

# **CITY OF WESLACO**

## **A REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**

**JULY 1, 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*

*Leroy Gonzalez, PZ Commissioner*

**CITY OF WESLACO  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
JUNE 3, 2026**

On Wednesday, June 3, 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
Adrian Torres	Commissioner
Richard Valdez	Commissioner
Leroy Gonzales	Commissioner

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

Also, present were Peter Hermida Engineer Director, Guillermo Frausto, Assistant Engineer Director, and citizens.

**I. CALL TO ORDER:**

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

**A. Roll Call/Establish a Quorum**

Mrs. Arevalo called the roll call noting that Commissioner Crockett was 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 May 6, 2026, seconded by Commissioner Berry. Motion carried.

**IV. PUBLIC HEARING**

**A. 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.**

Mrs. Arevalo stated notice 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. Staff recommended approval based on surrounding land use and 2040 land use map.

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

Commissioner Torres made a motion to approve the rezone request, seconded by Commissioner Berry. Motion carried.

**B. Discussion and consideration to rezone 309 & 313 W 5<sup>th</sup> 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.**

No action taken. Applicant withdrew rezone request.

**C. Discussion and consideration to rezone 2629 N Westgate Dr. also being 1.091 acres tract of land 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.**

Mrs. Arevalo stated notice 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. Staff recommended approval based on surrounding land use and 2040 land use map.

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

Commissioner Berry made a motion to approve the rezone request, seconded by Commissioner Torres. Motion carried.

**V. DISCUSSION AND CONSIDERATION**

**A. Discussion and consideration for 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.**

Mrs. Arevalo stated the proposed development is a one (1) 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. Staff recommends approval of Preliminary Plat.

Commissioner Summers made a motion to approve the Preliminary Plat, seconded by Commissioner Gonzalez. Motion carried.

**B. 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.**

Mrs. Arevalo stated the proposed development is a 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 sanitary sewer by City of Weslaco through a 10” sanitary sewer line. 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. Staff recommend approval of Preliminary Plat and compliance with ordinance on the variance requests.

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

**C. 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 out of Farm Tract 143, Block 180, The West and Adam Tracts Subdivision, Weslaco, Hidalgo County, and Texas. Located approximately 265ft Northwest of W. Sugarcane Dr. and Westgate Dr.**

Mrs. Arevalo stated 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 sanitary sewer by City of Weslaco through a 15” sanitary sewer line. Staff recommends approval.

Commissioner Summers made a motion to approve the annexation request, seconded by Commissioner Berry. Motion carried.

**VI. ADJOURNMENT**

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

**Planning and Zoning Commission**

\_\_\_\_\_  
David Hernandez, Chairman

\_\_\_\_\_  
Lonnie Berry, Vice-Chairman

\_\_\_\_\_  
Randy Summers, Commissioner

\_\_\_\_\_  
Absent  
Carolina Crockett, Commissioner

\_\_\_\_\_  
Adrian Torres, Commissioner

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Richard Valdez, Commissioner

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Leroy Gonzales, Commissioner

ATTEST:

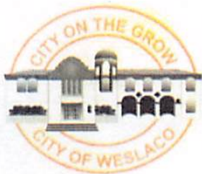
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Flor E. Acuña, Secretary



## Planning & Zoning Commission Standardized Agenda Request Form

<b>Date of Meeting:</b> July 1, 2026	<b>Agenda Item No.</b> (to be assigned by PCE): IV.A.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of 7-Eleven Beverage Company, Inc.	
<b>Subject/Agenda Item:</b> Discussion and consideration to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 10, 2026. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval.	
<b>Additional Action Prompted:</b> [ <input checked="" type="checkbox"/> ] Mayor's Signature [ <input checked="" 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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



### APPLICATION FOR CONDITIONAL USE PERMIT

*USE-001047-2026*

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

FILE NO. **RECEIVED**  
**MAY 14 2026**  
By \_\_\_\_\_

#### **PROPOSED PROJECT**

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

Lot \_\_\_\_\_ Block \_\_\_\_\_

Subdivision Name \_\_\_\_\_

Street Address 2625 N. Westgate Dr.

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request Wine and Malt Beverage On-Premise application

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

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

#### **APPLICANT**

Name Tim Ilaoa Phone 972-890-2560

Address 1205 Houston Place Fax: \_\_\_\_\_

City Royse City State TX Zip Code 75189 E-Mail: tim@texaslicensing.net

#### **OWNER**

Name 7-Eleven Inc. Phone 972-828-5729

Address 3200 Hackberry Rd. Fax: \_\_\_\_\_

City Irving State TX Zip Code 75063 E-Mail: abril.duran@7-11.com

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

Yes \_\_\_\_\_ No  X

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

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Owner

Signature Tim Ilaoa  Date 5/12/2026  
Applicant

Signature Tim Ilaoa  Date 5/12/2026  
Authorized Agent

**STAFF USE ONLY**

Accepted By \_\_\_\_\_ Payment Received By \_\_\_\_\_ Date Paid \_\_\_\_\_

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

P & Z Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

City Commission Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

Presented to P & Z Commission Date \_\_\_\_\_  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Presented to City Commission Date \_\_\_\_\_  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_



**TEXAS ALCOHOLIC  
BEVERAGE COMMISSION**  
*Texans Helping Businesses & Protecting Communities*

## Required Certifications

**Join TABC in the fight against human trafficking**

L-CERT (7/2025)

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

Contact your local TABC office for assistance.

### LOCATION INFORMATION

<b>1. Trade Name of Location (Name of restaurant, bar, store, etc.)</b>			
<b>2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)</b>			
<b>3. Type of Owner</b>			
<input type="checkbox"/> Corporation	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership	
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Limited Liability Partnership	<input type="checkbox"/> Other: _____	
<b>4. Location Address</b>			
<b>City</b>	<b>County</b>	<b>State</b>	<b>Zip Code</b>
<b>5. Mailing Address</b>			
<b>City</b>	<b>County</b>	<b>State</b>	<b>Zip Code</b>
<b>6. Business Telephone Number</b>	<b>Alternate Telephone Number</b>	<b>E-mail Address</b>	
<b>7. Application for:</b>			
<input type="checkbox"/> <b>Original</b>	<input type="checkbox"/> Reinstatement	License/Permit Number _____	<input type="checkbox"/> Reinstatement and Change of Trade Name
	<input type="checkbox"/> Change of Location	License/Permit Number _____	<input type="checkbox"/> Change of Location and Trade Name
License/Permit Number _____			
<b>8A. Type of Off-Premise Retailer License/Permit:</b>			
<input type="checkbox"/> <b>BF</b> Retail Dealer's Off-Premise License	<input type="checkbox"/> <b>E</b> Local Cartage Permit	<input type="checkbox"/> <b>P</b> Package Store Permit	
<input type="checkbox"/> <b>BQ</b> Wine and Malt Beverage Retail Dealer's Off-Premise Permit	<input type="checkbox"/> <b>ET</b> Third-Party Local Cartage Permit	<input type="checkbox"/> <b>Q</b> Wine Only Package Store	
<input type="checkbox"/> <b>LP</b> Local Distributor's Permit			
<b>8B. Type of On-Premise Retailer License/Permit</b>			
<input type="checkbox"/> <b>BE</b> Retail Dealer's On-Premise License	<input type="checkbox"/> <b>E</b> Local Cartage Permit	<input type="checkbox"/> <b>MB</b> Mixed Beverage	
<input type="checkbox"/> <b>BG</b> Wine and Malt Beverage Retail Dealer's On-Premise Permit	<input type="checkbox"/> <b>FB</b> Food and Beverage Certificate	<input type="checkbox"/> <b>WP</b> Waterpark Permit	
<input type="checkbox"/> <b>BP</b> Brewpub License	<input type="checkbox"/> <b>LH</b> Late Hours Certificate		
<b>8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit</b>			
<input type="checkbox"/> <b>BB</b> General Distributor's License	<input type="checkbox"/> <b>D</b> Distillers and Rectifiers Permit - allows on-premise consumption	<input type="checkbox"/> <b>S</b> Nonresident Seller's Permit	
<input type="checkbox"/> <b>BC</b> Branch Distributor's License	<input type="checkbox"/> <b>DS</b> Out-of-State Winery Direct Shipper's Permit	<input type="checkbox"/> <b>SD</b> Brewer's Self-Distribution License	
<input type="checkbox"/> <b>BN</b> Nonresident Brewer's License	<input type="checkbox"/> <b>G</b> Winery - allows on-premise consumption	<input type="checkbox"/> <b>W</b> Wholesaler's Permit	
<input type="checkbox"/> <b>BW</b> Brewer's License	<input type="checkbox"/> <b>J</b> Bonded Warehouse	<input type="checkbox"/> <b>X</b> General Class B Wholesaler Permit	
<input type="checkbox"/> <b>JD</b> Bonded Warehouse (Dry Area)			
<b>9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location</b>			
<input type="checkbox"/> Bar	<input type="checkbox"/> Grocery/Market	<input type="checkbox"/> Package Store	<input type="checkbox"/> Sexually Oriented
<input type="checkbox"/> Civic Center	<input type="checkbox"/> Hotel	<input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73)	<input type="checkbox"/> Sporting Arena
<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Motel	<input type="checkbox"/> Racetrack	
<input type="checkbox"/> Delivery Company	<input type="checkbox"/> Movie Theater	<input type="checkbox"/> Restaurant	

Trade Name: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

**Off-Premise Certifications**

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

CHECK HERE IF NOT IN CITY LIMITS

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

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

OR

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

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

**On-Premise Certifications**

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

**Certification for Late Hours Certificate (LH)**

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

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that one of the below is correct:

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

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

Trade Name: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

**Wholesaler, Distributor or Manufacturer Certifications**

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

**Certificate of City Secretary for: J**

CHECK HERE IF NOT IN CITY LIMITS

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

SIGN  
HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

**Certificate of City Secretary for Winery (G) Applicants**

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

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

OR  
 I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.  
SIGN  
HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

**Certificate of City Secretary for: BW & D**

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

does  does not allow for on-premise consumption **and**  
 does  does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR  
 I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.  
SIGN  
HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

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

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

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

OR  
I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.  
SIGN  
HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

Trade Name: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

**Off-Premise Certifications**

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

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

TX Alc. Bev. Code, Section 11.37 & 61.37

CHECK HERE IF NOT IN CITY LIMITS

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

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

OR

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

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

**On-Premise Certifications**

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

TX Alc. Bev. Code, Section 11.37 & 61.37

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

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

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

**Certification for Late Hours Certificate (LH)**

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

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

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

Trade Name: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

**Wholesaler, Distributor or Manufacturer Certifications**

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**Certificate of County Clerk for: J**

CHECK HERE IF NOT IN CITY LIMITS

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

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

**S E A L**

**Certificate of County Clerk for Winery (G) Applicants**

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

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

OR  
 I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.  
SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

**S E A L**

**Certificate of County Clerk for: BW & D**

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

does  does not allow for on-premise consumption **and**  
 does  does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR  
 I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.  
SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

**S E A L**

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

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

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

OR  
I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.  
SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

**S E A L**

Trade Name: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

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

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

**SEAL**

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

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

Sales Tax Permit Number \_\_\_\_\_ Outlet Number \_\_\_\_\_

Print Name of Comptroller Employee \_\_\_\_\_

Print Title of Comptroller Employee \_\_\_\_\_

**SIGN HERE** \_\_\_\_\_ **FIELD OFFICE** \_\_\_\_\_ **SEAL**

# City of Weslaco

*"The City on the Grow"*



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

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

## PLANNING DEPARTMENT

June 19, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 1, 2026, at 5:30 p.m. and the City Commission will hold a public hearing on July 7, 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](mailto:facuna@weslacotx.gov) by 12:00 pm on July 1, 2026. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

7-Eleven Beverage Company, Inc. is requesting a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

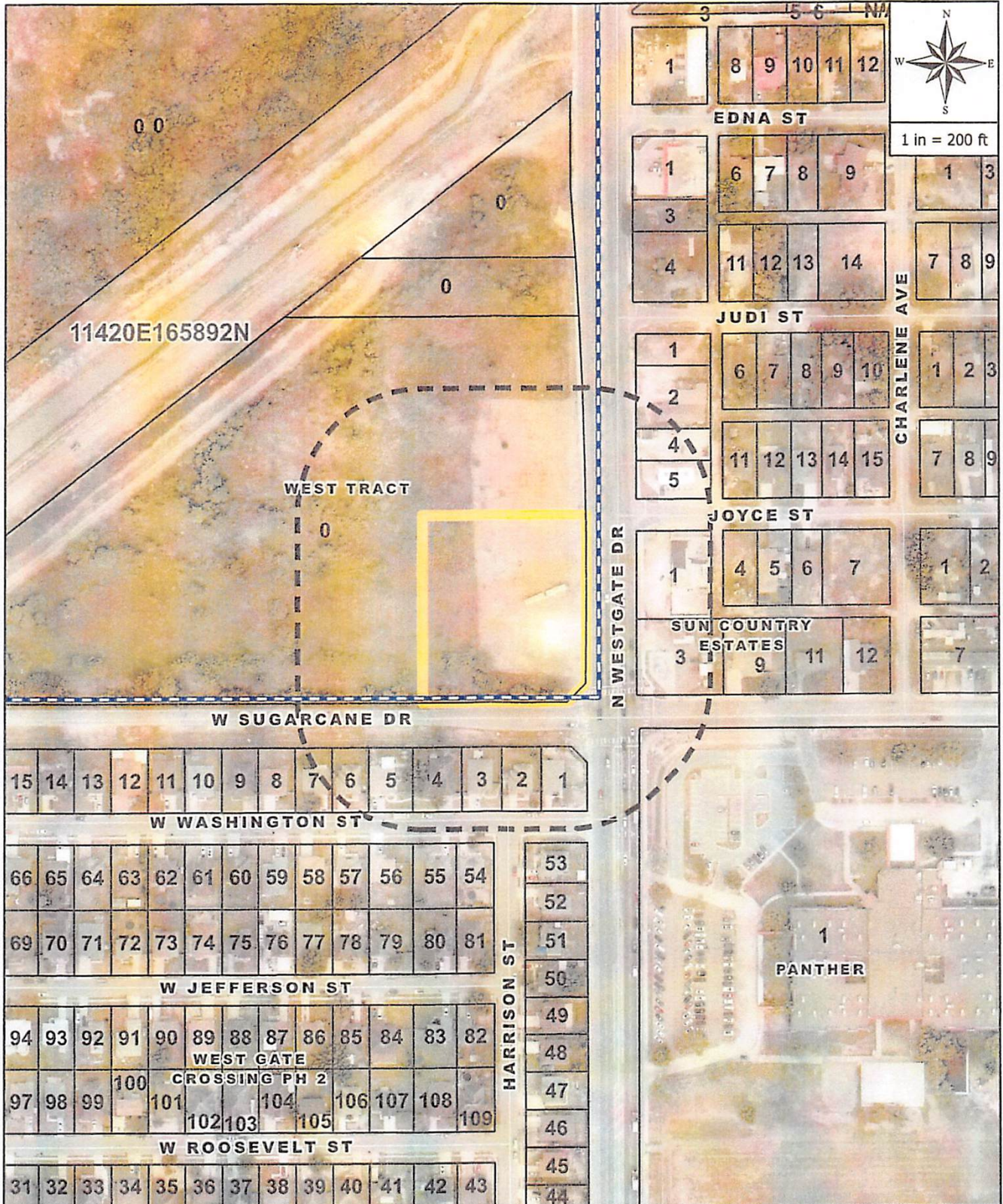
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.





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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is fluid and cursive.

Rebekah de la Fuente  
Planning Director



	<b>CASE ADDRESS:</b> <b>2625 N WESTGATE DR</b> KAILEY MASSEY	<b>LEGEND</b>  CITY LIMITS  NOTIFICATIONS  SITE
---	--	--

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Pat. [avery.com/patents](http://avery.com/patents)

LOZANO VIRGINIA YOLANDA  
1611 JUDI ST  
WESLACO, TX, 78599  
S6900-00-001-0002-00

RSA PROPS LLC  
11626 MEADOWCHASE DR  
HOUSTON, TX, 77065-4903  
S6900-00-001-0004-00

RSA PROPS LLC  
11626 MEADOWCHASE DR  
HOUSTON, TX, 77065-4903  
S6900-00-001-0005-00

GONZO ENTERPRISES LLC  
1115 N 171ST E AVE  
TULSA, OK, 74116-4214  
S6900-00-003-0001-00

MONTES MARTIN & JUANITA  
6815 A ST  
MERCEDDES, TX, 78570-7494  
S6900-00-003-0003-00

VAQUERO WESLACO WESTGATE  
PARTNERS LP  
2627 TILLAR ST STE 111  
FORT WORTH, TX, 76107  
W3800-00-143-0000-02

WESLACO IND SCHOOL DIST  
312 W 5TH ST  
WESLACO, TX, 78596-6044  
P3223-00-000-0001-00

CRUZ ROSA ELIA  
1711 W WASHINGTON ST  
WESLACO, TX, 78599-4368  
W2950-02-000-0001-00

PEREZ RICARDO III & DAMARIS  
1717 W WASHINGTON ST  
WESLACO, TX, 78599-4368  
W2950-02-000-0002-00

GARDUZA CALEB & JENNILEE  
TOVAR  
1723 W WASHINGTON ST  
WESLACO, TX, 78599-4368  
W2950-02-000-0003-00

DOMINGUEZ CHRISTOPHER &  
NEREYDA SARAH  
1729 W WASHINGTON ST  
WESLACO, TX, 78599-4368  
W2950-02-000-0004-00

ACOSTA JOHNATHAN  
1809 W WASHINGTON ST  
WESLACO, TX, 78599-4369  
W2950-02-000-0005-00

MATA LINO A  
1815 W WASHINGTON ST  
WESLACO, TX, 78599-4369  
W2950-02-000-0006-00

POWELL AARON G  
1821 W WASHINGTON ST  
WESLACO, TX, 78599-4369  
W2950-02-000-0007-00

Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5160

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

5160®

AVERY

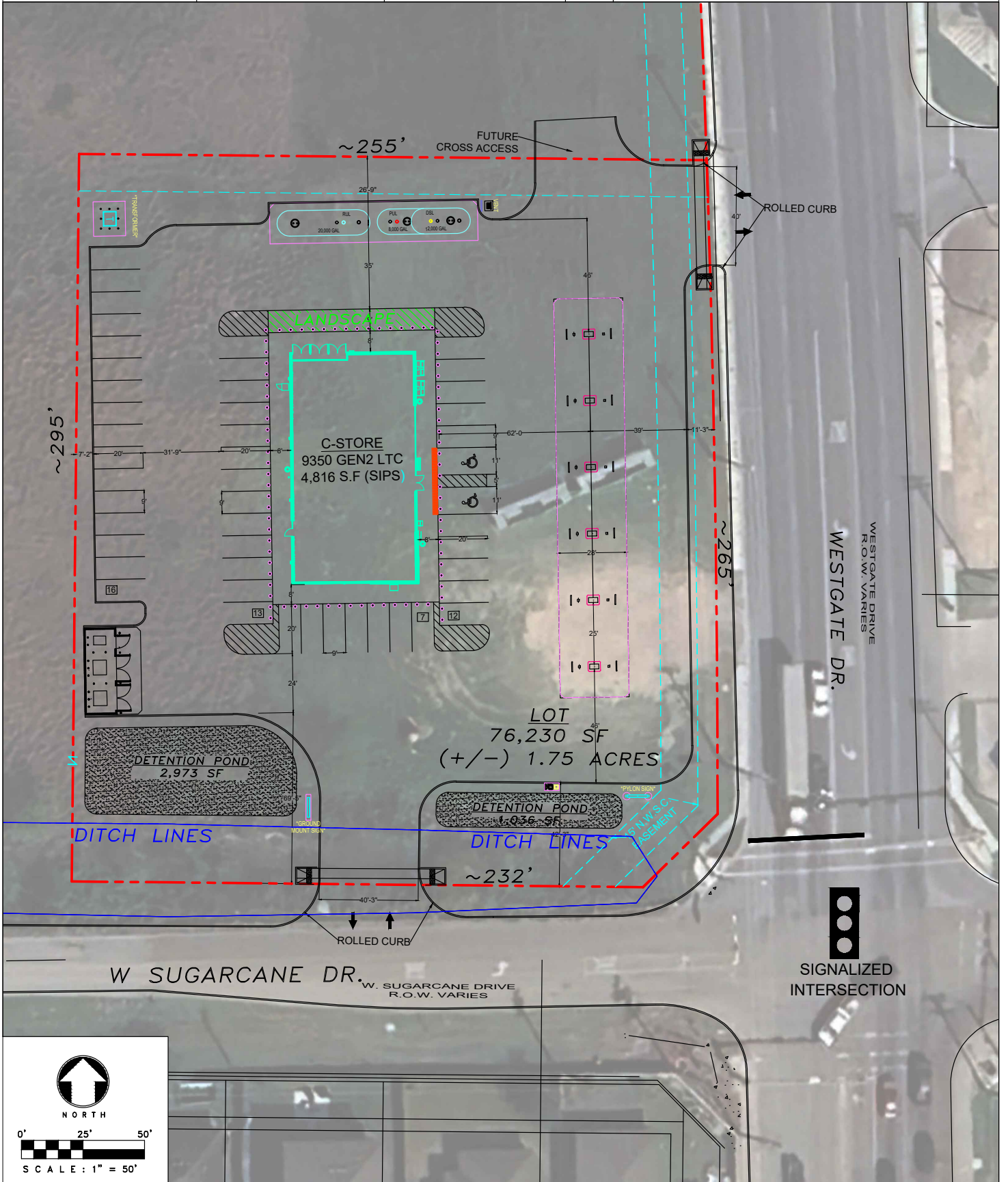
# PRELIMINARY SITE PLAN

NWC WESTGATE DR. & SUGARCANE  
WESLACO, TX - 78596

NOTES:

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

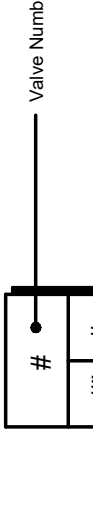
PROTOTYPE:	C-STORE	DEVELOPER	DESIGNER	DATE
BLDG/SALES SF:	4,816 S.F	COMPANY: VAQUERO VENTURES	COMPANY: VAQUERO VENTURES	04/14/25
ACREAGE:	(+/-) 1.75 ACRES	NAME: W.A. LANDRETH	NAME: DOUGLAS D. OBI	
PARKING PROVIDED:	48 SPACES	PHONE #: N/A	PHONE #: N/A	



**NOTES:**  
 1. PRESSURE TEST TO DETERMINE STATIC PRESSURE AT NEW METER SHALL BE PERFORMED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND SHALL BE REPORTED TO LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.  
 2. QTY'S PROVIDED ARE BASED ON DIAGRAMMATIC DRAWING AND WILL DIFFER IN FIELD. CONTRACTOR SHALL PROVIDE THEIR OWN TAKEOFFS FOR BIDDING AND CONSTRUCTION.  
 3. Irrigation system shall be installed by a Licensed Irrigator. Irrigator shall provide an as-built drawing locating mainline and valves with installed calculations after construction. This plan is to be used as a reference and for bidding purposes only.  
 4. Except as otherwise noted, the contractor shall procure permits and licenses, pay charges and fees and give notice necessary and incidental to the construction of the irrigation system. The contractor shall obtain all necessary approvals and prosecution for installation of irrigation water meters at the approximate locations. Verify with Owner's Representative for the addresses for each.  
 5. The contractor shall follow the applicable City/County Department of Public Works specifications for installation of water meter and hot tapping.  
 6. The contractor shall notify pertinent utility companies 48 hours prior to construction for current utility locations. Extreme care shall be exercised in excavating and working near existing utilities. Contractor shall verify the location and condition of utilities and be responsible for damage to utilities.  
 7. The contractor shall at all times protect his work from damage and theft and replace all damaged or stolen parts until the work is accepted in writing by owner.  
 8. The contractor shall not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area's dimensions exist that might not have been in the design. Such obstructions or differences shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.  
 9. The contractor shall clearly mark exposed excavations and materials and equipment. Cover or barricade trenches when contractor is not on site.  
 10. For purposes of clarity, some irrigation lines and valves may be shown outside of property, easements, or in paved areas. Locate all lines and valves in planting area unless otherwise noted.  
 11. Adjust arc of irrigation heads for even coverage. Head layout should be as per plans.  
 12. Avoid existing or future location of tree balls when laying pipe.  
 13. The contractor shall stake controller and PVB locations for approval by Landscape Architect or owner's representative prior to their installation.  
 14. Patch and repair any and all damage done to existing plant material and grading during installation of this work.  
 15. Contractor shall provide original and 2 copies of Pressure Vacuum Breaker certification to the Owner at completion of project along with as-built drawings.  
 16. Irrigation cycles shall be set to take place prior to sunrise and not to interfere with business unless otherwise instructed by the Owner, except during visits of grounds maintenance personnel during such visits the irrigation system may be operated as desired by those personnel.  
 17. Do not program controllers, operating on the same water meter to water during the same time period so as to prevent over-drain of water meters. Do not switch controller to "off" at any time, except as required for testing and for maintenance operations.  
 18. Complete sprinkler system servicing shall be performed as required to maintain sprinklers in correct operating condition including all required labor. Check shall include visual "inspection" of all accessible components of the irrigation system including but not limited to controllers, remote control valves, quick couplers, and heads.  
 19. Adjust the sprinklers to avoid damage to windows, building and sign walls also adjust heads to keep water off the street. Make repairs and alterations to the sprinkling system and water lines. All sprinkler repairs such as cleaning of heads or breaks caused by the Contractor shall be the Contractor's responsibility.  
 20. The contractor, in the end, shall install a fully functional irrigation system with full coverage. The plan of this plan is for bidding reference and a guide. However, any changes shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LGS RGS CST SST	Rain Bird 1804 15 Strip Series	30	30
O H F	Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet.		
O H F	Rain Bird 1804 5 Series MPR	55	30
O T H F	Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet.		
O T H F	Rain Bird 1804 8 Series MPR	30	30
O T H F	Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet.		
O T H F	Rain Bird 1804 10 Series MPR	4	30
O T H F	Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet.		
O T H F	Rain Bird 1804 ADJ	1	30
O T H F	Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal, 1/2" NPT Female Threaded Inlet.		
O H F	Rain Bird 1812 5 Series MPR	96	30
O H F	Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet.		
O T H F	Rain Bird 1812 8 Series MPR	11	30
O T H F	Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet.		
O T H F	Rain Bird 1812 10 Series MPR	4	30
O T H F	Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet.		
O T H F	Rain Bird 1812 ADJ	1	30
O T H F	Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet.		
O T H F	Hunter AFB 10	13	30
O T H F	Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
7	Hunter PGL06 75	13	30
8	Hunter PGL06 1.0	19	30
9	Hunter PGL06 1.5	5	30
10	Hunter PGL06 2.0	1	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
1	Rain Bird PEB 1"	13	
2	1" 1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1	
3	Febco B60 1-1/2"	1	
4	Reduced Pressure Backflow Preventer	1	
5	Hunter I2C-1600-PL	1	
6	16 Station Outdoor Modular Controller, With one ICM-800 Module, Commercial Use, Plastic Cabinet.	1	
7	Hunter RFC	1	
8	Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch.	1	
9	Water Meter 1"	1	
10	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	2,919 lf	
11	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	141.8 lf	
12	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	208.4 lf	
13	Irrigation Mainline: PVC Schedule 40 1 1/2"	828.2 lf	
14	Pipe Sleeve: PVC Schedule 40 3"	46.9 lf	
15	Pipe Sleeve: PVC Schedule 40 6"	113.6 lf	



**CRITICAL ANALYSIS**

Generated: 2025-06-23 15:3

P.O.C. NUMBER: 01  
 Water Source Information:

**FLOW AVAILABLE**  
 Water Meter Size: 1"  
 Flow Available: 37.5 GPM

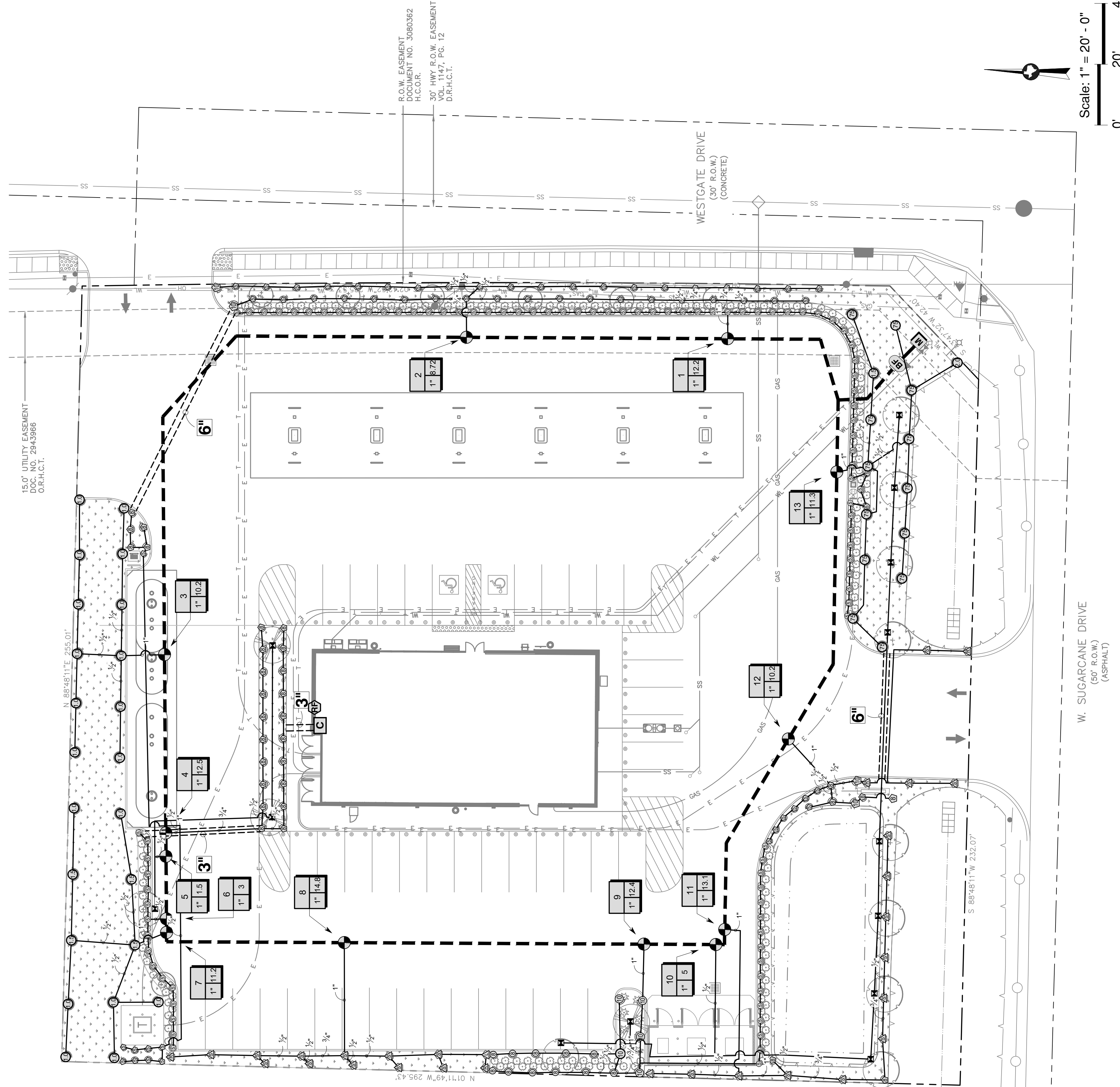
**PRESSURE AVAILABLE**  
 Static Pressure at POC: 60 PSI  
 Elevation Change: 5 ft  
 Service Line Size: 4"  
 Length of Service Line: 20 ft  
 Pressure Available: 58 PSI

**DESIGN ANALYSIS**  
 Maximum Station Flow: 14.78 GPM  
 Flow Available at POC: 37.5 GPM  
 Residual Flow Available: 22.72 GPM

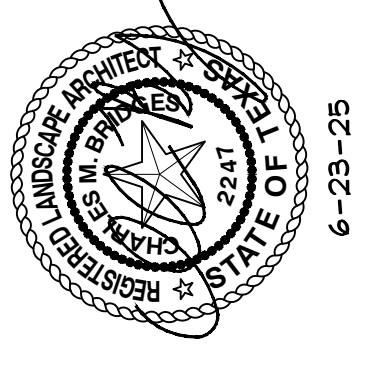
Design Pressure: 30 PSI  
 Friction Loss: 4.44 PSI  
 Fittings Loss: 1.78 PSI  
 Elevation Loss: 0 PSI  
 Loss through Valve: 2.14 PSI  
 Pressure Req. at Critical Station: 38.4 PSI  
 Loss for Fittings: 0.07 PSI  
 Loss for Pipe Friction: 0.07 PSI  
 Loss for Backflow: 11.3 PSI  
 Loss for Water Meter: 1.01 PSI  
 Critical Station Pressure at POC: 51.5 PSI  
 Pressure Available: 6.54 PSI

**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIPI
1	Rain Bird PEB	1"	Shrub Spray	12.2	385.5	37.6	50.2	0.81 in/h
2	Rain Bird PEB	1"	Turf Spray	8.72	299.7	33.4	45.4	0.67 in/h
3	Rain Bird PEB	1"	Turf Spray	10.2	109.9	33.9	46.2	0.65 in/h
4	Rain Bird PEB	1"	Turf Spray	12.48	109.9	35.8	48.7	1.43 in/h
5	Rain Bird PEB	1"	Shrub Spray	3	138.5	31.8	43.3	0.77 in/h
6	Rain Bird PEB	1"	Shrub Spray	3	138.5	31.8	43.3	0.77 in/h
7	Rain Bird PEB	1"	Turf Rotor	11.15	142.6	34.3	46.8	0.67 in/h
8	Rain Bird PEB	1"	Turf Rotor	14.78	204.0	35.7	49.4	2.17 in/h
9	Rain Bird PEB	1"	Shrub Spray	12.38	302.6	34.9	47.8	1.21 in/h
10	Rain Bird PEB	1"	Bubbler	5	328.2	39.6	50.9	1.7 in/h
11	Rain Bird PEB	1"	Turf Spray	13.11	334.0	38.4	51.5	1.7 in/h
12	Rain Bird PEB	1"	Turf Spray	10.16	402.2	33.9	46.0	1.36 in/h
13	Rain Bird PEB	1"	Turf Rotor	11.32	460.5	34.3	46.5	0.61 in/h
	Common Wire							



7-11 Westlaco  
 W. Sugarcane Dr. & Westgate Dr  
 Westlaco, TX  
 Landscape Improvements

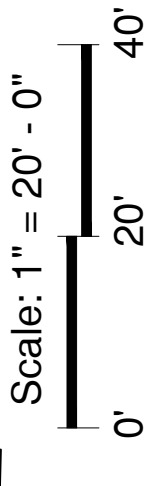


CMB LANDSCAPE ARCHITECTURE  
 18135 FM 362  
 Navasota, TX 77868  
 832-428-1209  
 Commercial, Multi-Family, & Residential  
 Landscape Architects

Job No.: 181-25-082  
 Scale: 1" = 20' - 0"  
 Date: June 23, 2025  
 Revised:

Irrigation Plan

L2.1



W. SUGARCANE DRIVE  
 (50' R.O.W.)  
 (ASPHALT)

WESTGATE DRIVE  
 (30' R.O.W.)  
 (CONCRETE)

Scale: 1" = 20' - 0"



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

<b>Date of Meeting:</b> July 1, 2026	<b>Agenda Item No.</b> (to be assigned by PCE): IV.B.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Ana E Leal.	
<b>Subject/Agenda Item:</b> Discussion and consideration to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit. Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 10, 2026. Thirty-four (34) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval.	
<b>Additional Action Prompted:</b> <input checked="" type="checkbox"/> Mayor's Signature <input checked="" 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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments,(if any):</b> Application for Conditional Use Permit with attachments.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



### APPLICATION FOR CONDITIONAL USE PERMIT

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

FILE NO. Use-0201052-2870



#### PROPOSED PROJECT

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

Lot 1 & 2 Block 3

Subdivision Name GONZALEZ ADDN

Street Address 301 N TEXAS BLVD WESLACO TX 78596

Existing Zoning \_\_\_\_\_ Existing Land Use \_\_\_\_\_

Purpose for the Conditional Use Permit Request SELL ALCOHOL ON PREMISE

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

ALCOHOL IS SOLD IN RESTAURANT FAMILY ENVIRONMENT

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

#### APPLICANT

Name ANA E LEAL Phone (956) 447-8515

Address 301 N TEXAS BLVD Fax: \_\_\_\_\_

City WESLACO State TX Zip Code 78596 E-Mail: hectorsunrise1@hotmail.com

#### OWNER

Name ANA E LEAL Phone (956) 447-8515

Address 301 N. TEXAS BLVD Fax: \_\_\_\_\_

City WESLACO State TX Zip Code 78596 E-Mail: \_\_\_\_\_

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

Yes  No

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

Signature  Date 05-13-26

Owner

Signature  Date 05-13-26

Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_

Authorized Agent

**STAFF USE ONLY**

Accepted By \_\_\_\_\_ Payment Received By \_\_\_\_\_ Date Paid \_\_\_\_\_

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

P & Z Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

City Commission Notice of Public Hearing Published in Newspaper Date \_\_\_\_\_

Presented to P & Z Commission Date \_\_\_\_\_  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

Presented to City Commission Date \_\_\_\_\_  
Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Tabled \_\_\_\_\_

4/21/26, 9:44 AM

Document



Document reference ID : 606564

## Licensing Application Summary

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

**Application ID:** 606564  
**Applicant Name:** HECTOR TAMEZ  
**License Type applied for:** Wine and Malt Beverage Retailer's On-Premise Permit (BG)

### Entity Information

**Business Structure:** Sole proprietorship  
**Country of Origin:**  
**ID Type:**  
**Historically Underutilized Business:** No  
**Veteran-owned business:** No  
**Fraternal Owned:** No

4/21/26, 9:44 AM

Document

## Initial Application Information

**Authority Type:** I am a principal or authorized user with binding authority

**Prefix:** Ms

**Legal First Name:** ANA

**Legal Middle Name:** ESMIRNA

**Legal Last Name:** LEAL

**Email Address:** Hectorsunrise1@hotmail.com

**Phone Number:** 956-447-8515

## Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
HECTOR TAMEZ	HECTOR TAMEZ	Owner	0	

4/21/26, 9:44 AM

Document

### Basic Business information

**Business/Trade Name:** SUNRISE CAFE  
**Business Type** Restaurant

### Location's Phone Numbers

**Business Phone Number** 956-447-8515  
**Alternate Phone Number** 956-447-8087

### Location Address

**Address:** 301 N Texas Blvd, Weslaco, TX, United States, Hidalgo 78596  
**Is your location within city limits?** Yes

### Mailing Address Information

**Address:** 301 N Texas Blvd, Weslaco, TX, United States, Hidalgo 78596

### Measurement Information

**Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school?** Yes

**Is a residential address or established neighborhood association located within 300 feet of any property line of your premises?** Yes

4/21/26, 9:44 AM

Document

<b>Location Additional Information</b>
--

**Is the proposed location in a hotel or motel?**

No

**Alcohol percentage**

Up to 17%

4/21/26, 9:44 AM

Document

## Sixty Day Sign Requirements

**Posted the 60 day sign:** Yes

**Date Posted:** 1/1/2026

## Projected Sales Information

**Sales Year:** 2026

**Alcohol Sale:** \$190,000.00

**Food Sales:** \$3,000,000.00

**Total Sales:** \$3,190,000.00

## Property Ownership

**Do you, the applicant, own the land, building,  
and/or warehouse at this proposed licensed  
location?** Yes

**Are you operating under?** Service or management agreement

## Franchise Agreement

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

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

4/21/26, 9:44 AM

Document

**Shared premise information**

**Do you share the premises with another business entity?**

No

**Property Ownership Details**

<b>Property Type</b>	<b>Property Ownership Type</b>	<b>Entity Name</b>
Land and Building	Owner	ANA LEAL

4/21/26, 9:44 AM

Document

**Location Diagram**

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



**CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)**  
Section 11.37 & 61.37  
Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

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

- MB** Mixed Beverage Permit
- MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (MB must also hold a Food and Beverage Certificate)
- BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
- BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
  - legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
  - legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- BE** Beer Retail Dealer's On-Premise License
- BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

**OR**

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

SIGN HERE

\_\_\_\_\_  
City Secretary/Clerk

4/21/26, 9:44 AM

Document

\_\_\_\_\_, TEXAS  
City

**SEAL**

4/21/26, 9:44 AM

Document



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

Section 11.37 & 61.37

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

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

- MB** Mixed Beverage Permit
- MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
  - legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
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- BE** Beer Retail Dealer's On-Premise License
- BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

**OR**

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

SIGN HERE

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
County

**SEAL**

4/21/26, 9:44 AM

Document



**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES**

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

Sales Tax Permit Number \_\_\_\_\_

Outlet Number \_\_\_\_\_

Print Name of Comptroller Employee \_\_\_\_\_

Print Title of Comptroller Employee \_\_\_\_\_

SIGN HERE

\_\_\_\_\_  
Comptroller Representative

\_\_\_\_\_, TEXAS  
City

**SEAL**

4/21/26, 9:44 AM

Document



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



## Affidavits and Certificates

\* Required field

Thank you for completing the application form. Please take a copy of the downloaded Application Summary to the required agencies for signatures. Once you obtain signatures, please upload the application summary to complete the application submission process.

**Certificate of city secretary \***

SELECT FILES...

**Certificate of county clerk \***

SELECT FILES...

**Comptroller of public accounts certificate \***

SELECT FILES...

**Publishers Affidavit \***

SELECT FILES...

**Resident Notice**

SELECT FILES...

APPLICATION SUMMARY

EDIT

NEXT

# 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

June 19, 2026

Legal Notice

Dear Occupant:

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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](mailto:facuna@weslacotx.gov) by 12:00 pm on July 1, 2026. A staff member will contact you with instructions via phone call to address your public comment.

### **CONDITIONAL USE PERMIT REQUEST:**

Ana E Leal is requesting a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas.

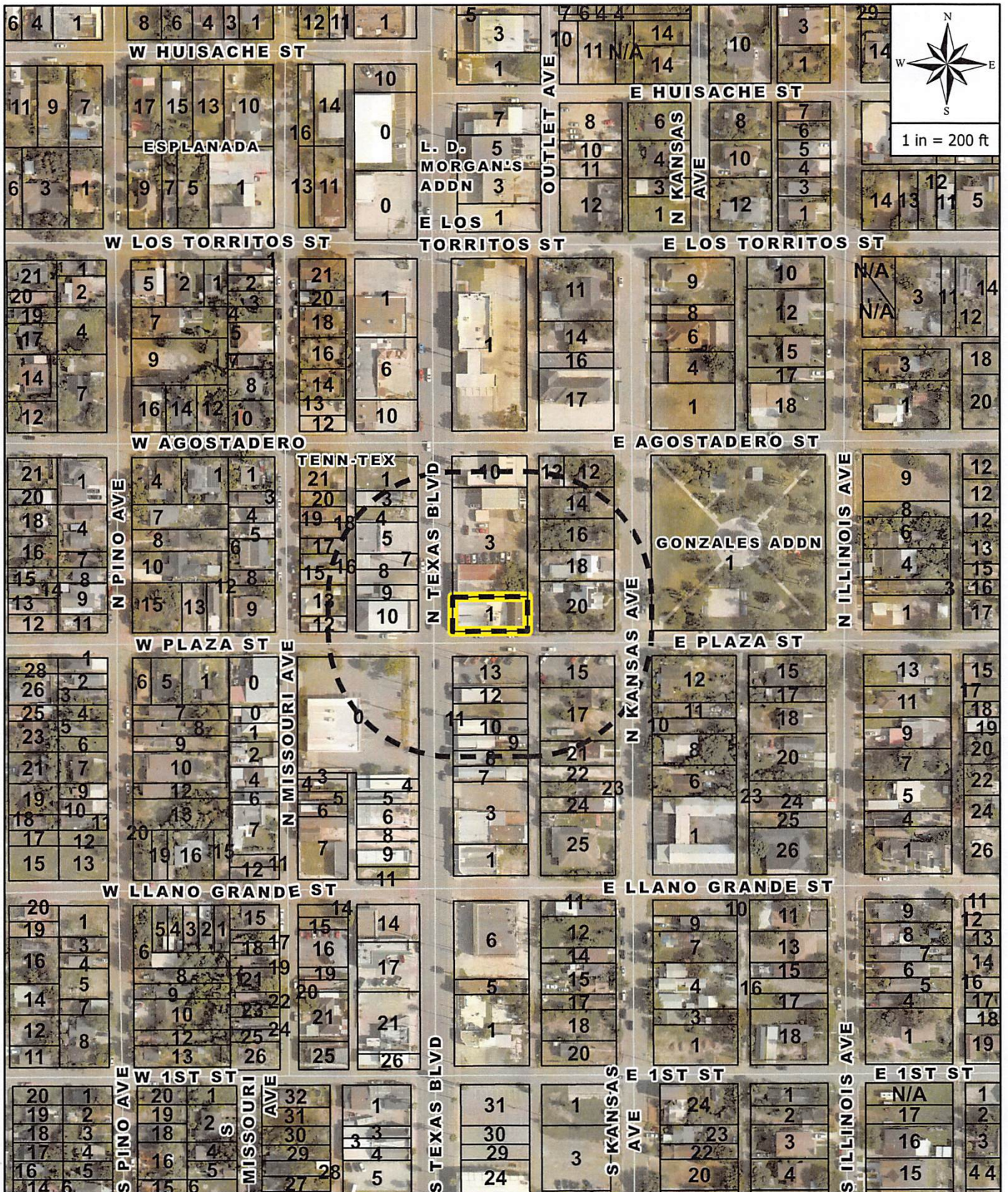
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebekah de la Fuente". The signature is fluid and cursive.

Rebekah de la Fuente  
Planning Director



1 in = 200 ft

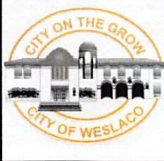
**AERIAL MAP**

**CASE ADDRESS:**

**301 N TEXAS BLVD**  
ANA LEAL

**LEGEND**

CITY LIMITS SITE NOTIFICATION



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

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

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MOLINA MARY & OLIVIA  
149 N TEXAS BLVD  
WESLACO, TX, 78596  
G5600-00-002-0008-00

SERVICE PRO REFRIGERATION LLC  
401 S HUTTO RD  
DONNA, TX, 78537-3390  
G5600-00-002-0009-00

LLANOS EMANUEL  
218 N TEXAS BLVD  
WESLACO, TX, 78596  
G5600-00-002-0010-00

LLANOS EMMANUEL  
218 N TEXAS BLVD  
WESLACO, TX, 78596  
G5600-00-002-0011-00

DELGADILLO RUBEN  
4230 N FM 493  
DONNA, TX, 78537-6576  
G5600-00-002-0012-00

TAMEZ HECTOR  
301 S TEXAS BLVD  
WESLACO, TX, 78596  
G5600-00-002-0013-00

TAMEZ HECTOR LEAL  
301 N TEXAS BLVD  
WESLACO, TX, 78596-5305  
G5600-00-002-0015-00

MENDEZ ELIAS JR ET AL  
221 N KANSAS AVE  
WESLACO, TX, 78596-5371  
G5600-00-002-0017-00

SANCHEZ JOSE GUADALUPE  
MORALES  
215 N KANSAS  
WESLACO, TX, 78596-5371  
G5600-00-002-0021-00

TAMEZ HECTOR L  
301 N TEXAS BLVD  
WESLACO, TX, 78596-5305  
G5600-00-003-0001-00

RODRIGUEZ FRANCISCO ET UX  
901 E UNIVERSITY DR  
EDINBURG, TX, 78539-3633  
G5600-00-003-0003-00

GARCIA CHARLIE  
2025 W MILE 11 N  
WESLACO, TX, 78599-1685  
G5600-00-003-0010-00

MOLINA ESTELA  
321 N KANSAS AVE  
WESLACO, TX, 78596-5373  
G5600-00-003-0012-00

MOLINA EFRAIN & ESTELA  
321 N KANSAS AVE  
WESLACO, TX, 78596-5373  
G5600-00-003-0012-01

GARZA ISRAEL RENE  
315 N KANSAS AVE  
WESLACO, TX, 78596  
G5600-00-003-0014-00

VILLESICAS JUAN F  
7010 N FM 493  
DONNA, TX, 78537-5047  
G5600-00-003-0016-00

TAMEZ HECTOR L  
301 N TEXAS BLVD  
WESLACO, TX, 78596-5305  
G5600-00-003-0018-00

CASTILLO JUAN DAVID  
303 N KANSAS AVE  
WESLACO, TX, 78596-5373  
G5600-00-003-0020-00

PAWN TX INC  
1600 W 7TH ST  
FORT WORTH, TX, 76102-2504  
S5900-00-001-0000-01

OLIVAREZ FAMILY COMPANY LLC  
PO BOX 1667  
WESLACO, TX, 78599-1667  
T1700-00-004-0001-00

OLIVAREZ JOE D  
PO BOX 1667  
WESLACO, TX, 78599-1667  
T1700-00-004-0003-00

RENDON MARTHA E VILLARREAL  
2801 W BUSINESS 83  
WESLACO, TX, 78596-9395  
T1700-00-004-0004-00

310 N TEXAS SERIES OF FGP  
INVESTMENTS LLC  
310 N TEXAS BLVD  
WESLACO, TX, 78596-5306  
T1700-00-004-0005-00

BERMUDEZ ANDREW TRUSTEE  
REVOCABLE TRUST  
300 N TEXAS BLVD  
WESLACO, TX, 78596  
T1700-00-004-0007-00

BERMUDEZ ANDREW TRUSTEE  
REVOCABLE TRUST  
300 N TEXAS BLVD  
WESLACO, TX, 78596  
T1700-00-004-0008-00

BERMUDEZ ANDREW TRUSTEE  
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T1700-00-004-0009-00

BERMUDEZ ANDREW TRUSTEE  
REVOCABLE TRUST  
300 N TEXAS BLVD  
WESLACO, TX, 78596  
T1700-00-004-0010-00

RENTERIA ONECIMO & SARAI  
SUSANA  
713 VICTORY DR  
WESLACO, TX, 78596-4925  
T1700-00-004-0012-00

HINOJOSA MAYRA ISABEL  
305 N MISSOURI AVE  
WESLACO, TX, 78596-5276  
T1700-00-004-0013-00

HINOJOSA JOSEFINA & MAYRA I  
HINOJOSA  
307 N MISSOURI AVE  
WESLACO, TX, 78596-5276  
T1700-00-004-0015-00

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Use Avery Template 5160

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

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Utilisez le Gabarit Avery 5160

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

Pat. avery.com/patents

GARCIA MARIA CELIA  
309 N MISSOURI AVE  
WESLACO, TX, 78596-5276  
T1700-00-004-0016-00

LORANCA SHANNON  
311 N MISSOURI AVE  
WESLACO, TX, 78596  
T1700-00-004-0017-00

DE LEON CELINA  
313 N MISSOURI AVE  
WESLACO, TX, 78596-5276  
T1700-00-004-0018-00

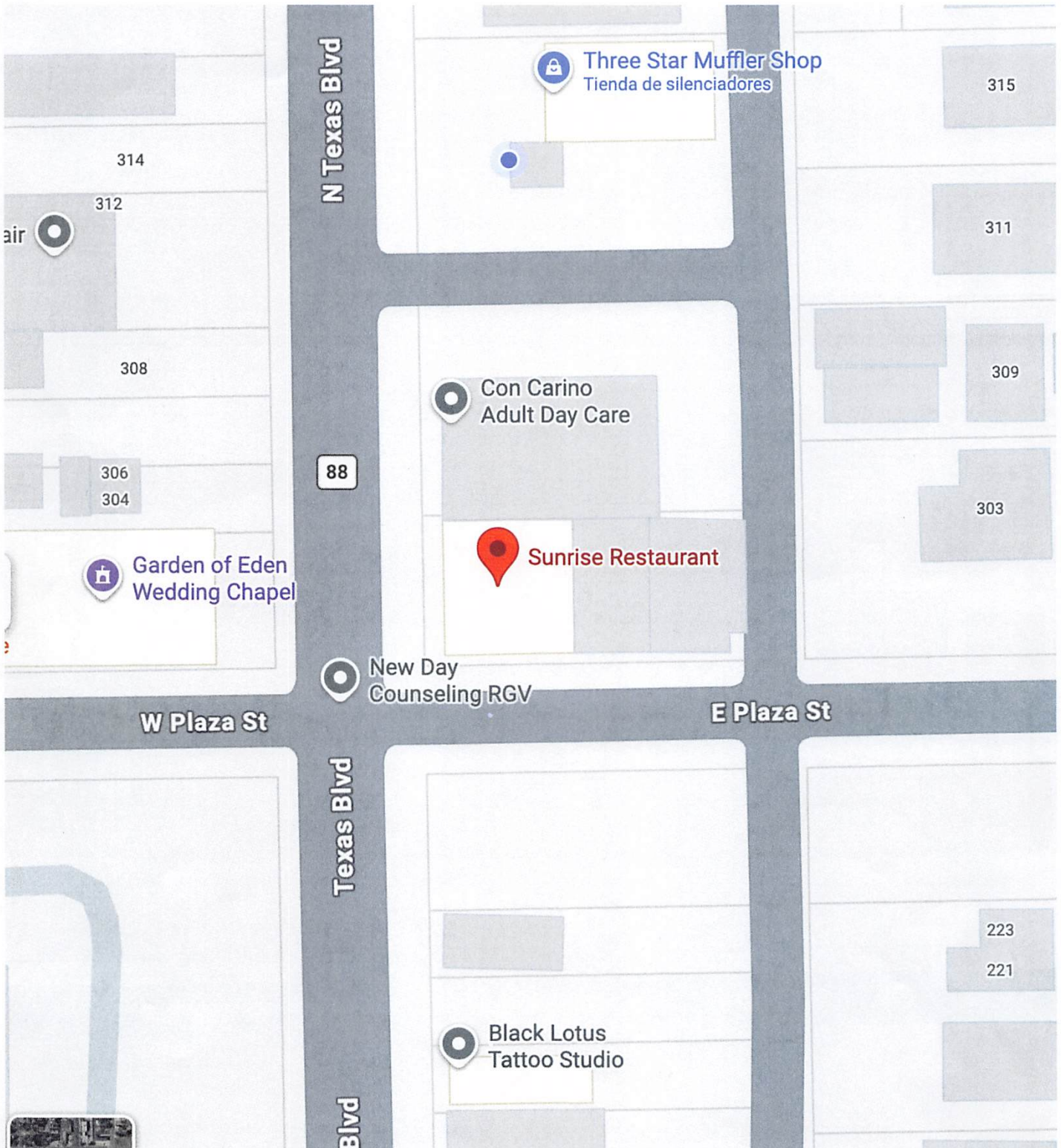
CITY OF WESLACO  
255 S KANSAS AVE  
WESLACO, TX, 78596-6158  
G5600-00-006-0001-00

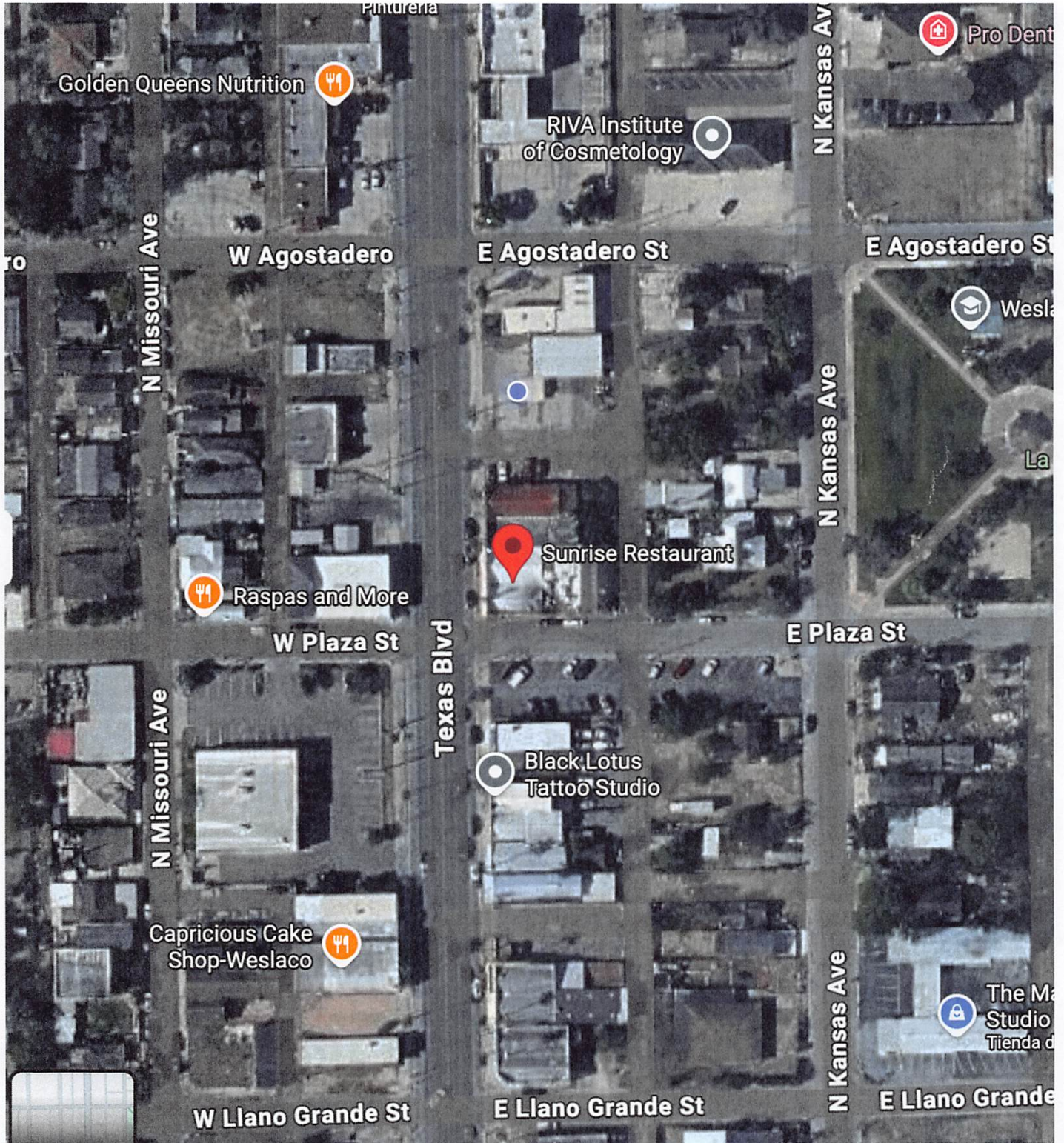
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Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge

5160®

EVERY

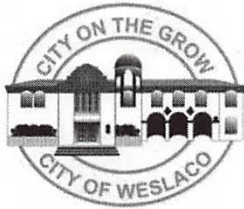






**Planning & Zoning Commission  
Standardized Agenda Request Form**

<b>Date of Meeting:</b> July 1, 2026	<b>Agenda Item No.</b> (to be assigned by PCE): IV.C.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Nubia De La Torre.	
<b>Subject/Agenda Item:</b> Discussion and consideration to rezone 218 & 300 W Huisache also being Lots 8-9, Block 8, and Lots 1-3, Block 9, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 10, 2026. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends denial based on surrounding landuse.	
<b>Additional Action Prompted:</b> <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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Application, legal notice, map, property owner list.	
<b>Responsibilities upon Commission's Action:</b> 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. RZNE-001041-2006

## PROPOSED PROJECT

Legal Description of Property to be rezoned:

218 Huisache

Lot 8-9 Block 8

Subdivision Name Esplanada Subdivision

Street Address Huisache St

Existing Zoning B1 Existing Land Use \_\_\_\_\_

Proposed Zoning B1 Proposed Land Use \_\_\_\_\_

\_\_\_\_\_ \$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 Nobio Dela Torre Phone (936) 463-1255

Address 10003 Flamboyant dr Fax: \_\_\_\_\_

City Mercedes State TX Zip Code 78570 E-Mail: \_\_\_\_\_

## OWNER

Name Vicente Robles Phone (936) 455-5649

Address 3833 Old Hwy 77 Fax: \_\_\_\_\_

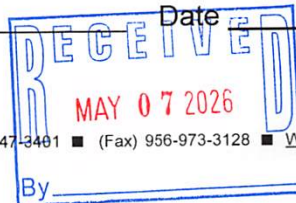
City Brownsville State TX Zip Code 78520 E-Mail: Admini.storage@gmail.com

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 [Signature] Date 4/29/26  
Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Applicant

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Agent





### 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. RZNE-001040-2006

#### PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 123 Block 9

Subdivision Name Esplanada 306 W Huisache

Street Address ~~601 N. Pineda St. Weslaco, Tx 78596~~

Existing Zoning B1 Existing Land Use \_\_\_\_\_

Proposed Zoning B1 Proposed Land Use \_\_\_\_\_

\_\_\_\_\_ \$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 Nubia De La Torre Phone (956) 463-1255

Address 10003 Flamboyant Dr Fax: \_\_\_\_\_

City Mercedes State Tx Zip Code 78570 E-Mail: nubia.bravo0215@gmail.com

#### OWNER

Name Vicente Robles Phone (956) 455-5649

Address 3833 Old Hwy 77 Fax: \_\_\_\_\_

City Brownsville State Tx Zip Code 78520 E-Mail: ftmini.storage@gmail.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 [Signature] Date 04/29/24  
Owner

Signature \_\_\_\_\_ Date 04/29/26  
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

June 19, 2026

Legal Notice

Dear Occupant:

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### **REZONE REQUEST:**

Nubia De La Torre is requesting to rezone 300 W Huisache also being Lots 1-3, Block 9, Esplanada 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,

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Rebekah de la Fuente  
Planning Director

# City of Weslaco

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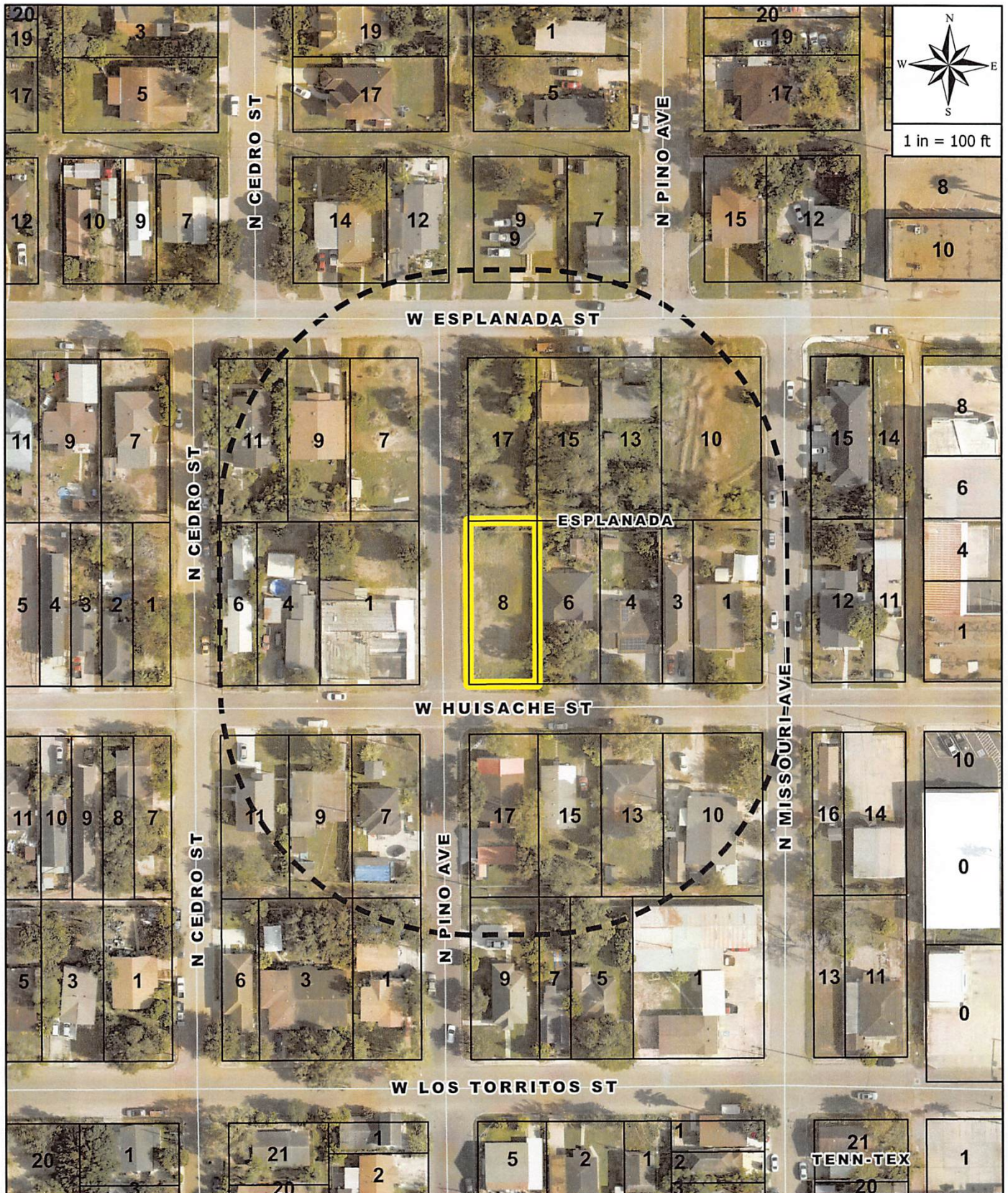
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Rebekah de la Fuente  
Planning Director



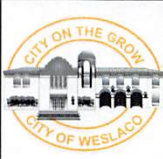
**AERIAL MAP**

**CASE ADDRESS:**

**218 W HUISACHE ST**  
**NUBIA DE LA TORRE**

**LEGEND**

- CITY LIMITS
- SITE
- NOTIFICATION



**AERIAL MAP**  
**CASE ADDRESS:**  
**300 W Huisache**  
**NUBIA DE LA TORRE**

**LEGEND**

- CITY LIMITS
- SITE
- NOTIFICATION

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

Étiquettes d'adresse Easy Peel®  
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Pat: averly.com/patents

VALADEZ GRACIELA MEDRANO  
600 N MISSOURI AVE  
WESLACO, TX, 78596-4779  
E7200-00-008-0001-00

LIRA NANCY G RODRIGUEZ & JUAN  
R MENA  
208 W HUISACHE ST  
WESLACO, TX, 78596-4729  
E7200-00-008-0004-00

IBARRA JOSHUA D  
9439 N MILE 6 W  
WESLACO, TX, 78599-2131  
E7200-00-009-0007-00

BELTRAN CARLOS ALBERTO &  
PATRICIA  
200 W ESPLANADA ST  
WESLACO, TX, 78596-4717  
E7200-00-015-0007-00

MARTINEZ ROLANDO  
212 W ESPLANADA ST  
WESLACO, TX, 78596-4717  
E7200-00-015-0012-00

SCOTT MARIO  
213 W HUISACHE ST  
WESLACO, TX, 78596-4728  
E7200-00-002-0015-00

CARREON ARMIDA M & BELICIA F  
CARREON  
305 W HUISACHE ST  
WESLACO, TX, 78596-4730  
E7200-00-003-0009-00

JACINTO IDOLINA  
500 N PINO ST  
WESLACO, TX, 78596-4753  
E7200-00-003-0001-00

HINOJOSA RICARDO & RANDY  
1402 SOUTHGATE CIR  
WESLACO, TX, 78596-7006  
E7200-00-008-0017-00

VALADEZ RUBY LEE  
209 W HUISACHE ST  
WESLACO, TX, 78596-4728  
E7200-00-002-0013-00

GARCIA GUADALUPE MATA  
316 W HUISACHE ST  
WESLACO, TX, 78596-4731  
E7200-00-003-0011-00

FLORES GABRIEL JR  
206 W HUISACHE ST  
WESLACO, TX, 78596-4729  
E7200-00-008-0003-00

ORTIZ DENISE ARIANA ET AL  
212 W HUISACHE ST  
WESLACO, TX, 78596-4729  
E7200-00-008-0006-00

FLORES HERMINIA  
7030 CORTEZ ST  
WESLACO, TX, 78599-5496  
E7200-00-002-0010-00

GALVAN SANTOS & MARIA ANA  
204 W LOS TORRITOS ST  
WESLACO, TX, 78596-5224  
E7200-00-002-0001-00

DE LEON MARIA  
210 W LOS TORRISTOS ST  
WESLACO, TX, 78596  
E7200-00-002-0005-00

TREVINO CECILIA  
3601 LOS LAURELES DR  
MERCEDES, TX, 78570-9096  
E7200-00-003-0007-00

MANCIAS EDUARDO  
211 W ESPLANADA ST  
WESLACO, TX, 78596-4716  
E7200-00-008-0015-00

RAMOS PETRA L  
209 W ESPLANADA ST  
WESLACO, TX, 78596-4716  
E7200-00-008-0013-00

ROBLES VICENTE B TRUSTEE ROBLES  
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BROWNSVILLE, TX, 78520  
E7200-00-008-0008-00

R & A REAL ESTATE INVESTMENTS  
LLC  
6400 N FM 88  
WESLACO, TX, 78599-3240  
E7200-00-008-0010-00

RIVERA RAUL & JUANITA  
314 W LOS TORRITOS ST  
WESLACO, TX, 78596-5226  
E7200-00-003-0003-00

RAMOS HECTOR & ROSARIO  
310 W HUISACHE ST  
WESLACO, TX, 78596-4731  
E7200-00-009-0006-00

RIVERA RAUL & MARIA F  
RODRIGUEZ  
217 W HUISACHE ST  
WESLACO, TX, 78596-4728  
E7200-00-002-0017-00

IBARRA MARTIN & AURELIA  
9439 N MILE 6 W  
WESLACO, TX, 78599-2131  
E7200-00-009-0009-00

SAENZ GUADALUPE JR & EDNA E  
311 WEST ESPLANADA ST  
WESLACO, TX, 78596-4718  
E7200-00-009-0011-00

ROBLES VICENTE B TRUSTEE ROBLES  
FAMILY REVOCABLE TRUST  
2728 LAREDO RD  
BROWNSVILLE, TX, 78520  
E7200-00-009-0001-00

SANCHEZ NELDA  
306 W HUISACHE ST  
WESLACO, TX, 78596-4731  
E7200-00-009-0004-00

GARCIA MARIA SARA  
304 N CEDRO ST  
WESLACO, TX, 78596-5210  
E7200-00-002-0007-00

RAMIREZ ROMEO & FRANCISCA  
REVOCABLE LIVING TRUST  
508 SANTA ANNA ST  
WESLACO, TX, 78596-4318  
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E7200-00-002-0007-00

RAMIREZ ROMEO & FRANCISCA  
REVOCABLE LIVING TRUST  
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WESLACO, TX, 78596-4318  
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E7200-00-002-0010-00

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E7200-00-002-0013-00

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E7200-00-002-0015-00

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WESLACO, TX, 78596-4728  
E7200-00-002-0017-00

JACINTO IDOLINA  
500 N PINO ST  
WESLACO, TX, 78596-4753  
E7200-00-003-0001-00

RIVERA RAUL & JUANITA  
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WESLACO, TX, 78596-5226  
E7200-00-003-0003-00

CUELLAR HORTENCIA R  
316 W LOS TORRITOS ST  
WESLACO, TX, 78596-5226  
E7200-00-003-0006-00

TREVINO CECILIA  
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MERCEDES, TX, 78570-9096  
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CARREON  
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WESLACO, TX, 78596-4730  
E7200-00-003-0009-00

GARCIA GUADALUPE MATA  
316 W HUISACHE ST  
WESLACO, TX, 78596-4731  
E7200-00-003-0011-00

HERRERA JESUS JR  
1717 E MILE 5 NORTH  
WESLACO, TX, 78596-5164  
E7200-00-004-0007-00

HERRERA JOSE JR  
1717 E MILE 5 NORTH  
WESLACO, TX, 78596-5164  
E7200-00-004-0008-00

MATA JOSE & NELDA LAURA  
527 SMITH AVE  
PASADENA, TX, 77504-2713  
E7200-00-004-0009-00

FLORES GABRIEL JR  
206 W HUISACHE ST  
WESLACO, TX, 78596-4729  
E7200-00-008-0003-00

LIRA NANCY G RODRIGUEZ & JUAN  
R MENA  
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WESLACO, TX, 78596-4729  
E7200-00-008-0004-00

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212 W HUISACHE ST  
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E7200-00-008-0013-00

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E7200-00-008-0015-00

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WESLACO, TX, 78596-7006  
E7200-00-008-0017-00

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E7200-00-009-0004-00

RAMOS HECTOR & ROSARIO  
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E7200-00-009-0006-00

IBARRA JOSHUA D  
9439 N MILE 6 W  
WESLACO, TX, 78599-2131  
E7200-00-009-0007-00

IBARRA MARTIN & AURELIA  
9439 N MILE 6 W  
WESLACO, TX, 78599-2131  
E7200-00-009-0009-00

SAENZ GUADALUPE JR & EDNA E  
311 WEST ESPLANADA ST  
WESLACO, TX, 78596-4718  
E7200-00-009-0011-00

BEATTIE PRISCILLA & OFELIA  
GARCIA - CANTU  
704 W RUSS ST  
MISHAWAKA, IN, 46545-5554  
E7200-00-010-0001-00

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BEATTIE PRISCILLA & OFELIA C  
GARZA  
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MISHAWAKA, IN, 46545-5554  
E7200-00-010-0002-00

GREGORY THOMAS  
406 W HUISACHE ST  
WESLACO, TX, 78596-4773  
E7200-00-010-0003-00

ESPINOSA FRANCISCO IV  
418 W HUISACHE AVE  
WESLACO, TX, 78596  
E7200-00-010-0004-00

ARELLANO LORENA  
401 W ESPLANADA ST  
WESLACO, TX, 78596-4720  
E7200-00-010-0007-00

PEREZ SAN JUANITA F  
405 W ESPLANADA ST  
WESLACO, TX, 78596-4720  
E7200-00-010-0009-00

VASQUEZ FRANCISCO  
206 W ESPLANADA ST  
WESLACO, TX, 78596-4717  
E7200-00-015-0009-00

MARTINEZ ROLANDO  
212 W ESPLANADA ST  
WESLACO, TX, 78596-4717  
E7200-00-015-0012-00

ABREGO VIOLANDA  
302 W ESPLANADA ST  
WESLACO, TX, 78596-4719  
E7200-00-015-0014-00

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ABREGO VIOLANDA  
302 W ESPLANADA ST  
WESLACO, TX, 78596-4717  
E7200-00-015-0009-00

Google Maps

601 N Pino St



601 N Pino St

Building



Directions



Save



Nearby



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601 N Pino St, Weslaco, TX 78596

Photos

Google Maps

601 N Pino St



Map data ©2026 20 ft



601 N Pino St

Building



Directions



Save



Nearby



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phone



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601 N Pino St, Weslaco, TX 78596

Photos



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

<b>Date of Meeting:</b> July 1, 2026	<b>Agenda Item No. (to be assigned by PCE):</b> IV.D.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Lori J Ozuna.	
<b>Subject/Agenda Item:</b> Discussion and consideration to rezone 715 N Kansas Ave. also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to T-1 Townhomes District. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to rezone property from R-1 One Family Dwelling District to T-1 Townhomes District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 10, 2026. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval based on proposed use is a form of single family and conforms to the existing lot size for Weslaco Original Townsite.	
<b>Additional Action Prompted:</b> [ X ] Mayor's Signature [ X ] Public Hearing [ ] Budget Amendment [ ] Resolution [ X ] Ordinance – First Reading [ X ] Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Application, legal notice, map, property owner list.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



# APPLICATION FOR REZONING

*RZNE-001043-2026*

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 20,21 and 22 Block 1

Subdivision Name B.F. White Subdivision

Street Address 715 N. Kansas

Existing Zoning R-1 Existing Land Use Residential

Proposed Zoning RT-1 Townhomes Proposed Land Use \_\_\_\_\_

- \_\_\_\_\_ \$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 Lori J. Ozuna Phone \_\_\_\_\_

Address 1513 Wildwood Dr. Fax: \_\_\_\_\_

City Weslaco State TX Zip Code 78596 E-Mail: \_\_\_\_\_

## OWNER

Name Same as Applicant Phone \_\_\_\_\_

Address \_\_\_\_\_ Fax: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ 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 Lori J. Ozuna, Vickie Ozuna, for Miguel J. Ozuna Date 4-23-26  
(Lot 22 & 5 1/2 lot of 21) Owner (Lot 20 & 1/2 lot of 21)

Signature Lori J. Ozuna, Vickie Ozuna, for Miguel J. Ozuna Date 4-23-26  
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

June 19, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 1, 2026, at 5:30 p.m. and the City Commission will hold a public hearing on July 7, 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](mailto:facuna@weslacotx.gov) by 12:00 pm on July 1, 2026. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

Lori J Ozuna is requesting to rezone 715 N Kansas also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to T-1 Townhomes District.

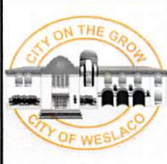
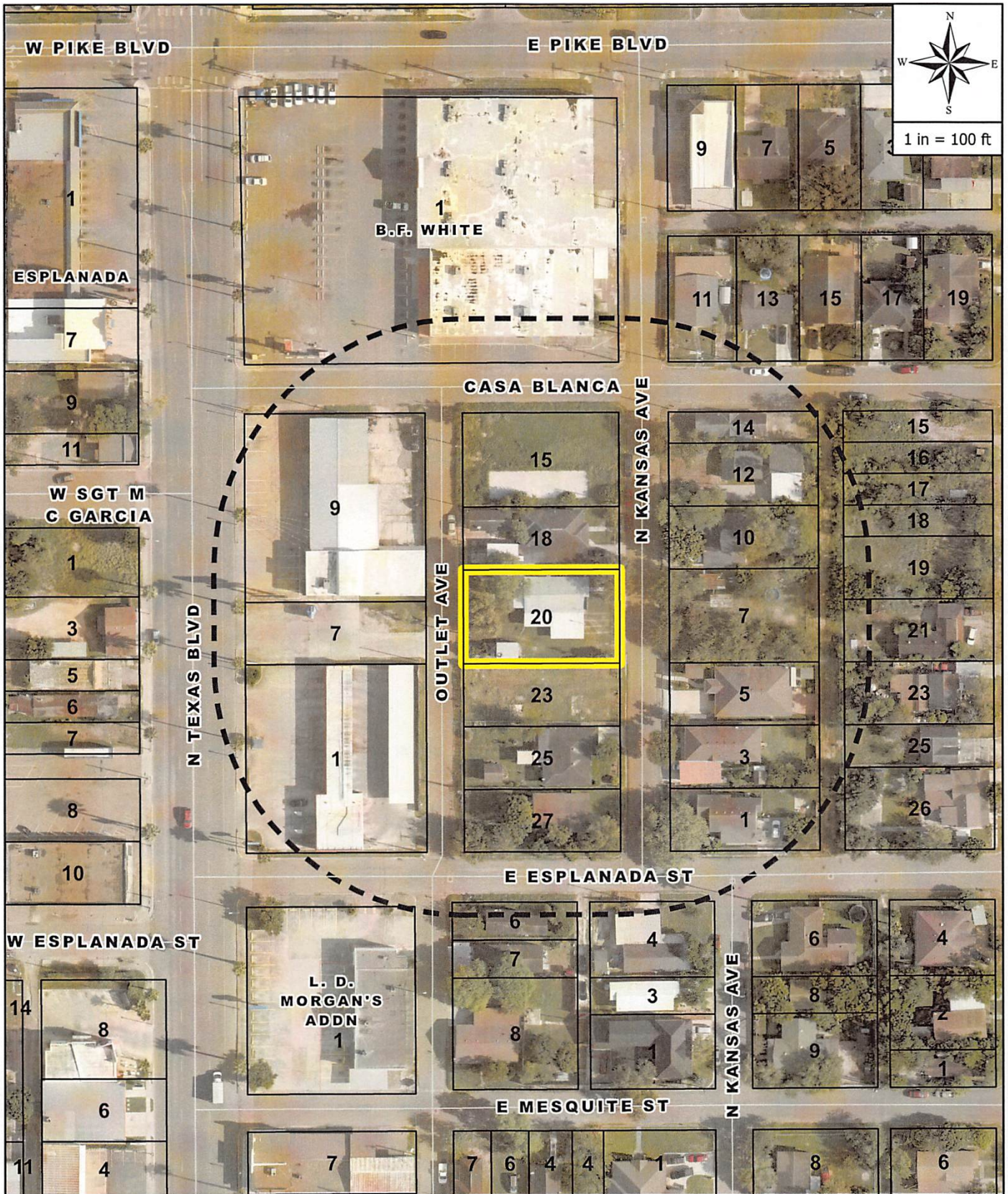
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.

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

Sincerely,

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

Rebekah de la Fuente  
Planning Director



**AERIAL MAP**  
**CASE ADDRESS:**  
**715 N KANSAS AVE**  
**LORI OZUNA**

**LEGEND**  
 CITY LIMITS SITE NOTIFICATION



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JPO ENTERPRISES INC  
4866 S JACKSON RD  
EDINBURG, TX, 78539  
W5100-00-001-0001-00

MATA CATALINA  
701 VALLEY TRACE DR  
WESLACO, TX, 78599-4125  
W5100-00-001-0015-00

SANCHEZ OLGA  
1502 TANGLEWOOD LN  
WESLACO, TX, 78596-3408  
W5100-00-001-0023-00

OLIVO ROCHA BELINDA  
PO BOX 1127  
WESLACO, TX, 78599-1127  
W5100-00-002-0001-00

CHAPA JOSE & JESUS & EZEQUIEL  
& IRMA & NOEMI  
720 N KANSA AVE  
WESLACO, TX, 78596-4854  
W5100-00-002-0010-00

SALAZAR NORA ALICIA  
10719 SAGEVALE LN  
HOUSTON, TX, 77089-2920  
W5100-00-002-0016-00

RGV GRANDEUR HOMES LLC  
4801 N 10TH ST  
MCALLEN, TX, 78504-2801  
W5100-00-002-0019-00

TRIPLE CAVAZOS INVESTMENTS  
LLC  
1012 MONTERREY ST  
EDINBURG, TX, 78539  
W5100-00-002-0025-00

PERALEZ CLEMENTINA & MARIO  
AMADOR  
201 E SGT M C GARCIA ST  
WESLACO, TX, 78596-4800  
W5100-00-004-0011-00

OLIVAREZ RENTALS & REAL ESTATE  
LLC  
PO BOX 1667  
WESLACO, TX, 78599-1667  
M6450-00-014-0006-00

DOLIFKA LAND COMPANY  
PO BOX 444  
BRIGHTON, CO, 80601-0444  
W5100-00-001-0007-00

ESPEJO JOCELYN  
717 N KANSAS AVE  
WESLACO, TX, 78596  
W5100-00-001-0018-00

SOLIS PALMIRA  
707 N KANSAS AVE  
WESLACO, TX, 78596-4853  
W5100-00-001-0025-00

QUINTERO ESAU HANIEL &  
ANGELICA HERNANDEZ  
706 N KANSAS AVE  
WESLACO, TX, 78596-4854  
W5100-00-002-0003-00

DE LA ROSA JUAN  
1004 N IOWA AVE  
WESLACO, TX, 78596-4507  
W5100-00-002-0012-00

GARCIA GRACIELA S  
107 PINE ST  
LOS FRESNOS, TX, 78566  
W5100-00-002-0017-00

CASTELLANOS MANUEL A  
423 BECKER ST  
ALAMO, TX, 78516  
W5100-00-002-0021-00

GUARJARDO MARIA ELENA DE LA  
ROSA JUANA MARIA & JOSEFINA DE  
SANTIAGO  
597 AVENIDA DEL SOL  
BROWNSVILLE, TX, 78526-4049  
W5100-00-002-0022-00

DE LA ROSA HECTOR  
1002 N IOWA AVE  
WESLACO, TX, 78596-4507  
W5100-00-004-0013-00

OMARIAM LTD  
6900 N 10TH ST STE 8  
MCALLEN, TX, 78504-3151  
M6450-00-019-0001-00

CHARLES IVEY LIMITED  
1919 W US HIGHWAY 83  
MCALLEN, TX, 78501-7002  
W5100-00-001-0009-00

OZUNA ORALIA & JOSE MIGUEL  
1513 WILDWOOD DR  
WESLACO, TX, 78596  
W5100-00-001-0020-00

CANTU ANA MARIA  
703 N KANSAS AVE  
WESLACO, TX, 78596-4853  
W5100-00-001-0027-00

CHAPA JOSE & JESUS & EZEQUIEL  
& IRMA & NOEMI  
720 N KANSA AVE  
WESLACO, TX, 78596-4854  
W5100-00-002-0007-00

MENDOZA PEDRO JR  
500 W LOS TORRITOS ST  
WESLACO, TX, 78596-5230  
W5100-00-002-0014-00

MARCO GARCIA INVESTMENTS LTD  
4801 N 10TH ST  
MCALLEN, TX, 78504-2801  
W5100-00-002-0018-00

GONZALEZ MARIA M  
713 N ILLINOIS AVE  
WESLACO, TX, 78596-4837  
W5100-00-002-0023-00

MORROW-LEVINE FAM-REV TRUST  
PO BOX 06116  
CHICAGO, IL, 60606-0116  
W5100-00-003-0001-00

OZUNA LORI J  
1513 WILDWOOD DR  
WESLACO, TX, 78596

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MCALLEN, TX, 78504-2801

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1101 DRAYTON  
SCHERTZ, TX, 78154-2931  
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**Planning & Zoning Commission  
Standardized Agenda Request Form**

<b>Date of Meeting:</b> July 1, 2026	<b>Agenda Item No.</b> (to be assigned by PCE): IV.E.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Agapita Almanza.	
<b>Subject/Agenda Item:</b> Discussion and consideration to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, and Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District. Possible Action.	
<b>Discussion/Overview:</b> The applicant is requesting to rezone property from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District. Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 10, 2026. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval based on surrounding landuse along Westgate Drive.	
<b>Additional Action Prompted:</b> [ X ] Mayor's Signature [ X ] Public Hearing [ ] Budget Amendment [ ] Resolution [ X ] Ordinance – First Reading [ X ] Ordinance – Final Reading	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Application, legal notice, map, property owner list.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	

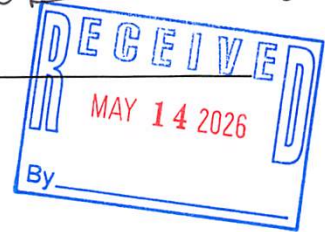


### APPLICATION FOR REZONING

RZNE-001046-2026

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 # 170 Block \_\_\_\_\_  
Subdivision Name Westgate Village at Home Subdivision, phase 11  
Street Address 1628 Canyon Dr Lote 170, Weslaco TX 78599  
Existing Zoning \_\_\_\_\_ Existing Land Use Residential  
Proposed Zoning \_\_\_\_\_ Proposed Land Use Commercial

- \_\_\_\_\_ \$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 Agapita Almanza Phone 956 405-5659  
Address 1628 Canyon Dr Fax: \_\_\_\_\_  
City Weslaco State TX Zip Code 78599 E-Mail: agapita.almanza@gmail.com

#### OWNER

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Fax: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ 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 Agapita Almanza Date \_\_\_\_\_  
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

June 19, 2026

Legal Notice

Dear Occupant:

The Weslaco Planning and Zoning Commission will hold a public hearing on Wednesday, July 1, 2026, at 5:30 p.m. and the City Commission will hold a public hearing on July 7, 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](mailto:facuna@weslacotx.gov) by 12:00 pm on July 1, 2026. A staff member will contact you with instructions via phone call to address your public comment.

### **REZONE REQUEST:**

Agapita Almanza is requesting to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, and Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District.

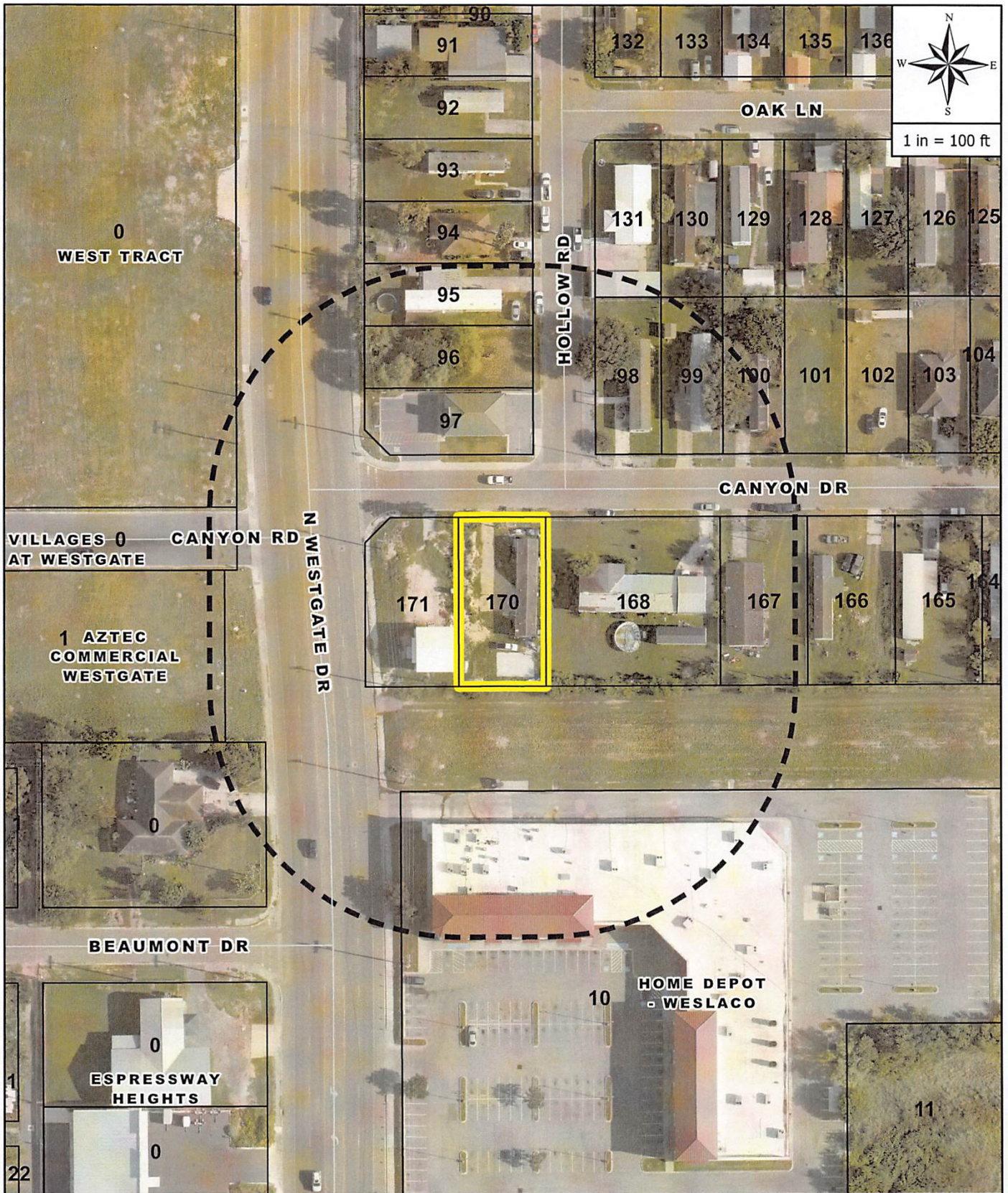
The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information please call the Planning Department at (956) 447-3403.





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



	<b>AERIAL MAP</b>	<b>LEGEND</b>
	<b>CASE ADDRESS:</b> <b>1628 CANYON DR</b> <b>AGAPITA ALMANZA</b>	 CITY LIMITS  SITE  NOTIFICATION



5160®

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

Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5160

GONZALEZ ELVIDIA G  
1701 N WESTGATE DR  
WESLACO, TX, 78599-4785  
E8500-00-00A-0000-00

VASQUEZ WILLIAM  
1913 HOLLOW RD  
WESLACO, TX, 78599-3997  
W3920-02-000-0095-00

BOTELLO ARTURO & JUAN  
ALBERTO  
700 W 6TH ST  
WESLACO, TX, 78596-5806  
W3920-02-000-0096-00

REYES ETIEL  
2101 ASHLEY DR  
WESLACO, TX, 78596-4262  
W3920-02-000-0097-00

OLIVAREZ SALVADOR JR & BRENDA  
A MORALES A/K/A GARCIA  
1617 CANYON DR  
WESLACO, TX, 78599-3967  
W3920-02-000-0098-00

GONZALEZ SUSANA  
1613 CANYON DR  
WESLACO, TX, 78599-3967  
W3920-02-000-0099-00

PALOMARES JULIA  
1609 CANYON DR  
WESLACO, TX, 78599-3967  
W3920-02-000-0100-00

GONZALEZ RAMON & MARIA DEL  
CARMEN  
213 W MILE 10 NORTH RD  
WESLACO, TX, 78599-2905  
W3920-02-000-0101-00

CASIMIRO KAREN & ENRIQUE  
PEQUENO  
1612 OAK LN  
WESLACO, TX, 78599-3998  
W3920-02-000-0130-00

MERCADO OZIEL  
1616 OAK LN  
WESLACO, TX, 78599-3998  
W3920-02-000-0131-00

LUNA CONSUELO PEREZ  
11424 SAN ANTONIO ST  
DONNA, TX, 78537-7295  
W3920-02-000-0167-00

MOLINA MARIA I  
1616 CANYON DR  
WESLACO, TX, 78599-3988  
W3920-02-000-0168-00

ALMANZA AGAPITA S  
1628 CANYON DR  
WESLACO, TX, 78599  
W3920-02-000-0170-00

ALMANZA AGAPITA SALAZAR  
1507 N WESTGATE STE C  
WESLACO, TX, 78599-4076  
W3920-02-000-0171-00

WESTGATE RETAIL LLC  
7616 CR 2144  
TAFT, TX, 78390-8071  
H4225-00-000-0010-00

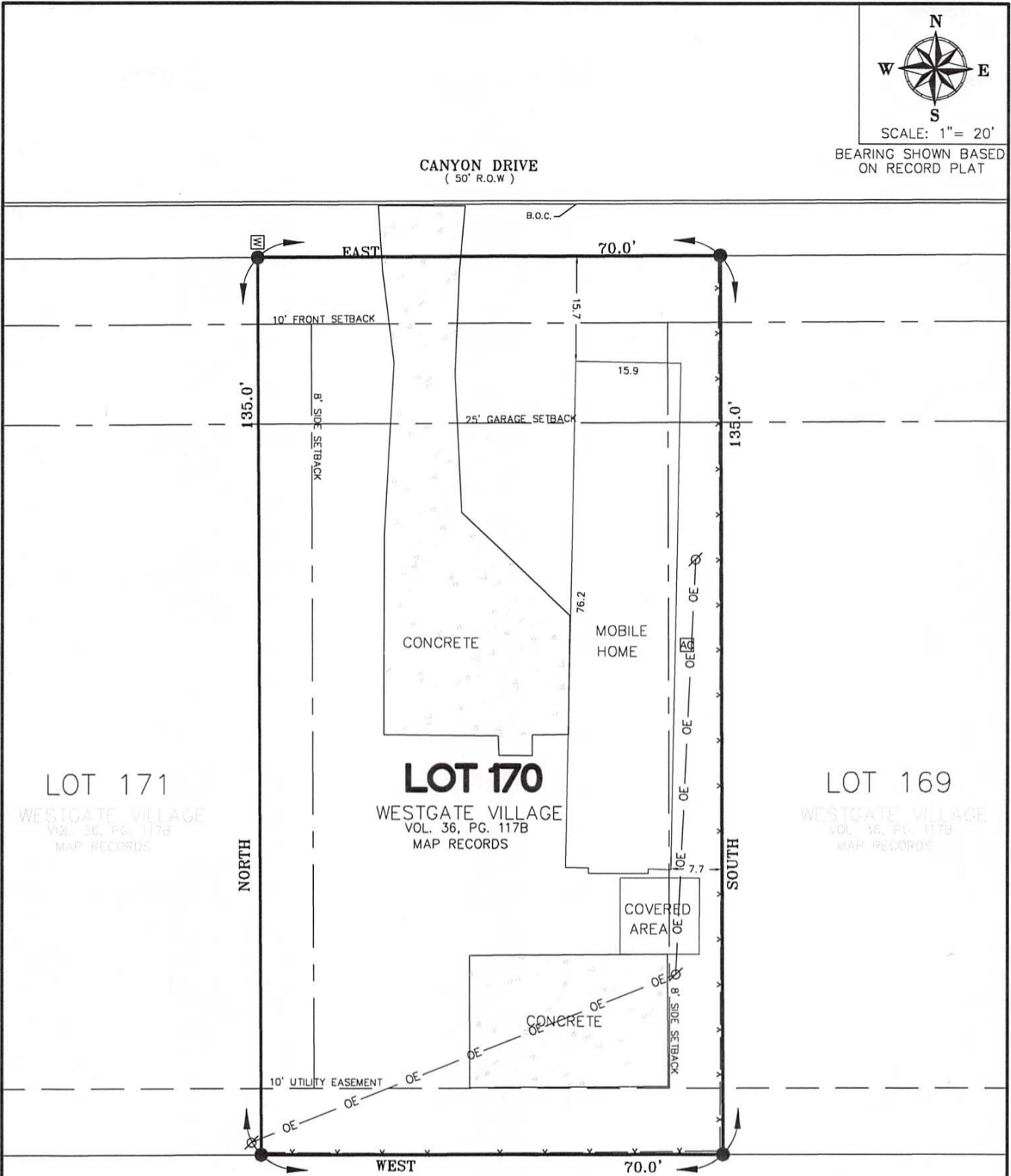
AZTEC COMMERCIAL LP  
PO BOX 3376  
MCALLEN, TX, 78502-3376  
V3915-00-000-0000-01

CALIXTO HERNANDEZ INC  
1811 W KUHN ST APT 1  
EDINBURG, TX, 78541-2954  
A7010-00-000-0001-00

FALARS-V INC  
326 W MILE 11 N  
WESLACO, TX, 78599-2787  
P0040-02-000-0007-00



SCALE: 1" = 20'  
BEARING SHOWN BASED  
ON RECORD PLAT



LOT 171  
WESTGATE VILLAGE  
VOL. 36, PG. 117B  
MAP RECORDS

**LOT 170**  
WESTGATE VILLAGE  
VOL. 36, PG. 117B  
MAP RECORDS

LOT 169  
WESTGATE VILLAGE  
VOL. 36, PG. 117B  
MAP RECORDS

FROSTPROOF DRIVE  
( VOL. 36 PG 117B )

LEGEND

AC	AC UNIT
●	FOUND ROD
⊗	POWERPOLE
W	WATER METER
x	CHAINLINK FENCE
OE	OVERHEAD ELECTRIC
- - -	SETBACKS
- - -	EASEMENTS

**NOTE:**  
THIS SURVEY WAS DONE WITHOUT  
THE BENEFIT OF A TITLE REPORT.

**PLAT SHOWING**

ALL OF LOT 170 WESTGATE VILLAGE MOBILE HOME PHASE 2, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN VOLUME 36 PAGE 117B, MAP RECORDS OF HIDALGO COUNTY TEXAS

ADDRESS: 1628 CANYON DR  
WESLACO TX US 78599

SURVEYED: 05/05/2026

REQUESTED BY: ALMANZA AGAPITA S:

FLOOD ZONE DESIGNATION: ZONE "X"  
COMMUNITY-PANEL NUMBER: 4803340450 C  
MAP REVISED: JUNE 6, 2000

JOB NUMBER RIO 26 143



I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

*[Signature]* 05-05-26

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



**RIO DELTA SURVEYING**  
24593 FM 88, MONTE ALTO, TX 78538  
(TEL) 956-262-0222  
EMAIL: MARIO@RIODELTASURVEYING.COM  
T.B.P.L.S. FIRM # 10013900

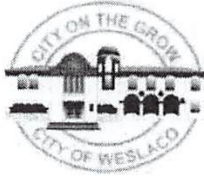
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**Planning & Zoning Commission  
Standardized Agenda Request Form**

<b>Date of Meeting:</b> July 1, 2026	<b>Agenda Item No. (to be assigned by PCE):</b> V.A.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of L Squared Engineering.	
<b>Subject/Agenda Item:</b> Discussion and consideration of the Final 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.	
<b>Discussion/Overview:</b> 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".	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval of Final Plat.	
<b>Additional Action Prompted:</b> <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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Application for Subdivision platting, Staff's comments, Drainage Report, Subdivision plat and Utility layout.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	

Authentisign ID: CF2F489A-6720-F011-8B3D-00224622F75A



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. **RECEIVED**  
**MAY 14 2026**  
By \_\_\_\_\_

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

**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@lsquaredengineering.com

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

**UTILITY PROVISIONS**

Will proposed subdivision connect to:

YES  NO Water Provision: 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**

Authentign ID: CF2F489A-8720-F011-8B3D-00224822F75A

**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* Authentign 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

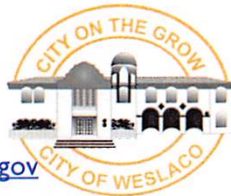
Good Morning,

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](mailto: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



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---

**From:** Guillermo Frausto <[gfrausto@weslacotx.gov](mailto:gfrausto@weslacotx.gov)>  
**Sent:** Wednesday, April 29, 2026 3:16 PM  
**To:** Christopher Hogan <[chogan@l2engineering.com](mailto:chogan@l2engineering.com)>; [ct@fulcrumsurveying.com](mailto:ct@fulcrumsurveying.com) <[ct@fulcrumsurveying.com](mailto:ct@fulcrumsurveying.com)>; Lesley Reel <[lreel@l2engineering.com](mailto:lreel@l2engineering.com)>; [naomi@fulcrumsurveying.com](mailto:naomi@fulcrumsurveying.com) <[naomi@fulcrumsurveying.com](mailto:naomi@fulcrumsurveying.com)>  
**Cc:** Peter Hermida <[phermida@weslacotx.gov](mailto:phermida@weslacotx.gov)>; Rebekah M. De La Fuente <[rdelafuente@weslacotx.gov](mailto: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	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning		
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 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: Shall comply before lot is developed.

Utility Permit Approval - Permit number: 00002/20250722/410795/552583/UP  
Date of Approval: 09-19-2025

## UTILITY PERMIT APPROVAL

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

<b>Date:</b>	09-19-2025
<b>Application/Permit No.:</b>	00002/20250722/410795/552583/UP
<b>District:</b>	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><b>SME - Maintenance Section Review</b>  <b>Review Answer:</b>Recommend Approval  <b>Response text:</b> Recommend approval</p>
<p><b>SME - Utility Coordinator Review</b>  <b>Review Answer:</b>Recommend Approval  <b>Response text:</b>    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](#)



**L-SQUARED ENGINEERING**  
CORPORATION  
1111 WINDY ROAD  
HOUSTON, TEXAS 77036  
WWW.LSQUAREDENGINEERING.COM  
PH: 281.485.1233  
FAX: 281.485.1234

**BLUEWAVE EXPRESS WESLACO**  
COVER SHEET

NO.	DATE	BY	REVISION
1	11/01/2025	AM	ISSUE FOR PERMIT

PROJECT	11101 TEX
DATE	07/01/2025
SCALE	AS SHOWN
SHEET NO.	01



# CITY OF WESLACO, TEXAS

## BLUEWAVE 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	GRAVING CROSS SECTIONS (1 OF 3)
08	GRAVING CROSS SECTIONS (2 OF 2)
09	PRE DRAINAGE AREA MAP
10	POST DRAINAGE AREA MAP
11	STORM SEWER & DRAINAGE PLAN
12	SEWER & DRAINAGE CALCULATIONS (1 OF 3)
13	SEWER & DRAINAGE CALCULATIONS (2 OF 2)
14	FIRE LANE PLAN
15	SWPP PLAN
16	SWPP DETAILS
17	TRAFFIC CONTROL DETAILS
18	TRAFFIC CONTROL DETAILS
19	WATER DETAILS
20	WATER DETAILS
21	SEWER DETAILS
22	SEWER DETAILS
23-29	REFERENCE SHEETS AND UNDERGROUND UTILITIES

**ONE-CALL NOTIFICATION SYSTEM**  
CALL BEFORE YOU DIG!!  
(713) 223-4567 (in Houston)  
(New Statewide Number Outside Houston)  
1-800-345-6003

**PROJECT NOTES**

1. VERIFY ALL UTILITIES ARE DEPTH MARKED AS PER THE CITY OF WESLACO REQUIREMENTS. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WESLACO AND THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WESLACO AND THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WESLACO AND THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WESLACO AND THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

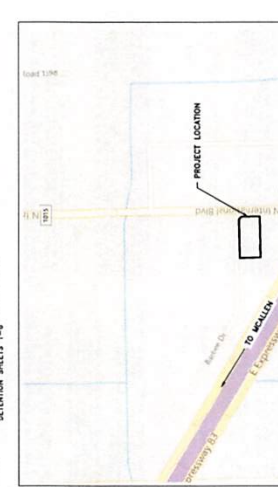
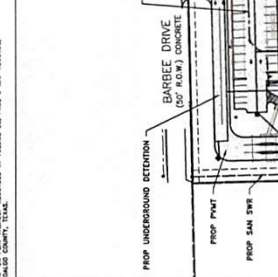
**MEASUREMENTS**

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



PROJECT MAP  
SCALE 1" = 500'

PROJECT MAP  
SCALE 1" = 500'

PROJECT MAP  
SCALE 1" = 500'

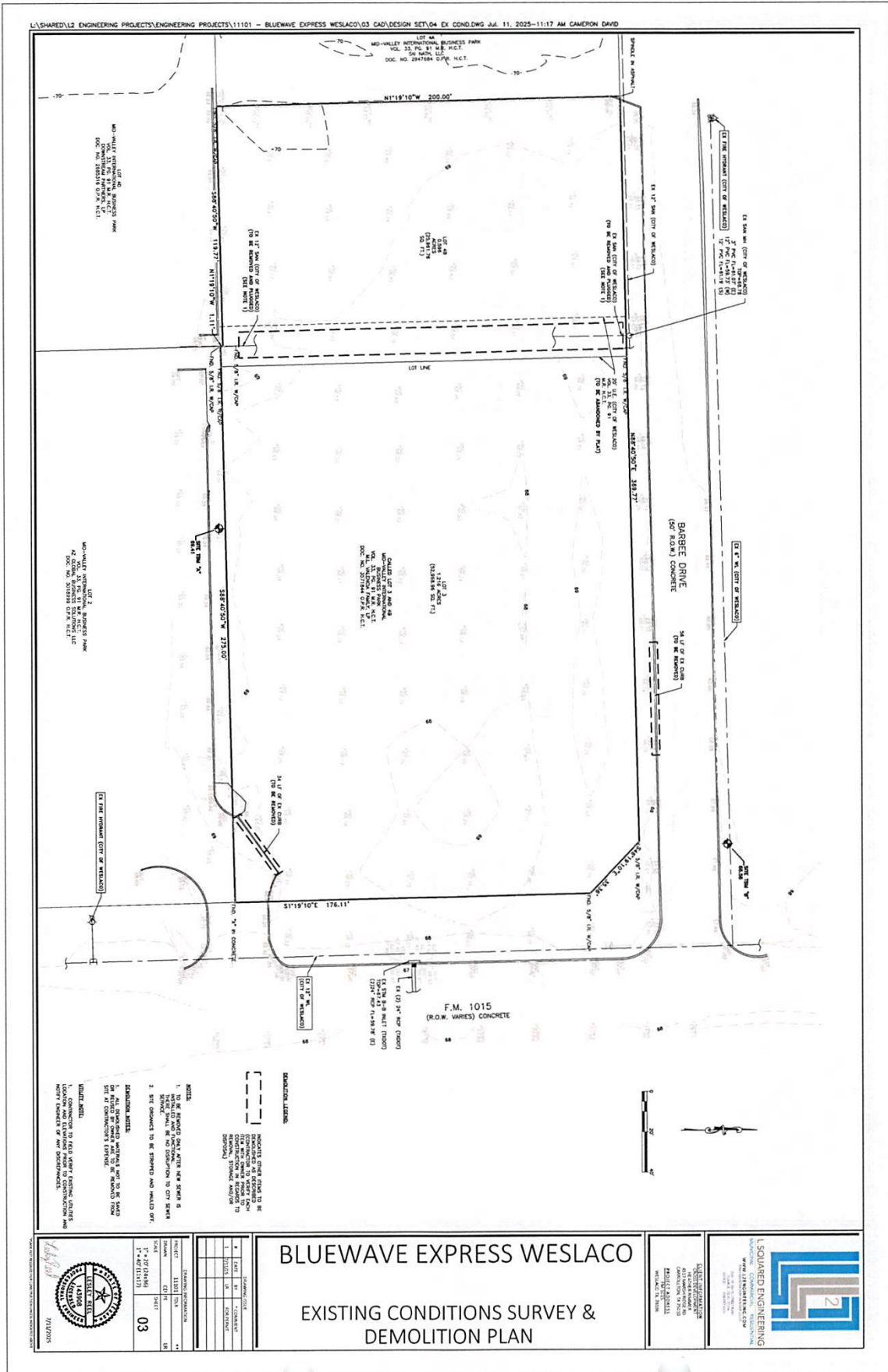
PROJECT MAP  
SCALE 1" = 500'

PROJECT MAP  
SCALE 1" = 500'

PROJECT MAP  
SCALE 1" = 500'

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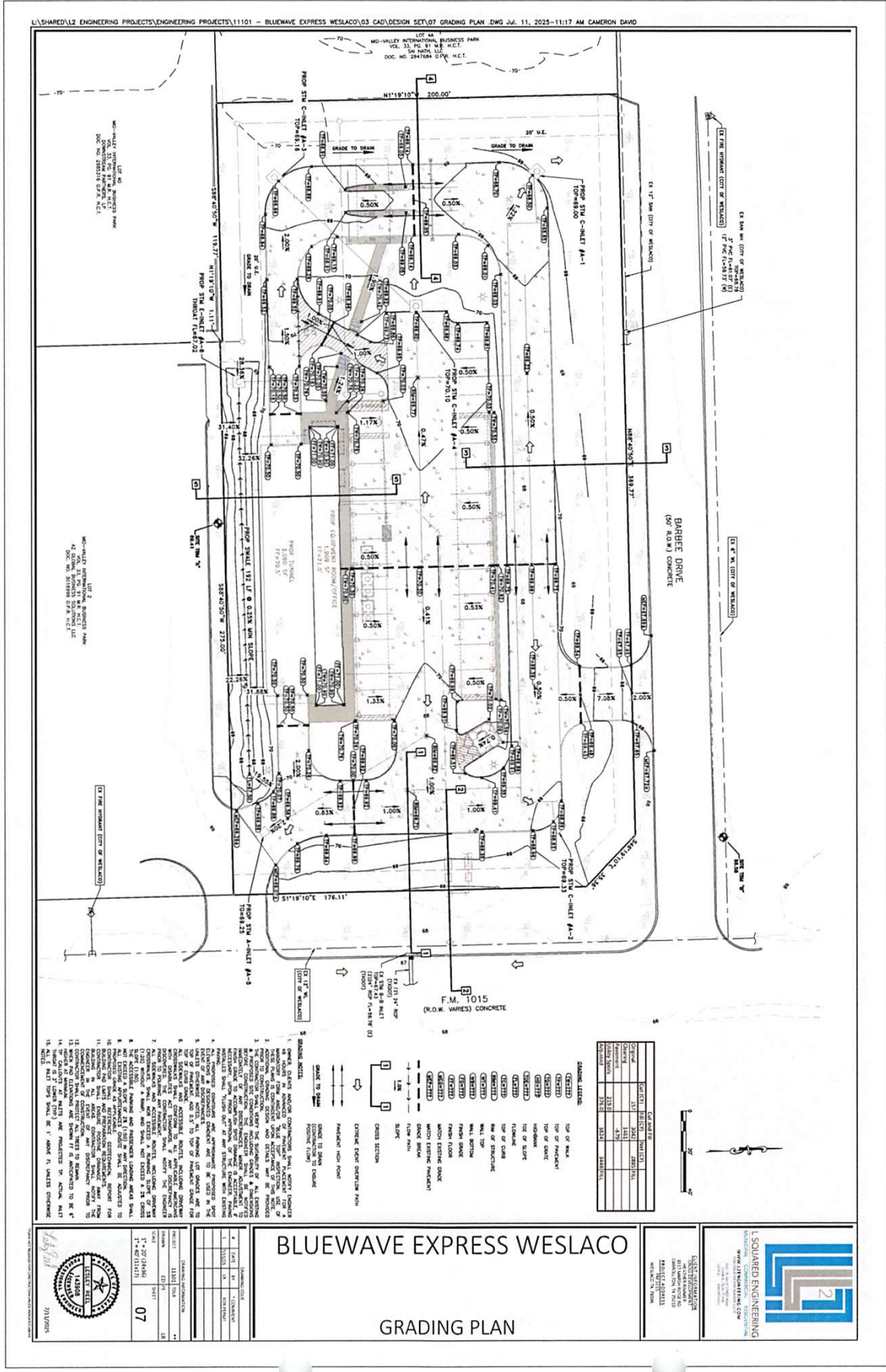




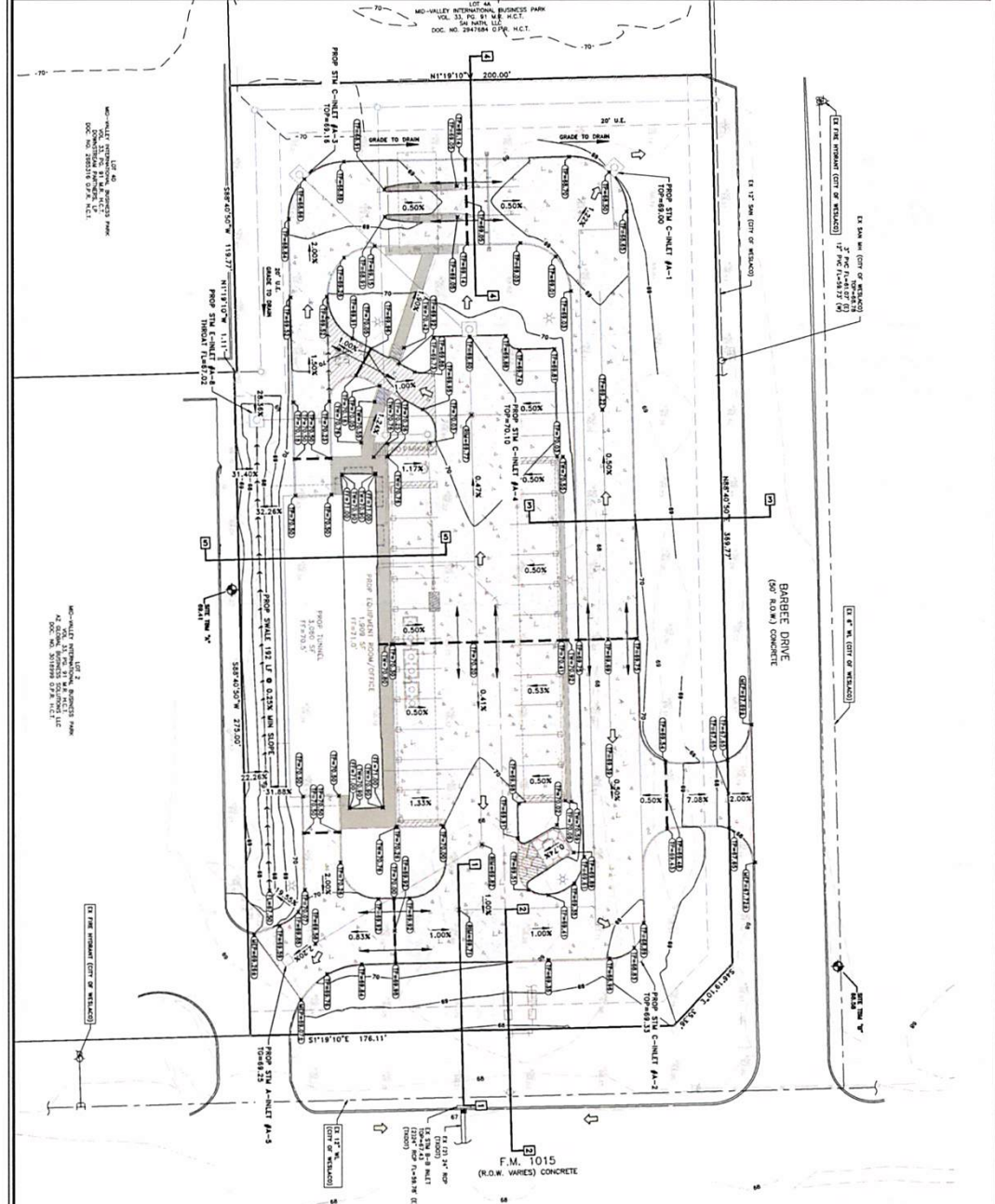








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NO.	DESCRIPTION
1	EXISTING ELEVATIONS
2	PROPOSED ELEVATIONS
3	PROPOSED FINISH GRADE
4	PROPOSED FINISH FLOOR GRADE
5	PROPOSED FINISH ROOF GRADE
6	PROPOSED FINISH DRIVE GRADE
7	PROPOSED FINISH SIDEWALK GRADE
8	PROPOSED FINISH CURB GRADE
9	PROPOSED FINISH UTILITY GRADE
10	PROPOSED FINISH DRAIN GRADE
11	PROPOSED FINISH LANDSCAPE GRADE
12	PROPOSED FINISH PAVEMENT GRADE
13	PROPOSED FINISH CONCRET GRADE
14	PROPOSED FINISH ASPHALT GRADE
15	PROPOSED FINISH GRAVEL GRADE

**BLUEWAVE EXPRESS WESLACO**

**GRADING PLAN**

NO.	DESCRIPTION
1	EXISTING ELEVATIONS
2	PROPOSED ELEVATIONS
3	PROPOSED FINISH GRADE
4	PROPOSED FINISH FLOOR GRADE
5	PROPOSED FINISH ROOF GRADE
6	PROPOSED FINISH DRIVE GRADE
7	PROPOSED FINISH SIDEWALK GRADE
8	PROPOSED FINISH CURB GRADE
9	PROPOSED FINISH UTILITY GRADE
10	PROPOSED FINISH DRAIN GRADE
11	PROPOSED FINISH LANDSCAPE GRADE
12	PROPOSED FINISH PAVEMENT GRADE
13	PROPOSED FINISH CONCRET GRADE
14	PROPOSED FINISH ASPHALT GRADE
15	PROPOSED FINISH GRAVEL GRADE

**L2 SQUARED ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER

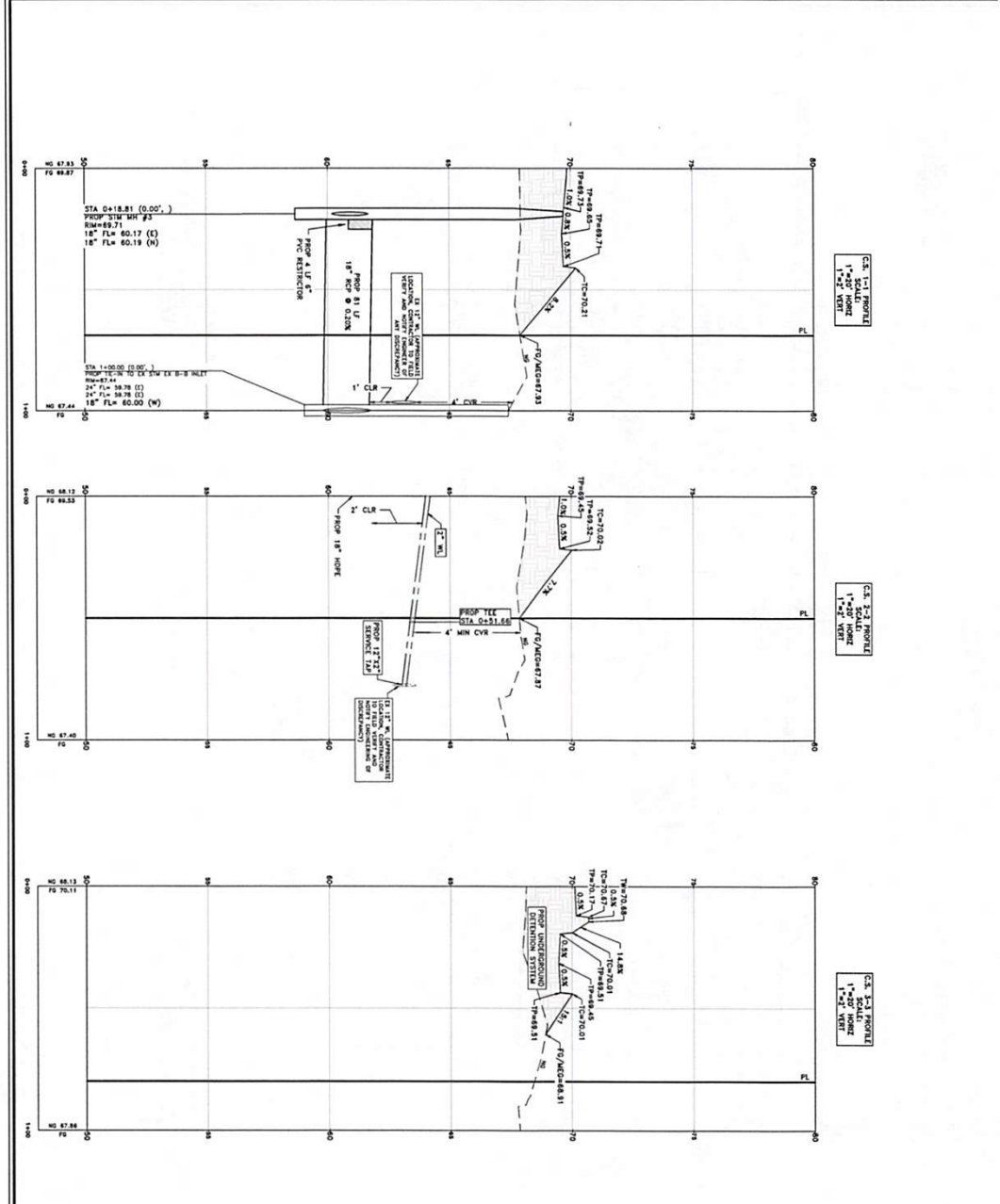
STATE OF TEXAS

NO. 11101-03

DATE: 07/01/2025

SCALE: 1"=40'

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- DRAINAGE LISTINGS**
- (S1111) TOP OF MALK
  - (S1112) TOP OF PAVEMENT
  - (S1113) TOP OF SUBGRADE
  - (S1114) TOP OF SLURRY
  - (S1115) TOP OF CURB
  - (S1116) TOP OF FINISH FLOOR
  - (S1117) FINISH GRADE
  - (S1118) FINISH FLOOR
  - (S1119) FINISH GRADE
  - (S1120) FINISH GRADE
  - (S1121) FINISH GRADE
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  - (S1196) FINISH GRADE
  - (S1197) FINISH GRADE
  - (S1198) FINISH GRADE
  - (S1199) FINISH GRADE
  - (S1200) FINISH GRADE

**BLUEWAVE EXPRESS WESLACO**

**GRADING CROSS SECTIONS (1 OF 2)**

**L SQUARED ENGINEERING**

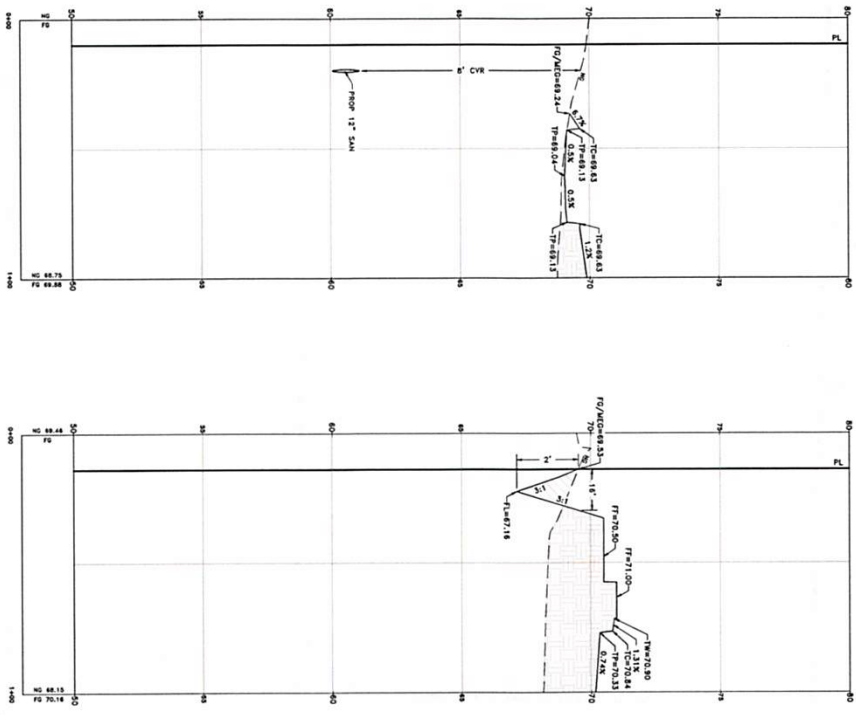
REGISTERED PROFESSIONAL ENGINEER

NO. 11101 - BLUEWAVE EXPRESS WESLACO

DATE: 07/11/2025

BY: CAMERON DAVID

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\08 GRADING CS.DWG JUL 11, 2025-11:17 AM CAMERON DAVID



CS-1.1 PROFILE  
1"=20' HORIZ  
1"=2' VERT

CS-2.1 PROFILE  
1"=20' HORIZ  
1"=2' VERT

- REVISIONS:**
1. GROUND ELEVATION AND FINISH ELEVATION SHALL BE DETERMINED FROM A SURVEY OF THE PROJECT AREA. THE SURVEY SHALL BE CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE SURVEYING REGULATIONS. THE SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR AND SHALL BE SUBJECT TO THE JURISDICTION OF THE SURVEYING BOARD.
  2. THE FINISH ELEVATION SHALL BE DETERMINED FROM THE SURVEY DATA AND THE GRADING PLAN. THE FINISH ELEVATION SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
  3. THE GRADING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
  4. THE GRADING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.
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  15. THE GRADING PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.



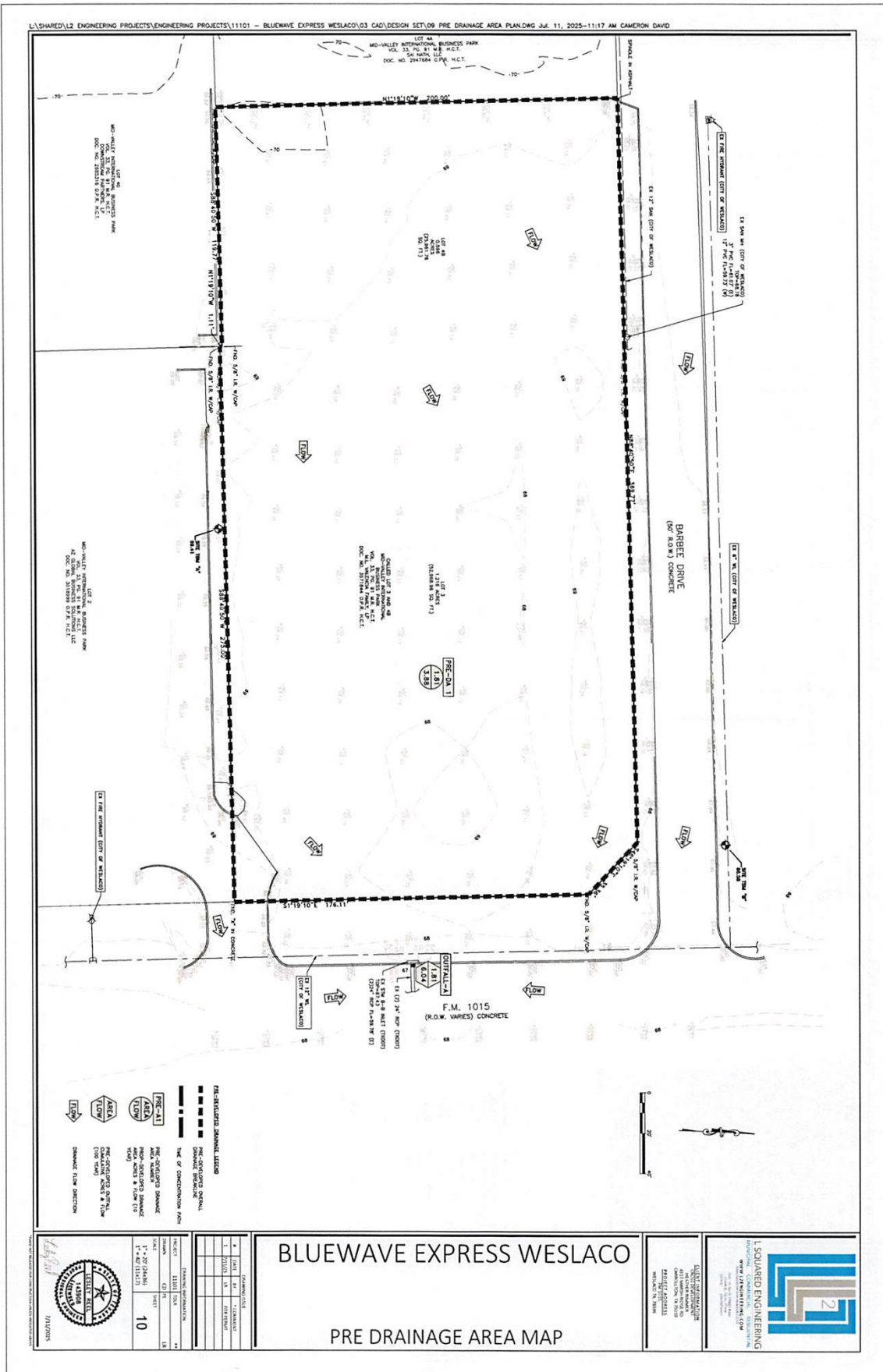
NO.	DATE	BY	REVISION
1	07/11/2025	CD	ISSUED FOR PERMIT

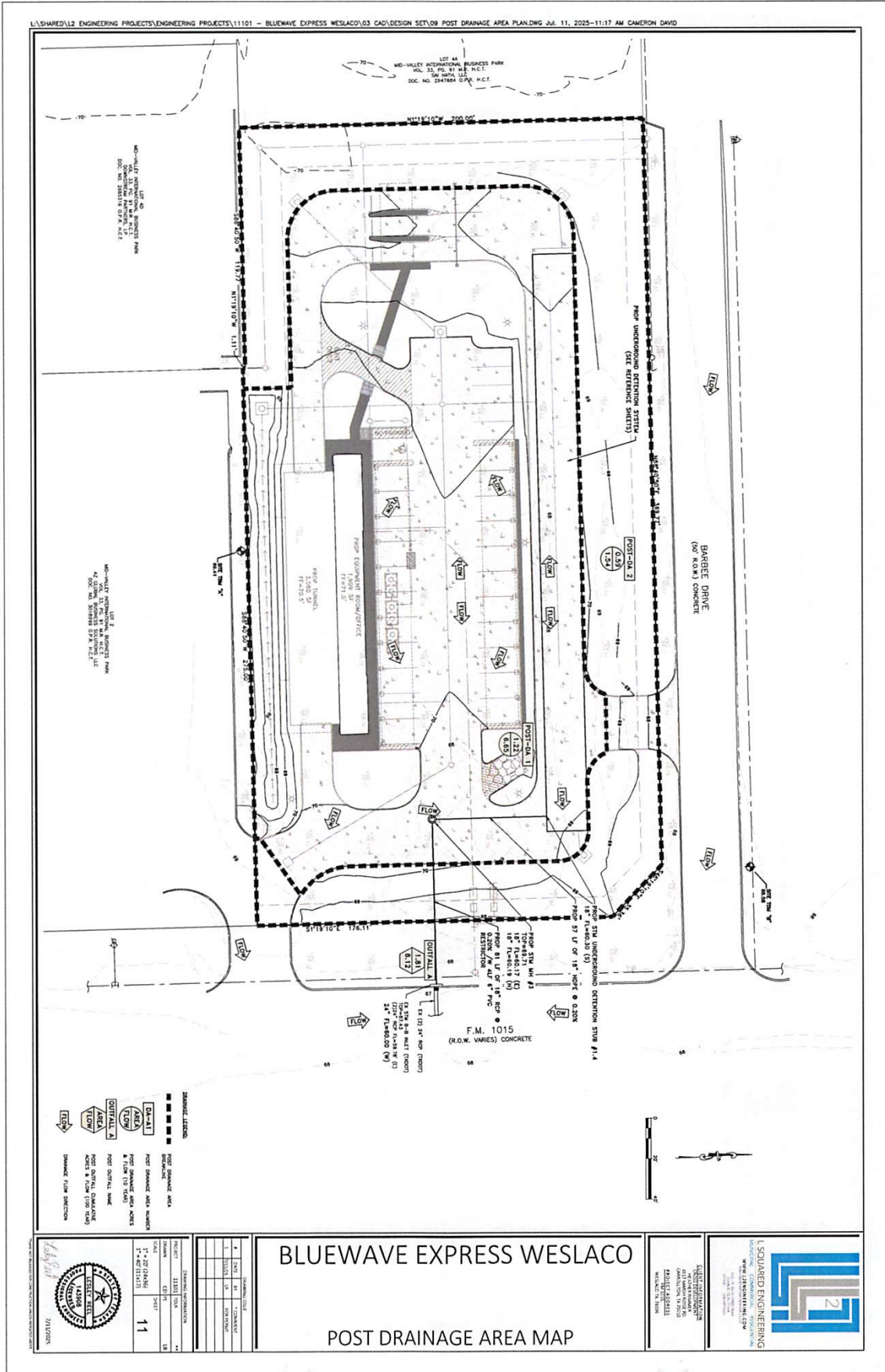
# BLUEWAVE EXPRESS WESLACO

## GRADING CROSS SECTIONS (2 OF 2)

PROJECT NO. 11101  
SHEET NO. 09







L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\09 POST DRAINAGE AREA PLAN.DWG JUN. 11, 2025-11:17 AM CAMERON DAVID

MC-VALLEY INTERPERSONAL BUSINESS PARK  
LOT 44  
12.2 AC  
500' X 100' (APPROX)  
DOC NO. 247484 07/24/25

MC-VALLEY INTERPERSONAL BUSINESS PARK  
LOT 44  
12.2 AC  
500' X 100' (APPROX)  
DOC NO. 247484 07/24/25

**SYMBOL LEGEND**

	POST DRAINAGE AREA
	POST DRAINAGE AREA NUMBER
	POST DRAINAGE AREA ACCESS
	POST DRAINAGE AREA ELEVATION
	POST DRAINAGE AREA SLOPE
	POST DRAINAGE AREA DIRECTION



NO.	DATE	DESCRIPTION
1	06/11/2025	ISSUED FOR PERMIT
2	06/11/2025	ISSUED FOR PERMIT
3	06/11/2025	ISSUED FOR PERMIT

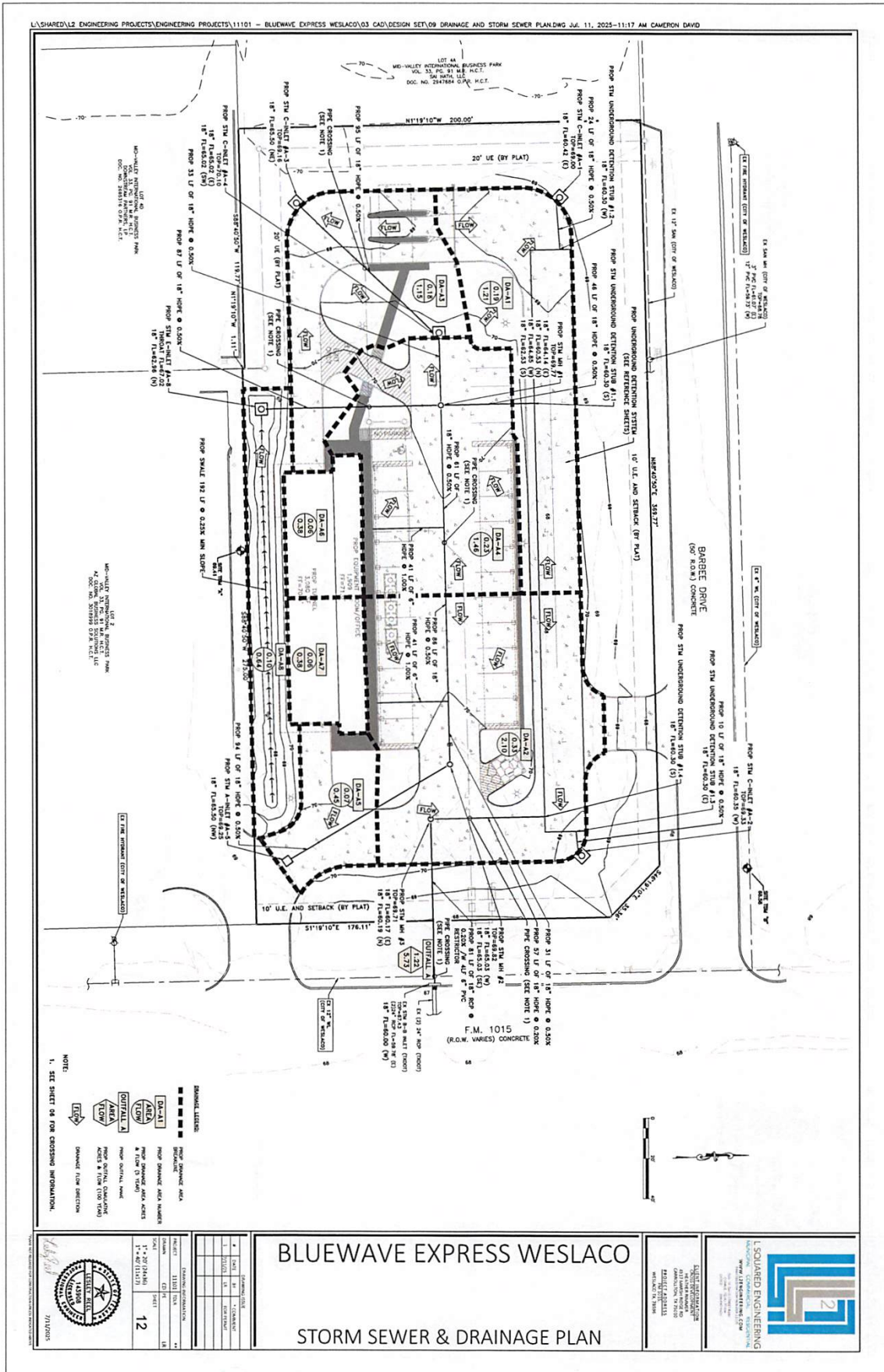
DATE PLOTTED	11/11/2025
SCALE	1" = 20' (AS SHOWN)
SHEET	11
TOTAL SHEETS	18

# BLUEWAVE EXPRESS WESLACO

## POST DRAINAGE AREA MAP

STATE OF TEXAS  
REGISTERED PROFESSIONAL ENGINEER  
CAMERON DAVID  
LICENSE NO. 11101  
WESLACO, TEXAS





L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\09 DRAINAGE AND STORM SEWER PLAN.DWG, JUL 11, 2025--11:17 AM CAMERON DAVID

NOTE:  
1. SEE SHEET 08 FOR CROSSING INFORMATION.



NO.	DATE	BY	DESCRIPTION
1	11/27/24(18)	CD	ISSUED FOR PERMITS
2	11/27/24(18)	CD	ISSUED FOR PERMITS

**BLUEWAVE EXPRESS WESLACO**  
**STORM SEWER & DRAINAGE PLAN**

DATE: 11/27/24  
PROJECT: BLUEWAVE EXPRESS WESLACO  
SHEET: 12 OF 12



L:\SHARED\L2\_ENGINEERING\_PROJECTS\ENGINEERING\_PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\3 CAD\DESIGN SET\10 DRAINAGE CALCULATIONS.DWG JUN 11, 2025-11:18 AM CAMERON DAVID

**Part Development**

Designation: **Part Development**

Segment: **1**

Flow Type	n	Length	Slope	Flow Rate V (ft <sup>3</sup> /s)	Time (hr)	Time (min)
1	0.15	100.00	0.0100	1.21	0.20	12.11
2	0.15	100.00	0.0100	1.21	0.20	12.11
<b>Total</b>						<b>15.81</b>

**Drainage Calculations (100 Yr)**

Flow Type	Area	TC	C	I	Q
1	1.21	10.00	0.74	7.40	6.42
2	1.21	10.00	0.74	7.40	6.42
<b>Total</b>				<b>14.80</b>	<b>12.84</b>

**Drainage Calculations (100 Yr)**

Flow Type	Area	TC	C	I	Q
1	1.21	10.00	0.74	7.40	6.42
2	1.21	10.00	0.74	7.40	6.42
<b>Total</b>				<b>14.80</b>	<b>12.84</b>

**Weighted C (Foot)**

Area (ft <sup>2</sup> )	Weighted C
14.80	0.74
<b>Total</b>	<b>0.74</b>

**Material Inventory**

Material	Quantity
Asphalt	100.00
Concrete	100.00
Gravel	100.00
Other	100.00

**Flow Rate vs. Time**

**Flow Rate vs. Time**

**Part Development**

Designation: **Part Development**

Segment: **1**

Flow Type	n	Length	Slope	Flow Rate V (ft <sup>3</sup> /s)	Time (hr)	Time (min)
1	0.15	100.00	0.0100	1.21	0.20	12.11
2	0.15	100.00	0.0100	1.21	0.20	12.11
<b>Total</b>						<b>15.81</b>

**Drainage Calculations (100 Yr)**

Flow Type	Area	TC	C	I	Q
1	1.21	10.00	0.74	7.40	6.42
2	1.21	10.00	0.74	7.40	6.42
<b>Total</b>				<b>14.80</b>	<b>12.84</b>

**Drainage Calculations (100 Yr)**

Flow Type	Area	TC	C	I	Q
1	1.21	10.00	0.74	7.40	6.42
2	1.21	10.00	0.74	7.40	6.42
<b>Total</b>				<b>14.80</b>	<b>12.84</b>

**Weighted C (Foot)**

Area (ft <sup>2</sup> )	Weighted C
14.80	0.74
<b>Total</b>	<b>0.74</b>

**Material Inventory**

Material	Quantity
Asphalt	100.00
Concrete	100.00
Gravel	100.00
Other	100.00

**Flow Rate vs. Time**

**Flow Rate vs. Time**

**100 Yr. Infiltration Basin**

Flow Type	Area	TC	C	I	Q
1	1.21	10.00	0.74	7.40	6.42
2	1.21	10.00	0.74	7.40	6.42
<b>Total</b>				<b>14.80</b>	<b>12.84</b>

**10 Yr. Infiltration Basin**

Flow Type	Area	TC	C	I	Q
1	1.21	10.00	0.74	7.40	6.42
2	1.21	10.00	0.74	7.40	6.42
<b>Total</b>				<b>14.80</b>	<b>12.84</b>

**BLUEWAVE EXPRESS WESLACO**

**DRAINAGE CALCULATIONS (1 OF 2)**


**L2 SQUARED ENGINEERING**  
LANDSCAPE ARCHITECTURE  
PLANNING AND ZONING  
CONSULTING ENGINEERS

DATE: 06/11/2025  
DRAWN BY: CAMERON DAVID  
CHECKED BY: [Signature]  
SCALE: AS SHOWN

**13**

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\10 DRAINAGE CALCULATIONS.DWG JUL 11, 2025--11:18 AM CAMERON DAVID


Station	Flow (cfs)	Velocity (ft/s)	Depth (ft)	Channel Slope	Material	Notes
0+00	10.0	1.5	1.0	0.01	Grass	...
0+10	15.0	2.0	1.5	0.01	Grass	...
0+20	20.0	2.5	2.0	0.01	Grass	...
0+30	25.0	3.0	2.5	0.01	Grass	...
0+40	30.0	3.5	3.0	0.01	Grass	...
0+50	35.0	4.0	3.5	0.01	Grass	...
0+60	40.0	4.5	4.0	0.01	Grass	...
0+70	45.0	5.0	4.5	0.01	Grass	...
0+80	50.0	5.5	5.0	0.01	Grass	...
0+90	55.0	6.0	5.5	0.01	Grass	...
1+00	60.0	6.5	6.0	0.01	Grass	...
1+10	65.0	7.0	6.5	0.01	Grass	...
1+20	70.0	7.5	7.0	0.01	Grass	...
1+30	75.0	8.0	7.5	0.01	Grass	...
1+40	80.0	8.5	8.0	0.01	Grass	...
1+50	85.0	9.0	8.5	0.01	Grass	...
1+60	90.0	9.5	9.0	0.01	Grass	...
1+70	95.0	10.0	9.5	0.01	Grass	...
1+80	100.0	10.5	10.0	0.01	Grass	...
1+90	105.0	11.0	10.5	0.01	Grass	...
2+00	110.0	11.5	11.0	0.01	Grass	...
2+10	115.0	12.0	11.5	0.01	Grass	...
2+20	120.0	12.5	12.0	0.01	Grass	...
2+30	125.0	13.0	12.5	0.01	Grass	...
2+40	130.0	13.5	13.0	0.01	Grass	...
2+50	135.0	14.0	13.5	0.01	Grass	...
2+60	140.0	14.5	14.0	0.01	Grass	...
2+70	145.0	15.0	14.5	0.01	Grass	...
2+80	150.0	15.5	15.0	0.01	Grass	...
2+90	155.0	16.0	15.5	0.01	Grass	...
3+00	160.0	16.5	16.0	0.01	Grass	...
3+10	165.0	17.0	16.5	0.01	Grass	...
3+20	170.0	17.5	17.0	0.01	Grass	...
3+30	175.0	18.0	17.5	0.01	Grass	...
3+40	180.0	18.5	18.0	0.01	Grass	...
3+50	185.0	19.0	18.5	0.01	Grass	...
3+60	190.0	19.5	19.0	0.01	Grass	...
3+70	195.0	20.0	19.5	0.01	Grass	...
3+80	200.0	20.5	20.0	0.01	Grass	...
3+90	205.0	21.0	20.5	0.01	Grass	...
4+00	210.0	21.5	21.0	0.01	Grass	...
4+10	215.0	22.0	21.5	0.01	Grass	...
4+20	220.0	22.5	22.0	0.01	Grass	...
4+30	225.0	23.0	22.5	0.01	Grass	...
4+40	230.0	23.5	23.0	0.01	Grass	...
4+50	235.0	24.0	23.5	0.01	Grass	...
4+60	240.0	24.5	24.0	0.01	Grass	...
4+70	245.0	25.0	24.5	0.01	Grass	...
4+80	250.0	25.5	25.0	0.01	Grass	...
4+90	255.0	26.0	25.5	0.01	Grass	...
5+00	260.0	26.5	26.0	0.01	Grass	...
5+10	265.0	27.0	26.5	0.01	Grass	...
5+20	270.0	27.5	27.0	0.01	Grass	...
5+30	275.0	28.0	27.5	0.01	Grass	...
5+40	280.0	28.5	28.0	0.01	Grass	...
5+50	285.0	29.0	28.5	0.01	Grass	...
5+60	290.0	29.5	29.0	0.01	Grass	...
5+70	295.0	30.0	29.5	0.01	Grass	...
5+80	300.0	30.5	30.0	0.01	Grass	...
5+90	305.0	31.0	30.5	0.01	Grass	...
6+00	310.0	31.5	31.0	0.01	Grass	...
6+10	315.0	32.0	31.5	0.01	Grass	...
6+20	320.0	32.5	32.0	0.01	Grass	...
6+30	325.0	33.0	32.5	0.01	Grass	...
6+40	330.0	33.5	33.0	0.01	Grass	...
6+50	335.0	34.0	33.5	0.01	Grass	...
6+60	340.0	34.5	34.0	0.01	Grass	...
6+70	345.0	35.0	34.5	0.01	Grass	...
6+80	350.0	35.5	35.0	0.01	Grass	...
6+90	355.0	36.0	35.5	0.01	Grass	...
7+00	360.0	36.5	36.0	0.01	Grass	...
7+10	365.0	37.0	36.5	0.01	Grass	...
7+20	370.0	37.5	37.0	0.01	Grass	...
7+30	375.0	38.0	37.5	0.01	Grass	...
7+40	380.0	38.5	38.0	0.01	Grass	...
7+50	385.0	39.0	38.5	0.01	Grass	...
7+60	390.0	39.5	39.0	0.01	Grass	...
7+70	395.0	40.0	39.5	0.01	Grass	...
7+80	400.0	40.5	40.0	0.01	Grass	...
7+90	405.0	41.0	40.5	0.01	Grass	...
8+00	410.0	41.5	41.0	0.01	Grass	...
8+10	415.0	42.0	41.5	0.01	Grass	...
8+20	420.0	42.5	42.0	0.01	Grass	...
8+30	425.0	43.0	42.5	0.01	Grass	...
8+40	430.0	43.5	43.0	0.01	Grass	...
8+50	435.0	44.0	43.5	0.01	Grass	...
8+60	440.0	44.5	44.0	0.01	Grass	...
8+70	445.0	45.0	44.5	0.01	Grass	...
8+80	450.0	45.5	45.0	0.01	Grass	...
8+90	455.0	46.0	45.5	0.01	Grass	...
9+00	460.0	46.5	46.0	0.01	Grass	...
9+10	465.0	47.0	46.5	0.01	Grass	...
9+20	470.0	47.5	47.0	0.01	Grass	...
9+30	475.0	48.0	47.5	0.01	Grass	...
9+40	480.0	48.5	48.0	0.01	Grass	...
9+50	485.0	49.0	48.5	0.01	Grass	...
9+60	490.0	49.5	49.0	0.01	Grass	...
9+70	495.0	50.0	49.5	0.01	Grass	...
9+80	500.0	50.5	50.0	0.01	Grass	...
9+90	505.0	51.0	50.5	0.01	Grass	...
10+00	510.0	51.5	51.0	0.01	Grass	...



3/17/2025

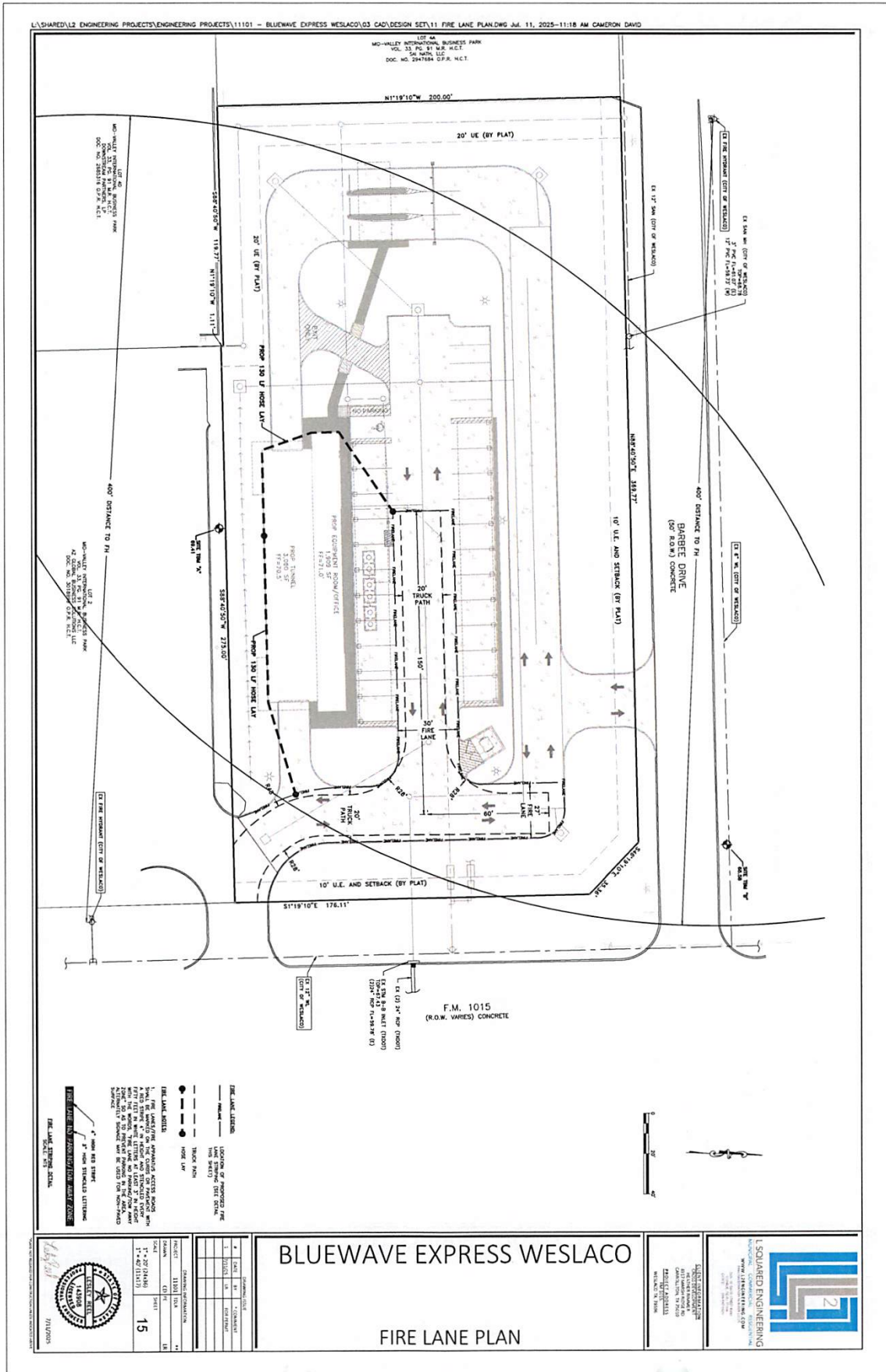
# BLUEWAVE EXPRESS WESLACO

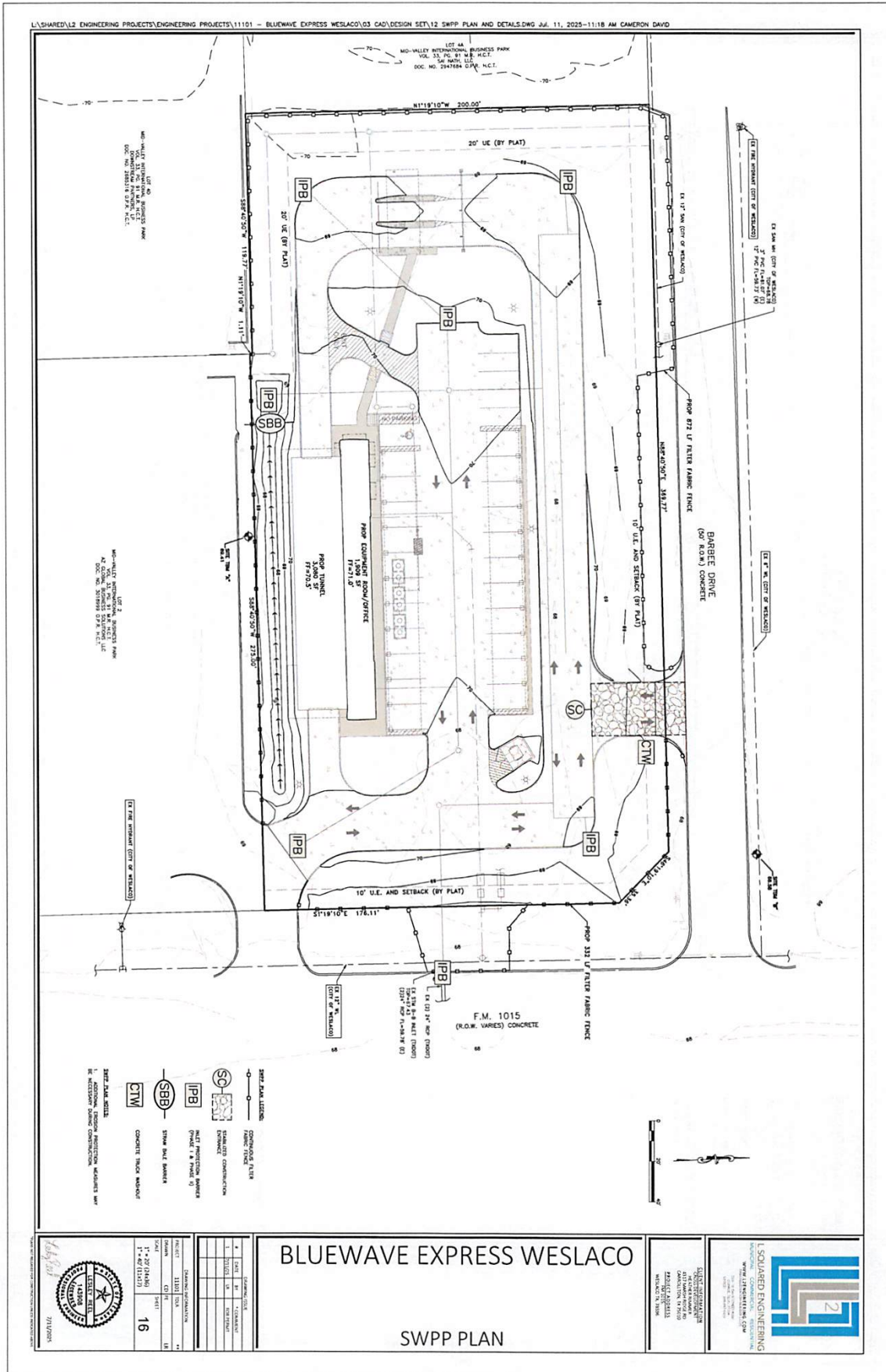
## DRAINAGE CALCULATIONS (2 OF 2)



L SQUARED ENGINEERING  
INCORPORATED  
11750 W. STATE HIGHWAY 83  
SUITE 100  
MCKINNEY, TEXAS 75069  
972.281.1800

PROJECT: 11011204 SHEET: 14 DATE: 07/01/2025 DRAWN BY: [Name] CHECKED BY: [Name]	14
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L:\SHARED\LEZ ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\3 CAD\DESIGN SET\12 SWPP PLAN AND DETAILS.DWG JUL. 11, 2025-11:18 AM CAMERON DAVID

LOT 44  
MO-VALLEY INTERNATIONAL BUSINESS PARK  
VOL. 33, PG. 81 W.B. N.C.T.  
S.W. 1/4 SEC. 10, T.11N. R.10E. S.11E.  
DOC. NO. 247484 O.P.A. N.C.T.

LOT 2  
MO-VALLEY INTERNATIONAL BUSINESS PARK  
VOL. 33, PG. 81 W.B. N.C.T.  
S.W. 1/4 SEC. 10, T.11N. R.10E. S.11E.  
DOC. NO. 247484 O.P.A. N.C.T.

- SHORT NAME LEGEND:**
- CONCRETE FLOOR**
  - QUALITY CONSTRUCTION**
  - WALL PROTECTION BANDS** (PANEL 1 & PANEL 2)
  - STORM BANK BANKING**
  - CONCRETE THICK MATERIAL**
- OTHER NAME LEGEND:**
- 1. ADDITIONAL EROSION PROTECTION MEASURES MAY BE NECESSARY DURING CONSTRUCTION.


# BLUEWAVE EXPRESS WESLACO

## SWPP PLAN

PROJECT:	11101 SWPP
DATE:	07/01/25
DRAWN BY:	CD
CHECKED BY:	CD
SCALE:	1" = 20' (AS SHOWN)
SHEET NO.:	16

**L2 ENGINEERING**  
11101 W. BLUEWAVE DRIVE  
WESLACO, TEXAS 77980  
TEL: 361-222-4444  
WWW.L2ENGINEERING.COM

**L2 ENGINEERING**  
11101 W. BLUEWAVE DRIVE  
WESLACO, TEXAS 77980  
TEL: 361-222-4444  
WWW.L2ENGINEERING.COM



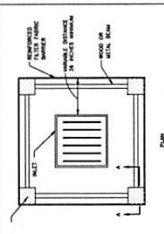
**L SQUARED ENGINEERING**  
ARCHITECTURAL & ENGINEERING  
WWW.LSQUAREDENGINEERING.COM

**BLUEWAVE EXPRESS WESLACO**

**SWPP DETAILS**

PROJECT: 11011 SWPP  
SHEET: 17  
DATE: 05/20/24  
DRAWN BY: J. GIBSON  
CHECKED BY: J. GIBSON

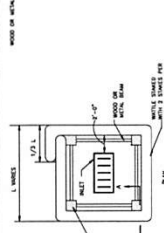
**WOOD ON W/TH POST**



**SECTION A-A**

SEE REINFORCED FILTER FABRIC BARREL DETAIL FOR REINFORCED FILTER FABRIC BARREL REQUIREMENTS.

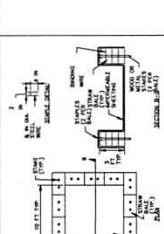
**WOOD ON W/TH POST**



**SECTION A-A**

SEE REINFORCED FILTER FABRIC BARREL DETAIL FOR REINFORCED FILTER FABRIC BARREL REQUIREMENTS.

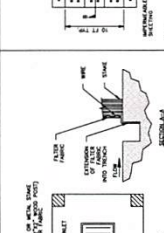
**WOOD ON W/TH POST**



**SECTION A-A**

SEE REINFORCED FILTER FABRIC BARREL DETAIL FOR REINFORCED FILTER FABRIC BARREL REQUIREMENTS.

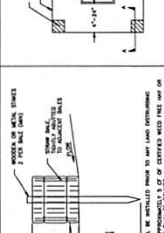
**WOOD ON W/TH POST**



**SECTION A-A**

SEE REINFORCED FILTER FABRIC BARREL DETAIL FOR REINFORCED FILTER FABRIC BARREL REQUIREMENTS.

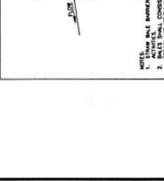
**WOOD ON W/TH POST**



**SECTION A-A**


SEE REINFORCED FILTER FABRIC BARREL DETAIL FOR REINFORCED FILTER FABRIC BARREL REQUIREMENTS.

**WOOD ON W/TH POST**



**SECTION A-A**

SEE REINFORCED FILTER FABRIC BARREL DETAIL FOR REINFORCED FILTER FABRIC BARREL REQUIREMENTS.

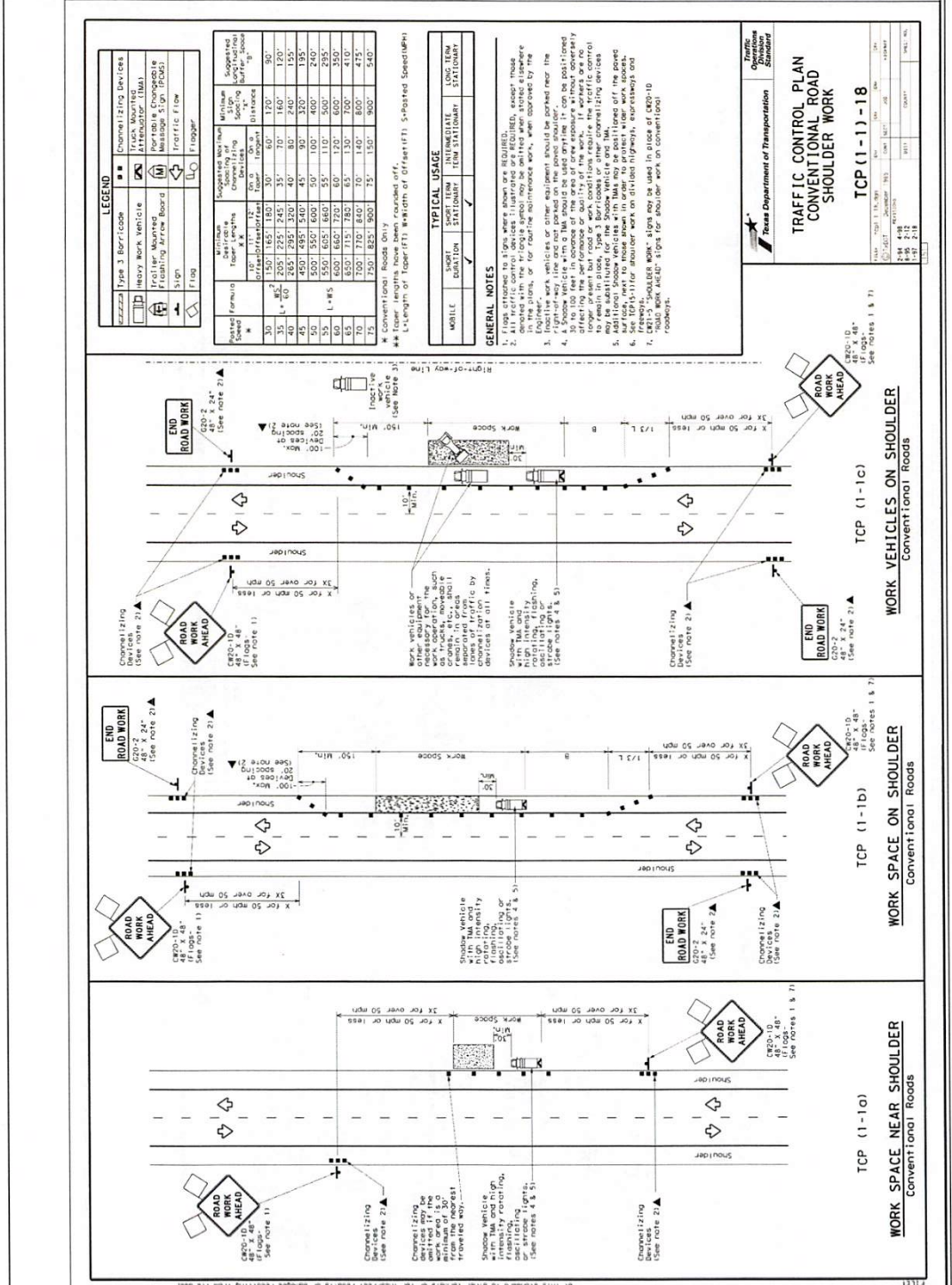


**L SQUARED ENGINEERING**  
11000 W. 15th Ave., Suite 100  
Denver, CO 80202  
www.lsqared.com

**BLUEWAVE EXPRESS WESLACO**

**TRAFFIC CONTROL DETAILS**

PROJECT: 11111  
SHEET: 18  
DATE: 08/11/2025

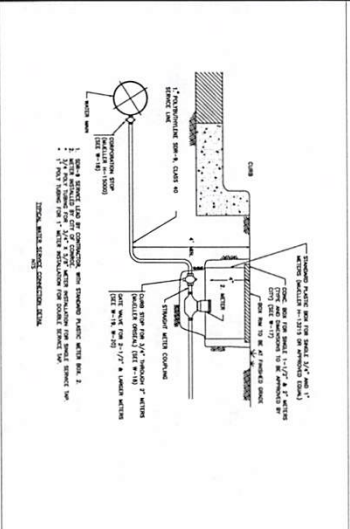


11111

L SQUARED ENGINEERING PROJECTS/ENGINEERING PROJECTS/11111 - BLUEWAVE EXPRESS WESLACO/03 CAD/DESIGN SET/13 DETAILS/04 11 2025-11:18 AM CAMERON DAVIS



L:\SHARED\12 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\13 DETAILS.DWG Jul. 11, 2025--11:18 AM CAMERON DAVID



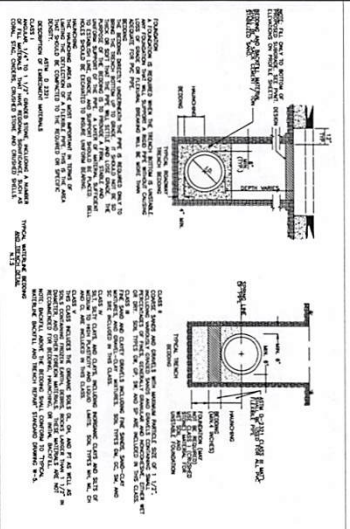
1. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.
2. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.

**CONCRETE AND METAL DETAILING SPECIFICATIONS AND NOTES**

1. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.

2. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE CURB	1.00	LINEAL FOOT	12.00	12.00
2	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
3	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
4	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
5	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
6	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
7	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
8	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
9	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
10	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
11	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
12	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
13	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
14	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
15	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
16	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
17	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
18	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
19	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
20	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
21	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
22	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
23	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
24	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
25	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
26	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
27	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
28	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
29	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
30	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
31	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
32	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
33	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
34	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
35	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
36	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
37	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
38	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
39	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
40	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
41	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
42	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
43	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
44	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
45	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
46	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
47	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
48	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
49	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
50	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
51	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
52	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
53	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
54	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
55	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
56	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
57	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
58	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
59	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
60	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
61	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
62	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
63	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
64	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
65	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
66	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
67	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
68	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
69	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
70	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
71	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
72	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
73	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
74	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
75	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
76	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
77	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
78	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
79	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
80	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
81	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
82	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
83	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
84	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
85	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
86	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
87	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
88	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
89	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
90	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
91	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
92	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
93	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
94	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
95	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
96	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
97	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00
98	CONCRETE GUTTER	1.00	LINEAL FOOT	12.00	12.00
99	1/2" DIA. PIPE	1.00	LINEAL FOOT	12.00	12.00
100	CONCRETE BASE	1.00	SQ. YARD	12.00	12.00

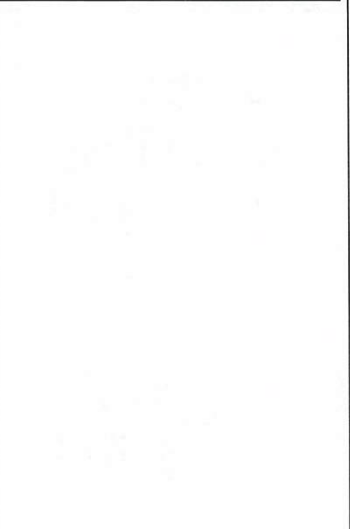


1. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.
2. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.

**CONCRETE AND METAL DETAILING SPECIFICATIONS AND NOTES**

1. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.

2. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.



1. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.
2. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.

**CONCRETE AND METAL DETAILING SPECIFICATIONS AND NOTES**

1. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.

2. 1/2" DIA. PIPE WITH 1/2" CLEARANCE FROM CURB AND GUTTER.

**BLUEWAVE EXPRESS WESLACO**

WATER DETAILS

20

**BLUEWAVE EXPRESS WESLACO**

WATER DETAILS

**L.SQUARIED ENGINEERING**

1101 N. W. 11th St. Ft. Lauderdale, FL 33309

PH: 754.561.1111

WWW.LSQUARIEDENGINEERING.COM

3000 W. UNIVERSITY BLVD. SUITE 200 FORT LAUDERDALE, FL 33402

PH: 754.875.1111

WWW.LSQUARIEDENGINEERING.COM





<b>PROJECT INFORMATION</b>	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



# BLUEWAVE EXPRESS WESLACO - REV 3

## WESLACO, TX, USA

### MC-7200 STORMTECH CHAMBER SPECIFICATIONS

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 60X101.
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 PRACTICES FOR TESTING FLEXURAL THERMOPLASTIC RESIN RESOLUBLE FILLS FOR STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (41 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STAKING LUGS;
  - LUGS SHALL BE 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/FT<sup>3</sup>, 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.
  - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR 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 CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR 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.

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

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STONESHOOTER LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE, AASHTO M43 #3, #57, 4, 467, 5, 56, OR 57.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

### 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 EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER-TIRED LOADER, DUMP TRUCK OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH 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 EMBEDED 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 1-800-821-8770 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



### 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 PAVEMENT OR UNPAVED FINISHED GRADE 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 EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE FINISHED GRADE. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M43 <sup>1</sup> A-1, A-2.4, A-3 OR AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 88, 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.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE <sup>3</sup>	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE <sup>3</sup> 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>3,4</sup>

**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 CONSTRUCTION DETAILS.
- 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".

ADS GEOSYNTHETICS 6011 NON-WOVEN GEOTEXTILE ALL AROUND CLEAN, CRUSHED, ANGULAR STONE IN A & B LAYERS

"THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS."

**NOTES:**

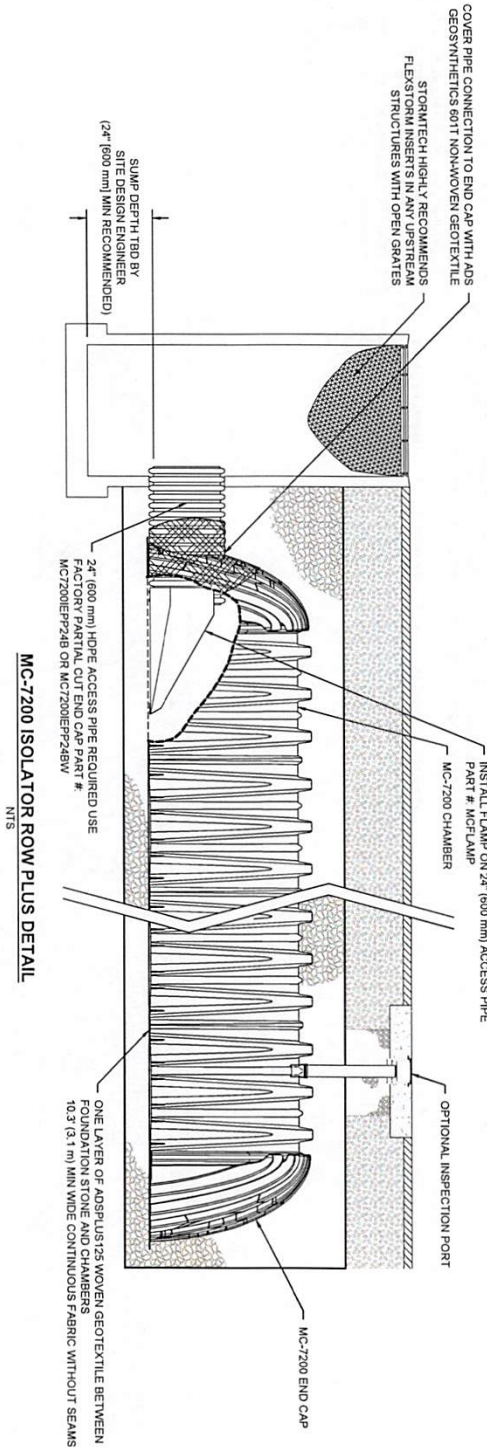
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418. STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS CLASSIFICATION 60x101
- MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED 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.
- 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, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT<sup>2</sup>. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 75° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

**StormTech®**  
Chamber System

4640 TRUMAN BLVD  
HILLIARD, OH 43026  
1-800-733-7473

3 OF 5  
SHEET

DATE: 07/19/2025  
DRAWN: EC  
CHECKED: MA  
PROJECT #:  
WESLACO, TX, USA  
- REV 3  
BLUEWAVE EXPRESS WESLACO

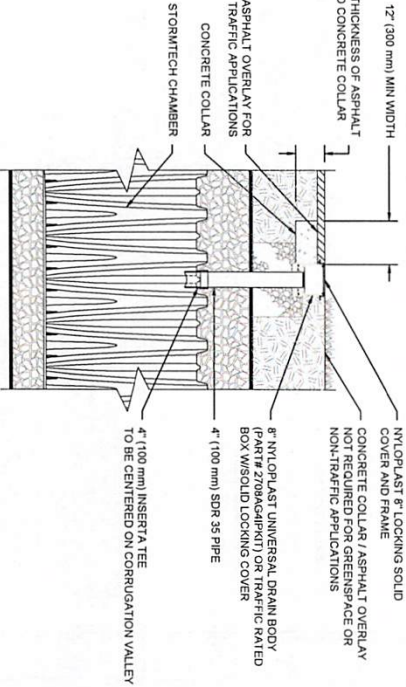


**INSPECTION & MAINTENANCE**

- 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 FLEXTORM FILTER IF INSTALLED
    - A.3. USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
    - A.4. LOWER 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. INSPECTION PORTS
    - B.1. REMOVE COVER STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
    - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - B.3. REMOVE COVER FROM INSPECTION PORTS
      - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
      - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
    - B.3. 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 ETVC PROCESS
- A. FIBER OPTIC CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  - B. APPLY MULTIPLE PASSES OF ETVC UNTIL BACKFLUSH WATER IS CLEAN
  - C. VACUUM STRUCTURE SWMP 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.

**NOTES**

1. 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.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SHEET <b>4 OF 5</b>		4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473	<b>StormTech®</b> Chamber System	BLUEWAVE EXPRESS WESLACO - REV 3 WESLACO, TX, USA DATE: 07/09/2025 DRAWN: EC PROJECT #: CHECKED: N/A
	THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS BY THE CLIENT UNDER THE DIRECTION OF THE PROJECT ENGINEER OF RECORD, EOR, T OR OTHER PROFESSIONAL ENGINEER. WITHOUT THE EOR'S PRIOR APPROVAL, EOR SHALL REVIEW AND REGULATE AND PROJECT REQUIREMENTS.			
	REPRESENTATIVE: THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION FACTS DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE			
	TO AVOID ASSUMPTIONS UNDER THE DIRECTION OF THE PROJECT ENGINEER OF RECORD, EOR, T OR OTHER PROFESSIONAL ENGINEER. WITHOUT THE EOR'S PRIOR APPROVAL, EOR SHALL REVIEW AND REGULATE AND PROJECT REQUIREMENTS.			

**StormTech**  
4640 TRUMAN BLVD  
HILLIARD OH 43026  
1-800-733-7473

**ADS**  
4640 TRUMAN BLVD  
HILLIARD OH 43026  
1-800-733-7473

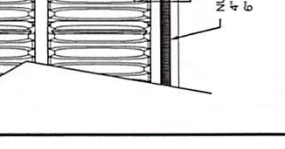
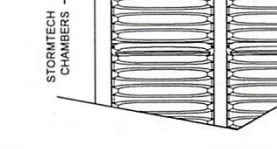
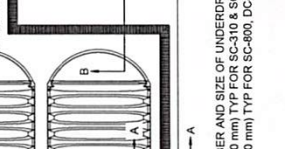
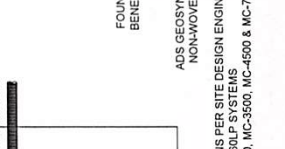
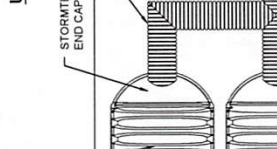
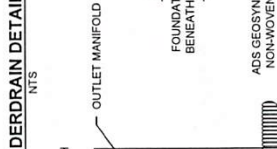
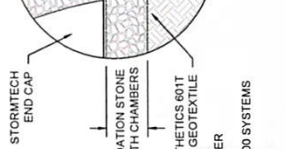
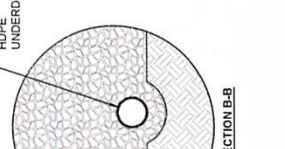
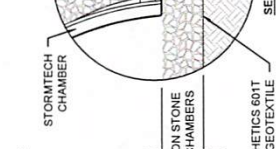
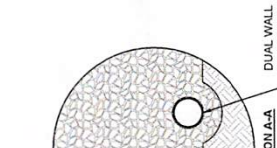
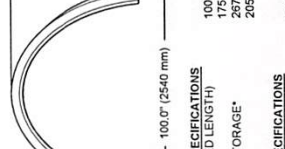
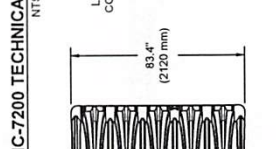
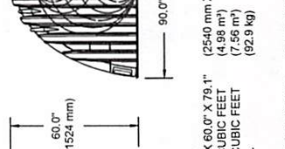
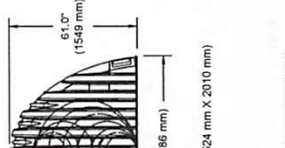
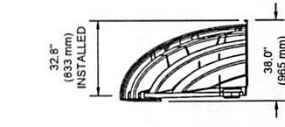
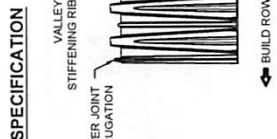
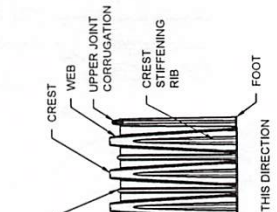
CHAMBER SYSTEM

DATE: 07/09/2025  
DRAWN: EC  
PROJECT #: \_\_\_\_\_  
CHECKED: N/A  
DESIGNED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

BLUEWAVE EXPRESS WESLACO - REV 3  
WESLACO, TX, USA

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

5 OF 5 SHEET



**MC-7200 TECHNICAL SPECIFICATION**  
NTS

**UNDERDRAIN DETAIL**  
NTS

**MC-SERIES END CAP INSERTION DETAIL**  
NTS

**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"
CHAMBER STORAGE	175.9 CUBIC FEET (4.98 m <sup>3</sup> )
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET (7.56 m <sup>3</sup> )
WEIGHT (NOMINAL)	205 lbs.

**NOMINAL END CAP SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"
END CAP STORAGE	39.5 CUBIC FEET (1.12 m <sup>3</sup> )
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET (3.26 m <sup>3</sup> )
WEIGHT (NOMINAL)	90 lbs.

**STUB**

PART #	B	C
MC7200EPP06T	42.54" (1081 mm)	0.86" (22 mm)
MC7200EPP09B	40.50" (1029 mm)	1.01" (26 mm)
MC7200EPP09B	38.37" (975 mm)	1.33" (34 mm)
MC7200EPP10T	35.66" (907 mm)	1.55" (39 mm)
MC7200EPP12T	32.72" (831 mm)	1.70" (43 mm)
MC7200EPP15B	29.36" (746 mm)	1.97" (50 mm)
MC7200EPP18T	23.05" (585 mm)	2.26" (57 mm)
MC7200EPP24T	2.95" (75 mm)	3.25" (83 mm)
MC7200EPP30BW	36" (914 mm)	3.55" (90 mm)
MC7200EPP36BW	42" (1067 mm)	3.55" (90 mm)

\*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.

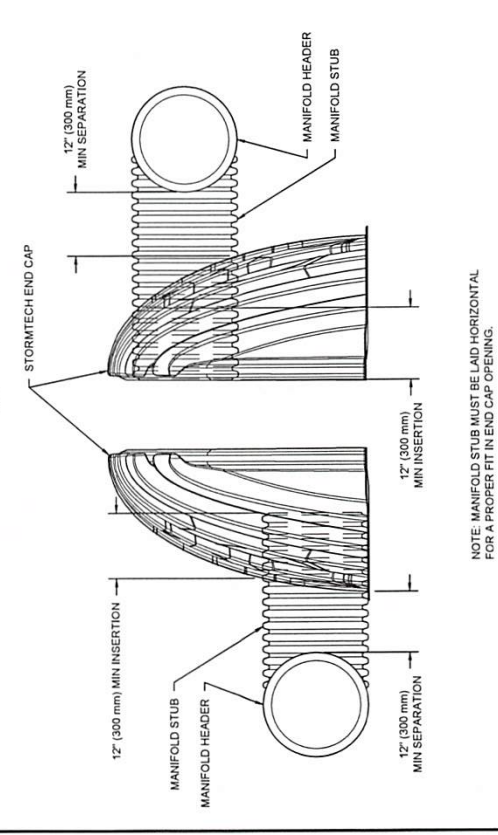
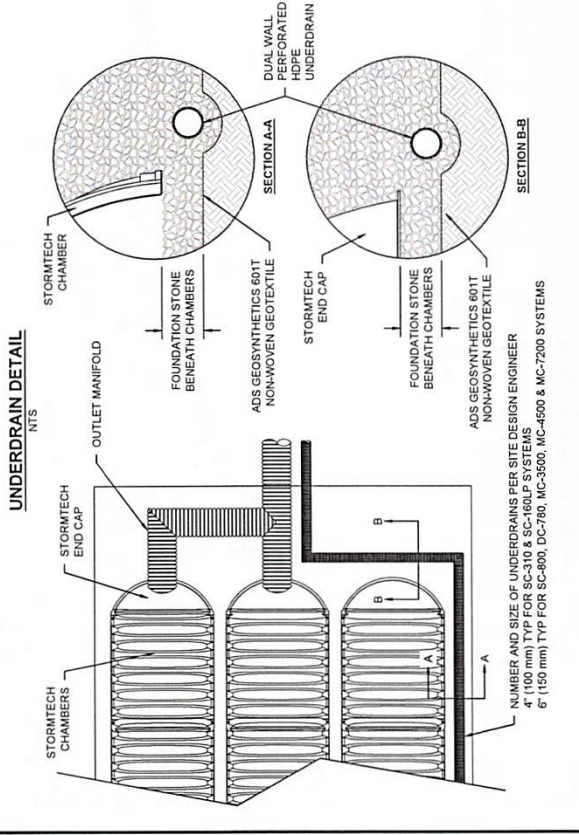
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"

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

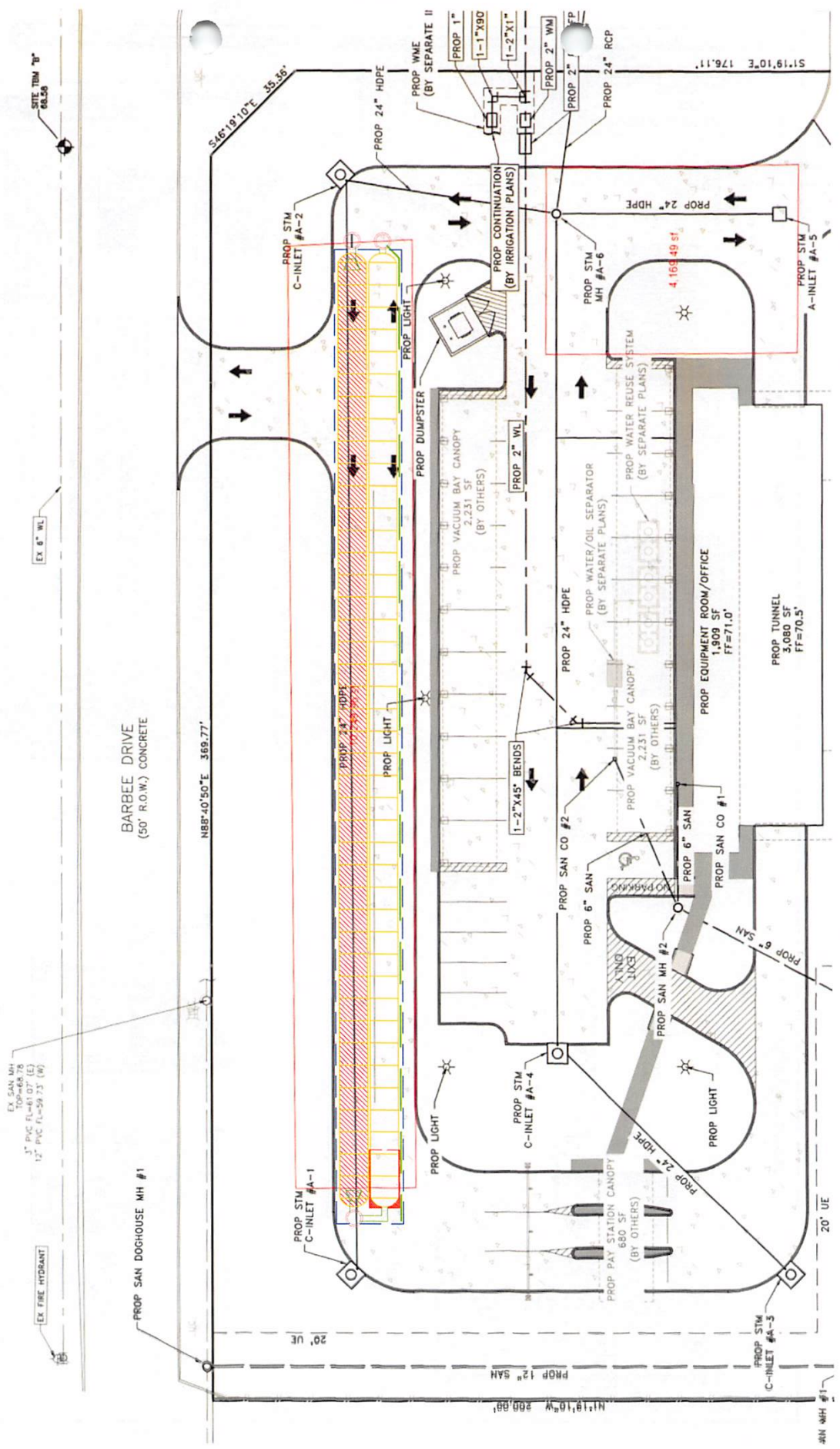
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"


CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVERTED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 16-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERTS ARE AVAILABLE UPON REQUEST. INVERT LOCATION IN COLUMN "B" ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

NOTE: ALL DIMENSIONS ARE NOMINAL



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





**L SQUARED ENGINEERING**  
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HOUSTON, TEXAS 77077  
PH: 281.888.1100  
FAX: 281.888.1101

## BLUEWAVE EXPRESS WESLACO

### COVER SHEET

DATE	DESCRIPTION
01	ISSUED
02	REVISED
03	REVISED
04	REVISED
05	REVISED
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07	REVISED
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# CITY OF WESLACO, TEXAS

# BLUEWAVE EXPRESS WESLACO

## PRIVATE IMPROVEMENTS

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

**PROJECT NOTES:**

1. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.

2. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CLIENT'S EXPENSE.

3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES PRIOR TO CONSTRUCTION.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WESLACO SPECIFICATIONS AND STANDARDS.

5. THE CLIENT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE CITY OF WESLACO PRIOR TO THE START OF CONSTRUCTION.

6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS.

8. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF WESLACO.

9. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE PRIOR TO THE START OF CONSTRUCTION.

10. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.

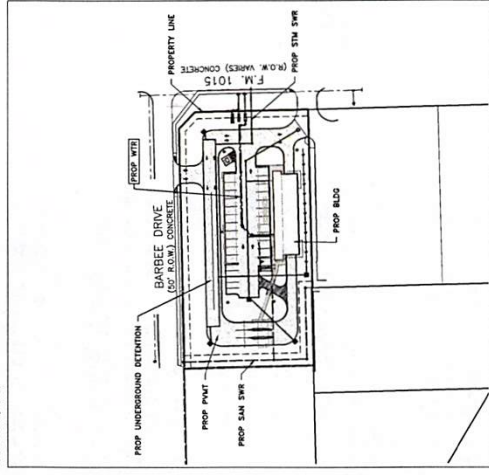
11. THE CLIENT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION TO THE CITY OF WESLACO PRIOR TO THE START OF CONSTRUCTION.

12. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

13. THE CLIENT SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS.

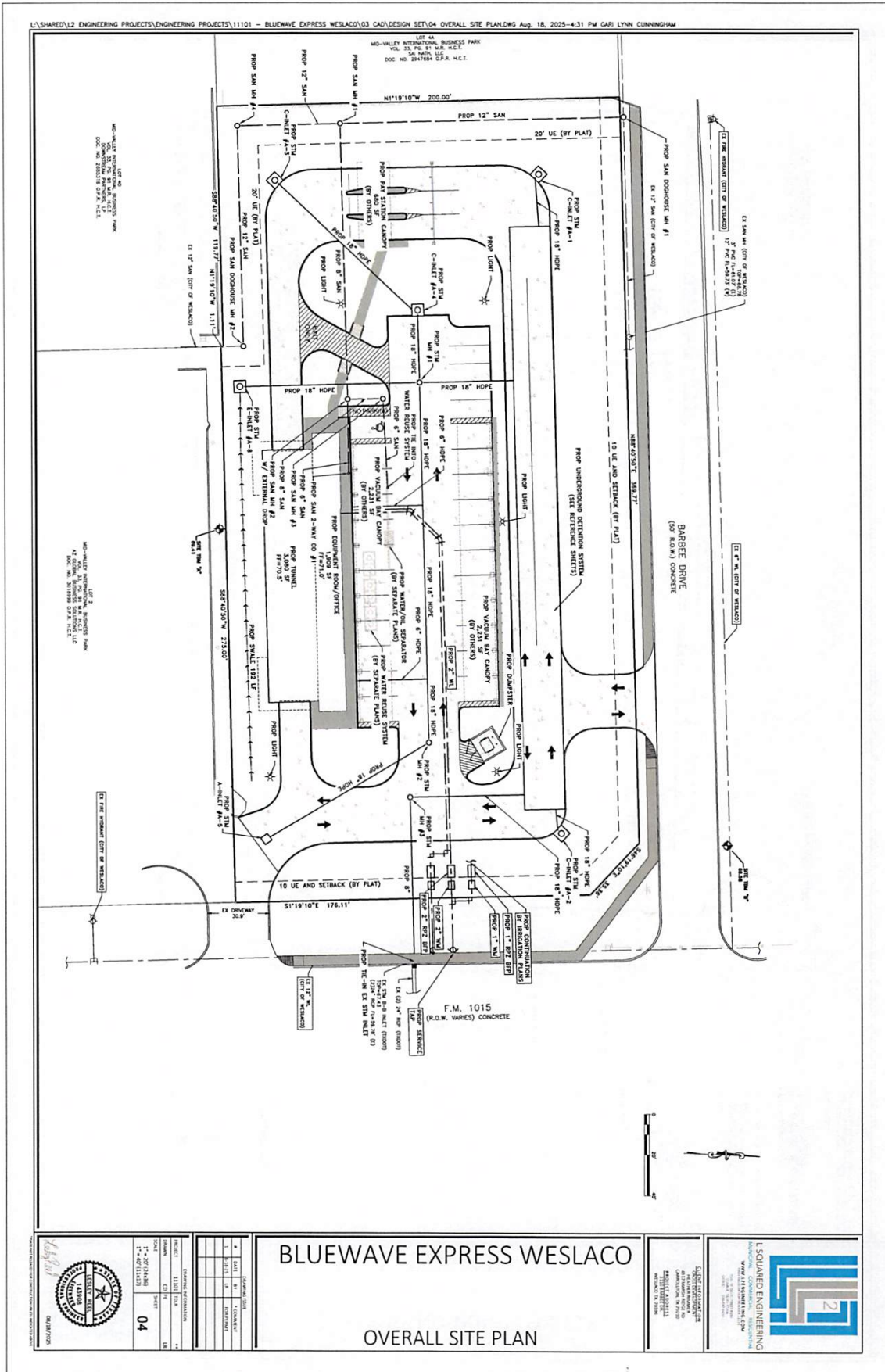
14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF WESLACO.

15. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE PRIOR TO THE START OF CONSTRUCTION.









L:\SHARED\2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\04 OVERALL SITE PLAN\DWG Aug. 18, 2025-4:31 PM GARI LYNN CUNNINGHAM

LOT 40  
MO-VALLEY INTERNATIONAL BUSINESS PARK  
17.11 AC (36.448770)  
54 N.W. 111<sup>th</sup> ST. SW. #1  
S.W. 111<sup>th</sup> ST. SW. #1  
DOC. NO. 200418 02.24.01

LOT 1  
MO-VALLEY INTERNATIONAL BUSINESS PARK  
17.11 AC (36.448770)  
54 N.W. 111<sup>th</sup> ST. SW. #1  
S.W. 111<sup>th</sup> ST. SW. #1  
DOC. NO. 200418 02.24.01

# BLUEWAVE EXPRESS WESLACO

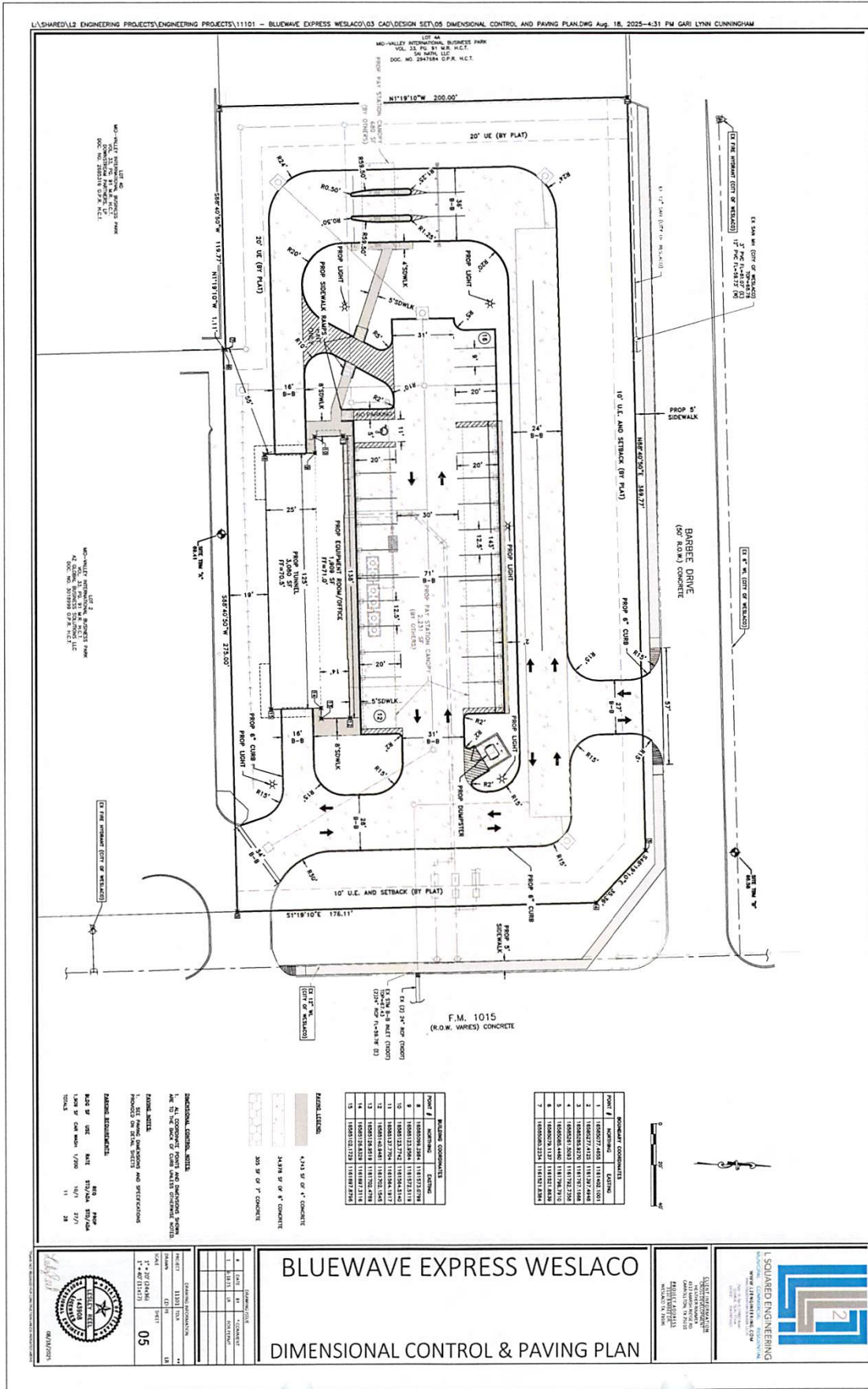
## OVERALL SITE PLAN

PROJECT	11101 - 04
DATE	11-27-24
SCALE	1" = 40' (1:1600)
PROJECT NO.	04
DATE	11-27-24
SCALE	1" = 40' (1:1600)
PROJECT NO.	04

**L SQUARED ENGINEERING**  
 1700 W. UNIVERSITY BLVD. SUITE 200  
 WESLACO, TEXAS 77680  
 TEL: 361-222-1111  
 FAX: 361-222-1112  
 WWW.LSQUAREDENGINEERING.COM

**DATE PREPARED:** 11/27/24  
**DESIGNED BY:** G.L.C.  
**CHECKED BY:** G.L.C.  
**APPROVED BY:** G.L.C.

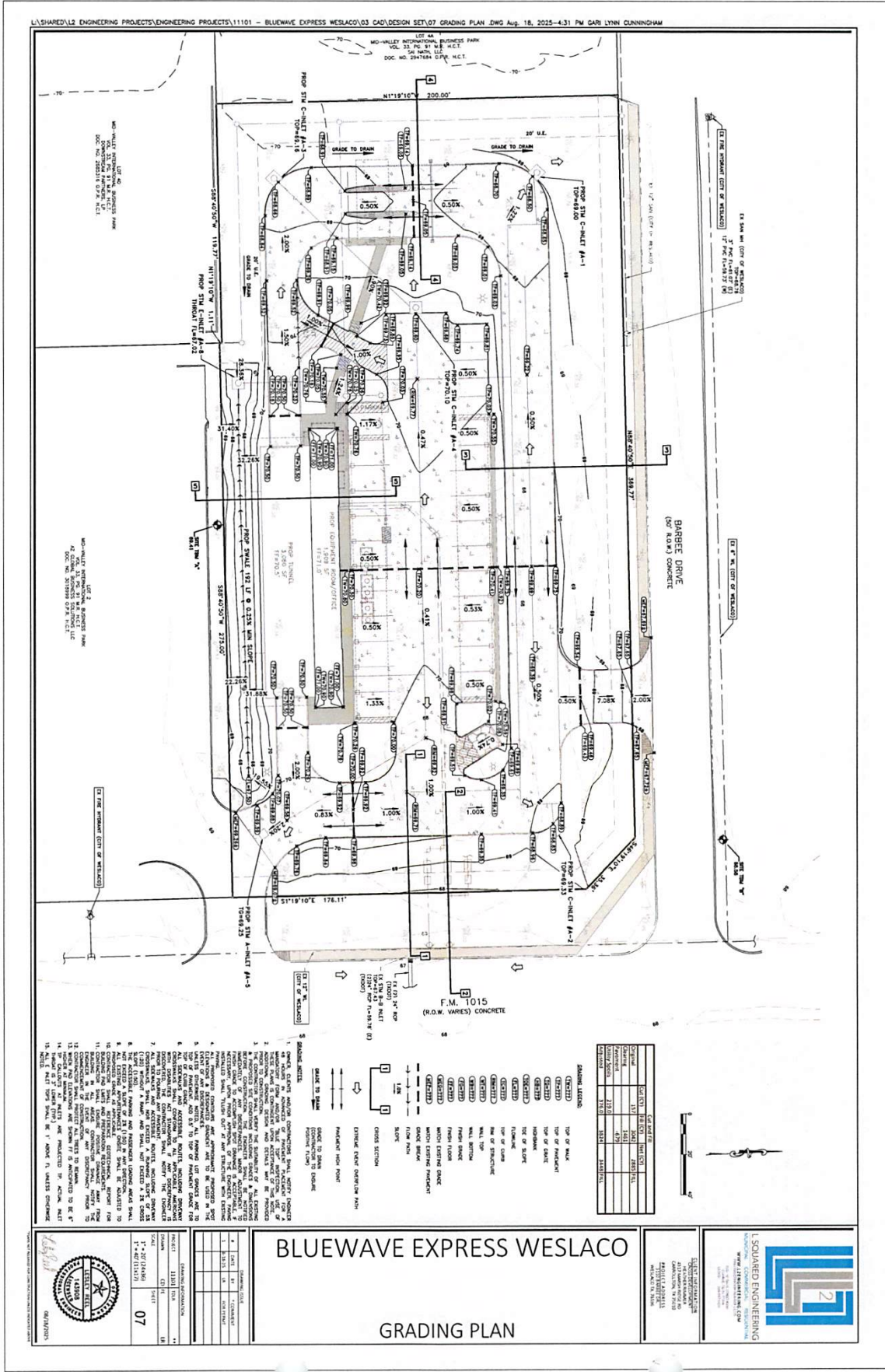




**EXISTING CONCRETE**

POINT #	DESCRIPTION	COORDINATES
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2	15000077 4125	(1181807.000)
3	15000077 4225	(1181812.000)
4	15000077 4325	(1181817.000)
5	15000077 4425	(1181822.000)
6	15000077 4525	(1181827.000)
7	15000077 4625	(1181832.000)
8	15000077 4725	(1181837.000)
9	15000077 4825	(1181842.000)
10	15000077 4925	(1181847.000)
11	15000077 5025	(1181852.000)
12	15000077 5125	(1181857.000)
13	15000077 5225	(1181862.000)
14	15000077 5325	(1181867.000)
15	15000077 5425	(1181872.000)
16	15000077 5525	(1181877.000)
17	15000077 5625	(1181882.000)
18	15000077 5725	(1181887.000)
19	15000077 5825	(1181892.000)
20	15000077 5925	(1181897.000)
21	15000077 6025	(1181902.000)
22	15000077 6125	(1181907.000)
23	15000077 6225	(1181912.000)
24	15000077 6325	(1181917.000)
25	15000077 6425	(1181922.000)
26	15000077 6525	(1181927.000)
27	15000077 6625	(1181932.000)
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32	15000077 7125	(1181957.000)
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34	15000077 7325	(1181967.000)
35	15000077 7425	(1181972.000)
36	15000077 7525	(1181977.000)
37	15000077 7625	(1181982.000)
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46	15000077 8525	(1182027.000)
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56	15000077 9525	(1182077.000)
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67	15000077 10625	(1182132.000)
68	15000077 10725	(1182137.000)
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198	15000077 23725	(1182787.000)
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216	15000077 25525	(1182877.000)
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218	15000077 25725	(1182887.000)





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LOT 44  
MID-WALLEY INTERNATIONAL BUSINESS PARK  
VOL. 33 PG. 81 OF 101 N.C.T.  
DOC NO. 2547874 OF 1 N.C.T.

LOT 2  
MID-WALLEY INTERNATIONAL BUSINESS PARK  
VOL. 33 PG. 81 OF 101 N.C.T.  
DOC NO. 2547874 OF 1 N.C.T.

5. GRADING LEGEND:
1. GRADING ELEVATION
  2. GRADING ELEVATION
  3. GRADING ELEVATION
  4. GRADING ELEVATION
  5. GRADING ELEVATION
  6. GRADING ELEVATION
  7. GRADING ELEVATION
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  9. GRADING ELEVATION
  10. GRADING ELEVATION
  11. GRADING ELEVATION
  12. GRADING ELEVATION
  13. GRADING ELEVATION
  14. GRADING ELEVATION
  15. GRADING ELEVATION

NO.	DATE	BY	CHKD.	DESCRIPTION
1	08/18/25	GL	GL	ISSUED FOR PERMIT
2	08/18/25	GL	GL	ISSUED FOR PERMIT
3	08/18/25	GL	GL	ISSUED FOR PERMIT
4	08/18/25	GL	GL	ISSUED FOR PERMIT



NO.	DATE	BY	CHKD.	DESCRIPTION
1	08/18/25	GL	GL	ISSUED FOR PERMIT
2	08/18/25	GL	GL	ISSUED FOR PERMIT
3	08/18/25	GL	GL	ISSUED FOR PERMIT
4	08/18/25	GL	GL	ISSUED FOR PERMIT

# BLUEWAVE EXPRESS WESLACO

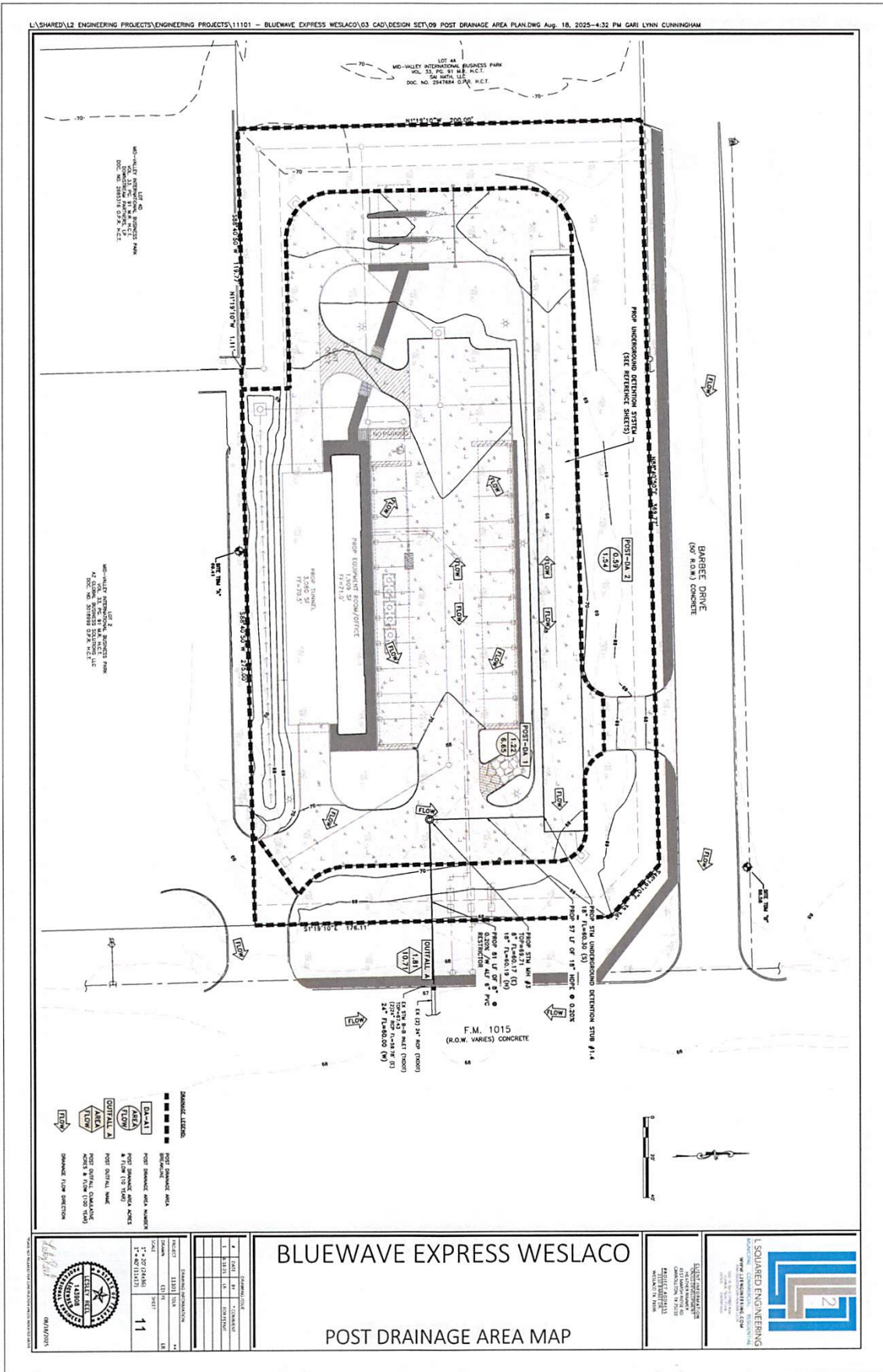
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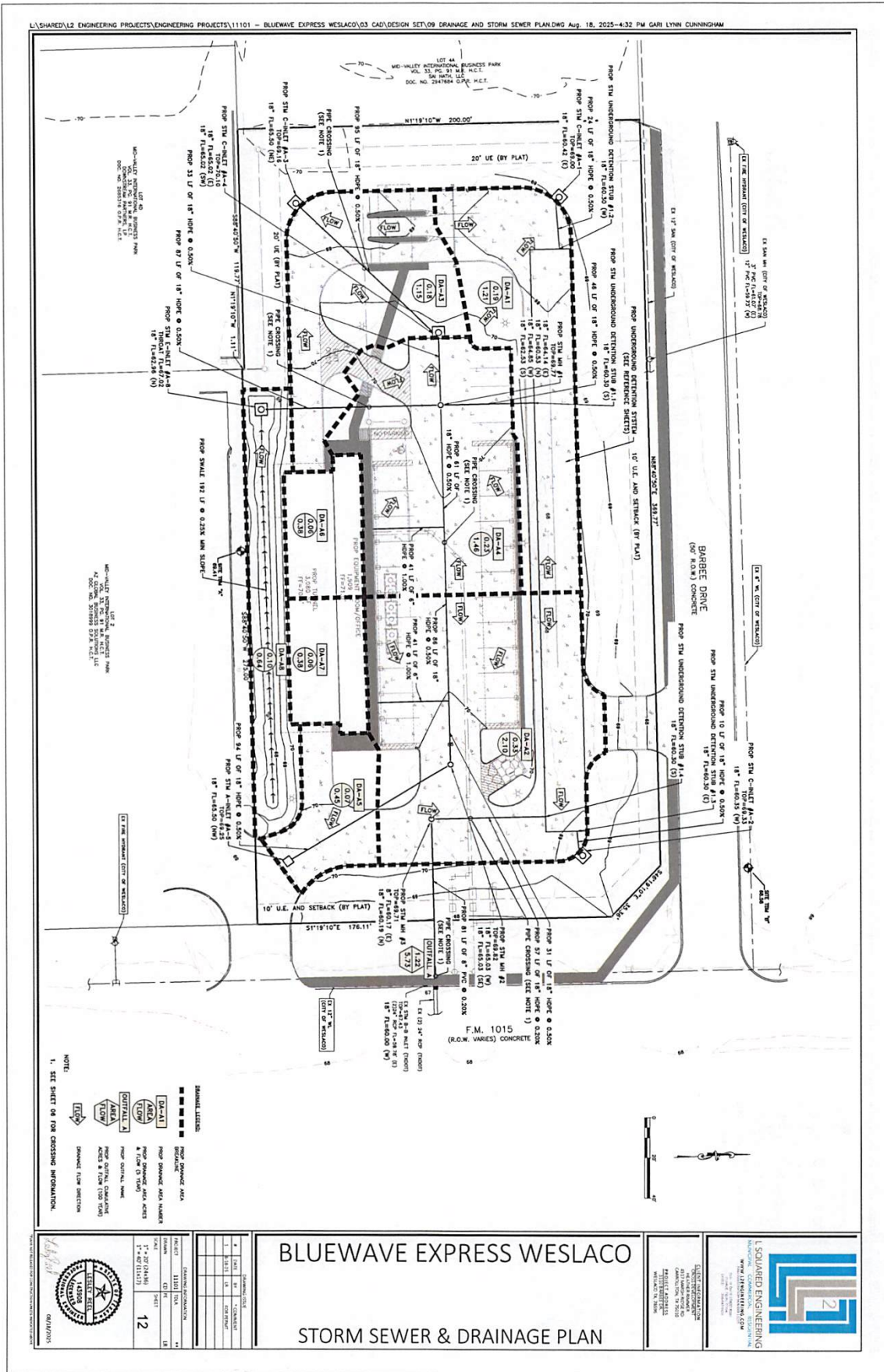
**SQUARED ENGINEERING**  
11101 BLUEWAVE EXPRESS WESLACO, TEXAS 77875  
TEL: 361-222-1111  
WWW.SQUAREDENGINEERING.COM











L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\10 DRAINAGE CALCULATIONS.DWG Aug. 18, 2025-4:32 PM GARI LYNN CUNNINGHAM

**Site Development**

Drainage Area: 10.31

Impervious Area: 10.31

Permeable Area: 0.00

Impervious Ratio: 100%

Runoff Coefficient: 0.65

Peak Runoff: 1.22

Peak Discharge: 10.00

Time of Concentration: 1.22

Time of Travel: 1.22

Time of Arrival: 2.44

Time of Peak: 2.44

Time of Base: 2.44

Time of Lag: 0.00

Time of Rise: 1.22

Time of Fall: 1.22

Time of Duration: 2.44

Time of Recession: 1.22

Time of Total: 2.44

Time of Lag: 0.00

Time of Rise: 1.22

Time of Fall: 1.22

Time of Duration: 2.44

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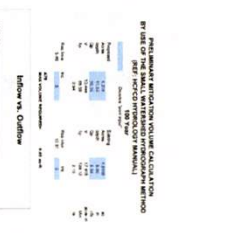
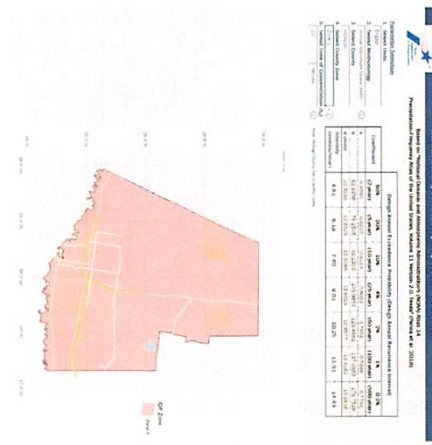
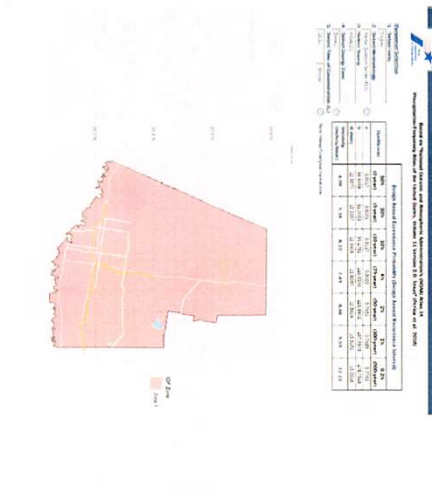
Time of Rise: 1.22

Time of Fall: 1.22

Time of Duration: 2.44

Time of Recession: 1.22

Time of Total: 2.44



**HYDROLOGIC CALCULATIONS**

Runoff Coefficient: 0.65

Peak Runoff: 1.22

Peak Discharge: 10.00

Time of Concentration: 1.22

Time of Travel: 1.22

Time of Arrival: 2.44

Time of Peak: 2.44

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Time of Total: 2.44

Time of Lag: 0.00

Time of Rise: 1.22

Time of Fall: 1.22

Time of Duration: 2.44

Time of Recession: 1.22

Time of Total: 2.44

**10% APPLICABLE AREA**

Area: 10.31

Runoff Coefficient: 0.65

Peak Runoff: 1.22

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Time of Concentration: 1.22

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Time of Arrival: 2.44

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Time of Lag: 0.00

Time of Rise: 1.22

Time of Fall: 1.22

Time of Duration: 2.44

Time of Recession: 1.22

Time of Total: 2.44

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Time of Fall: 1.22

Time of Duration: 2.44

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Time of Total: 2.44

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Time of Lag: 0.00

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Time of Fall: 1.22

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Time of Total: 2.44

Time of Lag: 0.00

Time of Rise: 1.22

Time of Fall: 1.22

Time of Duration: 2.44

Time of Recession: 1.22

Time of Total: 2.44

**HYDROLOGIC CALCULATIONS**

Runoff Coefficient: 0.65

Peak Runoff: 1.22

Peak Discharge: 10.00

Time of Concentration: 1.22

Time of Travel: 1.22

Time of Arrival: 2.44

Time of Peak: 2.44

Time of Base: 2.44

Time of Lag: 0.00

Time of Rise: 1.22

Time of Fall: 1.22

Time of Duration: 2.44

Time of Recession: 1.22

Time of Total: 2.44

Time of Lag: 0.00

Time of Rise: 1.22

Time of Fall: 1.22

Time of Duration: 2.44

Time of Recession: 1.22

Time of Total: 2.44

**BLUEWAVE EXPRESS WESLACO**

**DRAINAGE CALCULATIONS (1 OF 2)**

**SQUARED ENGINEERING**

13

L:\SHARED\12 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\10 DRAINAGE CALCULATIONS.DWG Aug. 18, 2025-4:32 PM GARI LYNN CUNNINGHAM

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Time (min)	Volume (cu ft)
0+00	100	1.5	5.0	1.0	150
0+25	200	2.0	6.0	1.5	300
0+50	300	2.5	7.0	2.0	450
0+75	400	3.0	8.0	2.5	600
1+00	500	3.5	9.0	3.0	750
1+25	600	4.0	10.0	3.5	900
1+50	700	4.5	11.0	4.0	1050
1+75	800	5.0	12.0	4.5	1200
2+00	900	5.5	13.0	5.0	1350
2+25	1000	6.0	14.0	5.5	1500
2+50	1100	6.5	15.0	6.0	1650
2+75	1200	7.0	16.0	6.5	1800
3+00	1300	7.5	17.0	7.0	1950
3+25	1400	8.0	18.0	7.5	2100
3+50	1500	8.5	19.0	8.0	2250
3+75	1600	9.0	20.0	8.5	2400
4+00	1700	9.5	21.0	9.0	2550
4+25	1800	10.0	22.0	9.5	2700
4+50	1900	10.5	23.0	10.0	2850
4+75	2000	11.0	24.0	10.5	3000
5+00	2100	11.5	25.0	11.0	3150
5+25	2200	12.0	26.0	11.5	3300
5+50	2300	12.5	27.0	12.0	3450
5+75	2400	13.0	28.0	12.5	3600
6+00	2500	13.5	29.0	13.0	3750
6+25	2600	14.0	30.0	13.5	3900
6+50	2700	14.5	31.0	14.0	4050
6+75	2800	15.0	32.0	14.5	4200
7+00	2900	15.5	33.0	15.0	4350
7+25	3000	16.0	34.0	15.5	4500
7+50	3100	16.5	35.0	16.0	4650
7+75	3200	17.0	36.0	16.5	4800
8+00	3300	17.5	37.0	17.0	4950
8+25	3400	18.0	38.0	17.5	5100
8+50	3500	18.5	39.0	18.0	5250
8+75	3600	19.0	40.0	18.5	5400
9+00	3700	19.5	41.0	19.0	5550
9+25	3800	20.0	42.0	19.5	5700
9+50	3900	20.5	43.0	20.0	5850
9+75	4000	21.0	44.0	20.5	6000
10+00	4100	21.5	45.0	21.0	6150
10+25	4200	22.0	46.0	21.5	6300
10+50	4300	22.5	47.0	22.0	6450
10+75	4400	23.0	48.0	22.5	6600
11+00	4500	23.5	49.0	23.0	6750
11+25	4600	24.0	50.0	23.5	6900
11+50	4700	24.5	51.0	24.0	7050
11+75	4800	25.0	52.0	24.5	7200
12+00	4900	25.5	53.0	25.0	7350
12+25	5000	26.0	54.0	25.5	7500
12+50	5100	26.5	55.0	26.0	7650
12+75	5200	27.0	56.0	26.5	7800
13+00	5300	27.5	57.0	27.0	7950
13+25	5400	28.0	58.0	27.5	8100
13+50	5500	28.5	59.0	28.0	8250
13+75	5600	29.0	60.0	28.5	8400
14+00	5700	29.5	61.0	29.0	8550
14+25	5800	30.0	62.0	29.5	8700
14+50	5900	30.5	63.0	30.0	8850
14+75	6000	31.0	64.0	30.5	9000
15+00	6100	31.5	65.0	31.0	9150
15+25	6200	32.0	66.0	31.5	9300
15+50	6300	32.5	67.0	32.0	9450
15+75	6400	33.0	68.0	32.5	9600
16+00	6500	33.5	69.0	33.0	9750
16+25	6600	34.0	70.0	33.5	9900
16+50	6700	34.5	71.0	34.0	10050
16+75	6800	35.0	72.0	34.5	10200
17+00	6900	35.5	73.0	35.0	10350
17+25	7000	36.0	74.0	35.5	10500
17+50	7100	36.5	75.0	36.0	10650
17+75	7200	37.0	76.0	36.5	10800
18+00	7300	37.5	77.0	37.0	10950
18+25	7400	38.0	78.0	37.5	11100
18+50	7500	38.5	79.0	38.0	11250
18+75	7600	39.0	80.0	38.5	11400
19+00	7700	39.5	81.0	39.0	11550
19+25	7800	40.0	82.0	39.5	11700
19+50	7900	40.5	83.0	40.0	11850
19+75	8000	41.0	84.0	40.5	12000
20+00	8100	41.5	85.0	41.0	12150
20+25	8200	42.0	86.0	41.5	12300
20+50	8300	42.5	87.0	42.0	12450
20+75	8400	43.0	88.0	42.5	12600
21+00	8500	43.5	89.0	43.0	12750
21+25	8600	44.0	90.0	43.5	12900
21+50	8700	44.5	91.0	44.0	13050
21+75	8800	45.0	92.0	44.5	13200
22+00	8900	45.5	93.0	45.0	13350
22+25	9000	46.0	94.0	45.5	13500
22+50	9100	46.5	95.0	46.0	13650
22+75	9200	47.0	96.0	46.5	13800
23+00	9300	47.5	97.0	47.0	13950
23+25	9400	48.0	98.0	47.5	14100
23+50	9500	48.5	99.0	48.0	14250
23+75	9600	49.0	100.0	48.5	14400
24+00	9700	49.5	101.0	49.0	14550
24+25	9800	50.0	102.0	49.5	14700
24+50	9900	50.5	103.0	50.0	14850
24+75	10000	51.0	104.0	50.5	15000
25+00	10100	51.5	105.0	51.0	15150
25+25	10200	52.0	106.0	51.5	15300
25+50	10300	52.5	107.0	52.0	15450
25+75	10400	53.0	108.0	52.5	15600
26+00	10500	53.5	109.0	53.0	15750
26+25	10600	54.0	110.0	53.5	15900
26+50	10700	54.5	111.0	54.0	16050
26+75	10800	55.0	112.0	54.5	16200
27+00	10900	55.5	113.0	55.0	16350
27+25	11000	56.0	114.0	55.5	16500
27+50	11100	56.5	115.0	56.0	16650
27+75	11200	57.0	116.0	56.5	16800
28+00	11300	57.5	117.0	57.0	16950
28+25	11400	58.0	118.0	57.5	17100
28+50	11500	58.5	119.0	58.0	17250
28+75	11600	59.0	120.0	58.5	17400
29+00	11700	59.5	121.0	59.0	17550
29+25	11800	60.0	122.0	59.5	17700
29+50	11900	60.5	123.0	60.0	17850
29+75	12000	61.0	124.0	60.5	18000
30+00	12100	61.5	125.0	61.0	18150
30+25	12200	62.0	126.0	61.5	18300
30+50	12300	62.5	127.0	62.0	18450
30+75	12400	63.0	128.0	62.5	18600
31+00	12500	63.5	129.0	63.0	18750
31+25	12600	64.0	130.0	63.5	18900
31+50	12700	64.5	131.0	64.0	19050
31+75	12800	65.0	132.0	64.5	19200
32+00	12900	65.5	133.0	65.0	19350
32+25	13000	66.0	134.0	65.5	19500
32+50	13100	66.5	135.0	66.0	19650
32+75	13200	67.0	136.0	66.5	19800
33+00	13300	67.5	137.0	67.0	19950
33+25	13400	68.0	138.0	67.5	20100
33+50	13500	68.5	139.0	68.0	20250
33+75	13600	69.0	140.0	68.5	20400
34+00	13700	69.5	141.0	69.0	20550
34+25	13800	70.0	142.0	69.5	20700
34+50	13900	70.5	143.0	70.0	20850
34+75	14000	71.0	144.0	70.5	21000
35+00	14100	71.5	145.0	71.0	21150
35+25	14200	72.0	146.0	71.5	21300
35+50	14300	72.5	147.0	72.0	21450
35+75	14400	73.0	148.0	72.5	21600
36+00	14500	73.5	149.0	73.0	21750
36+25	14600	74.0	150.0	73.5	21900
36+50	14700	74.5	151.0	74.0	22050
36+75	14800	75.0	152.0	74.5	22200
37+00	14900	75.5	153.0	75.0	22350
37+25	15000	76.0	154.0	75.5	22500
37+50	15100	76.5	155.0	76.0	22650
37+75	15200	77.0	156.0	76.5	22800
38+00	15300	77.5	157.0	77.0	22950
38+25	15400	78.0	158.0	77.5	23100
38+50	15500	78.5	159.0	78.0	23250
38+75	15600	79.0	160.0	78.5	23400
39+00	15700	79.5	161.0	79.0	23550
39+25	15800	80.0	162.0	79.5	23700
39+50	15900	80.5	163.0	80.0	23850
39+75	16000	81.0	164.0	80.5	24000
40+00	16100	81.5	165.0	81.0	24150
40+25	16200	82.0	166.0	81.5	24300
40+50	16300	82.5	167.0	82.0	24450
40+75	16400	83.0	168.0	82.5	24600
41+00	16500	83.5	169.0	83.0	24750
41+25	16600	84.0	170.0	83.5	24900
41+50	16700	84.5	171.0	84.0	25050
41+75	16800	85.0	172.0	84.5	25200
42+00	16900	85.5	173.0	85.0	25350
42+25	17000	86.0	174.0	85.5	25500
42+50	17100	86.5	175.0	86.0	25650
42+75	17200	87.0	176.0	86.5	25800
43+00	17300	87.5	177.0	87.0	25950
43+25	17400	88.0	178.0	87.5	26100
43+50	17500	88.5	179.0	88.0	2625







**L SQUARED ENGINEERING, INC.**  
ARCHITECTURAL ENGINEERING  
11111 WOODHURST ROAD  
HOUSTON, TEXAS 77036  
PH: 281.488.8888  
WWW.LSQUAREDENGINEERING.COM

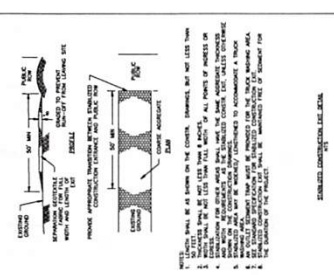
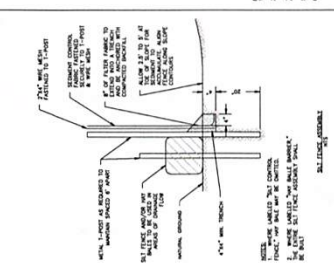
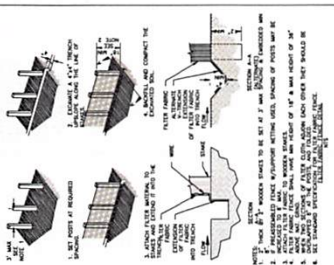
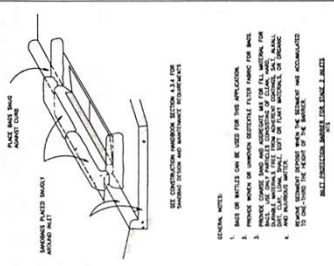
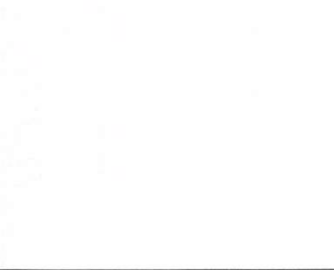
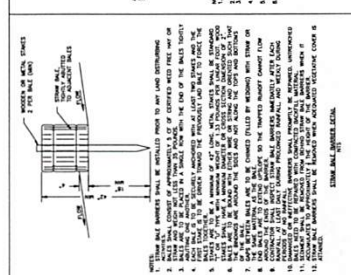
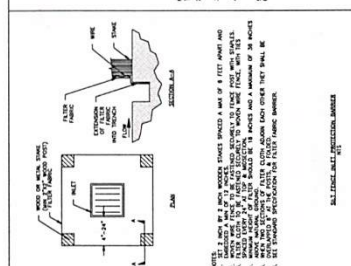
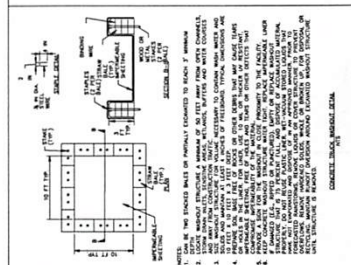
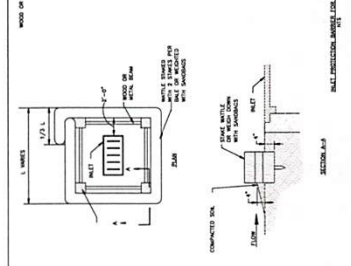
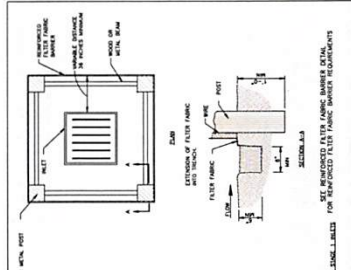
**PROJECT INFORMATION**  
PROJECT NO. 11011101  
PROJECT NAME: BLUEWAVE EXPRESS WESLACO  
DATE: 07/01/2025

# BLUEWAVE EXPRESS WESLACO

## SWPP DETAILS

NO.	DATE	BY	REVISION
1	07/01/25	LS	ISSUE FOR PERMIT

DESIGNED BY	11011101
CHECKED BY	LS
DATE	07/01/25
PROJECT NO.	11011101
PROJECT NAME	BLUEWAVE EXPRESS
SCALE	AS SHOWN
SHEET NO.	17



**GENERAL NOTES:**

1. ALL FILTER FABRIC SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
2. ALL FILTER FABRIC SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF THE SWPP SYSTEM.
3. ALL FILTER FABRIC SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF THE SWPP SYSTEM.
4. ALL FILTER FABRIC SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF THE SWPP SYSTEM.
5. ALL FILTER FABRIC SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF THE SWPP SYSTEM.
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14. ALL FILTER FABRIC SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF THE SWPP SYSTEM.
15. ALL FILTER FABRIC SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF THE SWPP SYSTEM.



**L SQUARED ENGINEERING**  
INCORPORATED  
11000 WEST 10TH AVENUE  
DENVER, CO 80231  
www.lsquareengineering.com

# TRAFFIC CONTROL DETAILS

## BLUEWAVE EXPRESS WESLACO

PROJECT: CHANGING INFORMATION  
SHEET: 18  
DATE: 05/10/2025



**LEGEND**

Channelizing Devices	Truck Mounted
Type 3 Barricade	Retractable
Heavy Work Vehicle	Portable or Changeable
Flashing Arrow Board	Message Sign Panels
Sign	Traffic Flow
Flag	Flagger

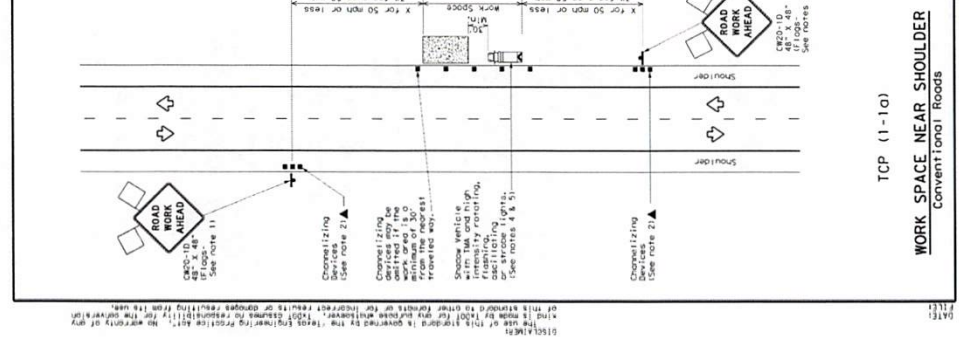
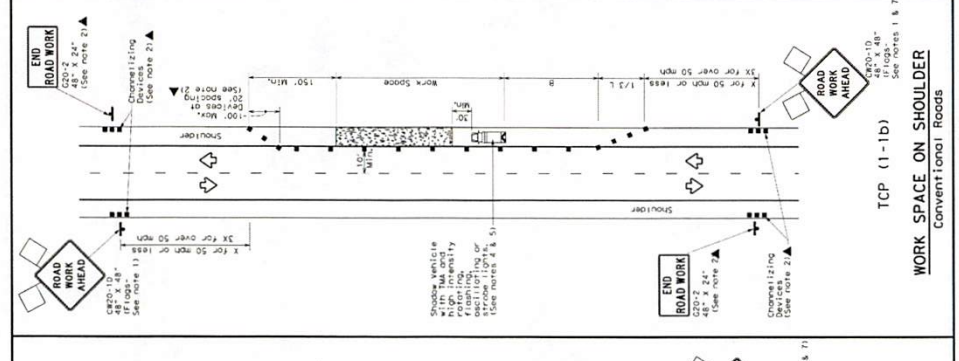
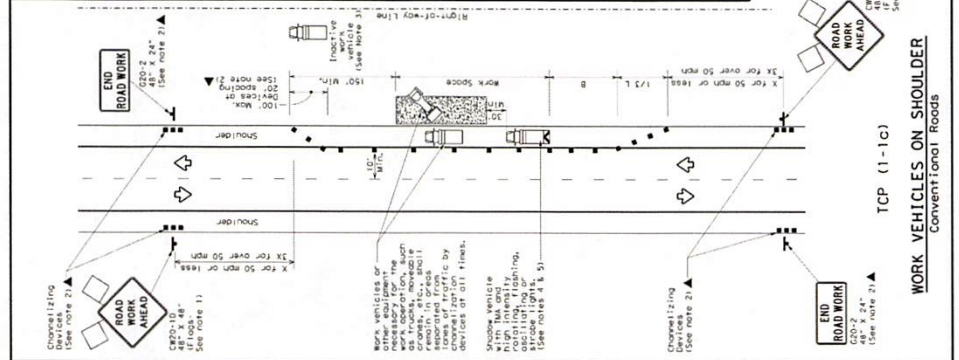
Posted Speed Limit (mph)	Minimum Length (ft)	Minimum Spacing (ft)	Minimum Spacing (ft) for Lane Closure
30	100	100	100
35	125	125	125
40	150	150	150
45	175	175	175
50	200	200	200
55	225	225	225
60	250	250	250
65	275	275	275
70	300	300	300
75	325	325	325

**TYPICAL USAGE**

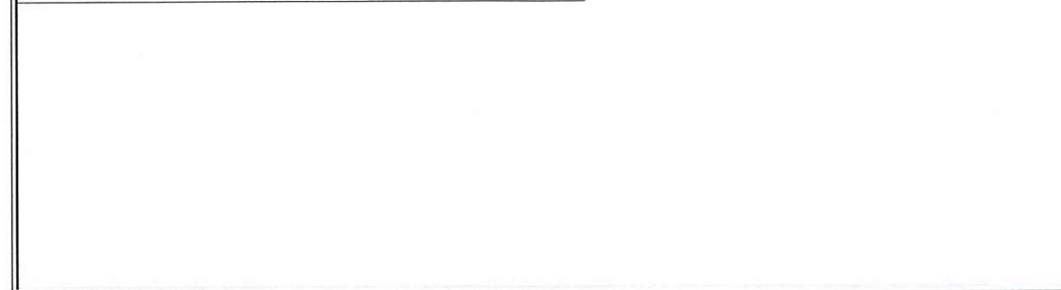
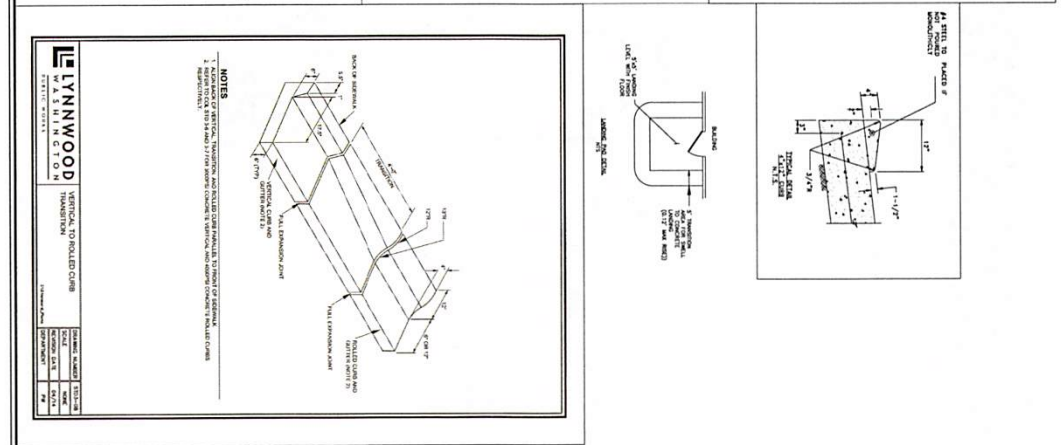
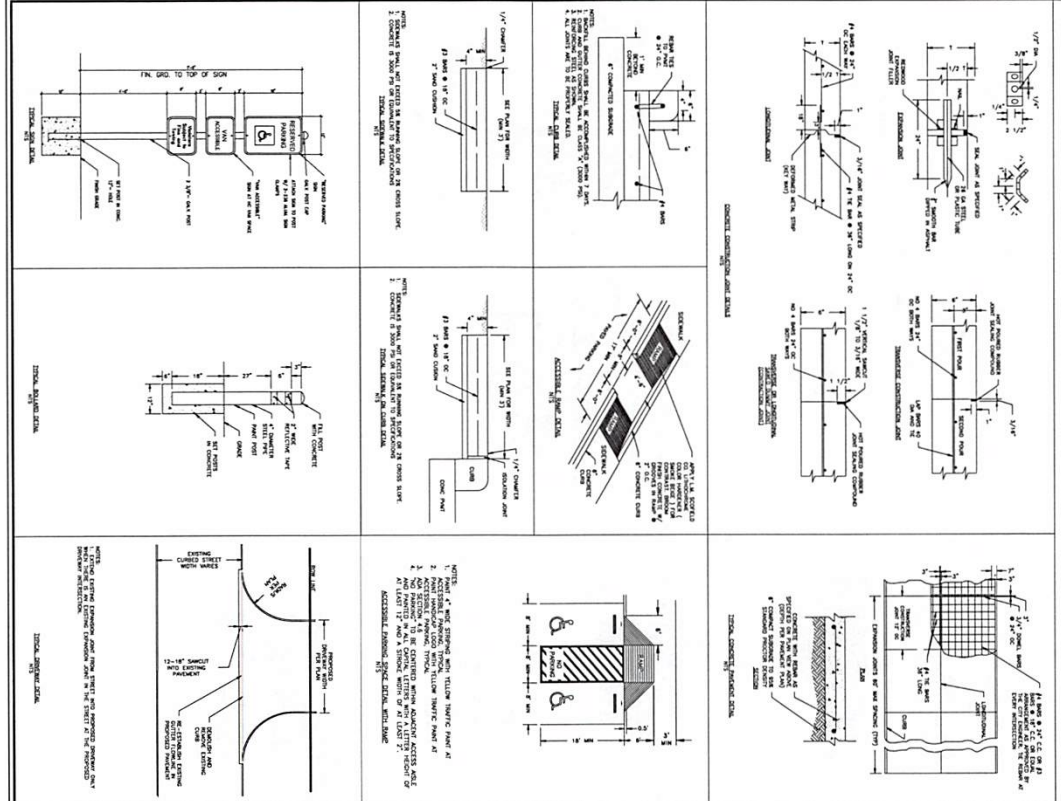
SHORT STATIONING	INTERMEDIATE STATIONING	LONG TERM STATIONING
✓	✓	✓

**GENERAL NOTES**

- All traffic control devices illustrated are REQUIRED, except those noted otherwise.
- In the short, or for routine maintenance work, when approved by the engineer, the use of a single lane closure may be used.
- Inactive work vehicles or other equipment should be parked near the shoulder of the road and not on the roadway.
- Flashing arrow boards should be used in advance of the work zone to warn of the work zone.
- Additional flashing arrow boards may be used in advance of the work zone to warn of the work zone.
- See TCP-11 for shoulder work on divided highways, overpasses and roadways.
- See TCP-11 for shoulder work on undivided highways, overpasses and roadways.
- See TCP-11 for shoulder work on undivided highways, overpasses and roadways.



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## BLUEWAVE EXPRESS WESLACO

### PAVING DETAILS


**SQUARED ENGINEERING**  
12111 W. STATE ST. SUITE 100  
DALLAS, TEXAS 75244  
TEL: 972.242.8600  
WWW.SQUAREDENGINEERING.COM

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

DATE PLOTTED: 08/18/25 10:58 AM

PLotted by: GARY LYNN CUNNINGHAM

19



**L SQUARED ENGINEERING**  
INCORPORATED  
www.lsquareengineering.com

1000 W. 10th Street, Suite 100  
Tulsa, Oklahoma 74103  
Phone: (918) 438-1111  
Fax: (918) 438-1112

# BLUEWAVE EXPRESS WESLACO

## WATER DETAILS

PROJECT: 11001 TULSA


DATE: 03/21/2024

SCALE: AS NOTED

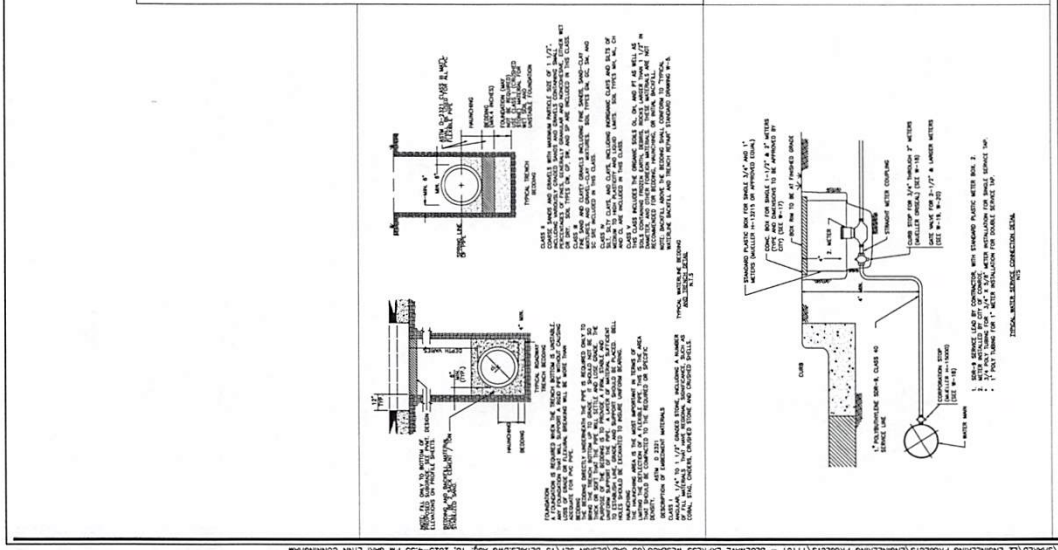
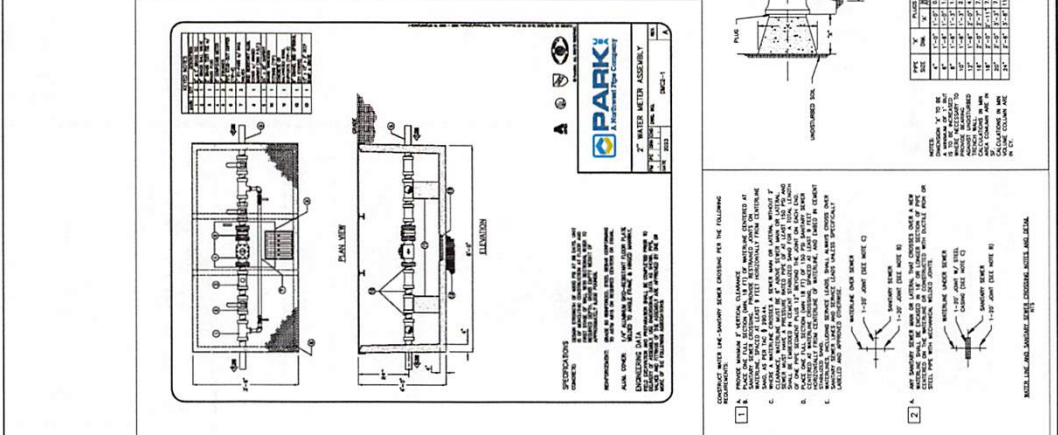
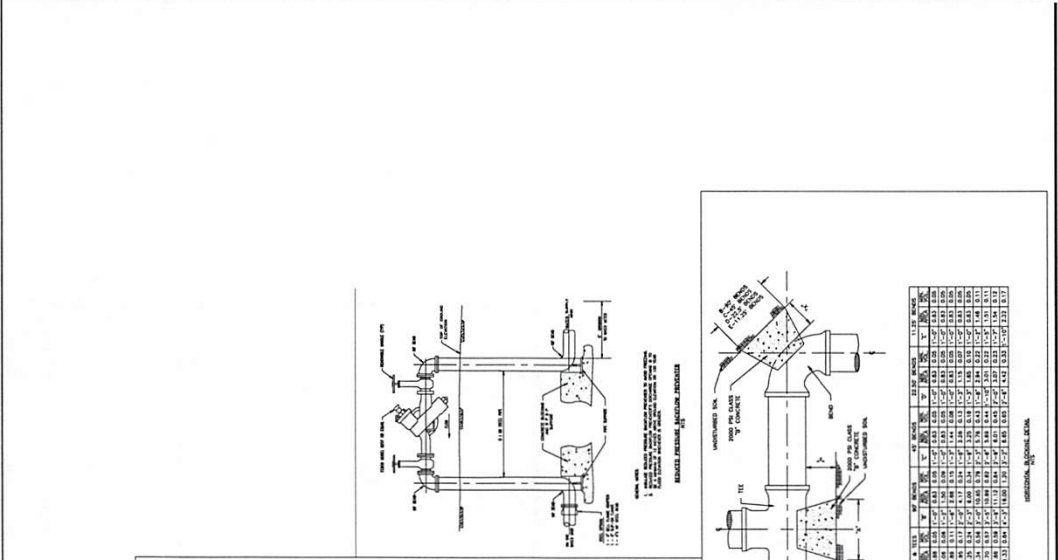
SHEET: 20

DESIGNED BY: C. LAMBERT

CHECKED BY: J. B. JOHNSON



06/14/2024



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12" DIA. MANHOLE  
12" DIA. CURB  
1/2" DIA. BASE  
12" DIA. PIPE  
1/2" WALL THICKNESS  
12" DIA. MANHOLE  
12" DIA. CURB  
1/2" DIA. BASE  
12" DIA. PIPE  
1/2" WALL THICKNESS

1. PROVIDE MANHOLE IN ACCORDANCE WITH THE FOLLOWING:

- MANHOLE SHALL BE CONSTRUCTED OF CAST IRON OR EQUIVALENT MATERIAL.
- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.
- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.
- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.
- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.
- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.
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- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.

12" DIA. MANHOLE  
12" DIA. CURB  
1/2" DIA. BASE  
12" DIA. PIPE  
1/2" WALL THICKNESS  
12" DIA. MANHOLE  
12" DIA. CURB  
1/2" DIA. BASE  
12" DIA. PIPE  
1/2" WALL THICKNESS

2. PROVIDE MANHOLE IN ACCORDANCE WITH THE FOLLOWING:

- MANHOLE SHALL BE CONSTRUCTED OF CAST IRON OR EQUIVALENT MATERIAL.
- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.
- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.
- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.
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- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.

12" DIA. MANHOLE  
12" DIA. CURB  
1/2" DIA. BASE  
12" DIA. PIPE  
1/2" WALL THICKNESS  
12" DIA. MANHOLE  
12" DIA. CURB  
1/2" DIA. BASE  
12" DIA. PIPE  
1/2" WALL THICKNESS

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- MANHOLE SHALL BE 12" DIA. WITH A 1/2" WALL THICKNESS.

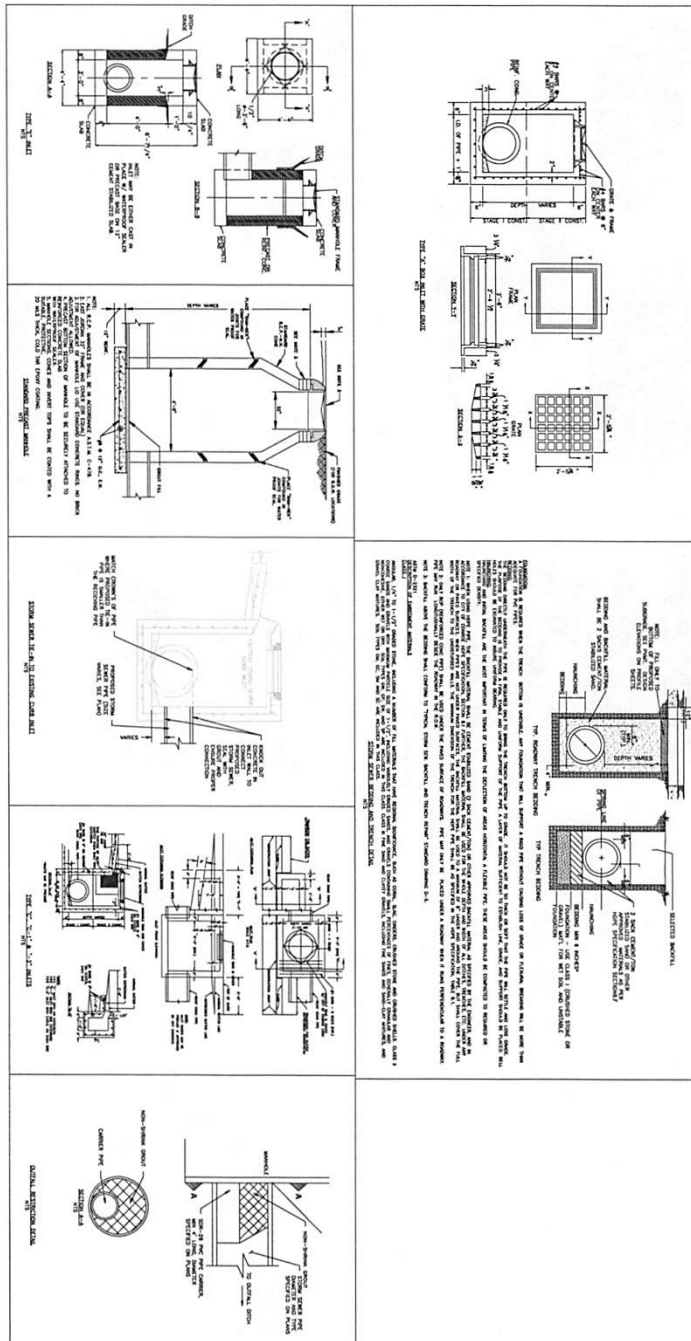
21

## BLUEWAVE EXPRESS WESLACO

### SANITARY SEWER DETAILS


L SQUARED ENGINEERING  
12345 WESLACO, TX 78069  
WWW.LSQUAREDENGINEERING.COM

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\13 DETAILS.DWG Aug. 18, 2025-4:33 PM GARI LYNN CUNNINGHAM



BLUEWAVE EXPRESS WESLACO

STORM SEWER DETAILS


  
 PROJECT: 11101 - WESLACO  
 SHEET: 22  
 DATE: 08/18/25

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

CHECKED: [Signature]  
 DESIGNED: [Signature]  
 DRAWN: [Signature]


  
**L SQUARED ENGINEERING**  
 11111 WESLACO BOULEVARD  
 WESLACO, TEXAS 77787  
 TEL: 361-222-1111  
 WWW.LSQUAREDENGINEERING.COM



**L SQUARED ENGINEERING**  
11111 WINDYBROOK DRIVE  
HOUSTON, TEXAS 77036  
WWW.LSQUAREDENGINEERING.COM  
TEL: 281.488.1213  
FAX: 281.488.1214

**BLUEWAVE EXPRESS WESLACO**  
COVER SHEET

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS

PROJECT NO.	11101 TEX
DATE	07/01/2025
DRAWN BY	ADJOURN
CHECKED BY	
SCALE	AS SHOWN
SHEET NO.	01
TOTAL SHEETS	01



CITY OF WESLACO, TEXAS  
**BLUEWAVE EXPRESS WESLACO**  
PRIVATE IMPROVEMENTS

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04	OVERALL SITE PLAN
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10	POST DRAINAGE AREA MAP
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**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 WERE FIELD VERIFIED BY THE ENGINEER AND/OR SURVEYOR. THE LOCATION AND DEPTH OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE FIELD SURVEY AND/OR RECORD DRAWINGS. THE ENGINEER AND/OR SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES NOT SHOWN ON THIS PLAN.

2. THE ENGINEER AND/OR SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES NOT SHOWN ON THIS PLAN.

3. THE ENGINEER AND/OR SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES NOT SHOWN ON THIS PLAN.

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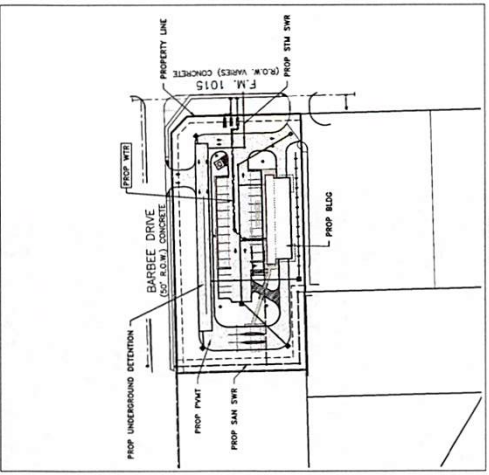
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30. THE ENGINEER AND/OR SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES NOT SHOWN ON THIS PLAN.

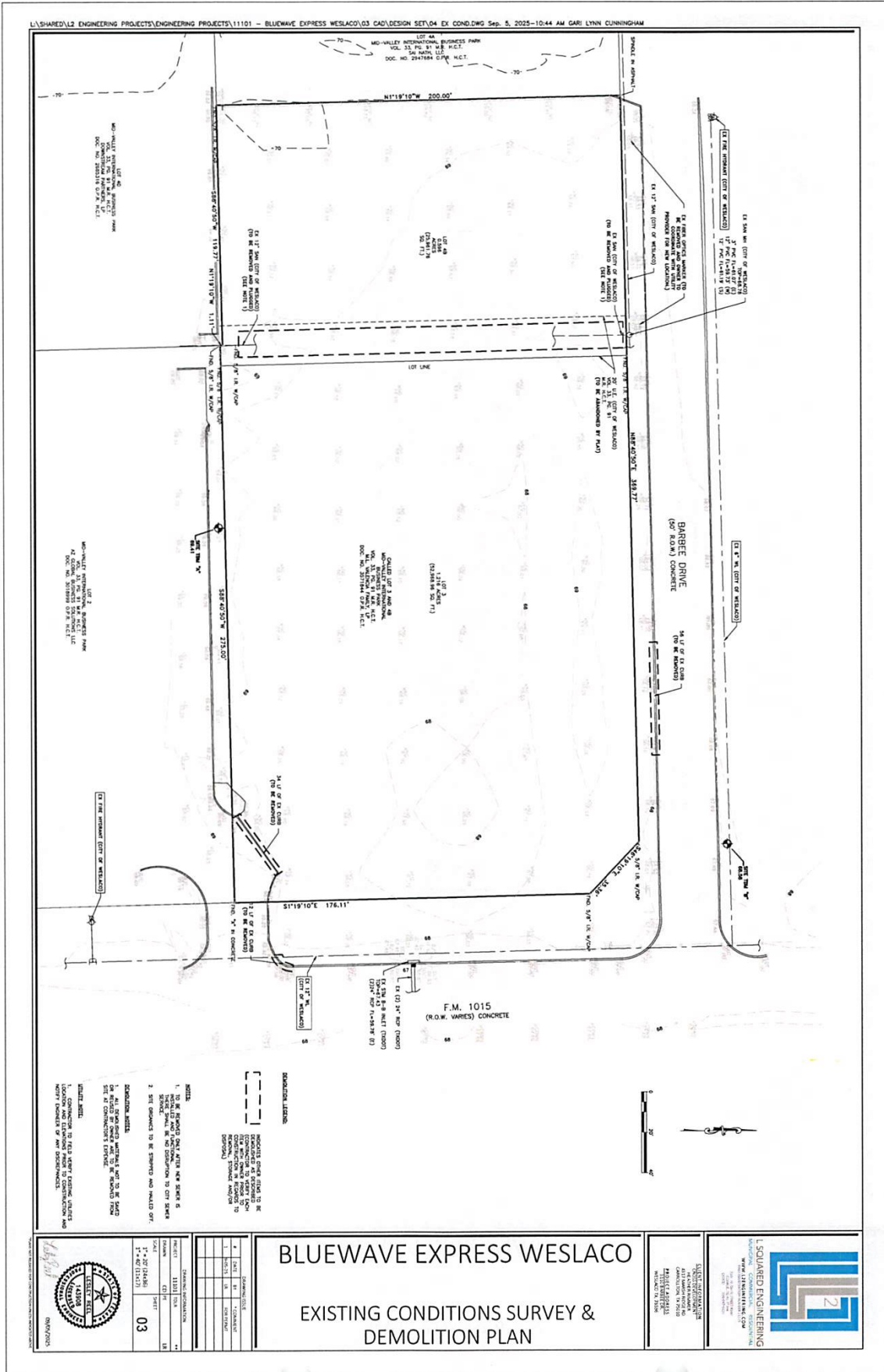
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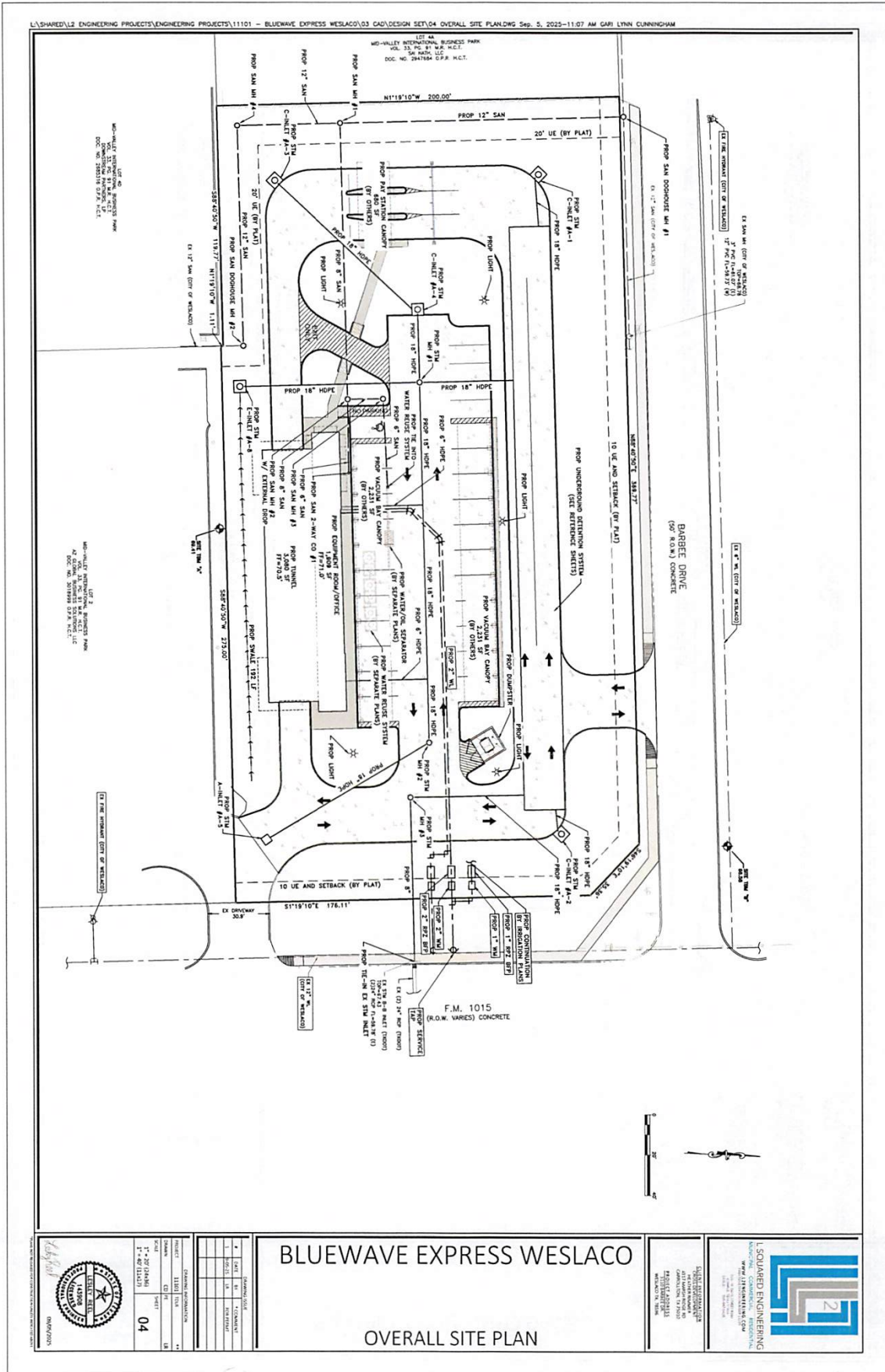
32. THE ENGINEER AND/OR SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES NOT SHOWN ON THIS PLAN.

33. THE ENGINEER AND/OR SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES NOT SHOWN ON THIS PLAN.









REVISIONS	
NO.	DESCRIPTION
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2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT

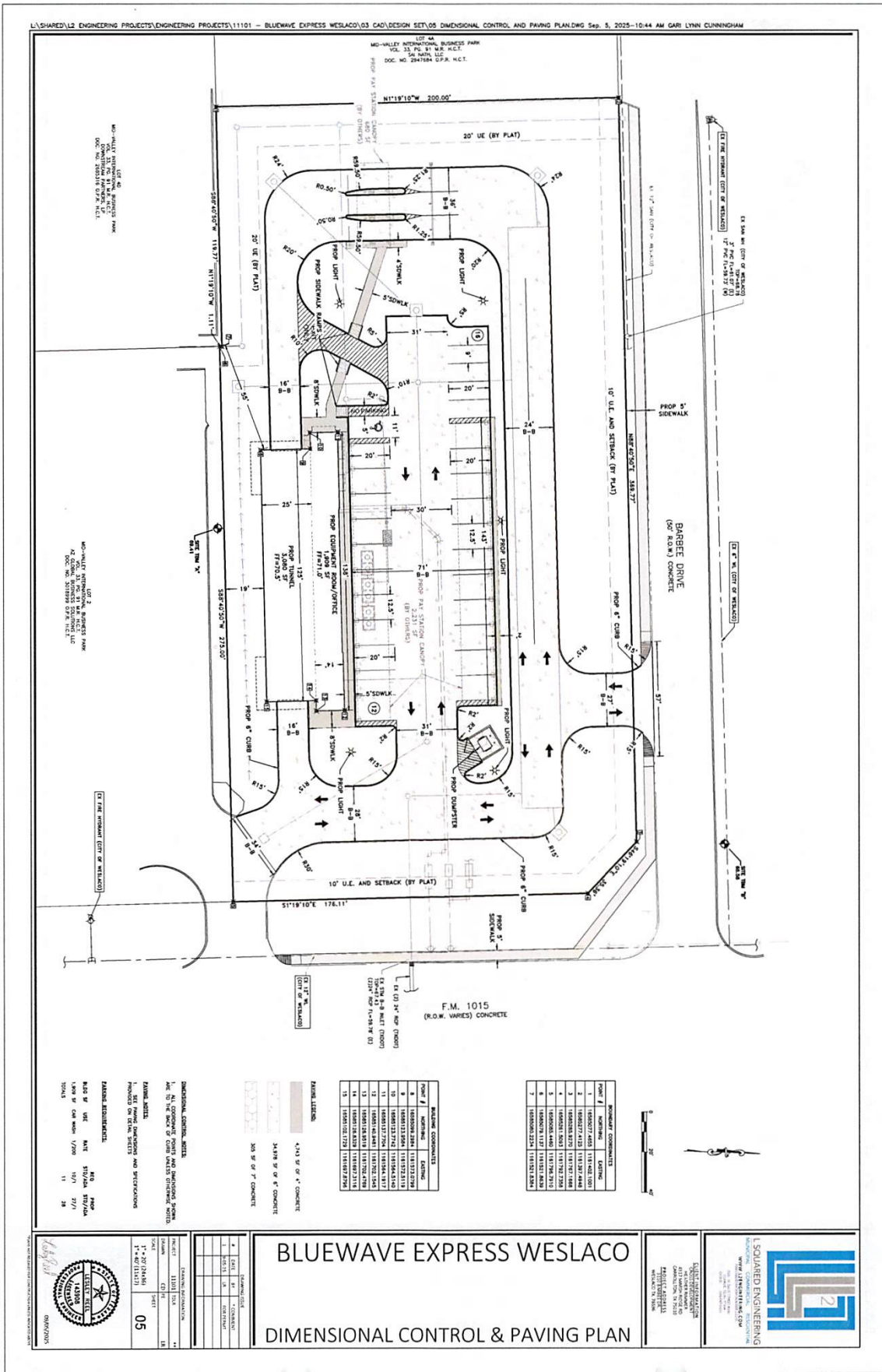
# BLUEWAVE EXPRESS WESLACO

## OVERALL SITE PLAN

DATE: 07/01/2026  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]



**SQUARED ENGINEERING, INC.**  
 1200 WEST 10TH STREET, SUITE 200  
 WESLACO, TEXAS 77677  
 TEL: 281-328-8888  
 WWW.SQUAREDENGINEERING.COM



LOT 44  
MO-VALLEY INTERNATIONAL BUSINESS PARK  
VOL. 34, PAGE 144  
REC. 10/22/2019  
DOC. NO. 254784 EPA, N.C.T.

LOT 2  
MO-VALLEY INTERNATIONAL BUSINESS PARK  
AZ ZONING DISTRICTS EXISTING L.L.C.  
DOC. NO. 251919 EPA, N.C.T.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/14/2025
2	REVISION 001	11/18/2025
3	REVISION 002	11/18/2025
4	REVISION 003	11/18/2025
5	REVISION 004	11/18/2025
6	REVISION 005	11/18/2025
7	REVISION 006	11/18/2025
8	REVISION 007	11/18/2025
9	REVISION 008	11/18/2025
10	REVISION 009	11/18/2025
11	REVISION 010	11/18/2025
12	REVISION 011	11/18/2025
13	REVISION 012	11/18/2025
14	REVISION 013	11/18/2025
15	REVISION 014	11/18/2025

**MARKING LETTERS**

4"x4" 6" 4" CONCRETE
24"x36" 6" 4" CONCRETE
36" 6" 4" CONCRETE

**DIMENSIONAL CONTROL SHEET**  
ALL DIMENSIONS IN FEET AND DECIMALS UNLESS NOTED OTHERWISE.  
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
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NO.	DESCRIPTION	DATE
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2	REVISION 001	11/18/2025
3	REVISION 002	11/18/2025
4	REVISION 003	11/18/2025
5	REVISION 004	11/18/2025
6	REVISION 005	11/18/2025
7	REVISION 006	11/18/2025
8	REVISION 007	11/18/2025
9	REVISION 008	11/18/2025
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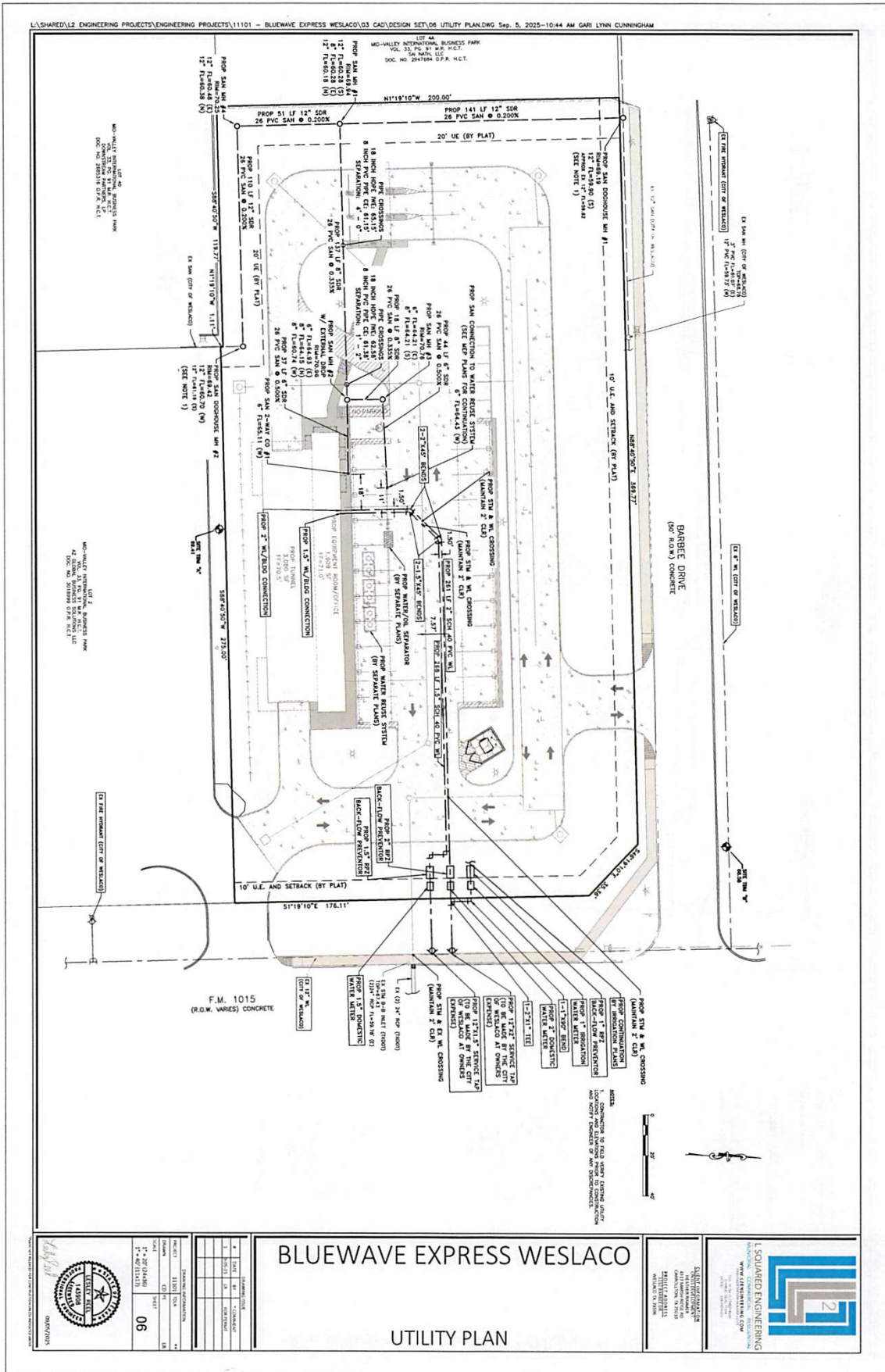
# BLUEWAVE EXPRESS WESLACO

## DIMENSIONAL CONTROL & PAVING PLAN

**L SQUARED ENGINEERING**  
REGISTERED PROFESSIONAL ENGINEERS  
10101 WEST 15TH STREET, SUITE 200  
DALLAS, TEXAS 75244  
PH: 972.490.2550  
WWW.LSQUAREDENGINEERING.COM



**PROJECT:** BLUEWAVE EXPRESS  
**DATE:** 11/14/2025  
**SCALE:** 1" = 40' (PLAN)  
**BY:** GARI LYNN CUNNINGHAM  
**CHECKED:** [Signature]  
**DATE:** 11/14/2025



NO.	DATE	BY	DESCRIPTION
1	11/27/2024	LS	CONTRACT
2	11/27/2024	LS	REVISION
3	11/27/2024	LS	REVISION
4	11/27/2024	LS	REVISION
5	11/27/2024	LS	REVISION
6	11/27/2024	LS	REVISION
7	11/27/2024	LS	REVISION
8	11/27/2024	LS	REVISION

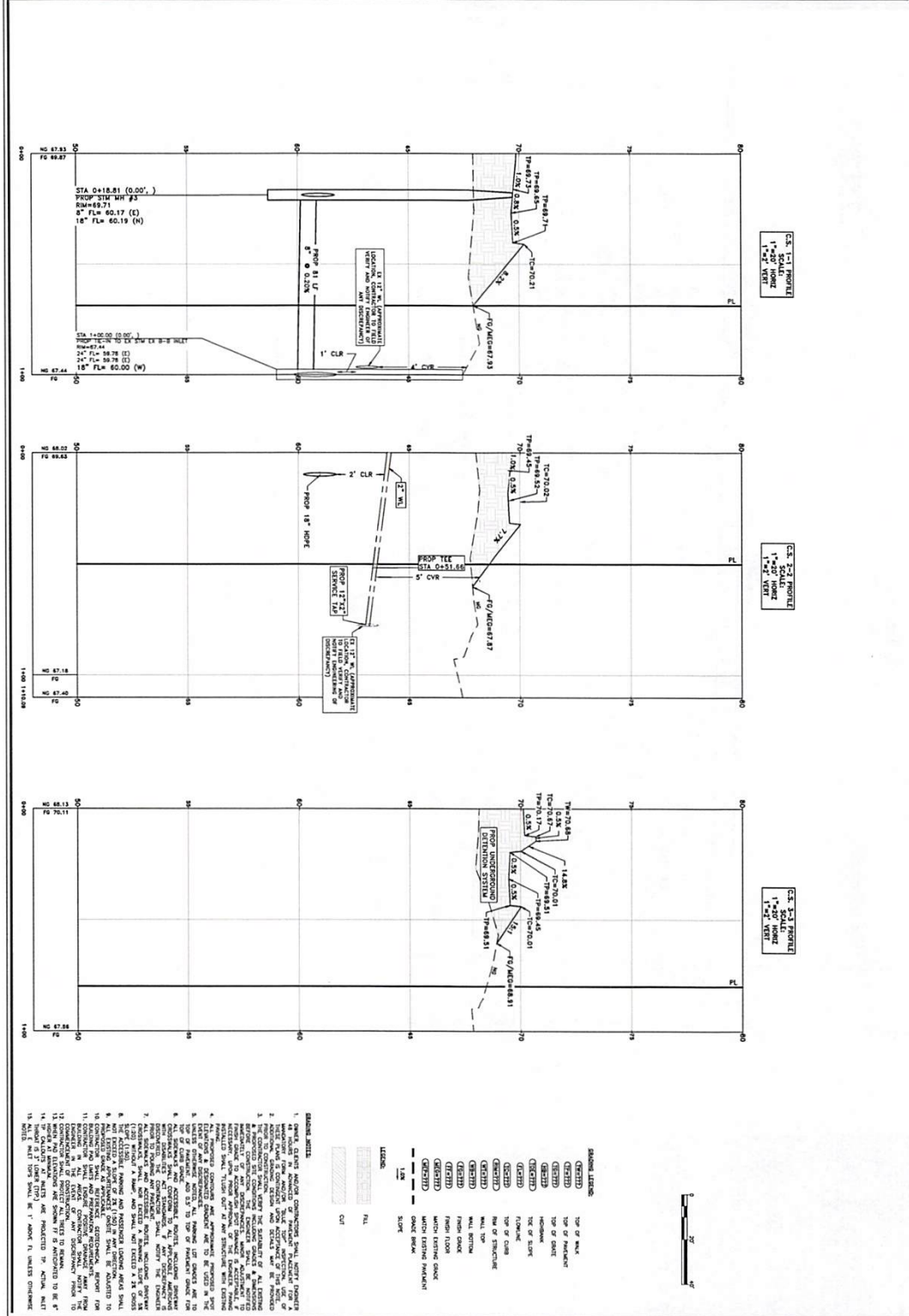
# BLUEWAVE EXPRESS WESLACO

## UTILITY PLAN

**L SQUARED ENGINEERING**  
 12000 ALBERTA DRIVE, SUITE 100  
 HOUSTON, TEXAS 77058  
 TEL: 281-410-1111  
 FAX: 281-410-1112  
 WWW.LSQUAREDENGINEERING.COM

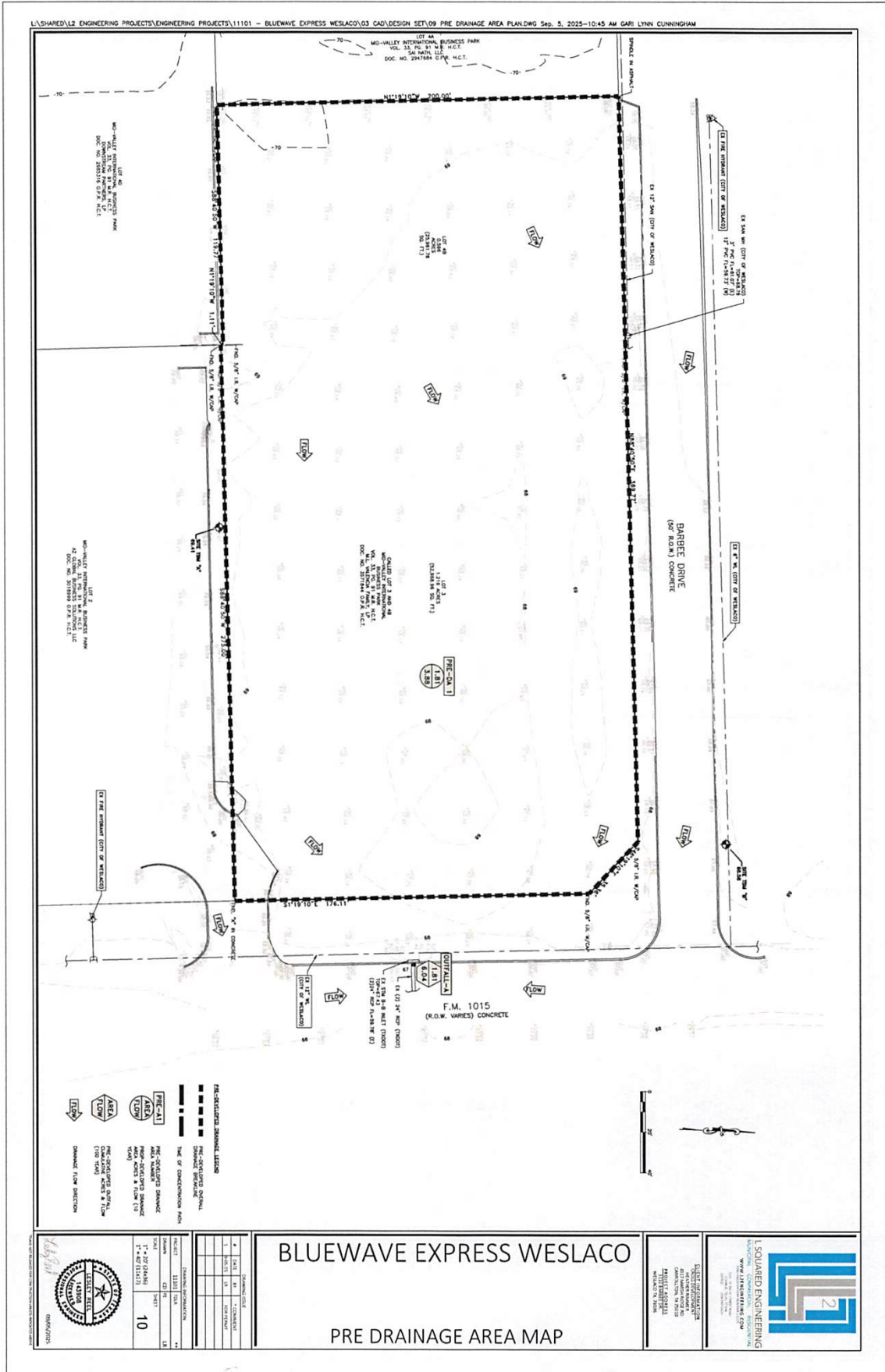


L:\SHARED\L2\_ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\06 GRADING CS.DWG Sep. 5, 2015-10:44 AM GARI LYNN CUNNINGHAM



<p><b>BLUEWAVE EXPRESS WESLACO</b></p> <p>GRADING CROSS SECTIONS (1 OF 2)</p>		<p><b>L2 SQUARED ENGINEERING</b></p> <p>1200 WEST 17TH STREET SUITE 100 DENVER, CO 80202 303.733.8888 WWW.L2SQUAREDENGINEERING.COM</p>
<p>PROJECT: BLUEWAVE EXPRESS WESLACO</p> <p>DATE: 08/11/15</p> <p>SCALE: 1"=40' HORIZ, 1"=4" VERT</p> <p>08</p>	<p>DESIGNED BY: G. LYNN CUNNINGHAM</p> <p>CHECKED BY: G. LYNN CUNNINGHAM</p> <p>DATE: 08/11/15</p>	<p>DATE: 08/11/15</p> <p>SCALE: 1"=40' HORIZ, 1"=4" VERT</p>





# BLUEWAVE EXPRESS WESLACO

## PRE DRAINAGE AREA MAP

**L. SQUARIED ENGINEERING**  
 12000 WEST LINDEN AVENUE, SUITE 100  
 WESLACO, TEXAS 77675  
 TEL: 361-233-8888  
 FAX: 361-233-8889  
 WWW.LSQUAREDENGINEERING.COM



**APPROVED**

DATE: 11/01/2025  
 TIME: 11:01 AM  
 PROJECT: 11101 - BLUEWAVE EXPRESS WESLACO  
 SHEET NO.: 10  
 SHEET TOTAL: 10

DESIGNED BY: GARY LYNN CUNNINGHAM  
 CHECKED BY: GARY LYNN CUNNINGHAM  
 DATE: 11/01/2025

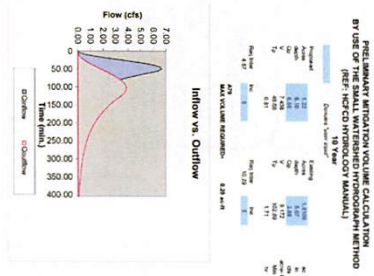







L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\10 DRAINAGE CALCULATIONS.DWG Sep. 5, 2025--10:45 AM GARI LYNN CUNNINGHAM

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
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9	0.00	0.00	0.00	0.00	0.00	0.00
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PLANNING AND ZONING  
REGULAR MEETING

# BLUEWAVE EXPRESS WESLACO

## DRAINAGE CALCULATIONS (2 OF 2)



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1115 W. WESLACO BLVD  
WESLACO, TEXAS 78093  
WWW.SQUAREDENGINEERING.COM

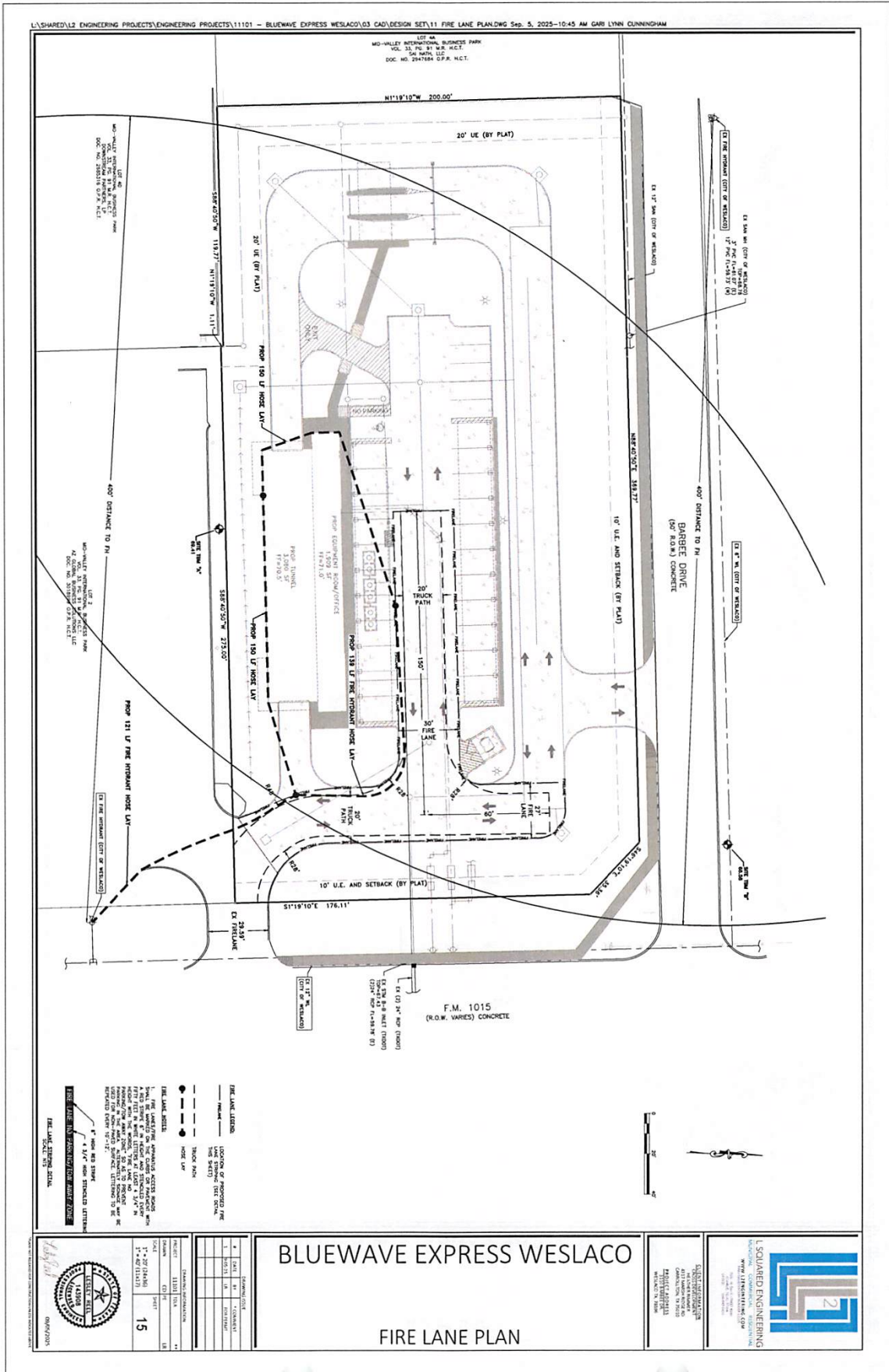
PROJECT: BLUEWAVE EXPRESS WESLACO

DATE: 09/05/2025

NOT SHOWN: 14

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REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS

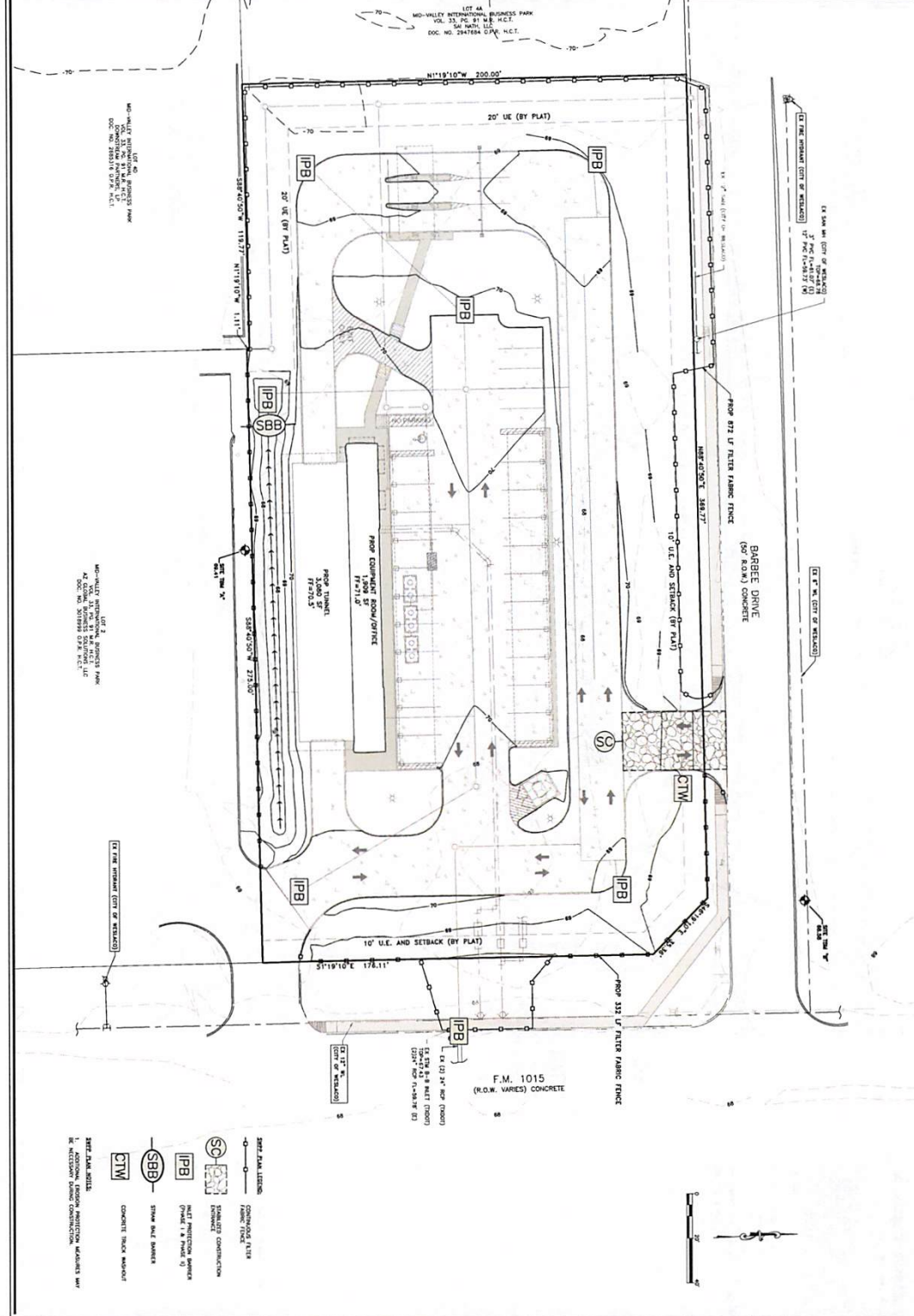
DATE: 07/11/23  
BY: G.L.C.

PROJECT INFORMATION	
PROJECT NO.	PROJECT NAME
1120111024	BLUEWAVE EXPRESS WESLACO

DESIGNER INFORMATION	
NAME	POSITION
GARI LYNN CUNNINGHAM	REGISTERED PROFESSIONAL ENGINEER

DATE: 07/11/23  
BY: G.L.C.

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\12 SWPP PLAN AND DETAILS.DWG Sep. 5, 2025-10:46 AM GARI LYNN CUNNINGHAM



**SWPP PLAN LEGEND**

- CONCRETE & FIVE INCH FENCE
- SHARED UTILITY
- QUALITY CONSTRUCTION
- MET PROTECTION BARRIER (GRADE 1 & Paved 0)
- STUMP AND SINKER
- CONCRETE BLOCK MANDATORY
- CONCRETE BLOCK MANDATORY PER ATTESTING DURING CONSTRUCTION

# BLUEWAVE EXPRESS WESLACO

## SWPP PLAN

NO.	DATE	BY	CHKD BY	DESCRIPTION
1	07/11/25	LC	LC	ISSUED FOR PERMITS
2	07/11/25	LC	LC	ISSUED FOR PERMITS

PROJECT: 11101  
 DRAWN: LC  
 CHECKED: LC  
 SCALE: 1" = 40'(11.31m)  
 SHEET NO.: 16

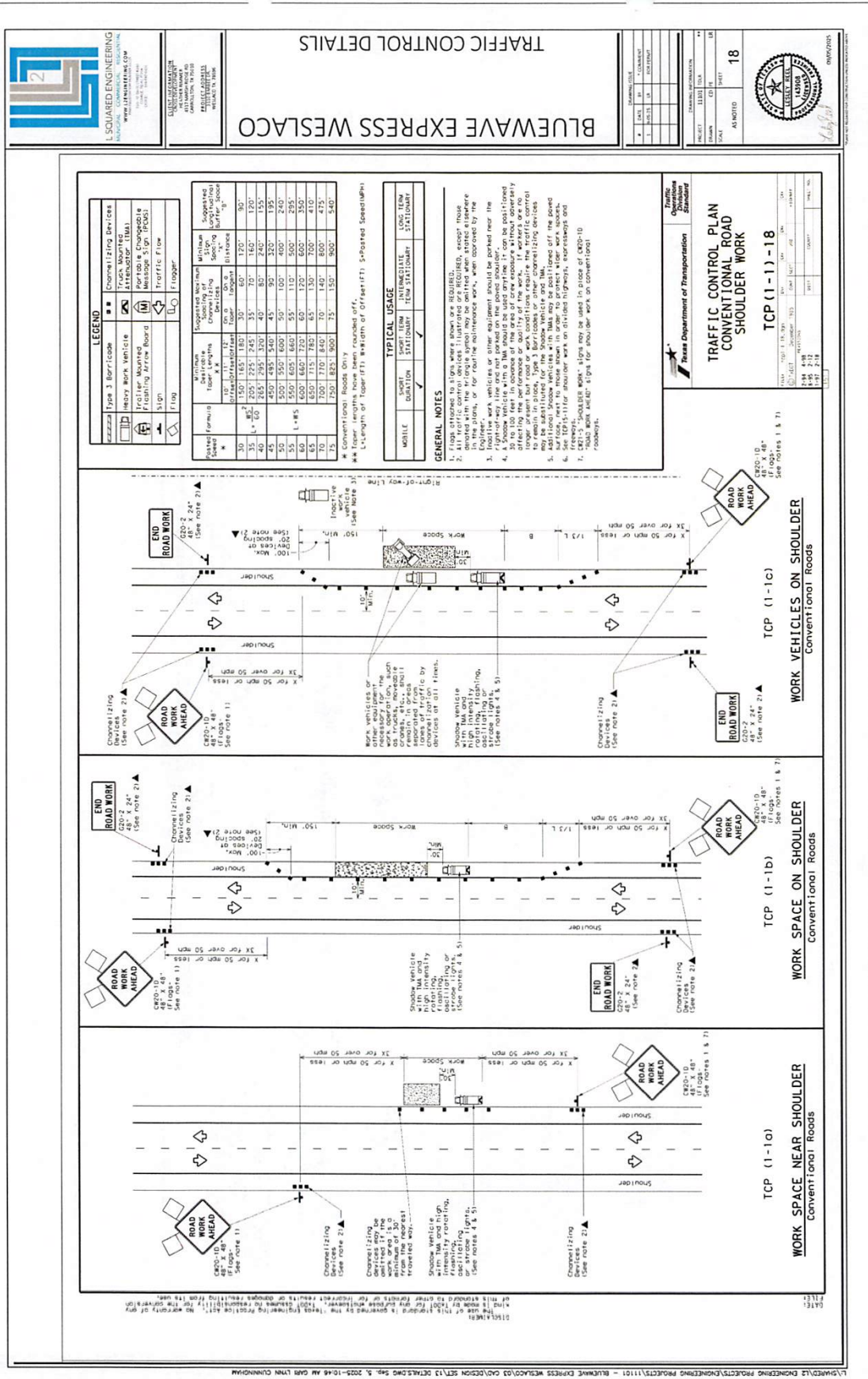
**L SQUARED ENGINEERING**  
 2100 W. 12TH STREET, SUITE 100  
 WESLACO, TEXAS 77580  
 PHONE: 281.528.2222  
 FAX: 281.528.2223  
 WWW.LSQUAREDENGINEERING.COM

**PROJECT NO. 11101**  
**DATE: 07/11/25**  
**SCALE: 1" = 40'**

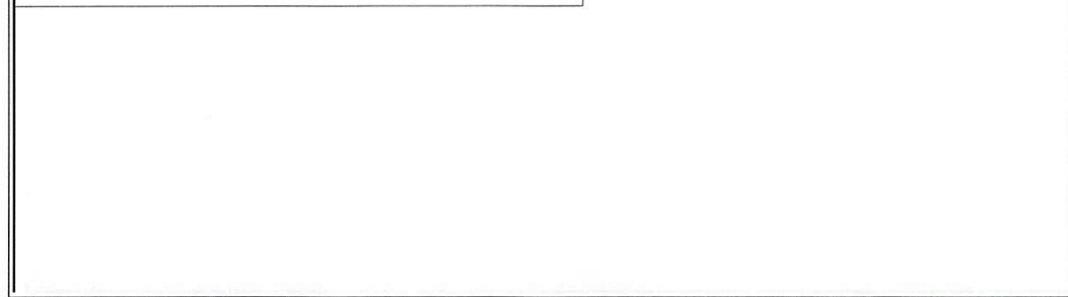
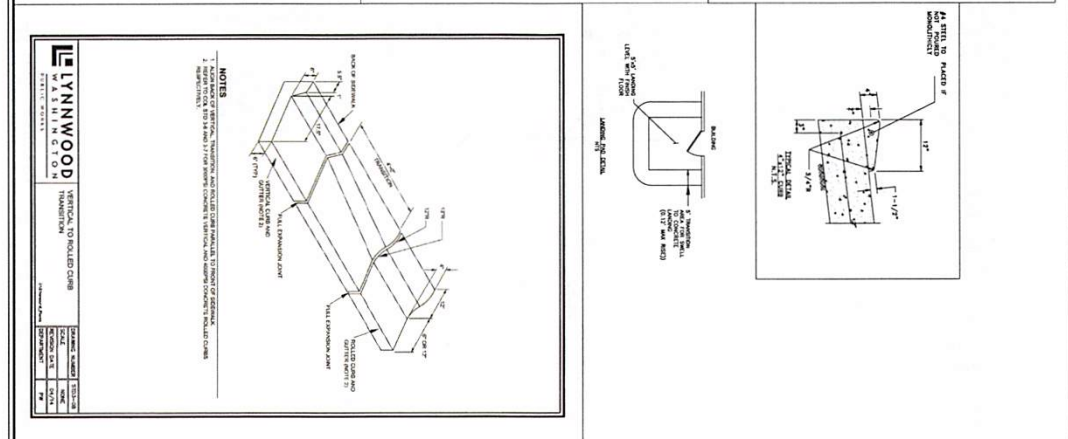
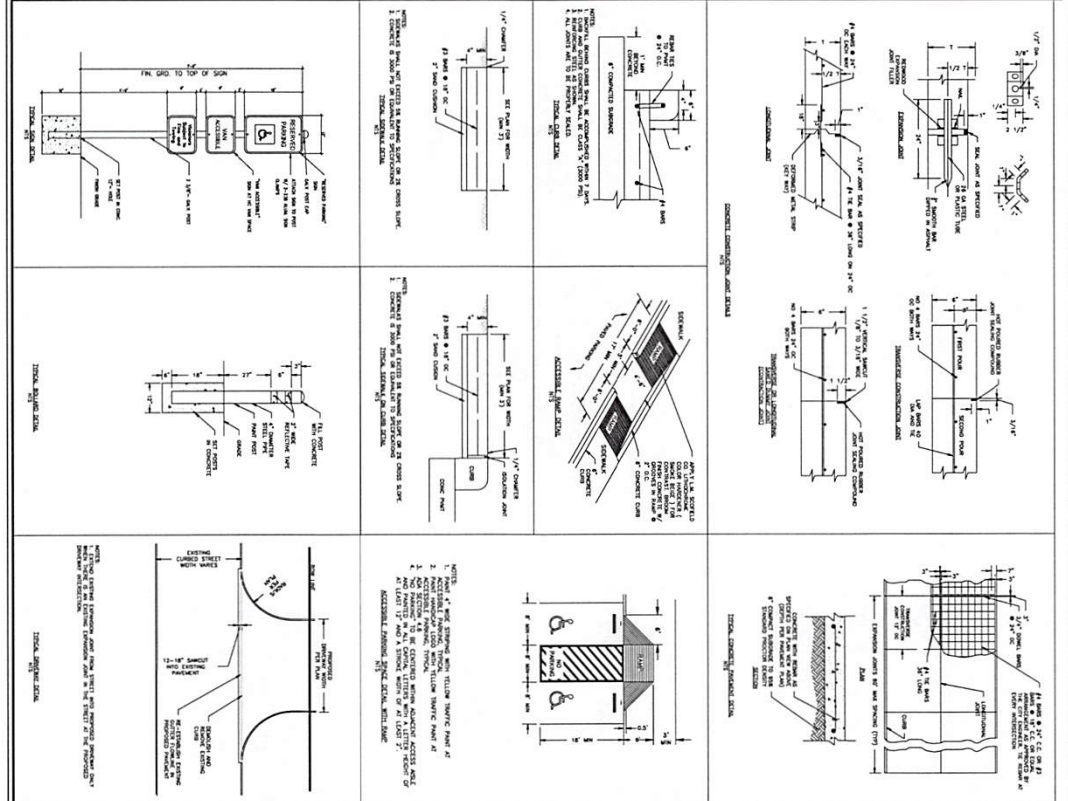
**DESIGNED BY: LC**  
**CHECKED BY: LC**  
**DATE: 07/11/25**


**PROJECT: BLUEWAVE EXPRESS WESLACO**  
**SHEET NO.: 16**





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OFFICIAL APPROVAL

**BLUEWAVE EXPRESS WESLACO**

**PAVING DETAILS**



**SQUARED ENGINEERING**

REGISTERED PROFESSIONAL ENGINEERS


NO.	REVISION	DATE	BY	CHKD
1	ISSUE FOR PERMIT	09/05/25	GC	GC
2	FOR CONSTRUCTION	09/05/25	GC	GC

PROJECT: 11101 - BLUEWAVE EXPRESS WESLACO

DATE: 09/05/25

SCALE: AS SHOWN

19




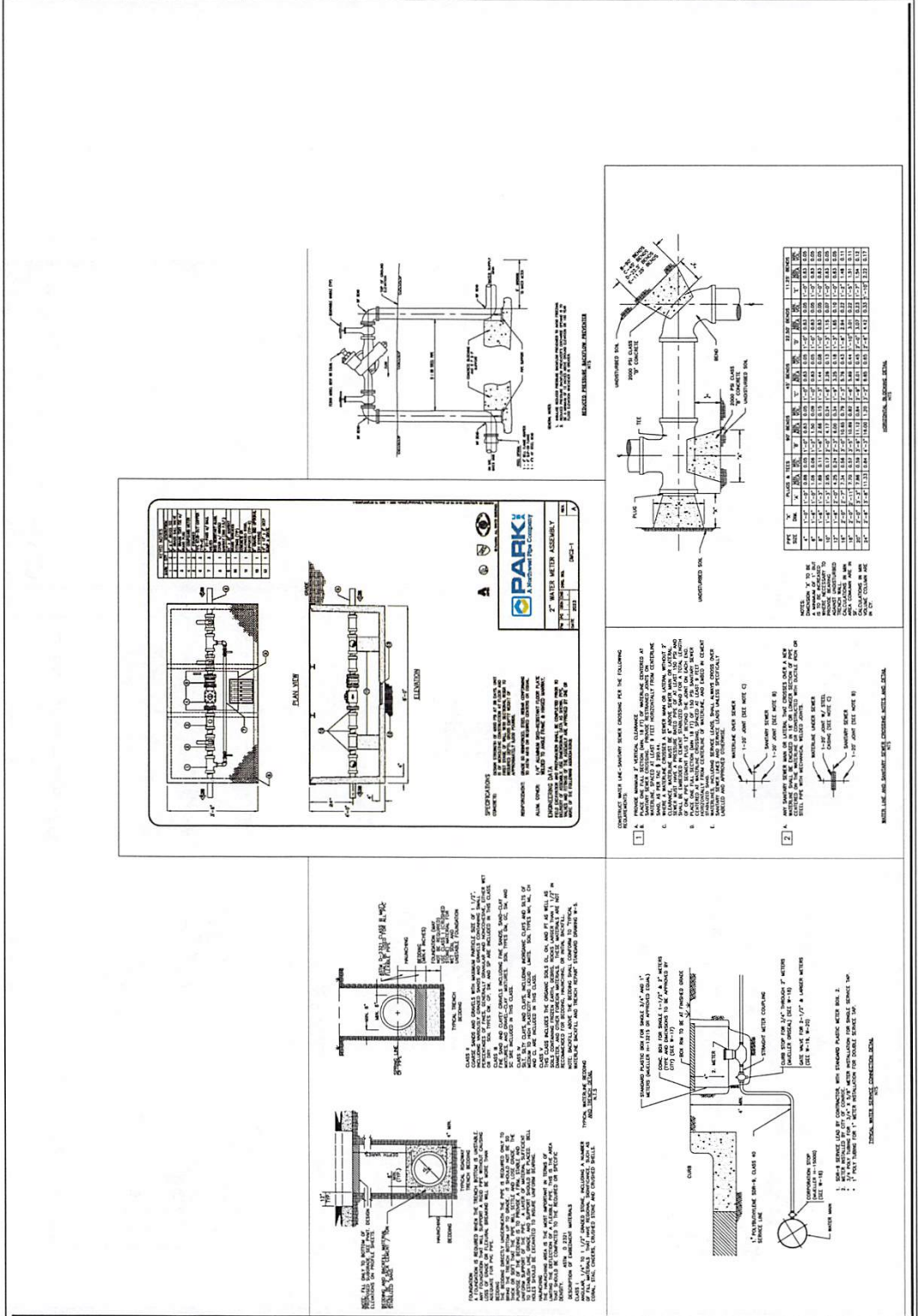
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**WATER DETAILS**

**BLUEWAVE EXPRESS WESLACO**

PROJECT: BLUEWAVE EXPRESS  
SHEET: 20  
DATE: 07/01/26





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**MANHOLE**  
 1. MANHOLE SHALL BE CONSTRUCTED PER THE FOLLOWING:  
 a. MANHOLE SHALL BE CONSTRUCTED WITH 12" DIA. PRECAST CONCRETE RINGS AND 12" DIA. PRECAST CONCRETE COVERS.  
 b. MANHOLE SHALL BE CONSTRUCTED WITH 12" DIA. PRECAST CONCRETE RINGS AND 12" DIA. PRECAST CONCRETE COVERS.  
 c. MANHOLE SHALL BE CONSTRUCTED WITH 12" DIA. PRECAST CONCRETE RINGS AND 12" DIA. PRECAST CONCRETE COVERS.  
 d. MANHOLE SHALL BE CONSTRUCTED WITH 12" DIA. PRECAST CONCRETE RINGS AND 12" DIA. PRECAST CONCRETE COVERS.  
 e. MANHOLE SHALL BE CONSTRUCTED WITH 12" DIA. PRECAST CONCRETE RINGS AND 12" DIA. PRECAST CONCRETE COVERS.

**DROP MANHOLE**  
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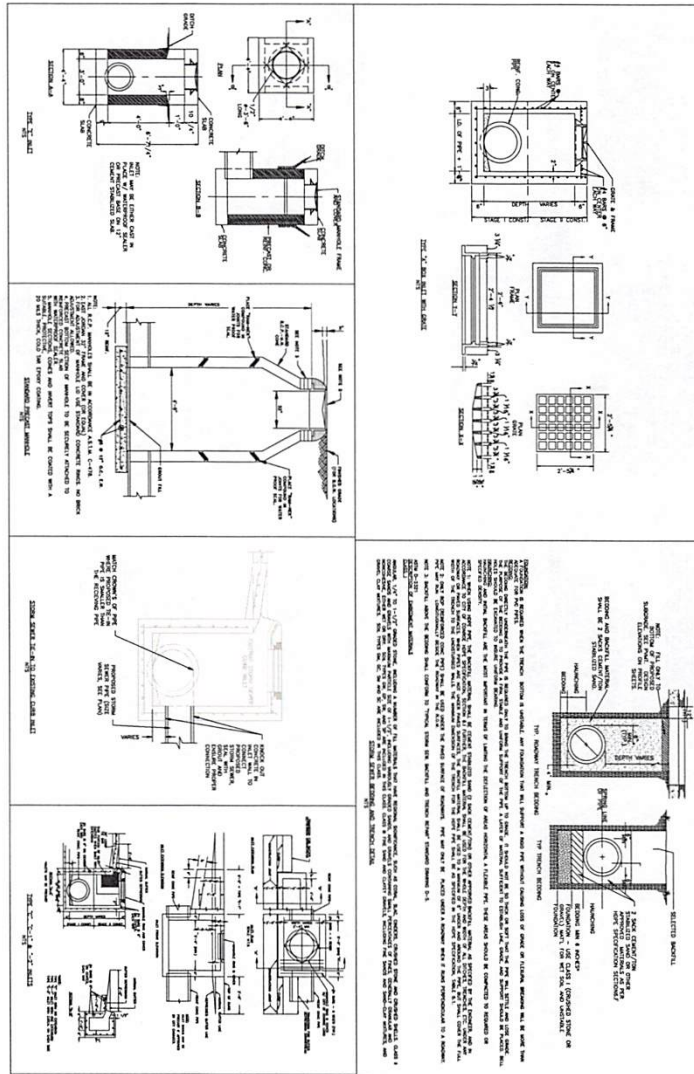
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DATE	DESCRIPTION
21	AS NOTED

BLUEWAVE EXPRESS WESLACO  
SANITARY SEWER DETAILS

**L SQUARED ENGINEERING**  
 2100 W. 10TH STREET, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1111  
 www.l-squared-engineering.com

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PROVIDE A COMPLETE SET OF DRAWINGS FOR THE DESIGN AND CONSTRUCTION OF THE STORM SEWER SYSTEM. THE DRAWINGS SHALL INCLUDE ALL NECESSARY DETAILS, DIMENSIONS, AND NOTES TO BE USED BY THE CONTRACTOR FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES DURING THE CONSTRUCTION OF THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE AND PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE OWNER AT THE END OF THE PROJECT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF THE STORM SEWER SYSTEM DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER OPERATION OF THE STORM SEWER SYSTEM AT ALL TIMES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING THE CONSTRUCTION AND OPERATION OF THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER PROTECTION OF THE ENVIRONMENT DURING THE CONSTRUCTION AND OPERATION OF THE STORM SEWER SYSTEM. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND ORDINANCES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER COMMUNICATION WITH ALL STAKEHOLDERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MANAGEMENT OF THE PROJECT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER BUDGETING AND COST CONTROL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SCHEDULING AND TIMELINESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER QUALITY CONTROL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER DOCUMENTATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER RISK MANAGEMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SAFETY MANAGEMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER ENVIRONMENTAL MANAGEMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SOCIAL MANAGEMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER GOVERNANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER ETHICS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER INTEGRITY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER HONESTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER FAIRNESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER RESPECT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER KINDNESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER PATIENCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER COURTESY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER POLITENESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER GRACE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MERCY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER COMPASSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER GENTLENESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MILDNESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MEekNESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER HUMILITY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MODESTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SIMPLICITY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SOBERNESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SELF-CONTROL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER TEMPERANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER RESTRAINT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER PATIENCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER FORGIVENESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER KINDNESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MERCY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER COMPASSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER GENTLENESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MILDNESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MEekNESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER HUMILITY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER MODESTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SIMPLICITY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SOBERNESS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER SELF-CONTROL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER TEMPERANCE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER RESTRAINT.

**BLUEWAVE EXPRESS WESLACO**

STORM SEWER DETAILS

22

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1111 LAMAR AVENUE  
SUITE 100  
HOUSTON, TEXAS 77002  
713.462.1111  
www.l2-engineering.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

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## 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 checked="" type="checkbox"/> TO CITY <input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED <input type="checkbox"/> DISTRICT FACILITY <input checked="" type="checkbox"/> CITY FACILITY <input checked="" type="checkbox"/> OTHER <i>14005</i>	  <i>[Signature]</i> H.C.D.B. NO. <i>[Signature]</i>	DATE <i>12/4/25</i>
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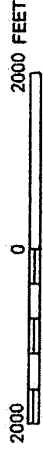
APPENDIX A  
(FEMA FIRM Map)



For more information on flood insurance, visit [www.floodinsurance.gov](http://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)

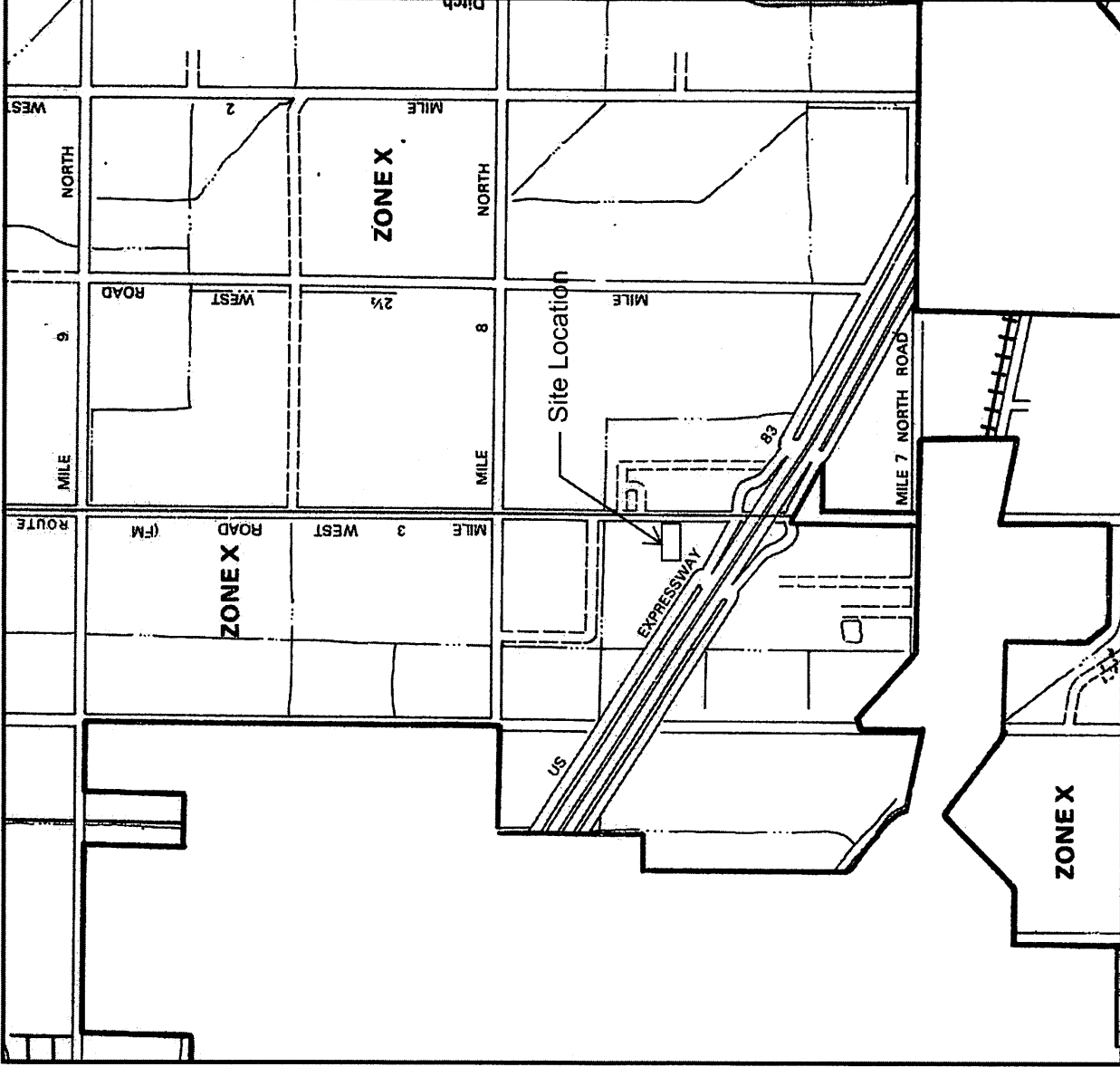
(SEE MAP INDEX FOR PANELS NOT PRINTED)

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 Electronic 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 Service Center home page at <https://fema.maps.gov>.



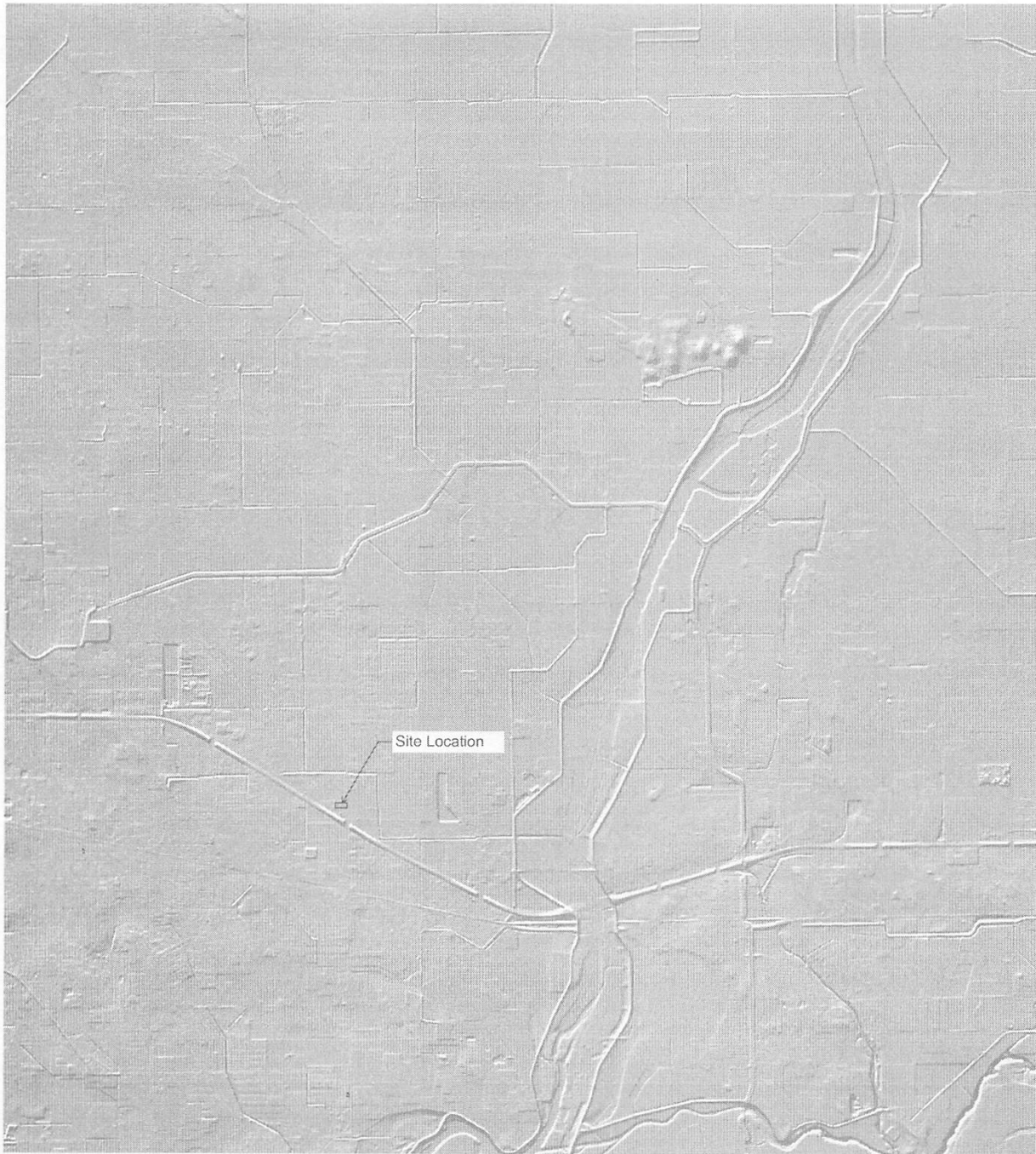
JOINS PANEL 058

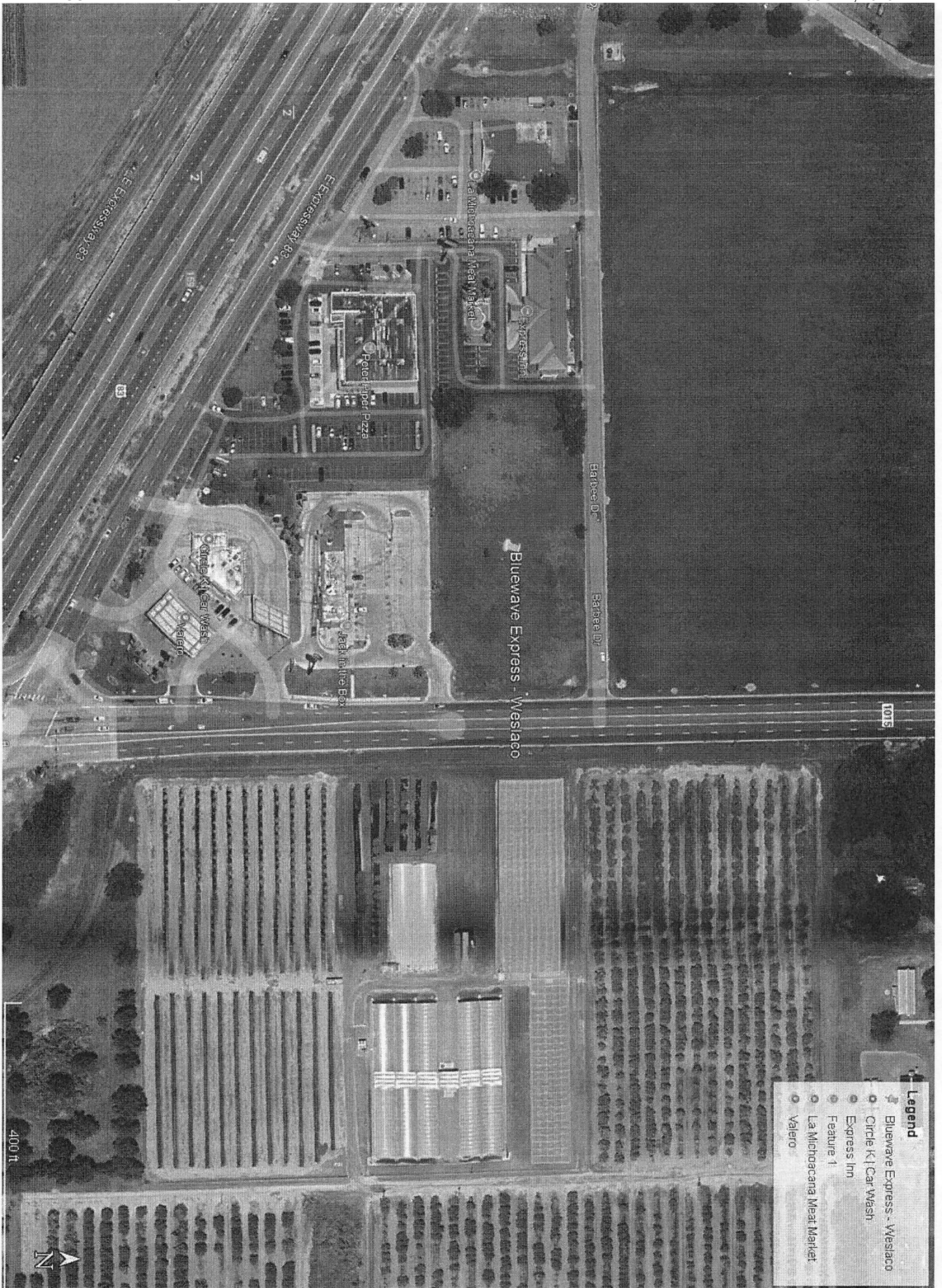
APPENDIX B  
(USGS Topo Map and Vicinity Map)





The National Map  
US Topo

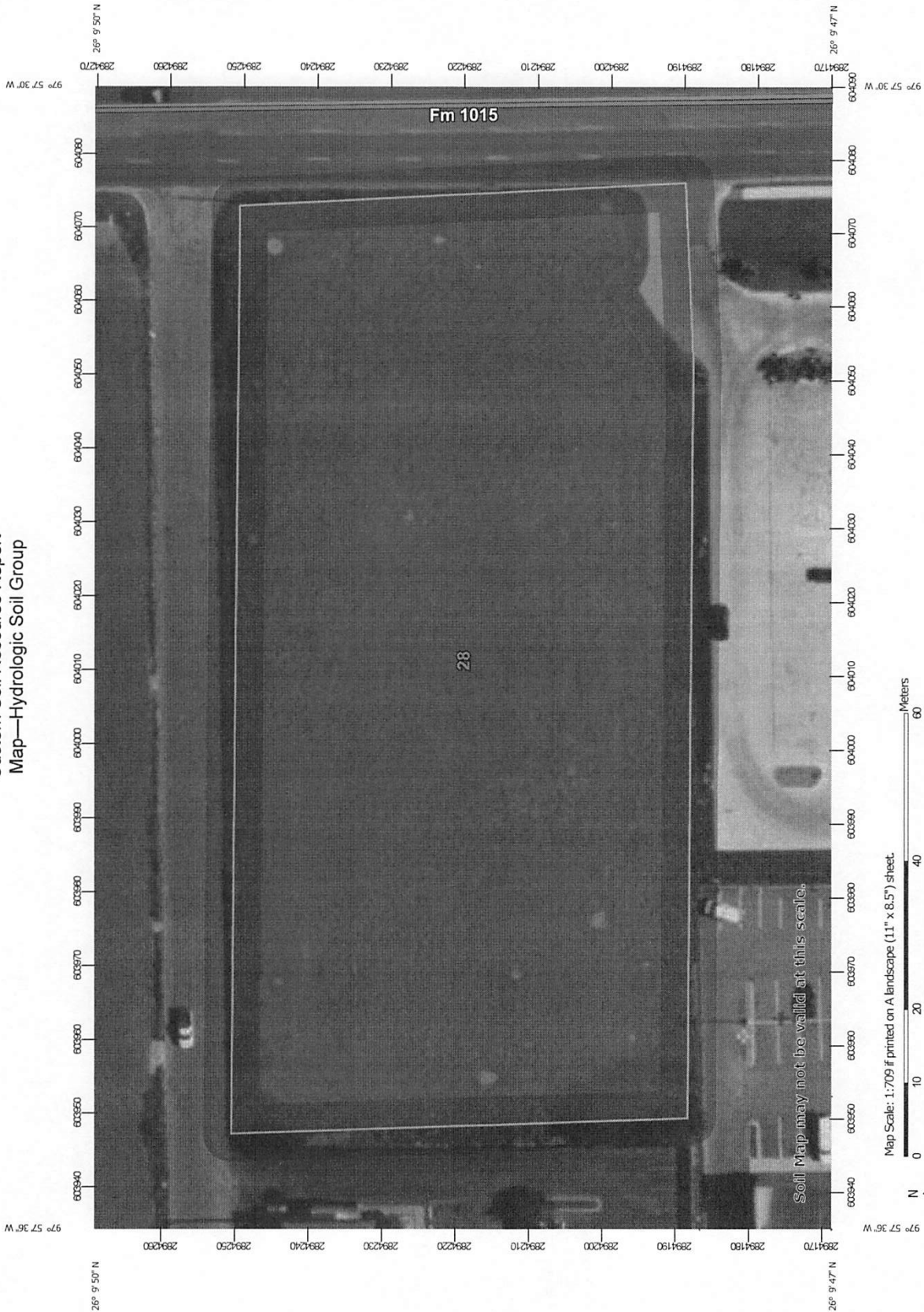




APPENDIX C  
(Web Soil Survey)



Custom Soil Resource Report  
Map—Hydrologic Soil Group



Soil Map may not be valid at this scale.

Custom Soil Resource Report

### 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

**Water Features**  
 Streams and Canals

**Transportation**  
 RAILS  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

**Background**  
 Aerial Photography

**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

### MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas  
 Survey Area Date: Version 23, Aug 30, 2024

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

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

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

Custom Soil Resource Report

**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%
<b>Totals for Area of Interest</b>			<b>1.9</b>	<b>100.0%</b>

**Rating Options—Hydrologic Soil Group**

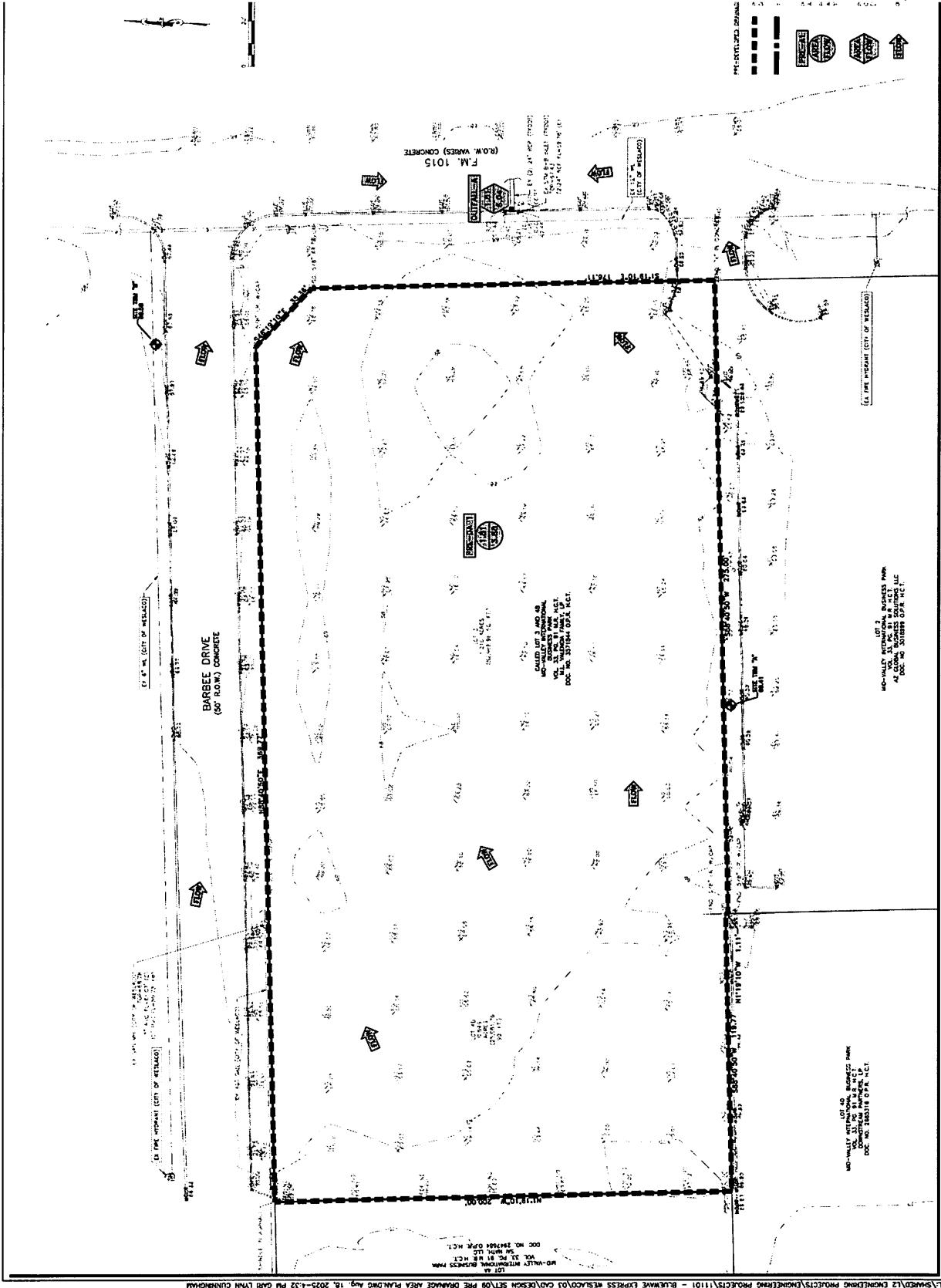
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

APPENDIX D  
(Pre-Developed Drainage Area Map)





L:\SHARED\12 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BUSINESS EXPRESS WESTLOND\03 CAD\DESIGN SET\09 PRE-DRAINAGE AREA PAVING\Aug\_18\_2025-4:32 PM.dwg (1)M4 CHANGEMAN

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



**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" (Perrico et al. 2018)

**Parameter Selections**

- Select Units: English
- Select Methodology: Partial Duration Series (PDS)
- Select County: HIDALGO
- Select County Zone: Zone-1
- Select Time of Concentration (tc): 16.11 Minute

**Design Annual Exceedance Probability (Design Annual Recurrence Interval)**

Coefficient	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	66.8398	81.5003	83.1782	110.3430	123.6452	137.9653	178.7324
d (min)	12.3570	12.2367	12.3404	12.6060	12.8624	13.3182	15.2816
Intensity (inches/hour)	4.09	5.18	6.32	7.43	8.46	9.53	12.13

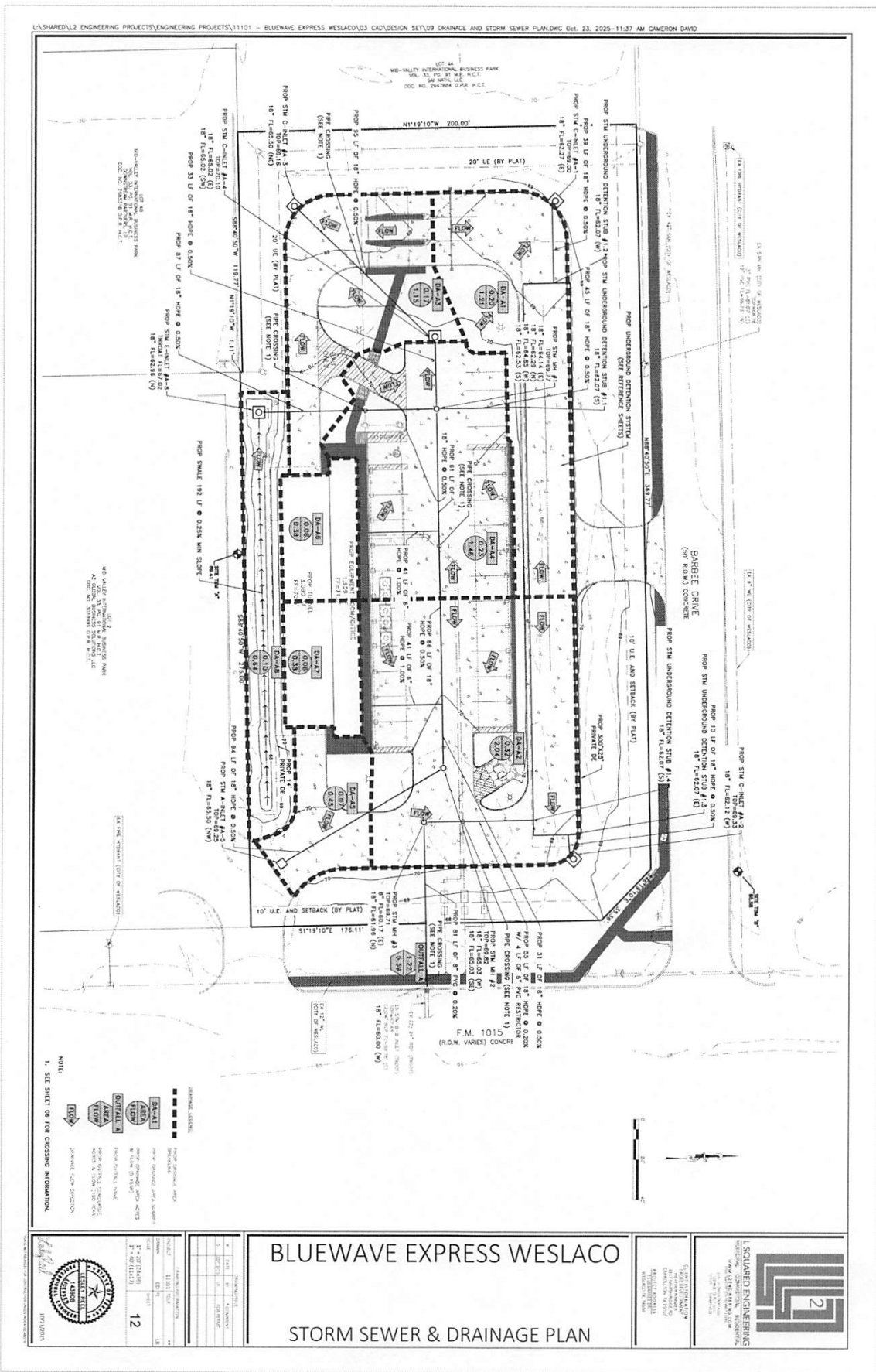
Source: Hidalgo County base rainfall zone



*Lesley Reel* 10/23/25

APPENDIX F  
(Storm Sewer Design)





NOTE:  
1. SEE SHEET OF FOR CROSSING INFORMATION.



NO.	DATE	BY	REVISION
1	11-20-24	DAVID	ISSUE FOR PERMITS
2	11-20-24	DAVID	REVISED PER COMMENTS
3	11-20-24	DAVID	REVISED PER COMMENTS
4	11-20-24	DAVID	REVISED PER COMMENTS
5	11-20-24	DAVID	REVISED PER COMMENTS
6	11-20-24	DAVID	REVISED PER COMMENTS
7	11-20-24	DAVID	REVISED PER COMMENTS
8	11-20-24	DAVID	REVISED PER COMMENTS
9	11-20-24	DAVID	REVISED PER COMMENTS
10	11-20-24	DAVID	REVISED PER COMMENTS
11	11-20-24	DAVID	REVISED PER COMMENTS
12	11-20-24	DAVID	REVISED PER COMMENTS

# BLUEWAVE EXPRESS WESLACO

## STORM SEWER & DRAINAGE PLAN

PROJECT NO. 24-0000-0000  
DATE: 11/20/24  
SCALE: AS SHOWN  
DRAWN BY: DAVID  
CHECKED BY: DAVID  
APPROVED BY: DAVID

**SQUARED ENGINEERING**  
11111 W. WESLACO BLVD., SUITE 100  
WESLACO, TEXAS 77680  
TEL: 409.881.1111  
WWW.SQUAREDENGINEERING.COM

Station A HGL  
5 Year

Inlet Info		Total		Drainage Area		Drainage Area		Perimeter		Length		Roughness		V <sub>10yr</sub>		HGL							
Inlet/MH From Inlet/MH To	Area	Drainage Area	Runoff Co. "C"	DA C*A	Total Area	Flow (cfs)	Intensity (I)	Area Flow (cfs)	Total Flow (cfs)	Perimeter (P)	R <sub>1</sub> (A/P)	(ft)	(n)	(CFS)	(FPS)	Upstream FL	Downstream FL	Change in Head (ft)	Hydraulic Grade Line %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)		
A3	A4	0.17	0.17	0.85	0.14	0.14	10.00	7.49	1.04	1.08	1.5	0.0050	1.77	4.71	0.375	95	0.011	8.78	4.97	65.50	65.02	66.37	66.38
A4	MH1	0.23	0.40	0.85	0.20	0.34	10.00	7.49	1.46	2.55	1.5	0.0050	1.77	4.71	0.375	33	0.011	8.78	4.97	65.02	64.85	66.36	66.35
A4	MH1	0.10	0.10	0.85	0.09	0.09	10.00	7.49	0.64	0.64	1.5	0.0050	1.77	4.71	0.375	87	0.011	8.78	4.97	62.96	62.53	65.08	65.08
A5	MH2	0.07	0.07	0.85	0.06	0.06	10.00	7.49	0.45	0.45	1.5	0.0050	1.77	4.71	0.375	31	0.011	8.78	4.97	65.03	65.03	65.65	65.65
MH2	Connection 1	0.00	0.07	0.85	0.00	0.06	10.00	7.49	0.00	0.45	1.5	0.0050	1.77	4.71	0.375	86	0.011	8.78	4.97	65.19	64.76	65.65	65.65
Connection 1	Connection 2	0.06	0.13	0.85	0.05	0.11	10.00	7.49	0.38	0.83	1.5	0.0050	1.77	4.71	0.375	61	0.011	8.78	4.97	64.76	64.14	65.65	65.64
MH1	OUT	0.00	0.69	0.85	0.00	0.59	10.00	7.49	0.00	4.39	1.5	0.0050	1.77	4.71	0.375	46	0.011	8.78	4.97	62.29	62.07	65.02	65.02

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

100 Year

Inlet Info		Total		Drainage Area		Drainage Area		Perimeter		Length		Roughness		V <sub>10yr</sub>		HGL							
Inlet/MH From Inlet/MH To	Area	Drainage Area	Runoff Co. "C"	DA C*A	Total Area	Flow (cfs)	Intensity (I)	Area Flow (cfs)	Total Flow (cfs)	Perimeter (P)	R <sub>1</sub> (A/P)	(ft)	(n)	(CFS)	(FPS)	Upstream FL	Downstream FL	Change in Head (ft)	Hydraulic Grade Line %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)		
A3	A4	0.17	0.17	0.85	0.14	0.14	10.00	11.51	1.66	1.66	1.5	0.0050	1.77	4.71	0.375	95	0.011	8.78	4.97	65.50	65.02	66.54	66.52
A4	MH1	0.23	0.40	0.85	0.20	0.34	10.00	11.51	2.25	3.91	1.5	0.0050	1.77	4.71	0.375	33	0.011	8.78	4.97	65.02	64.85	66.38	66.35
A4	MH1	0.10	0.10	0.85	0.09	0.09	10.00	11.51	0.98	0.99	1.5	0.0050	1.77	4.71	0.375	87	0.011	8.78	4.97	62.96	62.53	64.04	64.03
A5	MH2	0.07	0.07	0.85	0.06	0.06	10.00	11.51	0.68	0.68	1.5	0.0050	1.77	4.71	0.375	31	0.011	8.78	4.97	65.03	65.03	66.69	66.69
MH2	Connection 1	0.00	0.07	0.85	0.00	0.06	10.00	11.51	0.00	0.68	1.5	0.0050	1.77	4.71	0.375	86	0.011	8.78	4.97	65.19	64.76	66.70	66.70
Connection 1	Connection 2	0.06	0.13	0.85	0.05	0.11	10.00	11.51	0.59	1.27	1.5	0.0050	1.77	4.71	0.375	61	0.011	8.78	4.97	64.76	64.14	65.64	65.64
MH1	OUT	0.00	0.69	0.85	0.00	0.59	10.00	11.51	0.00	6.75	1.5	0.0050	1.77	4.71	0.375	46	0.011	8.78	4.97	62.29	62.07	65.02	65.02

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



Lesley Reel 10/23/25

**Station B HSI,  
5 Year**

Inlet Info		Total		Drainage Area		Drainage		Total		HGL		Elevation of Hyd. Grad.														
Inlet/MH From	Area	Drainage Area	Time of Conc. (Min)	Intensity (l)	Area Flow (cfs)	Flow (cfs)	Area Flow (cfs)	Flow (cfs)	Number of Diameter Barres	Diameter (In)	Slope	Area (A) (P)	Perimeter (P)	Length (ft)	Roughness (n)	Q <sub>max</sub> (CFS)	V <sub>max</sub> (FPS)	Upstream EL	Downstream EL	Change in Head (ft)	Hydraulic Grade Line %	Upstream (ft)	Downstream (ft)	Elevation of Hyd. Grad. Downstream (ft)		
A1	DUT	0.20	0.20	0.85	0.17	0.17	10.00	7.48	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

\*Set to 10 Yr. WSE in pond or top of pipe, whichever is greater

**100 Year**

Inlet Info		Total		Drainage Area		Drainage		Total		HGL		Elevation of Hyd. Grad.														
Inlet/MH From	Area	Drainage Area	Time of Conc. (Min)	Intensity (l)	Area Flow (cfs)	Flow (cfs)	Area Flow (cfs)	Flow (cfs)	Number of Diameter Barres	Diameter (In)	Slope	Area (A) (P)	Perimeter (P)	Length (ft)	Roughness (n)	Q <sub>max</sub> (CFS)	V <sub>max</sub> (FPS)	Upstream EL	Downstream EL	Change in Head (ft)	Hydraulic Grade Line %	Upstream (ft)	Downstream (ft)	Elevation of Hyd. Grad. Downstream (ft)		
A1	OUI	0.20	0.20	0.85	0.17	0.17	10.00	11.51	1.98	1.98	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

\*Set to 10 Yr. WSE in pond or top of pipe, whichever is greater



Lesley Reel 10/23/25

UPSTREAM CRITICAL ELEVATION 69.00  
DOWNSTREAM CRITICAL ELEVATION NA

System C HGL  
5 Year

Inlet Info		HGL																									
Total		Drainage Area		Drainage		Total		Number of Diameter		Perimeter		Length		Roughness		Q <sub>max</sub>		V <sub>ave</sub>		Upstream		Downstream		Elevation of			
Inlet/MH From	Runoff Co. DA	Area	Conc. (M/n)	Intensity (I)	Area (A)	Flow (CF)	Flow (CF)	Barrels	(N)	(P)	R-(A/P)	(ft)	(ft)	(in)	(ft)	(CFS)	(FPS)	FL	FL	Hydraulic	Hyd. Grad.	Hyd. Grad.	Upstream (ft)	Downstream (ft)	Hyd. Grad.	Downstream (ft)	
AZ	0.85	0.33	0.28	0.28	10.00	7.49	2.10	2.10	1	1.5	0.0050	3.77	4.71	0.575	10	0.011	8.78	4.97	62.12	62.12	0.00	0.00	65.03	65.03	65.02	65.02	
*Set to 10 Yr. WSE in pond or top of pipe, whichever is greater.																											
Starting TW Elevation*: 65.02																											

100 Year

Inlet Info		HGL																									
Total		Drainage Area		Drainage		Total		Number of Diameter		Perimeter		Length		Roughness		Q <sub>max</sub>		V <sub>ave</sub>		Upstream		Downstream		Elevation of			
Inlet/MH From	Runoff Co. DA	Area	Conc. (M/n)	Intensity (I)	Area (A)	Flow (CF)	Flow (CF)	Barrels	(N)	(P)	R-(A/P)	(ft)	(ft)	(in)	(ft)	(CFS)	(FPS)	FL	FL	Hydraulic	Hyd. Grad.	Hyd. Grad.	Upstream (ft)	Downstream (ft)	Hyd. Grad.	Downstream (ft)	
AZ	0.85	0.33	0.28	0.28	10.00	11.51	3.23	3.23	1	1.5	0.0050	1.77	4.71	0.575	10	0.011	8.78	4.97	62.12	62.07	0.01	0.07	65.03	65.03	65.02	65.02	
*Set to 10 Yr. WSE in pond or top of pipe, whichever is greater.																											
Starting TW Elevation*: 65.02																											
UPSTREAM CRITICAL ELEVATION 69.33																											
DOWNSTREAM CRITICAL ELEVATION NA																											



Lesley Reel 10/23/25

APPENDIX G  
(Post-Developed Drainage Area Map)





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	62.3358	79.1505	92.2303	109.9853	123.4681	137.9853	178.7526
d (min)	12.3218	12.2329	12.3289	12.6024	12.8577	13.3182	15.2810
Intensity (inches/hour)	4.61	6.19	7.40	9.01	10.25	11.51	14.43

Hidalgo County

IDF Zone  
Zone 1



Lesley Reel 10/23/25

APPENDIX I  
(TxDOT Small Watershed and Elevation Area Calculations)

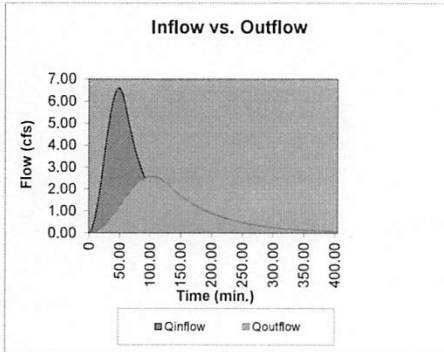


**PRELIMINARY MITIGATION VOLUME CALCULATION  
BY USE OF THE SMALL WATERSHED HYDROGRAPH METHOD  
(REF: HCFCO HYDROLOGY MANUAL)**

**10 Year**  
Denotes "user input"

Proposed Acres	1.21	Existing Acres	1,210	ac
depth	6.10	depth	5.07	in
Qp	6.62	Qp	2.59	cfs
V	7.377	V	6.132	acre-in
Tp	48.50	Tp	103.05	Min
	0.81		1.72	hr
Req Inter	Inc	Req Inter	Inc	
4.85	6	10.30	5	

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



- Step 1: Visit NOAA website  
[https://hdsc.mws.noaa.gov/hdsc/pdfs/plds\\_map\\_cont.html?bkmkxty](https://hdsc.mws.noaa.gov/hdsc/pdfs/plds_map_cont.html?bkmkxty)
- 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  |
| $P_{24hr, 100yr}$ | 6.25  | 6.25  |
| CN                | 64    | 95    |
| S                 | 1.905 | 0.526 |
| A                 | 1.210 | 1.210 |
| $P_e$             | 4.43  | 5.66  |
| IC                | 0.35  | 0.74  |
| $D_{eff, runoff}$ | 5.07  | 6.10  |



*Lesley Reel* 10/23/25

Minutes	Qinflow		Qoutflow		STORAGE NEEDED	
	PROPOSED CFS	PROPOSED CF	EXISTING CFS	EXISTING CF	CF	AC-FT
1	0.00	26	0.00	2	24	0.001
2	5.00	0.17	152	0.02	13	0.003
3	10.00	0.67	469	0.06	42	0.010
4	15.00	1.44	1047	0.13	97	0.022
5	20.00	2.41	1929	0.23	186	0.040
6	25.00	3.47	3127	0.36	316	0.065
7	30.00	4.51	4619	0.50	492	0.095
8	35.00	5.43	6354	0.67	720	0.129
9	40.00	6.13	8254	0.85	1003	0.166
10	45.00	6.54	10225	1.04	1344	0.204
11	50.00	6.60	12165	1.23	1744	0.239
12	55.00	6.33	13976	1.43	2203	0.270
13	60.00	5.74	15582	1.63	2719	0.296
14	65.00	5.03	17007	1.81	3288	0.315
15	70.00	4.40	18245	1.99	3908	0.329
16	75.00	3.85	19327	2.14	4572	0.339
17	80.00	3.37	20273	2.28	5275	0.344
18	85.00	2.94	21101	2.40	6008	0.346
19	90.00	2.57	21825	2.49	6764	0.346
20	95.00	2.25	22458	2.55	7534	0.343
21	100.00	1.97	23012	2.58	8310	0.338
22	105.00	1.72	23496	2.59	9082	0.331
23	110.00	1.51	23920	2.56	9842	0.323
24	115.00	1.32	24290	2.50	10581	0.315
25	120.00	1.15	24614	2.42	11291	0.306
26	125.00	1.01	24897	2.31	11964	0.297
27	130.00	0.88	25145	2.18	12598	0.288
28	135.00	0.77	25362	2.05	13194	0.279
29	140.00	0.67	25551	1.92	13753	0.271
30	145.00	0.59	25717	1.80	14278	0.263
31	150.00	0.52	25862	1.69	14770	0.255
32	155.00	0.45	25989	1.59	15233	0.247
33	160.00	0.39	26100	1.49	15667	0.239
34	165.00	0.34	26197	1.40	16075	0.232
35	170.00	0.30	26281	1.32	16458	0.226
36	175.00	0.26	26356	1.24	16817	0.219
37	180.00	0.23	26420	1.16	17155	0.213
38	185.00	0.20	26477	1.09	17472	0.207
39	190.00	0.18	26527	1.02	17769	0.201
40	195.00	0.15	26570	0.96	18048	0.196
41	200.00	0.13	26608	0.90	18310	0.190
42	205.00	0.12	26641	0.85	18557	0.186
43	210.00	0.10	26670	0.79	18788	0.181
44	215.00	0.09	26696	0.75	19005	0.177
45	220.00	0.08	26718	0.70	19209	0.172
46	225.00	0.07	26737	0.66	19400	0.168
47	230.00	0.06	26754	0.62	19579	0.165
48	235.00	0.05	26769	0.58	19748	0.161
49	240.00	0.05	26782	0.54	19906	0.158
50	245.00	0.04	26794	0.51	20055	0.155
51	250.00	0.04	26803	0.48	20194	0.152
52	255.00	0.03	26812	0.45	20325	0.149

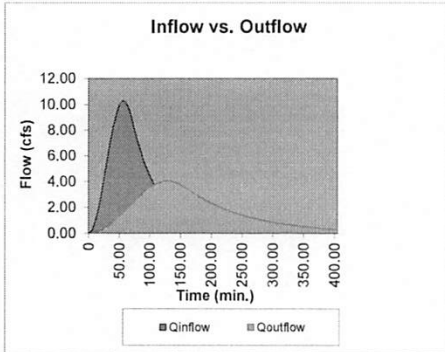
53	260.00	0.03	26820	0.42	20448	8371	0.146
54	265.00	0.02	26826	0.40	20564	8262	0.144
55	270.00	0.02	26832	0.37	20672	8180	0.141
56	275.00	0.02	26837	0.35	20774	8063	0.139
57	280.00	0.02	26842	0.33	20870	7972	0.137
58	285.00	0.01	26848	0.31	20959	7886	0.135
59	290.00	0.01	26849	0.29	21044	7805	0.133
60	295.00	0.01	26852	0.27	21123	7729	0.132
61	300.00	0.01	26855	0.26	21197	7658	0.130
62	305.00	0.01	26857	0.24	21287	7590	0.128
63	310.00	0.01	26859	0.23	21332	7527	0.127
64	315.00	0.01	26861	0.21	21394	7467	0.126
65	320.00	0.01	26862	0.20	21451	7411	0.124
66	325.00	0.00	26863	0.19	21508	7358	0.123
67	330.00	0.00	26865	0.17	21566	7308	0.122
68	335.00	0.00	26866	0.16	21604	7261	0.121
69	340.00	0.00	26867	0.15	21649	7218	0.120
70	345.00	0.00	26867	0.14	21691	7176	0.119
71	350.00	0.00	26868	0.14	21731	7137	0.118
72	355.00	0.00	26869	0.13	21788	7101	0.117
73	360.00	0.00	26869	0.12	21803	7067	0.116
74	365.00	0.00	26870	0.11	21835	7034	0.116
75	370.00	0.00	26870	0.11	21866	7004	0.115
76	375.00	0.00	26870	0.10	21895	6976	0.114
77	380.00	0.00	26871	0.09	21922	6949	0.114
78	385.00	0.00	26871	0.09	21947	6924	0.113
79	390.00	0.00	26871	0.08	21971	6900	0.112
80	395.00	0.00	26871	0.08	21994	6878	0.112
81	400.00	0.00	26872	0.07	22015	6857	0.112
82	405.00	0.00	26872	0.07	22034	6837	0.111
83	410.00	0.00	26872	0.06	22053	6819	0.111
84	415.00	0.00	26872	0.06	22070	6802	0.110
85	420.00	0.00	26872	0.06	22087	6785	0.110
86	425.00	0.00	26872	0.05	22102	6770	0.110
87	430.00	0.00	26872	0.05	22118	6756	0.109
88	435.00	0.00	26872	0.05	22130	6742	0.109
89	440.00	0.00	26872	0.04	22143	6730	0.109
90	445.00	0.00	26872	0.04	22154	6718	0.108
91	450.00	0.00	26872	0.04	22166	6707	0.108
92	455.00	0.00	26872	0.04	22176	6696	0.108
93	460.00	0.00	26873	0.03	22186	6688	0.108
94	465.00	0.00	26873	0.03	22195	6677	0.107
95	470.00	0.00	26873	0.03	22204	6669	0.107
96	475.00	0.00	26873	0.03	22212	6660	0.107
97	480.00	0.00	26873	0.03	22220	6653	0.107
98	485.00	0.00	26873	0.02	22227	6646	0.107
99	490.00	0.00	26873	0.02	22234	6639	0.106
100	495.00	0.00	26873	0.02	22240	6633	0.106
101	500.00	0.00	26873	0.02	22246	6627	0.106
102	505.00	0.00	26873	0.02	22252	6621	0.106
103	510.00	0.00	26873	0.02	22257	6616	0.106
104	515.00	0.00	26873	0.02	22262	6611	0.106
105	520.00	0.00	26873	0.02	22267	6606	0.106
106	525.00	0.00	26873	0.01	22271	6602	0.106
107	530.00	0.00	26873	0.01	22275	6598	0.106
108	535.00	0.00	26873	0.01	22279	6594	0.106
109	540.00	0.00	26873	0.01	22282	6590	0.106
110	545.00	0.00	26873	0.01	22286	6587	0.106
111	550.00	0.00	26873	0.01	22289	6584	0.106
112	555.00	0.00	26873	0.01	22292	6581	0.106
113	560.00	0.00	26873	0.01	22295	6578	0.106
114	565.00	0.00	26873	0.01	22297	6575	0.106
115	570.00	0.00	26873	0.01	22300	6573	0.106
116	575.00	0.00	26873	0.01	22302	6571	0.106
117	580.00	0.00	26873	0.01	22304	6569	0.106
118	585.00	0.00	26873	0.01	22306	6566	0.106
119	590.00	0.00	26873	0.01	22308	6565	0.106
120	595.00	0.00	26873	0.01	22310	6563	0.106
121	600.00	0.00	26873	0.01	22312	6561	0.106
122	605.00	0.00	26873	0.01	22313	6559	0.106
123	610.00	0.00	26873	0.01	22315	6558	0.106
124	615.00	0.00	26873	0.00	22318	6557	0.106
125	620.00	0.00	26873	0.00	22317	6555	0.106
126	625.00	0.00	26873	0.00	22319	6554	0.106
127	630.00	0.00	26873	0.00	22320	6553	0.106
128	635.00	0.00	26873	0.00	22321	6552	0.104
129	640.00	0.00	26873	0.00	22322	6551	0.104
130	645.00	0.00	26873	0.00	22323	6550	0.104
131	650.00	0.00	26873	0.00	22324	6549	0.104
132	655.00	0.00	26873	0.00	22325	6548	0.104
133	660.00	0.00	26873	0.00	22325	6547	0.104
134	665.00	0.00	26873	0.00	22326	6547	0.104
135	670.00	0.00	26873	0.00	22327	6546	0.104
136	675.00	0.00	26873	0.00	22328	6545	0.104
137	680.00	0.00	26873	0.00	22328	6545	0.104
138	685.00	0.00	26873	0.00	22329	6544	0.104
139	690.00	0.00	26873	0.00	22329	6544	0.104
140	695.00	0.00	26873	0.00	22330	6543	0.104
141	700.00	0.00	26873	0.00	22330	6543	0.104
142	705.00	0.00	26873	0.00	22331	6542	0.104
143	710.00	0.00	26873	0.00	22331	6542	0.104
144	715.00	0.00	26873	0.00	22332	6541	0.104
145	720.00	0.00	26873	0.00	22332	6541	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	1,210	ac
Proposed depth	11.04	Existing depth	9.90	in
Proposed Qp	10.29	Existing Qp	4.04	cfs
Proposed V	13,361	Existing V	11,979	acre-in
Proposed Tp	56.51	Existing Tp	129.05	Min
	0.94		2.15	hr
Req Inter	5.65	Req Inter	12.91	
Inc	5	Inc	5	

A79  
MAX VOLUME REQUIRED= 0.65 ac-ft



Step 1: Visit NOAA website

[https://hcfsc.nws.noaa.gov/hcfsc/hfdw/pfds\\_map\\_cont.html?bkmkx=xy](https://hcfsc.nws.noaa.gov/hcfsc/hfdw/pfds_map_cont.html?bkmkx=xy)

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



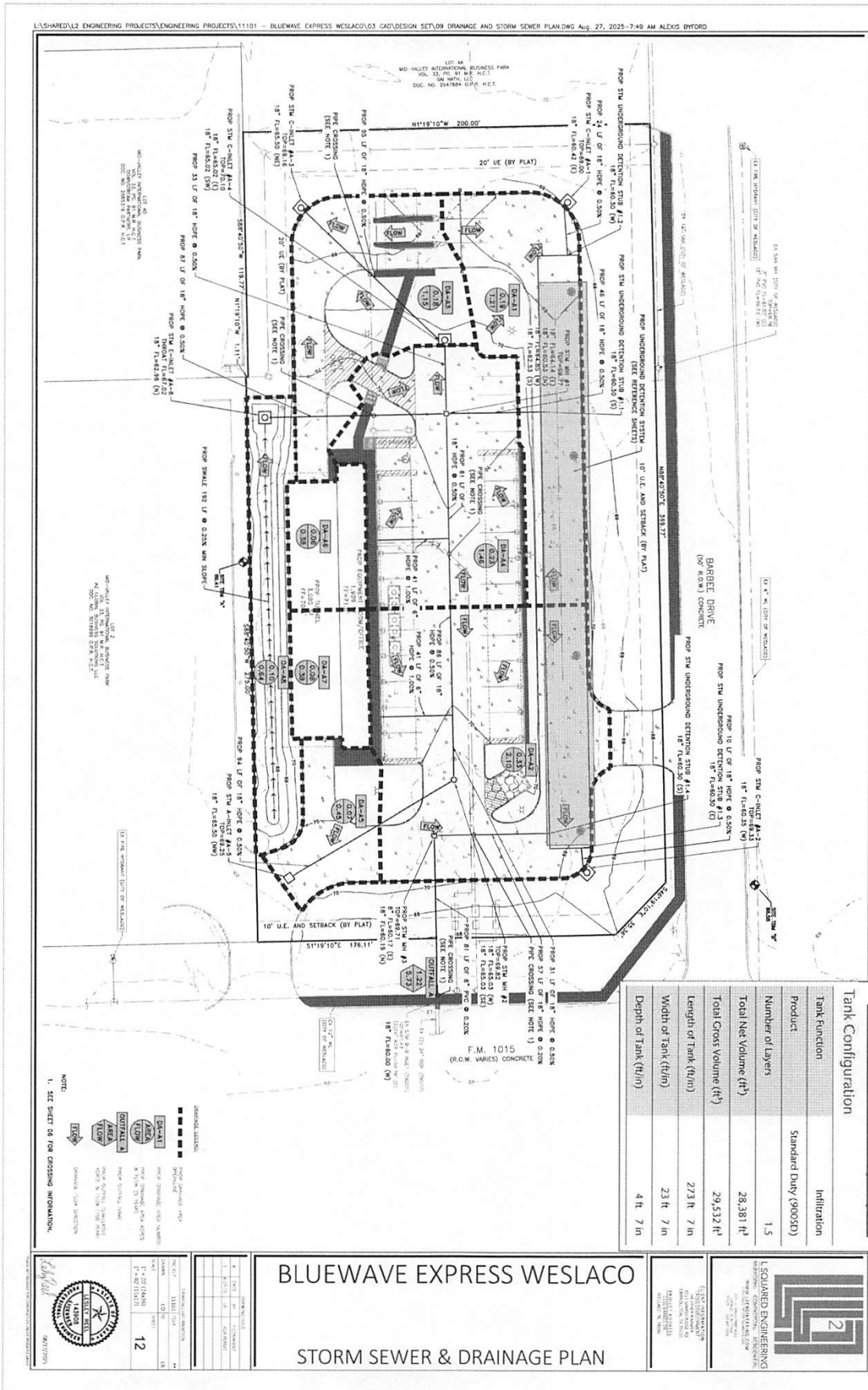
*Lesley Reel* 10/23/25

Minutes	Qinflow		Qoutflow		STORAGE NEEDED	
	PROPOSED CFS	EXISTING CF	PROPOSED CFS	EXISTING CF	VolSta CF	VolSta AC-FT
1	0.00	30	0.00	2	27	0.001
2	5.00	175	0.01	13	162	0.004
3	10.00	545	0.06	42	502	0.012
4	15.00	1228	0.13	98	1130	0.026
5	20.00	2290	0.23	187	2103	0.048
6	25.00	4222	0.36	319	3451	0.079
7	30.00	5644	0.52	500	5171	0.119
8	35.00	7033	0.69	736	7229	0.166
9	40.00	8272	0.88	1033	9564	0.220
10	45.00	9272	1.10	1395	12095	0.277
11	50.00	9966	1.32	1827	14888	0.337
12	55.00	10227	1.56	2330	17255	0.396
13	60.00	10119	1.80	2906	19667	0.451
14	65.00	9733	2.04	3556	21813	0.501
15	70.00	8912	2.29	4278	23620	0.542
16	75.00	7966	2.53	5072	25083	0.576
17	80.00	7099	2.76	5934	26233	0.602
18	85.00	6322	2.99	6861	27099	0.622
19	90.00	5633	3.19	7848	27710	0.638
20	95.00	5022	3.38	8889	28094	0.645
21	100.00	4488	3.56	9978	28275	0.649
22	105.00	3999	3.70	11108	28277	0.649
23	110.00	3566	3.83	12270	28124	0.646
24	115.00	3177	3.92	13457	27836	0.639
25	120.00	2833	3.99	14660	27434	0.630
26	125.00	2522	4.03	15871	26938	0.618
27	130.00	2244	4.04	17090	26367	0.605
28	135.00	2000	4.02	18278	25736	0.591
29	140.00	1788	3.97	19456	25063	0.575
30	145.00	1599	3.89	20607	24363	0.559
31	150.00	1422	3.78	21722	23651	0.543
32	155.00	1266	3.65	22794	22937	0.527
33	160.00	1113	3.49	23817	22234	0.510
34	165.00	9633	3.33	24790	21545	0.495
35	170.00	8169	3.16	25716	20873	0.479
36	175.00	6845	3.01	26596	20219	0.464
37	180.00	5644	2.86	27433	19584	0.450
38	185.00	4566	2.72	28229	18967	0.435
39	190.00	3600	2.59	28986	18371	0.422
40	195.00	2750	2.46	29706	17794	0.408
41	200.00	2000	2.34	30390	17237	0.396
42	205.00	1344	2.22	31040	16700	0.383
43	210.00	874	2.11	31659	16182	0.371
44	215.00	582	2.01	32247	15684	0.360
45	220.00	358	1.91	32807	15205	0.349
46	225.00	200	1.82	33339	14745	0.338
47	230.00	100	1.73	33845	14303	0.328
48	235.00	50	1.64	34325	13879	0.319
49	240.00	25	1.56	34783	13472	0.309
50	245.00	12	1.49	35218	13083	0.300
51	250.00	6	1.41	35631	12709	0.292
52	255.00	3	1.34	36024	12352	0.284

53	250.00	0.11	42408	1.28	36398	12010	0.278
54	265.00	0.10	40437	1.21	36754	11863	0.268
55	270.00	0.09	40432	1.16	37082	11371	0.261
56	275.00	0.08	40435	1.10	37413	11072	0.254
57	280.00	0.07	40435	1.04	37719	10786	0.248
58	285.00	0.06	40432	0.98	38014	10514	0.241
59	290.00	0.05	40434	0.94	38298	10253	0.235
60	295.00	0.05	40434	0.90	38549	10005	0.230
61	300.00	0.04	40436	0.86	38799	9769	0.224
62	305.00	0.04	40437	0.81	39036	9542	0.219
63	310.00	0.04	40438	0.77	39262	9326	0.214
64	315.00	0.03	40438	0.73	39477	9120	0.209
65	320.00	0.03	40438	0.70	39681	8924	0.205
66	325.00	0.03	40438	0.66	39875	8737	0.201
67	330.00	0.02	40438	0.63	40060	8556	0.196
68	335.00	0.02	40438	0.60	40234	8388	0.191
69	340.00	0.02	40438	0.57	40400	8232	0.186
70	345.00	0.02	40438	0.54	40562	8077	0.181
71	350.00	0.01	40438	0.52	40713	7925	0.182
72	355.00	0.01	40438	0.49	40856	7785	0.179
73	360.00	0.01	40438	0.47	40993	7652	0.178
74	365.00	0.01	40438	0.44	41125	7525	0.173
75	370.00	0.01	40438	0.42	41246	7404	0.170
76	375.00	0.01	40438	0.40	41363	7289	0.167
77	380.00	0.01	40438	0.38	41475	7179	0.165
78	385.00	0.01	40438	0.36	41581	7075	0.162
79	390.00	0.01	40438	0.34	41682	6978	0.160
80	395.00	0.01	40438	0.33	41778	6881	0.158
81	400.00	0.01	40438	0.31	41869	6791	0.156
82	405.00	0.01	40438	0.30	41956	6706	0.154
83	410.00	0.01	40438	0.28	42038	6624	0.152
84	415.00	0.01	40438	0.27	42117	6547	0.150
85	420.00	0.01	40438	0.26	42192	6473	0.148
86	425.00	0.01	40438	0.24	42263	6403	0.147
87	430.00	0.01	40438	0.23	42330	6336	0.145
88	435.00	0.01	40438	0.22	42394	6272	0.144
89	440.00	0.01	40438	0.21	42455	6212	0.143
90	445.00	0.01	40438	0.20	42513	6154	0.141
91	450.00	0.01	40438	0.19	42568	6099	0.140
92	455.00	0.01	40438	0.18	42621	6047	0.138
93	460.00	0.01	40438	0.17	42671	5998	0.136
94	465.00	0.01	40438	0.16	42718	5951	0.135
95	470.00	0.01	40438	0.15	42762	5906	0.134
96	475.00	0.01	40438	0.14	42803	5863	0.133
97	480.00	0.01	40438	0.14	42841	5823	0.134
98	485.00	0.01	40438	0.13	42876	5784	0.133
99	490.00	0.01	40438	0.13	42908	5747	0.132
100	495.00	0.01	40438	0.12	42937	5712	0.131
101	500.00	0.01	40438	0.11	42963	5678	0.130
102	505.00	0.01	40438	0.11	42987	5646	0.130
103	510.00	0.01	40438	0.10	43009	5616	0.129
104	515.00	0.01	40438	0.10	43029	5588	0.128
105	520.00	0.01	40438	0.09	43046	5562	0.128
106	525.00	0.01	40438	0.08	43061	5538	0.128
107	530.00	0.01	40438	0.08	43074	5516	0.127
108	535.00	0.01	40438	0.08	43085	5496	0.126
109	540.00	0.01	40438	0.07	43093	5478	0.125
110	545.00	0.01	40438	0.07	43099	5461	0.125
111	550.00	0.01	40438	0.07	43103	5446	0.124
112	555.00	0.01	40438	0.07	43105	5432	0.124
113	560.00	0.01	40438	0.06	43105	5419	0.124
114	565.00	0.01	40438	0.06	43103	5407	0.123
115	570.00	0.01	40438	0.06	43100	5396	0.123
116	575.00	0.01	40438	0.05	43095	5386	0.122
117	580.00	0.01	40438	0.05	43088	5377	0.122
118	585.00	0.01	40438	0.05	43079	5369	0.122
119	590.00	0.01	40438	0.05	43068	5362	0.122
120	595.00	0.01	40438	0.05	43054	5356	0.122
121	600.00	0.01	40438	0.04	43038	5351	0.122
122	605.00	0.01	40438	0.04	43020	5346	0.122
123	610.00	0.01	40438	0.04	43000	5342	0.122
124	615.00	0.01	40438	0.04	42978	5338	0.122
125	620.00	0.01	40438	0.04	42954	5334	0.122
126	625.00	0.01	40438	0.03	42928	5330	0.122
127	630.00	0.01	40438	0.03	42900	5326	0.122
128	635.00	0.01	40438	0.03	42870	5322	0.122
129	640.00	0.01	40438	0.03	42838	5318	0.122
130	645.00	0.01	40438	0.03	42804	5314	0.122
131	650.00	0.01	40438	0.03	42768	5310	0.122
132	655.00	0.01	40438	0.02	42730	5306	0.122
133	660.00	0.01	40438	0.02	42690	5302	0.122
134	665.00	0.01	40438	0.02	42648	5298	0.122
135	670.00	0.01	40438	0.02	42604	5294	0.122
136	675.00	0.01	40438	0.02	42558	5290	0.122
137	680.00	0.01	40438	0.02	42510	5286	0.122
138	685.00	0.01	40438	0.02	42460	5282	0.122
139	690.00	0.01	40438	0.02	42408	5278	0.122
140	695.00	0.01	40438	0.02	42354	5274	0.122
141	700.00	0.01	40438	0.02	42298	5270	0.122
142	705.00	0.01	40438	0.01	42240	5266	0.122
143	710.00	0.01	40438	0.01	42180	5262	0.122
144	715.00	0.01	40438	0.01	42118	5258	0.122
145	720.00	0.01	40438	0.01	42054	5254	0.122

APPENDIX J  
(ADS Detention Design)





### StormBrixx Preliminary Layout

Tank Configuration	
Tank Function	Infiltration
Product	Standard Duty (900SD)
Number of Layers	1.5
Total Net Volume (ft <sup>3</sup> )	28,381 ft <sup>3</sup>
Total Gross Volume (ft <sup>3</sup> )	29,532 ft <sup>3</sup>
Length of Tank (ft/in)	273 ft 7 in
Width of Tank (ft/in)	23 ft 7 in
Depth of Tank (ft/in)	4 ft 7 in

- NOTE:  
1. SEE SHEET 04 FOR CROSSING INFORMATION.
- SYMBOLS:
- BRICK: BRICK
  - ASPH: ASPHALT
  - CONC: CONCRETE
  - GRAVEL: GRAVEL
  - DIFF: DIFFERENTIAL
  - MANH: MANHOLE
  - CB: CATCH BASIN
  - PIPE: PIPE
  - VALVE: VALVE
  - WELL: WELL
  - STAKE: STAKE
  - UTILITY: UTILITY
  - OBSTACLE: OBSTACLE
  - PROPERTY: PROPERTY
  - ADJACENT: ADJACENT
  - EXISTING: EXISTING
  - PROPOSED: PROPOSED

**LSQUARED ENGINEERING**  
1100 WEST 15TH STREET  
DALLAS, TEXAS 75202  
TEL: 972.261.1111  
WWW.LSQUARED.COM

**PROJECT INFORMATION**

PROJECT NO.	11011
DATE	11/20/2024
SCALE	AS SHOWN
SHEET NO.	12
TOTAL SHEETS	12

# BLUEWAVE EXPRESS WESLACO

## STORM SEWER & DRAINAGE PLAN

**PROJECT INFORMATION**

PROJECT NO. 11011  
DATE: 11/20/2024  
SCALE: AS SHOWN  
SHEET NO. 12  
TOTAL SHEETS: 12

**CLIENT INFORMATION**

BLUEWAVE EXPRESS WESLACO  
1100 WEST 15TH STREET  
DALLAS, TEXAS 75202  
TEL: 972.261.1111  
WWW.LSQUARED.COM



**FILL CHART**

Material Location	Description	Material Classification	Compaction/Density Requirement (NOTE 3)
<b>FINAL FILL</b> Fill starting from the top of the embedment 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	Part Compact or Static Roll up to 8-inch loose lifts 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 M45 soils, a minimum of 55% of the Standard Proctor Maximum Dry Density is recommended.
<b>EMBEDMENT FILL</b> Fill Immediately Surrounding the sides and top of Tank (NOTE 4)	Sand Gravel Mixtures or Open-Graded Crushed Aggregate Bends	AASHTO M43 or A 1.1 A 2.4, A 3	After 24 inches of fill is placed, place fill in accordance with the following relative compaction requirement or to 95% of the Standard Proctor Maximum Dry Density, whichever is greater.
<b>BEDDING FILL</b> Fill Immediately below the Tank (NOTE 4)	Same as Embedment Fill	AASHTO M43 or 3, 357, 4, 467, 5, 56, 37	Part Compact or Static Roll up to 8-inch loose lifts to density fill. Use at least two full passes of the equipment to level the layer. For AASHTO M45 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended.

(NOTE 4) Fill immediately below the tank shall be compacted to a minimum of 95% of the Standard Proctor Maximum Dry Density. For AASHTO M45 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended.

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

NOTE 2: 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

NOTE 3: See Construction Equipment chart for more information for construction equipment limitations.

NOTE 4: Impact or native soils may be used if the soils meet the material classification listed. Fill material should be selected based on classification, groundwater conditions, and tank invert elevation.

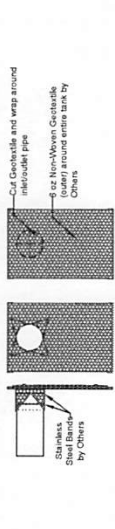
**CONSTRUCTION EQUIPMENT CHART**

Equipment Make (NOTE 1)	Maximum Gross Vehicle Weight (lbs)	Fill Depth over Tank (ft)
Roller - Static, Single	12,000	6
Roller - Vibratory, Single	20,000	14
Roller - Vibratory, Double	12,000	24

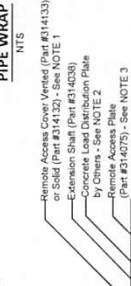
NOTE 1: Vehicle shall make straight runs only across tank footprint.

NOTE 2: Dump trucks and pans shall not be used over the system during construction. Backfill material may be temporarily unloaded near the excavation. Material shall not be stockpiled near the excavation for longer than 24 hours.

NOTE 3: Dump trucks and pans shall not be used over the system during construction. Backfill material may be temporarily unloaded near the excavation. Material shall not be stockpiled near the excavation for longer than 24 hours.



**DETAIL A  
PIPE WRAP**



**SIDE PANEL PIPE  
DIAMETER CHART**

Layer Height	Inner/Outer Pipe Diameter	Minimum	Maximum
0.5'	4 inches	4 inches	10 inches
1'	4 inches	4 inches	24 inches (Note 2)

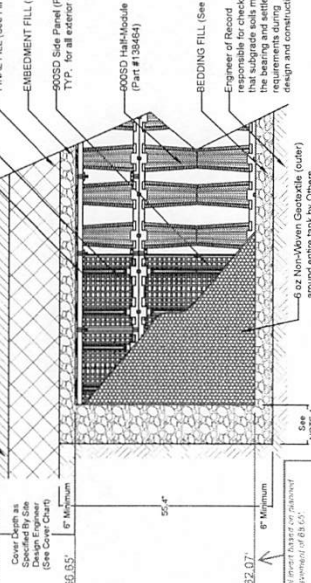
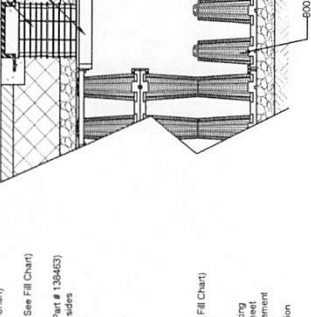
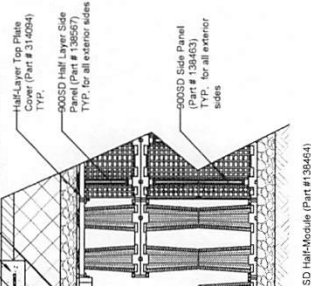
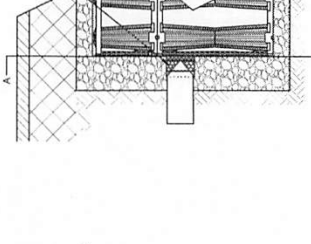
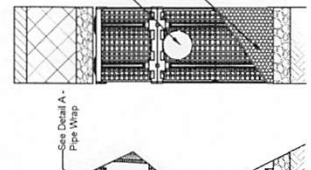
NOTE 1: Minimum Cover Thickness in non-traffic areas is based on landscape surface with a 40 degree load angle. The cover thickness is based on an asphalt surfaced pavement with a 30 degree load angle. Calculations assume backfill with a minimum 30-degree angle of internal friction and a maximum density of 95% of the Standard Proctor Maximum Dry Density. The cover at least 6" below the tank invert.

NOTE 2: Pipe holes should be aligned with the vertical centerline of the side panel. For pipes larger than 18 inches, consult ACO for guidance for inlet/outlet pipes larger than 24-inch diameter.

**COVER CHART**

Use Loading Condition	Cover Thickness (inches)	Minimum	Maximum
Non-Trafficked Areas (i.e. Landscaping)	12	12	78
Pipe Access (i.e. Service Manhole)	18	18	78
Passenger Vehicle Parking Lot with use across AASHTO IIS-1	24	24	78
Heavy AASHTO IIS-20 Traffic	30	30	78

NOTE 1: Minimum Cover Thickness in non-traffic areas is based on landscape surface with a 40 degree load angle. The cover thickness is based on an asphalt surfaced pavement with a 30 degree load angle. Calculations assume backfill with a minimum 30-degree angle of internal friction and a maximum density of 95% of the Standard Proctor Maximum Dry Density. The cover at least 6" below the tank invert.



**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.

**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 unpaired 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

**1.5 LAYER 900SD  
PIPE INSTALLATION**

NOTE 1: Minimum Cover Thickness in non-traffic areas is based on landscape surface with a 40 degree load angle. The cover thickness is based on an asphalt surfaced pavement with a 30 degree load angle. Calculations assume backfill with a minimum 30-degree angle of internal friction and a maximum density of 95% of the Standard Proctor Maximum Dry Density. The cover at least 6" below the tank invert.

NOTE 2: Pipe holes should be aligned with the vertical centerline of the side panel. For pipes larger than 18 inches, consult ACO for guidance for inlet/outlet pipes larger than 24-inch diameter.

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

**STORMBRIXX STANDARD DETAILS  
INFILTRATION SYSTEM - 900SD 1.5 LAYER**

**ACO, INC.**

**WEST SALES OFFICE**  
2525 BEECHWOOD DRIVE  
CASA GRANDE, AZ 85122  
Tel: (858) 490-8552  
Fax: (520) 421-9899

**EAST SALES OFFICE**  
9500 BRUCE DRIVE  
FORT MILL, SC 29716  
Tel: (800) 543-4784  
Fax: (803) 657-1063

**SOUTHEAST SALES OFFICE**  
4500 W. STATE STREET  
FORT WORTH, TX 76102  
Tel: (817) 335-3333  
Fax: (817) 335-3333

**www.acoinsw.com**

For distributor contact:  
**Contractors Source, Inc.**  
Maria Hernandez  
713-553-8204  
Maria@contractorsourceinc.com

APPENDIX K  
(Restrictor Sizing Calculations)



<b>100 Yr - Restrictor Sizing</b>	
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

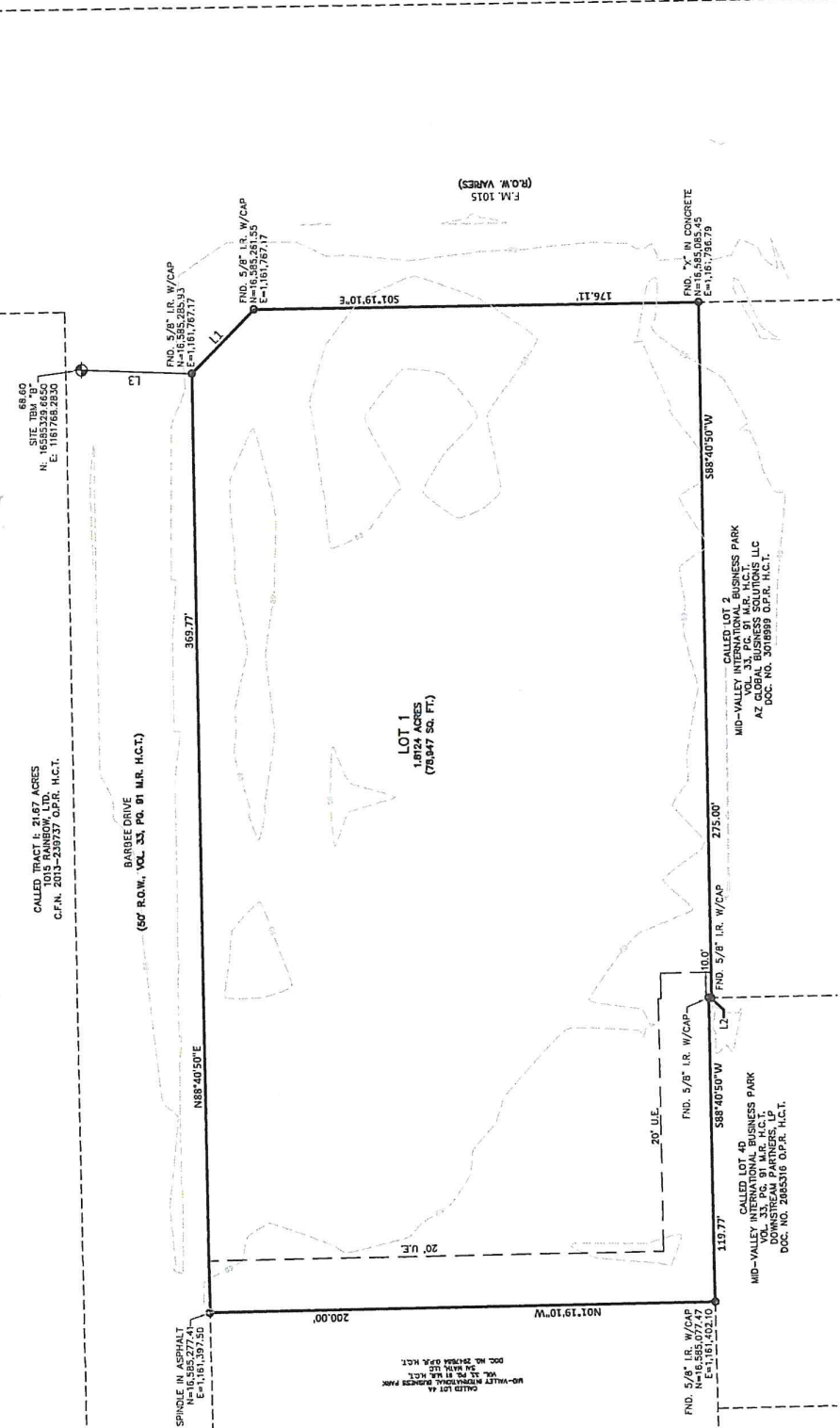
<b>10 Yr - Restrictor Sizing</b>	
Allowable Discharge Rate (CFS):	2.33
Given	
Outfall Flowline (ft):	62.07
10-Year WSE:	65.02
H: head (ft)	2.95
Max Orifice Diameter	
Maximum Orifice Diameter (ft):	0.517
Maximum Orifice Diameter (in):	6.207
Provided Orifice Diameter and Discharge Rate	
Provided Orifice 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

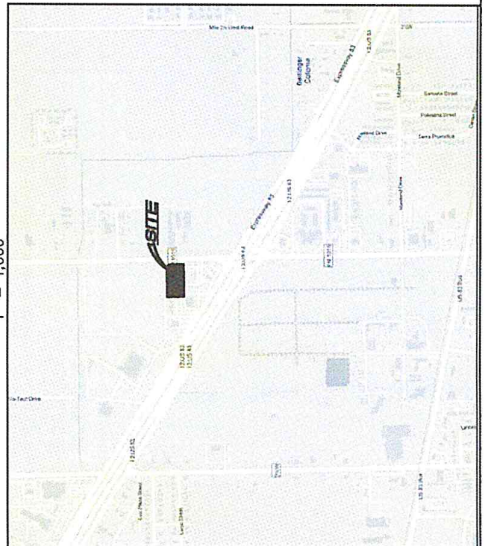
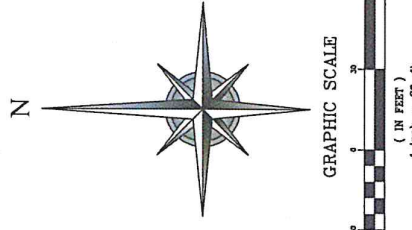


LINE TABLE

NO.	BEARING	LENGTH
L1	S 45°39'50" E	35.39
L2	N 01°19'50" W	21.1'
L3	N 01°27'43" E	43.75'

LEGEND / ABBREVIATIONS

- ASBTRACT
- FOUND
- PROB.
- O.P.R.
- H.C.T.
- H.A.L.C.
- W.A.L.C.
- P.O.B.
- P.O.P.
- R.O.W.
- PROPERTY MARKER



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.

- NO ENCROACHMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCD99.
- NO RIGHT-OF-WAY OR EASEMENT SHALL BE PLACED UPON THE LAND WATER OR AIR UNDER THE DEVELOPMENT WILL BE NO GREATER THAN THE BOUNDARY OF THE RIGHT-OF-WAY OR EASEMENT.
- HCD99 WILL NOT BE RESPONSIBLE FOR STORM WATER MANAGEMENT SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL AS THE DESIGN AND CONSTRUCTION OF ANY WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIGNED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCD99 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.
- HCD99'S EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, OR OTHER STRUCTURES OR CONDITIONS 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: SR

DATE	06/14/25
IRRIGATION CHECKED:	
SURVEYED CHECKED:	
FINAL CHECK:	

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
BW WESLACO BARBEE, LLC	2175 FRANCISCO BLVD. E. SUITE G	SAN RAFAEL, CA 94901	
Lesly Reef, P.E.	3307 WEST DAVIS ST. #100	CONROE, TX 77384	(936) 647-0470
Emmette Turribarrieta, Jr.	104 WEST PAULLINE STREET	CONROE, TX 77301	(936) 443-9507

STATE OF TEXAS  
COUNTY OF HIDALGO

ME, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "B.W. WESLACO BARBEE, LLC" IN THE INSTRUMENT WHEREBY THESE RIGHTS ARE CONVEYED, DO HEREBY CERTIFY THAT THE COURSE, DISTANCES, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONSIDERATION HEREON EXPRESSED.

STATION POLAND, MANAGER  
BY WESLACO BARBEE, LLC COMPANY  
2175 FRANCISCO BLVD. E. SUITE G  
SAN RAFAEL, CA 94901

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED STRATTON POLAND, MANAGER OF WESLACO BARBEE, LLC, AND I HAVE KNOWN HIM TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WHEREBY THESE RIGHTS ARE CONVEYED, AND HE HAS ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY 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

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: \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.  
ENGINEERING JOB# \_\_\_\_\_

COUNTY OF HIDALGO

L. CLEMENTE TURRIBARRIETA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO, TEXAS, AND THAT THE SURVEY IS CORRECT AND ACCURATE.

DATED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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

APPROVED BY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT APPROVED UNDER THE PROVISIONS OF CHAPTER 49.211 (C), THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SEENY, P.E., C.F.M.  
GENERAL MANAGER

DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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

ENGINEER:  
L. SCOUARED ENGINEERING  
L. SCOUARED, P.E.  
2307 WEST DAVIS ST. #100,  
CONROE, TX 77384  
(936) 647-0470

SURVEYOR:  
**Fulcrum**  
SURVEYING  
1918 PALMER ST.  
SAN RAFAEL, CA 94901  
TEL: 925.441.0921  
WWW.FULCRUMSURVEYING.COM



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

<b>Date of Meeting:</b> <b>July 1, 2026</b>	<b>Agenda Item No. (to be assigned by PCE):</b> <b>V.B.</b>
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of S2 Engineering, PLLC.	
<b>Subject/Agenda Item:</b> Discussion and consideration of the Final Plat 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.	
<b>Discussion/Overview:</b> 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 was approved for the variance request on June 3, 2026.	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval of the Final Plat.	
<b>Additional Action Prompted:</b> <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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Application for Subdivision platting and variance.	
<b>Responsibilities upon Commission's Action:</b> 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 approximetly 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](mailto: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](mailto: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](http://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**

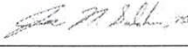
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); and the following person listed below is my authorized agent to act on my behalf.

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: \_\_\_\_\_

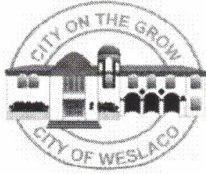
P & Z Commission Approval on Final Plat: \_\_\_\_\_

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 approximately 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 february 16, 2022, via document number 3311512, official 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

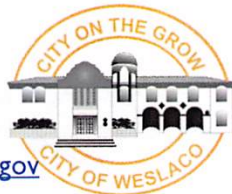
Good Morning,

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](mailto: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).

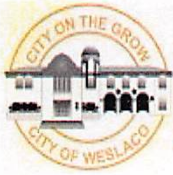
Comment: General Note

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.

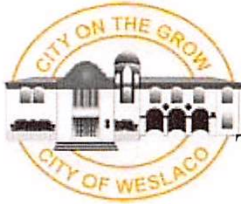
4. Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names

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)

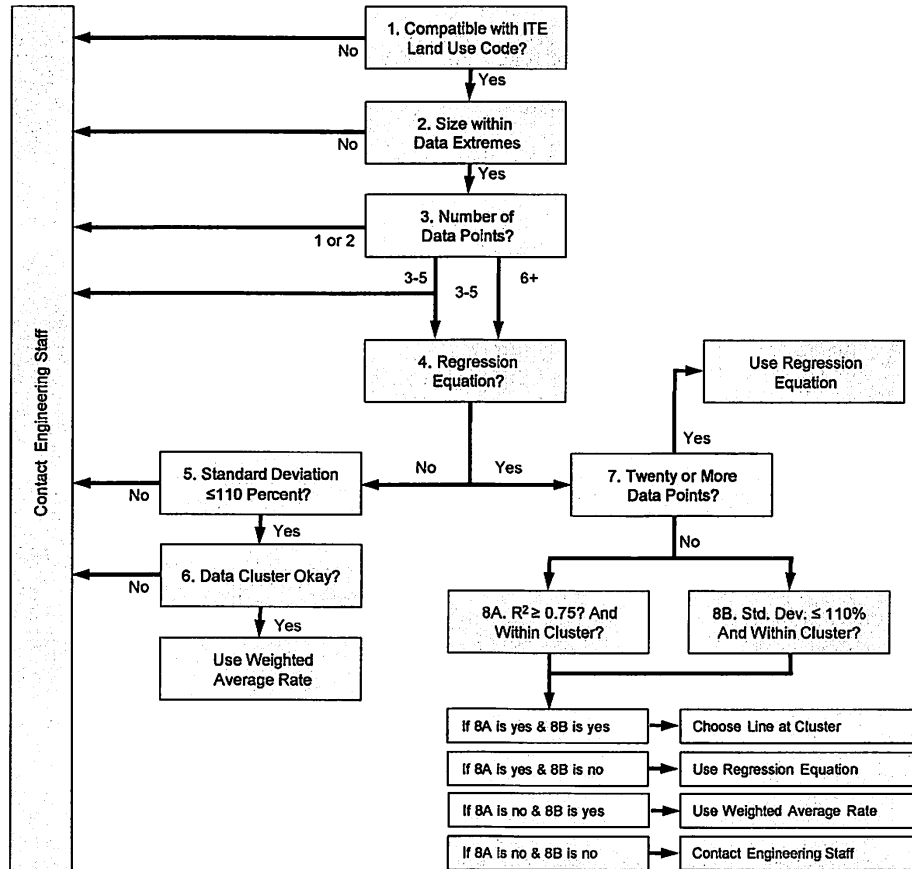
\_\_\_\_\_ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

\_\_\_\_\_ 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 type="checkbox"/> OTHER	
<p><i>[Signature]</i> <u>HCCID 9</u></p> <p><i>[Signature]</i> <u>6-25-24</u></p>	
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

*[Handwritten signature]*

# 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:	AA
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*

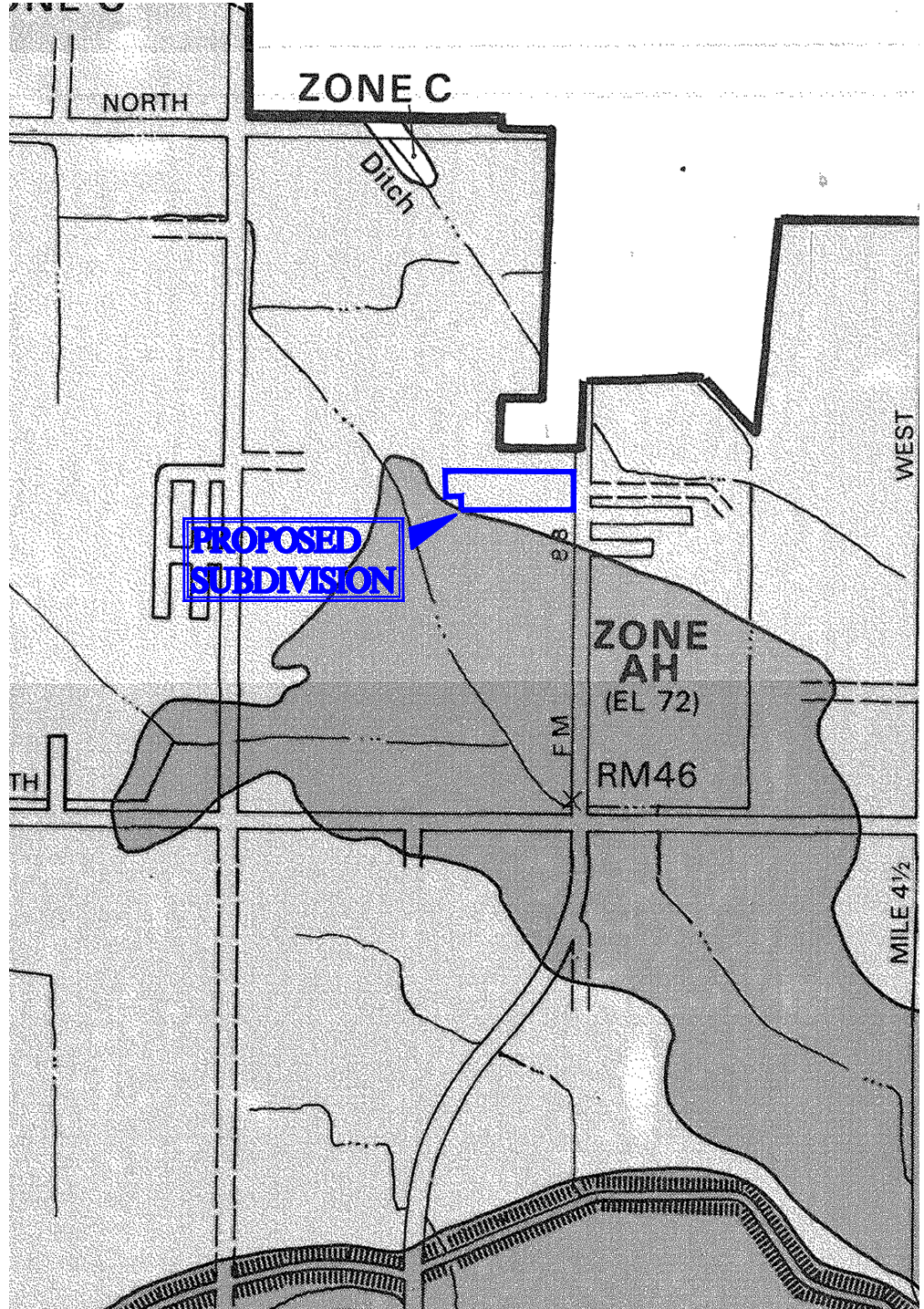
<b>Land Cover/Flow System</b>	<b>k</b>
Forest with heavy ground litter, hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly 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*

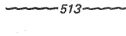
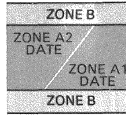
Description	Runoff Coeff. (C)
<b>Business:</b>	
Downtown Areas	0.70 - 0.95
Neighborhood Areas	0.50 - 0.70
<b>Residential:</b>	
Single-Family Areas	0.30 - 0.50
Multi-Units (detached)	0.40 - 0.60
Multi-Units (attached)	0.60 - 0.75
Suburban	0.25 - 0.40
Apartment Dwelling Areas	0.50 - 0.70
<b>Industrial:</b>	
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
<b>Lawns:</b>	
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
<b>Streets:</b>	
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.s., 12/2/74
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line With Elevation In Feet\*\*
- Base Flood Elevation in Feet Where Uniform Within Zone\*\*
- Elevation Reference Mark
- River Mile



\*\*Referenced to the National Geodetic Vertical Datum of 1929

\*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  
S2ENGINEERINGPLLC.COM

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

DESCRIPTION: THE GARDENS AT VILLA VERDE PHASE I SUBDIVISION

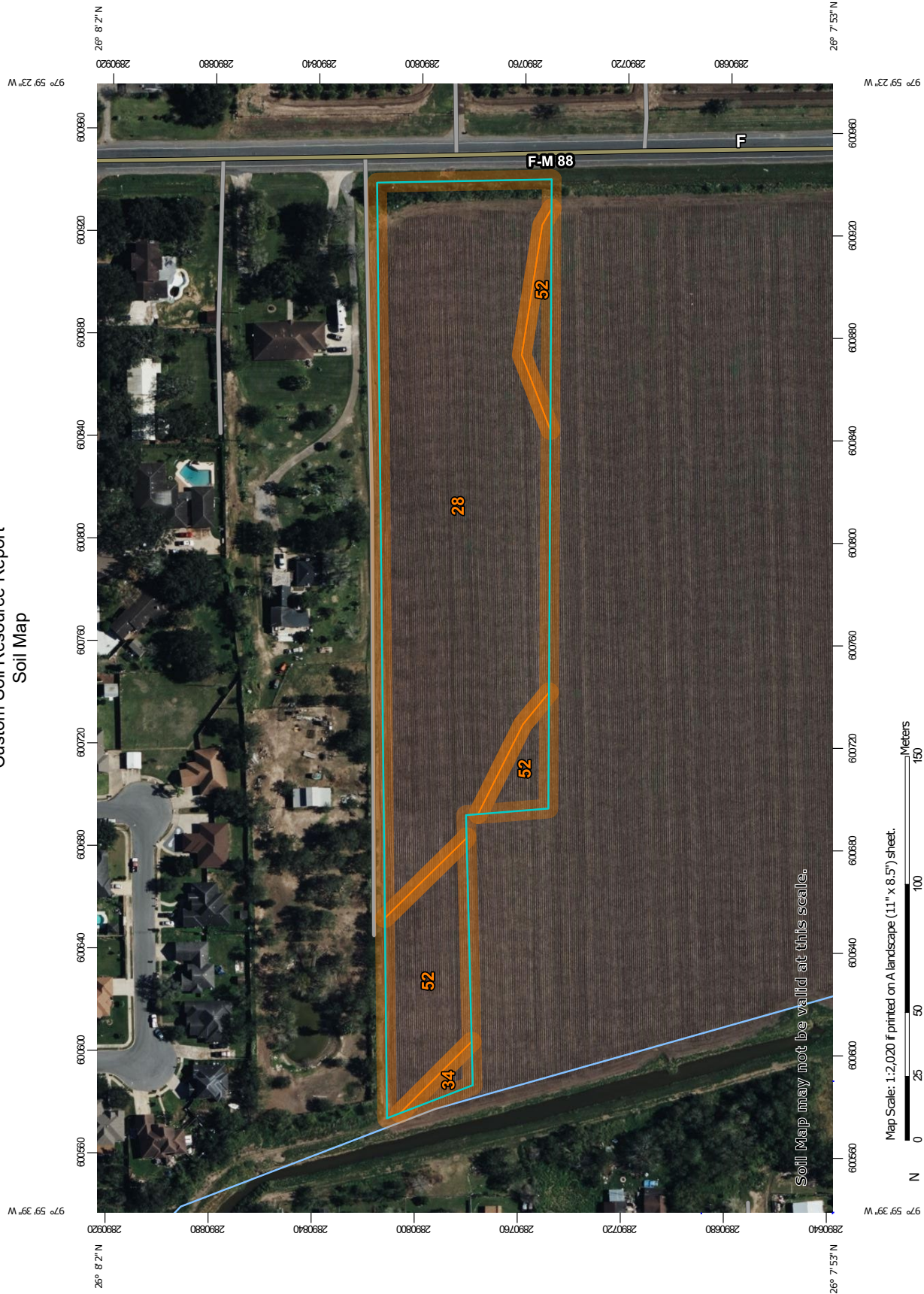


A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

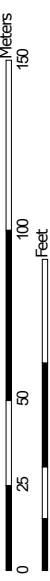
# Custom Soil Resource Report for Hidalgo County, Texas



Custom Soil Resource Report  
Soil Map



Map Scale: 1:2,020 if printed on A landscape (11" x 8.5") sheet.



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

Custom Soil Resource Report

**MAP LEGEND**

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

**MAP INFORMATION**

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
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%
<b>Totals for Area of Interest</b>		<b>4.9</b>	<b>100.0%</b>

## Map Unit Descriptions

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

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

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

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

## Custom Soil Resource Report

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

## Hidalgo County, Texas

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

#### Map Unit Setting

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

#### Map Unit Composition

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

#### Description of Hidalgo

##### Setting

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

##### Typical profile

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

##### Properties and qualities

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

##### Interpretive groups

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

## Custom Soil Resource Report

### 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.*

## Custom Soil Resource Report

### 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

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- 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>

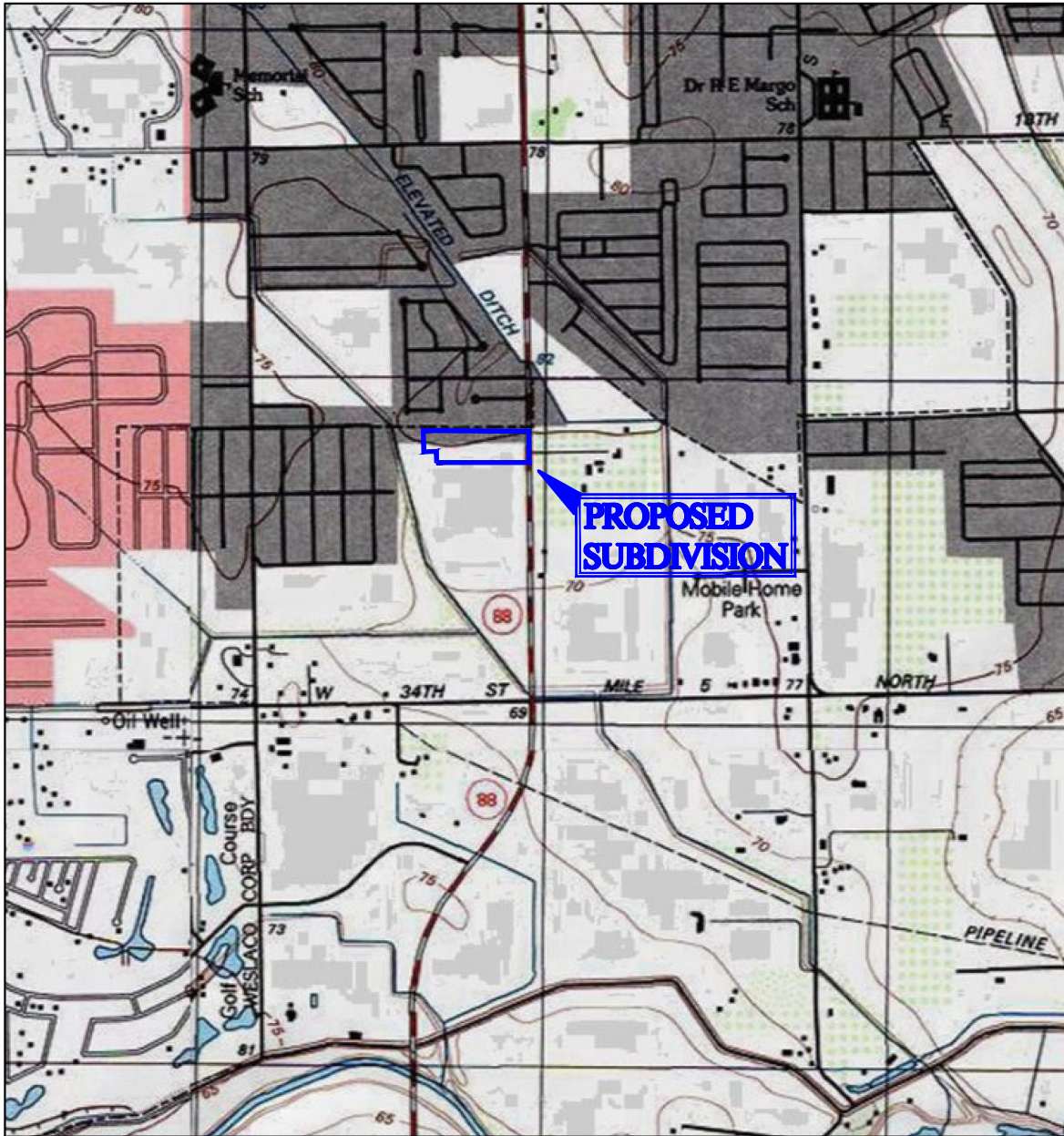
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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

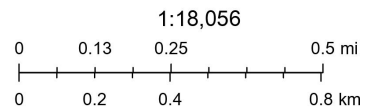
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### The National Map Advanced Viewer



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



## USGS TOPOGRAPHIC MAP APPENDIX B

SCALE=NTS

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

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

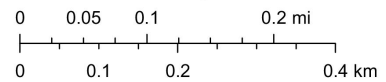
# The National Map Advanced Viewer



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               | BayInlet                 | Inundation Area |
| Playa                   | Bridge                   | Lock Chamber    |
| Reservoir               | CanalDitch               | Rapids          |
| Swamp Marsh             | DamWeir                  | SeaOcean        |



## 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	

# SUBDIVISION PLAT OF: THE GARDENS AT VILLA VERDE

A 6.33 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 FEBRUARY 16, 2022, VIA DOCUMENT NUMBER 3311512, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## METES AND BOUNDS

A 6.33 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 FEBRUARY 16, 2022, VIA DOCUMENT NUMBER 3311512, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A POINT OF APPARENT NORTHEAST CORNER OF SAID FARM TRACT 745, THENCE, S01°20'22"E, WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 156.77 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A 3.68-ACRE TRACT VESTED IN JESUS E. MORALES (DOCUMENT #701486, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), ALSO BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF SAID 6.33-ACRE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01°12'02"EAST, CONTINUING ALONG THE SAID EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 275.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'58"W, WEST, PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 745, A DISTANCE OF 50.00 FEET PASSED THE APPARENT WEST RIGHT-OF-WAY LINE OF FM 88, CONTINUING FOR A TOTAL DISTANCE OF 926.00 FEET TO A SET 1/2" INCH IRON ROD WITH PLASTIC CAP "S2 10194796" FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01°12'02"W, WEST, PARALLEL TO THE EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 75.08 FEET TO A SET 1/2" INCH IRON ROD WITH PLASTIC CAP "S2 10194796"; FOR AN INTERNAL CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'58"W, WEST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 104.76 FEET TO A SET 1/2" INCH IRON ROD WITH PLASTIC CAP "S2 10194796" FOR THE NORTHERNMOST SOUTHWEST THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01°12'02"W, WEST, PARALLEL TO THE EAST LINE OF SAID FARM TRACT 745, A DISTANCE OF 200.28 TO A SET 1/2" INCH IRON ROD WITH PLASTIC CAP "S2 10194796" ALONG THE SOUTH LINE OF SAID 3.68-ACRE TRACT VESTED IN JESUS E. MORALES, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°47'58"W, EAST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, AND THE SOUTHWEST CORNER OF SAID 3.68-ACRE TRACT VESTED IN JESUS E. MORALES, A DISTANCE OF 980.76 FEET TO A NO. 4 REBAR FOUND ON WEST RIGHT-OF-WAY LINE OF FM 88, CONTINUING FOR A TOTAL DISTANCE OF 1,030.76 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 6.33 ACRES OF LAND MORE OR LESS.

## STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND RESIDENT AS THE GARDENS AT VILLA VERDE SUBDIVISION, DO HEREBY GRANT AND EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS HEREIN SHOWN, SURFACE USE, UTILITIES, AND UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

JORGE FERRETTIS, MANAGER  
ROY DEVELOPERS, LLC  
10000 W. 10TH STREET, APT 715  
MCALLEN, TX 78804

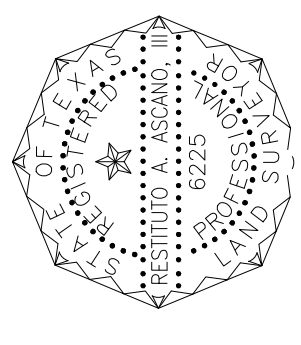
## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE STATEMENTS HEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC - STATE OF TEXAS

## STATE OF TEXAS COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE GARDENS AT VILLA VERDE SUBDIVISION WAS A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_.



Preliminary  
RESTITUTO A. ASCANO III, R.P.L.S. DATE  
11111 GRIFFIN PKWY  
MISSION, TEXAS 78572  
S2 ENGINEERING, PLLC  
2020 GRIFFIN PKWY  
MISSION, TEXAS 78572  
FIRM NUMBER: 10194796

## PRINCIPAL CONTACTS:

OWNER:	Address	City & Zip	Phone
ROY DEVELOPERS, LLC	4812 N. 10TH STREET, APT 715	MCALLEN, TEXAS 78504	(956)732-6619
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 GRIFFIN PKWY	MISSION, TEXAS 78572	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III R.P.L.S.	2020 GRIFFIN PKWY	MISSION, TEXAS 78572	(956)403-9787

## GENERAL NOTES:

- FLOOD ZONE STATEMENT: ZONE "B" (MEDIUM SHADING)  
FLOOD ZONE RESIGNATION: ZONE "B" (MEDIUM SHADING)  
ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 48583A, 6026 B, DATED JANUARY 2, 1991, 75% (MEDIUM SHADING) IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- THE AREAS WITHIN THE PROPOSED RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.  
COMMUNITY PANEL NO. 480334, 0325 D, EFFECTIVE DATE: MAY 17, 2001, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NO. 48583A, 6026 B, DATED JANUARY 2, 1991, 75% (MEDIUM SHADING) 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.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

- SETBACKS:  
FRONT: 25.00 FEET  
REAR: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE-TO-SIDE FRONT: 20.00 FEET OR GREATER FOR EASEMENTS

- FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 22.00 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
BM 1, AT IRON ROD, LOCATED NORTHEAST CORNER OF THE SUBDIVISION AND WEST SIDE OF TEXAS RD. NORTHING: 16574078.9900' EASTING: 1514777050' ELEVATION: 74.88'

- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF COVER, GRASS OR BUSHES, TREES AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.  
6. IN ACCORDANCE WITH THE HIDALGO COUNTY FRANCHISE DISTRICT NO. 1, HIDALGO COUNTY REQUIREMENTS, AND CITY OF WESLACO REQUIREMENTS, PHASE 1 AND 2 OF THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 88,804 CUBIC FEET OR 2.04 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE CITY OF WESLACO REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIL AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THE DETAINED VOLUME SHOWN ABOVE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PREVIOUS AREA BEING GREATER THAN THE DETAINED VOLUME SHOWN ABOVE.

- FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.  
8. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINTS FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

- NO ACCESS SHALL BE GRANTED FOR LOTS 1 AND 36 ONTO TEXAS RD (FM 88).  
10. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP S2 F-10194796.

- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.  
11. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE CITY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).

- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.20 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.  
15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

- A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.  
17. A 5 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE DRAINAGE ACT OF 1989. THE DRAINAGE PLANS HAVE BEEN REVIEWED AND APPROVED BY THE DISTRICT ENGINEER. THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

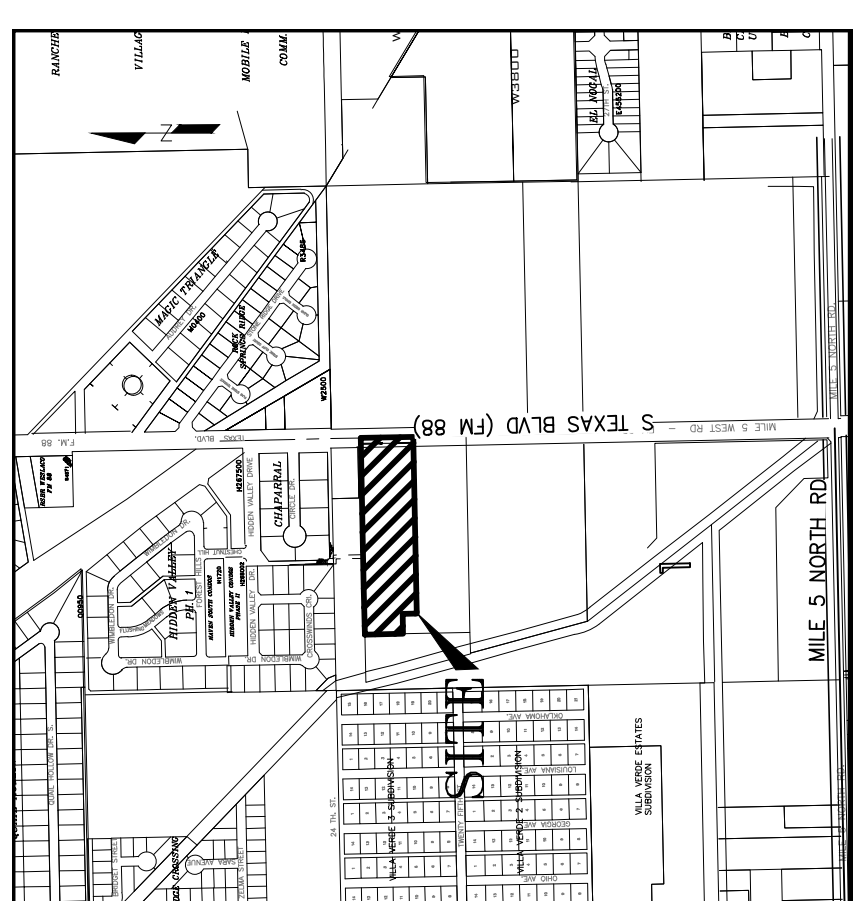
RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS AND/OR EASEMENTS WITHOUT THE CONSENT AND APPROVAL OF THE DISTRICT ENGINEER. THE DISTRICT ENGINEER WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY IMPROVEMENTS REQUIRED FOR THE DEVELOPMENT OF THIS SUBDIVISION. THE DISTRICT ENGINEER WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY IMPROVEMENTS REQUIRED FOR THE DEVELOPMENT OF THIS SUBDIVISION. THE DISTRICT ENGINEER WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY IMPROVEMENTS REQUIRED FOR THE DEVELOPMENT OF THIS SUBDIVISION.
- WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- THE DISTRICT ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY IMPROVEMENTS REQUIRED FOR THE DEVELOPMENT OF THIS SUBDIVISION. THE DISTRICT ENGINEER WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY IMPROVEMENTS REQUIRED FOR THE DEVELOPMENT OF THIS SUBDIVISION. THE DISTRICT ENGINEER WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY IMPROVEMENTS REQUIRED FOR THE DEVELOPMENT OF THIS SUBDIVISION.
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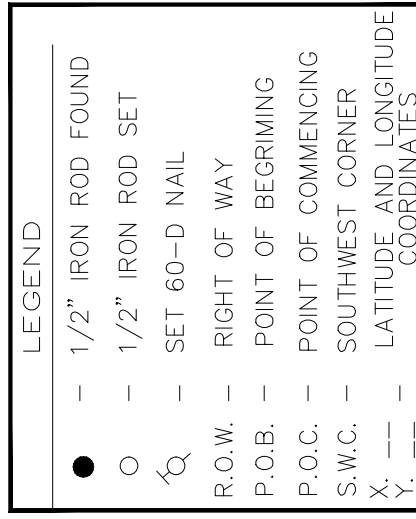
GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9



LOCATION MAP SCALE= 1":1000  
LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:  
COUNTY: HIDALGO COUNTY, TEXAS  
CITY: WESLACO, TEXAS  
APPROXIMATELY 2.200 FT. NORTH OF MILE 5, THIS SUBDIVISION LIES WITHIN THE CITY'S LIMITS OF WESLACO, HIDALGO COUNTY, TEXAS.  
PLAT NO. 10194796, APPROXIMATELY 41,024 - 2021 (CENSUS) UNDER LOCAL GOVERNMENT CODE 42.02.

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
"C1"	35.26	60.00'	36.93'	36.35'	N48°49'53"W
"C2"	47.75	60.00'	50.00'	48.57'	S89°39'52"W
"C3"	47.75	60.00'	50.00'	48.57'	S41°55'06"W
"C4"	47.75	60.00'	50.00'	48.57'	S5°49'43"W
"C5"	36.87	60.00'	38.81'	37.95'	S48°08'21"E

LINE	BEARING	DISTANCE
L1	N11°20'22"W	75.08'
L2	S88°47'58"W	104.76'
L3	N43°47'58"E	35.35'
L4	S46°12'02"E	35.35'
L5	N11°20'22"W	16.28'
L6	S11°20'22"E	8.05'
L7	N11°20'22"W	16.28'



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

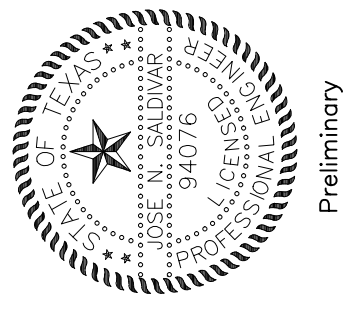
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



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







Preliminary

# PAVING AND DRAINAGE LAYOUT: THE GARDENS AT VILLA VERDE

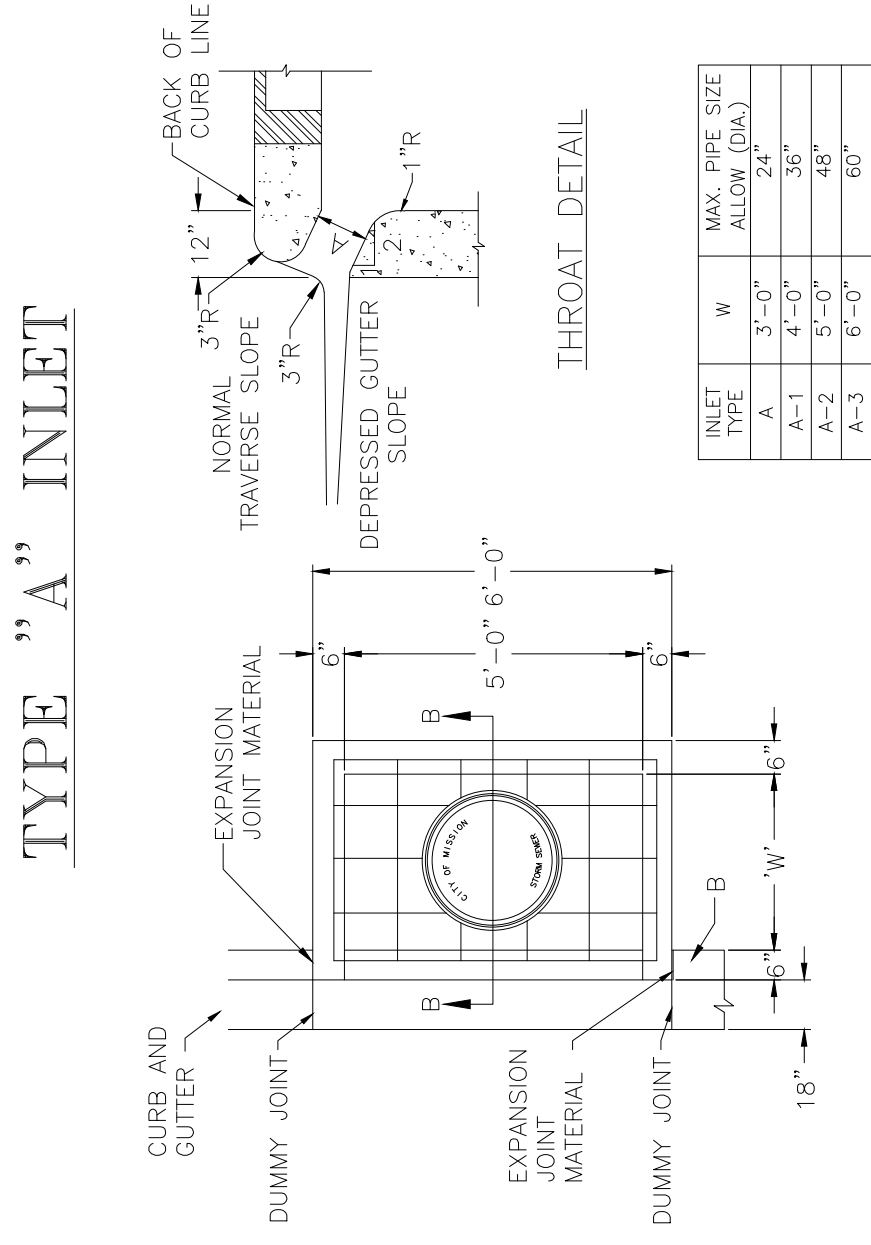
## THE GARDENS AT VILLA VERDE PAVING AND DRAINAGE LAYOUT PHASE 1 AND 2

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
1878 F. 22858 TELS 10194796  
2020 E. GRIFFIN PARKWAY SUITE 100  
SENGENIERING@S2.COM 956-403-9787



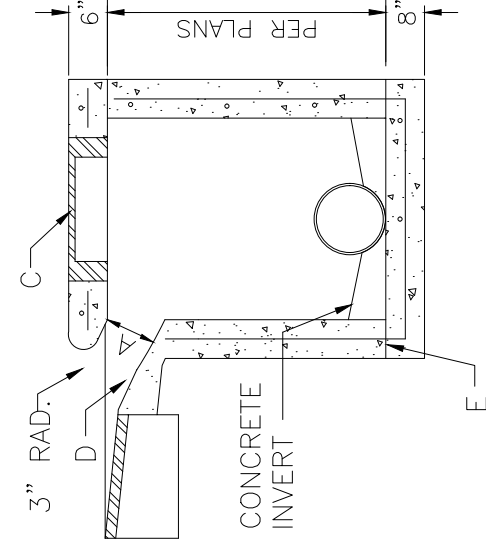
SHEET NO. 4  
OF 6 SHEETS

### TYPE "A" INLET

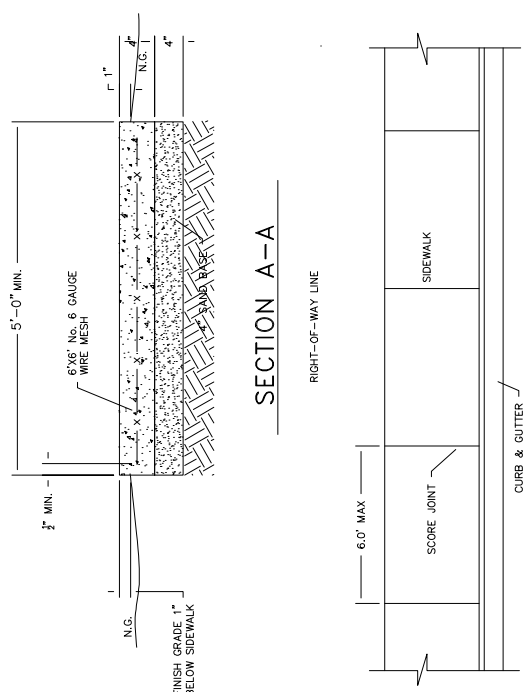


- GENERAL NOTES:**
- TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3" PER FOOT.
  - CONCRETE CURB & GUTTER SHALL BE CAST IN PLACE FOR A COMBINATION OF BOTH SECTIONS.
  - 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR SAND IS ENCOUNTERED.
- CONSTRUCTION NOTES:**
- 5" CLEAR OPENINGS.
  - CURB & GUTTER SECTIONS SHALL BE ADJUSTED TO MATCH EXISTING CURB & GUTTER.
  - DEPRESSURED BELOW NORMAL GUTTER.
  - ALL REBAR SHALL BE #4 BARS @ 6" O.C.E.W.

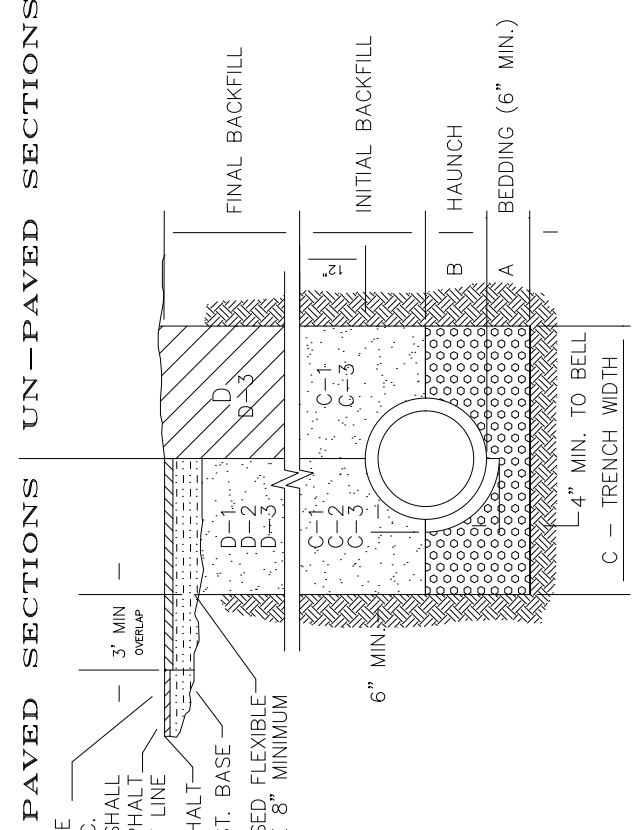
### TOP VIEW



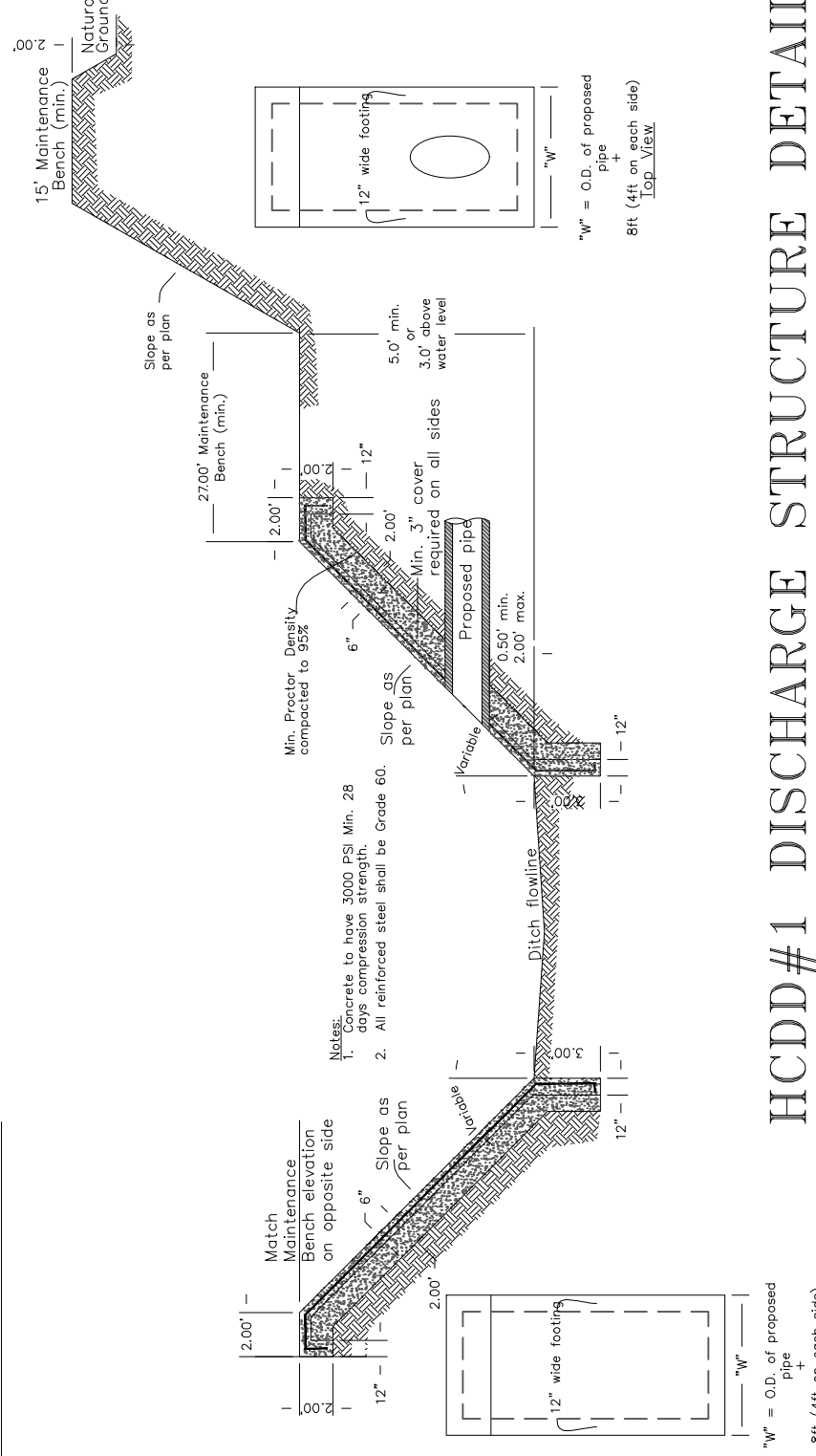
### TYPICAL SIDEWALK



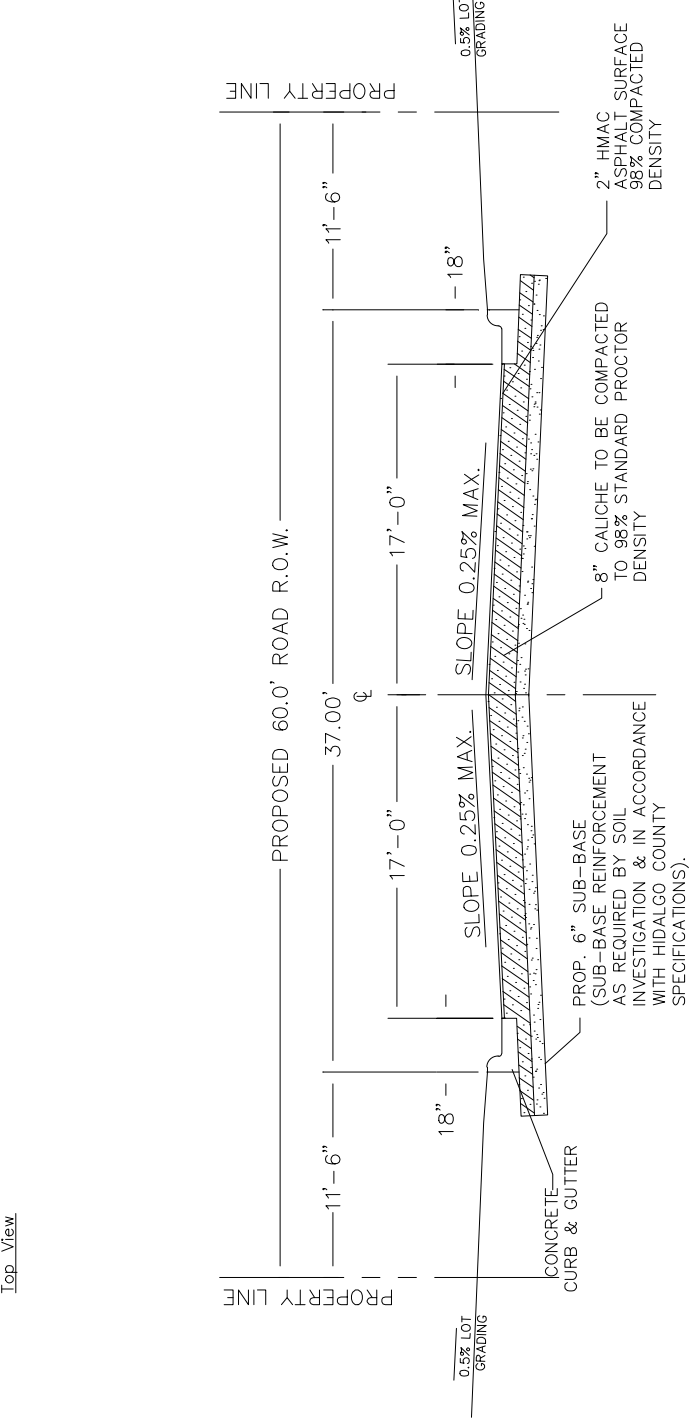
### STORM TRENCH BEDDING AND BACKFILL DETAILS



### PLAN VIEW OF URBAN SECTION

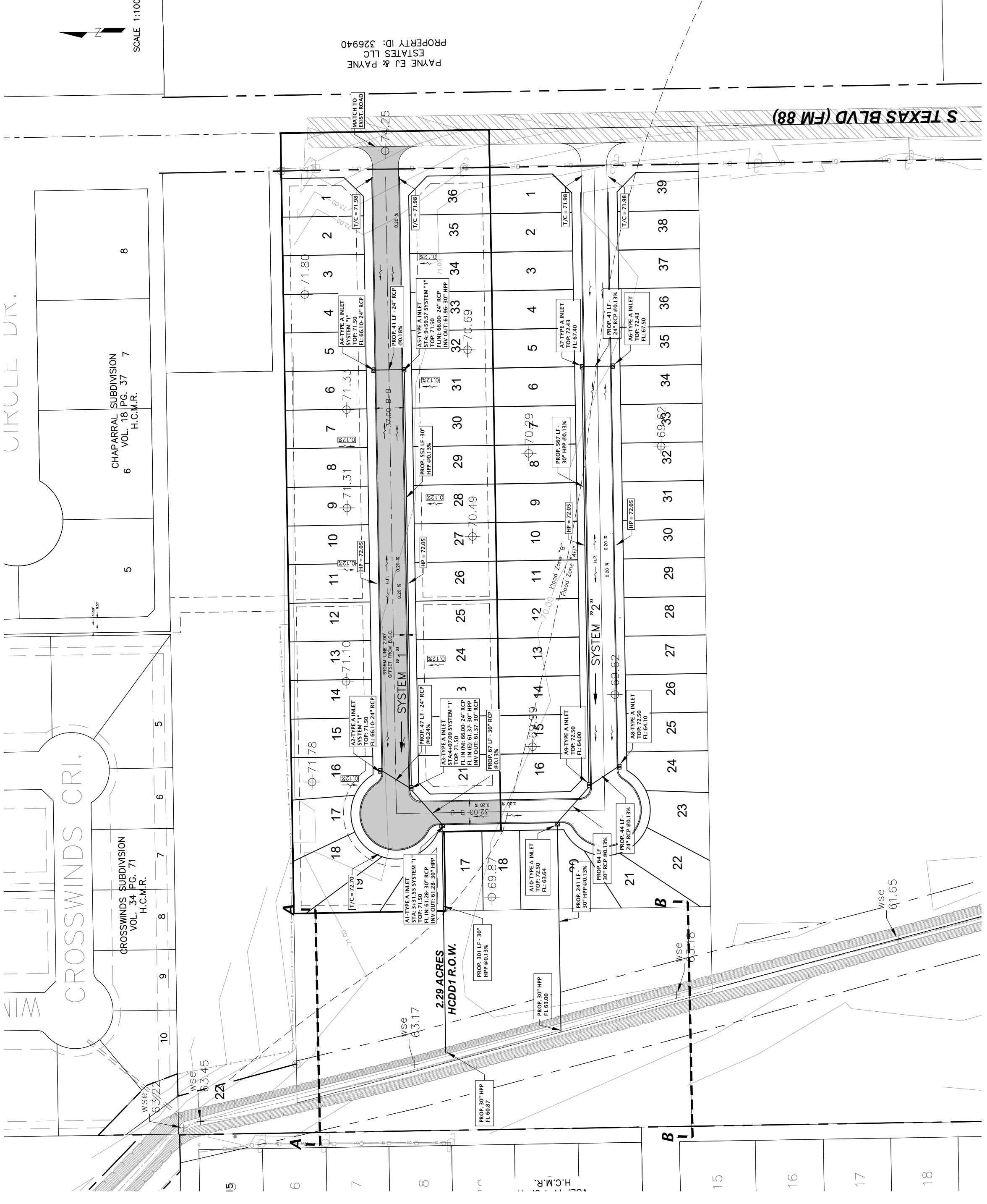
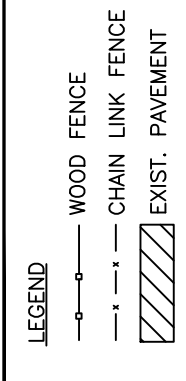


### HCDD#1 DISCHARGE STRUCTURE DETAIL



### STREET SECTION

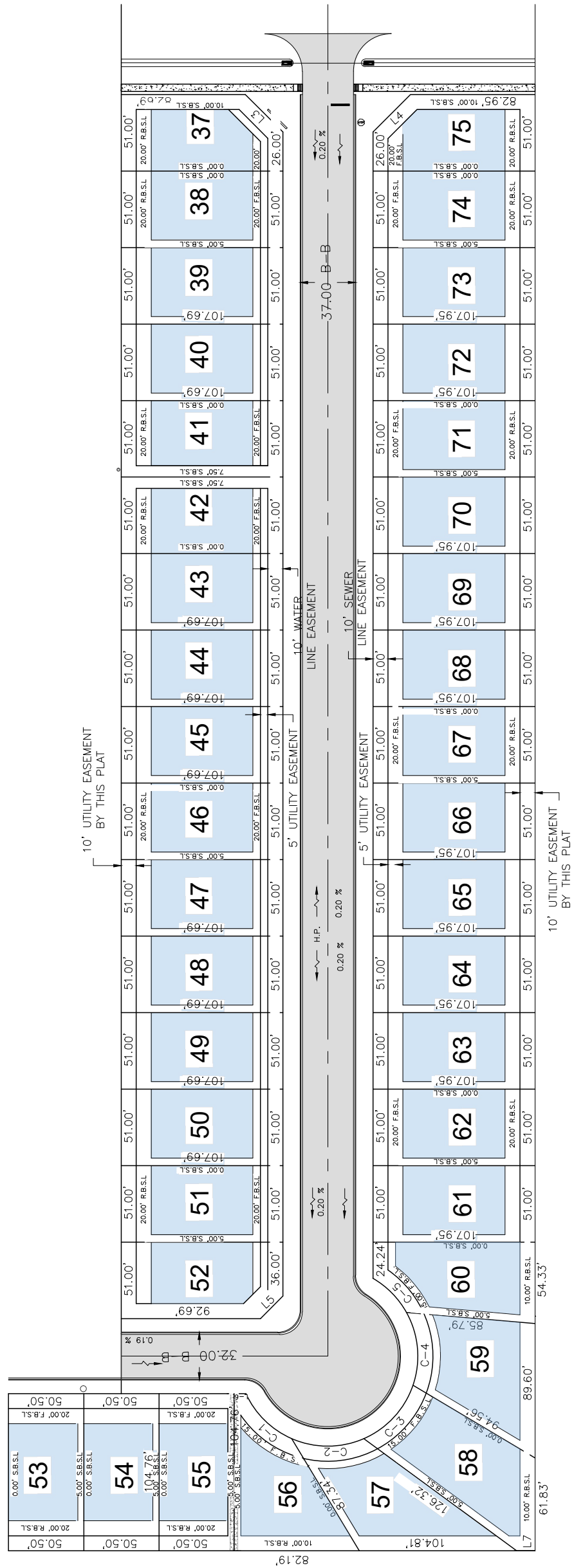
60" MINIMUM P.O.W.  
NO LESS THAN 37" B-B



### DRAIN DITCH CROSS SECTION A-A

### DRAIN DITCH CROSS SECTION B-B

LEGEND  
BUILDABLE AREA





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

<b>Date of Meeting:</b> July 1, 2026	<b>Agenda Item No. (to be assigned by PCE):</b> V.C.
<b>From:</b> Rebekah de la Fuente, Planning Director, on behalf of Melden & Hunt, Inc.	
<b>Subject/Agenda Item:</b> Discussion and consideration for the Annexation of 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. Possible Action.	
<b>Discussion/Overview:</b> The proposed one hundred and seven (107) lot subdivision is located outside 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".	
<b>If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:</b> N/A	
<b>Staff recommendation for Commission's Action:</b> Staff recommends approval.	
<b>Additional Action Prompted:</b> <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	
<b>Advisory Review, (if any):</b> (name of board/committee, date of action, recommendation): N/A	
<b>If item previously considered, provide date and action by Commission:</b> N/A	
<b>Attachments, (if any):</b> Request letter.	
<b>Responsibilities upon Commission's Action:</b> Planning staff will advise applicant.	



### APPLICATION FOR VOLUNTARY ANNEXATION

*ANNX-001065-2026*

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. \_\_\_\_\_



#### GENERAL INFORMATION

Name of Subdivision: Summerlin Phase 1  
Location: Northwest of the intersection of Mile 11 North/FM 88  
Legal Description: Being 37.887 of one acre out of Farm Tract 244 and 245 West and Adams Tract Subdivision

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

#### OWNER INFORMATION

Owner's Name: Rhodes Development, Inc. Telephone: (956) 287-2800  
Address: 200 S. 10th Street Ste. 1700 Fax: \_\_\_\_\_  
City: McAllen State: TX Zip: 78501 E-mail: c/o mario@meldenandhunt.com

#### ENGINEER INFORMATION

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

#### AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Rhodes Development, Inc.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Melden & Hunt, Inc. is the authorized agent

Authorized Agent Signature:  Date: 6/11/26

Digitally signed by Mario A. Reyna, P.E.  
DN: C=US, E=mario@meldenhunt.com, O=Melden &  
Hunt, Inc., CN=Mario A. Reyna, P.E.  
Date: 2026.06.17 11:40:40-0500

Authorized Agent Printed Name: Mario A. Reyna P.E.

\*\*\*\*\*

**THIS PAGE FOR STAFF USE ONLY**

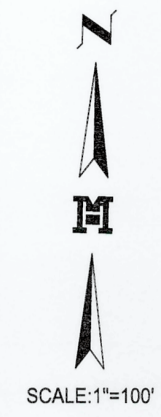
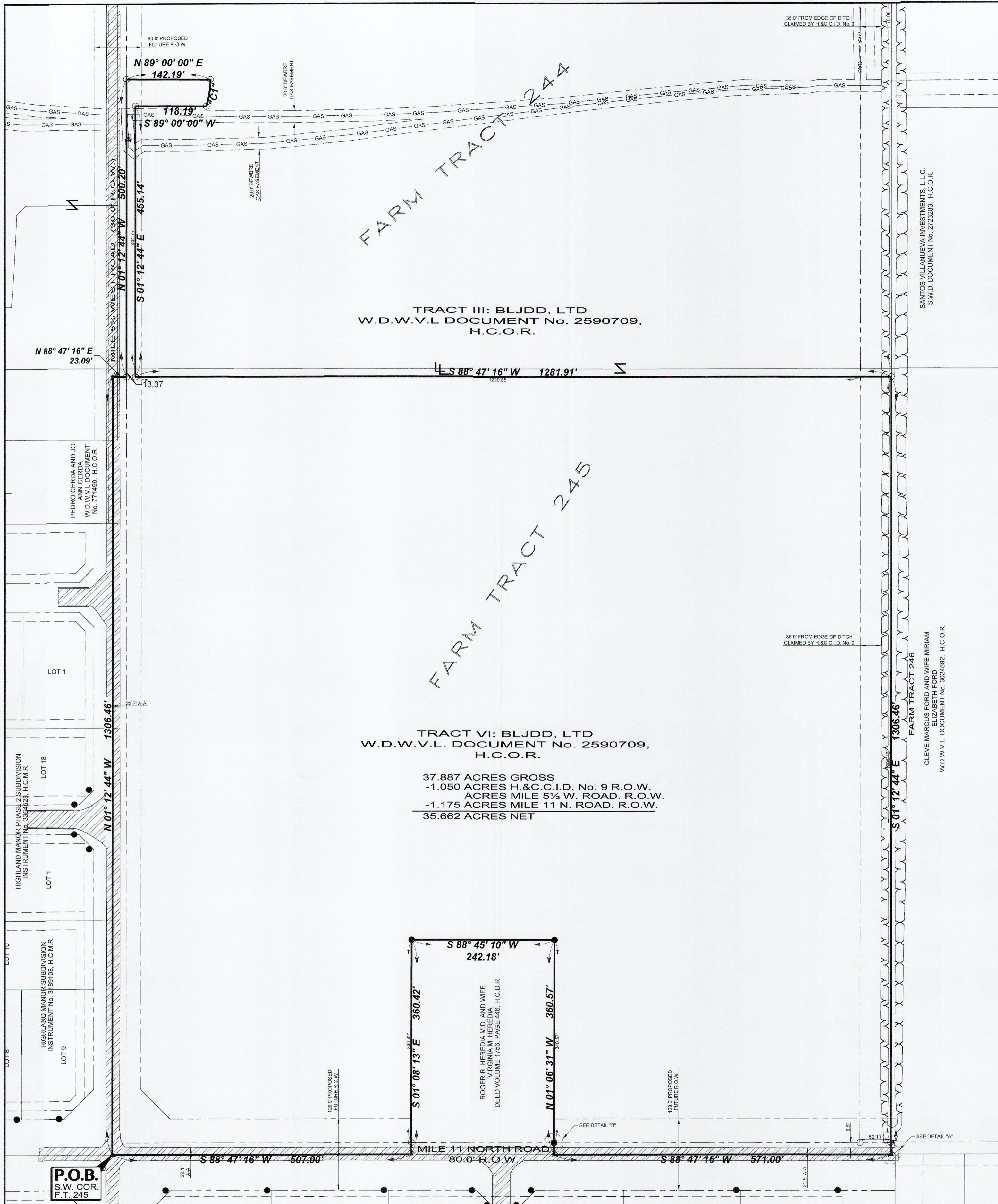
Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Staff Review Date: \_\_\_\_\_

P & Z Commission Approval: \_\_\_\_\_

City Commission Approval on First Reading: \_\_\_\_\_

City Commission Approval on Final Reading: \_\_\_\_\_



Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	01° 27' 31"	150.07'	45.71'	23.03'	45.53'	S 07° 44' 50" W

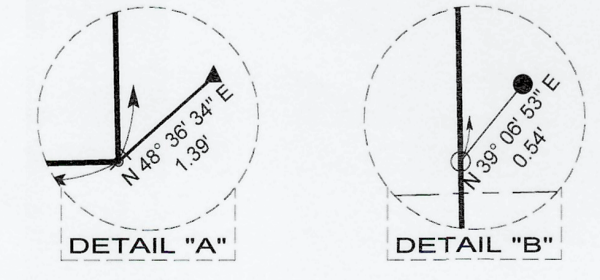
- LEGEND**
- FOUND No.4 REBAR
  - ▲ FOUND COTTON PICKER SPINDLE
  - ⚡ SET NAIL
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
  - ⚡ GAS VALVE
  - GAS — GAS LINE
  - IRR — IRRIGATION LINE
  - OH — OVERHEAD POWER LINE
  - ▨ ASPHALT AREA
  - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
  - R.O.W - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.&C.I.D. - HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT
  - S.W. COR. - SOUTHWEST CORNER
  - P.O.B. - POINT OF BEGINNING
  - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
  - S.W.D. - SPECIAL WARRANTY DEED
  - G.W.G.D. - GENERAL WARRANTY GIFT DEED
  - F.T. - FARM TRACT
  - N - SAME OWNER

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - BEARING BASIS IS FROM THE COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF THIS TRACT AND THE NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 11, HIGHLAND MANOR PHASE 3 SUBDIVISION.
  - ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
  - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
  - ELEVATION DATUM PER NAVD 88 (GEOID 2012B)

**PLAT SHOWING  
BEING 37.887 OF ONE ACRE  
OUT OF FARM TRACT 244 AND 245  
WEST AND ADAMS TRACT SUBDIVISION  
VOLUME 2, PAGES 34-37 H.C.M.R.  
HIDALGO COUNTY, TEXAS**

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 10/20/2025 UNDER MY DIRECTION AND SUPERVISION.

*Roberto N. Tamez*  
ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 04/15/2026



**MELDEN & HUNT INC.**  
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www.meldenandhunt.com

BOOK: T-1277, PG.18-25  
DATE: 4/15/2026  
JOB No. 25223.00  
FILE NAME: 25223-15FT ESMT  
DRAWN BY: M.L.S.

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April 15, 2026

**METES AND BOUNDS DESCRIPTION  
37.887 ACRES OUT OF  
FARM TRACTS 244 AND 245,  
WEST AND ADAMS TRACT SUBDIVISION  
HIDALGO COUNTY, TEXAS**

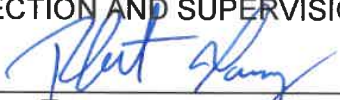
A tract of land containing 37.887 acres situated in Hidalgo County, Texas, being a part or portion out of Farm Tracts 244 and 245, West and Adams Tract Subdivision according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records, which said 37.887 acres were conveyed BLJDD, LTD by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 2590709, Hidalgo County Official Records, said 37.887 acres also being more particularly described as follows:

**BEGINNING** at a Cotton Picker Spindle found at the Southwest corner of said Farm Tract 245, for the Southwest corner of this herein described tract;

1. THENCE, N 01° 12' 44" W along the West line of said Farm Tract 245 and within the right-of-way of Mile 5 ½ West Road, a distance of 1,306.46 feet to a Nail set at the West line of Farm Tract 245, for the Southernmost Northwest corner of this tract;
2. THENCE, N 88° 47' 16" E a distance of 23.09 feet to a No. 4 rebar set on the East right-of-way line of Mile 5 ½ West Rd. for an inside corner of this tract;
3. THENCE, N 01° 12' 44" W along the existing East right-of-way of Mile 5 ½ West Road at a distance of 13.37 feet pass the South line of said 244 and the North line of said 245 continuing a total distance of 500.20 feet to a No. 4 rebar set, for the Northernmost Northwest corner of this tract;
4. THENCE, N 89° 00' 00" E a distance of 142.19 feet to a No. 4 rebar set for an outside corner of this tract;
5. THENCE, in a Southwesterly direction, along a curve to the right, with a central angle of 017° 27' 31", a radius of 150.00 feet, an arc length of 45.71 feet, a tangent of 23.03 feet, and a chord that bears S 07° 44' 50" W a distance of 45.53 feet to a No. 4 rebar set, for an outside corner of this tract;
6. THENCE, S 89° 00' 00" W a distance of 118.19 feet to a No. 4 rebar set for an inside corner of this tract;
7. THENCE, S 01° 12' 44" E at a distance of 441.77 feet pass the South line of said 244 and the North line of said 245 continuing a total distance of 455.14 feet to a No. 4 rebar set, for an inside corner of this tract;
8. THENCE, S 88° 47' 16" W at a distance of 1,229.85 feet pass the West right-of-way line of a Drain Ditch claimed by Hidalgo & Cameron Counties Irrigation District No. 9, continuing a total distance of 1,281.91 feet to the East line of said Farm Tract 245, for the Northeast corner of this tract;
9. THENCE, S 01° 12' 44" E at a distance of 1,286.46 feet pass a No. 4 rebar set at the North right-of-way line of Mile 11 North Road, continuing a total distance of 1,306.46 feet to a Nail set, from which a Cotton Picker Spindle found bears N 48° 36' 34" E a distance of 1.39 feet, at the Southeast corner of said Farm Tract 245, for the Southeast corner of this tract;
10. THENCE, S 88° 47' 16" W along the South line of said Farm Tract 245 and within the existing right-of-way of Mile 11 North Road, a distance of 571.00 feet to a Nail set for an outside corner of this tract;
11. THENCE, N 01° 06' 31" W along the East line of a tract conveyed to Roger R. Heredia M.D. and wife Virginia M. Heredia, by virtue of Deed recorded in Volume 1756, Page 446, Hidalgo County Deed Records, at a distance of 20.00 feet pass a No. 4 rebar set, from which a No. 4 rebar found bears N 39° 06' 53" E a distance of 0.54 feet, on the North right-of-way line of Mile 11 North Road, continuing a total distance of 360.57 feet to a No. 4 rebar found for an inside corner of this tract;

12. THENCE, S 88° 45' 10" W along the North line of said tract conveyed to Roger R. Heredia M.D. and wife Virginia M. Heredia, a distance of 242.18 feet to a No. 4 rebar found for an inside corner of this tract;
13. THENCE, S 01° 08' 13" E along the West line of said tract conveyed to Roger R. Heredia M.D. and wife Virginia M. Heredia, at a distance of 340.42 feet pass a No. 4 rebar set on the North right-of-way line of Mile 11 North Road, continuing a total distance of 360.42 feet to a Nail set for an outside corner of this tract;
14. THENCE, S 88° 47' 16" W along the South line of said Farm Tract 245 and within the existing right-of-way of Mile 11 North Road, a distance of 507.00 feet to the POINT OF BEGINNING and containing 37.887 acres gross, of which 1.175 acres lies within the existing right-of-way of Mile 11 North and the existing right-of-way of Mile 5 ½ West and 1.050 acres lie within the existing right-of-way of Hidalgo & Cameron Counties Irrigation District No. 9, leaving a net of 35.662 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/20/2025 UNDER MY DIRECTION AND SUPERVISION.

  
\_\_\_\_\_  
ROBERTO N. TAMEZ, R.P.L.S. #6238      DATE: 04/15/2026

