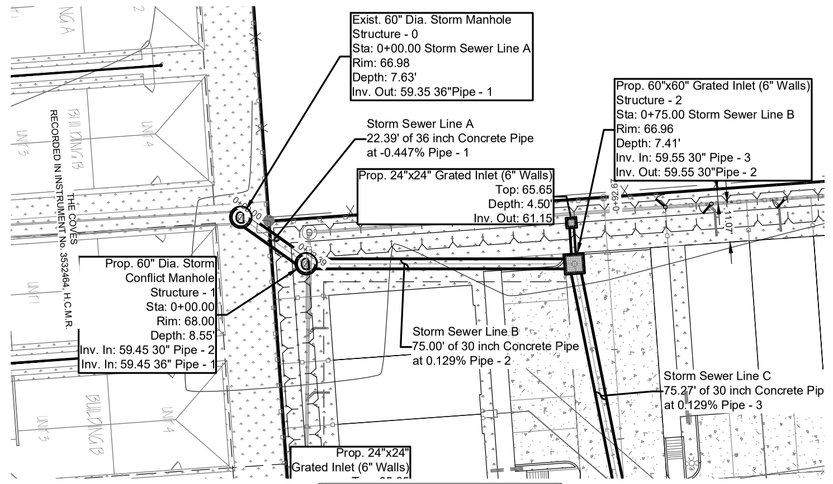
COUNTY
HIDALGO



SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

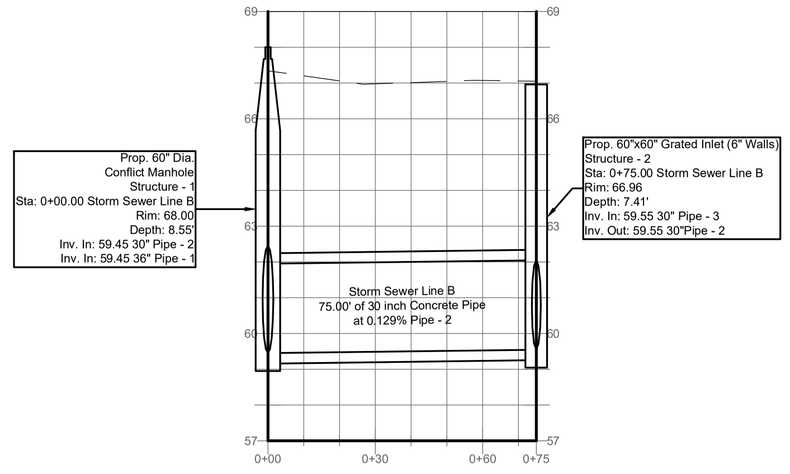
STORM SEWER LINE A PROFILE

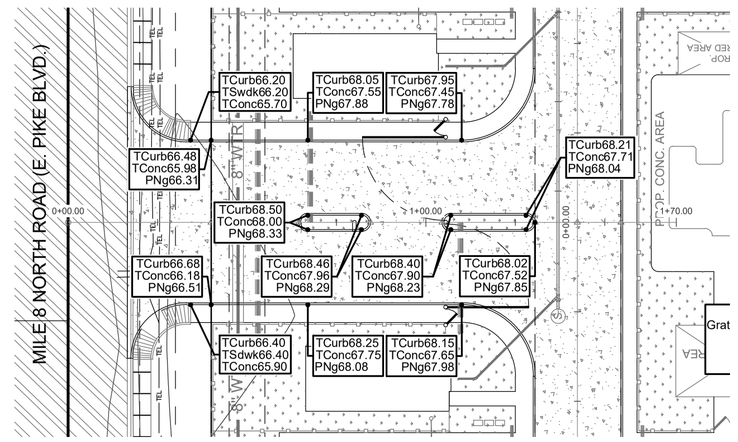




SCALE:
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VERTICAL: 1"=3'

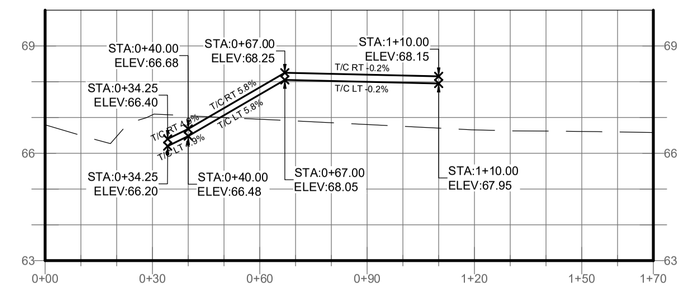
STORM SEWER LINE B PROFILE

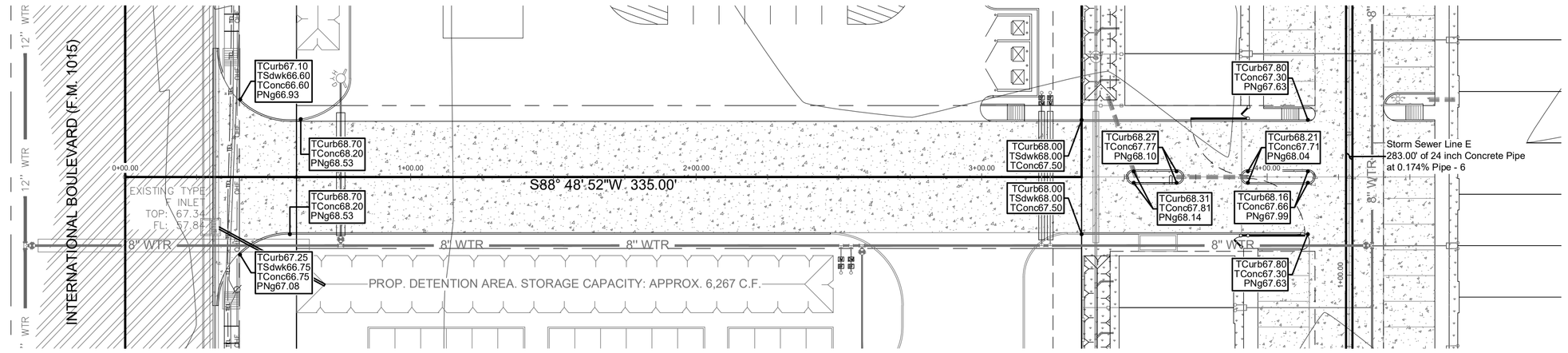




SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

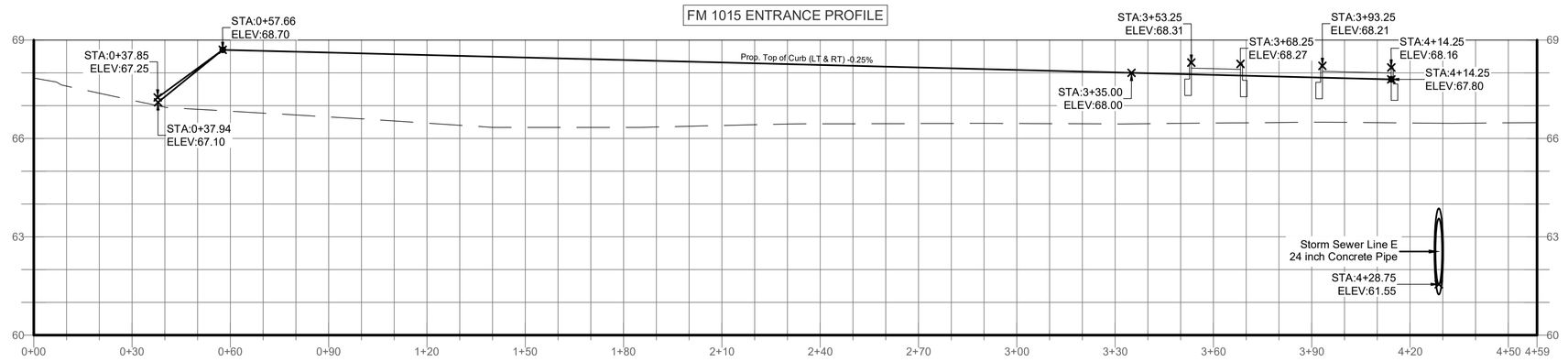
MILE 8 N RD ENTRANCE PROFILE





SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

FM 1015 ENTRANCE PROFILE



PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

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STATE OF TEXAS
CARLOS GARZA
92602
LICENSED
PROFESSIONAL ENGINEER

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- PROPOSED CONCRETE PAVED AREAS
- PROPOSED GREEN AREAS

SHEET DESIGNATION:

MILE 8 N. RD. & F.M. 1015 ENTRANCES, PLUS STORM LINES A & B, PLAN AND PROFILE

SHEET NUMBER:

C18 of 24

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1281.007
Prep. Date	JANUARY 12, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

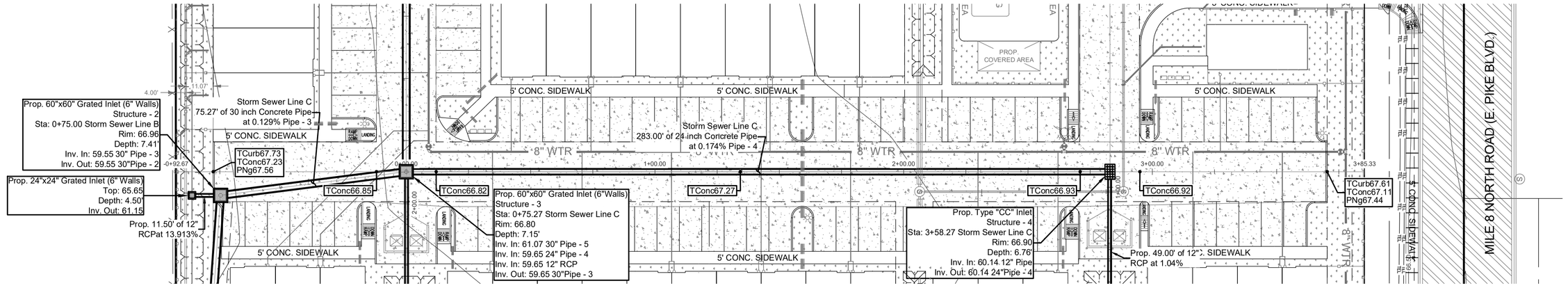
PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015.).

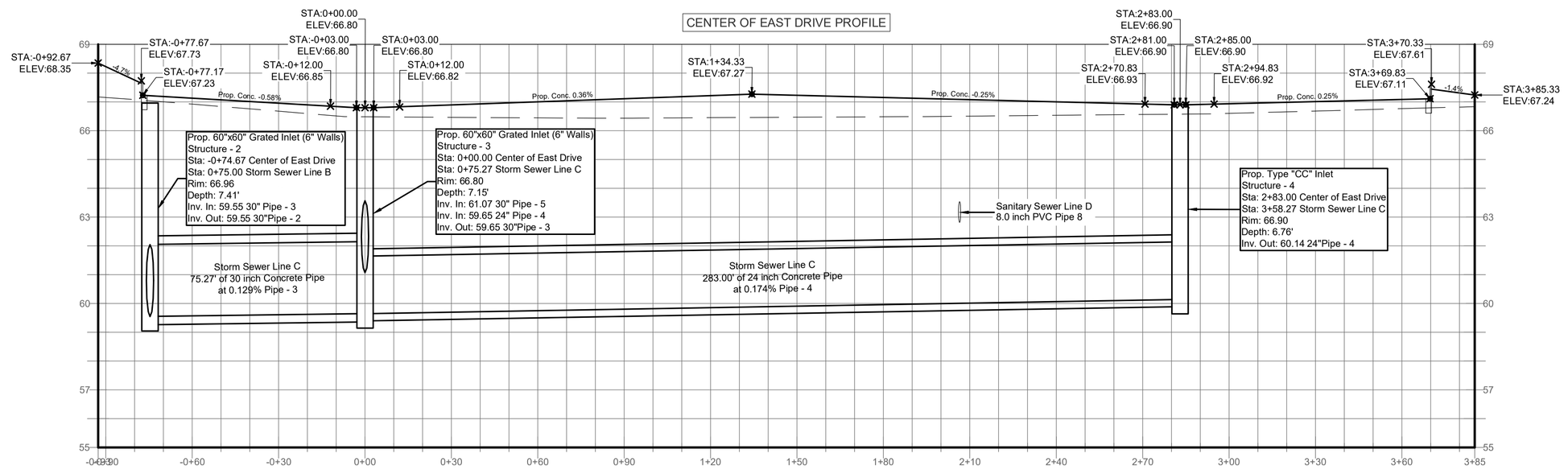
CITY
WESLACO
CONTY
HIDALGO
STATE
TEXAS

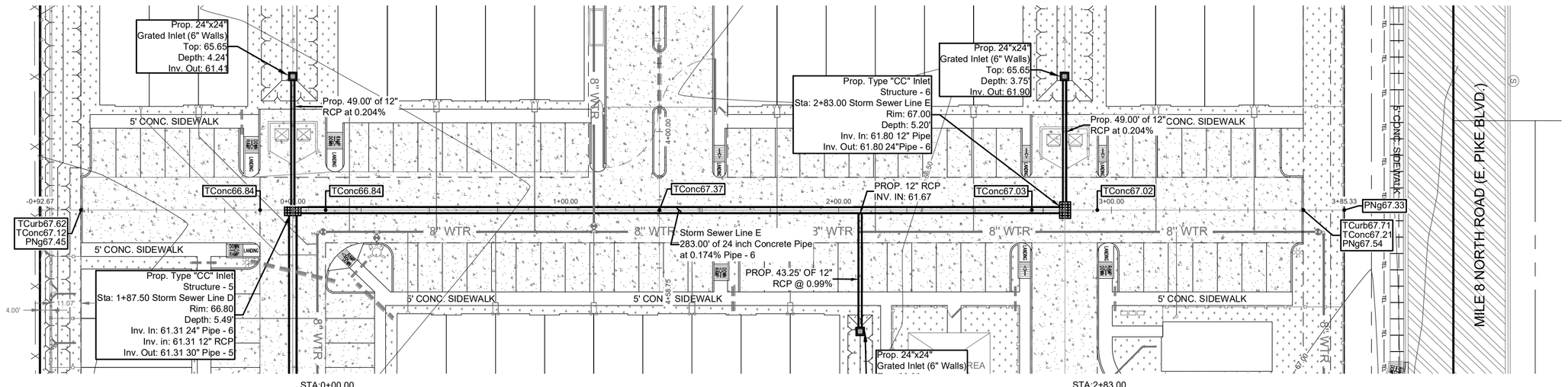
PLANNING AND ZONING
REGULAR MEETING



SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

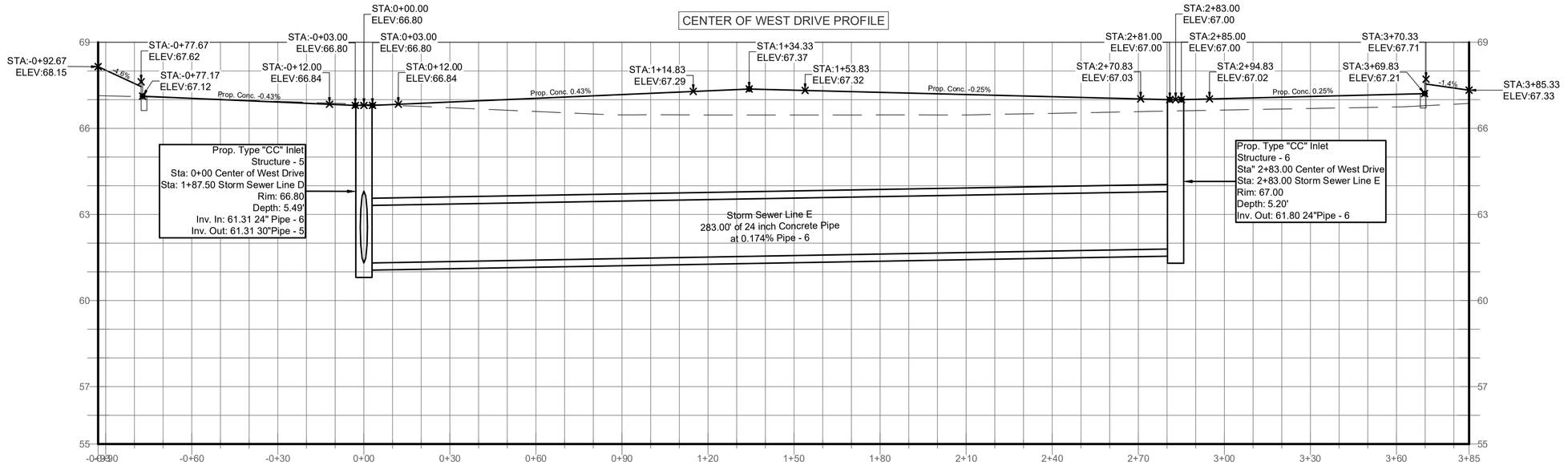
CENTER OF EAST DRIVE PROFILE





SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'

CENTER OF WEST DRIVE PROFILE



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- PROPOSED CONCRETE PAVED AREAS
- PROPOSED GREEN AREAS

SHEET DESIGNATION:
CENTER OF EAST and WEST DRIVES, PLUS STORM LINES C & E, PLAN AND PROFILE

SHEET NUMBER:
C19 of 24

PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

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REV	DATE	DESCRIPTION	BY

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Prep. Date	JANUARY 12, 2026
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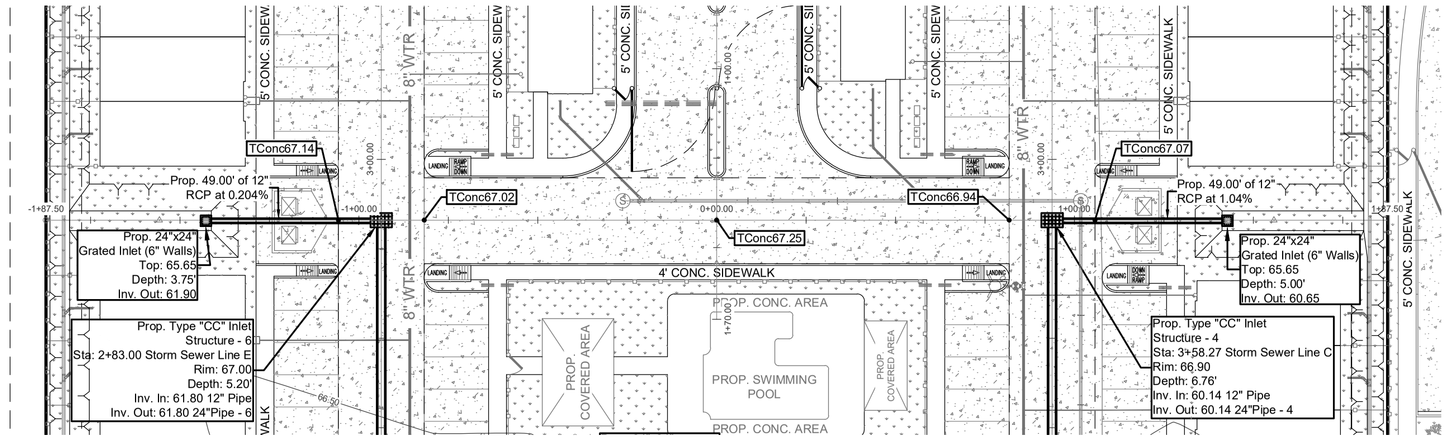
PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

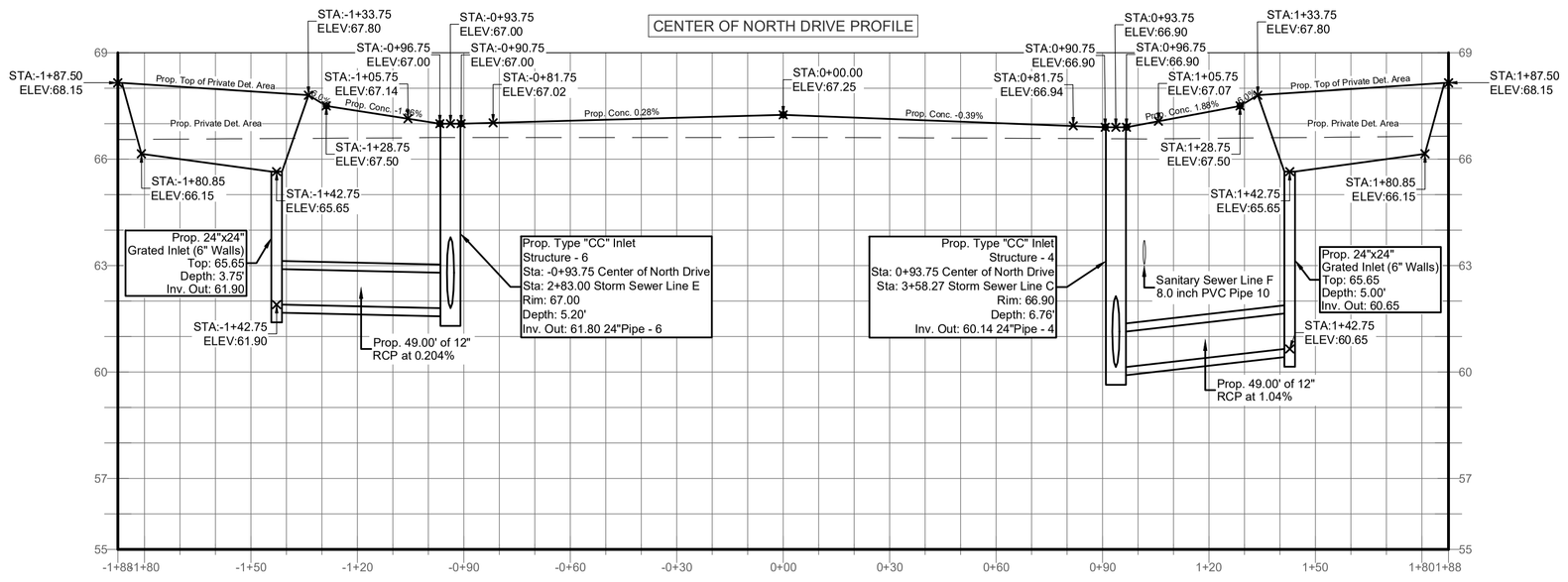
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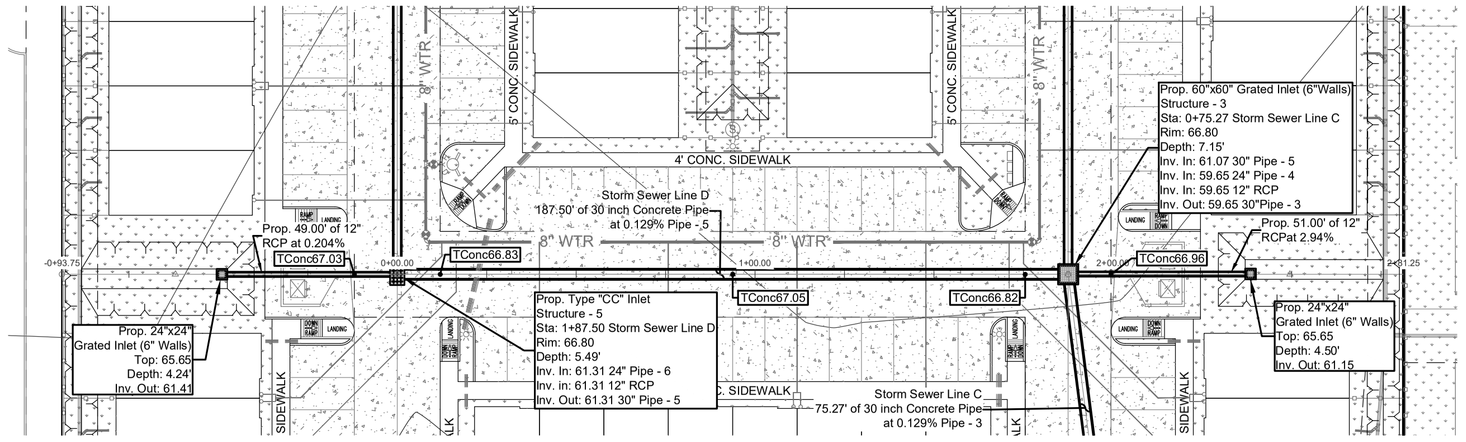
CITY
WESLACO
STATE
TEXAS
COUNTY
HIDALGO

PLANNING AND ZONING
REGULAR MEETING

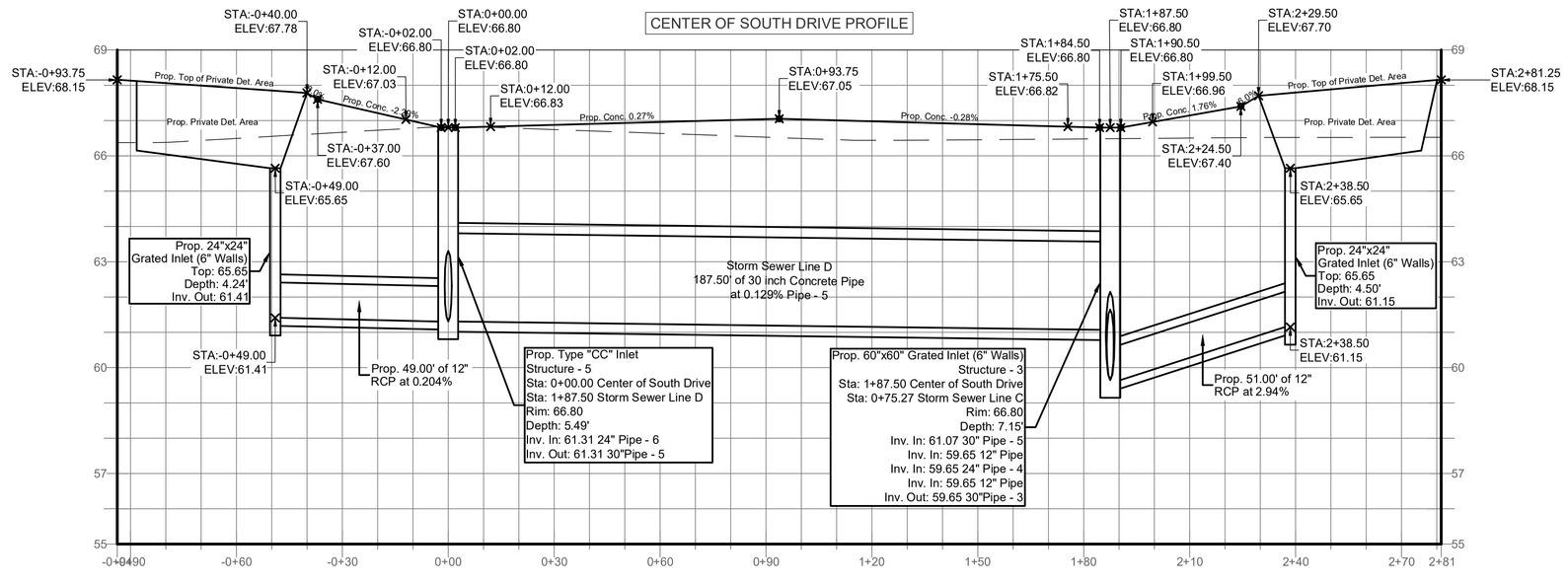


SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=3'





SCALE:
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VERTICAL: 1"=3'



PROJECT INFORMATION:

THE HARBOR

WESLACO, TEXAS

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AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 01-12-2026

FOR PERMITTING

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

MAP LEGEND

- FOUND No. 4 REBAR
- FOUND "X" CUT ON CONCRETE
- SET No. 4 REBAR
- FOUND PK NAIL
- BENCHMARK (AS INDICATED ON THIS PLAN)
- EXIST. POWER POLE
- OHE — OHE — EXIST. OVERHEAD POWER LINE
- EXIST. TRAFFIC LIGHT POLE
- EXIST. TRAFFIC CONTROL BOX
- EXIST. AEP & MVEC CONTROL BOXES
- EXISTING UNDERGROUND CABLE MARKER
- TEL — TEL — EXISTING COMMUNICATIONS LINE (UNDERGROUND)
- EXIST. SIGN
- EXIST. GAS VENT
- EXIST. GAS VALVE
- GM — EXIST. GAS MARKER
- GAS — EXISTING UNDERGROUND GAS LINE
- X — X — X — EXIST. CHAIN LINK FENCE
- 8" WTR — EXISTING 8" WATER LINE (CITY OF WESLACO)
- 12" WTR — EXISTING 12" WATER LINE (CITY OF WESLACO)
- EXISTING WATER VALVE
- SANITARY SEWER MANHOLE
- 8"SS — 8"SS — EXISTING 8" SANITARY SEWER LINE
- PROPOSED FENCE
- EXISTING ASPHALT PAVED AREAS
- PROPOSED CONCRETE PAVED AREAS
- PROPOSED GREEN AREAS

DESIGN INFORMATION	
Job Type	CIVIL
Job No.	1281.007
Prep. Date	JANUARY 12, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE:	AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

SOUTHEAST CORNER OF THE INTERSECTION OF MILE 8 NORTH ROAD (E. PIKE BLVD.) AND INTERNATIONAL BOULEVARD (F.M. 1015.).

CITY
WESLACO
STATE
TEXAS
COUNTY
HIDALGO

SHEET DESIGNATION:
CENTER OF NORTH & SOUTH DRIVES, PLUS STORM LINE D, PLAN AND PROFILE

SHEET NUMBER:
C20 of 24

PLANNING AND ZONING
REGULAR MEETING

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **March 4, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **V.C.**
From: Rebekah de la Fuente, Planning Director, on behalf of David Salinas.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Diamante Negro Estates Subdivision being a 3.51-acre tract of land out of Farm Tract 216, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 770ft South of Mile 10 Northwest of Mile 6 ½ West Rd. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by North Alamo Water Supply through a 16” waterline and sewer by OSSF. The property is within a Flood Zone “X”. Applicant was granted the variance for OSSF on February 4, 2026.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor’s Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff’s comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	

SUBDIVISION PLATTING APPLICATION

PLAT-000980-2026

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

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

FILE NO._____

JAN 20 2026

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: Diamante Negro Estates

Location: Approx. 770' S. of Mi. 10 N. on W. Side of Mile 6 1/2 W. Road

Legal Description: A 3.51 Gross Acre Tract o/o F.T. 216, West and Adams Tract Subd.

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: Not Zoned

Existing Land Use: Residential Proposed Land Use: Residential

Number of Lots Proposed: 2 Gross Acreage: 3.51

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: Esmeralda Silva-Calderon Telephone: 956-778-0089

Address: 6123 Lockend St. Fax:

City: Weslaco State: Texas Zip: 78596 E-mail: esmeralda1231@msn.com

ENGINEER INFORMATION

Name: Telephone: David Salinas (Salinas Eng. & Assoc.) Address: 2221 Daffodil Ave.

956-682-9081 Fax:

City: State: McAllen, Texas Zip: 78501 E-mail: dsalinas@salinasengineering.com/ msalinas@salinasengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: NAWSC

☐ YES ☑ NO Wastewater Provision: Septic System

☑ YES ☐ NO Electric Company: MVEC

☑ YES ☐ NO Phone Utility_____	☐ YES ☑ NO Gas Utility	☑ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District HCDD #1	☑ YES ☐ NO Irrigation District HCCID #9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
_____PDF copy of all documents submitted (emailed or USB)
_____ Planning Review fee **$300 + $25/lot for residential (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01 - 10 acres, $400 + $400 (10 acres or greater) for commercial, industrial, or apartment.,** Fire Review fee **$100.00**
_____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)
✓ Planning Review fee **$300 + $25/lot for residential (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01 - 10 acres, $400 + $400 (10 acres or greater) for commercial, industrial, or apartment.,** Fire Review fee **$100.00**
✓ 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: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature: DAVID SALINAS Date: 1-19-26

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

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: Diamante Negro Estates

Location: Approx. 770' South of Mile 10 North Rd. on the West side of Mile 6 1/2 West

Legal Description: A 3.51 Gross Acre Tract of Land, Forming Out of a Part of Farm Tract 216, West Tract Subdivision, H.C.T.

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

□ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:
Nearest Sanitary Sewer Lift Station is Over 700' South of the Proposed Subdivisions Southern Boundary Line

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

□ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

□ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

□ Minimum Lot Size □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sidewalks □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Easement Requirements □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Other _____ □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

OWNER INFORMATION

Owner's Name: Esmeralda Silva-Calderon Telephone: 616-550-5785

Address: 3821 N Mile 6 1/2 W. Rd. Fax: _____

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

David Omar Salinas (See Attached POA) is the authorized agent

Authorized Agent Signature: _____ Date: 10-29-25

Authorized Agent Printed Name: David Omar Salinas

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, November 17, 2025 8:38 AM
To: Mickael Salinas
Subject: RE: Diamante Negro Estates
Attachments: subdvision review report.pdf

Good morning,

Attached is the subdivision review report, you project has been approved with comments. Please submit the following documents to be placed on the next available agenda:

- Subdivision Platting application
- $355.00 application fee
- $100.00 Fire review fee
- 12 plats (plat, drainage, utility, paving sheets only)
- Approved/ most up to date drainage report

Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Mickael Salinas <msalinas@salinasengineering.com>
Sent: Wednesday, November 12, 2025 1:23 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Diamante Negro Estates

Good Afternoon Rebekah,

Please find attached the latest PDF's of the plans for this subdivision. Included also is the variance that will be submitted this week along with the fee of $55 for the septic system. Let me know if anything else will be needed, thank you.

Thanks!

Mick Salinas

Salinas Engineering and Associates

PLAN CORRECTIONS REPORT PAR-000751-2024
FOR CITY OF WESLACO

PLAN ADDRESS: Diamante Negro Estates
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 12/09/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** DIAMANTE NEGRO ESTATES

EXPIRATION DATE: 12/09/2025 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer	DAVID SALINAS		2221 Daffodil Ave Mcallen, TX 78501
Owner	ESMERALDA SILVA-CALDERON		

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Not Required	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Approved with Comments	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Fire Review v.1 Review by the fire department	Approved	Mike Swinnea email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.2 Review conducted by the planning and zoning department	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Approved	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

CONDITION(S) General Condition - Planning approved w/comments
Comment: Add plat note : Streetlight must be located every 300 feet

PLAN CORRECTIONS REPORT PAR-000751-2024 FOR CITY OF WESLACO

PLAN ADDRESS: Diamante Negro Estates
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 12/09/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** DIAMANTE NEGRO ESTATES

EXPIRATION DATE: 12/09/2025 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer	DAVID SALINAS		2221 Daffodil Ave Mcallen, TX 78501
Owner	ESMERALDA SILVA-CALDERON		

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Not Required	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Approved with Comments	Alberto Aldana Ph: 956-969-1533 email: aaldana@weslacotx.gov
Fire Review v.1 Review by the fire department	Approved	Mike Swinnea Ph: 956-447-1990 email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Approved	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov

CONDITION(S) General Condition - Planning revisions required

Comment:

1. Streetlight must be located every 300 feet
2. Must update plat sheet to show detention area
3. Identify utility easements.
4. Add plat note: All drainage easements shall be private within the property lines and maintained by property owners/HOA.
5. Add plat note: Drainage Outparcels cannot be re-subdivided for future development
6. Update plat note1:

Rear: 20% of lot depth not to exceed 25'
(otherwise must apply for a variance)

7. Update plat note 13 to include upon the issuance of a notice to proceed
8. Add plat note: Landscaping is required per city ordinance.
9. Update plat note 16: ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AND OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THE PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS BE SO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITBLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIC OCCUPYING A LOT.

10. Applicant must apply for a variance for OSSF.

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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: Diamante Subdivsion

Location: 770' N. of Mile 10 N. along west side of Mile 6 1/2 W.

Applicant: David Omar Salinas, P.E. ☐Owner ■Agent

Address: 2221 Daffodil Ave., McAllen, Tx 78501 Phone Number: 682-9081

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Single Family	3.51		2	13.45	3.41	8.59

Comments:

Prepared by: David Omar Salinas, P.E. Date:

Address: 2221 Daffodil Ave., McAllen, Tx., 78501 Phone Number: 682-9081

STATE OF TEXAS
DAVID OMAR SALINAS
107870
LICENSED
PROFESSIONAL ENGINEER
8/5/25

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

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

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

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

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

POWER OF ASSIGNMENT

MAY 29, 2024

TO WHOM IT MAY CONCERN:

RE: DIMANTE NEGRO SUBDIVISION, WESLACO ETJ, H.C.T.

I, **ESMERALDA SILVA-CALDERON**, AM THE OWNER ALL OF THOSE LANDS BEING DESCRIBED AND BEING PLATTED AS **DIAMANTE NEGRO SUBDIVISION**, HIDALGO COUNTY, TEXAS, LOCATED ALONG THE WEST SIDE OF MILE 6 ½ WEST ROAD APPROXIMATELY 700.0 FEET SOUTH OF MILE 10 NORTH ROAD IN THE ETJ OF THE CITY OF WESLACO.

I GRANT, **MR. DAVID OMAR SALINAS, PE**, ENGINEER, OF THE FIRM OF **SALINAS ENGINEERING & ASSOCIATES**, PERMISSION TO REPRESENT ME AND THIS PLAT THROUGH THE PLATTING PROCESS OF CITY OF WESLACO, HCID NO. 9, HCDD NO. 1, THE NAWSC AND THE COUNTY OF HIDALGO THAT INLCLUDES PROVIDING FOR ALL SUBMITTALS SIGNATURES WHERE APPROPRIATE.

SIGNED: ESMERALDA SILVA-CALDERON
SUBDIVIDER

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO BEFORE ME by the said **ESMERALDA SILVA-CALDERON**, on this ____ day of May, 2024.

NOTARY PUBLIC, STATE OF TEXAS
My Commission Expires on:

DAVID OMAR SALINAS
Notary Public, State of Texas
Comm. Expires 12-11-2026
Notary ID 678072-6

DRAINAGE REPORT

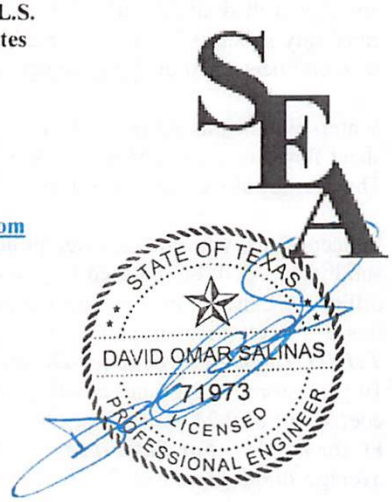
DIAMANTE NEGRO ESTATES SUBDIVISION

CITY OF WESLACO ETJ, HIDALGO COUNTY, TEXAS

PREPARED BY:

David Omar Salinas, P.E., R.P.L.S.
Salinas Engineering & Associates
(TBE F-6675)
2221 Daffodil Ave.
McAllen, Texas, 78501
(956) 682-9081
(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com

MARCH 18, 2025



INDEX

Drainage Report Narrative: Page 2.-3.

A. Hydrograph: Dated 03/18/25 Attached
B. Plat reduction of Diamante Negro Estates Subdivision, City of Weslaco ETJ
C. Copy of FIRM – CPN 480334 0450 C dated June 06, 2000, Revised to Reflect LOMR dated May 30, 2002
D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Diamante Negro Estates Subdivision is a 2 - lot residential plat containing 3.27 Net Acre tract out of Farm Tract 216, West Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 02, Pages 34-37, Map Records of Hidalgo County, Texas, and, located along the east side of Mile 6 ½ West Road approximately 770.0 feet south of Mile 10 North Road. There is an existing residential home on proposed Lot 2 – which will be sold, and, a new residential home is being proposed on Lot 1 – currently vacant and never been used. The subdivision is located in Zone "X" (unshaded) as per the FIRM Community Panel No. 480334 0450 C, Map dated June 06, 2000, and, revised to reflect a LOMR dated May 30, 2002. Zone "X" (unshaded) areas are defined as "Areas determined to be outside the 500-year flood. Mile 6 ½ West Road is absent curb & gutter along either side of the paved roadway and bar ditches are non-existent.

This site is bound on the east side by Mile 6 1/2 West Road and un-platted lands to the north and west. Lands to the south consist of Sienna Ridge Subdivision – a residential subdivision and one residential home located at the immediate SEC of this proposed plat. The site has a total of 133.43 feet of frontage along Mile 6 ½ North and variable lot depths (irregular shaped).

Soils of this proposed plat consist of, in part, a Hidalgo fine sandy loam complex (Map Unit No. 25)(Group B) with slopes between 0 and 1 percent – these soils are well drained with slow surface runoff and moderate permeabilities. The site also consists in part of a Hidalgo sandy clay loam soil complex (Map Unit No. 28)(Group B) with slopes between 0 and 1 percent – these soils are also well drained with slow surface runoff and moderate permeabilities. Both soils are in capability subclass IIc non-irrigated and in class I irrigated, Gray sandy loam range - and can be seen on Sheet 97 of the **Soil Survey of Hidalgo County, Texas.**

Waters within this property flow via sheet flow in a general west direction over said lands via sheet flow away from Mile 6 ½ West Road. Waters along Mile 6 ½ West Road flow northerly. The average slope over this tract of land is 0.80% over a drainage of 250.0 feet.

In accordance with the drainage policies of the City of Weslaco and the County of Hidalgo, this subdivision shall be required to provide for storage of drainage waters in an amount equal to the difference between pre- and post-construction, or, waters CREATED by the post-development of this 3.27 Net acre property. Using the Modified Rational Method (MRM)***(For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004))*** over a 10-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.23 (using an existing impervious area of 1,600 Sq. Ft. for Lot 2 and 1,500.0 Sq. Ft. for Lot 1) – ***For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)***, an average drainage run of 250.0 feet and an average slope of 0.80%, it was computed that the

improved condition would produce an additional 50-year storm event volume of 2,770.29 Cubic Feet, or, 0.064 Acre-Feet. This development shall increase runoff from 3.44 CFS (10-Year) to 5.10 CFS (50-year) – an increase of 1.66 CFS. This volume of water is equivalent to a layer of water 0.76 inches deep if spread out evenly over the entire 3.27 Net acre tract.

A profile of the center line and bar ditch for a distance of 1,500.0 has been performed, mapped and provided as part of this drainage report.

Additionally, there will be a dedication of an additional 20.0 feet of right-of-way for Mile 6 1/2 West Road. The minimum detained volume of 2,770.29 Cu. Ft. of water shall be accomplished by the detention and discharge of drainage waters via ditches located inside each lot. The pro-rata detention volume for each lot is determined as follows:

Lot 1: (0.66 Ac./3.38Ac.) x 2,770.29 Cu. Ft. = 540.94 Cu. Ft., Min.
Lot 2: (2.27 Ac./3.38 Ac.) x 2,770.29 Cu. Ft. = 2,229.35 Cu. Ft.

Waters shall be bled into the Mile 6 ½ West right-of-way via an 8" drainage line from each swale into the ROW at a combined rate not to exceed the total 10-year storm water flow rate – 3.44 CFS.

Each lot shall have a swale with an 8" bleeder line that will run from the swale to the Mile 6 ½ West bar ditch. The flow line of each bleeder line shall be 0.50 feet above the flow line of the swale. The swales shall provide for the minimum detention volume. Swale easements shall be provided for on each lot sized to accommodate each respective swale. No additional paving improvements to the west side of Mile 6 ½ West are being proposed at this time except that the bar ditch along the frontage of this plat shall be lowered slightly to accommodate the bleeder lines from each swale, and, the bar ditch shall be regraded (see 1,500 bar ditch profile for areas to be regraded) to promote positive drainage away from this subdivision. The finished floor elevation for new construction shall be not less than 18" above the top of the center of Mile 6 ½ West Road as measured at the center of the respective lot, or, 82.50, whichever is greater.

Date: March 18, 2025

STATE OF TEXAS
DAVID OMAR SALINAS
71873
LICENSED
PROFESSIONAL ENGINEER

David Omar Salinas, P.E.

Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivisionplats\diamantenegroestates\subd\drainagereport.03.25

☐ REJECTED
☐ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☐ TO CITY
☐ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER_____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1

4-3-25
DATE

Runoff Calculations

Detention Calculations
DIAMANTE NEGRO ESTATES Subdivision

3/18/2025
jag

Area	3.27	acres			Proposed LAND CHARACTER				Existing LAND CHARACTER					RM	Pre	RM	Post
Length of Basin	250.00	ft	0		0.18	acres	0.9	Developed	0.09	acres	0.9	Developed		Length	250	Length	250
Avg. Basin Slope (Und.)	0.80	%	FAA-0	RM-1	3.09	acres	0.20	Undeveloped	3.18	acres	0.20	Undeveloped		Sp	0.80	Sp	0.80
Undeveloped t_c	27.59	min.	27.59	6.668	0.23	C (composite, developed)			0.20	C (composite, developed)				K	3.28	K	3.28
Developed t_c	26.67	min.	26.67	2.294										k	0.213	k	0.619
														V	0.624883	V	1.815973
														Tc	6.667919	Tc	2.294454

2004

Undeveloped Calculations

County: **HIDALGO COUNTY, TEXAS**

				OUTFLOW
2-year				
e	b	d	I_2 (in/hr)	(Undeveloped)
0.831	74	9.6	3.67	Q_2= 2.40
5-year				
e	b	d	I_5 (in/hr)	(Undeveloped)
0.795	80	9.2	4.55	Q_5= 2.98
10-year				
e	b	d	I_{10} (in/hr)	(Undeveloped)
0.778	87	9.2	5.26	Q_{10}= **3.44**
25-year				
e	b	d	I_{25} (in/hr)	(Undeveloped)
0.771	98	9.2	6.08	Q_{25}= 3.98
50-year				
e	b	d	I_{50} (in/hr)	(Undeveloped)
0.749	99	9.2	6.65	Q_{50}= 4.35
		Proposed	6.78	Q_{50}= **5.10**
100-year				
e	b	d	I_{100} (in/hr)	(Undeveloped)
0.74	103	9.6	7.09	Q_{100}= 4.64

post dev FAA		post dev RM	
tc	26.67258	tc	10
i	6.78	i	10.83
Q	5.10	Q	8.14

Alt IDF
0

Accumulated Runoff Calculations: **50** year storm — 50
LIMIT OUTFLOW: **3.44** — **4.35**
10

t_c (min)	Intensity (in/hr.)	Peak Disch. (cfs)	Acc. Runoff acre ft.	Runoff difference	Acc. Disch. acre ft.	Net Storage acre ft.	
10	10.83	8.14	0.112	0.1121	0.087	0.025	
20	7.91	5.95	0.164	0.0517	0.111	0.053	
30	6.34	4.77	0.197	0.0333	0.134	0.063	
40	5.35	4.02	0.222	0.0246	0.158	0.064	**2,770.29**
50	4.66	3.50	0.241	0.0196	0.182	0.059	
60	4.14	3.12	0.258	0.0163	0.206	0.052	
70	3.75	2.82	0.272	0.0140	0.229	0.042	
80	3.43	2.58	0.284	0.0124	0.253	0.031	
90	3.16	2.38	0.295	0.0111	0.277	0.018	
100	2.94	2.21	0.305	0.0100	0.300	0.005	
110	2.76	2.07	0.314	0.0092	0.324	-0.010	
120	2.60	1.95	0.323	0.0085	0.348	-0.025	
130	2.45	1.85	0.331	0.0079	0.372	-0.041	
140	2.33	1.75	0.338	0.0074	0.395	-0.057	
150	2.22	1.67	0.345	0.0070	0.419	-0.074	
160	2.12	1.60	0.352	0.0066	0.443	-0.091	
170	2.03	1.53	0.358	0.0062	0.466	-0.109	
180	1.95	1.47	0.364	0.0059	0.490	-0.126	
190	1.88	1.41	0.369	0.0057	0.514	-0.144	
200	1.81	1.36	0.375	0.0054	0.537	-0.163	
210	1.75	1.31	0.380	0.0052	0.561	-0.181	
220	1.69	1.27	0.385	0.0050	0.585	-0.200	
230	1.64	1.23	0.390	0.0048	0.609	-0.219	
240	1.59	1.19	0.395	0.0047	0.632	-0.238	
250	1.54	1.16	0.399	0.0045	0.656	-0.257	
260	1.50	1.13	0.403	0.0044	0.680	-0.276	
270	1.46	1.10	0.408	0.0042	0.703	-0.296	
280	1.42	1.07	0.412	0.0041	0.727	-0.315	
290	1.38	1.04	0.416	0.0040	0.751	-0.335	
300	1.35	1.02	0.420	0.0039	0.775	-0.355	
310	1.32	0.99	0.423	0.0038	0.798	-0.375	
320	1.29	0.97	0.427	0.0037	0.822	-0.395	
330	1.26	0.95	0.431	0.0036	0.846	-0.415	
340	1.23	0.93	0.434	0.0035	0.869	-0.435	
350	1.21	0.91	0.438	0.0034	0.893	-0.456	

The **FAA equation** was developed by the Federal Aviation Authority. It is based on data from airfield drainage and is most valid for small watersheds where sheet flow and overland flow predominate. The FAA equation is shown below for both U.S. and S.I. units.

For U.S. units: $t = 1.8(1.1 - C)L^{0.5}/S^{0.33}$

Where:
L = length of flow path in ft
S = surface slope %
C = Rational Method runoff coefficient
t = travel time (time of concentration) in min



Table 3-1. Runoff Coefficients for Rational Formula.[14]	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	

HIDALGO COUNTY RAINFALL INTENSITY TABLES

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

TIME	5 yr.	10 yr.	25 yr.	50 yr.
1	12.626	14.283	16.353	17.386
2	11.721	13.281	15.215	16.210
3	10.950	12.426	14.244	15.204
4	10.286	11.687	13.405	14.333
5	9.706	11.042	12.671	13.570
6	9.194	10.472	12.023	12.895
7	8.740	9.966	11.447	12.294
8	8.334	9.512	10.930	11.755
9	7.968	9.103	10.464	11.268
10	7.636	8.732	10.042	10.825
11	7.334	8.394	9.656	10.421
12	7.058	8.084	9.303	10.051
13	6.804	7.799	8.978	9.710
14	6.569	7.536	8.678	9.395
15	6.353	7.293	8.400	9.102
16	6.151	7.067	8.142	8.831
17	5.964	6.856	7.902	8.577
18	5.789	6.659	7.677	8.340
19	5.625	6.475	7.466	8.117
20	5.472	6.302	7.268	7.908
21	5.327	6.139	7.082	7.711
22	5.191	5.985	6.906	7.525
23	5.062	5.840	6.740	7.349
24	4.941	5.703	6.583	7.183
25	4.825	5.572	6.434	7.025
26	4.716	5.449	6.293	6.875
27	4.612	5.331	6.158	6.732
28	4.513	5.220	6.030	6.596
29	4.419	5.113	5.908	6.467
30	4.329	5.011	5.792	6.343
31	4.244	4.914	5.680	6.224
32	4.161	4.821	5.574	6.111
33	4.083	4.732	5.472	6.002
34	4.008	4.646	5.374	5.897
35	3.935	4.564	5.280	5.797

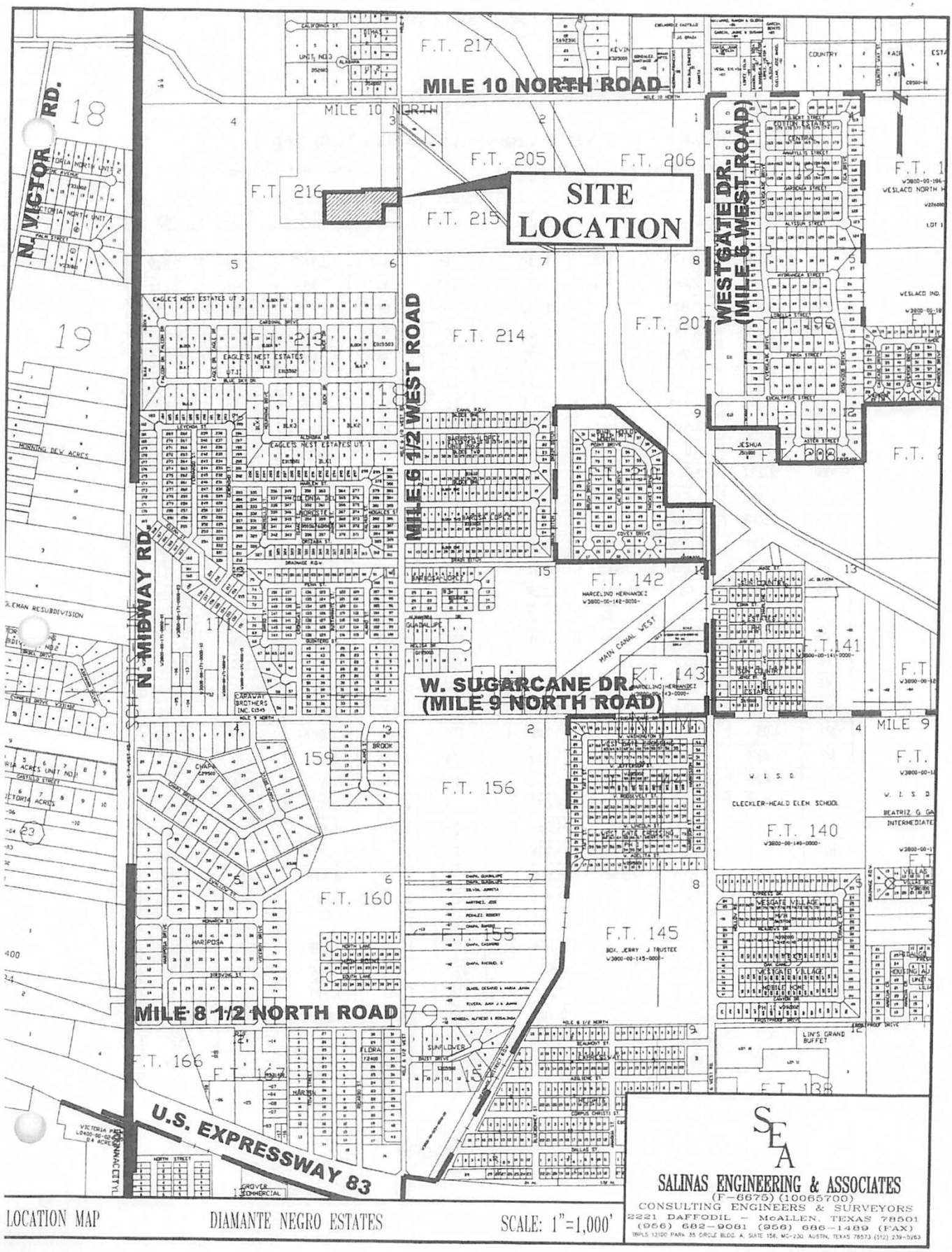
TIME	5 yr.	10 yr.	25 yr.	50 yr.
36	3.866	4.486	5.189	5.701
37	3.799	4.410	5.103	5.608
38	3.735	4.337	5.019	5.519
39	3.673	4.267	4.939	5.433
40	3.614	4.199	4.861	5.350
41	3.557	4.134	4.786	5.270
42	3.501	4.071	4.714	5.193
43	3.448	4.010	4.644	5.118
44	3.396	3.951	4.577	5.046
45	3.346	3.895	4.511	4.976
46	3.298	3.840	4.448	4.908
47	3.251	3.786	4.387	4.843
48	3.206	3.735	4.328	4.779
49	3.162	3.685	4.270	4.717
50	3.120	3.636	4.215	4.658
51	3.078	3.589	4.161	4.600
52	3.038	3.543	4.108	4.543
53	2.999	3.499	4.057	4.488
54	2.962	3.456	4.007	4.435
55	2.925	3.414	3.959	4.383
56	2.889	3.373	3.912	4.333
57	2.854	3.333	3.867	4.284
58	2.821	3.295	3.822	4.236
59	2.788	3.257	3.779	4.189
60	2.756	3.220	3.737	4.144
61	2.724	3.185	3.696	4.099
62	2.694	3.150	3.656	4.056
63	2.664	3.116	3.617	4.014
64	2.635	3.083	3.578	3.973
65	2.607	3.050	3.541	3.933
66	2.579	3.019	3.505	3.894
67	2.552	2.988	3.469	3.855
68	2.526	2.958	3.435	3.818
69	2.500	2.928	3.401	3.781
70	2.475	2.899	3.368	3.745

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

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

TIME	5 yr.	10 yr.	25 yr.	50 yr.
71	2.451	2.871	3.335	3.710
72	2.427	2.844	3.303	3.676
73	2.403	2.817	3.272	3.642
74	2.380	2.790	3.242	3.610
75	2.358	2.765	3.212	3.577
76	2.336	2.739	3.183	3.546
77	2.314	2.715	3.155	3.515
78	2.293	2.690	3.127	3.485
79	2.272	2.667	3.099	3.455
80	2.252	2.643	3.073	3.426
81	2.232	2.620	3.046	3.398
82	2.213	2.598	3.020	3.370
83	2.193	2.576	2.995	3.342
84	2.175	2.555	2.970	3.315
85	2.156	2.533	2.946	3.289
86	2.138	2.513	2.922	3.263
87	2.121	2.492	2.899	3.238
88	2.103	2.472	2.876	3.213
89	2.086	2.453	2.853	3.188
90	2.069	2.434	2.831	3.164
91	2.053	2.415	2.809	3.140
92	2.037	2.396	2.788	3.117
93	2.021	2.378	2.767	3.094
94	2.005	2.360	2.746	3.072
95	1.990	2.342	2.726	3.050
96	1.975	2.325	2.706	3.028
97	1.960	2.308	2.686	3.007
98	1.946	2.291	2.667	2.986
99	1.931	2.275	2.648	2.965
100	1.917	2.258	2.629	2.944
101	1.904	2.242	2.610	2.924
102	1.890	2.227	2.592	2.905
103	1.876	2.211	2.574	2.885
104	1.863	2.196	2.557	2.866
105	1.850	2.181	2.540	2.847

TIME	5 yr.	10 yr.	25 yr.	50 yr.
106	1.838	2.166	2.523	2.829
107	1.825	2.152	2.506	2.811
108	1.813	2.137	2.489	2.793
109	1.800	2.123	2.473	2.775
110	1.788	2.109	2.457	2.757
110	1.788	2.109	2.457	2.757
112	1.765	2.082	2.426	2.723
113	1.753	2.069	2.410	2.707
114	1.742	2.056	2.395	2.690
115	1.731	2.043	2.380	2.674
116	1.720	2.030	2.366	2.658
117	1.709	2.018	2.351	2.642
118	1.698	2.006	2.337	2.626
119	1.688	1.993	2.323	2.611
120	1.677	1.981	2.309	2.596
125	1.628	1.924	2.242	2.523
130	1.581	1.870	2.180	2.455
135	1.537	1.819	2.122	2.391
140	1.496	1.771	2.067	2.331
145	1.457	1.727	2.015	2.274
150	1.421	1.684	1.966	2.220
155	1.386	1.644	1.919	2.169
160	1.354	1.606	1.876	2.121
165	1.323	1.570	1.834	2.075
170	1.293	1.536	1.794	2.032
175	1.265	1.504	1.757	1.990
180	1.239	1.473	1.721	1.951
185	1.213	1.443	1.686	1.913
190	1.189	1.415	1.654	1.877
195	1.166	1.388	1.622	1.842
200	1.144	1.362	1.592	1.809
210	1.102	1.313	1.536	1.747
220	1.063	1.268	1.484	1.690
230	1.028	1.227	1.436	1.637
240	0.995	1.189	1.392	1.587



SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

U.S.G.S. MAP
DIAMANTE NEGRO ESTATES
SCALE: 1"=1,000'
SALINAS ENGINEERING & ASSOCIATES
(F-6676)(10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1488 (FAX)
U.S. EXPRESSWAY 83
(MILE 8 1/2 NORTH ROAD)
N. MIDWAY RD.
W. SUGARCANE DR.
(MILE 9 NORTH ROAD)
MILE 10 NORTH ROAD
WESTGATE DR.
(MILE 6 WEST ROAD)
MILE 6 1/2 WEST ROAD
N. VICTOR... RD.
SITE LOCATION

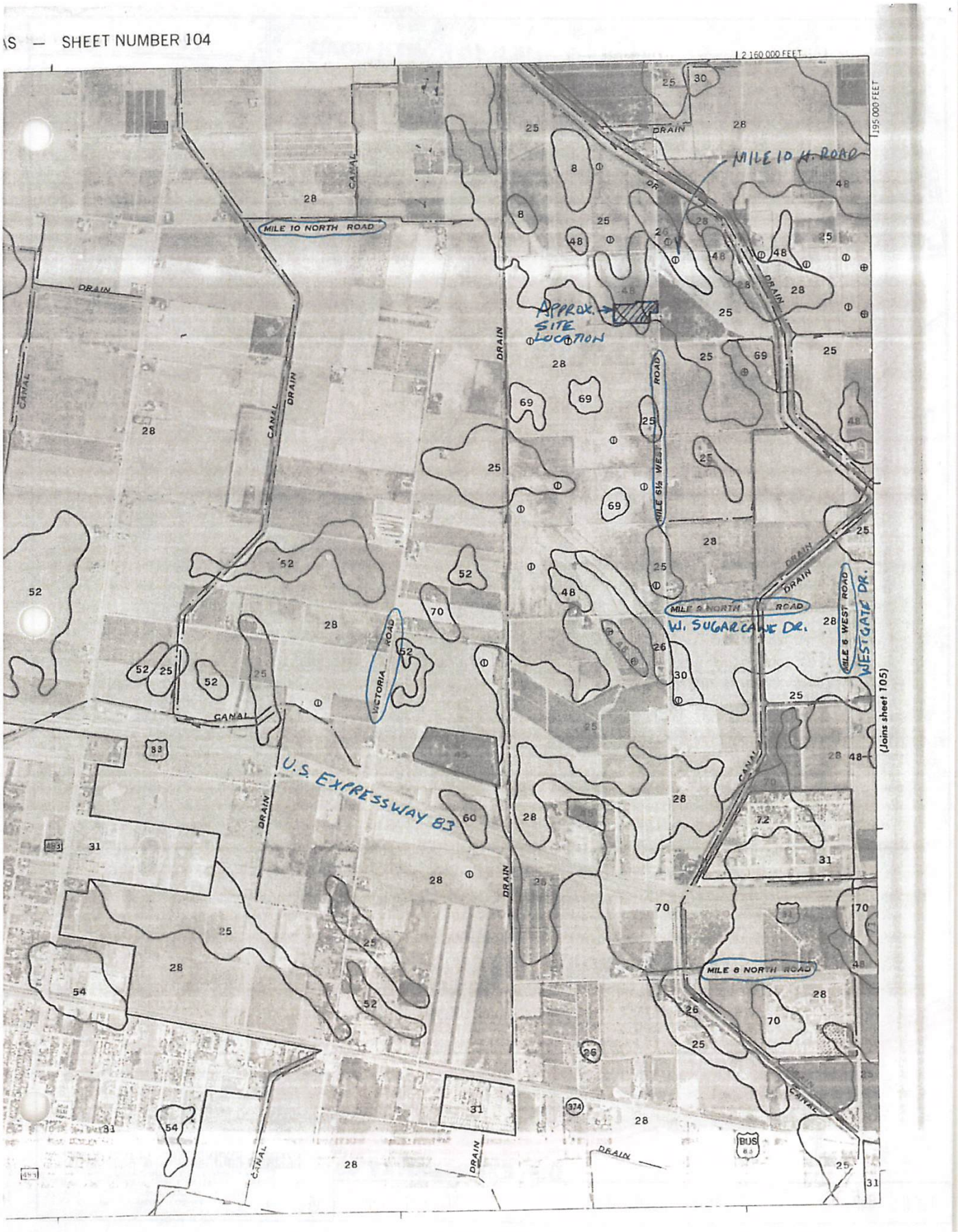

S — SHEET NUMBER 104
2 160 000 FEET
1 195 000 FEET
MILE 10 N. ROAD
APPROX. SITE LOCATION
MILE 10 NORTH ROAD
MILE 6 NORTH ROAD
W. SUGARCANE DR.
WESTGATE DR.
U.S. EXPRESSWAY 83
VICTORIA ROAD
MILE 5½ WEST ROAD
MILE 6 WEST ROAD
CANAL
DRAIN
(Joins sheet 105)

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

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

See footnote at end of table.

TABLE 16.--ENGINEERING INDEX PROPERTIES--Continued

Map symbol and soil name	Depth	USDA texture	Classification		Percentage passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	4	10	40	200		
	In								Pct	
45,* 46,* 47.* Pits										
48, 49---------- Racombes	0-13	Sandy clay loam	CL, SC	A-4, A-6	100	100	95-100	45-65	27-35	8-15
	13-49	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	34-43	15-22
	49-72	Sandy clay loam, clay loam.	CL, SC	A-6	90-100	80-100	80-95	40-65	30-40	11-20
50---------- Ramadero	0-21	Sandy clay loam	CL, SC	A-6, A-4	100	100	95-100	45-65	27-39	9-18
	21-65	Sandy clay loam, clay loam.	CL, SC	A-6, A-7	100	95-100	90-100	45-65	32-42	13-21
51:*										
Randado----------	0-9	Fine sandy loam	SM, SM-SC	A-2-4	75-100	70-100	70-100	20-35	<25	NP-7
	9-16	Fine sandy loam, sandy clay loam.	SC, SM-SC, GC	A-2-4, A-2-6, A-4, A-6	65-100	60-100	60-100	25-50	25-34	7-14
	16-60	Cemented---------	---	---	---	---	---	---	---	---
Cuevitas---------	0-8	Fine sandy loam	SM, SM-SC, SC	A-2-4	80-100	80-100	80-100	20-35	<28	NP-9
	8-60	Cemented---------	---	---	---	---	---	---	---	---
52, 53---------- Raymondville	0-15	Clay loam---------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
54:*										
Raymondville----	0-15	Clay loam---------	CL	A-6, A-7-6	100	100	95-100	51-85	37-50	18-30
	15-43	Clay, clay loam	CL, CH	A-6, A-7-6	100	95-100	95-100	75-95	38-55	19-35
	43-65	Clay, clay loam	CL, CH	A-7-6	100	85-100	80-100	75-95	40-53	20-30
Urban land.										
55, 56---------- Reynosa	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
57:*										
Reynosa----------	0-15	Silty clay loam	CL, CL-ML	A-6, A-4, A-7-6	100	100	95-100	80-100	25-45	7-25
	15-48	Silty clay loam, silt loam.	CL	A-6, A-4, A-7-6	100	100	95-100	80-100	28-44	9-23
	48-65	Stratified silty clay loam to silt loam.	CL, CL-ML	A-6, A-4, A-7-6	100	100	90-100	70-100	20-49	4-29
Urban land.										
58, 59---------- Rio	0-12	Fine sandy loam	SC, SM-SC	A-2-4, A-4	95-100	95-100	95-100	30-48	<30	5-10
	12-38	Clay loam, clay	CL, CH	A-7-6	95-100	95-100	95-100	75-95	43-57	21-32
	38-63	Clay loam, sandy clay, sandy clay loam.	CL	A-7-6	95-100	95-100	85-95	55-80	41-50	20-27

See footnote at end of table.

TABLE 18.--SOIL AND WATER FEATURES

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

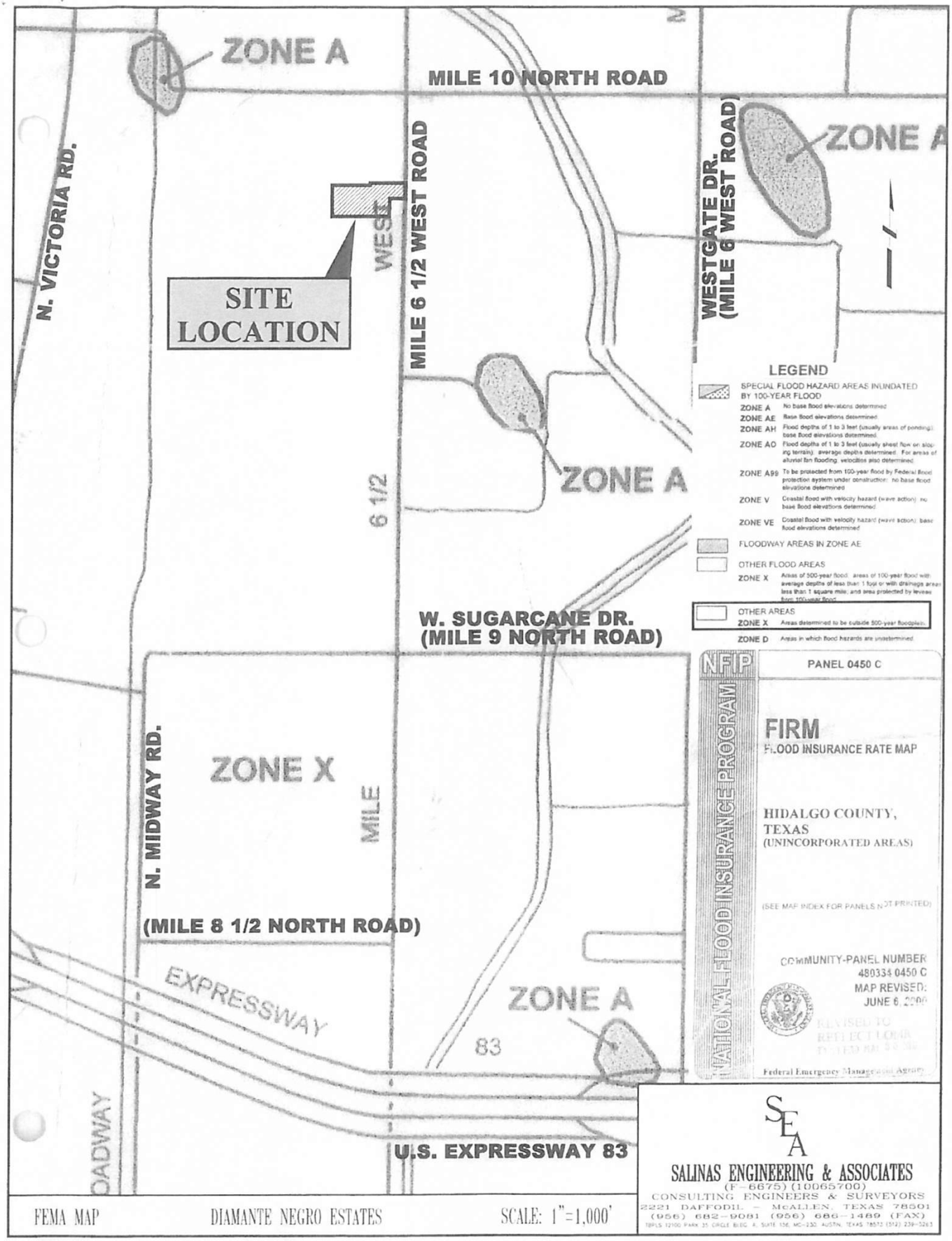
Map symbol and soil name	Hydrologic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness	Uncoated steel	Concrete
					Ft			In			
1.* Arents											
2---------- Benito	D	Occasional	Long------	Sep-May	4.0-6.0	Apparent	Sep-May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

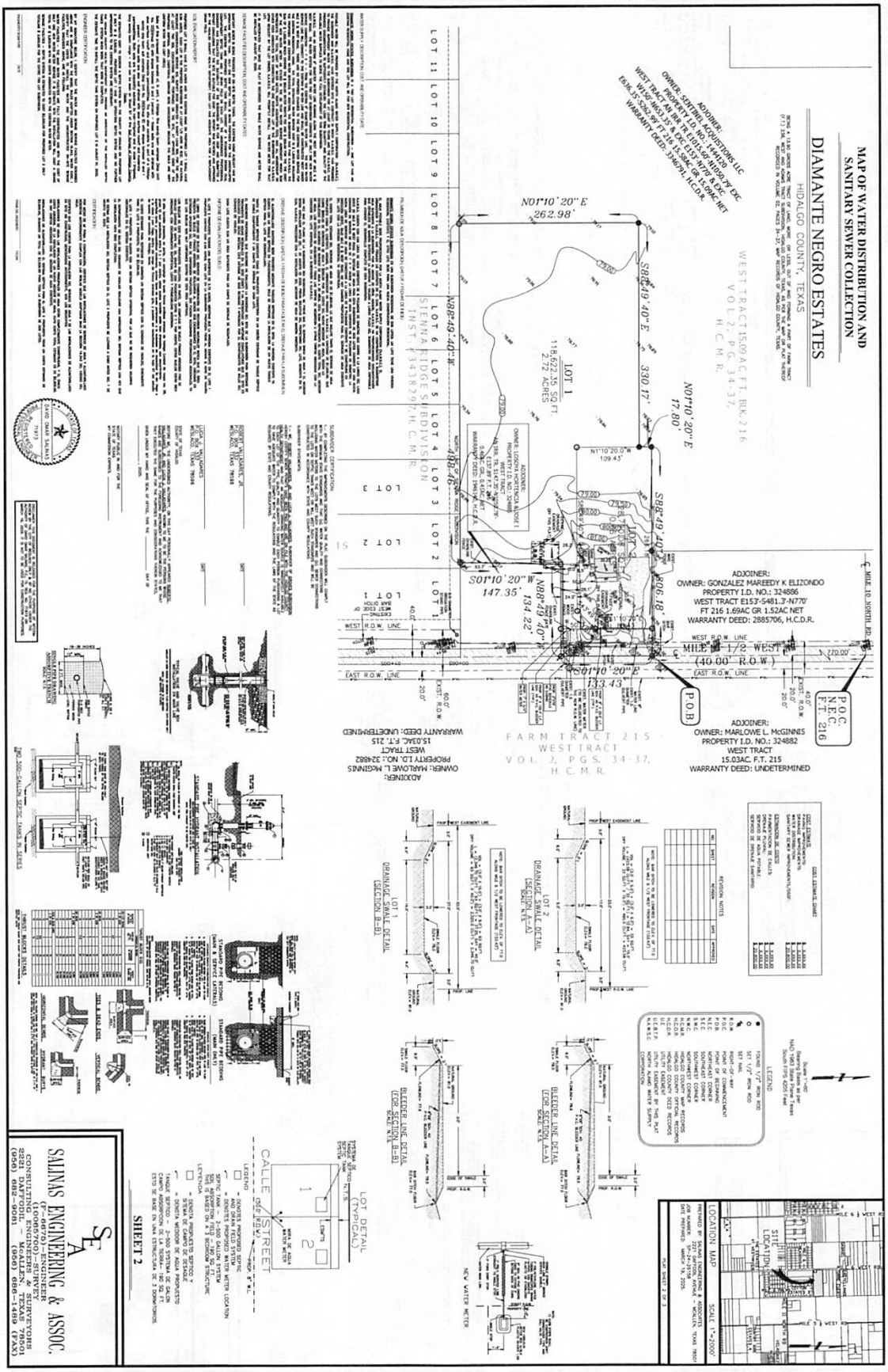
See footnotes at end of table.

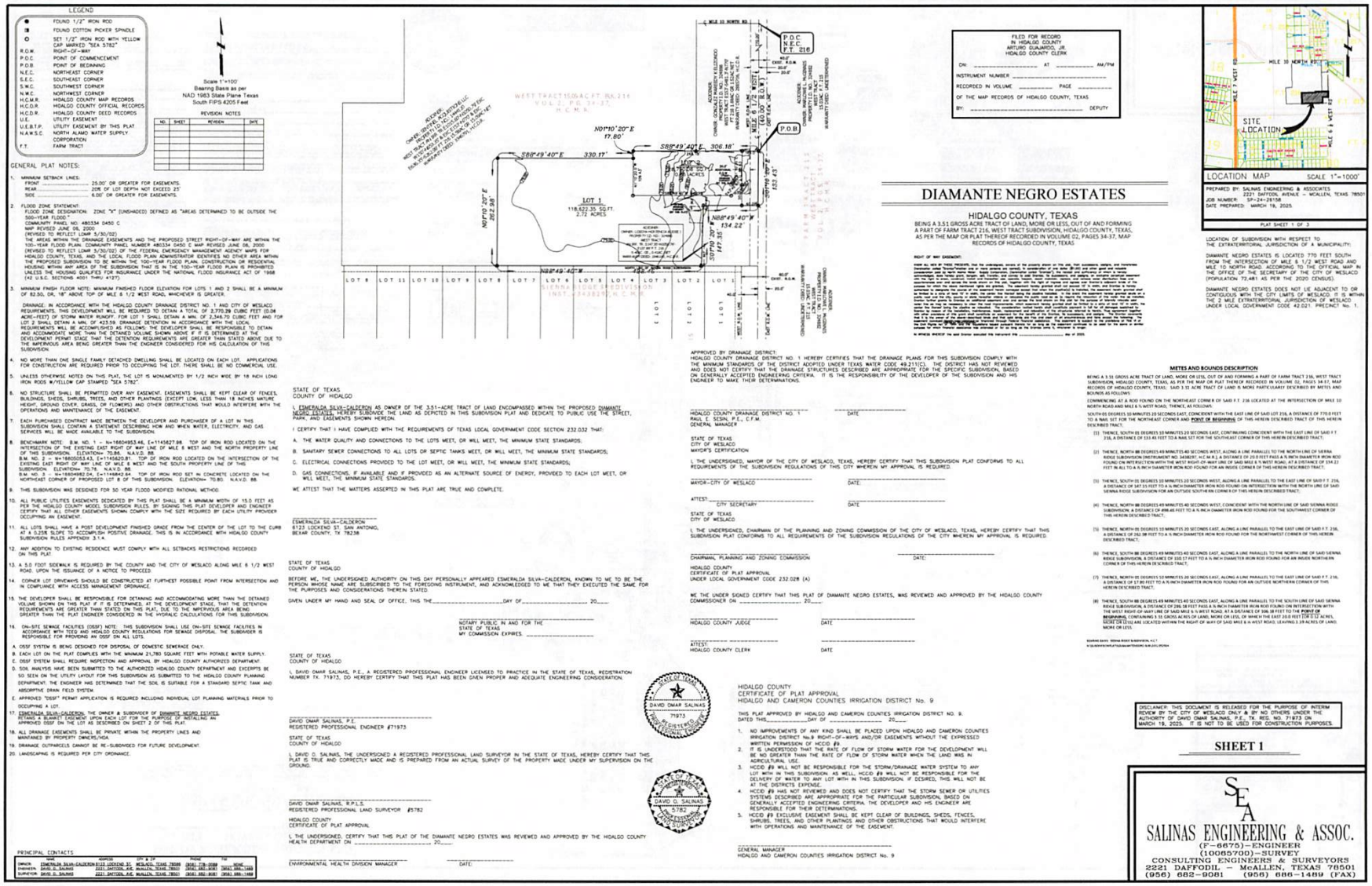
TABLE 18.--SOIL AND WATER FEATURES--Continued

p symbol and soil name	Hydro-logic group	Flooding			High water table			Cemented pan		Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hard-ness	Uncoated steel	Concrete
					Ft			In			
32:* Quemado----------	C	None--------	---	---	>6.0	---	---	10-20	Thin	Moderate	Low.
33---------- Laredo	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
34---------- Matamoros	C	Occasional	Long------	Sep-May	>6.0	---	---	---	---	High-----	Low.
35, 36, 37, 38---- McAllen	C	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
39, 40, 41-------- Mercedes	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
42---------- Nueces	C	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
43:* Nueces----------	C	None--------	---	---	>6.0	---	---	---	---	Moderate	Low.
Sarita----------	A	None--------	---	---	>6.0	---	---	---	---	Low------	Low.
44, 44---------- Olmito	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
45,* 46,* 47.* Pits											
48---------- Racombes	B	Rare--------	---	---	>6.0	---	---	---	---	High-----	Low.
---------- ...combes	B	Rare--------	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
50---------- Ramadero	B	Common------	Brief-----	Sep-May	>6.0	---	---	---	---	High-----	Low.
51:* Randado----------	C	None--------	---	---	>6.0	---	---	8-20	Thin	Moderate	Low.
Cuevitas---------	D	None--------	---	---	>6.0	---	---	8-14	Thin	Moderate	Low.
52---------- Raymondville	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
53---------- Raymondville	D	None--------	---	---	2.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
54:* Raymondville----- Urban land.	D	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
55---------- Reynosa	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
56---------- Reynosa	B	None--------	---	---	1.5-4.5	Apparent	Sep-May	---	---	High-----	Low.
57:* Reynosa---------- Urban land.	B	None--------	---	---	>6.0	---	---	---	---	High-----	Low.
58**---------- Rio	D	Frequent----	Long------	Sep-May	+2-6.0	Apparent	Sep-May	---	---	High-----	Low.
59**----------	D	Frequent----	Long------	Sep-May	+2-4.5	Apparent	Sep-May	---	---	High-----	Low.

See footnotes at end of table.


ZONE A
MILE 10 NORTH ROAD
N. VICTORIA RD.
MILE 6 1/2 WEST ROAD
WESTGATE DR.
(MILE 6 WEST ROAD)
ZONE A
SITE LOCATION
WEST
ZONE A
6 1/2
W. SUGARCANE DR.
(MILE 9 NORTH ROAD)
N. MIDWAY RD.
ZONE X
MILE
(MILE 8 1/2 NORTH ROAD)
EXPRESSWAY
ZONE A
83
U.S. EXPRESSWAY 83
LEGEND
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
ZONE A No base flood elevations determined
ZONE AE Base flood elevations determined
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined
ZONE A99 To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined
ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined
ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined
FLOODWAY AREAS IN ZONE AE
OTHER FLOOD AREAS
ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood
OTHER AREAS
ZONE X Areas determined to be outside 500-year floodplain
ZONE D Areas in which flood hazards are undetermined
NFIP
PANEL 0450 C
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000
NATIONAL FLOOD INSURANCE PROGRAM
Federal Emergency Management Agency
SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
FEMA MAP
DIAMANTE NEGRO ESTATES
SCALE: 1"=1,000'


MAP OF WATER DISTRIBUTION AND SANITARY SEWER COLLECTION
DIAMANTE NEGRO ESTATES
HIDALGO COUNTY, TEXAS
WEST TRACT 15.09 AC FT. BK. 216 VOL 2, PG 34-37, H.C.M.R.
ADJOINER: SERENO ACQUISITIONS LLC PROPERTY I.D. NO.: 1344110 WEST TRACT BEG. AT A POINT N 01°51'40" W 70.0 FT. & EXC. RET
WARRANTY DEED: 3346791, H.C.D.R.
N01°10'20"E 262.98'
S88°49'40"E 330.17'
N01°10'20"E 17.80'
N88°49'40"W 330.18'
S01°10'20"W 147.35'
N88°49'40"W 134.22'
S01°10'20"E 133.43'
S88°49'40"E 306.18'
LOT 1 118,622.35 SQ. FT. 2.72 ACRES
SIERRA RIDGE SUBDIVISION INST. #3438297, H.C.M.R.
ADJOINER: OWNER: GONZALEZ MAREEDY K ELIZONDO PROPERTY I.D. NO.: 324886 WEST TRACT E157-5481.3'-N770' FT 216 1.69AC GR 1.52AC NET WARRANTY DEED: 2885706, H.C.D.R.
ADJOINER: OWNER: MARLOWE L. McGINNIS PROPERTY I.D. NO.: 324882 WEST TRACT 15.03AC. F.T. 215 WARRANTY DEED: UNDETERMINED
FARM TRACT 215 WEST TRACT VOL. 2, PGS. 34-37, H.C.M.R.
WEST R.O.W. LINE
EAST R.O.W. LINE
MILE 1 1/2 WEST (40.00' R.O.W.)
MILE 10 NORTH RD.
P.O.B.
P.O.C. N.E.C. FT 216
ADJOINER: OWNER: MARLOWE L. McGINNIS PROPERTY I.D. NO.: 324882 WEST TRACT 15.03AC. F.T. 215 WARRANTY DEED: UNDETERMINED
LOT DETAIL (TYPICAL)
CALLE OLIVIA STREET
LOCATION MAP
SITE LOCATION
SALINAS ENGINEERING & ASSOC.
(F-8070)-ENGINEER
CONSULTING ENGINEERS & SURVEYORS
2321 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1469 (FAX)
SHEET 2



LOCATION MAP SCALE 1"=1000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – MCALLEN, TEXAS 78501
JOB NUMBER: SP-24-26158
DATE PREPARED: MARCH 19, 2025

PLAT SHEET 1 OF 3

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

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

DIAMANTE NEGRO ESTATES

HIDALGO COUNTY, TEXAS

BEING A 3.51 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 216, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

RIGHT OF WAY EASEMENT:

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

DIAMANTE NEGRO ESTATES IS LOCATED 770 FEET SOUTH FROM THE INTERSECTION OF MILE 6 1/2 WEST ROAD AND MILE 30 NORTH ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 72,481 AS PER THE 2020 CENSUS).

DIAMANTE NEGRO ESTATES DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF WESLACO. IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT No. 1.

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
FRONT ..... 25.00' OR GREATER FOR EASEMENTS.
REAR ..... 20% OF LOT DEPTH NOT EXCEED 25'
SIDE ..... 6.00' OR GREATER FOR EASEMENTS.

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD."
COMMUNITY PANEL NO. 480334 0450 C
MAP REVISED JUNE 06, 2000
(REVISED TO REFLECT LOMR 5/30/02)
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0450 C MAP REVISED JUNE 06, 2000 (REVISED TO REFLECT LOMR 5/30/02) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR DENIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 1 AND 2 SHALL BE A MINIMUM OF 82.50, OR, 18" ABOVE TOP OF MILE 6 1/2 WEST ROAD, WHICHEVER IS GREATER.

DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,770.29 CUBIC FEET (0.06 ACRE-FEET) OF STORM WATER RUNOFF. FOR LOT 1 SHALL DETAIN A MIN. OF 2,346.70 CUBIC FEET AND FOR LOT 2 SHALL DETAIN A MIN. OF 423.59. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

4. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO COMMERCIAL USE.

5. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".

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

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

8. BENCHMARK NOTE: B.M. NO. 1 – N=16804953.46, E=1145627.98, TOP OF IRON ROD LOCATED ON THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY LINE OF MILE 6 WEST AND THE NORTH PROPERTY LINE OF THIS SUBDIVISION. ELEVATION= 70.86. N.A.V.D. 88.
B.M. NO. 2 – N=16805053.43, E=1145620.81, TOP OF IRON ROD LOCATED ON THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY LINE OF MILE 6 WEST AND THE SOUTH PROPERTY LINE OF THIS SUBDIVISION. ELEVATION= 70.71. N.A.V.D. 88.
B.M. NO. 3 – N=16804982.04, E=1144842.64, TOP OF IRON ROD SET IN CONCRETE LOCATED ON THE NORTHEAST CORNER OF PROPOSED LOT 8 OF THIS SUBDIVISION. ELEVATION= 70.80. N.A.V.D. 88.

9. THIS SUBDIVISION WAS DESIGNED FOR 50 YEAR FLOOD MODIFIED RATIONAL METHOD.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

11. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

12. ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.

13. A 5.0 FOOT SIDEWALK IS REQUIRED BY THE COUNTY AND THE CITY OF WESLACO ALONG MILE 6 1/2 WEST ROAD, UPON THE ISSUANCE OF A NOTICE TO PROCEED.

14. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

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

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THE PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS BE SO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

17. ESMERALDA SILVA-CALDERON, THE OWNER & SUBDIVIDER OF DIAMANTE NEGRO ESTATES, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.

18. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

19. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

20. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER	ESMERALDA SILVA-CALDERON	6123 LOCKEND ST.	MCALLEN, TEXAS 78504	(956) 778-0588	NONE
ENGINEER	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

STATE OF TEXAS
COUNTY OF HIDALGO

I, ESMERALDA SILVA-CALDERON AS OWNER OF THE 3.51-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DIAMANTE NEGRO ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE SECTION 232.032 THAT:

A. THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
B. SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
C. ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
D. GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____
ESMERALDA SILVA-CALDERON
6123 LOCKEND ST. SAN ANTONIO,
BEXAR COUNTY, TX 78238

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ESMERALDA SILVA-CALDERON, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____
DAVID OMAR SALINAS, P.E.
REGISTERED PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
DAVID OMAR SALINAS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE DIAMANTE NEGRO ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20____.

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE:

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

_____ _____
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DATE
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
CITY OF WESLACO
MAYOR'S CERTIFICATION

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

_____ _____
MAYOR-CITY OF WESLACO DATE:

ATTEST: _____ _____
CITY SECRETARY DATE

STATE OF TEXAS
CITY OF WESLACO

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE:

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF DIAMANTE NEGRO ESTATES, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 20____.

_____ _____
HIDALGO COUNTY JUDGE DATE

_____ _____
ATTEST:
HIDALGO COUNTY CLERK DATE

METES AND BOUNDS DESCRIPTION

BEING A 3.51 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 216, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 3.51 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ROD FOUND ON THE NORTHEAST CORNER OF SAID F.T. 216 LOCATED AT THE INTERSECTION OF MILE 30 NORTH ROAD AND MILE 6 ½ WEST ROAD; THENCE, AS FOLLOWS:

SOUTH 89 DEGREES 10 MINUTES 20 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 216, A DISTANCE OF 770.0 FEET TO A NAIL SET FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 01 DEGREES 10 MINUTES 20 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID F.T. 216, A DISTANCE OF 133.45 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 88 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SIENNA RIDGE SUBDIVISION (INSTRUMENT NO. 3418287; H.C.M.R.), A DISTANCE OF 210.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MILE 6 ½ WEST ROAD, AT A DISTANCE OF 134.22 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 01 DEGREES 10 MINUTES 20 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID F.T. 216, A DISTANCE OF 547.33 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID SIENNA RIDGE SUBDIVISION FOR AN OUTSIDE SOUTH 416 CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 88 DEGREES 49 MINUTES 40 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID SIENNA RIDGE SUBDIVISION, A DISTANCE OF 498.45 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 01 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID F.T. 216, A DISTANCE OF 262.98 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, SOUTH 88 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SIENNA RIDGE SUBDIVISION, A DISTANCE OF 330.17 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, NORTH 01 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID F.T. 216, A DISTANCE OF 17.80 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 88 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SIENNA RIDGE SUBDIVISION, A DISTANCE OF 286.38 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MILE 6 ½ WEST ROAD, AT A DISTANCE OF 306.18 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.51 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 20.0 FEET OR 0.12 ACRES, MORE OR LESS ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID MILE 6 ½ WEST ROAD; LEAVING 3.39 ACRES OF LAND MORE OR LESS.

BEARING BASIS: SIENNA RIDGE SUBDIVISION, H.C.M.R.
H:\SUBDIVISIONS\DIAMANTE NEGRO ESTATES\DIAMANTE NEGRO ESTATES.DWG

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.
DATED THIS _____ DAY OF _____ 20____

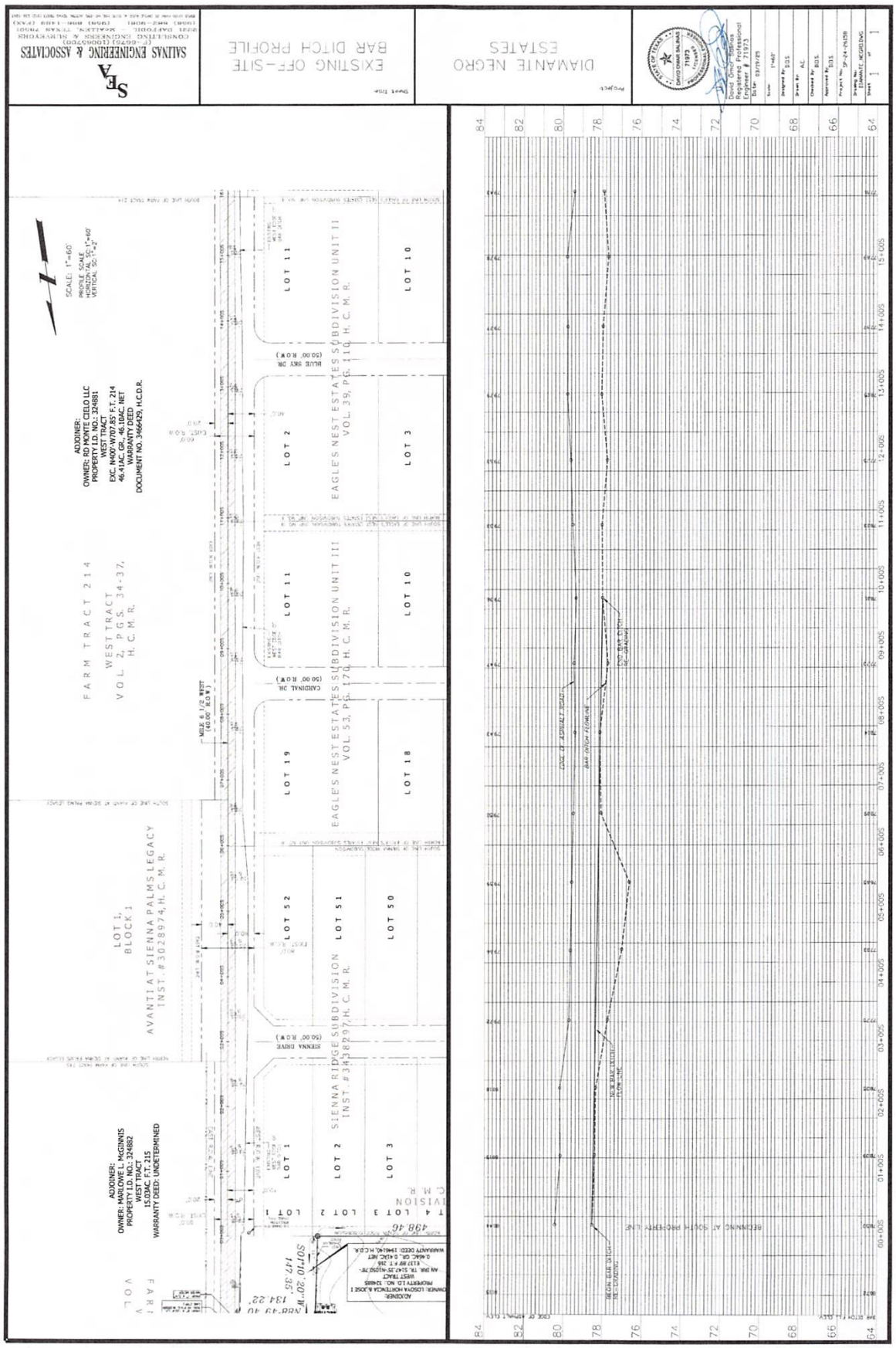
1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE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

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

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 19, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SHEET 1

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER
(10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)


SALINAS ENGINEERING & ASSOCIATES
EXISTING OFF-SITE BAR DITCH PROFILE
DIAMANTE NEGRO ESTATES
SCALE: 1"=60'
PROFILE SCALE HORIZONTAL SC:1"=60' VERTICAL SC:1"=2'
ADJOINER: OWNER: RD MONTE CIELO LLC PROPERTY I.D. NO.: 324881 WEST TRACT 1 EXC. N400'-W707.35' F.T. 214 46.41AC. GR., 46.1DAC. NET WARRANTY DEED DOCUMENT NO. 3466429, H.C.D.R.
FARM TRACT 214
WEST TRACT VOL. 2, PGS. 34-37, H. C. M. R.
EAGLES NEST ESTATES SUBDIVISION UNIT III VOL. 53, PG. 170, H. C. M. R.
EAGLES NEST ESTATES SUBDIVISION UNIT II VOL. 39, PG. 110, H. C. M. R.
LOT 1, BLOCK 1 AVANTI AT SIENNA PALMS LEGACY INST.#3028974, H. C. M. R.
SIENNA RIDGE SUBDIVISION INST.#3343897, H. C. M. R.
ADJOINER: OWNER: MARLOWE L. McGINNIS PROPERTY I.D. NO.: 324882 WEST TRACT 15.00AC. GR., 14.71AC. NET WARRANTY DEED: UNDETERMINED
BLUE SKY DR (50.00' R.O.W.)
CARDINAL DR. (50.00' R.O.W.)
SIENNA RIVER (50.00' R.O.W.)
EXIST. 6 1/2 WIDE (40.00' R.O.W.)
EXIST. ASPHALT ROAD
BAR DITCH FLOWLINE
DIG BAR DITCH RE-GRADING
BEGINNING AT SOUTH PROPERTY LINE
N88°49'40"E 134.22'
S01°10'20"W 147.35'
438.46'
LOT 1
LOT 2
LOT 3
LOT 10
LOT 11
LOT 18
LOT 19
LOT 50
LOT 51
LOT 52

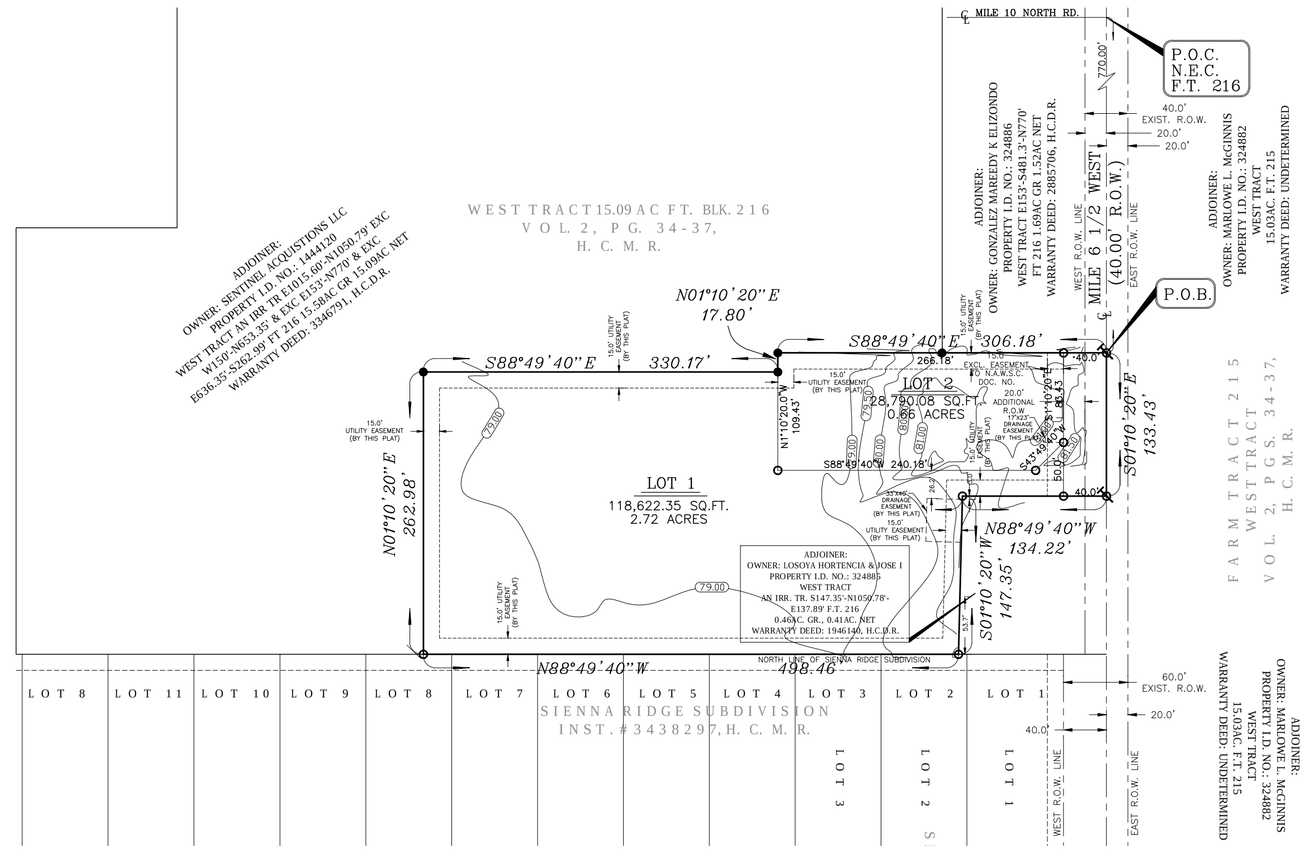
LEGEND

●	FOUND 1/2" IRON ROD
◨	FOUND COTTON PICKER SPINDLE
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N.E.C.	NORTHEAST CORNER
S.E.C.	SOUTHEAST CORNER
S.W.C.	SOUTHWEST CORNER
N.W.C.	NORTHWEST CORNER
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
U.E.	UTILITY EASEMENT
U.E.B.T.P.	UTILITY EASEMENT BY THIS PLAT
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORPORATION
F.T.	FARM TRACT

Scale 1"=100'
Bearing Basis as per
NAD 1983 State Plane Texas
South FIPS 4205 Feet

REVISION NOTES

NO.	SHEET	REVISION	DATE



GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT ..... 25.00' OR GREATER FOR EASEMENTS.
   REAR ..... 20% OF LOT DEPTH NOT EXCEED 25'
   SIDE ..... 6.00' OR GREATER FOR EASEMENTS.

2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD."
   COMMUNITY PANEL NO. 480334 0450 C
   MAP REVISED JUNE 06, 2000
   (REVISED TO REFLECT LOMR 5/30/02)
   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0450 C MAP REVISED JUNE 06, 2000 (REVISED TO REFLECT LOMR 5/30/02) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 1 AND 2 SHALL BE A MINIMUM OF 82.50, OR, 18" ABOVE TOP OF MILE 6 1/2 WEST ROAD, WHICHEVER IS GREATER.

   DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,770.29 CUBIC FEET (0.06 ACRE-FEET) OF STORM WATER RUNOFF. FOR LOT 1 SHALL DETAIN A MIN. OF 540.94 CUBIC FEET AND FOR LOT 2 SHALL DETAIN A MIN. OF 2,229.35. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

4. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO COMMERCIAL USE.

5. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".

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

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

8. BENCHMARK NOTE: B.M. NO. 31 – N=16600943.819, E=1135996.946. INTERSECTION OF (F.M. 493) AND MILE 10 1/2 RD. B.M. IN NORTHWEST CORNER ABOUT 18' NORTHEAST OF POWER POLE AND 25' FROM E.OP. ELEVATION= 80.862 N.A.V.D. 88.

9. THIS SUBDIVISION WAS DESIGNED FOR 50 YEAR FLOOD MODIFIED RATIONAL METHOD.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

11. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

12. ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.

13. A 5.0 FOOT SIDEWALK IS REQUIRED BY THE COUNTY AND THE CITY OF WESLACO ALONG MILE 6 1/2 WEST ROAD. UPON THE ISSUANCE OF A NOTICE TO PROCEED.

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRALIC CALCULATIONS FOR THIS SUBDIVISION.

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

   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
   B. EACH LOT ON THE PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET WITH POTABLE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
   D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS BE SO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

16. ESMERALDA SILVA-CALDERON, THE OWNER & SUBDIVIDER OF DIAMANTE NEGRO ESTATES, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.

17. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

18. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

19. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

20. STREETLIGHT MUST BE LOCATED EVERY 300'.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ESMERALDA SILVA-CALDERON	6123 LOCKEND ST.	WESLACO, TEXAS 78596	(956) 778-0089	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

STATE OF TEXAS
COUNTY OF HIDALGO

I, ESMERALDA SILVA-CALDERON AS OWNER OF THE 3.51-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DIAMANTE NEGRO ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE SECTION 232.032 THAT:

A. THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

B. SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

C. ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

D. GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____
ESMERALDA SILVA-CALDERON
6123 LOCKEND ST. SAN ANTONIO,
BEXAR COUNTY, TX 78238

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ESMERALDA SILVA-CALDERON, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____, 20____.

MONICA GUERRA
Notary ID #11673539
My Commission Expires
August 2, 2027

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____
DAVID OMAR SALINAS, P.E.
REGISTERED PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
DAVID OMAR SALINAS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE DIAMANTE NEGRO ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE:

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

_____ _____
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DATE
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
CITY OF WESLACO
MAYOR'S CERTIFICATION

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

_____ _____
MAYOR-CITY OF WESLACO DATE:

ATTEST:_____ _____
CITY SECRETARY DATE

STATE OF TEXAS
CITY OF WESLACO

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE:

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF DIAMANTE NEGRO ESTATES, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 20____.

_____ _____
HIDALGO COUNTY JUDGE DATE

_____ _____
ATTEST:
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
DAVID OMAR SALINAS
71973
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
DAVID O. SALINAS
5782
REGISTERED PROFESSIONAL LAND SURVEYOR

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.
DATED THIS_____DAY OF _____ 20____.

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

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

HIDALGO COUNTY
CLERK'S OFFICE

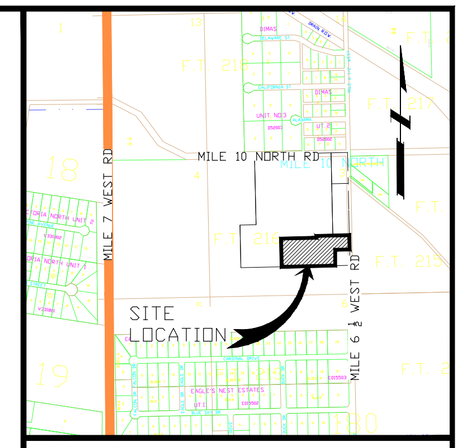
FILED FOR RECORD
IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

DIAMANTE NEGRO ESTATES

HIDALGO COUNTY, TEXAS

BEING A 3.51 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 216, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



LOCATION MAP SCALE 1"=1000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – MCALLEN, TEXAS 78501
JOB NUMBER: SP-24-26158
DATE PREPARED: NOVEMBER 17, 2025.

PLAT SHEET 1 OF 3

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

DIAMANTE NEGRO ESTATES IS LOCATED 770 FEET SOUTH FROM THE INTERSECTION OF MILE 6 1/2 WEST ROAD AND MILE 10 NORTH ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 72,481 AS PER THE 2020 CENSUS).

DIAMANTE NEGRO ESTATES DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF WESLACO. IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT No. 1.

METES AND BOUNDS DESCRIPTION

BEING A 3.51 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 216, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 3.51 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ROD FOUND ON THE NORTHEAST CORNER OF SAID F.T. 216 LOCATED AT THE INTERSECTION OF MILE 10 NORTH ROAD AND MILE 6 ½ WEST ROAD; THENCE, AS FOLLOWS:

SOUTH 01 DEGREES 10 MINUTES 20 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 216, A DISTANCE OF 770.0 FEET TO A NAIL SET FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 01 DEGREES 10 MINUTES 20 SECONDS EAST, CONTINUING COINCIDENT WITH THE EAST LINE OF SAID F.T. 216, A DISTANCE OF 133.43 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 88 DEGREES 49 MINUTES 40 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SIERRA RIDGE SUBDIVISION (INSTRUMENT NO. 3438297, H.C.M.R.), A DISTANCE OF 20.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MILE 6 ½ WEST ROAD, AT A DISTANCE OF 134.22 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 01 DEGREES 10 MINUTES 20 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID F.T. 216, A DISTANCE OF 147.35 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID SIENNA RIDGE SUBDIVISION FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 88 DEGREES 49 MINUTES 40 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID SIENNA RIDGE SUBDIVISION, A DISTANCE OF 498.46 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 01 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID F.T. 216, A DISTANCE OF 262.98 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, SOUTH 88 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SIENNA RIDGE SUBDIVISION, A DISTANCE OF 330.17 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, NORTH 01 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID F.T. 216, A DISTANCE OF 17.80 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 88 DEGREES 49 MINUTES 40 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SIENNA RIDGE SUBDIVISION, A DISTANCE OF 286.18 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MILE 6 ½ WEST ROAD, AT A DISTANCE OF 306.18 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.51 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 20.0 FEET (OR 0.12 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID MILE 6 ½ WEST ROAD, LEAVING 3.39 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: SIENNA RIDGE SUBDIVISION, H.C.T.
N:\SUBDIVISION\PLATS\DIAMANTENEGRO.SUB\3.51.05Z924

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOVEMBER 17, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SHEET 1

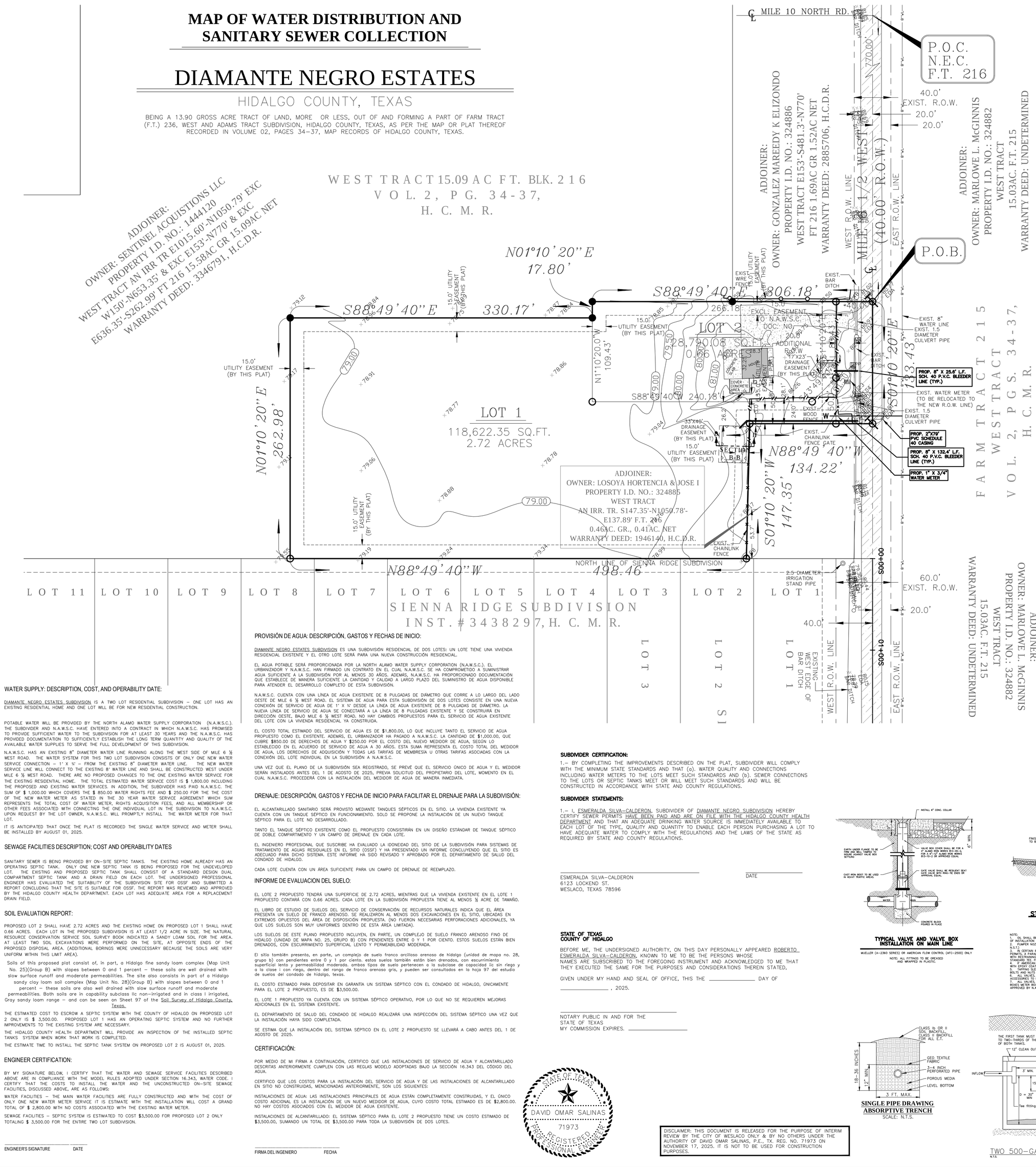
SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER
(10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)

MAP OF WATER DISTRIBUTION AND SANITARY SEWER COLLECTION

DIAMANTE NEGRO ESTATES

HIDALGO COUNTY, TEXAS

BEING A 13.90 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT (F.T.) 236, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34–37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

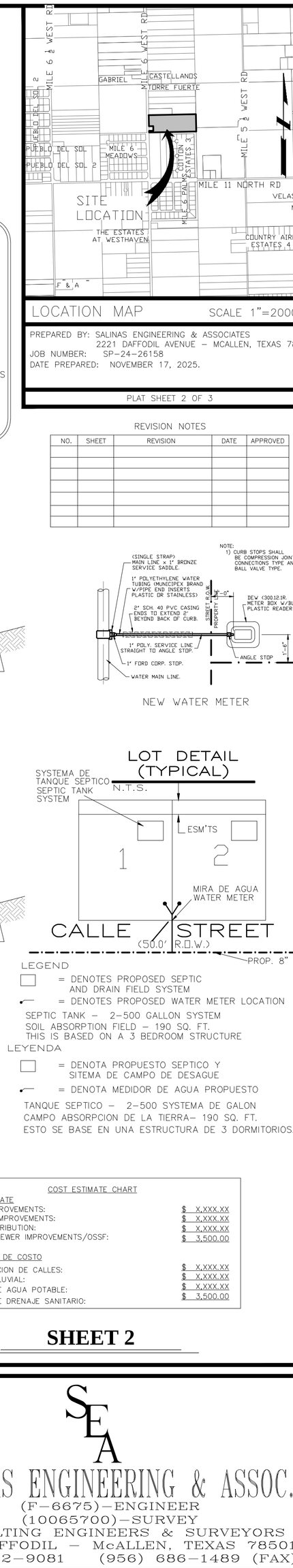


RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor"whether one or more persons are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted, The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above–described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of 2024.

ESMERALDA SILVA–CALDERON



LOCATION MAP SCALE 1"=2000'

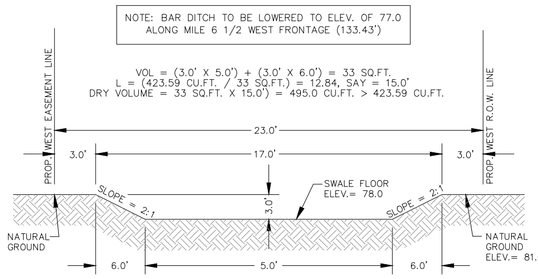
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE – McALLEN, TEXAS 78501
JOB NUMBER: SP–24–26158
DATE PREPARED: NOVEMBER 17, 2025.

PLAT SHEET 2 OF 3

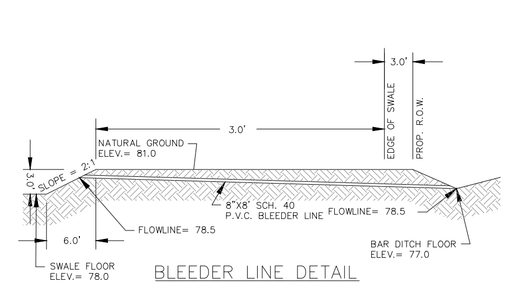
REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

NOTE: BAR DITCH TO BE LOWERED TO ELEV. OF 77.0 ALONG MILE 6 1/2 WEST FRONTAGE (133.43')



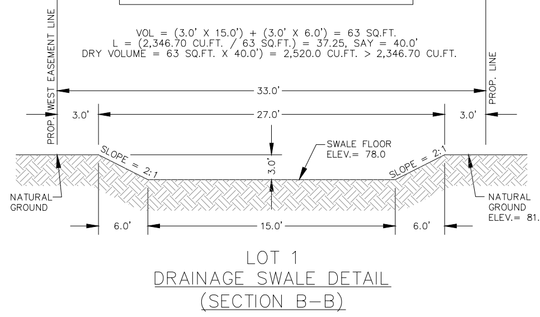
LOT 2
DRAINAGE SWALE DETAIL
(SECTION A–A)
SCALE: N.T.S.



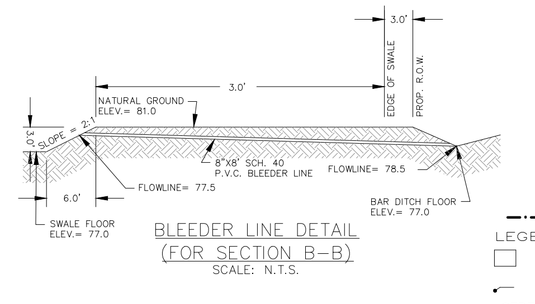
BLEEDER LINE DETAIL
(FOR SECTION A–A)
SCALE: N.T.S.

NEW WATER METER

NOTE: BAR DITCH TO BE LOWERED TO ELEV. OF 77.0 ALONG MILE 6 1/2 WEST FRONTAGE (133.43')



LOT 1
DRAINAGE SWALE DETAIL
(SECTION B–B)



BLEEDER LINE DETAIL
(FOR SECTION B–B)
SCALE: N.T.S.

LEGEND

= DENOTES PROPOSED SEPTIC AND DRAIN FIELD SYSTEM

= DENOTES PROPOSED WATER METER LOCATION

SEPTIC TANK – 2–500 GALLON SYSTEM
SOIL ABSORPTION FIELD – 190 SQ. FT.
THIS IS BASED ON A 3 BEDROOM STRUCTURE

LEYENDA

= DENOTA PROPUESTO SEPTICO Y SITEMA DE CAMPO DE DESAGUE

= DENOTA MEDIDOR DE AGUA PROPUESTO

TANQUE SEPTICO – 2–500 SYSTEMA DE GALON
CAMPO ABSORPCION DE LA TIERRA– 190 SQ. FT.
ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

DIAMANTE NEGRO ESTATES SUBDIVISION IS A TWO LOT RESIDENTIAL SUBDIVISION – ONE LOT HAS AN EXISTING RESIDENTIAL HOME AND ONE LOT WILL BE FOR NEW RESIDENTIAL CONSTRUCTION.

POTABLE WATER WILL BE PROVIDED BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF MILE 6 ½ WEST ROAD. THE WATER SYSTEM FOR THIS TWO LOT SUBDIVISION CONSISTS OF ONLY ONE NEW WATER SERVICE CONNECTION – 1" X ¾" – FROM THE EXISTING 8" DIAMETER WATER LINE. THE NEW WATER SERVICE LINE WILL CONNECT TO THE EXISTING 8" WATER LINE AND SHALL BE CONSTRUCTED WEST UNDER MILE 6 ½ WEST ROAD. THERE ARE NO PROPOSED CHANGES TO THE ONE EXISTING WATER SERVICE FOR THE EXISTING RESIDENTIAL HOME. THE TOTAL ESTIMATED WATER SERVICE COST IS $ 1,800.00 INCLUDING THE PROPOSED AND EXISTING WATER SERVICES. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $ 1,000.00 WHICH COVERS THE $ 850.00 WATER RIGHTS FEE AND $ 250.00 FOR THE THE COST OF THE NEW WATER METER AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE ONE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL THE WATER METER FOR THAT LOT.

IT IS ANTICIPATED THAT ONCE THE PLAT IS RECORDED THE SINGLE WATER SERVICE AND METER SHALL BE INSTALLED BY AUGUST 01, 2025.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SANITARY SEWER IS BEING PROVIDED BY ON–SITE SEPTIC TANKS. THE EXISTING HOME ALREADY HAS AN OPERATING SEPTIC TANK. ONLY ONE NEW SEPTIC TANK IS BEING PROPOSED FOR THE UNDEVELOPED LOT. THE EXISTING AND PROPOSED SEPTIC TANK SHALL CONSIST OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

PROPOSED LOT 2 SHALL HAVE 2.72 ACRES AND THE EXISTING HOME ON PROPOSED LOT 1 SHALL HAVE 0.66 ACRES. EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES THE SOILS ON THE SITE ARE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA).

Soils of this proposed plat consist of, in part, a Hidalgo fine sandy loam complex (Map Unit No. 25)Gray with slopes between 0 and 1 percent – these soils are well drained with slow surface runoff and moderate permeabilities. The site also consists in part of a Hidalgo sandy clay loam soil complex (Map Unit No. 28)Orange B) with slopes between 0 and 1 percent – these soils are also well drained with slow surface runoff and moderate permeabilities. Both soils are in capability subclass IIc non–irrigated and in class I irrigated, Gray sandy loam range – and can be seen on Sheet 97 of the Soil Survey of Hidalgo County, Texas.

THE ESTIMATED COST TO ESCROW A SEPTIC SYSTEM WITH THE COUNTY OF HIDALGO ON PROPOSED LOT 2 ONLY IS $ 3,500.00. PROPOSED LOT 1 HAS AN OPERATING SEPTIC SYSTEM AND NO FURTHER IMPROVEMENTS TO THE EXISTING SYSTEM ARE NECESSARY.

THE HIDALGO COUNTY HEALTH DEPARTMENT WILL PROVIDE AN INSPECTION OF THE INSTALLED SEPTIC TANKS SYSTEM WHEN WORK THAT WORK IS COMPLETED.

THE ESTIMATE TIME TO INSTALL THE SEPTIC TANK SYSTEM ON PROPOSED LOT 2 IS AUGUST 01, 2025.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON–SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THE MAIN WATER FACILITIES ARE FULLY CONSTRUCTED AND WITH THE COST OF ONLY ONE NEW WATER METER SERVICE IT IS ESTIMATE WITH THE INSTALLATION WILL COST A GRAND TOTAL OF $ 2,800.00 WITH NO COSTS ASSOCIATED WITH THE EXISTING WATER METER.

SEWAGE FACILITES – SEPTIC SYSTEM IS ESTIMATED TO COST $3,500.00 FOR PROPOSED LOT 2 ONLY TOTALING $ 3,500.00 FOR THE ENTIRE TWO LOT SUBDIVISION.

ENGINEER'S SIGNATURE DATE

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO:

DIAMANTE NEGRO ESTATES SUBDIVISION ES UNA SUBDIVISIÓN RESIDENCIAL DE DOS LOTES: UN LOTE TIENE UNA VIVIENDA RESIDENCIAL EXISTENTE Y EL OTRO LOTE SERÁ PARA UNA NUEVA CONSTRUCCIÓN RESIDENCIAL.

EL AGUA POTABLE SERÁ PROPORCIONADA POR LA NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL URBANIZADOR Y N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL CUAL N.A.W.S.C. SE HA COMPROMETIDO A SUMINISTRAR AGUA SUFICIENTE A LA SUBDIVISIÓN POR AL MENOS 30 AÑOS. ADEMÁS, N.A.W.S.C. HA PROPORCIONADO DOCUMENTACIÓN QUE ESTABLECE DE MANERA SUFICIENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA ATENDER EL DESARROLLO COMPLETO DE ESTA SUBDIVISIÓN.

N.A.W.S.C. CUENTA CON UNA LÍNEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIÁMETRO QUE CORRE A LO LARGO DEL LADO OESTE DE MILE 6 ½ WEST ROAD. EL SISTEMA DE AGUA PARA ESTA SUBDIVISIÓN DE DOS LOTES CONSISTE EN UNA NUEVA CONEXIÓN DE SERVICIO DE AGUA DE 1" X ¾" DESDE LA LÍNEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIÁMETRO. LA NUEVA LÍNEA DE SERVICIO DE AGUA SE CONECTARÁ A LA LÍNEA DE 8 PULGADAS EXISTENTE Y SE CONSTRUIRÁ EN DIRECCIÓN OESTE, BAJO MILE 6 ½ WEST ROAD. NO HAY CAMBIOS PROPUESTOS PARA EL SERVICIO DE AGUA EXISTENTE DEL LOTE CON LA VIVIENDA RESIDENCIAL YA CONSTRUIDA.

EL COSTO TOTAL ESTIMADO DEL SERVICIO DE AGUA ES DE $1,800.00, LO QUE INCLUYE TANTO EL SERVICIO DE AGUA PROPUESTO COMO EL EXISTENTE. ADEMÁS, EL URBANIZADOR HA PAGADO A N.A.W.S.C. LA CANTIDAD DE $1,000.00, QUE CUBRE $850.00 DE DERECHOS DE AGUA + $250.00 POR EL COSTO DEL NUEVO MEDIDOR DE AGUA, SEGÚN LO ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUA A 30 AÑOS. ESTA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LOS DERECHOS DE ADQUISICIÓN Y TODAS LAS TARIFAS DE MEMBRESÍA U OTRAS TARIFAS ASOCIADAS CON LA CONEXIÓN DEL LOTE INDIVIDUAL EN LA SUBDIVISIÓN A N.A.W.S.C.

UNA VEZ QUE EL PLANO DE LA SUBDIVISIÓN SEA REGISTRADO, SE PREVÉ QUE EL SERVICIO ÚNICO DE AGUA Y EL MEDIDOR SERÁN INSTALADOS ANTES DEL 1 DE AGOSTO DE 2025. PREVIA SOLICITUD DEL PROPIETARIO DEL LOTE, MOMENTO EN EL CUAL N.A.W.S.C. PROCEDERÁ CON LA INSTALACIÓN DEL MEDIDOR DE AGUA DE MANERA INMEDIATA.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN:

EL ALCANTARILLADO SANITARIO SERÁ PROVISTO MEDIANTE TANQUES SÉPTICOS EN EL SITIO. LA VIVIENDA EXISTENTE YA CUENTA CON UN TANQUE SÉPTICO EN FUNCIONAMIENTO. SOLO SE PROPONE LA INSTALACIÓN DE UN NUEVO TANQUE SÉPTICO PARA EL LOTE NO DESARROLLADO.

TANTO EL TANQUE SÉPTICO EXISTENTE COMO EL PROPUESTO CONSISTIRÁN EN UN DISEÑO ESTÁNDAR DE TANQUE SÉPTICO DE DOBLE COMPARTIMENTO Y UN CAMPO DE DRENAJE EN CADA LOTE.

EL INGENIERO PROFESIONAL QUE SUSCRIBE HA EVALUADO LA IDONEIDAD DEL SITIO DE LA SUBDIVISIÓN PARA SISTEMAS DE TRATAMIENTO DE AGUAS RESIDUALES EN EL SITIO (OSSF) Y HA PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA DICHO SISTEMA. ESTE INFORME HA SIDO REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA LOTE CUENTA CON UN ÁREA SUFICIENTE PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

INFORME DE EVALUACION DEL SUELO:

EL LOTE 2 PROPUESTO TENDRÁ UNA SUPERFICIE DE 2.72 ACRES, MIENTRAS QUE LA VIVIENDA EXISTENTE EN EL LOTE 1 PROPUESTO CONTARÁ CON 0.66 ACRES. CADA LOTE EN LA SUBDIVISIÓN PROPUESTA TIENE AL MENOS ½ ACRE DE TAMAÑO.

EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACIÓN DE RECURSOS NATURALES INDICA QUE EL ÁREA PRESENTA UN SUELO DE FRANCO ARENOSO. SE REALIZARON AL MENOS DOS EXCAVACIONES EN EL SITIO, UBICADAS EN EXTREMOS OPUESTOS DEL ÁREA DE DISPOSICIÓN PROPUESTA. (NO FUERON NECESARIAS PERFORACIONES ADICIONALES, YA QUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTA ÁREA LIMITADA).

LOS SUELOS DE ESTE PLANO PROPUESTO INCLUYEN, EN PARTE, UN COMPLEJO DE SUELO FRANCO ARENOSO FINO DE HIDALGO (UNIDAD DE MAPA NO. 25, GRUPO B) CON PENDIENTES ENTRE 0 Y 1 POR CIENTO. ESTOS SUELOS ESTÁN BIEN DRENADOS, CUENTAN CON ADICIONALES BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA).

El sitio también presenta, en parte, un complejo de suelo franco arcilloso arenoso de hidalgo (unidad de mapa no. 28, grupo b) con pendientes entre 0 y 1 por ciento. estos suelos también están bien drenados, con escurrimiento superficial lento y permeabilidad moderada. ambos tipos de suelo pertenecen a la subclase de capacidad iis sin riego y a la clase i con riego, dentro del rango de franco arenoso gris, y pueden ser consultados en la hoja 97 del estudio de suelos del condado de hidalgo, texas.

EL COSTO ESTIMADO PARA DEPOSITAR EN GARANTÍA UN SISTEMA SÉPTICO CON EL CONDADO DE HIDALGO, ÚNICAMENTE PARA EL LOTE 2 PROPUESTO, ES DE $3,500.00.

EL LOTE 1 PROPUESTO YA CUENTA CON UN SISTEMA SÉPTICO OPERATIVO, POR LO QUE NO SE REQUIEREN MEJORAS ADICIONALES EN EL SISTEMA EXISTENTE.

EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO REALIZARÁ UNA INSPECCIÓN DEL SISTEMA SÉPTICO UNA VEZ QUE LA INSTALACIÓN HAYA SIDO COMPLETADA.

SE ESTIMA QUE LA INSTALACIÓN DEL SISTEMA SÉPTICO EN EL LOTE 2 PROPUESTO SE LLEVARÁ A CABO ANTES DEL 1 DE AGOSTO DE 2025.

CERTIFICACIÓN:

POR MEDIO DE MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCIÓN 16.343 DEL CÓDIGO DEL AGUA.

CERTIFICO QUE LOS COSTOS PARA LA INSTALACIÓN DEL SERVICIO DE AGUA Y DE LAS INSTALACIONES DE ALCANTARILLADO EN SITIO NO CONSTRUIDAS, MENCIONADAS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA: LAS INSTALACIONES PRINCIPALES DE AGUA ESTÁN COMPLETAMENTE CONSTRUIDAS, Y EL ÚNICO COSTO ADICIONAL ES LA INSTALACIÓN DE UN NUEVO MEDIDOR DE AGUA, CUYO COSTO TOTAL ESTIMADO ES DE $2,800.00. NO HAY COSTOS ASOCIADOS CON EL MEDIDOR DE AGUA EXISTENTE.

INSTALACIONES DE ALCANTARILLADO: EL SISTEMA SÉPTICO PARA EL LOTE 2 PROPUESTO TIENE UN COSTO ESTIMADO DE $3,500.00, SUMANDO UN TOTAL DE $3,500.00 PARA TODA LA SUBDIVISIÓN DE DOS LOTES.

FIRMA DEL INGENIERO FECHA

DAVID OMAR SALINAS
71973
LICENSED PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENTS:

1.– I, ESMERALDA SILVA–CALDERON, SUBDIVIDER OF DIAMANTE NEGRO SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ESMERALDA SILVA–CALDERON
6123 LOCKEND ST.
WESLACO, TEXAS 78596

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

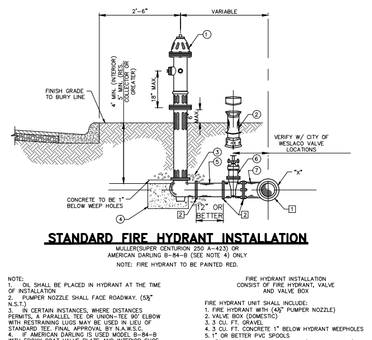
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO ESMERALDA SILVA–CALDERON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

TYPICAL VALVE AND WATER INSTALLATION ON MAIN LINE

NOTE: 1.) METHOD TO BE DRIVEN AND WRAPPED IN PLASTIC

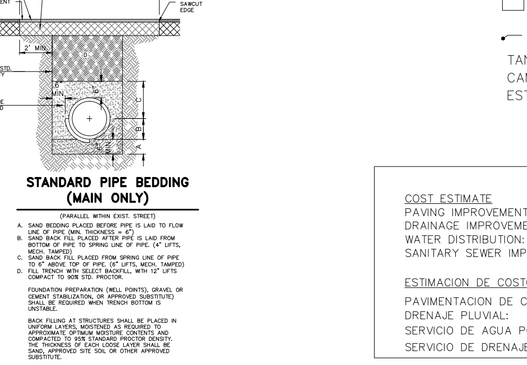


STANDARD FIRE HYDRANT INSTALLATION

NOTE:
1. OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
2. ALL HYDRANTS SHALL FACE ROADWAY, (SE, S & S.E.)
3. FIRE HYDRANTS SHALL (WHERE POSSIBLE) BE PLACED 5' FROM LOT LINES.
4. ALL 6" MECHANICAL JOINT 90° ELBOWS SHALL BE STANDARD 700 TRAIL APPROVAL BY M.N.A.S.C.
5. 6" MECHANICAL JOINT GATE VALVES SHALL BE AMERICAN FLOW CONTROL (AFC–2500) OR EQUAL.
6. 6" MECHANICAL JOINT RESTRAINT GLANDS SHALL BE STANDARD 1100 TRAIL APPROVAL BY M.N.A.S.C.
7. ALL BOLTS, FITTINGS AND HYDRANTS AND VALVES SHALL BE CLEANED AND PAINTED WITH TWO COATS OF BITUMINOUS PAINT. ALL BOLTS, NUTS, WASHERS AND ACCESSORIES, VALVE BOXES METER BOXES AND COVERS MUST BE APPROVED BY M.N.A.S.C.

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

FIRE HYDRANT (IF REQUIRED BY FIRE MARSHALL)
1. VALVE BOX (DOMESTIC)
2. 6" GATE VALVE
3. 6 SQ. FT. CONCRETE 2" BELOW HYDRANT WEEPHOLES
4. 7" DIA BETTER–PAD SADDLE
5. 6" CAST IRON 90° ELBOW (FLANGED X M.J.)
6. 6"x6" CAST IRON TEE (FLANGED X M.J.) "V"
MAIN WATER LINE
MECHANICAL JOINT
FLANGE



BLEEDER LINE DETAIL
(FOR SECTION B–B)
SCALE: N.T.S.

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **March 4, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **V.D.**
From: Rebekah de la Fuente, Planning Director, on behalf of Supreme Engineering, PLLC-Omar Cano, P.E.	
Subject/Agenda Item: Discussion and consideration of the Final Plat for Re-Plat of Pleasantview Terrace Subdivision being 25.54 acres out of Lots 1-85, of Pleasantview Terrace Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 1100 ft North of Bus. 83 on the west side of Pleasantview Dr. Possible Action.	
Discussion/Overview: The proposed one hundred and sixty-nine (169) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SUBDIVISION PLATTING APPLICATION

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: Re-Plat of Pleasantview Terrace Subdivision

Location: Pleasantview between Business 83 and US Expressway 83 (Interstate 2)

Legal Description: Being 25.54 Acres out of Lots 1-85 of Pleasantview Terrace Subdivision according to map recorded in document number 3614366.

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: RT-1 Townhomes

Existing Land Use: Vacant Proposed Land Use: RT-1 Townhomes

Number of Lots Proposed: 169 Gross Acreage: 25.54

Title Report Submitted: ☐ YES ☑ NO

OWNER INFORMATION

Owner's Name: RGV Superior Development, LLC Telephone: (956) 960-4111

Address: 2427 Seton St Fax: _____

City: Edinburg State: TX Zip: 78542 E-mail: cerdalafuente65@gmail.com

ENGINEER INFORMATION

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

Address: 135 Paseo del Prado Ste 7 Fax: _____

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

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: City of Weslaco

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☑ YES ☐ NO Electric Company: AEP

☑ YES ☐ NO Phone Utility Spectrum	☐ YES ☑ NO Gas Utility	☑ YES ☐ NO Cable Utility Spectrum

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District #1	☑ YES ☐ NO Irrigation District No 9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **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.
_____Engineering cost estimates for 3% geotechnical testing fees and 2% inspection fees
_____Traffic Impact Analysis (If required)
_____Notice of Intent
_____SW3P

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

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

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

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: Omar Cano

Owner Signature: _____ Date: 1/28/26

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

Drainage Statement

Re-Plat of Pleasantview Terrace Subdivision

Weslaco, Texas

Prepared by:

Supreme Engineering, PLLC
Texas Engineering Firm F-21135
410 S Jackson Rd #2780
Edinburg, TX 78539
(956) 272-2246

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

June 16, 2025

P.E

Index

- Cover Sheet
- Index Sheet
- Drainage Statement
- Drainage Calculations
- Table 3-2 Intercept Coefficients “k” value
- Proposed Subdivision Plat
- Original Recorded Plat
- Original Approved Drainage Report

RePlat of Pleasantview Terrace Subdivision Drainage Statement

Re-Plat of Pleasantview Terrace Subdivision being 25.54 acres out of lots 1-85 of Pleasantview Terrace Subdivision. According to the map recorded in document number 3614366, map records of Hidalgo County, Texas. The property is located along Pleasantview Dr. between Business 83 and Interstate 2 within the **City of Weslaco** limits, County of Hidalgo, Texas. The lots are **currently vacant**. Proposing **169-lot single-family** development.

The property is located mostly in **Zone "X"** on FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C Map dated June 6, 2000. Zone X is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Hidalgo sandy clay loan (**Soils 25**), this soil belong to hydrologic group "B" which have a moderate infiltration rate when thoroughly wet. Group B soils consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. (See "USDA, NRCS Web Soil Survey" Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 18.99 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 82.37 cfs based on a 50-year storm frequency, which is an increase of 63.38 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco**'s drainage policy, the 25.54 acre property storm drainage system for the proposed **single-family subdivision** consists of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 24", 30", 36", 42" and 48" as shown on the attached storm sewer plan. Pertinent permitting as necessary shall be coordinated with the City of **Weslaco** during public improvements.

SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

In accordance with HCDD1 and City of **Weslaco**'s drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **133,684 cubic feet (3.07 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff has been compensated during the plat process of Pleasantview Terrace subdivision by dedicating to the City of Weslaco the west 75 ft, as shown on the attached approved drainage report and recorded plat, and widen the existing drain ditch to accommodate the required detention. The excavation accommodated **224,046 cubic feet (5.14 acre-ft)** of detention runoff, which continues flowing to discharges at the Hidalgo County Drainage District No. 1 – 18B ditch that will serve as the ultimate outfall.

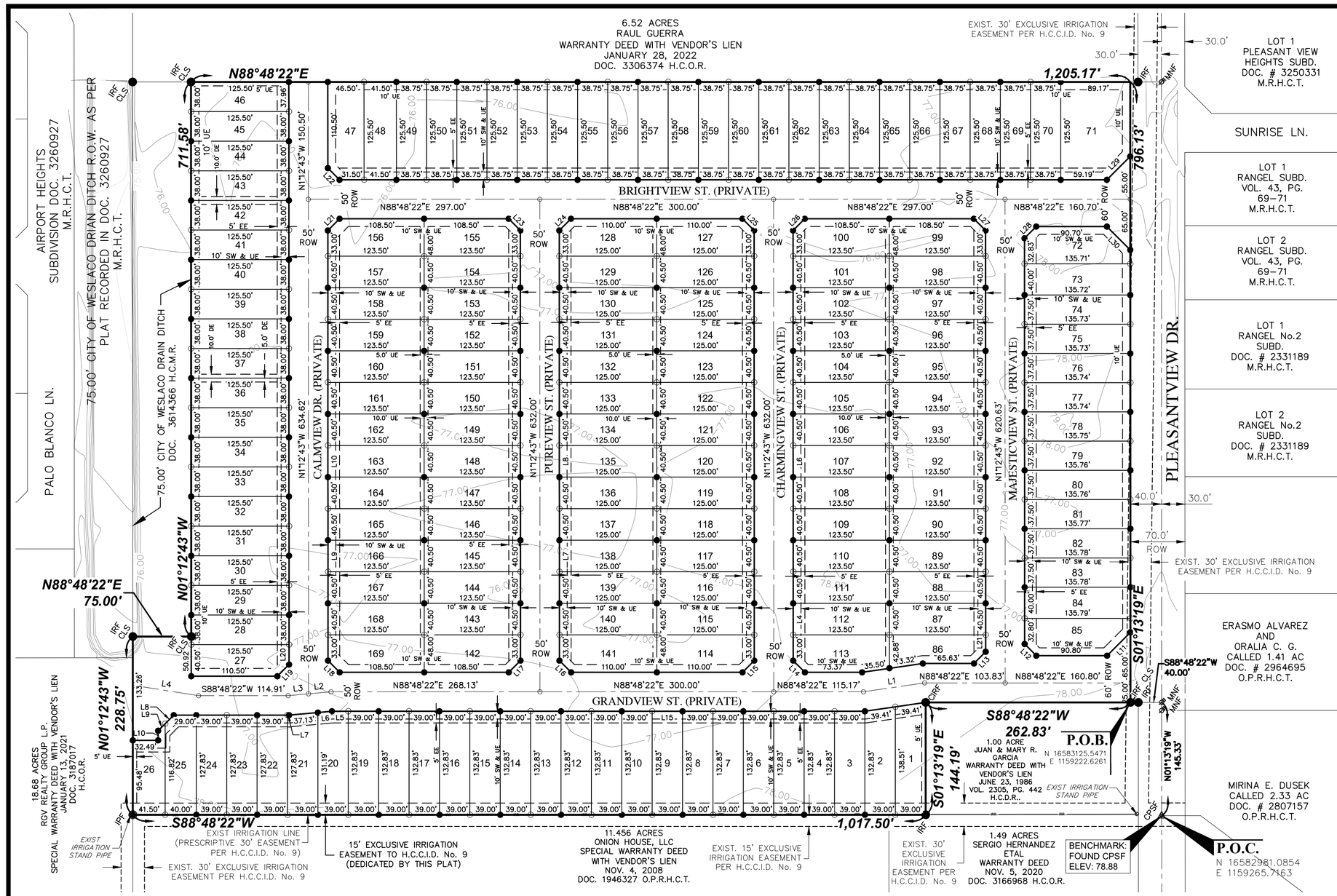
STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

By _____, P.E 6/16/2025
Engineer Signature Date

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☑ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☑ CITY FACILITY
☐ OTHER_____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Alexis Lozano 7/16/202
H.C.D.D. NO. 1 DATE



GENERAL NOTES

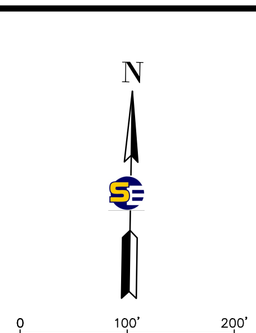
1. MINIMUM SETBACK LINES:
   FRONT ..... 25.00' OR GREATER FOR EASEMENTS.
   REAR ..... 20.00' OR GREATER FOR EASEMENTS.
   SIDE ..... 5.00' OR GREATER FOR EASEMENTS.
   CUL-DE-SAC LOTS: FRONT ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER ..... 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X".
   AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD ACCORDING TO COMMUNITY–PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000.
3. SUBDIVISION CONSIST OF 169 SINGLE–FAMILY LOTS.
4. BENCHMARK: FOUND COTTON PICKER SPINDLE AT CENTER LINE OF PLEASANT VIEW DR. ELEVATION : 78.88
5. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE AT ELEV. 77.57' OR HIGHER THAN 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
6. DRAINAGE:IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 133.684 CUBIC–FEET OR 3.07 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 71–85 ONTO PLEASANTVIEW DR.
9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. THE WORKING DETENTION FOR THIS SUBDIVISION OF 224.046 CUBIC–FEET OR 5.14 ACRE–FEET EXCEEDS A 50 YEAR STORM FLOOD DETENTION REQUIREMENT.
11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00' FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
12. CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
13. ALL CONSTRUCTION TO MEET THE CITY OF WESLACO REQUIREMENTS AND STANDARDS.
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
17. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
19. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
20. A MINIMUM SIX–FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI–FAMILY WITH SINGLE FAMILY AND COMMERCIAL.
21. NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.
22. BUFFER FENCING. IN DEVELOPMENTS WITHIN THE CITY LIMITS, A MINIMUM SIX–FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING PONDS WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTED FROM.

Line Data

Line #	Bearing	Distance
L1	N80° 30' 49"E	78.82'
L2	N83° 36' 41"E	28.99'
L3	N83° 36' 41"E	26.23'
L4	S82° 10' 56"E	85.52'
L5	S88° 48' 22"W	20.98'
L6	S83° 36' 41"W	18.10'
L7	S88° 48' 22"W	2.02'
L8	S43° 47' 32"W	15.56'
L9	S43° 47' 32"W	12.72'
L10	S01° 13' 19"E	12.34'
L11	N43° 47' 32"E	42.42'
L13	N43° 47' 49"E	21.21'
L14	S46° 12' 11"E	21.22'
L15	N43° 47' 49"E	21.21'
L16	S46° 12' 11"E	21.22'
L17	N43° 47' 49"E	21.21'

Line Data

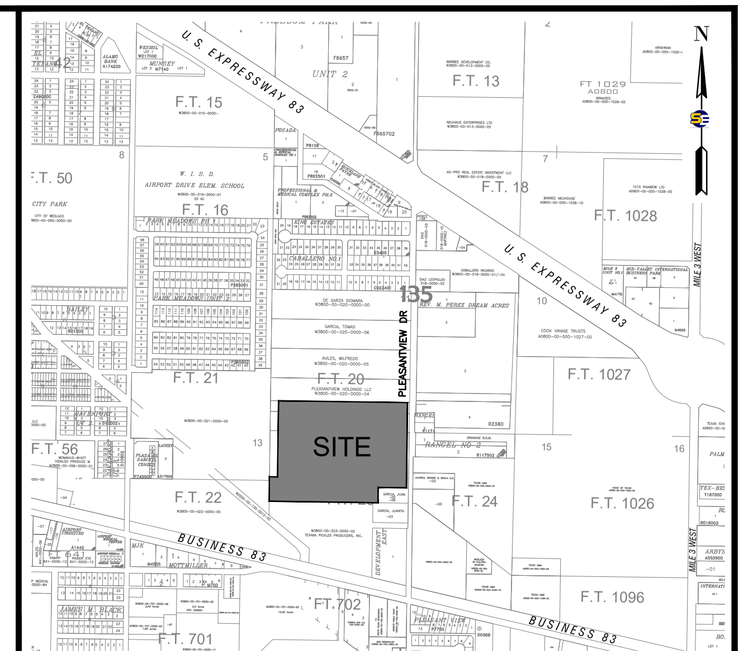
Line #	Bearing	Distance
L18	S46° 12' 11"E	21.22'
L19	N43° 47' 49"E	21.21'
L20	N01° 12' 43"W	25.54'
L21	N01° 12' 43"W	21.63'
L21	S43° 47' 49"W	21.21'
L22	N46° 12' 11"W	21.22'
L23	N46° 12' 11"W	21.22'
L24	S43° 47' 49"W	21.21'
L25	N46° 12' 11"W	21.22'
L26	S43° 47' 49"W	21.21'
L27	N46° 12' 11"W	21.22'
L28	N43° 47' 49"E	21.21'
L30	S46° 12' 28"E	42.44'



SCALE: 1" = 100'
BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH ZONE 4205 VERTICAL DATUM: (NAD83, NAVD88, GEOID12B)

LEGEND

○IRS	IRON ROD SET
●IRF	IRON ROD FOUND
●IPF	IRON PIPE FOUND
⚠CPSS	COTTON PICKER SPINDEL SET
SW & UE	SIDEWALK & UTILITY EASEMENT
EE	ELECTRICAL EASEMENT



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF RE–PLAT PLEASANTVIEW TERRACE WITH RESPECT TO THE CITY LIMITS OF THE WESLACO MUNICIPALITY:

RE–PLAT OF PLEASANTVIEW TERRACE IS LOCATED SOUTH FROM THE INTERSECTION OF PLEASANTVIEW DR. (MILE 3 1/2 W. RD) & U.S. EXPRESSWAY 83 IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. PLEASANTVIEW TERRACE LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

PLANNING AND ZONING REGULAR MEETING
BOARD OF ADJUSTMENT REGULAR MEETING

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

COUNTY COURT SEAL OF HIDALGO TEXAS

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

BY: _____ DEPUTY

METES AND BOUNDS

BEING 25.54 ACRES OUT OF LOTS 1 – 85 OF PLEASANTVIEW TERRACE SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3614366, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A FOUND COTTON PICKER SPINDLE (N: 16582981.0854, E: 1159265.7163) ON THE CENTER LINE OF PLEASANTVIEW DRIVE (70 FOOT ROAD RIGHT–OF–WAY), THENCE, NORTH 01°13'19" WEST, ALONG THE CENTER LINE OF SAID PLEASANTVIEW DRIVE, A DISTANCE OF 145.33 FEET TO A FOUND MAG NAIL, AT THE OUTSIDE CORNER OF SAID PLEASANTVIEW TERRACE SUBDIVISION, THENCE, SOUTH 88°48'22" WEST, DEPARTING THE CENTER LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING THE NORTH LINE OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JUAN & MARY R. GARCIA, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED JUNE 23, 1986, RECORDED IN VOLUME 2305, PAGE 442, DEED RECORDS OF HIDALGO COUNTY, TEXAS, PASSING THE WEST RIGHT–OF–WAY LINE OF SAID PLEASANTVIEW DRIVE, AT A DISTANCE OF 30.00 FEET TO A FOUND 1/2 INCH IRON ROD, CONTINUING FOR A TOTAL DISTANCE OF 40.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE WEST RIGHT–OF–WAY LINE OF SAID PLEASANTVIEW DRIVE, DEDICATED ACCORDING TO THE MAP SHOWN OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING THE OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT, DEDICATED ACCORDING TO THE MAP SHOWN OF SAID PLEASANTVIEW TERRACE SUBDIVISION, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING (N: 16583125.5471, E: 1159222.6261);

THENCE, SOUTH 88°48'22" WEST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT OF LAND, A DISTANCE OF 262.83 FEET TO A FOUND 1/2 INCH IRON ROD, AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT OF LAND, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING AN INSIDE CORNER OF SAID PLEASANT VIEW TERRACE SUBDIVISION, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01° 13' 19" EAST, ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE INSIDE LINE OF SAID PLEASANTVIEW TERRANCE SUBDIVISION, ALSO BEING THE WEST LINE OF SAID 1.00 ACRE TRACT OF LAND, A DISTANCE OF 144.19 FEET TO A FOUND 1/2 INCH IRON ROD, AT THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF THE SAID 1.00 ACRE TRACT OF LAND, ALSO BEING ON THE NORTH LINE OF A 1.48 ACRE TRACT OF LAND, CONVYED TO SERGIO HERNANDEZ, ACCORDING TO WARRANTY DEED, DATED NOVEMBER 5, 2020, RECORDED IN DOCUMENT NUMBER 3166968, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88° 48' 22" W, ALONG THE SOUTH LINE OF SAID PLEASANTVIEW TERRANCE SUBDIVISION, ALSO BEING ALONG THE NORTH LINE OF THE SAID 1.48 ACRE TRACT, A DISTANCE OF 1017.50 FEET TO A FOUND IRON PIPE, ALSO BEING THE NORTHWEST CORNER OF A 11.456 ACRES TRACT, CONVEYED TO ONION HOUSE LLC., A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 1946327, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO ON THE EAST LINE OF A 18.680 ACRES TRACT, CONVEYED TO RGV REALTY GROUP, DATED RECORDED IN DOCUMENT NO. 3187017, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01° 12' 43" W, ALONG THE WEST LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO ALONG THE EAST LINE OF THE SAID 18.680 ACRES TRACT, ALSO ALONG THE EAST LINE OF A 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE MAP SHOWN OF AIRPORT HEIGHTS SUBDIVISION, RECORDED IN DOCUMENT NUMBER 3260927, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 228.75 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE SOUTHWEST CORNER OF A 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88°48'22" EAST, ALONG THE SOUTH LINE OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, A DISTANCE OF 75.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE SOUTHEAST CORNER OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01°12'43" WEST, ALONG THE EAST LINE OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, A DISTANCE OF 711.58 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE NORTHEAST CORNER OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING ON THE NORTH LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING ON THE SOUTH LINE OF A 6.52 ACRE TRACT OF LAND CONVEYED TO RAUL GUERRA, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED JANUARY 28, 2022, RECORDED IN DOCUMENT NUMBER 3306374, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88°48'22" EAST, ALONG THE NORTH LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID 6.52 ACRE TRACT OF LAND, TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF SAID PLEASANTVIEW DRIVE, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01°13'19" EAST, ALONG THE WEST RIGHT–OF–WAY LINE OF SAID PLEASANTVIEW DRIVE, A DISTANCE OF 796.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.54 ACRES OF LAND MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **RE–PLAT OF PLEASANTVIEW TERRACE SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

_____ _____
JAIME CERDA, MEMBER DATE
RGV SUPERIOR DEVELOPMENT, LLC

_____ _____
OMAR CANO, MEMBER DATE
RGV SUPERIOR DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: RGV SUPERIOR DEVELOPMENT, LLC	3407 SAN FABIAN ST.	MISSION, TEXAS 78572	(956)960–4111
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403–1314
SURVEYOR: RESTITUTO A. ASCANO, III	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403–1314

CHAIRMAN, PLANNING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

MAYOR, CITY OF WESLACO

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

_____ _____
MAYOR, **CITY OF WESLACO** DATE

ATTEST: _____ _____
CITY SECRETARY DATE

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

ON THIS THE_____ DAY OF _____ 20____.

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

BY: _____
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
RESTITUTO A. ASCANO, III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6225
TBPLS FIRM No. 10194901

STATE OF TEXAS · RESTITUTO A. ASCANO, III · 6225 · REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

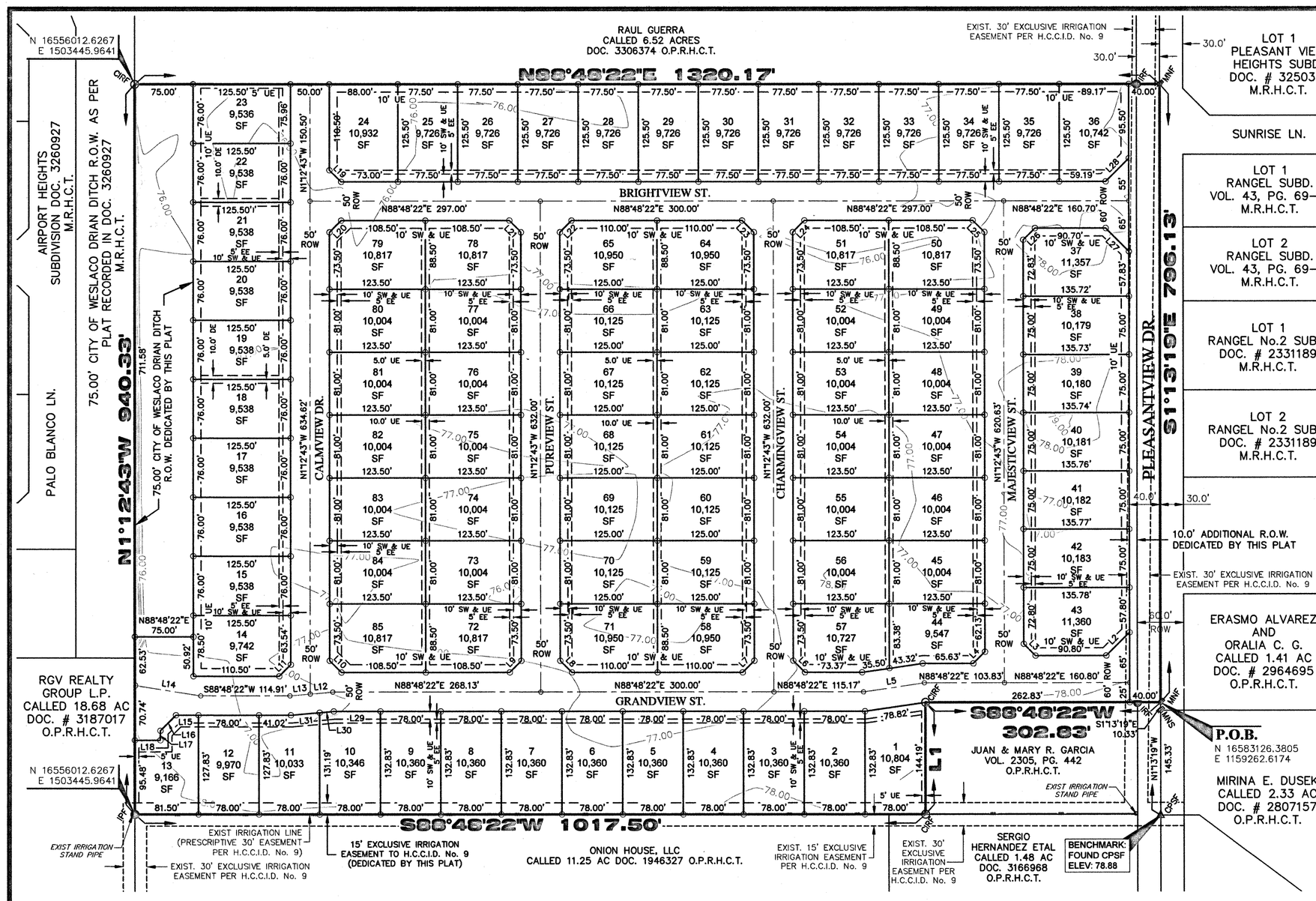
_____ _____
OMAR CANO, P.E. DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED PROFESSIONAL ENGINEER

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

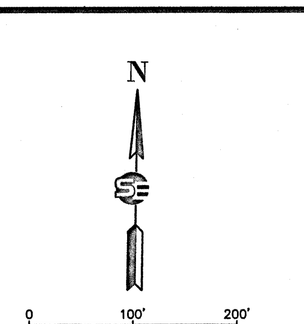
RE–PLAT OF PLEASANTVIEW TERRACE

BEING 25.54 ACRES OUT OF LOTS 1 – 85 OF PLEASANTVIEW TERRACE SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3614366, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



GENERAL NOTES

1. MINIMUM SETBACK LINES:
   FRONT ..... 20.00' OR GREATER FOR EASEMENTS.
   REAR ..... 10.00' OR GREATER FOR EASEMENTS.
   SIDE ..... 5.00' OR GREATER FOR EASEMENTS.
   CUL-DE-SAC LOTS: FRONT ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER ..... 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X".
   AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ACCORDING TO COMMUNITY-PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000.
3. SUBDIVISION CONSIST OF 85 MULTI-FAMILY LOTS.
4. BENCHMARK: FOUND COTTON PICKER SPINDLE AT CENTER LINE OF PLEASANT VIEW DR.
   ELEVATION : 78.88
5. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE AT ELEV. 77.57 OR HIGHER THAN 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 105.326 CUBIC-FEET OR 4.48 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 36-43 ONTO PLEASANTVIEW DR.
9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. THE WORKING DETENTION FOR THIS SUBDIVISION OF 224,046 CUBIC-FEET OR 5.14 ACRE-FEET EXCEEDS A 50 YEAR STORM FLOOD.
11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00' FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
12. CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
13. ALL CONSTRUCTION TO MEET THE CITY OF WESLACO REQUIREMENTS AND STANDARDS.
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
17. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
19. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
20. A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI-FAMILY WITH SINGLE FAMILY AND COMMERCIAL.
21. NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.
22. BUFFER FENCING. IN DEVELOPMENTS WITHIN THE CITY LIMITS, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING PONDS WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTED FROM.



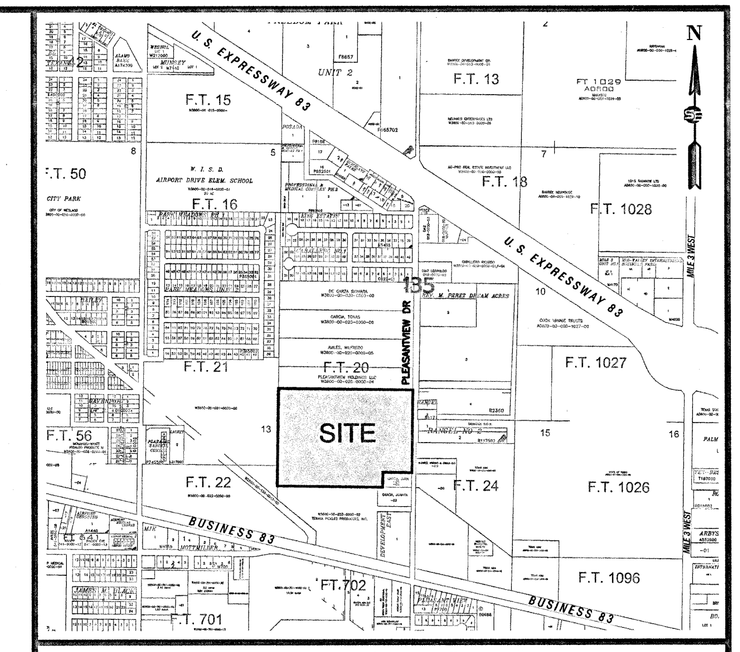
SCALE: 1" = 100'
BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH ZONE 4205
VERTICAL DATUM: (NAD83, NAVD88, GEOID12B)

LEGEND

○IRS	IRON ROD SET
●IRF	IRON ROD FOUND
●IPF	IRON PIPE FOUND
⚠ CPSS	COTTON PICKER SPINDEL SET
SW & UE	SIDEWALK & UTILITY EASEMENT
EE	ELECTRICAL EASEMENT

Line Table		
Line #	Bearing	Length
L1	S1°13'19"E	144.19'
L2	N43°47'32"E	42.42'
L3	S46°12'11"E	21.22'
L4	N43°47'49"E	21.21'
L5	N80°30'49"E	78.82'
L6	S46°12'11"E	21.22'
L7	N43°47'49"E	21.21'
L8	S46°12'11"E	21.22'
L9	N43°47'49"E	21.21'
L10	S46°12'11"E	21.22'
L11	N43°47'49"E	21.21'
L12	N83°36'41"E	28.99'
L13	N83°36'41"E	26.23'
L14	S82°10'56"E	85.52'
L15	S88°48'22"W	29.00'

Line Table		
Line #	Bearing	Length
L16	S43°47'32"W	28.28'
L17	S1°13'19"E	12.34'
L18	N88°48'22"E	32.49'
L19	N46°12'11"W	21.22'
L20	S43°47'49"W	21.21'
L22	S43°47'49"W	21.21'
L23	N43°47'32"E	42.42'
L25	N46°12'11"W	21.22'
L26	N43°47'49"E	21.21'
L27	S46°12'28"E	42.44'
L28	N43°47'32"E	42.42'
L29	S88°48'22"W	59.98'
L30	S83°36'41"W	18.10'
L31	S83°36'41"W	37.13'



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF PLEASANTVIEW TERRACE WITH RESPECT TO THE CITY LIMITS OF THE WESLACO MUNICIPALITY:

PLEASANTVIEW TERRACE IS LOCATED SOUTH FROM THE INTERSECTION OF PLEASANTVIEW DR. (MILE 3 1/2 W. RD) & U.S. EXPRESSWAY 83 IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. PLEASANTVIEW TERRACE LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

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

ON: 1-16-25 AT 4:04 AM (PM)
INSTRUMENT NUMBER 3044366
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

METES AND BOUNDS

BEING 27.498 ACRES OUT OF THE FOLLOWING TRACTS; THE NORTH 100 FEET OF THE SOUTH 280 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THE SOUTH 180 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A 19 ACRES TRACT OUT OF FARM TRACT 23, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 27.498 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND, A POINT ALONG THE EAST LINE OF FARM TRACT 23, SAME BEING WITHIN THE RIGHT-OF-WAY OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), SAME BEING THE NORTHEAST CORNER OF A CALLED 1.00 ACRE TRACT, CONVEYED TO JUAN GARCIA AND WIFE MARY R. GARCIA, RECORDED IN VOLUME 2305, PAGE 442, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 88° 48' 22" W, ACROSS FARM TRACT 23, SAME BEING ALONG THE NORTH LINE OF THE SAID 1.00 ACRE TRACT, PASSING AT A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388 FOUND, ALONG THE WEST RIGHT-OF-WAY OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF 302.83 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388 SET, THE NORTHWEST CORNER OF THE SAID 1.00 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 1° 13' 19" E, ACROSS FARM TRACT 23, SAME BEING ALONG THE WEST LINE OF THE SAID 1.00 ACRE TRACT, A DISTANCE OF 144.19 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED RPLS# 6388 FOUND, THE SOUTHWEST CORNER OF THE SAID 1.00 ACRE TRACT, SAME BEING ALONG THE NORTH LINE OF A CALLED 1.48 ACRE TRACT, CONVEYED TO SERGIO HERNANDEZ RECORDED IN DOCUMENT NO. 3166968, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 88° 48' 22" W, ACROSS FARM TRACT 23, SAME BEING ALONG THE NORTH LINE OF THE SAID 1.48 ACRE TRACT, A DISTANCE OF 1017.50 FEET TO AN IRON PIPE FOUND, THE NORTHWEST CORNER OF A CALLED 11.25 ACRES TRACT, CONVEYED TO ONION HOUSE LLC., RECORDED IN DOCUMENT NO. 1946327, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING ALONG THE EAST LINE OF A CALLED 18.680 ACRES TRACT, CONVEYED TO RGV REALTY GROUP RECORDED IN DOCUMENT NO. 3187017, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 1° 12' 43" W, ALONG THE EAST LINE OF THE SAID 18.680 ACRES TRACT, A DISTANCE OF 940.33 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS# 6388 FOUND, A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF A CALLED CITY OF WESLACO DRAIN DITCH, RECORDED IN DOCUMENT NO. 3260927, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A CALLED 6.52 ACRES TRACT, CONVEYED TO RAUL GUERRA, RECORDED IN DOCUMENT NO. 3306374, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ALONG THE WEST LINE OF A CALLED FARM TRACT 20, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 88° 48' 22" E, ACROSS FARM TRACT 20, SAME BEING ALONG THE SOUTH LINE OF THE SAID 6.52 ACRES TRACT, PASSING AT A DISTANCE OF 1290.17 FEET TO A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 6.52 ACRES TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF 1320.17 FEET A MAG NAIL FOUND, A POINT WITHIN THE RIGHT OF-WAY OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 1° 13' 19" E, ALONG THE EAST LINE OF TRACT 20, SAME BEING WITHIN THE RIGHT-OF WAY OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), A DISTANCE OF 796.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.498 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **PLEASANTVIEW TERRACE SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

JAIME CERDA, MEMBER
RGV SUPERIOR DEVELOPMENT, LLC — DATE: 12-11-2024

OMAR CANO, MEMBER
RGV SUPERIOR DEVELOPMENT, LLC — DATE: 12/11/2024

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF Dec 2024

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 06/26/2027

KARINA ROMERO NOTARY PUBLIC STATE OF TEXAS ID# 132322085 EXP. 06-26-2027

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF DEC 2024

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 06/26/2027

KARINA ROMERO NOTARY PUBLIC STATE OF TEXAS ID# 132322085 EXP. 06-26-2027

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: RGV SUPERIOR DEVELOPMENT, LLC	3407 SAN FABIAN ST.	MISSION, TEXAS 78572	(956)960-4111
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403-1314
SURVEYOR: MANUEL CARRIZALES, R.P.L.S	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(956)470-1489

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE: 1/8/25

MAYOR, CITY OF WESLACO

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

MAYOR, CITY OF WESLACO — DATE: 1/13/25

ATTEST: CITY SECRETARY — DATE: 1/13/25

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M
GENERAL MANAGER — DATE: 01.16.25

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

ON THIS THE 6th DAY OF Jan 2025

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

BY: _____
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MANUEL CARRIZALES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
TBPLS FIRM No. 10194417 — DATE: 12-17-2024

STATE OF TEXAS REGISTERED MANUEL CARRIZALES 6388 PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081 — DATE: 10/29/24

STATE OF TEXAS OMAR CANO 120081 LICENSED PROFESSIONAL ENGINEER

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

PLAT OF PLEASANTVIEW TERRACE

BEING 27.498 ACRES OUT OF THE FOLLOWING TRACTS; THE NORTH 100 FEET OF THE SOUTH 280 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THE SOUTH 180 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A 19 ACRES TRACT OUT OF FARM TRACT 23, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PLANNING AND ZONING
REGULAR MEETING
REGULAR SESSION
REGULAR MEETING

PAGE 185
MARCH 4, 2025
ITEM # 2.10
FEBRUARY 4, 2025

Drainage Statement

Pleasantview Terrace Subdivision

Weslaco, Texas

Prepared by:

Supreme Engineering, PLLC
Texas Engineering Firm F-21135
410 S Jackson Rd #2780
Edinburg, TX 78539
(956) 272-2246



September 28, 2023

, P.E.

Index

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

Pleasantview Terrace Subdivision Drainage Statement

Pleasantview Terrace Subdivision being 27.50 acres out of the following tracts; the North 100 feet of the South 280 feet of the South 15 acres of farm tract 20, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas, the South 180 feet of the South 15 acres of farm tract 20, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas, a 19 acres tract out of farm tract 23, the West and Adams tract subdivision, Hidalgo County, Texas, vol. 2, pg. 34 through 37, map records of Hidalgo County, Texas. The property is located along Pleasantview Dr. between Business 83 and Interstate 2 within the **City of Weslaco** limits, County of Hidalgo, Texas. The tracts are **currently vacant**. Proposing **85-lot multi-family** development.

The property is located mostly in **Zone "X"** on FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0450 C Map dated June 6, 2000. Zone X is defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

The predominate soils in this area are Hidalgo sandy clay loan (**Soils 25**), this soil belong to hydrologic group "B" which have a moderate infiltration rate when thoroughly wet. Group B soils consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission. (See "USDA, NRCS Web Soil Survey" Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 20.45 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 107.86 cfs based on a 50-year storm frequency, which is an increase of 87.41 cfs as per the attached calculations.

SUPREME ENGINEERING – CIVIL ENGINEERING CONSULTANT

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco**'s drainage policy, the 27.50 acre property storm drainage system for the proposed **85 lot multi-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 18", 24", and 30" as shown on the attached storm sewer plan. Pertinent permitting as necessary shall be coordinated with the City of **Weslaco** during public improvements.

In accordance with HCDD1 and City of **Weslaco**'s drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **195,326 cubic feet (4.48 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be compensated by dedicating to the City of Weslaco the west 75 ft of the 27.5 acre property as Storm ROW to widen the existing drain ditch to accommodate the required detention. The proposed excavation will accommodate **224,046 cubic feet (5.14 acre-ft)** of detention runoff, which continues flowing to discharges at the Hidalgo County Drainage District No. 1 – 18B ditch that will serve as the ultimate outfall.

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☑ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☑ CITY FACILITY
☐ OTHER_____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1 — 10-5-23 DATE

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

By _____, P.E. — 9/28/2023

Engineer Signature — Date

City of Weslaco

"The City on the Grow"

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

Martin Garza, City Manager

October 3, 2023

Mr. Omar Cano, P.E.
Supreme Engineering
135 Paseo Del Prado, STE. 7
Edinburg, TX 78539

Re: Pleasantview Terrace Subdivision
Drainage Detention & ROW Dedication

Dear Mr. Cano:

This is to advise you that The City of Weslaco agrees with the 75 ft. Right-of-Way dedication from the centerline of the existing adjacent drainage ditch. As previously approved by the Hidalgo County Drainage District No 1, the City of Weslaco permits storm drainage linear detention within the 75 ft. of Right-of-Way to satisfy drainage detention requirements in lieu of on-site drainage detention.

If you have any questions or need anything else, please do not hesitate to call me at (956) 969-1533

Sincerely,

Albert J. Aldana, P.E.
City Engineer

Project Name: **Pleasantview Terrace Subdivision**
Project Location: **City of Weslaco**
Number of Lots: **85**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual 2004)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 27.5 Acres
1,197,900.0 Sq Ft

Time of Concentration, t_c: 48 Minutes

Velocity, V: 0.38 ft/s

Runoff Coefficient, C: ***0.2*** Table 3-3

Intensity, I: ***3.72 in/hr***

Peak Flow, Q: **20.45 cfs**

Surface Conditions

Flow Length, L:	1110 Feet	
Surface Constant, K_u:	3.28	
Intercept Coefficient, k:	0.213	Table 3-2
Slope, S_p:	0.30 %	
Rainfall Coefficients (10-yr storm) e:	0.778	
b:	87.00	
d:	9.20	

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 27.5 Acres
1,197,900.0 Sq Ft

Time of Concentration, t_c: 24 Minutes

Velocity, V: 0.91 ft/s

Runoff Coefficient, C: ***0.55***

Intensity, I: ***7.13 in/hr***

Peak Flow, Q: **107.86 cfs**

Surface Conditions

Flow Length, L:	1325 Feet	
Surface Constant, K_u:	3.28	
Intercept Coefficient, k:	0.619	Table 3-2
Slope, S_p:	0.20 %	
Rainfall Coefficients (50-yr storm) e:	0.749	
b:	99.00	
d:	9.20	

9/28/2023



, P.E.

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

Duration		Intensity 50-year	Q_{in}	Vol_{in}	Q_{out}*	Vol_{out}	Storage Required	
(min)	*(hr)*	*(in/hr)*	*(cfs)*	*(ft^3)*	*(cfs)*	*(ft^3)*	*(ft^3)*	*(acre-ft)*
10	0.17	10.83	163.73	98,240.19	20.45	21,051.15	77,189.04	1.77
20	0.33	7.91	119.61	143,529.14	20.45	27,184.72	116,344.41	2.67
30	0.50	6.34	95.93	172,675.94	20.45	33,318.29	139,357.64	3.20
40	0.67	5.35	80.92	194,204.80	20.45	39,451.86	154,752.94	3.55
50	0.83	4.66	70.45	211,340.57	20.45	45,585.43	165,755.14	3.81
60	1.00	4.14	62.67	225,628.32	20.45	51,719.00	173,909.32	3.99
70	1.17	3.75	56.65	237,922.06	20.45	57,852.57	180,069.49	4.13
80	1.33	3.43	51.82	248,741.67	20.45	63,986.14	184,755.53	4.24
90	1.50	3.16	47.86	258,426.53	20.45	70,119.71	188,306.82	4.32
100	1.67	2.94	44.54	267,210.22	20.45	76,253.28	190,956.94	4.38
110	1.83	2.76	41.71	275,260.31	20.45	82,386.85	192,873.46	4.43
120	2.00	2.60	39.26	282,701.07	20.45	88,520.42	194,180.65	4.46
130	2.17	2.45	37.13	289,627.23	20.45	94,653.99	194,973.24	4.48
140	2.33	2.33	35.25	296,112.69	20.45	100,787.56	**195,325.13**	**4.48**
150	2.50	2.22	33.58	302,216.19	20.45	106,921.13	195,295.07	4.48
160	2.67	2.12	32.08	307,985.27	20.45	113,054.70	194,930.57	4.47
170	2.83	2.03	30.73	313,458.88	20.45	119,188.27	194,270.62	4.46
180	3.00	1.95	29.51	318,669.43	20.45	125,321.84	193,347.59	4.44
190	3.17	1.88	28.39	323,644.12	20.45	131,455.41	192,188.71	4.41
200	3.33	1.81	27.37	328,406.03	20.45	137,588.98	190,817.05	4.38
210	3.50	1.75	26.43	332,974.94	20.45	143,722.55	189,252.39	4.34
220	3.67	1.69	25.56	337,367.90	20.45	149,856.12	187,511.79	4.30

Proposed Total Detention:	**195,325.13 cu. ft.**	**4.48 acre-ft**
Detention/Acre Developed	**7,102.73 cu. ft.**	**0.16 acre-ft**

9/28/2023



, P.E.

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

Table 3-2: Intercept Coefficients

Rainfall Intensity-Duration-Frequency Coefficients for Texas Counties

1. Select your county. 2. Enter the time of concentration

County	Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
Hidalgo	e (in)	0.831	0.795	0.778	0.771	0.749	0.740
Hays	b	74	80	87	98	99	103
Hemphill	d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Henderson	Intensity (in/hr)*	2.55	3.21	3.72	4.33	4.78	5.13
Hidalgo							
Hill							
Hockley							
Hood							
Hopkins							
Houston							

Coefficient	2-year	5-year	10-year	25-year	50-year	100-year
e (mm)	0.831	0.795	0.778	0.771	0.749	0.740
b	1880	2032	2210	2489	2515	2616
d (mins)	9.6	9.2	9.2	9.2	9.2	9.6
Intensity (mm/hr)*	64.74	81.43	94.86	109.93	121.39	130.30

* for time of Concentration = **48** mins

PLANNING AND ZONING
REGULAR MEETING

PLEASANTVIEW TERRACE SUBDIVISION
HYDRAULIC CALCULATIONS - NORTH SYSTEM

#Line	Pipe	From	To	3D Length - Center to Center	Drainage Area Inc	Drainage Area Total	Runoff Coeff "C"	Area X "C" Inc	Area X "C" Total	Time of Concentration Inlet	Time of Concentration System	Rain "I"	Runoff "Q"	Known Q	Total Q	Pipe Dia.	Full Q	Velocity Full	Velocity Design	Sec Time	Invert Elevation U/S	Invert Elevation D/S	Crown Drop	Slope
				(ft)	(sq. ft)	(sq. ft)		(sq. ft)	(sq. ft)	(min)	(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)	(cu. ft/sec)	(ft)	(cu. ft/sec)	(ft/s)	(ft/s)	(min)	(ft)	(ft)	(ft)	
1	Pipe - (N1)	N-MH1	N-OUTFALL	207.84	0	690499.03	0	0	379774.46	0	27.557	5.383	47.321	0	47.321	4	49.807	3.964	4.506	0.769	68.98	68.73	N/A	0.12%
2	Pipe - (N2)	N-MH2	N-MH1	47.56	0	690499.03	0	0	379774.46	0	27.381	5.41	47.556	0	47.556	4	49.807	3.964	4.508	0.176	69.04	68.98	N/A	0.12%
3	Pipe - (N5)	N-MH3	N-MH2	253	0	519783.27	0	0	285880.8	0	26.23	5.585	36.958	0	36.958	4	40.667	3.236	3.664	1.151	69.24	69.04	N/A	0.08%
4	Pipe - (N9)	N-MH4	N-MH3	300	0	348912.89	0	0	191902.09	0	24.811	5.801	25.767	0	25.767	3.5	30.212	3.14	3.524	1.419	69.51	69.24	N/A	0.09%
5	Pipe - (N13)	N-MH5	N-MH4	297	0	177708.6	0	0	97739.73	0	23.363	6.021	13.622	0	13.622	2.5	14.803	3.016	3.419	1.448	69.9	69.51	N/A	0.13%
6	Pipe - (N15)	N-CI11	N-MH5	98.01	62938.09	131199.96	0.55	34615.95	72159.98	21.686	22.86	6.097	10.185	0	10.185	2.5	14.803	3.016	3.248	0.503	70.03	69.9	N/A	0.13%
7	Pipe - (N16)	N-CI10	N-CI11	44	68261.87	68261.87	0.55	37544.03	37544.03	22.631	22.631	6.132	5.329	0	5.329	2	9.87	3.142	3.2	0.229	70.11	70.03	N/A	0.19%
8	Pipe - (N14)	N-CI9	N-MH5	49.19	46508.64	46508.64	0.55	25579.75	25579.75	21.019	21.019	6.377	3.776	0	3.776	2	9.87	3.142	2.93	0.273	69.99	69.9	N/A	0.19%
9	Pipe - (N10)	N-CI8	N-MH4	100.96	63380.68	126279.97	0.55	34859.37	69453.98	21.588	21.588	6.291	10.114	0	10.114	2.5	14.803	3.016	3.244	0.519	69.64	69.51	N/A	0.13%
10	Pipe - (N11)	N-CI7	N-CI8	44	62899.29	62899.29	0.55	34594.61	34594.61	20.571	20.571	6.446	5.162	0	5.162	2	9.87	3.142	3.175	0.231	69.72	69.64	N/A	0.19%
11	Pipe - (N12)	N-CI6	N-MH4	49.19	44924.31	44924.31	0.55	24708.37	24708.37	20.857	20.857	6.402	3.662	0	3.662	2	9.87	3.142	2.906	0.273	69.6	69.51	N/A	0.19%
12	Pipe - (N6)	N-CI5	N-MH3	99.66	62582.85	125922.44	0.55	34420.57	69257.34	20.813	20.813	6.409	10.274	0	10.274	2.5	14.803	3.016	3.255	0.51	69.37	69.24	N/A	0.13%
13	Pipe - (N7)	N-CI4	N-CI5	44	63339.59	63339.59	0.55	34836.77	34836.77	18.327	18.327	6.787	5.473	0	5.473	2	9.87	3.142	3.221	0.228	69.45	69.37	N/A	0.19%
14	Pipe - (N8)	N-CI3	N-MH3	49.19	44947.95	44947.95	0.55	24721.37	24721.37	20.076	20.076	6.521	3.732	0	3.732	2	9.87	3.142	2.921	0.273	69.33	69.24	N/A	0.19%
15	Pipe - (N3)	N-CI2	N-MH2	98.55	84834.9	170715.75	0.55	46659.19	93893.66	22.483	23.98	5.927	12.882	0	12.882	2.5	14.803	3.016	3.394	0.484	69.17	69.04	N/A	0.13%
16	Pipe - (N4)	N-CI1	N-CI2	44.5	85880.86	85880.86	0.55	47234.47	47234.47	23.759	23.759	5.961	6.517	0	6.517	2	9.87	3.142	3.354	0.221	69.25	69.17	N/A	0.19%

#Line	Struct. ID	D	Q	L	V	d	dc	v^2/2g	EGLo	HGLo	Sf	Total Pipe Loss	EGLi	HGLi	Ea	EGLa	U/S TOC	Surface Elev.	Step4*	Step7*	Step14*
		(ft)	(cu. ft/sec)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
0	N-OUTFALL								71.85	71.85							72.73	73.96			
1	N-MH1	4	47.321	207.84	4.506	3.12	2.06	0.32	72.16	71.85	0.001	0.25	72.41	72.09	3.55	72.53	72.98	76.81	N/A	Case C	Case B
2	N-MH2	4	47.556	47.56	4.508	3.13	2.07	0.32	72.63	72.38	0.001	0.06	72.69	72.37	3.8	72.84	71.54	76.33	N/A	Case F	Case B
3	N-MH3	4	36.958	253	3.664	2.99	1.81	0.21	72.89	72.75	0.001	0.2	73.1	72.89	3.95	73.19	72.74	75.93	N/A	Case F	Case B
4	N-MH4	3.5	25.767	300	2.678	3.5	n/a	0.11	73.23	73.12	0.001	0.2	73.43	73.32	3.98	73.49	72.01	76.13	Case B	N/A	Case A
5	N-MH5	2.5	13.622	297	2.775	2.5	n/a	0.12	73.54	73.42	0.001	0.33	73.87	73.75	4.07	73.96	72.4	76.38	Case B	N/A	Case A
6	N-CI11	2.5	10.185	98.01	2.075	2.5	n/a	0.07	73.99	73.92	0.001	0.06	74.05	73.98	4.06	74.09	72.03	76.56	Case B	N/A	Case A
7	N-CI10	2	5.329	44	1.696	2	n/a	0.04	74.11	74.06	0.001	0.02	74.13	74.09	4.04	74.15	---	76.57	Case B	N/A	Case A
8	N-CI9	2	3.776	49.19	1.202	2	n/a	0.02	73.97	73.95	0	0.01	73.99	73.96	4	74	---	76.82	Case B	N/A	Case A
9	N-CI8	2.5	10.114	100.96	2.06	2.5	n/a	0.07	73.52	73.45	0.001	0.06	73.58	73.51	3.98	73.62	71.64	76.32	Case B	N/A	Case A
10	N-CI7	2	5.162	44	1.643	2	n/a	0.04	73.64	73.59	0.001	0.02	73.66	73.62	3.96	73.68	---	76.32	Case B	N/A	Case A
11	N-CI6	2	3.662	49.19	1.166	2	n/a	0.02	73.5	73.48	0	0.01	73.51	73.49	3.92	73.52	---	76.57	Case B	N/A	Case A
12	N-CI5	2.5	10.274	99.66	2.093	2.5	n/a	0.07	73.22	73.15	0.001	0.06	73.28	73.21	3.95	73.32	71.37	76.13	Case B	N/A	Case A
13	N-CI4	2	5.473	44	1.742	2	n/a	0.05	73.34	73.29	0.001	0.03	73.37	73.32	3.94	73.39	---	76.13	Case B	N/A	Case A
14	N-CI3	2	3.732	49.19	1.188	2	n/a	0.02	73.2	73.18	0	0.01	73.21	73.19	3.89	73.22	---	76.37	Case B	N/A	Case A
15	N-CI2	2.5	12.882	98.55	2.624	2.5	n/a	0.11	72.88	72.77	0.001	0.1	72.98	72.87	3.88	73.05	71.17	76.55	Case B	N/A	Case A
16	N-CI1	2	6.517	44.5	2.075	2	n/a	0.07	73.08	73.01	0.001	0.04	73.11	73.05	3.89	73.15	---	76.55	Case B	N/A	Case A

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#Line	Struct. ID	Exit Ho	Hf	Hb	Hc	He	Hj	Total	Ei	y+(P/gamma)	DI	Eai	CB	C-theta	Cp	Ha	Ea
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)				(ft)	(ft)
0	N-OUTFALL																
1	N-MH1	0.32	0.25	0	0	0	0	0.25	3.43	3.12	0.332	3.49	0	0.875	0	0.06	3.55
2	N-MH2	0.1	0.06	0	0	0	0	0.06	3.65	3.33	0.334	3.71	0	1.377	0	0.09	3.8
3	N-MH3	0.06	0.2	0	0	0	0	0.2	3.85	3.64	0.259	3.89	0	1.221	0	0.05	3.95
4	N-MH4	0.04	0.2	0	0	0	0	0.2	3.92	3.81	0.252	3.94	0	1.703	0	0.04	3.98
5	N-MH5	0.05	0.33	0	0	0	0	0.33	3.97	3.85	0.309	3.99	0	3.05	0	0.07	4.07
6	N-CI11	0.03	0.06	0	0	0	0	0.06	4.02	3.96	0.231	4.04	0	1.665	0.48	0.03	4.06
7	N-CI10	0.02	0.02	0	0	0	0	0.02	4.02	3.98	0.212	4.03	0	0	1.214	0.01	4.04
8	N-CI9	0.01	0.01	0	0	0	0	0.01	3.99	3.97	0.15	4	0	0	1.415	0.01	4
9	N-CI8	0.03	0.06	0	0	0	0	0.06	3.94	3.87	0.23	3.95	0	1.62	0.548	0.03	3.98
10	N-CI7	0.02	0.02	0	0	0	0	0.02	3.94	3.89	0.205	3.94	0	0	1.326	0.01	3.96
11	N-CI6	0.01	0.01	0	0	0	0	0.01	3.91	3.89	0.145	3.91	0	0	1.527	0.01	3.92
12	N-CI5	0.03	0.06	0	0	0	0	0.06	3.91	3.84	0.233	3.92	0	1.691	0.563	0.03	3.95
13	N-CI4	0.02	0.03	0	0	0	0	0.03	3.91	3.87	0.217	3.92	0	0	1.375	0.01	3.94
14	N-CI3	0.01	0.01	0	0	0	0	0.01	3.88	3.86	0.148	3.88	0	0	1.58	0.01	3.89
15	N-CI2	0.04	0.1	0	0	0	0	0.1	3.81	3.7	0.293	3.83	0	1.617	0.707	0.05	3.88
16	N-CI1	0.03	0.04	0	0	0	0	0.04	3.86	3.79	0.259	3.87	0	0	1.714	0.02	3.89

9/28/2023



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No.	Name	Stat.	Drain. Area A	Runoff Coeff. C	Time of Conc.	Rainfall Intens.	Q=CIA/Kc	Known Q	Longitudinal Slope SL	Cross Slope Sx	Cross Slope Sw	Prev. Bypass Flow	Total Gutter Flow	Depth d	Gutter Width	Spread T	W / T	Inlet Type	Grate Length	Grate Width	Curb Opening Length	Curb Opening Height	Intercept Flow Qi	Bypass Flow Qb	Bypass Structure	Remark
		(ft)	(sq. ft)		(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)				(cu. ft/sec)	(cu. ft/sec)	(ft)	(ft)	(ft)			(ft)	(ft)	(ft)	(ft)	(cu. ft/sec)	(cu. ft/sec)		
1	N-CI7	1+23.14	62899.29	0.55	20.571	6.446	5.162	0	-1	0.02	0.05	0	5.162	0.485	1.5	21.979	0.068	Curb inlet	---	---	5	0.417	5.162	0	---	
2	N-CI8	1+22.95	63380.68	0.55	21.588	6.291	5.076	0	-1	0.02	0.05	0	5.076	0.48	1.5	21.736	0.069	Curb inlet	---	---	5	0.417	5.076	0	---	
3	N-CI1	2+70.87	85880.86	0.55	23.759	5.961	6.517	0	-1	0.02	0.05	0	6.517	0.559	1.5	25.677	0.058	Curb inlet	---	---	5	0.417	6.517	0	---	
4	N-CI2	2+71.05	84834.9	0.55	22.483	6.155	6.648	0	-1	0.02	0.05	0	6.648	0.565	1.5	26.017	0.058	Curb inlet	---	---	5	0.417	6.648	0	---	
5	N-CI11	1+20.00	62938.09	0.55	21.686	6.276	5.029	0	-1	0.02	0.05	0	5.029	0.477	1.5	21.601	0.069	Curb inlet	---	---	5	0.417	5.029	0	---	
6	N-CI10	1+20.00	68261.87	0.55	22.631	6.132	5.329	0	-1	0.02	0.05	0	5.329	0.494	1.5	22.453	0.067	Curb inlet	---	---	5	0.417	5.329	0	---	
7	N-CI4	1+21.84	63339.59	0.55	18.327	6.787	5.473	0	-1	0.02	0.05	0	5.473	0.502	1.5	22.855	0.066	Curb inlet	---	---	5	0.417	5.473	0	---	
8	N-CI5	1+21.65	62582.85	0.55	20.813	6.409	5.106	0	-1	0.02	0.05	0	5.106	0.481	1.5	21.822	0.069	Curb inlet	---	---	5	0.417	5.106	0	---	
9	N-CI9	2+30.70	46508.64	0.55	21.019	6.377	3.776	0	-1	0.02	0.05	0	3.776	0.402	1.5	17.846	0.084	Curb inlet	---	---	5	0.417	3.776	0	---	
10	N-CI6	5+27.70	44924.31	0.55	20.857	6.402	3.662	0	-1	0.02	0.05	0	3.662	0.395	1.5	17.483	0.086	Curb inlet	---	---	5	0.417	3.662	0	---	
11	N-CI3	8+27.70	44947.95	0.55	20.076	6.521	3.732	0	-1	0.02	0.05	0	3.732	0.399	1.5	17.705	0.085	Curb inlet	---	---	5	0.417	3.732	0	---	

PLEASANTVIEW TERRACE SUBDIVISION
HYDRAULIC CALCULATIONS - SOUTH SYSTEM

#Line	Pipe	From	To	3D Length - Center to Center	Drainage Area Inc	Drainage Area Total	Runoff Coeff "C"	Area X "C" Inc	Area X "C" Total	Time of Concentration Inlet	Time of Concentration System	Rain "I"	Runoff "Q"	Known Q	Total Q	Pipe Dia.	Full Q	Velocity Full	Velocity Design	Sec Time	Invert Elevation U/S	Invert Elevation D/S	Crown Drop	Slope
				(ft)	(sq. ft)	(sq. ft)		(sq. ft)	(sq. ft)	(min)	(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)	(cu. ft/sec)	(ft)	(cu. ft/sec)	(ft/s)	(ft/s)	(min)	(ft)	(ft)	(ft)	
1	Pipe - (S1)	S-MH1	S - OUTFALL	64.51	0	419155.77	0	0	230535.67	0	32.696	4.85	25.883	0	25.883	3	27.527	3.894	4.424	0.243	69.38	69.27	N/A	0.17%
2	Pipe - (S2)	S-MH2	S-MH1	54.99	0	419155.77	0	0	230535.67	0	32.489	4.863	25.949	0	25.949	3	27.527	3.894	4.425	0.207	69.47	69.38	N/A	0.17%
3	Pipe - (S3)	S-MH3	S-MH2	103.24	0	419155.77	0	0	230535.67	0	32.1	4.886	26.073	0	26.073	3	27.527	3.894	4.427	0.389	69.65	69.47	N/A	0.17%
4	Pipe - (S4)	S-CI1	S-MH3	203.42	128730.99	419155.77	0.55	70802.04	230535.67	19.288	31.335	4.932	26.317	0	26.317	3	27.527	3.894	4.43	0.765	70	69.65	N/A	0.17%
5	Pipe - (S6)	SMH2	S-CI1	258.88	0	184626.06	0	0	101544.33	0	30.045	5.009	11.773	0	11.773	2.5	14.803	3.016	3.344	1.29	70.34	70	N/A	0.13%
6	Pipe - (S7)	SMH1	SMH2	296.07	0	184626.06	0	0	101544.33	0	28.58	5.227	12.287	0	12.287	2.5	14.803	3.016	3.369	1.465	70.72	70.34	N/A	0.13%
7	Pipe - (S8)	S-CI4	SMH1	94.91	123139.68	184626.06	0.55	67726.82	101544.33	28.112	28.112	5.298	12.454	0	12.454	2.5	14.803	3.016	3.377	0.468	70.84	70.72	N/A	0.13%
8	Pipe - (S9)	S1	S-CI4	44	61486.38	61486.38	0.55	33817.51	33817.51	26.095	26.095	5.605	4.388	0	4.388	2	9.87	3.142	3.047	0.241	70.92	70.84	N/A	0.19%
9	Pipe - (S5)	S-CI2	S-CI1	44	105798.72	105798.72	0.55	58189.29	58189.29	23.532	23.532	5.995	8.075	0	8.075	2	9.813	3.124	3.485	0.21	70.08	70	N/A	0.19%

#Line	Struct. ID	D	Q	L	V	d	dc	v^2/2g	EGLo	HGLo	Sf	Total Pipe Loss	EGLi	HGLi	Ea	EGLa	U/S TOC	Surface Elev.	Step4*	Step7*	Step14*
		(ft)	(cu. ft/sec)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
0	S - OUTFALL								71.58	71.58							72.27	73.1			
1	S-MH1	3	25.883	64.51	4.424	2.31	1.64	0.3	71.89	71.58	0.002	0.11	72	71.69	2.75	72.13	72.38	76.88	N/A	Case C	Case B
2	S-MH2	3	25.949	54.99	4.425	2.32	1.65	0.3	72.22	72	0.002	0.09	72.32	72.01	2.95	72.42	72.47	76.95	N/A	Case F	Case B
3	S-MH3	3	26.073	103.24	4.427	2.33	1.65	0.3	72.5	72.29	0.002	0.18	72.68	72.37	3.1	72.74	72.65	76.51	N/A	Case F	Case B
4	S-CI1	3	26.317	203.42	3.723	2.35	1.66	0.22	72.83	72.61	0.002	0.32	73.15	72.93	3.25	73.25	72	76.07	Case B	N/A	Case B
5	SMH2	2.5	11.773	258.88	2.398	2.5	n/a	0.09	73.29	73.2	0.001	0.21	73.5	73.41	3.18	73.52	72.84	77.49	Case B	N/A	Case A
6	SMH1	2.5	12.287	296.07	2.503	2.5	n/a	0.1	73.56	73.46	0.001	0.27	73.82	73.72	3.12	73.85	73.22	77.09	Case B	N/A	Case A
7	S-CI4	2.5	12.454	94.91	2.537	2.5	n/a	0.1	73.89	73.79	0.001	0.09	73.97	73.87	3.19	74.03	72.84	76.88	Case B	N/A	Case A
8	S1	2	4.388	44	1.397	2	n/a	0.03	74.05	74.02	0	0.02	74.06	74.03	3.15	74.08	---	76.88	Case B	N/A	Case A
9	S-CI2	2	8.075	44	2.57	2	n/a	0.1	73.29	73.19	0.001	0.06	73.35	73.24	3.31	73.4	---	76.07	Case B	N/A	Case A

*URBAN DRAINAGE DESIGN MANUAL - Hydraulic Engineering Circular No.22 Third Edition

#Line	Struct. ID	Exit Ho	Hf	Hb	Hc	He	Hj	Total	Ei	y+(P/gamma)	DI	Eai	CB	C-theta	Cp	Ha	Ea
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)				(ft)	(ft)
0	S - OUTFALL																
1	S-MH1	0.3	0.11	0	0	0	0	0.11	2.62	2.31	0.373	2.68	0	1.194	0	0.07	2.75
2	S-MH2	0.09	0.09	0	0	0	0	0.09	2.84	2.54	0.374	2.9	0	0.689	0	0.04	2.95
3	S-MH3	0.09	0.18	0	0	0	0	0.18	3.03	2.73	0.376	3.09	0	0.056	0	0	3.1
4	S-CI1	0.09	0.32	0	0	0	0	0.32	3.15	2.94	0.379	3.19	0	1.106	0.295	0.06	3.25
5	SMH2	0.04	0.21	0	0	0	0	0.21	3.16	3.07	0.267	3.18	0	0	0	0	3.18
6	SMH1	0.04	0.27	0	0	0	0	0.27	3.1	3	0.279	3.12	0	0.274	0	0.01	3.12
7	S-CI4	0.04	0.09	0	0	0	0	0.09	3.13	3.03	0.283	3.15	0	1.186	0.77	0.04	3.19
8	S1	0.01	0.02	0	0	0	0	0.02	3.14	3.11	0.174	3.14	0	0	1.407	0.01	3.15
9	S-CI2	0.04	0.06	0	0	0	0	0.06	3.26	3.16	0.321	3.29	0	0	1.35	0.03	3.31

No.	Name	Stat.	Drain. Area A	Runoff Coeff. C	Time of Conc.	Rainfall Intens.	Q=CIA/Kc	Known Q	Longitudinal Slope SL	Cross Slope Sx	Cross Slope Sw	Prev. Bypass Flow	Total Gutter Flow	Depth d	Gutter Width	Spread T	W / T	Inlet Type	Grate Length	Grate Width	Curb Opening Length	Curb Opening Height	Intercept Flow Qi	Bypass Flow Qb	Bypass Structure	Remark
			(ft)	(sq. ft)		(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)				(cu. ft/sec)	(cu. ft/sec)	(ft)	(ft)	(ft)			(ft)	(ft)	(ft)	(ft)	(cu. ft/sec)	(cu. ft/sec)		
1	S1	3+20.00	61486.38	0.55	26.095	5.605	4.388	0	-1	0.02	0.05	0	4.388	0.439	1.5	19.724	0.076	Curb inlet	---	---	5	0.417	4.388	0	---	
2	S-CI4	3+20.00	123139.68	0.55	28.112	5.298	8.307	0	-1	0.02	0.05	0	8.307	0.759	1.5	35.697	0.042	Curb inlet	---	---	5	0.417	8.307	0	---	
3	S-CI1	9+70.00	128730.99	0.55	19.288	6.641	10.884	0	-1	0.02	0.05	0	10.884	1.154	1.5	55.43	0.027	Curb inlet	---	---	5	0.417	10.884	0	---	
4	S-CI2	9+70.00	105798.72	0.55	23.532	5.995	8.075	0	-1	0.02	0.05	0	8.075	0.729	1.5	34.184	0.044	Curb inlet	---	---	5	0.417	8.075	0	---	

9/28/2023

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

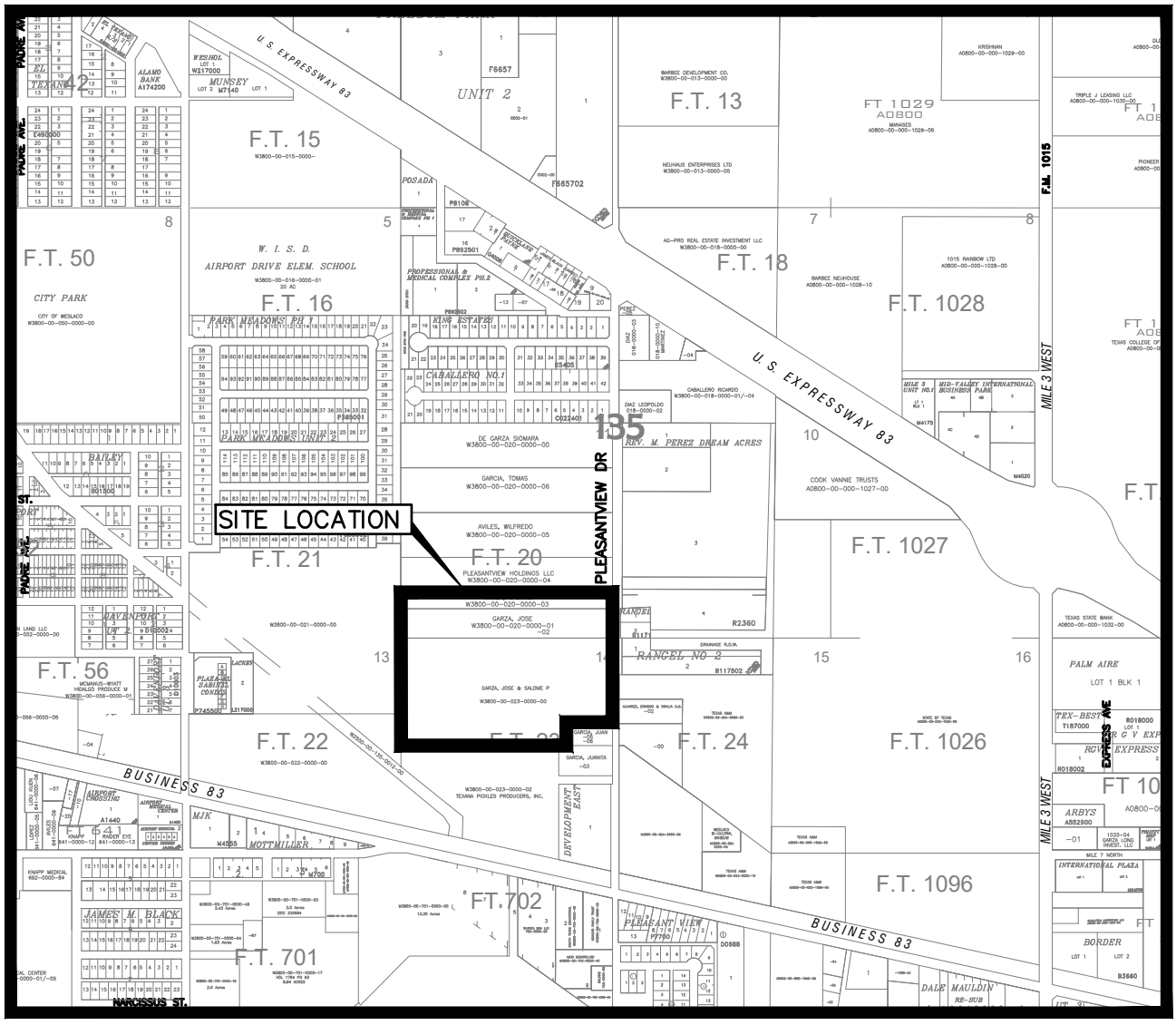
P.E.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

" C " - VALUES FOR RATIONAL METHOD

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

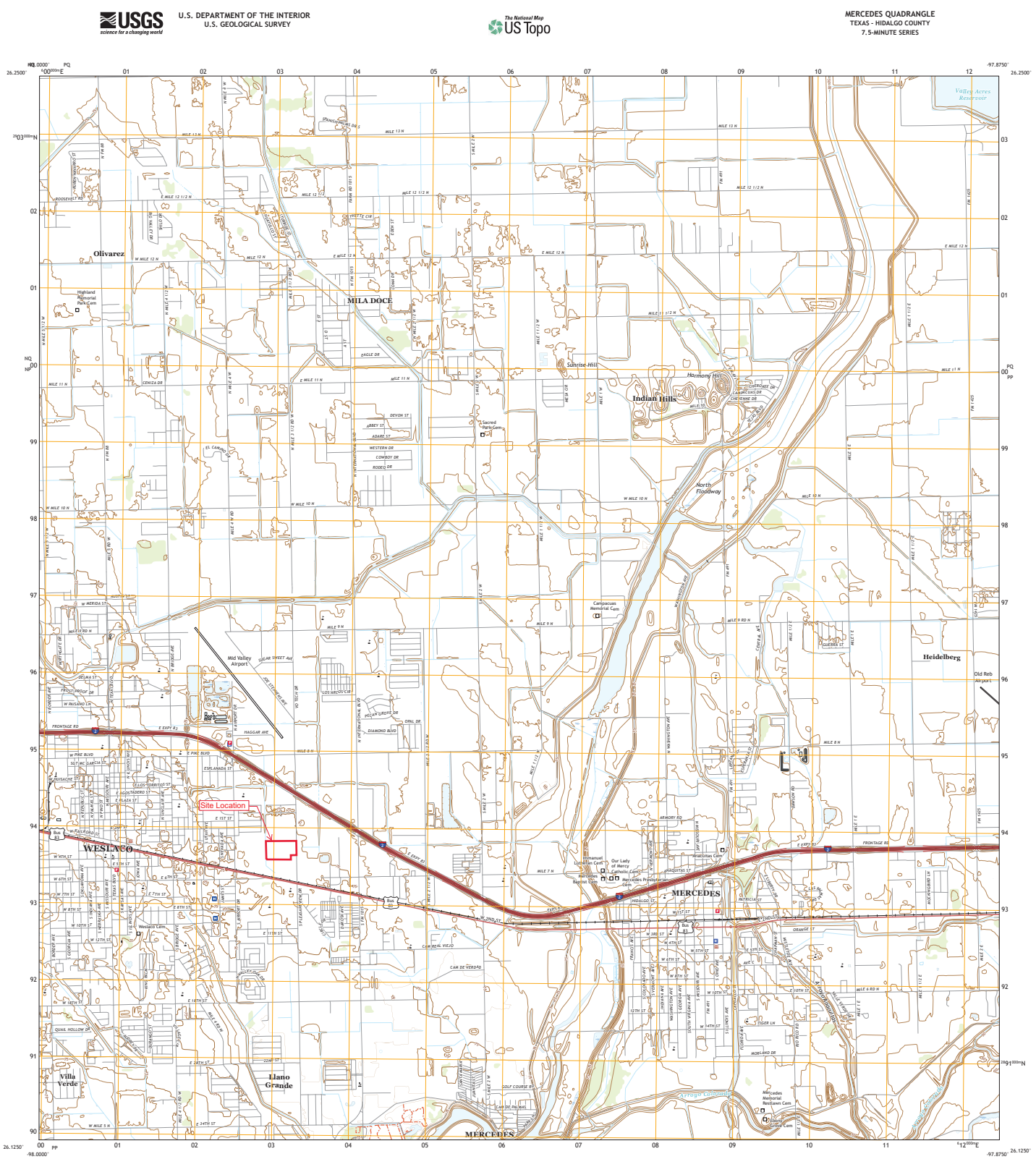
PLESANTVIEW



LOCATION MAP
PLAT OF
PLESANTVIEW TERRACE SUBDIVISION

A TRACT OF LAND BEING 27.498 ACRES OUT OF THE FOLLOWING TRACTS; THE NORTH 100 FEET OF THE SOUTH 280 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY,TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THE SOUTH 180 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY,TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A 19 ACRES TRACT OUT OF FARM TRACT 23, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY,TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DATE: JANUARY, 2023


USGS
science for a changing world
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
The National Map
US Topo
MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
7.5-MINUTE SERIES
Site Location
Olivarez
MILA DOCE
Indian Hills
Sunrise Hill
Harmony Hill
North Floodway
Heidelberg
Old Reb Airport
Mid Valley Airport
WESLACO
MERCEDES
Villa Verde
Llano Grande
Valley Acres Reservoir
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, November 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available
UTM GRID AND 2019 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
SCALE 1:24 000
KILOMETERS
METERS
MILES
FEET
CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.
ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route
1 La Blanca
2 Edcouch
3 Santa Rosa
4 Donna
5 La Feria
6 San Juan SE
7 Progreso
8 Santa Maria
ADJOINING QUADRANGLES
MERCEDES, TX
2022
NGA REF NO.USGS24206


Soil Map—Hidalgo County, Texas
(Pleasantview Terrace Subdivision)
S Pleasantview Dr
70
25
28
Soil Map may not be valid at this scale.
Map Scale: 1:2,560 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator
Corner coordinates: WGS84
Edge tics: UTM Zone 14N WGS84
Web Soil Survey
National Cooperative Soil Survey
Natural Resources
Conservation Service
1/16/2023
Page 1 of 3

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

PLANNING AND ZONING
REGULAR MEETING
PLANNING AND ZONING
REGULAR MEETING
PAGE 200
MARCH 4, 2026
PAGE 234
FEBRUARY 4, 2026

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	13.2	49.1%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.7	24.9%
70	Willacy fine sandy loam, 0 to 1 percent slopes	7.0	26.0%
Totals for Area of Interest		**26.8**	**100.0%**

Map Unit Description

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

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

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

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

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

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

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

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

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

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

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

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

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvn
Elevation: 20 to 500 feet

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Willacy

Percent of map unit: 10 percent

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

Brennan

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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

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

Interpretive groups

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

Minor Components

Raymondville

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

Racombes

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

Willacy

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

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

Map Unit Setting

National map unit symbol: dbmp
Elevation: 30 to 750 feet

Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 270 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Willacy

Setting

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

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 72 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

Hydric soil rating: No

Data Source Information

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

Physical Soil Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING AND ZONING
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Report—Physical Soil Properties

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

Physical Soil Properties–Hidalgo County, Texas														
Map symbol and soil name	**Depth**	**Sand**	**Silt**	**Clay**	**Moist bulk density**	**Saturated hydraulic conductivity**	**Available water capacity**	**Linear extensibility**	**Organic matter**	**Erosion factors**			**Wind erodibility group**	**Wind erodibility index**
										Kw	**Kf**	**T**		
	In	*Pct*	*Pct*	*Pct*	*g/cc*	*micro m/sec*	*In/In*	*Pct*	*Pct*					
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	0-17	53-63-75	5-19-35	5-18-20	1.35-1.45-1.65	14.00-28.00-42.00	0.10-0.13-0.15	0.3-1.4-1.7	0.5-1.0-1.5	.24	.24	5	3	86
	17-28	25-48-70	10-25-50	23-27-35	1.20-1.40-1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2-2.1-5.0	0.3-0.6-1.0	.28	.28			
	28-38	25-35-70	10-35-50	23-30-35	1.20-1.40-1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2-2.3-5.9	0.1-0.3-0.5	.32	.32			
	38-80	25-30-70	10-40-50	23-30-35	1.40-1.50-1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0-2.2-5.0	0.1-0.2-0.3	.32	.32			
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	0-17	45-55-70	5-18-28	20-27-30	1.35-1.50-1.65	4.00-9.00-14.00	0.10-0.13-0.18	1.5-2.7-5.0	1.0-1.5-2.0	.17	.17	5	5	56
	17-28	25-48-70	10-25-50	23-27-35	1.20-1.40-1.50	4.00-9.00-14.00	0.10-0.13-0.18	1.2-2.1-5.0	0.3-0.6-1.0	.28	.28			
	28-38	25-35-70	10-35-50	23-30-35	1.20-1.40-1.60	4.00-9.00-14.00	0.10-0.13-0.18	1.2-2.3-5.9	0.1-0.3-0.5	.32	.32			
	38-80	25-30-70	10-40-50	23-30-35	1.40-1.50-1.80	4.00-9.00-14.00	0.10-0.13-0.18	1.0-2.2-5.0	0.1-0.2-0.3	.32	.32			

PAGE 212
MARCH 4, 2026
PAGE 246
FEBRUARY 4; 2026

PLANNING AND ZONING
REGULAR MEETING
PLANNING AND ZONING
REGULAR MEETING

Physical Soil Properties–Hidalgo County, Texas														
Map symbol and soil name	**Depth**	**Sand**	**Silt**	**Clay**	**Moist bulk density**	**Saturated hydraulic conductivity**	**Available water capacity**	**Linear extensibility**	**Organic matter**	**Erosion factors**			**Wind erodibility group**	**Wind erodibility index**
										Kw	**Kf**	**T**		
	In	*Pct*	*Pct*	*Pct*	*g/cc*	*micro m/sec*	*In/In*	*Pct*	*Pct*					
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	0-14	-65-	-20-	10-15- 20	1.40-1.55 -1.70	14.00-28.00-42. 00	0.14-0.16-0. 18	0.0- 1.5- 2.9	1.0- 2.0- 3.0	.28	.28	5	3	86
	14-72	-57-	-18-	18-26- 33	1.35-1.50 -1.65	4.00-9.00-14.00	0.14-0.16-0. 18	0.0- 1.5- 2.9	0.5- 1.3- 2.0	.20	.20			

Data Source Information

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

PAGE 213
MARCH 4, 2026
PAGE 247
FEBRUARY 4; 2026

Engineering Properties

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

References:

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

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

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REGULAR MEETING

Report—Engineering Properties

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

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

PAGE 217
MARCH 4, 2026
PAGE 251
FEBRUARY 4; 2026

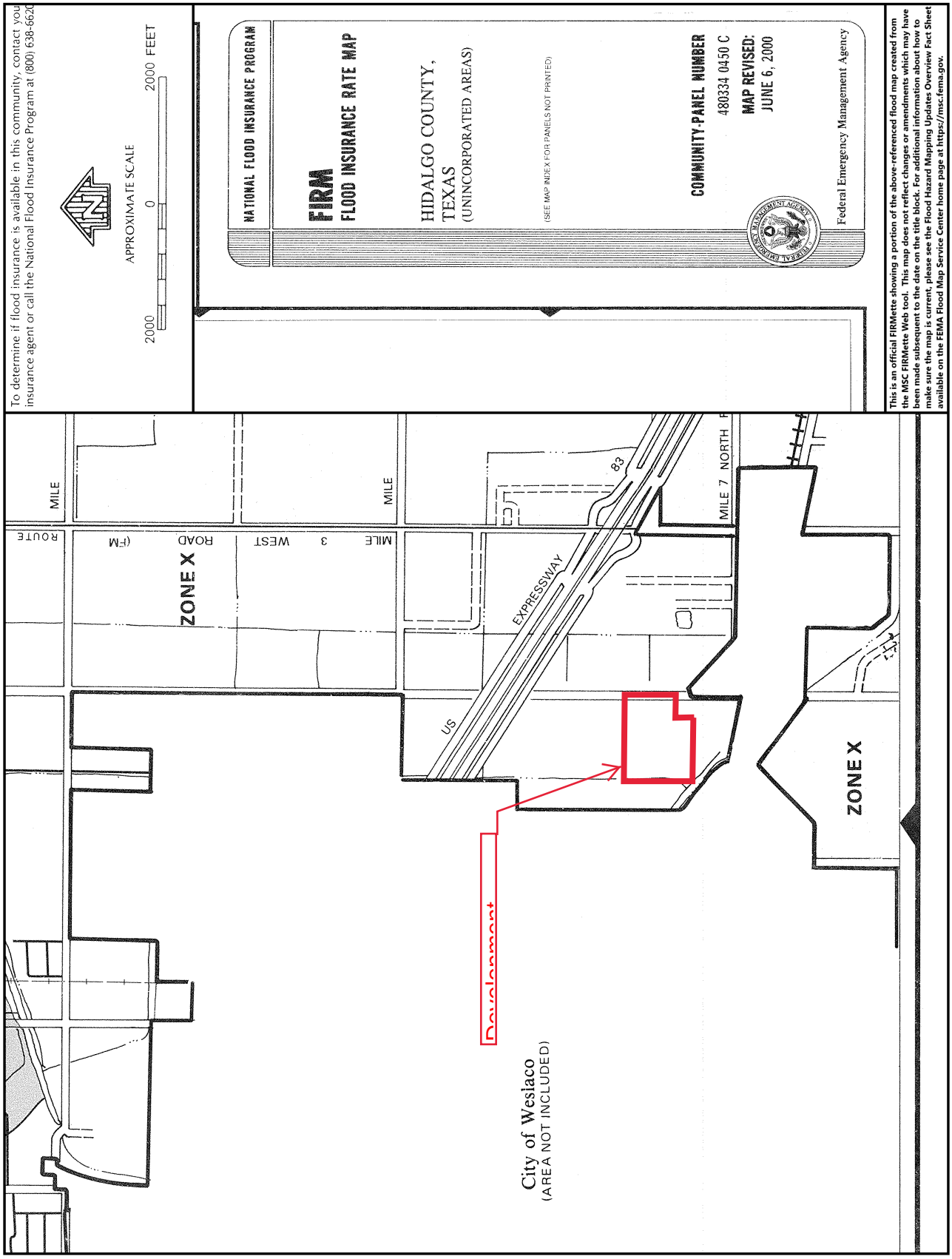
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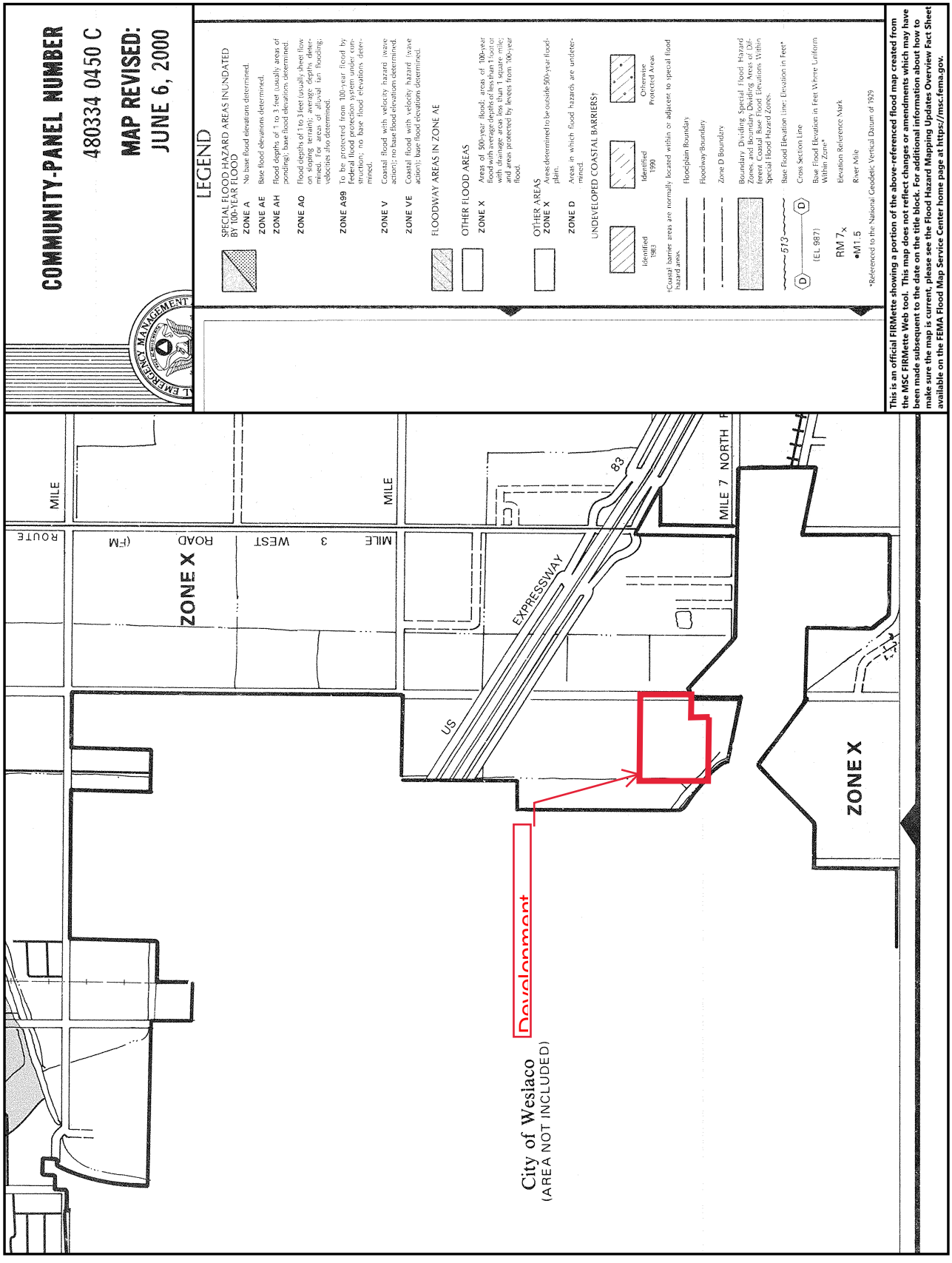
Engineering Properties–Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
70—Willacy fine sandy loam, 0 to 1 percent slopes														
Willacy	85	B	0-14	Fine sandy loam	SC-SM, SC, SM	A-2-4, A-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	95-98-1 00	30-38- 45	20-25 -30	3-7 -10
			14-72	Sandy clay loam, fine sandy loam	CL-ML, SC-SM, CL, SC	A-4, A-6	0- 0- 0	0- 0- 0	95-98-1 00	90-95-1 00	90-95-1 00	36-51- 65	25-33 -40	6-13-20

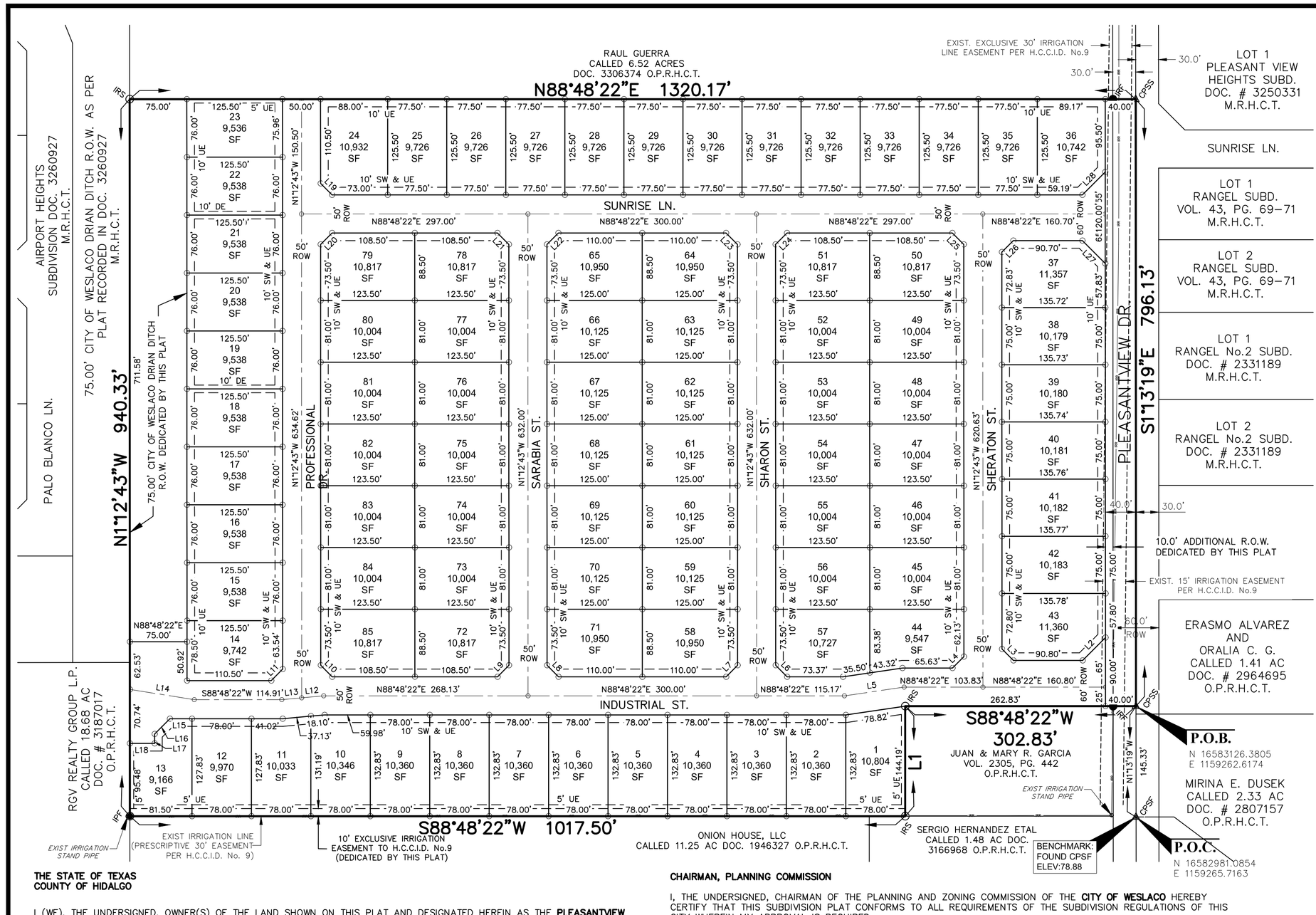
Data Source Information

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

PAGE 218
MARCH 4, 2026
PAGE 252
FEBRUARY 4; 2026


NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000
Federal Emergency Management Agency
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620
APPROXIMATE SCALE
2000 0 2000 FEET
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.
ZONE X
MILE
MILE
MILE 7 NORTH
83
EXPRESSWAY
US
ROUTE
(FM)
ROAD
3
WEST
MILE
ZONE X
Development
City of Weslaco
(AREA NOT INCLUDED)


COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000
LEGEND
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
ZONE A
ZONE AE
ZONE AH
ZONE AO
ZONE A99
ZONE V
ZONE VE
FLOODWAY AREAS IN ZONE AE
OTHER FLOOD AREAS
ZONE X
OTHER AREAS
ZONE X
ZONE D
UNDEVELOPED COASTAL BARRIERS
Identified 1983
Identified 1990
Otherwise Protected Areas
Floodplain Boundary
Floodway Boundary
Zone D Boundary
Base Flood Elevation Line; Elevation in Feet*
Cross Section Line
Base Flood Elevation in Feet Where Uniform Within Zone*
Elevation Reference Mark
River Mile
*Referenced to the National Geodetic Vertical Datum of 1929
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.
ZONE X
MILE 7 NORTH
MILE 3 WEST
ROAD
ROUTE
US
EXPRESSWAY
83
City of Weslaco
(AREA NOT INCLUDED)
Development
ZONE X

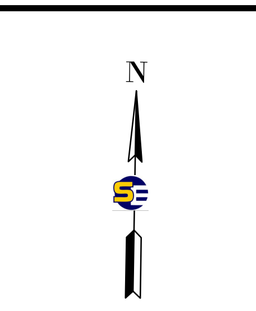


GENERAL NOTES

1. MINIMUM SETBACK LINES:
   FRONT ..... 20.00' OR GREATER FOR EASEMENTS.
   REAR ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE ..... 5.00' OR GREATER FOR EASEMENTS.
   CUL-DE-SAC LOTS: FRONT ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER GARAGE ..... 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X".
   AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ACCORDING TO COMMUNITY-PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000.
3. SUBDIVISION CONSIST OF 85 MULTI-FAMILY LOTS.
4. BENCHMARK: FOUND COTTON PICKER SPINDLE AT CENTER LINE OF PLEASANT VIEW DR. ELEVATION : 78.88
5. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE HIGHER THAN 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GRATER, MEASURED FROM THE CENTER OF THE LOT.
6. DRAINAGE:IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 224.046 CUBIC-FEET OR 5.14 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 36-43 ONTO PLEASANTVIEW DR.
9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. THIS SUBDIVISION WAS DESIGNED FOR A 50 YEAR FLOOD WITH DETENTION.
11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00' FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
12. CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
13. ALL CONSTRUCTION TO MEET THE CITY OF WESLACO REQUIREMENTS AND STANDARDS.
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
17. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
19. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
20. A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI-FAMILY WITH SINGLE FAMILY AND COMMERCIAL.
21. NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.
22. BUFFER FENCING. IN DEVELOPMENTS WITHIN THE CITY LIMITS, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING PONDS WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTED FROM.

Line Table		
Line #	Bearing	Length
L1	S1°13'19"E	144.19'
L2	N43°47'32"E	42.42'
L3	S46°12'11"E	21.22'
L4	N43°47'49"E	21.21'
L5	N80°30'49"E	78.82'
L6	S46°12'11"E	21.22'
L7	N43°47'49"E	21.21'
L8	S46°12'11"E	21.22'
L9	N43°47'49"E	21.21'
L10	S46°12'11"E	21.22'
L11	N43°47'49"E	21.21'
L12	N83°36'41"E	28.99'
L13	N83°36'41"E	26.23'

Line Table		
Line #	Bearing	Length
L14	S82°10'56"E	85.52'
L15	S88°48'22"W	29.00'
L16	S43°47'32"W	28.28'
L17	S1°13'19"E	12.34'
L18	N88°48'22"E	32.49'
L19	N46°12'11"W	21.22'
L20	S43°47'49"W	21.21'
L22	S43°47'49"W	21.21'
L23	N43°47'32"E	42.42'
L25	N46°12'11"W	21.22'
L26	N43°47'49"E	21.21'
L27	S46°12'28"E	42.44'
L28	N43°47'32"E	42.42'



BEARING BASIS - TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

LEGEND

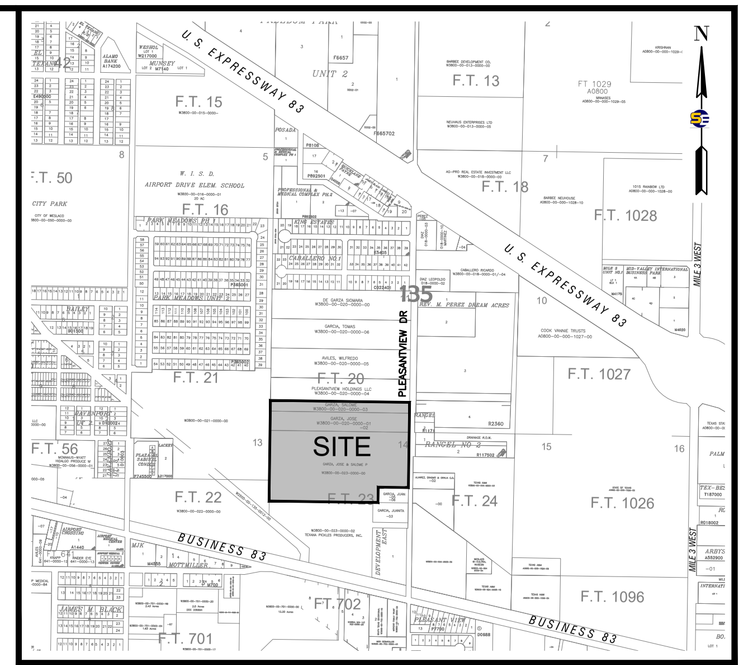
○IRS	IRON ROD SET
●IRF	IRON ROD FOUND
●IPF	IRON PIPE FOUND
⚠CPSS	COTTON PICKER SPINDEL SET
SW & UE	SIDEWALK & UTILITY EASMENT

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

COUNTY COURT CLERK OF HIDALGO COUNTY, TEXAS

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

BY: _____ DEPUTY



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF PLEASANTVIEW TERRACE WITH RESPECT TO THE CITY LIMITS OF THE WESLACO MUNICIPALITY:

PLEASANTVIEW TERRACE IS LOCATED SOUTH FROM THE INTERSECTION OF PLEASANTVIEW DR. (MILE 3 1/2 W. RD) & U.S. EXPRESSWAY 83 IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. PLEASANTVIEW TERRACE LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT NO. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS

BEING 27.498 ACRES OUT OF THE FOLLOWING TRACTS;THE NORTH 100 FEET OF THE SOUTH 280 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY,TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THE SOUTH 180 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY,TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A 19 ACRES TRACT OUT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A COTTON PICKER SPINDLE SET, A POINT ALONG THE EAST LINE OF FARM TRACT 23, SAME BEING WITHIN THE RIGHT-OF-WAY OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), SAME BEING THE NORTHEAST CORNER OF A CALLED 1.00 ACRE TRACT, CONVEYED TO JUAN GARCIA AND WIFE MARY R. GARCIA, RECORDED IN VOLUME 2305, PAGE 442, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 88° 48' 22" W, ACROSS FARM TRACT 23, SAME BEING ALONG THE NORTH LINE OF THE SAID 1.00 ACRE TRACT, PASSING AT A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS# 6388 SET, ALONG THE WEST RIGHT-OF-WAY OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF 302.83 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS# 6388 SET, THE NORTHWEST CORNER OF THE SAID 1.00 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 1° 13' 19" E, ACROSS FARM TRACT 23, SAME BEING ALONG THE WEST LINE OF THE SAID 1.00 ACRE TRACT, A DISTANCE OF 144.19 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED RPLS# 6388 SET, THE SOUTHWEST CORNER OF THE SAID 1.00 ACRE TRACT, SAME BEING ALONG THE NORTH LINE OF A CALLED 1.48 ACRE TRACT, CONVEYED TO SERGIO HERNANDEZ RECORDED IN DOCUMENT NO. 3166968, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 88° 48' 22" W, ACROSS FARM TRACT 23, SAME BEING ALONG THE NORTH LINE OF THE SAID 1.48 ACRE TRACT, A DISTANCE OF 1017.50 FEET TO AN IRON PIPE FOUND, THE NORTHWEST CORNER OF A CALLED 11.25 ACRES TRACT, CONVEYED TO ONION HOUSE LLC., RECORDED IN DOCUMENT NO. 1946327, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING ALONG THE EAST LINE OF A CALLED 18.680 ACRES TRACT, CONVEYED TO RCV REALTY GROUP RECORDED IN DOCUMENT NO. 3187017, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 1° 12' 43" W, ALONG THE EAST LINE OF THE SAID 18.680 ACRES TRACT, A DISTANCE OF 940.33 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS# 6388 SET, A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF A CALLED CITY OF WESLACO DRAIN DITCH, RECORDED IN DOCUMENT NO. 3260927, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF A CALLED 6.52 ACRES TRACT, CONVEYED TO RAUL GUERRA, RECORDED IN DOCUMENT NO. 3306374, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ALONG THE WEST LINE OF A CALLED FARM TRACT 20, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 88° 48' 22" E, ACROSS FARM TRACT 20, SAME BEING ALONG THE SOUTH LINE OF THE SAID 6.52 ACRES TRACT, PASSING AT A DISTANCE OF 1290.17 FEET TO A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 6.52 ACRES TRACT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF 1320.17 FEET A COTTON PICKER SPINDLE SET, A POINT WITHIN THE RIGHTOF-WAY OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 1° 13' 19" E, ALONG THE EAST LINE OF TRACT 20, SAME BEING WITHIN THE RIGHT-OF WAY OF PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD), A DISTANCE OF 796.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.498 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **PLEASANTVIEW TERRACE SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

_____ _____
DEVELOPER NAME DATE
RGV SUPERIOR DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **PLEASANTVIEW TERRACE SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

_____ _____
DEVELOPER NAME DATE
RGV SUPERIOR DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: RGV SUPERIOR DEVELOPMENT, LLC	3407 SAN FABIAN ST.	MISSION, TEXAS 78572	(956)960-4111
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403-1314
SURVEYOR: MANUEL CARRIZALES, R.P.L.S	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(956)470-1489

CHAIRMAN, PLANNING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

MAYOR, CITY OF WESLACO

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

_____ _____
MAYOR, **CITY OF WESLACO** DATE

ATTEST: _____ _____
DATE

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

THIS PLAT IS HEREBY APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 ON THIS THE DAY OF _____ 20____.

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

BY: _____ _____
GENERAL MANAGER DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
MANUEL CARRIZALES, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417

STATE OF TEXAS · REGISTERED · MANUEL CARRIZALES · 6388 · PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
OMAR CANO, P.E. DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED · PROFESSIONAL ENGINEER

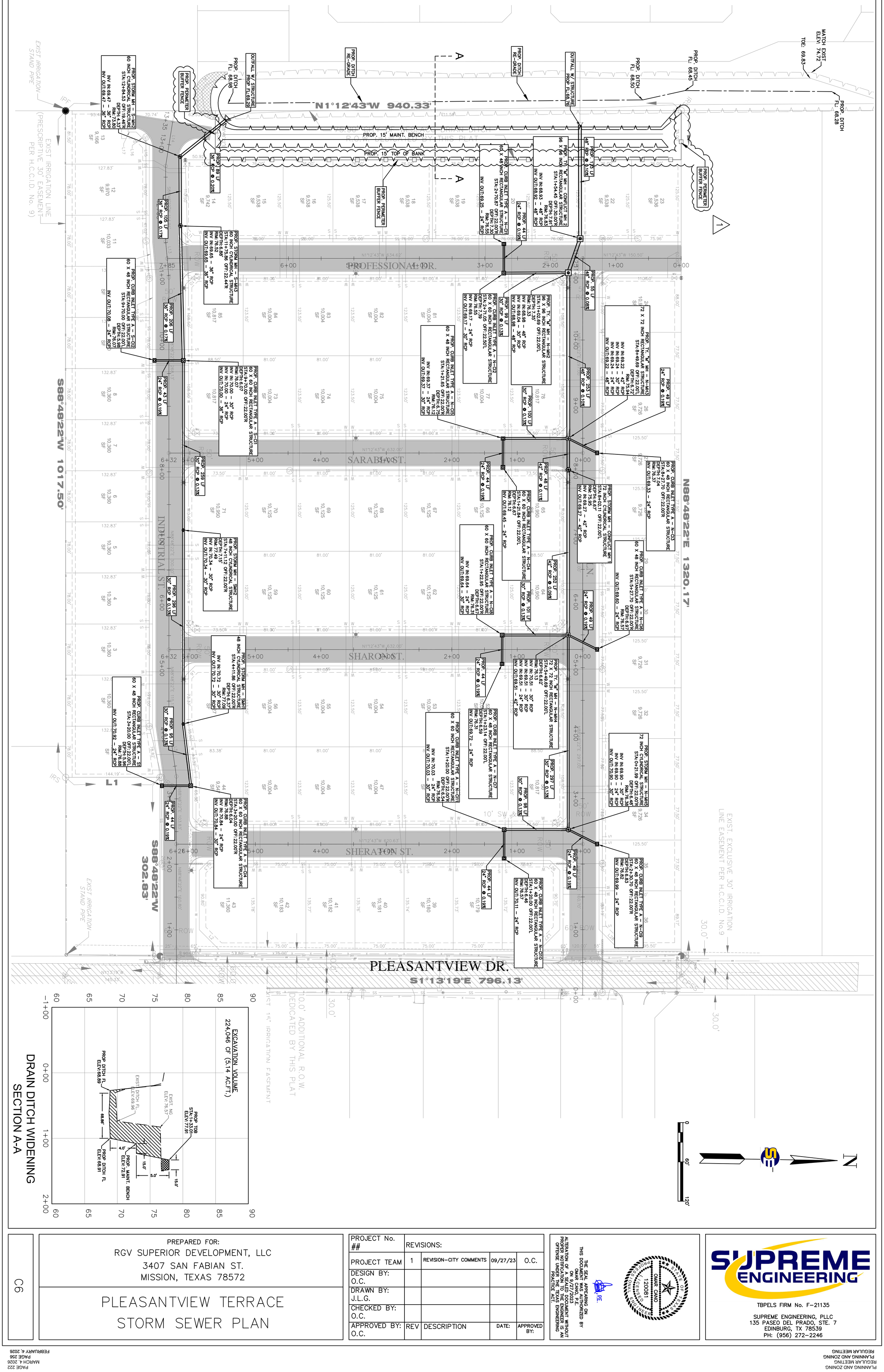
SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

PLAT OF PLEASANTVIEW TERRACE

BEING 27.498 ACRES OUT OF THE FOLLOWING TRACTS;THE NORTH 100 FEET OF THE SOUTH 280 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY,TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THE SOUTH 180 FEET OF THE SOUTH 15 ACRES OF FARM TRACT 20, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY,TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A 19 ACRES TRACT OUT OF FARM TRACT 23, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY,TEXAS, VOL. 2, PG. 34 TROUGH 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 2023

PLANNING AND ZONING
REGULAR MEETING
REGULAR MEETING
REGULAR MEETING
PAGE 221
MARCH 4, 2026
FEBRUARY 4, 2026



C6

PREPARED FOR:
RGV SUPERIOR DEVELOPMENT, LLC
3407 SAN FABIAN ST.
MISSION, TEXAS 78572

PLEASANTVIEW TERRACE
STORM SEWER PLAN

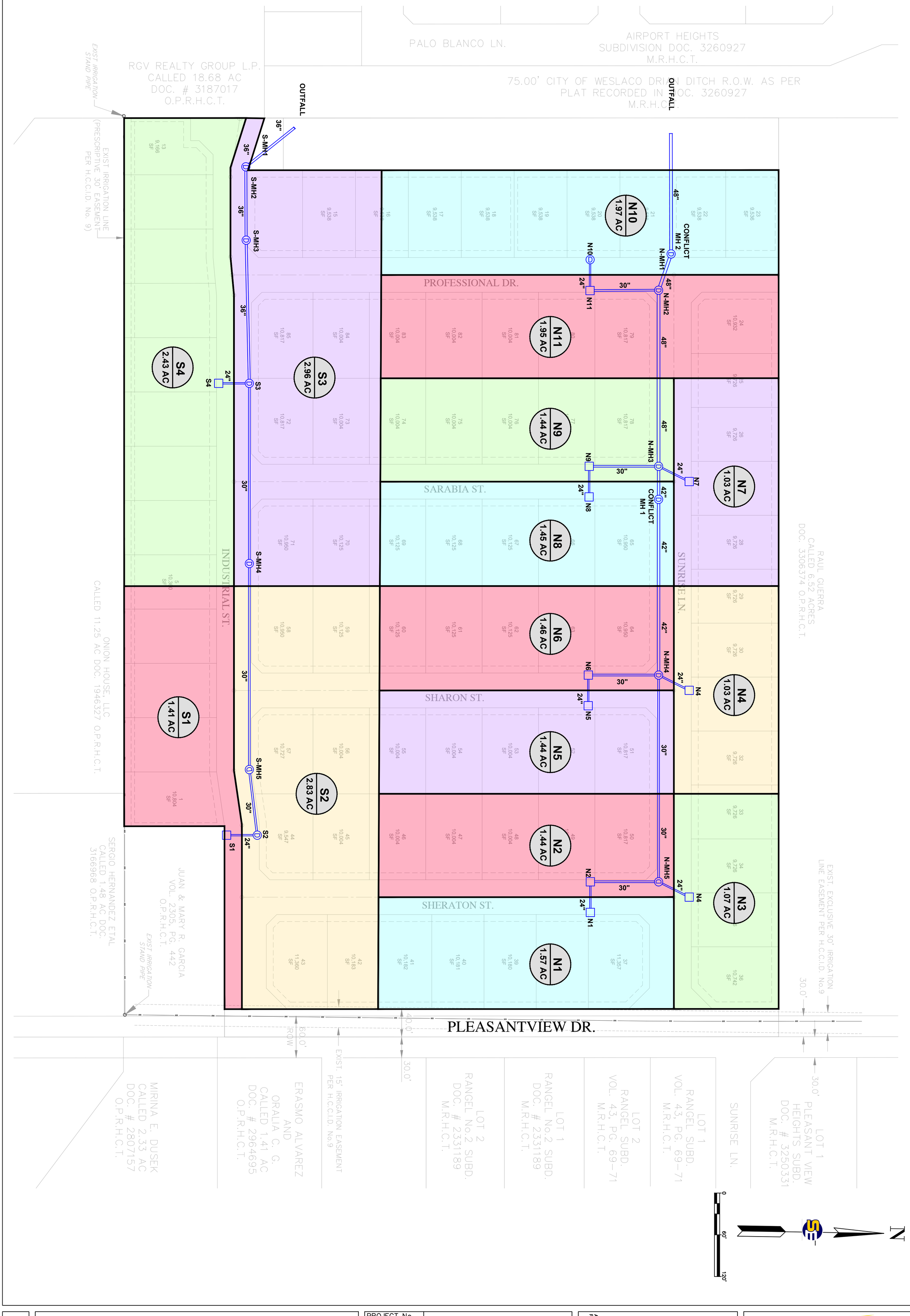
PROJECT No. ##	REVISIONS:			
PROJECT TEAM	1	REVISION-CITY COMMENTS	09/27/23	O.C.
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 9/27/2023.
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED PROFESSIONAL ENGINEER

P.E.

SUPREME ENGINEERING
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 272-2246



C11

PREPARED FOR:
RGV SUPERIOR DEVELOPMENT, LLC
3407 SAN FABIAN ST.
MISSION, TEXAS 78572

PLEASANTVIEW TERRACE
DRAINAGE AREA MAP

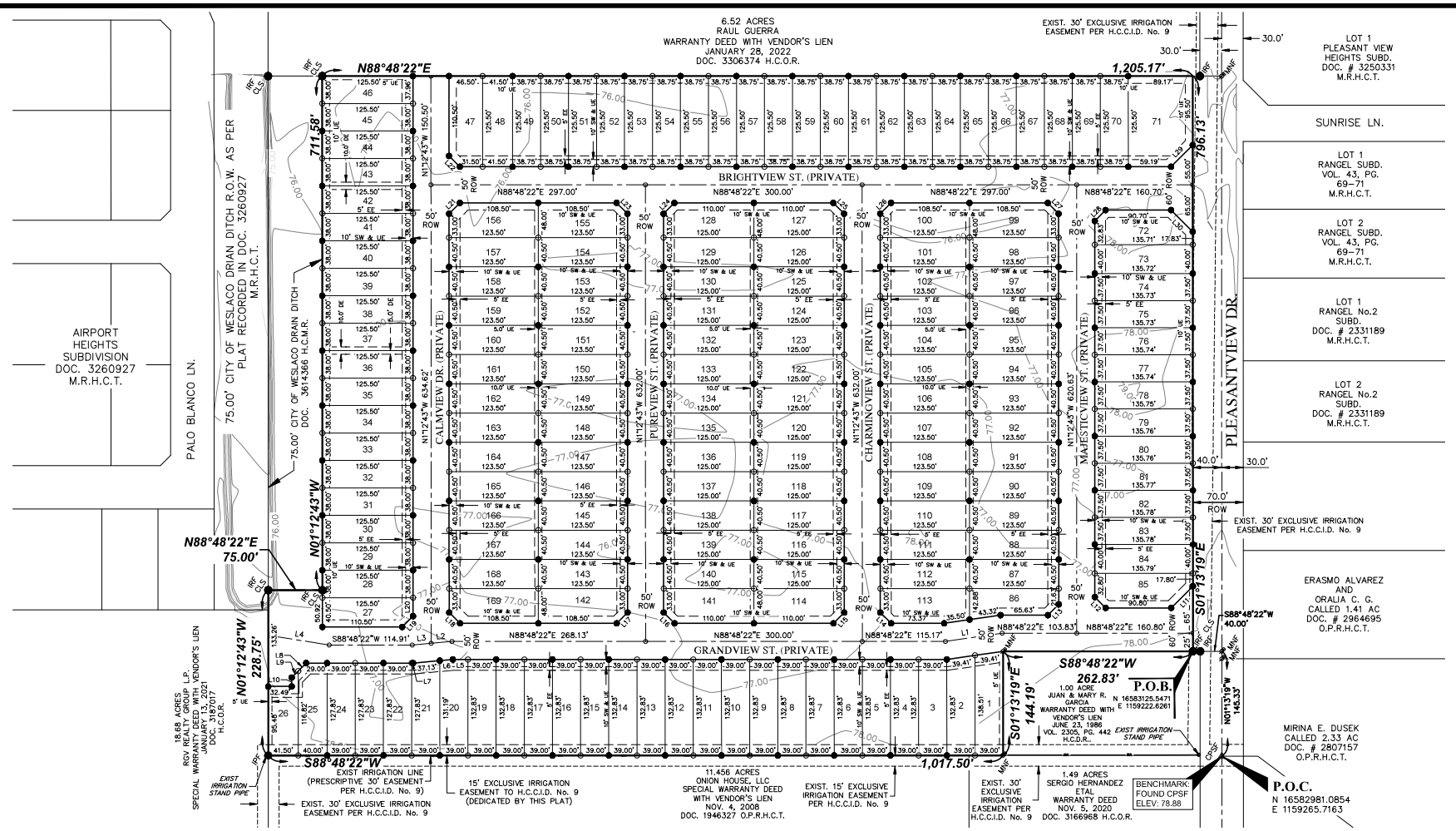
PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

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OMAR CANO, P.E.

STATE OF TEXAS
OMAR CANO
120081
LICENSED PROFESSIONAL ENGINEER

SUPREME ENGINEERING
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 272-2246



Line Data		
Line #	Bearing	Distance
L1	N80° 30' 49"E	78.82'
L2	N83° 36' 41"E	28.99'
L3	N83° 36' 41"E	26.23'
L4	S82° 10' 56"E	85.52'
L5	S88° 48' 22"W	20.98'
L6	S83° 36' 41"W	18.10'
L7	S88° 48' 22"W	2.02'
L8	S43° 47' 32"W	15.56'
L9	S43° 47' 32"W	12.72'
L10	S01° 13' 19"E	12.34'
L11	N43° 47' 32"E	42.42'
L12	S46° 12' 11"E	21.22'
L13	N43° 47' 49"E	21.21'
L14	S46° 12' 11"E	21.22'
L15	N43° 47' 49"E	21.21'
L16	S46° 12' 11"E	21.22'
L17	N43° 47' 49"E	21.21'
L18	S46° 12' 11"E	21.22'
L19	N43° 47' 49"E	21.21'
L20	N01° 12' 43"W	25.54'
L21	S43° 47' 49"W	21.21'
L22	N46° 12' 11"W	21.22'
L23	N46° 12' 11"W	21.22'
L24	S43° 47' 49"W	21.21'
L25	N46° 12' 11"W	21.22'
L26	S43° 47' 49"W	21.21'
L27	N46° 12' 11"W	21.22'
L28	N43° 47' 49"E	21.21'
L29	N43° 47' 32"E	42.42'
L30	S46° 12' 28"E	42.44'

N

0 100' 200'

SCALE: 1" = 100'
BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH ZONE 4205
VERTICAL DATUM: (NAD83, NAVD88, GEOID12B)

LEGEND

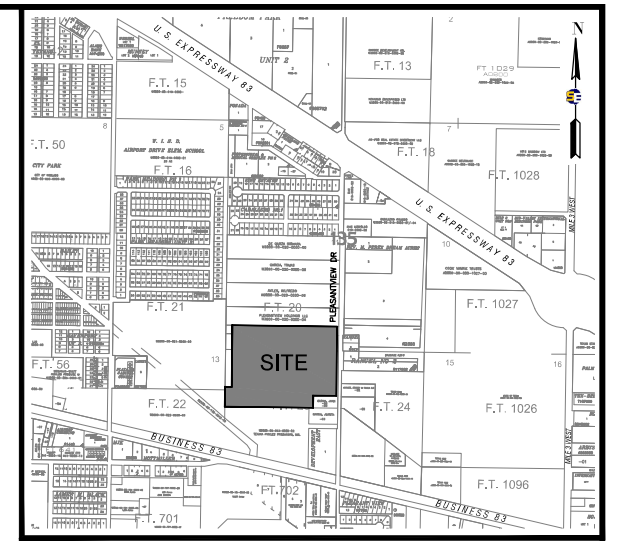
○IRS	IRON ROD SET
●IRF	IRON ROD FOUND
●IPF	IRON PIPE FOUND
⚠CPSS	COTTON PICKER SPINDEL SET
SW & UE	SIDEWALK & UTILITY EASEMENT
EE	ELECTRICAL EASEMENT

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

COUNTY COURT SEAL OF HIDALGO, TEXAS

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

BY: _____ DEPUTY



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF RE-PLAT PLEASANTVIEW TERRACE WITH RESPECT TO THE CITY LIMITS OF THE WESLACO MUNICIPALITY:

RE-PLAT OF PLEASANTVIEW TERRACE IS LOCATED SOUTH OF THE INTERSECTION OF PLEASANTVIEW DR. (MILE 3 1/2 W. RD) & U.S. EXPRESSWAY 83 IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. RE-PLAT OF PLEASANTVIEW TERRACE LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

PLANNING AND ZONING
REGULAR MEETING
PLANNING AND ZONING
REGULAR MEETING

METES AND BOUNDS

BEING 25.54 ACRES OUT OF LOTS 1 – 85 OF PLEASANTVIEW TERRACE SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3614366, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A FOUND COTTON PICKER SPINDLE (N: 16582981.0854, E: 1159265.7163) ON THE CENTER LINE OF PLEASANTVIEW DRIVE (70 FOOT ROAD RIGHT-OF-WAY), **THENCE**, NORTH 01°13'19" WEST, ALONG THE CENTER LINE OF SAID PLEASANTVIEW DRIVE, A DISTANCE OF 145.33 FEET TO A FOUND MAG NAIL, AT THE OUTSIDE CORNER OF SAID PLEASANTVIEW TERRACE SUBDIVISION, **THENCE**, SOUTH 88°48'22" WEST, DEPARTING THE CENTER LINE OF SAID PLEASANTVIEW DRIVE, AND ALONG THE INSIDE LINE OF SAID PLEASANTVEW TERRANCE SUBDIVISION, ALSO BEING THE NORTH LINE OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JUAN & MARY R. GARCIA, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED JUNE 23, 1986, RECORDED IN VOLUME 2305, PAGE 442, DEED RECORDS OF HIDALGO COUNTY, TEXAS, PASSING THE WEST RIGHT-OF-WAY LINE OF SAID PLEASANTVIEW DRIVE, AT A DISTANCE OF 30.00 FEET TO A FOUND 1/2 INCH IRON ROD, CONTINUING FOR A TOTAL DISTANCE OF 40.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE WEST RIGHT-OF-WAY LINE OF SAID PLEASANTVIEW DRIVE, DEDICATED ACCORDING TO THE MAP SHOWN OF SAID PLEASANTVIEW TERRANCE SUBDIVISION, ALSO BEING THE OUTSIDE CORNER OF GRANDVIEW STREET (60.00 FOOT ROAD RIGHT-OF-WAY), DEDICATED ACCORDING TO THE MAP SHOWN OF SAID PLEASANTVIEW TERRACE SUBDIVISION, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING** (N: 16583125.5471, E: 1159222.6261);

THENCE, SOUTH 88°48'22" WEST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT OF LAND, A DISTANCE OF 262.83 FEET TO A FOUND MAG NAIL, AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT OF LAND, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING AN INSIDE CORNER OF SAID PLEASANT VIEW TERRACE SUBDIVISION, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01° 13' 19" EAST, ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE INSIDE LINE OF SAID PLEASANTVIEW TERRANCE SUBDIVISION, ALSO BEING THE WEST LINE OF SAID 1.00 ACRE TRACT OF LAND, A DISTANCE OF 144.19 FEET TO A FOUND MAG NAIL, AT THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF THE SAID 1.00 ACRE TRACT OF LAND, ALSO BEING ON THE NORTH LINE OF A 1.48 ACRE TRACT OF LAND, CONVEYED TO SERGIO HERNANDEZ, ACCORDING TO WARRANTY DEED, DATED NOVEMBER 5, 2020, RECORDED IN DOCUMENT NUMBER 3166968, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88° 48' 22" WEST, ALONG THE SOUTH LINE OF SAID PLEASANTVIEW TERRANCE SUBDIVISION, ALSO BEING ALONG THE NORTH LINE OF THE SAID 1.48 ACRE TRACT, A DISTANCE OF 1017.50 FEET TO A FOUND IRON PIPE, ALSO BEING THE NORTHWEST CORNER OF A 11.456 ACRES TRACT, CONVEYED TO ONION HOUSE LLC., A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 1946327, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO ON THE EAST LINE OF A 18.680 ACRES TRACT, CONVEYED TO RGV REALTY GROUP, DATED RECORDED IN DOCUMENT NO. 3187017, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01° 12' 43" WEST, ALONG THE WEST LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO ALONG THE EAST LINE OF THE SAID 18.680 ACRES TRACT, ALSO ALONG THE EAST LINE OF A 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT-OF-WAY, DEDICATED ACCORDING TO THE MAP SHOWN OF AIRPORT HEIGHTS SUBDIVISION, RECORDED IN DOCUMENT NUMBER 3260927, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 228.75 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE SOUTHWEST CORNER OF A 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT-OF-WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88°48'22" EAST, ALONG THE SOUTH LINE OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT-OF-WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, A DISTANCE OF 75.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE SOUTHEAST CORNER OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT-OF-WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01°12'43" WEST, ALONG THE EAST LINE OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT-OF-WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, A DISTANCE OF 711.58 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE NORTHEAST CORNER OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT-OF-WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING ON THE NORTH LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING ON THE SOUTH LINE OF A 6.52 ACRE TRACT OF LAND CONVEYED TO RAUL GUERRA, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED JANUARY 28, 2022, RECORDED IN DOCUMENT NUMBER 3306374, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88°48'22" EAST, ALONG THE NORTH LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID 6.52 ACRE TRACT OF LAND, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID PLEASANTVIEW DRIVE, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01°13'19" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PLEASANTVIEW DRIVE, A DISTANCE OF 796.13 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 25.54 ACRES OF LAND MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **RE-PLAT OF PLEASANTVIEW TERRACE SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

_____ _____
JAIME CERDA, MEMBER DATE
RGV SUPERIOR DEVELOPMENT, LLC

_____ _____
OMAR CANO, MEMBER DATE
RGV SUPERIOR DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: RGV SUPERIOR DEVELOPMENT, LLC	3407 SAN FABIAN ST.	MISSION, TEXAS 78572	(956)960-4111
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403-1314
SURVEYOR: RESTITUTO A. ASCANO, III	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403-1314

CHAIRMAN, PLANNING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

MAYOR, CITY OF WESLACO

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

_____ _____
MAYOR, **CITY OF WESLACO** DATE

ATTEST: _____ _____
CITY SECRETARY DATE

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

ON THIS THE_____ DAY OF _____ 20____,

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

BY: _____
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
OMAR CANO, P.E. DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED · PROFESSIONAL ENGINEER

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
RESTITUTO A. ASCANO, III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6225
TBPLS FIRM No. 10194901

STATE OF TEXAS · RESTITUTO A. ASCANO, III · 6225 · REGISTERED · PROFESSIONAL · LAND SURVEYOR

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

RE-PLAT OF PLEASANTVIEW TERRACE

BEING 25.54 ACRES OUT OF LOTS 1 – 85 OF PLEASANTVIEW TERRACE SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3614366, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SHEET 1 OF 2

PAGE 224
MARCH 4, 2026
PAGE 258
FEBRUARY 4, 2026

Parcel Area Table	
Lot #	Area
1	5513 SQ.FT.
2	5291 SQ.FT.
3	5180 SQ.FT.
4	5180 SQ.FT.
5	5180 SQ.FT.
6	5180 SQ.FT.
7	5180 SQ.FT.
8	5180 SQ.FT.
9	5180 SQ.FT.
10	5180 SQ.FT.
11	5180 SQ.FT.
12	5180 SQ.FT.
13	5180 SQ.FT.
14	5180 SQ.FT.
15	5180 SQ.FT.
16	5180 SQ.FT.
17	5180 SQ.FT.
18	5180 SQ.FT.
19	5180 SQ.FT.
20	5165 SQ.FT.
21	5047 SQ.FT.
22	4985 SQ.FT.
23	4985 SQ.FT.
24	4985 SQ.FT.
25	5053 SQ.FT.
26	4113 SQ.FT.
27	4973 SQ.FT.
28	4769 SQ.FT.
29	4769 SQ.FT.
30	4769 SQ.FT.
31	4769 SQ.FT.
32	4769 SQ.FT.
33	4769 SQ.FT.
34	4769 SQ.FT.
35	4769 SQ.FT.
36	4769 SQ.FT.
37	4769 SQ.FT.
38	4769 SQ.FT.
39	4769 SQ.FT.
40	4769 SQ.FT.
41	4769 SQ.FT.
42	4769 SQ.FT.
43	4769 SQ.FT.
44	4769 SQ.FT.
45	4769 SQ.FT.
46	4767 SQ.FT.
47	5723 SQ.FT.
48	5208 SQ.FT.
49	4863 SQ.FT.
50	4863 SQ.FT.
51	4863 SQ.FT.
52	4863 SQ.FT.
53	4863 SQ.FT.
54	4863 SQ.FT.
55	4863 SQ.FT.
56	4863 SQ.FT.
57	4863 SQ.FT.

Parcel Area Table	
Lot #	Area
58	4863 SQ.FT.
59	4863 SQ.FT.
60	4863 SQ.FT.
61	4863 SQ.FT.
62	4863 SQ.FT.
63	4863 SQ.FT.
64	4863 SQ.FT.
65	4863 SQ.FT.
66	4863 SQ.FT.
67	4863 SQ.FT.
68	4863 SQ.FT.
69	4863 SQ.FT.
70	4863 SQ.FT.
71	10742 SQ.FT.
72	5929 SQ.FT.
73	5429 SQ.FT.
74	5090 SQ.FT.
75	5090 SQ.FT.
76	5090 SQ.FT.
77	5090 SQ.FT.
78	5091 SQ.FT.
79	5091 SQ.FT.
80	5091 SQ.FT.
81	5091 SQ.FT.
82	5092 SQ.FT.
83	5092 SQ.FT.
84	5431 SQ.FT.
85	5928 SQ.FT.
86	4546 SQ.FT.
87	5002 SQ.FT.
88	5002 SQ.FT.
89	5002 SQ.FT.
90	5002 SQ.FT.
91	5002 SQ.FT.
92	5002 SQ.FT.
93	5002 SQ.FT.
94	5002 SQ.FT.
95	5002 SQ.FT.
96	5002 SQ.FT.
97	5002 SQ.FT.
98	5002 SQ.FT.
99	5816 SQ.FT.
100	5816 SQ.FT.
101	5002 SQ.FT.
102	5002 SQ.FT.
103	5002 SQ.FT.
104	5002 SQ.FT.
105	5002 SQ.FT.
106	5002 SQ.FT.
107	5002 SQ.FT.
108	5002 SQ.FT.
109	5002 SQ.FT.
110	5002 SQ.FT.
111	5002 SQ.FT.
112	5002 SQ.FT.
113	5726 SQ.FT.
114	5888 SQ.FT.

Parcel Area Table	
Lot #	Area
115	5063 SQ.FT.
116	5063 SQ.FT.
117	5063 SQ.FT.
118	5063 SQ.FT.
119	5063 SQ.FT.
120	5063 SQ.FT.
121	5063 SQ.FT.
122	5063 SQ.FT.
123	5063 SQ.FT.
124	5063 SQ.FT.
125	5063 SQ.FT.
126	5063 SQ.FT.
127	5888 SQ.FT.
128	5888 SQ.FT.
129	5063 SQ.FT.
130	5063 SQ.FT.
131	5063 SQ.FT.
132	5063 SQ.FT.
133	5063 SQ.FT.
134	5063 SQ.FT.
135	5063 SQ.FT.
136	5063 SQ.FT.
137	5063 SQ.FT.
138	5063 SQ.FT.
139	5063 SQ.FT.
140	5063 SQ.FT.
141	5888 SQ.FT.
142	5816 SQ.FT.
143	5002 SQ.FT.
144	5002 SQ.FT.
145	5002 SQ.FT.
146	5002 SQ.FT.
147	5002 SQ.FT.
148	5002 SQ.FT.
149	5002 SQ.FT.
150	5002 SQ.FT.
151	5002 SQ.FT.
152	5002 SQ.FT.
153	5002 SQ.FT.
154	5002 SQ.FT.
155	5816 SQ.FT.
156	5816 SQ.FT.
157	5002 SQ.FT.
158	5002 SQ.FT.
159	5002 SQ.FT.
160	5002 SQ.FT.
161	5002 SQ.FT.
162	5002 SQ.FT.
163	5002 SQ.FT.
164	5002 SQ.FT.
165	5002 SQ.FT.
166	5002 SQ.FT.
167	5002 SQ.FT.
168	5002 SQ.FT.
169	5816 SQ.FT.

GENERAL NOTES

1. MINIMUM SETBACK LINES:
   FRONT ..... 20.00' OR GREATER FOR EASEMENTS.
   REAR ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE ..... 5.00' OR TOTAL OF 10.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER ..... 10.00' OR GREATER FOR EASEMENTS.

2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X".

   AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ACCORDING TO COMMUNITY-PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000.

3. SUBDIVISION CONSIST OF 169 SINGLE-FAMILY LOTS.

4. BENCHMARK: FOUND COTTON PICKER SPINDLE AT CENTER LINE OF PLEASANT VIEW DR.
   ELEVATION : 78.88

5. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE AT ELEV. 77.57' OR HIGHER THAN 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 133,684 CUBIC-FEET OR 3.07 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

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

8. DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 71-85 ONTO PLEASANTVIEW DR.

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

10. THE WORKING DETENTION FOR THIS SUBDIVISION OF 224,046 CUBIC-FEET OR 5.14 ACRE-FEET EXCEEDS A 50 YEAR STORM FLOOD DETENTION REQUIREMENT.

11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00' FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

12. CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

13. ALL CONSTRUCTION TO MEET THE CITY OF WESLACO REQUIREMENTS AND STANDARDS.

14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

17. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

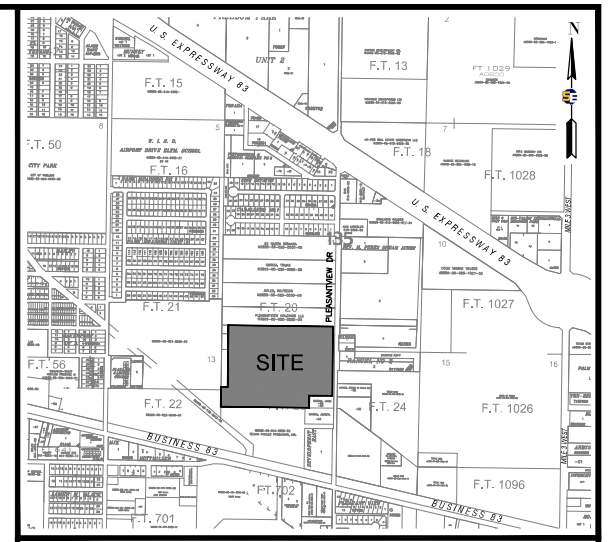
19. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

20. A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI-FAMILY WITH SINGLE FAMILY AND COMMERCIAL.

21. NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.

22. BUFFER FENCING. IN DEVELOPMENTS WITHIN THE CITY LIMITS, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS OPEN CANAL, OPEN DITCH, CAUCHE PIT, AND HOLDING PONDS WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTED FROM.

23. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF RE-PLAT PLEASANTVIEW TERRACE WITH RESPECT TO THE CITY LIMITS OF THE WESLACO MUNICIPALITY:

RE-PLAT OF PLEASANTVIEW TERRACE IS LOCATED SOUTH FROM THE INTERSECTION OF PLEASANTVIEW DR. (MILE 3 1/2 W. RD) & U.S. EXPRESSWAY 83 IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. PLEASANTVIEW TERRACE LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

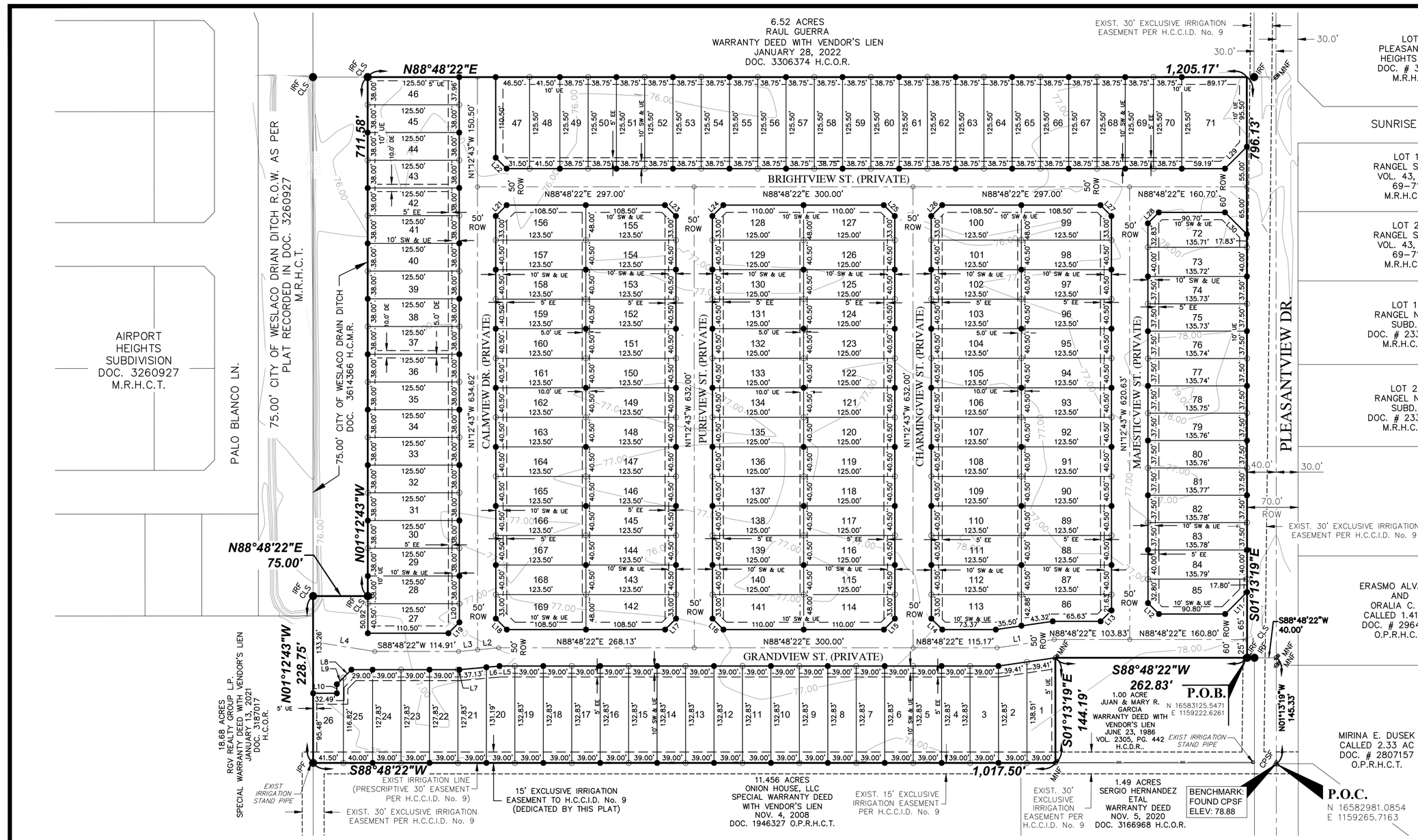
SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

RE-PLAT OF PLEASANTVIEW TERRACE

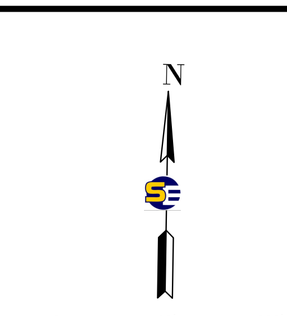
BEING 25.54 ACRES OUT OF LOTS 1 – 85 OF PLEASANTVIEW TERRACE SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3614366, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PLANNING AND ZONING
REGULAR MEETING
PLANNING AND ZONING
REGULAR MEETING

PAGE 225
MARCH 4, 2026
PAGE 259
FEBRUARY 4, 2026



Line Data		
Line #	Bearing	Distance
L1	N80° 30' 49"E	78.82'
L2	N83° 36' 41"E	28.99'
L3	N83° 36' 41"E	26.23'
L4	S82° 10' 56"E	85.52'
L5	S88° 48' 22"W	20.98'
L6	S83° 36' 41"W	18.10'
L7	S88° 48' 22"W	2.02'
L8	S43° 47' 32"W	15.56'
L9	S43° 47' 32"W	12.72'
L10	S01° 13' 19"E	12.34'
L11	N43° 47' 32"E	42.42'
L12	S46° 12' 11"E	21.22'
L13	N43° 47' 49"E	21.21'
L14	S46° 12' 11"E	21.22'
L15	N43° 47' 49"E	21.21'
L16	S46° 12' 11"E	21.22'
L17	N43° 47' 49"E	21.21'
L18	S46° 12' 11"E	21.22'
L19	N43° 47' 49"E	21.21'
L20	N01° 12' 43"W	25.54'
L21	S43° 47' 49"W	21.21'
L22	N46° 12' 11"W	21.22'
L23	N46° 12' 11"W	21.22'
L24	S43° 47' 49"W	21.21'
L25	N46° 12' 11"W	21.22'
L26	S43° 47' 49"W	21.21'
L27	N46° 12' 11"W	21.22'
L28	N43° 47' 49"E	21.21'
L29	N43° 47' 32"E	42.42'
L30	S46° 12' 28"E	42.44'



SCALE: 1" = 100'
BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH ZONE 4205
VERTICAL DATUM:
(NAD83, NAVD88, GEOID12B)

LEGEND

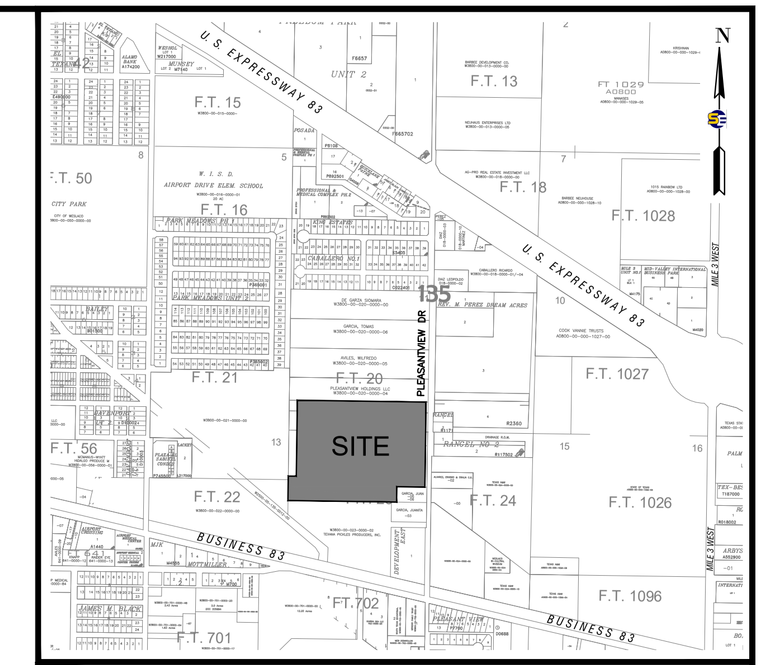
○IRS	IRON ROD SET
●IRF	IRON ROD FOUND
●IPF	IRON PIPE FOUND
△CPSS	COTTON PICKER SPINDEL SET
SW & UE	SIDEWALK & UTILITY EASEMENT
EE	ELECTRICAL EASEMENT

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

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

BY: _____ DEPUTY

COUNTY COURT
COUNTY OF HIDALGO, TEXAS



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF RE–PLAT WITH RESPECT TO THE CITY LIMITS OF THE WESLACO MUNICIPALITY:

RE–PLAT OF PLEASANTVIEW TERRACE IS LOCATED SOUTH FROM THE INTERSECTION OF PLEASANTVIEW DR. (MILE 3 1/2 W. RD) & U.S. EXPRESSWAY 83 IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO, RE–PLAT OF PLEASANTVIEW TERRACE LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

PLANNING AND ZONING
REGULARLY MEETING
SECOND THURSDAY OF EACH MONTH
REGULAR MEETING

METES AND BOUNDS

BEING 25.54 ACRES OUT OF LOTS 1 – 85 OF PLEASANTVIEW TERRACE SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3614366, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A FOUND COTTON PICKER SPINDLE (N: 16582981.0854, E: 1159265.7163) ON THE CENTER LINE OF PLEASANTVIEW DRIVE (70 FOOT ROAD RIGHT–OF–WAY), **THENCE,** NORTH 01°13'19" WEST, ALONG THE CENTER LINE OF SAID PLEASANTVIEW DRIVE, A DISTANCE OF 145.33 FEET TO A FOUND MAG NAIL, AT THE OUTSIDE CORNER OF SAID PLEASANTVIEW TERRACE SUBDIVISION, **THENCE,** SOUTH 88°48'22" WEST, DEPARTING THE CENTER LINE OF SAID PLEASANTVIEW DRIVE, AND ALONG THE INSIDE LINE OF SAID PLEASANTVIEW TERRANCE SUBDIVISION, ALSO BEING THE NORTH LINE OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JUAN & MARY R. GARCIA, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED JUNE 23, 1986, RECORDED IN VOLUME 2305, PAGE 442, DEED RECORDS OF HIDALGO COUNTY, TEXAS, PASSING THE WEST RIGHT–OF–WAY LINE OF SAID PLEASANTVIEW DRIVE, AT A DISTANCE OF 30.00 FEET TO A FOUND 1/2 INCH IRON ROD, CONTINUING FOR A TOTAL DISTANCE OF 40.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE WEST RIGHT–OF–WAY LINE OF SAID PLEASANTVIEW DRIVE, DEDICATED ACCORDING TO THE MAP SHOWN OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING THE OUTSIDE CORNER OF GRANDVIEW STREET (60.00 FOOT ROAD RIGHT–OF–WAY), DEDICATED ACCORDING TO THE MAP SHOWN OF SAID PLEASANTVIEW TERRACE SUBDIVISION, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING** (N: 16583125.5471, E: 1159222.6261);

THENCE, SOUTH 88°48'22" WEST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT OF LAND, A DISTANCE OF 262.83 FEET TO A FOUND MAG NAIL, AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT OF LAND, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING AN INSIDE CORNER OF SAID PLEASANT VIEW TERRACE SUBDIVISION, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01° 13' 19" EAST, ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE INSIDE LINE OF SAID PLEASANTVIEW TERRANCE SUBDIVISION, ALSO BEING THE WEST LINE OF SAID 1.00 ACRE TRACT OF LAND, A DISTANCE OF 144.19 FEET TO A FOUND MAG NAIL, AT THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF THE SAID 1.00 ACRE TRACT OF LAND, ALSO BEING ON THE NORTH LINE OF A 1.48 ACRE TRACT OF LAND, CONVEYED TO SERGIO HERNANDEZ, ACCORDING TO WARRANTY DEED, DATED NOVEMBER 5, 2020, RECORDED IN DOCUMENT NUMBER 3166968, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88° 48' 22" WEST, ALONG THE SOUTH LINE OF SAID PLEASANTVIEW TERRANCE SUBDIVISION, ALSO BEING ALONG THE NORTH LINE OF THE SAID 1.48 ACRE TRACT, A DISTANCE OF 1017.50 FEET TO A FOUND IRON PIPE, ALSO BEING THE NORTHWEST CORNER OF A 11.456 ACRES TRACT, CONVEYED TO ONION HOUSE LLC., A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 1946327, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO ON THE EAST LINE OF A 18.680 ACRES TRACT, CONVEYED TO RGV REALTY GROUP, DATED RECORDED IN DOCUMENT NO. 3187017, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01° 12' 43" WEST, ALONG THE WEST LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO ALONG THE EAST LINE OF THE SAID 18.680 ACRES TRACT, ALSO ALONG THE EAST LINE OF A 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE MAP SHOWN OF AIRPORT HEIGHTS SUBDIVISION, RECORDED IN DOCUMENT NUMBER 3260927, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 228.75 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE SOUTHWEST CORNER OF A 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88°48'22" EAST, ALONG THE SOUTH LINE OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, A DISTANCE OF 75.00 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE SOUTHEAST CORNER OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01°12'43" WEST, ALONG THE EAST LINE OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, A DISTANCE OF 711.58 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "CLS RPLS# 6388", AT THE NORTHEAST CORNER OF SAID 75.00 FEET CITY OF WESLACO DRAIN DITCH RIGHT–OF–WAY, DEDICATED ACCORDING TO THE SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING ON THE NORTH LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING ON THE SOUTH LINE OF A 6.52 ACRE TRACT OF LAND CONVEYED TO RAUL GUERRA, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED JANUARY 28, 2022, RECORDED IN DOCUMENT NUMBER 3306374, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88°48'22" EAST, ALONG THE NORTH LINE OF SAID PLEASANTVIEW TERRACE SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID 6.52 ACRE TRACT OF LAND, TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF SAID PLEASANTVIEW DRIVE, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01°13'19" EAST, ALONG THE WEST RIGHT–OF–WAY LINE OF SAID PLEASANTVIEW DRIVE, A DISTANCE OF 796.13 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 25.54 ACRES OF LAND MORE OR LESS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **RE–PLAT OF PLEASANTVIEW TERRACE SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

_____ _____
JAIME CERDA, MEMBER DATE
RGV SUPERIOR DEVELOPMENT, LLC

_____ _____
OMAR CANO, MEMBER DATE
RGV SUPERIOR DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: RGV SUPERIOR DEVELOPMENT, LLC	3407 SAN FABIAN ST.	MISSION, TEXAS 78572	(956)960–4111
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403–1314
SURVEYOR: RESTITUTO A. ASCANO, III	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403–1314

CHAIRMAN, PLANNING COMMISSION

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

MAYOR, CITY OF WESLACO

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

_____ _____
MAYOR, **CITY OF WESLACO** DATE

ATTEST: _____ _____
CITY SECRETARY DATE

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

ON THIS THE_____ DAY OF _____ 20____.

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

BY: _____
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
OMAR CANO, P.E. DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
RESTITUTO A. ASCANO, III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6225
TBPLS FIRM No. 10194901

STATE OF TEXAS
RESTITUTO A. ASCANO, III
6225
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

RE-PLAT OF PLEASANTVIEW TERRACE

BEING 25.54 ACRES OUT OF LOTS 1 – 85 OF PLEASANTVIEW TERRACE SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3614366, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SHEET 1 OF 2

PAGE 226
MARCH 4, 2026
FEBRUARY 4, 2026

Parcel Area Table	
Lot #	Area
1	5513 SQ.FT.
2	5291 SQ.FT.
3	5180 SQ.FT.
4	5180 SQ.FT.
5	5180 SQ.FT.
6	5180 SQ.FT.
7	5180 SQ.FT.
8	5180 SQ.FT.
9	5180 SQ.FT.
10	5180 SQ.FT.
11	5180 SQ.FT.
12	5180 SQ.FT.
13	5180 SQ.FT.
14	5180 SQ.FT.
15	5180 SQ.FT.
16	5180 SQ.FT.
17	5180 SQ.FT.
18	5180 SQ.FT.
19	5180 SQ.FT.
20	5165 SQ.FT.
21	5047 SQ.FT.
22	4985 SQ.FT.
23	4985 SQ.FT.
24	4985 SQ.FT.
25	5053 SQ.FT.
26	4113 SQ.FT.
27	4973 SQ.FT.
28	4769 SQ.FT.
29	4769 SQ.FT.
30	4769 SQ.FT.
31	4769 SQ.FT.
32	4769 SQ.FT.
33	4769 SQ.FT.
34	4769 SQ.FT.
35	4769 SQ.FT.
36	4769 SQ.FT.
37	4769 SQ.FT.
38	4769 SQ.FT.
39	4769 SQ.FT.
40	4769 SQ.FT.
41	4769 SQ.FT.
42	4769 SQ.FT.
43	4769 SQ.FT.
44	4769 SQ.FT.
45	4769 SQ.FT.
46	4767 SQ.FT.
47	5723 SQ.FT.
48	5208 SQ.FT.
49	4863 SQ.FT.
50	4863 SQ.FT.
51	4863 SQ.FT.
52	4863 SQ.FT.
53	4863 SQ.FT.
54	4863 SQ.FT.
55	4863 SQ.FT.
56	4863 SQ.FT.
57	4863 SQ.FT.

Parcel Area Table	
Lot #	Area
58	4863 SQ.FT.
59	4863 SQ.FT.
60	4863 SQ.FT.
61	4863 SQ.FT.
62	4863 SQ.FT.
63	4863 SQ.FT.
64	4863 SQ.FT.
65	4863 SQ.FT.
66	4863 SQ.FT.
67	4863 SQ.FT.
68	4863 SQ.FT.
69	4863 SQ.FT.
70	4863 SQ.FT.
71	10742 SQ.FT.
72	5929 SQ.FT.
73	5429 SQ.FT.
74	5090 SQ.FT.
75	5090 SQ.FT.
76	5090 SQ.FT.
77	5090 SQ.FT.
78	5091 SQ.FT.
79	5091 SQ.FT.
80	5091 SQ.FT.
81	5091 SQ.FT.
82	5092 SQ.FT.
83	5092 SQ.FT.
84	5431 SQ.FT.
85	5928 SQ.FT.
86	4546 SQ.FT.
87	5002 SQ.FT.
88	5002 SQ.FT.
89	5002 SQ.FT.
90	5002 SQ.FT.
91	5002 SQ.FT.
92	5002 SQ.FT.
93	5002 SQ.FT.
94	5002 SQ.FT.
95	5002 SQ.FT.
96	5002 SQ.FT.
97	5002 SQ.FT.
98	5002 SQ.FT.
99	5816 SQ.FT.
100	5816 SQ.FT.
101	5002 SQ.FT.
102	5002 SQ.FT.
103	5002 SQ.FT.
104	5002 SQ.FT.
105	5002 SQ.FT.
106	5002 SQ.FT.
107	5002 SQ.FT.
108	5002 SQ.FT.
109	5002 SQ.FT.
110	5002 SQ.FT.
111	5002 SQ.FT.
112	5002 SQ.FT.
113	5726 SQ.FT.
114	5888 SQ.FT.

Parcel Area Table	
Lot #	Area
115	5063 SQ.FT.
116	5063 SQ.FT.
117	5063 SQ.FT.
118	5063 SQ.FT.
119	5063 SQ.FT.
120	5063 SQ.FT.
121	5063 SQ.FT.
122	5063 SQ.FT.
123	5063 SQ.FT.
124	5063 SQ.FT.
125	5063 SQ.FT.
126	5063 SQ.FT.
127	5888 SQ.FT.
128	5888 SQ.FT.
129	5063 SQ.FT.
130	5063 SQ.FT.
131	5063 SQ.FT.
132	5063 SQ.FT.
133	5063 SQ.FT.
134	5063 SQ.FT.
135	5063 SQ.FT.
136	5063 SQ.FT.
137	5063 SQ.FT.
138	5063 SQ.FT.
139	5063 SQ.FT.
140	5063 SQ.FT.
141	5888 SQ.FT.
142	5816 SQ.FT.
143	5002 SQ.FT.
144	5002 SQ.FT.
145	5002 SQ.FT.
146	5002 SQ.FT.
147	5002 SQ.FT.
148	5002 SQ.FT.
149	5002 SQ.FT.
150	5002 SQ.FT.
151	5002 SQ.FT.
152	5002 SQ.FT.
153	5002 SQ.FT.
154	5002 SQ.FT.
155	5816 SQ.FT.
156	5816 SQ.FT.
157	5002 SQ.FT.
158	5002 SQ.FT.
159	5002 SQ.FT.
160	5002 SQ.FT.
161	5002 SQ.FT.
162	5002 SQ.FT.
163	5002 SQ.FT.
164	5002 SQ.FT.
165	5002 SQ.FT.
166	5002 SQ.FT.
167	5002 SQ.FT.
168	5002 SQ.FT.
169	5816 SQ.FT.

GENERAL NOTES

1. MINIMUM SETBACK LINES:
   FRONT ..... 20.00' OR GREATER FOR EASEMENTS.
   REAR ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE ..... 5.00' OR TOTAL OF 10.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER ..... 10.00' OR GREATER FOR EASEMENTS.

2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X".

   AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ACCORDING TO COMMUNITY-PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000.

3. SUBDIVISION CONSIST OF 169 SINGLE-FAMILY LOTS.

4. BENCHMARK: FOUND COTTON PICKER SPINDLE AT CENTER LINE OF PLEASANT VIEW DR.
   ELEVATION : 78.88

5. FINISHED FLOOR ELEVATION ESTABLISHED MUST BE AT ELEV. 27.57' OR HIGHER THAN 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 133,684 CUBIC-FEET OR 3.07 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

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

8. DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 71-85 ONTO PLEASANTVIEW DR.

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

10. THE WORKING DETENTION FOR THIS SUBDIVISION OF 224,046 CUBIC-FEET OR 5.14 ACRE-FEET EXCEEDS A 50 YEAR STORM FLOOD DETENTION REQUIREMENT.

11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00' FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

12. CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

13. ALL CONSTRUCTION TO MEET THE CITY OF WESLACO REQUIREMENTS AND STANDARDS.

14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

17. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

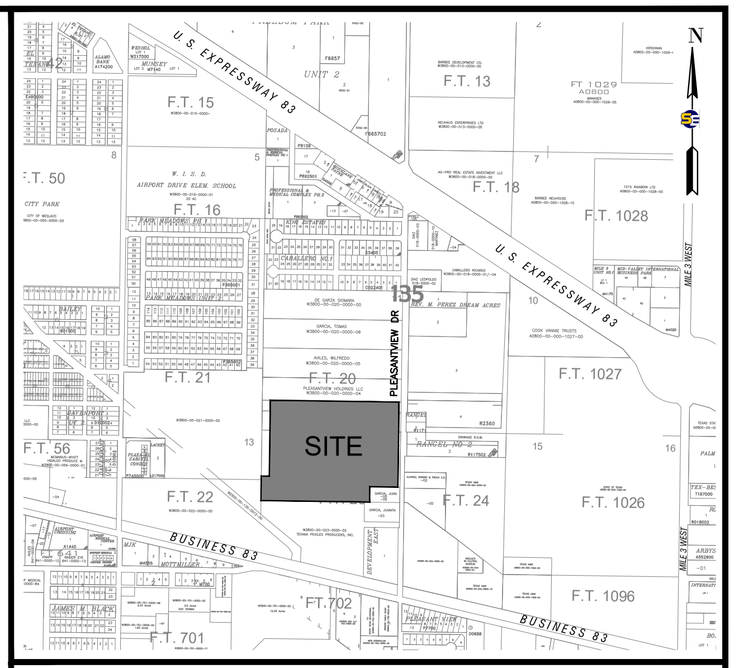
19. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

20. A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI-FAMILY WITH SINGLE FAMILY AND COMMERCIAL.

21. NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.

22. BUFFER FENCING. IN DEVELOPMENTS WITHIN THE CITY LIMITS, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING PONDS WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTED FROM.

23. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF RE-PLAT PLEASANTVIEW TERRACE WITH RESPECT TO THE CITY LIMITS OF THE WESLACO MUNICIPALITY:

RE-PLAT OF PLEASANTVIEW TERRACE IS LOCATED SOUTH FROM THE INTERSECTION OF PLEASANTVIEW DR. (MILE 3 1/2 W. RD) & U.S. EXPRESSWAY 83 IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. PLEASANTVIEW TERRACE LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

PLANNING AND ZONING
REGULARLY SCHEDULED
MEETING
FEBRUARY 4, 2026
REGULAR MEETING

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 403-1314

RE-PLAT OF PLEASANTVIEW TERRACE

BEING 25.54 ACRES OUT OF LOTS 1 – 85 OF PLEASANTVIEW TERRACE SUBDIVISION, ACCORDING TO THE MAP RECORDED IN DOCUMENT NUMBER 3614366, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PAGE 227
MAP RECORDS
2026
PAGE
FEBRUARY 4, 2026

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **March 4, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **V.E.**
From: Rebekah de la Fuente, Planning Director, on behalf of Rey Robles, Jr.	
Subject/Agenda Item: Discussion and reconsideration of the Final Plat for Renovation Subdivision being a 0.953-acres out of Farm Tract 695, Block 141, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 400ft North of E 15th St. on S Tio Ave. Possible Action.	
Discussion/Overview: The proposed three (3) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through a 8" waterline and sewer by City of Weslaco through a 8" sewer line. The property is within a Flood Zone "X".	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of Final Plat.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application for Subdivision platting and variance, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

SUBDIVISION PLATTING APPLICATION

PLAT-000917-2025

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._____

RECEIVED
SEP 0 9 2025
BY:

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Renovation Subdivision

Location: 1314 S Airport Drive

Legal Description: 0.953 acres out of Farm Tract 695, Block 141, West Tract Subdivision

Is subdivision inside city limits? ■ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: residential

Existing Land Use: residential Proposed Land Use: residential

Number of Lots Proposed: 3 Gross Acreage: 0.953

Title Report Submitted: ☐ YES ■ NO

OWNER INFORMATION

Owner's Name: La Santisima Trinidad Methodist church Telephone: _____

Address: 409 E 2nd Street Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: _____

ENGINEER INFORMATION

Name: Rey Robles Jr Telephone: 956-968-2422

Address: 107 W Huisache Street Fax: _____

City: Weslaco State: Texas Zip: 78596 E-mail: reyr@rroblesengineerinbg.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☐ YES ☐ NO Water Provision: City of Weslaco

☐ YES ☐ NO Wastewater Provision: City of Weslaco

■ YES ☐ NO Electric Company: AEP

☐ YES ☐ NO Phone Utility_____	☐ YES ☐ NO Gas Utility	☐ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

■ YES ☐ NO Drainage District HCDD#1	■ YES ☐ NO Irrigation District HCCID#9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to mhinojosa@weslacotx.gov & rdelafuente@weslacotx.gov
_____**$350.00** Planning Review fee
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

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

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

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

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

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

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

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

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

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

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

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

Reynaldo Robles Jr. (Engineer) is the authorized agent

Authorized Agent Signature: _____ Date: 9/8/25

Authorized Agent Printed Name: Reynaldo Robles, Jr.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

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

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: Renovation Subdivision

Location: 1314 S Airport Drive

Applicant: Santisima Trinidad Methodist Church ■ Owner ☐ Agent

Address: 409 E 2nd Street, Weslaco, Texas Phone Number: 956-968-2404

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	single family detached housing	0.95		3	3.3	3.95	41.3

Comments: 3-lot single family residential subdivision, see attachement for calculations

Prepared by: Rey Robles, Jr. Date:

Address: 107 W Huisache Street Phone Number: 956-968-2422

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

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

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

Comments:

Reviewed by: _____ Date: _____ STID#: _____

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

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

Sheet1

Renovation Subdivision
Trip Generation calculation worksheet

210 Single Family Detached Dwelling
AM Peak
Ln(T) = 0.91Ln(X) + 0.20
Ln(T) = 0.91Ln(3) + 0.20
Ln(T) = 1.2
T=3.3

PM Peak
Ln(T) = 0.94Ln(X) + 0.34
Ln(T) = 0.94Ln(3) + 0.34
Ln(T) = 1.37
T=3.95

Weekday Peak
Ln(T) = 0.92Ln(X) + 2.71
Ln(T) = 0.92Ln(3) + 2.71
Ln(T) = 3.72
T=41.3

Single-Family Detached Housing
(210)

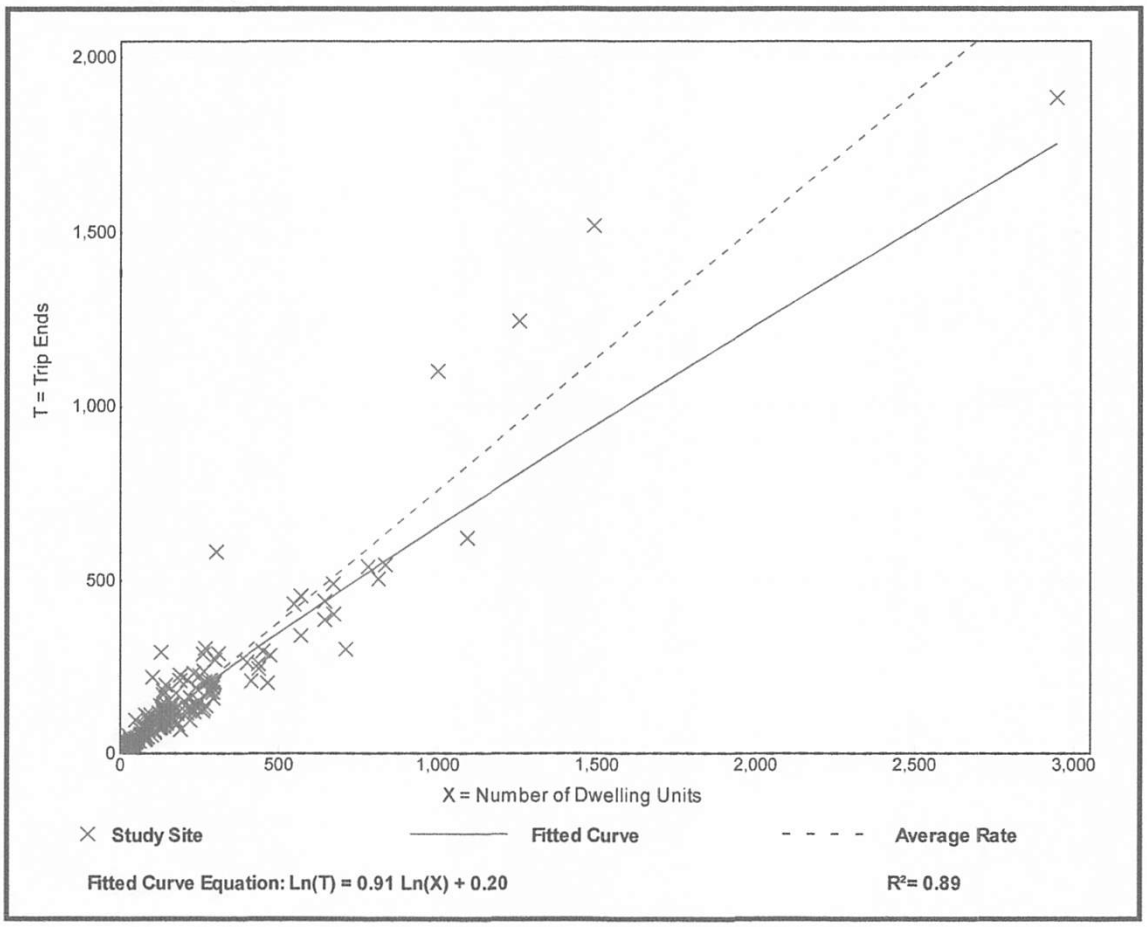
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 157
Avg. Num. of Dwelling Units: 231
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.76	0.36 - 2.27	0.26

Data Plot and Equation



Single-Family Detached Housing
(210)

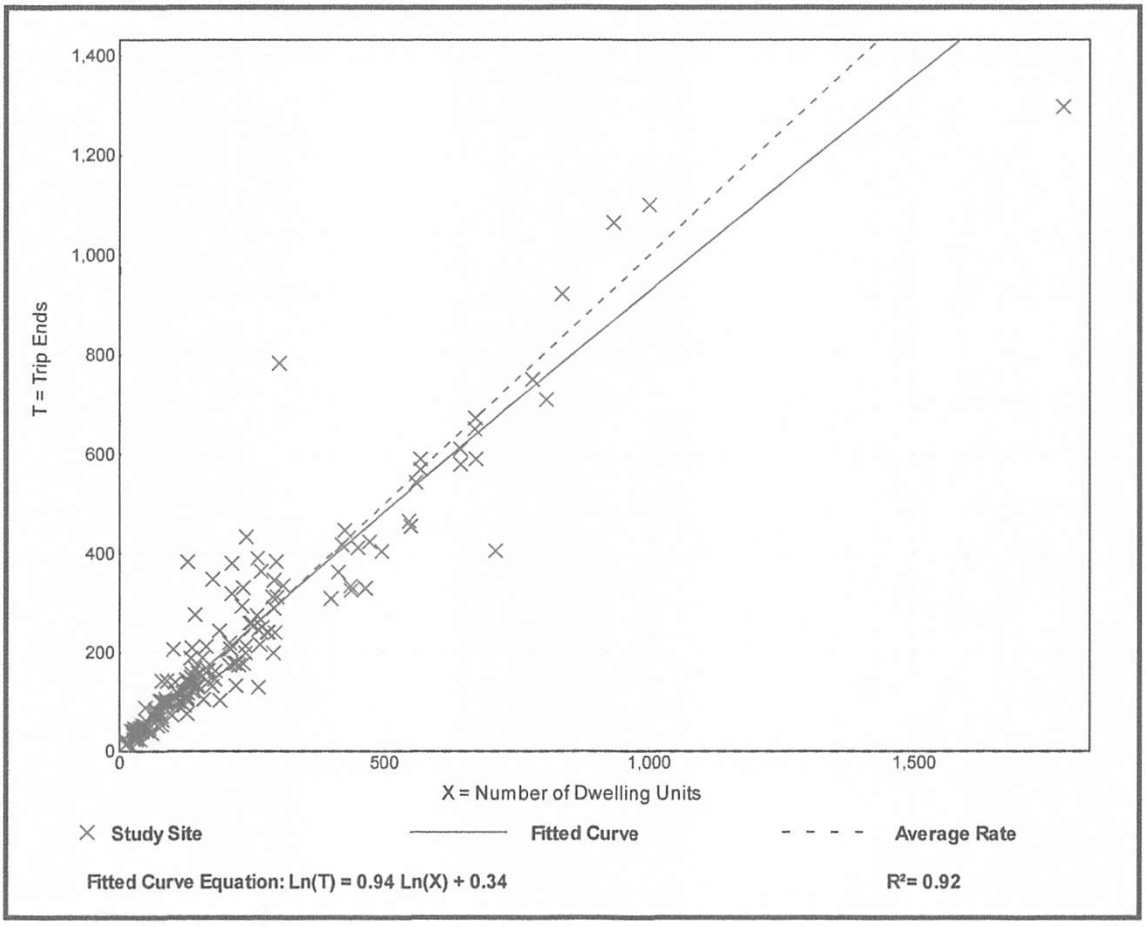
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 165
Avg. Num. of Dwelling Units: 217
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.49 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing
(210)

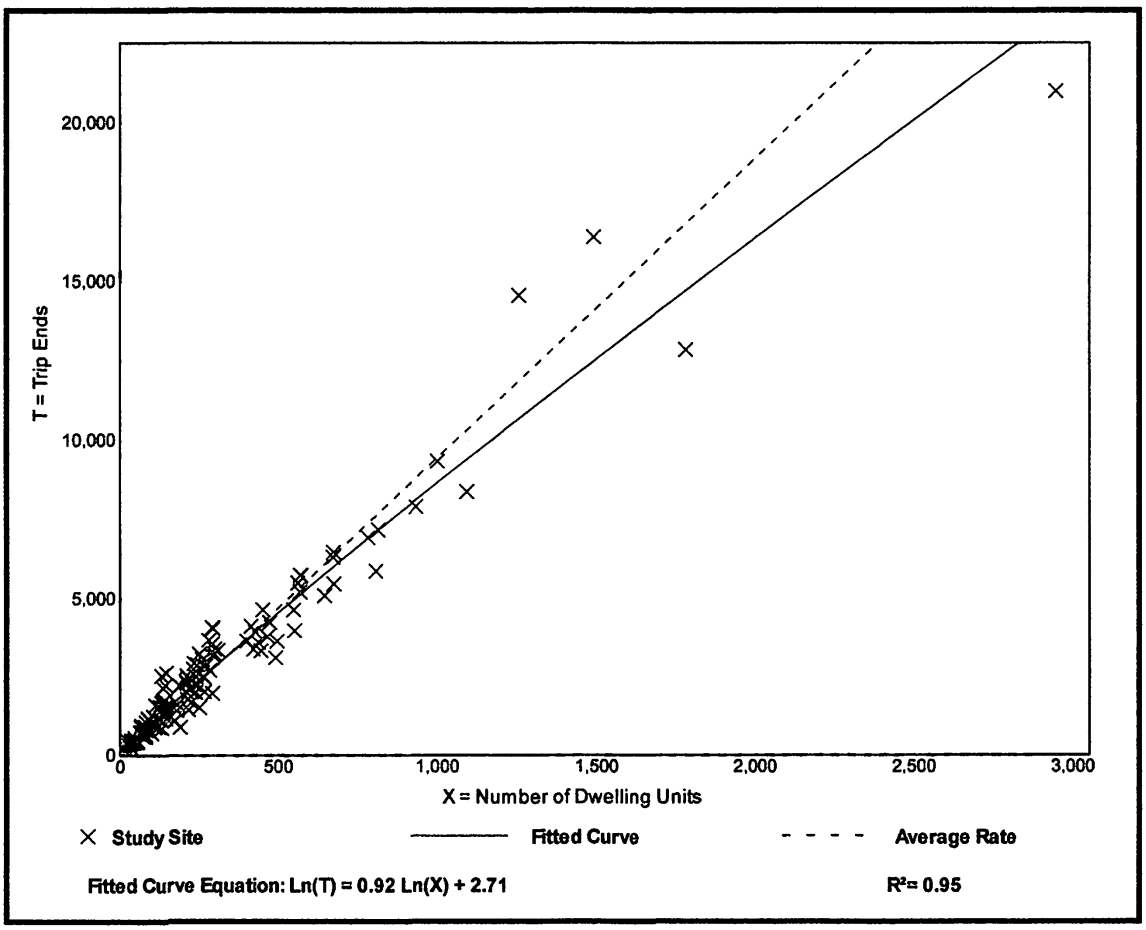
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location:	**General Urban/Suburban**
Number of Studies:	159
Avg. Num. of Dwelling Units:	264
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



ROBLES
ENGINEERING, LLC
CIVIL ENGINEERING • LAND DEVELOPMENT
FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT

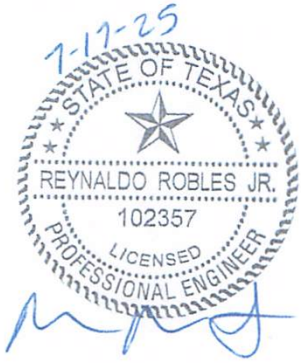
FOR

RENOVATION SUBDIVISION

CITY OF WESLACO
HIDALGO COUNTY, TEXAS

JULY 17, 2025

Prepared By:



Reynaldo Robles, Jr., P.E.

Index

Page 1 – Cover Sheet

Page 2 – Index

Page 3 – Drainage Statement (Flood Zone Designation,

Existing Soils, Existing Conditions, Future Conditions)

Page 4 – Location Map

Page 5- USGS Map

Page 6 – Drainage Calculations

Page 7-8 – Coefficient Reference Table

Pages 9-10 – FEMA FIRM Map

Pages 10-12 – USDA Soil Map and Legend

Page 13 – USDA Soil Report: Engineering Properties

Pages 14-15 – Subdivision Plat Sheets

ROBLES
ENGINEERING, LLC
CIVIL ENGINEERING • LAND DEVELOPMENT
FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

DRAINAGE STATEMENT
For
RENOVATION SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

Renovation Subdivision is located on the west side of Airport Drive approximately 400 feet north of E. 15th Street within the City of Weslaco, Hidalgo County, Texas and is described as follows: 0.953 acres of land out of Farm Tract 695, Block 141, West Tract Subdivision, according to the map or plat thereof recorded in Volume 2, Pages 34-37 of the Hidalgo County Map Records.

Flood Zone Designation:

By graphical plotting this property falls in flood zone "B", described as areas between the limits of the 100-year flood; or certain areas subject to 100-year flooding with average depths of less than one foot or with drainage areas of less than one square mile, or areas protected by levees from base flood, as per F.E.M.A. Flood Insurance Rate Map with Community Panel No. 480334 0525 B, with an effective date of January 2, 1981.

Existing Soils:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (28). Hidalgo sandy clay loam is listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate.

Pre-development Conditions:

The land comprising this subdivision consists of one existing house and open land. Review of the topographic information of the site reveals the site is fairly level with a slope towards the south. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 1.42 CFS.

Future Conditions:

The development will consist of three lots. Expected future use is for single family residential use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 3.38 CFS, with a total maximum volume of additional run-off of 4,184 cubic feet (0.094 acre-ft) and a future peak Q of 4.80 CFS. Lot 1 (0.409 ac.) will be required to detain 2,092 cubic feet, Lots 2 and 3 (0.204 ac.) will be required to detain 1,046 cubic feet. The additional runoff will be detained within the proposed drainage easement located along the south side of this subdivision and overflow onto Tio Avenue where it will make its way south into the existing curb inlet on the south side of the development.

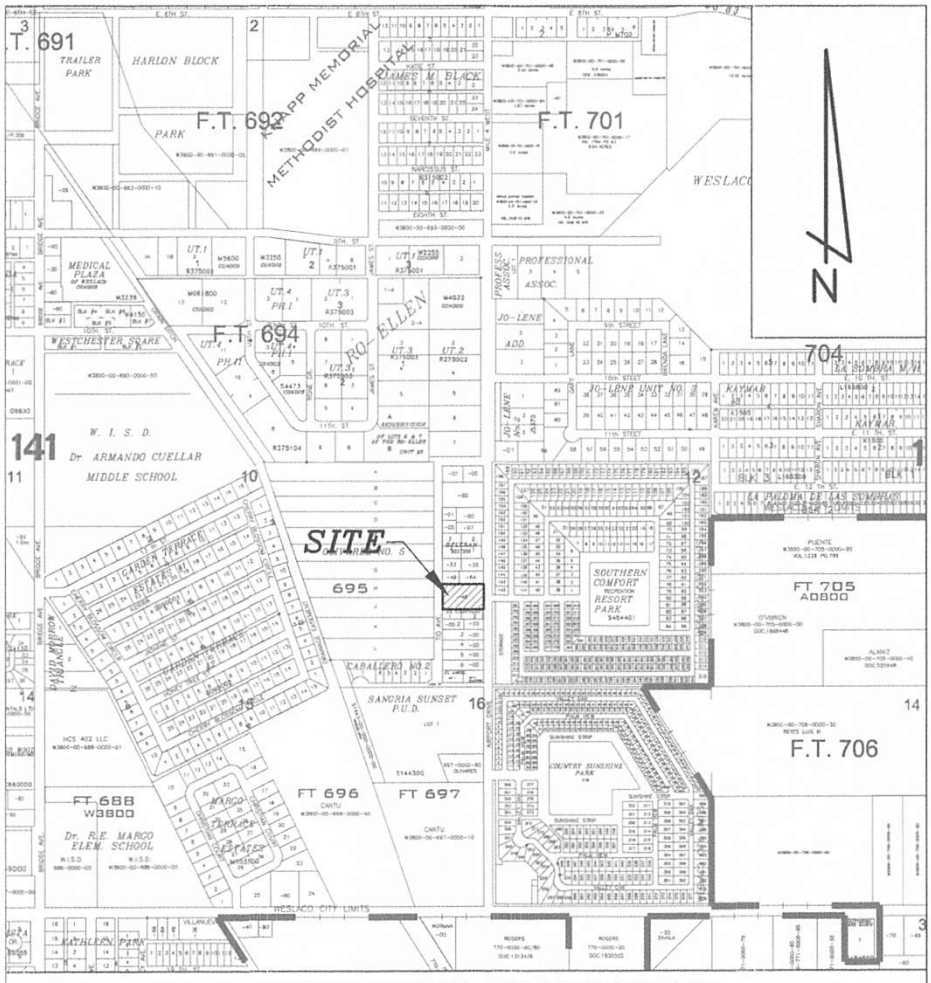
1-17-25
STATE OF TEXAS
REYNALDO ROBLES JR.
102357
LICENSED
PROFESSIONAL ENGINEER

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☑ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☑ CITY FACILITY
☐ OTHER

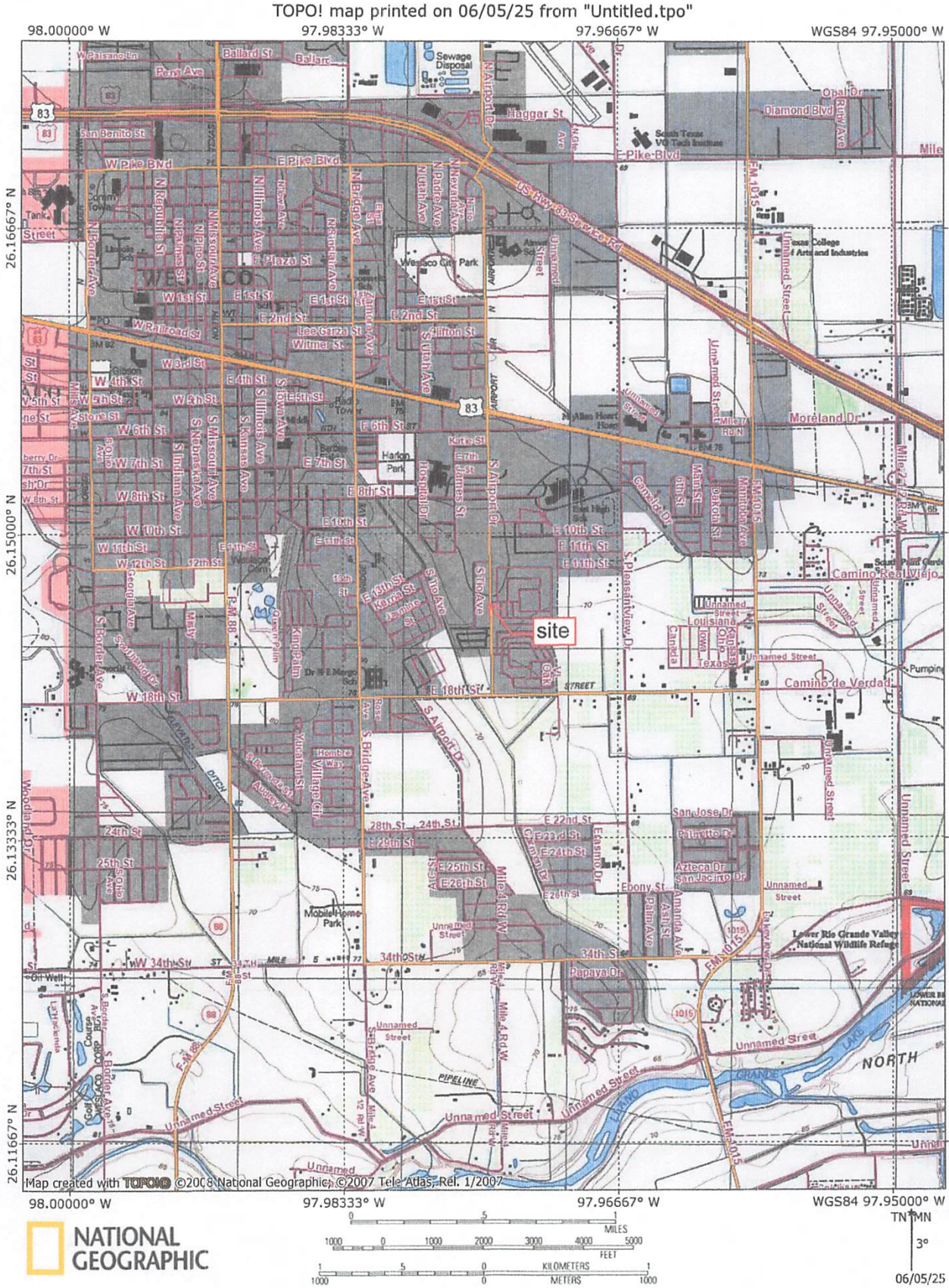
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

H.C.D.D. NO. 1

9-8-25
DATE



RENOVATION SUBDIVISION
LOCATION MAP
(SCALE 1" = 1,000')


TOPO! map printed on 06/05/25 from "Untitled.tpo"
98.00000° W
97.98333° W
97.96667° W
WGS84 97.95000° W
26.16667° N
26.15000° N
26.13333° N
26.11667° N
site
Map created with TOPO!® ©2008 National Geographic, ©2007 Tele Atlas, Rel. 1/2007
NATIONAL GEOGRAPHIC
MILES
FEET
KILOMETERS
METERS
TN MN
3°
06/05/25

ROBLES
ENGINEERING, LLC
CIVIL ENGINEERING • LAND DEVELOPMENT
FIRM NO. F-17391

Office: (956) 968-2422
Fax: (956) 969-2011
PO Box 476
Weslaco, TX 78599

Renovation Subdivision

Using Modified Rational Method:
Maximum Additional Runoff Volume for 10-Year Undeveloped VS 50-Year Developed to determine required detention Volume.

For the existing Subdivision site:

Area =	0.953 ac.
Runoff Length =	365 ft
Slope=	0.2 %
Cex=	0.2
$V = K_u k S_p^{0.5}$ =	0.72 ft/s
$t_c = L/60V$ =	8.45 min.
t_c min =	10.00 min.
$I = b / (t_c + d)^e$ =	7.47 in./hr.
Where Q = CIA =	**1.42 cfs**

10- Yr	b=	Intensity-Frequency	116.24
	d=	Duration Coefficients for	14.33
	e=	Hidalgo County, TX	0.8599

For the future developed subdivision (50yr):

	Area (SF)	Area %	C	Weighted C
Residential	0.953	100	0.5	0.50

weighted runoff coefficient: 0.50

Area =	0.953 ac.
Runoff Length =	365 ft
Slope=	0.5 %
Cfut =	0.5
$V = K_u k S_p^{0.5}$ =	1.14 ft/s
$t_c = L/60V$ =	5.34 min.
t_c min =	10.00 min.
$I = b / (t_c + d)^e$ =	10.08 in./hr.
Where Q = CIA =	**4.80 cfs**

50- Yr	b=	Intensity-Frequency	170.66
	d=	Duration Coefficients for	16.71
	e=	Hidalgo County, TX	0.8613

7-17-25
STATE OF TEXAS
REYNALDO ROBLES JR.
102357
LICENSED
PROFESSIONAL ENGINEER

Duration	Intensity	Q_{in}	Vol_{in}	Q_{out}	Vol_{out}	Storage
(min.)	(in/hr)	(cfs)	(ft^3)	cfs	(ft^3)	(ft^3)
10	10.08	4.80	2,881	1.42	655	2,226
20	7.66	3.65	4,382	1.42	1,083	3,299
30	6.23	2.97	5,341	1.42	1,510	3,831
40	5.27	2.51	6,025	1.42	1,937	4,088
50	4.58	2.18	6,548	1.42	2,364	**4,184**
60	4.06	1.94	6,967	1.42	2,792	4,176
70	3.65	1.74	7,315	1.42	3,219	4,096
80	3.33	1.59	7,609	1.42	3,646	3,963
90	3.06	1.46	7,865	1.42	4,073	3,792
100	2.83	1.35	8,090	1.42	4,500	3,589
110	2.64	1.26	8,291	1.42	4,928	3,363
120	2.47	1.18	8,472	1.42	5,355	3,117
130	2.32	1.11	8,636	1.42	5,782	2,854
140	2.20	1.05	8,787	1.42	6,209	2,578

Total Required Detention Volume: 4,184 cfs =
0.096 ac-ft

Rainfall Intensity-Duration-Frequency Coefficients for Texas

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

1. Select English or SI Units

English

2. Select or Enter a County

Hidalgo

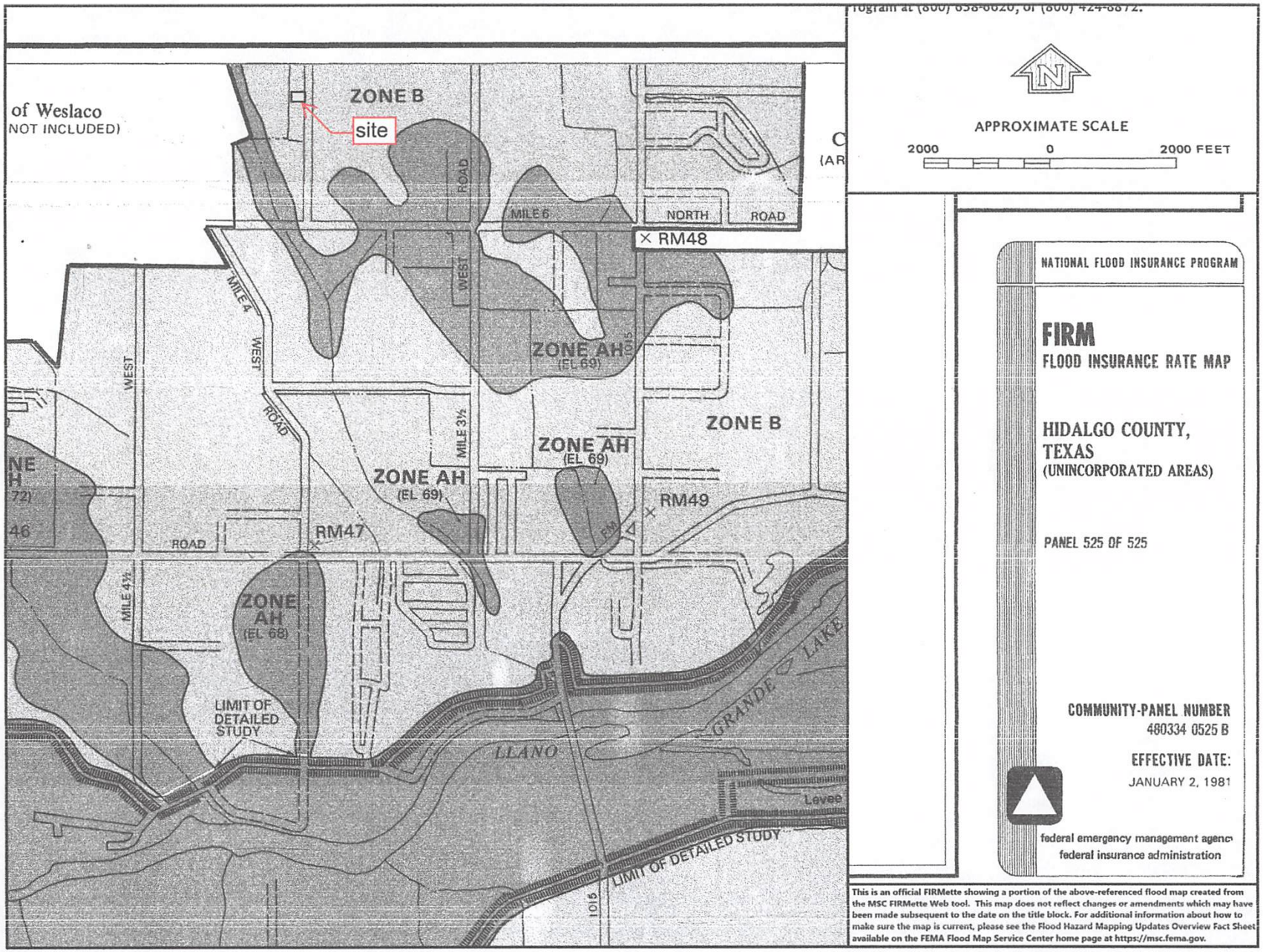
3. Enter a Time of Conc. Select Units

15 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613	0.8619
b (in.)	72.40	100.21	116.24	140.47	170.66	201.07
d (min)	12.92	13.90	14.33	15.32	16.71	18.00
Intensity (in./hr)	4.07	5.47	6.36	7.54	8.69	9.88

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

Table 3-1. Runoff Coefficients for Rational Formula.[14]	
Type of Drainage Area	Runoff Coefficient, C*
Business:	
Downtown areas	0.70 - 0.95
Neighborhood areas	0.50 - 0.70
Residential:	
Single-family areas	0.30 - 0.50
Multi-units, detached	0.40 - 0.60
Multi-units, attached	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment dwelling areas	0.50 - 0.70
Industrial:	
Light areas	0.50 - 0.80
Heavy areas	0.60 - 0.90
Parks, cemeteries	0.10 - 0.25
Playgrounds	0.20 - 0.40
Railroad yard areas	0.20 - 0.40
Unimproved areas	0.10 - 0.30
Lawns:	
Sandy soil, flat, 2%	0.05 - 0.10
Sandy soil, average, 2 - 7%	0.10 - 0.15
Sandy soil, steep, 7%	0.15 - 0.20
Heavy soil, flat, 2%	0.13 - 0.17
Heavy soil, average, 2 - 7%	0.18 - 0.22
Heavy soil, steep, 7%	0.25 - 0.35
Streets:	
Asphaltic	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95
*Higher values are usually appropriate for steeply sloped areas and longer return periods because infiltration and other losses have a proportionally smaller effect on runoff in these cases.	


of Weslaco
NOT INCLUDED)
ZONE B
site
MILE 6
NORTH
ROAD
RM48
WEST
MILE 4
WEST
ROAD
ZONE AH
(EL 69)
ZONE B
MILE 3½
ZONE AH
(EL 69)
ZONE AH
(EL 69)
RM49
RM47
ROAD
MILE 4½
ZONE
AH
(EL 68)
LIMIT OF
DETAILED
STUDY
LLANO
GRANDE
LAKE
Levee
LIMIT OF DETAILED STUDY
APPROXIMATE SCALE
2000
0
2000 FEET
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)
PANEL 525 OF 525
COMMUNITY-PANEL NUMBER
480334 0525 B
EFFECTIVE DATE:
JANUARY 2, 1981
federal emergency management agency
federal insurance administration
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

Where Uniform Within Zone

Elevation Reference Mark RM7×

River Mile •M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

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

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas.

For adjoining map panels, see separately printed Index To Map Panels.

rogram at (800) 638-6620, or (800) 424-8872.

N

APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

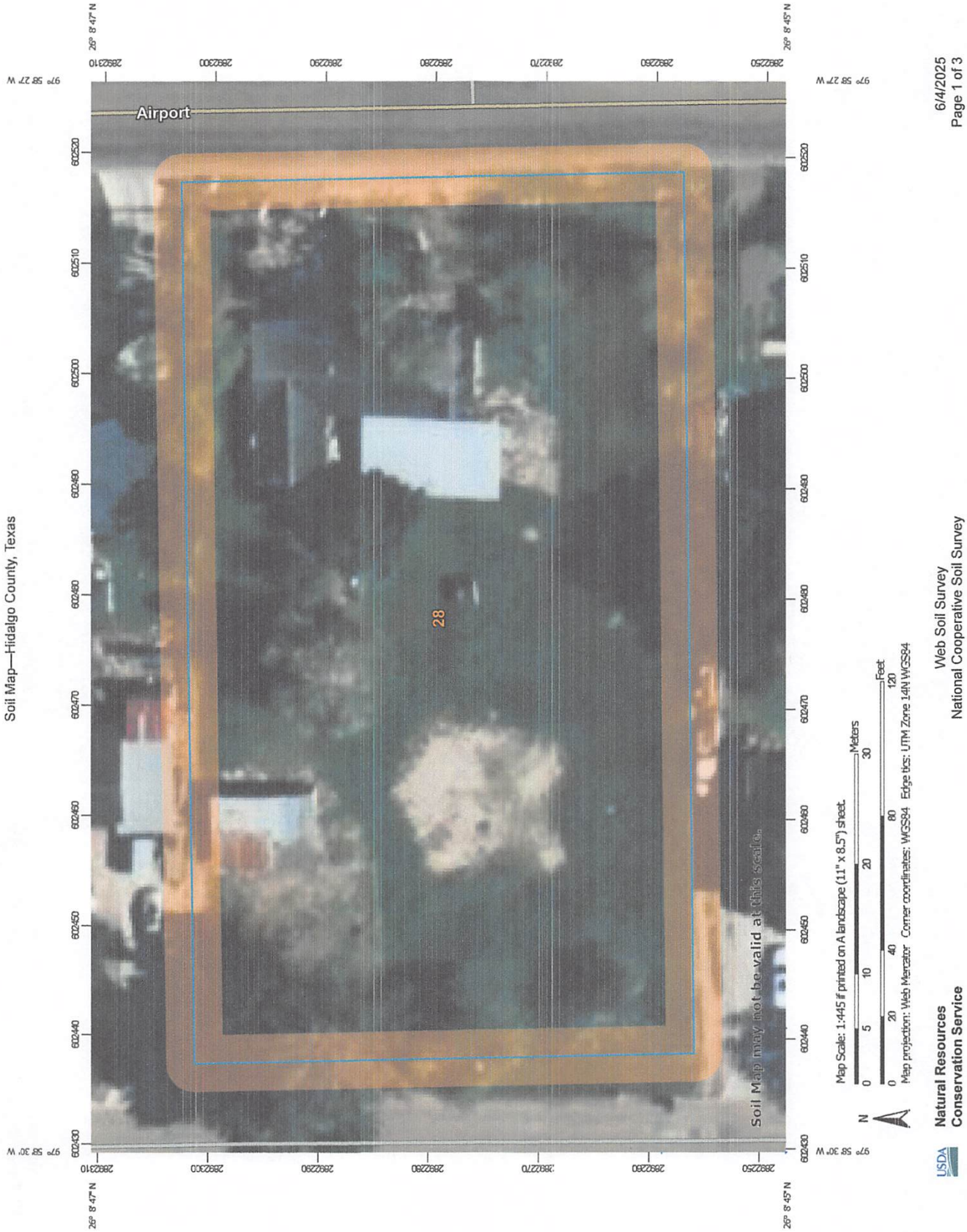
PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

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


Soil Map—Hidalgo County, Texas
Airport
28
Soil Map may not be valid at this scale.
Web Soil Survey
National Cooperative Soil Survey
6/4/2025
Page 1 of 3
Natural Resources
Conservation Service
Map Scale: 1:445 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84
N
26° 8' 47" N
26° 8' 45" N
97° 58' 27" W
97° 58' 30" W
2892310
2892300
2892290
2892280
2892270
2892260
2892250
602520
602510
602500
602490
602480
602470
602460
602450
602440
602430

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 23, Aug 30, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	0.9	100.0%
Totals for Area of Interest		**0.9**	**100.0%**

Report—Engineering Properties

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

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

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 23, Aug 30, 2024

RENOVATION SUBDIVISION

BEING A SUBDIVISION OF A 0.93 OF ONE ACRE OF LAND OUT OF FARM TRACT 695, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 7, PAGES 84-87 OF THE HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

Being a 0.953 of one acre of land, out being out of Farm Tract 695, Block 141 of the West Tract Subdivision as per map recorded in Volume 2, Pages 34 to 37 of the Map Records of Hidalgo County, Texas, and said 0.953 of one acre tract being more particularly described by metes and bounds as follows:

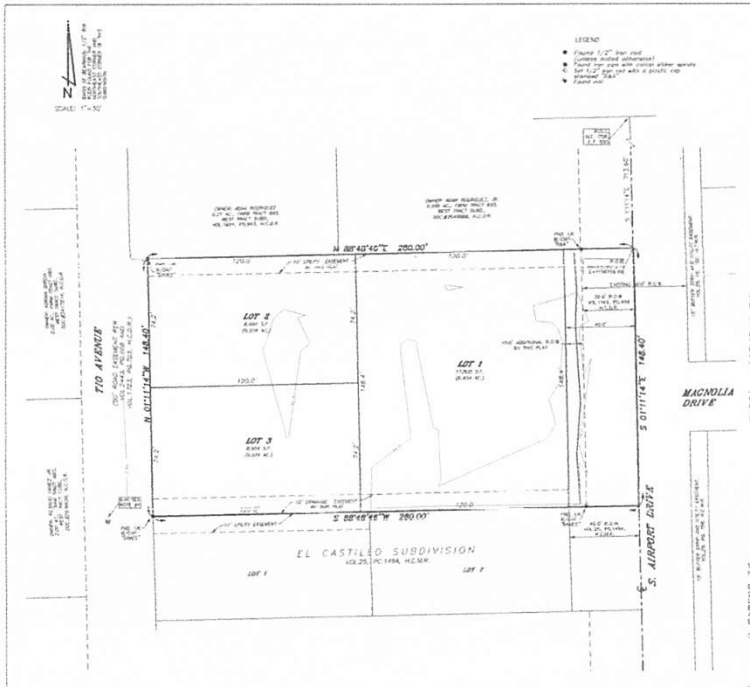
COMMENCING for reference at the northeast corner of said Farm Tract 695; THENCE, SOUTH 01°11'14" EAST 715.60 feet with the east line of said Farm Tract 695 and the centerline of Airport Drive (aka 4 ½ MILE Road) to a point for the northeast corner of said tract herein described and the POINT OF BEGINNING;

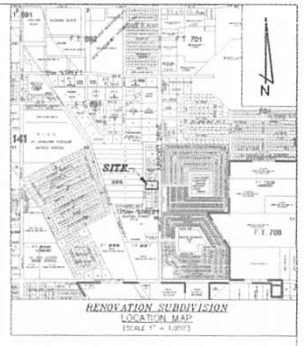
THENCE, SOUTH 01°11'14" EAST, 148.40 feet to a point for the southeast corner of said tract herein described;

THENCE, SOUTH 88°48'46" WEST, with the north line of Castillo Subdivision, as per map recorded in Volume 25, Page 149A of the Hidalgo County Map Records, passing at a distance of 70.00 feet a 1/2-inch iron rod found for reference on the west right-of-way line of said Airport Drive, and continuing for a total distance of 280.00 feet to a 1/2-inch iron rod with a cap "ZAMEEL" found for the southwest corner of said tract herein described;

THENCE, NORTH 01°11'14" WEST, 148.40 feet to a 1/2-inch iron rod found for the northwest corner of said tract herein described;

THENCE, NORTH 38°43'45" EAST, passing at a distance of 210.02 feet a 1/2-inch iron rod with a cap "HBA" found for reference on the west right-of-way line of said Airport Drive, and continuing for a total distance of 280.00 feet to the POINT OF BEGINNING and containing 0.953 of one acres of land, more or less.





STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "RENOVATION SUBDIVISION", TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

ISRAEL GONZALEZ (TRUSTEE) DATE
LA SANTISIMA TRINIDAD
409 E 2ND STREET
MCALLEN, TX 78596

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ISRAEL GONZALEZ AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

CERTIFICATION BY THE IRRIGATION DISTRICT:

This plat is approved by Hidalgo and Cameron Counties Irrigation District No.9

Dated this _____day of _____, 20____.

1. No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 9 Right-of-Ways and/or Easements without the expressed written permission of HCID #9.
2. It is understood that the rate of flow or Storm Water for the development will be no greater than the rate of flow of Storm Water when the land was in agricultural use.
3. HCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will not be at the Districts Expense.
4. HCID #9 has not reviewed and does not certify that the storm sewer or utilities systems described are appropriate for the particular subdivision, based on generally accepted engineering criteria. The developer and his engineer are responsible for their determinations.
5. HCID #9 Exclusive Easements shall be kept clear of buildings, roads, fences, shrubs, trees, and other plantings and other obstructions that would interfere with the operations and maintenance of the easement.

General Manager
Hidalgo & Cameron Counties Irrigation District No. 9

APPROVED BY THE DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

CITY OF MCALLO
STATE OF TEXAS
CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION DATE
CITY OF MCALLEN

STATE OF TEXAS
HIDALGO COUNTY

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, JR. DATE
R.P.L.S.#7067
P.O. BOX 476
MCALLEN, TX. 78599

CITY OF MCALLEN
STATE OF TEXAS
CERTIFICATION BY THE MAYOR OF THE CITY OF MCALLEN:

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

ADRIAN GONZALEZ DATE
CITY OF MCALLEN

ATTEST:

CITY SECRETARY DATE

STATE OF TEXAS
HIDALGO COUNTY

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

REYNALDO ROBLES, JR. DATE
LICENSED PROFESSIONAL ENGINEER #102357
P.O. BOX 476
MCALLEN, TX. 78599

FILED FOR RECORD IN
HIDALGO COUNTY
ANTONIO ESTEVANEZ, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD OF CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) OF COMMUNITY-PANEL NO. 480334 0525 B, WITH AN EFFECTIVE DATE OF JANUARY 2, 1981.
2. SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT – 25 FEET OR EASEMENT, WHICHEVER IS GREATER.
REAR – 20% LOT DEPTH OR EASEMENT, WHICHEVER IS GREATER.
SIDE – 5 FEET OR EASEMENT, WHICHEVER IS GREATER.
3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 75.5 OR OF 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
4. BENCHMARK: ELEV. 73.84, NORTH TOP OF RIM OF MANHOLE ON TIE STREET WEST OF THE SOUTHWEST CORNER OF THIS SUBDIVISION.
5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MCALLEN REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN AN ESTIMATED TOTAL OF 4,184 CUBIC FEET (0.096 ACRE-FEET) (LOT 1- 2,092cf; LOTS 2&3-1,046cf) OF STORM WATER RUNOFF. DRAINAGE DETENTION AS ACCORDANCE WITH THE LOCAL REQUIREMENTS MAY BE ACCOMPLISHED AS FOLLOWS: THROUGH ON-SITE DETENTION EASEMENT ON THE SOUTH SIDE OF THIS SUBDIVISION.
6. THE DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION. AN APPROVED STORM WATER DETENTION PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. NO STRUCTURES SHALL BE PERMITTED ON, OVER OR WITHIN ANY EASEMENT.
8. BUILDING PERMIT SHALL ACQUIRED FROM THE CITY OF MCALLEN PRIOR TO CONSTRUCTION WITHIN ANY LOT.
9. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. INTENDED USE: FOR THIS SUBDIVISION IS FOR RESIDENTIAL USE, ANY OTHER USE WILL REQUIRE APPROVAL FROM THE CITY OF MCALLEN PLANNING AND ZONING DEPARTMENT.
11. THE DEVELOPER OF EACH LOT SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAIN VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. A 5 FOOT SIDEWALK IS REQUIRED ALONG THE EXTERIOR PERIMETER UPON ISSUANCE OF A NOTICE TO PROCEED.
13. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
14. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
15. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS AND/OR HOA.
16. DRAINAGE OUTPARCELS CANNOT BE RESUBDIVIDED FOR FUTURE DEVELOPMENT.

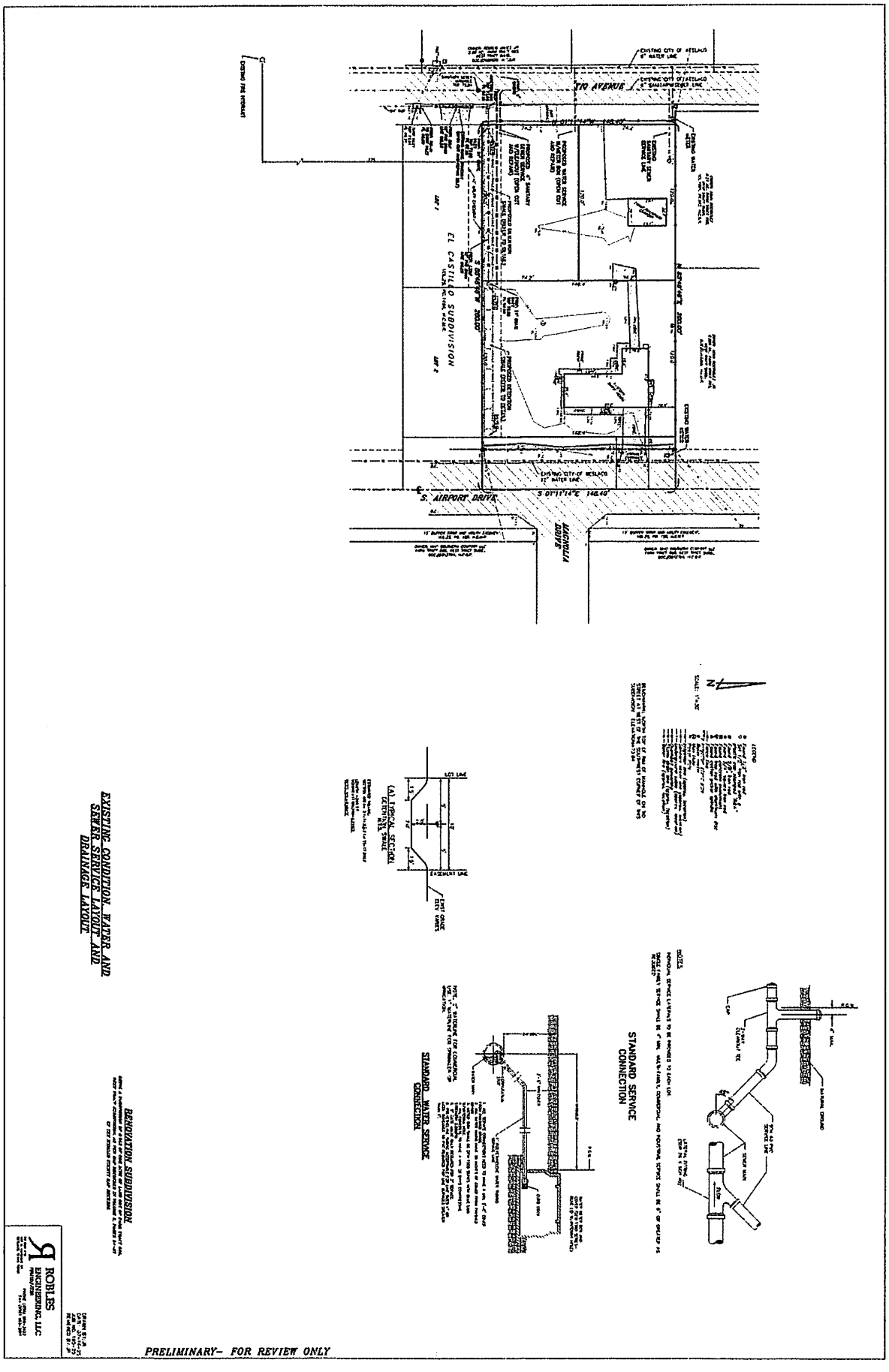
	NAME	ADDRESS	PHONE
OWNER:	LA SANTISIMA TRINIDAD	409 E 2ND STREET, MCALLEN, TX	(956) 668-2404
SURVEYOR:	REYNALDO ROBLES	P.O. BOX 476, MCALLEN, TX 78599	(956) 668-2423
ENGINEER:	REYNALDO ROBLES, JR.	P.O. BOX 476, MCALLEN, TX 78599	(956) 668-2423

PRELIMINARY– NOT FOR RECORDING– FOR REVIEW ONLY

DRAWN BY: JR
DATE: 03-14-25
JOB NO. 1901-25
REVIEWED BY: JR

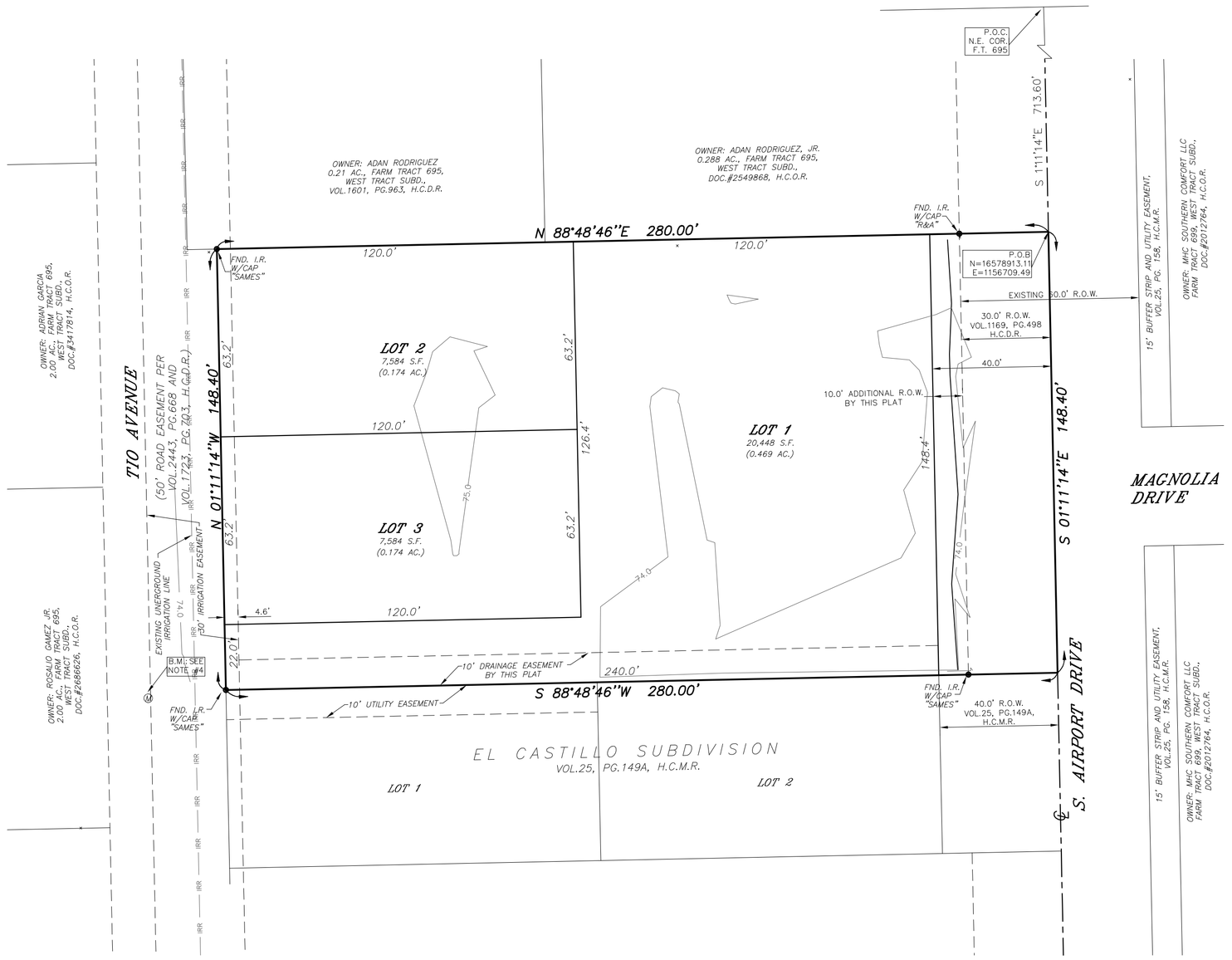
ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS

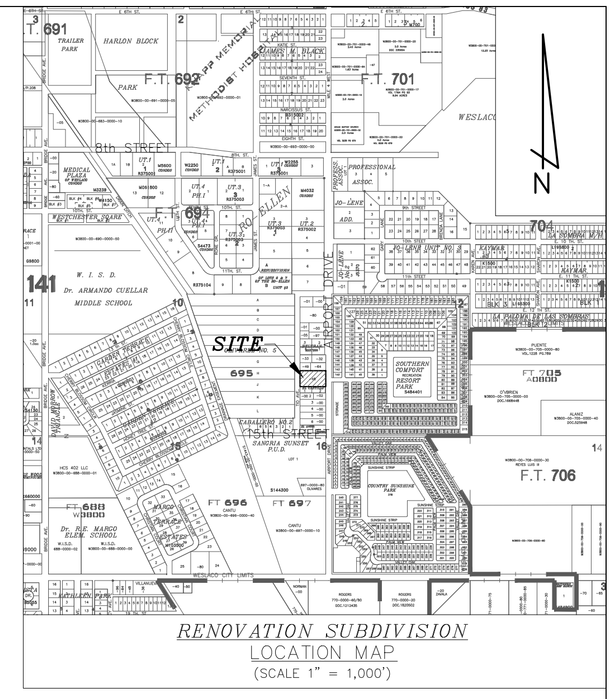
ROBLES ENGINEERING, LLC


710 AVENUE
EL CASTILLO SUBDIVISION
S. AIRPORT DRIVE
MICHIGAN DRIVE
EXISTING CONDITION WATER AND SEWER SERVICE LAYOUT AND DRAINAGE LAYOUT
RENOVATION SUBDIVISION
STANDARD SERVICE CONNECTION
STANDARD WATER SERVICE CONNECTION
ROBLES ENGINEERING, LLC
PRELIMINARY- FOR REVIEW ONLY

RENOVATION SUBDIVISION

BEING A SUBDIVISION OF 0.953 OF ONE ACRE OF LAND OUT OF FARM TRACT 695, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS





RENOVATION SUBDIVISION
LOCATION MAP
(SCALE 1" = 1,000')

METES AND BOUNDS DESCRIPTION:

Being a 0.953 of one acre of land, and being out of Farm Tract 695, Block 141 of the West Tract Subdivision as per map recorded in Volume 2, PAges 34 to 37 of the Map Records of Hidalgo County, Texas, and said 0.953 of one acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at the northeast corner of said Farm Tract 695; THENCE, SOUTH 01°11'14" EAST 713.60 feet with the east line of said Farm Tract 695 and the centerline of Airport Drive (Mile 4 ½ WEST Road) to a point for the northeast corner of said tract herein described and the POINT OF BEGINNING;

THENCE, SOUTH 01°11'14" EAST, 148.40 feet to a point for the southeast corner of said tract herein described;

THENCE, SOUTH 88°48'46" WEST, with the north line of Castillo Subdivision, as per map recorded in Volume 25, PAge 149A of the Hidalgo County Map Records, passing at a distance of 30.00 feet a 1/2-inch iron rod found for reference on the west right-of-way line of said Airport Drive, and continuing for a total distance of 280.00 feet to a 1/2-inch iron rod with a cap "SAMES" found for the southwest corner of said tract herein described;

THENCE, NORTH 1°11'14" WEST, 148.40 feet to a 1/2-inch iron rod found for the northwest corner of said tract herein described;

THENCE, NORTH 88°48'46" EAST, passing at a distance of 250.00 feet a 1/2-inch iron rod with a cap "R&A" found for reference on the west right-of-way line of said Airport Drive, and continuing for a total distance of 280.00 feet to the POINT OF BEGINNING and containing 0.953 of one acres of land, more or less.

STATE OF TEXAS
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "RENOVATION SUBDIVISION" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

ISRAEL GONZALEZ (TRUSTEE) DATE
LA SANTISIMA TRINIDAD
409 E 2ND STREET
WESLACO, TX 78596

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ISRAEL GONZALEZ AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

CERTIFICATION BY THE IRRIGATION DISTRICT

This plat is approved by Hidalgo and Cameron Counties Irrigation District No.9

Dated this _____day of _____20_____.

1. No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 9 Right-of-Ways and/or Easements without the expressed written permission of HCCID #9.
2. It is understood that the rate of flow of Storm Water for the development will be no greater than the rate of flow of Storm Water when the land was in agricultural use.
3. HCCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCCID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.
4. HCCID #9 has not reviewed and does not certify that the storm sewer or utilities systems described are appropriate for the particular subdivision, based on generally accepted engineering criteria. The developer and his engineer are responsible for their determinations.
5. HCCID #9 Exclusive Easements shall be kept clear of buildings, sheds, fences, shrubs, trees, and other plantings and other obstructions that would interfere with the operations and maintenance of the easement.

_____
General Manager
Hidalgo & Cameron Counties Irrigation District No. 9

APPROVED BY THE DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

CITY OF WESLACO
STATE OF TEXAS
CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF WESLACO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION DATE
CITY OF WESLACO

STATE OF TEXAS
HIDALGO COUNTY

I THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
REYNALDO ROBLES, JR DATE
R.P.L.S.#7087
PO BOX 476
WESLACO, TX, 78599

CITY OF WESLACO
STATE OF TEXAS
CERTIFICATION OF THE MAYOR OF THE CITY OF WESLACO:

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

MAYOR ADRIAN GONZALEZ DATE
CITY OF WESLACO

ATTEST:

CITY SECRETARY DATE

STATE OF TEXAS
HIDALGO COUNTY

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

_____ _____
REYNALDO ROBLES, JR. DATE
LICENSED PROFESSIONAL ENGINEER #102357
PO BOX 476
WESLACO, TX, 78599

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH A AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) OF COMMUNITY-PANEL NO. 480334 0525 B, WITH AN EFFECTIVE DATE OF JANUARY 2, 1981.

2. SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
   FRONT – 25 FEET OR EASEMENT, WHICHEVER IS GREATER;
   REAR – 20% OF LOT DEPTH NOT TO EXCEED 25 FEET OR EASEMENT, WHICHEVER IS GREATER;
   SIDE – 5 FEET OR EASEMENT, WHICHEVER IS GREATER;

3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 75.5 OR OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. BENCHMARK: ELEV. 73.84; NORTH TOP OF RIM OF MANHOLE ON TIO STREET WEST OF THE SOUTHWEST CORNER OF THIS SUBDIVISION.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN AN ESTIMATED TOTAL OF 4,184 CUBIC FEET (0.096 ACRE-FEET) (LOT 1- 2,092cf; LOTS 2&3-1,046cf) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THROUGH ONSITE DETENTION EASEMENT ON THE SOUTH SIDE OF THIS SUBDIVISION.

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7. BUILDING PERMIT SHALL ACQUIRED FROM THE CITY OF WESLACO PRIOR TO CONSTRUCTION WITHIN ANY LOT.

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

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11. A 5 FOOT SIDEWALK IS REQUIRED ALONG THE EXTERIOR PERIMTER UPON ISSUANCE OF A NOTICE TO PROCEED. ANY DAMAGE TO EXISTING UNDERGROUND IRRIGATION LINE SHALL BE REPAIRED AT THE OWNER'S EXPENSE NOT THE IRRIGATION DISTRICT'S.

12. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

13. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

14. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS AND/OR HOA.

15. DRAINAGE OUTPARCELS CANNOT BE RESUBDIVIDED FOR FUTURE DEVELOPEMENT.

	NAME	ADDRESS	PHONE
OWNER:	LA SANTISIMA TRINIDAD	409 E 2ND STREET, WESLACO,TX	(956) 968-2404
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

THE COUNTY OF HIDALGO TEXAS

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

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

BY:_____ DEPUTY

DRAWN BY: JR
DATE: 07-14-25
JOB NO. 190-25
REVIEWED BY: JR

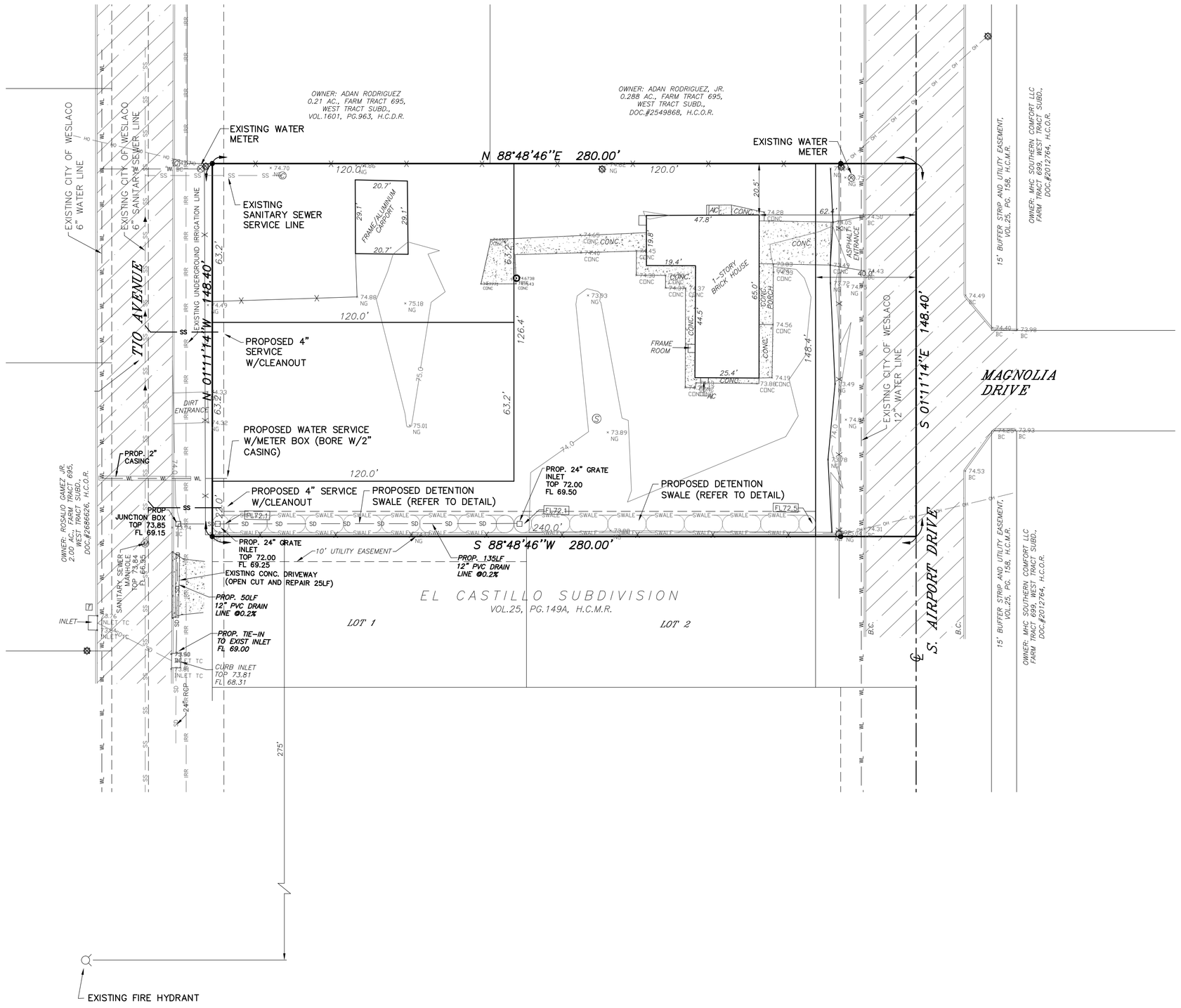
ROBLES & ASSOCIATES, PLLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011
FIRM No. 10096700

ROBLES ENGINEERING, LLC
FIRM NO.F-17391
PO BOX 476
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011

PRELIMINARY- NOT FOR RECORDING- FOR REVIEW ONLY

PLANNING AND ZONING
REGULAR MEETING

NOTE: ALL CONSTRUCTION TO BE
PER CITY OF WESLACO STANDARDS



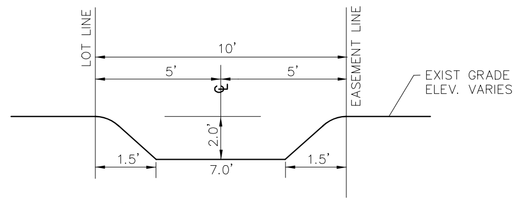


SCALE: 1"=30'

LEGEND

- ● *Found 1/2" iron rod*
- ○ *Set 1/2" iron rod with a plastic cap stamped "R&A"*
- ■ *Found 5/8" iron rod*
- ▪ *Found 3/4" square iron rod*
- ◉ *Found concrete monument*
- ⊙ *Found iron rod with aluminum disc*
- ▲ *Found cotton picker spindle*
- —x— *Fence line*
- 36"IO *Irrigation stand pipe*
- ⊗ *Water meter*
- Ⓜ *Man Hole*
- ⌧ *Power Pole*
- —IR— *Irrigation line (approx. location)*
- —SS— *Sanitary sewer line (approx. location)*
- —T— *Underground cable (approx. location)*
- —OH— *Overhead powerline*
- —SD— *Storm drain line (approx. location)*
- —WL— *Water line (approx. location)*

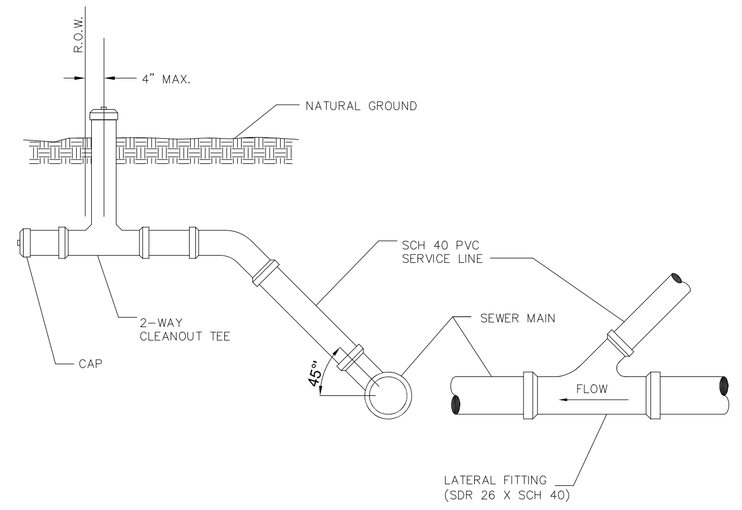
BENCHMARK: NORTH TOP OF RIM OF MANHOLE ON TIO STREET AT WEST OF THE SOUTHWEST CORNER OF THIS SUBDIVISION. ELEVATION=73.84.



(A) TYPICAL SECTION
DETENTION SWALE
N.T.S.

ESTIMATED VOLUME:
SECTION AREA= 2.1x7+2(½x2.1x1.5)=17.85S.F.

LENGTH =240 FT
VOLUME=17.85x240=4,284CF
REQ'D VOL.=4,184CF

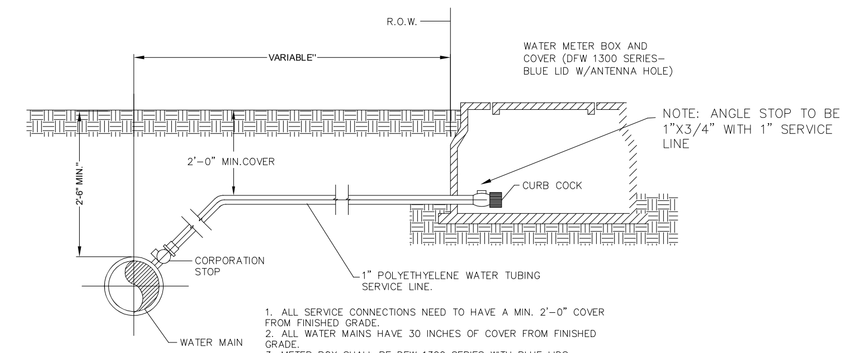


NOTES

INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.

SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION



1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE
3. METER BOX SHALL BE DFW 1300 SERIES WITH BLUE LIDS W/ANTENNA HOLE.
4. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH 3,000PSI.
5. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
6. POLYETHELYNE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS. SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

NOTE: 2" WATERLINE FOR COMMERCIAL USE. 1" WATERLINE FOR SPRINKLER OR IRRIGATION.

STANDARD WATER SERVICE CONNECTION

EXISTING CONDITION, WATER AND SEWER SERVICE LAYOUT AND DRAINAGE LAYOUT

RENOVATION SUBDIVISION

BEING A SUBDIVISION OF 0.953 OF ONE ACRE OF LAND OUT OF FARM TRACT 695, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34–37 OF THE HIDALGO COUNTY MAP RECORDS

PRELIMINARY– FOR REVIEW ONLY

DRAWN BY: JR
DATE: 07-14-25
JOB NO. 190-25
REVIEWED BY: JR
REVISED: 2-05-2026

ROBLES
ENGINEERING, LLC
FIRM NO.F-17391
PO BOX 478
107 W. HUISACHE ST.
WESLACO, TEXAS 78596
PHONE (956) 968-2422
FAX (956) 969-2011

Planning & Zoning Commission
Standardized Agenda Request Form

Date of Meeting: **March 4, 2026**	**Agenda Item No.** (to be assigned by PCE)**:** **V.F.**
From: Rebekah de la Fuente, Planning Director, on behalf of Altex Engineering.	
Subject/Agenda Item: Discussion and consideration for six-month extension of Two Points Subdivision being 2.32 acres out of Lot 9, Block 174, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the southwest corner of the Mile 4 W Rd and Mile 12 ½ Rd. Possible Action.	
Discussion/Overview: The proposed two (2) lot subdivision is located outside the City of Weslaco. Final Plat approval is set to expire on March 19, 2025. This is the 3rd extension. The development is being overseen by county. The Engineering Department has provided an email.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission's Action: Staff recommends approval of the six-month extension.	
Additional Action Prompted: [X] Mayor's Signature [ ] Public Hearing [ ] Budget Amendment [ ] Resolution [ ] Ordinance – First Reading [ ] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation)**:** N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Extension letter and email from Engineering.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	

ALTEX ENGINEERING
DESIGN ◊ PLANNING ◊ MANAGEMENT
TBPE FIRM REGISTRATION NO. F-19737

February 23, 2026

Attn: **Rebekah De La Fuente,CFM**
Planning and Code Enforcement Director
City of Weslaco
255 S. Kansas Ave.
Weslaco,Texas 78596

Re: **Extension Request**
Two Points Subd
Weslaco,Texas

Ms. de la Fuente,

This letter is to formally request a Six (6) month extension on the Two Points Subdivision located along Mile 12 ½ N Road & Mile 4 W Rd in Weslaco ETJ. Owner is gathering fees to complete escrows and payments to N.A.W.S.C.

Please do not hesitate to call us at (956)294-1241 if you have any questions, comments, or concerns.

Respectfully,

2-23-26

Juan Alonzo Jr. P.E.