

CITY OF WESLACO

A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

JUNE 3, 2026 5:30P.M.

LEGISLATIVE CHAMBERS

255 S. KANSAS AVENUE

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, PZ Commissioner

Adrian Torres, PZ Commissioner

Carolina Crockett, PZ Commissioner

Richard Valdez, PZ Commissioner

Leroy Gonzalez, PZ Commissioner

**CITY OF WESLACO
PLANNING & ZONING COMMISSION
REGULAR MEETING
MAY 6, 2026**

On Wednesday, May 6, 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:

David Hernandez	Chairman
Lonnie Berry	Vice-Chairmen
Randy Summers	Commissioner
Carolina Crockett	Commissioner
Leroy Gonzales	Commissioner

Rebekah de la Fuente	Planning Director
Kayla Arevalo	City Planner

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

I. CALL TO ORDER:

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

A. Roll Call/Establish a Quorum

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

II. PUBLIC COMMENTS

There were no comments received.

III. APPROVAL OF MINUTES

A. May 6, 2026, Regular Meeting

Commissioner Summers made a motion to approve the minutes of April 1, 2026, seconded by Commissioner Berry. Motion carried.

IV. DISCUSSION AND CONSIDERATION

A. Discussion and consideration for the Final Plat for Summerlin Phase 1 Subdivision being a 31.943-acre tract of land out of Farm Tract 245, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located Northwest of the intersection of W Mile 11 and N FM 88.

Mrs. Arevalo stated the proposed development is a one hundred and seven (107) lot subdivision located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sanitary sewer by City of Weslaco through an 8" sanitary sewer line. Variances for the development were

approved by the City Commission as part of the development agreement associated with the establishment of the TIRZ. Staff recommends approval of Final Plat.

Commissioner Summers made a motion to approve the Final Plat, seconded by Commissioner Berry. Motion carried.

B. Discussion and consideration for the Preliminary and/or Final 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.

Mrs. Arevalo stated the proposed development is a 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. Applicant is requesting a variance for road connectivity due to existing right-of-way being a non-paved county road. Staff recommends approval of Final Plat.

Commissioner Berry made a motion to approve the Final Plat and variance request, seconded by Commissioner Crockett. Motion carried.

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

Mrs. Arevalo stated the proposed one hundred and ten (110) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on May 6, 2026. This is the second extension request for the project. At this time, the project is approximately 98% complete, with the remaining work consisting of final connections required by North Alamo Water Supply. The Engineering Department has also provided an email regarding the status of the remaining improvements.

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

V. ADJOURNMENT

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

Planning and Zoning Commission

David Hernandez, Chairman

Lonnie Berry, Vice-Chairman

Randy Summers, Commissioner

Carolina Crockett, Commissioner

Absent

Adrian Torres, Commissioner

Absent

Richard Valdez, Commissioner

Leroy Gonzales, Commissioner

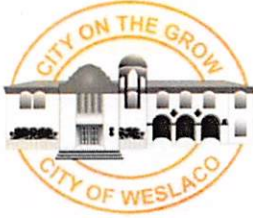
ATTEST:

Flor E. Acuña, Secretary



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

Date of Meeting: June 3, 2026	Agenda Item No. (to be assigned by PCE): IV.A.
From: Rebekah de la Fuente, Planning Director, on behalf of Jose Luis Garcia.	
Subject/Agenda Item: Discussion and consideration to rezone 2813 W Bus 83, also being West Tract an IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 Secondary & Highway District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 Secondary & Highway District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on May 13, 2026. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on May 22, 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 based on surrounding land use and 2040 land use map.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance – First Reading <input checked="" type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNF:001025-2026

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. _____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1.00 Acre out of farm Tract 626 Block _____

Subdivision Name West and Adams Tract Subdivision (see Attached)

Street Address 2813 W. BUSINESS 83

Existing Zoning Residential Existing Land Use Church

Proposed Zoning B-2 Proposed Land Use Event Center

- \$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 Jose Luis Garcia Phone 956-314-9553

Address P.O. Box 1709 Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: jlgmre@yahoo.com

OWNER

Name Jose Luis Garcia Phone 956-314-9553

Address P.O. Box 1709 Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: jlgmre@yahoo.com

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

Signature _____ Date 4/21/26
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

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

May 22, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 3, 2026, at 5:30 p.m. and the City Commission will hold a public hearing on June 16, 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 June 3, 2026. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Jose Luis Garcia is requesting to rezone 2813 W Bus 83, also being West Tract an IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 Secondary & Highway District.

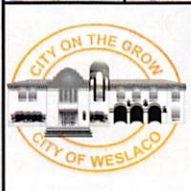
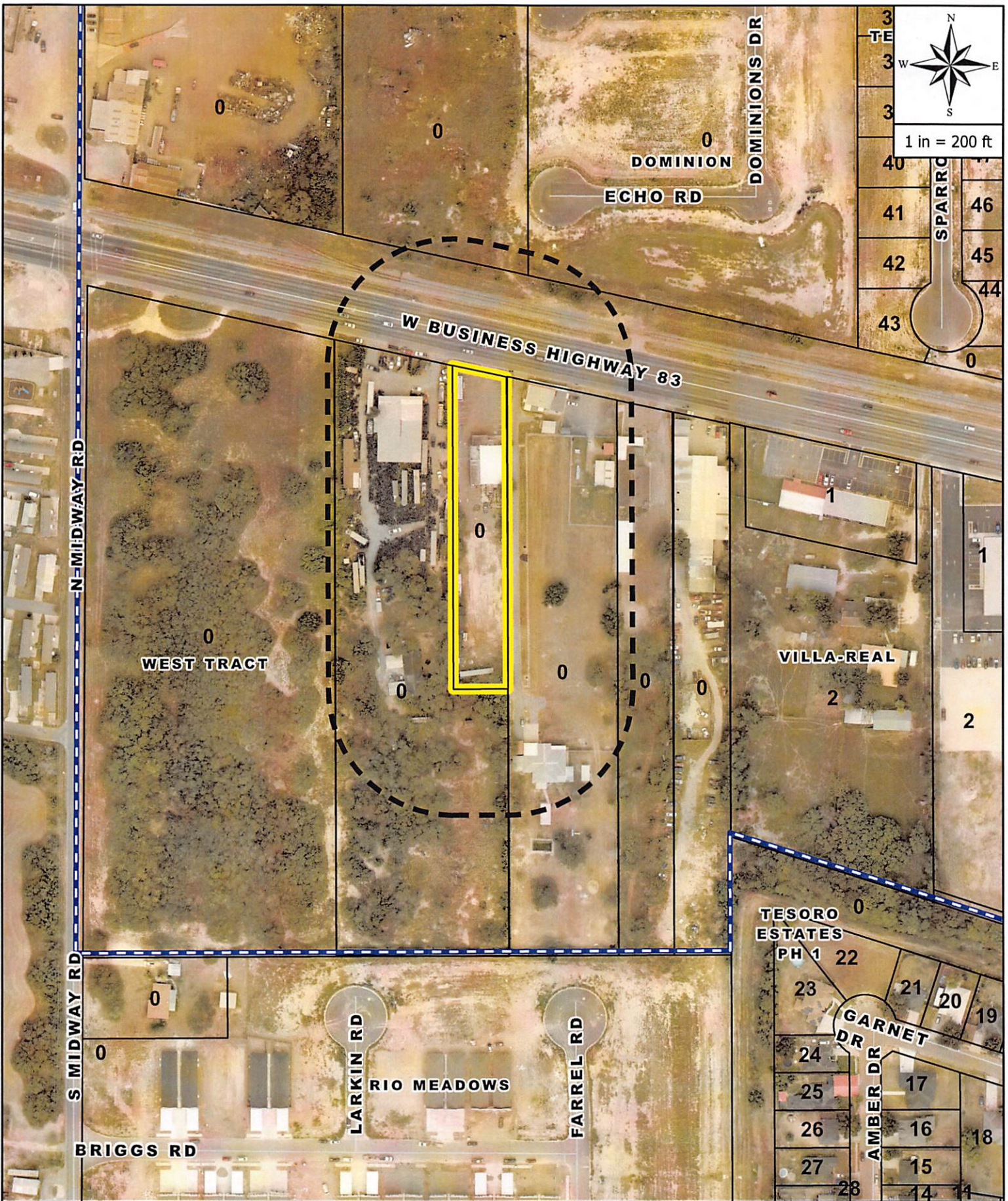
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente
Planning Director



CASE ADDRESS:
2813 W BUSINESS 83
 JOSE LUIS GARCIA

LEGEND

CITY LIMITS
 NOTIFICATIONS
 SITE

LOPEZ FRANCISCO JAVIER
2236 W MILE 13 1/2 N
WESLACOTX, 78599-9290
W3800-00-164-0000-03

AXEL PROPERTIES LTD
12301 Rooth Rd
MCALLEN TX, 78504-9421
W3800-00-626-0000-03

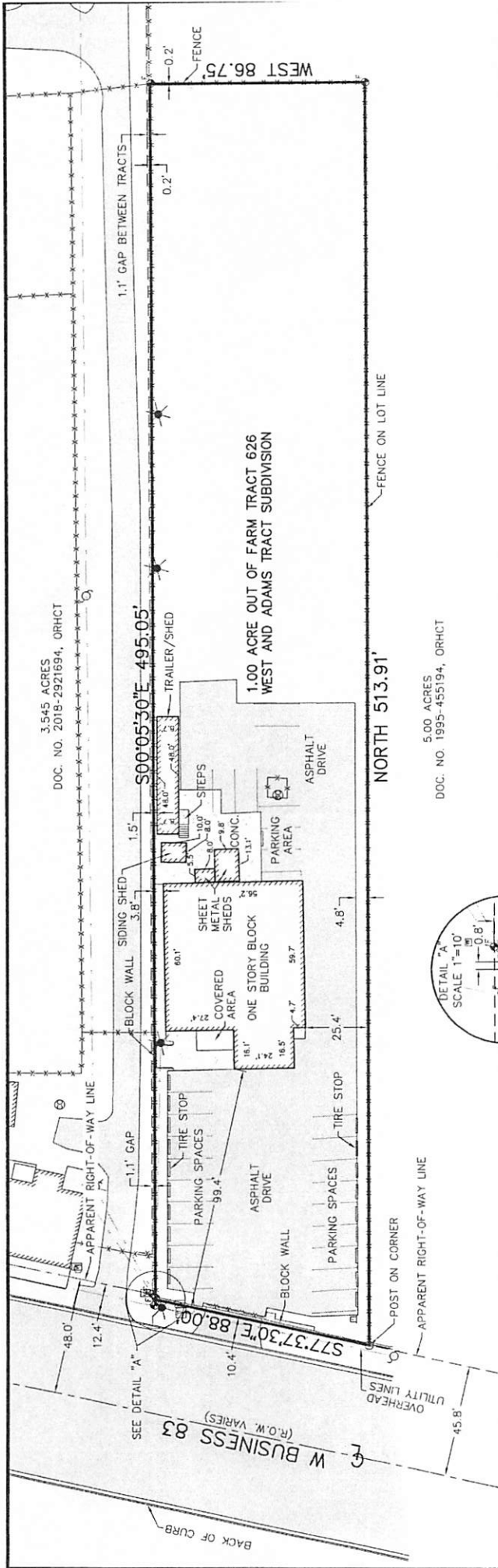
MENDEZ ALEX
2815 W BUSINESS 83
WESLACOTX, 78596-9395
W3800-00-626-0000-00

GARCIA JOSE LUIS & NORA
CRISELDA
111 MINA ST
WESLACOTX, 78596
W3800-00-626-0000-10

BENAVIDEZ LORI ANN
2811 W BUSINESS 83
WESLACOTX, 78596-9395
W3800-00-626-0000-07

SALINAS RUBEN
210 LIAM ST
DONNATX, 78537-4620
W3800-00-626-0000-01

WESLACO DOMINION LLC
3514 N MILE 5 1/2 W
WESLACOTX, 78599-3442
D6420-00-000-0000-00



NOTES

1. BASIS OF BEARINGS AS PER WEST TRACT SUBDIVISION RECORDED IN VOLUME 2, PAGE 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ADDRESS: 2813 W BUSINESS B3 WESLACO, TEXAS 78596
3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 25-880702-WC, ISSUED AUGUST 20, 2025 WAS USED TO PREPARE THIS SURVEY.

SURVEYOR CERTIFICATE

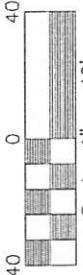
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON 09/03/2025, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO APPARENT ENCROACHMENTS, VISIBLE OVERLAPINGS, SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



Cody Moore
 CODY MICHAEL MOORE, R.P.L.S.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6370
 9/11/2025
 DATE



SCALE 1"=40'



Scale: 1" = 40'

BOUNDARY SURVEY OF:

A TRACT OF LAND CONTAINING 1.0 ACRE
 OUT OF FARM TRACT 626
 WEST AND ADAMS TRACT SUBDIVISION,
 HIDALGO COUNTY, TEXAS, AS PER MAP OR
 PLAT THEREOF RECORDED IN VOLUME 2,
 PAGES 34-37, MAP RECORDS, HIDALGO
 COUNTY, TEXAS.

FOR: JOSE LUIS GARCIA AND NORA C. GARCIA
 DATE: 11 SEPTEMBER 2025
 JOB NO.: 59058

**Moore Land
 Surveying, LLC**

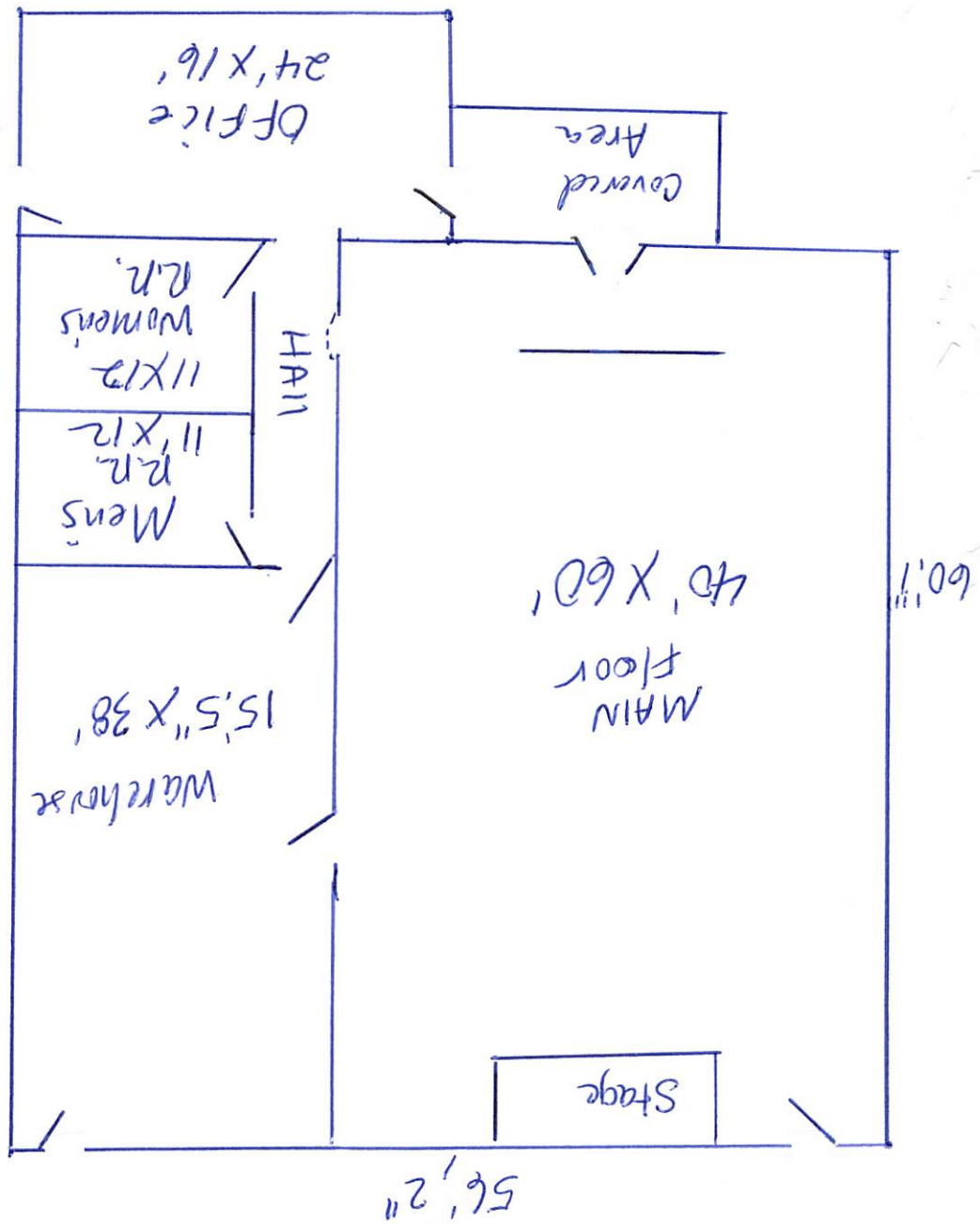
14216 Palis Drive, La Feria, TX 78559
 (956)245-0988 TBPIS Firm No. 10194186

LEGEND

✱	IRON ROD FOUND	✱	LIGHT POST
⊗	IRON ROD SET WITH CAP	⊗	POWER POLE
⊕	STAMPED "MOORE-6370"	⊕	GUY WIRE ANCHOR
⊖	CLEANDUT	⊖	WATER METER
⊙	POST	⊙	TELEPHONE PEDESTAL
⊠	SIGN	⊠	WATER VALVE

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480334, PANEL NO. 0450, SUFFIX "C", REVISED JUNE 6, 2000.





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

Date of Meeting: June 3, 2026	Agenda Item No. (to be assigned by PCE): IV.B.
From: Rebekah de la Fuente, Planning Director, on behalf of Crystal Benitez.	
Subject/Agenda Item: Discussion and consideration to rezone 309 & 313 W 5 th St., also being Lots 14 W90' 15 & 16 Blk 39 and E 50' lots 15 & 16, Blk 39, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on May 13, 2026. Twenty (20) property owners within 200 feet of the applicant's property were notified by letter on May 22, 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 based on surrounding landuse.	
Additional Action Prompted: [X] Mayor's Signature [X] Public Hearing [] Budget Amendment [] Resolution [X] Ordinance – First Reading [X] Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING

RZNE-001039-2020

The Planning & Zoning Commission meets every 1st Wednesday of each month at 5:30 pm.
The City Commission meets every 1st and 3rd Tuesday of each month at 5:30 pm

FILE NO. _____



PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 15 & 16 Block 39

Subdivision Name _____

Street Address 309 & 313 W 5th St Weslaco, Tx 78596

Existing Zoning Residential Existing Land Use Residential (home office)

Proposed Zoning Commercial Proposed Land Use Med Spa

B-1

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

APPLICANT

Name Crystal Benitez Phone 956-309-9450

Address 313 W 5th Fax: _____

City Weslaco State Tx Zip Code 78596 E-Mail: Crystalbenitezrma@yahoo.com

OWNER

Name CC & J Enterprises LLC Phone 956-800-8716

Address 400 S Bicentennial Blvd Fax: _____

City Mc Allen State Tx Zip Code 78501 E-Mail: medaide@flash.net

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 [Signature] Owner Date 5/4/26

Signature _____ Applicant Date _____

Signature _____ Authorized Agent Date _____

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

May 22, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 3, 2026, at 5:30 p.m. and the City Commission will hold a public hearing on June 16, 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 June 3, 2026. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Crystal Benitez is requesting to rezone 309 & 313 W 5th St., also being Lots 14 & W90' 15 & 16 Blk 39 and E 50' lots 15 & 16, Blk 39, Weslaco Original Townsite Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

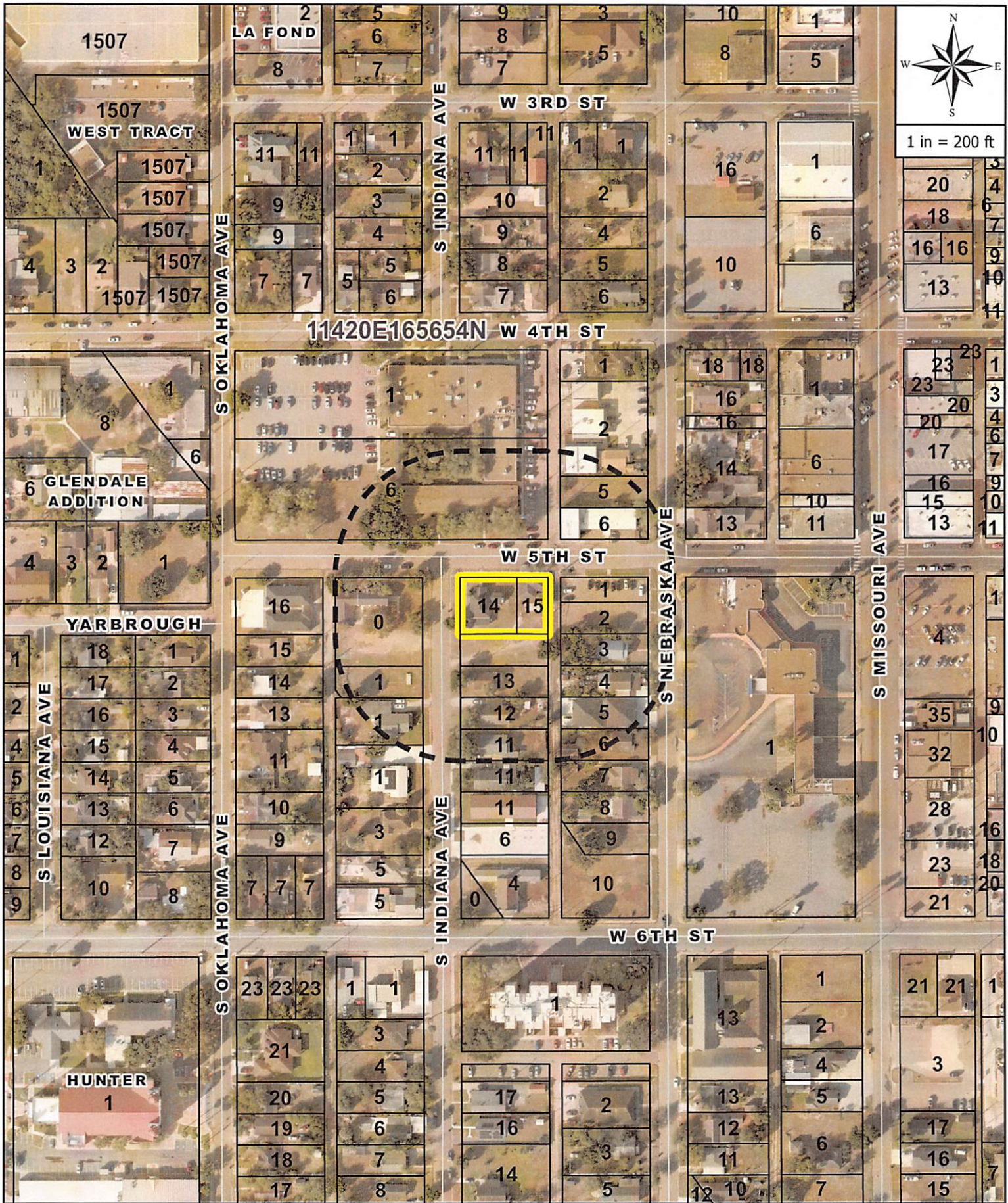
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

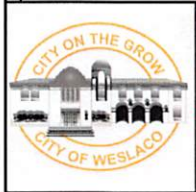
Sincerely,

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

Rebekah de la Fuente
Planning Director



1 in = 200 ft



CASE ADDRESS:
309 & 313 W 5TH ST
 CRYSTAL BENITEZ

LEGEND

- CITY LIMITS
- NOTIFICATIONS
- SITE

WESLACO ISD
PO BOX 266
WESLACO TX, 78599-0266
W2300-00-036-0006-01

CC & J ENTERPRISES LLC
400 S BICENTENNIAL BLVD
MCALLEN TX, 78501-5199
W2300-00-039-0015-00

CC & J ENTERPRISES LLC
400 S BICENTENNIAL BLVD
MCALLEN TX, 78501-5199
W2300-00-039-0014-00

CHURCH OF THE LUTHERAN
CONFESSION
1310 S TEXAS BLVD
WESLACO TX, 78596-7079
W2300-00-038-0000-00

MAYS ALICE & JAMES
PO BOX 177
PROGRESO TX, 78579
W2300-00-039-0013-00

MONTALVO MIREYA
515 E AUSTIN ST
WESLACO TX, 78599
W2300-00-038-0001-00

FOERSTER BRENDA FAY & JAMES H.
512 S INDIANA AVE
WESLACO TX, 78596-6014
W2300-00-038-0001-02

BELCHER TIMOTHY HAL
813 W SUGAR CANE DR
WESLACO TX, 78599-3834
W2300-00-039-0011-02

REYNA REYNALDO & NOEMI
MARTINEZ REYNA
513 S IDIANA AVE
WESLACO TX, 78596
W2300-00-039-0011-01

MARIN IVAN G
420 COYOTE TRAIL
WESLACO TX, 78596-2194
W2300-00-038-0001-01

PEREZ ESTEFANA
512 S NEBRASKA AVE
WESLACO TX, 78596-6026
W2300-00-039-0006-00

FOX ALMA M
508 S NEBRASKA AVE
WESLACO TX, 78596-6026
W2300-00-039-0004-00

GARCIA ROBERTO & VIOLA
3409 SPYGLASS HILL DR
HARLINGEN TX, 78550
W2300-00-039-0002-00

DE LEON MARGARITA RAMOS &
CELIA & ARMANDO JR
509 INDIANA
WESLACO TX, 78596-6013
W2300-00-039-0012-00

PADILLA GEORGE & GUIYERMA A
504 S NEBRASKA AVE
WESLACO TX, 78596-6026
W2300-00-039-0003-00

TRAN PHUC VIET
612 TRES MARIAS ST
WESLACO TX, 78596-2165
W2300-00-039-0005-00

GARCIA ROBERTO & VIOLA
3409 SPYGLASS HILL DR
HARLINGEN TX, 78550
W2300-00-039-0001-00

SMARTCOM TELEPHONE LLC
600 ASH AVE
MCALLEN TX, 78501-2677
W2300-00-036-0005-00

GARCIA ROBERTO & VIOLA
3409 SPYGLASS HILL DR
HARLINGEN TX, 78550
W2300-00-036-0006-00

RAINWATER JACKSON III
406 S NEBRASKA AVE
WESLACO TX, 78596-6024
W2300-00-036-0002-00

313 W 5th



309 W 5th



Commercial
Parking Lot

Westaco ISP

Church





→ weslaco ISD.

↑ church

← 313 W 5th

↑ westaco ISD

← 313 W 5th St

← 313 W 5th St





**Weslaco's
Daily Grind**

W FIFTH ST

S MISSOURI

NEBRASKA AVE

W FIFTH ST

S NEBRASKA

S INDIANA A



**Weslaco
Independent
School District**

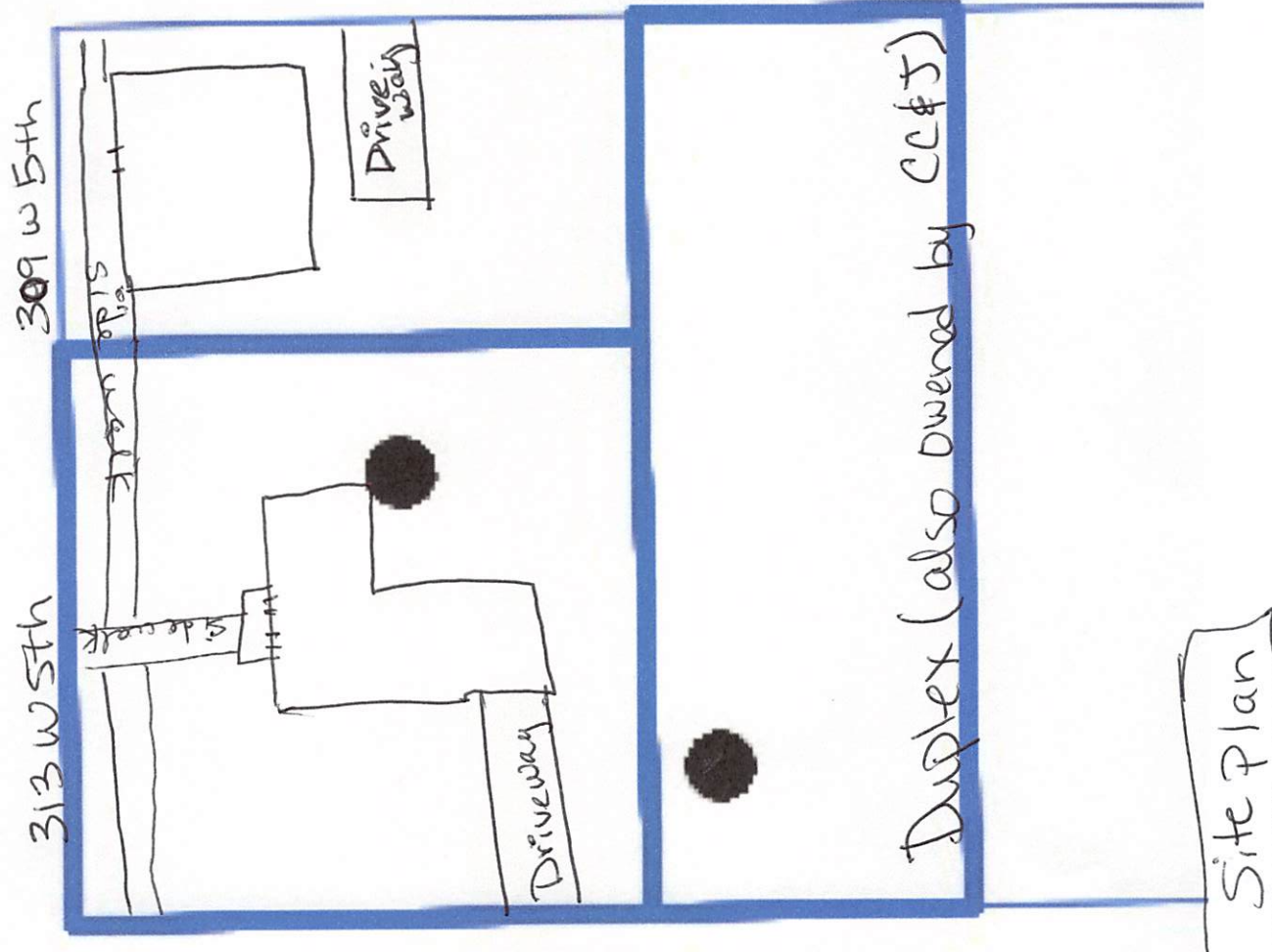
LAHOMA AVE

S OKLAHO

↑ weslaco ISD

← 5th St →

Business



309 W 5th

313 W 5th

~~313 W 5th~~

Side creek

Drive way

Driveway

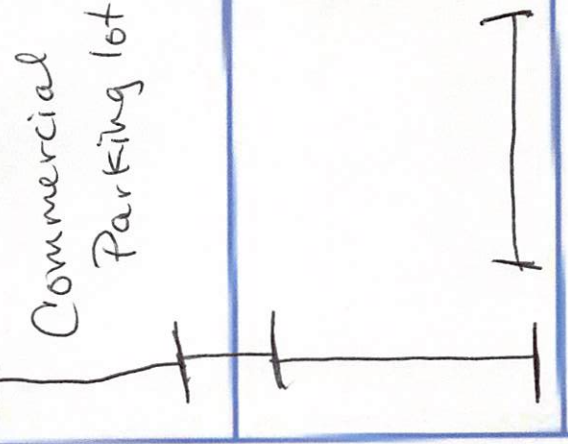
Duplex (also owned by CC&S)

Site Plan

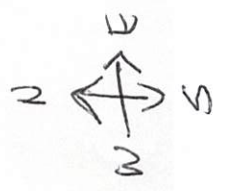
Church →

400

S INDIANA AVE



Commercial Parking lot



To the City of Weslaco,

We are requesting to rezone the property located at 309 & 313 W 5th St from residential to commercial use in order to establish a MedSpa. The operation will provide professional wellness, aesthetics & therapeutic services contributing to the local economy and enhancing community well being. Our business will be operated and run by two registered nurses that are Weslaco residents. They will primarily provide services by a scheduled appointment basis, meaning clients will visit mostly at set times rather than spontaneously. As a result, the flow of people will be predictable and relatively low. This controlled traffic means the demand for parking will be minimal, as the number of clients on site at any given time will be modest and well spaced.



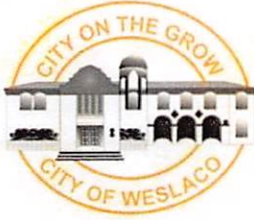
Crystal Benitez, RN

5/4/26

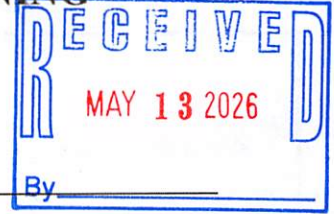


**Planning & Zoning Commission
Standardized Agenda Request Form**

Date of Meeting: June 3, 2026	Agenda Item No. (to be assigned by PCE): IV.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Jesus and Maricela De Leon.	
Subject/Agenda Item: Discussion and consideration to rezone 2629 N Westgate Dr. also being 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, West and Adams Tracts Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. Possible Action.	
Discussion/Overview: The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on May 13, 2026. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on May 22, 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 based on surrounding landuse.	
Additional Action Prompted: ¹⁰ <input checked="" type="checkbox"/> Mayor's Signature <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance – First Reading <input checked="" type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments, (if any): Application, legal notice, map, property owner list.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



APPLICATION FOR REZONING



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. _____

RZIVE-001042-2026

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot Farm Tract 143 Block 180

Subdivision Name The West and Adams Tracts Subdivision

Street Address West side of N. Westgate Drive, approx. 326 feet N. of Sugarcane Drive

Existing Zoning No Zone (County) Existing Land Use Agricultural

Proposed Zoning B2 Secondary & Highway District Proposed Land Use Commercial (fast-food restaurant)

- _____ \$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 Carlos Garza, P.E. Phone (956) 607-1372

Address 1116 S. 10th Avenue Fax: _____

City Edinburg State Texas Zip Code 78539 E-Mail: carlos@aecengineering.net

OWNER

Name Maricela Hernandez De Leon and Jesus De Leon Phone _____

Address P.O. Box 1624 Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: _____

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 _____
Owner

Signature _____ Date _____
Applicant

Signature Carlos Garza, P.E. Date May 13, 2026
Authorized Agent

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

May 22, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, June 3, 2026, at 5:30 p.m. and the City Commission will hold a public hearing on June 16, 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 June 3, 2026. A staff member will contact you with instructions via phone call to address your public comment.

REZONE REQUEST:

Jesus and Maricela De Leon is requesting to rezone 2629 N Westgate Dr. also being 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adam Tracts Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District.

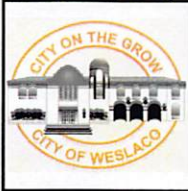
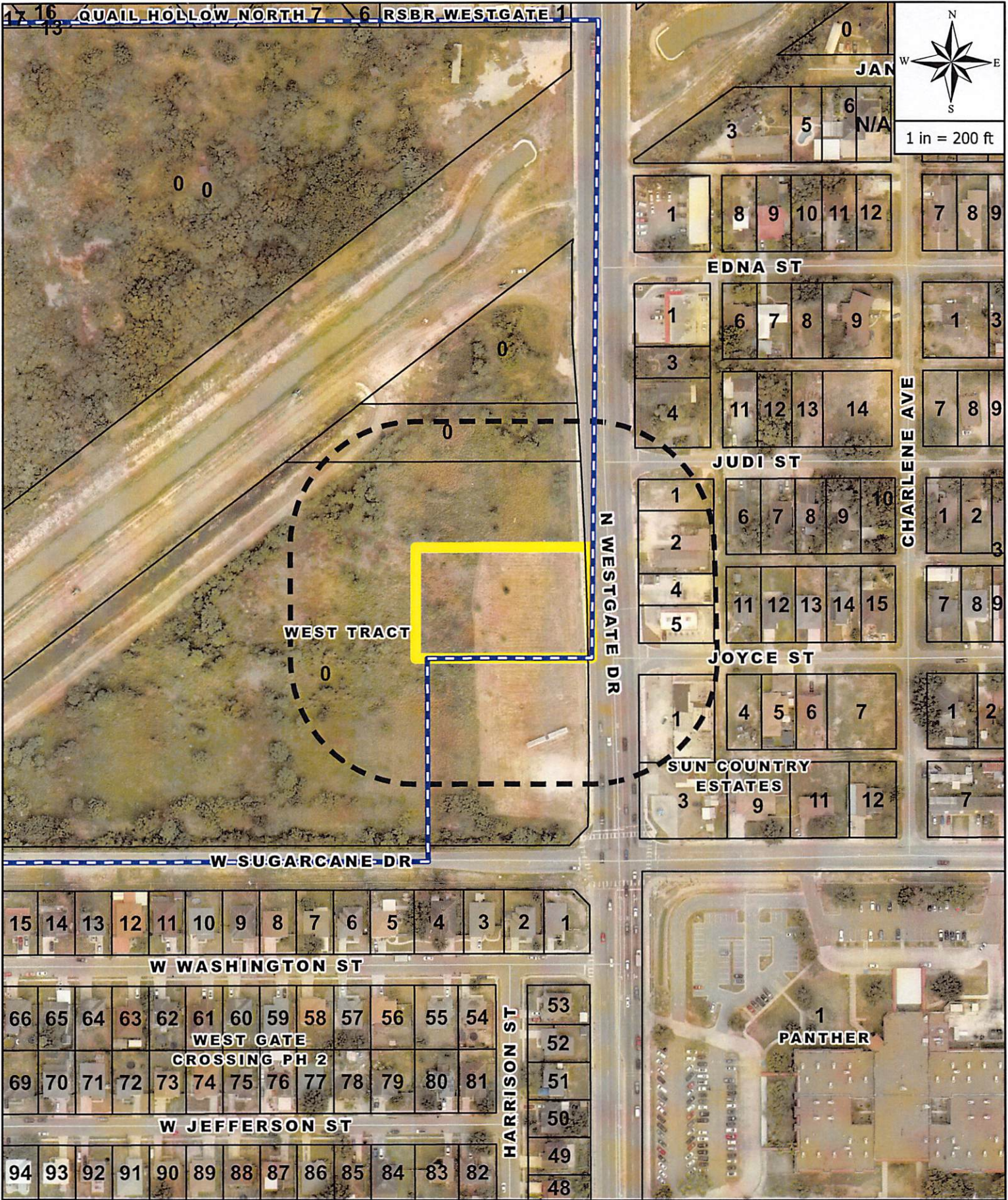
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente
Planning Director



AERIAL MAP
CASE ADDRESS:
2629 N WESTGATE DR
CARLOS GARZA

LEGEND
 CITY LIMITS NOTIFICATIONS SITE

RSA PROPS LLC
11626 MEADOWCHASE DR
HOUSTON , TX 77065-4903
291679

LOZANO VIRGINIA YOLANDA
1611 JUDI ST
WESLACO , TX 78599
291677

MONTES MARTIN & JUANITA
6815 A ST
MERCEDDES , TX 78570-7494
291703

AGUILAR ELIZABETH
1610 JUDI ST
WESLACO , TX 78599-4070
291723

RSA PROPS LLC
11626 MEADOWCHASE DR
HOUSTON , TX 77065-4903
291678

LOZANO VIRGINIA YOLANDA
1611 JUDI ST
WESLACO , TX 78599
291676

GONZO ENTERPRISES LLC
1115 N 171ST E AVE
TULSA , OK 74116-4214
291702

VAQUERO WESLACO WESTGATE
PARTNERS LP
2627 TILLAR ST
FORT WORTH , TX 76107
20854597

DE LEON JESUS
PO BOX 8308
WESLACO , TX 78599-8308
324626

DE LEON JESUS
PO BOX 8308
WESLACO , TX 78599-8308
324627



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

Date of Meeting: June 3, 2026	Agenda Item No. (to be assigned by PCE): V.A.
From: Rebekah de la Fuente, Planning Director, on behalf of L Squared Engineering.	
Subject/Agenda Item: Discussion and consideration of the Preliminary Plat for BW Weslaco Barbee Subdivision being a 1.8124-acre being a re-subdivision of Lot 3 and 4B, Mid-Valley International Business Park Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 650ft North of IH 2. Possible Action.	
Discussion/Overview: The proposed one (1) 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 Preliminary Plat.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> 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.	



PIAT - 001045-2026

SUBDIVISION REVIEW 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.

GENERAL INFORMATION

Name of Subdivision: BW Weslco Barbee

Location: 3110 Barbee Dr. Weslaco TX 78596

Legal Description: Lot 3 and Lot 4B Mid Valley International Business Park

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-2 Secondary & Highway District

Existing Land Use: Vacant Proposed Land Use: Commercial

Number of Lots Proposed: 1 Gross Acreage: 1.8124

Title Report Submitted: YES NO

OWNER INFORMATION

Owner's Name: BW Weslco Barbee, LLC A Texas Limited Liability Company Telephone: _____

Address: 2175 Francisco Blvd. E, Suite G Fax: _____

City: San Rafael State: CA Zip: 94901 E-mail: _____

ENGINEER INFORMATION

Name: L Squared Engineering Telephone: 936-647-0420

Address: 3307 West Davis, Suite, 100 Fax: _____

City: Conroe State: TX Zip: 77304 E-mail: chogan@l2engineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

YES NO Water Provision: City of Weslaco

YES NO Wastewater Provision: _____

YES NO Electric Company: AEP

<input type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility _____	<input type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility _____	<input type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility _____
--	--	--

Proposed subdivision is in the following districts:

<input type="checkbox"/> YES <input type="checkbox"/> NO Drainage District _____	<input type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District _____
--	--

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 SUBDIVISION REVIEW

- Seven (7) sets of preliminary plat folded and stapled (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov**
- \$55.00 Subdivision Review fee**
- PDF copy of all documents submitted (emailed or USB)**
- 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**

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: Jorge Arango

Owner Signature: *Jorge Arango* Authentigen Date: 04/23/25

_____ is the authorized agent

Authorized Agent Signature: *Naomi Strauss* Date: 4-15-25

Authorized Agent Printed Name: Naomi Strauss

THIS PAGE FOR STAFF USE ONLY

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

Preliminary Subdivision Review Date: _____

General Comments: _____

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, May 11, 2026 9:34 AM
To: Christopher Hogan; Guillermo Frausto; ct@fulcrumsurveying.com; Lesley Reel; naomi@fulcrumsurveying.com
Cc: Peter Hermida
Subject: RE: BW Weslaco Barbee
Attachments: Subdivision review report.pdf; Subdivision Fees chart.pdf

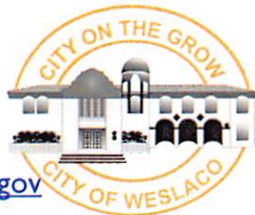
Good Morning,

Attached is the subdivision review report, which has been approved with comments please submit your packet for Commission consideration and referenced the attached fee chart:

- Platting Application
- Application fee
- \$100 Fire Review fee
- 12 set of plats (plat, drainage, utility and paving sheets only)
- Approved 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: Christopher Hogan <chogan@l2engineering.com>
Sent: Thursday, April 30, 2026 1:49 PM
To: Guillermo Frausto <gfrausto@weslacotx.gov>; ct@fulcrumsurveying.com; Lesley Reel <lreel@l2engineering.com>; naomi@fulcrumsurveying.com
Cc: Peter Hermida <pher mida@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: BW Weslaco Barbee

Thank you for the clarification. Attached is the requested trip generation worksheet. Let us know if you need anything else to get this one wrapped up.

Thank you,

Christopher Hogan, EIT
O: 936.647.0420
C: 832.458.6902
[L Squared Engineering](http://www.l2engineering.com)
3307 West Davis, Suite 100
Conroe, TX 77304



The information transmitted in this email and any of its attachments is intended only for the person or entity to which it is addressed and may contain information concerning L Squared Engineering that is proprietary, privileged, confidential and/or subject to copyright. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient(s) is prohibited and may be unlawful. If you received this in error, please contact the sender immediately and delete and destroy the communication and all of the attachments you have received and all copies thereof.

From: Guillermo Frausto <gfrausto@weslacotx.gov>
Sent: Wednesday, April 29, 2026 3:16 PM
To: Christopher Hogan <chogan@l2engineering.com>; ct@fulcrumsurveying.com <ct@fulcrumsurveying.com>; Lesley Reel <lreel@l2engineering.com>; naomi@fulcrumsurveying.com <naomi@fulcrumsurveying.com>
Cc: Peter Hermida <phermida@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: BW Weslaco Barbee

Mr. Hogan,

After reviewing your subdivision plat, there are two pending comments waiting to be addressed. One is the approved drainage report for the Engineering department, which we have received, and second, a trip generation worksheet for the Planning department. Once verified, we will update your plan accordingly. Thank you.

Guillermo Frausto
Engineering Assistant / Graduate Engineer
City of Weslaco – Engineering Department
☎ 956-798-0611
📍 255 S. Kansas Avenue, Weslaco, TX 78596





PLAN CORRECTIONS REPORT PAR-000848-2025 FOR CITY OF WESLACO

PLAN ADDRESS: Bw Weslaco Barbee
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 05/16/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** BW WESLACO BARBEE
EXPIRATION DATE: 05/16/2026 **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Engineer		L SQUARED ENGINEERING	3307 West Davis St #100 Conroe, TX 77304
Owner		BW WESLACO BARBEE, LLC A TEXAS LIMITED LIABILITY COMPANY	2175 Francisco Blvd San Rafael, CA 94901

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	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.4 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.5 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	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.4 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.5 Review conducted by the planning and zoning department	Approved	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	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.3 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.4 Public Works	Approved	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov

CONDITION(S) Shall have fire hydrant within 400'. Shall have 4 1/2" 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 1/2" 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: Shall comply before lot is developed.

UTILITY PERMIT APPROVAL

TO:	Love Levi
	L Squared Engineering
	3307 W Davis St. Suite 100 Conroe, 77304

Date:	09-19-2025
Application/Permit No.:	00002/20250722/410795/552583/UP
District:	Pharr

Highway	Control Section	Maintenance Section	County
FM1015-K: At milepost 724+1.52	1228-03		Hidalgo
FM1015-K: At milepost 724+1.52	1228-03		Hidalgo
FM1015-K: At milepost 724+1.52	1228-03		Hidalgo

Schedule Dates: from 12/01/2025 to 01/31/2026

TxDOT offers no objection to the location on the right-of-way of your proposed utility installation, as described by Notice of Proposed Utility Installation No. 00002/20250722/410795/552583/UP dated

07/22/2025 and accompanying documentation, except as noted below.

Special Provisions:

You are required to notify TxDOT 48 hours (2 business days) before you start construction to allow for proper inspection and coordination of workdays and traffic control plans. Use the RULIS website for the 48-hour notification. DO NOT start construction until you have coordinated the construction start date and inspection with TxDOT. You are also required to keep a copy of this Approval and any approved amendments at the job site.

When installing utility lines on controlled-access highways, access for serving this installation shall be limited to access via (a) frontage roads where provided, (b) nearby or adjacent public roads or streets, (c) trails along or near the highway right-of-way lines, connecting only to intersecting roads; from any one or all of which entry may be made to the outer portion of the highway right-of-way for routine service and maintenance operations. The Installation Owner's rights of access to the through-traffic roadways and ramps shall be subject to the same rules and regulations as that apply to the general public except, however, if an emergency occurs and usual means of access for routine service operations will not permit the immediate action required by the Utility Installation Owner in making emergency repairs as required for the safety and welfare of the public, the Utility Owners shall have a temporary right of access to and from the through-traffic roadways and ramps as necessary to accomplish the required emergency repairs, provided TxDOT is immediately notified by the Utility Installation Owner when such repairs are initiated and adequate provision is made by the Utility Installation Owner for the convenience and safety of highway traffic.

The installation shall not damage any part of the highway, and adequate provisions must be made to cause minimum inconveniences to traffic and adjacent property owners. If the Utility Installation Owner fails to comply with any or all the requirements as set forth herein, the State may take such action as it deems appropriate to compel compliance.

<p>SME - Maintenance Section Review Review Answer: Recommend Approval Response text: Recommend approval</p>
<p>SME - Utility Coordinator Review Review Answer: Recommend Approval Response text: Recommend Approval.</p>

SME ATTACHMENTS:

Utility Permit Approval - Permit number: 00002/20250722/410795/3061833/UP
Date of Approval: 09-19-2025

Included attachments:

[SME Answers Summary 3061833.pdf](#)



I SQUARED ENGINEERING
INCORPORATED
11111 WINDY RIDGE
DALLAS, TEXAS 75244
TEL: 972.412.1111
WWW.I2ENGINEERING.COM

PROJECT INFORMATION
PROJECT NO. 1111111111
DATE: 11/11/11
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
SCALE: AS SHOWN

BLUWAVE EXPRESS WESLACO
COVER SHEET

DATE	BY	REVISION
11/11/11	J. SMITH	1.0



CITY OF WESLACO, TEXAS

BLUWAVE EXPRESS WESLACO

PRIVATE IMPROVEMENTS

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	CONSTRUCTION NOTES & LEGEND
03	EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
04	OVERALL SITE PLAN
05	DIMENSIONAL CONTROL & PAVING PLAN
06	UTILITY PLAN
07	GRADING PLAN
08	GRADING CROSS SECTIONS (1 OF 2)
09	GRADING CROSS SECTIONS (2 OF 2)
10	PRE-DRAINAGE AREA MAP
11	POST-DRAINAGE AREA MAP
12	TRAFFIC CONTROL PLAN
13	DRAINAGE CALCULATIONS (1 OF 3)
14	DRAINAGE CALCULATIONS (2 OF 3)
15	FIRE LAKE PLAN
16	SWPP PLAN
17	TRAFFIC CONTROL DETAILS
18	PAVING DETAILS
19	WATER DETAILS
20	SANITARY SEWER DETAILS
21	STORM SEWER DETAILS
22	UNDERGROUND UTILITY DETAILS
23-29	UNDERGROUND DETENTION SHEETS 1-8

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!
(713) 223-4567 (in Houston)
(New Statewide Number - Outside Houston)
1-800-545-6005

PROJECT NOTES

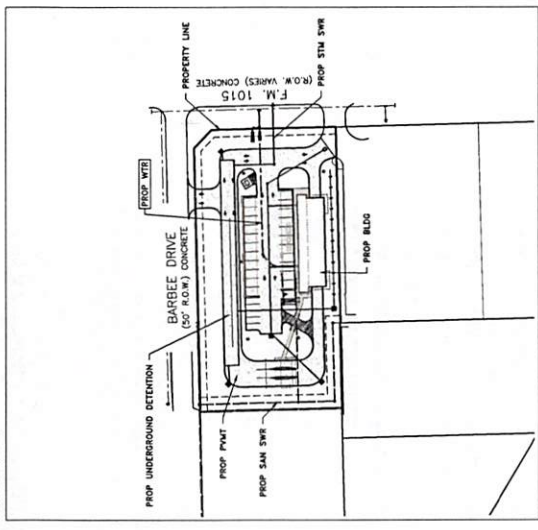
1. ALL UTILITIES SHOWN ON THIS PLAN HAVE BEEN PREPARED BY THE UTILITY OWNERS AND ARE SHOWN AT THEIR OWNERS' RISK. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF WESLACO, TEXAS, UTILITY MAPS AND RECORDS. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF WESLACO, TEXAS, UTILITY MAPS AND RECORDS.

2. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF WESLACO, TEXAS, UTILITY MAPS AND RECORDS.

3. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF WESLACO, TEXAS, UTILITY MAPS AND RECORDS.

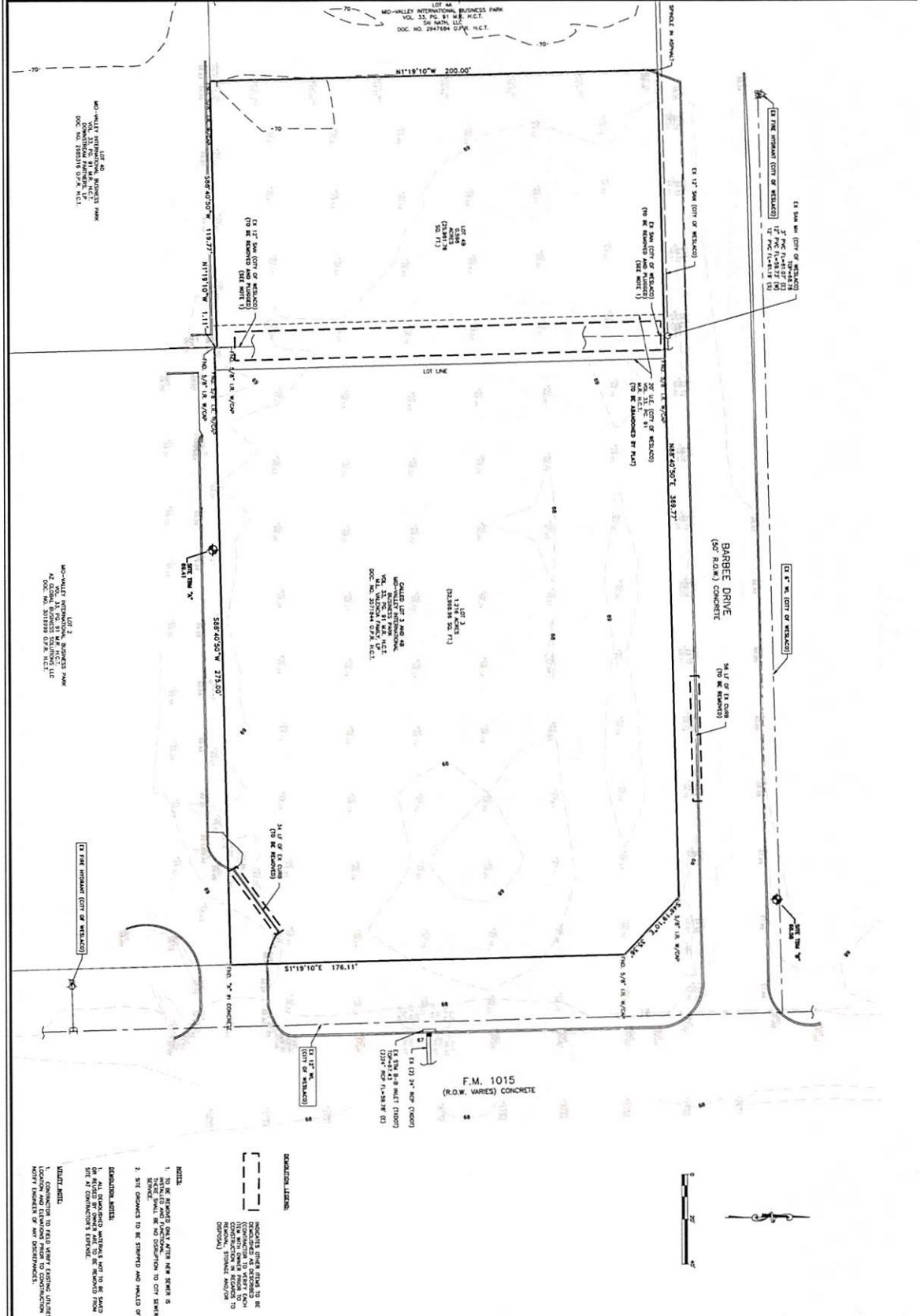
4. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF WESLACO, TEXAS, UTILITY MAPS AND RECORDS.

5. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF WESLACO, TEXAS, UTILITY MAPS AND RECORDS.



PROJECT MAP
SCALE 1" = 500'

LOCATION MAP
SCALE 1" = 500'



NOTES:

1. TO BE DEMOLISHED ARE SHOWN WITH DASHED LINES.
2. SITE CHANGES TO BE SHOWN AND MAILED OFF.

DEMOLITION LEGEND:

--- DEMOLISHED ARE SHOWN WITH DASHED LINES. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A COMMITMENT TO DEMOLITION. DEMOLITION SHALL BE AT CONTRACTOR'S RISK AND RESPONSIBILITY.

UTILITY NOTES:

1. CONDUIT TO FIELD MOUNT EXISTING UTILITIES AND MOUNTED TO FIELD MOUNT.
2. ALL CONDUIT SHALL BE MOUNTED TO FIELD MOUNT.

DATE: 7/11/2025

BLUEWAVE EXPRESS WESLACO

EXISTING CONDITIONS SURVEY & DEMOLITION PLAN

L. SOLARIED ENGINEERING
 ARCHITECTURAL, ENGINEERING, SURVEYING
 11111 W. WYOMING AVE.
 SUITE 100
 WESLACO, TEXAS 77680

DATE: 7/11/2025
PROJECT: BLUEWAVE EXPRESS WESLACO
DESIGNER: CAMERON DAVID
CHECKER: [Signature]



L SQUARED ENGINEERING
 12000 W. CENTRAL EXPRESSWAY, SUITE 100
 WESTLAKE, TEXAS 76091
 WWW.LSQUAREDENGINEERING.COM

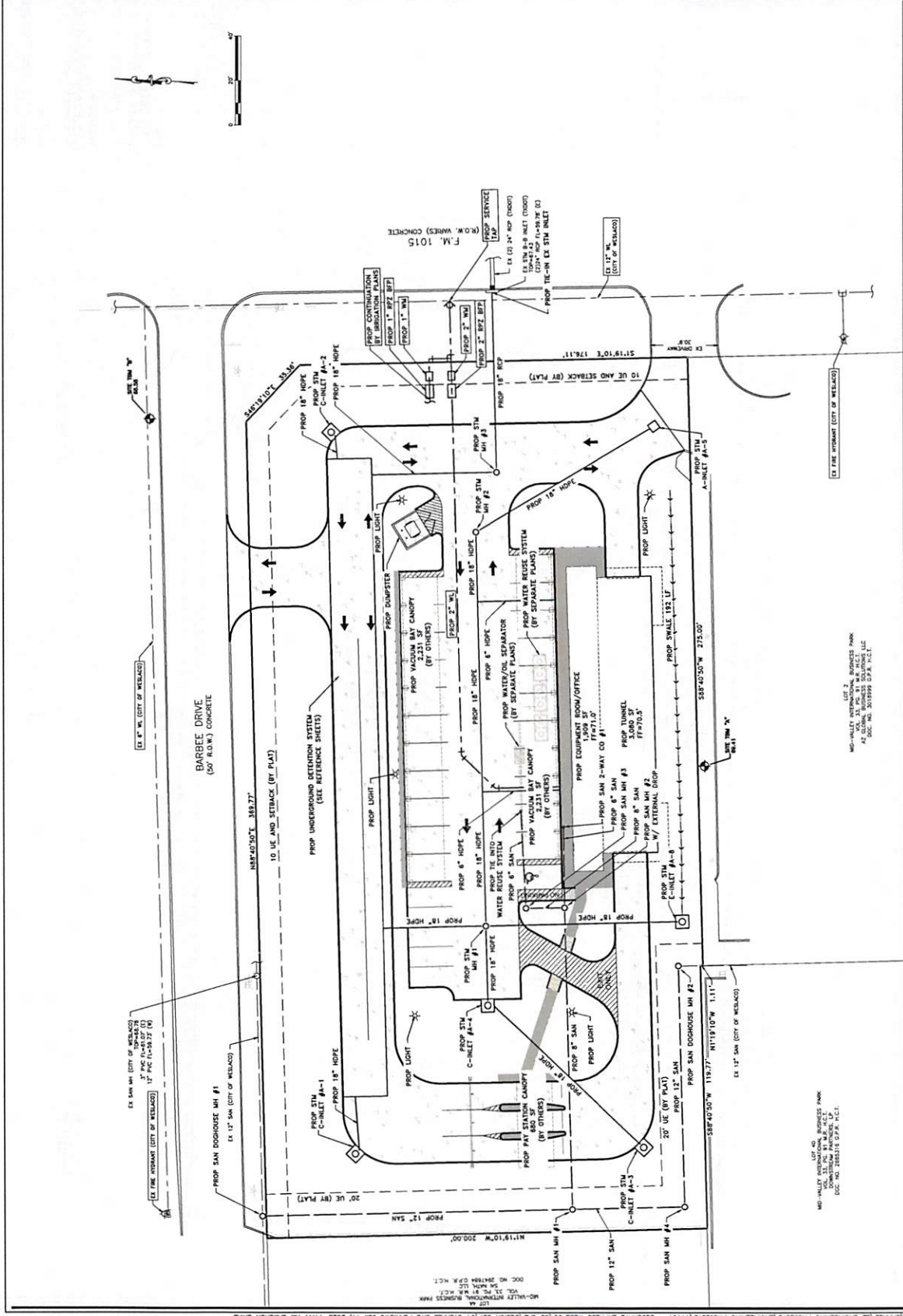
SCALE: 1" = 20' (1/4" = 10')

BLUEWAVE EXPRESS WESLACO

OVERALL SITE PLAN

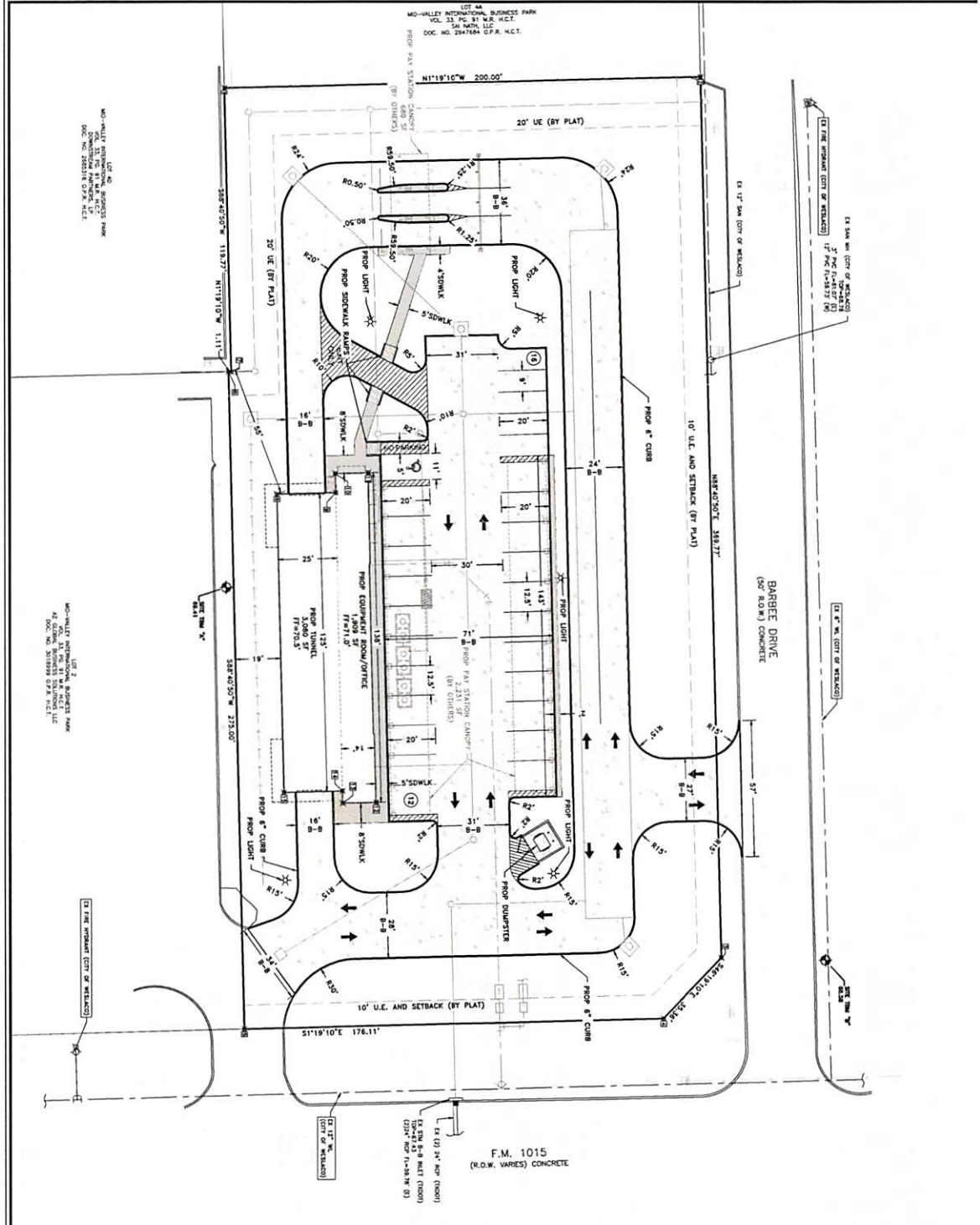
NO.	DATE	BY	REVISION
1	01/20/2024	AM	INITIAL
2	01/20/2024	AM	REVISION

DRAWING INFORMATION	
PROJECT:	311001 T&E
DRAWN:	CD/PE
CHECKED:	CD/PE
SCALE:	1" = 20' (1/4" = 10')
SHEET:	04



LOT 2
 MID-VALLEY INDUSTRIAL BUSINESS PARK
 AT LOCAL BUSINESS SOLUTIONS LLC
 DOC. NO. 2003218 C.P.F. P.C.T.

LOT 2
 MID-VALLEY INDUSTRIAL BUSINESS PARK
 AT LOCAL BUSINESS SOLUTIONS LLC
 DOC. NO. 2003218 C.P.F. P.C.T.



CONCRETE

24x36 SR OF 4" CONCRETE

34x36 SR OF 4" CONCRETE

30x36 SR OF 7" CONCRETE

PAVING LEGEND

24x36 SR OF 4" CONCRETE

34x36 SR OF 4" CONCRETE

30x36 SR OF 7" CONCRETE

PROPOSED CONCRETE

POINT #	NORTHING	EASTING
1	10450077.4453	1181402.1201
2	10450077.4123	1181397.4848
3	10450058.9278	1181797.1468
4	10450058.1263	1181792.7238
5	10450058.4463	1181798.2412
6	10450078.1112	1181793.2829
7	10450058.1213	1181791.2525

PROPOSED CONCRETE

POINT #	NORTHING	EASTING
8	10450059.2344	1181572.2119
9	10450059.2344	1181572.2119
10	10450012.7242	1181624.8242
11	10450012.7242	1181624.8242
12	10450012.7242	1181702.2342
13	10450012.8213	1181702.2342
14	10450012.8213	1181689.2318
15	10450012.1212	1181689.2318

PROPOSED CONCRETE

POINT #	NORTHING	EASTING
16	10450012.1212	1181689.2318
17	10450012.1212	1181689.2318
18	10450012.1212	1181689.2318
19	10450012.1212	1181689.2318
20	10450012.1212	1181689.2318

BLUEWAVE EXPRESS WESLACO

DIMENSIONAL CONTROL & PAVING PLAN

SQUARED ENGINEERING

11101 - BLUEWAVE EXPRESS WESLACO

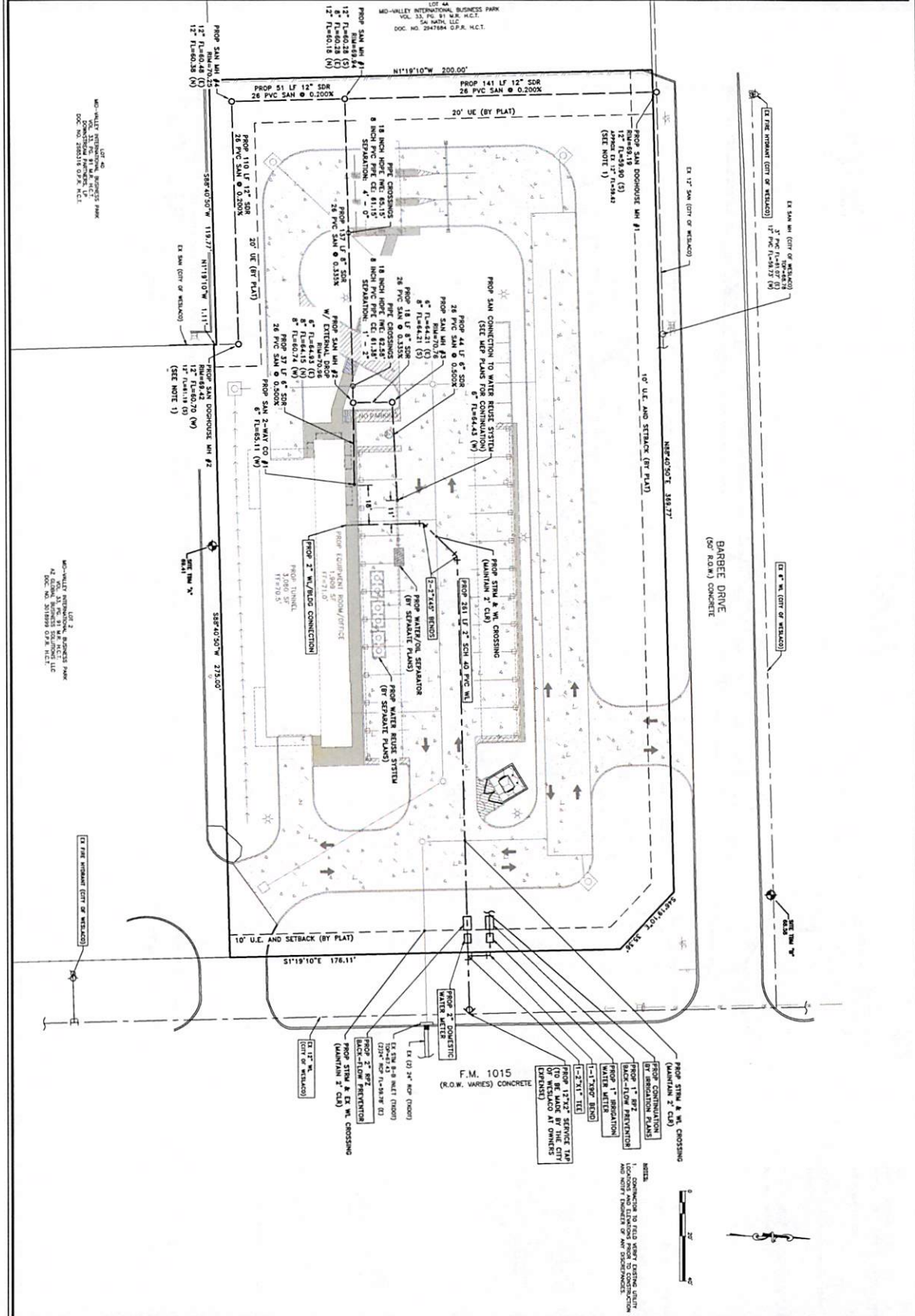
05

DATE: 06/11/2025

TIME: 11:17 AM

BY: CAMERON DAVID

CHECKED: [Signature]



QUALITY ASSURANCE
 NO. 31101-06
 DOC. NO. 202506 O.P.R. N.C.T.

QUALITY ASSURANCE
 NO. 31101-06
 DOC. NO. 202506 O.P.R. N.C.T.

NO.	DATE	BY	COMMENT
1	06/11/25	CD	CONTRACT
2	06/11/25	CD	CONTRACT
3	06/11/25	CD	CONTRACT

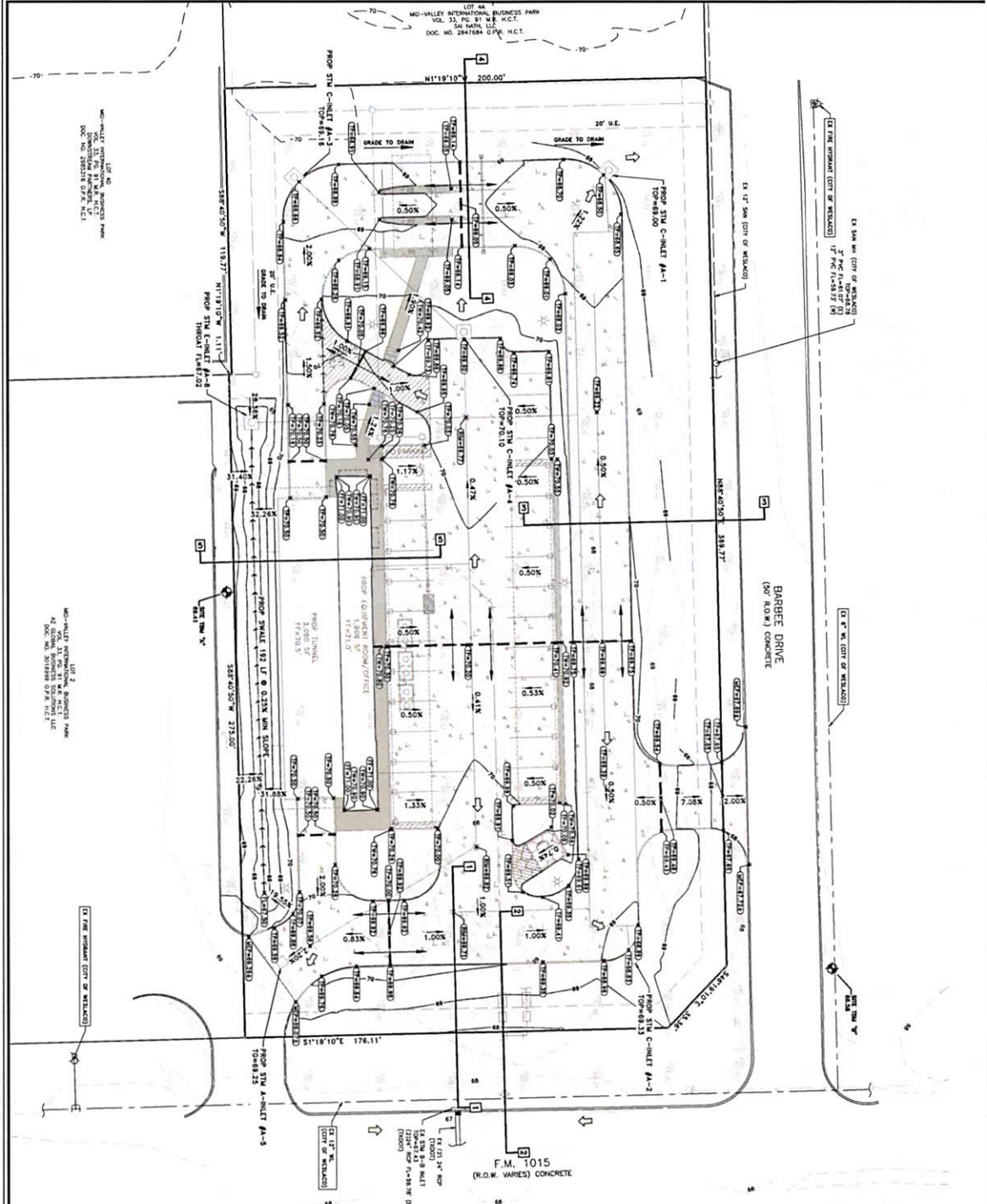
PROJECT: 11101-06
 SHEET: 06
 SCALE: 1" = 20' (PLAN)
 DATE: 06/11/25

BLUEWAVE EXPRESS WESLACO

UTILITY PLAN

DATE: 06/11/25
 TIME: 11:17 AM
 DRAWN BY: CAMERON DAVIS
 CHECKED BY: [Name]
 PROJECT NO: 11101-06





NOTES:

1. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
11. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
12. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
13. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
14. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
15. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.

LEGEND:

- (DASHED) TOP OF WALK
- (DASHED) TOP OF PARAPET
- (DASHED) TOP OF CURB
- (DASHED) TOP OF SLOPE
- (DASHED) TOP OF CURB
- (DASHED) WALL TOP
- (DASHED) FLOOR FINISH
- (DASHED) WHICH EXISTING SLOPE
- (DASHED) WHICH EXISTING PARAPET
- (DASHED) WHICH EXISTING
- (DASHED) FLOOR FINISH
- (DASHED) SLOPE
- (DASHED) CROSS SECTION
- (DASHED) EXISTING EXISTING DIRECTION PATH
- (DASHED) PARAPET HIGH POINT
- (DASHED) SLOPE TO DRAIN
- (DASHED) SLOPE TO DRAIN

SCALE: 1" = 20'

DATE: 07

SCALE: 1" = 20'

DATE: 07

BLUEWAVE EXPRESS WESLACO

GRADING PLAN

7/10/2025

L SQUARED ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

WWW.LSQUAREDENGINEERING.COM

10101 W. WYOMING

HOUSTON, TX 77036

TEL: 281.486.1234

FAX: 281.486.1235

NO.	DATE	BY	REVISION
1	07/10/2025	CS	ISSUED FOR PERMIT

PROJECT: BLUEWAVE EXPRESS WESLACO

CLIENT: BLUEWAVE EXPRESS WESLACO

SCALE: 1" = 20'

DATE: 07

7/10/2025

L SQUARED ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

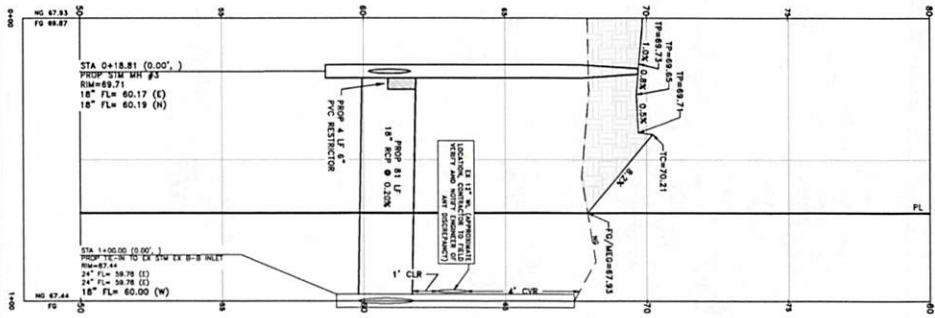
WWW.LSQUAREDENGINEERING.COM

10101 W. WYOMING

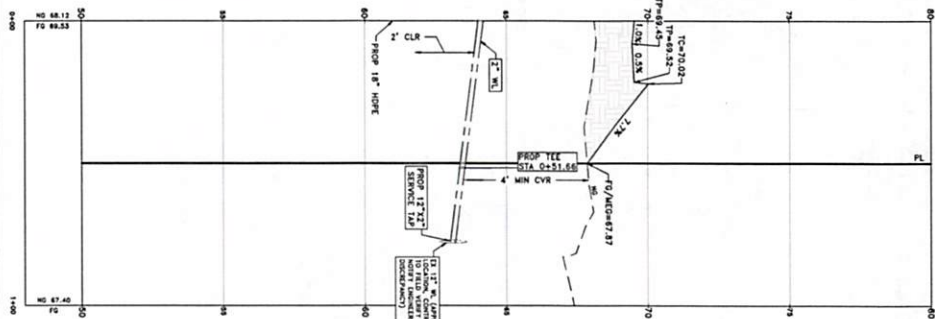
HOUSTON, TX 77036

TEL: 281.486.1234

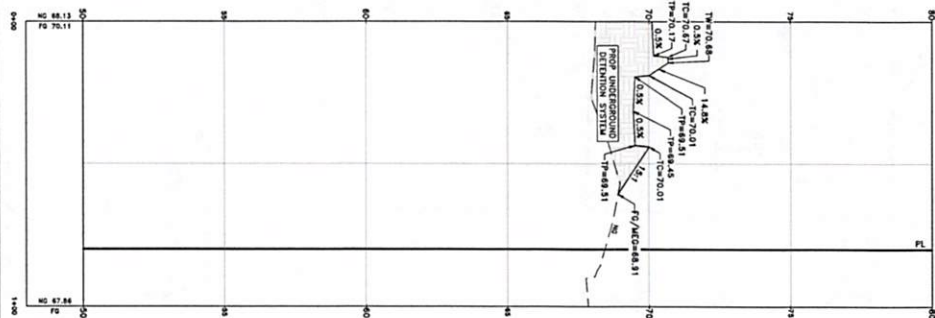
FAX: 281.486.1235



CS 1-1 PROFILE
1"=20' HORIZ
1"=2' VERT



CS 2-2 PROFILE
1"=20' HORIZ
1"=2' VERT



CS 3-3 PROFILE
1"=20' HORIZ
1"=2' VERT

- SHADING LEGEND**
- (DOTTED) TOP OF WALK
 - (DOTTED) TOP OF PAVEMENT
 - (DOTTED) HIGHWAY
 - (DOTTED) TOP OF SLOPE
 - (DOTTED) FLOOR
 - (DOTTED) TOP OF CURB
 - (DOTTED) TOP OF STRUCTURE
 - (DOTTED) WALL TOP
 - (DOTTED) FLOOR FINISH
 - (DOTTED) FINISH FLOOR
 - (DOTTED) MATCH EXISTING DRIVE
 - (DOTTED) MATCH EXISTING PAVEMENT
 - (DOTTED) DRIVE SLOPE
 - (DOTTED) SLOPE
 - (DOTTED) FILL
 - (DOTTED) CUT
- NOTES**
1. ALL SHADING SHALL BE IN ACCORDANCE WITH THE SHADING LEGEND.
 2. ALL PROPOSED CONSTRUCTION SHALL BE SHOWN WITH DOTTED LINES.
 3. ALL EXISTING CONSTRUCTION SHALL BE SHOWN WITH SOLID LINES.
 4. ALL PROPOSED CONSTRUCTION SHALL BE SHOWN WITH DOTTED LINES.
 5. ALL EXISTING CONSTRUCTION SHALL BE SHOWN WITH SOLID LINES.
 6. ALL PROPOSED CONSTRUCTION SHALL BE SHOWN WITH DOTTED LINES.
 7. ALL EXISTING CONSTRUCTION SHALL BE SHOWN WITH SOLID LINES.
 8. ALL PROPOSED CONSTRUCTION SHALL BE SHOWN WITH DOTTED LINES.
 9. ALL EXISTING CONSTRUCTION SHALL BE SHOWN WITH SOLID LINES.
 10. ALL PROPOSED CONSTRUCTION SHALL BE SHOWN WITH DOTTED LINES.
 11. ALL EXISTING CONSTRUCTION SHALL BE SHOWN WITH SOLID LINES.
 12. ALL PROPOSED CONSTRUCTION SHALL BE SHOWN WITH DOTTED LINES.
 13. ALL EXISTING CONSTRUCTION SHALL BE SHOWN WITH SOLID LINES.
 14. ALL PROPOSED CONSTRUCTION SHALL BE SHOWN WITH DOTTED LINES.
 15. ALL EXISTING CONSTRUCTION SHALL BE SHOWN WITH SOLID LINES.



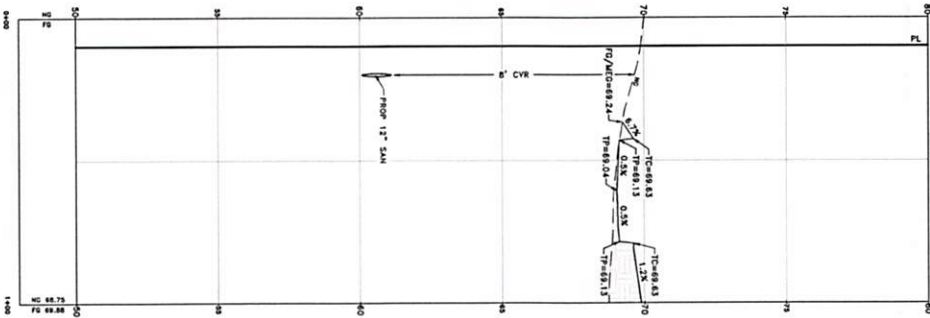
PROJECT	11101	ROAD
DRAWN	CD	DATE
CHECKED		DATE
SCALE	AS SHOWN	
SHEET	08	

BLUEWAVE EXPRESS WESLACO

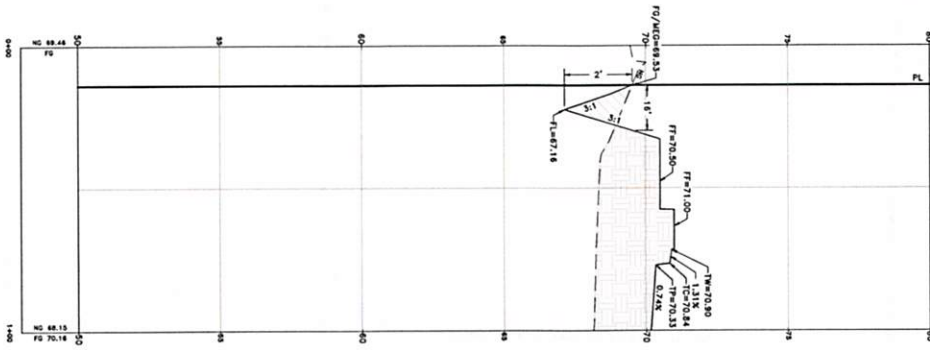
GRADING CROSS SECTIONS (1 OF 2)

DESIGNED BY
Cameron Davis
11/11/20

L2 SQUARED ENGINEERING
12000 W. WESLACO ROAD
WESLACO, TEXAS 77680
WWW.L2SQUARED.COM
PH: 281.758.1234
FAX: 281.758.1235

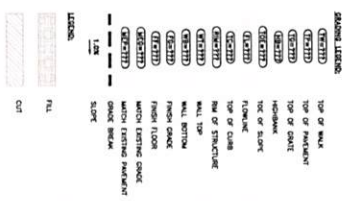


C.S. 1-1 PROFILE
1"=20' HORIZ
1"=2' VERT



C.S. 2-2 PROFILE
1"=20' HORIZ
1"=2' VERT

- STANDARD NOTES:**
1. OWNER, CLIENT AND/OR CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF ANY MAJOR PROJECT TYPE OF WORK TO BE PERFORMED TO ALLOW SUFFICIENT TIME FOR REVIEW AND COMMENTATION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AUTHORITIES.



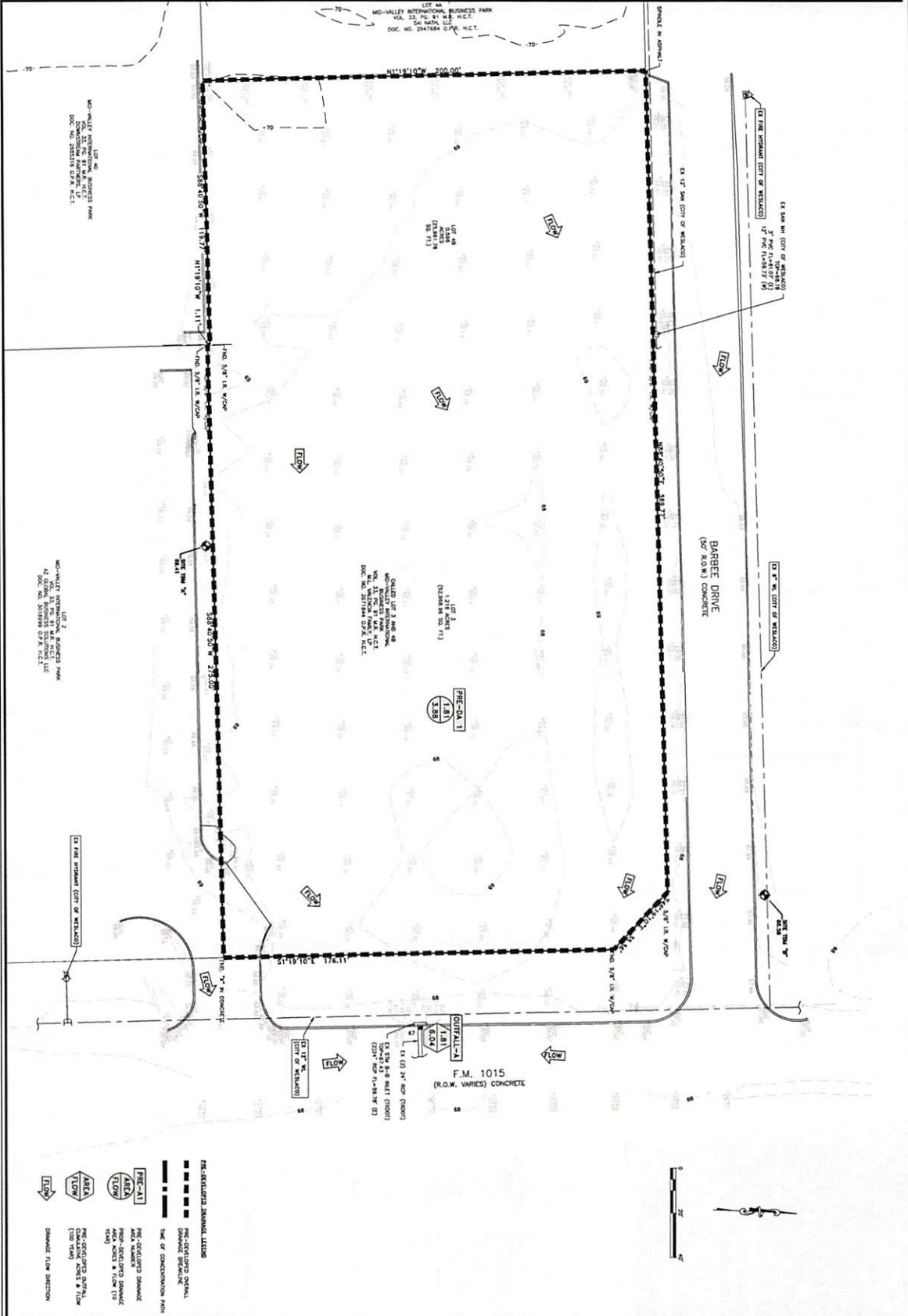
PROJECT	11101	TITLE	09
DATE	07/11/2025	SHEET	18
DESIGNER	CDH	CHECKED	
DRAWN		DATE	

BLUEWAVE EXPRESS WESLACO

GRADING CROSS SECTIONS (2 OF 2)

1. SQUARED ENGINEERING
11111 W. UNIVERSITY BLVD
SUITE 100
DALLAS, TEXAS 75241
PHONE: 972.412.1111
WWW.1SQUAREDENGINEERING.COM





GENERAL NOTES	
1	SEE SHEET 10 FOR CONTINUED
2	SEE SHEET 10 FOR CONTINUED
3	SEE SHEET 10 FOR CONTINUED
4	SEE SHEET 10 FOR CONTINUED
5	SEE SHEET 10 FOR CONTINUED
6	SEE SHEET 10 FOR CONTINUED
7	SEE SHEET 10 FOR CONTINUED
8	SEE SHEET 10 FOR CONTINUED
9	SEE SHEET 10 FOR CONTINUED
10	SEE SHEET 10 FOR CONTINUED

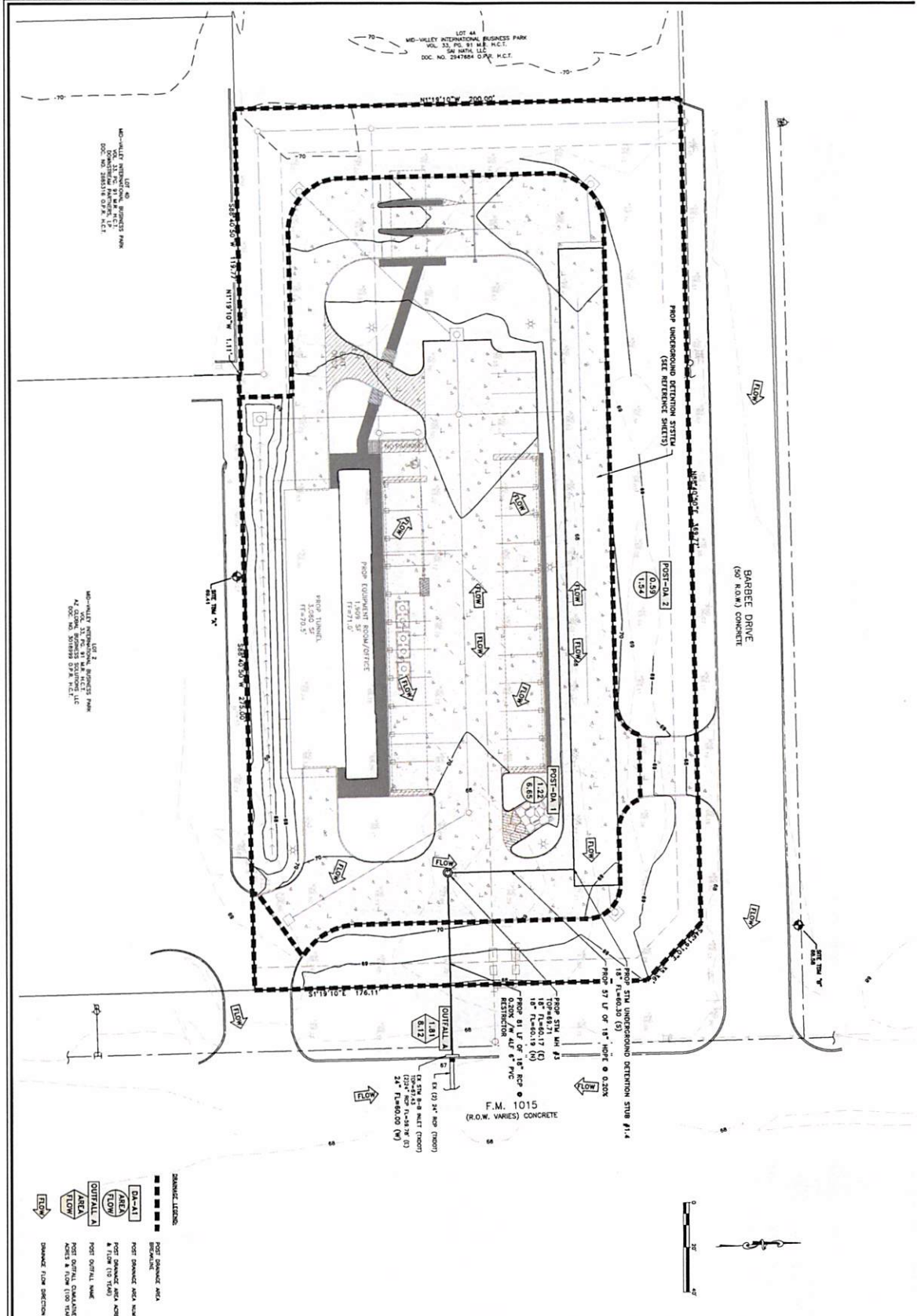
BLUEWAVE EXPRESS WESLACO

PRE DRAINAGE AREA MAP

DATE: 06/11/2025
 TIME: 11:17 AM
 DRAWN BY: CAMERON DAVID
 CHECKED BY: [Blank]
 PROJECT NO: 11101

L SQUARED ENGINEERING
 11101 BLUEWAVE EXPRESS WESLACO
 WESLACO, TEXAS 77580
 TEL: 281-251-1111
 WWW.LSQUAREDENGINEERING.COM





PROJECT	11101	DATE	07/11/2025
CLIENT	WESLACO	SCALE	1" = 40' (1:500)
DESIGNER	DAVID CAMERON	PROJECT NUMBER	11
CHECKER	DAVID CAMERON	DATE	07/11/2025

BLUEWAVE EXPRESS WESLACO

POST DRAINAGE AREA MAP

DESIGNED BY: DAVID CAMERON
 CHECKED BY: DAVID CAMERON
 DATE: 07/11/2025

LSI SQUARED ENGINEERING
 A DIVISION OF
 L&S ENGINEERING, INC.
 11101 BLUEWAVE EXPRESS WESLACO
 WESLACO, TEXAS 77901
 TEL: 361-222-1111
 WWW.LSIENGINEERING.COM

Post Development

Drainage Area Results

Segment	Flow Type	Area	Length	Slope	Flow'd V. Inlet'd	Time (hr)	Time (min)
1	Surface	0.13	100.0	0.0170	NA	0.20	12.11
2	Subsurface	2.95	0.0000	NA	1.2753432	0.27	16.31
							18.41

Drainage Calculations (US X)	Tc	C	I	Q
Drainage Area	1.81	0.35	6.31	3.83
Post-D1	1.22	0.74	7.40	6.65
Post-D2	0.59	10.00	0.35	7.40

Drainage Calculations (US X)	Tc	C	I	Q
Drainage Area	1.81	0.35	6.31	3.83
Post-D1	1.22	10.00	0.74	11.51
Post-D2	0.59	10.00	0.35	11.51

Weighted C (Post-D1)	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Post Development

Drainage Area Results

Segment	Flow Type	Area	Length	Slope	Flow'd V. Inlet'd	Time (hr)	Time (min)
1	Surface	0.13	100.0	0.0170	NA	0.20	12.11
2	Subsurface	2.95	0.0000	NA	1.2753432	0.27	16.31

Drainage Calculations (US X)	Tc	C	I	Q
Drainage Area	1.22	10.00	0.74	7.40
Post-D1	0.59	10.00	0.35	7.40
Post-D2	0.59	10.00	0.35	7.40

Drainage Calculations (US X)	Tc	C	I	Q
Drainage Area	1.22	10.00	0.74	7.40
Post-D1	0.59	10.00	0.35	7.40
Post-D2	0.59	10.00	0.35	7.40

Weighted C (Post-D1)	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Runoff

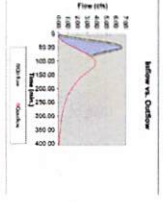
Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40



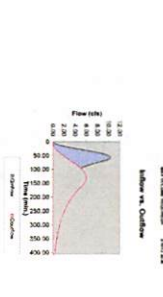
Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40



Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40



Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40



Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

100% Flow - 100% Flow Station

Drainage Calculations (US X)	Tc	C	I	Q
Drainage Area	1.81	0.35	6.31	3.83
Post-D1	1.22	10.00	0.74	7.40
Post-D2	0.59	10.00	0.35	7.40

Weighted C (Post-D1)	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

100% Flow - 100% Flow Station

Drainage Calculations (US X)	Tc	C	I	Q
Drainage Area	1.81	0.35	6.31	3.83
Post-D1	1.22	10.00	0.74	7.40
Post-D2	0.59	10.00	0.35	7.40

Weighted C (Post-D1)	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

Runoff

Runoff	Area (A ₁)
0.35	0.74
0.74	10.26
0.85	2.40

BLUEWAVE EXPRESS WESLACO

DRAINAGE CALCULATIONS (1 OF 2)

PROJECT INFORMATION

PROJECT NO.	11101
DATE	7/1/2025
DRAWN BY	DAVID
CHECKED BY	DAVID
SCALE	AS SHOWN

DESIGNER INFORMATION

13

DAVID

DAVID

SQUARED ENGINEERING

2100 WEST 19TH AVENUE, SUITE 100
DENVER, CO 80202

TEL: (303) 755-1111
WWW.SQUAREDENGINEERING.COM

PROJECT NO. 11101

DATE: 7/1/2025

PROJECT: BLUEWAVE EXPRESS WESLACO

DRAWING: DRAINAGE CALCULATIONS (1 OF 2)

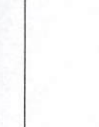
DESIGNED BY: DAVID

CHECKED BY: DAVID

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Channel Slope	Bank Slope	Bank Height	Top of Bank	Bottom of Bank	Channel Width	Channel Depth	Channel Area	Channel Velocity	Channel Discharge	Channel Froude
0+00	100	1.5	1.5	0.01	3:1	3.0	3.0	0.0	10	10	100	1.5	100	0.1
10+00	200	2.0	2.0	0.01	3:1	3.0	3.0	0.0	15	15	200	2.0	200	0.1
20+00	300	2.5	2.5	0.01	3:1	3.0	3.0	0.0	20	20	300	2.5	300	0.1
30+00	400	3.0	3.0	0.01	3:1	3.0	3.0	0.0	25	25	400	3.0	400	0.1
40+00	500	3.5	3.5	0.01	3:1	3.0	3.0	0.0	30	30	500	3.5	500	0.1
50+00	600	4.0	4.0	0.01	3:1	3.0	3.0	0.0	35	35	600	4.0	600	0.1
60+00	700	4.5	4.5	0.01	3:1	3.0	3.0	0.0	40	40	700	4.5	700	0.1
70+00	800	5.0	5.0	0.01	3:1	3.0	3.0	0.0	45	45	800	5.0	800	0.1
80+00	900	5.5	5.5	0.01	3:1	3.0	3.0	0.0	50	50	900	5.5	900	0.1
90+00	1000	6.0	6.0	0.01	3:1	3.0	3.0	0.0	55	55	1000	6.0	1000	0.1

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Channel Slope	Bank Slope	Bank Height	Top of Bank	Bottom of Bank	Channel Width	Channel Depth	Channel Area	Channel Velocity	Channel Discharge	Channel Froude
100+00	1100	6.5	6.5	0.01	3:1	3.0	3.0	0.0	60	60	1100	6.5	1100	0.1
110+00	1200	7.0	7.0	0.01	3:1	3.0	3.0	0.0	65	65	1200	7.0	1200	0.1
120+00	1300	7.5	7.5	0.01	3:1	3.0	3.0	0.0	70	70	1300	7.5	1300	0.1
130+00	1400	8.0	8.0	0.01	3:1	3.0	3.0	0.0	75	75	1400	8.0	1400	0.1
140+00	1500	8.5	8.5	0.01	3:1	3.0	3.0	0.0	80	80	1500	8.5	1500	0.1
150+00	1600	9.0	9.0	0.01	3:1	3.0	3.0	0.0	85	85	1600	9.0	1600	0.1
160+00	1700	9.5	9.5	0.01	3:1	3.0	3.0	0.0	90	90	1700	9.5	1700	0.1
170+00	1800	10.0	10.0	0.01	3:1	3.0	3.0	0.0	95	95	1800	10.0	1800	0.1
180+00	1900	10.5	10.5	0.01	3:1	3.0	3.0	0.0	100	100	1900	10.5	1900	0.1
190+00	2000	11.0	11.0	0.01	3:1	3.0	3.0	0.0	105	105	2000	11.0	2000	0.1

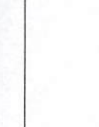
Channel Slope: 0.01
 Bank Slope: 3:1
 Bank Height: 3.0 ft
 Top of Bank: 3.0 ft
 Bottom of Bank: 0.0 ft
 Channel Width: 10 ft
 Channel Depth: 1.5 ft
 Channel Area: 100 sq ft
 Channel Velocity: 1.5 ft/s
 Channel Discharge: 100 cfs
 Channel Froude: 0.1



L SQUARED ENGINEERING
 WWW.LSQUAREDENGINEERING.COM
 10110 N. CENTRAL EXPRESS HWY.
 SUITE 100, DALLAS, TEXAS 75243
 TEL: 972.380.0900
 FAX: 972.380.0901
 EMAIL: INFO@LSQUAREDENGINEERING.COM

BLUEWAVE EXPRESS WESLACO

DRAINAGE CALCULATIONS (2 OF 2)



REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF TEXAS
 NO. 11101-11101
 EXPIRES 08/31/2026

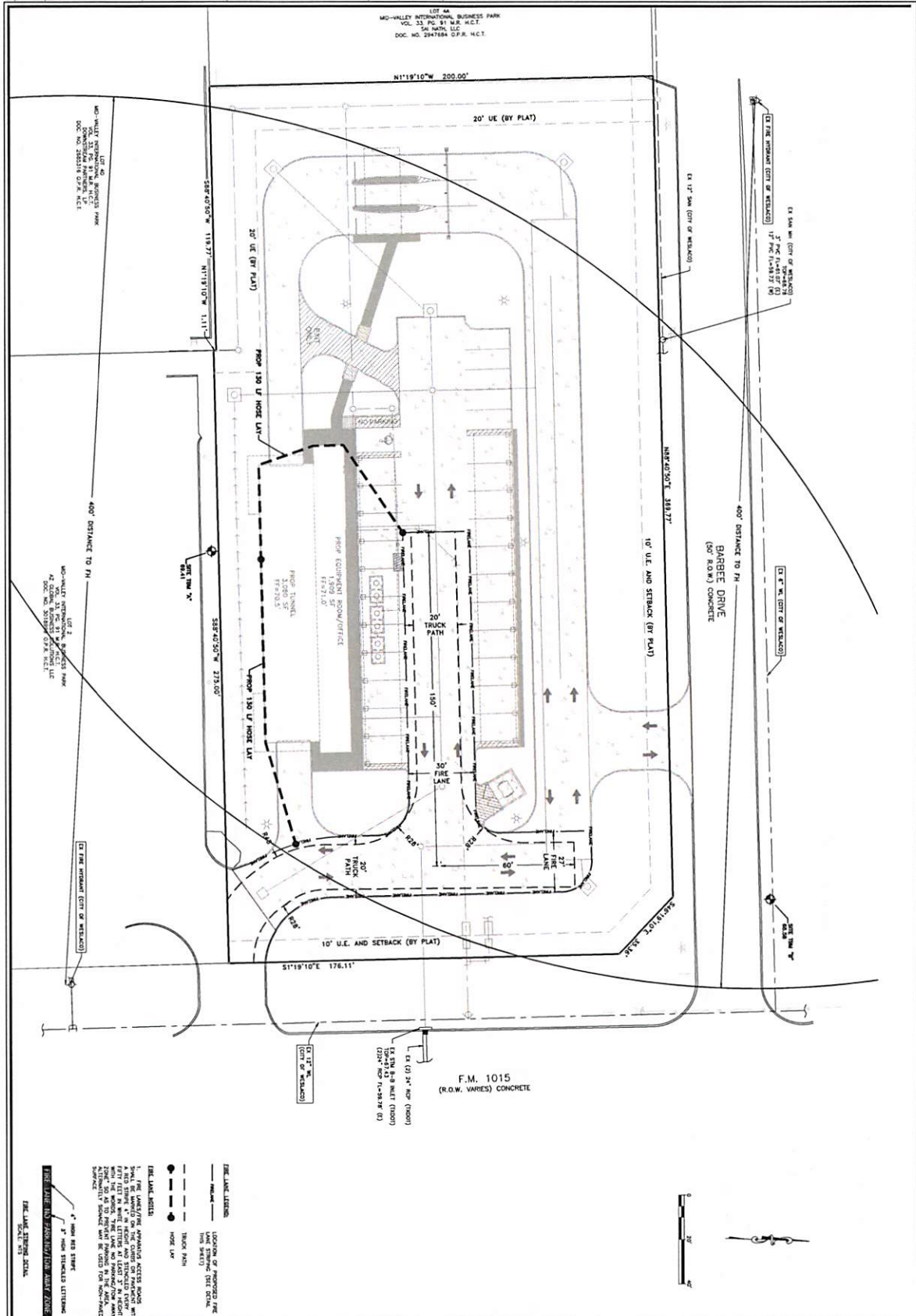
PROJECT: 11101 TOA

DATE: 07/11/2025

SHEET: 14

14

14



BLUEWAVE EXPRESS WESLACO

FIRE LANE PLAN

I SQUARED ENGINEERING
 REGISTERED PROFESSIONAL ENGINEERING FIRM
 1400 W. STATE ST., SUITE 200, WESLACO, TEXAS 77580
 (409) 933-8888
 WWW.I2ENGINEERING.COM

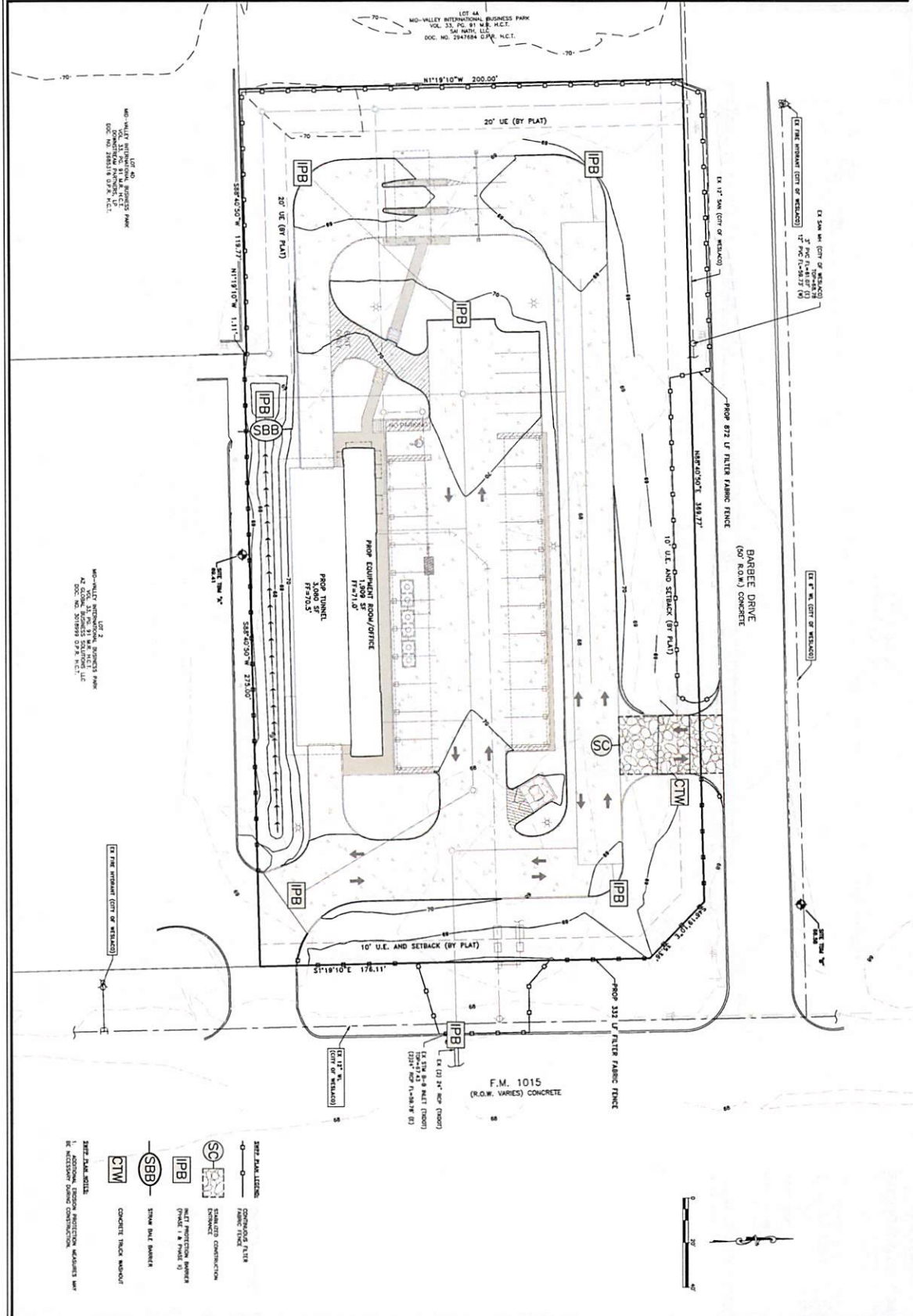
DATE: 06/11/2025
TIME: 11:18 AM
PROJECT: 11101 - BLUEWAVE EXPRESS WESLACO
DRWG. NO.: 15
SCALE: AS SHOWN
DESIGNED BY: [Redacted]
CHECKED BY: [Redacted]

REVISIONS:

NO.	DATE	DESCRIPTION
1	06/11/2025	ISSUED FOR PERMIT

NOTES:

- FIRE LANE CLEARANCE SHALL BE MAINTAINED AT ALL TIMES.
- ALL FIRE LANE CLEARANCES SHALL BE MAINTAINED AT ALL TIMES.
- ALL FIRE LANE CLEARANCES SHALL BE MAINTAINED AT ALL TIMES.



SYMBOLS

- SC: CONCRETE TRACK METHOD
- IPB: INLET PROTECTION BARRIER
- SBB: STORM BASE BARRIER
- CTM: CONCRETE TRACK METHOD

NOTES

- ADDITIONAL ENGINE PROTECTION MEASURES MAY BE NECESSARY DURING CONSTRUCTION.

DATE 11/11/2025

PROJECT BLUEWAVE EXPRESS WESLACO

SHEET 16

BLUEWAVE EXPRESS WESLACO

SWPP PLAN

SQUARED ENGINEERING

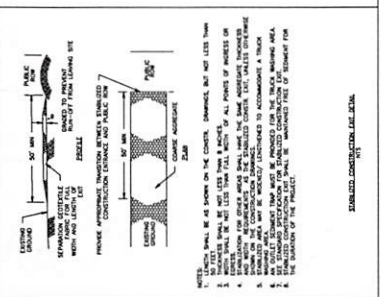
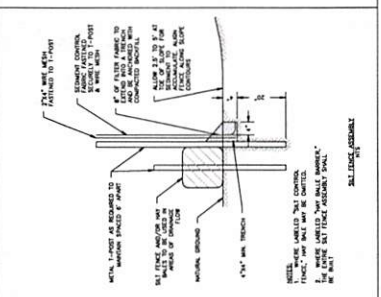
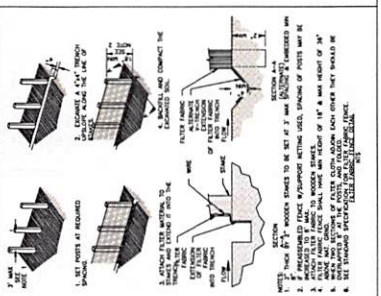
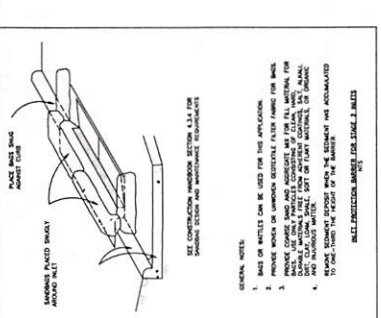
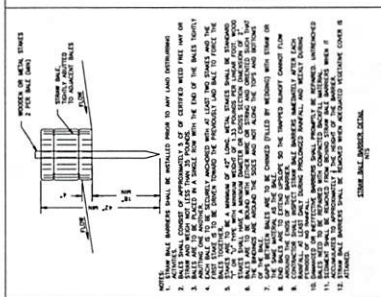
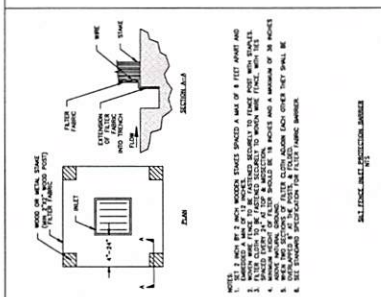
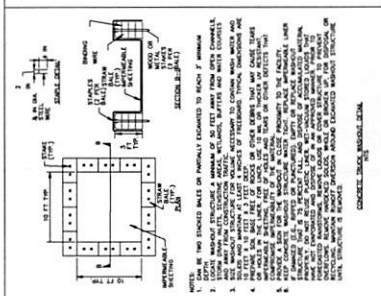
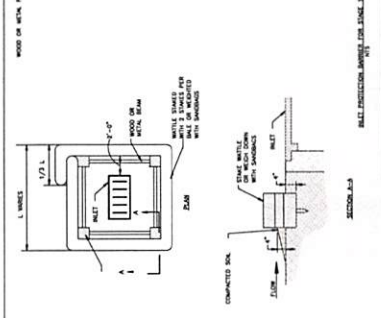
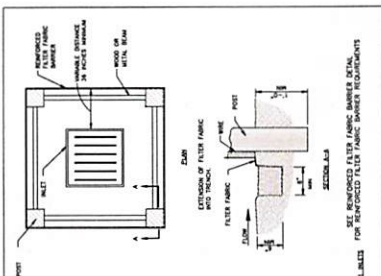
12000 W. WYOMING AVE. SUITE 100
DALLAS, TEXAS 75243
WWW.SQUAREDENGINEERING.COM

DATE: 11/11/2025
DRAWN BY: [Name]
CHECKED BY: [Name]

BLUEWAVE EXPRESS WESLACO

SWP DETAILS

PROJECT	11101	TDR
DATE	07/14/2025	BY
SCALE	AS NOTED	SHEET
17		



GENERAL NOTES:

- BASE OR METALS CAN BE USED FOR THIS APPLICATION.
- PROVIDE HOLES ON UNIFORM CENTERLINE FILTER FRAME FOR WALL BRACKETS. BRACKETS SHALL BE PROVIDED AT 4' ON CENTER.
- BRACKETS SHALL BE PROVIDED AT 4' ON CENTER.
- BRACKETS SHALL BE PROVIDED AT 4' ON CENTER.

GENERAL NOTES:

- BASE OR METALS CAN BE USED FOR THIS APPLICATION.
- PROVIDE HOLES ON UNIFORM CENTERLINE FILTER FRAME FOR WALL BRACKETS. BRACKETS SHALL BE PROVIDED AT 4' ON CENTER.
- BRACKETS SHALL BE PROVIDED AT 4' ON CENTER.
- BRACKETS SHALL BE PROVIDED AT 4' ON CENTER.



L SQUARED ENGINEERING
 10000 COMMERCIAL, HOUSTON, TEXAS 77036
 WWW.LSQUAREDENGINEERING.COM

TRAFFIC CONTROL PLAN
 11/13/11
 18

BLUENAVE EXPRESS WESLACO

TRAFFIC CONTROL DETAILS

DATE	BY	COMMENT
11/13/11	LS	ISSUED FOR CONSTRUCTION
11/13/11	LS	ISSUED FOR CONSTRUCTION
11/13/11	LS	ISSUED FOR CONSTRUCTION



LEGEND

Channelizing Devices	Channelizing Devices
Heavy Work Vehicle	Trucks Mounted Attenuator (TMA)
Trailer Mounted Flashing Arrow Board	Portable Changeable Message Sign (PCMS)
Sign	Flagger
Flagger	Flagger

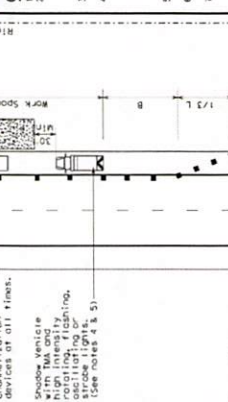
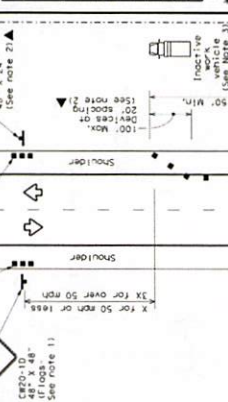
Postered Speed Limit (mph)	Minimum Sign Spacing (ft)	Minimum Sign Spacing (ft) - 100 ft or less	Minimum Sign Spacing (ft) - 100 ft or more
30	150	165	180
35	165	180	200
40	180	200	225
45	200	225	245
50	225	245	270
55	245	270	300
60	270	300	330
65	300	330	360
70	330	360	400
75	360	400	450

TYPICAL USAGE

MOBILE	SHORT TERM	INTERMEDIATE	LONG TERM
✓	✓	✓	✓

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those noted otherwise.
- In the plans, or for certain maintenance work, when approved by the Engineer.
- Trucks, vehicles or other apparatus should be parked near the right-of-way line and not parked on the paved shoulder.
- Shoove vehicle with a TMA should be used anytime it can be positioned longer present but road or work conditions require the traffic control devices to be used.
- Additional Shoove vehicles with TMA may be positioned off the paved shoulder.
- See TCP-111 for shoulder work on divided highways, expressways and freeways.
- "ROAD WORK AHEAD" signs may be used in place of C20-10 roadways.

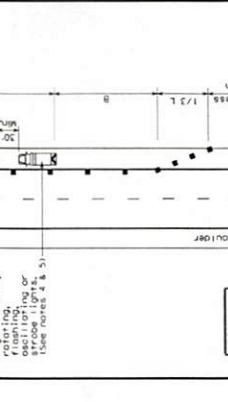
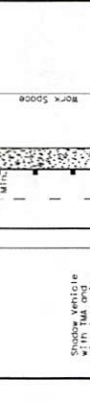
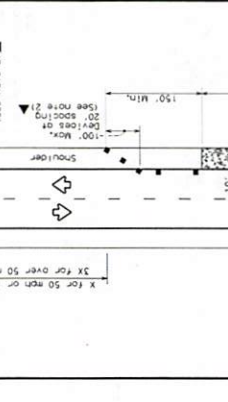
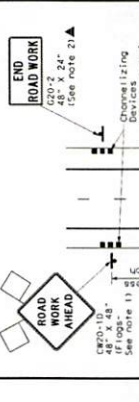


Texas Department of Transportation
 Traffic Control Plan Standard

**TRAFFIC CONTROL PLAN
 CONVENTIONAL ROAD
 SHOULDER WORK**

TCP (1-11)-18

DATE	BY	COMMENT
11/13/11	LS	ISSUED FOR CONSTRUCTION
11/13/11	LS	ISSUED FOR CONSTRUCTION
11/13/11	LS	ISSUED FOR CONSTRUCTION

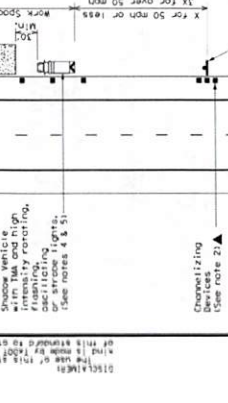
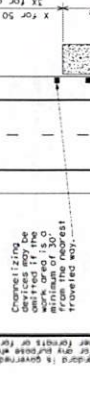
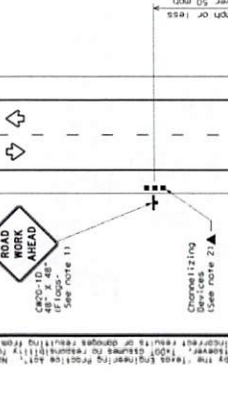


Texas Department of Transportation
 Traffic Control Plan Standard

**TRAFFIC CONTROL PLAN
 CONVENTIONAL ROAD
 SHOULDER WORK**

TCP (1-11)-18

DATE	BY	COMMENT
11/13/11	LS	ISSUED FOR CONSTRUCTION
11/13/11	LS	ISSUED FOR CONSTRUCTION
11/13/11	LS	ISSUED FOR CONSTRUCTION



Texas Department of Transportation
 Traffic Control Plan Standard

**TRAFFIC CONTROL PLAN
 CONVENTIONAL ROAD
 SHOULDER WORK**

TCP (1-11)-18

DATE	BY	COMMENT
11/13/11	LS	ISSUED FOR CONSTRUCTION
11/13/11	LS	ISSUED FOR CONSTRUCTION
11/13/11	LS	ISSUED FOR CONSTRUCTION

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



BLUEWAVE EXPRESS WESLACO - REV 3

WESLACO, TX, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"; CHAMBER CLASSIFICATION 60x401.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD AND 2) 15 MIN (COVER 2) MAXIMUM PERMANENT (75-HR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (THREE) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT³, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED ORDER MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-TEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
 2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED.
 - NO RUBBER TIRE LOADERS, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-7200 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
 3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS		"INVERT ABOVE BASE OF CHAMBER"	
ITEM ON LAYOUT	PART TYPE	DESCRIPTION	ITEM ON LAYOUT	DESCRIPTION	MAX FLOW
84	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	12.75	24" BOTTOM PARTIAL CUT END CAP - PART# MC7200EPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.25"
4	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	8.25	18" BOTTOM PARTIAL CUT END CAP - PART# MC7200EPP18B / TYP OF ALL 18" BOTTOM CONNECTIONS	1.97"
12	STONE ABOVE (H)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	7.75	18" TOP PARTIAL CUT END CAP - PART# MC7200EPP18T / TYP OF ALL 18" TOP CONNECTIONS	29.36"
9	STONE BELOW (H)	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	7.75	INSTALL FLAMP OR 24" ACCESS PIPE / PART# MCLAMP (TYP 2 PLACES)	29.36"
40	INSTALLED SYSTEM VOLUME (CF) (COVER STONE INCLUDED)	TOP OF STONE	6.75	18" x 18" TOP MANIFOLD: ADS N-12	1.97"
24550	PERMETER STONE INCLUDED (COVER STONE INCLUDED)	TOP OF MC-7200 CHAMBER	3.20	DESIGN BY ENGINEER / PROVIDED BY OTHERS	4.0 CFS IN
5774	SYSTEM AREA (SF) (BASE STONE INCLUDED)	24" ISOLATOR ROW PLUS INVERT	0.94	DESIGN BY ENGINEER / PROVIDED BY OTHERS	5.5 CFS IN
6169	SYSTEM PERIMETER (H)	24" ISOLATOR ROW PLUS INVERT	0.94	DESIGN BY ENGINEER / PROVIDED BY OTHERS	
		18" BOTTOM CONNECTION INVERT	0.91	DESIGN BY ENGINEER / PROVIDED BY OTHERS	
		BOTTOM OF MC-7200 CHAMBER	0.00	DESIGN BY ENGINEER / PROVIDED BY OTHERS	
		BASE OF STONE	0.00	DESIGN BY ENGINEER / PROVIDED BY OTHERS	
		BOTTOM OF STONE	0.00	DESIGN BY ENGINEER / PROVIDED BY OTHERS	
		UNDERDRAIN		6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN	
		INSPECTION PORT		4" SEE DETAIL	



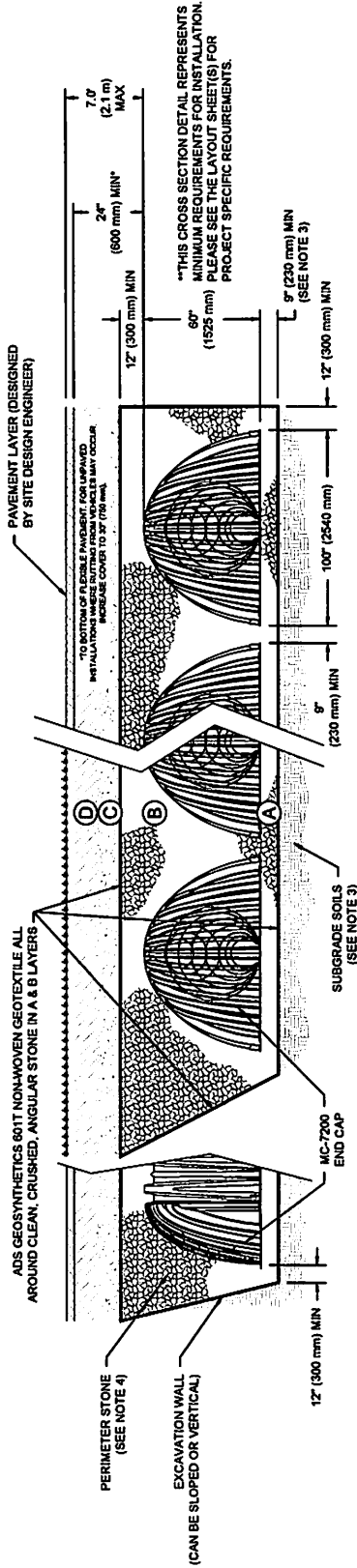
NOTES
 • THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 • NOT FOR CONSTRUCTION. THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE FOUNDATION OR UNGRADED GROUND SURFACE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE FOUNDATION STONE (A LAYER) TO 600 mm ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

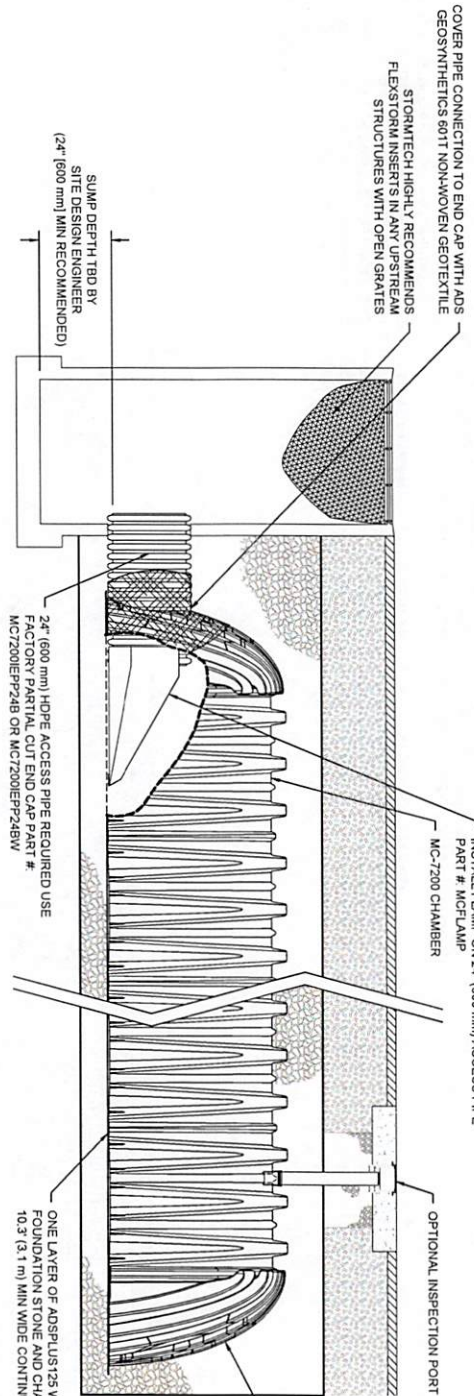
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
- MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 900 LBS/FT². THE ABC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.


 4640 TRUJMAN BLVD
 HILLIARD, OH 43026
 1-800-733-4773
StormTech®
 Chamber System

SHEET
3 OF 5

DATE: 07/09/2025
 DRAWN: EC
 PROJECT: N/A
 CHECKED: N/A
 DATE: 07/09/2025
 DRAWN: EC
 PROJECT: N/A
 CHECKED: N/A

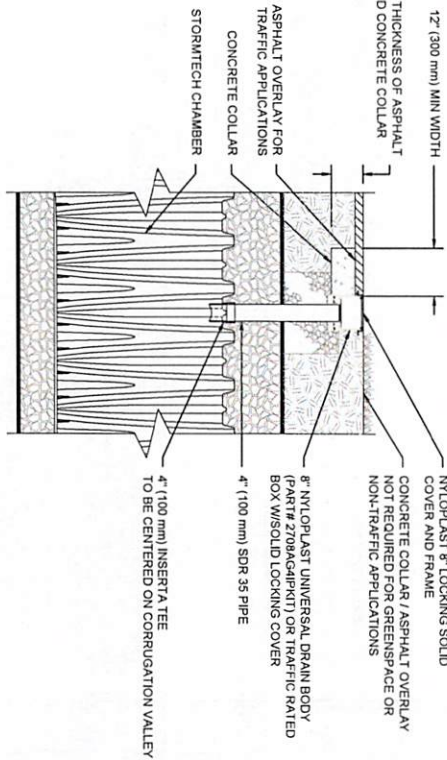
BLUEVAVE EXPRESS WESLACO
 WESLACO, TX USA
 - REV 3



MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. USING A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL SEALING COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - B.1. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - i). MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - ii). FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.2. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.



4" PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)
NTS

- NOTES**
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION, ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
 - CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

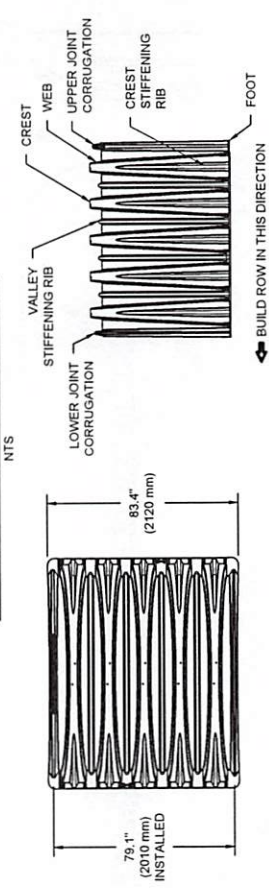
StormTech®
Chamber System

DATE	07/09/2025	DRAWN	EC
PROJECT #		CHECKED	N/A

BLUEWAVE EXPRESS WESLACO
- REV 3
WESLACO, TX, USA

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER OF RECORD (EOR) OR OTHER PROJECTING PRIOR TO BIDDING AND/OR CONSTRUCTION, IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT ALL APPLICABLE REGULATIONS AND PROJECT REQUIREMENTS ARE MET. REPRESENTATIVE THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION. ALL APPLICABLE REGULATIONS AND PROJECT REQUIREMENTS ARE MET AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE REGULATIONS AND PROJECT REQUIREMENTS.

MC-7200 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	(4.98 m ³)
MINIMUM INSTALLED STORAGE*	(7.56 m ³)
WEIGHT (NOMINAL)	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	(90.0" X 61.0" X 32.8")
END CAP STORAGE	(3.36 m ³)
MINIMUM INSTALLED STORAGE*	(40.8 kg)
WEIGHT (NOMINAL)	(90 lbs.)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS. 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "B"

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

END CAPS WITH A PREFABRICATED WELDED STUB END WITH "V"

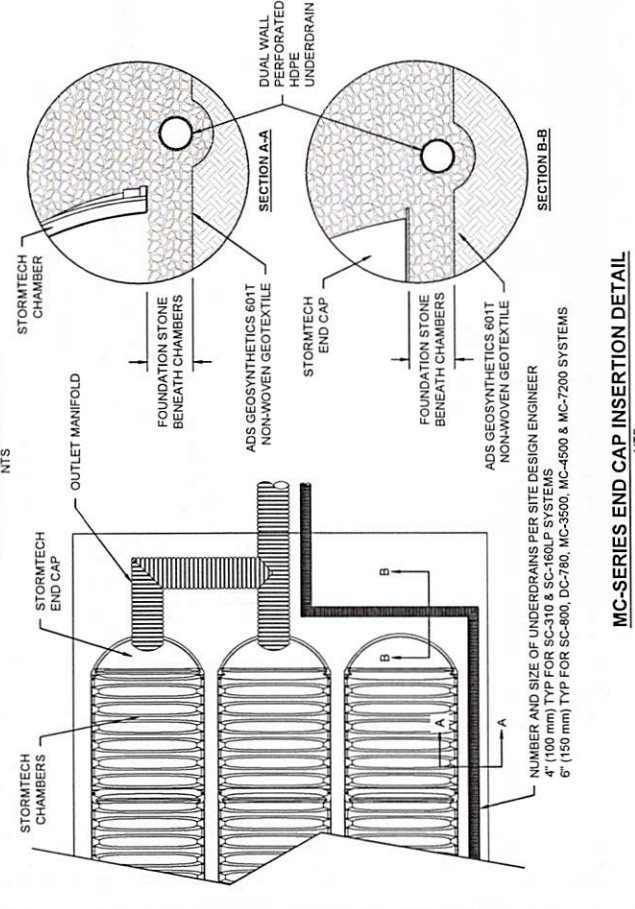
PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	—
MC7200IEPP06B	—	—	0.86" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	—
MC7200IEPP08B	—	—	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	—
MC7200IEPP10B	—	—	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	—
MC7200IEPP12B	—	—	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	—
MC7200IEPP15B	—	—	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	—
MC7200IEPP18B	—	—	1.97" (50 mm)
MC7200IEPP16BW	—	—	—
MC7200IEPP24T	—	—	—
MC7200IEPP24BW	—	—	—
MC7200IEPP24B	24" (600 mm)	23.05" (585 mm)	—
MC7200IEPP24BW	—	—	—
MC7200IEPP30BW	30" (750 mm)	—	2.26" (57 mm)
MC7200IEPP36BW	36" (900 mm)	—	2.95" (75 mm)
MC7200IEPP36BW	—	—	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	—	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



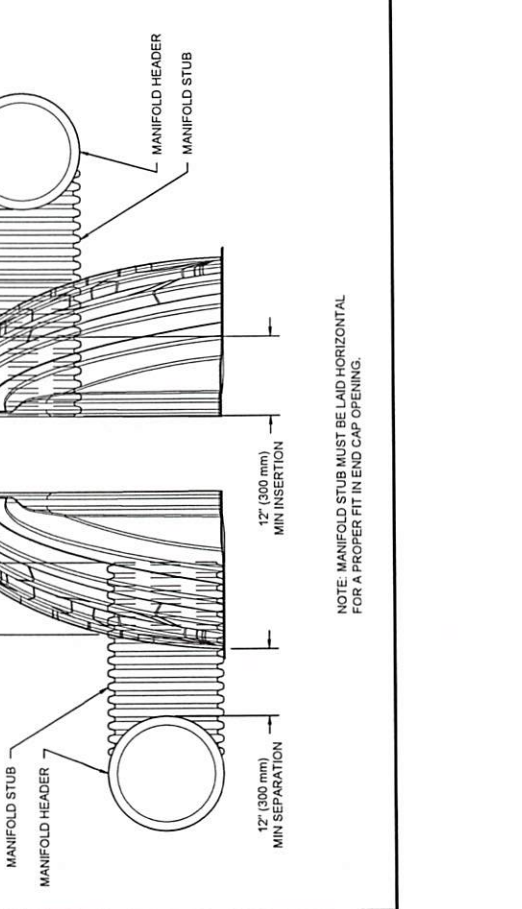
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

UNDERDRAIN DETAIL



MC-SERIES END CAP INSERTION DETAIL

NTS



EX SAN MH
TOP=68.78
3" PVC FL=61.07 (E)
12" PVC FL=59.73 (W)

EX FIRE HYDRANT

EX 6" WL

SITE TBM "0"
68.50

BARBEE DRIVE
(50' R.O.W.) CONCRETE

PROP SAN DOGHOUSE MH #1

N88°40'50"E 369.77'

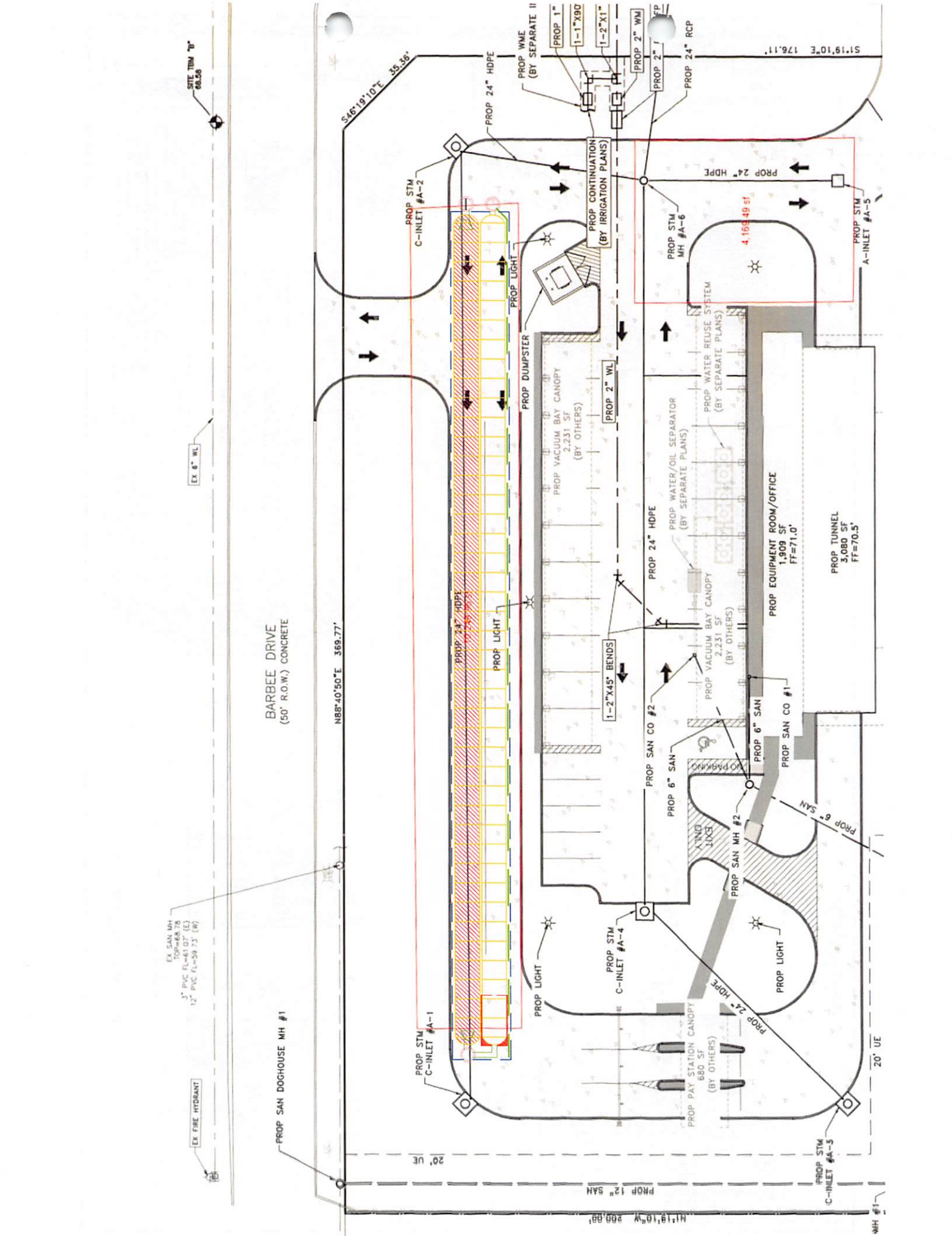
546°19'10"E 35.36'

PROP EQUIPMENT ROOM/OFFICE
1,909 SF
FF=71.0'

PROP TUNNEL
3,080 SF
FF=70.5'

N1°19'10"W 800.80'

48" MH #1



PROP STM C-INLET #A-1

PROP STM #A-2
C-INLET

PROP STM #A-4
C-INLET

PROP STM #A-5
C-INLET

PROP STM #A-6

PROP STM #A-5
C-INLET

PROP 24" HDPE

PROP 24" HDPE

PROP 24" HDPE

PROP 24" HDPE

PROP 24" HDPE

PROP 6" SAN

PROP 6" SAN

PROP 6" SAN

PROP 12" SAN

PROP 2" WL

PROP 2" WL

PROP 2" WL

PROP 2" WL

PROP 2" WL

PROP 2" WL

PROP 2" WL

PROP 2" WL

PROP 2" WL

PROP 2" WL

PROP CONTINUATION
(BY IRRIGATION PLANS)

PROP WATER/OIL SEPARATOR
(BY SEPARATE PLANS)

PROP WATER REUSE SYSTEM
(BY SEPARATE PLANS)

PROP VACUUM BAY CANOPY
2,231 SF
(BY OTHERS)

PROP VACUUM BAY CANOPY
2,231 SF
(BY OTHERS)

PROP VACUUM BAY CANOPY
2,231 SF
(BY OTHERS)

PROP PAY STATION CANOPY
680 SF
(BY OTHERS)

PROP SAN DOGHOUSE MH #1

PROP SAN DOGHOUSE MH #1

PROP DUMPSTER

PROP LIGHT

PROP LIGHT

PROP LIGHT

PROP LIGHT

PROP LIGHT

PROP LIGHT

PROP LIGHT

PROP LIGHT

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

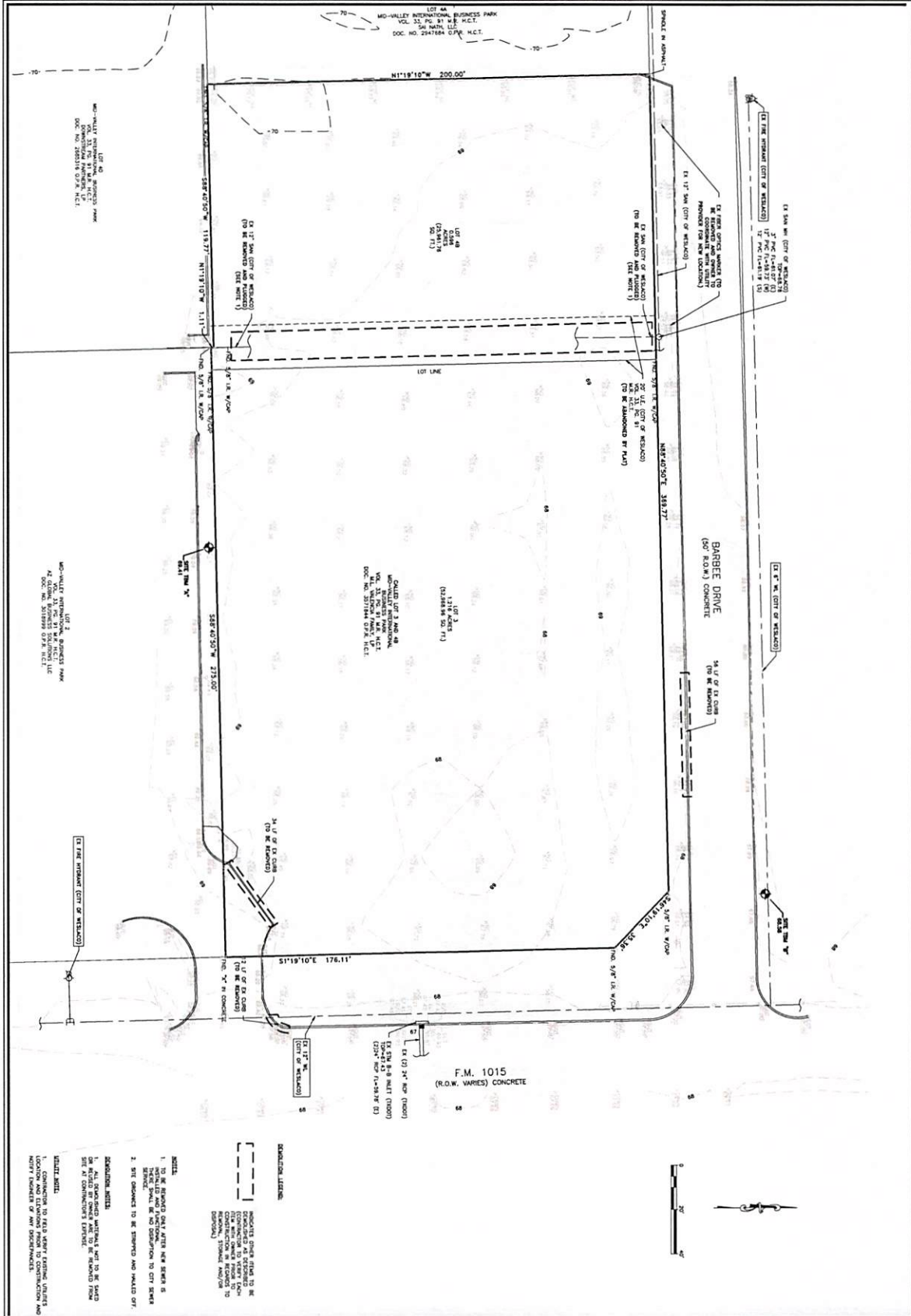
PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2

PROP SAN CO #1

PROP SAN CO #2



- NOTES:**
1. TO BE DEMOLISHED ARE SHOWN WITH DASHED LINES.
 2. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF WESLACO, TEXAS, ORDINANCE 14000.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WESLACO, TEXAS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ORIGINAL CONDITIONS OR BETTER.
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DURING THE PROJECT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE CITY OF WESLACO, TEXAS.

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	08/18/25	GC	ISSUED FOR PERMIT

PROJECT INFORMATION:

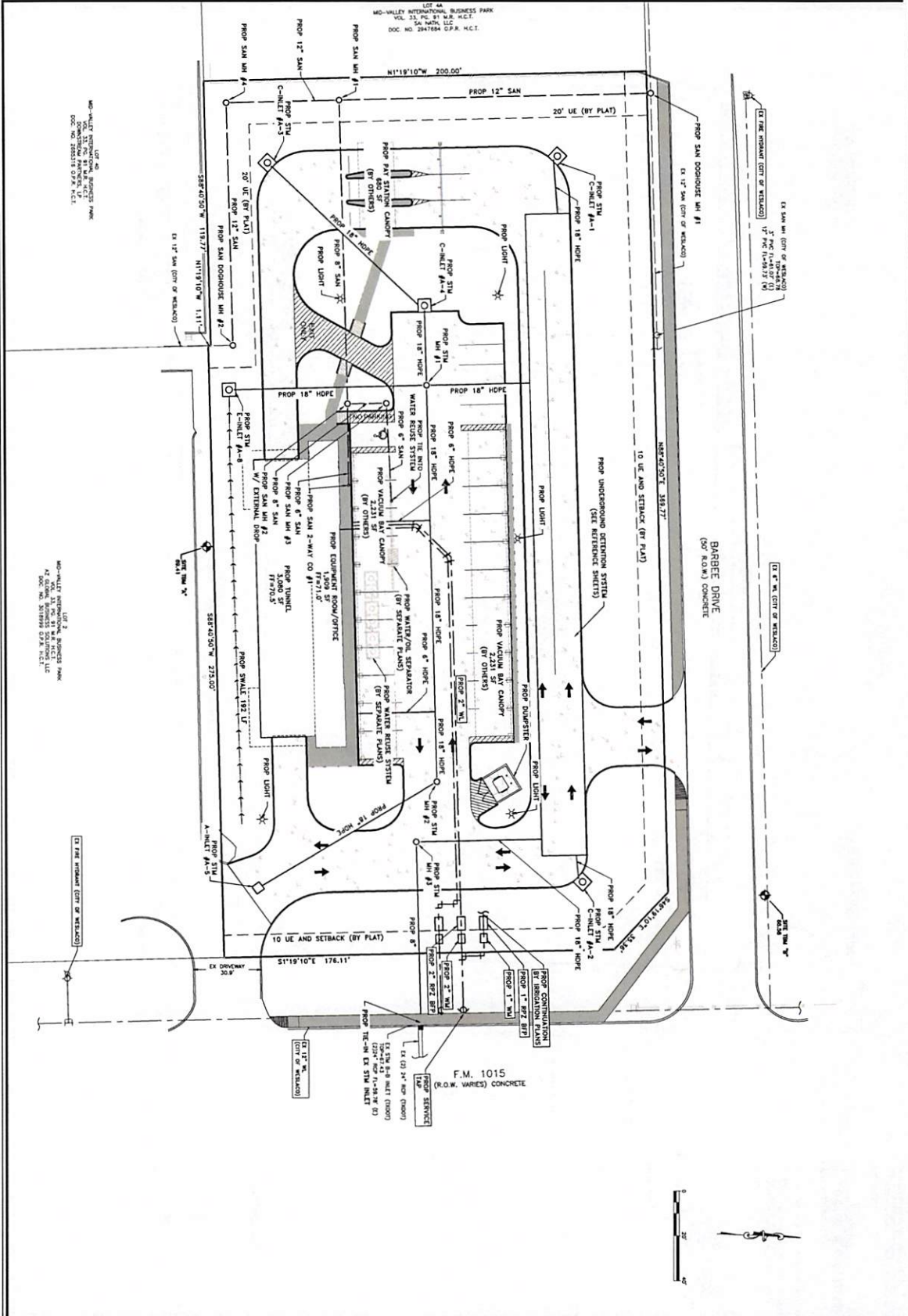
PROJECT NO.	11101
DATE	08/18/25
SHEET NO.	03

BLUEWAVE EXPRESS WESLACO

EXISTING CONDITIONS SURVEY & DEMOLITION PLAN

L SQUARED ENGINEERING
 A PROFESSIONAL ENGINEERING FIRM
 1515 W. UNIVERSITY BLVD., SUITE 200
 WESLACO, TEXAS 77680
 TEL: 281.338.2200
 WWW.LSQUAREDENGINEERING.COM





GARI LYNN CUNNINGHAM

NO.	DATE	BY	REVISION
1	08/18/25	GC	ISSUE FOR PERMIT

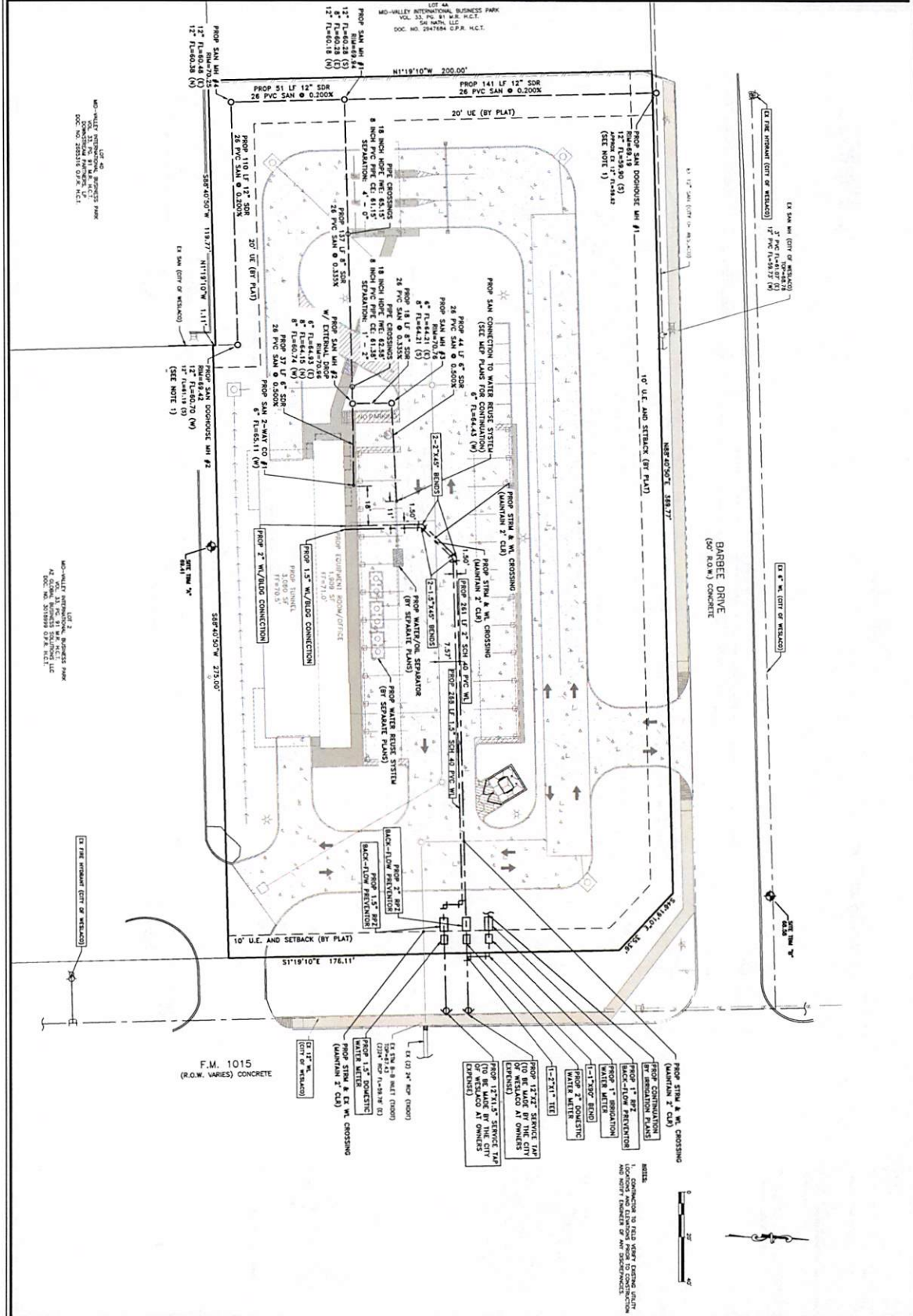
DRAWING DESCRIPTION:
 PROJECT: 11101 WESLACO
 SHEET: 04
 SCALE: 1" = 40' (PLAN)
 1" = 20' (SECTION)

BLUEWAVE EXPRESS WESLACO

OVERALL SITE PLAN

EQUAL INFORMATION
 ALL INFORMATION
 AND DOCUMENTS
 SHALL BE MADE
 AVAILABLE TO THE
 PUBLIC UPON REQUEST
 PURSUANT TO
 TEXAS GOV. CODE
 TITLE 6, CHAPTER
 193, SUBCHAPTER
 C, SECTION 193.001

L SQUARED ENGINEERING
 11101 WESLACO
 WESLACO, TEXAS 78798
 WWW.LSQUAREDENGINEERING.COM
 512.345.6789



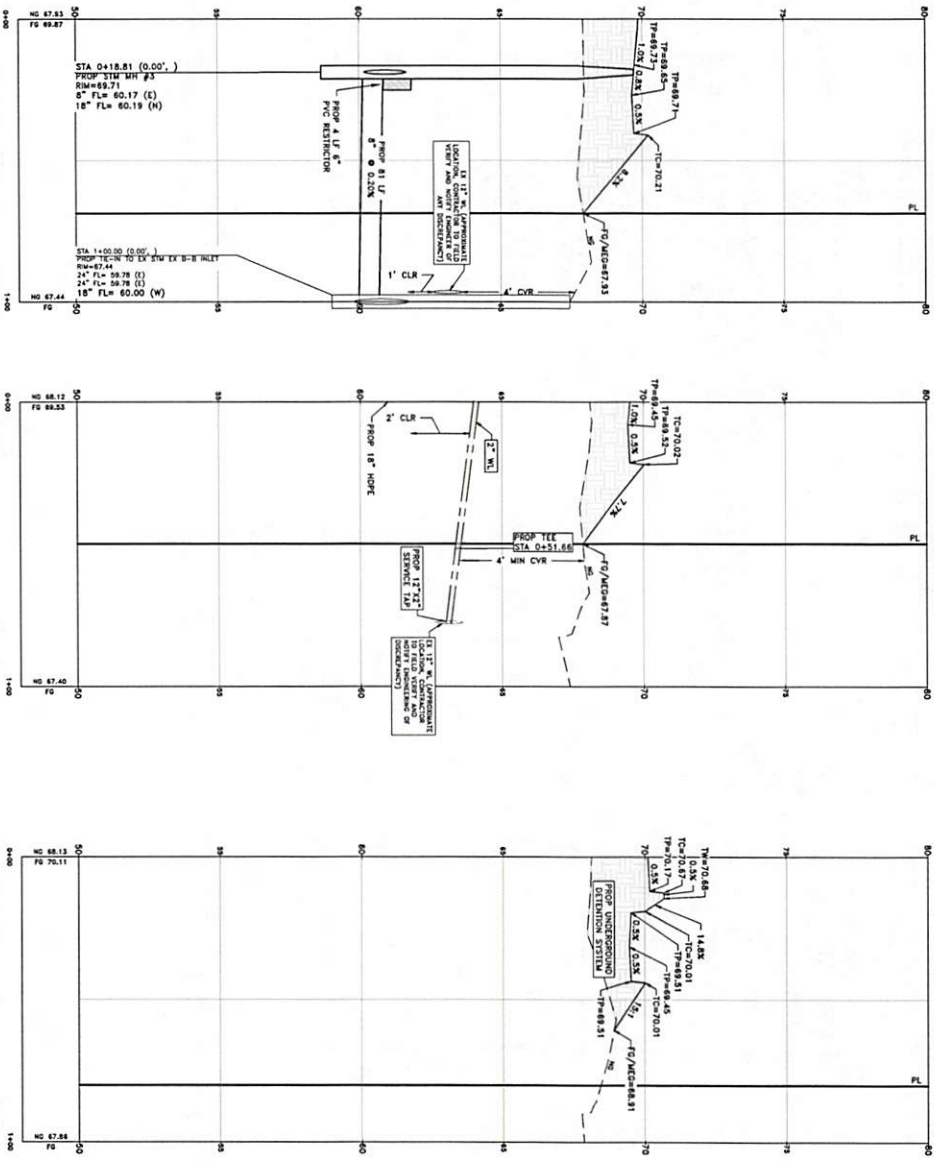
PROJECT	11101
DATE	11/11/2025
SCALE	1" = 40' (PLAN)
SHEET	06
DATE	11/11/2025

BLUEWAVE EXPRESS WESLACO

UTILITY PLAN

L2 SQUARED ENGINEERING
 11101 W. BLUEWAVE EXPRESS
 WESLACO, TEXAS 77980
 WWW.L2ENGINEERING.COM

SCALE: 1" = 40' (PLAN)
 DATE: 11/11/2025
 SHEET: 06



CS 1-1 PROFILE
SCALE
1"=20' HORIZ
1"=4' VERT

CS 2-1 PROFILE
SCALE
1"=20' HORIZ
1"=4' VERT

CS 3-1 PROFILE
SCALE
1"=20' HORIZ
1"=4' VERT

STATIONING NOTES:

1. SPINETS, CURBS AND/OR ANCHORS SHALL NOTIFY INDICATE
2. ALL NOTES IN ADDITION TO ANY OTHER NOTES FOR A
3. THE CONTRACTOR SHALL VERIFY THE STABILITY OF ALL EXISTING
4. ALL PROPOSED CONDUITS ARE APPROXIMATELY PARALLEL TO
5. THE TOP OF ROADWAY AND SHALL BE PROTECTED FROM
6. ALL SERVICES AND ACCESSORIES, INCLUDING SERVICE
7. PROTECTING THE PROPOSED ROADSIDE SHOULD INCLUDE
8. PROTECTING THE PROPOSED ROADSIDE SHOULD INCLUDE
9. NOT EXCEED A SLOPE OF 2% (2.00) IN ANY DIRECTION.
10. PROPOSED SLOPE SHALL BE VERIFIED BY THE CONTRACTOR
11. EXISTING AND PROPOSED ELEVATIONS SHALL BE REPORTED
12. PROPOSED SLOPE SHALL BE REPORTED TO THE CONTRACTOR
13. PROPOSED SLOPE SHALL BE REPORTED TO THE CONTRACTOR
14. PROPOSED SLOPE SHALL BE REPORTED TO THE CONTRACTOR
15. PROPOSED SLOPE SHALL BE REPORTED TO THE CONTRACTOR

LEGEND:

(DOTTED)	TOP OF ROADWAY
(DOTTED)	TOP OF PARALLEL
(DOTTED)	TOP OF DRAIN
(DOTTED)	TOP OF SIDEWALK
(DOTTED)	TOP OF DRIVE
(DOTTED)	TOP OF CURB
(DOTTED)	TOP OF FLOOR
(DOTTED)	TOP OF STRUCTURE
(DOTTED)	WALL TOP
(DOTTED)	WALL BOTTOM
(DOTTED)	FISHING CANOE
(DOTTED)	FISHING FLOOR
(DOTTED)	MUDHOLE EXISTING PARALLEL
(DOTTED)	MUDHOLE EXISTING PERPENDICULAR
(DOTTED)	SLOPE
(DOTTED)	4:1
(DOTTED)	3:1
(DOTTED)	2:1
(DOTTED)	1:1
(DOTTED)	CUT
(DOTTED)	FILL
(DOTTED)	CUT

BLUEWAVE EXPRESS WESLACO

GRADING CROSS SECTIONS (1 OF 2)

PROJECT: 11101 (08)
SHEET: 08

DATE: 08/17/2025

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

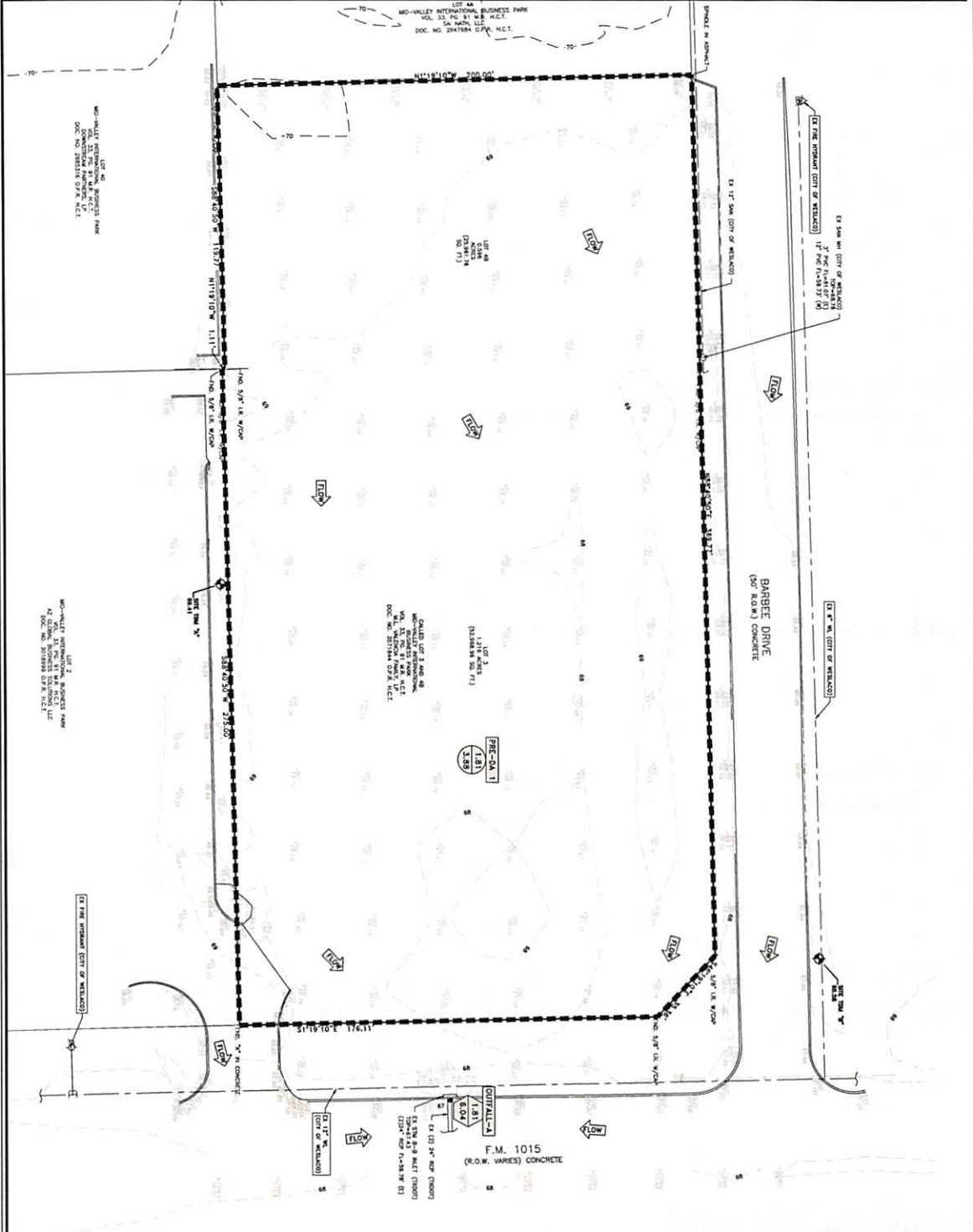
LSQUARED ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
COMMISSION NO. 10000
WWW.LSQUARED.COM

11101 - BLUEWAVE EXPRESS WESLACO
08 GRADING CROSS SECTIONS (1 OF 2)

BLUEWAVE EXPRESS WESLACO

GRADING CROSS SECTIONS (1 OF 2)



PRE-DESIGNED CHANNEL LISTING

NO.	CHANNEL TYPE	CONCRETE	COMMENTS
1	12" W. CONCRETE		
2	12" W. CONCRETE		
3	12" W. CONCRETE		
4	12" W. CONCRETE		
5	12" W. CONCRETE		
6	12" W. CONCRETE		
7	12" W. CONCRETE		
8	12" W. CONCRETE		
9	12" W. CONCRETE		
10	12" W. CONCRETE		

PRE-DESIGNED DRAINAGE

NO.	CHANNEL TYPE	CONCRETE	COMMENTS
1	12" W. CONCRETE		
2	12" W. CONCRETE		
3	12" W. CONCRETE		
4	12" W. CONCRETE		
5	12" W. CONCRETE		
6	12" W. CONCRETE		
7	12" W. CONCRETE		
8	12" W. CONCRETE		
9	12" W. CONCRETE		
10	12" W. CONCRETE		

PRE-DESIGNED DRAINAGE

NO.	CHANNEL TYPE	CONCRETE	COMMENTS
1	12" W. CONCRETE		
2	12" W. CONCRETE		
3	12" W. CONCRETE		
4	12" W. CONCRETE		
5	12" W. CONCRETE		
6	12" W. CONCRETE		
7	12" W. CONCRETE		
8	12" W. CONCRETE		
9	12" W. CONCRETE		
10	12" W. CONCRETE		

LEGEND

- AREA (LOW)
- AREA (HIGH)
- AREA (MID)
- AREA (SLOPE)
- AREA (FLAT)
- AREA (DRAINAGE)
- AREA (CONCRETE)
- AREA (ASPHALT)
- AREA (GRAVEL)
- AREA (SOIL)
- AREA (VEGETATION)
- AREA (WATER)
- AREA (ROAD)
- AREA (RAILROAD)
- AREA (UTILITY)
- AREA (OBSTACLE)
- AREA (BARRIER)
- AREA (DRAINAGE)
- AREA (CONCRETE)
- AREA (ASPHALT)
- AREA (GRAVEL)
- AREA (SOIL)
- AREA (VEGETATION)
- AREA (WATER)
- AREA (ROAD)
- AREA (RAILROAD)
- AREA (UTILITY)
- AREA (OBSTACLE)
- AREA (BARRIER)

BLUEWAVE EXPRESS WESLACO

PRE DRAINAGE AREA MAP

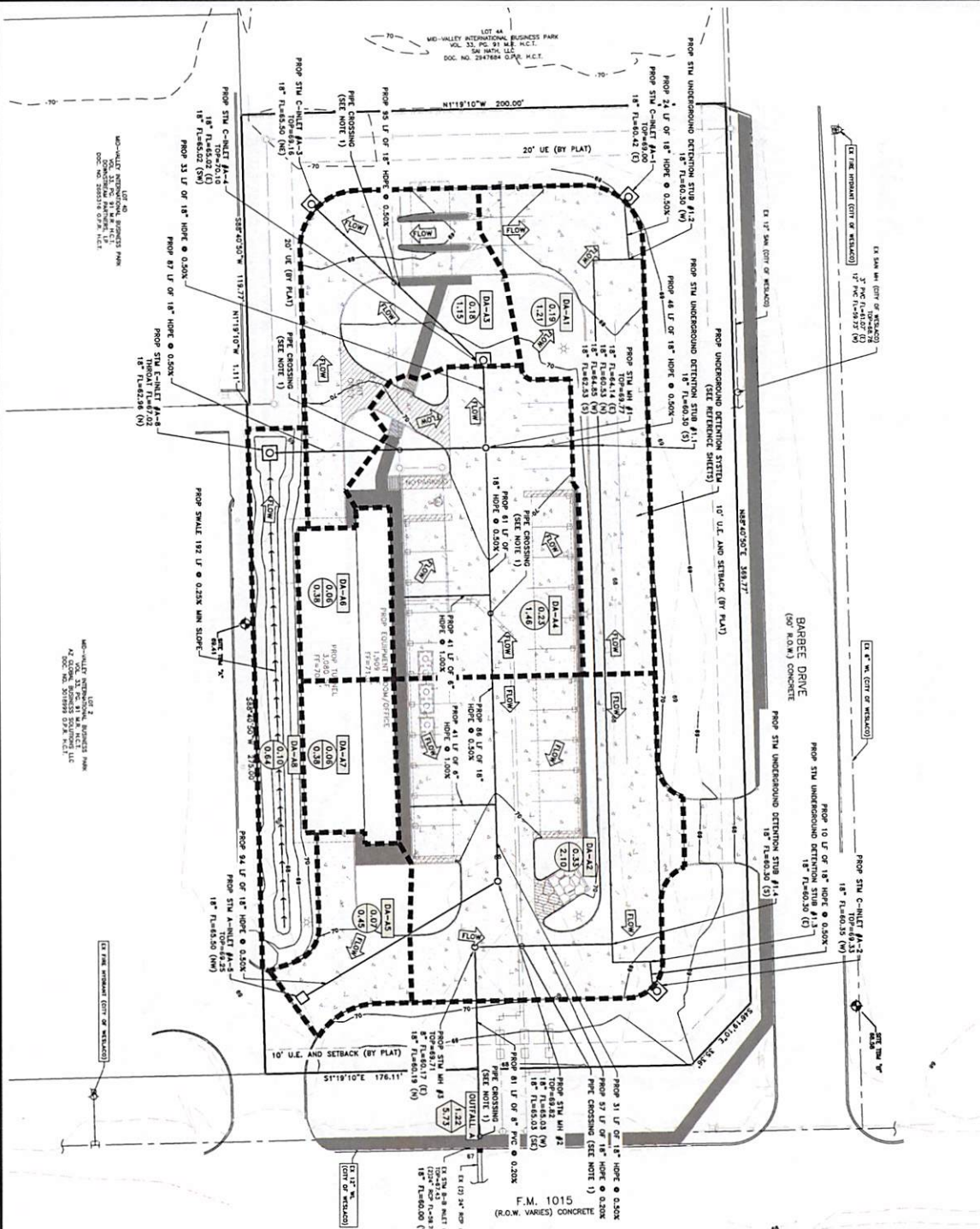
SCALE: 1" = 20' (HORIZ.)
1" = 40' (VERT.)

SHEET NO. 10

L2 SQUARED ENGINEERING

12345 WESLACO BLVD
WESLACO, TX 77680
PH: 281-253-1234
WWW.L2ENGINEERING.COM

DATE: 08/18/2025
BY: GARI LYNN CUNNINGHAM
CHECKED BY: [Signature]
APPROVED BY: [Signature]



NOTE:
1. SEE SHEET 04 FOR CROSSING INFORMATION.

MANUAL LETTERS

DA-A1	PROP. DRAINAGE AREA
DA-A2	PROP. DRAINAGE AREA NUMBER
DA-A3	PROP. DRAINAGE AREA ACRES
DA-A4	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A5	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A6	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A7	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A8	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A9	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A10	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A11	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A12	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A13	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A14	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A15	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A16	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A17	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A18	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A19	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)
DA-A20	PROP. DRAINAGE AREA ACRES & FLOW (CFS) (TYP.)

BLUEWAVE EXPRESS WESLACO

STORM SEWER & DRAINAGE PLAN

PROJECT	11101
DATE	08/18/2025
SHEET	12

L2 SQUARED ENGINEERING
 12111 W. WINDYBROOK DRIVE
 SUITE 100
 DALLAS, TEXAS 75244
 (214) 343-1212
 WWW.L2SQUAREDENGINEERING.COM



Site Development

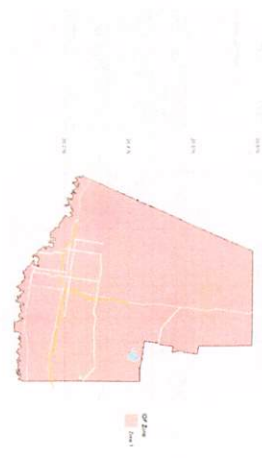
Drainage Area: 11.17 Acres

Drainage Calculations (100 Yr)

Area (Ac)	Runoff Coefficient (C)	Runoff (CFS)
11.17	0.31	110,000
100 Year WEF	0.31	110,000
100 Year WEF	0.31	110,000

Drainage Calculations (100 Yr)

Area (Ac)	Runoff Coefficient (C)	Runoff (CFS)
11.17	0.31	110,000
100 Year WEF	0.31	110,000
100 Year WEF	0.31	110,000



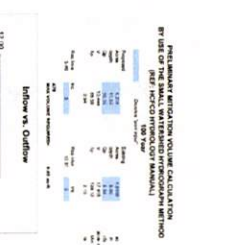
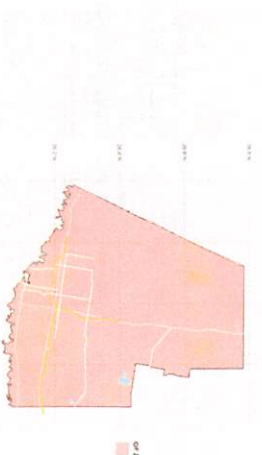
Site Development

Drainage Calculations (100 Yr)

Area (Ac)	Runoff Coefficient (C)	Runoff (CFS)
11.17	0.31	110,000
100 Year WEF	0.31	110,000
100 Year WEF	0.31	110,000

Drainage Calculations (100 Yr)

Area (Ac)	Runoff Coefficient (C)	Runoff (CFS)
11.17	0.31	110,000
100 Year WEF	0.31	110,000
100 Year WEF	0.31	110,000



100 Yr. Storm Event

Drainage Area: 11.17 Acres

Drainage Calculations (100 Yr)

Area (Ac)	Runoff Coefficient (C)	Runoff (CFS)
11.17	0.31	110,000
100 Year WEF	0.31	110,000
100 Year WEF	0.31	110,000

100 Yr. Storm Event

Drainage Area: 11.17 Acres

Drainage Calculations (100 Yr)

Area (Ac)	Runoff Coefficient (C)	Runoff (CFS)
11.17	0.31	110,000
100 Year WEF	0.31	110,000
100 Year WEF	0.31	110,000

100 Yr. Storm Event

Drainage Area: 11.17 Acres

Drainage Calculations (100 Yr)

Area (Ac)	Runoff Coefficient (C)	Runoff (CFS)
11.17	0.31	110,000
100 Year WEF	0.31	110,000
100 Year WEF	0.31	110,000

100 Yr. Storm Event

Drainage Area: 11.17 Acres

Drainage Calculations (100 Yr)

Area (Ac)	Runoff Coefficient (C)	Runoff (CFS)
11.17	0.31	110,000
100 Year WEF	0.31	110,000
100 Year WEF	0.31	110,000

SQUARED ENGINEERING
1300 W. 10TH STREET
WESLACO, TX 77680
TEL: 281.751.1111
WWW.SQUAREDENGINEERING.COM

BLUEWAVE EXPRESS WESLACO

DRAINAGE CALCULATIONS (1 OF 2)

SCALE: 1/8" = 1'-0"

DATE: 08/18/2025

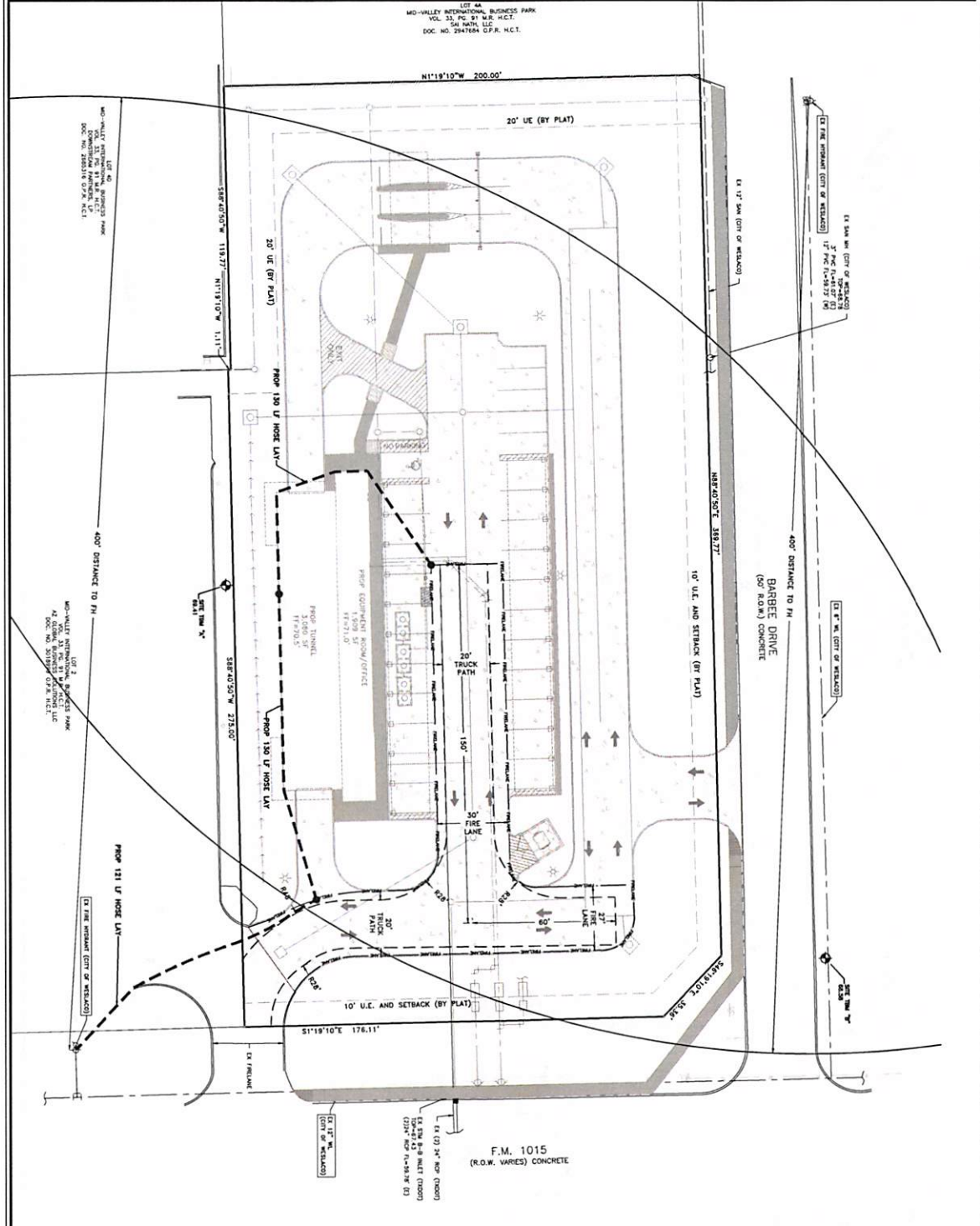
PROJECT: 11101 - BLUEWAVE EXPRESS WESLACO

DESIGNED BY: G. LYNN CUNNINGHAM

CHECKED BY: G. LYNN CUNNINGHAM

PROJECT NO: 11101

SHEET NO: 13

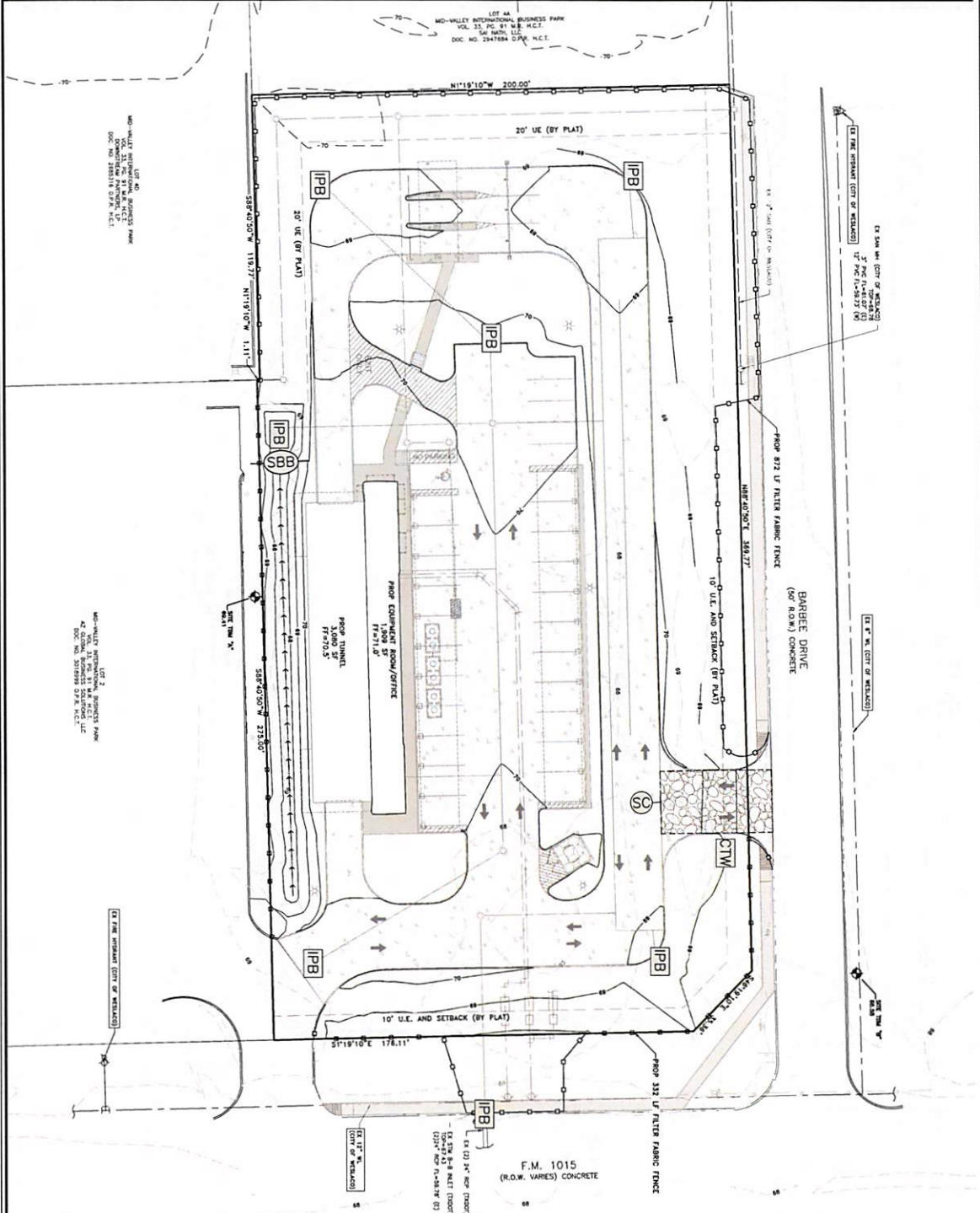


F.M. 1015
(R.O.W. VARIES) CONCRETE

FIRE LANE LETTERS
 1. FIRE LANE LETTERS ADVANCING ACCESS POINTS FROM A RED STRIP OF 4" RED AND THICKER STRIP DESIGNATED AS FIRE LANE. THE LINE NO. PROPERTY OF THE ENGINEER. THE LINE NO. PROPERTY OF THE ENGINEER. THE LINE NO. PROPERTY OF THE ENGINEER. THE LINE NO. PROPERTY OF THE ENGINEER.

FIRE LANE STRIPING DETAILS
 1. 4" RED AND THICKER STRIP
 2. 4" RED AND THICKER STRIP

		<p>BLUEWAVE EXPRESS WESLACO</p> <p>FIRE LANE PLAN</p>	<p>L SQUARED ENGINEERING</p> <p>11101 WESLACO BLVD WESLACO, TX 77680 (409) 944-1110 WWW.LSQUARED.COM</p>
--	--	---	--



- SHEET PLAN LEGEND:**
- CONCRETE FILTER FABRIC FENCE
 - STABILIZED CONSTRUCTION STORMWATER
 - INLET PROTECTION NUMBER (GRADE 1 & GRADE 0)
 - STORM INLET BARRIER
 - CONCRETE TRUCK WASHOUT
 - CONCRETE TRUCK WASHOUT
 - ADDITIONAL EROSION PROTECTION MEASURES MAY BE NECESSARY DURING CONSTRUCTION

BLUEWAVE EXPRESS WESLACO

SWPP PLAN

PROJECT:	11101	DATE:	11/13/23
DRAWN:	CTH	SCALE:	1" = 20' (PLAN)
CHECKED:	CTH	SHEET:	16

STANDARD & SPECIFICATIONS FOR CONSTRUCTION
 11th EDITION
 2012 EDITION
 11th EDITION
 2012 EDITION

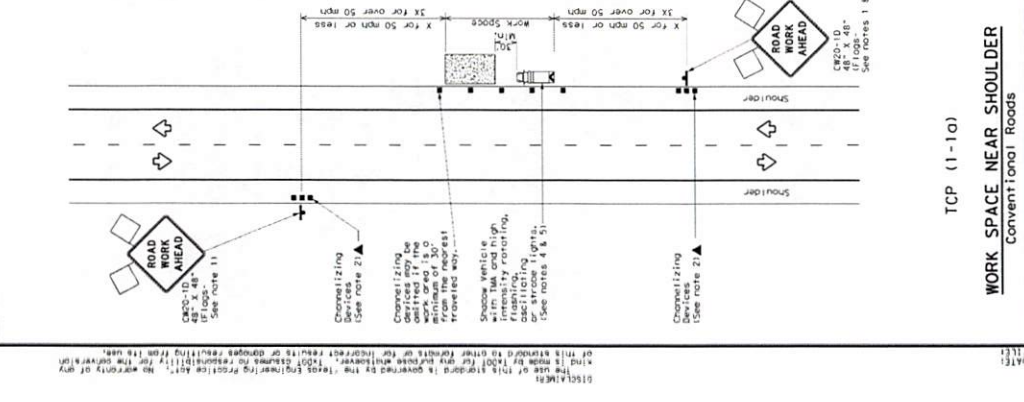
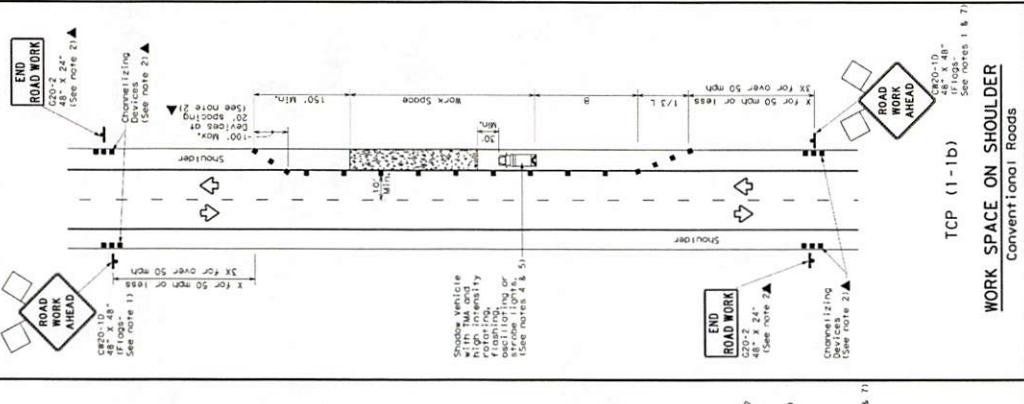
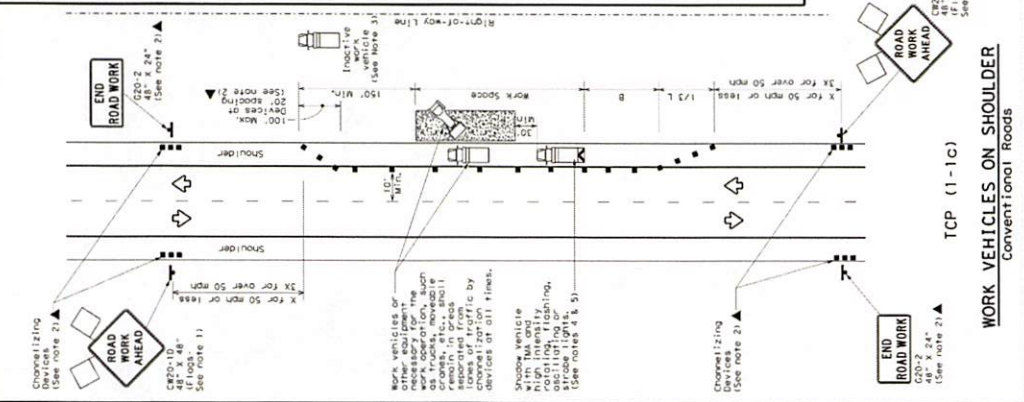
SQUARED ENGINEERING
 12111 W. STATE ST. SUITE 100
 HOUSTON, TEXAS 77077
 WWW.SQUAREDENGINEERING.COM

LEGEND		Channelizing Devices	
	Type 3 Barricade		Water-filled Bumper
	Heavy Work Vehicle		Portable Changeable Message Sign (PCMS)
	Trailer Mounted Flashing Arrow Board		Traffic Flow
	Sign		Flag
	Flag		

Posted (or to be placed) Sign	Minimum Clearance	Minimum Clearance	Minimum Clearance
A x B	A x B	A x B	A x B
30	150'	165'	180'
35	205'	225'	245'
40	265'	295'	320'
45	330'	365'	395'
50	400'	435'	470'
55	475'	515'	555'
60	555'	600'	645'
65	640'	690'	735'
70	735'	790'	840'
75	840'	900'	960'

GENERAL NOTES

1. Signs attached to types shown are required.
2. All traffic control devices illustrated are required, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the work area.
4. A Snow Vehicle with a TM should be used anytime it can be positioned 50 to 100 feet in advance of the area of crew exposure without adversely affecting traffic flow. Snow Vehicles with TM's should be used whenever longer present but road or work conditions require the traffic control to remain in place. Type 3 Barricades or other channelizing devices should be used in advance of the Snow Vehicle.
5. Additional Snow Vehicles with TM's may be back-typed off the paved shoulder to those shown in order to protect winter work zones.
6. See notes 1 & 7 for additional work on divided highway, interchanges and freeways.
7. Channelizing devices may be used in place of OAD-10.
8. Signs may be used for shoulder work on conventional roads.



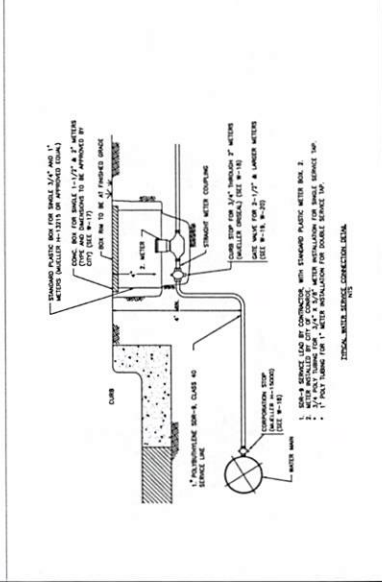
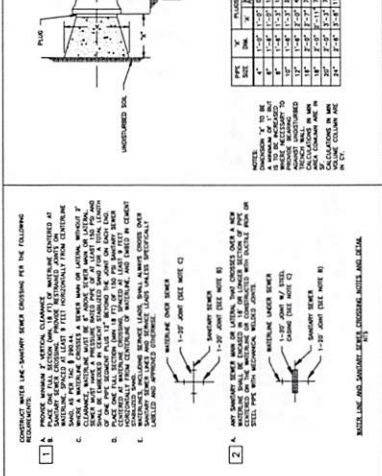
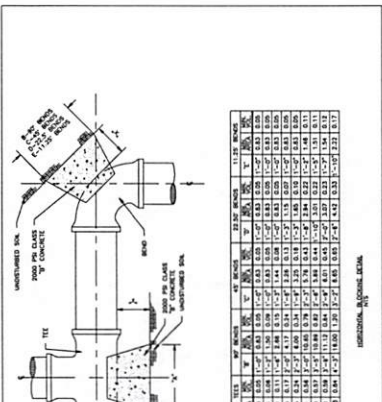
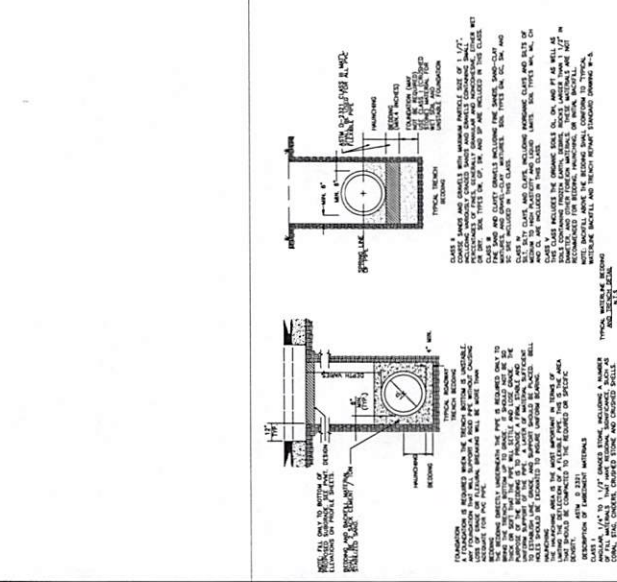
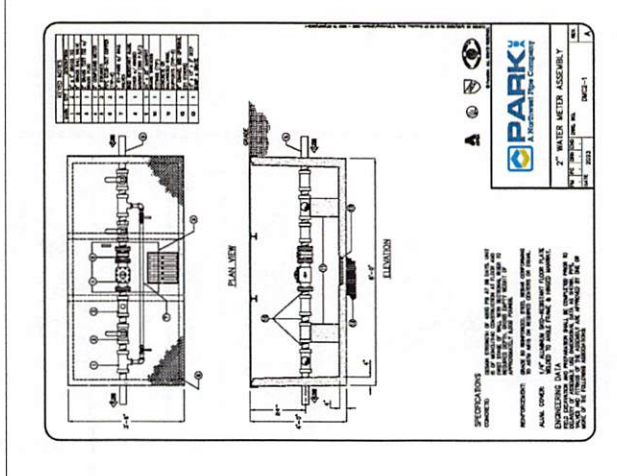
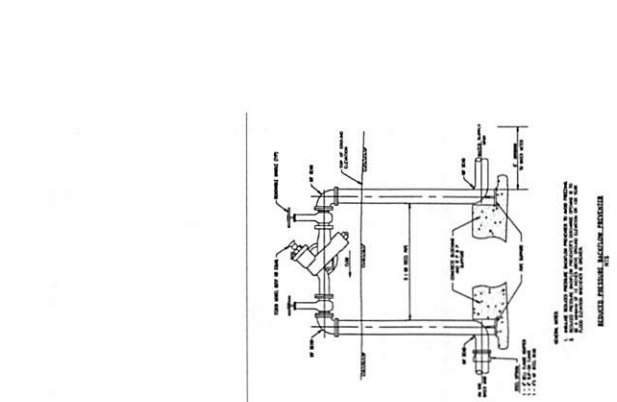
TCP (1-1-a) WORK SPACE NEAR SHOULDER
 Conventional Roads

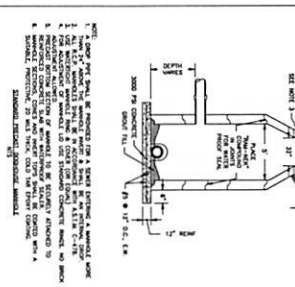
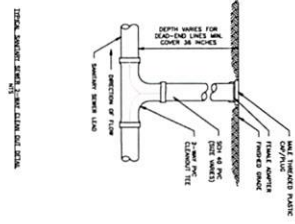
TCP (1-1-b) WORK SPACE ON SHOULDER
 Conventional Roads

TCP (1-1-c) WORK VEHICLES ON SHOULDER
 Conventional Roads

NO.	DATE	BY	REVISION
1	11/11/11	LS	CONCEPT
2	11/11/11	LS	CONCEPT
3	11/11/11	LS	CONCEPT

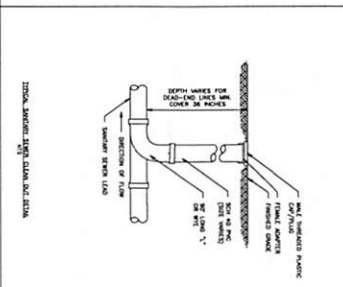
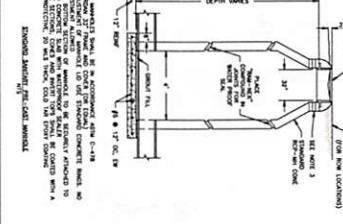
PROJECT	11101	DATE	11/11/11
SCALE	AS NOTED	SHEET	20





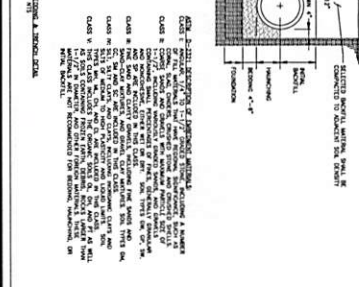
CONCRETE SHALL BE CAST-IN-PLACE CONCRETE PER THE FOLLOWING:

1. PROPOSED CONCRETE SHALL BE CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL BE CAST IN PLACE.
3. CONCRETE SHALL BE CAST IN PLACE.
4. CONCRETE SHALL BE CAST IN PLACE.
5. CONCRETE SHALL BE CAST IN PLACE.
6. CONCRETE SHALL BE CAST IN PLACE.
7. CONCRETE SHALL BE CAST IN PLACE.
8. CONCRETE SHALL BE CAST IN PLACE.
9. CONCRETE SHALL BE CAST IN PLACE.
10. CONCRETE SHALL BE CAST IN PLACE.



CONCRETE SHALL BE CAST-IN-PLACE CONCRETE PER THE FOLLOWING:

1. PROPOSED CONCRETE SHALL BE CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL BE CAST IN PLACE.
3. CONCRETE SHALL BE CAST IN PLACE.
4. CONCRETE SHALL BE CAST IN PLACE.
5. CONCRETE SHALL BE CAST IN PLACE.
6. CONCRETE SHALL BE CAST IN PLACE.
7. CONCRETE SHALL BE CAST IN PLACE.
8. CONCRETE SHALL BE CAST IN PLACE.
9. CONCRETE SHALL BE CAST IN PLACE.
10. CONCRETE SHALL BE CAST IN PLACE.



CONCRETE SHALL BE CAST-IN-PLACE CONCRETE PER THE FOLLOWING:

1. PROPOSED CONCRETE SHALL BE CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL BE CAST IN PLACE.
3. CONCRETE SHALL BE CAST IN PLACE.
4. CONCRETE SHALL BE CAST IN PLACE.
5. CONCRETE SHALL BE CAST IN PLACE.
6. CONCRETE SHALL BE CAST IN PLACE.
7. CONCRETE SHALL BE CAST IN PLACE.
8. CONCRETE SHALL BE CAST IN PLACE.
9. CONCRETE SHALL BE CAST IN PLACE.
10. CONCRETE SHALL BE CAST IN PLACE.

SQUARED ENGINEERING
 CONSULTING - COMMERCIAL - RESIDENTIAL
 1111 GARDNER ROAD
 DALLAS, TEXAS 75242
 WWW.SQUAREDENGINEERING.COM

BLUEWAVE EXPRESS WESLACO

SANITARY SEWER DETAILS

DATE: 08/18/2025
 DRAWN: GFC
 CHECKED: GFC
 PROJECT: 11101
 SHEET: 21



LSQUARED ENGINEERING
 1111 WINDY WOOD
 DALLAS, TEXAS 75241
 TEL: 214-343-1111
 WWW.LSQUAREDENGINEERING.COM

BLUWAVE EXPRESS WESLACO

COVER SHEET

DATE	NO.	DESCRIPTION
11/11/11	01	ISSUED FOR PERMIT

PROJECT: 111011
 DRAWN: CDF/H
 SCALE: AS SHOWN
 SHEET: 01

CITY OF WESLACO, TEXAS BLUEWAVE EXPRESS WESLACO PRIVATE IMPROVEMENTS

Sheet List Table

Sheet Number	Sheet Title
01	PERMIT SHEET
02	CONSTRUCTION NOTES & LEGEND
03	EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
04	OVERALL SITE PLAN
05	DIMENSIONAL CONTROL & PAVING PLAN
06	UTILITY PLAN
07	GRADING PLAN
08	GRADING CROSS SECTIONS (1 OF 2)
09	GRADING CROSS SECTIONS (2 OF 2)
10	POST DRAINAGE AREA MAP
11	STORM SEWER & LAGOONS PLAN
12	STORM SEWER & LAGOONS (1 OF 3)
13	STORM SEWER & LAGOONS (2 OF 3)
14	DRAINAGE CALCULATIONS
15	FREE LAKE PLAN
16	SWPP PLAN
17	SWPP DETAILS
18	TRAFFIC CONTROL DETAILS
19	PAVING DETAILS
20	WATER DETAILS
21	SANITARY SEWER DETAILS
22	STORM SEWER DETAILS
23-29	UNDERGROUND UTILITY DETAIL SCHEDULES 1-7
30-33	LANDSCAPE PLAN

ONE-CALL NOTIFICATION SYSTEM
 CALL BEFORE YOU DIG!!
 (713) 223-4567 (in Houston)
 (New Statewide Number - Outside Houston)
 1-800-345-6005

PROJECT NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND ELEVATIONS INCLUDING ADJACENT PROPERTIES AND UTILITIES PRIOR TO CONSTRUCTION.

2. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WESLACO, TEXAS SUBDIVISION MAP AND RECORDS.

3. THE CITY OF WESLACO, TEXAS ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED CONSTRUCTION.

4. THE CITY OF WESLACO, TEXAS ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED CONSTRUCTION.

5. THE CITY OF WESLACO, TEXAS ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED CONSTRUCTION.

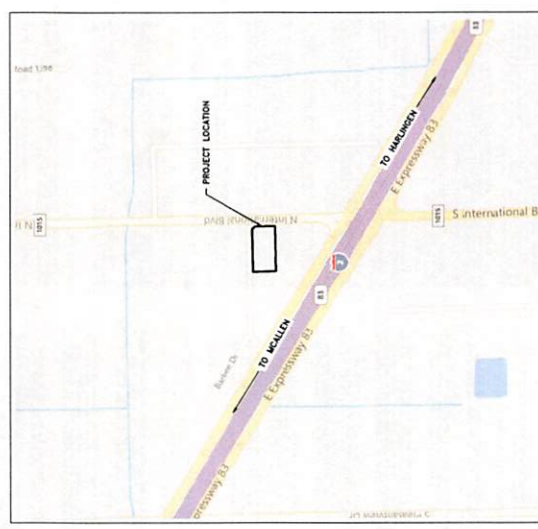
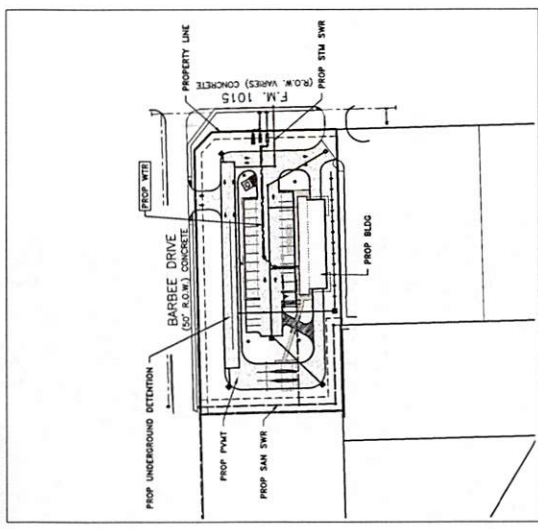
REMARKS:

1. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WESLACO, TEXAS SUBDIVISION MAP AND RECORDS.

2. THE CITY OF WESLACO, TEXAS ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED CONSTRUCTION.

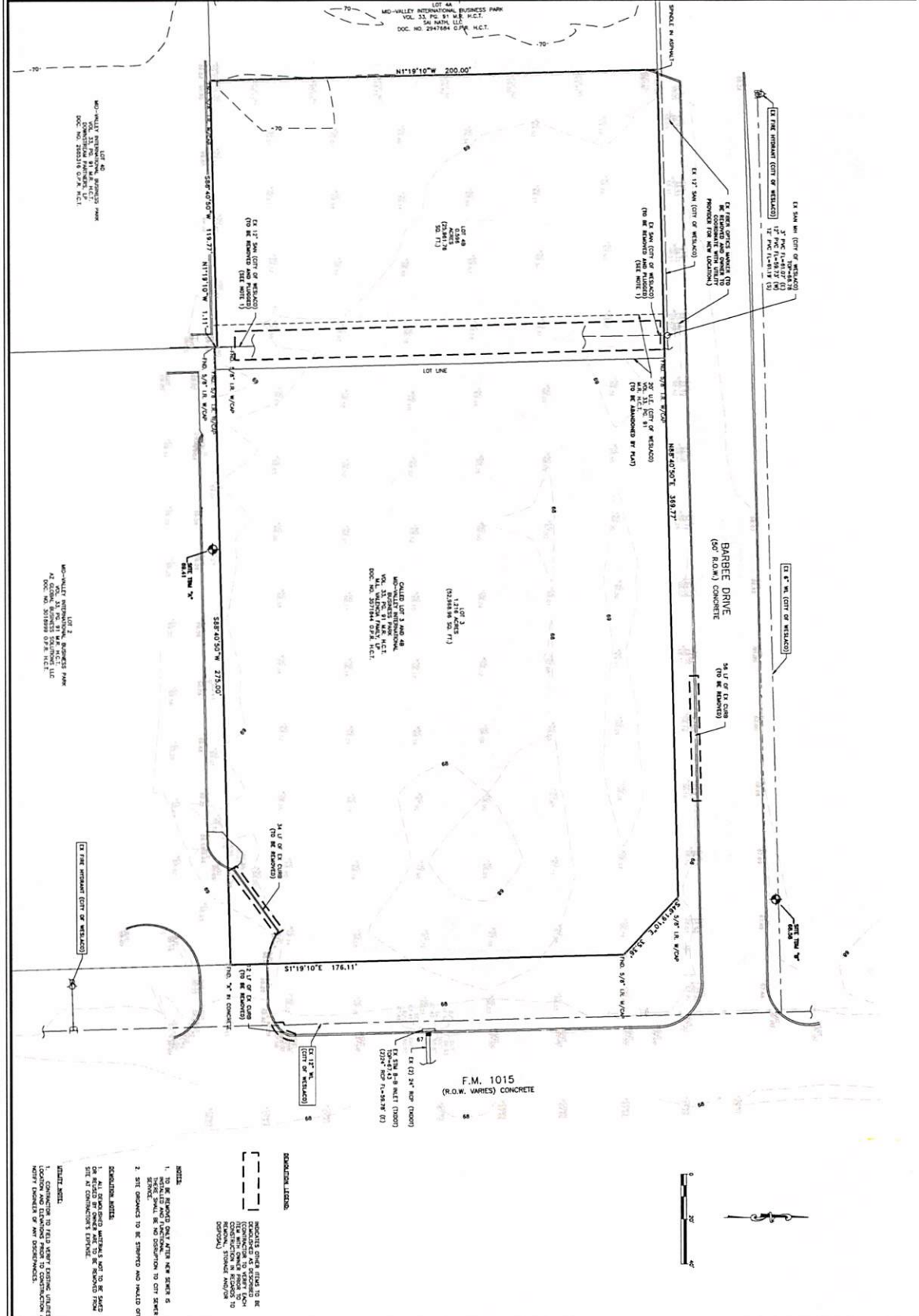
3. THE CITY OF WESLACO, TEXAS ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED CONSTRUCTION.

4. THE CITY OF WESLACO, TEXAS ENGINEERING DEPARTMENT HAS REVIEWED THIS PLAN AND APPROVES THE PROPOSED CONSTRUCTION.



PROJECT MAP
 SCALE: 1" = 80'

LOCATION MAP
 SCALE: 1" = 500'



NOTES:

1. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE TEXAS CONSTRUCTION CODE, CHAPTER 1101, SUBCHAPTER C, SECTION 1101.003.
2. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

DEMOLITION LEGEND:

--- STRUCTURE TO BE DEMOLISHED

--- EXISTING STRUCTURE

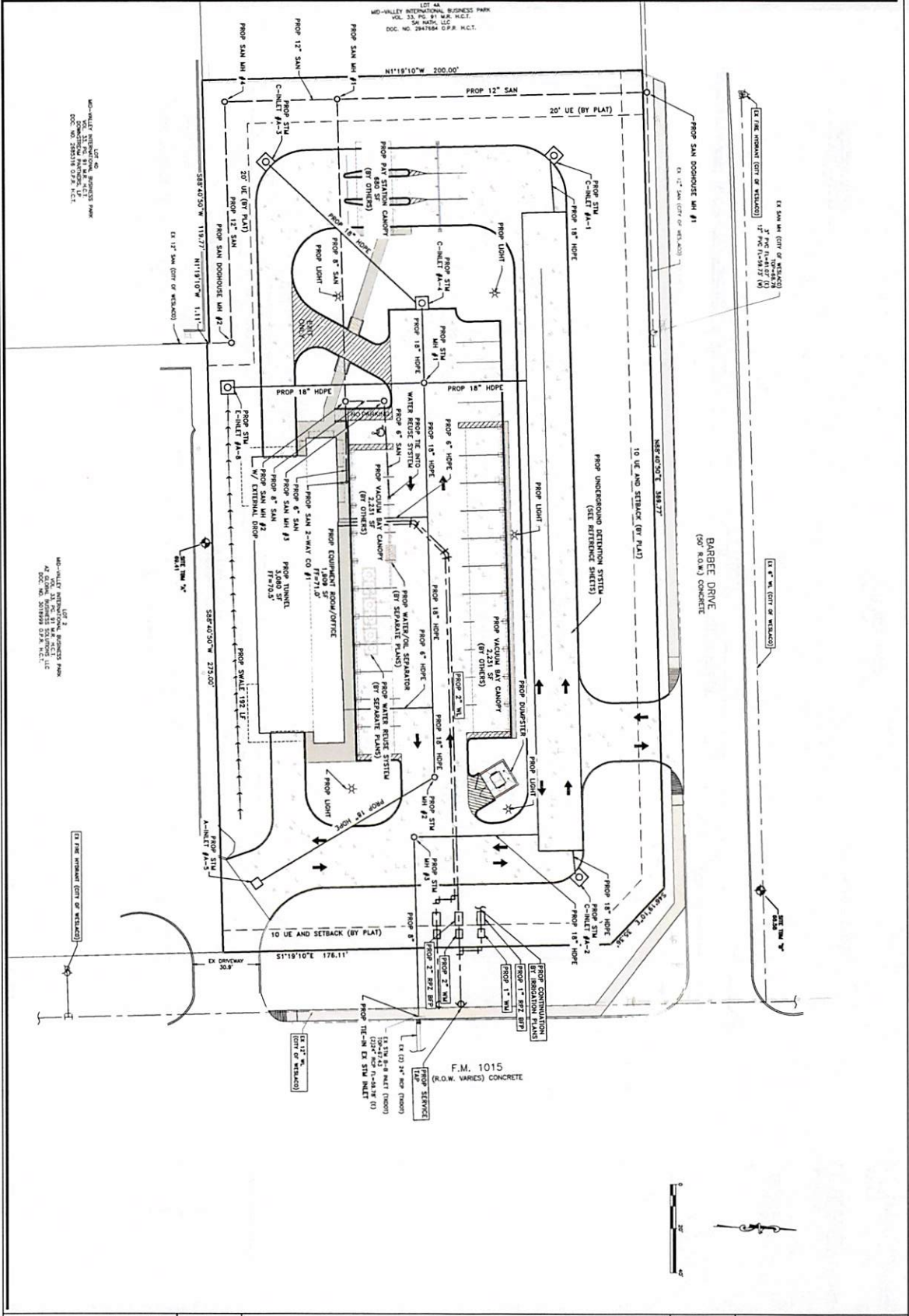
DATE: 09/05/2025
TIME: 10:44 AM
PROJECT: BLUEWAVE EXPRESS WESLACO
PLAN: EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
SCALE: 1" = 40' (PLAN)
NO.: 03

BLUEWAVE EXPRESS WESLACO

EXISTING CONDITIONS SURVEY & DEMOLITION PLAN

L2 ENGINEERING
 11101 - BLUEWAVE EXPRESS WESLACO
 EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
 DATE: 09/05/2025
 TIME: 10:44 AM
 PROJECT: BLUEWAVE EXPRESS WESLACO
 PLAN: EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
 SCALE: 1" = 40' (PLAN)
 NO.: 03

L2 ENGINEERING
 11101 - BLUEWAVE EXPRESS WESLACO
 EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
 DATE: 09/05/2025
 TIME: 10:44 AM
 PROJECT: BLUEWAVE EXPRESS WESLACO
 PLAN: EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
 SCALE: 1" = 40' (PLAN)
 NO.: 03



G. L. CUNNINGHAM

 PROFESSIONAL ENGINEER

 STATE OF TEXAS

 LICENSE NO. 11101

NO.	DATE	BY	REVISION
1	09/05/25	GL	ISSUED FOR PERMIT

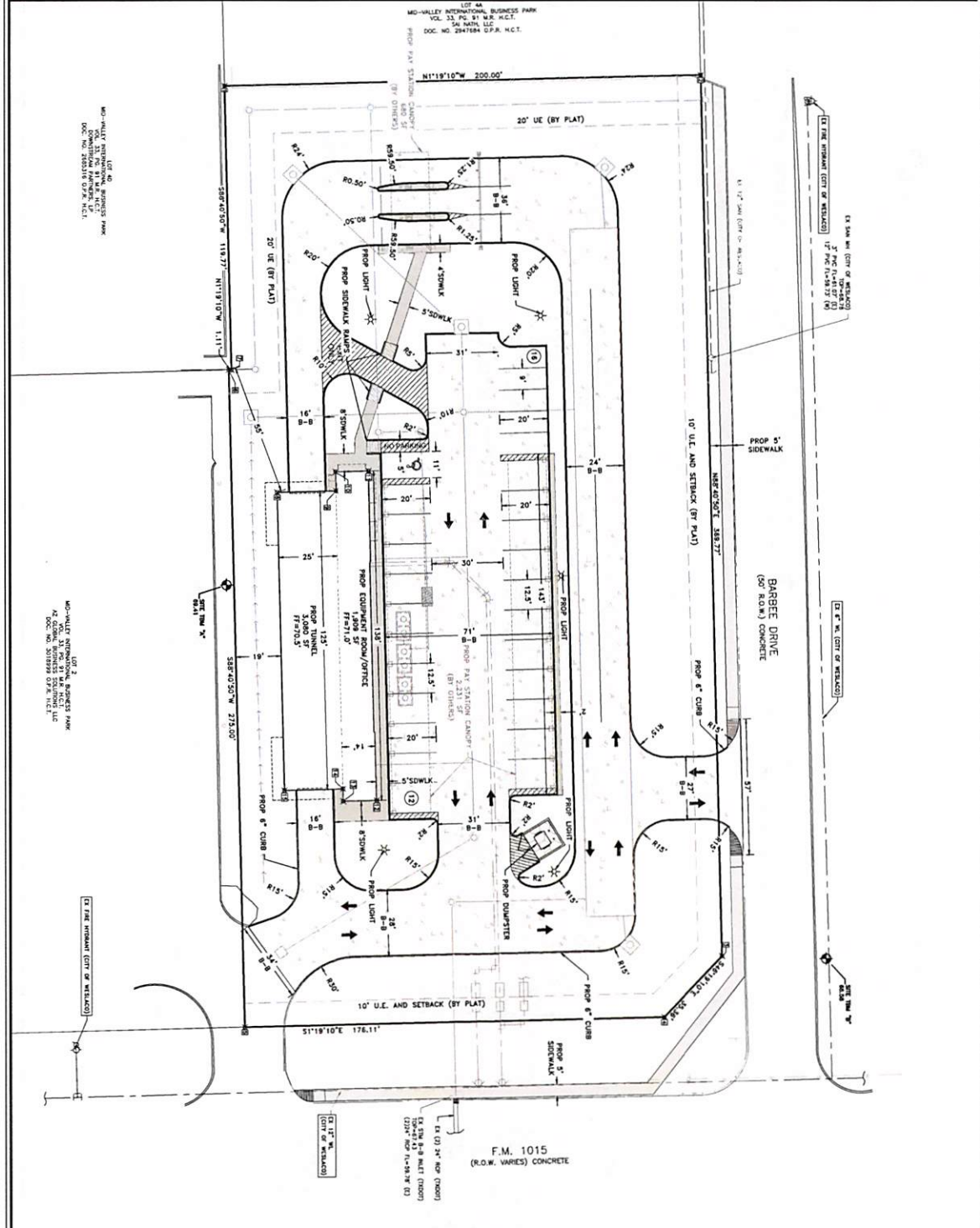
DRAWING INFORMATION
 PROJECT: 11101 WESLACO
 SHEET: 04
 SCALE: 1" = 40' (FIELD)

BLUEWAVE EXPRESS WESLACO

OVERALL SITE PLAN

EQUAL REPRESENTATION
 OF ALL TRADES AND
 CONTRACTORS IS
 REQUIRED FOR THIS
 DRAWING TO BE
 ACCURATE.

L SQUARED ENGINEERING
 CONSULTING ENGINEERS ARCHITECTS
 11111 WESLACO BLVD
 WESLACO, TEXAS 77680
 WWW.LSQUAREDENGINEERING.COM



PROPOSED COMMENTS

POINT #	WORKING	ISSUING
1	16050077.4450	11/8/2025 10/01
2	16050077.4120	11/8/2025 10/01
3	16050078.8720	11/8/2025 10/01
4	16050081.5000	11/8/2025 10/01
5	16050082.4400	11/8/2025 10/01
6	16050083.2200	11/8/2025 10/01
7	16050083.2200	11/8/2025 10/01

REVISIONS

NO.	DATE	DESCRIPTION
1	11/8/2025	ISSUED FOR PERMITS
2	11/8/2025	ISSUED FOR PERMITS
3	11/8/2025	ISSUED FOR PERMITS
4	11/8/2025	ISSUED FOR PERMITS
5	11/8/2025	ISSUED FOR PERMITS
6	11/8/2025	ISSUED FOR PERMITS
7	11/8/2025	ISSUED FOR PERMITS
8	11/8/2025	ISSUED FOR PERMITS
9	11/8/2025	ISSUED FOR PERMITS
10	11/8/2025	ISSUED FOR PERMITS
11	11/8/2025	ISSUED FOR PERMITS
12	11/8/2025	ISSUED FOR PERMITS
13	11/8/2025	ISSUED FOR PERMITS
14	11/8/2025	ISSUED FOR PERMITS
15	11/8/2025	ISSUED FOR PERMITS

CONSTRUCTION NOTES:

- ALL CONSTRUCTION POINTS AND DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE PLAT FOR DIMENSIONS AND SPECIFICATIONS PROVIDED ON DETAIL SHEETS.

PAVING MATERIALS:

- 4" x 12" x 24" CONCRETE
- 3" x 18" x 36" CONCRETE
- 30S SR OF 4" CONCRETE
- 30S SR OF 6" CONCRETE

PROPOSED COMMENTS:

POINT #	WORKING	ISSUING
1	16050077.4450	11/8/2025 10/01
2	16050077.4120	11/8/2025 10/01
3	16050078.8720	11/8/2025 10/01
4	16050081.5000	11/8/2025 10/01
5	16050082.4400	11/8/2025 10/01
6	16050083.2200	11/8/2025 10/01
7	16050083.2200	11/8/2025 10/01

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/8/2025	ISSUED FOR PERMITS
2	11/8/2025	ISSUED FOR PERMITS
3	11/8/2025	ISSUED FOR PERMITS
4	11/8/2025	ISSUED FOR PERMITS
5	11/8/2025	ISSUED FOR PERMITS
6	11/8/2025	ISSUED FOR PERMITS
7	11/8/2025	ISSUED FOR PERMITS
8	11/8/2025	ISSUED FOR PERMITS
9	11/8/2025	ISSUED FOR PERMITS
10	11/8/2025	ISSUED FOR PERMITS
11	11/8/2025	ISSUED FOR PERMITS
12	11/8/2025	ISSUED FOR PERMITS
13	11/8/2025	ISSUED FOR PERMITS
14	11/8/2025	ISSUED FOR PERMITS
15	11/8/2025	ISSUED FOR PERMITS

PROPOSED COMMENTS:

POINT #	WORKING	ISSUING
1	16050077.4450	11/8/2025 10/01
2	16050077.4120	11/8/2025 10/01
3	16050078.8720	11/8/2025 10/01
4	16050081.5000	11/8/2025 10/01
5	16050082.4400	11/8/2025 10/01
6	16050083.2200	11/8/2025 10/01
7	16050083.2200	11/8/2025 10/01

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/8/2025	ISSUED FOR PERMITS
2	11/8/2025	ISSUED FOR PERMITS
3	11/8/2025	ISSUED FOR PERMITS
4	11/8/2025	ISSUED FOR PERMITS
5	11/8/2025	ISSUED FOR PERMITS
6	11/8/2025	ISSUED FOR PERMITS
7	11/8/2025	ISSUED FOR PERMITS
8	11/8/2025	ISSUED FOR PERMITS
9	11/8/2025	ISSUED FOR PERMITS
10	11/8/2025	ISSUED FOR PERMITS
11	11/8/2025	ISSUED FOR PERMITS
12	11/8/2025	ISSUED FOR PERMITS
13	11/8/2025	ISSUED FOR PERMITS
14	11/8/2025	ISSUED FOR PERMITS
15	11/8/2025	ISSUED FOR PERMITS

CONSTRUCTION NOTES:

- ALL CONSTRUCTION POINTS AND DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE PLAT FOR DIMENSIONS AND SPECIFICATIONS PROVIDED ON DETAIL SHEETS.

PAVING MATERIALS:

- 4" x 12" x 24" CONCRETE
- 3" x 18" x 36" CONCRETE
- 30S SR OF 4" CONCRETE
- 30S SR OF 6" CONCRETE

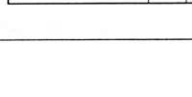
BLUEWAVE EXPRESS WESLACO

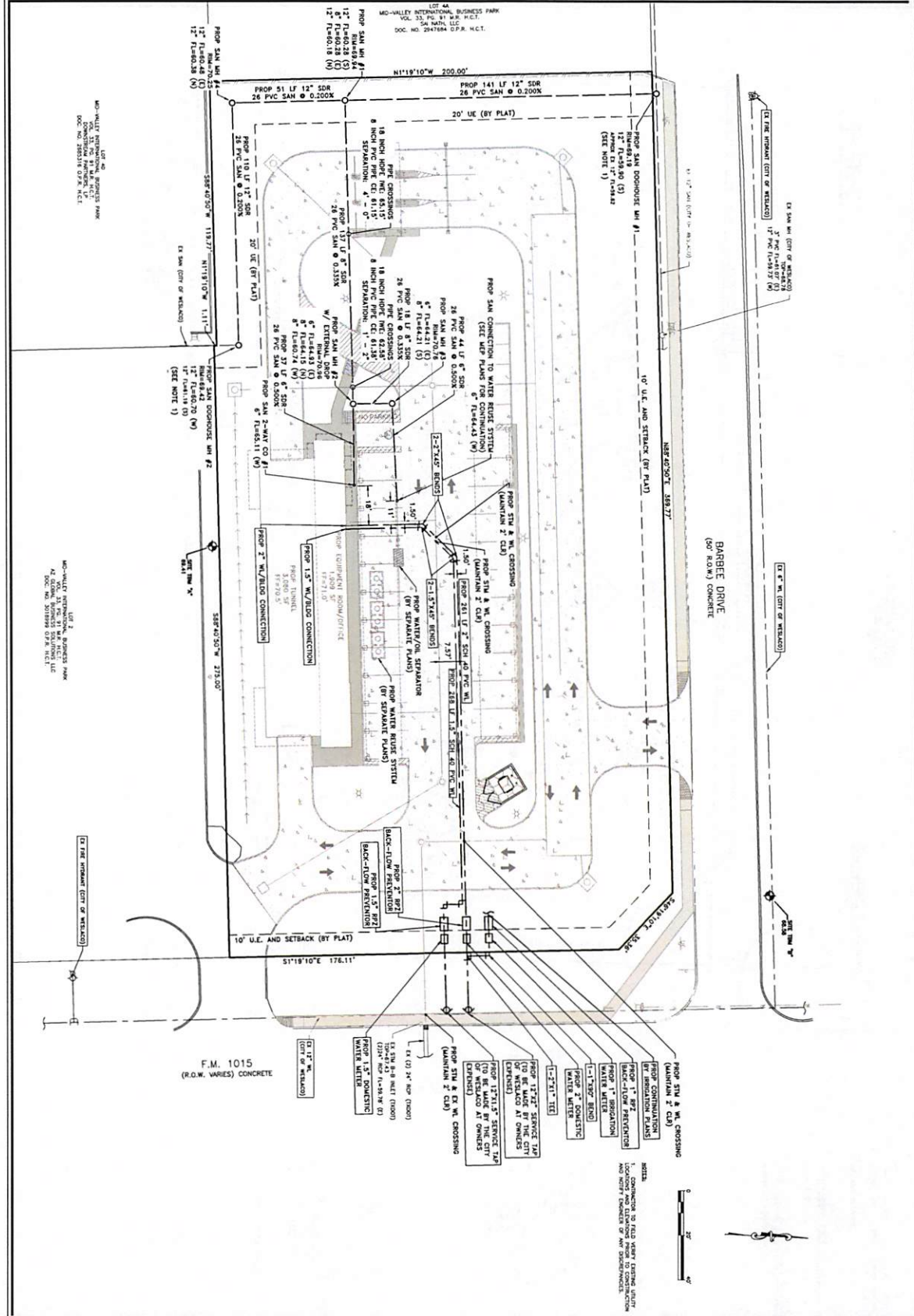
DIMENSIONAL CONTROL & PAVING PLAN

PROJECT INFORMATION:

PROJECT: BLUEWAVE EXPRESS WESLACO
 SHEET: 05
 DATE: 11/8/2025

L SQUARED ENGINEERING
 CONSULTING ENGINEERS ARCHITECTS
 11101 BLUEWAVE EXPRESS WESLACO
 WESLACO, TEXAS 77680
 WWW.LSQUAREDENGINEERING.COM
 TEL: 281.280.8800
 FAX: 281.280.8801





BLUEWAVE EXPRESS WESLACO

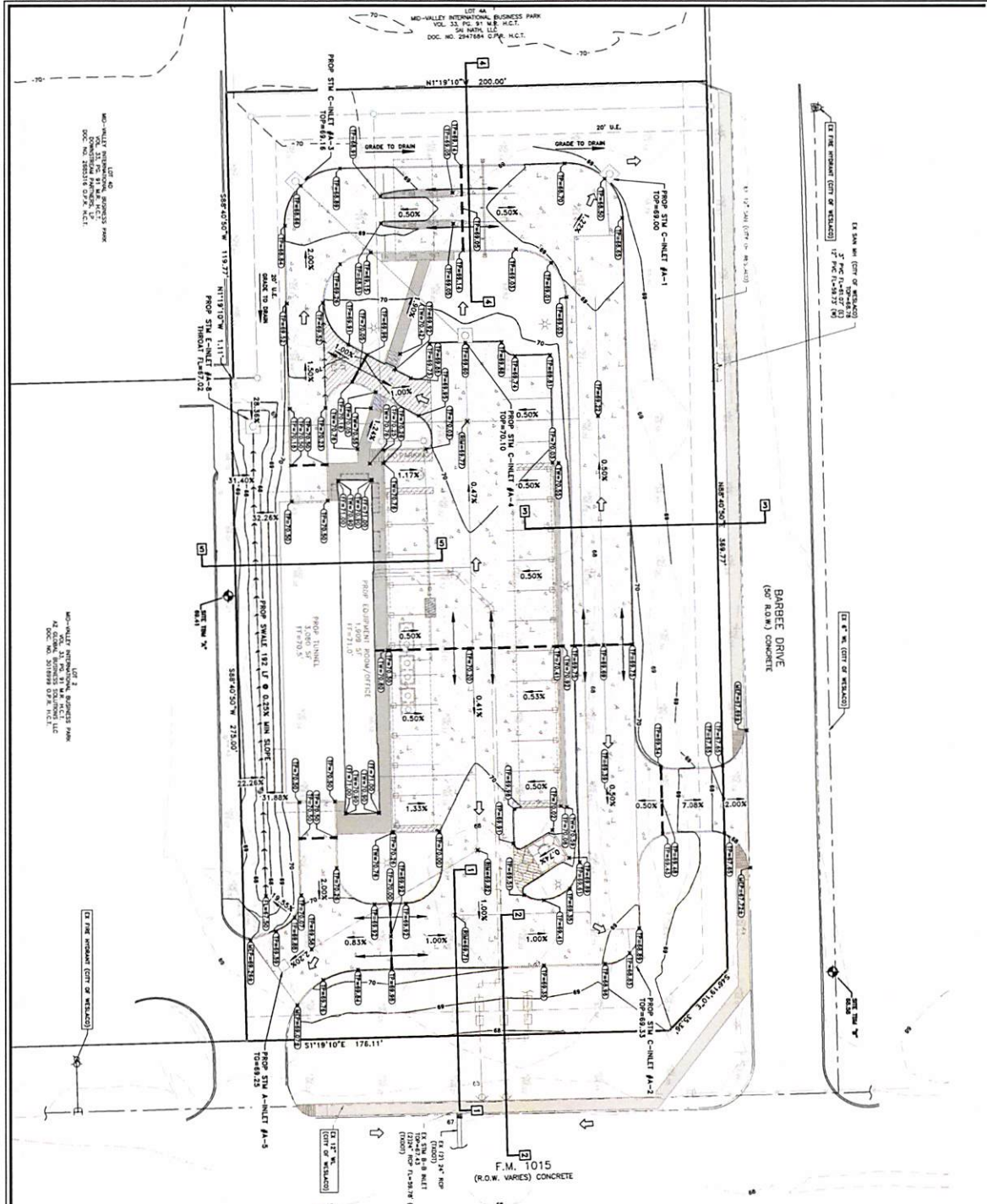
UTILITY PLAN

L2 ENGINEERING

122 KENNEDY BLVD
DALLAS, TEXAS 75244
WWW.L2ENGINEERING.COM

NO.	DATE	BY	DESCRIPTION
1	09/05/25	EL	CONTRACT
2	09/05/25	EL	CONTRACT

PROJECT: 11101 - BLUEWAVE EXPRESS WESLACO
DRAWN: GFL
CHECKED: GFL
SCALE: AS SHOWN
SHEET: 06 OF 18



NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	GRADE TO DRAIN	217	SQ. FT.	217
2	CONCRETE	1451	SQ. FT.	1451
3	ASPHALT	232	SQ. FT.	232
4	PAVEMENT	979	SQ. FT.	979
5	LANDSCAPE	242	SQ. FT.	242

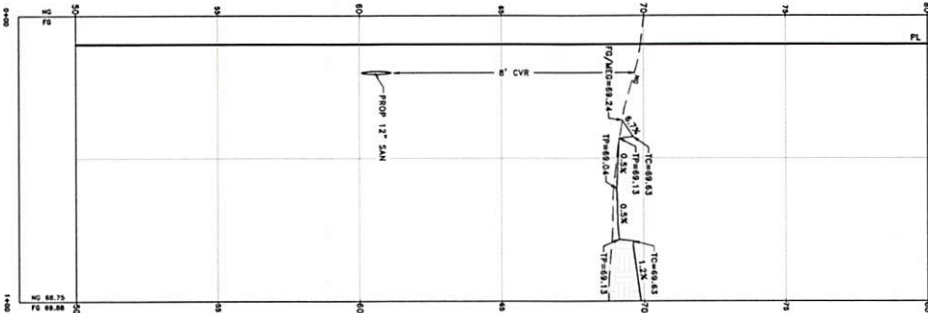
BLUEWAVE EXPRESS WESLACO

GRADING PLAN

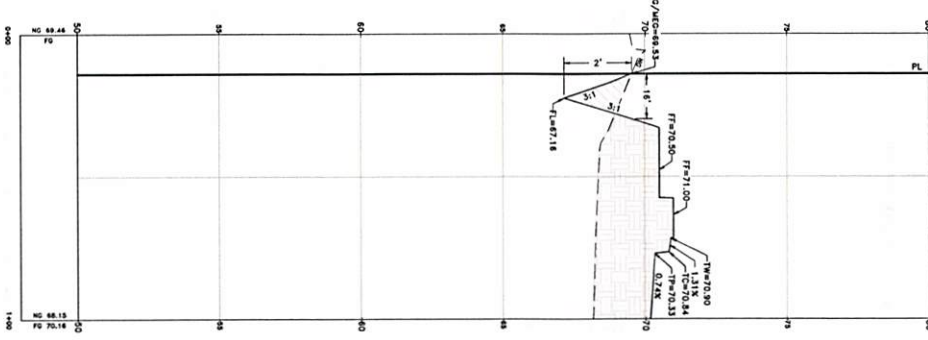
1 SQUARED ENGINEERING

1100 W. UNIVERSITY BLVD
SUITE 100
DALLAS, TEXAS 75241
TEL: 214-343-1111
WWW.1SQUARED.COM

PROJECT: BLUEWAVE EXPRESS WESLACO
SHEET: 07
DATE: 09/05/2025
SCALE: 1" = 20' (11/16)



C.S. 1+00 PROFILE
1"=20' HORIZ
1"=2' VERT



C.S. 1+40 PROFILE
1"=20' HORIZ
1"=2' VERT

- EXISTING LEGEND**
- (---) TOP OF WALL
 - (---) TOP OF PAVEMENT
 - (---) TOP OF DRIVE
 - (---) SIDEWALK
 - (---) FLOOR
 - (---) TOP OF CURB
 - (---) SLOPE
 - (---) WALL TOP
 - (---) WALL BOTTOM
 - (---) FRESH GRADE
 - (---) WHICH EXISTING DRIVE
 - (---) DRIVE BREAK
 - (---) SLOPE
- LEGEND**
- (---) FILL
 - (---) CUT

- STANDARD NOTES:**
1. OWNER, CLIENTS AND/OR CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND RECORD DRAWINGS FOR ALL UTILITIES, STRUCTURES AND OBSTRUCTIONS.
 2. UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 3. PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE. ALL UTILITIES SHALL BE RELOCATED TO ADEQUATE DEPTH AND WIDTH.
 4. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 5. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 6. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 7. CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 8. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 9. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 10. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 11. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 12. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 13. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 14. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.
 15. ALL PROPOSED CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION, WITH THE LATEST REVISIONS.

NO.	DATE	BY	REVISION
1	09/05/2025	GC	ISSUED FOR PERMIT
2	09/05/2025	GC	ISSUED FOR PERMIT

DESIGNED BY: GC
CHECKED BY: GC
DATE: 09/05/2025

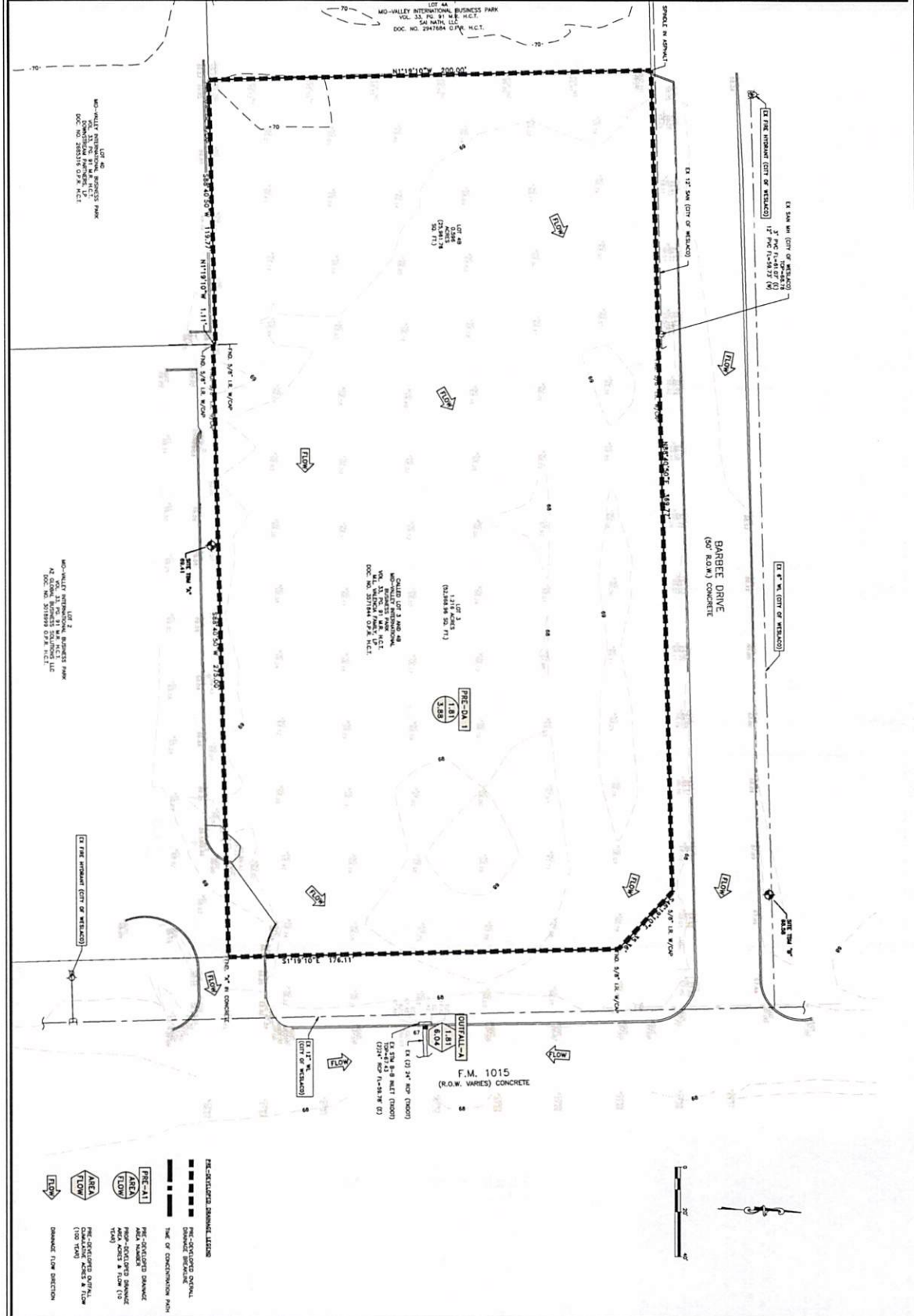
PROJECT: 11101 (11101)
SHEET: 09
SCALE: 1"=20' HORIZ
1"=2' VERT

BLUEWAVE EXPRESS WESLACO

GRADING CROSS SECTIONS (2 OF 2)

DESIGNED BY: GC
CHECKED BY: GC
DATE: 09/05/2025





CHANNEL ID	CHANNEL NAME	CHANNEL TYPE	CHANNEL WIDTH
1	1015	CONCRETE	12'
2	1015	CONCRETE	12'
3	1015	CONCRETE	12'
4	1015	CONCRETE	12'
5	1015	CONCRETE	12'
6	1015	CONCRETE	12'
7	1015	CONCRETE	12'
8	1015	CONCRETE	12'
9	1015	CONCRETE	12'
10	1015	CONCRETE	12'

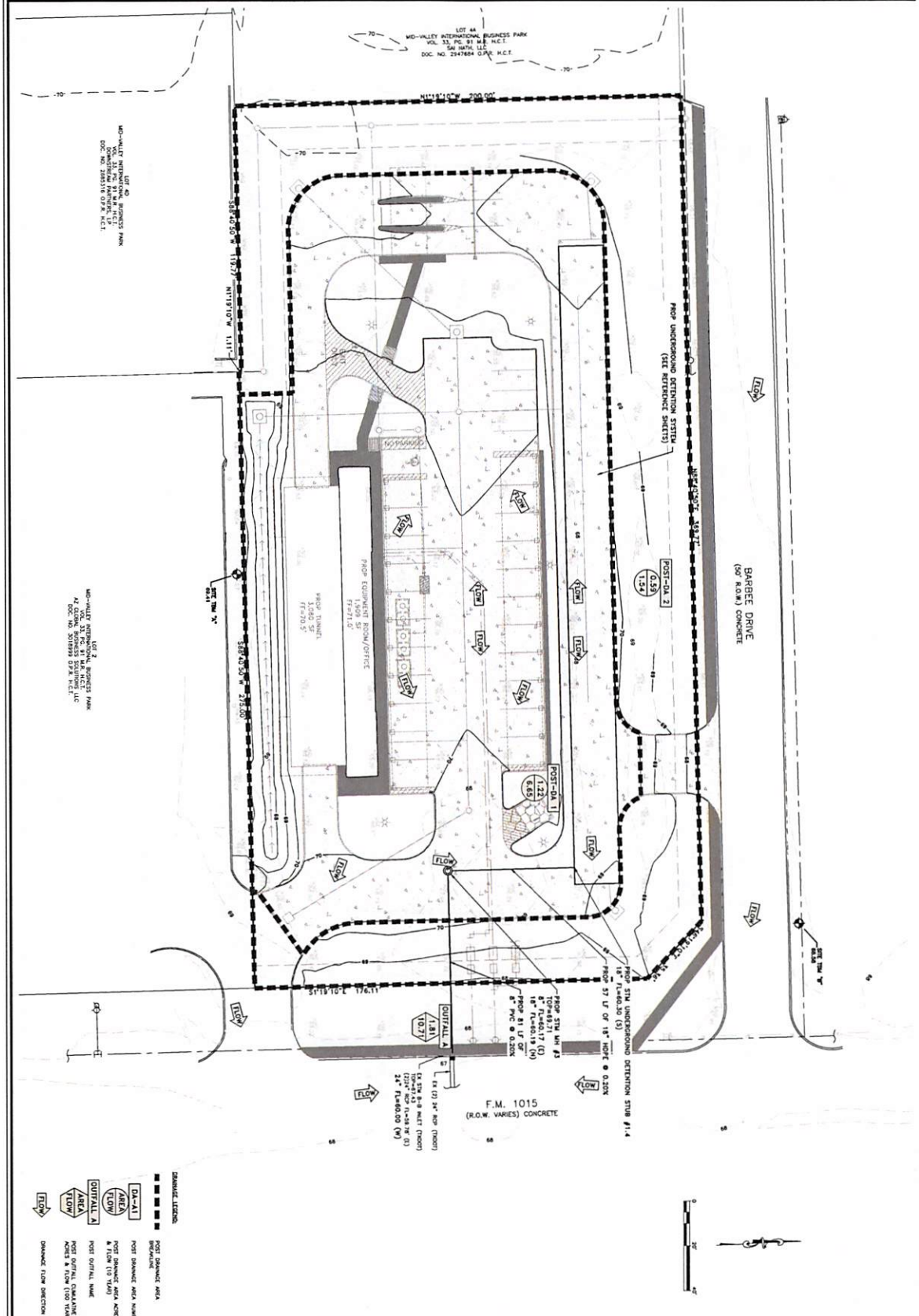
BLUEWAVE EXPRESS WESLACO

PRE DRAINAGE AREA MAP

CLIENT INFORMATION
 BLUEWAVE EXPRESS WESLACO
 4100 BLUEWAVE EXPRESS WESLACO
 COMMISSION 14 2025
 PROJECT NO. 11101-03
 SHEET NO. 10

L2 SQUARED ENGINEERING
 11101 BLUEWAVE EXPRESS WESLACO
 WESLACO, TEXAS 75787
 TEL: 281.281.1111
 WWW.L2SQUARED.COM





DATE: 11-20-24
SCALE: 1/8" = 1'-0"
SHEET: 11

BLUEWAVE EXPRESS WESLACO

POST DRAINAGE AREA MAP

PROJECT: 11101
CLIENT: WESLACO
DATE: 11-20-24

DESIGNED BY: G.L.
CHECKED BY: G.L.
DATE: 11-20-24

BLUEWAVE EXPRESS WESLACO

11101 WESLACO BLVD
 WESLACO, TEXAS 77999
 TEL: 361-234-1111
 WWW.BLUEWAVEEXPRESS.COM

L2 SQUARED ENGINEERING

11101 WESLACO BLVD
 WESLACO, TEXAS 77999
 TEL: 361-234-1111
 WWW.L2SQUARED.COM

Site Development

Drainage Area from Site: **1.11** Acres

Drainage Area from Site: **1.11** Acres

Drainage Area from Site: **1.11** Acres

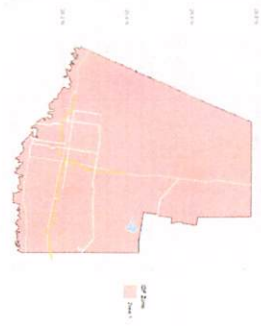
Drainage Area from Site: **1.11** Acres

Drainage Calculations (100 Yr)

Drainage Area	Area	TC	Q
Drainage Area	1.11	10.00	7.46
Drainage Area	0.50	10.00	0.51
Drainage Area	0.61	10.00	0.45

Drainage Calculations (100 Yr)

Drainage Area	Area	TC	Q
Drainage Area	1.11	10.00	7.46
Drainage Area	0.50	10.00	0.51
Drainage Area	0.61	10.00	0.45



Site Development

Drainage Area from Site: **1.11** Acres

Drainage Area from Site: **1.11** Acres

Drainage Area from Site: **1.11** Acres

Drainage Area from Site: **1.11** Acres

Drainage Calculations (100 Yr)

Drainage Area	Area	TC	Q
Drainage Area	1.11	10.00	7.46
Drainage Area	0.50	10.00	0.51
Drainage Area	0.61	10.00	0.45

Drainage Calculations (100 Yr)

Drainage Area	Area	TC	Q
Drainage Area	1.11	10.00	7.46
Drainage Area	0.50	10.00	0.51
Drainage Area	0.61	10.00	0.45

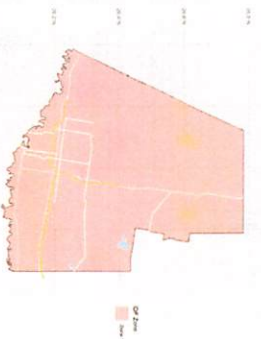


FIGURE 10: HYDROLOGIC MODELING RESULTS

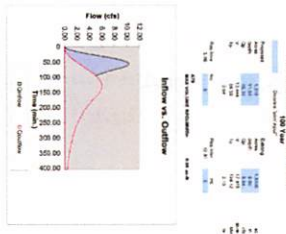


FIGURE 11: HYDROLOGIC MODELING RESULTS

Flow (cfs) vs Time (hours)

Peak Flow: 1200 cfs

Time to Peak: 0.5 hours

100 Yr. Hydrologic Station

Drainage Area	Area	TC	Q
Drainage Area	1.11	10.00	7.46
Drainage Area	0.50	10.00	0.51
Drainage Area	0.61	10.00	0.45

100 Yr. Hydrologic Station

Drainage Area	Area	TC	Q
Drainage Area	1.11	10.00	7.46
Drainage Area	0.50	10.00	0.51
Drainage Area	0.61	10.00	0.45

100 Yr. Hydrologic Station

Time (hr)	Flow (cfs)
0.0	0.0
0.1	100.0
0.2	500.0
0.3	1000.0
0.4	1150.0
0.5	1200.0
0.6	1150.0
0.7	1000.0
0.8	800.0
0.9	600.0
1.0	400.0
1.1	200.0
1.2	100.0
1.3	50.0
1.4	20.0
1.5	10.0
1.6	5.0
1.7	2.5
1.8	1.2
1.9	0.6
2.0	0.3
2.1	0.1
2.2	0.0



PROJECT INFORMATION

PROJECT	11101	DATE	09/05/25
SHEET	13	OF	18

BLUEWAVE EXPRESS WESLACO

DRAINAGE CALCULATIONS (1 OF 2)

SQUARED ENGINEERING

11000 WEST 11TH STREET, SUITE 200

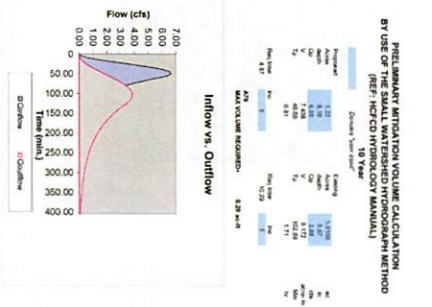
IRVING, TEXAS 75039

PH: 972.261.1111

WWW.SQUAREDENGINEERING.COM




Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Area (sq ft)	Volume (cu ft)	Time (min)
1	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00	0.00	0.00
16	0.00	0.00	0.00	0.00	0.00	0.00
17	0.00	0.00	0.00	0.00	0.00	0.00
18	0.00	0.00	0.00	0.00	0.00	0.00
19	0.00	0.00	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00	0.00	0.00
21	0.00	0.00	0.00	0.00	0.00	0.00
22	0.00	0.00	0.00	0.00	0.00	0.00
23	0.00	0.00	0.00	0.00	0.00	0.00
24	0.00	0.00	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00	0.00	0.00
26	0.00	0.00	0.00	0.00	0.00	0.00
27	0.00	0.00	0.00	0.00	0.00	0.00
28	0.00	0.00	0.00	0.00	0.00	0.00
29	0.00	0.00	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00	0.00	0.00
31	0.00	0.00	0.00	0.00	0.00	0.00
32	0.00	0.00	0.00	0.00	0.00	0.00



Step 1: 1.5h NRCA estimate
 Step 2: 1.5h NRCA estimate
 Step 3: 1.5h NRCA estimate
 Step 4: 1.5h NRCA estimate
 Step 5: 1.5h NRCA estimate
 Step 6: 1.5h NRCA estimate
 Step 7: 1.5h NRCA estimate
 Step 8: 1.5h NRCA estimate
 Step 9: 1.5h NRCA estimate
 Step 10: 1.5h NRCA estimate
 Step 11: 1.5h NRCA estimate
 Step 12: 1.5h NRCA estimate
 Step 13: 1.5h NRCA estimate
 Step 14: 1.5h NRCA estimate
 Step 15: 1.5h NRCA estimate
 Step 16: 1.5h NRCA estimate
 Step 17: 1.5h NRCA estimate
 Step 18: 1.5h NRCA estimate
 Step 19: 1.5h NRCA estimate
 Step 20: 1.5h NRCA estimate
 Step 21: 1.5h NRCA estimate
 Step 22: 1.5h NRCA estimate
 Step 23: 1.5h NRCA estimate
 Step 24: 1.5h NRCA estimate
 Step 25: 1.5h NRCA estimate
 Step 26: 1.5h NRCA estimate
 Step 27: 1.5h NRCA estimate
 Step 28: 1.5h NRCA estimate
 Step 29: 1.5h NRCA estimate
 Step 30: 1.5h NRCA estimate
 Step 31: 1.5h NRCA estimate
 Step 32: 1.5h NRCA estimate

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Area (sq ft)	Volume (cu ft)	Time (min)
1	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00	0.00	0.00
16	0.00	0.00	0.00	0.00	0.00	0.00
17	0.00	0.00	0.00	0.00	0.00	0.00
18	0.00	0.00	0.00	0.00	0.00	0.00
19	0.00	0.00	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00	0.00	0.00
21	0.00	0.00	0.00	0.00	0.00	0.00
22	0.00	0.00	0.00	0.00	0.00	0.00
23	0.00	0.00	0.00	0.00	0.00	0.00
24	0.00	0.00	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00	0.00	0.00
26	0.00	0.00	0.00	0.00	0.00	0.00
27	0.00	0.00	0.00	0.00	0.00	0.00
28	0.00	0.00	0.00	0.00	0.00	0.00
29	0.00	0.00	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00	0.00	0.00
31	0.00	0.00	0.00	0.00	0.00	0.00
32	0.00	0.00	0.00	0.00	0.00	0.00

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Area (sq ft)	Volume (cu ft)	Time (min)
1	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00
11	0.00	0.00	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00	0.00	0.00
16	0.00	0.00	0.00	0.00	0.00	0.00
17	0.00	0.00	0.00	0.00	0.00	0.00
18	0.00	0.00	0.00	0.00	0.00	0.00
19	0.00	0.00	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00	0.00	0.00
21	0.00	0.00	0.00	0.00	0.00	0.00
22	0.00	0.00	0.00	0.00	0.00	0.00
23	0.00	0.00	0.00	0.00	0.00	0.00
24	0.00	0.00	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00	0.00	0.00
26	0.00	0.00	0.00	0.00	0.00	0.00
27	0.00	0.00	0.00	0.00	0.00	0.00
28	0.00	0.00	0.00	0.00	0.00	0.00
29	0.00	0.00	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00	0.00	0.00
31	0.00	0.00	0.00	0.00	0.00	0.00
32	0.00	0.00	0.00	0.00	0.00	0.00



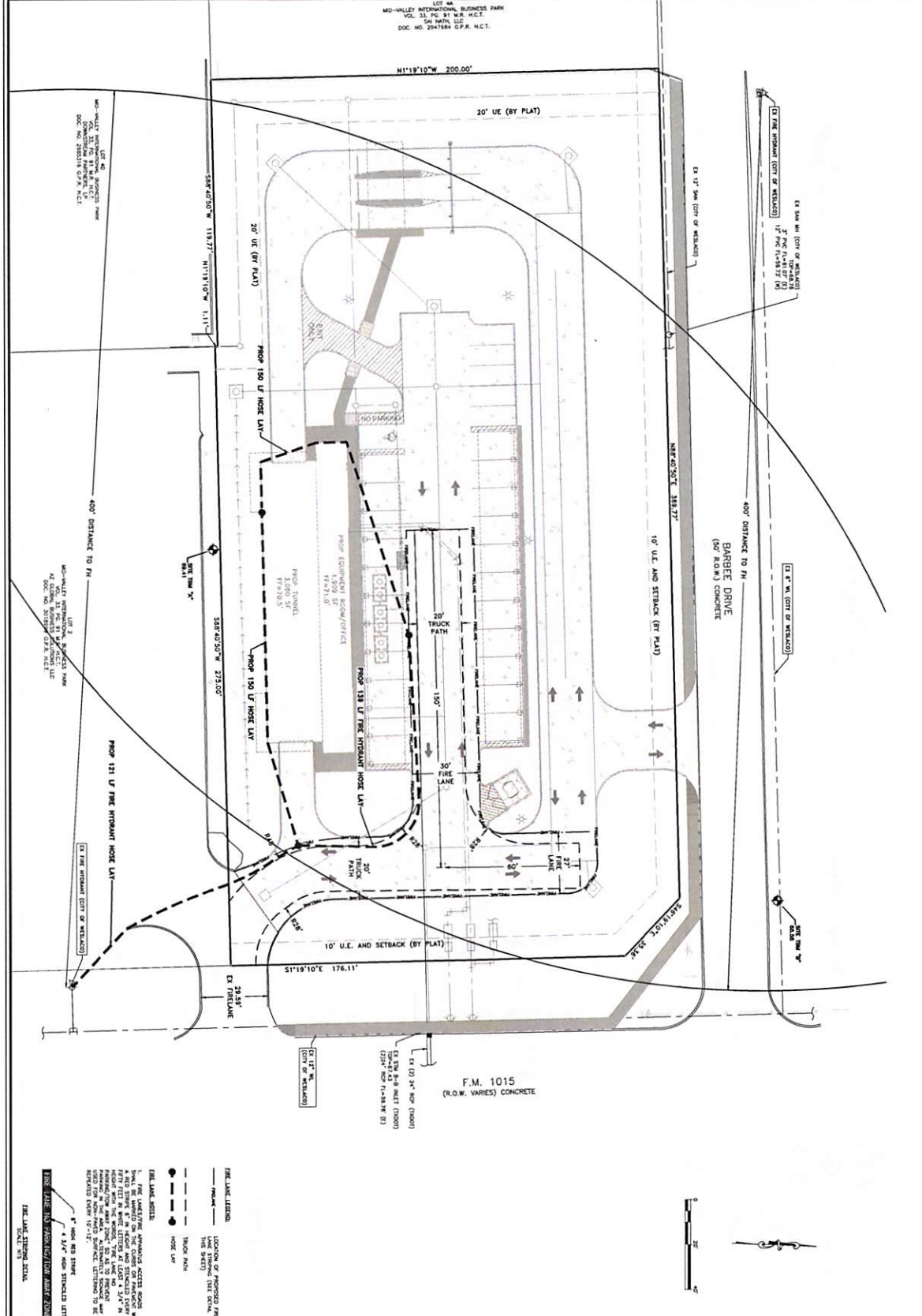
L SQUARED ENGINEERING
 CONSULTING ENGINEERS
 17111 W. WASHINGTON AVE.
 SUITE 100
 WESTLAKE, CO 80238
 (303) 440-1111
 WWW.LSQUARED.COM

BLUEWAVE EXPRESS WESLACO

DRAINAGE CALCULATIONS (2 OF 2)

DATE: 09/05/25
 DRAWN BY: GARY LYNN CUNNINGHAM
 CHECKED BY: GARY LYNN CUNNINGHAM
 PROJECT: 11101 WESLACO
 SHEET: 14 OF 14

LOT 4A
MO-WALLEY INTERNATIONAL BUSINESS PARK
VOL. 33, PG. 81 M.R. H.C.T.
56 ACRES ±
DOC. NO. 2947884 D.P.R. H.C.T.



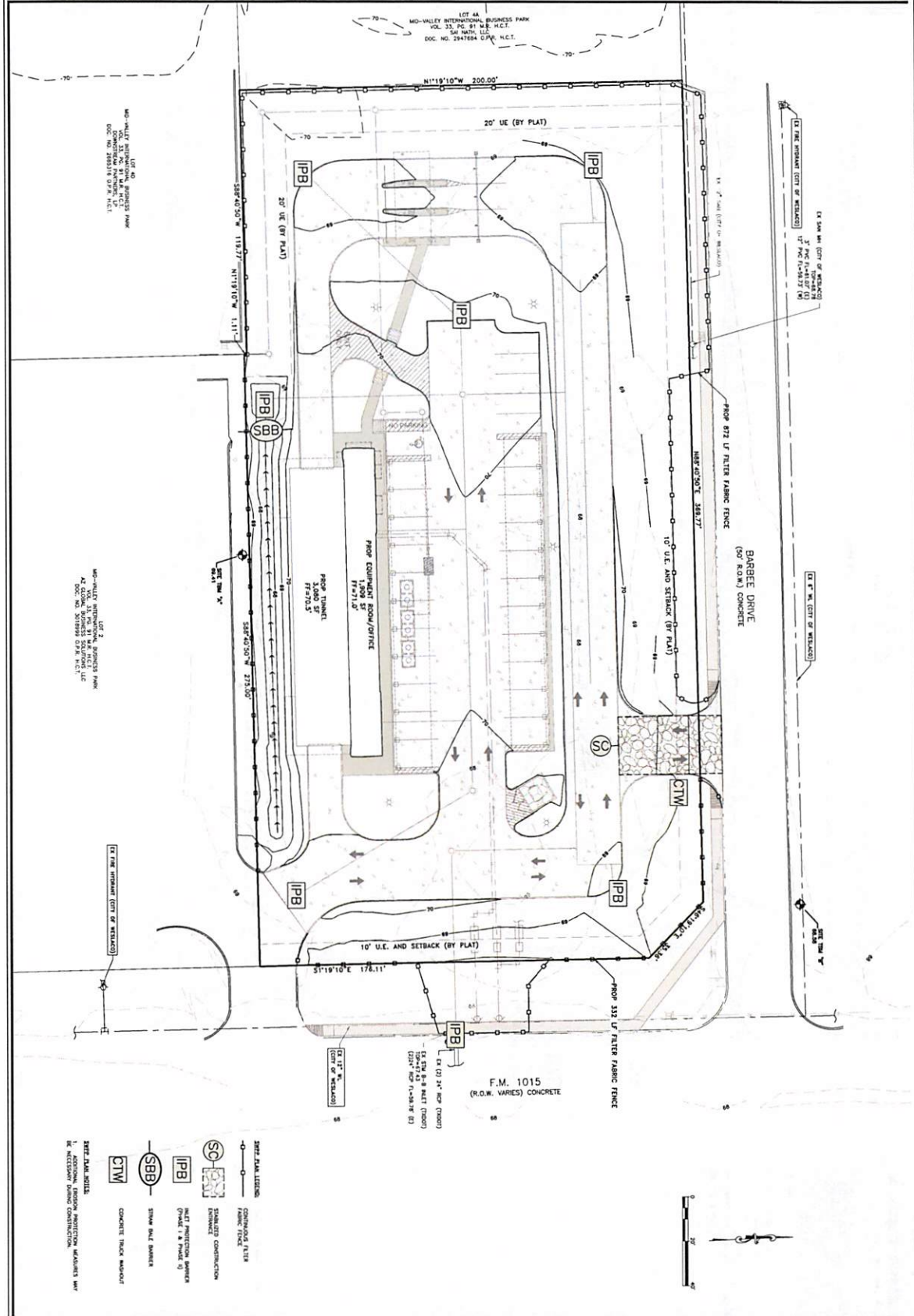
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS
6	REVISED PER COMMENTS
7	REVISED PER COMMENTS
8	REVISED PER COMMENTS
9	REVISED PER COMMENTS
10	REVISED PER COMMENTS
11	REVISED PER COMMENTS
12	REVISED PER COMMENTS
13	REVISED PER COMMENTS
14	REVISED PER COMMENTS
15	REVISED PER COMMENTS

BLUEWAVE EXPRESS WESLACO

FIRE LANE PLAN

1. SQUARED ENGINEERING
INCORPORATED
1101 W. 11TH STREET, SUITE 100
DENVER, CO 80202
TEL: 303.733.8888
WWW.1SQUARED.COM

SCALE:
AS SHOWN
ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
DATE: 09/05/2025
DRAWN BY: GARY LYNN CUNNINGHAM
CHECKED BY: GARY LYNN CUNNINGHAM



LEGEND

- SC - SCHEDULED CONSTRUCTION
- IPB - INLET PROTECTION BARRIER (GRADE 1 & PAVED 2)
- SBB - STORM BARRIERS
- CTW - CONCRETE TRACK ROADWAY

OTHER SYMBOLS

- 1 - ADDITIONAL EROSION PROTECTION MEASURES MAY BE NECESSARY DURING CONSTRUCTION

PROJECT INFORMATION

PROJECT: 11101 - BLUEWAVE EXPRESS
 DRAWN: G.L.
 SCALE: 1" = 20' (PLAN)
 SHEET: 16

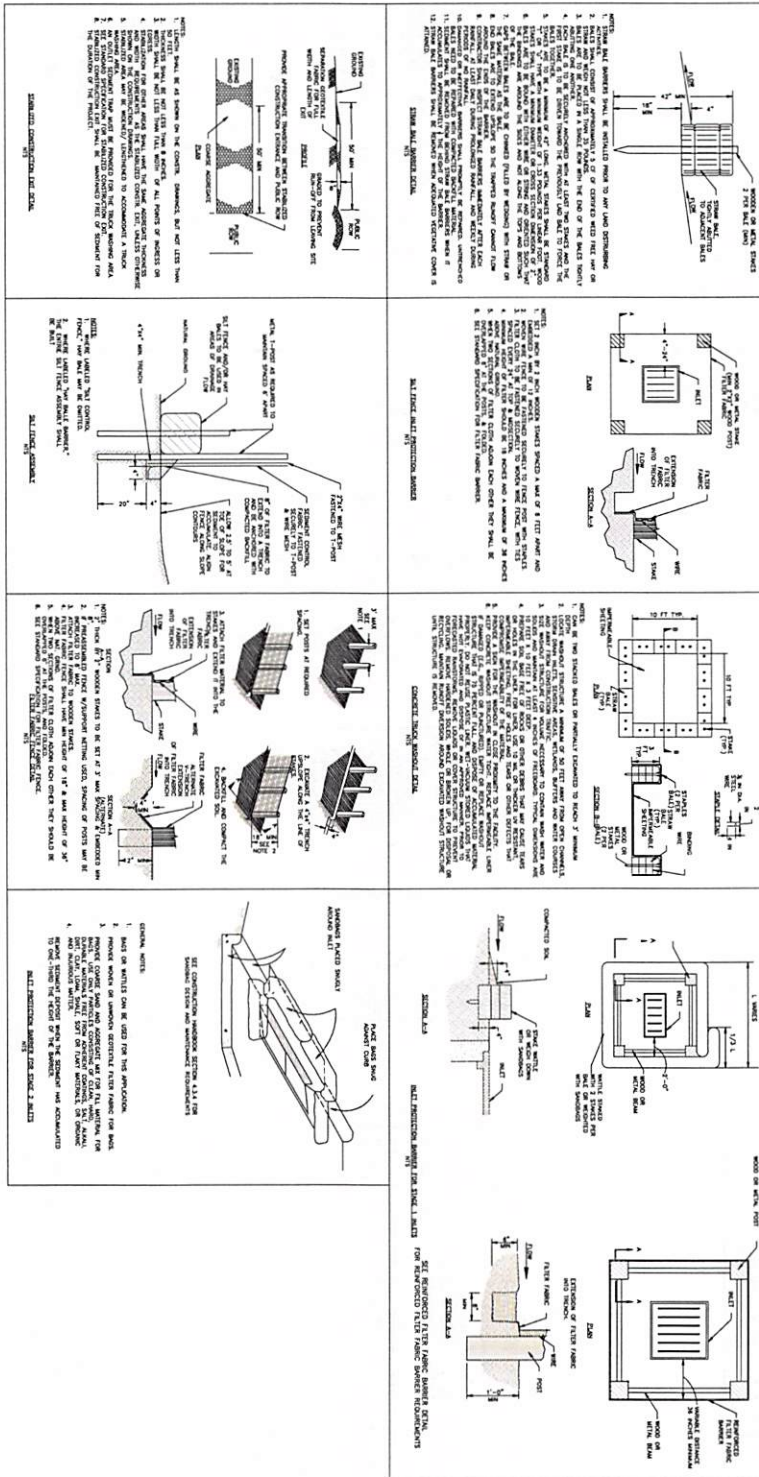
BLUEWAVE EXPRESS WESLACO

SWPP PLAN

L2 ENGINEERING

12345 MAIN STREET
 WESLACO, TX 77680
 (409) 555-1234
 WWW.L2ENGINEERING.COM

DATE PREPARED: 09/05/2025
DATE CHECKED: 09/05/2025
DATE APPROVED: 09/05/2025
SCALE: 1" = 20' (PLAN)



PROJECT: 11021 SWPP
 DRAWN: GFL/ML
 DATE: 09/05/2025
 SHEET: 17
 AS NOTED

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	09/05/2025	GFL	ML

BLUEWAVE EXPRESS WESLACO
 SWPP DETAILS

L. SQUARIED ENGINEERING
 2112 W. WYOMING ST. SUITE 100
 DENVER, CO 80202
 303.733.1111
 WWW.LSQUARIEDENGINEERING.COM

L. SQUARIED ENGINEERING
 2112 W. WYOMING ST. SUITE 100
 DENVER, CO 80202
 303.733.1111
 WWW.LSQUARIEDENGINEERING.COM



SQUARED ENGINEERING
 11111 S. W. 111TH AVENUE
 SUITE 100
 MIAMI, FL 33176
 WWW.SQUAREDENGINEERING.COM
 305.444.1111

BLUEWAVE EXPRESS WESLACO

TRAFFIC CONTROL DETAILS

PROJECT	11101	DATE	11/11/2020
DRAWN	CD	SCALE	AS NOTED
CHECKED	CD	SHEET	18
APPROVED	CD	DATE	11/11/2020



LEGEND

	Channelizing Devices
	Heavy Work Vehicle
	Portable Changeable Message Sign (PCMS)
	Frogger

Posted (Formula)	Minimum Taper Length (ft)	Minimum Taper Slope (ft/ft)	Suggested Machine Spacing (ft)	Suggested Sign Spacing (ft)	Buffer Distance (ft)	Station
30' L	150'	1:65	180'	30'	60'	170'
35' L	205'	1:72.5	245'	35'	80'	160'
40' L	265'	1:79.5	320'	40'	80'	240'
45' L	330'	1:85.5	400'	45'	90'	320'
50' L	400'	1:91.5	490'	50'	100'	400'
55' L	475'	1:97.5	590'	55'	110'	500'
60' L	560'	1:103.5	700'	60'	120'	600'
65' L	650'	1:109.5	820'	65'	130'	700'
70' L	750'	1:115.5	950'	70'	140'	800'
75' L	860'	1:121.5	1100'	75'	150'	900'

* Conventional Roads Only
 ** Taper lengths have been rounded off.
 *** Length of taper (FT) is math of Offset (FT) x Posted Speed (mph)

TYPICAL USAGE

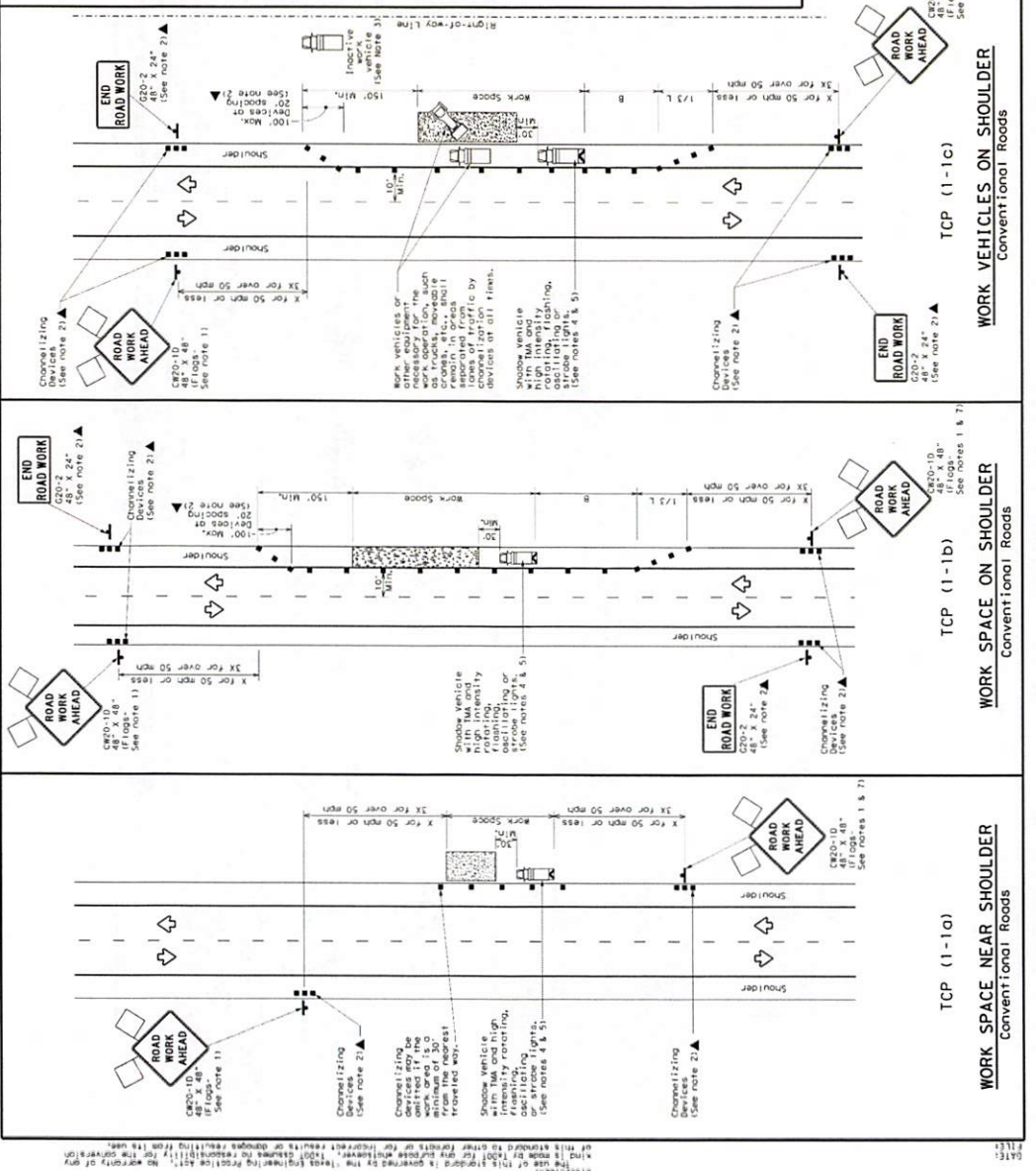
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
✓	✓	✓	✓	✓

GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated or required, except those located within the traffic signal, may be defined when stated elsewhere in the project manual.
- Inoperative work vehicles or equipment should be parked near the shoulder of the road.
- A Snow vehicle with a TM should be used anytime it can be positioned 30 to 100 feet in advance of the edge of new exposure of work, whenever longer present but road or work conditions require the traffic control to remain in place.
- Additional Snow vehicles with TM may be positioned off the paved shoulder of the road to provide additional visibility to the work area.
- See TCP (1-1) for shoulder work on divided highways, expressways and freeways.
- See TCP (1-1) for shoulder work on divided highways, expressways and freeways.
- See TCP (1-1) for shoulder work on conventional roadways.

Texas Department of Transportation
TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK
TCP (1-1) - 18

DATE	11/11/2020	DATE	11/11/2020
BY	CD	BY	CD
CHECKED	CD	CHECKED	CD
APPROVED	CD	APPROVED	CD



TCP (1-1a) WORK SPACE NEAR SHOULDER - Conventional Roads
 TCP (1-1b) WORK SPACE ON SHOULDER - Conventional Roads
 TCP (1-1c) WORK VEHICLES ON SHOULDER - Conventional Roads

11/11/2020
 SQUARED ENGINEERING PROJECTS/ENGINEERING PROJECTS/11101 - BLUEWAVE EXPRESS WESLACO/SECTION 13 DETAILS/SEP. 5, 2023-10-04 AM GARY LYNN CUNNINGHAM



L SQUARED ENGINEERING
 PROJECTS/ENGINEERING
 11011 11TH AVENUE
 SUITE 100
 DENVER, CO 80231
 WWW.LSQUAREDENGINEERING.COM

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 DATE: [Date]

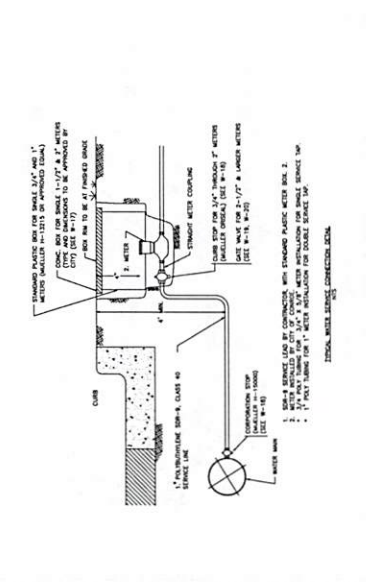
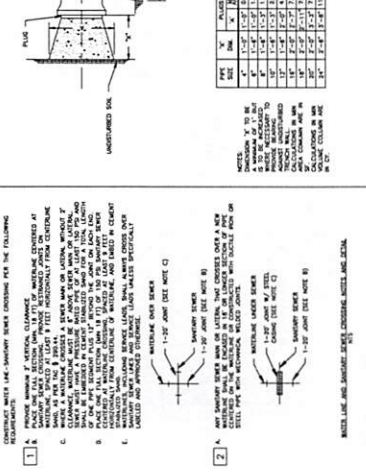
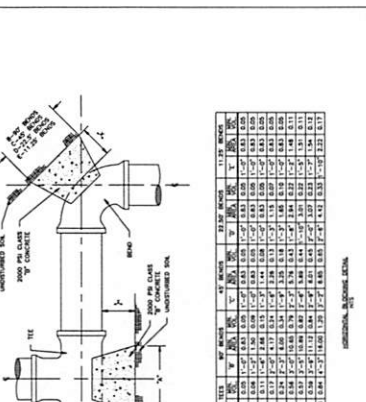
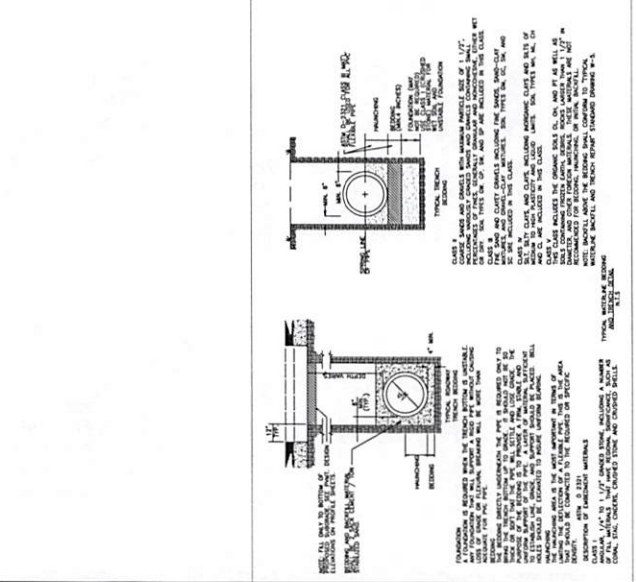
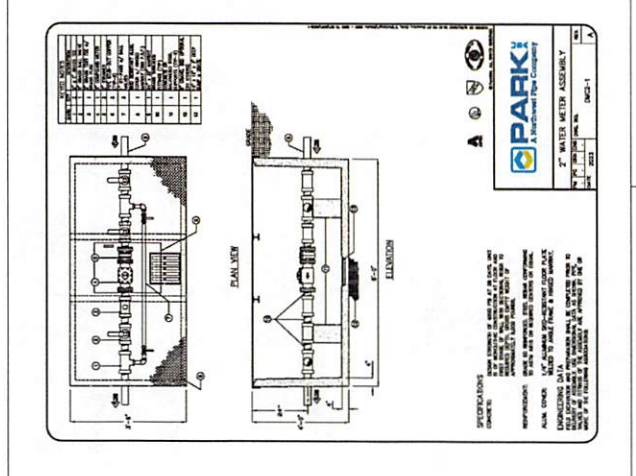
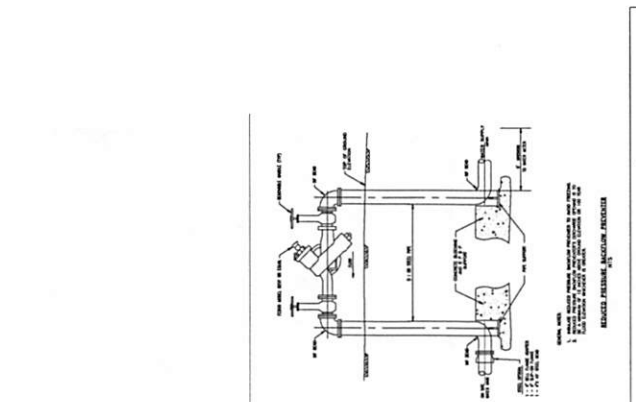
BLUEWAVE EXPRESS WESLACO

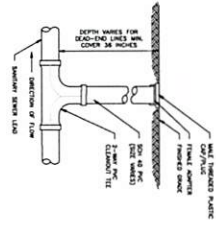
WATER DETAILS

PROJECT	11011101	DATE	01/11/2017
DRAWN	ED/PH	SHEET	20
SCALE	AS NOTED		

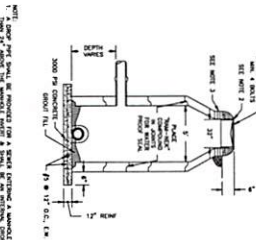


DATE PLOTTED: 01/11/2017 10:48 AM
 PLOTTER: HP DesignJet 2450

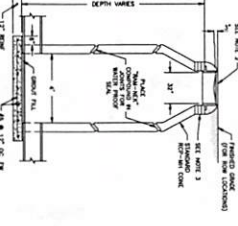




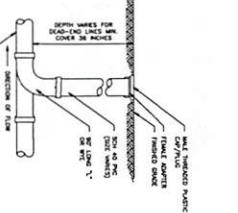
TECHNICAL DRAWING: SECTION 1 - SANITARY SEWER MANHOLE



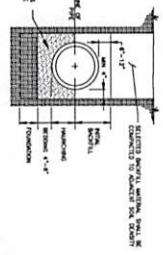
TECHNICAL DRAWING: SECTION 2 - SANITARY SEWER MANHOLE



TECHNICAL DRAWING: SECTION 3 - SANITARY SEWER MANHOLE



TECHNICAL DRAWING: SECTION 4 - SANITARY SEWER MANHOLE



TECHNICAL DRAWING: SECTION 5 - SANITARY SEWER MANHOLE

1. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

2. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

3. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

4. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

5. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

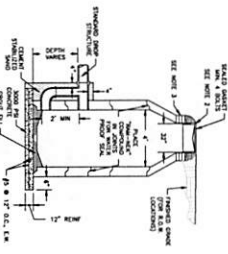
6. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

7. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

8. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

9. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

10. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>



TECHNICAL DRAWING: SECTION 6 - SANITARY SEWER MANHOLE

1. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

2. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

3. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

4. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

5. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

6. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

7. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

8. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

9. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

10. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

1. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

2. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

3. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

4. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

5. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

6. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

7. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

8. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

9. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>

10. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH A MINIMUM OF 12\"/>



NO.	REVISION	DATE	BY	APP'D.
1	ISSUED FOR PERMIT	09/05/25	GL	LC
2	REVISED PER COMMENTS	09/05/25	GL	LC
3	REVISED PER COMMENTS	09/05/25	GL	LC
4	REVISED PER COMMENTS	09/05/25	GL	LC
5	REVISED PER COMMENTS	09/05/25	GL	LC
6	REVISED PER COMMENTS	09/05/25	GL	LC
7	REVISED PER COMMENTS	09/05/25	GL	LC
8	REVISED PER COMMENTS	09/05/25	GL	LC
9	REVISED PER COMMENTS	09/05/25	GL	LC
10	REVISED PER COMMENTS	09/05/25	GL	LC

BLUEWAVE EXPRESS WESLACO

SANITARY SEWER DETAILS

L SQUARED ENGINEERING
 4175 LAMAR AVENUE
 SUITE 100
 HOUSTON, TEXAS 77056
 TEL: 281.485.8888
 WWW.LSQUAREDENGINEERING.COM



Bluewave Express - Weslaco

L Squared Project Number: 11101

Drainage Report

Prepared for: Cross Development
Heather Rimmer
4317 Marsh Ridge Road
Carrollton, TX 75010

Prepared by: L Squared Engineering
Texas Firm Reg. No. F-11235
Lesley Reel, Lic. No. 143908
3307 W Davis St, Suite 100,
Conroe, TX 77304
936-647-0420



Lesley Reel

10/23/25



L SQUARED ENGINEERING

MUNICIPAL COMMERCIAL RESIDENTIAL

Table of Contents

Design Summary	1
Subject Tract:.....	1
Pre-Developed Condition:.....	1
Post-Developed Condition:.....	1
Detention Design	2
Outfall	2
Conclusion:	3
APPENDIX A (FEMA FIRM Map).....	A
APPENDIX B (USGS Topo Map and Vicinity Map).....	B
APPENDIX C (Web Soil Survey).....	C
APPENDIX D (Pre-Developed Drainage Area Map).....	D
APPENDIX E (Pre-Developed Rational Calculations).....	E
APPENDIX F (Storm Sewer Design).....	F
APPENDIX G (Post-Developed Drainage Area Map)	G
APPENDIX H (Post-Developed Rational Calculations).....	H
APPENDIX I (TxDOT Small Watershed and Elevation Area Calculations).....	I
APPENDIX J (ADS Detention Design)	J
APPENDIX K (Restrictor Sizing Calculations)	K



Design Summary

Subject Tract:

The subject tract is a 1.8124-acre tract of land consisting of Lots 3 and 4B within the Mid-Valley International Business Park, an addition to the City of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 33, Page 9 of the Hidalgo County Map Records. The tract is currently situated in Flood Zone "X" according to the FEMA FIRM Map number 4803340450C, dated June 6, 2000, indicating moderate to low flood risk. The site is located outside of the 100-Yr floodplain. **Appendix A** contains the FEMA FIRM map with the site location highlighted.

The subject tract is currently a vacant tract of land and will be developed into a tunnel car wash commercial site. **Appendix B** contains a USGS Topographical map of the surrounding area along with a Vicinity Map.

Pre-Developed Condition:

The pre-developed condition for this analysis consists of a drainage watershed of approximately 1.81 acres of onsite pasture (Pre-DA1). The soil for the tract was determined to be sandy clay loam (Soil Rating B, Map Symbol 28), per the Web Soil Survey in **Appendix C**. The current condition of this watershed shows that the northern portion of the site sheet flows to Barbee Dr, east in the gutter line of Barbee Dr, and then to FM 1015 where it enters into a storm inlet. The remainder of the site sheet flows directly to FM 1015 where it enters the same storm inlet. The pre-developed drainage area map can be found in **Appendix D**.

The pre-developed flows were calculated using the Rational Method. The time of concentration was evaluated for the pre-developed drainage area using the TR-55 method. The runoff coefficients for the drainage areas were calculated to be 0.35 as the entire tract is existing pasture and the storm intensities were determined using TxDOT IDF curves. Detailed calculations for pre-developed flows can be found in **Appendix E** and are summarized below:

	10-Year:	100-Year:
Pre DA1	Q: 3.88 CFS	Q: 6.04 CFS

Post-Developed Condition:

The proposed development will consist of a car wash, vacuum bays, paving, and an underground stormwater detention system. In the post-developed condition, 0.60 acres of undeveloped area will continue to sheet flow to Barbee Dr and FM 1015 unmitigated (Post-DA2) until it ultimately drains to the TxDOT storm inlet along FM 1015. The remaining 1.21 acres (Post-DA1) will be routed via storm sewer (see **Appendix F** for the storm sewer design) to the underground

stormwater detention system where it will outfall through a restrictor below pre-developed rates to the TxDOT inlet along FM 1015. The post-developed drainage area map can be found in **Appendix G**.

The post-developed flows were calculated using the Rational Method for the subject tract. The time of concentration for each drainage area was calculated and if they were determined to be under the minimum of 10 minutes, the minimum was used. The runoff coefficient for the undeveloped area was determined to be 0.35 and the remaining developed portion of the site was weighted based on the proposed site plan and was determined to be 0.74. The combined runoff coefficient for the entire site was determined to be 0.61. The time of concentration was input into the TxDOT IDF curves to determine the rainfall intensities for the 10 and 100-year storm events. The post-developed flows were then calculated through the rational method and are shown in **Appendix H** and summarized below:

	10-Year:	100-Year:
Post-DA1	Q: 6.62 CFS	Q: 10.29 CFS
Post-DA2	Q: 1.55 CFS	Q: 2.42 CFS

Detention Design

The total required detention pond volumes were calculated using the TxDOT Small Watershed calculator for the 10- and 100-year storm events. It was determined that 0.35 Ac-Ft (15,093 CF) of storage is required in the 10-Year storm event and 0.65 Ac-Ft (28,277 CF) of storage is required in the 100-Year storm event. An underground detention system has been designed to meet these required volumes and to mitigate the post-developed flows to be at or below pre-developed rates. **Appendix I** contains the Small Watershed calculations.

The detention design will consist of ACO Stormbrixx 900SD Chambers to provide the required volume, see **Appendix J** for the detention design provided by Contractor’s Source, Inc. This design provides a total of 0.68 Ac-Ft (29,532 CF) of storage, meeting the required storage rate.

Outfall

The outfall for the underground system will be restricted through a 6” PVC restrictor installed inside an 18” HDPE that drains to an 8” PVC gravity pipe tied into the TxDOT inlet along FM 1015. TxDOT requires the 8” PVC pipe tie into the back of their inlet. The outfall will be installed at an elevation of 62.07’ in the bottom of the detention system. This outfall will discharge to the existing TxDOT inlet along FM 1015 below pre-developed rates. **Appendix K** contains sizing calculations for the outfall restrictor and a summary of the mitigated flows is below.



Mitigated Post-Developed Flows at Outfalls:

	10-Year:	100-Year:
Outfall A	Q: 2.17 CFS	Q: 2.98 CFS
Proposed Discharge Rate from entire Site	Q: 3.73 CFS	Q: 5.39 CFS
Detention System WSE	65.02'	67.60'

With the proposed design, the combined post-developed flows from the bypassing area and detention outfall are less than the pre-developed flows for both the 10-year and 100-year storm events.

Conclusion:


Utilizing the detention facilities as proposed, will provide adequate mitigation during the 10- and 100-year storms. This will prevent any negative impact to the adjoining or downstream properties as a result of the proposed development.

This report has been prepared by Lesley Reel, PE. Please contact the same with any questions or comments at 936-647-0420.



11/13/25

Lesley Reel

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input checked="" type="checkbox"/> OTHER <i>YES</i>	
<i>[Signature]</i>	<i>12/4/25</i>
H.C.D.D. NO. <i>2</i>	DATE



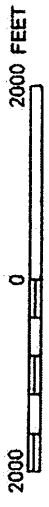
APPENDIX A
(FEMA FIRM Map)



For more information on flood insurance, visit www.floodinsurance.gov or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

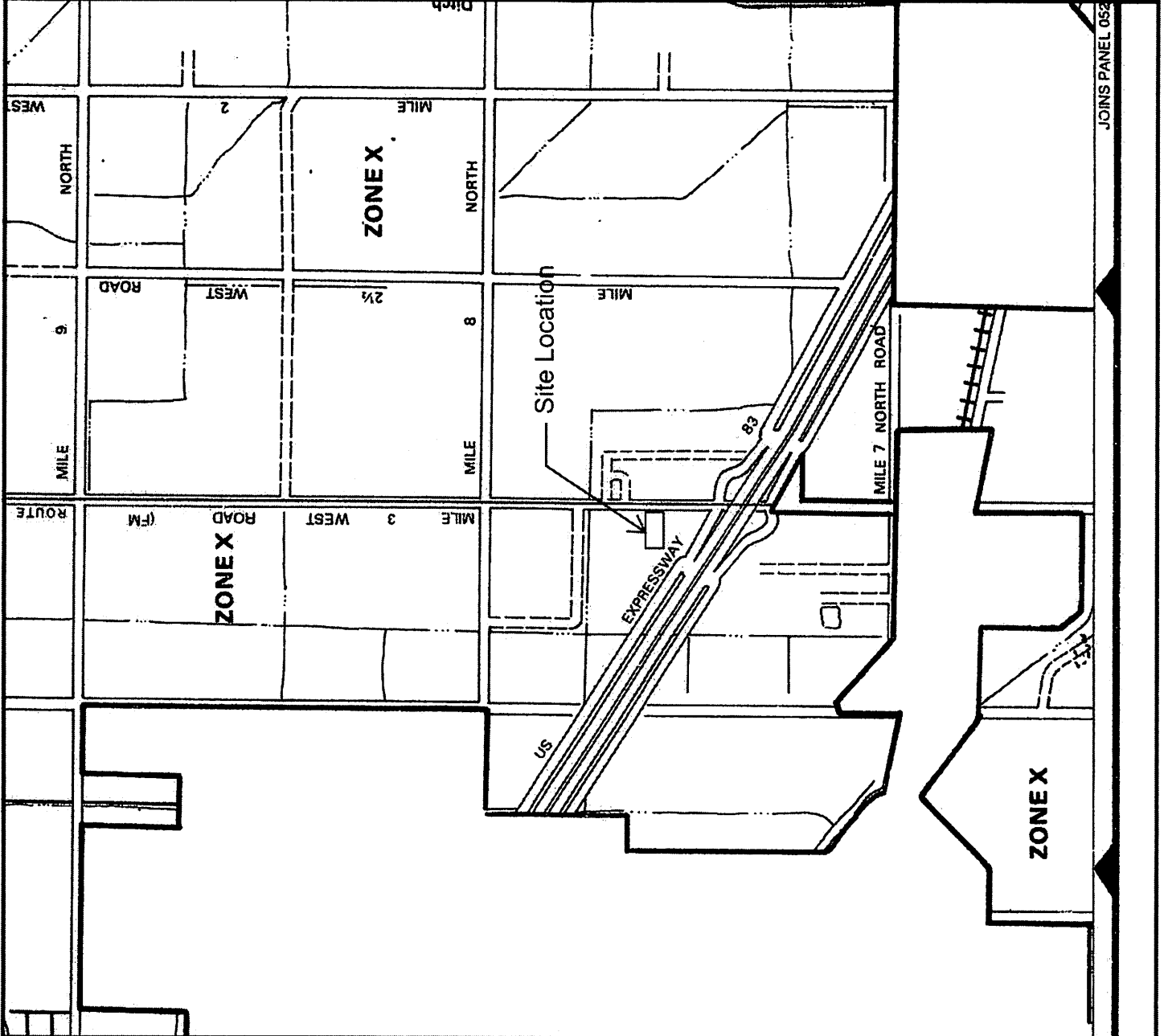
COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000



Federal Emergency Management Agency

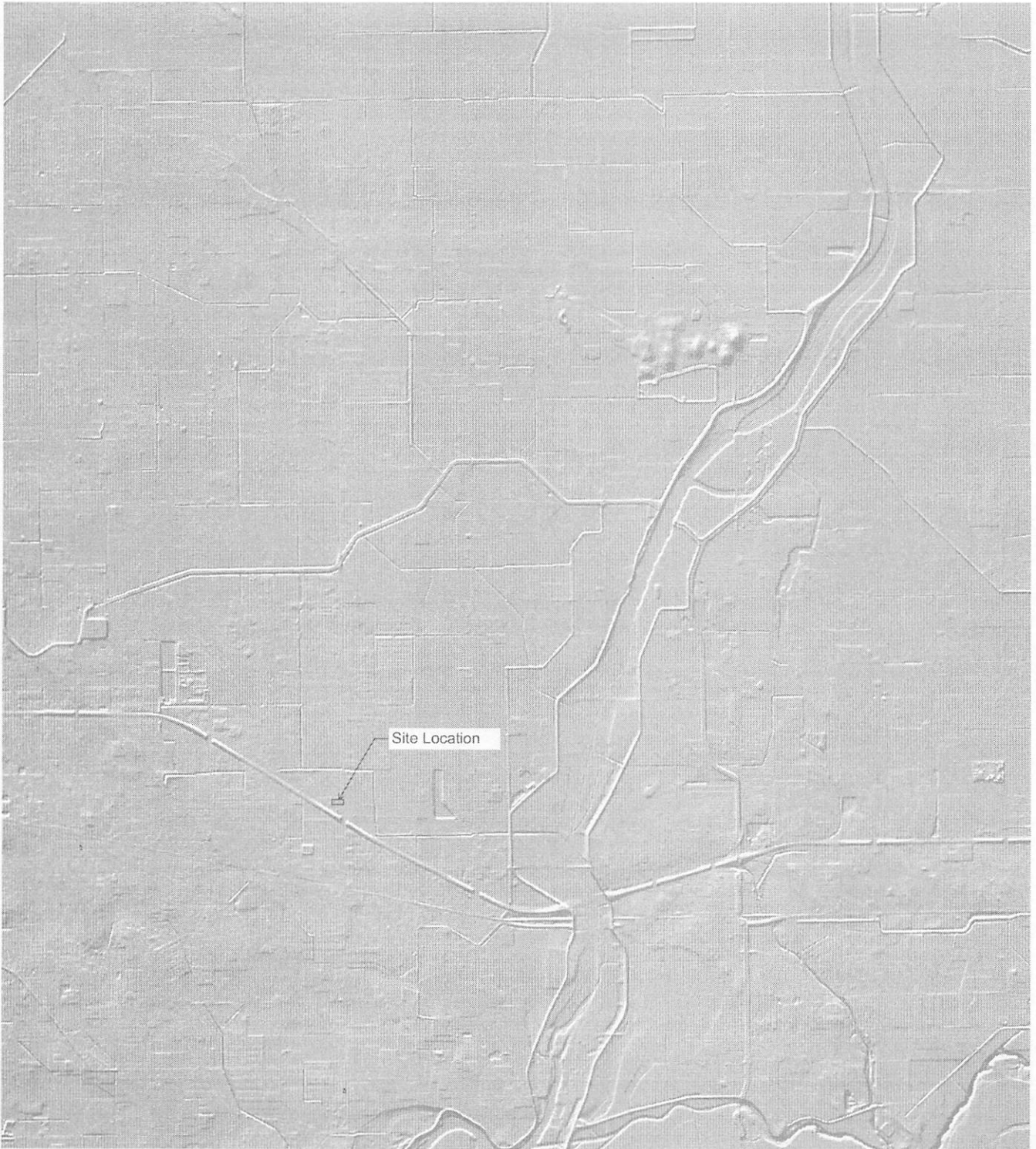
This is an official FEMA product showing a portion of the above-referenced flood map created from the MSC FEMA's Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is correct,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

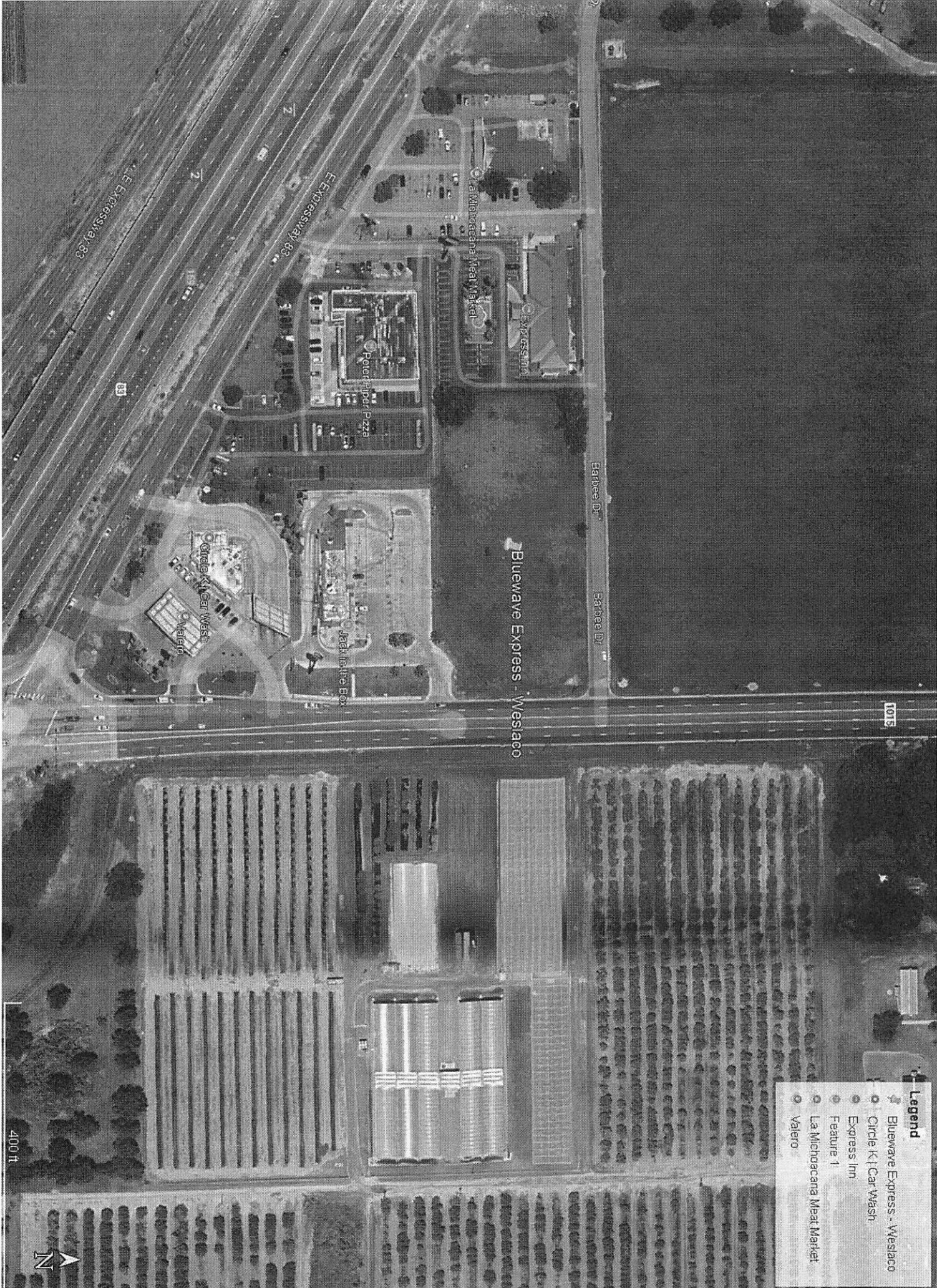


JOINS PANEL 052

APPENDIX B
(USGS Topo Map and Vicinity Map)







1015

Bluewave Express - Westlaco

Barbee Dr
Barbee Dr

E. Expressway 83

E. Expressway 83

La Michoacana Meat Market

Express Inn

Peter Piper Pizza

Jack-in-the-Box

Circle K Gas Wash Market

Legend

- Bluewave Express - Westlaco
- Circle K | Car Wash
- Express Inn
- Feature 1
- La Michoacana Meat Market
- Valero

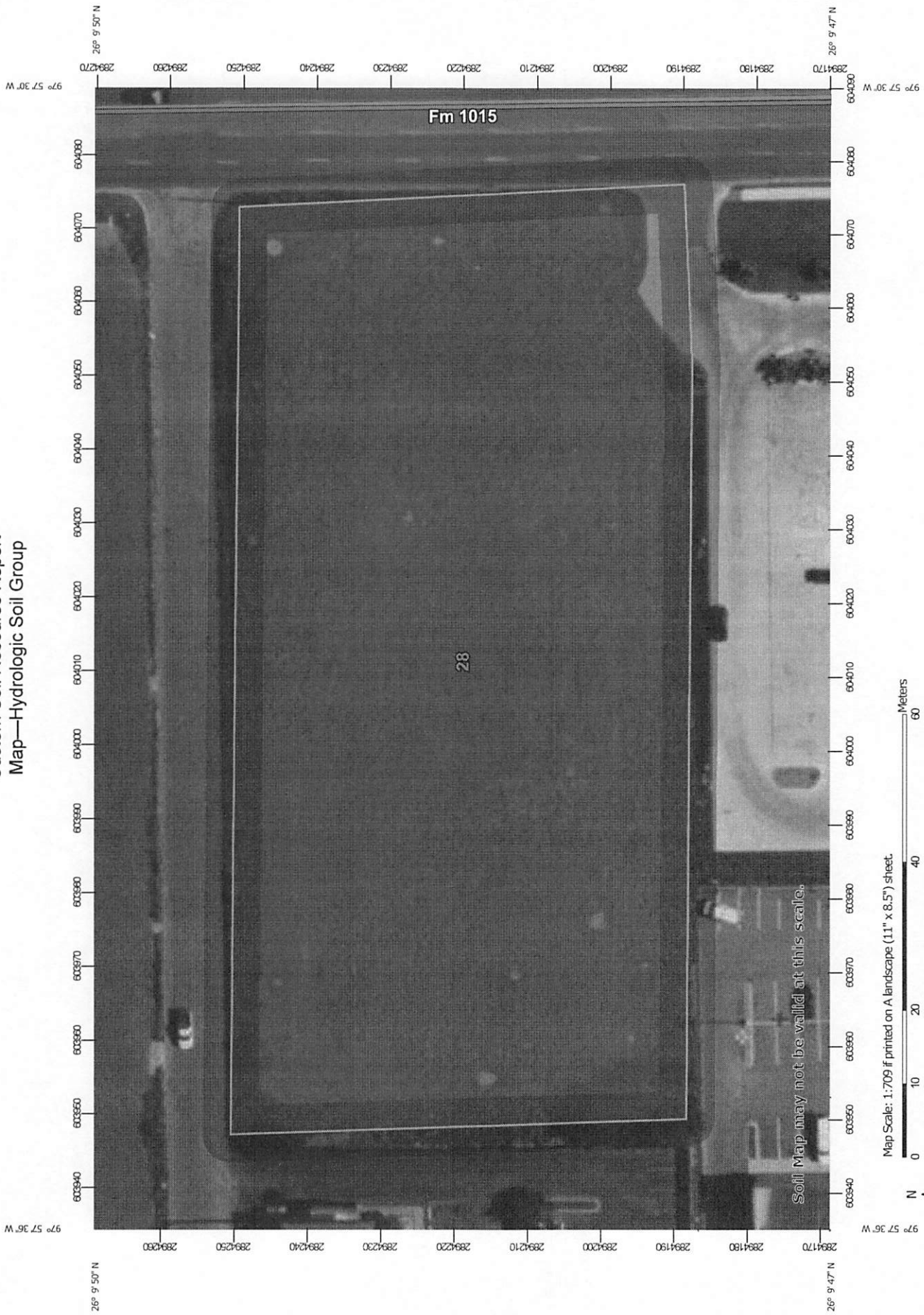
400 ft



APPENDIX C
(Web Soil Survey)



Custom Soil Resource Report
Map—Hydrologic Soil Group



Soil Map may not be valid at this scale.

MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Rating Polygons
 - A
 - A/D
 - B
 - B/D
 - C
 - C/D
 - D
 - Not rated or not available
 - Soil Rating Lines
 - A
 - A/D
 - B
 - B/D
 - C
 - C/D
 - D
 - Not rated or not available
 - Soil Rating Points
 - A
 - A/D
 - B
 - B/D
- 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.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	1.9	100.0%
Totals for Area of Interest			1.9	100.0%

Rating Options—Hydrologic Soil Group

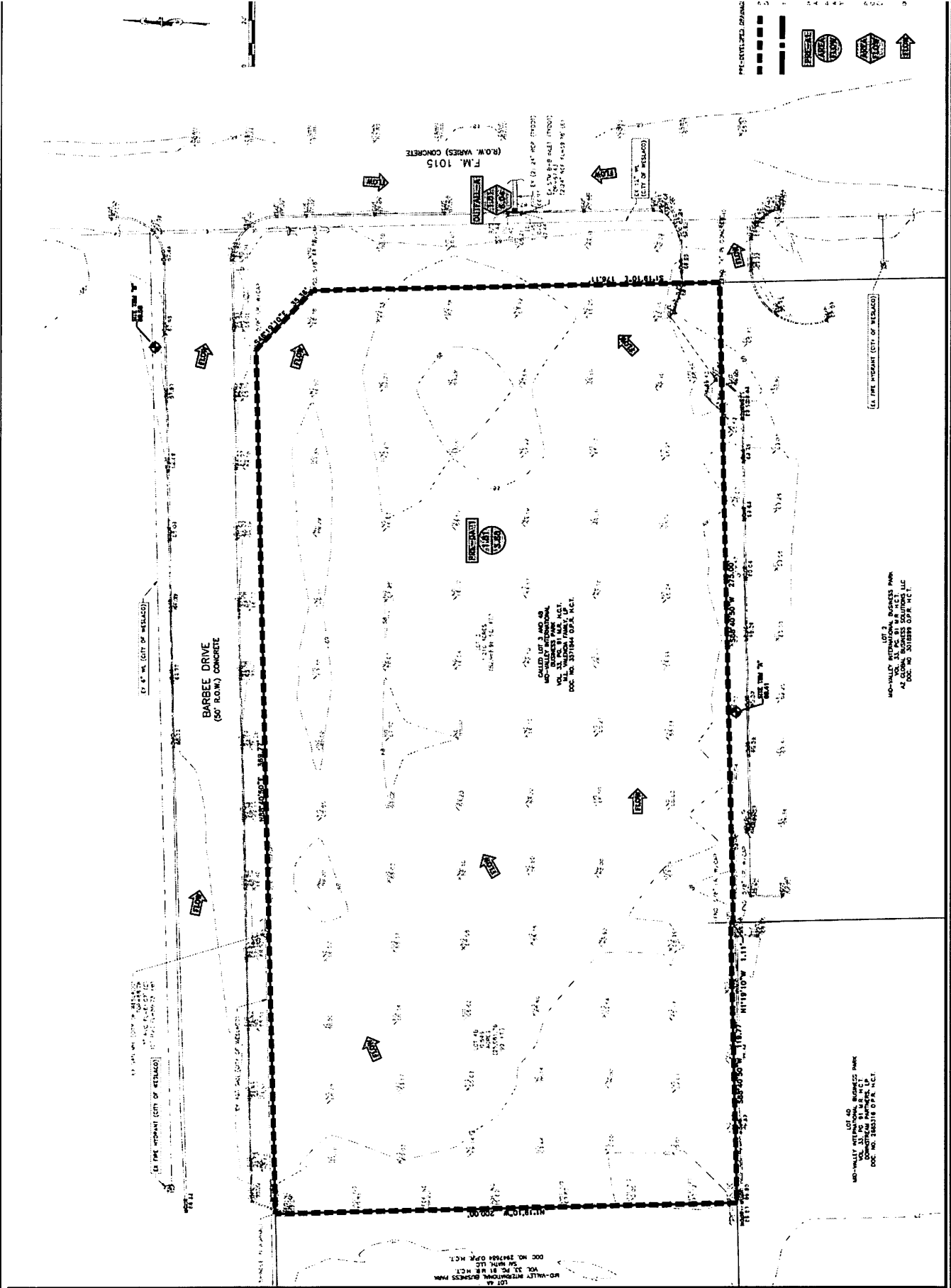
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX D
(Pre-Developed Drainage Area Map)





APPENDIX E
(Pre-Developed Rational Calculations)



Bluewave Express - Weslaco
Pre-Developed Calculations

Job No. 11101

L Squared Engineering

Prepared By: Chris Hogan, EIT/Lesley Reel, PE



L SQUARED ENGINEERING

MUNICIPAL COMMERCIAL RESIDENTIAL

Pre Development

Drainage Area: Pre-DA

Segment:

Flow Type	n	length	slope	Paved?	V, if req'd.	>>>>	Time (hr)	Time (min)
1 sheet	0.13	100	0.0150	no	N/A		0.20	12.13
2 shallow		320	0.0063	no	1.27554422		0.07	4.18
		420						16.31

Drainage Calculations (10-Yr)

Drainage Area	Area (ac)	Tc	C	I	Q	
Pre-DA		1.81	16.31	0.35	6.12	3.88

Drainage Calculations (100-Yr)

Drainage Area	Area (ac)	Tc	C	I	Q	
Pre-DA		1.81	16.31	0.35	9.53	6.04

Weighted C (Pre-DA1)	C	Area (Ac)
Lawn	0.35	1.81
Weighted C:		0.35

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on "National Oceanic and Atmospheric Administration's (NOAA) Atlas 14
 Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0: Texas" (Perica et al. 2018)

Parameter Selection

- Select Units: English
- Select Methodology: Partial Duration Series (PDS)
- Select County: HIDALGO
- Select County Zone: Zone-1
- Select Time of Concentration (Tc): 16.31 Minute

Note: Hidalgo County has Triennial zone.

Coefficient	Design Annual Exceedance Probability (Design Annual Recurrence Interval)						
	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)	0.2% (500-year)
e	0.8317	0.8201	0.8117	0.8020	0.7951	0.7888	0.7792
b	66.6398	81.5003	83.1792	110.3430	123.6652	137.0653	178.7326
d (min)	12.3570	12.2367	12.3404	12.6090	12.8604	13.3182	15.2816
Intensity (Inches/hour)	4.09	5.38	6.12	7.43	8.46	9.53	12.13



Lesley Reel 10/23/25

APPENDIX F
(Storm Sewer Design)



System A HGL
5 Year

Inlet Info		Total Drainage			Drainage Area			Total Flow			HGL									
Inlet/MH From	Inlet/MH To	Area	Runoff Co.	DA	Time of Conc.	Intensity (I)	Area Flow	Flow	Perimeter	Length	Roughness	Q _{Capacity}	V _{Velocity}	Upstream	Downstream	Change in Head	Hydraulic	Elevation of Hyd. Grad.	Elevation of Hyd. Grad.	
			"C"	C/A	(Min)	(Intensity)	(cfs)	(cfs)	(P)	(ft)	(n)	(CFS)	(FPS)	FL	FL	(ft)	GradeLine%	Upstream (ft)	Downstream (ft)	
A3	A4	0.17	0.17	0.85	0.14	10.00	7.49	1.08	4.71	0.375	95	0.011	8.78	4.97	65.50	65.02	0.01	0.01	66.37	66.36
A4	MH1	0.23	0.40	0.85	0.20	10.00	7.49	1.46	4.71	0.375	33	0.011	8.78	4.97	65.02	64.85	0.01	0.04	66.36	66.35
A8	MH1	0.10	0.10	0.85	0.09	10.00	7.49	0.64	4.71	0.375	87	0.011	8.78	4.97	62.86	62.53	0.00	0.00	65.08	65.08
A5	MH2	0.07	0.07	0.85	0.06	10.00	7.49	0.45	4.71	0.375	94	0.011	8.78	4.97	65.50	65.01	0.00	0.00	65.65	65.65
MH2	Connection 1	0.00	0.07	0.85	0.00	10.00	7.49	0.00	4.71	0.375	31	0.011	8.78	4.97	65.03	65.13	0.00	0.00	65.65	65.65
Connection 1	Connection 2	0.06	0.13	0.85	0.05	10.00	7.49	0.38	4.71	0.375	86	0.011	8.78	4.97	65.19	64.76	0.00	0.00	65.65	65.65
Connection 2	MH1	0.06	0.19	0.85	0.05	10.00	7.49	0.38	4.71	0.375	61	0.011	8.78	4.97	64.76	64.14	0.01	0.01	65.65	65.64
MH1	OUT	0.00	0.69	0.85	0.00	10.00	7.49	0.00	4.71	0.375	46	0.011	8.78	4.97	62.29	62.07	0.06	0.13	65.08	65.02

Starting TW Elevation*: 65.02
*Set to 10 Yr WSE in pond or top of pipe, whichever is greater

100 Year
Inlet Info

Inlet/MH From		Total Drainage			Drainage Area			Total Flow			HGL									
Inlet/MH To	Inlet/MH To	Area	Runoff Co.	DA	Time of Conc.	Intensity (I)	Area Flow	Flow	Perimeter	Length	Roughness	Q _{Capacity}	V _{Velocity}	Upstream	Downstream	Change in Head	Hydraulic	Elevation of Hyd. Grad.	Elevation of Hyd. Grad.	
			"C"	C/A	(Min)	(Intensity)	(cfs)	(cfs)	(P)	(ft)	(n)	(CFS)	(FPS)	FL	FL	(ft)	GradeLine%	Upstream (ft)	Downstream (ft)	
A3	A4	0.17	0.17	0.85	0.14	10.00	11.51	1.66	4.71	0.375	95	0.011	8.78	4.97	65.50	65.02	0.02	0.02	66.54	66.52
A4	MH1	0.23	0.40	0.85	0.20	10.00	11.51	2.25	4.71	0.375	33	0.011	8.78	4.97	65.02	64.85	0.03	0.10	66.38	66.35
A8	MH1	0.10	0.10	0.85	0.09	10.00	11.51	0.98	4.71	0.375	87	0.011	8.78	4.97	62.86	62.53	0.02	0.03	64.04	64.03
A5	MH2	0.07	0.07	0.85	0.06	10.00	11.51	0.68	4.71	0.375	94	0.011	8.78	4.97	65.50	65.01	0.00	0.00	66.69	66.69
MH2	Connection 1	0.00	0.07	0.85	0.00	10.00	11.51	0.00	4.71	0.375	31	0.011	8.78	4.97	65.03	65.19	0.00	0.00	66.69	66.69
Connection 1	Connection 2	0.06	0.13	0.85	0.05	10.00	11.51	0.59	4.71	0.375	86	0.011	8.78	4.97	65.19	64.76	0.01	0.01	66.76	66.76
Connection 2	MH1	0.06	0.19	0.85	0.05	10.00	11.51	0.59	4.71	0.375	61	0.011	8.78	4.97	64.76	64.14	0.01	0.02	65.65	65.64
MH1	OUT	0.00	0.69	0.85	0.00	10.00	11.51	0.00	4.71	0.375	46	0.011	8.78	4.97	62.29	62.07	0.14	0.30	65.16	65.02

Starting TW Elevation*: 65.02
*Set to 10 Yr WSE in pond or top of pipe, whichever is greater



10/23/25

Lesley Reel

UPSTREAM CRITICAL ELEVATION
70.10
69.77
67.02
69.82
NA
NA
69.77

DOWNSTREAM CRITICAL ELEVATION
69.16
70.10
69.77
67.02
69.82
NA
NA
69.77

System B HGL
5 Year

Inlet Info										HGL																			
Inlet/WH From	Inlet/WH To	DIT	Drainage Area	Drainage Co.	Runoff Co.	C	C*	A	Total C*A	Drainage Area	Intensity (I)	Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Diameter (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	Q _{10yr} (CFS)	V _{10yr} (FPS)	Upstream FL	Downstream FL	Change in Head (ft)	Hydraulic GradeLine %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)
A1		0.20	0.20	0.85	0.17	0.17	10.00	7.43	1.27	1.27	1	1.5	0.0050	1.77	4.71	0.375	24	0.011	8.78	4.37	62.19	62.07	0.10	0.01	65.02	65.02			

Starting TW Elevation:
*Set to 10 Yr WSE in pond or top of pipe, whichever is greater

100 Year

Inlet Info										HGL																			
Inlet/WH From	Inlet/WH To	DIT	Drainage Area	Drainage Co.	Runoff Co.	C	C*	A	Total C*A	Drainage Area	Intensity (I)	Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Diameter (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	Q _{10yr} (CFS)	V _{10yr} (FPS)	Upstream FL	Downstream FL	Change in Head (ft)	Hydraulic GradeLine %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)
A1		0.20	0.20	0.85	0.17	0.17	10.00	11.51	1.96	1.96	1	1.5	0.0050	1.77	4.71	0.375	24	0.011	8.78	4.37	62.19	62.07	0.10	0.01	65.02	65.02			

Starting TW Elevation:
*Set to 10 Yr WSE in pond or top of pipe, whichever is greater

UPSTREAM CRITICAL ELEVATION 69.00
DOWNSTREAM CRITICAL ELEVATION NA



Lesley Reel 10/23/25

System CHGL
5 Year

Inlet Info										HGL		
Total		Drainage Area		Drainage		Number of Diameter		Length Roughness		Elevation of		
Inlet/MH From	Area	Time of Conc.	Intensity (I)	Area Flow	Total Flow	Barrels	Slope	Perimeter	(n)	Q _{capacity}	Hyd. Grad.	Hyd. Grad.
Intec/MH To	Area	(Min)	(cfs)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(CFS)	Upstream (ft)	Downstream(ft)
A2	0.33	0.28	0.28	7.49	2.10	1	1.5	0.0050	1.77	8.78	62.12	65.03
												65.02

*Starting TW Elevation**
*Set to 10 Yr WSE in pond or top of pipe, whichever is greater

100 Year
Inlet Info

Inlet Info										HGL		
Total		Drainage Area		Drainage		Number of Diameter		Length Roughness		Elevation of		
Inlet/MH From	Area	Time of Conc.	Intensity (I)	Area Flow	Total Flow	Barrels	Slope	Perimeter	(n)	Q _{capacity}	Hyd. Grad.	Hyd. Grad.
Intec/MH To	Area	(Min)	(cfs)	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(CFS)	Upstream (ft)	Downstream(ft)
A2	0.33	0.28	0.28	11.31	3.23	1	1.5	0.0050	1.77	8.78	62.12	65.03
												65.02

*Starting TW Elevation**
*Set to 10 Yr WSE in pond or top of pipe, whichever is greater

UPSTREAM
CRITICAL
ELEVATION
69.33

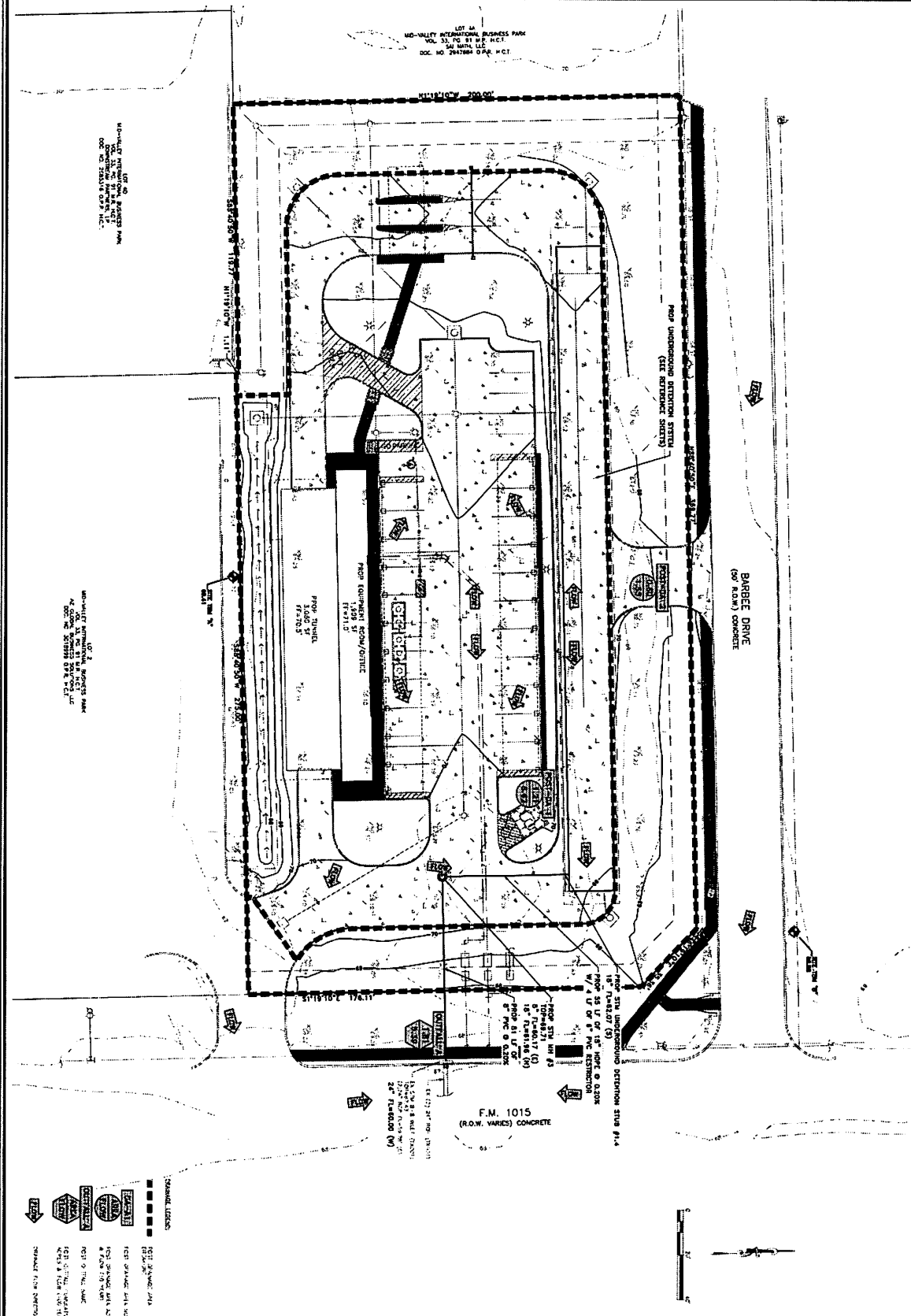
DOWNSTREAM
CRITICAL
ELEVATION
NA



Lesley Reel
10/23/25

APPENDIX G
(Post-Developed Drainage Area Map)





<p>BLUEWAVE EXPRESS WESLACO</p> <p>POST DRAINAGE AREA MAP</p>		<p>SOILABED ENGINEERING</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>STATE OF TEXAS</p> <p>NO. 11101</p> <p>DATE: 10/23/25</p>						
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/23/25</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/23/25	ISSUED FOR PERMIT	<p>PROJECT INFORMATION</p> <p>PROJECT NO: 11101</p> <p>PROJECT NAME: BLUEWAVE EXPRESS WESLACO</p> <p>PROJECT LOCATION: 11174 S. BARBEE DRIVE, WESLACO, TX 77580</p>	<p>SCALE</p> <p>AS SHOWN</p>
NO.	DATE	DESCRIPTION						
1	10/23/25	ISSUED FOR PERMIT						

APPENDIX H
(Post-Developed Rational Calculations)



Post Development

Drainage Calculations (10-Yr)						
Drainage Area	Area	Tc	C	I	Q	
Post-DA1		1.21	10.00	0.74	7.40	6.62
Post-DA2		0.60	10.00	0.35	7.40	1.55

Drainage Calculations (100-Yr)						
Drainage Area	Area	Tc	C	I	Q	
Post-DA1		1.21	10.00	0.74	11.51	10.29
Post-DA2		0.60	10.00	0.35	11.51	2.42

Weighted C (Post-DA1)		
C	Area (Ac)	
Lawn	0.35	0.27
Building & Concrete	0.85	0.94
Weighted C:		0.74

Weighted C (Overall)		
C	Area (Ac)	
Post DA1	0.74	1.21
Post DA2	0.35	0.60
Weighted C:		0.61

Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on "National Oceanic and Atmospheric Administration's (NOAA) Atlas 14. Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0: Texas" (Perica et al. 2018)

Parameter Selection

1. Select Units: English

2. Select Methodology: Annual Maximum Series (AMS)

3. Select County: HIDALGO

4. Select County Zone: Zone-1

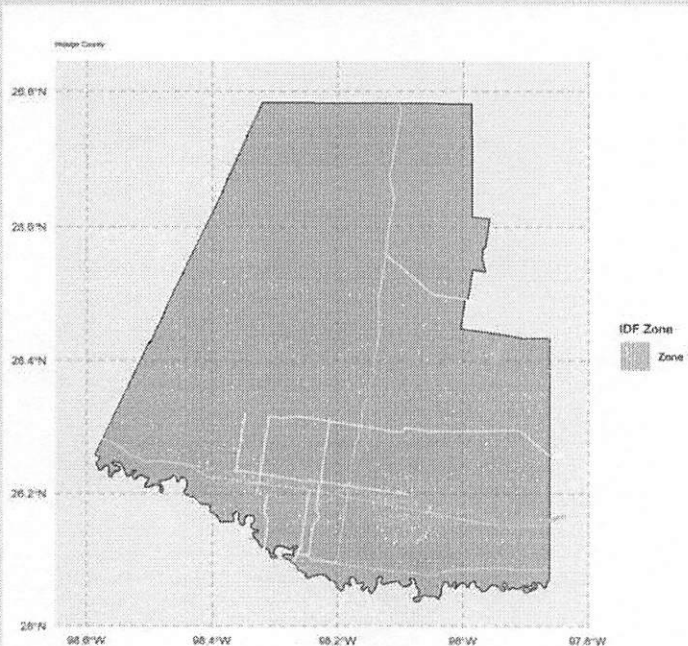
5. Select Time of Concentration (Tc): 10 Minute

Note: Hidalgo County has 1 rainfall zone.

Coefficient	Design Annual Exceedance Probability (Design Annual Recurrence Interval)						
	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)	0.2% (500-year)
a	0.8385	0.8215	0.8123	0.8022	0.7952	0.7888	0.7792
b	62.3356	79.1505	82.2303	109.9653	123.4681	137.9853	178.7526
d (min)	12.3218	12.2329	12.3289	12.8024	12.8577	13.3182	15.2810
Intensity (inches/hour)	4.61	6.19	7.40	9.01	10.25	11.51	14.43



Lesley Reel 10/23/25



APPENDIX I
(TxDOT Small Watershed and Elevation Area Calculations)

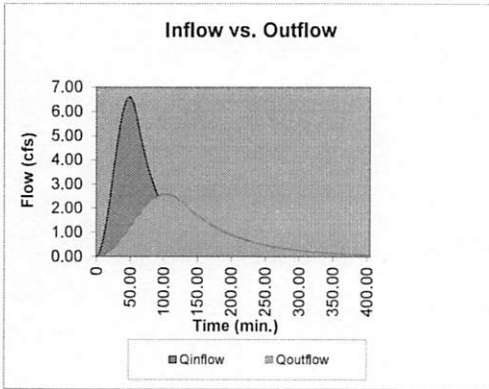


**PRELIMINARY MITIGATION VOLUME CALCULATION
BY USE OF THE SMALL WATERSHED HYDROGRAPH METHOD
(REF: HCFCD HYDROLOGY MANUAL)**

10 Year
Denotes "user input"

Proposed Acres	1.21	Existing Acres	1.2108	ac
Proposed depth	6.10	Existing depth	5.07	in
Proposed Qp	6.62	Existing Qp	2.99	cfs
Proposed V	7.377	Existing V	6.132	acre-in
Proposed Tp	48.50	Existing Tp	103.05	Min
	0.81		1.72	hr
Req Inter	4.85	Req Inter	10.30	
Inc	6	Inc	5	

**A79
MAX VOLUME REQUIRED= 0.35 ac-ft**



- | | | |
|---|------------------|----------------|
| Step 1: Visit NOAA website
https://hdsc.mws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=1 | Pre | Post |
| Step 2: Type site address, then search | | |
| Step 3: Look at PF tabular and obtain value of 24 hours rainfall depth for 100 year storm | $P_{24hr-100yr}$ | 6.25 6.25 in |
| Step 4: Select Runoff Curve Number for propose condition | CN | 84 95 |
| Step 5: Compute potential max depth of water retained in the watershed | S | 1.905 0.526 in |
| Step 6: Total drainage area entering the pond | A | 1.210 1.210 ac |
| Step 7: Compute accumulated excess rainfall | P_e | 4.43 5.66 in |
| Step 8: Enter proposed impervious cover (decimal format) | IC | 0.35 0.74 |
| Step 9: Compute effective runoff depth | $D_{eff runoff}$ | 5.07 6.10 in |



Lesley Reel 10/23/25

Minutes	Qinflow	Vinflow	Qoutflow	Voutflow	STORAGE NEEDED	
	PROPOSED CFS	PROPOSED CF	EXISTING CFS	EXISTING CF	Vdelta CF	Vdelta AC-FT
1	0	26	0	2	.24	0.001
2	5.00	152	0.02	13	139	0.003
3	10.00	489	0.06	42	427	0.010
4	15.00	1047	0.13	97	950	0.022
5	20.00	1929	0.23	186	1743	0.040
6	25.00	3127	0.36	316	2812	0.065
7	30.00	451	0.50	492	4127	0.095
8	35.00	543	0.67	720	5634	0.129
9	40.00	6.13	0.85	1003	7251	0.166
10	45.00	6.54	1.04	1344	8880	0.204
11	50.00	6.60	1.23	1744	10421	0.239
12	55.00	6.33	1.43	2203	11773	0.270
13	60.00	5.74	1.63	2719	12874	0.296
14	65.00	5.03	1.81	3288	13719	0.315
15	70.00	4.40	1.99	3908	14337	0.329
16	75.00	3.85	2.14	4572	14755	0.339
17	80.00	3.37	2.28	5275	14999	0.344
18	85.00	2.94	2.40	6008	15093	0.346
19	90.00	2.57	2.49	6764	15061	0.346
20	95.00	2.25	2.56	7534	14924	0.343
21	100.00	1.97	2.58	8310	14702	0.338
22	105.00	1.72	2.59	9082	14414	0.331
23	110.00	1.51	2.56	9842	14077	0.323
24	115.00	1.32	2.50	10581	13709	0.315
25	120.00	1.15	2.42	11291	13323	0.306
26	125.00	1.01	2.31	11964	12933	0.297
27	130.00	0.88	2.18	12598	12547	0.288
28	135.00	0.77	2.05	13194	12168	0.279
29	140.00	0.67	1.92	13753	11798	0.271
30	145.00	0.59	1.80	14278	11439	0.263
31	150.00	0.52	1.69	14770	11092	0.255
32	155.00	0.45	1.59	15233	10756	0.247
33	160.00	0.39	1.49	15667	10432	0.239
34	165.00	0.34	1.40	16075	10122	0.232
35	170.00	0.30	1.32	16458	9824	0.226
36	175.00	0.26	1.24	16817	9538	0.219
37	180.00	0.23	1.16	17155	9266	0.213
38	185.00	0.20	1.09	17472	9006	0.207
39	190.00	0.18	1.02	17769	8758	0.201
40	195.00	0.15	0.96	18048	8522	0.196
41	200.00	0.13	0.90	18310	8298	0.190
42	205.00	0.12	0.85	18557	8085	0.186
43	210.00	0.10	0.79	18788	7883	0.181
44	215.00	0.09	0.75	19005	7691	0.177
45	220.00	0.08	0.70	19209	7509	0.172
46	225.00	0.07	0.66	19400	7338	0.168
47	230.00	0.06	0.62	19579	7175	0.165
48	235.00	0.05	0.58	19748	7021	0.161
49	240.00	0.05	0.54	19906	6876	0.158
50	245.00	0.04	0.51	20055	6739	0.155
51	250.00	0.04	0.48	20194	6609	0.152
52	255.00	0.03	0.45	20325	6487	0.149

53	260.00	0.03	26520	0.42	20449	6371	0.146
54	265.00	0.02	26326	0.40	20564	6262	0.144
55	270.00	0.02	26332	0.37	20672	6160	0.141
56	275.00	0.02	26337	0.35	20774	6063	0.139
57	280.00	0.02	26342	0.33	20870	5972	0.137
58	285.00	0.01	26346	0.31	20959	5886	0.135
59	290.00	0.01	26349	0.29	21044	5805	0.133
60	295.00	0.01	26352	0.27	21123	5729	0.132
61	300.00	0.01	26355	0.26	21197	5658	0.130
62	305.00	0.01	26357	0.24	21267	5590	0.128
63	310.00	0.01	26359	0.23	21332	5527	0.127
64	315.00	0.01	26361	0.21	21394	5467	0.126
65	320.00	0.01	26362	0.20	21451	5411	0.124
66	325.00	0.00	26363	0.19	21506	5358	0.123
67	330.00	0.00	26365	0.17	21556	5308	0.122
68	335.00	0.00	26366	0.16	21604	5261	0.121
69	340.00	0.00	26367	0.15	21649	5218	0.120
70	345.00	0.00	26367	0.14	21691	5176	0.119
71	350.00	0.00	26368	0.14	21731	5137	0.118
72	355.00	0.00	26369	0.13	21769	5101	0.117
73	360.00	0.00	26369	0.12	21803	5067	0.116
74	365.00	0.00	26370	0.11	21835	5034	0.116
75	370.00	0.00	26370	0.11	21866	5004	0.115
76	375.00	0.00	26370	0.10	21895	4976	0.114
77	380.00	0.00	26371	0.09	21922	4949	0.114
78	385.00	0.00	26371	0.09	21947	4924	0.113
79	390.00	0.00	26371	0.08	21971	4900	0.112
80	395.00	0.00	26371	0.08	21994	4878	0.112
81	400.00	0.00	26372	0.07	22015	4857	0.112
82	405.00	0.00	26372	0.07	22034	4837	0.111
83	410.00	0.00	26372	0.06	22053	4819	0.111
84	415.00	0.00	26372	0.06	22070	4802	0.110
85	420.00	0.00	26372	0.06	22087	4785	0.110
86	425.00	0.00	26372	0.05	22102	4770	0.110
87	430.00	0.00	26372	0.05	22118	4756	0.109
88	435.00	0.00	26372	0.05	22130	4742	0.109
89	440.00	0.00	26372	0.04	22143	4730	0.109
90	445.00	0.00	26372	0.04	22154	4718	0.108
91	450.00	0.00	26372	0.04	22166	4707	0.108
92	455.00	0.00	26372	0.04	22176	4696	0.108
93	460.00	0.00	26373	0.03	22186	4686	0.108
94	465.00	0.00	26373	0.03	22195	4677	0.107
95	470.00	0.00	26373	0.03	22204	4669	0.107
96	475.00	0.00	26373	0.03	22212	4660	0.107
97	480.00	0.00	26373	0.03	22220	4653	0.107
98	485.00	0.00	26373	0.02	22227	4646	0.107
99	490.00	0.00	26373	0.02	22234	4639	0.106
100	495.00	0.00	26373	0.02	22240	4633	0.106
101	500.00	0.00	26373	0.02	22246	4627	0.106
102	505.00	0.00	26373	0.02	22252	4621	0.106
103	510.00	0.00	26373	0.02	22257	4616	0.106
104	515.00	0.00	26373	0.02	22262	4611	0.106
105	520.00	0.00	26373	0.02	22267	4606	0.106
106	525.00	0.00	26373	0.01	22271	4602	0.106
107	530.00	0.00	26373	0.01	22275	4598	0.106
108	535.00	0.00	26373	0.01	22279	4594	0.106
109	540.00	0.00	26373	0.01	22282	4590	0.105
110	545.00	0.00	26373	0.01	22286	4587	0.105
111	550.00	0.00	26373	0.01	22289	4584	0.105
112	555.00	0.00	26373	0.01	22292	4581	0.105
113	560.00	0.00	26373	0.01	22295	4578	0.105
114	565.00	0.00	26373	0.01	22297	4575	0.105
115	570.00	0.00	26373	0.01	22300	4573	0.105
116	575.00	0.00	26373	0.01	22302	4571	0.105
117	580.00	0.00	26373	0.01	22304	4569	0.105
118	585.00	0.00	26373	0.01	22306	4566	0.105
119	590.00	0.00	26373	0.01	22308	4565	0.105
120	595.00	0.00	26373	0.01	22310	4563	0.105
121	600.00	0.00	26373	0.01	22312	4561	0.105
122	605.00	0.00	26373	0.01	22313	4559	0.105
123	610.00	0.00	26373	0.01	22315	4558	0.105
124	615.00	0.00	26373	0.00	22316	4557	0.105
125	620.00	0.00	26373	0.00	22317	4555	0.105
126	625.00	0.00	26373	0.00	22319	4554	0.105
127	630.00	0.00	26373	0.00	22320	4553	0.105
128	635.00	0.00	26373	0.00	22321	4552	0.104
129	640.00	0.00	26373	0.00	22322	4551	0.104
130	645.00	0.00	26373	0.00	22323	4550	0.104
131	650.00	0.00	26373	0.00	22324	4549	0.104
132	655.00	0.00	26373	0.00	22325	4548	0.104
133	660.00	0.00	26373	0.00	22325	4547	0.104
134	665.00	0.00	26373	0.00	22326	4547	0.104
135	670.00	0.00	26373	0.00	22327	4546	0.104
136	675.00	0.00	26373	0.00	22328	4545	0.104
137	680.00	0.00	26373	0.00	22328	4545	0.104
138	685.00	0.00	26373	0.00	22329	4544	0.104
139	690.00	0.00	26373	0.00	22329	4544	0.104
140	695.00	0.00	26373	0.00	22330	4543	0.104
141	700.00	0.00	26373	0.00	22330	4543	0.104
142	705.00	0.00	26373	0.00	22331	4542	0.104
143	710.00	0.00	26373	0.00	22331	4542	0.104
144	715.00	0.00	26373	0.00	22332	4541	0.104
145	720.00	0.00	26373	0.00	22332	4541	0.104

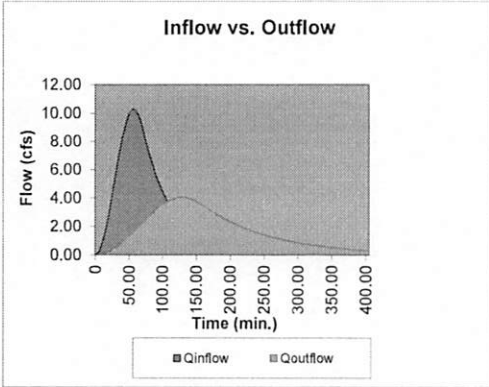
**PRELIMINARY MITIGATION VOLUME CALCULATION
BY USE OF THE SMALL WATERSHED HYDROGRAPH METHOD
(REF: HCFCD HYDROLOGY MANUAL)**

100 Year
Denotes "user input"

Proposed Acres	1.210	Existing Acres	1.2100	ac
depth	11.04	depth	9.90	in
Qp	10.29	Qp	4.04	cfs
V	13.361	V	11.979	acre-in
TP	56.51	TP	129.05	Min
	0.94		2.15	hr

Req Inter	Inc	Req Inter	Inc
5.65	5	12.91	5

**A79
MAX VOLUME REQUIRED= 0.65 ac-ft**



Step 1: Visit NOAA website

https://efsc.nws.noaa.gov/hcsc/pfds/pfds_map_cpnt.html?bkmeix

Step 2: Type site address, then search

Step 3: Look at PF tabular and obtain value of 24 hours rainfall depth for 100 year storm

Step 4: Select Runoff Curve Number for propose condition

Step 5: Compute potential max depth of water retained in the watershed

Step 6: Total drainage area entering the pond

Step 7: Compute accumulated excess rainfall

Step 8: Enter proposed impervious cover (decimal format)

Step 9: Compute effective runoff depth

	Pre	Post	
$P_{24hr, 100YR}$	11.20	11.20	in
CN	84	95	
S	1.905	0.526	in
A	1.210	1.210	ac
P_e	9.20	10.59	in
IC	0.35	0.74	
$D_{eff runoff}$	9.90	11.04	in



Lesley Reel 10/23/25

Minutes	Qinflow	Vinflow	Qoutflow	Voutflow	STORAGE NEEDED	
	PROPOSED CFS	PROPOSED CF	EXISTING CFS	EXISTING CF	Vdelta CF	Vdelta AC-FT
1	0.00	30	0.00	2	27	0.001
2	5.00	0.20	175	0.01	162	0.004
3	10.00	0.77	545	0.06	502	0.012
4	15.00	1.69	1228	0.13	98	0.026
5	20.00	2.87	2290	0.23	187	0.048
6	25.00	4.22	3769	0.36	319	0.079
7	30.00	5.64	5670	0.52	500	0.119
8	35.00	7.03	7965	0.69	729	0.166
9	40.00	8.27	10596	0.88	1033	0.220
10	45.00	9.27	13480	1.10	1395	0.277
11	50.00	9.96	16515	1.32	1827	0.337
12	55.00	10.27	19584	1.56	2330	0.396
13	60.00	10.19	22573	1.80	2906	0.451
14	65.00	9.73	25369	2.04	3556	0.501
15	70.00	8.91	27898	2.29	4278	0.542
16	75.00	7.96	30155	2.53	5072	0.576
17	80.00	7.09	32167	2.76	5934	0.602
18	85.00	6.32	33960	2.99	6861	0.622
19	90.00	5.63	35558	3.19	7848	0.636
20	95.00	5.02	36983	3.38	8889	0.645
21	100.00	4.48	38253	3.56	9978	0.649
22	105.00	3.99	39385	3.70	11108	0.649
23	110.00	3.56	40394	3.83	12270	0.646
24	115.00	3.17	41293	3.92	13457	0.639
25	120.00	2.83	42095	3.99	14680	0.630
26	125.00	2.52	42809	4.03	15971	0.618
27	130.00	2.24	43448	4.04	17300	0.605
28	135.00	2.00	44014	4.02	18678	0.591
29	140.00	1.78	44520	3.97	19456	0.575
30	145.00	1.59	44971	3.89	20607	0.559
31	150.00	1.42	45373	3.78	21722	0.543
32	155.00	1.26	45731	3.65	22794	0.527
33	160.00	1.13	46051	3.49	23817	0.510
34	165.00	1.00	46335	3.33	24790	0.495
35	170.00	0.89	46589	3.16	25716	0.479
36	175.00	0.80	46815	3.01	26596	0.464
37	180.00	0.71	47017	2.86	27433	0.450
38	185.00	0.63	47197	2.72	28229	0.435
39	190.00	0.56	47357	2.59	28986	0.422
40	195.00	0.50	47500	2.46	29706	0.408
41	200.00	0.45	47627	2.34	30390	0.396
42	205.00	0.40	47740	2.22	31040	0.383
43	210.00	0.36	47841	2.11	31659	0.371
44	215.00	0.32	47932	2.01	32247	0.360
45	220.00	0.28	48012	1.91	32807	0.349
46	225.00	0.25	48084	1.82	33339	0.338
47	230.00	0.22	48147	1.73	33845	0.328
48	235.00	0.20	48204	1.64	34325	0.319
49	240.00	0.18	48255	1.56	34783	0.309
50	245.00	0.16	48300	1.49	35218	0.300
51	250.00	0.14	48340	1.41	35631	0.292
52	255.00	0.13	48376	1.34	36024	0.284

42408	1.28	36396	1.20	10210	0.276
48437	1.21	36754	1.21	11683	0.265
48485	1.16	37982	1.16	11371	0.261
48485	1.10	37413	1.10	11072	0.254
48523	0.88	36010	0.88	10766	0.246
48539	0.84	36286	0.84	10514	0.241
48554	0.80	36549	0.80	10005	0.230
48566	0.78	36799	0.78	9768	0.224
48578	0.61	36936	0.61	9542	0.219
48587	0.73	36977	0.73	9320	0.209
48605	0.66	36975	0.66	8737	0.201
48618	0.63	40060	0.63	8566	0.196
48624	0.50	40236	0.50	8388	0.188
48638	0.57	40403	0.57	8228	0.188
48654	0.54	40562	0.54	8072	0.185
48666	0.52	40713	0.52	7925	0.182
48687	0.49	40858	0.49	7785	0.179
48698	0.47	40989	0.47	7652	0.175
48700	0.44	41123	0.44	7525	0.173
48700	0.42	41246	0.42	7404	0.170
48700	0.40	41363	0.40	7289	0.167
48700	0.38	41475	0.38	7179	0.166
48700	0.36	41581	0.36	7075	0.162
48700	0.34	41682	0.34	6976	0.160
48700	0.33	41778	0.33	6881	0.158
48700	0.30	41869	0.30	6791	0.154
48700	0.28	42009	0.28	6704	0.152
48700	0.27	42117	0.27	6647	0.150
48700	0.25	42182	0.25	6473	0.148
48700	0.24	42263	0.24	6403	0.147
48700	0.23	42330	0.23	6336	0.145
48700	0.22	42394	0.22	6272	0.144
48700	0.21	42455	0.21	6212	0.143
48700	0.20	42513	0.20	6154	0.141
48700	0.19	42568	0.19	6098	0.140
48700	0.18	42621	0.18	6047	0.138
48700	0.17	42671	0.17	5996	0.136
48700	0.16	42718	0.16	5951	0.137
48700	0.15	42763	0.15	5906	0.136
48700	0.15	42806	0.15	5863	0.135
48700	0.14	42847	0.14	5823	0.134
48700	0.13	42886	0.13	5784	0.133
48700	0.12	42922	0.12	5747	0.132
48700	0.12	42957	0.12	5712	0.131
48700	0.11	42991	0.11	5678	0.130
48700	0.11	43022	0.11	5646	0.130
48700	0.10	43053	0.10	5616	0.129
48700	0.10	43081	0.10	5589	0.128
48700	0.09	43106	0.09	5562	0.128
48700	0.09	43134	0.09	5536	0.127
48700	0.08	43159	0.08	5512	0.127
48700	0.08	43182	0.08	5488	0.126
48700	0.08	43205	0.08	5465	0.125
48700	0.07	43226	0.07	5445	0.125
48700	0.07	43246	0.07	5425	0.125
48700	0.07	43265	0.07	5406	0.124
48700	0.06	43283	0.06	5387	0.124
48700	0.06	43301	0.06	5370	0.123
48700	0.06	43317	0.06	5354	0.123
48700	0.05	43333	0.05	5338	0.123
48700	0.05	43348	0.05	5323	0.122
48700	0.05	43362	0.05	5309	0.122
48700	0.05	43375	0.05	5296	0.122
48700	0.04	43388	0.04	5283	0.122
48700	0.04	43400	0.04	5271	0.121
48700	0.04	43412	0.04	5259	0.121
48700	0.04	43423	0.04	5248	0.120
48700	0.04	43433	0.04	5238	0.120
48700	0.03	43443	0.03	5228	0.120
48700	0.03	43453	0.03	5218	0.120
48700	0.03	43462	0.03	5209	0.120
48700	0.03	43470	0.03	5201	0.118
48700	0.03	43478	0.03	5193	0.118
48700	0.03	43486	0.03	5185	0.118
48700	0.03	43494	0.03	5178	0.118
48700	0.02	43500	0.02	5171	0.118
48700	0.02	43507	0.02	5164	0.118
48700	0.02	43513	0.02	5156	0.118
48700	0.02	43519	0.02	5148	0.118
48700	0.02	43525	0.02	5146	0.118
48700	0.02	43531	0.02	5140	0.118
48700	0.02	43536	0.02	5135	0.118
48700	0.02	43541	0.02	5130	0.118
48700	0.02	43545	0.02	5128	0.118
48700	0.02	43550	0.02	5126	0.118
48700	0.01	43554	0.01	5121	0.117
48700	0.01	43558	0.01	5117	0.117
48700	0.01	43562	0.01	5113	0.117
48700	0.01	43564	0.01	5109	0.117
48700	0.01	43568	0.01	5104	0.117
48700	0.01	43571	0.01	5100	0.117
48700	0.01	43574	0.01	5096	0.117
48700	0.01	43577	0.01	5092	0.117
48700	0.01	43580	0.01	5088	0.117
48700	0.01	43583	0.01	5084	0.117
48700	0.01	43586	0.01	5080	0.117
48700	0.01	43589	0.01	5076	0.117
48700	0.01	43592	0.01	5072	0.117
48700	0.01	43595	0.01	5068	0.117
48700	0.01	43598	0.01	5064	0.117
48700	0.01	43601	0.01	5060	0.117
48700	0.01	43604	0.01	5056	0.117
48700	0.01	43607	0.01	5052	0.117
48700	0.01	43610	0.01	5048	0.117
48700	0.01	43613	0.01	5044	0.117
48700	0.01	43616	0.01	5040	0.117
48700	0.01	43619	0.01	5036	0.117
48700	0.01	43622	0.01	5032	0.117
48700	0.01	43625	0.01	5028	0.117
48700	0.01	43628	0.01	5024	0.117
48700	0.01	43631	0.01	5020	0.117
48700	0.01	43634	0.01	5016	0.117
48700	0.01	43637	0.01	5012	0.117
48700	0.01	43640	0.01	5008	0.117
48700	0.01	43643	0.01	5004	0.117
48700	0.01	43646	0.01	5000	0.117
48700	0.01	43649	0.01	4996	0.117
48700	0.01	43652	0.01	4992	0.117
48700	0.01	43655	0.01	4988	0.117
48700	0.01	43658	0.01	4984	0.117
48700	0.01	43661	0.01	4980	0.117
48700	0.01	43664	0.01	4976	0.117
48700	0.01	43667	0.01	4972	0.117
48700	0.01	43670	0.01	4968	0.117
48700	0.01	43673	0.01	4964	0.117
48700	0.01	43676	0.01	4960	0.117
48700	0.01	43679	0.01	4956	0.117
48700	0.01	43682	0.01	4952	0.117
48700	0.01	43685	0.01	4948	0.117
48700	0.01	43688	0.01	4944	0.117
48700	0.01	43691	0.01	4940	0.117
48700	0.01	43694	0.01	4936	0.117
48700	0.01	43697	0.01	4932	0.117
48700	0.01	43700	0.01	4928	0.117
48700	0.01	43703	0.01	4924	0.117
48700	0.01	43706	0.01	4920	0.117
48700	0.01	43709	0.01	4916	0.117
48700	0.01	43712	0.01	4912	0.117
48700	0.01	43715	0.01	4908	0.117
48700	0.01	43718	0.01	4904	0.117
48700	0.01	43721	0.01	4900	0.117
48700	0.01	43724	0.01	4896	0.117
48700	0.01	43727	0.01	4892	0.117
48700	0.01	43730	0.01	4888	0.117
48700	0.01	43733	0.01	4884	0.117
48700	0.01	43736	0.01	4880	0.117
48700	0.01	43739	0.01	4876	0.117
48700	0.01	43742	0.01	4872	0.117
48700	0.01	43745	0.01	4868	0.117
48700	0.01	43748	0.01	4864	0.117
48700	0.01	43751	0.01	4860	0.117
48700	0.01	43754	0.01	4856	0.117
48700	0.01	43757	0.01	4852	0.117
48700	0.01	43760	0.01	4848	0.117
48700	0.01	43763	0.01	4844	0.117
48700	0.01	43766	0.01	4840	0.117
48700	0.01	43769	0.01	4836	0.117
48700	0.01	43772	0.01	4832	0.117
48700	0.01	43775	0.01	4828	0.117
48700	0.01	43778	0.01	4824	0.117
48700	0.01	43781	0.01	4820	0.117
48700	0.01	43784	0.01	4816	0.117
48700	0.01	43787	0.01	4812	0.117
48700	0.01	43790	0.01	4808	0.117
48700	0.01	43793	0.01	4804	0.117
48700	0.01	43796	0.01	4800	0.117
48700	0.01	43799	0.01	4796	0.117
48700	0.01	43802	0.01	4792	0.117
48700	0.01	43805	0.01	4788	0.117
48700	0.01	43808	0.01	4784	0.117
48700	0.01	43811	0.01	4780	0.117
48700	0.01	43814	0.01	4776	0.117
48700	0.01	43817	0.01	4772	0.117
48700	0.01	43820	0.01	4768	0.117
48700	0.01	43823	0.01	4764	0.117
48700	0.01	43826	0.01	4760	0.117
48700	0.01	43829	0.01	4756	0.117
48700	0.01	43832	0.01	4752	0.117
48700	0.01	43835	0.01	4748	0.117
48700	0.01	43838	0.01	4744	0.117
48700	0.01	43841	0.01	4740	0.117
48700	0.01	43844	0.01	4736	0.117
48700	0.01	43847	0.01	4732	0.117
48700	0.01	43850	0.01	4728	0.117
48700	0.01	43853	0.01	4724	0.117
48700	0.01	43856	0.01	4720	0.117
48700	0.01	43859	0.01	4716	0.117
48700	0.01	43862	0.01	4712	0.117
48700	0.01	43865	0.01	4708	0.117
48700	0.01	43868	0.01	4704	0.117
48700	0.01	43871	0.01	4700	0.117
48700	0.01	43874	0.01	4696	0.117
48700	0.01	43877	0.01	4692	0.117
48700	0.01	43880	0.01	4688	0.117
48700	0.01	43883	0.01	4684	0.117
48700	0.01	43886	0.01	4680	0.117
48700	0.01	43889	0.01	4676	0.117
48700	0.01	43892	0.01	4672	0.117
48700	0.01	43895	0.01	4668	0.117

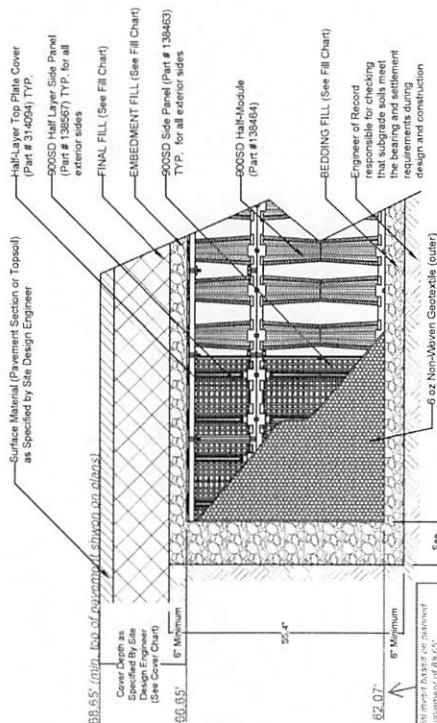
APPENDIX J
(ADS Detention Design)



FILL CHART

Material Location	Description	Material Classification	Compaction/Density Requirement (NOTE 3)
FINAL FILL Fill starting from the top of the embankment fill layer. (NOTE 1 and 2)	Suitable Fill Materials as noted in the Project Geotechnical Report and noted on the Site Design Engineer's Plans.	See Project Geotechnical Report and Site Design Engineer's Plans	Plate Compact or Static Roll up to 8-inch loose fits to density fill. Use at least two full passes of the equipment to level the layer. Continue until 24 inches of total fill thickness has been placed above the tank. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended.
EMBEDMENT FILL Fill immediately surrounding the sides and top of tank (NOTE 4)	Sand Gravel Mixtures or Open Graded Crushed Aggregate Blends	AASHTO M145 or A.1. A.2. A.3	After 24 inches of fill is placed, place fill in accordance with the engineer of record's relative compaction requirement or to 95% of the Standard Proctor Maximum Dry Density, whichever is greater.
BEDDING FILL Fill immediately below the tank (NOTE 4)			Plate Compact or Static Roll up to 8-inch loose fits to density fill. Use at least two full passes of the equipment to level the layer. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended.

NOTE 1: This layer can include pavement subbase
NOTE 2: If open-graded aggregates are used for embankment fill, fines migration from the final to embankment fill layer may be reduced by installing a layer of 6 oz non-woven geotextile fabric at the final and embankment fill interface.
NOTE 3: Minimum thickness for construction equipment limitations.
NOTE 4: Import or native soils may be used if they meet the material distribution limit. Fill material should be selected based on classification, groundwater conditions, and tank level elevation.



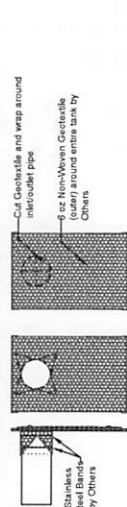
1.5 LAYER 900SD INFILTRATION CROSS SECTION

NOTE 1: The minimum width of sidewall backfill is 12" or large enough to accommodate selected compaction equipment, whichever is greater.

CONSTRUCTION EQUIPMENT CHART

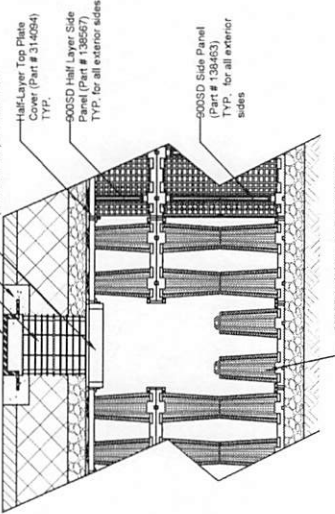
Equipment Make (NOTE 1)	Maximum Gross Vehicle Weight (lbs)	Fill Depth over Tank (in)
Plate Compactor	1,500	6
Roller - Static Mode	12,000	18
Low Ground Pressure Tracked Vehicles (NOTE 2)	20,000	14
Roller - Vibratory Mode	12,000	24
Dump Trucks and Pans	12,000	24

NOTE 1: Vehicles shall make straight runs only across tank footprint.
NOTE 2: Dump trucks and pans shall not traverse or park over the system during construction. Backfill material may be temporarily unloaded near the excavation. Material shall not be deposited near the excavation for longer than 24 hours.



DETAIL A PIPE WRAP

Remote Access Cover/Vent (Part #314133) or Solid (Part #314132) - See NOTE 1
Extension Shaft (Part #314038)
Concrete Load Distribution Plate by Others - See NOTE 2
Remote Access Plate (Part #314075) - See NOTE 3



1.5 LAYER 900SD ACCESS POINT CROSS SECTION

NOTE 1: Ventilation may be crucial to reducing the pressure build up within the system. If solid access covers are used, alternative methods of ventilation are recommended.
NOTE 2: Concrete Load Plate not required for unpaved applications. Consult Engineer of Record for requirements.
NOTE 3: The Remote Access Plate is approximately the size of half of a half-module. The half-module at the top of the tank must be cut in half to accommodate the Remote Access Plate

COVER CHART

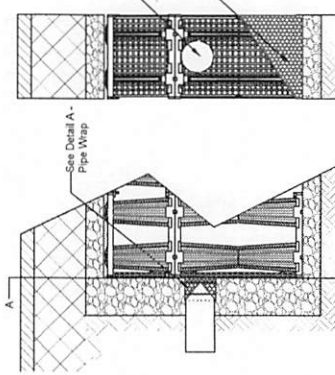
Use Loading Condition	Cover Thickness (Inches)
Non-Tracked Areas (i.e. Landscaping)	12
Passenger Vehicles Parking Lot (i.e. 4,000 lbs weight)	18
Passenger Vehicle Parking Lot with one weekly AASHTO H-20 vehicle	24
Heavy AASHTO H-20 Traffic	26
	28

NOTE 1: Minimum Cover Thickness in non-tracked areas is based on an asphalt-surfaced pavement with a 30 degree load distribution. Minimum Cover Thicknesses are based on an asphalt-surfaced pavement with a 30 degree load distribution. Minimum Cover Thicknesses are based on an asphalt-surfaced pavement with a 30 degree load distribution. Minimum Cover Thicknesses are based on an asphalt-surfaced pavement with a 30 degree load distribution. Minimum Cover Thicknesses are based on an asphalt-surfaced pavement with a 30 degree load distribution.

SIDE PANEL PIPE DIAMETER CHART

Layer Height	Inlet/Outlet Pipe Diameter
0.5	Minimum
4 inches	4 inches
10 inches	10 inches
24 inches (Note 2)	24 inches

NOTE 1: Cut holes should be aligned with the vertical centerline of the side panel. For pipes larger than 18 inches, center the pipe hole along the seams of two side panels.
NOTE 2: For purposes of inlet/outlet pipes larger than 24-inch diameter



1.5 LAYER 900SD PIPE INSTALLATION

For distribution contact:
Contractor's Source, Inc.
Maria Hernandez
713-553-8204
Maria@contractorssourceinc.com

STORMBRIX STANDARD DETAILS INFILTRATION SYSTEM - 900SD 1.5 LAYER

DRAWN BY A Frye	CHECKED BY J Jonke
DATE 10/01/2024	REV. 2

ACO, INC.
WEST SALES OFFICE
165 SW BEECHCROFT ST.
CASA GRANDE, AZ 85122
Tel. (888) 490-5552
Fax (520) 421-9899

SOUTHEAST SALES OFFICE
4811 MAIN RD., SUITE #255
FORT MILL, SC 29715
Tel. (440) 639-7230
Fax (603) 807-1063

www.acoswm.com

APPENDIX K
(Restrictor Sizing Calculations)



100 Yr - Restrictor Sizing	
Allowable Discharge Rate (CFS):	3.63
Given	
Outfall Flowline (ft):	62.07
100-Year WSE:	67.60
H: head (ft)	5.53
Max Orifice Diameter	
Maximum Orifice Diameter (ft):	0.552
Maximum Orifice Diameter (in):	6.623
Provided Orifice Diameter and Discharge Rate	
Provided Orifice Diameter (in):	6
Provided Orifice Diameter (ft):	0.500
Provided Discharge Rate from Underground Detention (CFS):	2.98
Provided Discharge Rate from entire site (CFS):	5.39

10 Yr - Restrictor Sizing	
Allowable Discharge Rate (CFS):	2.33
Given	
Outfall Flowline (ft):	62.07
10-Year WSE:	65.02
H: head (ft)	2.95
Max Orifice Diameter	
Maximum Orifice Diameter (ft):	0.517
Maximum Orifice Diameter (in):	6.207
Provided Orifice Diameter and Discharge Rate	
Provided Orifice Diameter (in):	6
Provided Orifice Diameter (ft):	0.500
Provided Discharge Rate from Underground Detention (CFS):	2.17
Provided Discharge Rate from entire site (CFS):	3.73



Lesley Reel 10/23/25

**MAP OF
BW WESLACO BARBEE
BEING A RE-SUBDIVISION OF LOTS 3 AND 4B, BLOCK 1
CITY OF WESLACO
VOL. 33, PG. 91 HIDALGO COUNTY MAP RECORDS
HIDALGO COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION:

All of Lot 3 and Lot 4B, MID-VALLEY INTERNATIONAL BUSINESS PARK, on Addition to the City of Weslaco, Hidalgo County, Texas, according to map or plat thereof recorded in Volume 33, Page 91 Map records, Hidalgo County, Texas.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "X".
2. THE "X" AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AN EXCESS BEYOND THE LESS THAN ONE FOOT OF WATER ABOVE THE FLOODING AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
3. COMMUNITY-PANEL NUMBER: 4803340450 C
EFFECTIVE DATE: JUNE 06, 2000
4. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 77" OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
5. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONTAGE: 10' OR EASEMENT, WHICH EVER IS GREATER
SIDE: 5' OR EASEMENT, WHICH EVER IS GREATER
REAR: 10' OR EASEMENT, WHICH EVER IS GREATER
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 28,184 CUBIC FEET (0.647 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE PROVIDED BY THE DEVELOPER. THE DEVELOPER SHALL PROVIDE A DRAINAGE DETENTION SYSTEM WITH MORE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE DEVELOPMENT FROM A COMBINATION OF THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. BENCH MARK: NGS A1220, STAINLESS STEEL ROD IN SLEEVE LOCATED 4.95' EAST OF NORTH MILANOS ROAD AND NORTH OF WEST BUSINESS 83 THE FOLLOWING COORDINATE AND ELEVATION: N: 16586323.5960, E: 1144788.8230 AT ELEVATION = 80.24'
8. SITE TBM (TEMPORARY BENCH MARK): 5/8" IRON ROD WITH CAP LOCATED NORTH 0727°43' EAST, A DISTANCE 68.67' FEET FROM THE SOUTHEAST CORNER OF THIS PROPERTY. N: 16585329.8650, E: 1181788.2630 AT ELEVATION = 84.67'
9. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. DRAIN SWALES ARE TO BE MAINTAINED BY PROPERTY OWNER AND SHALL NOT BE ALTERED IN ANYWAY.
11. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.
12. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.
13. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
DATED ON THIS _____ DAY OF _____ 2025.

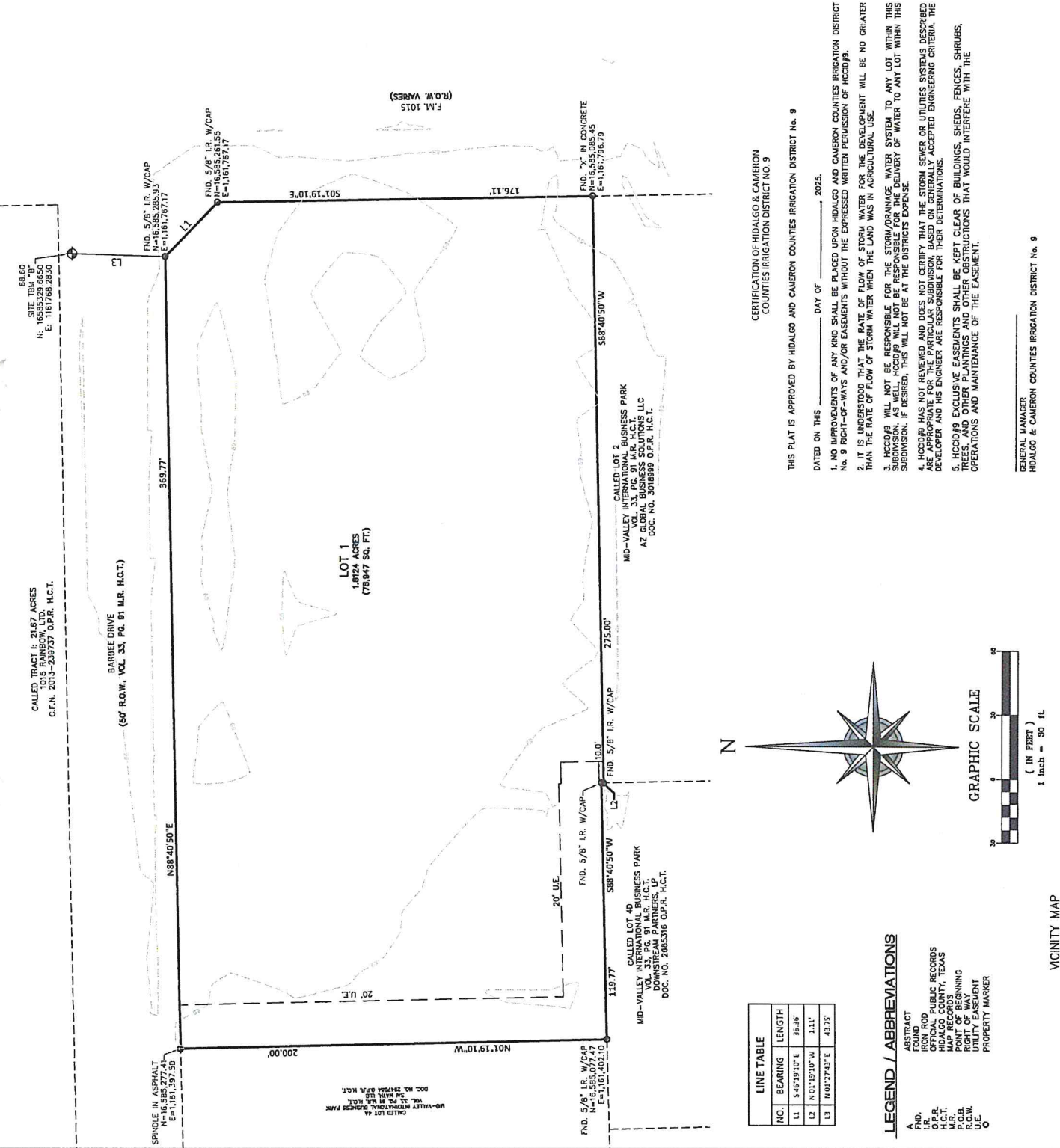
1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCO#9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCO#9 WILL NOT BE RESPONSIBLE FOR THE STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL AS HCCO#9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF NEEDED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCO#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. HCCO#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

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

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

DRAWN BY: SDR	DATE: 06/24/25
IRRIGATION CHECKED: _____	DATE: _____
SURVEYED CHECKED: _____	DATE: _____
FINAL CHECK: _____	DATE: _____

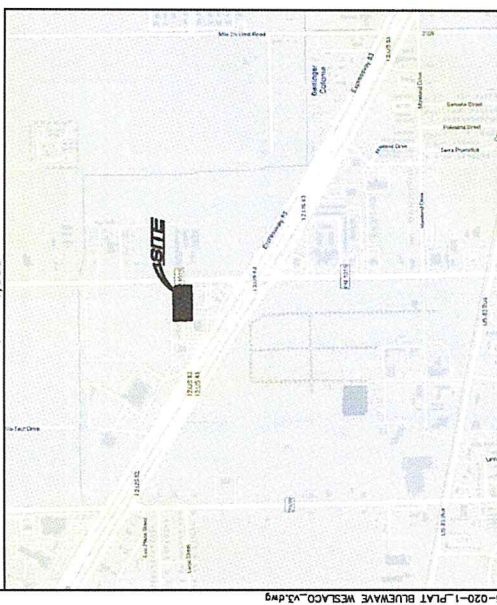


NO.	BEARING	LENGTH
11	S 46°19'00\"/>	

LEGEND / ABBREVIATIONS
 A FND. FOUND POINT
 O.F.P. OFFICIAL PUBLIC RECORDS
 H.C.T. HIDALGO COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 P.O.W. POINT OF WAY
 P.M. PROPERTY MARKER



VICINITY MAP
1" = 1,000'



STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "BW WESLACO BARBEE" IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, HAVE CAUSED THIS PLAT TO BE PREPARED AND SUBMITTED HERETO, HEREBY DECLARING TO THE USE OF THE PUBLIC RECORDS THAT ALL COURSES, DISTANCES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STRATTON POUND, MANAGER
BW WESLACO BARBEE, LLC
A TEXAS LIMITED LIABILITY COMPANY
SAN RAFAEL, CA 94901

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED STRATTON POUND, MANAGER OF BW WESLACO BARBEE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2025.

Notary Public in and for the State of Texas
My Commission expires: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED ON THIS _____ DAY OF _____ 2025.

STATE OF TEXAS
COUNTY OF HIDALGO

DATE PREPARED: _____
ENGINEERING JOB# _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, CLEMENTE TURRUBIARTE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS OR ERRORS OF CALCULATION OR INSTRUMENTAL ERRORS IN THE PLAT. I HAVE SUPERVISED AND UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED ON THIS _____ DAY OF _____ 2025.

CLEMENTE TURRUBIARTE, JR., PROFESSIONAL LAND SURVEYOR No. 6657
STATE OF TEXAS
DATE PREPARED: 03-31-25
SURVEY JOB# 25-020-1

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 AND THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION ARE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE _____

PRINCIPAL CONTACTS: NAME ADDRESS CITY & ZIP PHONE
 OWNER: BW WESLACO BARBEE, LLC 2175 FRANCISCO BLVD. E SAN RAFAEL, CA 94901
 ENGINEER: Leahy Road, P.E. 3307 WEST DAVIS ST. #100 CONROE, TX 77304 (936) 847-0420
 SURVEYOR: Clemente Turrubartes, Jr. 104 WEST PAULLINE STREET CONROE, TX 77301 (936) 443-0907

Fulcrum SURVEYING
 24 W. PAULLINE ST.
 SUITE 600
 CONROE, TEXAS 77304
 281-487-4400
 fulcrumsurveying.com

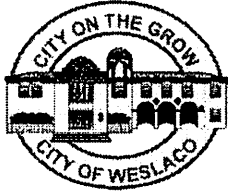
OWNERS:
 BW WESLACO BARBEE, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 2175 FRANCISCO BLVD. E. SUITE G
 SAN RAFAEL, CA 94901

ENGINEER:
 L SQUARED ENGINEERING
 3307 WEST DAVIS ST #100,
 CONROE, TX 77304
 (936) 847-0420



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

Date of Meeting: June 3, 2026	Agenda Item No. (to be assigned by PCE): V.B.
From: Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering, PLLC.	
Subject/Agenda Item: Discussion and consideration for the Preliminary Plat with the variance for The Gardens at Villa Verde Subdivision Phase II, being 6.70 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N. Possible Action.	
Discussion/Overview: The proposed thirty-nine (39) 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 10" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance to allow for a 10" rear setback and a 20" front setback on all lots. As well as requesting a 0-foot side setback on one side of the lot due to the limitations of the reduced lot size and buildable area. Applicant is also requesting to allow for off-site drainage. The applicant states that the off-site drainage design has been approved by HCDD1 and HCCID9. Stormwater runoff will be detained by widening the existing drainage channel along the west side of the property, in accordance with the approved drainage report.	
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 Preliminary Plat and the variance request in compliance with ordinance.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor's Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> 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.	
Responsibilities upon Commission's Action: Planning staff will advise applicant.	



SUBDIVISION PLATTING APPLICATION

PLAT-001054-2026

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. _____

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 Gardens At Villa Verde Subdivision Phase 2

Location: On the west side of S Texas Blvd and approximately 2,200 ft. north of W Mile 5 N

Legal Description: A 6.70 ac tract of land more or less out of farm tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, volume 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: R-4

Existing Land Use: Open Land Proposed Land Use: Residential Garden Homes

Number of Lots Proposed: 39 Gross Acreage: 6.70 ac

Title Report Submitted: YES NO

OWNER INFORMATION

Owner's Name: RGV Developers, LLC Telephone: 956-732-6619

Address: 2212 Primerose Ave Ste. D Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: jorge.ferretis@outlook.com

ENGINEER INFORMATION

Name: Jose Noe Saldivar, P.E. Telephone: 956-403-9787

Address: 2020 E Griffin Parkway Fax: _____

City: Mission State: TX Zip: 78574 E-mail: s2engineering.ns@gmail.com

jf

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

<input type="checkbox"/> YES <input type="checkbox"/> NO Phone Utility _____	<input type="checkbox"/> YES <input type="checkbox"/> NO Gas Utility	<input type="checkbox"/> YES <input type="checkbox"/> NO Cable Utility
--	--	--

Proposed subdivision is in the following districts:

<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Drainage District <u>HCDD1</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Irrigation District <u>HCCID9</u>
--	---

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

- _____ **Two (2) sets of plats folded and stapled (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov**
- _____ PDF copy of all documents submitted (emailed or USB)
- _____ **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

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

JF

- 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
- 2 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 1/2 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

UF


** 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: RGV Developers, LLC / Jorge Ferretis

Owner Signature:  Date: 05/21/2026
_____ is the authorized agent

Authorized Agent Signature:  Date: 05/11/2026

Authorized Agent Printed Name: Jose Noe Saldivar, P.E.

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

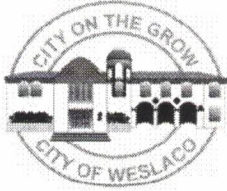
P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____



APPLICATION FOR SUBDIVISION VARIANCE

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: The Gardens At Villa Verde Subdivision Phase 2

Location: South Hidalgo County Texas, on the west side of S Texas Blvd and approximetly 2,200 ft. north of W Mile 5 N.

Legal Description: A 6.70 acre tract of land more or less out of farm tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, volume 2, pages 34-37,

H.C.M.R. and also being part out of a 15.32 acre tract of land as described in warranty deed recorded februar 16, 2022, via document number 3311512, ofical records of Hidalgo County, Texas.

VARIANCE TYPE:

Streetlights YES NO

Describe in detail the reason for the variance request:

Sanitary Sewer YES NO

Describe in detail the reason for the variance request:

Fire Hydrants YES NO

Describe in detail the reason for the variance request:

Setbacks YES NO

Describe in detail the reason for the variance request:

To overcome the limitations of the reduced lot size and irregular lot shapes due to the cul-de-sac, we are requesting a cul-de-sac rear setback

to be reduced to 10 feet. Additionally, we would like to request a 20 feet front setback on all lots. This would provide enough buildable area to construct the garden homes.

Drainage YES NO

Describe in detail the reason for the variance request:

Storm water runoff will be detained by widening the existing drainage ditch on the west side of the property as per approved drainage report.

Off-site drainage design has been approved by HCDD1 and HCCID9.

JF

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 zero side setback YES NO

Describe in detail the reason for the variance request:

A 0 foot side setback on one side of the lot due to the limitations of the reduced lot size and buildable area. A fire protected wall will be used.

OWNER INFORMATION

Owner's Name: RGV Developers LLC / Jorge Ferretis, Manager Telephone: _____

Address: 2212 PRIMROSE AVE STE D Fax: _____

City: McAllen State: TX Zip: 78504 E-mail: jorge.ferretis@outlook.com

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jorge Ferretis

Owner Signature:  Date: 4/9/2026

Jose Noe Saldivar , P.E. is the authorized agent

Authorized Agent Signature:  Date: 04/08/2026

Authorized Agent Printed Name: Jose Noe Saldivar , P.E.

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Friday, May 8, 2026 8:17 AM
To: 'Alexis Rodriguez'
Cc: Kayla A. Arevalo; Jorge M Ferretis; S2 engineering; Luis R. Martinez
Subject: RE: Gardens at Villa Verde Phase 2 Plans and Variance Request
Attachments: Subdivision review report.pdf; Subdivision Fees chart.pdf

Good Morning,

Attached is the subdivision review report, which has been approved with comments please submit your packet for Commission consideration and referenced the attached fee chart:

- Platting Application
- Application fee
- \$100 Fire Review fee
- 12 set of plats (plat, drainage, utility and paving sheets only)
- Approved drainage Report
- Variance application and support letters for off-site drainage
- Variance application fee

*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: Alexis Rodriguez <s2engineering.ar@gmail.com>
Sent: Friday, May 1, 2026 5:42 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Kayla A. Arevalo <karevalo@weslacotx.gov>; Jorge M Ferretis <jorge.ferretis@outlook.com>; S2 engineering <s2engineering.ns@gmail.com>; Luis R. Martinez <s2engineering.lm@gmail.com>
Subject: Gardens at Villa Verde Phase 2 Plans and Variance Request

Good Afternoon,

Attached please find the latest set of plans and variance request application for review and approval.

Should you have any questions or require additional information, please do not hesitate to contact us.

Thank you,



PLAN CORRECTIONS REPORT PAR-000983-2026 FOR CITY OF WESLACO

PLAN ADDRESS: The Gardens At Villa Verde Subdivision Phase 2
Weslaco, TX 78596 **PARCEL:**

APPLICATION DATE: 01/22/2026 **SQUARE FEET:** 0.00 **DESCRIPTION:** THE GARDENS AT VILLA VERDE SUBDIVISION PHASE

EXPIRATION DATE: 01/22/2027 **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Engineer	JOSE SALDIVAR	S2 ENGINEERING PLLC	2020 Griffin Pkwy Mission, TX 78574
Owner		RGV DEVELOPERS LLC	

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	Approved with Comments	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	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.4 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	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov
Public Works v.2 Public Works	Requires Re-submit	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov
Public Works v.3 Public Works	Requires Re-submit	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov
Public Works v.4 Public Works	Approved	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov

PLAN CORRECTIONS REPORT (PAR-0009-2026)

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).

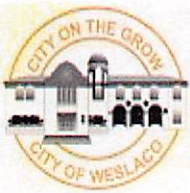
Comment: General Note

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

Planning Review Conditions -

Comment: Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names



PLAN CORRECTIONS REPORT PAR-000983-2026 FOR CITY OF WESLACO

PLAN ADDRESS: The Gardens At Villa Verde Subdivision Phase 2
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 01/22/2026 **SQUARE FEET:** 0.00 **DESCRIPTION:** THE GARDENS AT VILLA VERDE SUBDIVISION PHASE

EXPIRATION DATE: 01/22/2027 **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Engineer	JOSE SALDIVAR	S2 ENGINEERING PLLC	2020 Griffin Pkwy Mission, TX 78574
Owner		RGV DEVELOPERS LLC	

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	Approved with Comments	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	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	Requires Re-submit	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov	
Public Works v.2 Public Works	Requires Re-submit	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov	
Public Works v.3 Public Works	Requires Re-submit	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov	

PLAN CORRECTIONS REPORT (PAR-0009 2026)

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

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

General Condition - Planning 3rd revisions

Comment: 1. Metes and bounds description must match plan view as provided. (L2 on meets and bounds and line table are different.)

2. Must update plat sheet to show on-site detention area. If proposing off-site must apply for a variance.

3. add on plat: A 75-foot easement must be dedicated from the centerline of any drainage canal or ditch.

4. Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names

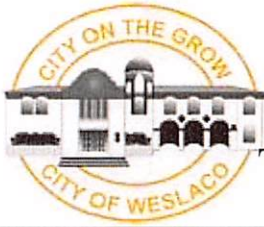
5. Minimum Building Setback lines shall be as follows:

Side: 5' (otherwise must apply for a variance)

General Condition - Public works 3rd revisions

Comment: Meter boxes to be DFW 1300 with blue lids with antenna hole

Valves and Hydrants to be MUELLER



**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: The Gardens At Villa Verde Subdivision Phase 2

Location: South Hidalgo County Texas, on the west side of S Texas Blvd and approx. 2,200 ft north of W Mile 5 N.

Applicant: S2 Engineering PLLC Owner Agent

Address: 2020 E Griffin Parkway Phone Number: (956)403-9787

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	Garden Homes (Detached)	6.70		38	33.45	42.91	76.36

Comments: 1 dwelling unit per lot

Prepared by: S2 Engineering PLLC Date: _____

Address: 2020 E Griffin Parkway Phone Number: (956)403-9787

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

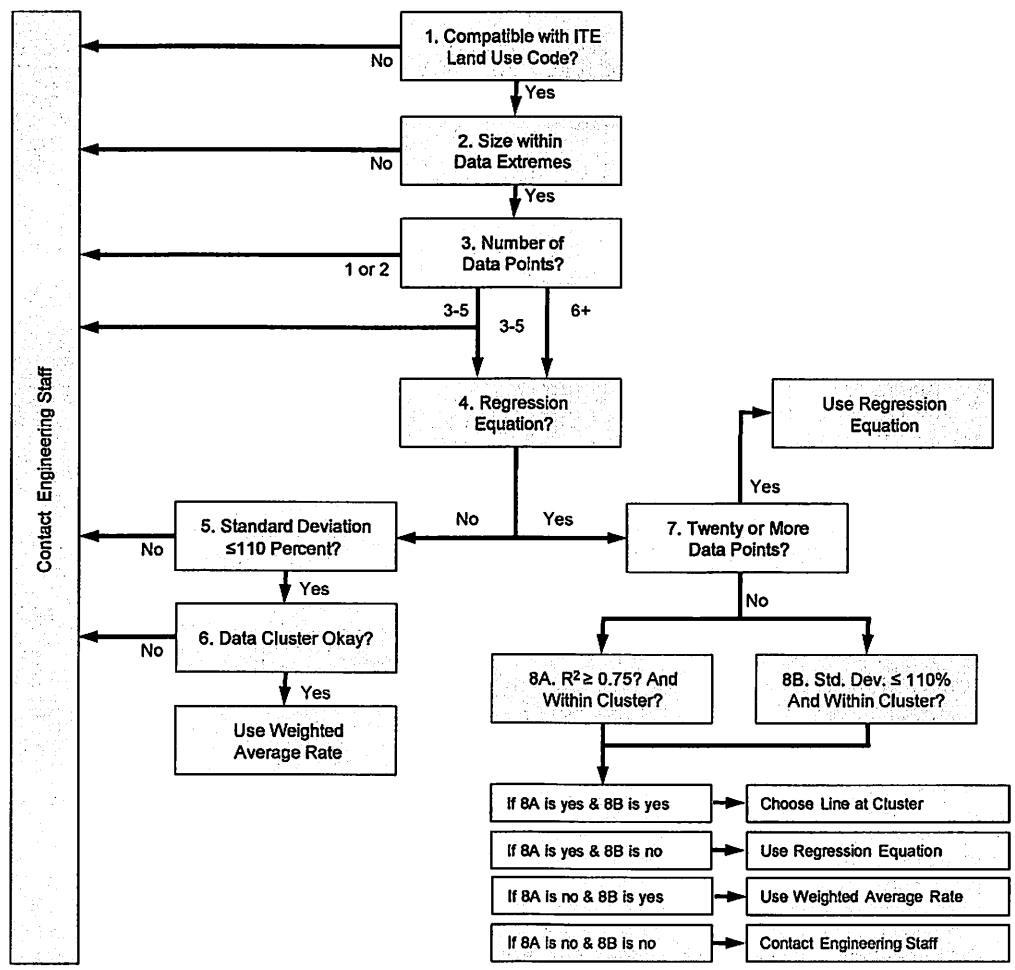
_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

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

Comments: _____

Reviewed by: _____ Date: _____ STID#: _____

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
 Engineering Division
 255 S. Kansas Ave
 Weslaco, TX 78596
 (956)
 (956) 973-3128 (fax)

Gardens at Villa Verde Subdivision Phase 1
Drainage Report

Prepared By:

S2 Engineering, PLLC

Firm Registration No.: 22858

2020 Griffing Parkway

Mission, Texas 78574

Phone No.: (956) 403-9787

Email: s2engineering.ns@gmail.com

Date: June 19, 2024



6-19-24

A handwritten signature in blue ink that reads "Jose N. Saldivar, P.E.".



INDEX

1. Drainage Statement
2. Subdivision Location Map
3. Drainage Calculations
6. FEMA FIRMette
7. USDA NRCS Soil Survey Map and Report
8. USGS Topo Map
9. USGS National Hydrography Dataset
10. Preliminary Plat & Drainage Layout

DRAINAGE STATEMENT

Gardens at Villa Verde Subdivision

Hidalgo County, Texas



Gardens at Villa Verde Subdivision Phase 1 is a proposed 36-lot townhouse subdivision in Hidalgo County, located on the west side of S Texas Rd (FM 88) and approximately 2,000 ft north of W Mile 5 N. The property lies within City of Weslaco city limits as per the approved annexation letter (attached). Being a 6.33-acre tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas.


The proposed subdivision lies within Zone "B" (Medium Shading) according to the FEMA FIRM Community Panel No. 480334 0525 B, 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.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo sandy clay loam (28) (hydrologic group B); Matamoros silty clay (34) (hydrologic group C); Raymondville clay loam (52) (hydrologic group C).

The existing runoff sheet flows overland towards the existing drain ditch "37" (UID: 0167) owned by HCCID9 and maintained by HCDD1. There is currently no apparent drainage system other than natural overland flow.

Based on the Rational Method and the attached calculations, an existing 10-year storm event for phase 1 and future phase 2 generates 6.00 cfs of runoff. The proposed runoff after development is 41.20 cfs for a 50-year storm event. The proposed project will have an approximate increase of 35.20 cfs of storm runoff for a 50-year storm event.

In accordance with the county of hidalgo's drainage requirements, 88,904 cubic feet (3,293 cubic yard) of runoff detention will need to be detained for a 50-year storm event for Phase 1 and future Phase 2. Runoff will be accommodated on the drain ditch expansion by HCDD1 as part of the 2018 Bond Project 35, subject to city of Weslaco's variance approval. Said ditch is owned by HCCID9 and maintained by HCDD1. The system will begin with a 24" pipe and run through type A inlets to finally end up with a 36" to finally outfall on the previously mentioned drain ditch. Runoff will not be increased during a 50-year storm event due to the proposed subdivision.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input checked="" type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input checked="" type="checkbox"/> OTHER <i>HCCID 9</i>	
<i>Kevin G.</i>	<i>6-25-24</i>
H.C.D.D. NO. 1	DATE



6-19-24

* subject to letter from the City of Weslaco accepting and acknowledging the use of linear detention in place of onsite detention

Jose N. Saldivar, P.E.

City of Weslaco

"The City on the Grow"



David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

August 3, 2022

Jose Saldivar
2424 Mimosa
Mission, TX 78574

Re: Voluntary Annexation of Sunset Valley Estates– being a 15.32-acre tract of land out of Farm Tract 745, West and Adams Tract Subdivision, Hidalgo County, Texas located approximately 0.36 miles North of E Mile 5 North, on the West side of Texas Road

Dear Applicant:

I pleased to inform you that the Weslaco City Commission approved your voluntary annexation request, at their regular meeting on August 2, 2022.

Should you need additional information or have any questions, please call the Planning Department at (956) 447-3403.

Attentively,

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

Rebekah de la Fuente
Planning Director



HIDDEN VALLEY DR



SITE

S TEXAS BLVD

W MILE 5 N



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBP# F-22858 TBL# 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

LOCATION MAP
GARDENS AT VILLA VERDE PHASE I
SUBDIVISION

PROJECT NO.	E-22-21
SCALE:	NTS
DRAWN BY:	A.A.
CHECKED BY:	N.S.
TOPD BY:	M.P.
SHEET:	
SHEET 1 OF 1	

Drainage Calculations

The Gardens at Villa Verde Phase 1 and 2

JUNE 2024

Area (A)	12.39	acres	
Length (L)	1124	ft	
Slope (Sp)	0.12	%	(Exist.)
	0.12	%	(Prop.)
Runoff Coeff. (C)	0.20	Undeveloped	(Exist.)
	0.50	Multi-family	(Prop.)

Average velocity (V): $V = KkSp^{0.5}$

k (Table 2): **0.213** (Exist.)

k (Table 2): **0.619** (Prop.)

Ku constant: **3.28**

Time of concentration (tc): $tc = L/60V$

(tc = 10 min. minimum)

Peak flow (Q): $Q = CiA$

V	0.24	ft/s	(Exist.)
	0.70	ft/s	(Prop.)
tc	77.41	min	(Exist.)
	26.64	min	(Prop.)
Q	6.00	cfs	(Exist. - 10-yr)
	41.20	cfs	(Prop. - 50-yr)

Intensity (i): $i = b/(tc+d)^e$

Rainfall IDF Coefficients - Hidalgo County (Table 1)

Annual Recurrence Interval (Years)	Rainfall IDF Coefficients (NOAA Atlas 14)			
	e	b	d	i (in/hr)
2	0.83	66.64	12.36	1.58
5	0.82	81.00	12.24	2.03
10	0.81	93.18	12.34	2.42
25	0.80	110.35	12.61	2.99
50	0.80	123.67	12.86	3.45
100	0.79	137.99	13.32	3.94

Release Rate: 6.00 cfs
Prop. 50-yr i: 6.65 in/hr

Time (min)	i (in/hr)	Qin (cfs)	Vin (cf)	Qout (cfs)	Vout (cf)	Storage (cf)
10	10.27	63.63	38,177	6.00	6,594	31,583
20	7.70	47.68	57,219	6.00	8,395	48,825
30	6.23	38.60	69,486	6.00	10,195	59,291
40	5.27	32.67	78,420	6.00	11,995	66,425
50	4.60	28.47	85,410	6.00	13,795	71,616
60	4.09	25.32	91,141	6.00	15,595	75,547
70	3.69	22.86	95,996	6.00	17,395	78,601
80	3.37	20.88	100,208	6.00	19,195	81,013
90	3.11	19.25	103,929	6.00	20,995	82,934
100	2.89	17.88	107,265	6.00	22,795	84,470
110	2.70	16.71	110,290	6.00	24,595	85,695
120	2.53	15.70	113,059	6.00	26,395	86,664
130	2.39	14.82	115,613	6.00	28,195	87,419
140	2.27	14.05	117,986	6.00	29,995	87,991
150	2.16	13.36	120,202	6.00	31,795	88,407
160	2.06	12.74	122,283	6.00	33,595	88,688
170	1.97	12.18	124,244	6.00	35,395	88,849
180	1.88	11.68	126,099	6.00	37,195	88,904
200	1.74	10.79	129,538	6.00	40,795	88,743
220	1.62	10.05	132,673	6.00	44,395	88,278
240	1.52	9.41	135,556	6.00	47,995	87,561
280	1.35	8.38	140,719	6.00	55,195	85,524

88,904 cf (Detention Required)

2.04 Ac-ft

3,293 cy

Table 2 - Intercept Coefficients

Land Cover/Flow System	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 mountainous 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

**FHWA Urban Drainage Design Manual, 3rd Edition (2013)*

Table 3 - Runoff Coefficients

Description	Runoff Coeff. (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

*FHWA Urban Drainage Design Manual, 3rd Edition (2013)

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 in Feet With Elevation in Feet**

Base Flood Elevation in Feet Where Uniform Within Zone**

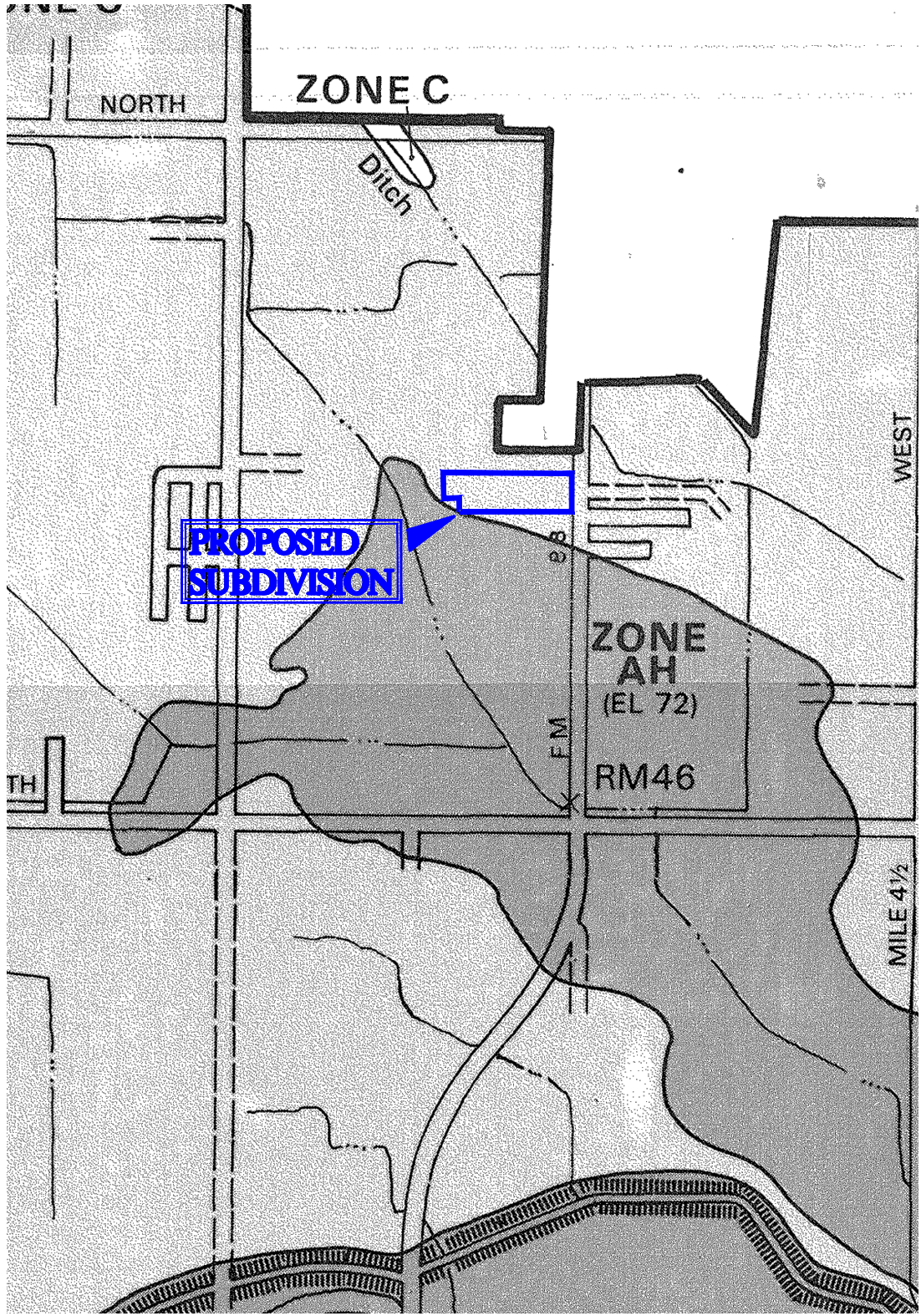
Elevation Reference Mark

River Mile

**Referred 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.




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

FEMA FIRM MAP APPENDIX A

SCALE=NTS



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
SZENGINEERINGPLLC.COM

LOCATION: HIDALGO COUNTY, TEXAS	DESCRIPTION: THE GARDENS AT VILLA VERDE PHASE I SUBDIVISION
DATE: 6-26-2023	





































Custom Soil Resource Report for Hidalgo County, Texas



Custom Soil Resource Report Soil Map



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 -  Soil Map Unit Polygons
 -  Soil Map Unit Lines
 -  Soil Map Unit Points
- Special Point Features**
 -  Blowout
 -  Borrow Pit
 -  Clay Spot
 -  Closed Depression
 -  Gravel Pit
 -  Gravelly Spot
 -  Landfill
 -  Lava Flow
 -  Marsh or swamp
 -  Mine or Quarry
 -  Miscellaneous Water
 -  Perennial Water
 -  Rock Outcrop
 -  Saline Spot
 -  Sandy Spot
 -  Severely Eroded Spot
 -  Sinkhole
 -  Slide or Slip
 -  Sodic Spot
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
- Other**
 -  Spoil Area
 -  Stony Spot
 -  Very Stony Spot
 -  Wet Spot
 -  Other
 -  Special Line Features

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
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	3.9	79.3%
34	Matamoros silty clay	0.1	1.2%
52	Raymondville clay loam, 0 to 1 percent slopes	1.0	19.4%
Totals for Area of Interest		4.9	100.0%

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

Custom Soil Resource Report

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxl
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

34—Matamoros silty clay

Map Unit Setting

National map unit symbol: dbld
Elevation: 30 to 200 feet
Mean annual precipitation: 17 to 27 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 320 to 340 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Matamoros

Setting

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

Custom Soil Resource Report

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 7 inches: silty clay

H2 - 7 to 65 inches: stratified very fine sandy loam to silty clay to 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: Occasional

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

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

Sodium adsorption ratio, maximum: 2.0

Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: R083DY009TX - Clayey Bottomland

Hydric soil rating: No

Minor Components

Unnamed

Percent of map unit: 15 percent

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
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

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.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

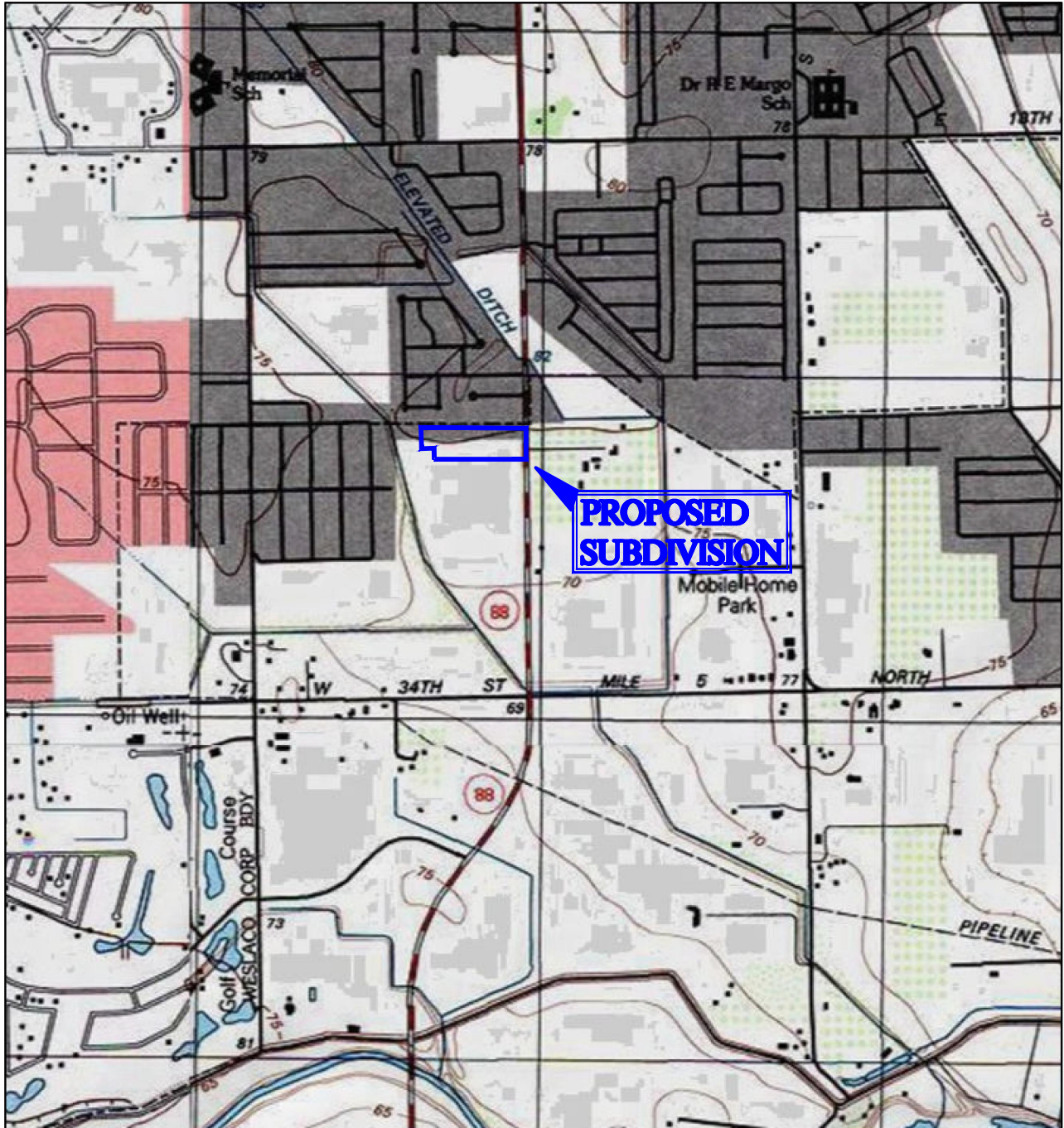
Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

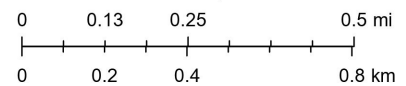
United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

The National Map Advanced Viewer



6/27/2023, 12:37:26 PM

1:18,056



USGS TOPOGRAPHIC MAP APPENDIX B

SCALE=NTS



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

LOCATION: HIDALGO COUNTY, TEXAS
DATE: 6-26-2023

DESCRIPTION: THE GARDENS AT VILLA VERDE PHASE I SUBDIVISION

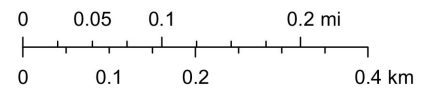
The National Map Advanced Viewer



6/27/2023, 1:40:06 PM

1:9,028

- | | | |
|-------------------------|--------------------------|-----------------|
| Waterbody - Large Scale | Area - Large Scale | Flume |
| Estuary | Area of Complex Channels | Foreshore |
| Ice Mass | Area to be Submerged | Hazard Zone |
| Lake Pond | Bay/Inlet | Inundation Area |
| Playa | Bridge | Lock Chamber |
| Reservoir | Canal/Ditch | Rapids |
| Swamp Marsh | Dam/Weir | Sea/Ocean |



USGS HYDROGRAPHIC MAP APPENDIX C

SCALE=NTS

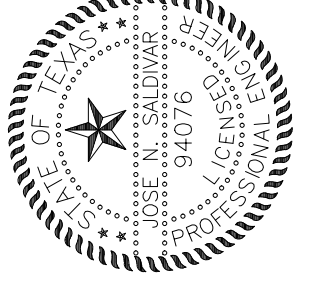


S2 ENGINEERING, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 TBPE F-22858 TBL5 10194796
 2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
 S2ENGINEERINGPLLC.COM

LOCATION: HIDALGO COUNTY, TEXAS

DESCRIPTION: THE GARDENS AT VILLA VERDE SUBDIVISION

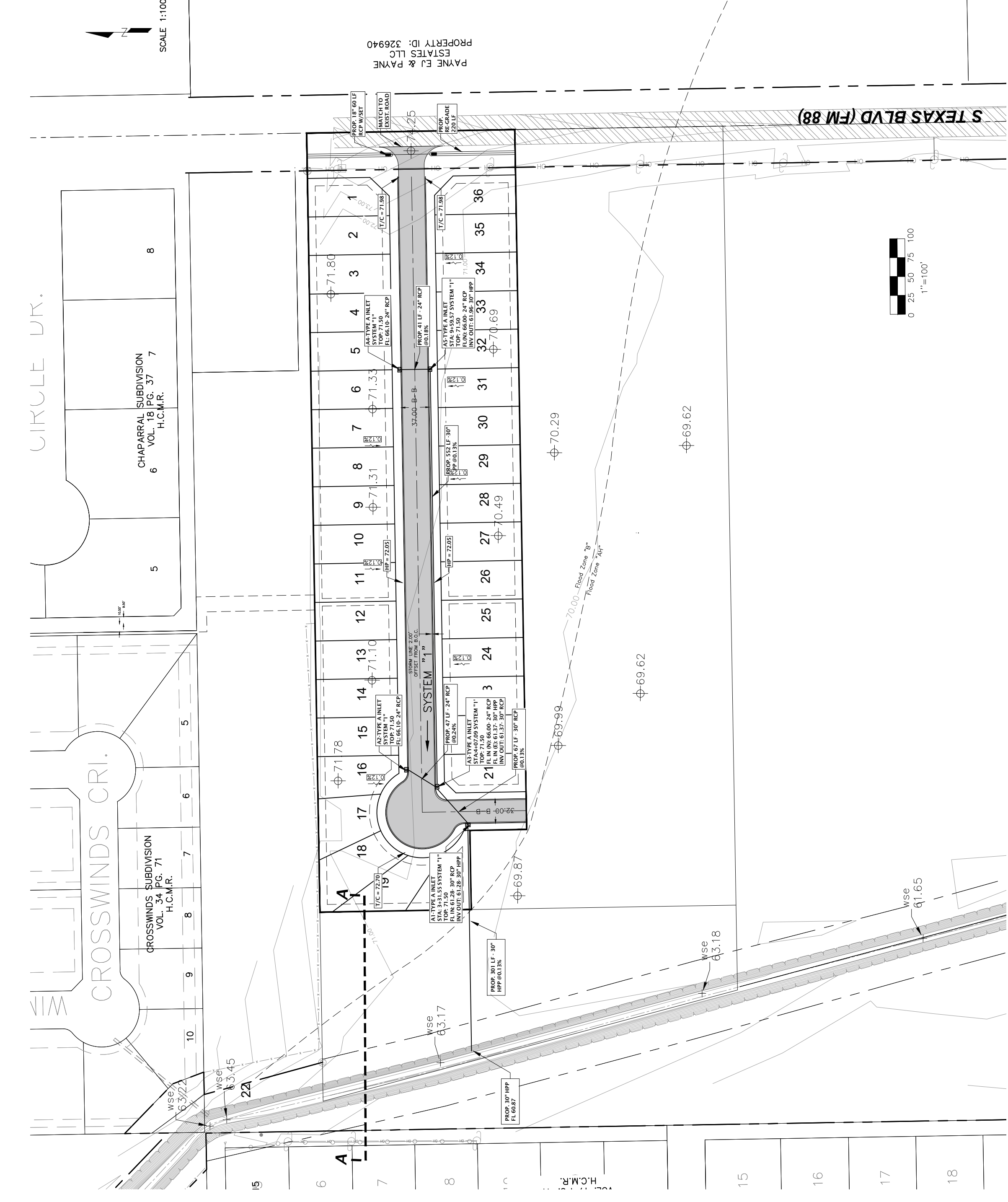
DATE: 6-26-2023



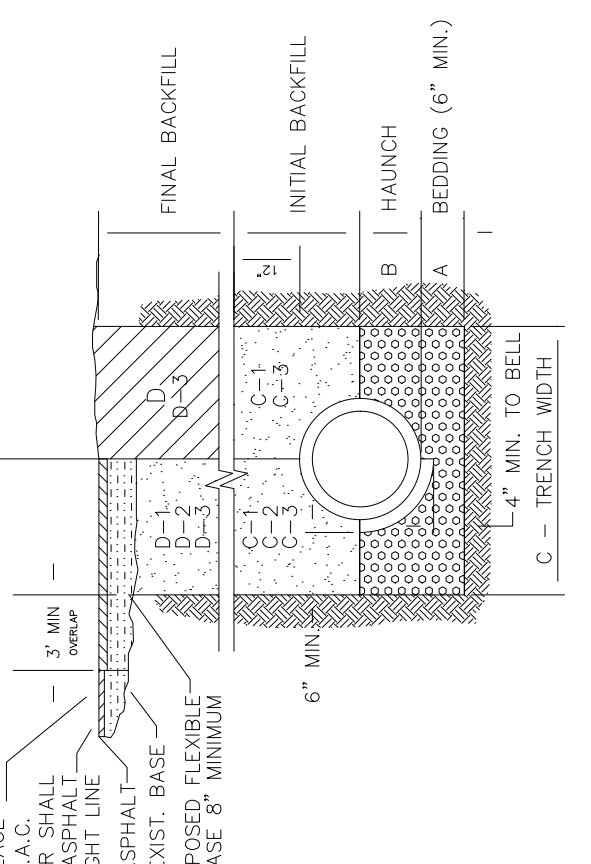
Preliminary

THE GARDENS AT VILLA VERDE PAVING AND DRAINAGE LAYOUT

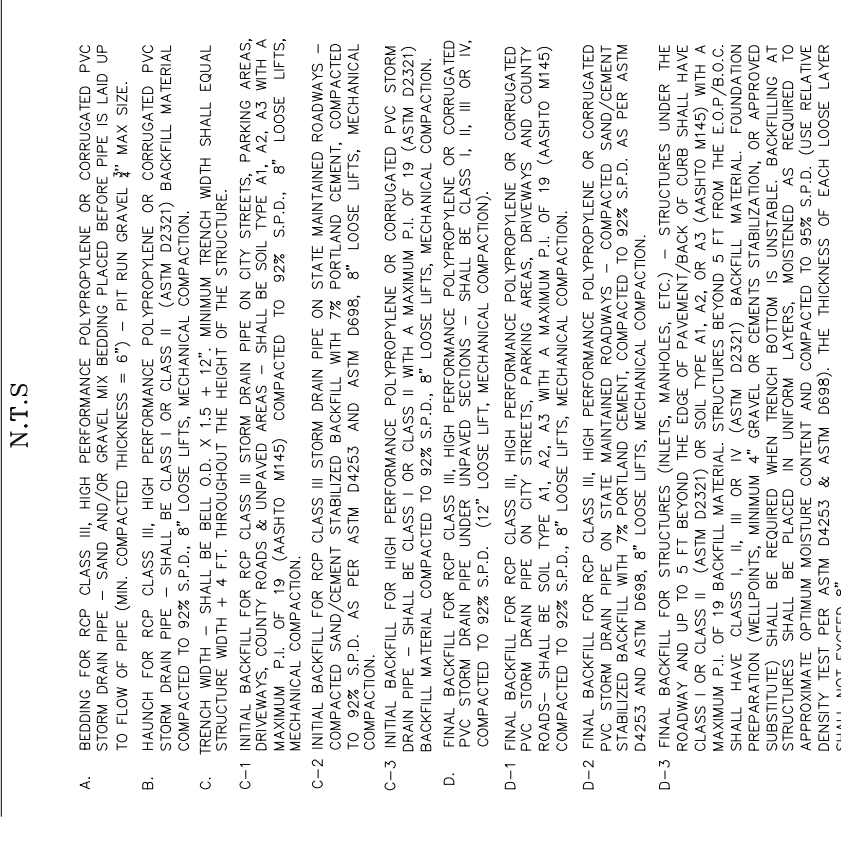
PAVING AND DRAINAGE LAYOUT: THE GARDENS AT VILLA VERDE PHASE 1



PAVED SECTIONS UN-PAVED SECTIONS

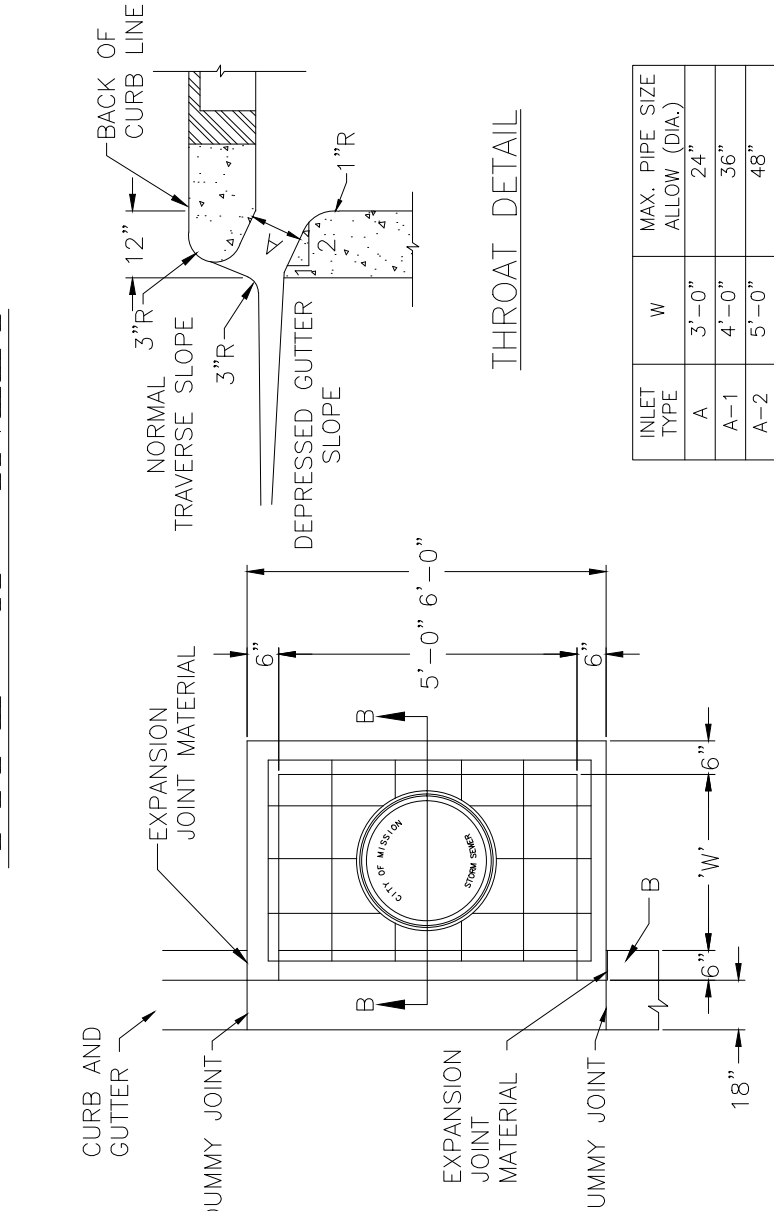


STORM TRENCH BEDDING AND BACKFILL DETAILS



- NOTES:**
1. BEDDING FOR RCP CLASS II, WITH PERFORMANCE POLYPROPYLENE OR COMPACTED PVC STORM DRAIN PIPE, SAND AND/OR GRAVEL, MAY BE BEDDED PLACED BEFORE PIPE IS Laid UP.
 2. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR COMPACTED PVC STORM DRAIN PIPE, SHALL BE BEDDED PLACED BEFORE PIPE IS Laid UP.
 3. STORM TRENCH SHALL BE BEDDED WITH 4" HIGH PERFORMANCE POLYPROPYLENE OR COMPACTED PVC STORM DRAIN PIPE, SAND AND/OR GRAVEL, MAY BE BEDDED PLACED BEFORE PIPE IS Laid UP.
 4. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - TO BE 3" MIN. TO BELL AND 6" MIN. TO TRENCH WIDTH.
 5. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - TO BE 3" MIN. TO BELL AND 6" MIN. TO TRENCH WIDTH.
 6. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - TO BE 3" MIN. TO BELL AND 6" MIN. TO TRENCH WIDTH.
 7. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - TO BE 3" MIN. TO BELL AND 6" MIN. TO TRENCH WIDTH.
 8. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - TO BE 3" MIN. TO BELL AND 6" MIN. TO TRENCH WIDTH.
 9. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - TO BE 3" MIN. TO BELL AND 6" MIN. TO TRENCH WIDTH.
 10. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - TO BE 3" MIN. TO BELL AND 6" MIN. TO TRENCH WIDTH.

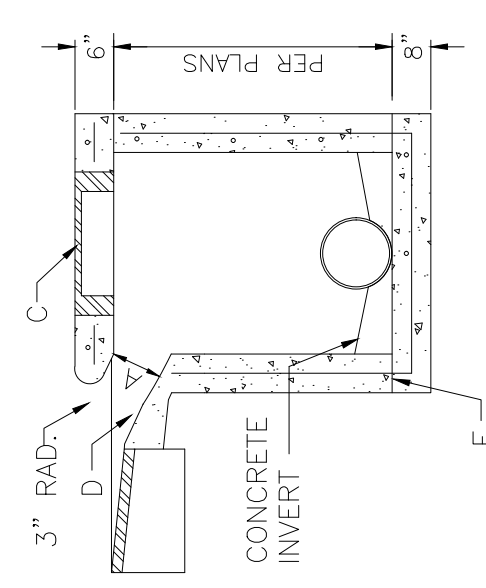
TYPE "A" INLET



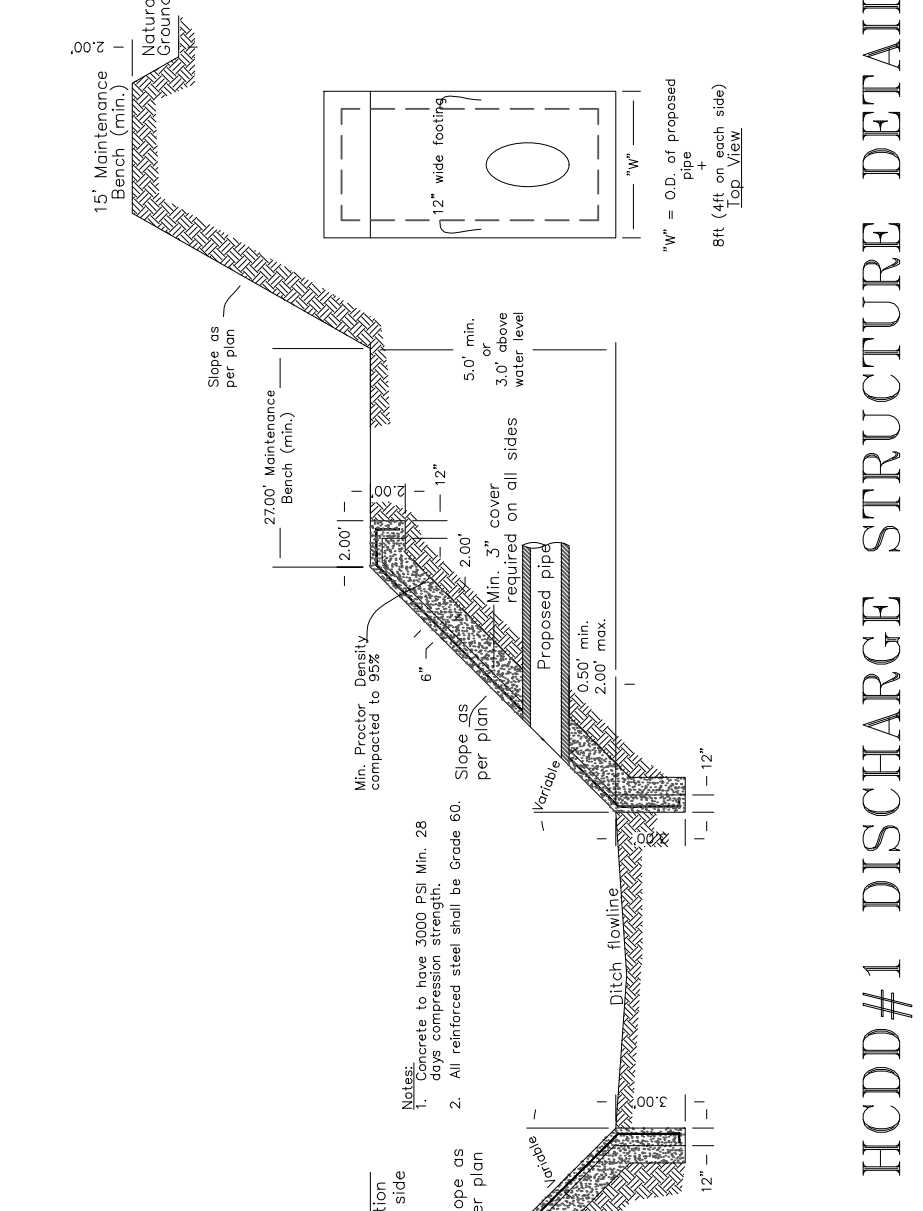
INLET TYPE	W	MAX. PIPE SIZE ALLOW (DIA)
A	3'-0"	24"
A-1	4'-0"	36"
A-2	6'-0"	60"

- GENERAL NOTES:**
1. TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE AND INLET SHALL BE COMPOSED OF PRE-CAST SECTIONS.
 2. CAST IN PLACE OR A COMBINATION OF BOTH.
 3. ALL INLETS SHALL BE CONSTRUCTED IN UNDISTURBED GROUND WATER IS FOUND.

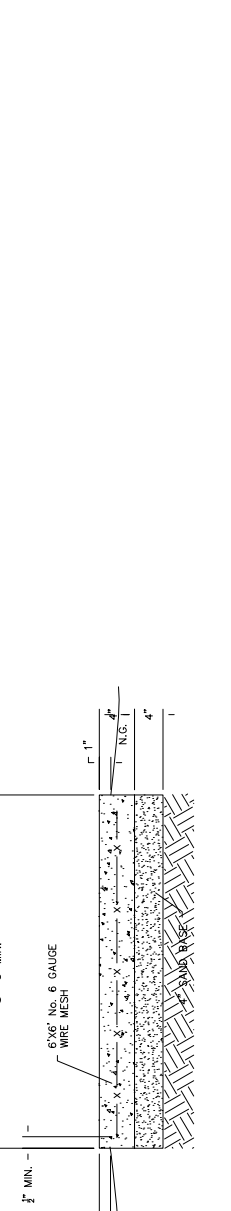
- CONSTRUCTION NOTES:**
1. 5" CLEAR OPENINGS.
 2. ALL MANHOLE RINGS & COVER SHALL BE ALUMINUM.
 3. ALL MANHOLE RINGS & COVER SHALL BE ALUMINUM.
 4. ALL MANHOLE RINGS & COVER SHALL BE ALUMINUM.
 5. ALL REINFORCING NO. 4 BARS 12" O.C.E.W.



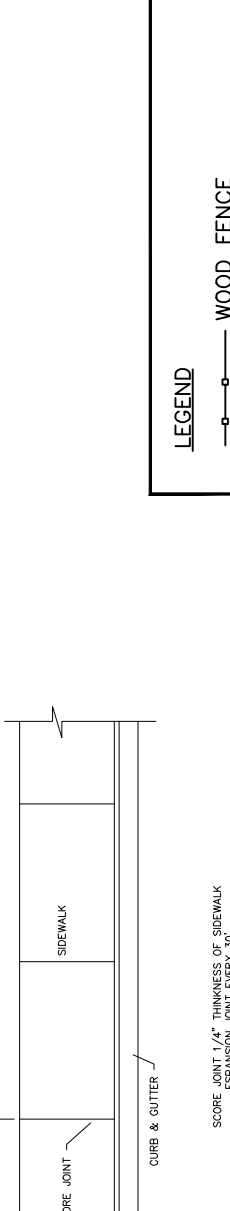
HCDD#1 DISCHARGE STRUCTURE DETAIL



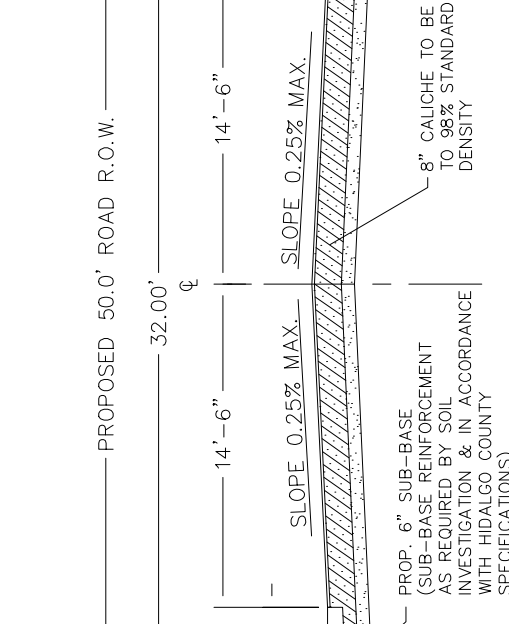
TYPICAL SIDEWALK



SECTION A-A

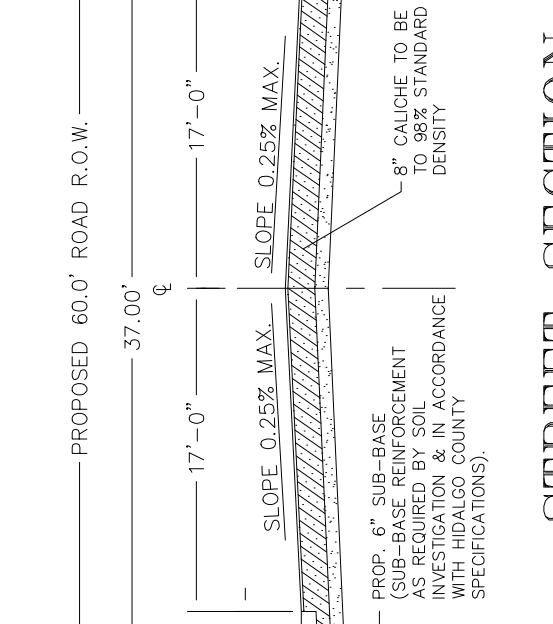


PLAN VIEW OF URBAN SECTION



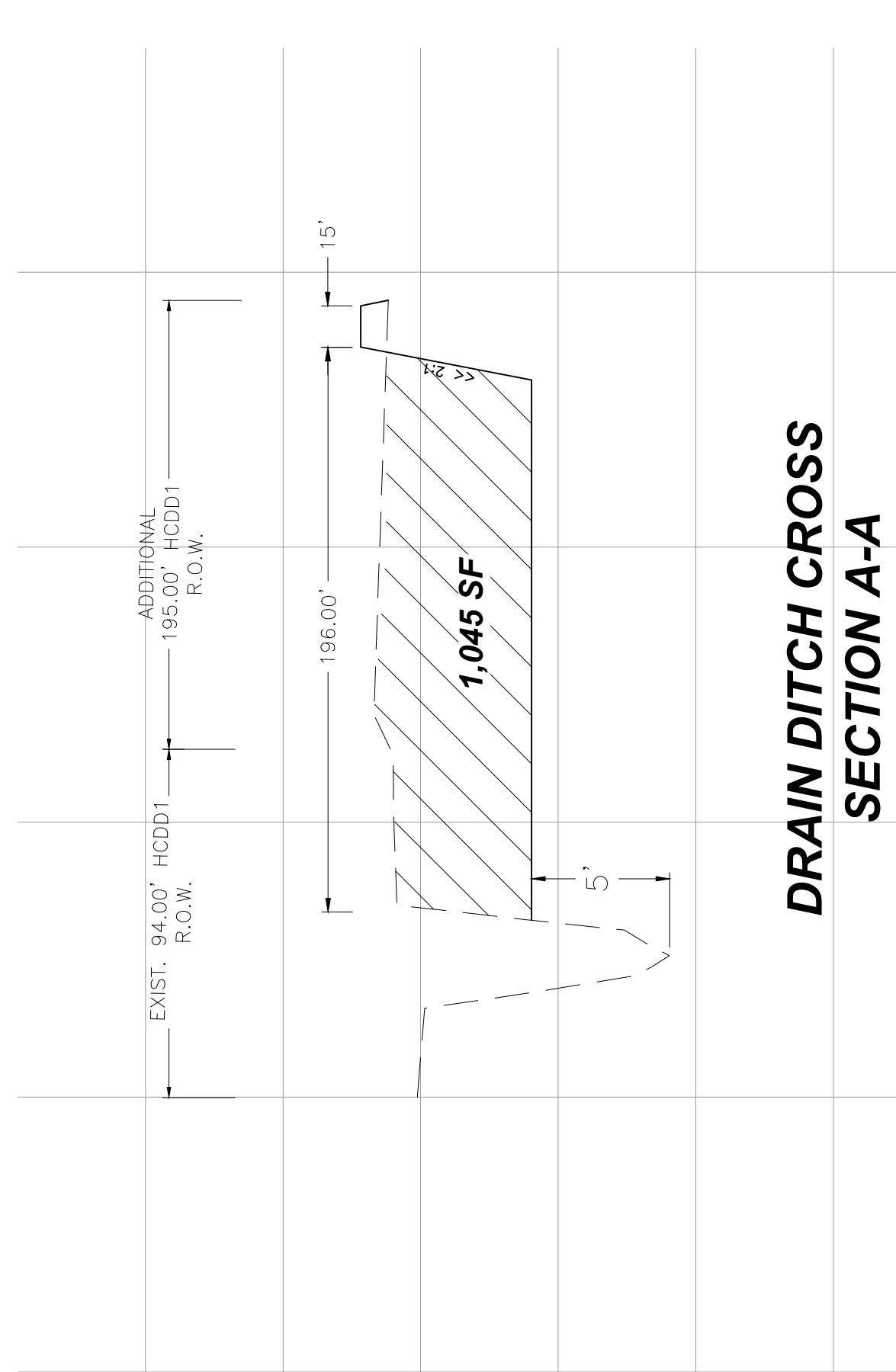
STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B

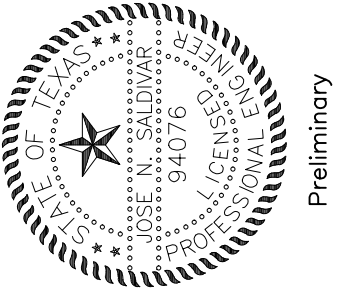


STREET SECTION

60' MINIMUM R.O.W.
NO LESS THAN 37' B-B



DRAIN DITCH CROSS SECTION A-A

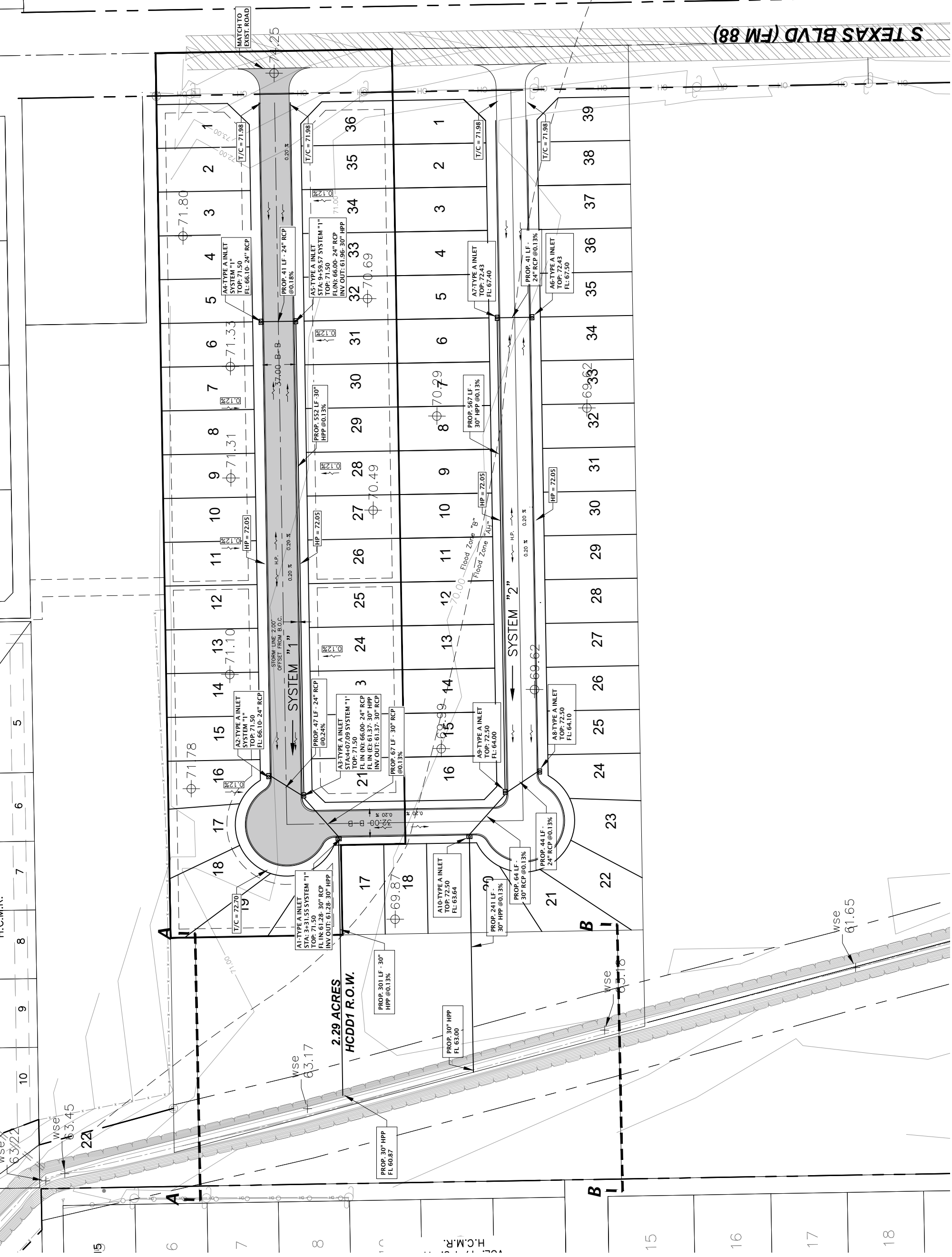


Preliminary

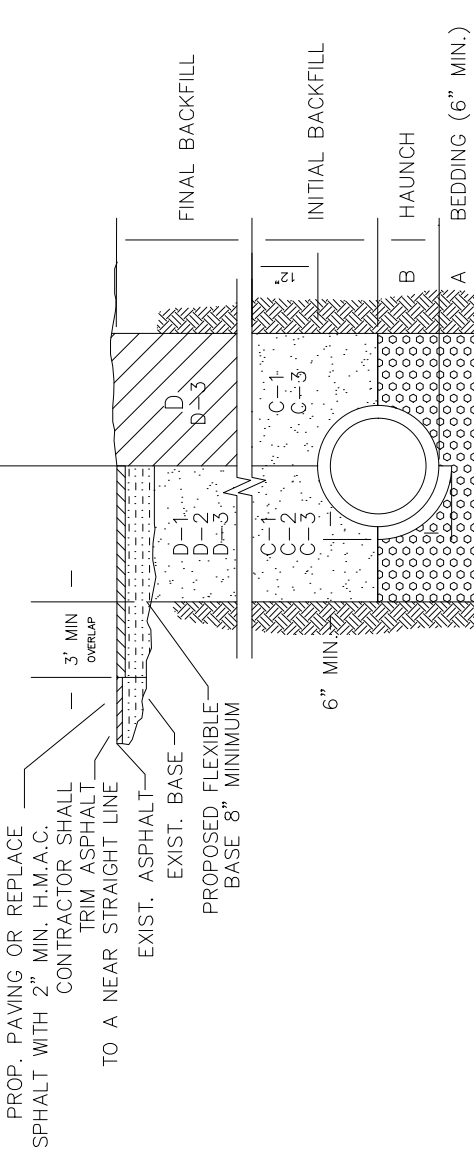
THE GARDENS AT VILLA VERDE PAVING AND DRAINAGE LAYOUT PHASE 1 AND 2

PAVING AND DRAINAGE LAYOUT: THE GARDENS AT VILLA VERDE

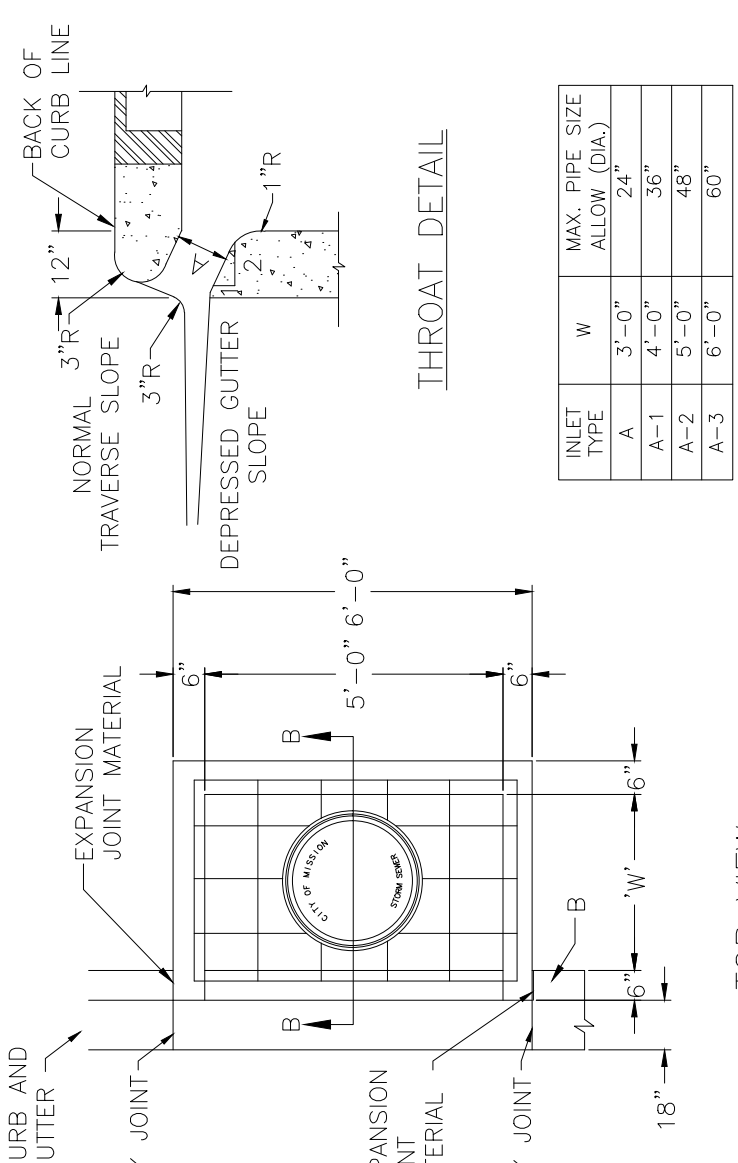
SCALE 1:100



PAVED SECTIONS UN-PAVED SECTIONS

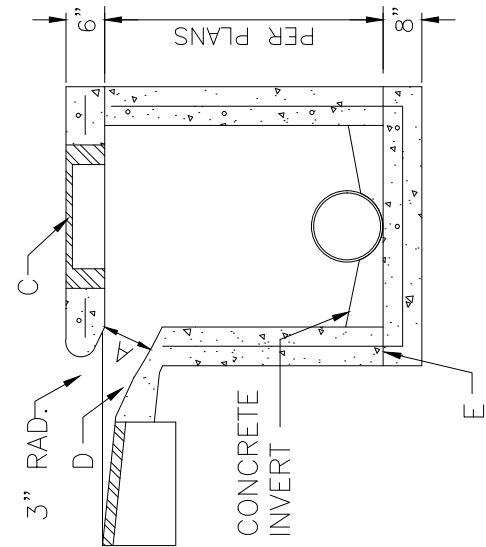


TYPE "A" INLET



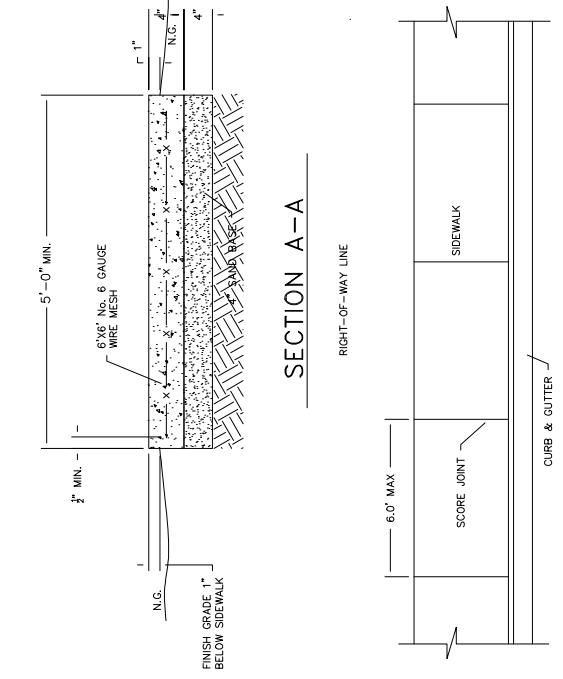
INLET TYPE	W	MAX. PIPE SIZE ALLOW (DIA)
A	3'-0"	24"
A-1	4'-0"	36"
A-2	6'-0"	48"
A-3	8'-0"	60"

TOP VIEW

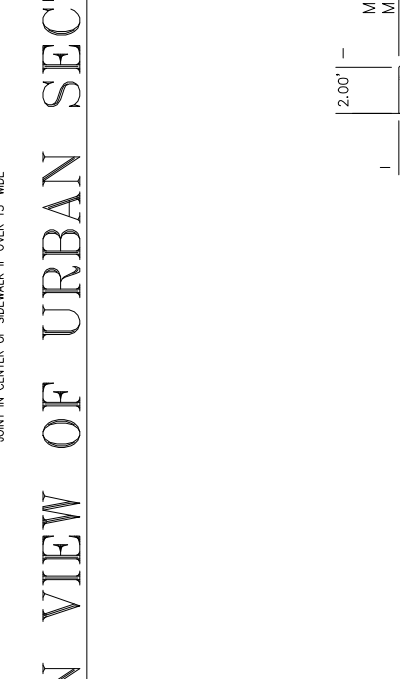


- GENERAL NOTES:**
- TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE.
 - INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
 - CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% AIR ENTRAINMENT IF USABLE SOIL OR GROUND WATER IS FOUND.
- CONSTRUCTION NOTES:**
- 5" CLEAR OPENINGS SHALL BE PROVIDED FOR THE INLET.
 - ALL MANHOLE RINGS & COVERS SHALL BE ALUMINUM.
 - CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH 4% AIR ENTRAINMENT IF USABLE SOIL OR GROUND WATER IS FOUND.
 - DEPRESSED GUTTER SHALL BE 1/2" DEEP WITH A 1/2" COVER.
 - ALL REINFORCING NO. 4 BARS 12" O.C.E.W.

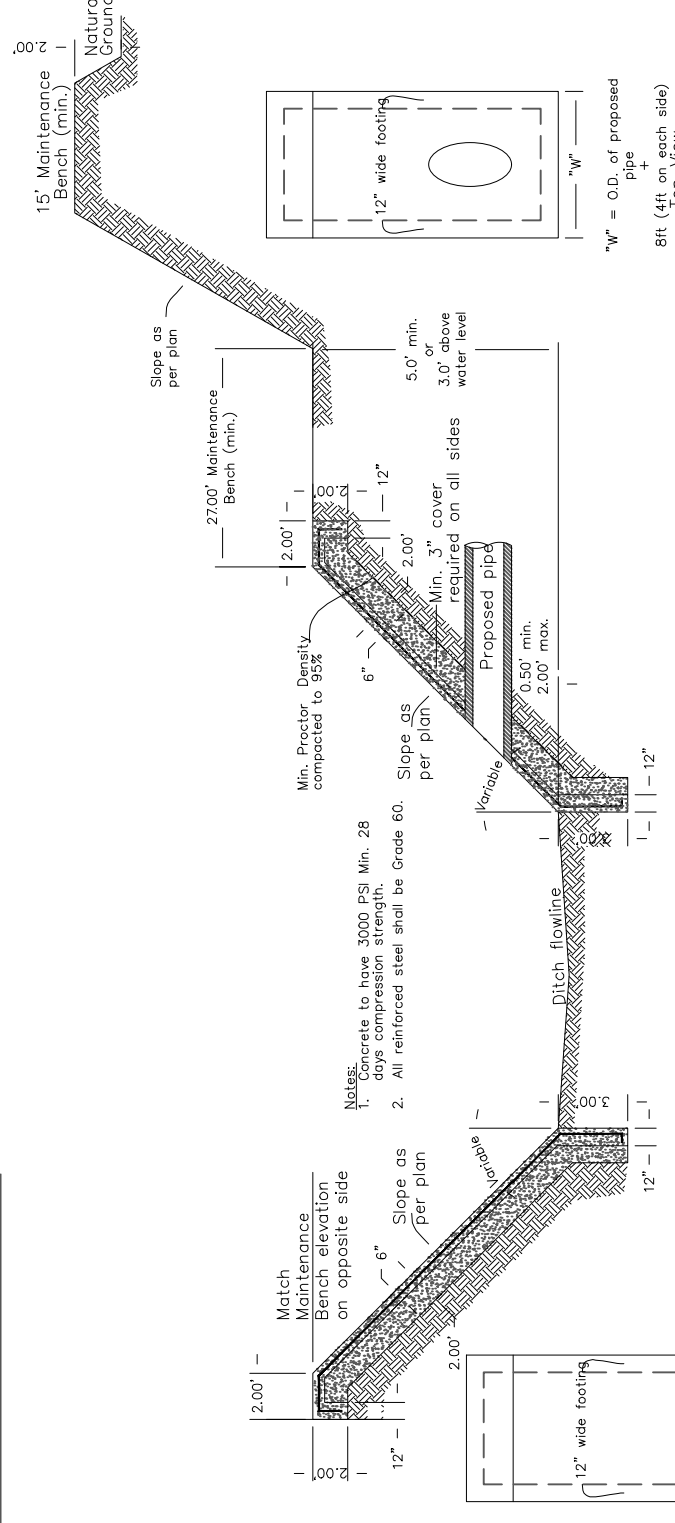
TYPICAL SIDEWALK



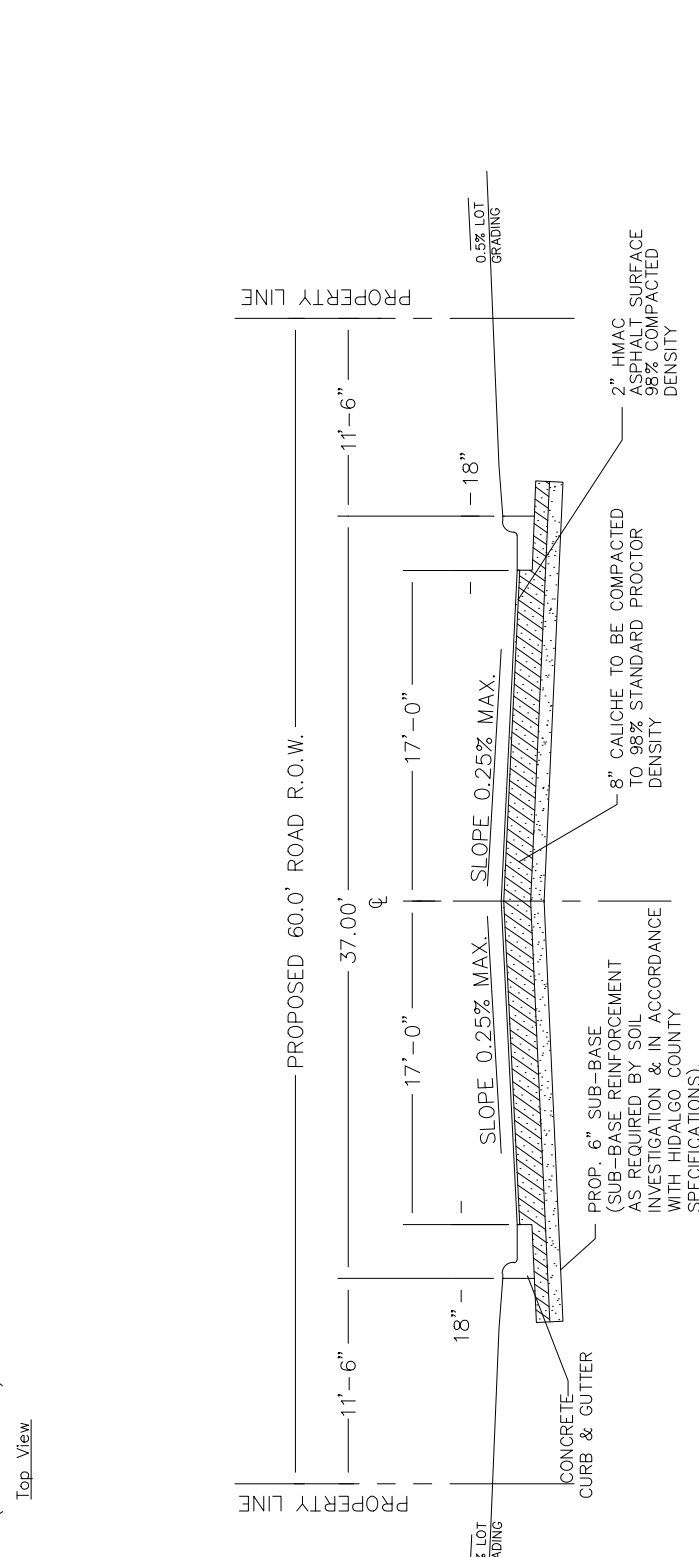
SECTION A-A



PLAN VIEW OF URBAN SECTION

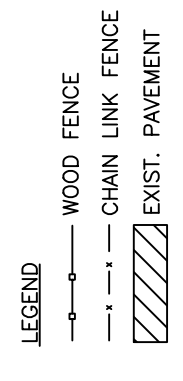


HCDD#1 DISCHARGE STRUCTURE DETAIL



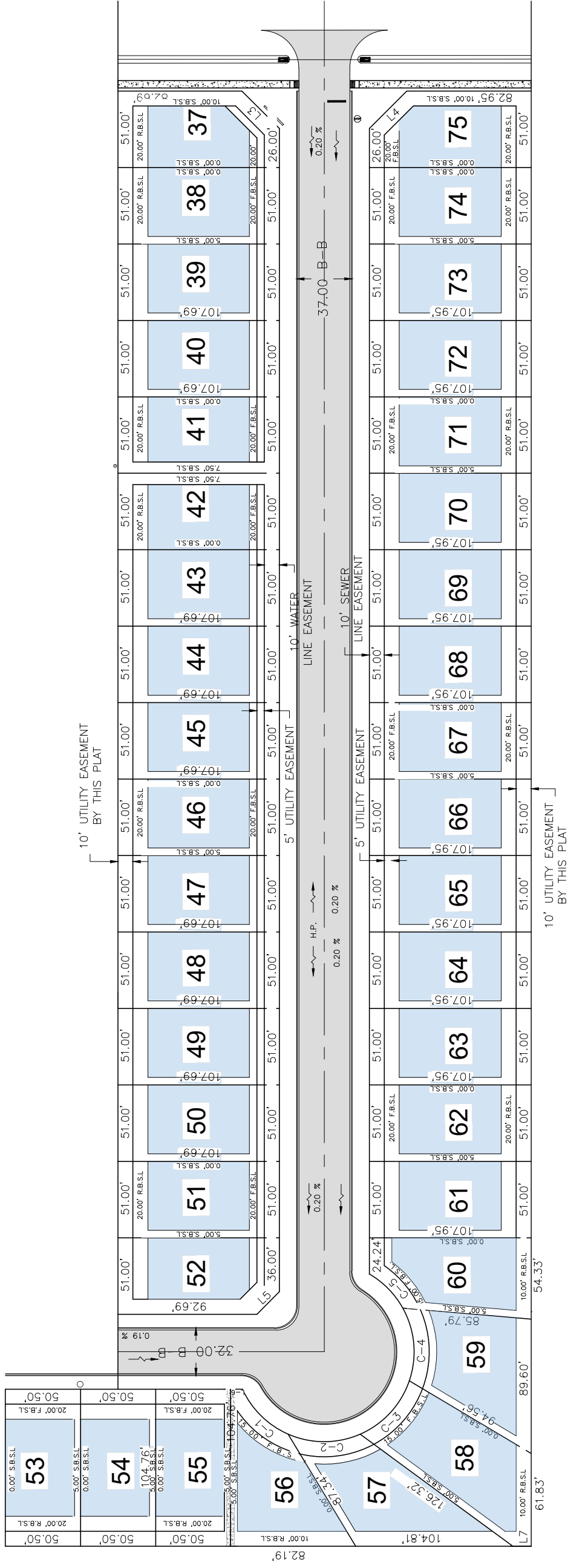
STREET SECTION

60' MINIMUM R.O.W.
NO LESS THAN 37' B-B



DRAIN DITCH CROSS SECTION A-A

DRAIN DITCH CROSS SECTION B-B





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

Date of Meeting: June 3, 2026	Agenda Item No. (to be assigned by PCE): V.C.
From: Rebekah de la Fuente, Planning Director, on behalf of Jesus and Maricela De Leon.	
Subject/Agenda Item: Discussion and consideration for the Annexation of McDonald's 42-3818 Weslaco Subdivision– being a 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, and Texas. Located approximately 265ft Northwest of W. Sugarcane Dr. and Westgate Dr. Possible Action.	
Discussion/Overview: The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply through an 8” waterline and sewer by City of Weslaco through a 15” sewer line. The property is within a Flood Zone “X”.	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners: N/A	
Staff recommendation for Commission’s Action: Staff recommends approval.	
Additional Action Prompted: <input checked="" type="checkbox"/> Mayor’s Signature <input type="checkbox"/> Public Hearing <input type="checkbox"/> Budget Amendment <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance – First Reading <input type="checkbox"/> Ordinance – Final Reading	
Advisory Review, (if any): (name of board/committee, date of action, recommendation): N/A	
If item previously considered, provide date and action by Commission: N/A	
Attachments,(if any): Request letter.	
Responsibilities upon Commission’s Action: Planning staff will advise applicant.	



APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO. _____

GENERAL INFORMATION

Name of Subdivision: McDonald's 42-3818 Weslaco Subdivision

Location: West side of Westgate Dr (Mile 6 West Road), approx. 295 feet north from Sugarcane Rd.

Legal Description: 1.091 acres (47,532.58 s.f.) tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adams Tracts Subdivision, as recorded in Vol. 2, Pages 34-37, H.C.M.R.

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

OWNER INFORMATION

Owner's Name: Maricela Hdez De Leon and Jesus De Leon Telephone: _____

Address: P.O. Box 1624 Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: _____

ENGINEER INFORMATION

Name: Carlos Garza Telephone: (956) 607-1372

Address: 1116 S. 10th Avenue Fax: _____

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

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:  _____ Date: 3/26/26

Authorized Agent Printed Name: Carlos Garza

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

